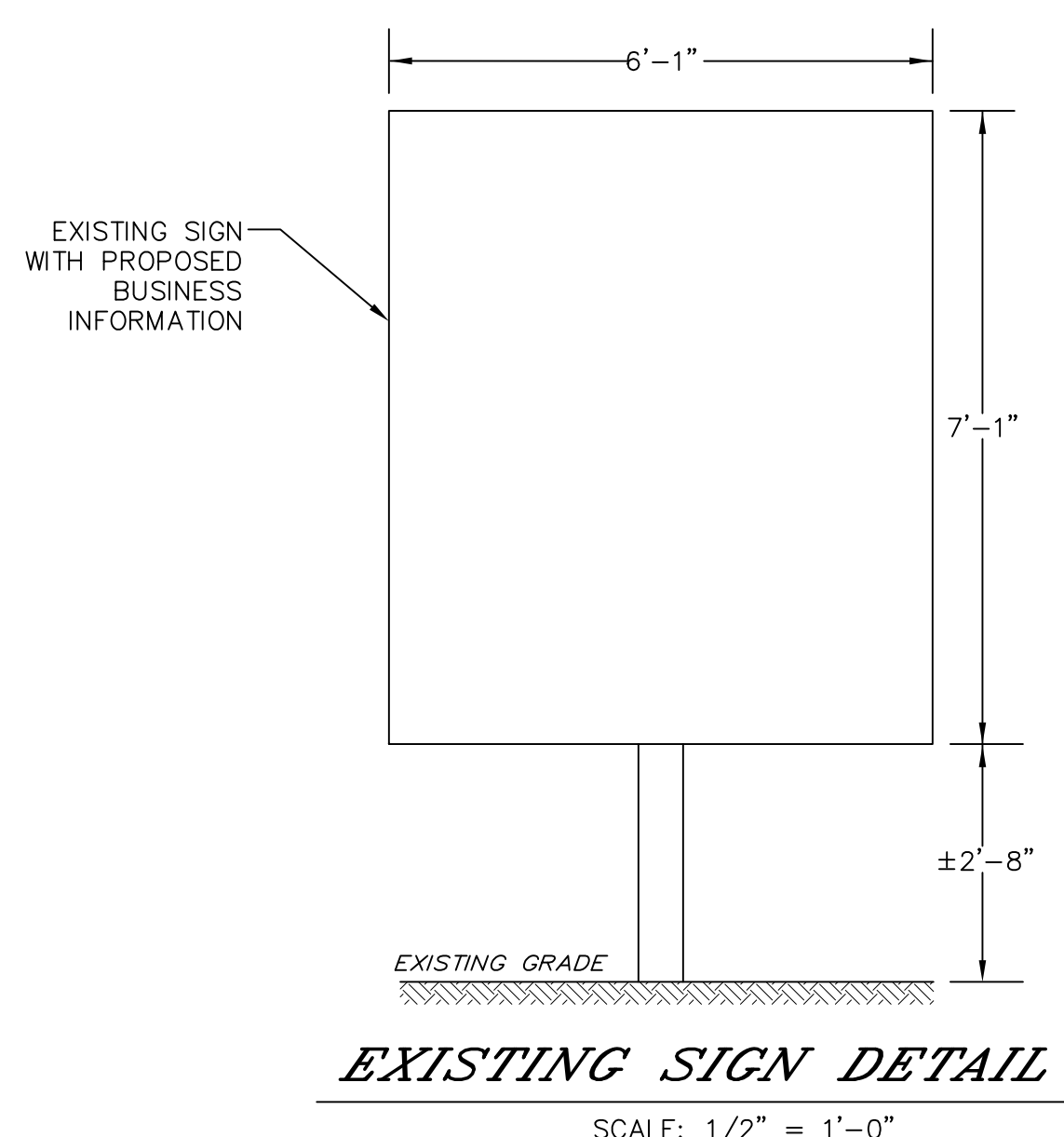
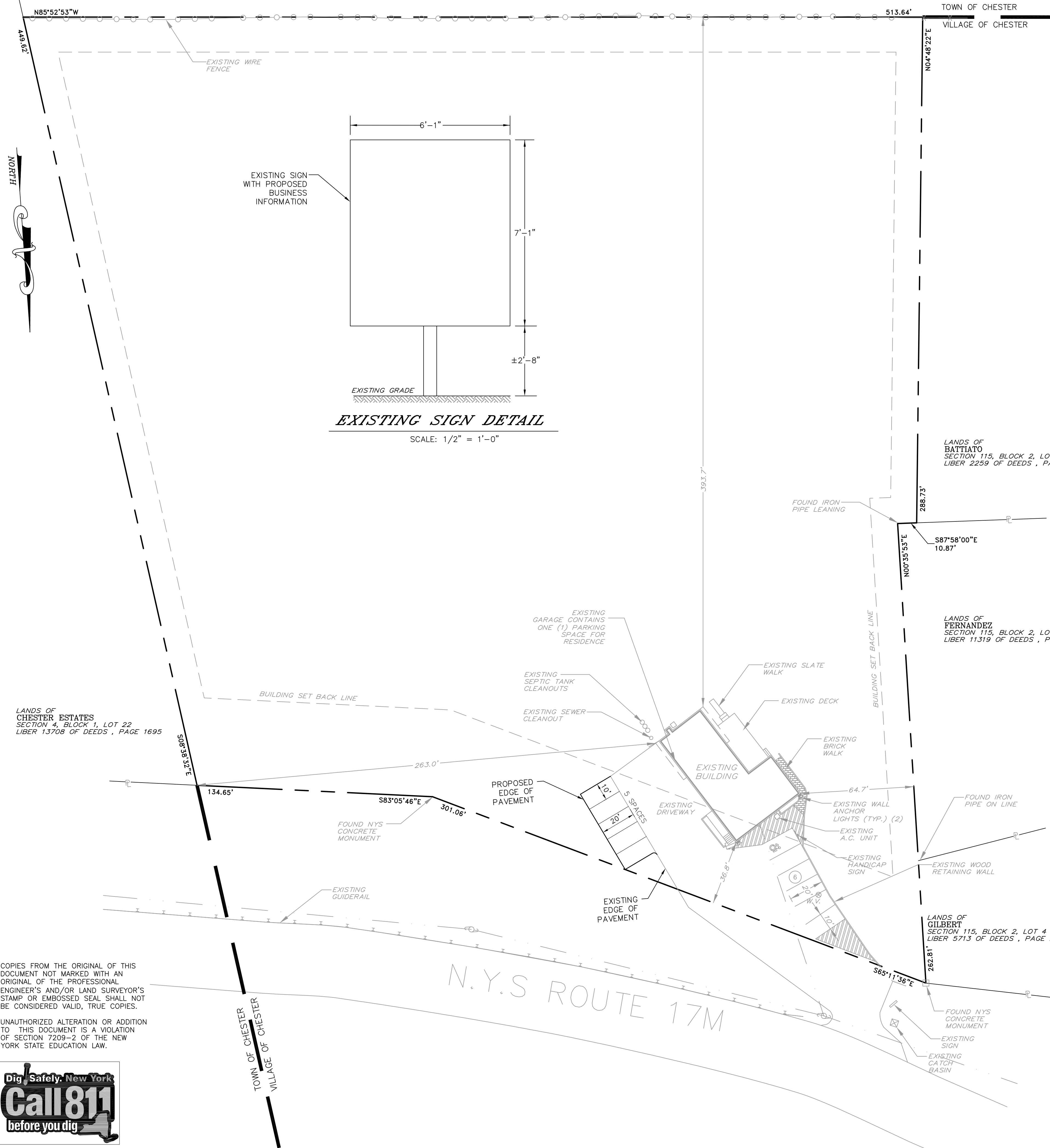


LANDS OF MCKENNA  
SECTION 4, BLOCK 1, LOT 33  
LIBER 3512 OF DEEDS, PAGE 143



**SITE PLAN NOTES:**

1. THE VILLAGE OF CHESTER TAX MAP, LOT IS SECTION 115, BLOCK 2, LOT 1.
2. PARCEL AREA: 218,366 S.F. (±5.013 AC)
3. EXISTING BUILDING FOOTPRINT: 5,800± SF.
4. ZONING DISTRICT: B-2 (GENERAL BUSINESS)
5. RECORD OWNER: MYLU PROPERTIES L.L.C.
6. APPLICANT: MYLU PROPERTIES L.L.C.
7. EXISTING PROPERTY USE: COMMERCIAL
8. PROPOSED PROPERTY USE: FIRST FLOOR (2,400 SF) WILL BE CONVERTED INTO AN OFFICE
9. WATER SERVICE TO BE PROVIDED VIA EXISTING CONNECTION TO THE WATER MAIN LOCATED IN NYS ROUTE 17M.
10. THIS PLAT IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS AND SPECIFICATIONS OF THE TOWN OF RAMAPO AND WITH ALL DETAILS AND SPECIFICATIONS INDICATED ON THE APPROVED PLANS, AS A MINIMUM IN FILE WITH THE TOWN OF CHESTER.
11. DISTURBED AREAS WHICH WILL REMAIN UNFINISHED FOR MORE THAN FOURTEEN DAYS SHALL BE TEMPORARILY SEEDED AND STABILIZED.
12. IN ACCORDANCE WITH THE ORANGE COUNTY SANITARY CODE, SEDIMENT AND EROSION CONTROL SHALL BE IMPLEMENTED, WHERE AND WHEN NEEDED IN CONFORMANCE TO THE RECOMMENDATIONS OF THE ORANGE COUNTY SOIL AND WATER CONSERVATION DISTRICT.
13. NO BUILDING PERMITS WILL BE ISSUED UNTIL SUCH TIME AS THE EROSION CONTROL MEASURES REQUIRED AS PART OF THE EROSION CONTROL PLAN ARE INSTALLED TO THE SATISFACTION OF THE BUILDING INSPECTOR AND THE DEPARTMENT OF PUBLIC WORKS.
14. THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

**SURVEY NOTES:**

1. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
2. SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
3. REFERENCES:  
DEED AND BOUNDARIES TAKEN FROM MAP ENTITLED "SKETCH PLAN, LAND OF 3 BROOKSIDE L.L.C. PROPOSED DAY SPA" BY T.M. DEPUY ENGINEERING & SURVEYING, P.C. DATED MARCH 2, 2016 LAST REVISED JUNE 15, 2016.



**LOCATION PLAN**  
1 INCH = 2000 FEET

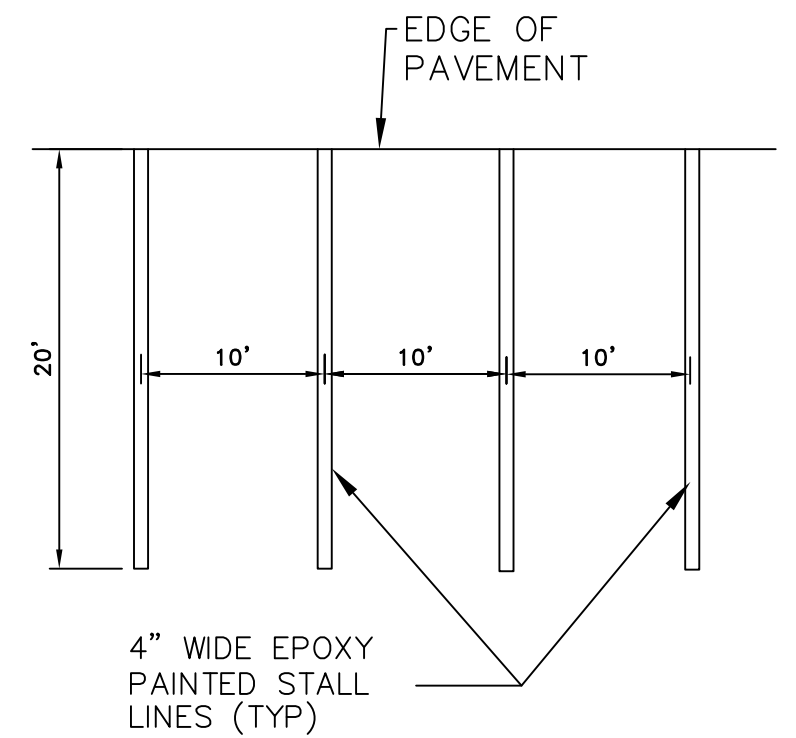
**PLAN LEGEND**

- PROPERTY LINE
- ADJOINING LOT LINE
- TOWN/VILLAGE BOUNDARY
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED STRIPING

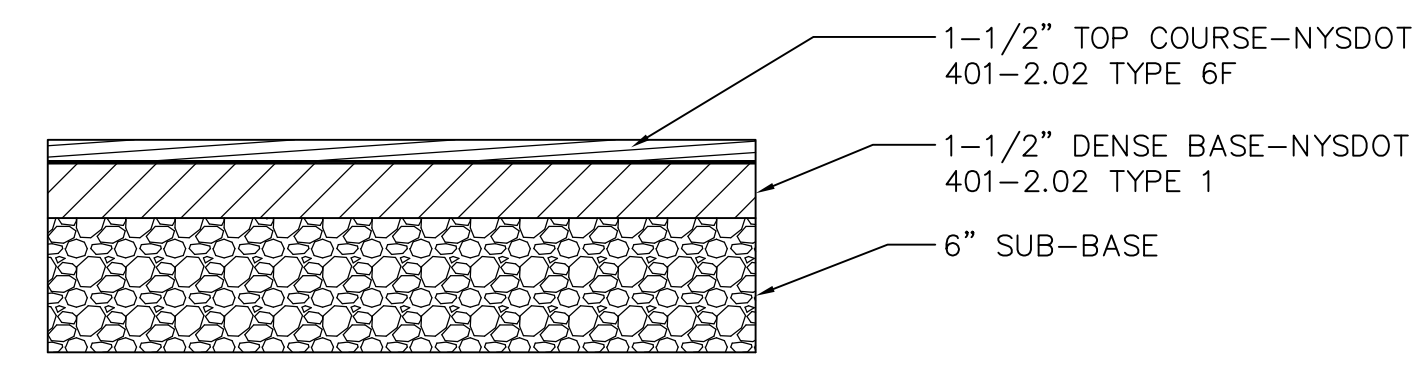
TABLE OF ZONING REQUIREMENTS		
VILLAGE OF CHESTER - B-2 ZONING DISTRICT		
MINIMUM	REQUIRED	PROVIDED
LOT AREA (GROSS)	15,000 SQ. FT.	218,366 SQ. FT.
LOT WIDTH	100 FT.	446 FT
FRONT YARD	50 FT.	36.8 FT *
ONE SIDE YARD	30 FT.	64.7 FT.
TOTAL SIDE SETBACK	100 FT.	327.7 FT.
REAR YARD	10 FT.	393.7 FT.
MAXIMUM		
BUILDING HEIGHT	35 FT	< 35 FT
PARKING SPACES	12	12

(\* ) - PRE-EXISTING NONCONFORMITY

PARKING TABLE			
USE	REQUIREMENTS	REQUIRED PARKING BASED ON PROPOSED BUILDING S.F.	PROVIDED
OFFICE BUILDING	1 SPACE/200 SF	2,400 SF/200 SF = 12 SPACES	7 SPACES (EXIST.) + 5 SPACES (PROP.) = 12 SPACES



**STRIPING DETAIL**  
NOT TO SCALE



**PAVEMENT SECTION**  
NOT TO SCALE

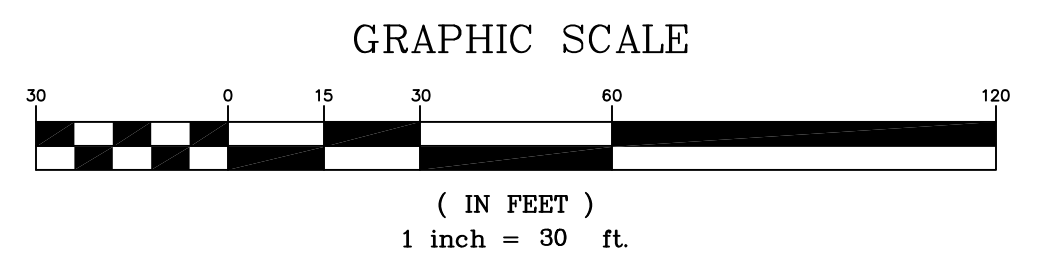
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**RECORD OWNER/APPLICANT:**

MYLU PROPERTIES, L.L.C.  
1149 ROUTE 17M, SUITE 101  
CHESTER, NY 10918



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<p><b>LANC &amp; TULLY</b> ENGINEERING AND SURVEYING, P.C.</p>	<p>P.O. Box 687, Rt. 207 Goshen, N.Y. 10924 (845) 294-3700</p>
	<p>Date: APRIL 11, 2019</p> <p>Revisions:</p>
<p>AMENDED SITE PLAN PREPARED FOR</p>	
<p><b>3 BROOKSIDE AVE</b> <b>MYLU PROPERTIES</b> <b>LLC</b></p> <p>VILLAGE OF CHESTER ORANGE COUNTY, NEW YORK</p>	
<p>Drawn By: M.P.</p>	<p>Checked By: M.P.</p>
<p>Scale: 1" = 30'</p>	<p>Tax Map No.: 115 - 2 - 1</p>
<p>Drawing No.: B - 18 - 0146 - 01</p>	<p>1 OF 1</p>