

1. TAX MAP IDENTIFICATION NUMBER: SECTION 1, BLOCK 1, LOT 77.2 & 82



- TAX MAP IDENTIFICATION NUMBER: SECTION 1, BLOCK 1, LOT 77.2 & 82
2. TOTAL AREA OF SUBJECT PARCEL: 5.069± ACRES
3. RECORD OWNER(S):
- RONALD & MARJORIE NELSON
26 MCBRIDE ROAD
CHESTER, NY 10918
4. APPLICANT:
- RONALD NELSON, JR.
600 STRATFORD LANE, APT# 138
MIDDLETOWN, NY 10940
5. DEED REFERENCE:
DEED LIB# 14634, PAGE 1118
6. MAP REFERENCES:
- A. A MAP ENTITLED, "CLUSTER SUBDIVISION FOR CHESTERDALE ESTATES" BY KIRK ROTHGART, P.E., DATED AUGUST 2004 AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK ON MARCH 20, 2018 AS MAP NUMBER 64-18.
- B. A MAP ENTITLED, "SUBDIVISION OF PROPERTY FOR WILLIAM DURMA" BY MATTHEW A. NOVELLO, P.E., DATED OCTOBER 2015 AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK ON AUGUST 29, 2017 AS MAP NUMBER 234-17.
5. THIS SURVEY IS BASED ON NEW YORK STATE PLANE NAD 83 (2011), ZONE 3101 DATUM (USFT) DERIVED FROM GPS OBSERVATIONS.
6. THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES PC, FROM USGS 1M HYDRO-FLATTED DIGITAL ELEVATION MODELS (DEMS) AS DERIVED FROM 2014 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS.GIS.GOV AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF RECORDS OR TO GUIDE FROM A TITLE SEARCH AND IS THEREFORE SUBJECT TO WHATEVER STATEMENT OF FACTS THAT MAY BE REVEALED IN SUCH REPORTS.
7. SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS OF RECORD.
9. OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE SPECIFIC PURPOSE OF INTERPRETATION OF COMPLIANCE WITH ZONING AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES OR ANY OTHER IMPROVEMENTS TO THE LAND.
10. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT OFFICIAL CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO THE PERSONS FOR WHOM THIS BOUNDARY SURVEY MAP WAS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
11. CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.
12. ISSUING OF A NEW TITLE POLICY OR REDATING OF AN EXISTING POLICY REFERENCING THIS SURVEY WITHOUT THE BENEFIT OF AN UPDATE OF THIS SURVEY BY ENGINEERING & SURVEYING PROPERTIES, P.C. SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREON.
13. UNAUTHORIZED COPIES CAN CONTAIN FRAUDULENT, INCORRECT, ERRONEOUS, OR MISLEADING INFORMATION OR OMIT IMPORTANT AND RELEVANT INFORMATION. DO NOT RELY ON UNAUTHORIZED COPIES. THE SEAL, SIGNATURE, AND CERTIFICATION ARE REVOKED OR OTHERWISE VOID ON ALL UNAUTHORIZED COPIES. ALL ORIGINAL COPIES BEAR AN ORIGINAL IMPRINTED AND INK SIGNATURE.
14. ALL UNDERGROUND UTILITIES AND/OR IMPROVEMENTS OR THE ENCROACHMENT OF SUCH IMPROVEMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF THE ENCROACHMENT OF SUCH UNDERGROUND IMPROVEMENTS EXIST OR ARE SHOWN HEREON, THEY ARE NOT GUARANTEED. SUCH UNDERGROUND UTILITIES AND/OR IMPROVEMENTS ARE NOT COVERED BY THIS CERTIFICATE.


[illegible]

DRAWING STATUS		ISSUE DATE:	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		SHEET NUMBER	
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF	N/A
<input type="checkbox"/> PLANNING BOARD APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF	N/A
<input type="checkbox"/> NYSDOT APPROVAL	N/A	OF	N/A
<input checked="" type="checkbox"/> OTHER	1	OF	1
<input type="checkbox"/> FOR BID	N/A	OF	N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF	N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

<p>A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE LICENSED PROFESSIONAL LAND SURVEYOR'S EMBOSSED SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY.</p> <p>UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.</p>	 <div style="border: 1px solid black; padding: 5px; margin-top: 10px; text-align: center;"> BRIAN D. BABCOCK, L.S. NEW YORK STATE LICENSE # 050830 </div>
 <p>1 inch = 40 ft.</p>	



**ENGINEERING &
SURVEYING
PROPERTIES**

*Achieving Successful Results
with Innovative Design*

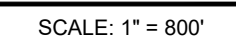
MONTEGOMERY OFFICE
 71 CLINTON STREET
 MONTGOMERY, IN 45249
 Ph: (845) 457-7727
WWW.EP-PC.COM

**LOT LINE CHANGE &
TOPOGRAPHIC MAPPING PLAN**

RONALD J. NELSON & MARJORIE NELSON
 26 MC BRIDE ROAD
 TOWN OF CHESTER
 ORANGE COUNTY, NEW YORK

JOB #:	1993.01	DRAWN BY:	KMP/DBB
DATE:	02/08/23	SCALE:	1" = 40'
REVISION:	0	TAX LOT:	1-1-77.2 & 82

S-1






DRAWING STATUS		ISSUE DATE:	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		03/22/2023	
		SHEET NUMBER	
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF	N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	3	OF	4
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF	N/A
<input type="checkbox"/> NYSDOT APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OTHER	N/A	OF	N/A
<input type="checkbox"/> FOR BID	N/A	OF	N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF	N/A
<p>THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.</p> <p>THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).</p>			

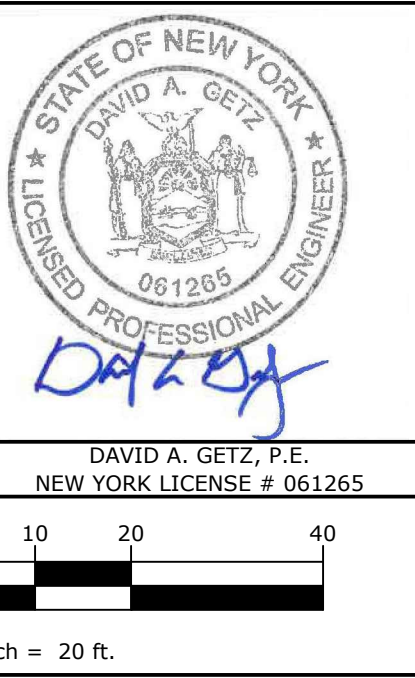
COPIES OF THIS DOCUMENT
WITHOUT AN ACTUAL OR
FACSIMILE OF THE
ENGINEER'S SIGNATURE
AND AN ORIGINAL STAMP
OR EMBOSSED SEAL SHALL
BE CONSIDERED INVALID.


UNAUTHORIZED
ALTERATIONS OR
ADDITIONS TO THIS
DOCUMENT BEARING THE
SEAL OF A LICENSED
PROFESSIONAL ENGINEER
IS A VIOLATION OF
SECTION 7209 SUBSECTION
2 OF THE NEW YORK STATE
EDUCATION LAW.

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 <p>ENGINEERING & SURVEYING PROPERTIES</p> <p><i>Achieving Successful Results with Innovative Designs</i></p>	<p>GOSHEN OFFICE 262 GREENWICH AVE. Ste B GOSHEN, NY 10974 Ph: (845) 457-7727 WWW.EP-PC.COM</p>	
	<p>SITE PLAN</p>	
<p>NELSON LOT LINE CHANGE 26 MCBRIDE ROAD TOWN OF CHESTER ORANGE COUNTY, NEW YORK</p>		
<p>JOB #: 1993.01</p> <p>DATE: 09/08/2022</p> <p>REVISION: 2-03/22/2023</p>	<p>DRAWN BY: MDP</p> <p>SCALE: 1" = 20'</p> <p>TAX LOT: 1-1-77.2 & 1-1-82</p>	<p>C-102</p>

SEPTIC SYSTEM DESIGN SCHEDULE

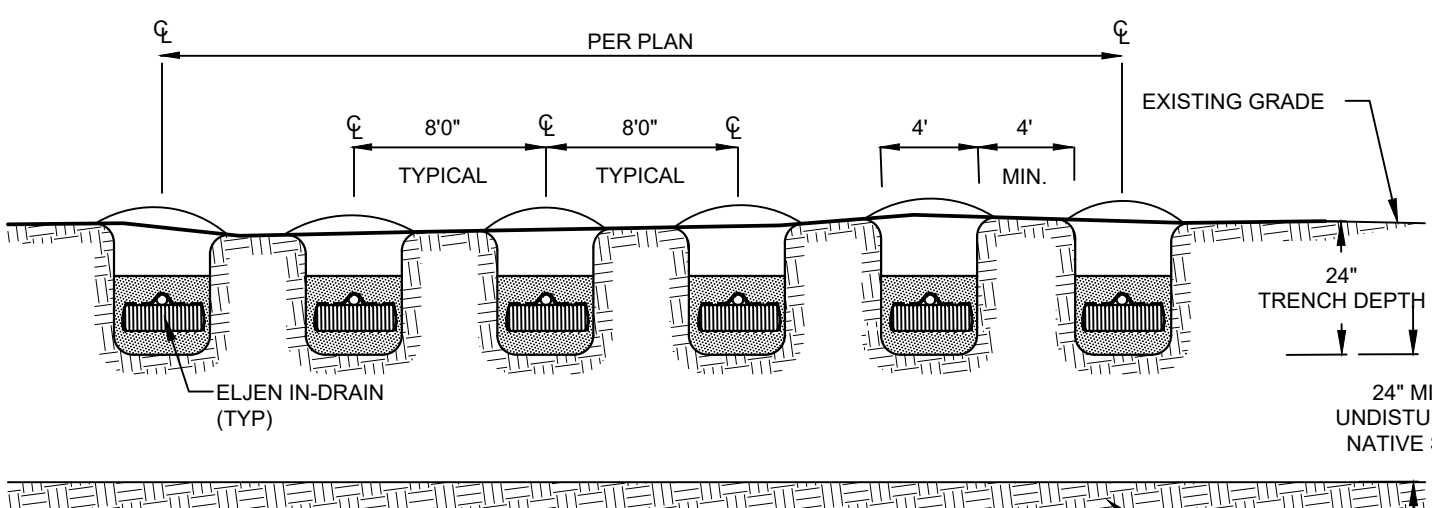
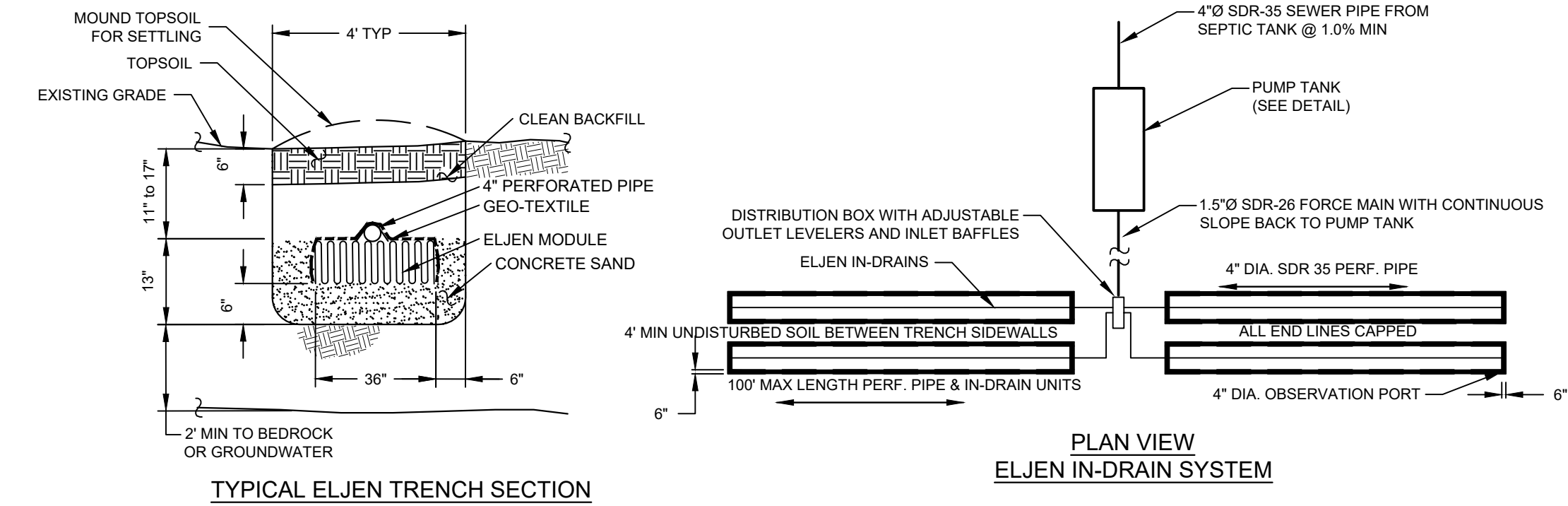
LOT #	STABILIZED PERC RATE (min)	DESIGN PERC RATE (min)	PROPOSED BEDROOMS	FLOW RATE (GPD)	APPLICATION RATE (GPD/Sq. ft.)	REQUIRED AREA (Sq. ft.)	REQUIRED ABSORPTION FIELD LENGTH (ft.) (ELJEN)	PROPOSED ABSORPTION FIELD LENGTH (ft.)
1	17	16-20	4	440	0.70	315	105	3 LATERALS @ 36 LF = 108 27 TOTAL ELJEN MATS

PERCOLATION TEST RESULTS

LOT #	PERC HOLE #	PERC HOLE DEPTH	PERC HOLE DIA	TIME	PERCOLATION TEST RUNS - STOPWATCH USED FOR TIMED INTERVALS (TIME FOR 1" DROP IN WATER LEVEL)	STABILIZED RATE
1	03/01/23 PT-01	24"	10"	FINISH	STOPWATCH USED FOR TIMED INTERVALS	2 MIN
				START		
				TIME	00:01:01 00:01:00 00:01:20	
				FINISH		
1	03/01/23 PT-02	24"	10"	START	STOPWATCH USED FOR TIMED INTERVALS	17 MIN
				TIME	00:016:13 00:16:16 00:16:00	

DEEP TEST HOLE RESULTS

TEST HOLE #	DATE	DEPTH	DESCRIPTION
TP-07	03/01/23	0' - 12" 12' - 18" 18' - 60"	BLACK TOP SOIL TAN SANDY CLAY LOAM BROWN SAND
TP-08	03/01/23	0' - 12" 12' - 18" 18' - 60"	BLACK TOP SOIL TAN SANDY CLAY LOAM BROWN SAND



A-A - TILE FIELD ABSORPTION TRENCH WITH ELJEN SYSTEM

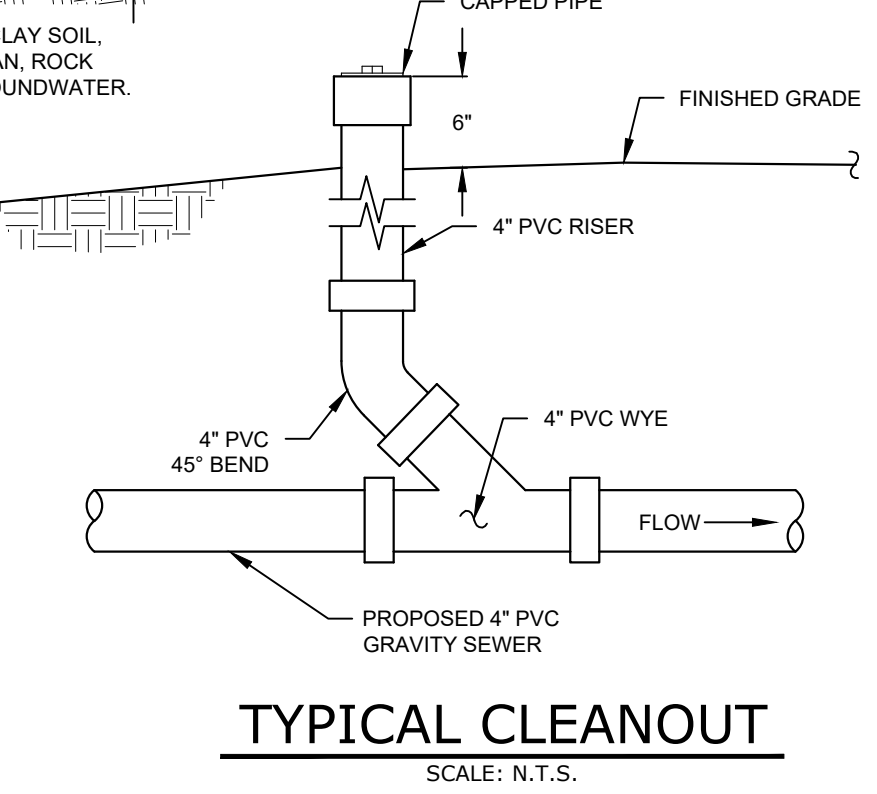
SCALE: N.T.S.

ABSORPTION TILE FIELD OVERALL PLAN

SCALE: N.T.S.

NOTES

- SEPTIC TANK TO BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM THE HOUSE.
- THERE SHALL BE NO REGRADING IN THE AREA OF THE ABSORPTION FIELDS.
- WATER SOFTENERS, GARBAGE GRINDERS AND/OR JACUZZI TYPE SPA TUBS OVER 100 GALLONS ARE NOT PERMITTED WITHOUT THE SYSTEM BEING REDESIGNED AND REAPPROVED BY THE TOWN OF CHESTER AND THE ORANGE COUNTY DEPARTMENT OF HEALTH.
- CELLAR DRAINS, ROOF DRAINS OR FOOTING DRAINS SHALL NOT BE DISCHARGED IN THE VICINITY OF THE TILE FIELDS OR WELLS.
- SWIMMING POOLS, DRIVEWAYS AND/OR STRUCTURES THAT MAY COMPACT THE SOIL ARE NOT TO BE CONSTRUCTED OVER TILE FIELDS.
- ASPHALTIC SEALS SHALL BE MAINTAINED BETWEEN THE SEPTIC TANK, AND ALL PIPES AND COVERS.
- NO TRENCHES TO BE INSTALLED IN WET SOIL.
- RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL IN ABSORPTION TRENCH.
- GROUT ALL PIPE PENETRATIONS INTO AND OUT OF ANY DISTRIBUTION OR DROP BOX.
- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN THE PUBLICATION "INDIVIDUAL RESIDENTIAL WASTEWATER TREATMENT SYSTEMS, DESIGN HANDBOOK", LATEST EDITION, AND APPENDIX 75-A OF THE NEW YORK STATE DEPARTMENT OF HEALTH.
- ABSORPTION TRENCH PIPE TO BE CAPPED AT END.
- ABSORPTION SYSTEM TO BE LOCATED A MINIMUM DISTANCE OF 20 FEET FROM ANY DWELLING UNIT.
- SEPTIC TANK JOINTS MUST BE SEALED AND TESTED FOR WATERTIGHTNESS.
- PROVIDE 30" OF SOLID PIPE PRIOR TO START OF PERFORATED ABSORPTION PIPE, TO BE BACKFILLED WITH NATIVE MATERIAL.
- THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE DWELLING, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
- 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 UNDUPLICATE COMPACTION THAT COULD RESULT IN A CHANGE OF ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.



TYPICAL CLEANOUT

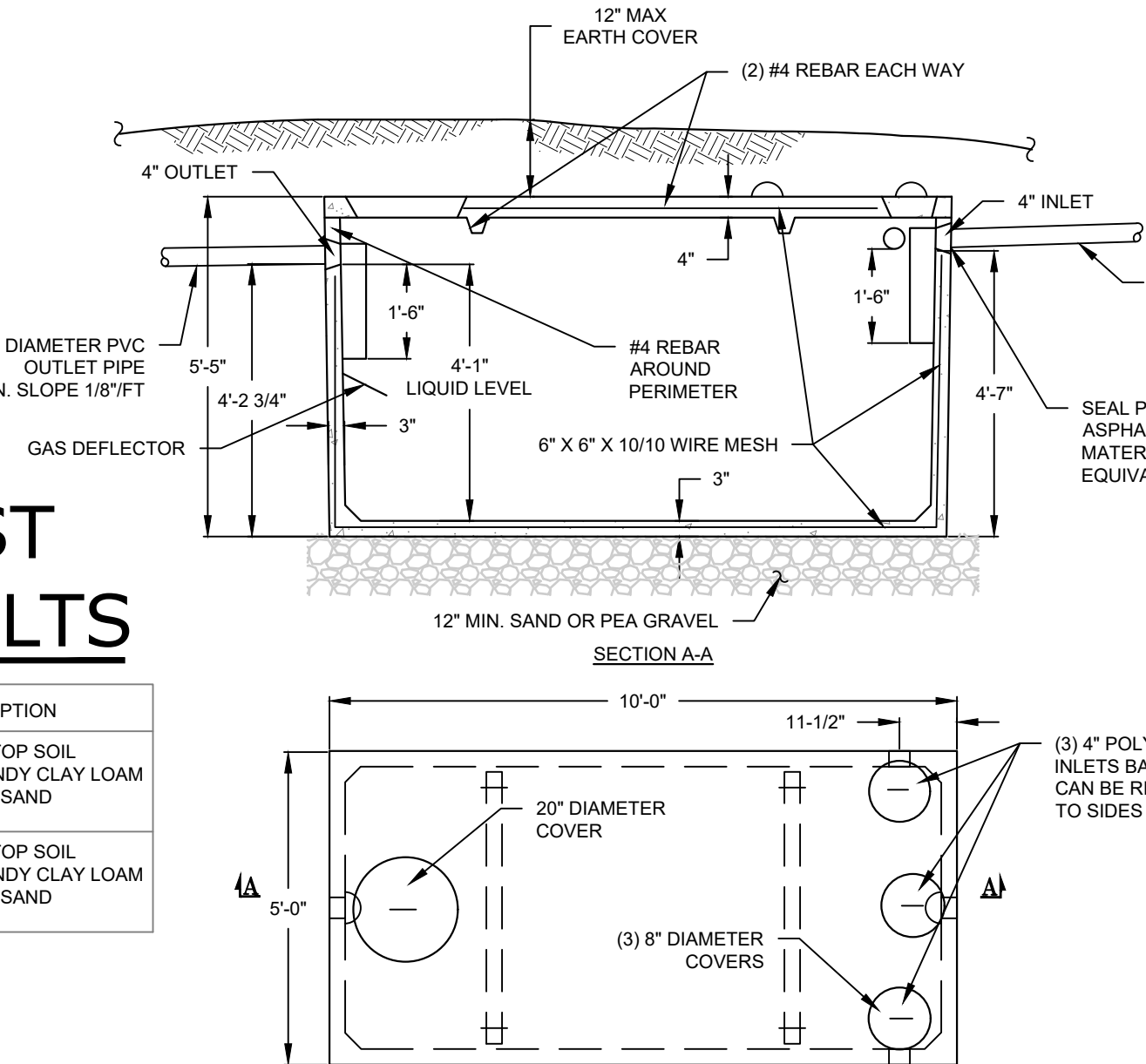
SCALE: N.T.S.

NOTES

- SILT FENCE TO BE MAINTAINED IN PLACE DURING CONSTRUCTION AND SOIL STABILIZATION PERIOD.

SILT FENCE

SCALE: N.T.S.



1250 GALLON SEPTIC TANK

SCALE: N.T.S.

NOTES

- PRECAST CONCRETE SEPTIC TANK AS MANUFACTURED BY WOODARDS CONCRETE PRODUCTS, INC. MODEL ST 1250, OR APPROVED EQUAL.
- CONCRETE - 4000 PSI AT 28 DAYS.
- REINFORCEMENT - 6" X 6" X 10 GAUGE WIRE MESH.
- SECTIONS TO BE SEALED WITH BUTYL RUBBER BASE CEMENT.
- THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK, OR ANY PUMPING OR DOSING CHAMBER, TO THE BUILDING, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
- SEPTIC TANKS SHOULD BE INSPECTED PERIODICALLY AND PUMPED EVERY 2-3 YEARS.

1250 GALLON SEPTIC TANK

SCALE: N.T.S.

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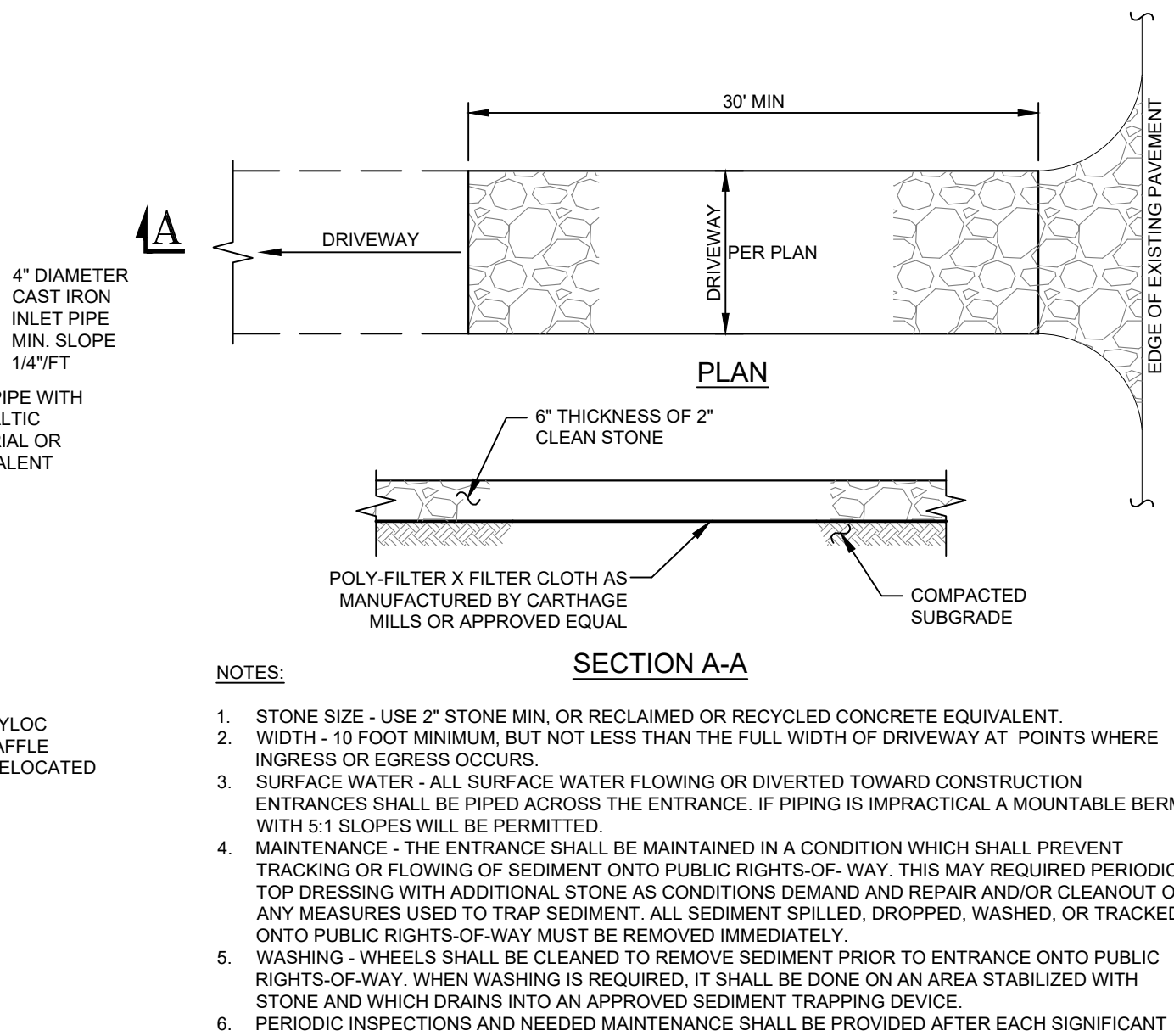
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6 HOLE DROP DISTRIBUTION BOX

SCALE: N.T.S.

NOTES

- STONE SIZE - USE 2" STONE MIN. OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- WIDTH - 10 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF DRIVEWAY AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- 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.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTIONS AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH SIGNIFICANT RAINFALL EVENT.

STABILIZED CONSTRUCTION ENTRANCE

SCALE: N.T.S.

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