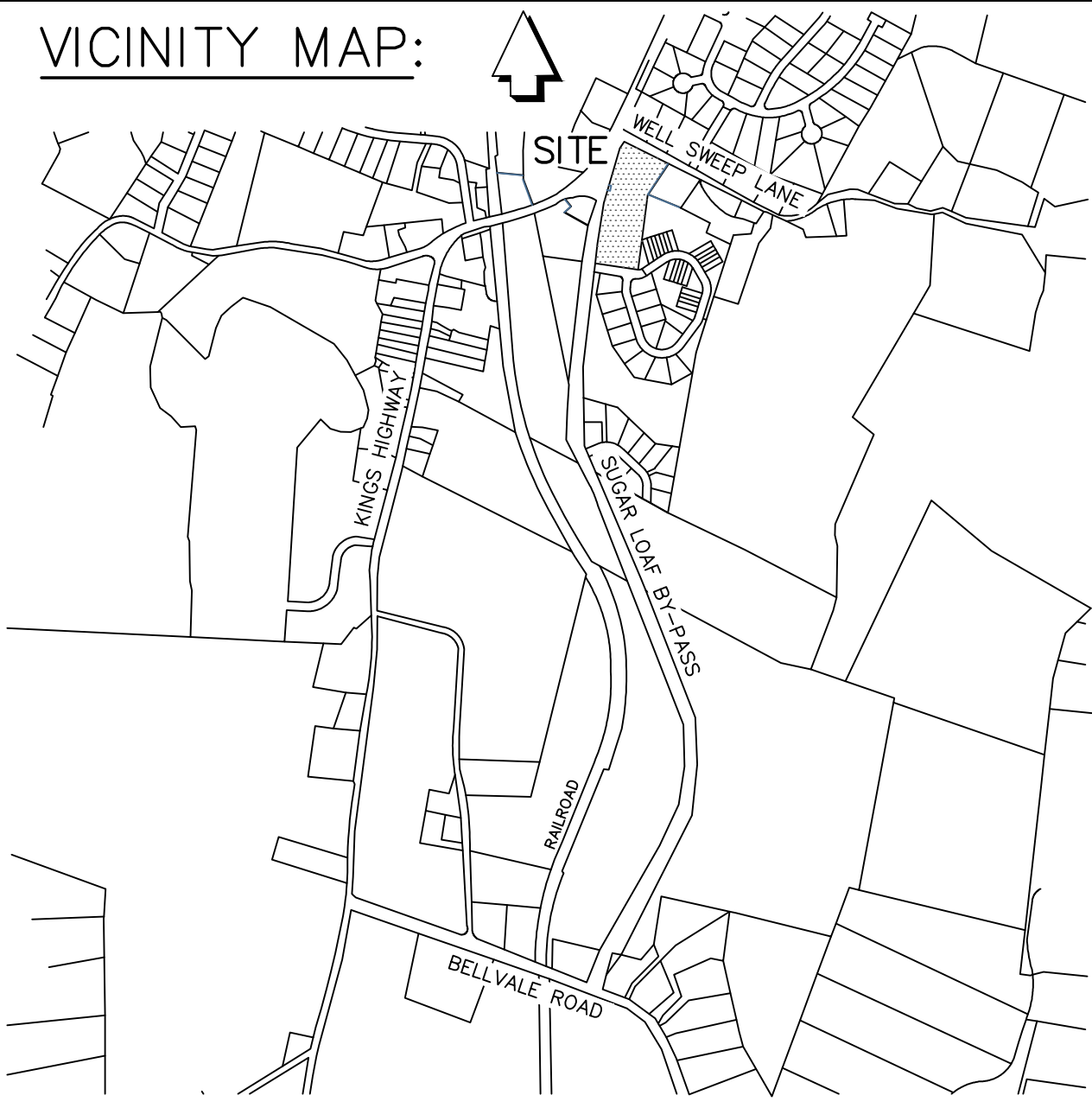


DRAWING INDEX

- 1. SUBDIVISION PLAN
- 2. OVERALL SITE PLAN
- 3. EROSION & SEDIMENT CONTROL PLAN
- 4. DETAIL SHEET
- 5. COUNTY ENTRANCE PLAN

VICINITY MAP:



ZONE: SR-2 DISTRICT

BOTH CENTRAL WATER & CENTRAL SEWER		ALL LOTS
MINIMUM LOT AREA	.....	21,780 SQ.FT.
MINIMUM LOT WIDTH	.....	100 FT.
MINIMUM FRONT YARD	.....	35 FT.
MINIMUM SIDE YARD	.....	15 FT.
TOTAL BOTH SIDE YARDS	.....	30 FT.
MINIMUM REAR YARD	.....	40 FT.
MAXIMUM BLDG. COVERAGE	.....	25%
MAXIMUM BLDG. HEIGHT	.....	35 FT.

OWNER & APPLICANT:

1414 KINGS HIGHWAY LLC.
38 SCOTCHTOWN AVE
GOSHEN N.Y. 10924

NOTES:

- TAX MAP DESIGNATION: TOWN OF CHESTER
SECTION 13 BLOCK 1 LOT 137
- WATER SUPPLY: PUBLIC WATER & PRIVATE WELL
- SEWAGE DISPOSAL: MUNICIPAL SEWER
- FEDERAL WETLANDS FLAGGED BY ROBERT G. TORGENSEN, L.A. CPESC,
AND FIELD LOCATED ON OCTOBER 2021 BY JAMES A. DILLIN, PLS.
- ALL LOTS TO BE REVIEWED BY THE ORANGE COUNTY DEPARTMENT
OF HEALTH.
- SINGLE FAMILY DWELLINGS SHALL BE A MINIMUM OF 1200 SQ.FT. IN
ACCORDANCE WITH TOWN CODE 98-23 A.

SUBDIVISION OF PROPERTY
FOR

1414 KINGS HIGHWAY LLC.

TOWN OF CHESTER ORANGE COUNTY, N.Y.
SCALE: 1"=40' TOTAL AREA= 4.496 ACRES

MAY 2, 2022
REVISED: OCTOBER 16, 2023

GRAPHIC SCALE

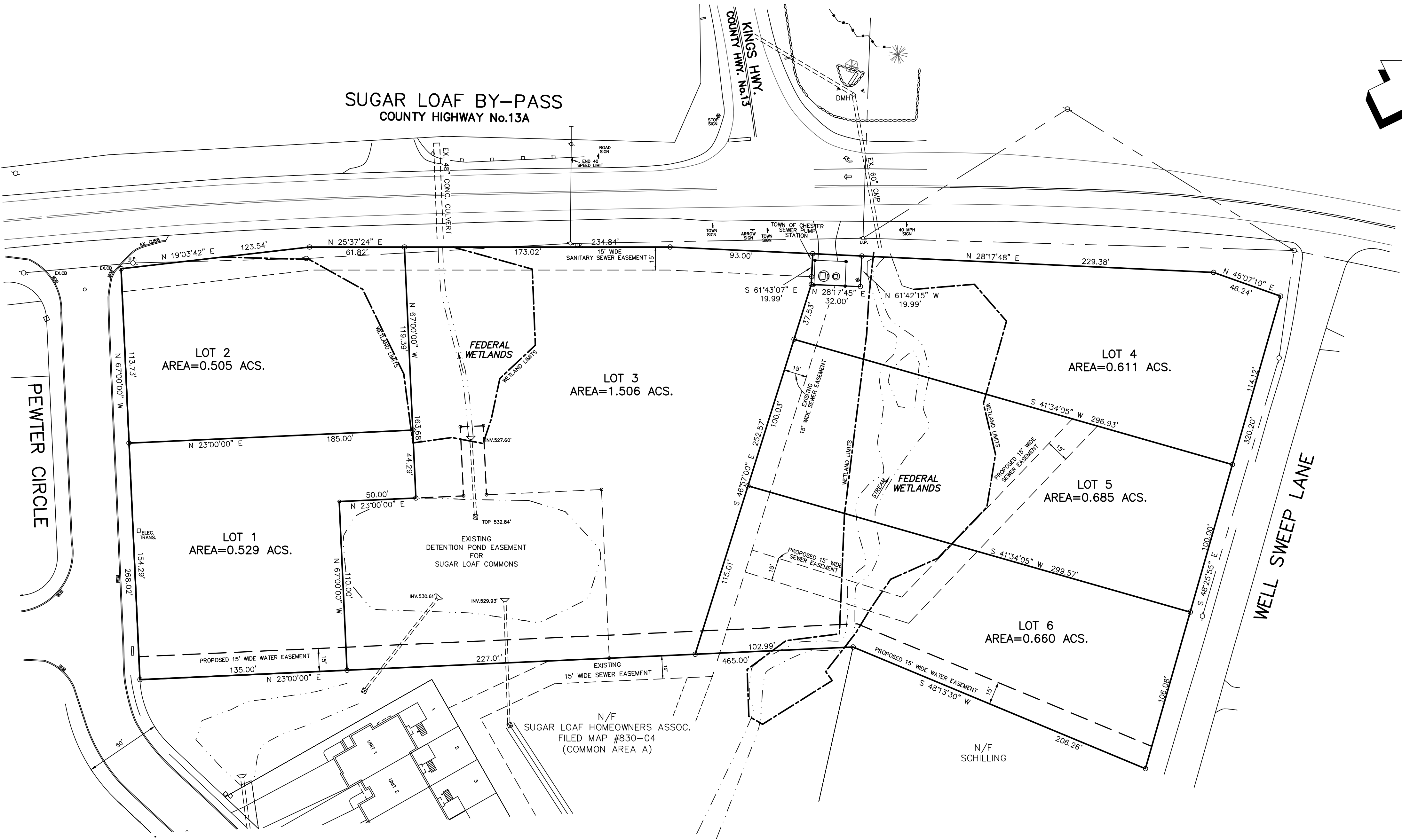


I HEREBY CERTIFY THAT THIS MAP SHOWS THE RESULT OF AN ACTUAL FIELD
SURVEY COMPLETED ON MARCH 24, 2020.



JAMES A. DILLIN, PLS
PROFESSIONAL LAND SURVEYOR
GOSHEN, NEW YORK

SUGAR LOAF BY-PASS
COUNTY HIGHWAY No.13A



COUNTY HIGHWAY ENTRANCE DESIGN

NOTE: NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS
SHALL COMMENCE UNTIL A VALID HIGHWAY WORK PERMIT HAS BEEN
SECURED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS
UNDER SECTION 136 OF THE HIGHWAY LAW.

APPROVED FOR FILING

OWNER DATE

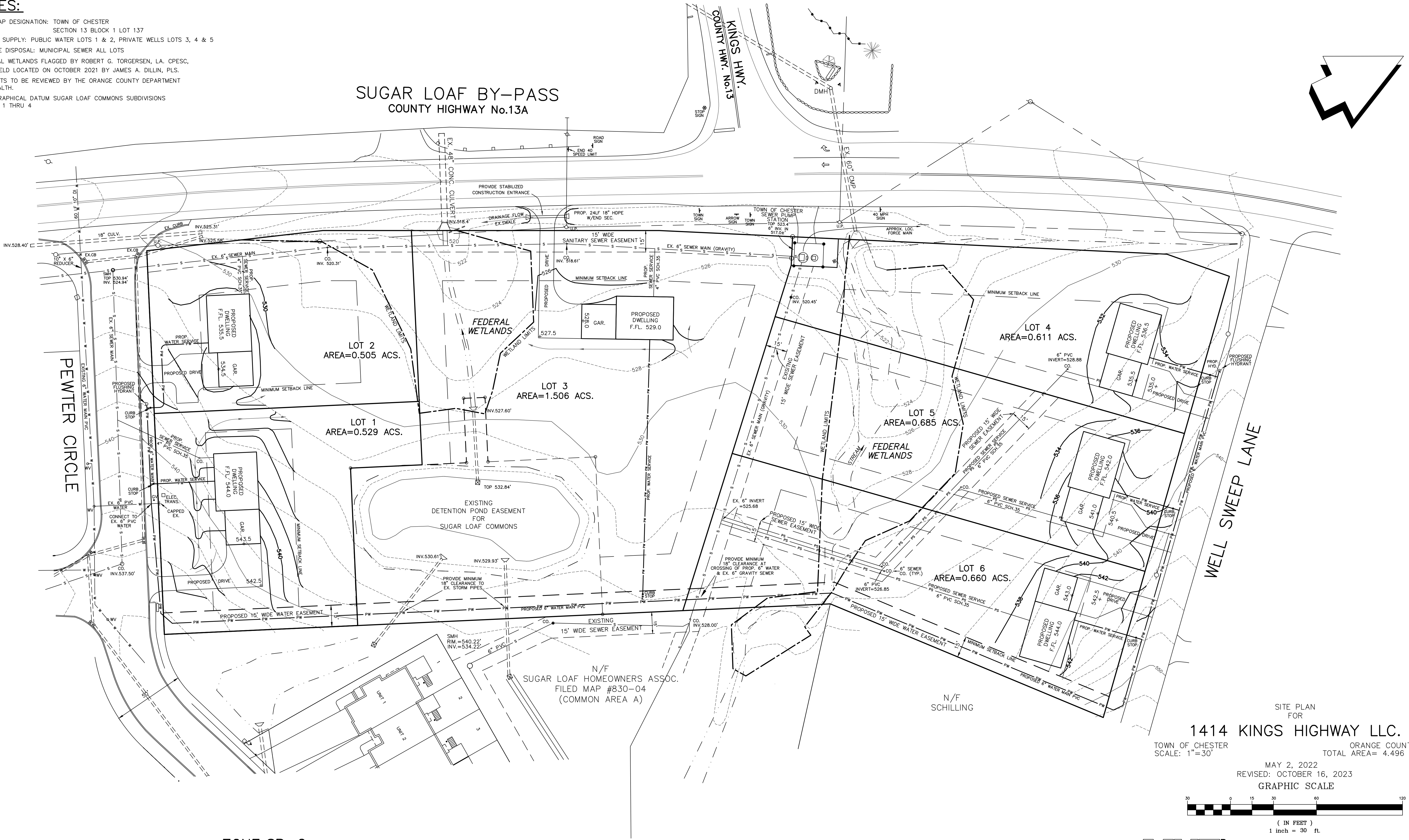
TOWN OF CHESTER APPROVAL BOX

UNAUTHORIZED ALTERATION OF THIS DOCUMENT, IN ANY
WAY, CONSTITUTES A VIOLATION OF THE STATE OF NEW
YORK EDUCATION LAW SECTION 7209 (2).

NOTES:

1. TAX MAP DESIGNATION: TOWN OF CHESTER
SECTION 13 BLOCK 1 LOT 137
2. WATER SUPPLY: PUBLIC WATER LOTS 1 & 2, PRIVATE WELLS LOTS 3, 4 & 5
3. SEWAGE DISPOSAL: MUNICIPAL SEWER ALL LOTS
4. FEDERAL WETLANDS FLAGGED BY ROBERT G. TORGENSEN, L.A. CPESC,
AND FIELD LOCATED ON OCTOBER 2021 BY JAMES A. DILLIN, PLS.
5. ALL LOTS TO BE REVIEWED BY THE ORANGE COUNTY DEPARTMENT
OF HEALTH.
6. TOPOGRAPHICAL DATUM SUGAR LOAF COMMONS SUBDIVISIONS
PHASE 1 THRU 4

SUGAR LOAF BY-PASS
COUNTY HIGHWAY No.13A

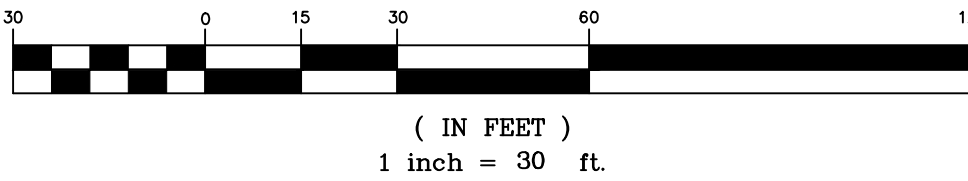


SITE PLAN FOR
1414 KINGS HIGHWAY LLC.

TOWN OF CHESTER
SCALE: 1"=30'

ORANGE COUNTY, N.Y.
TOTAL AREA= 4.496 ACRES

MAY 2, 2022
REVISED: OCTOBER 16, 2023
GRAPHIC SCALE



ZONE: SR-2 DISTRICT

	BOTH CENTRAL WATER & CENTRAL SEWER	REQUIRED	SUPPLIED					
			LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
MINIMUM LOT AREA	21,780 SQ.FT.	23044 SQ.FT.	22000 SQ.FT.	65,603 SQ.FT.	26622 SQ.FT.	29824 SQ.FT.	28739 SQ.FT.	
MINIMUM LOT WIDTH	100 FT.	154.2 FT.	116.1 FT.	258.8 FT.	116.2 FT.	100.0 FT.	102.0 FT.	
MINIMUM FRONT YARD	35 FT.	40 FT.	36 FT.	45.8 FT.	38 FT.	38 FT.	38 FT.	
MINIMUM SIDE YARD	15 FT.	30 FT.	16.4 FT.	63 FT.	15 FT.	18 FT.	18 FT.	
TOTAL BOTH SIDE YARDS	30 FT.	90.2 FT.	N/A	178.0 FT.	N/A	36 FT.	32.1 FT.	
MINIMUM REAR YARD	40 FT.	65 FT.	115 FT.	189.0 FT.	196.8 FT.	229.3 FT.	231.9 FT.	
MAXIMUM BLDG. COVERAGE	25%	<	<	<	<	<	<	
MAXIMUM BLDG. HEIGHT	35 FT	< 35'	< 35'	< 35'	< 35'	< 35'	< 35'	

COUNTY HIGHWAY ENTRANCE DESIGN

NOTE: NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS
SHALL COMMENCE UNTIL A VALID HIGHWAY WORK PERMIT HAS BEEN
SECURED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS
UNDER SECTION 136 OF THE HIGHWAY LAW.

MHE
McGOEY, HAUSER
EDSALL
CONSULTING ENGINEERS,
D.P.C.

33 Airport Center Drive
New Windsor, New York 12553
(845) 567-3100

111 Wheatfield Drive, Suite 1
Milford, Pennsylvania 18337
(570) 296-2765

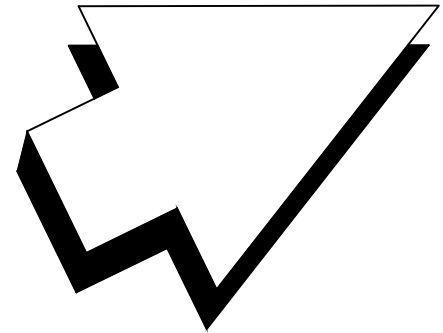
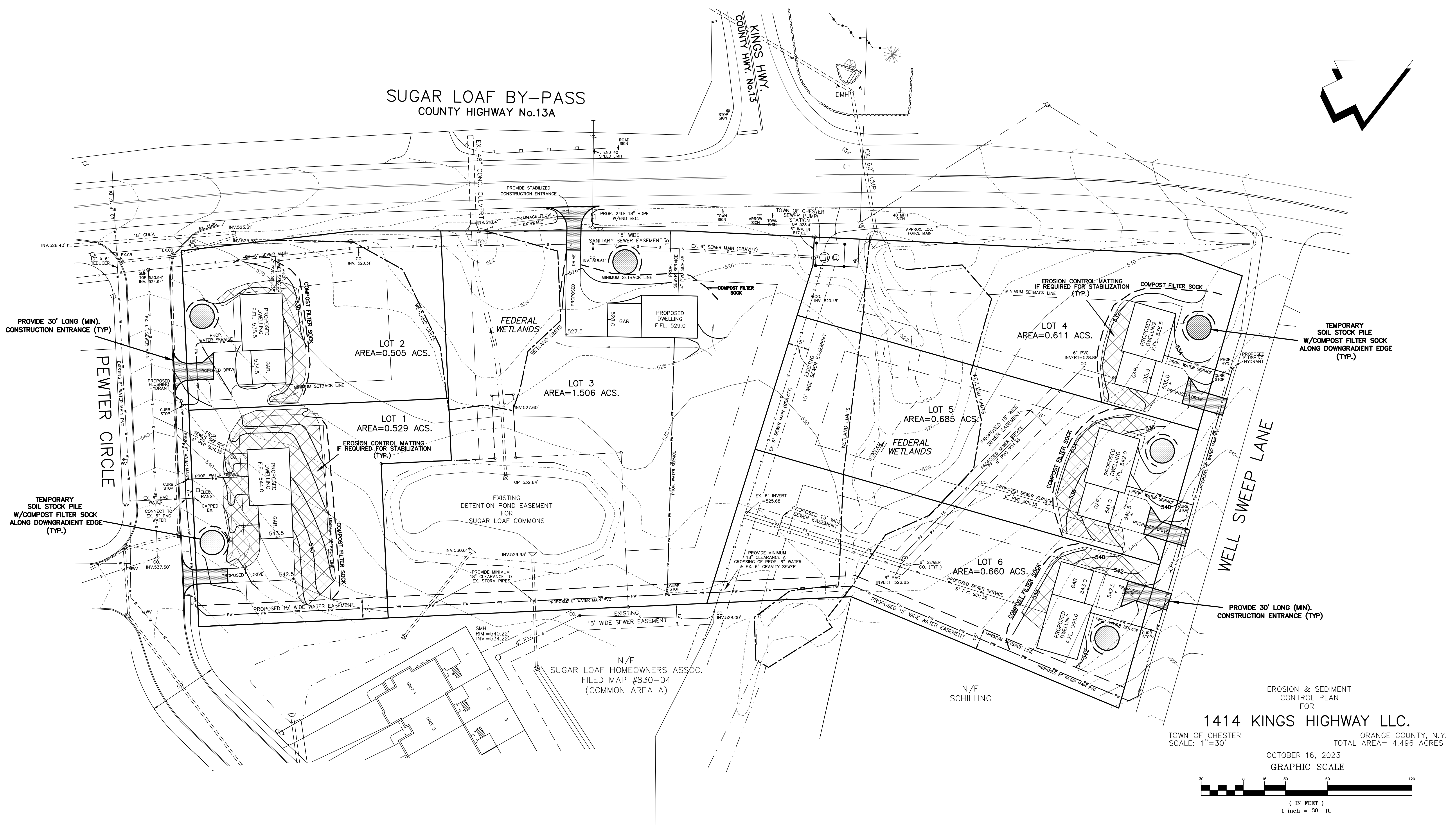


JAMES A. DILLIN, PLS
PROFESSIONAL LAND SURVEYOR
GOSHEN, NEW YORK

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YORK EDUCATION LAW SECTION 7209 (2).
OR72-92 SHEET 2 OF 5

SUGAR LOAF BY-PASS
COUNTY HIGHWAY No.13A



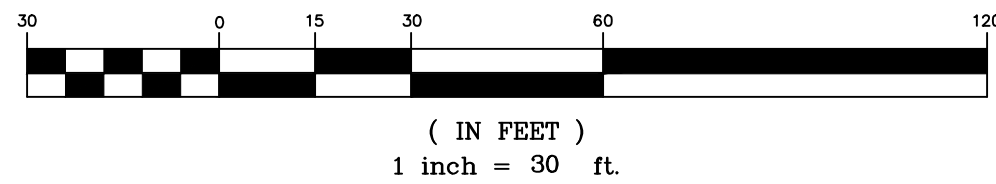
EROSION & SEDIMENT
CONTROL PLAN
FOR

1414 KINGS HIGHWAY LLC.

TOWN OF CHESTER
SCALE: 1"=30'

ORANGE COUNTY, N.Y.
TOTAL AREA= 4.496 ACRES

OCTOBER 16, 2023
GRAPHIC SCALE



MHE
McGOEY, HAUSER
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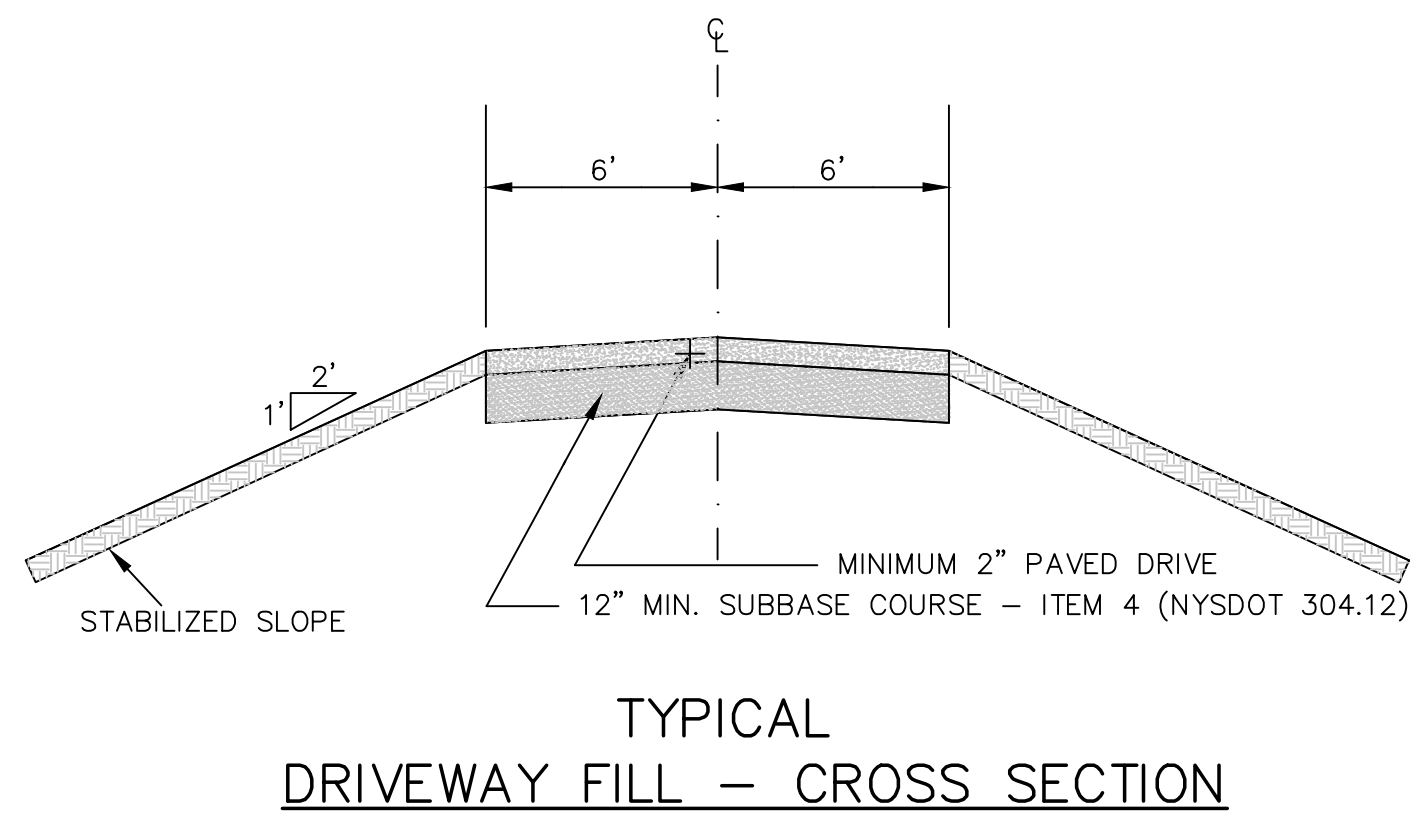
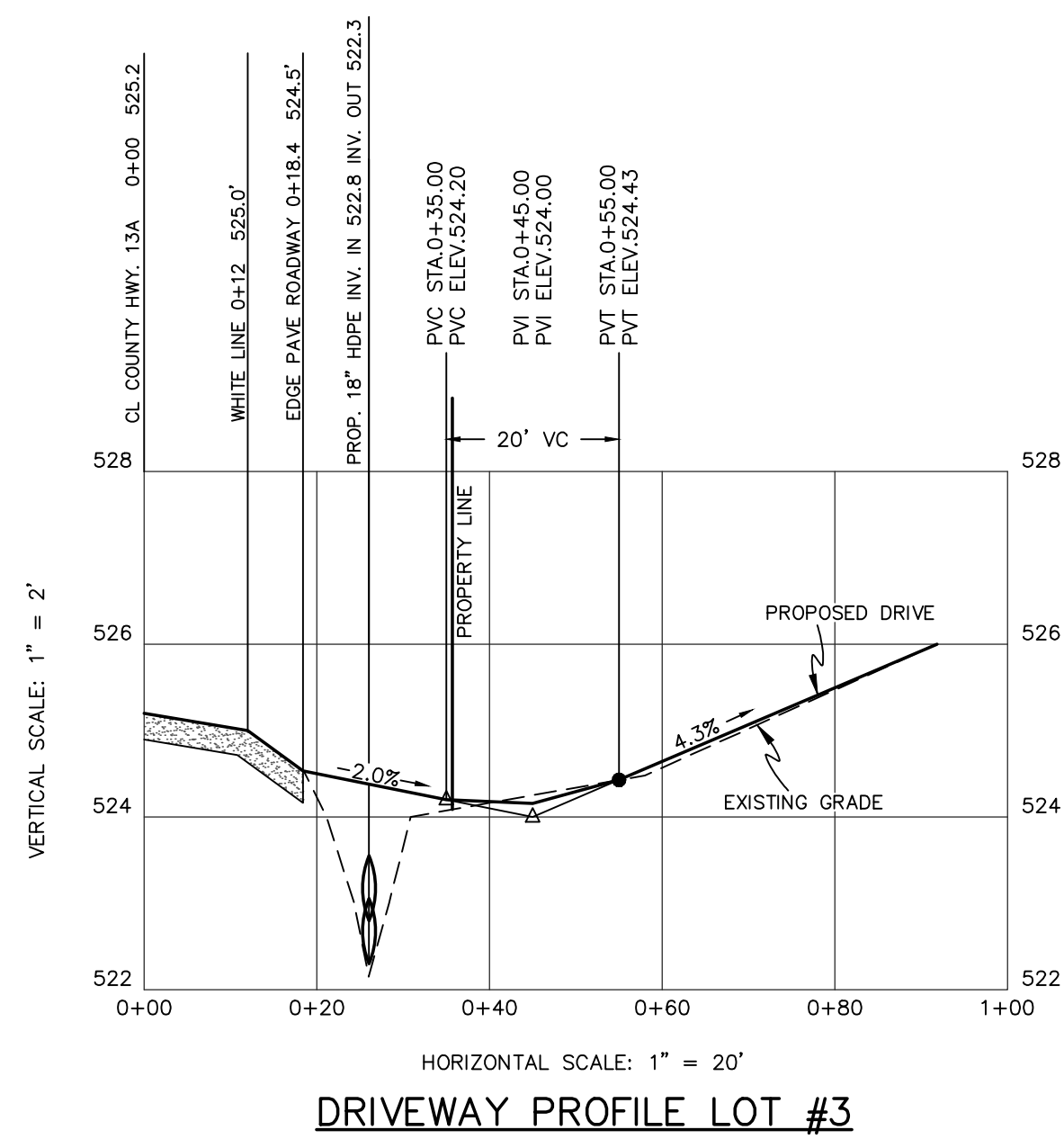


JAMES A. DYLLA, PLS
PROFESSIONAL LAND SURVEYOR
GOSHEN, NEW YORK

COUNTY HIGHWAY ENTRANCE DESIGN

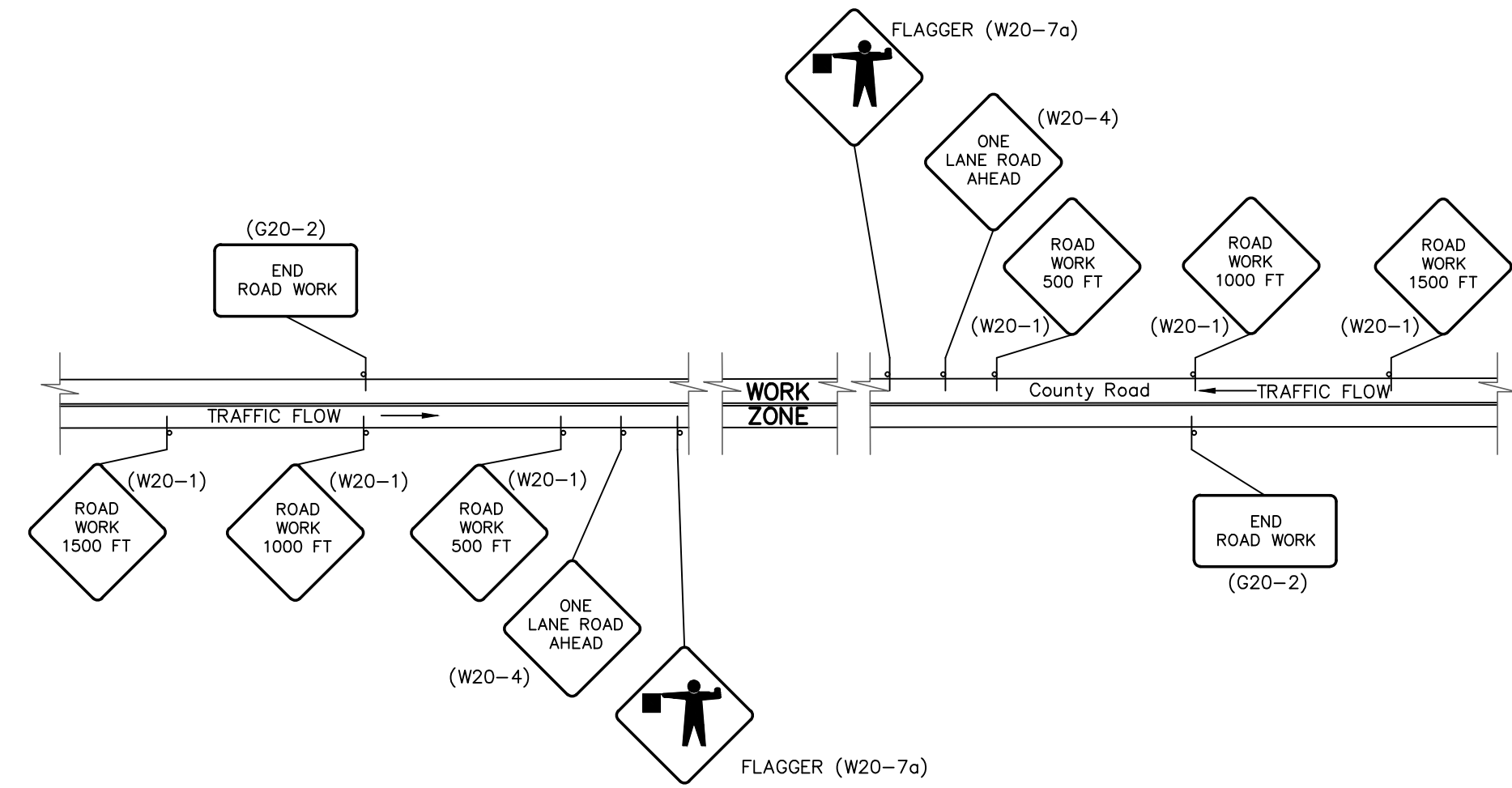
NOTE: NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS
SHALL COMMENCE UNTIL A VALID HIGHWAY WORK PERMIT HAS BEEN
SECURED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS
UNDER SECTION 136 OF THE HIGHWAY LAW.

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NOTE: AT THE TIME OF CONSTRUCTION, THE NEW DRIVEWAY PAVEMENT IS TO BE KEED INTO THE COUNTY ROAD SHOULDER ASPHALT AS DIRECTED BY THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS - DIVISION OF ENGINEERING.

NOTE: ONLY ITEM 4 (NYSOT 304.12) SUBBASE MATERIAL SHALL BE USED FOR THE FIRST TWENTY (20) FEET OF DRIVEWAY OFF THE COUNTY ROAD TRAVEL LANE.



- NOTES:
- WORK ZONE PROTECTION IS REQUIRED AND SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) NEW YORK STATE SUPPLEMENT, AND ANY OTHER COUNTY REQUIREMENTS.
 - 36" X 36" CLASS B "HIGH INTENSITY" SHEETING (OR BETTER) SIGNS.
 - 7 FT. SIGN HEIGHT.
 - IF FLAGGER & ONE LANE ROAD AHEAD SIGNS ARE NOT PORTABLE, SIGNS ARE TO BE COVERED AT THE END OF EACH WORK DAY.

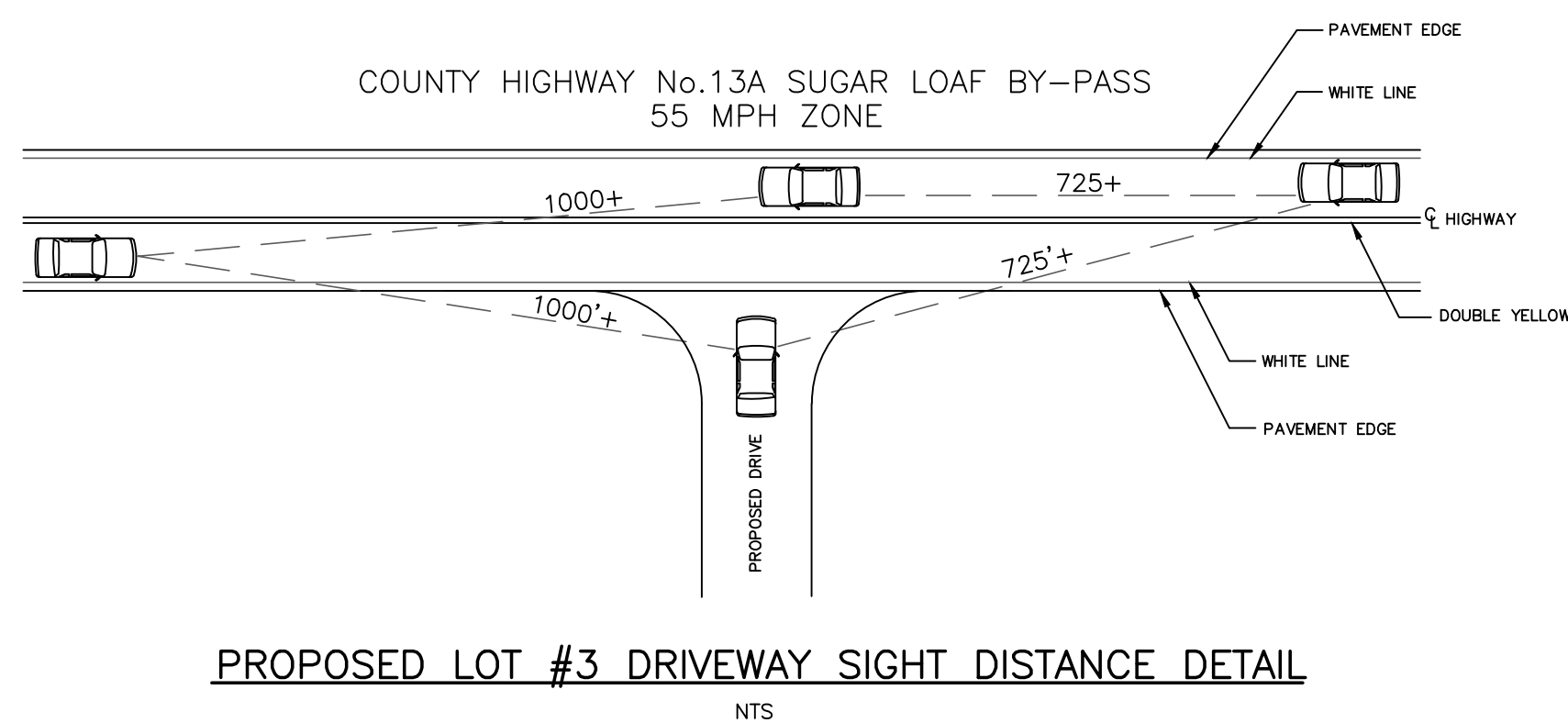
ORANGE COUNTY DEPT. OF PUBLIC WORKS
FIGURE 19
MAINTENANCE AND PROTECTION
OF TRAFFIC PLAN
DETAIL

MAINTENANCE AND PROTECTION OF TRAFFIC:

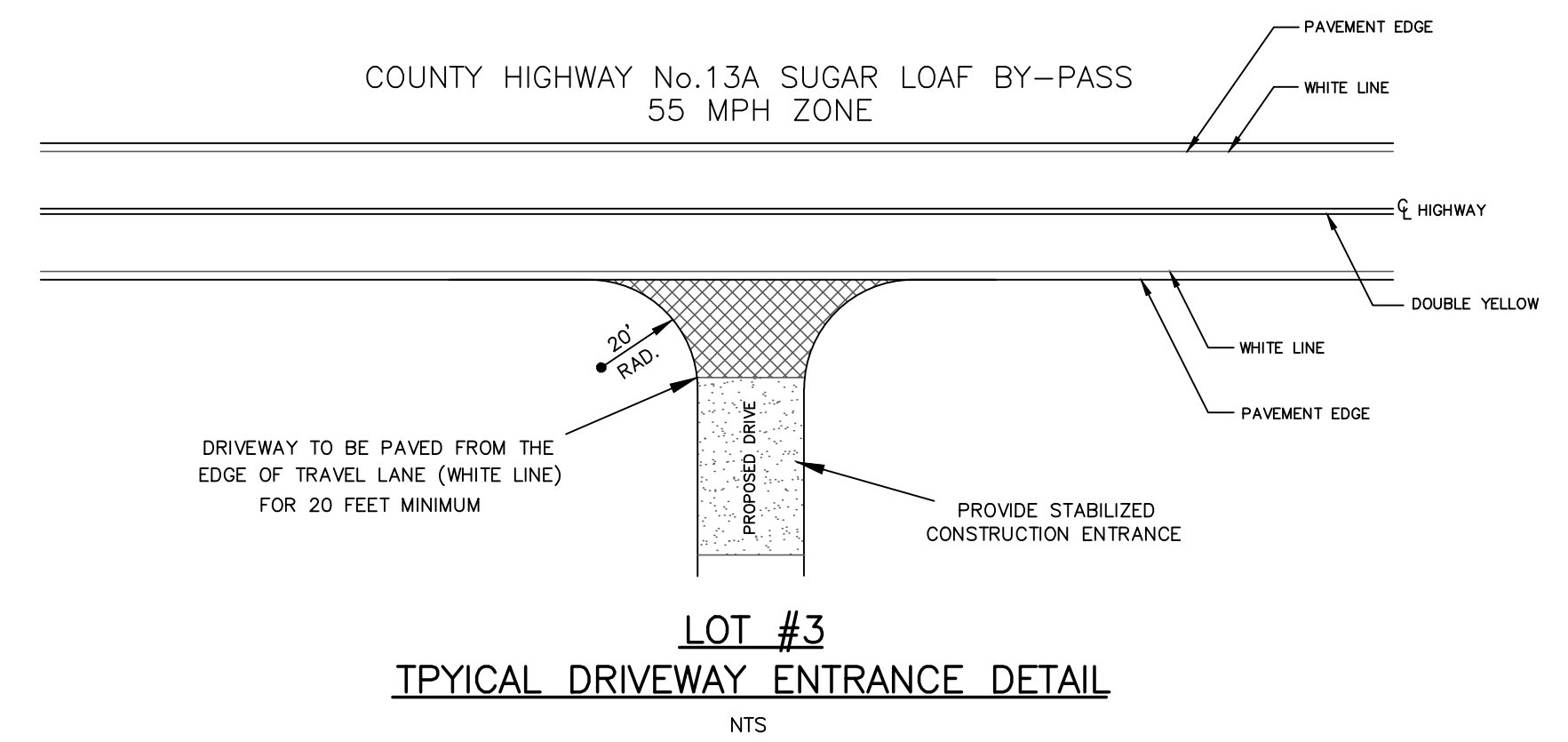
- PROVIDE A TRAFFIC CONTROL PLAN FOR PERFORMING THE PROPOSED WORK WITHIN THE COUNTY RIGHT OF WAY. ALL CONSTRUCTION SIGNAGE IS REQUIRED TO BE IN PLACE PRIOR TO COMMENCING ANY WORK WITHIN THE COUNTY RIGHT OF
- ALL CONSTRUCTION SIGNAGE IS REQUIRED TO MEET THE REQUIREMENTS AS PER THE "NATIONAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND NYS SUPPLEMENT LATEST EDITION AND REVISIONS. THE CONSTRUCTION SIGNAGE SHALL BE INSTALLED ON BREAKAWAY POSTS OR ON WIND-MASTERS AND COVERED AND UNCOVERED ON A DAILY BASIS. THE CONTRACTOR MUST HAVE ALL THE NECESSARY CONSTRUCTION SIGNS TO PERFORM THE WORK SAFELY.
- THE FOLLOWING SIGNS ARE REQUIRED TO BE PLACED IN EACH DIRECTION WHEN ONE LANE IS CLOSED TO PERFORM THE WORK: ROAD WORK 1500 FT, ROAD WORK 1000 FT, ROAD WORK 500 FT, ONE LANE ROAD AHEAD, FLAGGER SYMBOL ON EACH APPROACH WHEN TAKING A TRAVEL LANE AS PER ORANGE COUNTY REQUIREMENTS.
- THE FOLLOWING SIGNS ARE REQUIRED WHEN WORK IS PERFORMED ON THE SHOULDER: ROAD WORK 1500 FT, ROAD WORK 1000 FT, ROAD WORK 500 FT, NO SHOULDER AS PER ORANGE COUNTY REQUIREMENTS. FLAGGER SYMBOLS ARE REQUIRED TO BE AVAILABLE FOR A NO SHOULDER WORK ZONE IN CASE FLAGGERS ARE USED TO DIRECT TRAFFIC.
- THE MORE STRINGENT SIGN REQUIREMENTS OF ORANGE COUNTY SUPERSEDE ANY MUTCD REQUIREMENTS.
- PRIOR TO THE COMMENCEMENT OF ANY WORK BEING PERFORMED, A PRECONSTRUCTION MEETING WITH THE COUNTY TO CONFIRM THAT SIGNAGE IS IN CONFORMANCE WITH PLANS OR COUNTY REQUIREMENTS.
- ALL CONSTRUCTION SIGNAGE IS REQUIRED TO BE 730-05.02 -ASTM TYPE III (CLASS B) AS PER NYS STANDARD SPECIFICATIONS. CONSTRUCTION AND MATERIALS. HI-INTENSITY REFLECTIVE SHEETING OFTEN REFERRED TO AS HIGH INTENSITY. WORK ZONE IS REQUIRED TO BE PROPERLY DELINEATED WITH CONES AND/OR CONSTRUCTION BARRELS.
- ORANGE COUNTY RESERVES THE RIGHT TO PRECLUDE ALL WORK AND LANE CLOSURES DURING ANY INCLEMENT WEATHER OR OTHER UNFORESEEN CIRCUMSTANCES (I.E. WET, ICY CONDITIONS, REDUCED VISIBILITY, TRAFFIC ACCIDENTS ON STATE, COUNTY, TOWN OR VILLAGE ROAD, OR OTHER EMERGENCIES).
- NO LANES CLOSURES WILL BE PERMITTED FROM 12 NOON PRIOR TO A HOLIDAY AND UNTIL 10 AM THE DAY AFTER THE HOLIDAY. FLAGGERS SHALL NOT CONTROL MORE THAN ONE APPROACH AT ANY TIME THROUGHOUT THE DURATION OF THE WORK ZONE. ADDITIONAL FLAGGERS ARE REQUIRED TO CONTROL ALL APPROACHES IN A WORK ZONE.
- ONE LANE OF TRAFFIC MUST BE OPEN AT ALL TIMES. NO EXCEPTIONS
- EIGHTEEN (18) INCH STOP AND SLOW PADDLES ARE REQUIRED TO DIRECT TRAFFIC.
- TWO WAY RADIOS ARE REQUIRED FOR FLAGGERS TO COMMUNICATE WITH EACH OTHER.
- ALL CONSTRUCTION PERSONNEL ARE REQUIRED TO WEAR HARD HATS AND SAFETY VESTS.
- ORANGE COUNTY MUST BE NOTIFIED IMMEDIATELY OF ANY ON-SITE ACCIDENTS.

LANDSCAPING:

- NO PLANTINGS (SHRUBS/TREES) OR LANDSCAPING FEATURES (GATES, FENCES, STONE PILLARS, STONE WALLS, SIGNS, ETC.) SHALL BE PLACED WITHIN THE COUNTY RIGHT OF WAY.
- NO STONES OR BOULDERS CAN BE USED OR INSTALLED WITHIN THE COUNTY RIGHT OF WAY FOR ANY PURPOSE (I.E. LANDSCAPING FEATURES OR TO CREATE A FLARED END SECTION AT THE END OF A CULVERT PIPE).
- ANY PLANTING AND LANDSCAPING FEATURES ARE REQUIRED TO BE OFFSET FROM THE PROPERTY LINE BY 5 FEET.
- NO GRADING CAN BE PERFORMED WITHIN THE COUNTY RIGHT OF WAY.



PROPOSED LOT #3 DRIVEWAY SIGHT DISTANCE DETAIL



COUNTY HIGHWAY ENTRANCE DESIGN
&
DETAILS
FOR

1414 KINGS HIGHWAY LLC.
LOT #3

TOWN OF CHESTER
SCALE: 1"=20'

ORANGE COUNTY, N.Y.
OCTOBER 16, 2023

COUNTY HIGHWAY ENTRANCE DESIGN

NOTE: NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS SHALL COMMENCE UNTIL A VALID HIGHWAY WORK PERMIT HAS BEEN SECURED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS UNDER SECTION 136 OF THE HIGHWAY LAW.

JAMES A. DILLIN, PLS
PROFESSIONAL LAND SURVEYOR
GOSHEN, NEW YORK

LIC.49087