NAD83

REFERENCES:

1. TOWN OF CHESTER TAX MAP SECTION 17.
2. DEEDS FILED IN THE ORANGE COUNTY CLERK'S OFFICE:
   - L.11823 P.744
   - L.2393 P.201
   - L.14287 P.537
   - L.13289 P.1226
   - L.14494 P.635
   - L.13832 P.549
   - L.14111 P.128
   - L.14503 P.1606
3. MAPS FILED IN THE ORANGE COUNTY CLERK'S OFFICE:
   - MAP #9733
   - MAP #10162
   - MAP #10111
   - MAP #9755
4. TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY #MAC6430 DATED DECEMBER 27, 2018.

TAX LOT 17-1-21
N/F PAGANO
L.2393 P.201
WOODED AREA
NO SEPTIC/WELL

WOODED AREA
NO SEPTIC/WELL

TAX LOT 17-1-45.2
N/F KNAPP
L.14503 P.1606
LOT 8 FILED MAP #10111

IRON ROD FOUND

PORTION OF LOT 7 F.MAP#10111

INV.18"HDPE=552.4

CBCP R=558.0
INV.18"HDPE=553.7

DAVIDSON DRIVE
ASPHALT ROAD

ROW LINE

CONC. CURB

559.0TC

CBCP R=558.0
INV.18"HDPE=554.6

ROW LINE

WETLAND AREA

N07° 59' 21"W
1122.12'

100' ADJACENT AREA

STONE WALL

TAX LOT 17-1-22.4
L.11823 P.744
LOT 3 FILED MAP #9755

TP3

EXISTING 20' WIDE DRAINAGE EASEMENT AS SHOWN ON FILED MAP #9755

TAX LOT 17-1-22.3
L.11823 P.744
LOT 2 FILED MAP #9755

MdC

TP2

TAX LOT 17-1-22.2
L.11823 P.744
LOT 1 FILED MAP #9755

N88° 47' 20"W
97.39'

S87° 47' 04"W
137.67'

S84° 04' 02"W
72.00'

S84° 04' 02"W
100.00'

STREAM

WETLAND AREA

100' ADJACENT AREA

DAVIDSON DRIVE
(PAPER ROAD)
(SEE FILED MAP #9755)

TAX LOT 17-1-22.1
L.11823 P.744

TAX LOT 17-1-22.5
L.11823 P.744
LOT 4 FILED MAP #9755

TAX LOT 17-1-86
N/F POMEGRANITE SOLUTIONS LLC
L.14287 P.537
LOT 7 FILED MAP #10111

N75° 07' 14"E
173.49'

R100'

WELL
APPROXIMATE WELL LOCATION

APPROXIMATE SEPTIC SYSTEM LOCATION

MdB

TP#1 TP#2 TP#3 TP#4 TP#5 TP#6 TP#7 TP#8 TP#9 TP#10 TP#11

PT#1 PT#2 PT#3 PT#4 PT#5 PT#6

INV.15"HDPE=549.2

INV.=545.9

INV.=547.7

BOX CULVERT

PARADISE LANE

CBFL G=553.6
INV.15"HDPE=551.0

L=31.50', R=165.00'

S05° 56' 00"E
65.00'

L=39.27', R=25.00'

S40° 30' 00"W
270.66'

LAKE STATION ROAD
(30mph)

ErA

STREAM BED

WETLAND AREA

TAX LOT 17-1-22.8
L.11823 P.744
LOT 7 FILED MAP #9755

TAX LOT 17-1-22.7
L.11823 P.744
LOT 6 FILED MAP #9755

TAX LOT 17-1-22.6
L.11823 P.744
LOT 5 FILED MAP #9755

NO SEPTIC/WELL WITHIN 200'

TAX LOT 17-1-16.1
N/F BAT RE INC.
L.13289 P.1226

120.75'
S03° 43' 08"W

310.92'
S01° 54' 59"W

100' ADJACENT AREA

EXISTING 20' WIDE DRAINAGE EASEMENT AS SHOWN ON FILED MAP #9755

191.06'
S12° 26' 29"W

STONE WALL

IRON PIPE FOUND

IRON PIPE FOUND

TAX LOT 17-1-23.11
N/F 435 BELLVALE LLC.
L.14494 P.635

NO SEPTIC/WELL WITHIN 200'

TAX LOT 17-1-22.9
N/F REALTY AETHAMATTAHIL
L.14217 P.1209
LOT 8 FILED MAP #9755

S82° 00' 00"W
134.00'

S32° 20' 45"E
325.75'

STREAM

WETLAND AREA

APPROXIMATE LOCATION SEPTIC AREA

565.0

TAX LOT 17-1-88
N/F REALTY LLC AEITHAMATTAHIL
L.14111 P.128
LOT 2 FILED MAP #10162

TAX LOT 17-1-87
N/F BELL STATION CORP.
L.13832 P.549
LOT 1 FILED MAP #10162

100' ADJACENT AREA

C1 C2 C3 C4 C5 C6 C7 C8 C9 C10

D1 D2 D3 D3A D4

LEGEND:

- 490 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING STONE WALL
- OHW — OHW — EXISTING OVERHEAD LINE
- B9 B10 EXISTING WETLAND
- EXISTING EASEMENT
- EXISTING STREAM
- EXISTING CATCH BASIN
- EXISTING GRAVEL AREA
- EXISTING UTILITY POLE
- PT#4 EXISTING TEST PIT WITH NUMBER
- TP#6 EXISTING PERC TEST WITH NUMBER
- MdB EXISTING SOIL

THERE ARE NO 100 YEAR FLOODPLAIN BOUNDARIES ON THE SUBJECT PARCEL.

WARNING– IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED–SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

EXISTING CONDITIONS MAP
SCALE: 1"=40'

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland MO-3 as delineated by Michael Nowicki on August 18, 2021 and confirmed by Michael Frantz of the NYSDEC on August 25, 2021 and mapped by Heritage Land Surveying, P.C.

DEC Staff: Michael Frantz — Surveyor/Engineer: HERITAGE LAND SURVEYING, P.C.

Date Valid: August 25, 2021 Expiration Date: August 25, 2026 SEAL

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for five (5) years **unless** existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). **After five (5) years the boundary must be revalidated by DEC Staff.** Revalidation may include a new delineation and survey of the wetland boundary.

Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law. (Freshwater Wetlands Act) prior to commencement of work.

TOWN OF CHESTER PLANNING BOARD APPROVAL

SCALE
40 0 20 40 80
SCALE FEET

REVISION	BY	DATE	DESCRIPTION
3.	MM	9/16/21	PREPARATION OF PRELIMINARY PLANS
2.	MM	5/19/21	REVISION PER PB MTG. & COMMENT LETTERS
1.	MM	3/23/21	ROAD LAYOUT REVISION PER PB MTG.

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

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STATE OF NEW YORK MICHAEL A. MORGANTE 078577 LICENSED PROFESSIONAL ENGINEER

MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

SITE PLAN & LOT LINE COMBINATION FOR
DAVIDSON DRIVE HOLDINGS, LLC
LAKE STATION ROAD
TOWN OF CHESTER, COUNTY OF ORANGE, NY

RECEIVED
NOV 9 2021
NYSDEC Region 3

EXISTING CONDITIONS MAP

JOB#:	20-030
SCALE:	AS NOTED
DATE:	9-17-21
DRAWN:	MM
CHECKED:	MM
SHEET NO.	02 OF 17

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