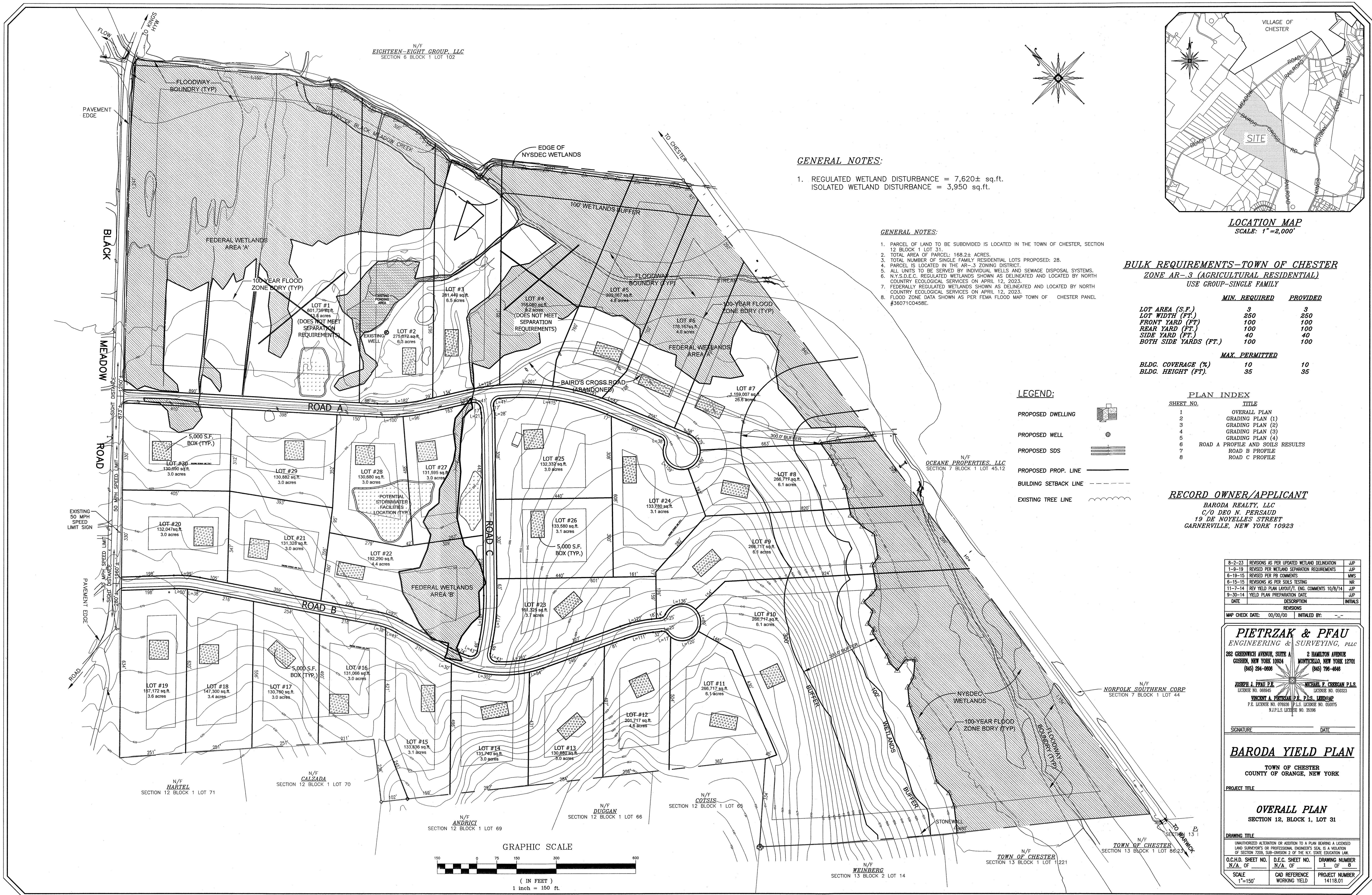


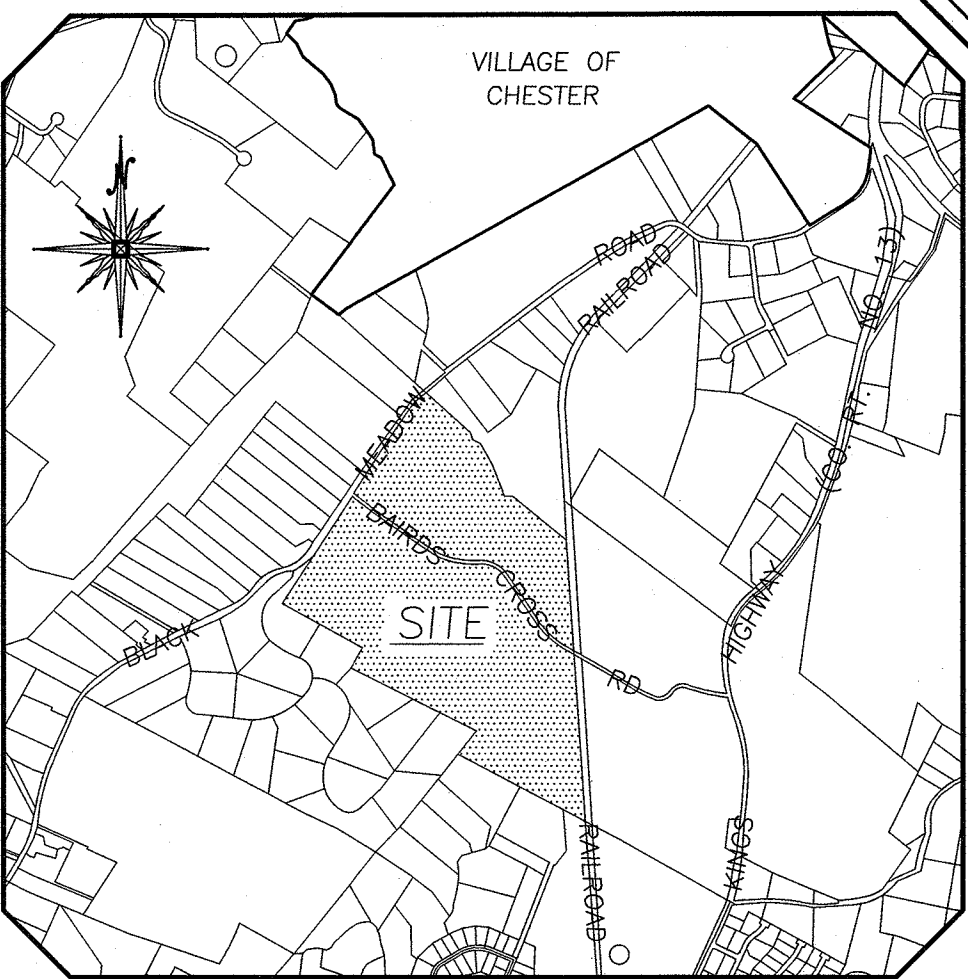


GENERAL NOTES:

- 1. REGULATED WETLAND DISTURBANCE = 7,620± sq.ft.
- ISOLATED WETLAND DISTURBANCE = 3,950 sq.ft.

GENERAL NOTES:

- 1. PARCEL OF LAND TO BE SUBDIVIDED IS LOCATED IN THE TOWN OF CHESTER, SECTION 12 BLOCK 1 LOT 31.
- 2. TOTAL AREA OF PARCEL: 168.2± ACRES.
- 3. TOTAL NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS PROPOSED: 28.
- 4. PARCEL IS LOCATED IN THE AR-3 ZONING DISTRICT.
- 5. ALL UNITS TO BE SERVED BY INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS.
- 6. N.Y.S.D.E.C. REGULATED WETLANDS SHOWN AS DELINEATED AND LOCATED BY NORTH COUNTRY ECOLOGICAL SERVICES ON APRIL 12, 2023.
- 7. FEDERALLY REGULATED WETLANDS SHOWN AS DELINEATED AND LOCATED BY NORTH COUNTRY ECOLOGICAL SERVICES ON APRIL 12, 2023.
- 8. FLOOD ZONE DATA SHOWN AS PER FEMA FLOOD MAP TOWN OF CHESTER PANEL #36071C0458E.



LOCATION MAP
SCALE: 1"=2,000'

BULK REQUIREMENTS-TOWN OF CHESTER

ZONE AR-3 (AGRICULTURAL RESIDENTIAL)

USE GROUP-SINGLE FAMILY

	MIN. REQUIRED	PROVIDED
LOT AREA (S.F.)	3	3
LOT WIDTH (FT.)	250	250
FRONT YARD (FT.)	100	100
REAR YARD (FT.)	100	100
SIDE YARD (FT.)	40	40
BOTH SIDE YARDS (FT.)	100	100
MAX. PERMITTED		
BLDG. COVERAGE (%)	10	10
BLDG. HEIGHT (FT.)	35	35

LEGEND:

- PROPOSED DWELLING
- PROPOSED WELL
- PROPOSED SDS
- PROPOSED PROP. LINE
- BUILDING SETBACK LINE
- EXISTING TREE LINE

PLAN INDEX

SHEET NO.	TITLE
1	OVERALL PLAN
2	GRADING PLAN (1)
3	GRADING PLAN (2)
4	GRADING PLAN (3)
5	GRADING PLAN (4)
6	ROAD A PROFILE AND SOILS RESULTS
7	ROAD B PROFILE
8	ROAD C PROFILE

RECORD OWNER/APPLICANT

BARODA REALTY, LLC
C/O DEO N. PERSAUD
19 DE NOYELLES STREET
GARNERVILLE, NEW YORK 10923

REVISIONS	DESCRIPTION	INITIALS
8-2-23	REVISIONS AS PER UPDATED WETLAND DELINEATION	JUP
1-9-19	REVISED PER WETLAND SEPARATION REQUIREMENTS	JUP
6-19-15	REVISED PER PB COMMENTS	MWS
6-15-15	REVISIONS AS PER SOILS TESTING	NR
11-7-14	REV YIELD PLAN LAYOUT/T. ENG. COMMENTS 10/8/14	JUP
9-30-14	YIELD PLAN PREPARATION DATE	JUP

MAP CHECK DATE: 00/00/00 INITIALED BY: --

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
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LICENSE NO. 066946
MICHAEL F. CHERIAN P.E.
LICENSE NO. 058023
VINCENT A. PIETRZAK P.E., P.S., J.E.D.
P.E. LICENSE NO. 070538 (P.E.S. LICENSE NO. 050075)
N.Y.P.L.S. LICENSE NO. 35396

SIGNATURE DATE

BARODA YIELD PLAN

TOWN OF CHESTER
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

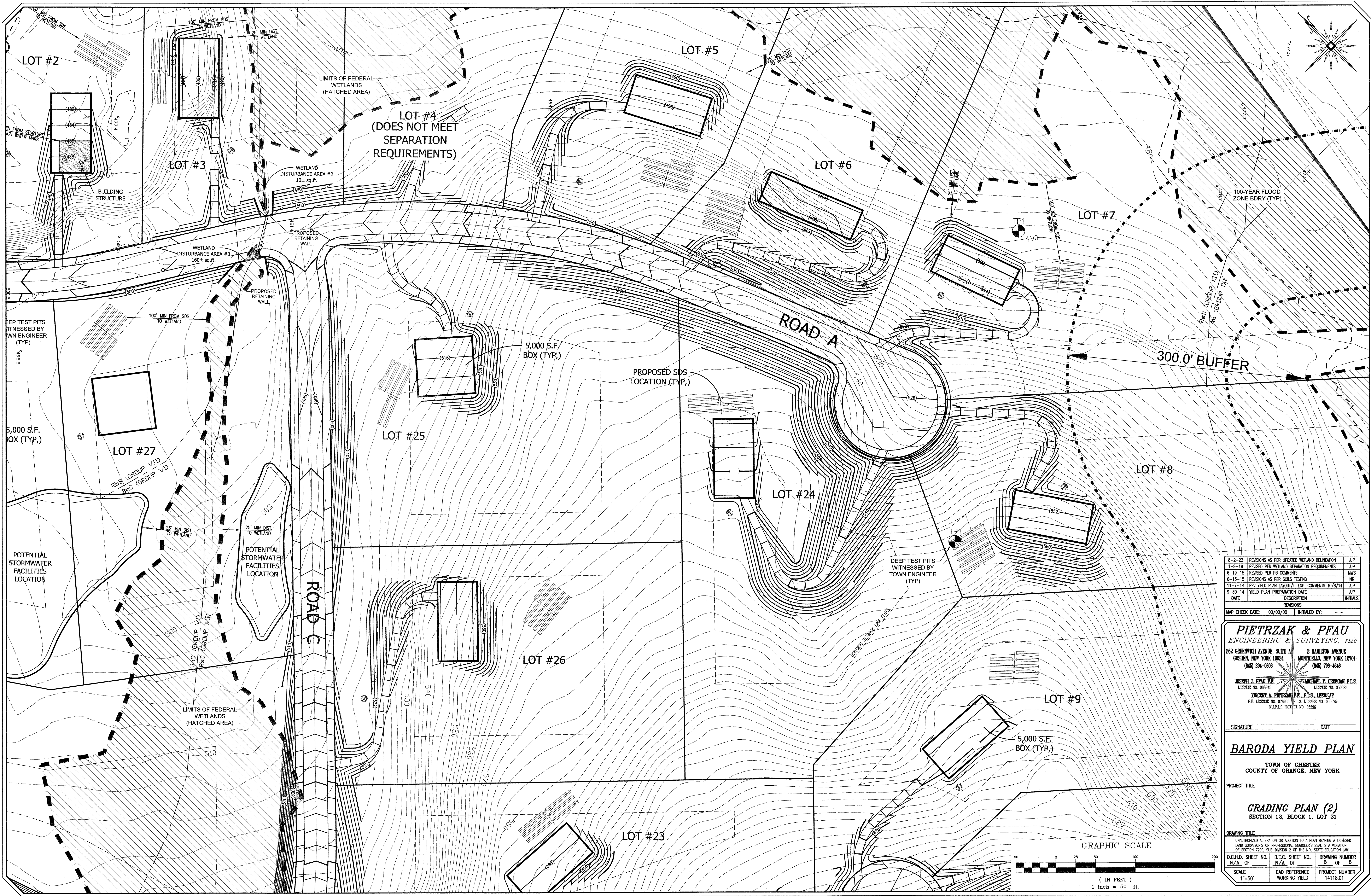
OVERALL PLAN
SECTION 12, BLOCK 1, LOT 31

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A OF	N/A OF	1 OF 8

SCALE	CAD REFERENCE	PROJECT NUMBER
1"=150'	WORKING YIELD	14118.01



8-2-23	REVISIONS AS PER UPDATED WETLAND DELINEATION	JUP
1-9-19	REVISED PER WETLAND SEPARATION REQUIREMENTS	JUP
6-19-15	REVISED PER PB COMMENTS	MWS
6-15-15	REVISIONS AS PER SOILS TESTING	NR
11-7-14	REV YIELD PLAN LAYOUT/1. ENG. COMMENTS 10/8/14	JUP
9-30-14	YIELD PLAN PREPARATION DATE	JUP
DATE	DESCRIPTION	INITIALS

MAP CHECK DATE: 00/00/00 INITIALED BY: --

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LICENSE NO. 088945

MICHAEL F. CHERMAN P.L.S.
LICENSE NO. 050323

VINCENT A. PIETRZAK P.E., P.L.S. LEED® AP
P.E. LICENSE NO. 078636 P.L.S. LICENSE NO. 050075
N.J.P.L.S. LICENSE NO. 35396

SIGNATURE DATE

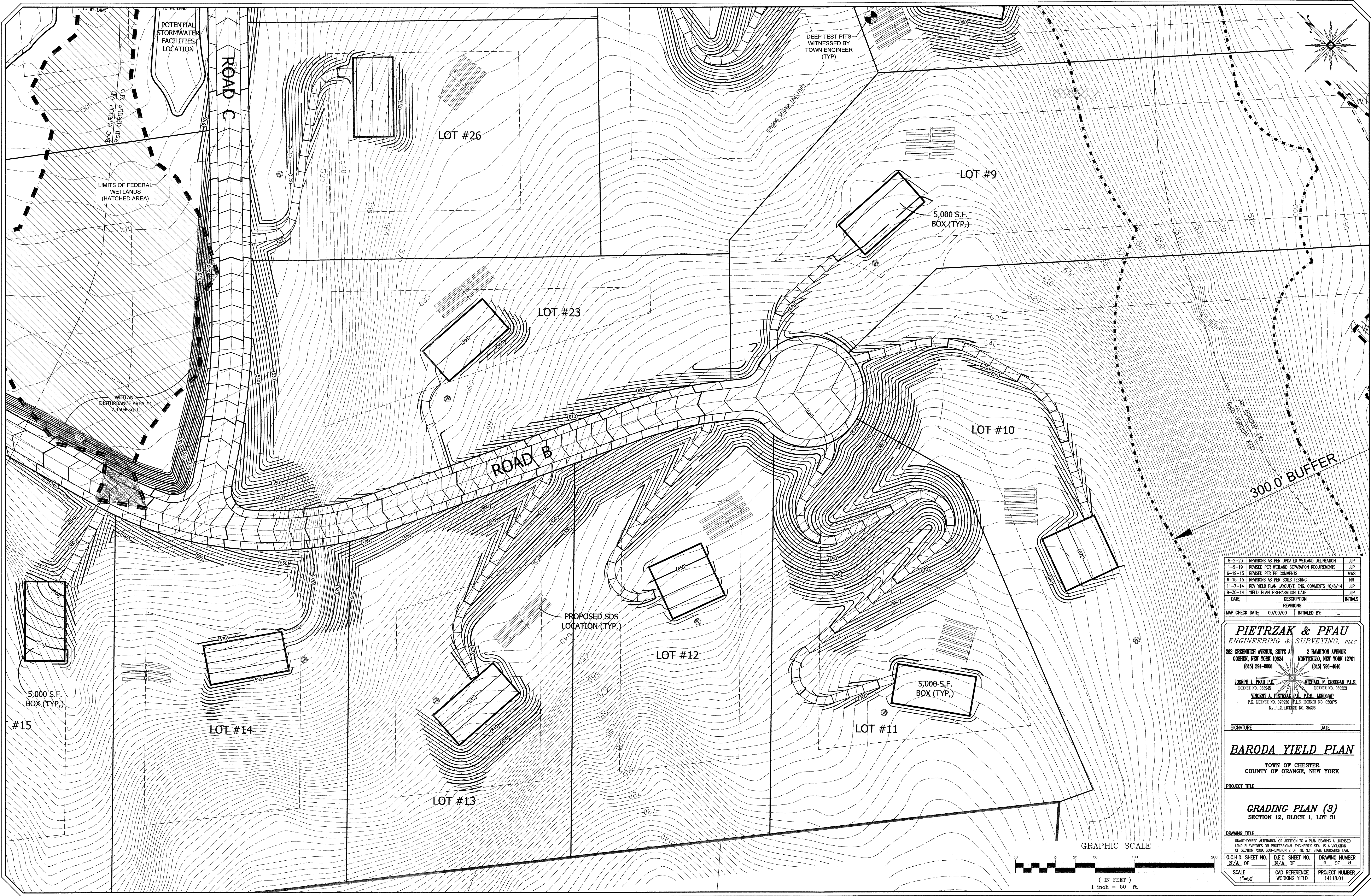
BARODA YIELD PLAN

TOWN OF CHESTER
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

GRADING PLAN (2)
SECTION 12, BLOCK 1, LOT 31

DRAWING TITLE		
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.		
O.C.H.D. SHEET NO. N/A. OF	D.E.C. SHEET NO. 3 OF 8	DRAWING NUMBER 14118.01
SCALE 1"=50'	CAD REFERENCE WORKING YIELD	PROJECT NUMBER 14118.01



8-2-23	REVISIONS AS PER UPDATED WETLAND DELINEATION	JUP
1-9-19	REVISED PER WETLAND SEPARATION REQUIREMENTS	JUP
6-19-15	REVISED PER PB COMMENTS	MWS
6-15-15	REVISIONS AS PER SOILS TESTING	NR
11-7-14	REV YIELD PLAN LAYOUT/1. ENG. COMMENTS 10/8/14	JUP
9-30-14	YIELD PLAN PREPARATION DATE	JUP
DATE	DESCRIPTION	INITIALS
MAP CHECK DATE: 09/09/00	INITIALS BY: --	

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10884
(945) 294-0806

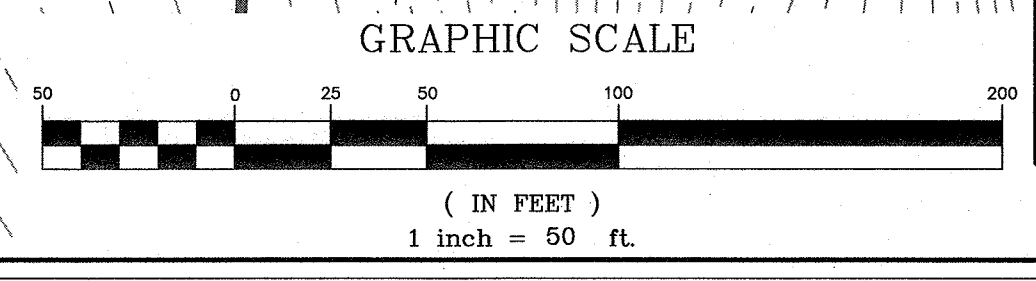
2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(945) 798-6646

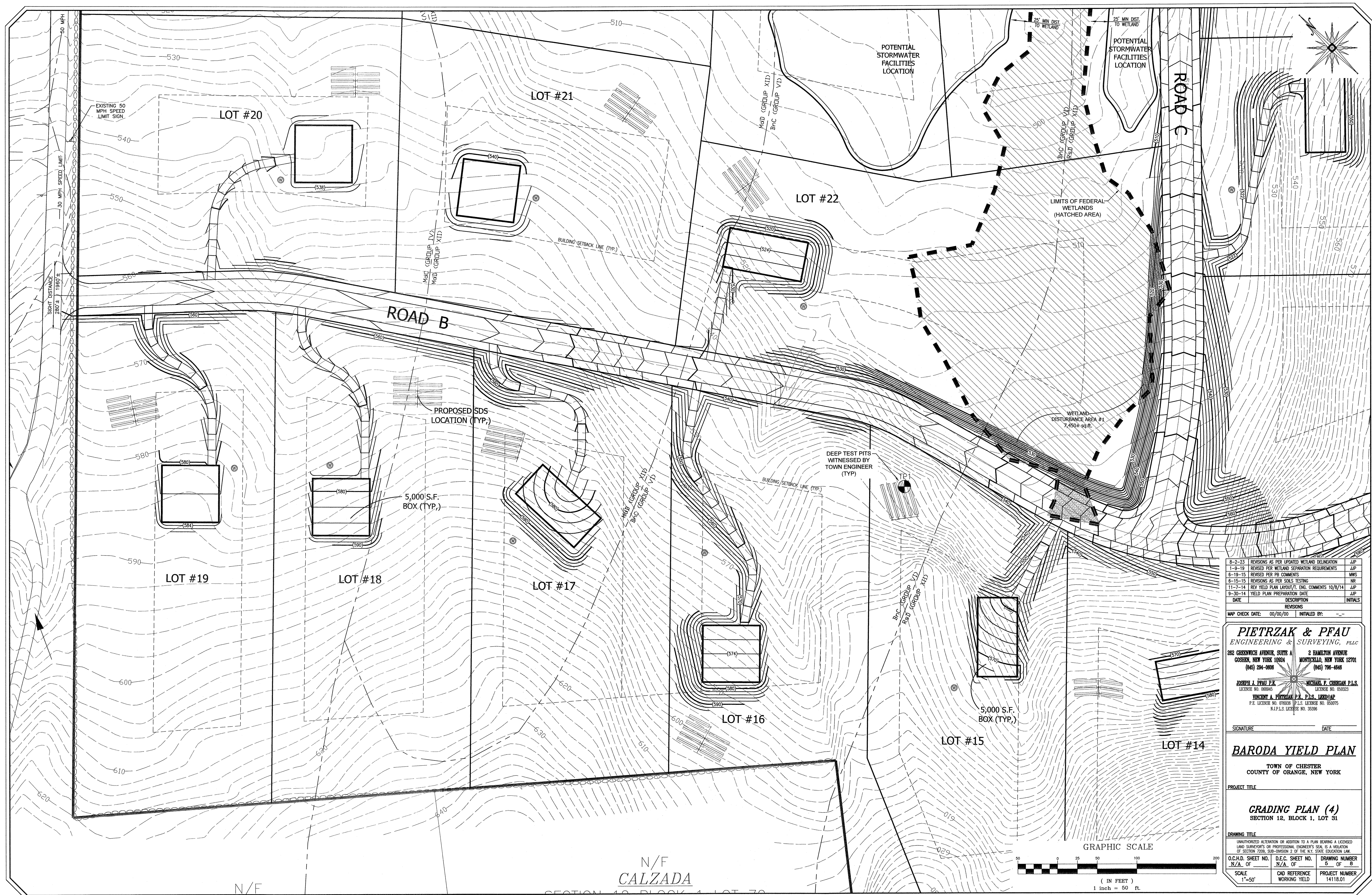
JOSEPH J. PFAU P.E.
LICENSE NO. 055945

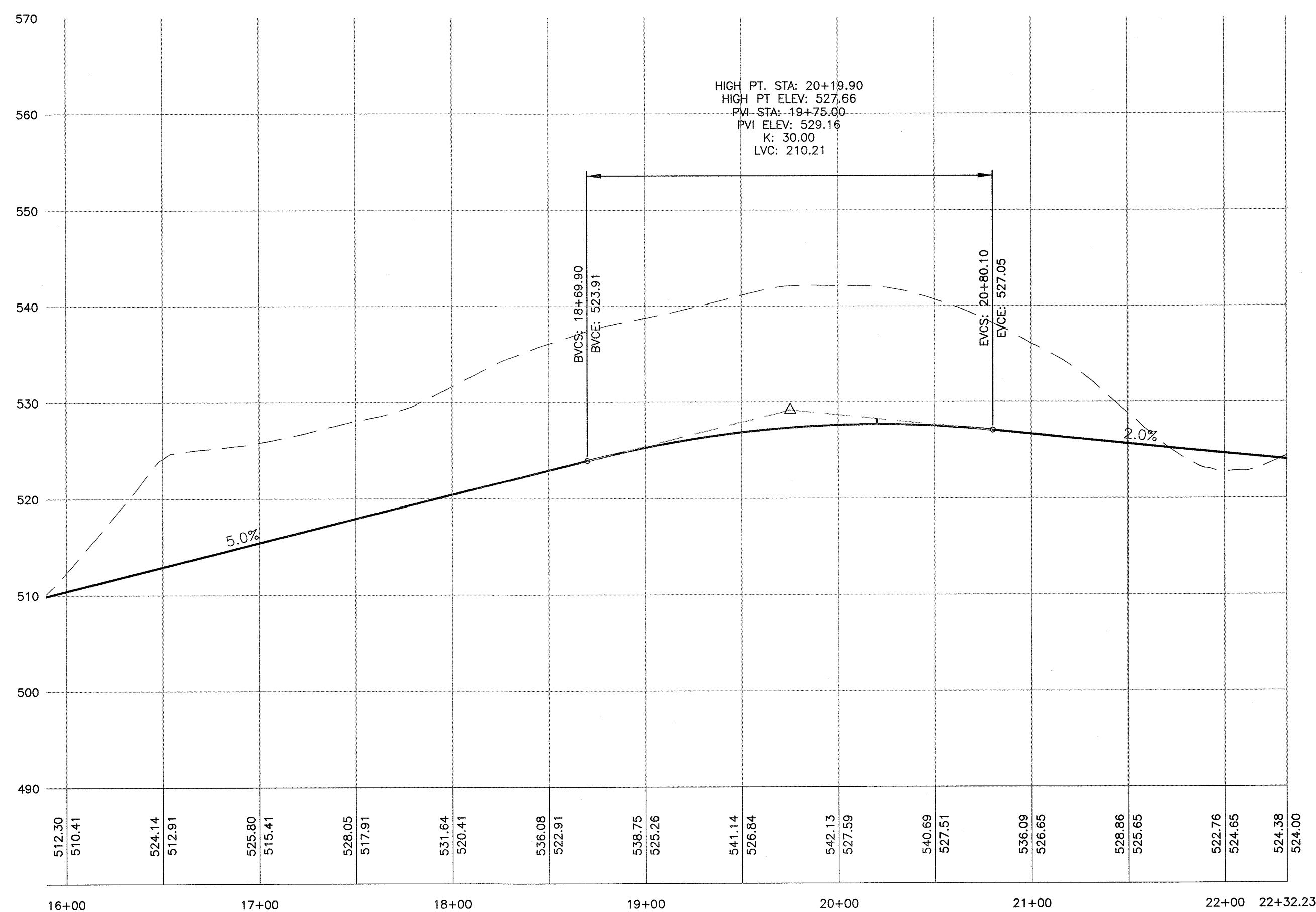
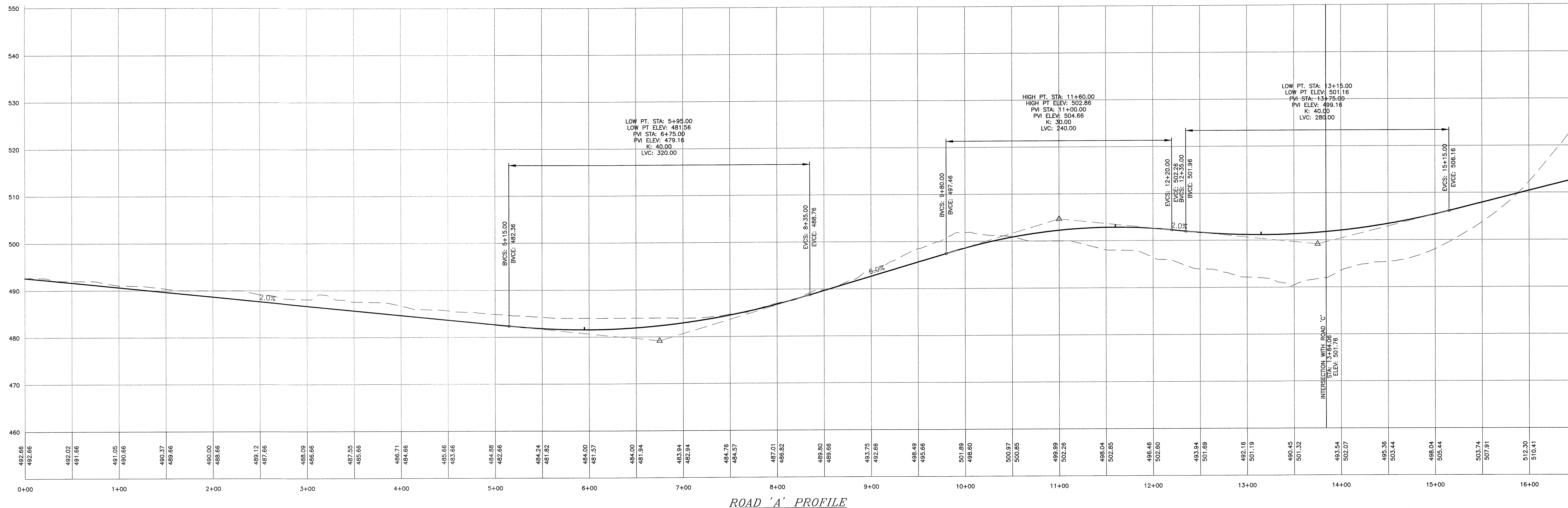
MICHAEL F. COBBAN P.L.S.
LICENSE NO. 059322

VINCENT A. PIETRZAK P.E., P.L.S. LICENSE #055945
P.E. LICENSE NO. 070636 P.L.S. LICENSE NO. 050075
N.J.P.L.S. LICENSE NO. 55396

SIGNATURE	DATE	
BARODA YIELD PLAN		
TOWN OF CHESTER COUNTY OF ORANGE, NEW YORK		
PROJECT TITLE		
GRADING PLAN (3) SECTION 12, BLOCK 1, LOT 31		
DRAWING TITLE		
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.		
O.C.H.D. SHEET NO. N/A OF	D.E.C. SHEET NO. N/A OF	DRAWING NUMBER 4 OF 8
SCALE 1"=50'	CAD REFERENCE WORKING YIELD	PROJECT NUMBER 14118.01







PROFILE SCALES:
VERTICAL: 1" = 10'
HORIZONTAL: 1" = 50'

SOILS TEST RESULTS	
LOT #	DEEP TEST PIT #1 RESULTS
1	0"-8" TOPSOIL 8"-18" SILTY, SANDY LOAM 18"-72" COARSE SAND WITH SLIGHT CLAY MOTTLING NO BEDROCK, NO GROUNDWATER
7	0"-6" TOPSOIL 6"-48" SILTY LOAM, CLAY MOTTLED 48"-72" SILTY, SANDY LOAM, CLAY MOTTLED SLIGHT SEEPAGE @ BOTTOM OF TEST PIT NO BEDROCK, NO GROUNDWATER
8	0"-10" TOPSOIL 10"-54" SANDY LOAM WITH TRACE SILT AND GRAVEL HIT SHALE @ 54" NO MOTTLING, NO BEDROCK, NO GROUNDWATER
15	0"-12" TOPSOIL 12"-54" SILTY LOAM WITH RIPPLED SHALE HIT SHALE @ 54" NO MOTTLING, NO BEDROCK, NO GROUNDWATER
28	0"-10" TOPSOIL 10"-60" SILTY LOAM, CLAY MOTTLED 60"-90" FINE SAND NO BEDROCK, NO GROUNDWATER

SOIL TESTING AND SEPTIC SYSTEM DESIGN NOTES:
1. DEEP TEST PITS WERE WITNESSED BY FUSCO ENGINEERING, PC AND PIETRZAK & PFAU, PLLC ON 6/05/13.

DATE	REVISIONS	INITIALED BY
8-2-23	REVISIONS AS PER UPDATED WETLAND DELINEATION	JUP
1-9-19	REVISED PER WETLAND SEPARATION REQUIREMENTS	JUP
6-19-15	REVISED PER PB COMMENTS	MWS
6-15-15	REVISIONS AS PER SOILS TESTING	NR
11-7-14	REV YIELD PLAN LAYOUT/7, ENG. COMMENTS 10/8/14	JUP
9-30-14	YIELD PLAN PREPARATION DATE	JUP
DATE	DESCRIPTION	INITIALS

MAP CHECK DATE: 00/00/00 INITIALED BY: --

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LICENSE NO. 050323
VINCENT A. PIETRZAK P.E., P.L.S. LEED AP
P.E. LICENSE NO. 076836 P.L.S. LICENSE NO. 050075
N.Y.P.L.S. LICENSE NO. 35398

SIGNATURE _____ DATE _____

BARODA YIELD PLAN

TOWN OF CHESTER
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

**ROAD 'A' PROFILE AND
SOIL RESULTS**

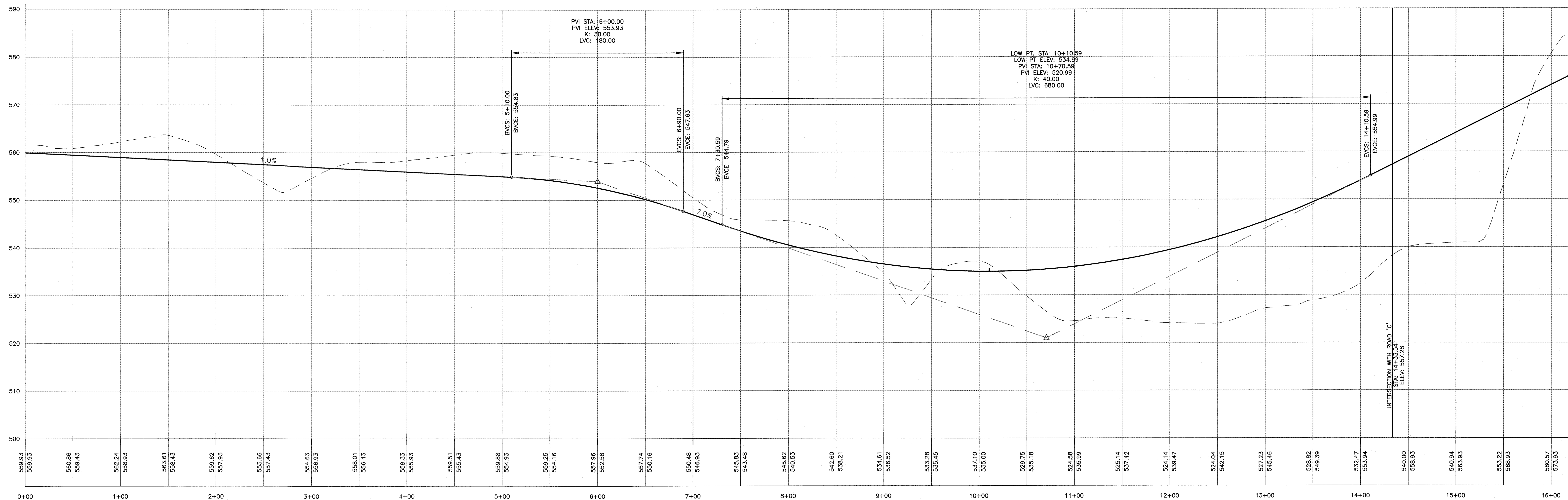
SECTION 12, BLOCK 1, LOT 31

DRAWING TITLE

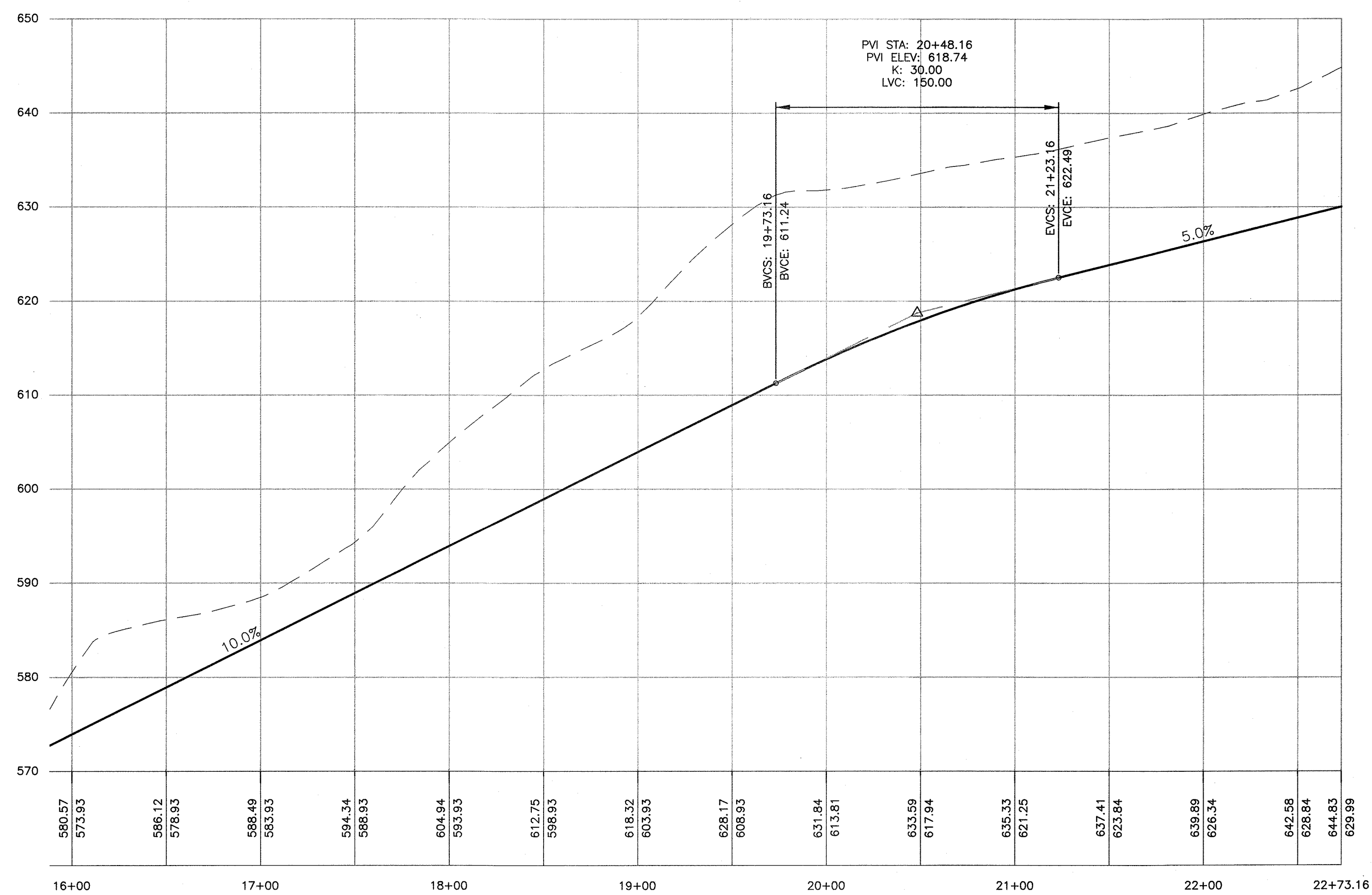
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED
LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION
OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO. N/A OF 8
D.E.C. SHEET NO. N/A OF 8
DRAWING NUMBER 8 OF 8

SCALE AS SHOWN CAD REFERENCE WORKING YIELD PROJECT NUMBER 14118.01



ROAD 'B' PROFILE



ROAD 'B' PROFILE CONTINUED

PROFILE SCALES:
VERTICAL: 1" = 10'
HORIZONTAL: 1" = 50'

8-2-23	REVISIONS AS PER UPDATED WETLAND DELINEATION	JJP
1-9-19	REVISED PER WETLAND SEPARATION REQUIREMENTS	JJP
6-19-15	REVISED PER PB COMMENTS	MWS
6-15-15	REVISIONS AS PER SOILS TESTING	NR
11-7-14	REV YIELD PLAN LAYOUT/L. ENG. COMMENTS 10/8/14	JJP
9-30-14	YIELD PLAN PREPARATION DATE	JJP
DATE	DESCRIPTION	INITIALS

MAP CHECK DATE: 09/09/00 INITIALED BY: --

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LICENSE NO. 050823

VINCENT A. PIETRZAK P.E., P.L.S. LEEDSAP
P.E. LICENSE NO. 078936 P.L.S. LICENSE NO. 050075
N.J.P.L.S. LICENSE NO. 35396

SIGNATURE _____ DATE _____

BARODA YIELD PLAN
TOWN OF CHESTER
COUNTY OF ORANGE, NEW YORK

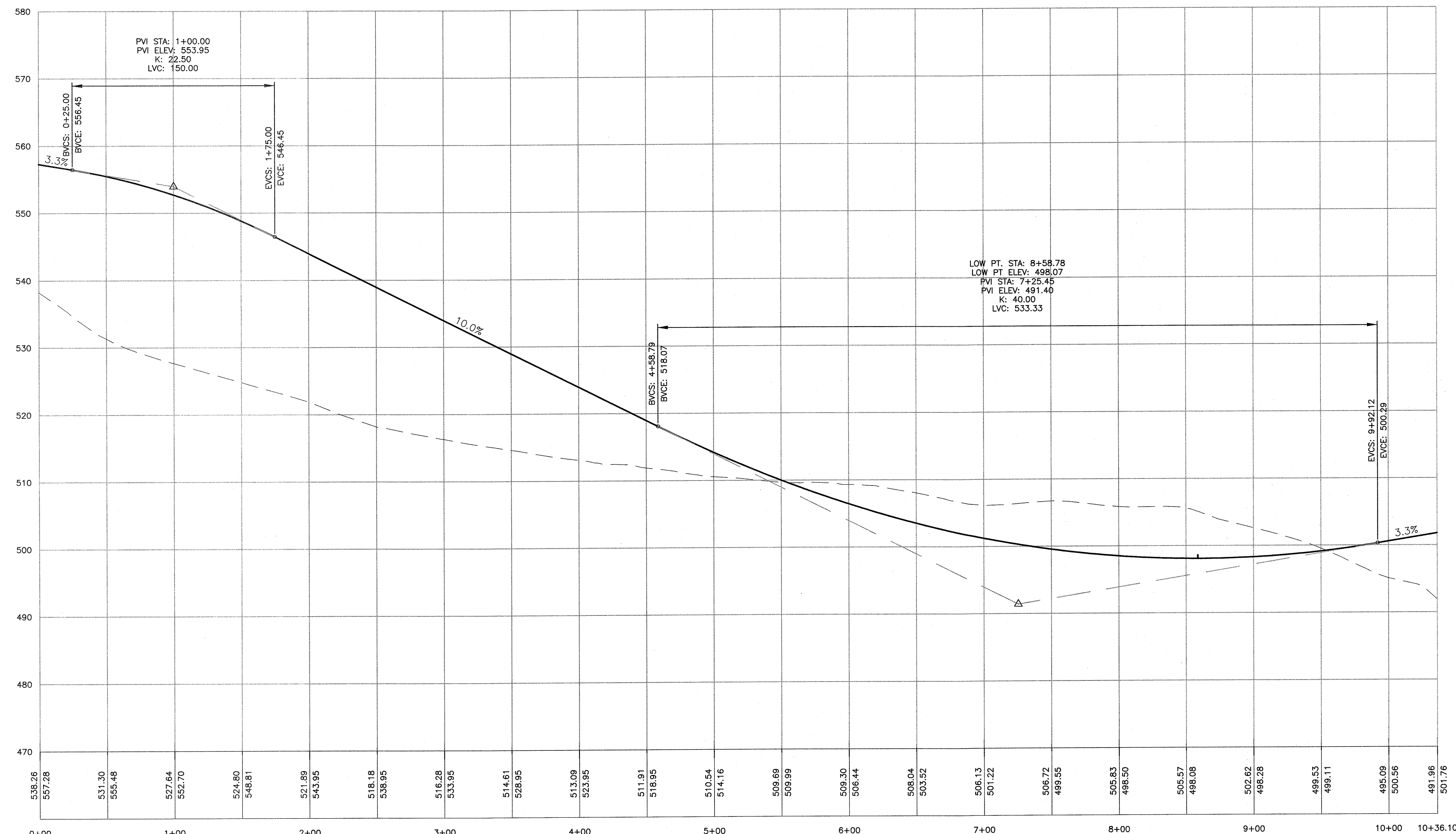
PROJECT TITLE

ROAD 'B' PROFILE
SECTION 12, BLOCK 1, LOT 31

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO. N/A. OF	D.E.C. SHEET NO. N/A. OF	DRAWING NUMBER 7 OF 8
SCALE AS SHOWN	CAD REFERENCE WORKING YIELD	PROJECT NUMBER 14118.01



ROAD 'B' PROFILE

PROFILE SCALES:
VERTICAL: 1" = 10'
HORIZONTAL: 1" = 50'

8-2-23	REVISIONS AS PER UPDATED WETLAND DELINEATION	JUP
1-9-19	REVISED PER WETLAND SEPARATION REQUIREMENTS	JUP
6-19-15	REVISED PER PB COMMENTS	MWS
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11-7-14	REV. YIELD PLAN LAYOUT/7, ENG. COMMENTS 10/8/14	JUP
9-30-14	YIELD PLAN PREPARATION DATE	JUP
DATE	DESCRIPTION	INITIALS

MAP CHECK DATE: 00/00/00 INITIALED BY: --

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N.J.P.L.S. LICENSE NO. 35396

MICHAEL F. CROGAN P.L.S.
LICENSE NO. 050323

SIGNATURE _____ DATE _____

BARODA YIELD PLAN

TOWN OF CHESTER
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

ROAD 'C' PROFILE
SECTION 12, BLOCK 1, LOT 31

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.D. SHEET NO. N/A	D.E.C. SHEET NO. N/A	DRAWING NUMBER 8 OF 9
SCALE AS SHOWN	CAD REFERENCE WORKING YIELD	PROJECT NUMBER 14118.01