SUBJECT TO A COMPLETE AND UP TO DATE ABSTRACT OF TITLE.

OFFSETS SHOWN ARE CORRECT BUT SHOULD NOT BE USED AS A BASIS FOR THE ERECTION OF FENCES OR OTHER STRUCTURES.

SUBJECT TO UNDERGROUND UTILITIES NOT VISIBLE AND EASEMENTS UNDISCLOSED TO MJS ENGINEERING AND LAND SURVEYING, PC AT THE TIME OF THE FIELD SURVEY.

CERTIFICATIONS HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DELAWARE-HUDSON LAND SURVEYORS ASSOCIATION. CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY IS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.

ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID, TRUE COPIES.

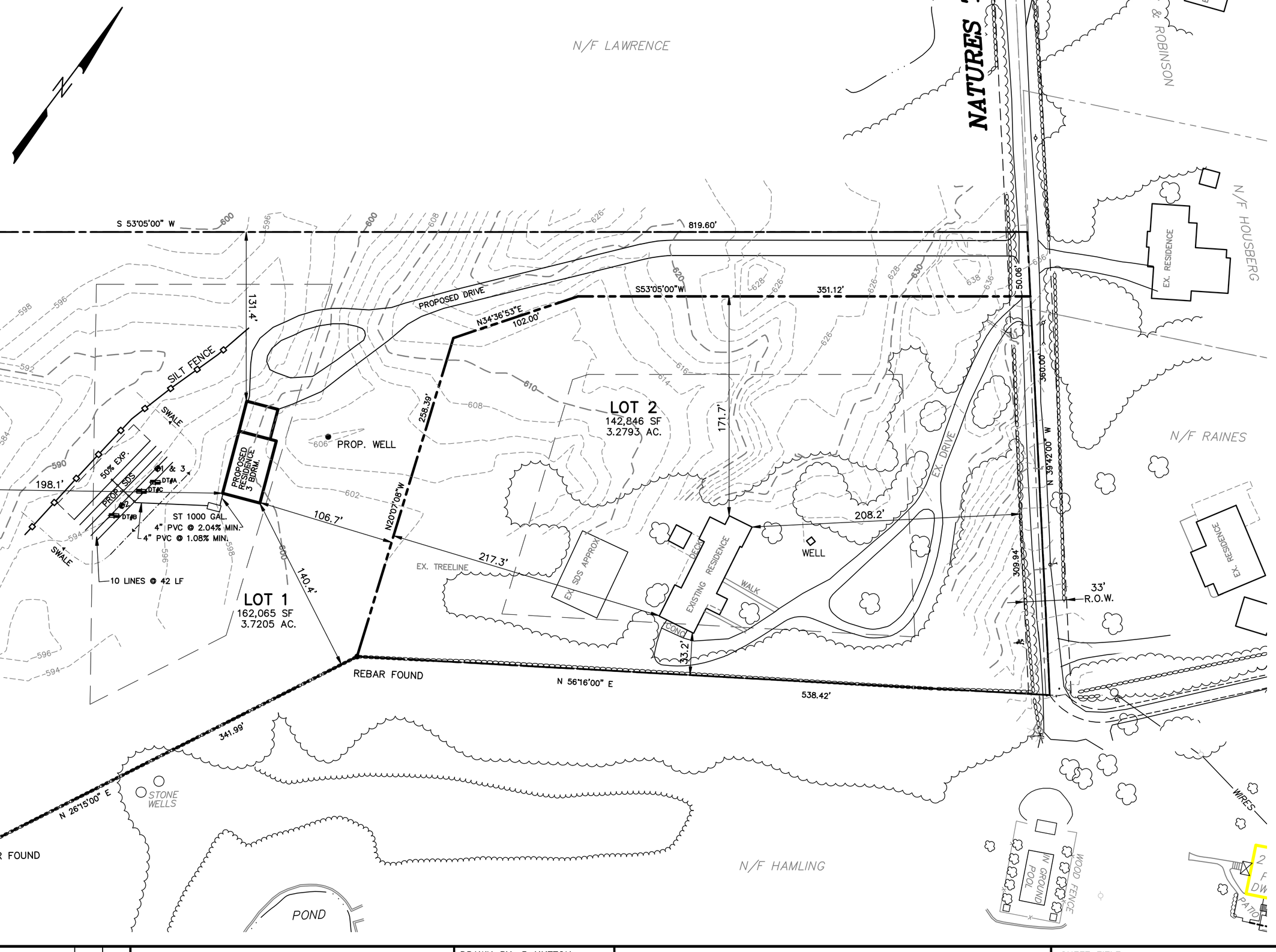
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

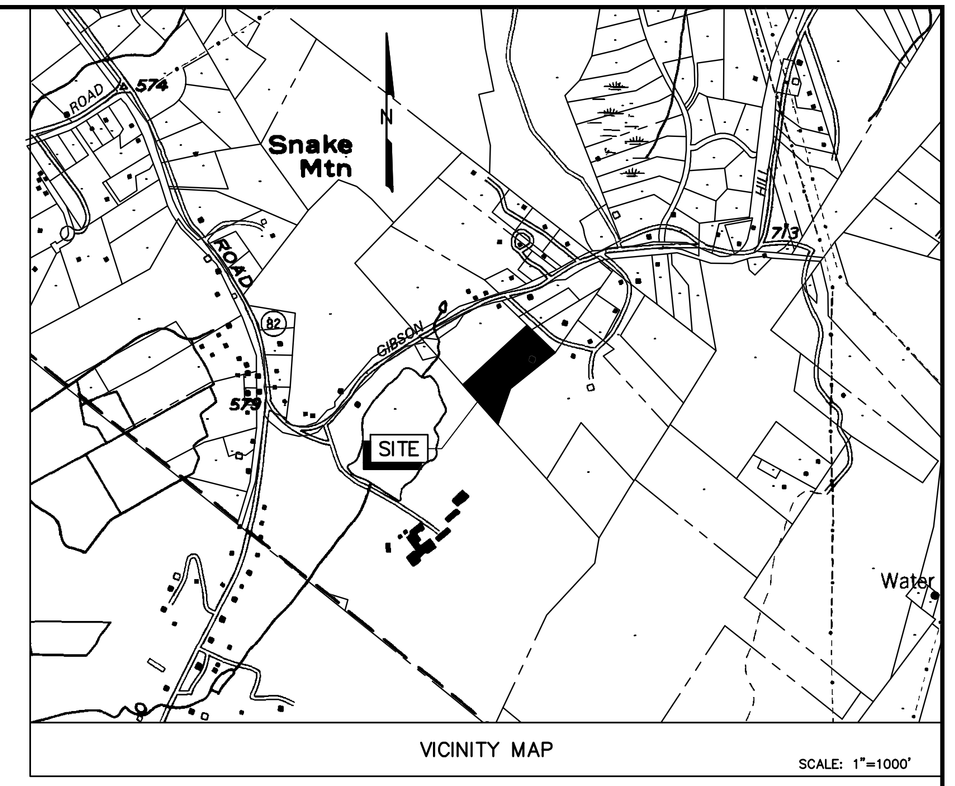
ABBREVIATIONS

AC.	ACRE
BF	BASEMENT FLOOR
BR	BEDROOM
BLK.	BLOCK
CB	CATCH BASIN
CK.	CHECK
DEPT.	DEPARTMENT
DET.	DETAIL
DWG.	DRAWING
EX.	EXISTING
FF	FINISHED FLOOR ELEVATION
FM	FILED MAP
FT.	FEET
GAL.	GALLON
GF	GARAGE FLOOR
GPD	GALLONS PER DAY
GPM	GALLONS PER MINUTE
HR.	HOUR
INV	INVERT ELEVATION
IP	IRON PIPE
LIB.	LIBER
LIC.	LICENSE
LF	LINEAR FEET
LSE	LOWEST SEWERABLE ELEVATION
MAX.	MAXIMUM
MH	MANHOLE
MIN.	MINIMUM OR MINUTE
N/F	NOW OR FORMERLY
NTS	NOT TO SCALE
PG.	PAGE
PVC	POLYVINYL CHLORIDE
PROP.	PROPOSED
REF.	REFERENCE
REV.	REVISION
SF	SQUARE FOOT
SQ.	SQUARE
SAN.	SANITARY SEWER
STM.	STORM SEWER
STD.	STANDARD
TYP.	TYPICAL
UP	UTILITY POLE
V	VALVE
W	WATER
W/	WITH
W/O	WITHOUT

SEPTIC DESIGN NOTES:

1. THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER SYSTEMS) SHALL NOT BE CHANGED.
2. ALL WELLS AND SEPTIC SYSTEMS WITHIN 300 FEET OF THIS PROJECT HAVE BEEN LOCATED AND ARE SHOWN ON THE PLANS.
3. TRENCHES SHALL NOT BE INSTALLED IN WET SOIL. THE SIDES AND BOTTOM OF TRENCHES MUST BE RAKED. THE ENDS OF THE LATERALS MUST BE CAPPED.
4. THERE SHALL BE NO RE-GRADING, EXCEPT AS SHOWN ON THE APPROVED PLANS, IN THE AREA OF THE ABSORPTION FIELDS.
5. HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELDS EXCEPT DURING THE ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ABSORPTION FIELD AREA BEFORE, DURING, OR AFTER CONSTRUCTION. EXTREME CARE MUST BE TAKEN DURING THE ACTUAL CONSTRUCTION SO AS TO AVOID ANY UNDUE COMPACTION THAT COULD RESULT IN A CHANGE OF THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.
6. NO SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL BE LOCATED OVER ANY PORTION OF THE ABSORPTION FIELD.
7. THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, JACUZZI TYPE SPA TUBS OVER 100 GALLONS, OR WATER CONDITIONERS. AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED TO ACCOUNT FOR THEM AND RE-APPROVED BY THE ORANGE COUNTY HEALTH DEPARTMENT.
8. THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE HOUSE, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
9. THE OWNER/APPLICANT OF EACH LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES.
10. INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN 1 YEAR OF AVAILABILITY.





VICINITY MAP

SCALE: 1"=1000'

SEPTIC DESIGN BASIS

PROPOSED: 3 BEDROOM DWELLING
FLOW: (3 BR) 110 GPD/BR = 330 GPD
PERCOLATION RATE: 48 MIN. /INCH
APPLICATION RATE: 0.45 GPD/SF
AREA REQUIRED: 330/0.45 = 733 SF
LINEAR FEET TRENCH REQUIRED: 733/2 = 368 LF
USE 10 TRENCHES AT 40 FT. = 400 LF

PERCOLATION TEST RESULTS

7/20/2015
TEST HOLE #1: STABILIZED RATE 1" DROP IN 22 MIN 15 SEC.
TEST HOLE #2: STABILIZED RATE 1" DROP IN 47 MIN 56 SEC.
8/17/2015 JOINT SITE INSPECTION WITH FUSCO ENGINEERING
TEST HOLE #3: STABILIZED RATE 1" DROP IN 09 MIN 17 SEC.

DEEP TEST RESULTS

8/03/2015
TEST HOLE #A:

DEPTH	SOIL DESCRIPTION
0 – 0.3	TOPSOIL
0.3 – 2.0	SILT LOAM WITH GRAVEL & STONES TO 8" DIA. VERY DRY
2.0 – 4.0	SILT LOAM WITH STONES TO 8". VERY DRY
4.0 – 7.5	SILT CLAY LOAM FEWER STONES, SLIGHTLY MOIST

NO BEDROCK, NO GROUNDWATER

TEST HOLE #B:

DEPTH	SOIL DESCRIPTION
0 – 0.3	TOPSOIL
0.3 – 2.0	SILT LOAM WITH GRAVEL & STONES TO 8" DIA. VERY DRY
2.0 – 3.5	SILT LOAM WITH STONES TO 8". VERY DRY
3.5 – 7.5	SILT CLAY LOAM FEWER STONES, SLIGHTLY MOIST

NO BEDROCK, NO GROUNDWATER

TEST HOLE #C JOINT SITE INSPECTION WITH FUSCO ENGINEERING 8/17/2015

DEPTH	SOIL DESCRIPTION
0 – 0.5	TOPSOIL
0.5 – 4.0	SILT LOAM WITH COBBLES, SLIGHT CLAY MOTTLING, DRY
4.0 – 6.0	SILT LOAM, CLAY MOTTLES, SLIGHTLY MOIST

NO BEDROCK, NO GROUNDWATER

NATURES TRAIL IMPROVEMENT

1. WIDEN EXISTING ROAD 2'-0" WITH STABILIZED AGGREGATE FROM LOT #1 DRIVEWAY TO GIBSON HILL ROAD. SEE DETAIL 6/C-2.
2. PROVIDE PULL OVER AREA AS SHOWN ON PLAN
3. REPAIR EXISTING PAVEMENT WHERE NECESSARY.

GENERAL NOTES:

1. RECORD OWNER:
   PAUL GUANERI
   18 NATURES TRAIL
   CHESTER, NY
2. AREA: 6.9998 ACRES OR 304911 SQ. FT.
3. TAX MAP NUMBER: SECTION 18, BLOCK 1, LOT 25
4. DEED REFERENCE: LIBER 4576, PAGE 220
5. ZONING DISTRICT: AR-.3

	REQUIRED	PROVIDED LOT 1	PROVIDED LOT 2
LOT AREA:	3 AC.	3.7297	3.2793
LOT WIDTH:	250' MIN.	410.8'	304.2'
FRONT YARD:	100' MIN.	106.7'	208.1'
SIDE YARD:	40' MIN.	131.4'	33'(VARIANCE)
BOTH SIDE YARDS:	100' MIN.	271.8'	203.3'
REAR YARD:	100' MIN.	198.1'	215.4'
BUILDING HEIGHT:	35' MAX.	30'+/-	30'+/-
BUILDING COVERAGE:	10%	1.3%	1.9%

THE TOWN OF CHESTER ZONING BOARD OF APPEALS GRANTED A VARIANCE TO THE REQUIRED SIDE YARD REQUIREMENT FOR LOT 2 WITH A RESOLUTION DATED JULY 16, 2015.

6. BOUNDARY INFORMATION SHOWN IS BASED ON AN ACTUAL FIELD SURVEY DATED JULY 22, 2015 BY MJS ENGINEERING & LAND SURVEYING, PC.
7. MAP REFERENCES:
   "BOUNDARY AND TOPOGRAPHY, GUANERI, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK." DATED 1/15/2015 AS PREPARED BY MJS ENGINEERING AND LAND SURVEYING, P.C.
   "BOUNDARY AND TOPOGRAPHIC SURVEY FOR DAVID AND CAROLINE HAMLING, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK" DATED DECEMBER 31, 2013, PREPARED BY JOHN ROBERT NELTING SURVEYING AND MAPPING, PLLC
8. CONTRACTOR/OWNER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING CONSTRUCTION BEFORE PROCEEDING WITH HIS WORK.
9. SUBJECT TO UNDERGROUND UTILITIES NOT VISIBLE OR DISCLOSED TO MJS ENGINEERING & LAND SURVEYING, PC. A SUBSURFACE UTILITY SURVEY WAS NOT CONTRACTED FOR OR PERFORMED AS PART OF THIS APPLICATION. CALL BEFORE YOU DIG UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TWO (2) FULL WORKING DAYS BEFORE YOU DIG. CALL 1-800-962-7962.
10. IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATIONS AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
11. THE NYSDEC REVIEWED THE STATE'S MASTER NATURAL HERITAGE RECORDS AND HAS DETERMINED THAT BOG TURTLE, TIMBER RATTLESNAKE AND NORTHERN LONG-EARED BAT HABITAT IS LOCATED NEAR THE PROJECT SITE. IF ANY TREE CUTTING OR GROUND DISTURBANCE IS PROPOSED BETWEEN APRIL 1st AND OCTOBER 31st THEN AN ARTICLE 11 PERMIT MAY BE REQUIRED.

NO.	DATE	REVISION	BY	CK.
C	9/11/2015	SUBMITTED FOR PUBLIC HEARING	JCC	M.S.
B	8/24/2015	SUBMITTED FOR PLG BRD REVIEW	JCC	M.S.
A	7/24/2015	SUBMITTED TO PLG. BRD.	JCC	M.S.

JAMES C. CLEARWATER, PLS
NY LAND SURVEYOR No. 49467

MICHAEL J. SANDOR PE
NY PROFESSIONAL ENGINEER No. 60445

DRAWN BY: P HUTTON
DEPT. CK. M. SANDOR
DEP. APPR.
COORD. CK.
P.M. APPR.
CLIENT APPR.

MJS ENGINEERING & LAND SURVEYING, PC
261 Greenwich Ave
Goshen, NY 10924
845-291-8650
Fax 845-291-8657

SHEET TITLE: SUBDIVISION PLAN

JOB NAME: PAUL & LINDA GUANERI
SECTION 18 BLOCK 1, LOT 25
TOWN OF CHESTER, ORANGE COUNTY, NEW YORK

DATE: 7/24/2015
JOB NO. 140162
SCALE: 1" = 50'

REV. NO. C
DWG. NO. C-1
SHEET 1 OF 2

P:\140162\dwg\140162PR.dwg, Layout1