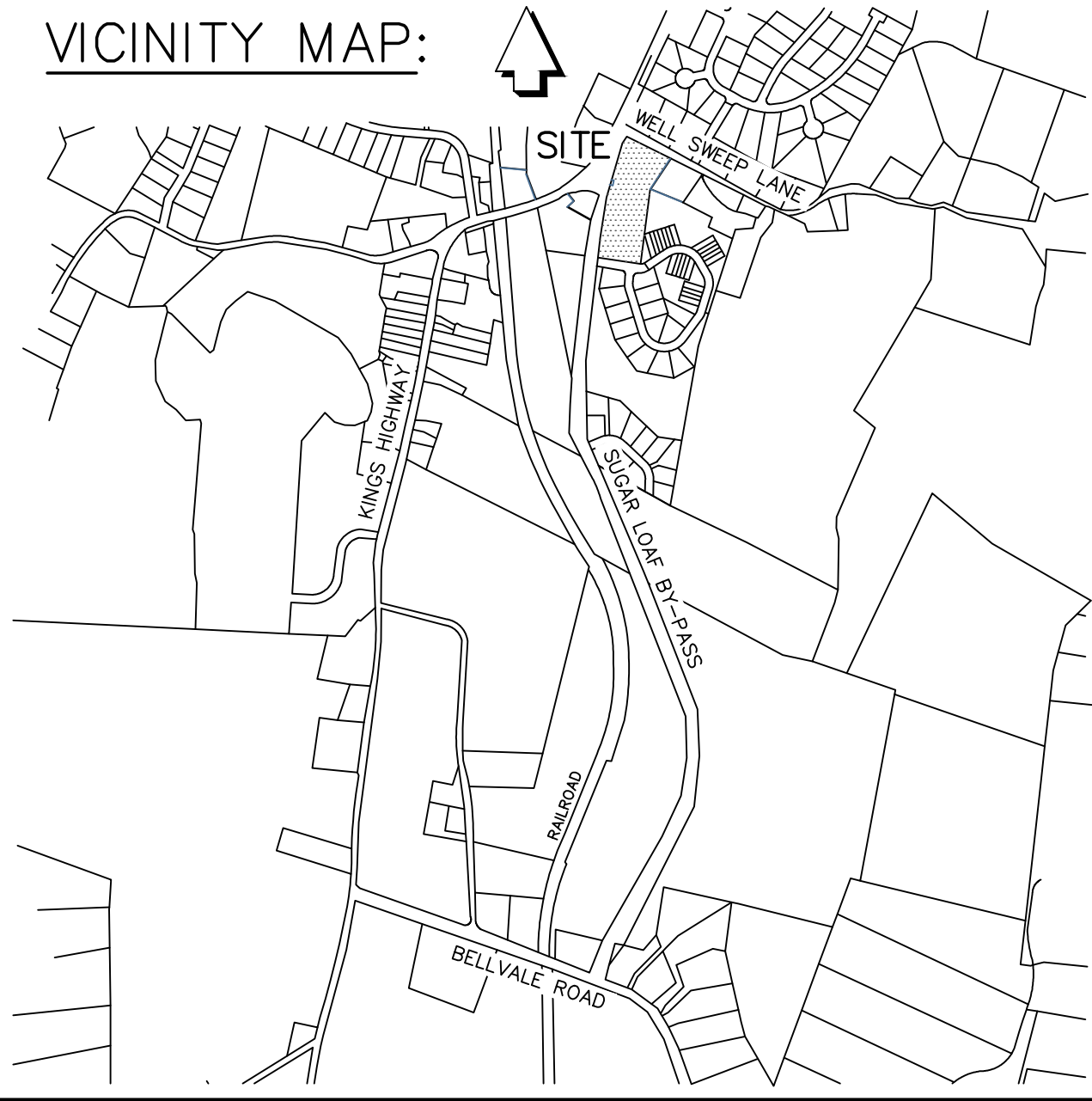


DRAWING INDEX

- 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
- SEWAGE DISPOSAL: MUNICIPAL SEWER
- FEDERAL WETLANDS FLAGGED BY ROBERT G. TORGENSEN, LA: 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.
- PARCEL A IS ENCUMBERED BY A DETENTION POND EASEMENT IN FAVOR
OF SUGAR LOAF TOWNHOUSE ASSOCIATION, INC., PARCEL A HAS BEEN
OFFERED A DEED FOR FEE OWNERSHIP.
- STREAM DESIGNATION - CLASS C NYSDEC REGULATION 862-195
(A STREAM DISTURBANCE PERMIT IS NOT REQUIRED.)

SUBDIVISION OF PROPERTY
FOR

1414 KINGS HIGHWAY LLC.

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

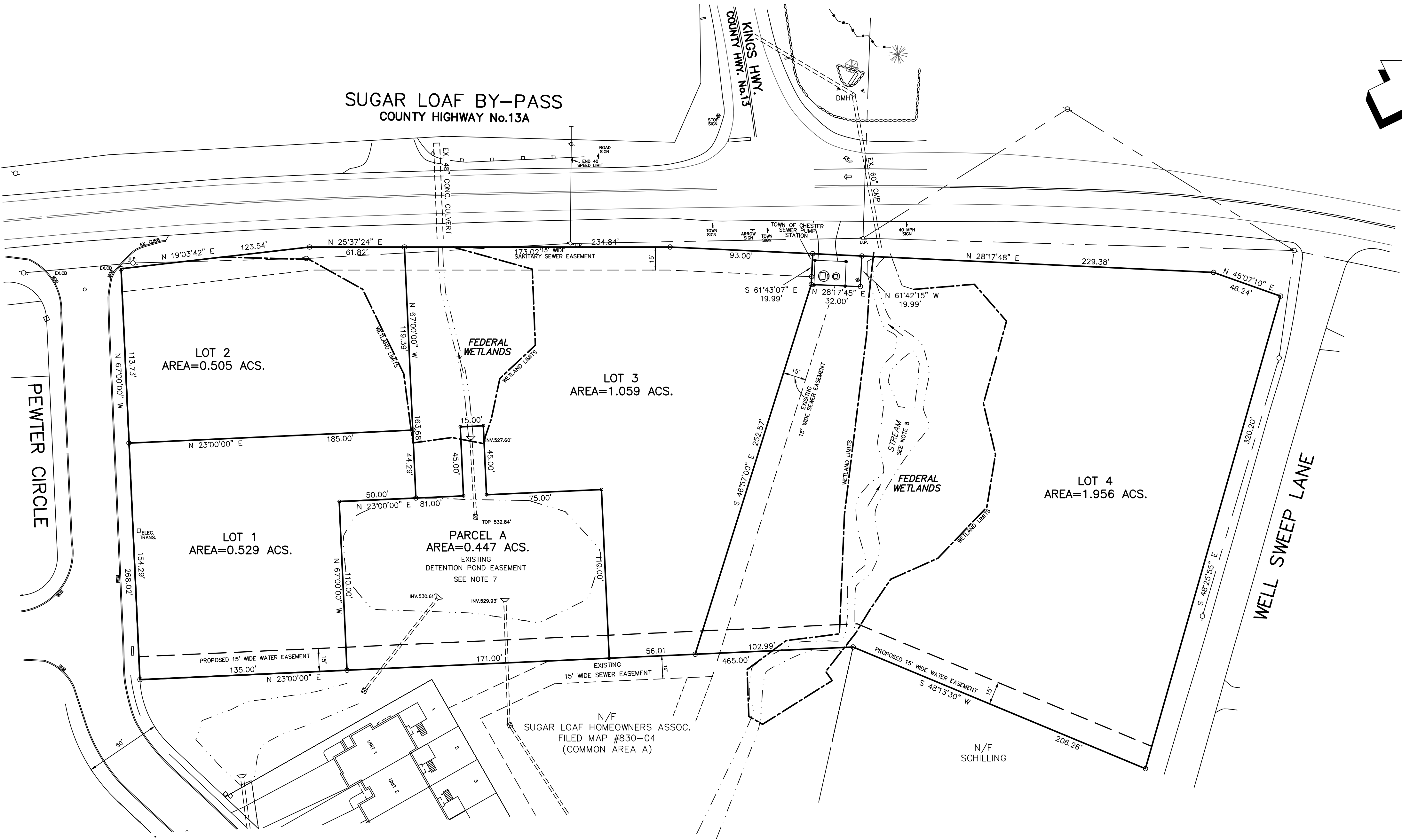
MAY 2, 2022
REVISED: OCTOBER 16, 2023
REVISED: NOVEMBER 15, 2023
REVISED: MARCH 19, 2024
GRAPHIC SCALE



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



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

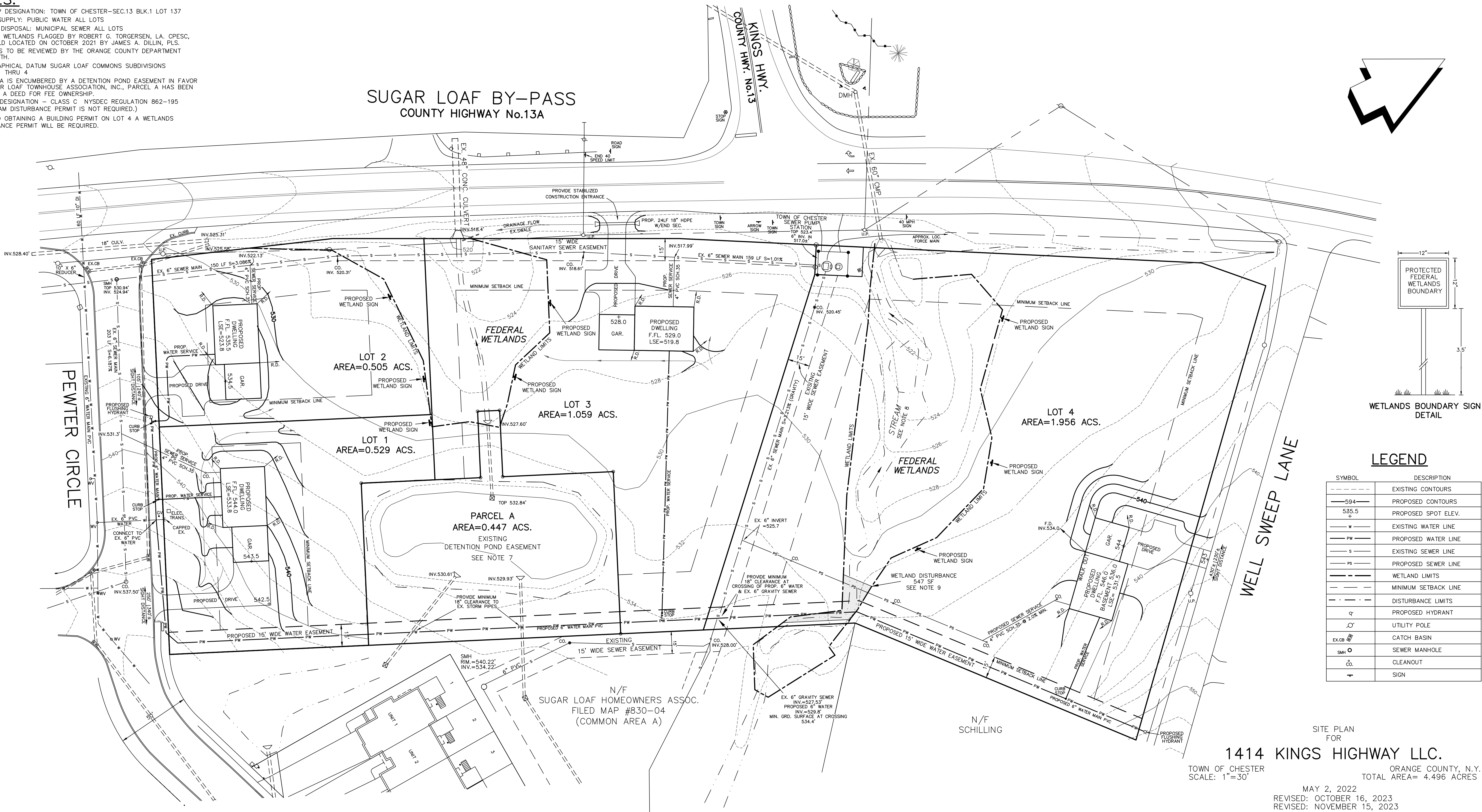
TOWN OF CHESTER APPROVAL BOX

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-SEC.13 BLK.1 LOT 137
2. WATER SUPPLY: PUBLIC WATER ALL LOTS
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. PARCEL A IS ENCUMBERED BY A DETENTION POND EASEMENT IN FAVOR OF SUGAR LOAF TOWNHOUSE ASSOCIATION, INC., PARCEL A HAS BEEN OFFERED A DEED FOR FEE OWNERSHIP.
8. STREAM DESIGNATION - CLASS C - NYSDEC REGULATION 862-195 (A STREAM DISTURBANCE PERMIT IS NOT REQUIRED.)
9. PRIOR TO OBTAINING A BUILDING PERMIT ON LOT 4 A WETLANDS DISTURBANCE PERMIT WILL BE REQUIRED.

SUGAR LOAF BY-PASS
COUNTY HIGHWAY No.13A



LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
535.5 +	PROPOSED SPOT ELEV.
W	EXISTING WATER LINE
PW	PROPOSED WATER LINE
S	EXISTING SEWER LINE
PS	PROPOSED SEWER LINE
---	WETLAND LIMITS
---	MINIMUM SETBACK LINE
---	DISTURBANCE LIMITS
Q	PROPOSED HYDRANT
U	UTILITY POLE
EX.CB	CATCH BASIN
SMH	SEWER MANHOLE
CO.	CLEANOUT
+	SIGN

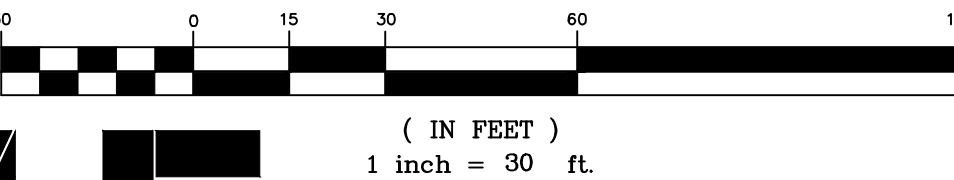
SITE PLAN FOR

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
REVISED: NOVEMBER 15, 2023
REVISED: MARCH 19, 2024
GRAPHIC SCALE



MHE
ENGINEERING

33 Airport Center Drive, Suite 202
New Windsor, New York 12553
(845) 567-3100

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



LIC.49087
JAMES A. DILLIN, PLS
PROFESSIONAL LAND SURVEYOR
GOSHEN, NEW YORK

ZONE: SR-2 DISTRICT

	REQUIRED	SUPPLIED			
		LOT 1	LOT 2	LOT 3	LOT 4
BOTH CENTRAL WATER & CENTRAL SEWER					
MINIMUM LOT AREA	21,780 SQ.FT.	23044 SQ.FT.	22000 SQ.FT.	46,130 SQ.FT.	85,179 SQ.FT.
MINIMUM LOT WIDTH	100 FT.	154.2 FT.	116.1 FT.	258.8 FT.	318.2 FT.
MINIMUM FRONT YARD	35 FT.	40 FT.	36 FT.	45.8 FT.	38 FT.
MINIMUM SIDE YARD	15 FT.	30 FT.	16.4 FT.	63 FT.	64.8 FT.
TOTAL BOTH SIDE YARDS	30 FT.	90.2 FT.	N/A	178.0 FT.	N/A
MINIMUM REAR YARD	40 FT.	65 FT.	115 FT.	189.0 FT.	230.6 FT.
MAXIMUM BLDG. COVERAGE	25%	<	<	<	<
MAXIMUM BLDG. HEIGHT	35 FT	< 35'	< 35'	< 35'	< 35'

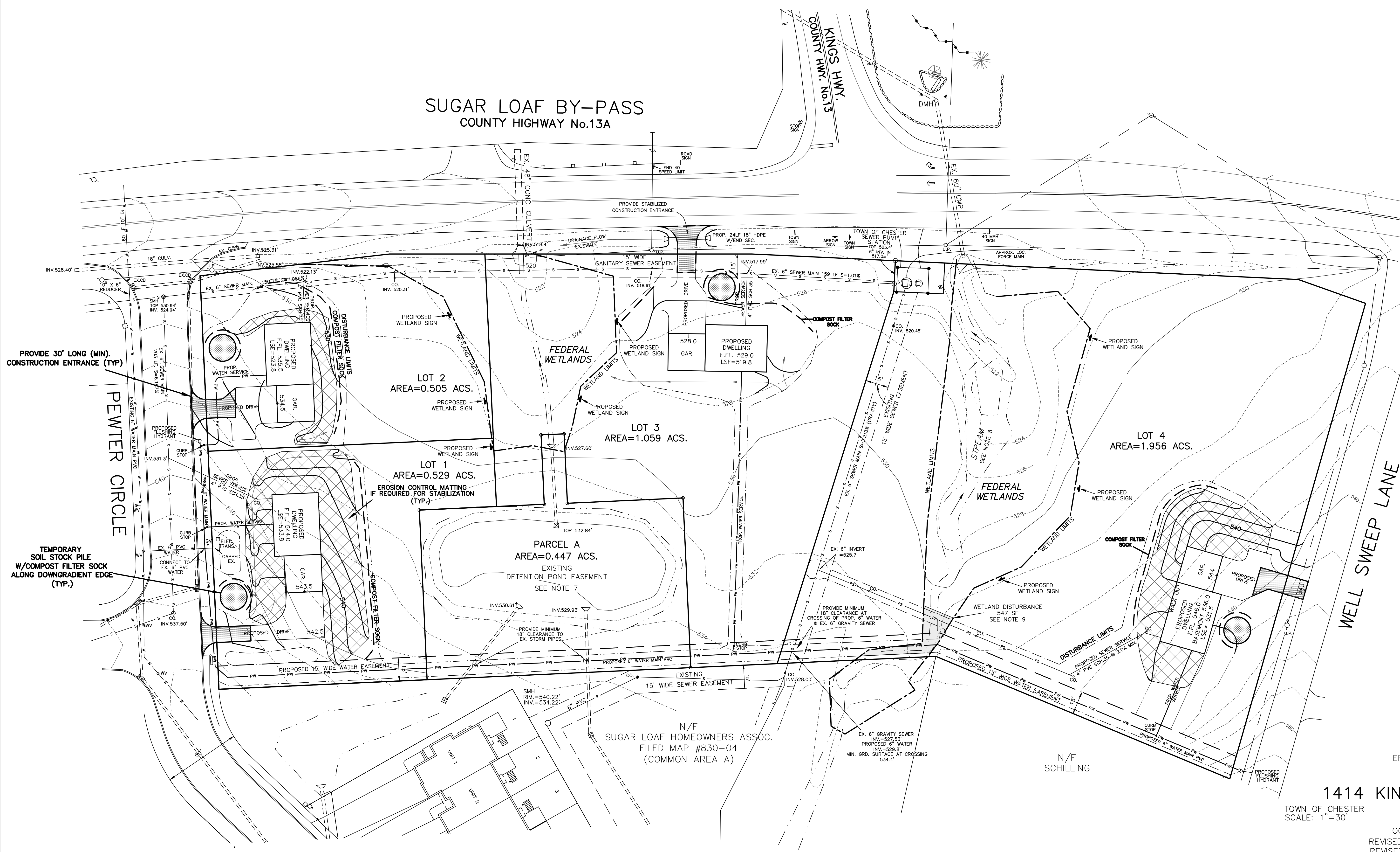
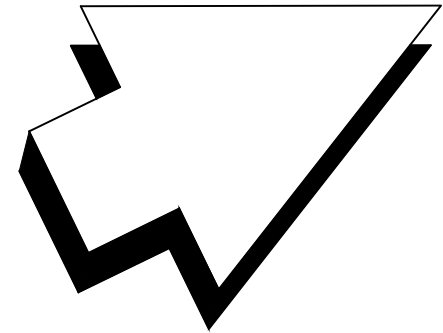
COUNTY HIGHWAY ENTRANCE DESIGN

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.

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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 5

SUGAR LOAF BY-PASS
COUNTY HIGHWAY No.13A



LEGEND

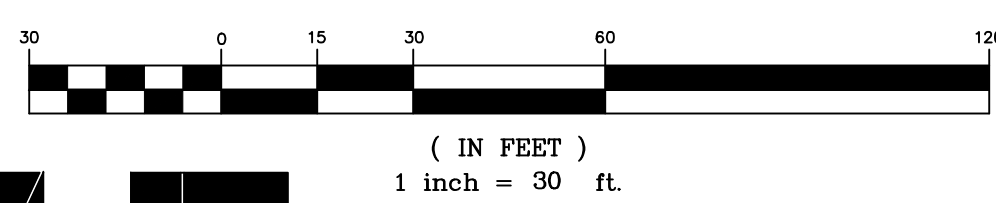
SYMBOL	DESCRIPTION
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
525.5	PROPOSED SPOT ELEV.
W	EXISTING WATER LINE
PW	PROPOSED WATER LINE
S	EXISTING SEWER LINE
PS	PROPOSED SEWER LINE
---	WETLAND LIMITS
---	MINIMUM SETBACK LINE
---	DISTURBANCE LIMITS
Q	PROPOSED HYDRANT
U	UTILITY POLE
EX.CB	CATCH BASIN
SMH	SEWER MANHOLE
CO.	CLEANOUT
+	SIGN

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
REVISED: MARCH 19, 2024
GRAPHIC SCALE



MHE
ENGINEERING

33 Airport Center Drive, Suite 202
New Windsor, New York 12553
(845) 567-3100

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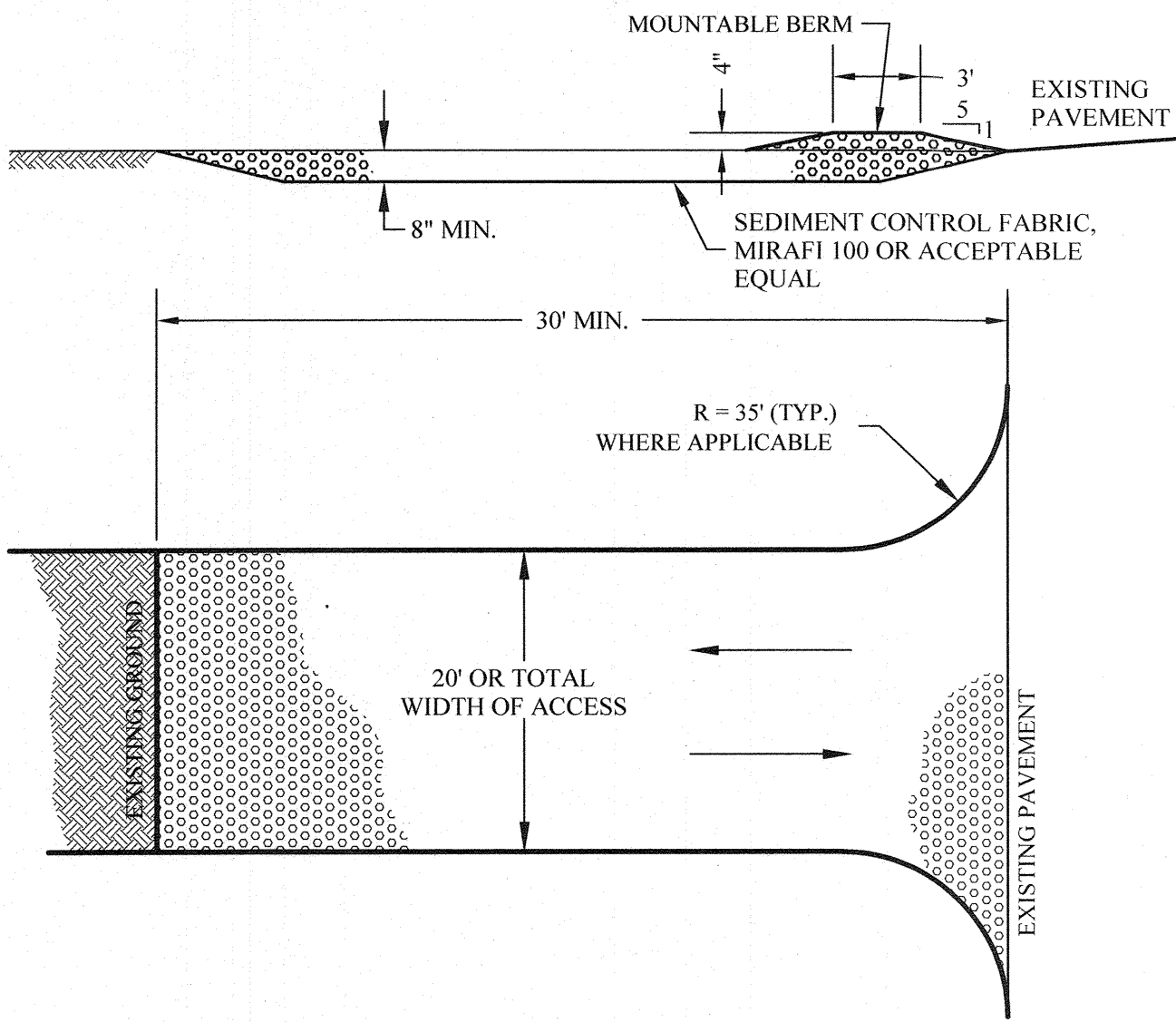


NOTE: THE LIMIT OF DISTURBANCE IS 1.30 ACRES AS NOTED IN THE SWPPP
CONSISTS OF AN EROSION AND SEDIMENT COMPONENT TO MEET NYSDEC
REQUIREMENTS AS LONG AS IT IS A SINGLE FAMILY DEVELOPMENT
WITH LESS THAN 5 ACRES OF DISTURBANCE.
STORMWATER QUALITY, QUANTITY AND RUNOFF REDUCTION
VOLUME IS NOT REQUIRED.

COUNTY HIGHWAY ENTRANCE DESIGN

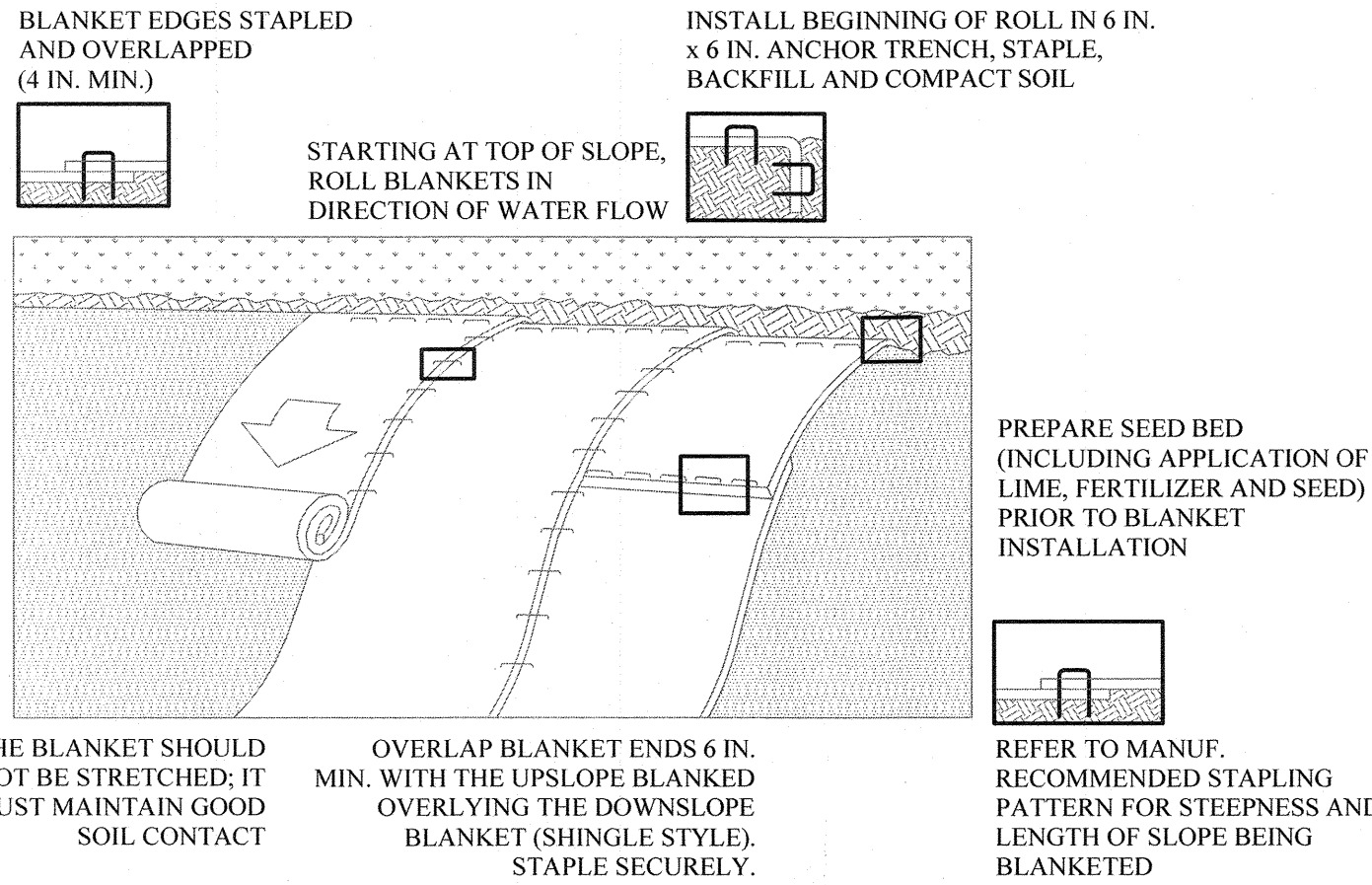
NOTE: NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS
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UNDER SECTION 136 OF THE HIGHWAY LAW.

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before you dig



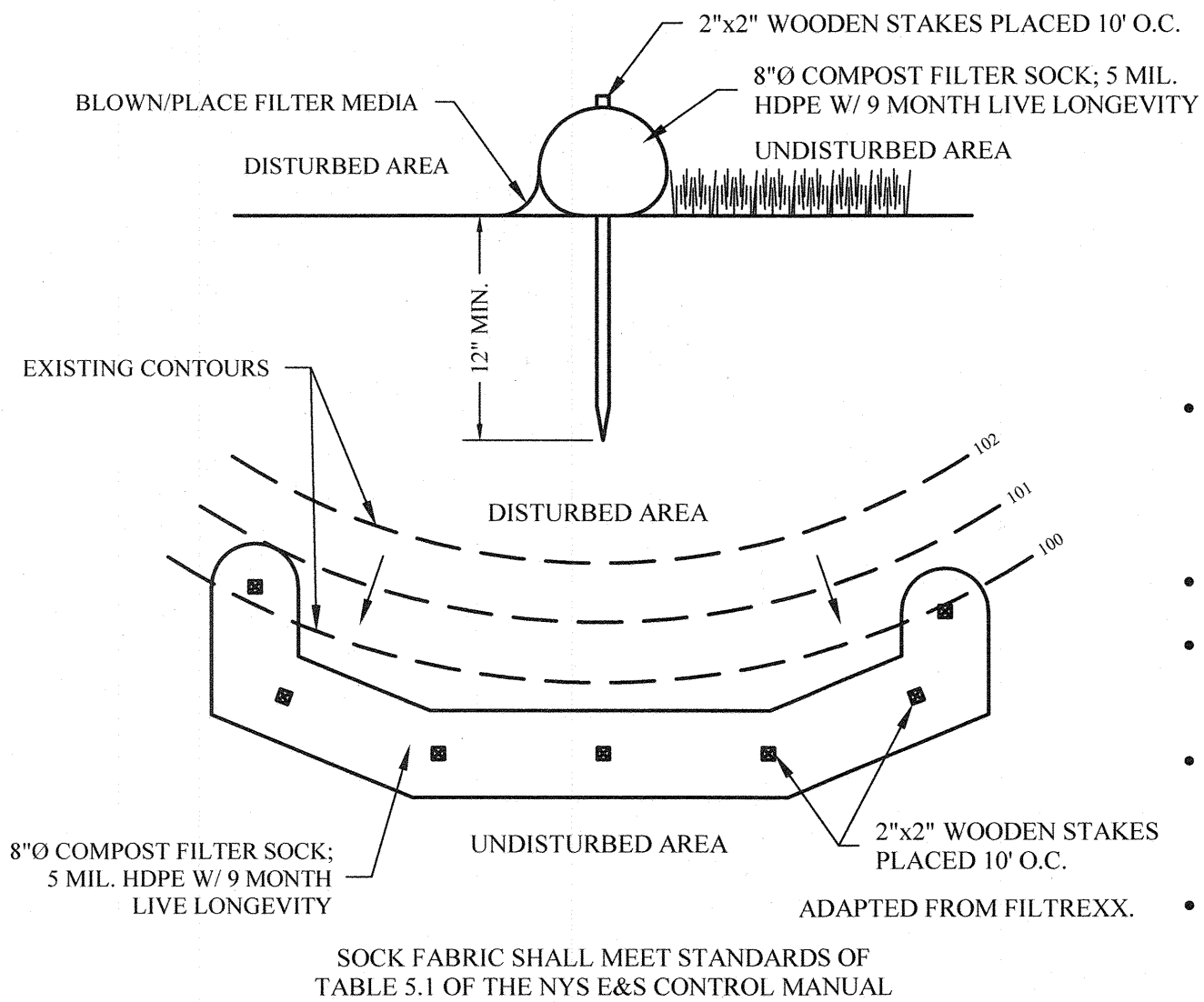
- CONSTRUCTION SPECIFICATIONS:**
1. STONE SIZE = AASHTO #1 ROCK.
 2. LENGTH = NOT LESS THAN THIRTY (30) FEET.
 3. THICKNESS = NOT LESS THAN EIGHT (8) INCHES.
 4. WIDTH = TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR. TWELVE (12) FEET IF SINGLE ENTRANCE TO SITE.
 5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
 8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
 10. TEMPORARY CONSTRUCTION ENTRANCES, EXITS AND TEMPORARY ACCESS SHALL BE SUBJECT TO THE APPROVAL OF THE APPROPRIATE AUTHORITIES.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
SCALE: NONE



- NOTES:**
- SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.
- PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
- SLOPE SURFACE SHALL BE FREE OF ROCKS, CLOUDS, STICKS, AND GRASS.
- BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
- THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

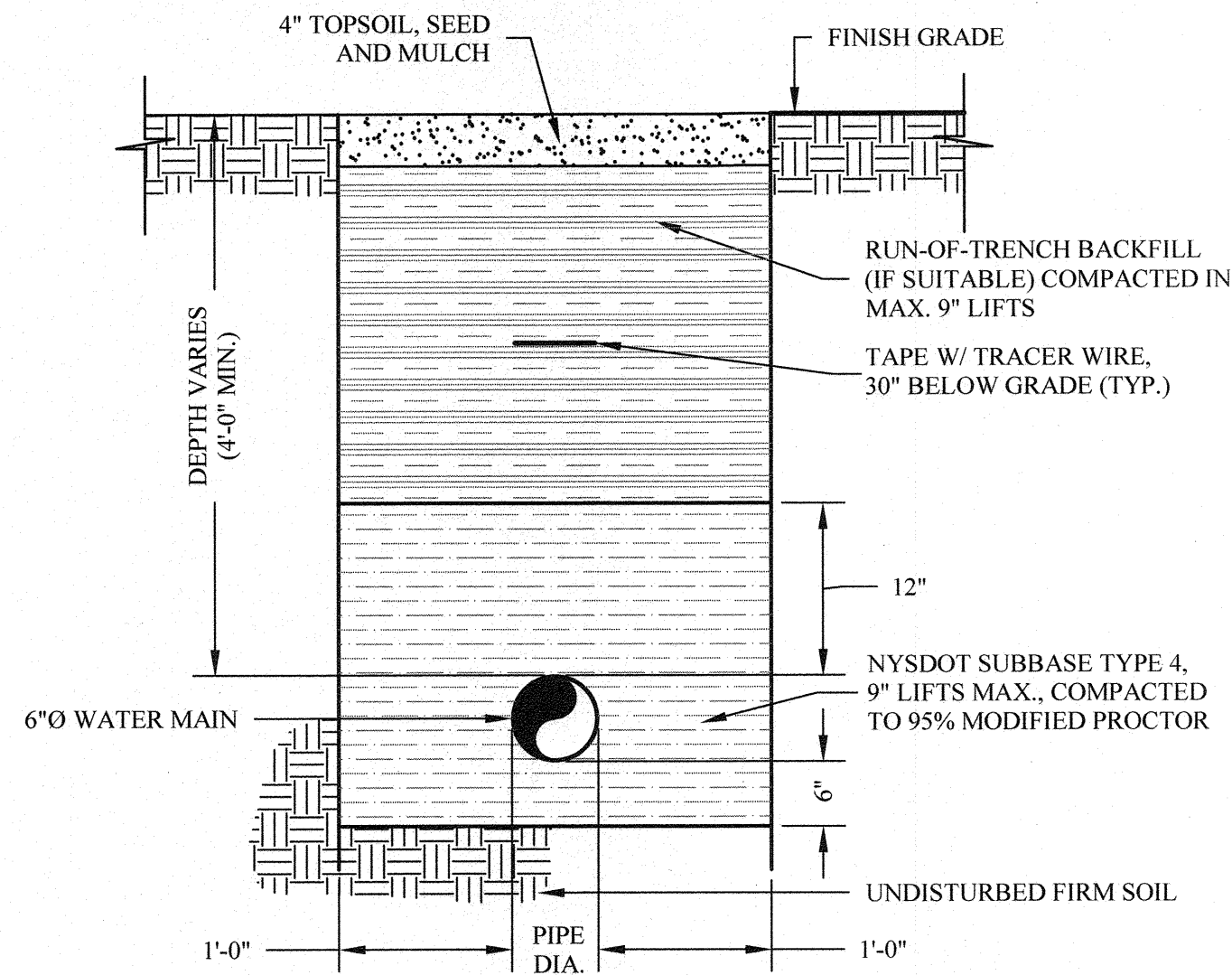
EROSION CONTROL BLANKET INSTALLATION
SCALE: NONE



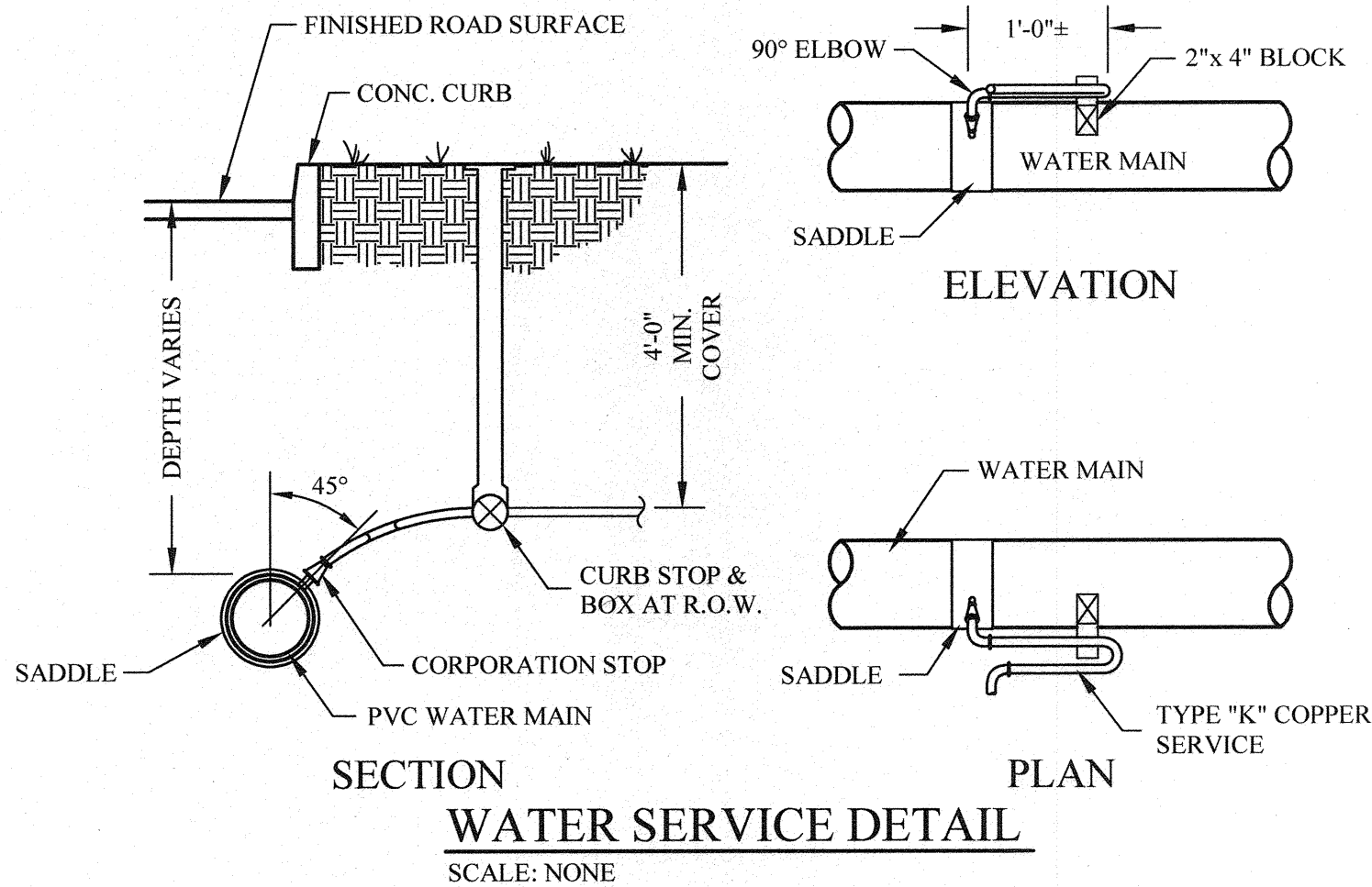
- COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON PAGE 5.7 OF THE NYS EROSION AND SEDIMENT CONTROL MANUAL.
- TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES $\frac{1}{2}$ THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE ON THE PLAN.
- SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
- BIODEGRADABLE FILTER SOCK SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, THE STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

**STABILIZED CONSTRUCTION DETAIL
COMPOST FILTER SOCK**
SCALE: NONE

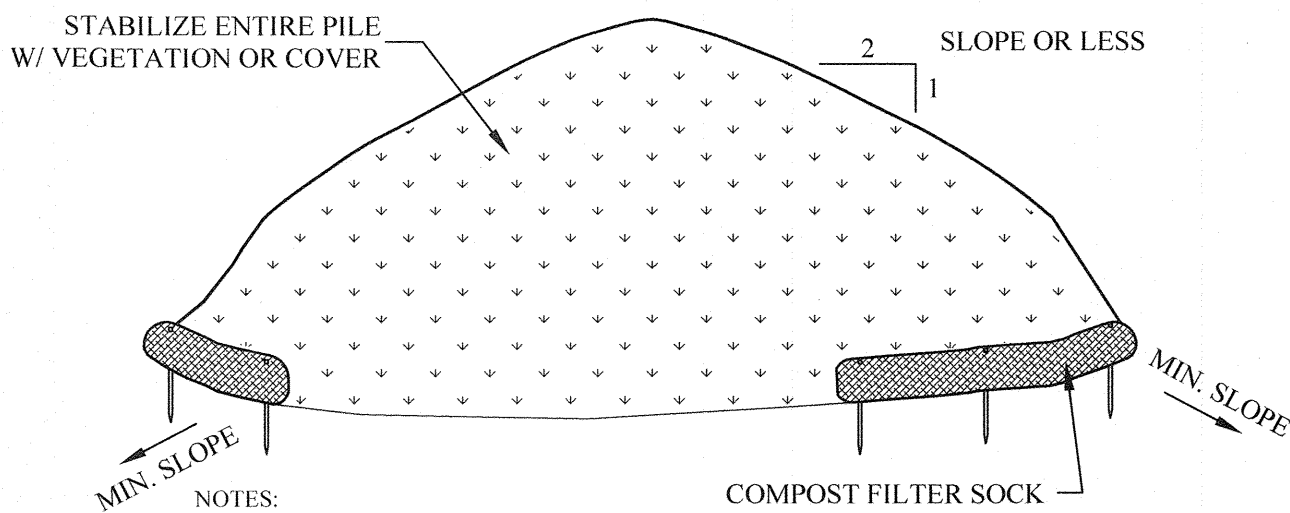
ORGANIC MATTER CONTENT	25%-100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	6.0 - 8.0
MOISTURE CONTENT	30% - 60%
PARTICLE SIZE	10% - 50% PASS THROUGH 3/8" SCREEN 100% PASSING THROUGH 1" SCREEN
SOLUBLE SALT CONCENTRATION	5.0 dS MAXIMUM



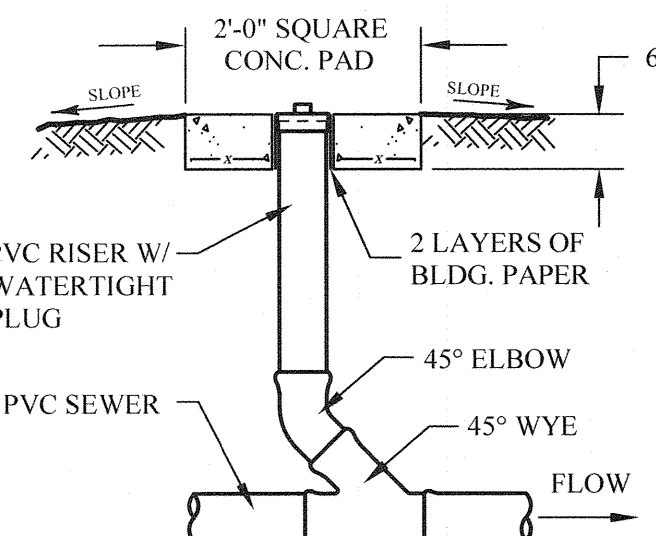
**TYPICAL WATERMAIN INSTALLATION/
RESTORATION DETAIL** (BEYOND EDGE OF PAVEMENT)
SCALE: NONE



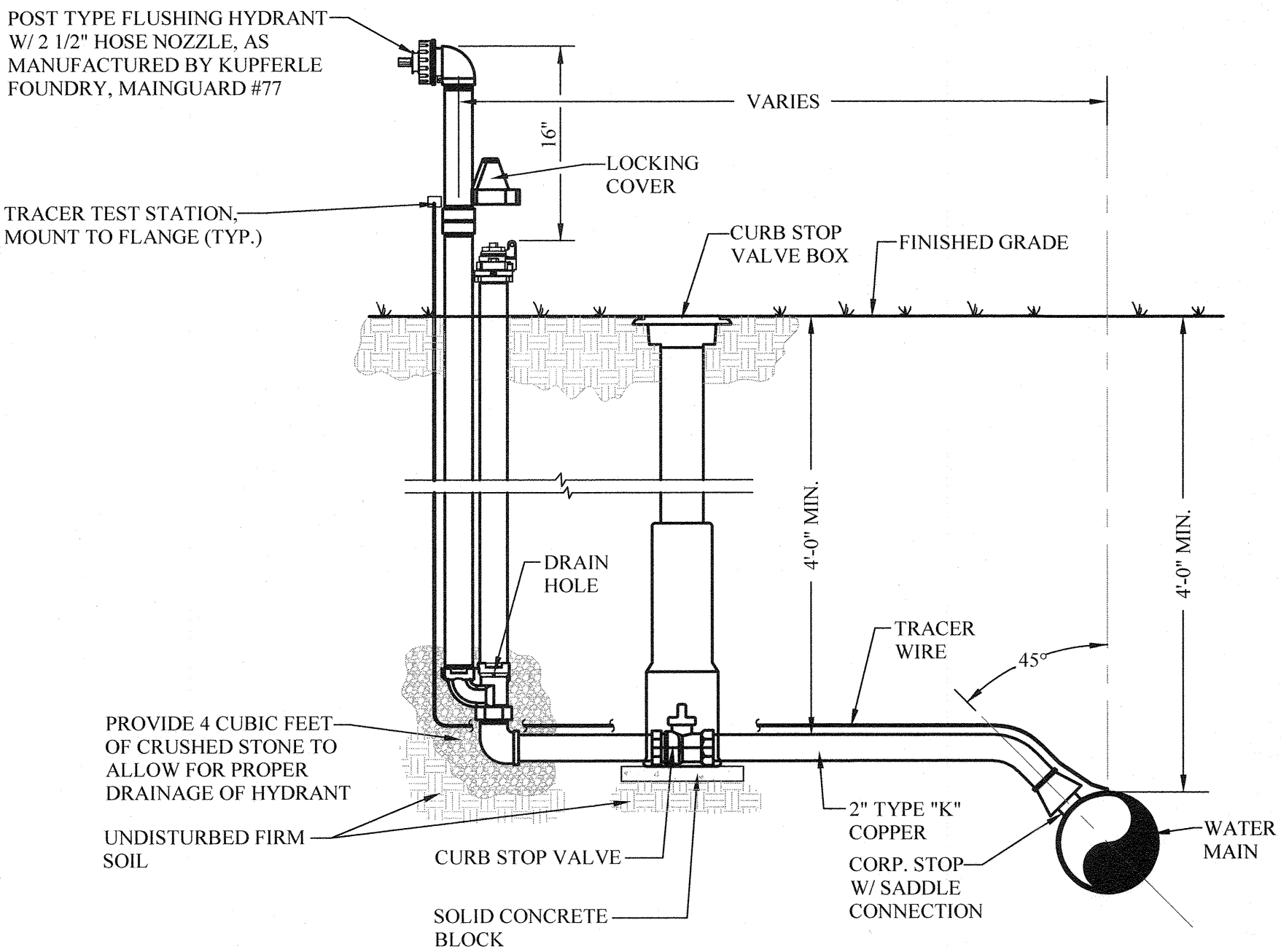
**SECTION
WATER SERVICE DETAIL**
SCALE: NONE



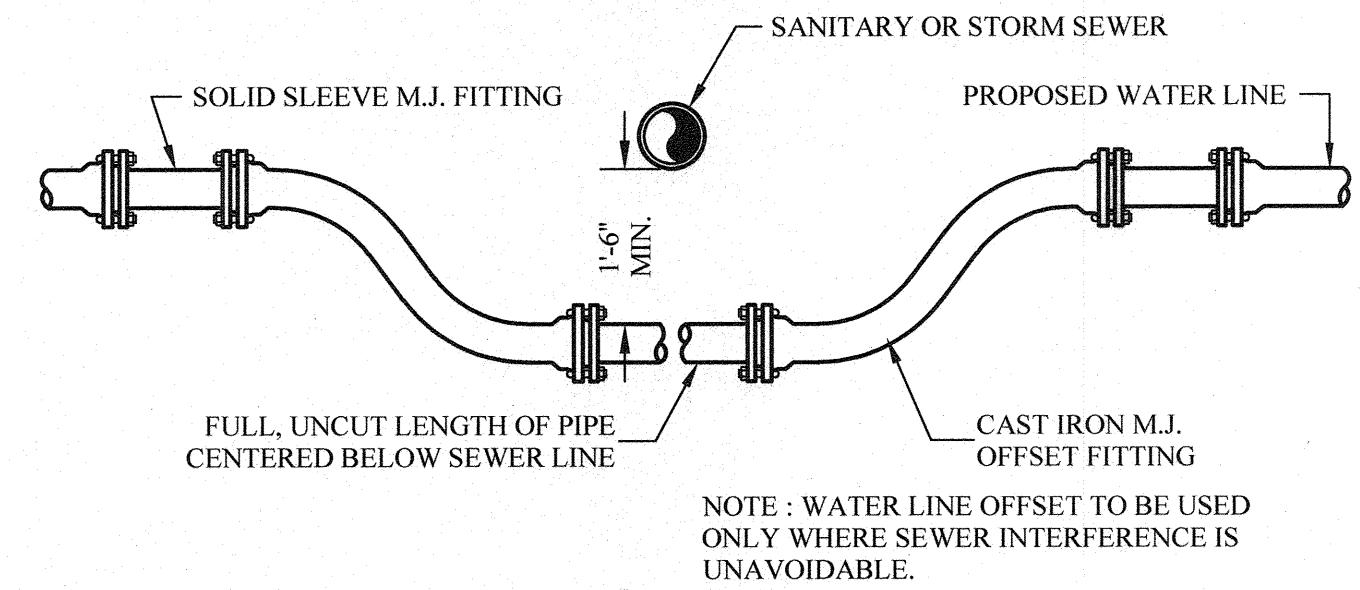
TEMPORARY SOIL STOCKPILE DETAIL
SCALE: NONE



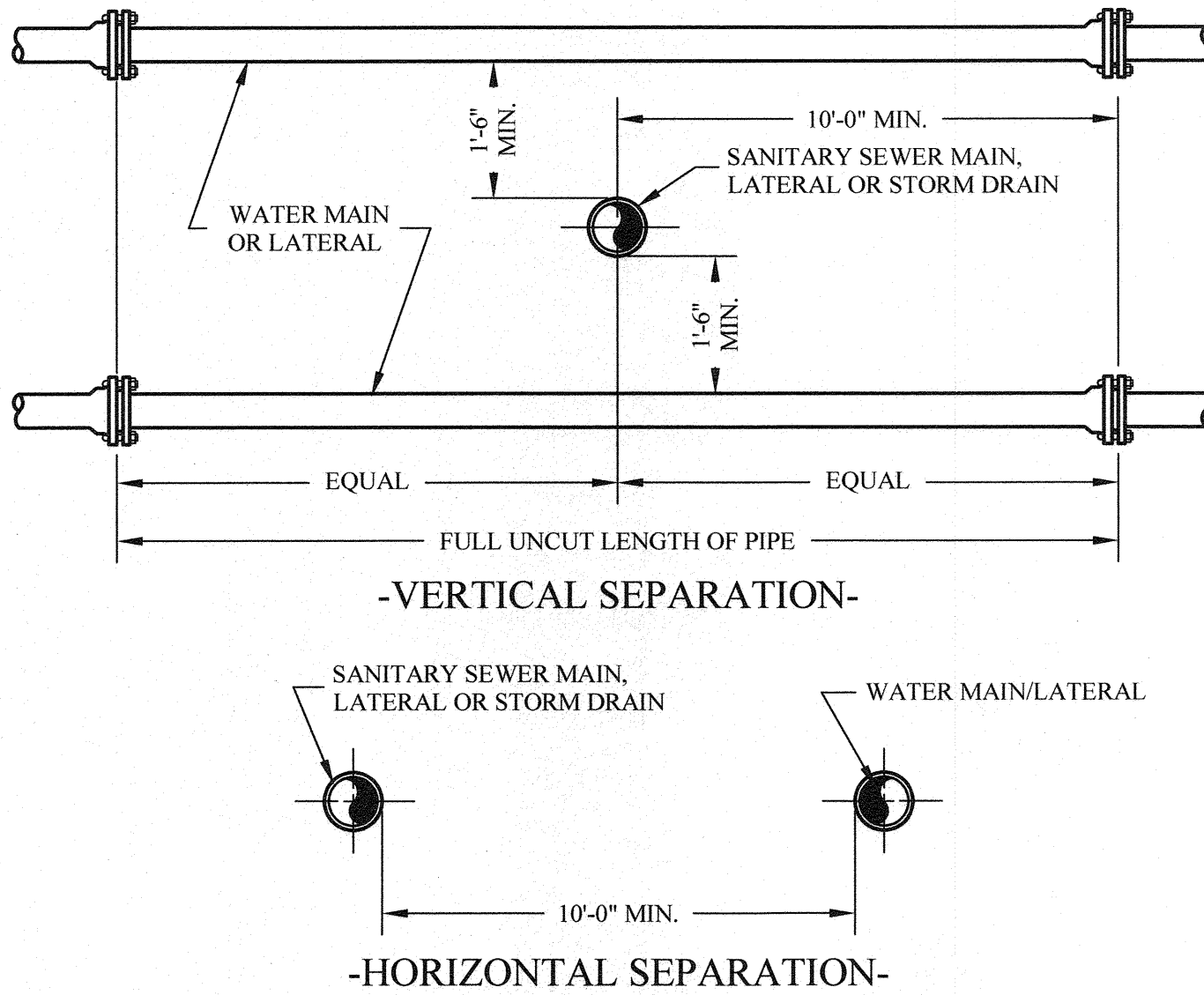
INTERMEDIATE CLEANOUT DETAIL
SCALE: NONE



TYPICAL FLUSHING HYDRANT ASSEMBLY DETAIL
SCALE: NONE



WATERLINE OFFSET DETAIL
SCALE: NONE



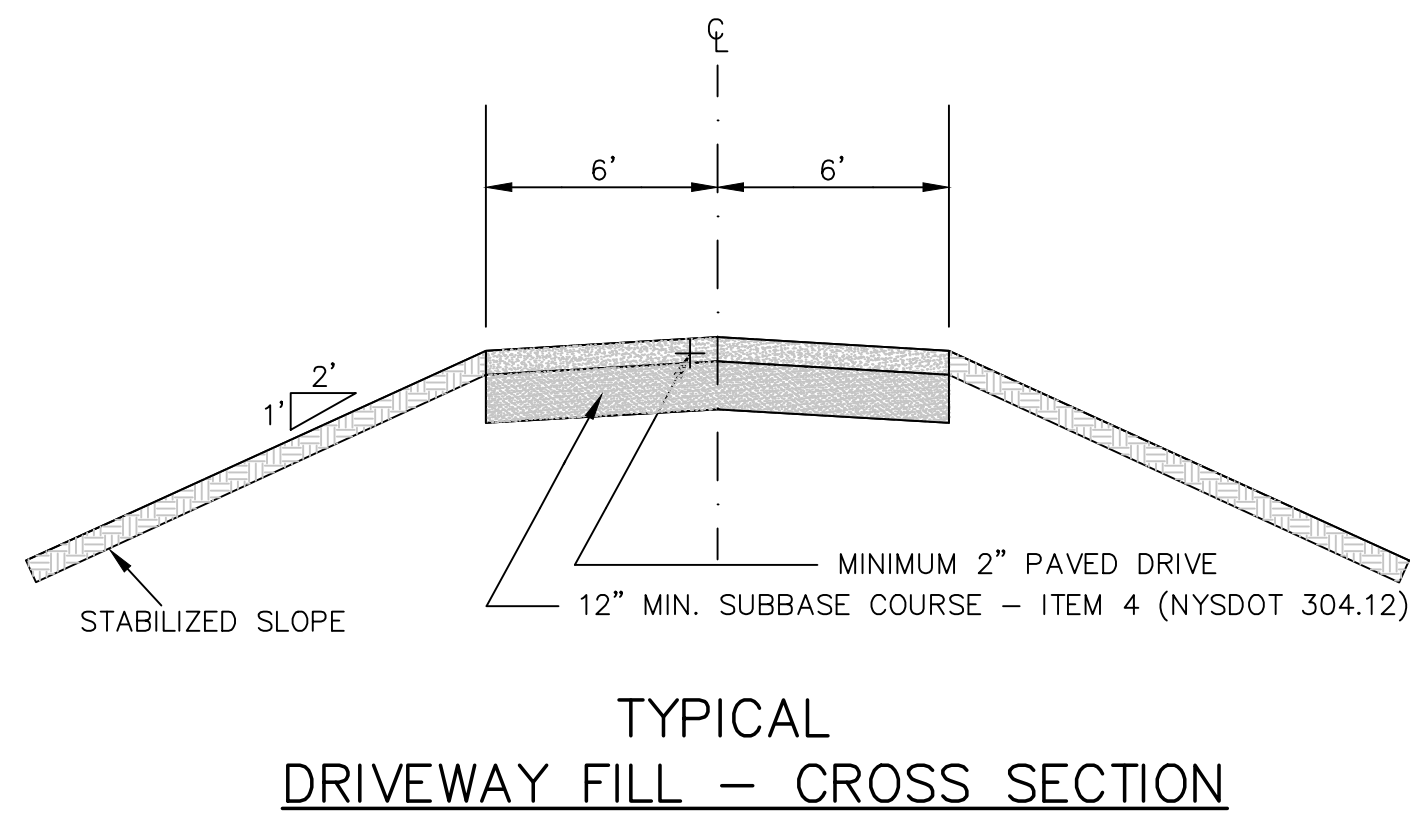
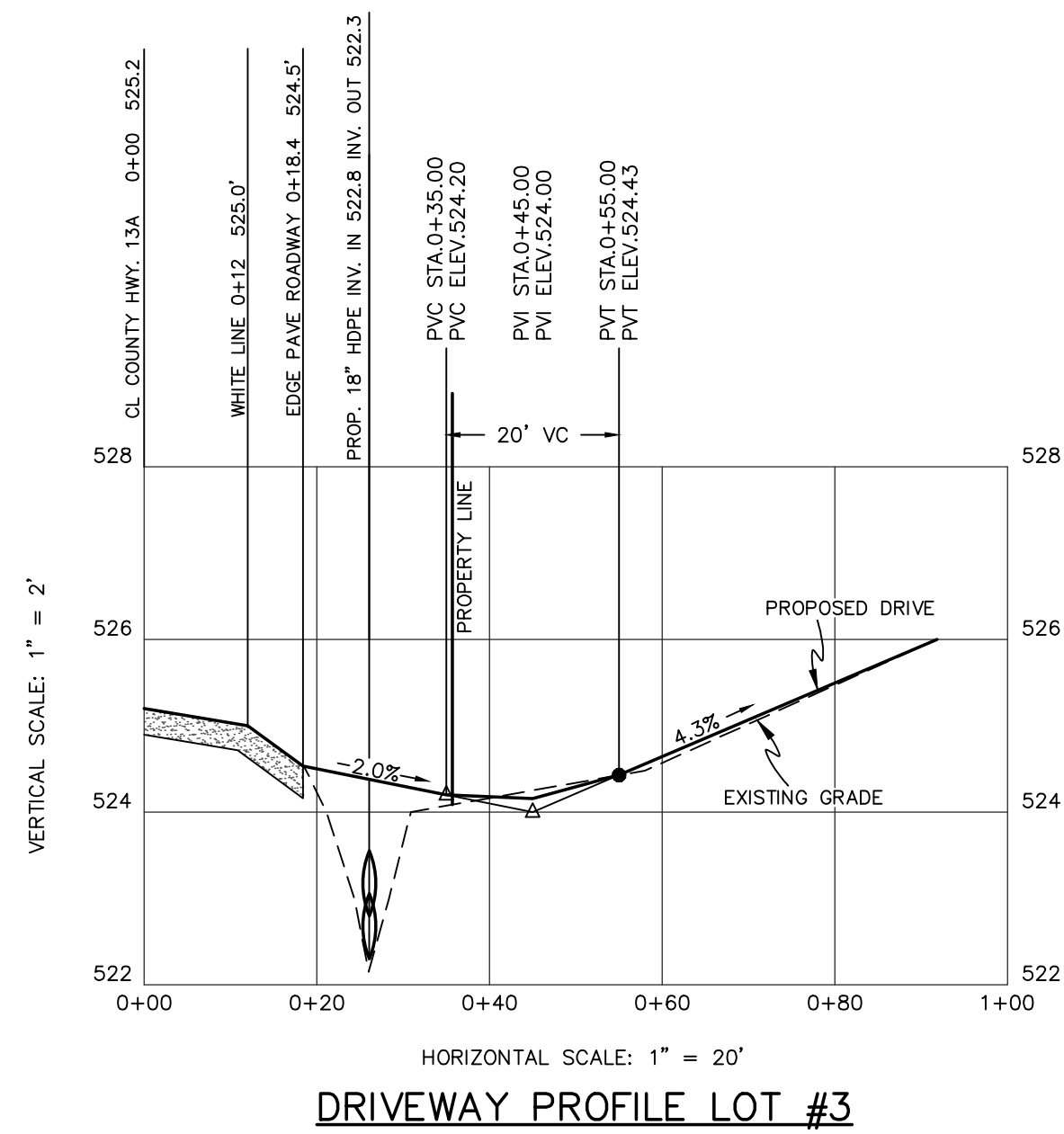
SANITARY/STORM SEWER-WATER MAIN SEPARATION
SCALE: NONE



TYPICAL DETAILS

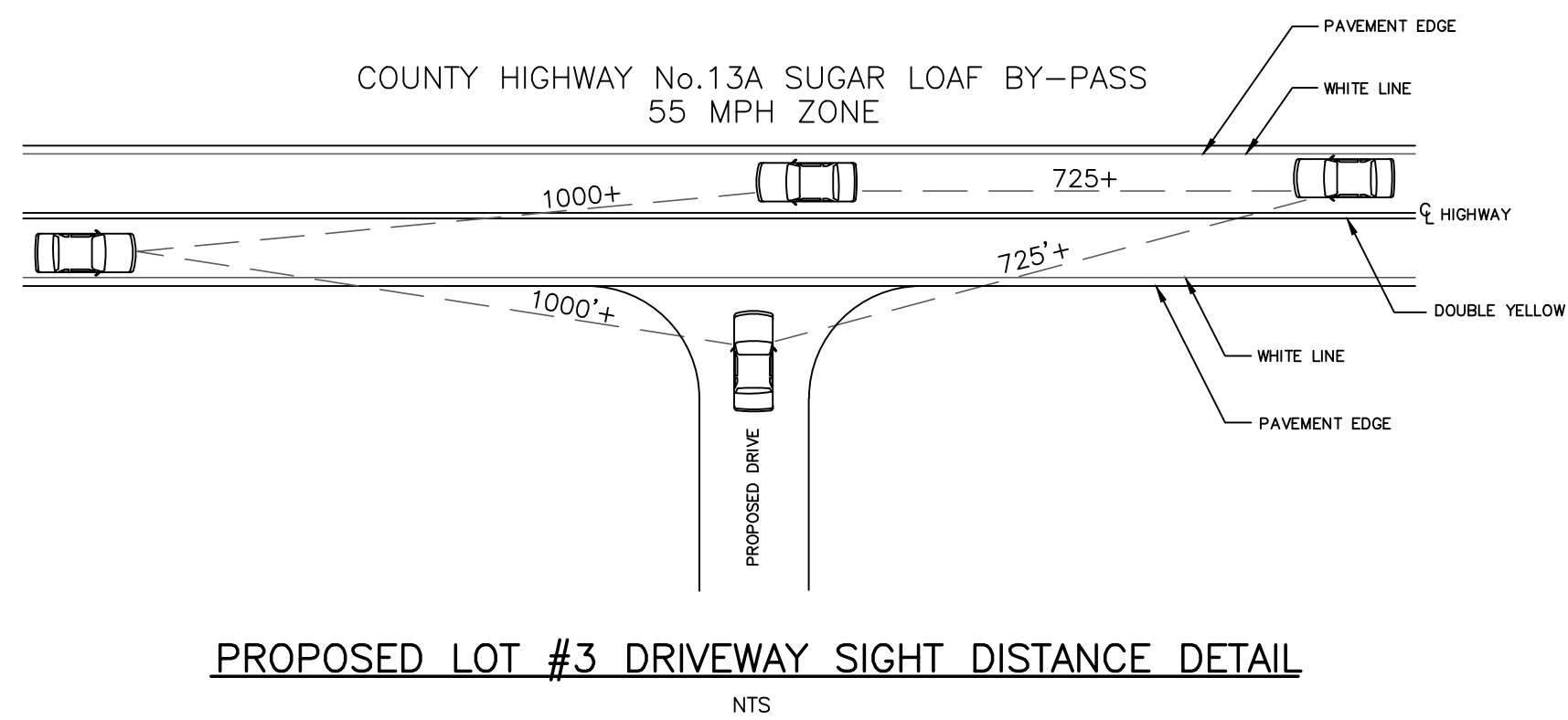
REVISIONS		
NO.	DESCRIPTION	DATE
1	GENERAL REVISIONS.	1/12/24
2	Revised to 4-Lot Subdivision.	3/19/24

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

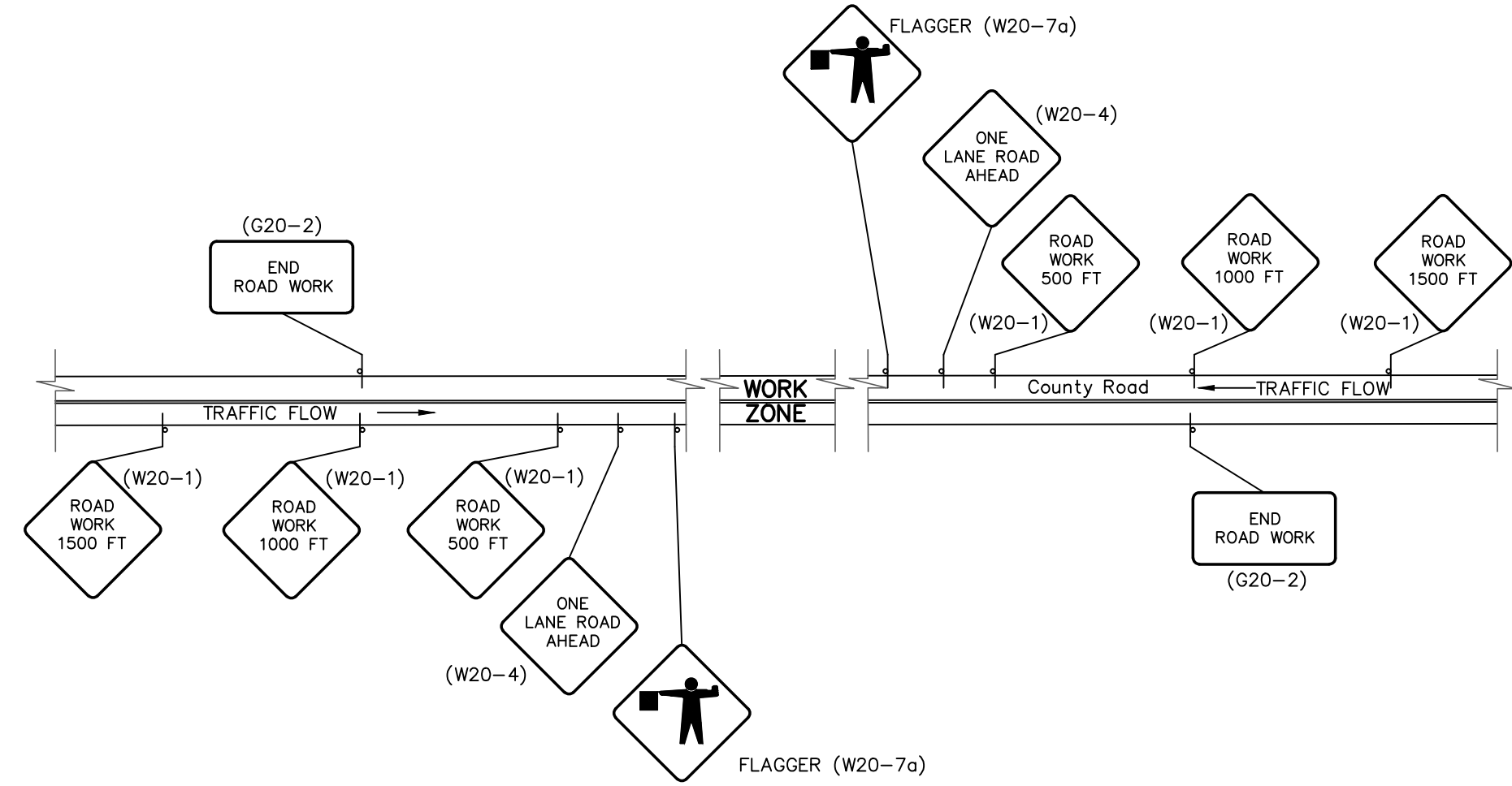


NOTE: AT THE TIME OF CONSTRUCTION, THE NEW DRIVEWAY PAVEMENT IS TO BE KEED INTO THE COUNTY ROAD SHOULDER ASPHALT AS DIRECTED BY THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS - DIVISION OF ENGINEERING.

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.



PROPOSED LOT #3 DRIVEWAY SIGHT DISTANCE DETAIL



- 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.

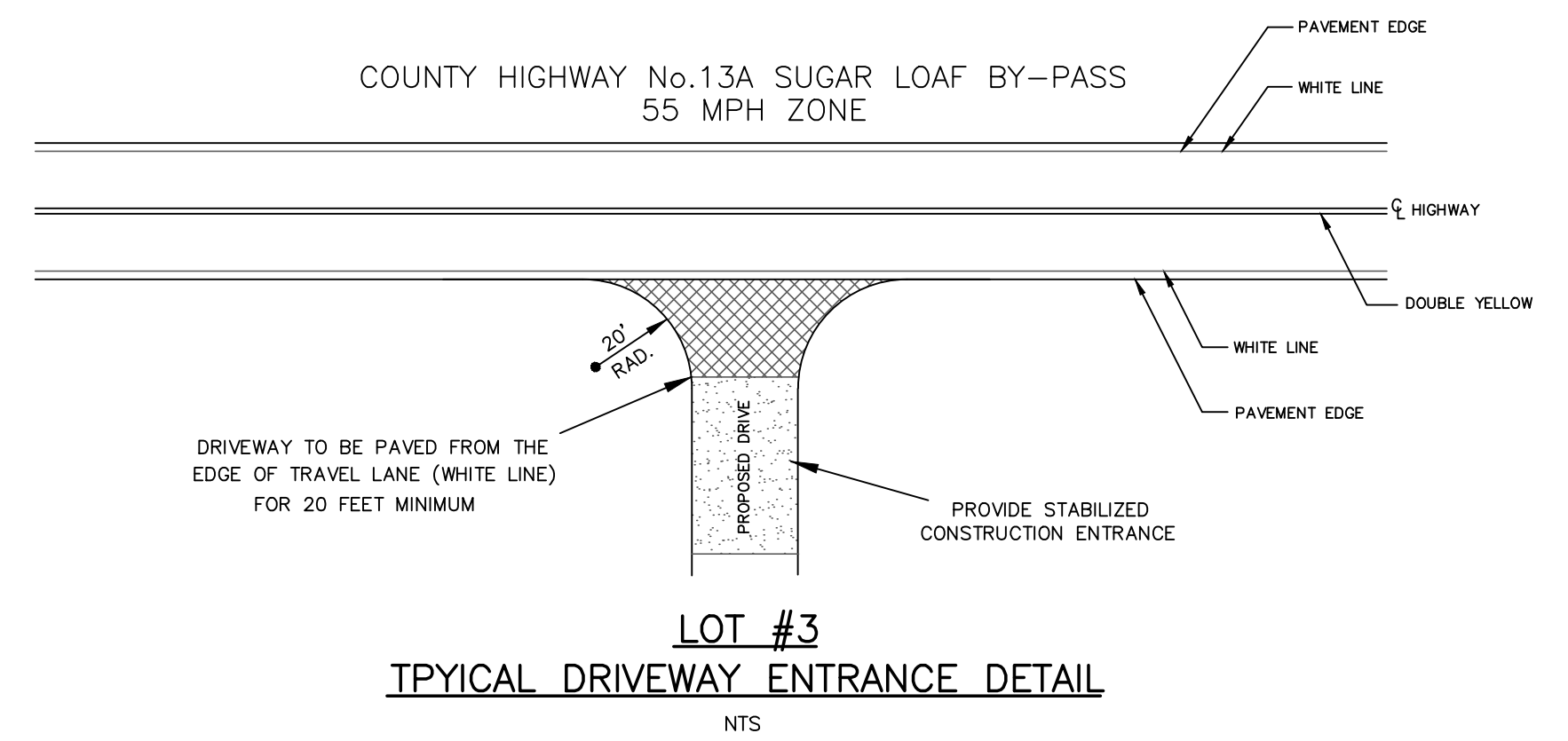
ORANGE COUNTY DEPT. OF PUBLIC WORKS
FIGURE 19
MAINTENANCE AND PROTECTION
OF TRAFFIC PLAN
DETAIL

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
LIC. 49087