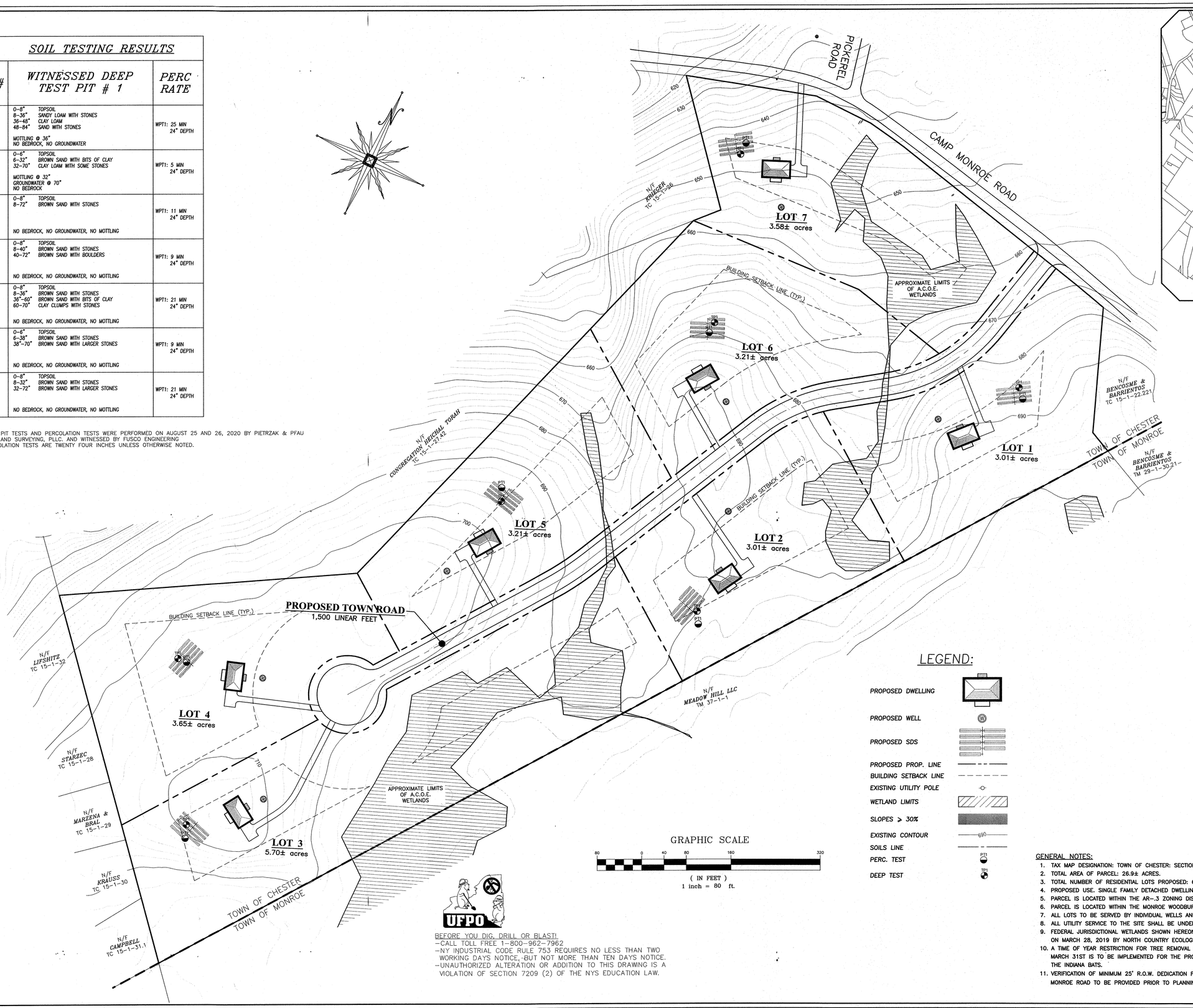
SOIL TESTING RESULTS

LOT #	WITNESSED DEEP TEST PIT # 1	PERC RATE
1	0–8" TOPSOIL 8–36" SANDY LOAM WITH STONES 36–48" CLAY LOAM 48–84" SAND WITH STONES MOTTLING @ 36" NO BEDROCK, NO GROUNDWATER	WPT1: 25 MIN 24" DEPTH
2	0–6" TOPSOIL 6–32" BROWN SAND WITH BITS OF CLAY 32–70" CLAY LOAM WITH SOME STONES MOTTLING @ 32" GROUNDWATER @ 70" NO BEDROCK	WPT1: 5 MIN 24" DEPTH
3	0–8" TOPSOIL 8–72" BROWN SAND WITH STONES NO BEDROCK, NO GROUNDWATER, NO MOTTLING	WPT1: 11 MIN 24" DEPTH
4	0–8" TOPSOIL 8–40" BROWN SAND WITH STONES 40–72" BROWN SAND WITH BOULDERS NO BEDROCK, NO GROUNDWATER, NO MOTTLING	WPT1: 9 MIN 24" DEPTH
5	0–8" TOPSOIL 8–36" BROWN SAND WITH STONES 36"–60" BROWN SAND WITH BITS OF CLAY 60–70" CLAY CLUMPS WITH STONES NO BEDROCK, NO GROUNDWATER, NO MOTTLING	WPT1: 21 MIN 24" DEPTH
6	0–6" TOPSOIL 6–38" BROWN SAND WITH STONES 38"–70" BROWN SAND WITH LARGER STONES NO BEDROCK, NO GROUNDWATER, NO MOTTLING	WPT1: 9 MIN 24" DEPTH
7	0–8" TOPSOIL 8–32" BROWN SAND WITH STONES 32–72" BROWN SAND WITH LARGER STONES NO BEDROCK, NO GROUNDWATER, NO MOTTLING	WPT1: 21 MIN 24" DEPTH

NOTES:
1. ALL DEEP PIT TESTS AND PERCOLATION TESTS WERE PERFORMED ON AUGUST 25 AND 26, 2020 BY PIETRZAK & PFAU ENGINEERING AND SURVEYING, PLLC. AND WITNESSED BY FUSCO ENGINEERING
2. ALL PERCOLATION TESTS ARE TWENTY FOUR INCHES UNLESS OTHERWISE NOTED.



LOCATION MAP
SCALE: 1"=2,000'

BULK REQUIREMENTS
AR–.3 ZONING DISTRICT
(USE GROUP–SINGLE FAMILY DETACHED DWELLING)

	MIN. REQUIRED	PROVIDED
LOT AREA (AC.)	.3	.3
LOT WIDTH (FT.)	250	250
FRONT YARD (FT)	100	100
SIDE YARD (FT.)	40	40
BOTH SIDE YARDS (FT.)	100	100
REAR YARD (FT.)	100	100
	MAX. PERMITTED	
BLDG. COVERAGE (%)	10	10
BLDG. HEIGHT (FT.)	35	35

RECORD OWNER/APPLICANT
MEADOW HILL, LLC
48 JENNA DRIVE
MONROE, NEW YORK 10950

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

UFPO
BEFORE YOU DIG, DRILL OR BLAST!
–CALL TOLL FREE 1–800–962–7962
–NY INDUSTRIAL CODE RULE 753 REQUIRES NO LESS THAN TWO WORKING DAYS NOTICE,–BUT NOT MORE THAN TEN DAYS NOTICE.
–UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NYS EDUCATION LAW.

LEGEND:
- PROPOSED DWELLING
- PROPOSED WELL
- PROPOSED SDS
- PROPOSED PROP. LINE
- BUILDING SETBACK LINE
- EXISTING UTILITY POLE
- WETLAND LIMITS
- SLOPES > 30%
- EXISTING CONTOUR
- SOILS LINE
- PERC. TEST
- DEEP TEST

GENERAL NOTES:
1. TAX MAP DESIGNATION: TOWN OF CHESTER: SECTION 15 BLOCK 1 LOT 27.41.
2. TOTAL AREA OF PARCEL: 26.9± ACRES.
3. TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED: 6.
4. PROPOSED USE. SINGLE FAMILY DETACHED DWELLINGS.
5. PARCEL IS LOCATED WITHIN THE AR–.3 ZONING DISTRICT.
6. PARCEL IS LOCATED WITHIN THE MONROE WOODBURY SCHOOL DISTRICT.
7. ALL LOTS TO BE SERVED BY INDIVIDUAL WELLS AND SEPTICS.
8. ALL UTILITY SERVICE TO THE SITE SHALL BE UNDERGROUND.
9. FEDERAL JURISDICTIONAL WETLANDS SHOWN HEREON DELINEATED AND LOCATED ON MARCH 28, 2019 BY NORTH COUNTRY ECOLOGICAL SERVICES.
10. A TIME OF YEAR RESTRICTION FOR TREE REMOVAL BETWEEN NOVEMBER 1ST AND MARCH 31ST IS TO BE IMPLEMENTED FOR THE PROJECT TO AVOID IMPACTS TO THE INDIANA BATS.
11. VERIFICATION OF MINIMUM 25' R.O.W. DEDICATION FROM CENTERLINE OF CAMP MONROE ROAD TO BE PROVIDED PRIOR TO PLANNING BOARD SIGNATURE.

DATE	DESCRIPTION	INITIALS
	REVISIONS	
9-2-20	REVISION DATE	JJR
1-20-20	SKETCH PLAN PREPARATION DATE	JJP
MAP CHECK DATE: 00/00/00	INITIALED BY: -_-	

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A, GOSHEN, NEW YORK 10924, (845) 294-0606
2 HAMILTON AVENUE, MONTICELLO, NEW YORK 12701, (845) 796-4646
JOSEPH C. PFAU P.E. LICENSE NO. 076936
MICHAEL F. CREEGAN P.L.S. LICENSE NO. 050023
VINCENT J. PIETRZAK P.E. P.L.S. LEED AP LICENSE NO. 076936 P.L.S. LICENSE NO. 050075
CERTIFIED U.S. ARMY CORPS WETLAND DELINEATOR NO. 35396
SIGNATURE 9-2-20 DATE

OAK WOODS SUBDIVISION
TOWN OF CHESTER
COUNTY OF ORANGE, NEW YORK
SECTION 15 BLOCK 1 LOT 27.41
PROJECT TITLE

SKETCH YIELD PLAN
DRAWING TITLE

O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A OF #	N/A OF #	1 OF 1
SCALE 1"=80'	CAD REFERENCE 18122.01 Wetlands.dwg	PROJECT NUMBER 18122.01