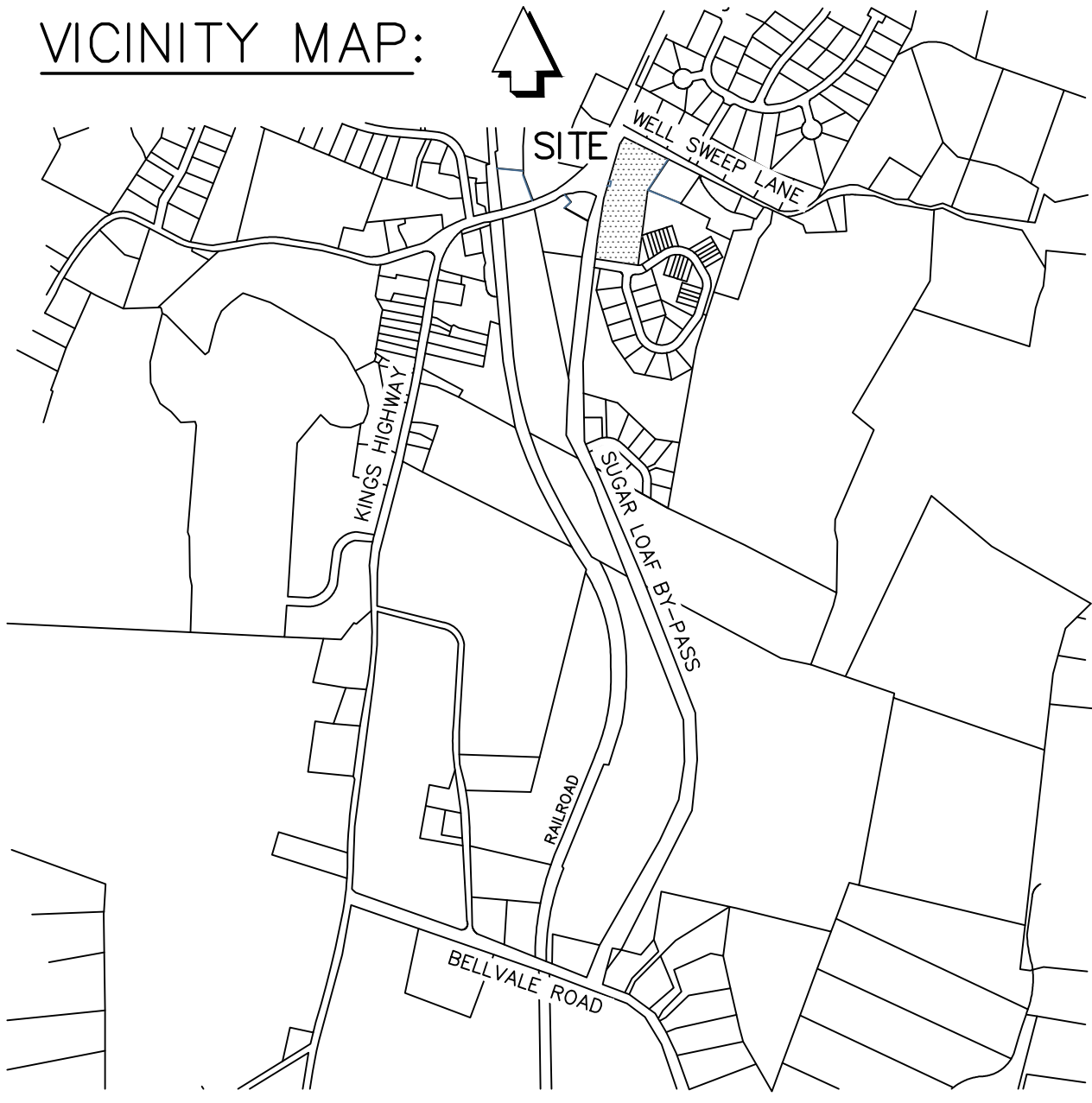


DRAWING INDEX

- 1. SUBDIVISION PLAN
- 2. OVERALL SITE PLAN
- 3. EROSION & SEDIMENT CONTROL PLAN
- 4. DETAIL SHEET
- 5. DETAIL SHEET
- 6. 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  
REVISED: NOVEMBER 15, 2023

GRAPHIC SCALE

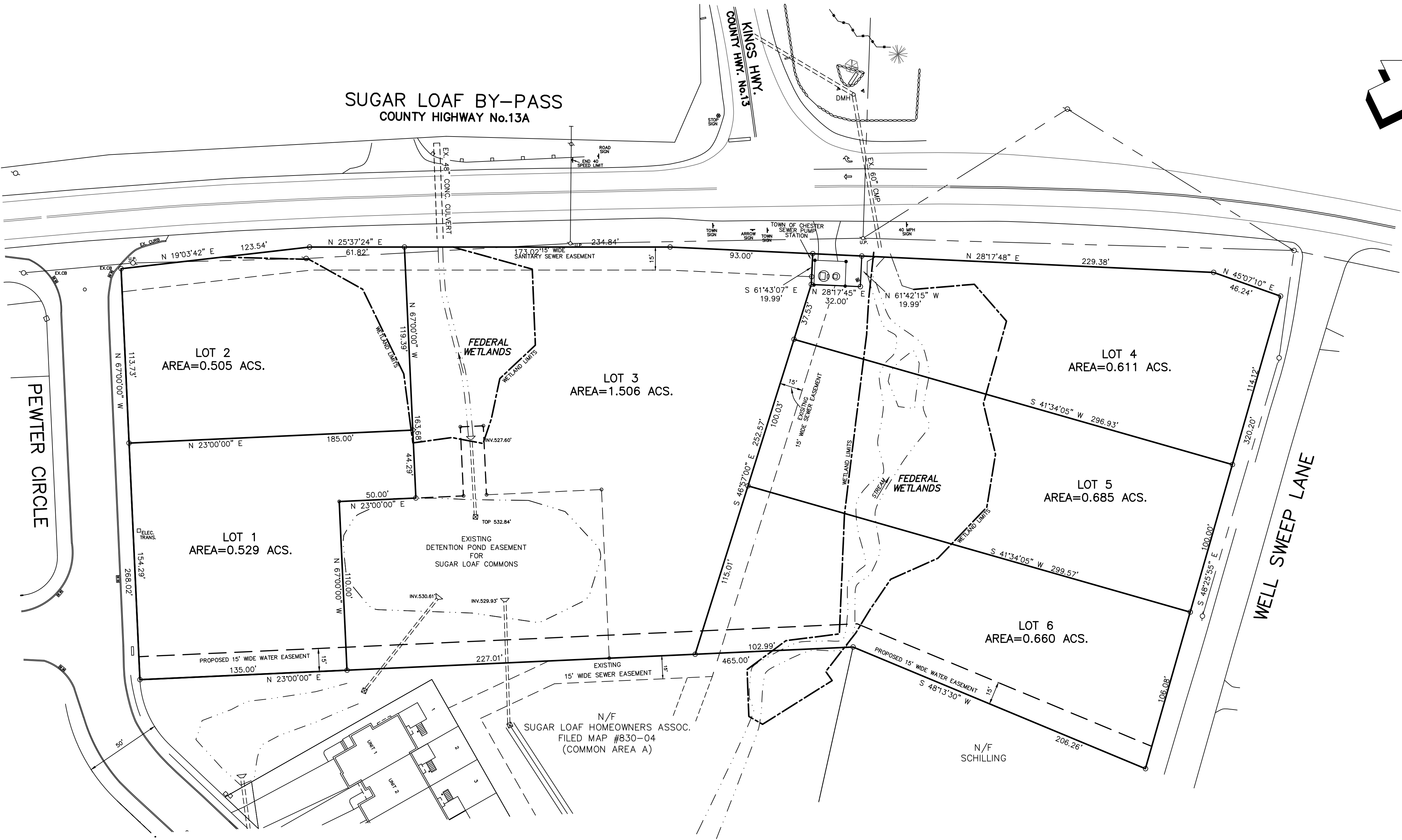


I HEREBY CERTIFY THAT THIS MAP SHOWS THE RESULT OF AN ACTUAL FIELD  
SURVEY COMPLETED ON MARCH 24, 2020.



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

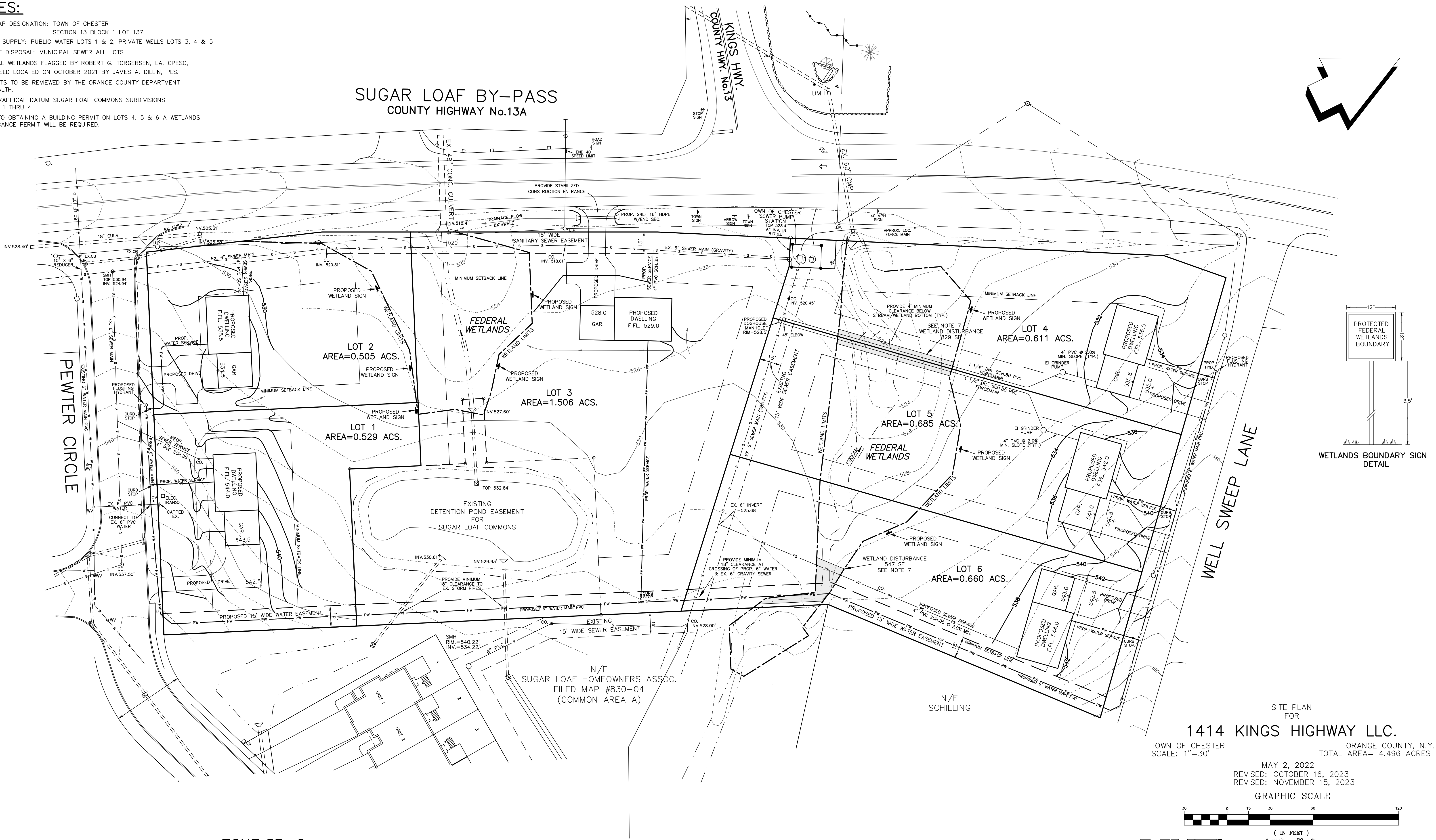
TOWN OF CHESTER APPROVAL BOX

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
  7. PRIOR TO OBTAINING A BUILDING PERMIT ON LOTS 4, 5 & 6 A WETLANDS  
DISTURBANCE PERMIT WILL BE REQUIRED.

**SUGAR LOAF BY-PASS  
COUNTY HIGHWAY No.13A**



**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'	

Dig safely New York  
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before you dig

UNAUTHORIZED ALTERATION OF THIS DOCUMENT, IN ANY  
WAY, CONSTITUTES A VIOLATION OF THE STATE OF NEW  
YORK EDUCATION LAW SECTION 7209 (2).  
**OR72-92 SHEET 2 OF 6**

**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 and  
CONSULTING ENGINEERS,  
P.C.

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

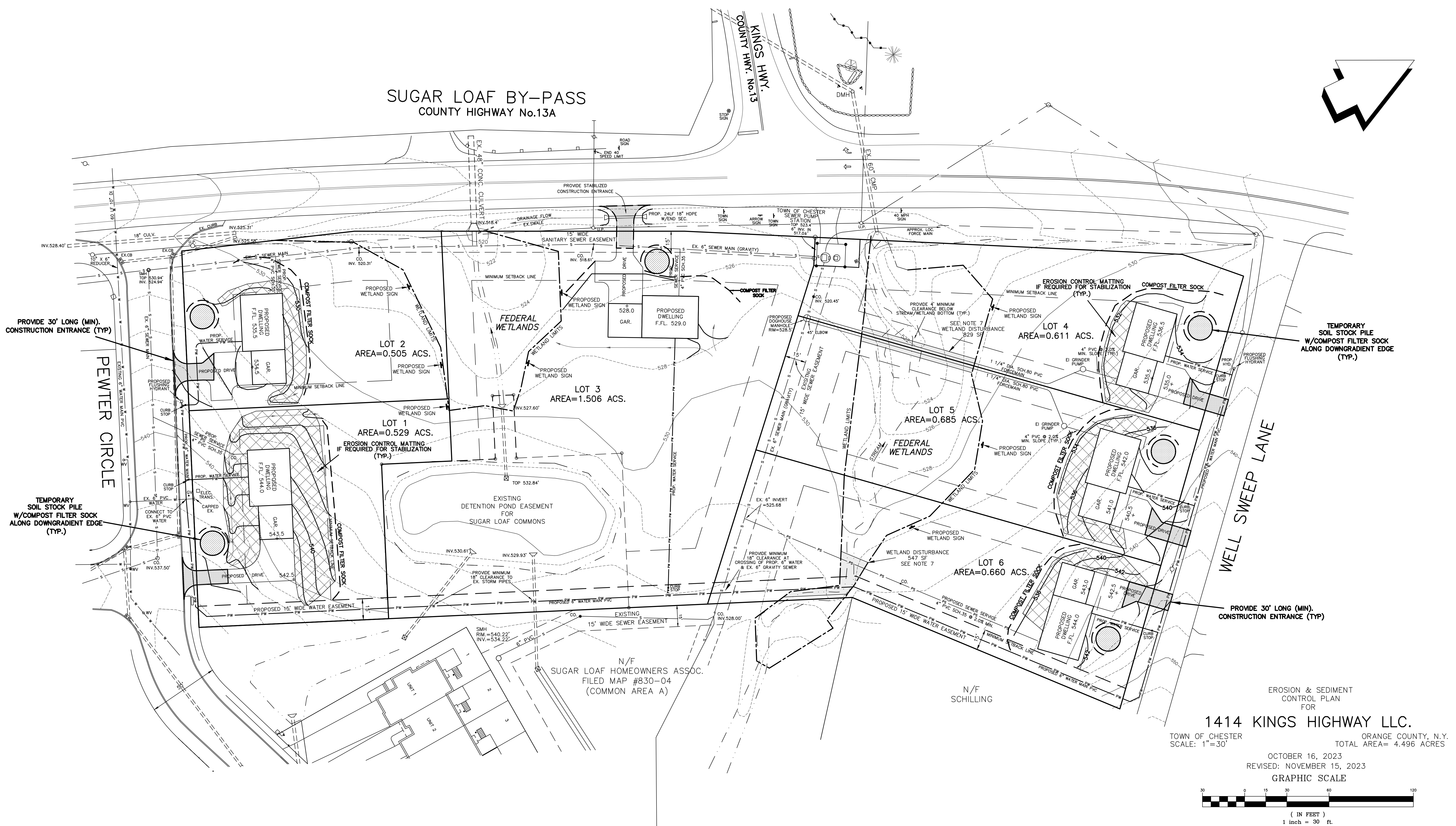
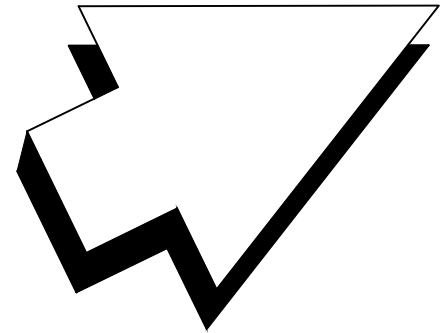
111 Wheatfield Drive, Suite 1  
Milford, Pennsylvania 18337  
(570) 296-2765



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



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  
REVISED: NOVEMBER 15, 2023

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

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

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

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GOSHEN, NEW YORK

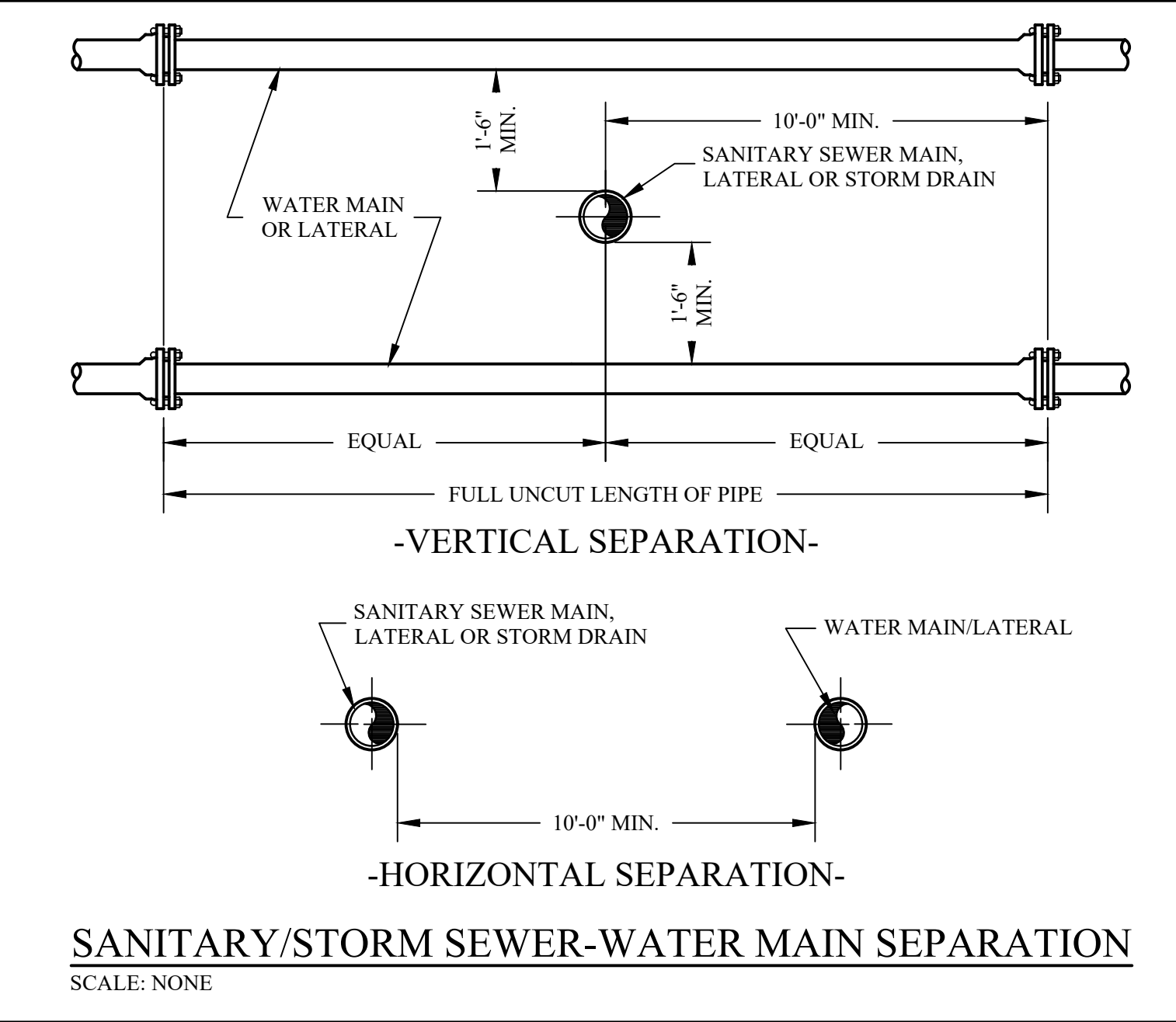
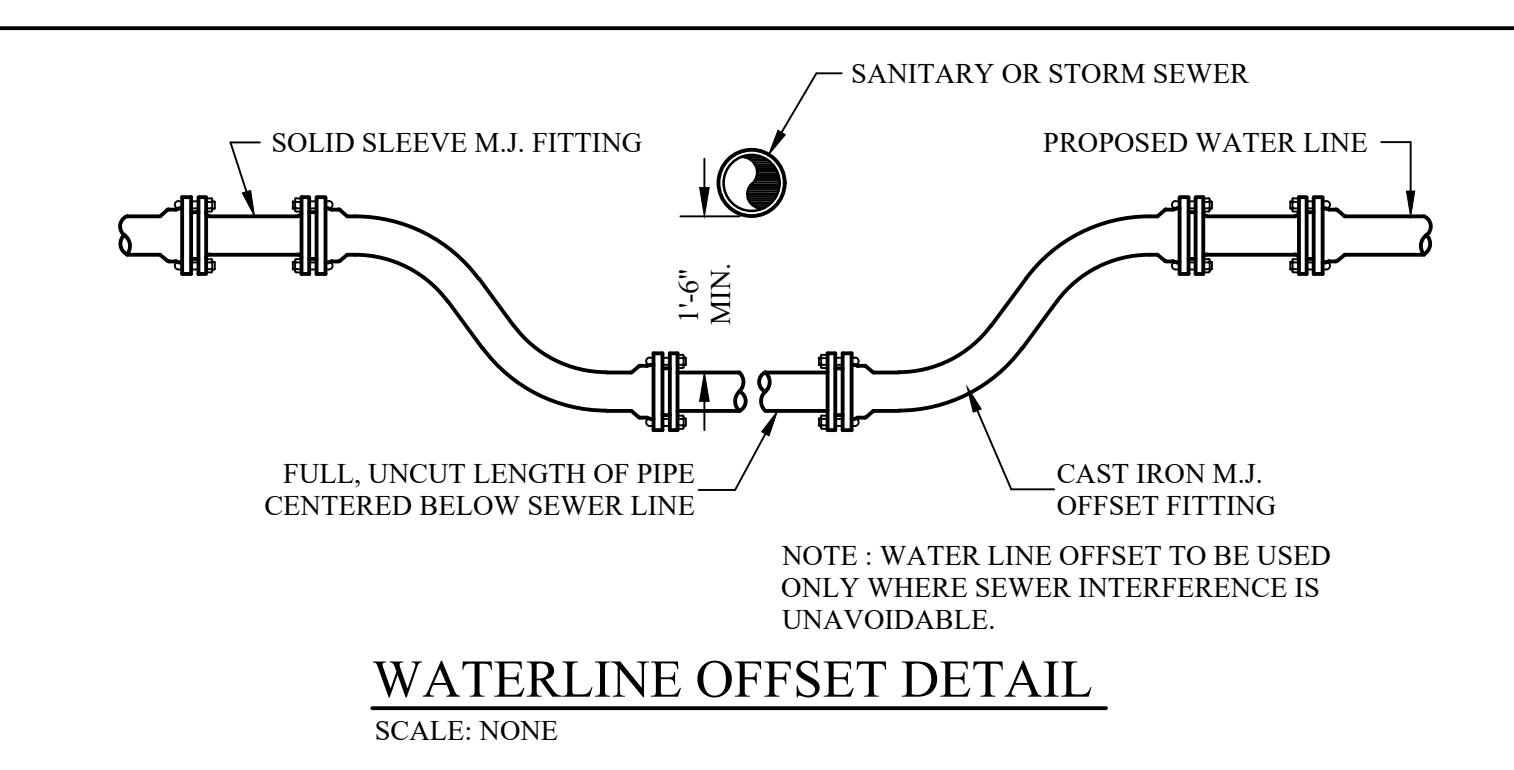
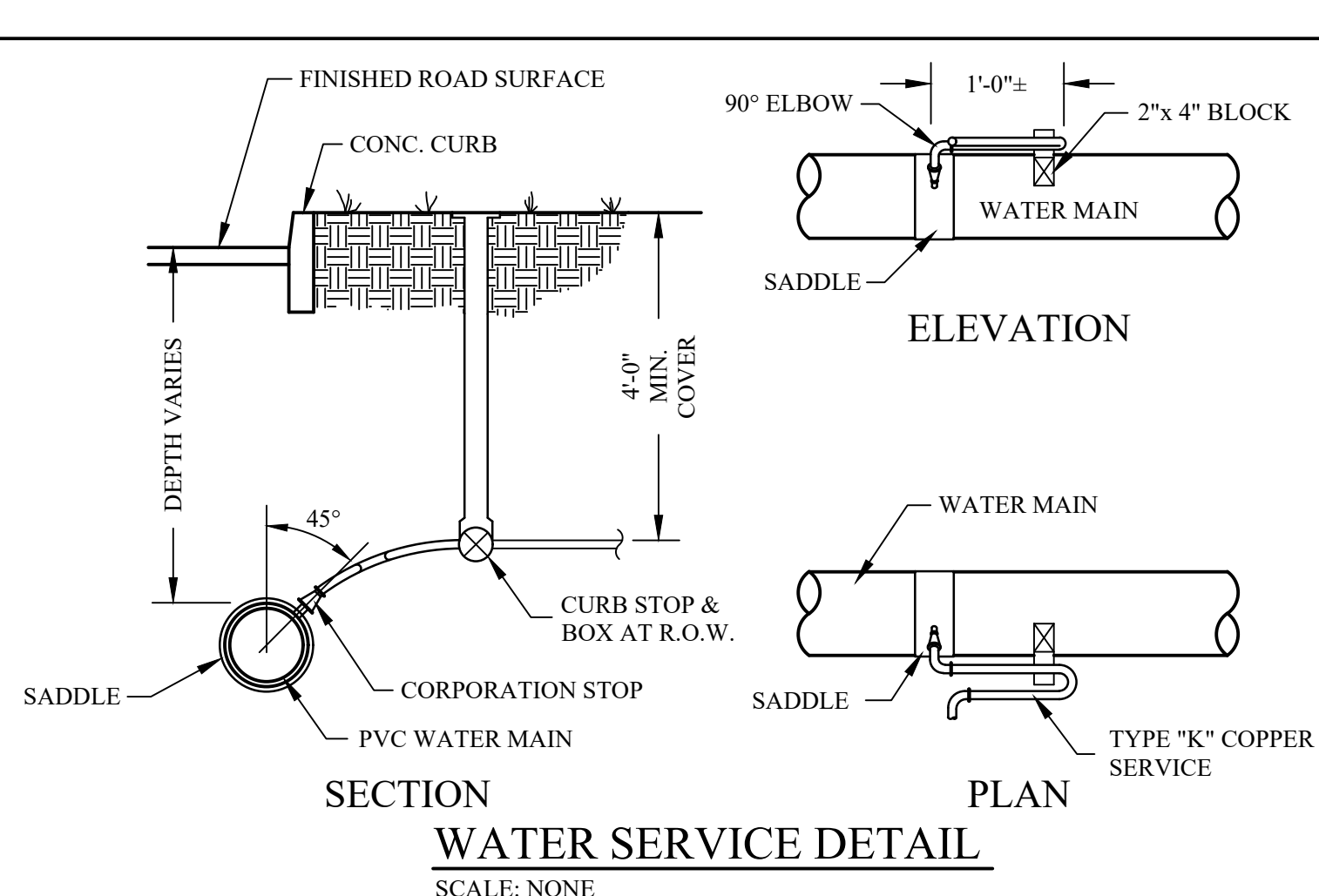
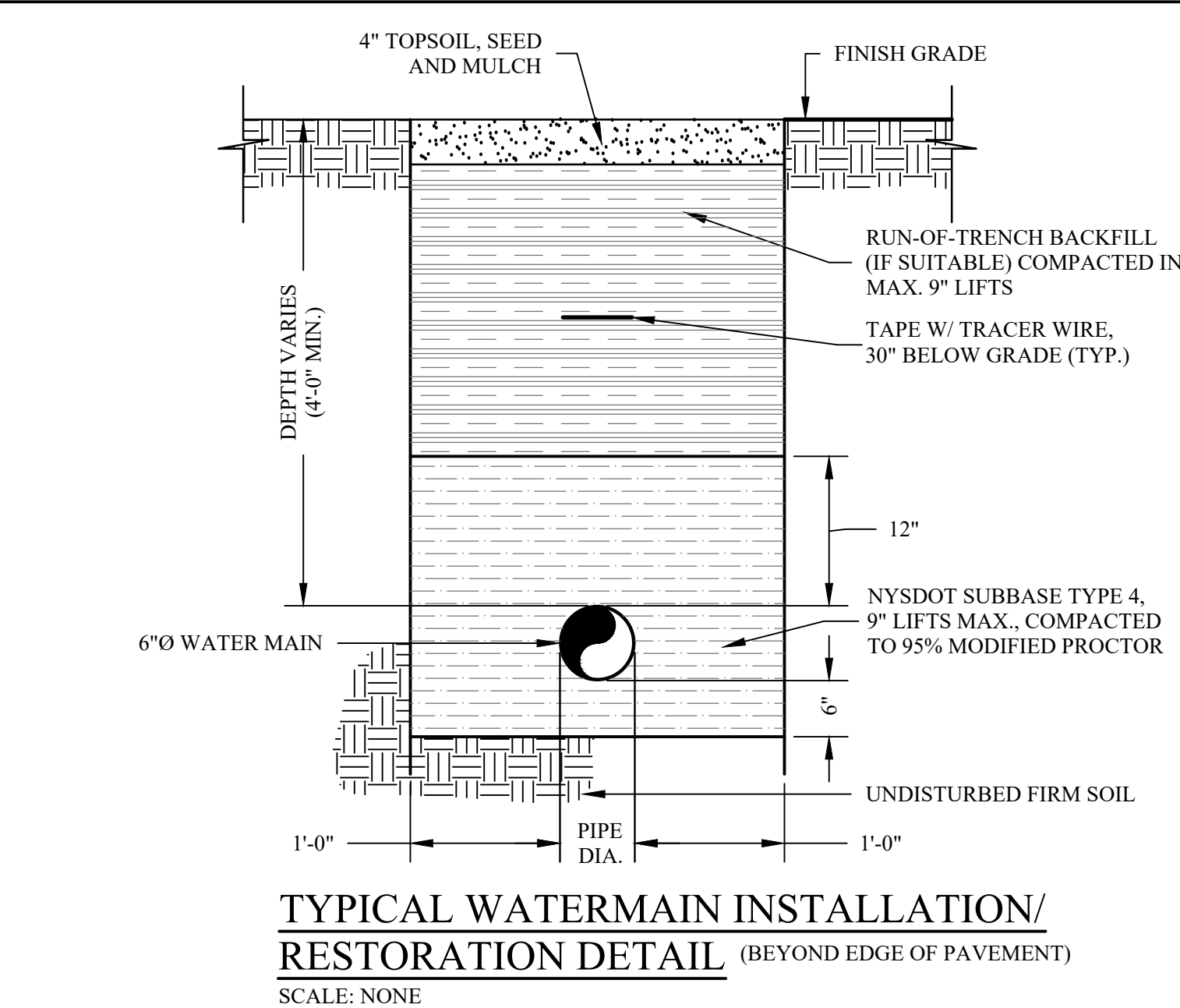
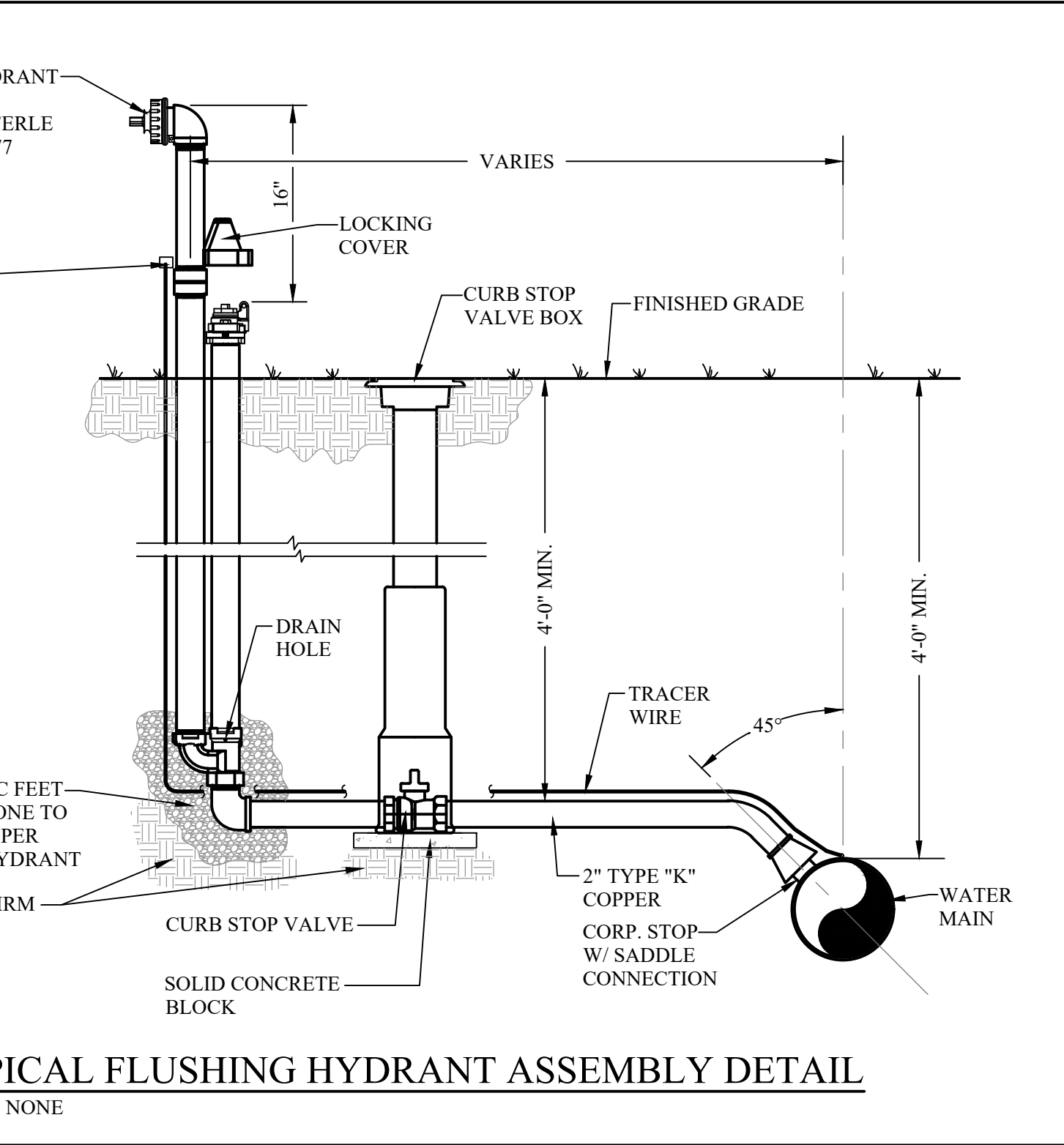
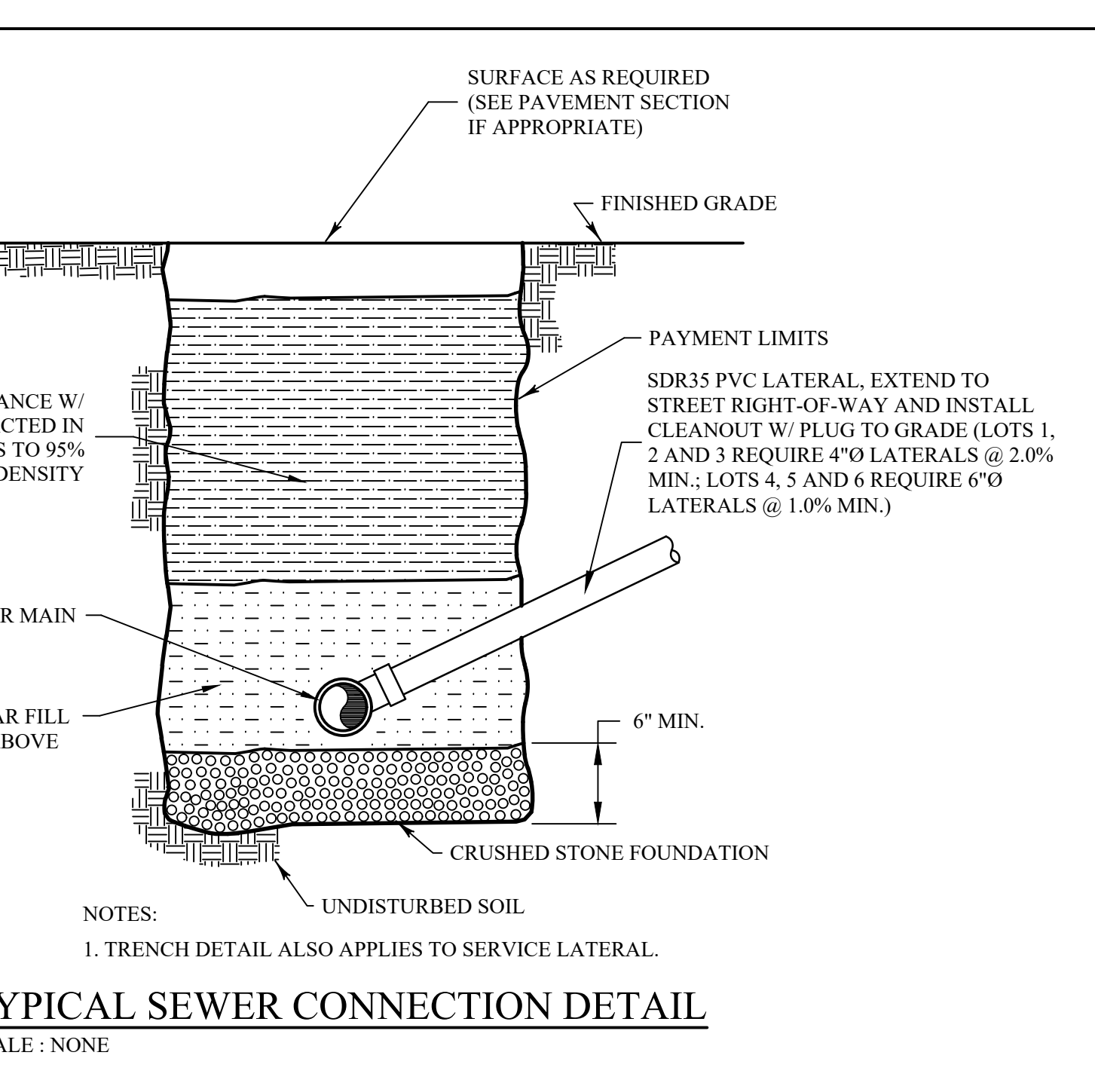
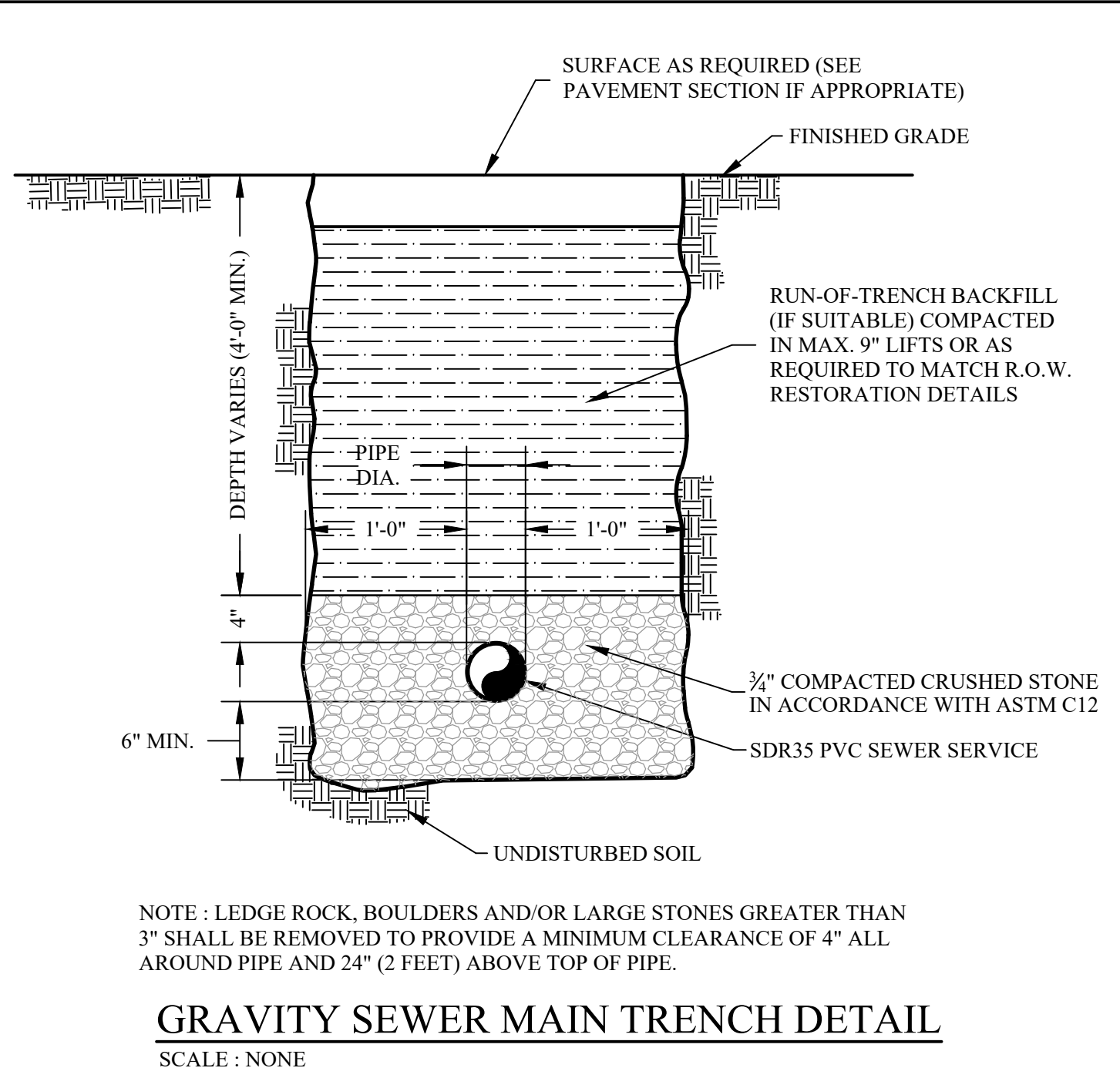
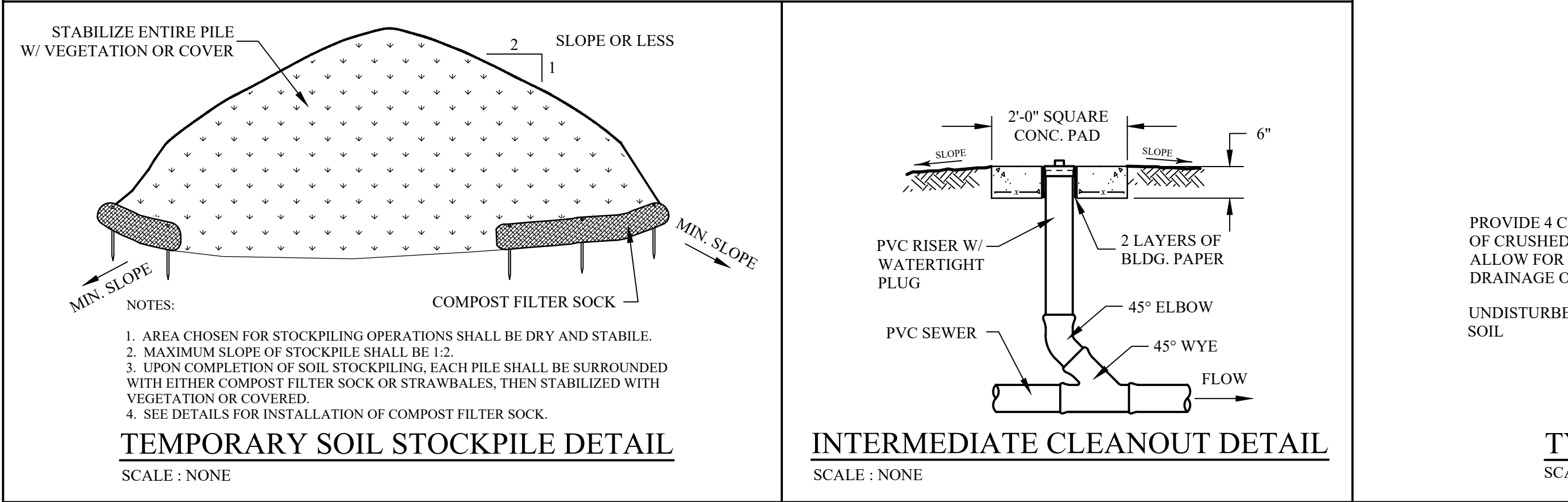
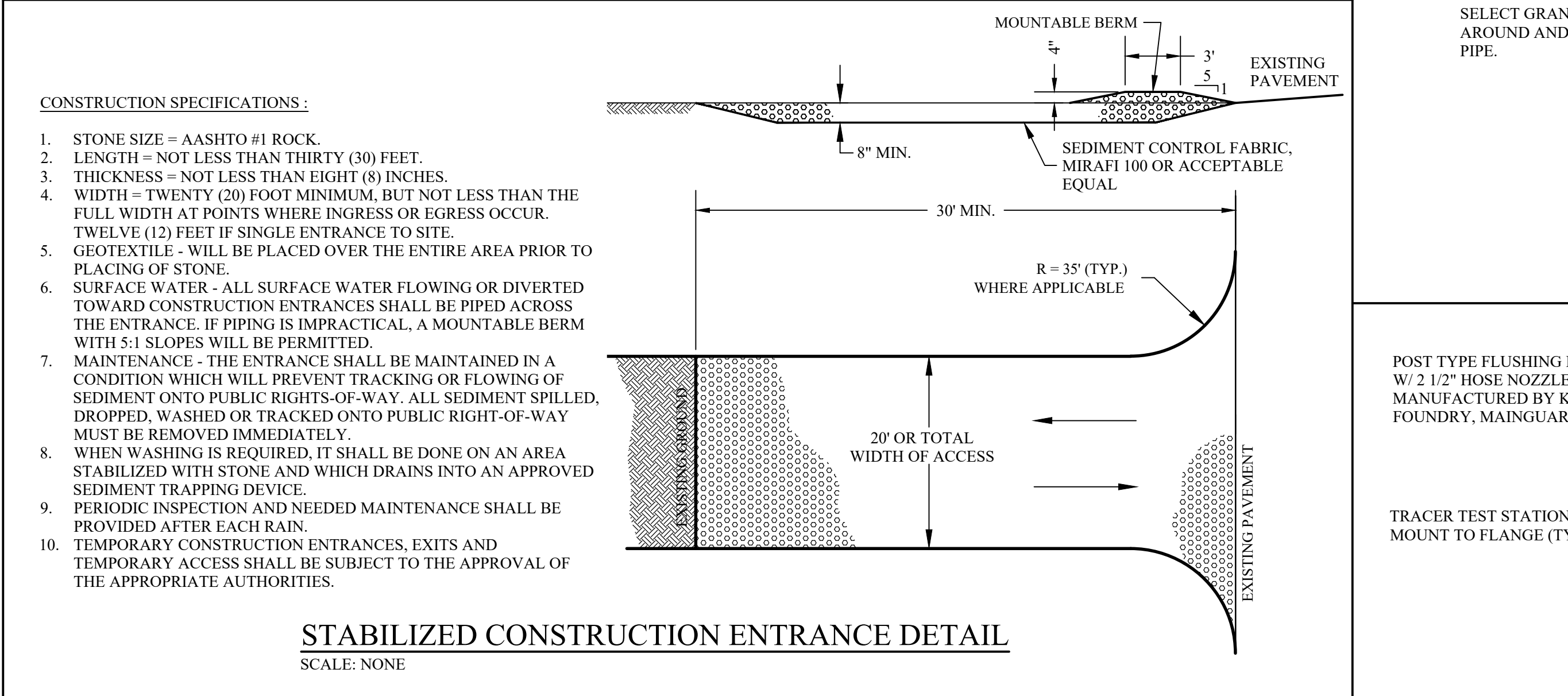
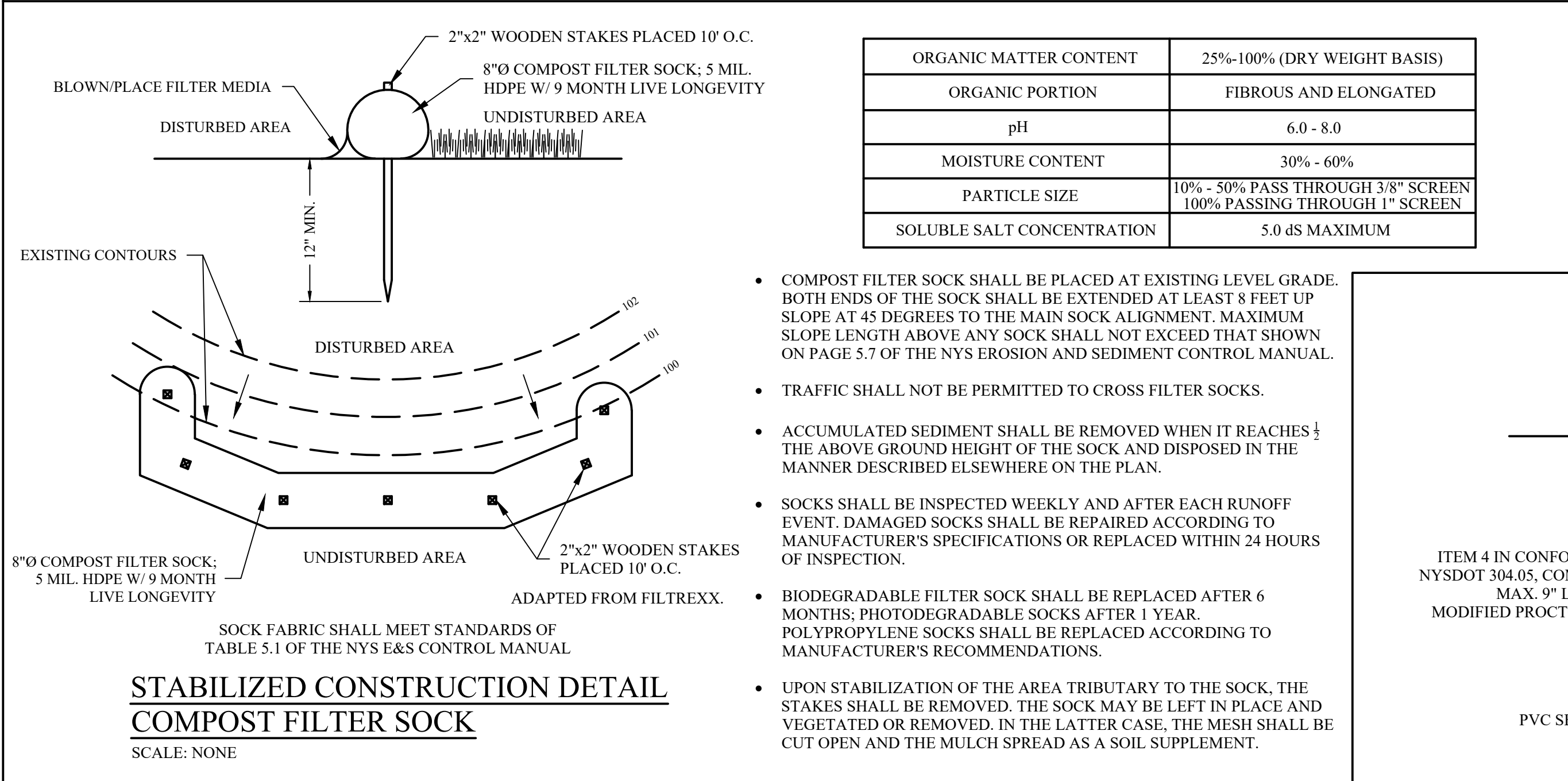
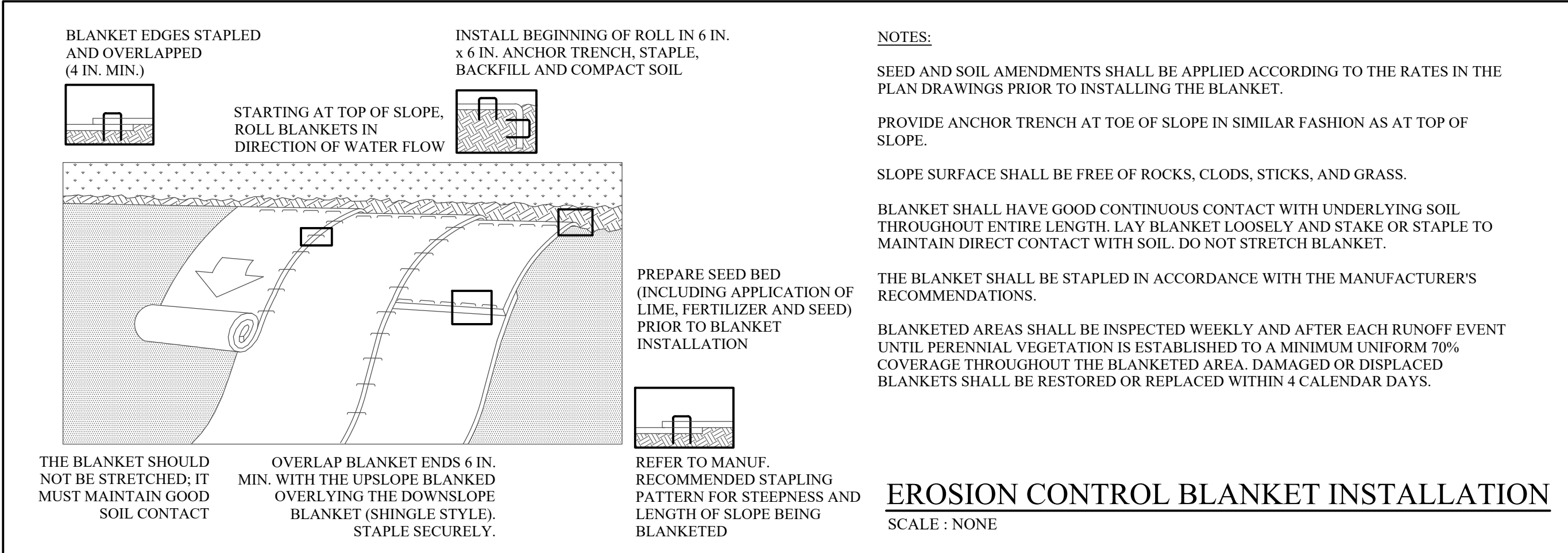
COUNTY HIGHWAY ENTRANCE DESIGN

NOTE: NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS  
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SECURED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS  
UNDER SECTION 136 OF THE HIGHWAY LAW.

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F:\02022\22-710 Dillin Chester 6 lot subdivision\Drafting\DETAIL SHEET.dwg, Model: 11/13/2023 2:28:28 PM



**MHE ENGINEERING**  
33 Airport Center Drive, Suite 202 New Windsor, NY 12553 (845) 567-3100  
111 Wheatfield Drive, Suite 1 Millford, PA 18337 (570) 296-2785

**UDIG·NY**  
SAFE DIGGING STARTS HERE  
CALL 811

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**1414 KINGS HIGHWAY LLC.**  
TOWN OF CHESTER  
ORANGE COUNTY, N.Y.

**TYPICAL DETAILS**

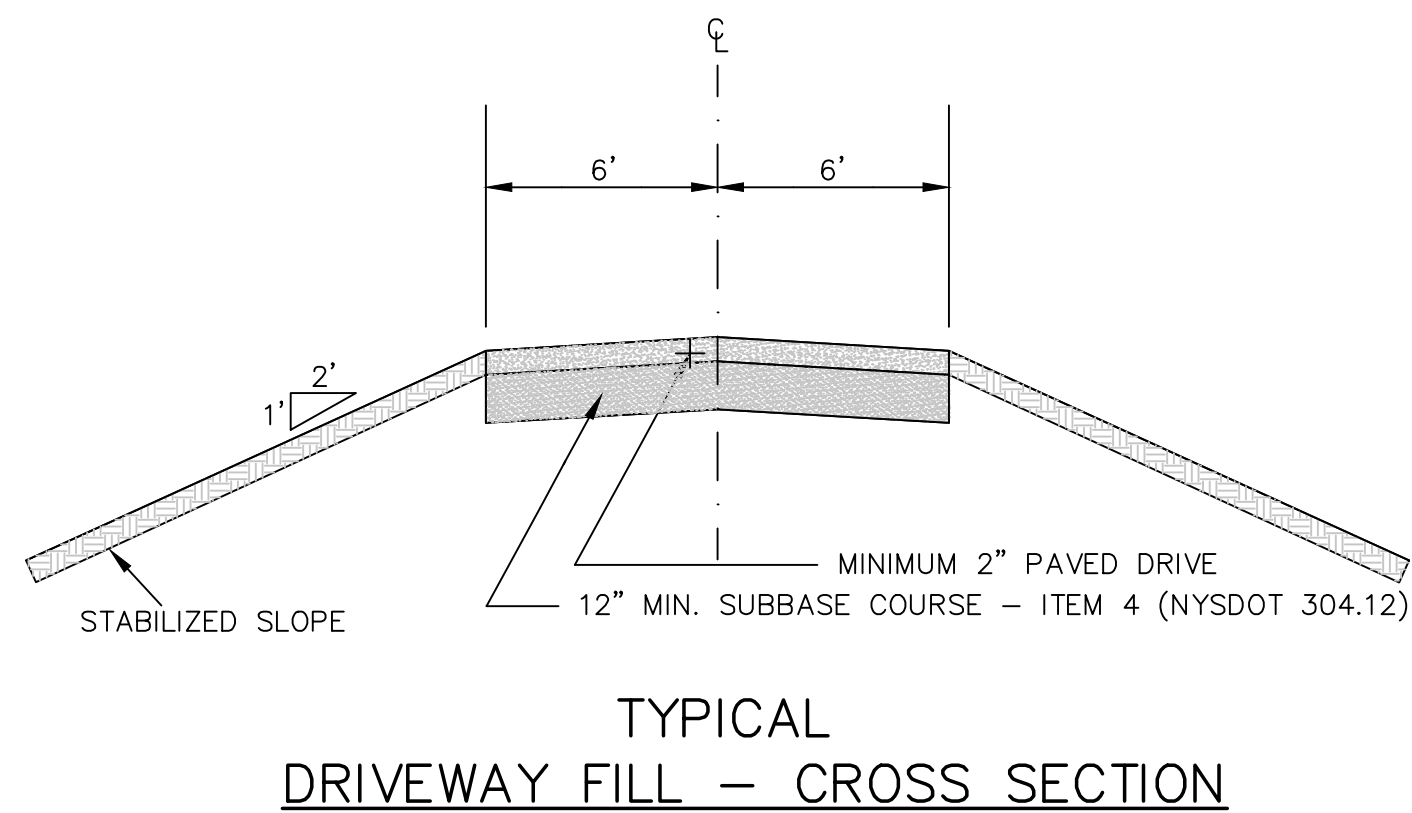
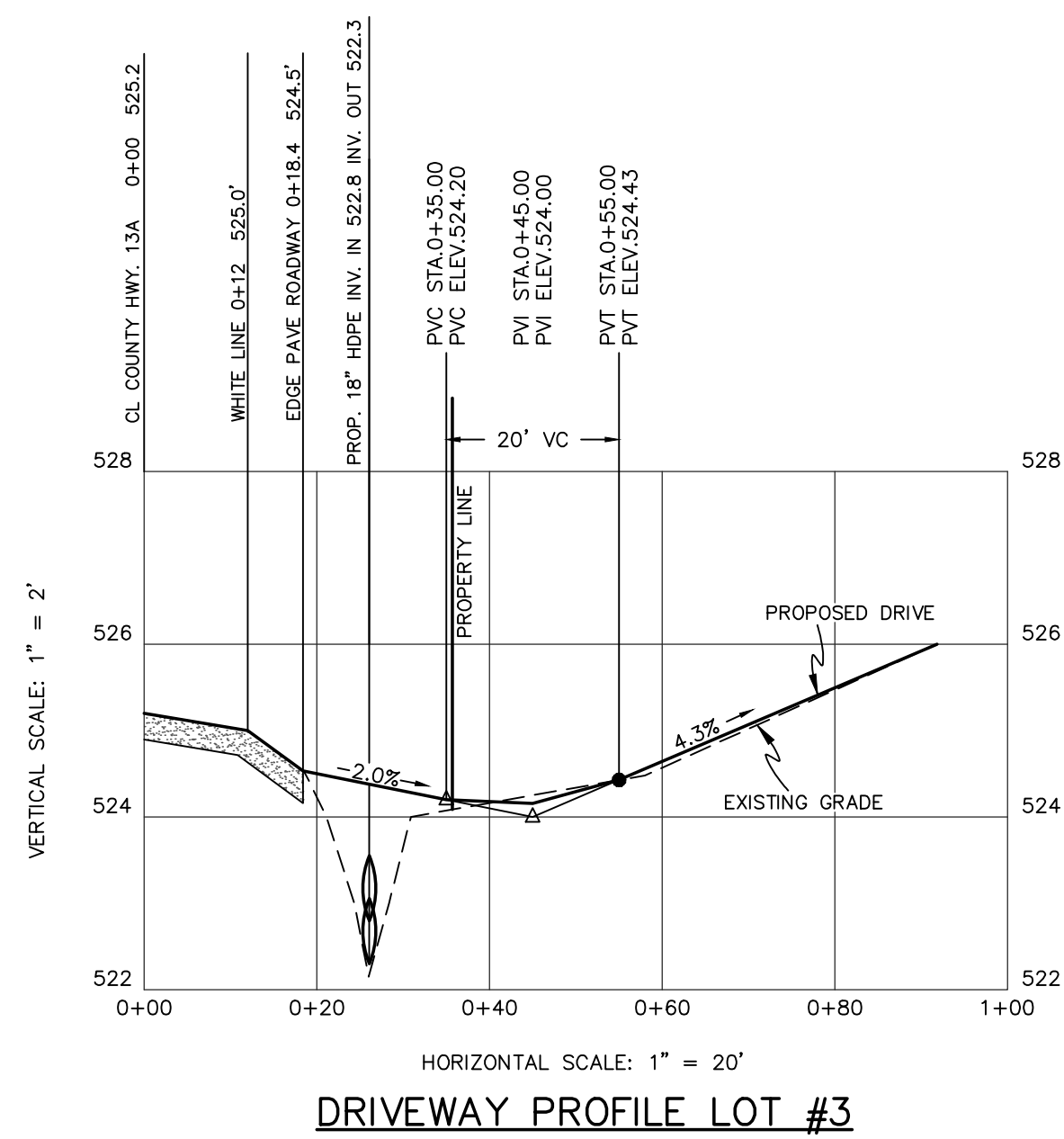
REVISIONS		
NO.	DESCRIPTION	DATE

ISSUED DATE:	15 NOV, 2023
DESIGN BY:	SMQ
DRAWN BY:	HPBjr
CHECKED BY:	MWW
REVIEWED BY:	MJS
SHEET NO.	4 of 6

PROJECT #	22-709	PHASE #	-
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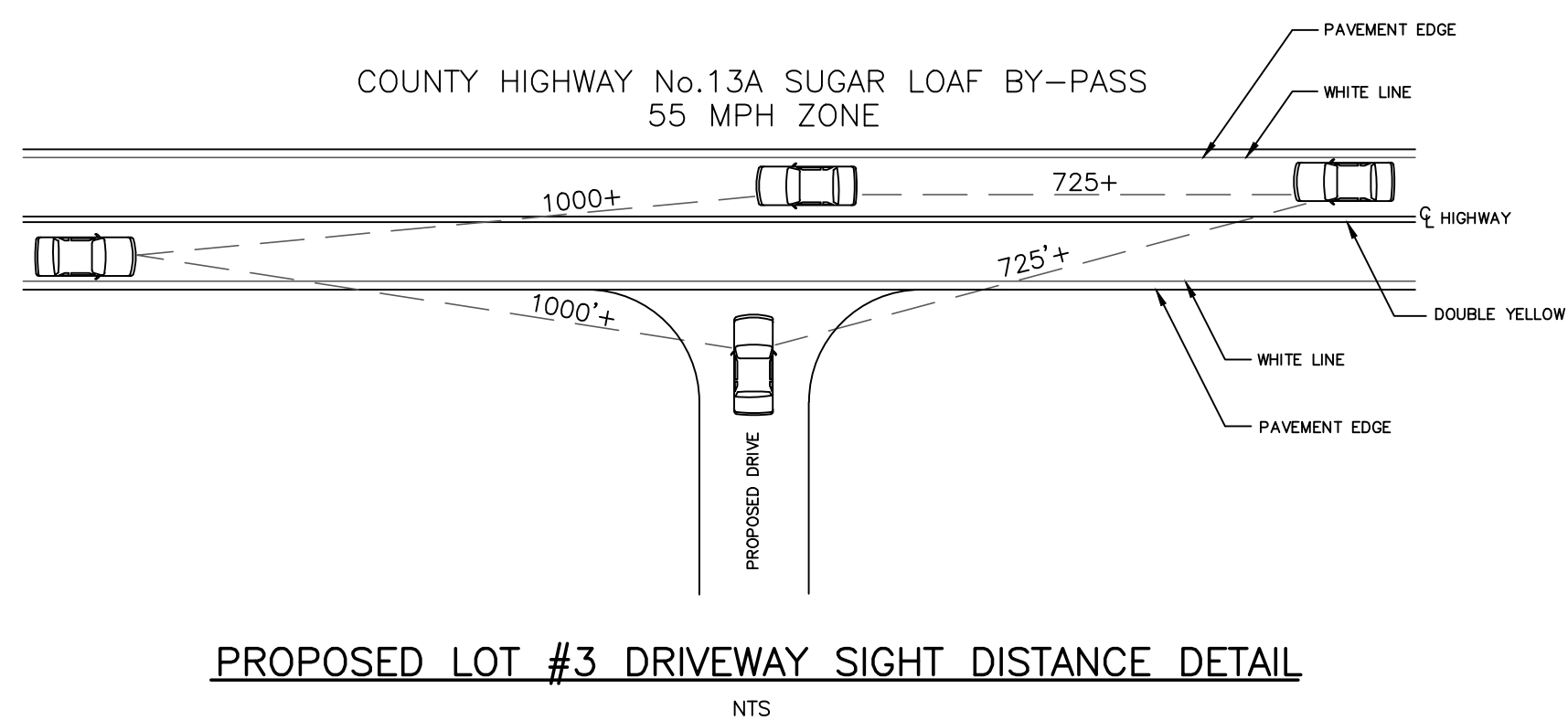






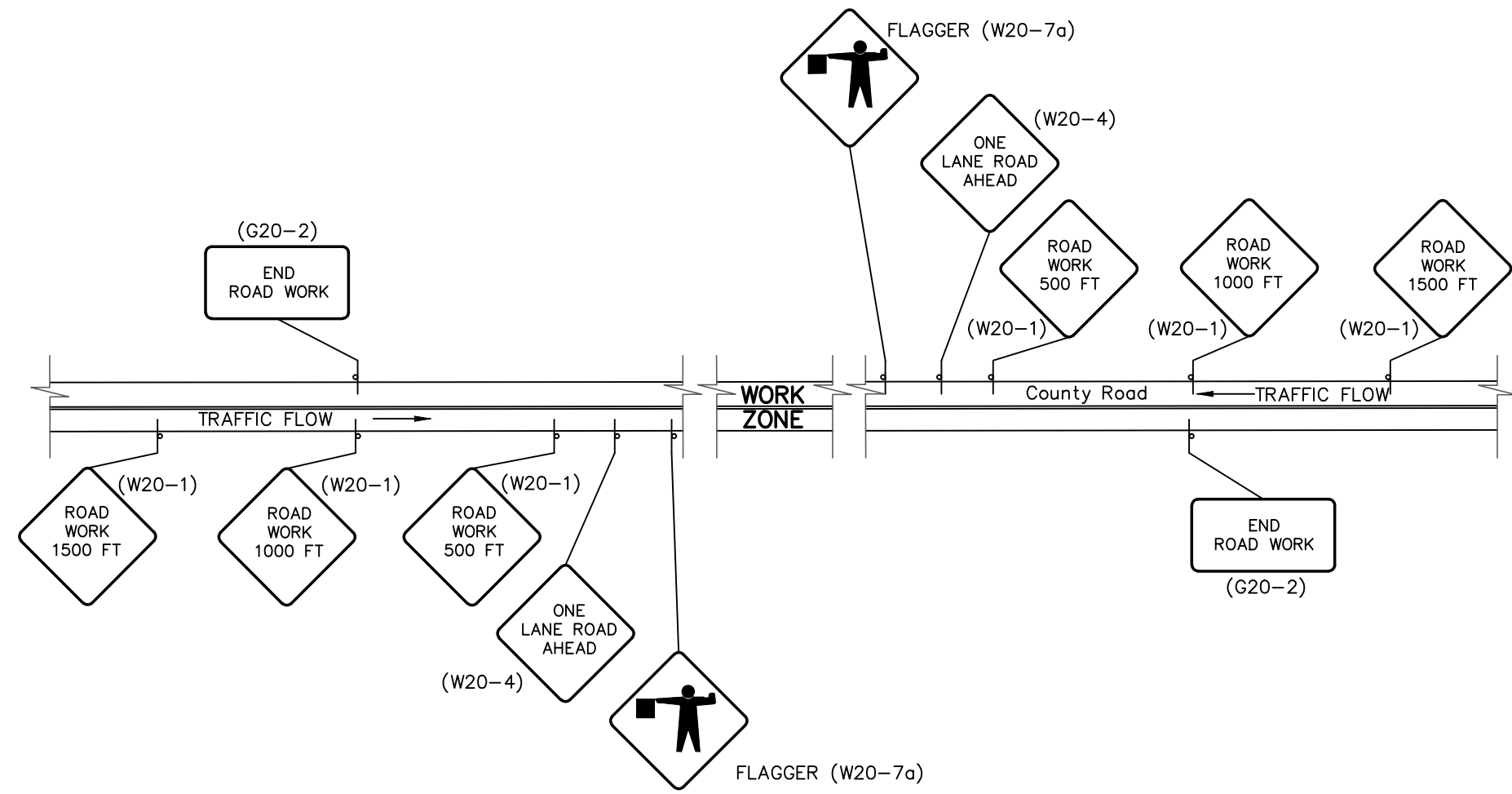
NOTE: AT THE TIME OF CONSTRUCTION, THE NEW DRIVEWAY PAVEMENT IS TO BE KEYED INTO THE COUNTY ROAD SHOULDER ASPHALT AS DIRECTED BY THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS - DIVISION OF ENGINEERING.

NOTE: ONLY ITEM 4 (NYSDOT 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

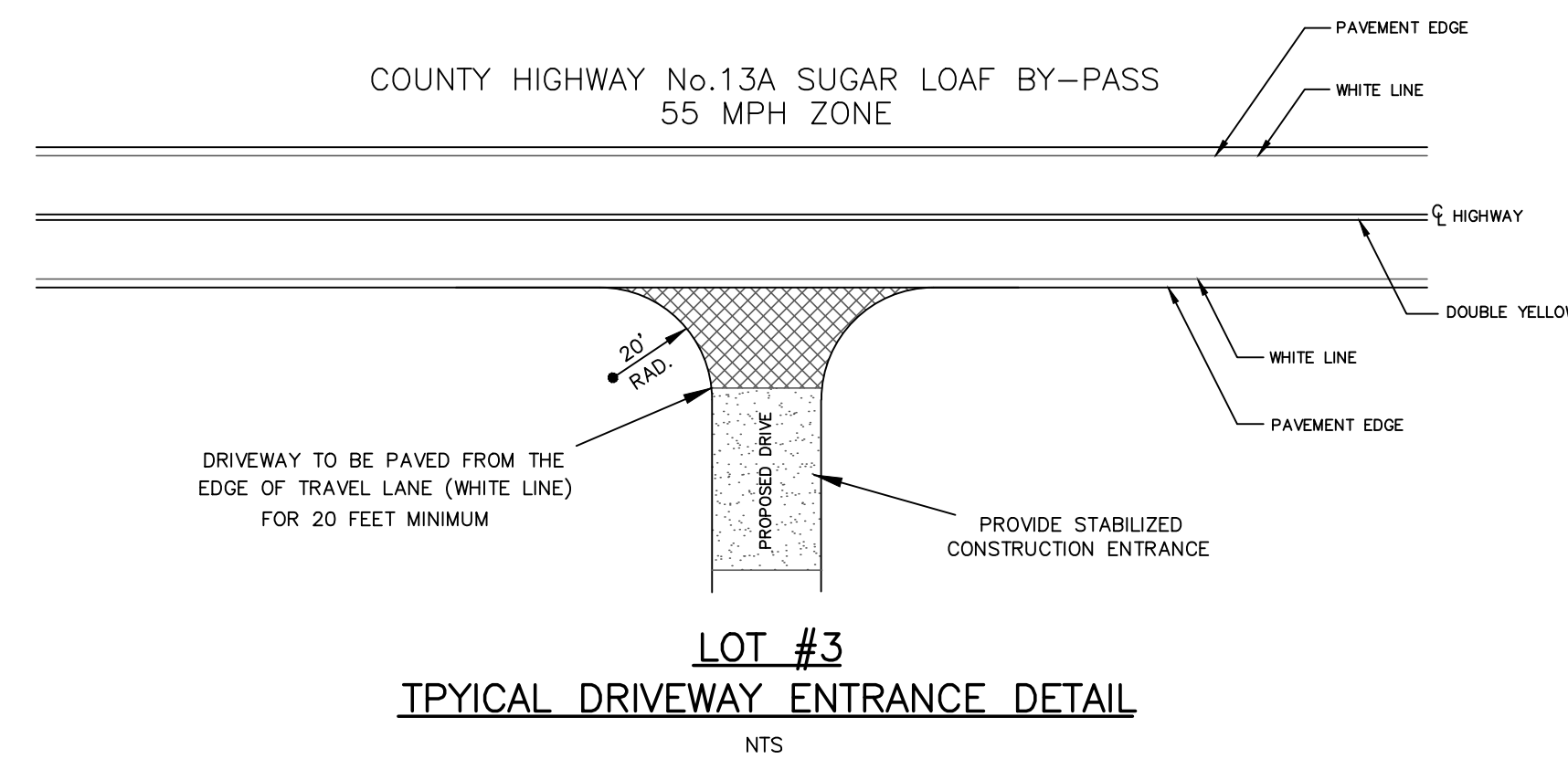


MAINTENANCE AND PROTECTION OF TRAFFIC:

- 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 WAY.
- 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.



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  
NOVEMBER 15, 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