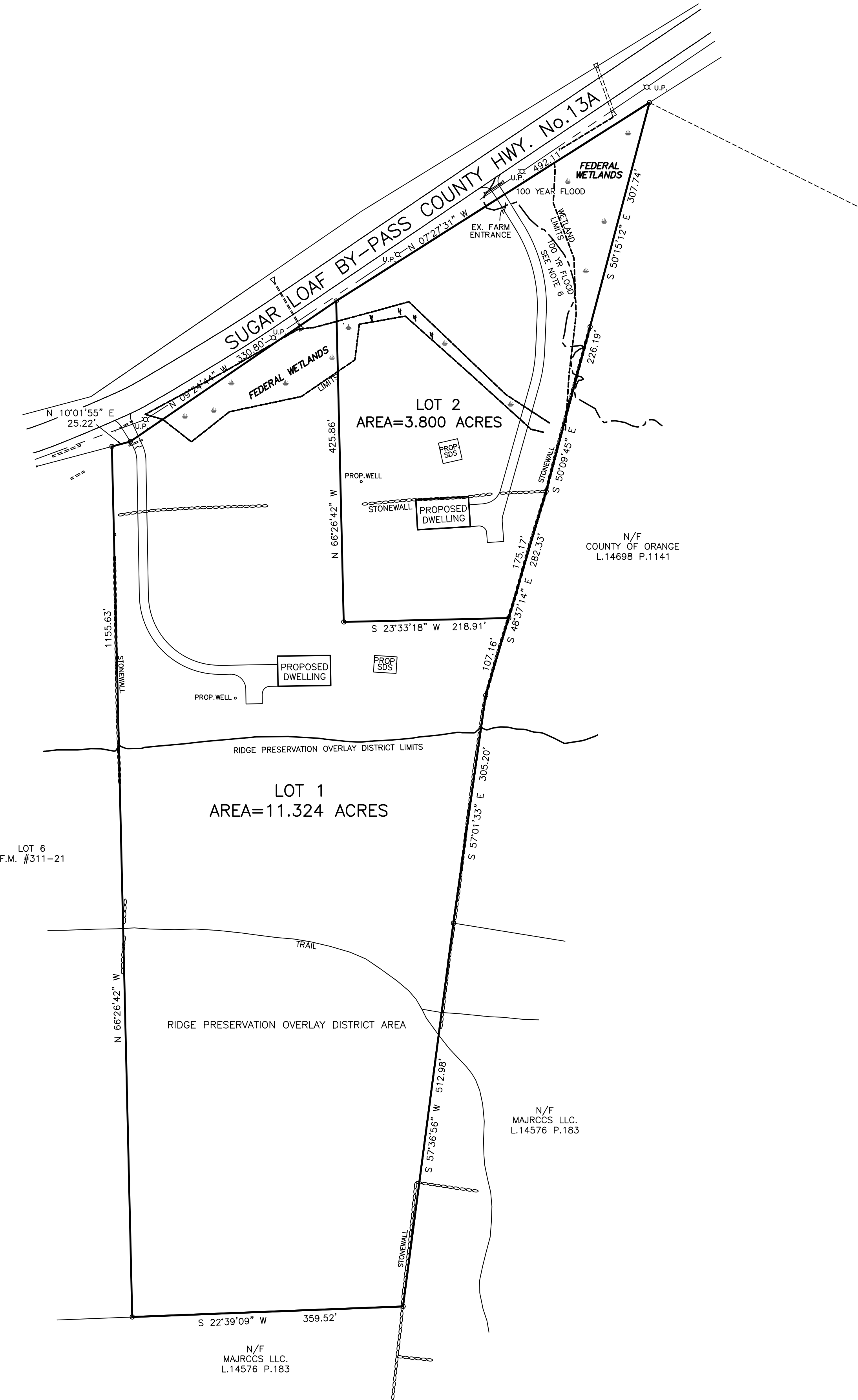
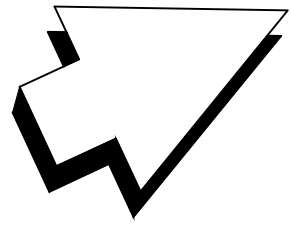
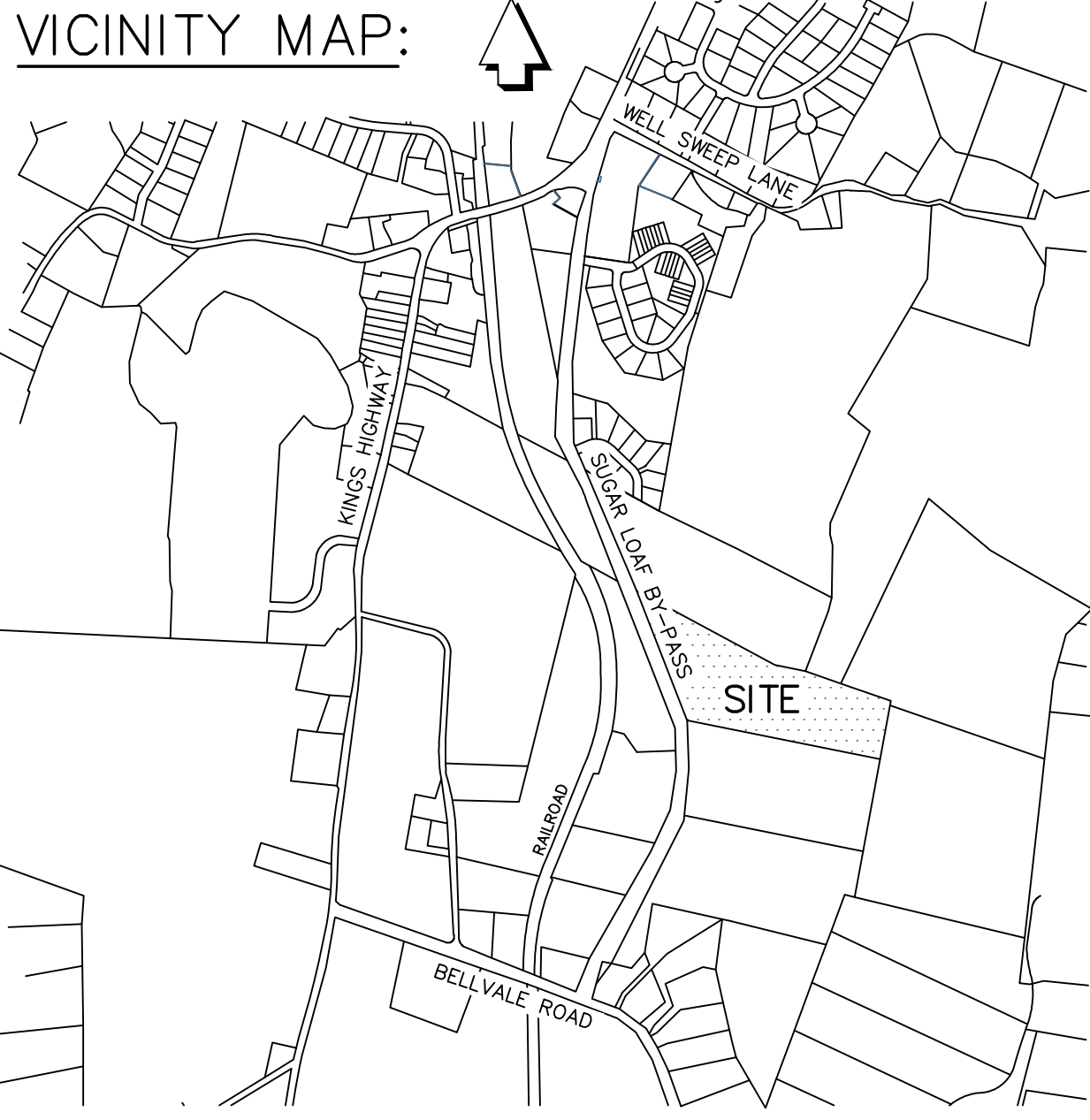




DRAWING INDEX

- 1. SUBDIVISION PLAN
- 2. SITE PLAN
- 3. SDS DETAILS
- 4. COUNTY ENTRANCE PLAN

VICINITY MAP:



OVERLAY DISTRICTS:

RIDGE PRESERVATION OVERLAY DISTRICT
ZONE: AR-.3 AGRICULTURAL RESIDENTIAL

	REQUIRED
MINIMUM LOT AREA.....	3 ACRES
MINIMUM LOT WIDTH.....	250 FT.
MINIMUM FRONT YARD.....	100 FT.
MINIMUM SIDE YARD.....	40 FT.
MINIMUM BOTH SIDE YARD.....	100 FT.
MINIMUM REAR YARD.....	100 FT.
MAXIMUM LOT COVERAGE.....	10 %
MAXIMUM BUILDING HEIGHT.....	35 FT.

OWNER & APPLICANT:

DARIO GAGLIARDI
P.O. BOX 249
SUGAR LOAF, NY 10981

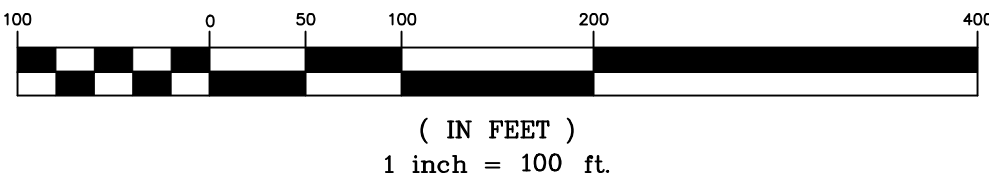
NOTES:

- TAX MAP DESIGNATION: TOWN OF CHESTER SECTION 13 BLOCK 1 LOT 41.225
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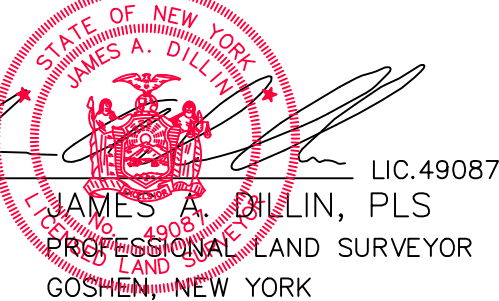
SUBDIVISION OF PROPERTY
FOR
GAGLIARDI

TOWN OF CHESTER ORANGE COUNTY, N.Y.
SCALE: 1"=100' TOTAL AREA= 15.124 ACRES
SEPTEMBER 20, 2022
REVISED 10-20-22
REVISED 12-21-22
REVISED 02-13-23

GRAPHIC SCALE



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



COUNTY HIGHWAY ENTRANCE DESIGN

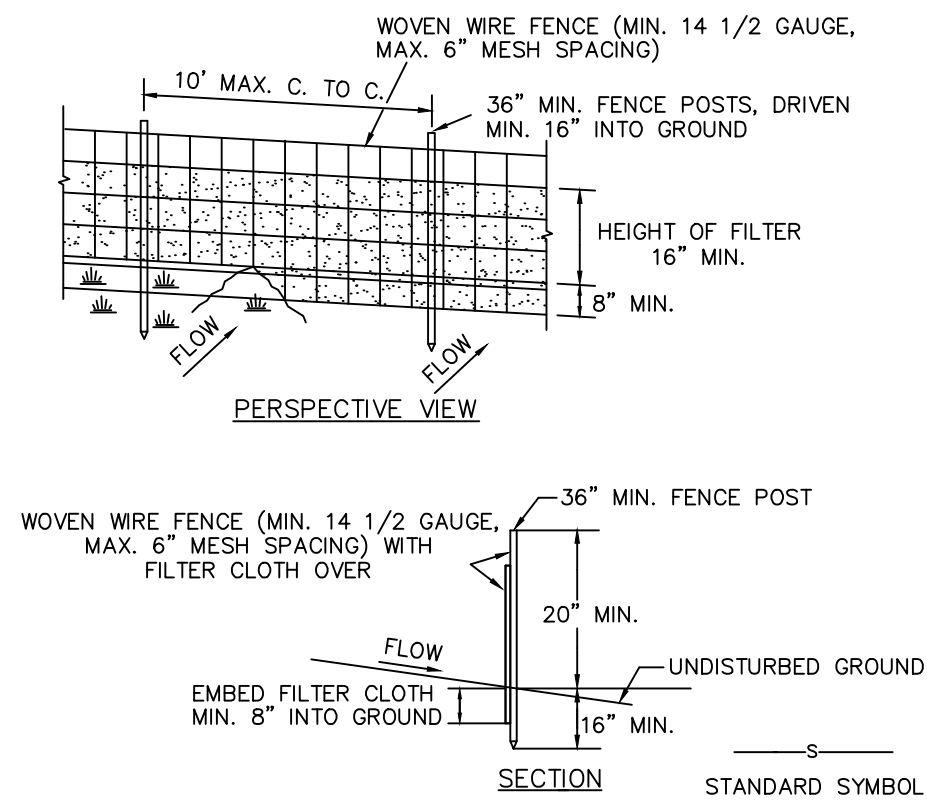
NOTE: NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS SHALL COMMENCE UNTIL A VALID HIGHWAY WORK PERMIT HAS BEEN SECURED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS UNDER SECTION 136 OF THE HIGHWAY LAW.

APPROVED FOR FILING

OWNER DATE

TOWN OF CHESTER APPROVAL BOX

SILT FENCE DETAILS



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

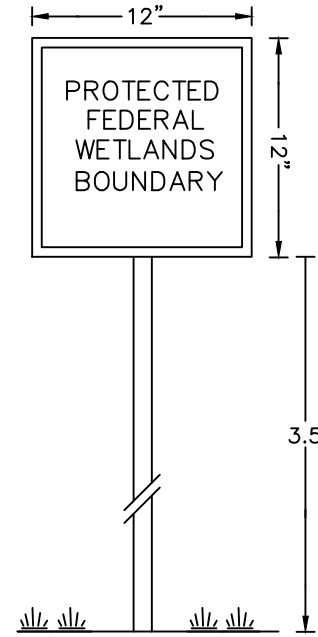
POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

FENCE: WOVEN WIRE, 14 1/2 GA. 6" MAX. MESH OPENING

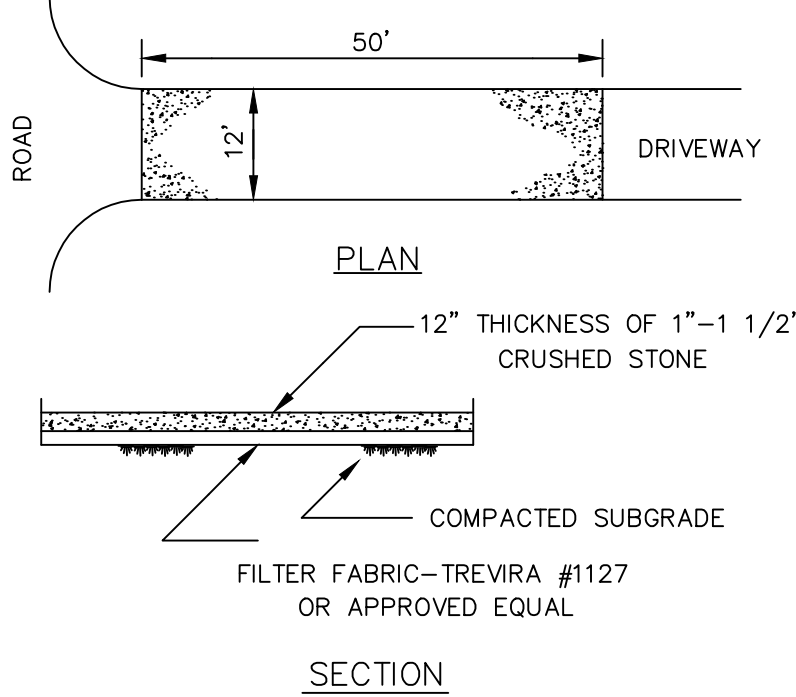
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

WETLANDS BOUNDARY SIGN



STABILIZED CONSTRUCTION ENTRANCE



NOTE: ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT OF WAYS

ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHENEVER A CONSTRUCTION ACCESS DRIVE INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 12" DEPTH OF 1"-1 1/2" CRUSHED STONE, WILL BE AT LEAST 12' X 50' AND SHOULD BE PLACED ON COMPACTED SUBGRADE AND SHALL BE MAINTAINED.

ALL DRIVEWAYS MUST BE STABILIZED WITH 1"-1 1/2" CRUSHED STONE OR SUB-BASE PRIOR TO INDIVIDUAL HOME CONSTRUCTION.

PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.

ALL SOIL EROSION AND SEDIMENT CONTROL STRUCTURES MUST BE DETAILED ON THE PLAN.

SITE PLAN LEGEND

- PT 1 O PERCOLATION TEST
DT 1 O DEEP TEST PIT
- ① 4" SCH. 40 PVC @ 1/4" PER FT. MIN.
 - ② 1250 GALLON CONCRETE SEPTIC TANK
 - ③ 4" SCH. 40 PVC @ 1/8" PER FT. MIN.
 - ④ DISTRIBUTION DEVICE
 - ⑤ ABSORPTION TRENCHES
 - ⑥ CURTAIN DRAIN & SURFACE WATER DIVERSION SWALE

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.

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

LEGEND

SYMBOL	DESCRIPTION
O	PROPOSED WELL
ST	PROPOSED SEPTIC TANK
DB	PROPOSED DISTRIBUTION BOX
FES	FLARED END SECTION
PT	PROPOSED DRAINAGE PIPE
DT	DEEP TEST
SW	SURFACE WATER SWALE
EC	EXISTING CONTOURS
SC	PROPOSED CONTOURS
S	SILT FENCE
DL	DISTURBANCE LINE
WL	WETLAND LIMITS
FL	100 YR. FLOOD PLAIN

NOTES:

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AREA OF DISTURBANCE

SUBDIVISION OF PROPERTY FOR NMC3, LLC. FILED MAP No. 311-21	
TOTAL DISTURBANCE AREA = 4.61± ACRES	4.61± ACRES
F.M. #311-21 LOT #5 = 0.74± ACRES	0.74± ACRES
	= 3.87± ACRES
REVISED DISTURB AREA (LOT #5) LOT #1 = 0.52± ACRES	
	0.52± ACRES
	0.58± ACRES
	+ 3.87± ACRES
	= 4.97± ACRES
TOTAL DISTURBANCE BOTH SUBDIVISIONS AREA= 4.97± ACRES	

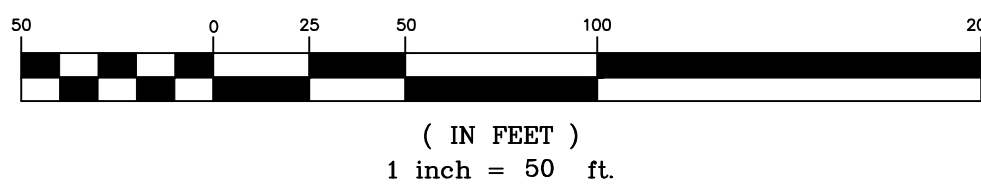
SITE PLAN FOR GAGLIARDI

TOWN OF CHESTER
SCALE: 1"=50'

ORANGE COUNTY, N.Y.
TOTAL AREA= 15.124 ACRES

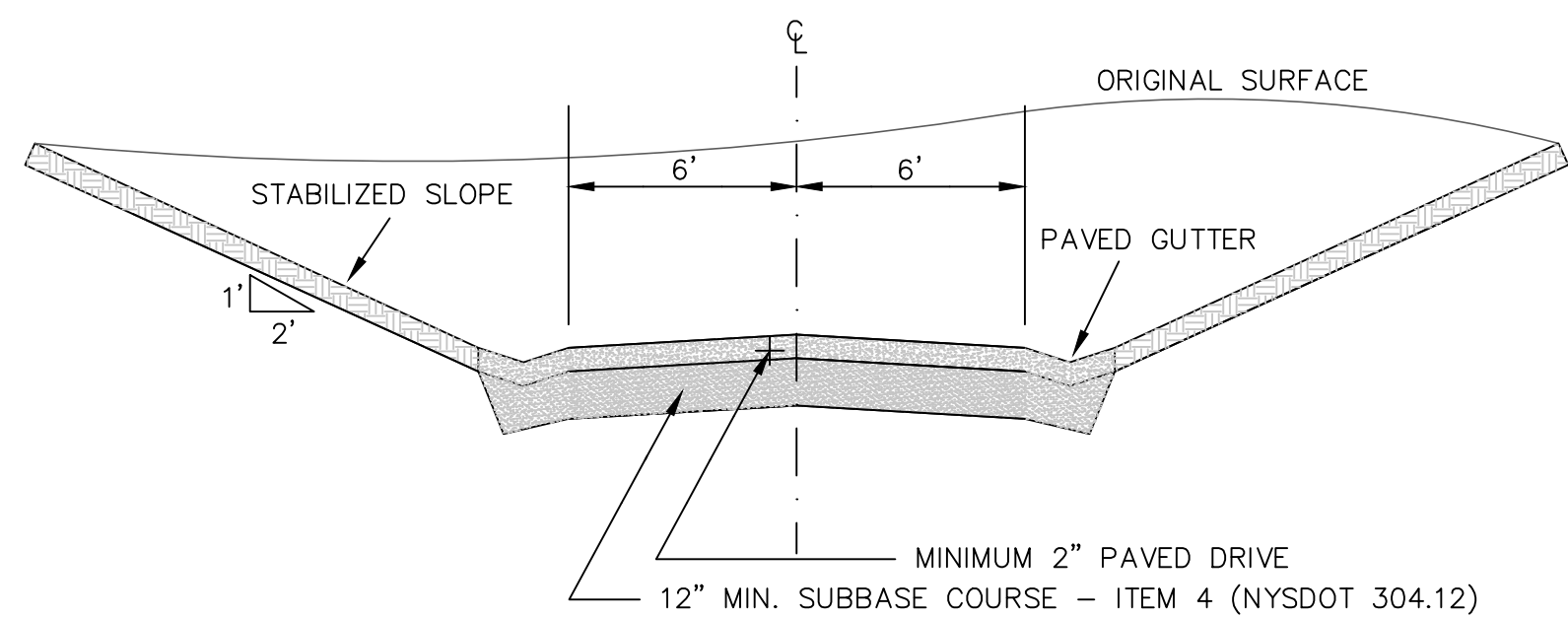
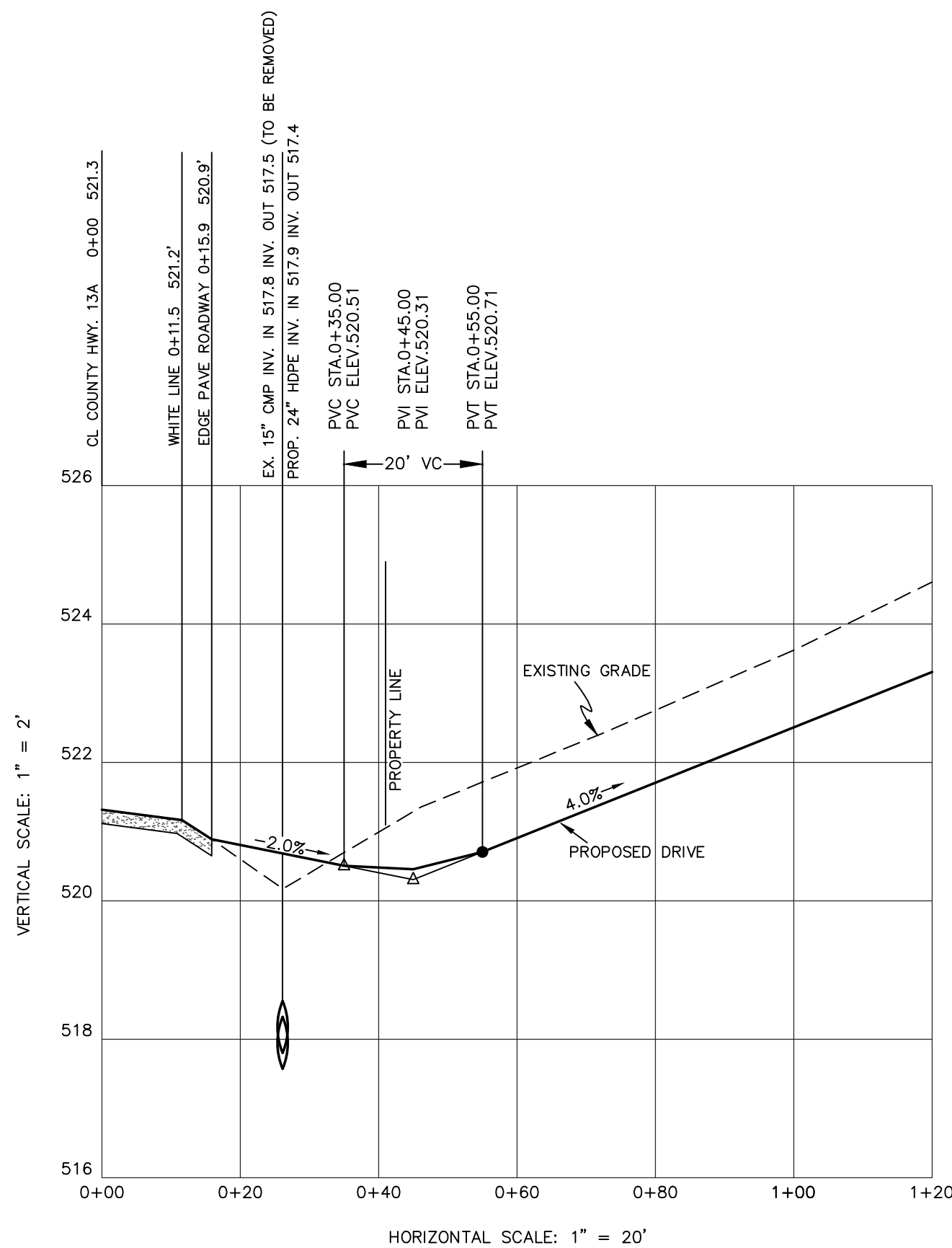
SEPTEMBER 20, 2022
REVISED 10-20-22
REVISED 12-21-22
REVISED 02-13-23

GRAPHIC SCALE



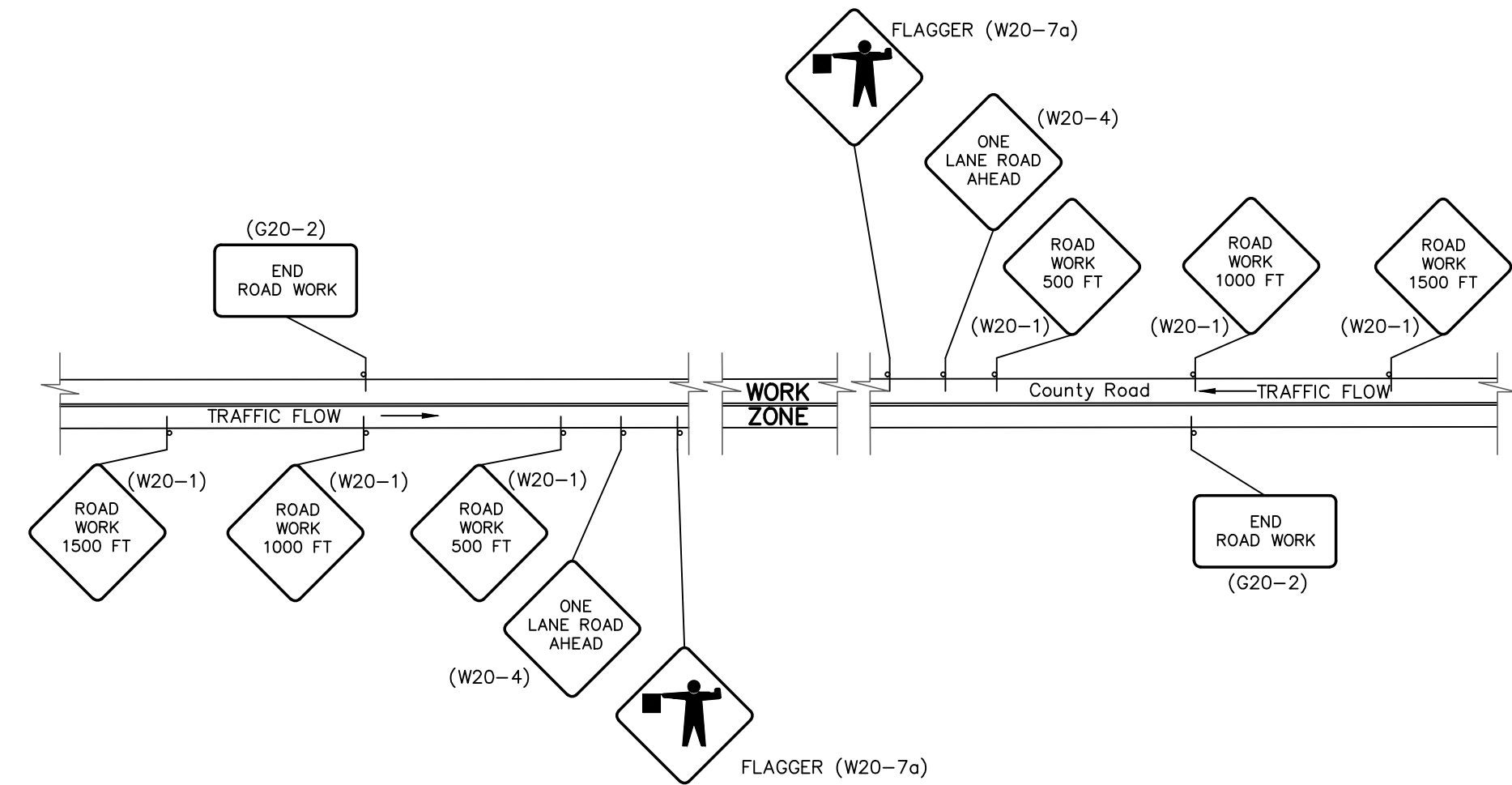
JOSEPH GOTTlieb, P.E., P.C.
CONSULTING ENGINEER
P.O. BOX 76
MONTICELLO
NEW YORK 12701

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



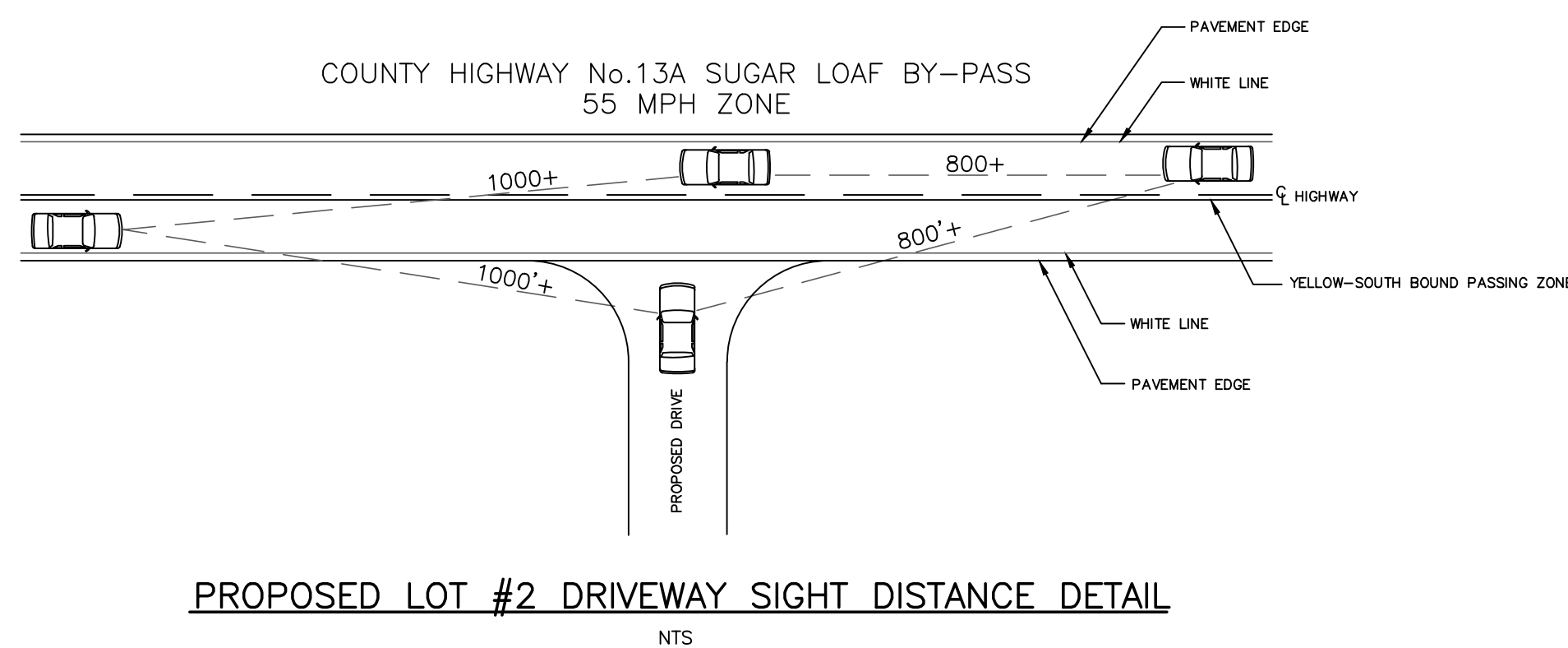
NOTE: AT THE TIME OF CONSTRUCTION, THE NEW DRIVEWAY PAVEMENT IS TO BE KEED INTO THE COUNTY ROAD SHOULDER ASPHALT AS DIRECTED BY THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS - DIVISION OF ENGINEERING.

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



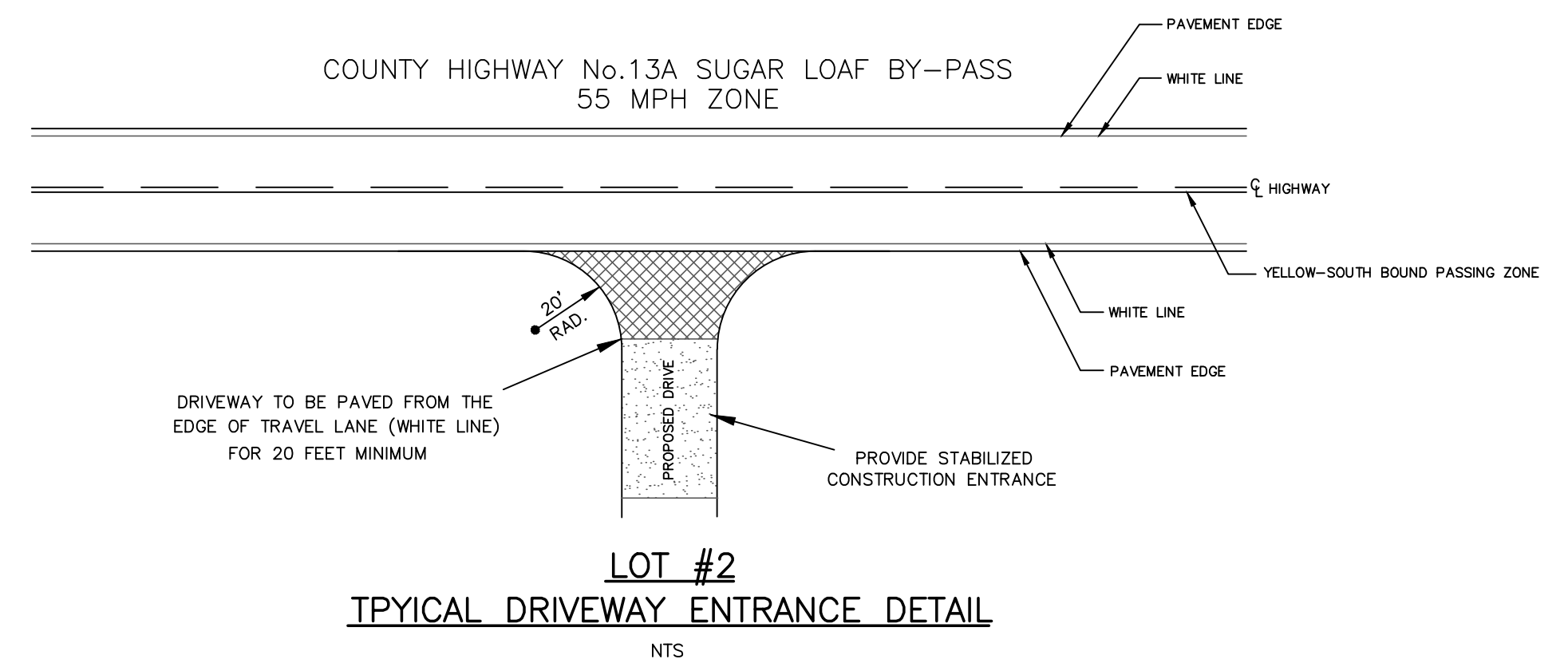
PROPOSED LOT #2 DRIVEWAY SIGHT DISTANCE DETAIL

MAINTENANCE AND PROTECTION OF TRAFFIC:

1. 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.
2. 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.
3. 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.
4. 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.
5. THE MORE STRINGENT SIGN REQUIREMENTS OF ORANGE COUNTY SUPERSEDE ANY MUTCD REQUIREMENTS.
6. 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.
7. 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.
8. 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).
9. 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.
10. ONE LANE OF TRAFFIC MUST BE OPEN AT ALL TIMES. NO EXCEPTIONS.
11. EIGHTEEN (18) INCH STOP AND SLOW PADDLES ARE REQUIRED TO DIRECT TRAFFIC.
12. TWO WAY RADIOS ARE REQUIRED FOR FLAGGERS TO COMMUNICATE WITH EACH OTHER.
13. ALL CONSTRUCTION PERSONNEL ARE REQUIRED TO WEAR HARD HATS AND SAFETY VESTS.
14. ORANGE COUNTY MUST BE NOTIFIED IMMEDIATELY OF ANY ON-SITE ACCIDENTS.

LANDSCAPING:

1. NO PLANTINGS (SHRUBS/TREES) OR LANDSCAPING FEATURES (GATES, FENCES, STONE PILLARS, STONE WALLS, SIGNS, ETC.) SHALL BE PLACED WITHIN THE COUNTY RIGHT OF WAY.
2. 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).
3. ANY PLANTING AND LANDSCAPING FEATURES ARE REQUIRED TO BE OFFSET FROM THE PROPERTY LINE BY 5 FEET.
4. NO GRADING CAN BE PERFORMED WITHIN THE COUNTY RIGHT OF WAY.



LOT #2
TYPICAL DRIVEWAY ENTRANCE DETAIL

COUNTY HIGHWAY ENTRANCE DESIGN
&
DETAILS
FOR

GAGLIARDI

TOWN OF CHESTER
SCALE: 1"=20'

ORANGE COUNTY, N.Y.
OCTOBER 20, 2022
REVISED: FEBRUARY 13, 2023

COUNTY HIGHWAY ENTRANCE DESIGN

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