Zoning Legend: AR-3

CLUSTER SUBDIVISION DEVELOPMENT	REQUIRED		PROVIDED					
SINGLE-FAMILY DETACHED DWELLING	CONVENTIONAL	CLUSTER (1)	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
MINIMUM LOT AREA (ACRES)	3 ACRES	0.75 ACRES	0.85 ACCRES	1.76 ACRES	2.73 ACRES	4.21 ACRES	2.77 ACRES	1.19 ACRES
MINIMUM LOT AREA (SF)	130,680 SF	32,670 SF	37,16 SF	76,505 SF	118,960 SF	183,217 SF	120,833 SF	51,770 SF
MINIMUM LOT WIDTH (2)	250'	100'	244.9'	144.7'	100.0'	100.0'	174.0'	126.1'
MINIMUM FRONT YARD	100'	35'	78.3'	338.4'	515.9'	715.3'	263.3'	21.6'
MINIMUM SIDE YARD (ONE)	40'	15'	16.6'	31.8'	49.6'	62.0'	20.7'	20.7'
MINIMUM SIDE YARD	100'	30'	93.1'	141.8'	123.5'	206.4'	147.8'	91.6'
MINIMUM REAR YARD	100'	40'	92.1'	60.7'	143.0	123.8'	157.9'	57.1'
MAXIMUM BUILDING COVERAGE (3)	10%	20%	<20%	<20%	<20%	<20%	<20%	<20%
MAXIMUM HEIGHT	35'	40'	<40'	<40'	<40'	<40'	<40'	<40'

(1) CLUSTER SUBDIVISION REGULATIONS BASED UPON SECTION 98, ATTACHMENT 2:1 NOTE 1 FOR LOTS WITHOUT CENTRAL SEWER OR WATER.
(2) MINIMUM LOT WIDTH MEASURED AT THE FRONT YARD SETBACK.
(3) BUILDING COVERAGE DEFINED AS THE PERCENTAGE OF THE TOTAL AREA OF A LOT COVERED BY ALL BUILDINGS, EXCEPT FOR OPEN PORCHES, PATIOS, STEPS, AND SIMILAR APPURTENANCES.

Notes:

1.) THE INFORMATION SHOWN HEREON IS BASED UPON A MAP ENTITLED "OAK WOODS SUBDIVISION" PREPARED BY PIETRZAK & PFAU ENGINEERING & SURVEYING, PLLC DATED SEPTEMBER 21, 2021.

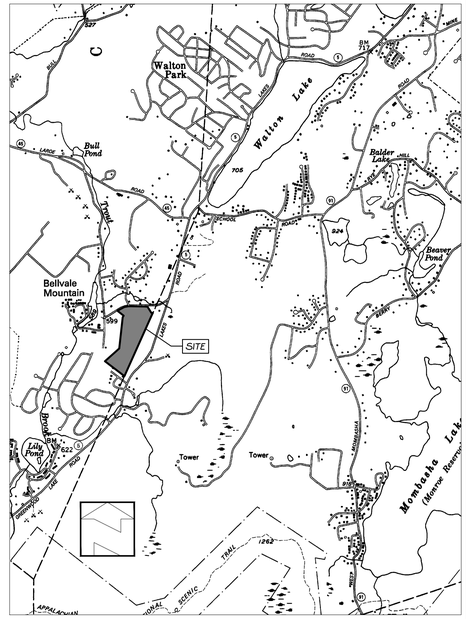
2.) SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT.

3.) SUBJECT TO UTILITY GRANTS OF RECORD.

4.) SUBJECT TO THAT PORTION OF LAND WITHIN THE BOUNDS OF CAMP MONROE ROAD FOR USE AS A PUBLIC HIGHWAY.

5.) LIMITS OF FEDERALLY REGULATED WETLAND SHOWN HEREON DELINEATED AND LOCATED BY NORTH COUNTRY ECOLOGICAL SERVICES ON MARCH 28, 2019.

6.) TO AVOID IMPACTS TO THE NORTHERN LONG EARED BAT (MYOTIS SEPTENTIONALIS) CLEARING OF TREES FOUR (4) INCHES D.B.H. OR GREATER SHALL ONLY OCCUR BETWEEN NOVEMBER 1 AND MARCH 31.

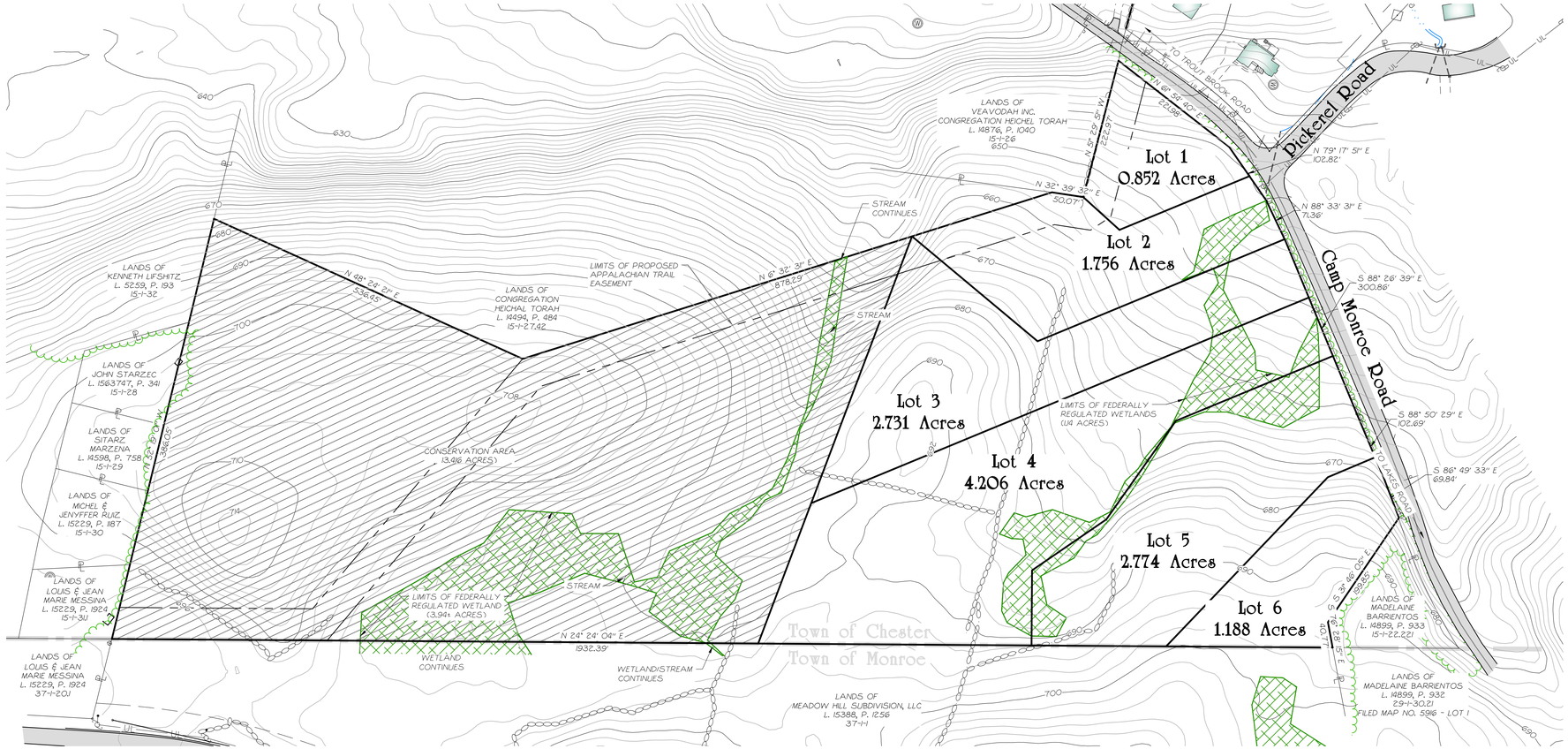


Location Map

SCALE: 1" = 2,000'

Legend

- PROPERTY LINE & CORNER
- SET 5/8" IRON ROD AT PROPERTY CORNER
- ADJOINER PROPERTY LINE
- L. XXXX, P. XXX — DEED LIBER, PAGE
- XX-X-XX — TAX PARCEL DESIGNATION (SECTION - BLOCK - LOT)
- UL — UL — EXISTING UTILITY POLE & LINE
- XXX — EXISTING CONTOUR LINE
- APPROXIMATE LOCATION OF EXISTING BUILDING / STRUCTURE



Sheet Index

1	SUBDIVISION OVERVIEW
2	EXISTING CONDITIONS
3	SITE PLAN DETAIL (WEST)
4	SITE PLAN DETAIL (EAST)
5	CONSTRUCTION DETAILS
6	SOILS TESTING RESULTS
7	WELL & SEWAGE DISPOSAL SYSTEM DETAILS

Parcel Information

TAX PARCEL:	15-1-27.41
AREA:	±26.90 ACRES
RECORD OWNER:	OAK WOODS SUBDIVISION, LLC 1449 37TH STREET, STE 612 BROOKLYN, NY 1218
DEED REFERENCE:	LIBER 15388 PAGE 1261
MAP REFERENCE:	FILED MAP NO. 188-17 (SEE NOTE 5)

PLANNING BOARD APPROVAL BOX

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
"ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID, TRUE COPIES."
"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS."

NO.	DATE	REVISION	BY
"	"	"	"

TIMOTHY J. MARTZ LS #05199

LAWRENCE MARSHALL PE #087107

Subdivision Overview for Oak Woods Subdivision, LLC

MNTM
Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO BOX 166; 45 MAIN STREET; PINE BUSH, NY 12566
P: (845)744.3620 F:(845)744.3805 MNTM@MNTM.CO

THIS MAP IS INCOMPLETE AND INVALID WITHOUT ALL SHEETS IN THE PLAN SET.

TAX MAP PARCEL: 15-1-27.41
TOWN OF CHESTER
COUNTY OF ORANGE
STATE OF NEW YORK
DRAFTED BY: RTS
DATE: OCTOBER 3, 2023
PROJECT: 4943
SHEET: 1 / 7

Zoning Legend: AR-3

CLUSTER SUBDIVISION DEVELOPMENT		REQUIRED
SINGLE-FAMILY DETACHED DWELLING	CONVENTIONAL	CLUSTER (1)
MINIMUM LOT AREA (ACRES)	3 ACRES	0.75 ACRES
MINIMUM LOT AREA (SF)	130,680 SF	32,670 SF
MINIMUM LOT WIDTH (2)	250'	100'
MINIMUM FRONT YARD	100'	35'
MINIMUM SIDE YARD (ONE)	40'	15'
MINIMUM SIDE YARD	100'	30'
MINIMUM REAR YARD	100'	40'
MAXIMUM BUILDING COVERAGE (3)	10%	20%
MAXIMUM HEIGHT	35'	40'

(1) CLUSTER SUBDIVISION REGULATIONS BASED UPON SECTION 98, ATTACHMENT 2:1 NOTE 1 FOR LOTS WITHOUT CENTRAL SEWER OR WATER.
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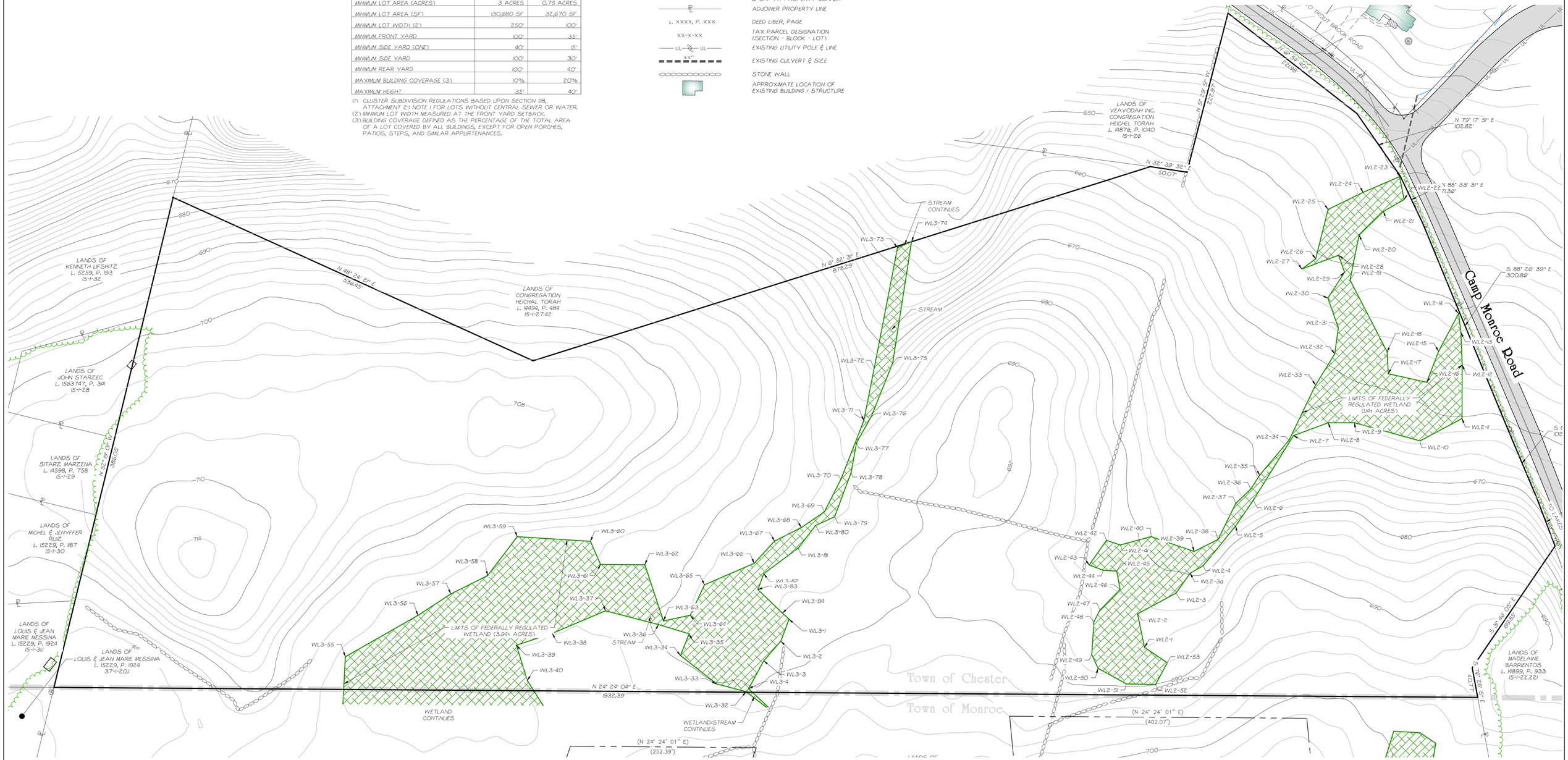
Legend

- PROPERTY LINE & CORNER
- SET 5/8" IRON ROD WITH PLASTIC ID CAP AT PROPERTY CORNER
- ADJOINER PROPERTY LINE
- L. XXXX, P. XXX — DEED LIBER, PAGE
- XX-X-XX — TAX PARCEL DESIGNATION (SECTION - BLOCK - LOT)
- UL — EXISTING UTILITY POLE & LINE
- XX" — EXISTING CULVERT & SIZE
- STONE WALL
- APPROXIMATE LOCATION OF EXISTING BUILDING / STRUCTURE



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60 0 30 60 120 240

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NO.	DATE	REVISION	BY
-	-	-	-

LAWRENCE MARSHALL PE #087107

Existing Conditions for Oak Woods Subdivision, LLC

MNTM
Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO BOX 166; 45 MAIN STREET; PINE BUSH, NY 12566
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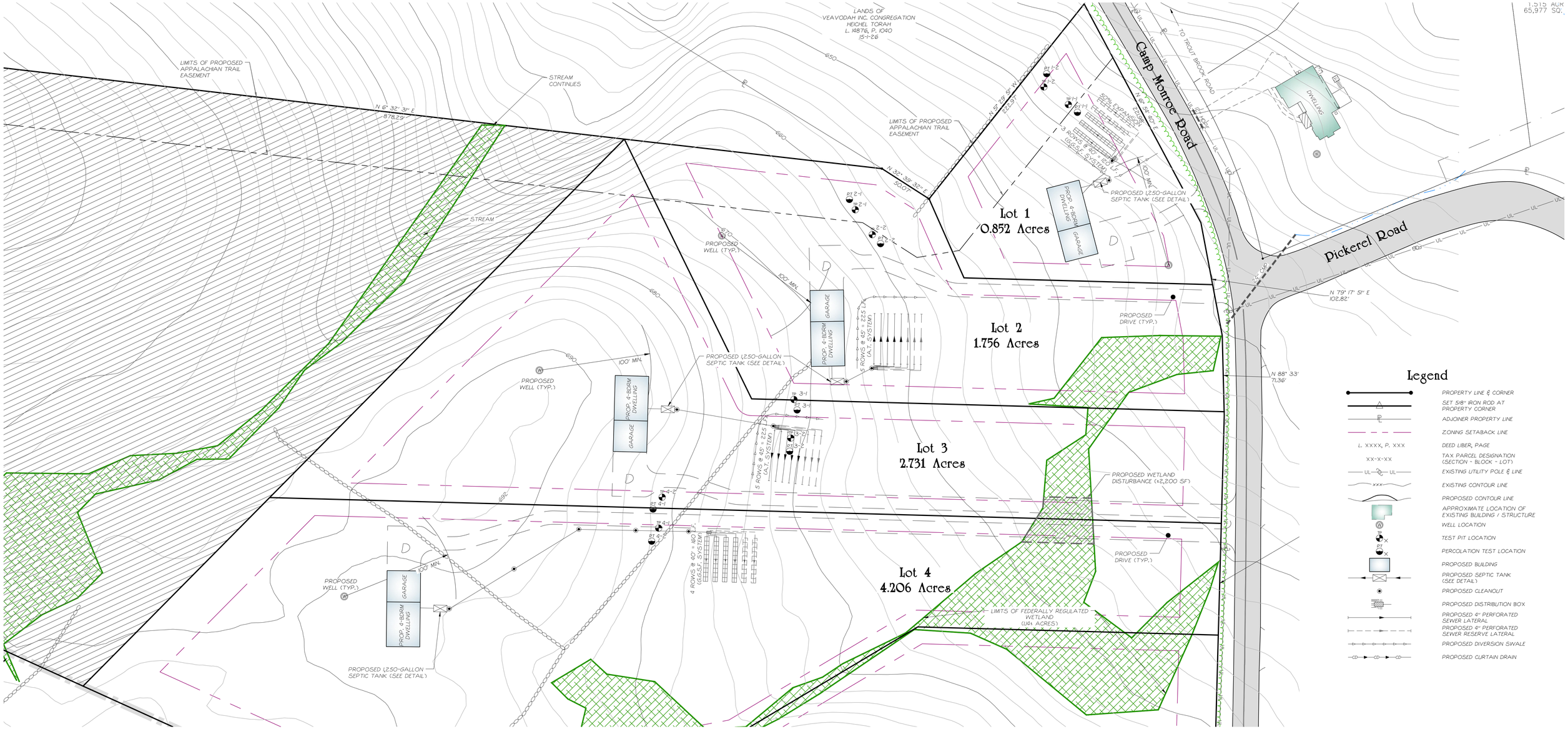

PLANNING BOARD APPROVAL BOX

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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NO.	DATE	REVISION	BY
-	-	-	-

LAWRENCE MARSHALL PE #087107

Subdivision Plan Detail West for Oak Woods Subdivision, LLC

MNTM
Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO BOX 166; 45 MAIN STREET, PINE BUSH, NY 12566
P: (845)744.3620 F:(845)744.3805 MNTM@MNTM.CO

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TAX MAP PARCEL: 15-1-2.7.41

TOWN OF CHESTER

COUNTY OF ORANGE

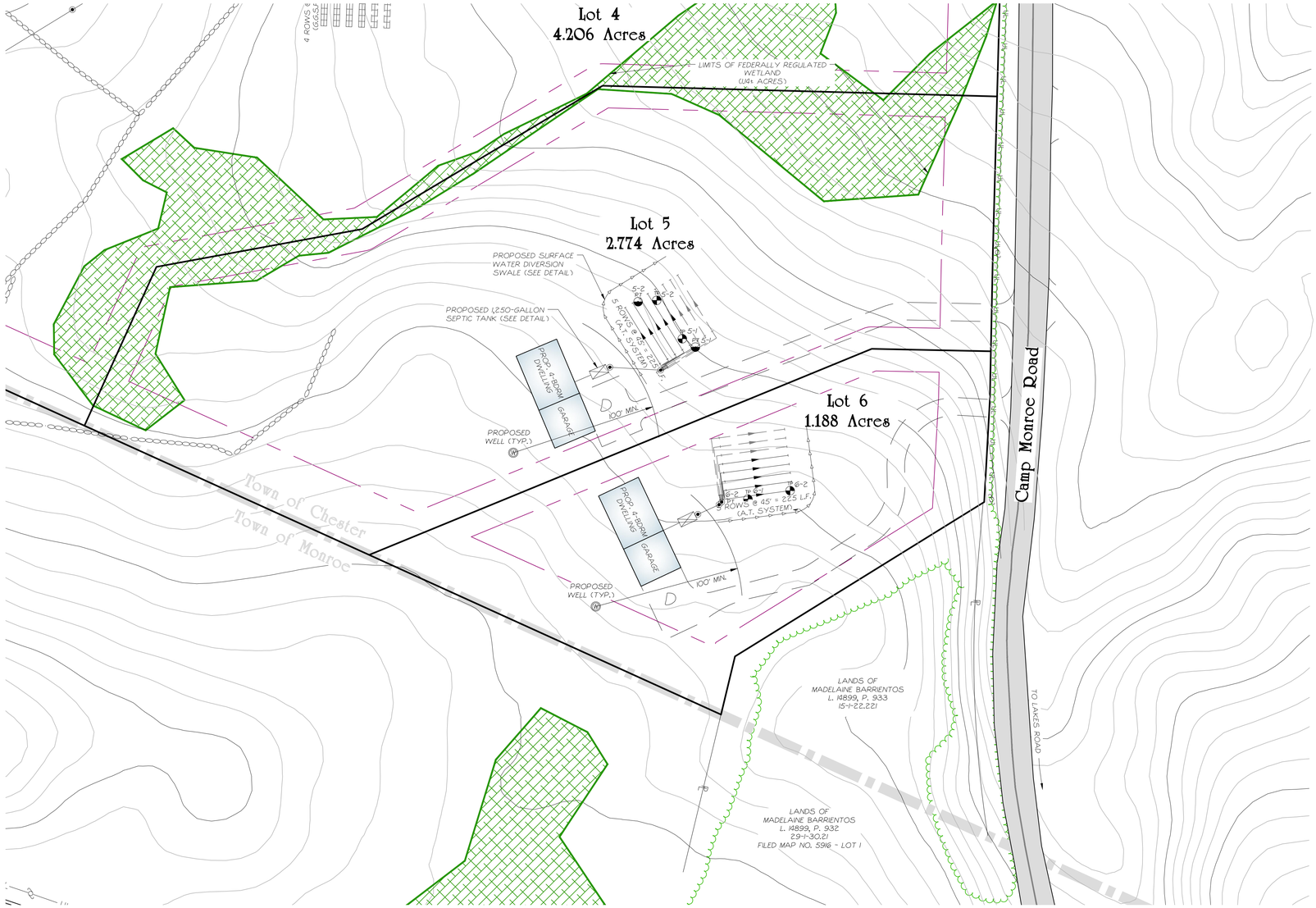
STATE OF NEW YORK

DRAFTED BY: RTS

DATE: OCTOBER 3, 2023

PROJECT: 4943

SHEET: 3 / 7



Legend

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- SET 5/8" IRON ROD AT PROPERTY CORNER
- ADJOINER PROPERTY LINE
- ZONING SETABACK LINE
- L. XXXX, P. XXX — DEED LIBER, PAGE
- XX-X-XX — TAX PARCEL DESIGNATION (SECTION - BLOCK - LOT)
- UL — UL — EXISTING UTILITY POLE & LINE
- XXX — EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- APPROXIMATE LOCATION OF EXISTING BUILDING / STRUCTURE
- W — WELL LOCATION
- TP — TEST PIT LOCATION
- PT — PERCOLATION TEST LOCATION
- PROPOSED BUILDING
- PROPOSED SEPTIC TANK (SEE DETAIL)
- PROPOSED CLEANOUT
- PROPOSED DISTRIBUTION BOX
- PROPOSED 4" PERFORATED SEWER LATERAL
- PROPOSED 4" PERFORATED SEWER RESERVE LATERAL
- PROPOSED DIVERSION SWALE
- PROPOSED CURTAIN DRAIN

PLANNING BOARD APPROVAL BOX

GRAPHIC SCALE

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(IN FEET)
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NO.	DATE	REVISION	BY
-	-	-	-

LAWRENCE MARSHALL PE #087107

Subdivision Plan Detail East for Oak Woods Subdivision, LLC

Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO BOX 166; 45 MAIN STREET; PINE BUSH, NY 12566
P: (845)744.3620 F:(845)744.3805 MNTM@MNTM.CO

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STATE OF NEW YORK
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DATE: OCTOBER 3, 2023
PROJECT: 4943
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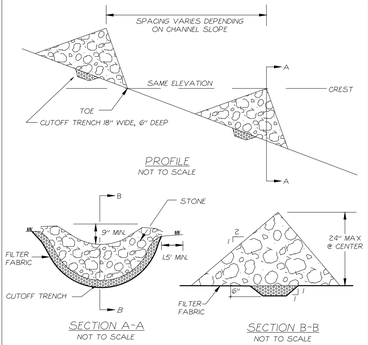


1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.

2. SET SPACING OF CHECK DAMS TO ASSUME THAT ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.

3. EXTEND THE STONE A MINIMUM OF 15 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.

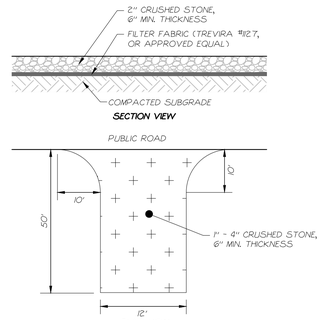
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.

5. ENSURE THAT A CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

MAXIMUM DRAINAGE AREA 2 ACRES

Temporary Check Dam Detail

NOT TO SCALE



NOTES:
1. STONE SIZE: USE 1"-4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.

2. LENGTH - NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).

3. THICKNESS - NOT LESS THAN SIX (6) INCHES.

4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT THE POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT 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 ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

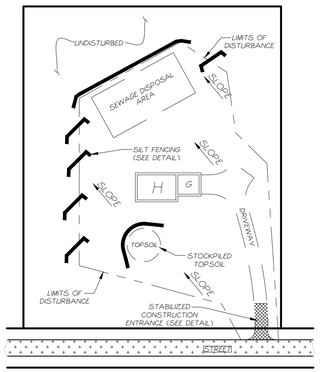
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A 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.

Stabilized Construction Entrance Detail

NOT TO SCALE



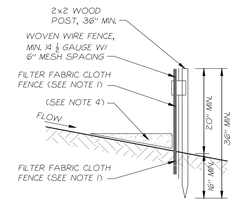
NOTES:
1.) SILT FENCE SHALL BE INSTALLED PARALLEL TO CONTOURS IN ACCORDANCE WITH THE CORRESPONDING DETAIL.

2.) ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED WITHIN FOURTEEN (14) DAYS OF DISTURBANCE. DISTURBED AREAS SHALL BE STABILIZED AS SOON AS PRACTICAL FOLLOWING FINAL DISTURBANCE.

3.) THE DISTURBANCE FOR THE SITE SHALL BE KEPT TO A MINIMUM.

Typical Lot Erosion & Sediment Control Detail

NOT TO SCALE



NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 'T' OR 'U' TYPE OR HARDWOOD.

2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.

3. WHEN TWO SECTION OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY 6" AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.

4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.

5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AN MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

Silt Fence Detail

NOT TO SCALE

Soil Restoration Specifications

SOIL RESTORATION AS SPECIFIED IN THE CHART BELOW SHALL BE APPLIED TO ALL AREAS DISTURBED DURING THE CONSTRUCTION PROCESS.

TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT	COMMENTS/EXAMPLES
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED	PRESERVATION OF NATURAL FEATURES
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED	CLEARING AND GRUBBING
AREAS WHERE TOPSOIL IS STRIPPED ONLY-NO CHANGE IN GRADE	AERATE * AND APPLY 6 INCHES OF TOPSOIL	PROTECT AREA FROM ANY ON GOING CONSTRUCTION ACTIVITIES
AREAS OF CUT OR FILL	APPLY FULL SOIL RESTORATION	
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN A ZONE 5-25 FEET AROUND BUILDINGS BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION (RESTORATION/DECOMPACTION AND COMPOST ENHANCEMENT)	
AREAS WHERE RUNOFF REDUCTION AND-OR INFILTRATION PRACTICES ARE APPLIED	RESTORATION NOT REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICES	KEEP CONSTRUCTION EQUIPMENT FROM CROSSING THESE AREAS. TO PROTECT NEWLY INSTALLED PRACTICE FROM ANY ONGOING CONSTRUCTION ACTIVITES CONSTRUCT A SINGLE PHASE OPERATION FENCE AREA
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQURED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PREVIOUS AREA.	

*AERATION INCLUDES THE USE OF MACHINES SUCH AS TRACTOR-DRAWN IMPLEMENTS WITH COULTERS MAKING A NARROW SLIT IN THE SOIL, A ROLLER WITH MANY SPIKES MAKING INDENTATIONS IN THE SOIL, OR PRONGS WHICH FUNCTION LIKE A MINI-SUBSOILER.

FULL SOIL RESTORATION SPECIFICATIONS:

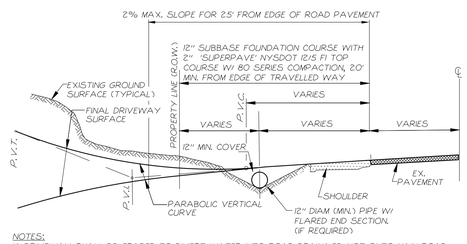
1.) SOIL RESTORATION SHALL BE PERFORMED DURING THE LANDSCAPING PHASE OF THE PROJECT. SOIL RESTORATION SHALL INCLUDE THE FOLLOWING STEPS:
- A. APPLY 3" OF COMPOST OVER SUBSOIL.
- B. TILL COMPOST INTO SUBSOIL TO A MINIMUM DEPTH OF 12".
- C. REMOVE ALL STONE/ROCK MATERIAL GREATER THAN 4" IN SIZE.
- D. APPLY 6" OF TOPSOIL.
- E. VEGETATE IN ACCORDANCE WITH THE LANDSCAPING PLAN.

2.) COMPOST SHALL BE AGED AND FROM PLANT DERIVED MATERIALS, FREE OF WEEDS, SEEDS, WATER, AND DUST. COMPOST SHOULD PASS THROUGH A HALF INCH SCREEN AND HAVE SUITABLE PH FOR PLANT GROWTH.

3.) MAINTENANCE SHALL INCLUDE THE FOLLOWING:
- A. INSPECTIONS AFTER EACH STORM EVENT GREATER THAN HALF-INCH FOR THE FIRST SIX MONTHS.
- B. RESEEDING OF BARE OR ERODING AREAS TO ESTABLISH A STABILIZED COVER.
- C. WATER ONCE EVERY THREE DAYS FOR THE FIRST MONTH, THEN PROVIDE A HALF INCH OF WATER PER WEEK.

4.) VEGETATED AREAS SHALL BE KEPT FREE OF VEHICULAR AND FOOT TRAFFIC.

5.) ALL DISTURBED AREAS SHALL BE PROPERLY STABILIZED.



NOTES:
1.) DRIVEWAY SHALL BE GRADED TO DIVERT WATER INTO ROAD DRAINAGE, NOT ONTO MAIN ROAD.

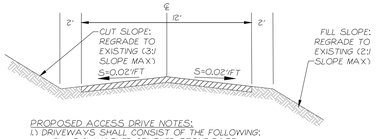
2.) THE INSTALLATION OF ALL PROPOSED DRIVEWAY CULVERTS WILL BE PROPERLY COORDINATED TO ASSURE POSITIVE DRAINAGE IS ACHIEVED.

3.) BACKFILL MATERIAL WITHIN 8' OF THE EDGE OF PAVEMENT SHALL CONSIST OF ITEM NO. 4 (ITEM 304.12 SUBBASE COURSE TYPE 2).

4.) EXCAVATED MATERIAL MAY BE USED AS BACKFILL MATERIAL BEYOND 8' FROM THE EDGE OF PAVEMENT. NO BOULDERS/ROCKS OVER 12" ARE ALLOWED TO BE USED AS BACKFILL.

5.) MATERIAL TICKETS SHALL BE PROVIDED TO THE ORANGE COUNTY INSPECTOR ON A DAILY BASIS FOR ALL MATERIAL USED IN THE COUNTY RIGHT OF WAY.

Driveway Entrance Profile Detail



PROPOSED ACCESS DRIVE NOTES:
1.) DRIVEWAYS SHALL CONSIST OF THE FOLLOWING:
6" - 3/4" WASHED CRUSHED STONE BASE
2" - BITUMINOUS PENETRATION MACADM WEARING COURSE (MINIMUM)

2.) NONWOVEN GEOTEXTILE FABRIC UNDER BASE MATERIAL SHALL BE INSTALLED AS DIRECTED BY DESIGN ENGINEER.

3.) PAVED DRIVEWAYS SHALL BE CONSTRUCTED WITH A MINIMUM OF 6" RUN-OF-BANK GRAVEL FOUNDATION, 3" BINDER COURSE, AND 2" BITUMINOUS ASPHALT TOP COURSE.

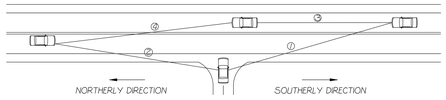
4.) THE MAXIMUM DRIVEWAY SLOPE SHALL NOT EXCEED 10%.

5.) A TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT EACH PROPOSED DRIVEWAY ENTRANCE DURING THE COURSE OF CONSTRUCTION IN ACCORDANCE WITH THE ASSOCIATED DETAIL.

Driveway Cross Section Detail

NOT TO SCALE

MEASUREMENTS RECORDED BY: RTS		MEASUREMENT DATE: JANUARY 23, 2024	
POSTED SPEED LIMIT ALONG CAMP MONROE ROAD = 30 MPH			
LOCATION	SIGHT LINE	DISTANCE	NOTES
LOT 1	1	400'	LIMITED BY HORIZONTAL CURVATURE OF ROADWAY
	2	630'	LIMITED BY HORIZONTAL CURVATURE OF ROADWAY
LOT 2	1	875'	LIMITED BY HORIZONTAL CURVATURE OF ROADWAY
	2	260'	LIMITED BY HORIZONTAL CURVATURE OF ROADWAY
LOT 3	1	675'	LIMITED BY HORIZONTAL CURVATURE OF ROADWAY
	2	330'	LIMITED BY HORIZONTAL CURVATURE OF ROADWAY
LOT 4	1	675'	LIMITED BY HORIZONTAL CURVATURE OF ROADWAY
	2	330'	LIMITED BY HORIZONTAL CURVATURE OF ROADWAY
LOT 5	1	444'	LIMITED BY HORIZONTAL CURVATURE OF ROADWAY
	2	520'	LIMITED BY HORIZONTAL CURVATURE OF ROADWAY
LOT 6	1	363'	LIMITED BY HORIZONTAL CURVATURE OF ROADWAY
	2	580'	LIMITED BY HORIZONTAL CURVATURE OF ROADWAY



Sight Distance Table

NO.	DATE	REVISION	BY
-	-	-	-

LAWRENCE MARSHALL PE #087107

Construction Detail for Oak Woods Subdivision, LLC

Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO BOX 166; 45 MAIN STREET; PINE BUSH, NY 12566
P: (845)744.3620 F:(845)744.3805 MNTM@MNTM.CO

THIS MAP IS INCOMPLETE AND INVALID WITHOUT ALL SHEETS IN THE PLAN SET.

TAX MAP PARCEL: (5-1-27.41)

TOWN OF CHESTER

COUNTY OF ORANGE

STATE OF NEW YORK

DRAFTED BY: RTS

DATE: OCTOBER 3, 2023

PROJECT: 4943

SHEET: 5 / 7

Deep Soils Testing Results

TEST HOLE #	1-1	1-2	2-1	2-2	3-1	3-2	4-1	4-2	5-1	5-2	6-1	6-2
TESTING DATE:	6-17-2021	6-17-2021	6-17-2021	6-17-2021	6-17-2021	6-17-2021	6-17-2021	6-17-2021	6-17-2021	6-17-2021	6-17-2021	6-17-2021
TESTER:	PEP	PEP	PEP	PEP	PEP	PEP	PEP	PEP	PEP	PEP	PEP	PEP
DEEP TEST SOIL LOG (NO WATER OR ROCK UNLESS SO NOTED)	TOPSOIL 6"; SANDY LOAM W/ SMALL ROCKS; 60"	TOPSOIL 6"; SANDY LOAM W/ SMALL ROCKS; 60"	TOPSOIL 4"; SANDY LOAM; 66"	TOPSOIL 4"; SANDY LOAM; 72"	TOPSOIL 4"; SANDY LOAM W/ SMALL ROCKS; 72"	TOPSOIL 4"; SANDY LOAM W/ SMALL ROCKS; 72"	TOPSOIL 6"; SANDY LOAM W/ SMALL ROCKS; 60"	TOPSOIL 6"; SANDY LOAM W/ SMALL ROCKS; 60"	TOPSOIL 6"; SANDY LOAM W/ SMALL ROCKS; 72"	TOPSOIL 6"; SANDY LOAM W/ SMALL ROCKS; 72"	TOPSOIL 6"; SANDY LOAM W/ SMALL ROCKS; 60"	TOPSOIL 6"; SANDY LOAM W/ SMALL ROCKS; 60"
NOTES:												

Percolation Testing Results

TEST HOLE #		1-1	1-2	2-1	2-2	3-1	3-2	4-1	4-2	5-1	5-2	6-1	6-2
TESTING DATE:		5-20-21	5-20-21	5-20-21	5-20-21	5-20-21	5-20-21	5-20-21	5-20-21	5-20-21	5-20-21	5-20-21	5-20-21
DEPTH / TESTER:		24" - PEP	24" - PEP	24" - PEP	24" - PEP	24" - PEP	24" - PEP	24" - PEP	24" - PEP	24" - PEP	24" - PEP	24" - PEP	24" - PEP
PERCOLATION TEST RESULTS (ALL TESTING COMPLETED WITH A STOPWATCH. ELAPSED TIMES ARE IN MINUTES)	RUN 1 ELAPSED TIME:	9 MIN	18 MIN	6 MIN	8 MIN	10 MIN	7 MIN	32 MIN	6 MIN	7 MIN	5 MIN	18 MIN	7 MIN
	RUN 2 ELAPSED TIME:												
	RUN 3 ELAPSED TIME:												
	RUN 4 ELAPSED TIME:												
	RUN 5 ELAPSED TIME:												
	RUN 6 ELAPSED TIME:												
	RUN 7 ELAPSED TIME:												
	STABILIZED RATE:	9 MIN	18 MIN	6 MIN	8 MIN	10 MIN	7 MIN	32 MIN	6 MIN	7 MIN	5 MIN	18 MIN	7 MIN

* ALL TESTING PERFORMED BY PIETRZAK & PFAU ENGINEERING & SURVEYING, PLLC ON AUGUST 1, 2019.

Sewage Disposal System Requirements

LOT	NUMBER OF BEDROOMS	DESIGN FLOW RATE (GPD)	SEPTIC TANK SIZE (GALLONS)	DISTRIBUTION BOX MODEL NUMBER	TYPE OF SYSTEM *	DESIGN STABILIZED PERCOLATION RATE (MIN.)	MIN. LENGTH OF ABSORPTION TRENCH (L.F.)	PROPOSED LENGTH OF ABSORPTION TRENCH (L.F.)	SEWAGE DISPOSAL SYSTEM DESIGN
1	4	440	1,250	DB-12	G.G.S.F.	TBD	TBD	120	3 ROWS @ 40 L.F.
2	4	440	1,250	DB-12	A.T.	TBD	TBD	225	5 ROWS @ 45 L.F.
3	4	440	1,250	DB-12	A.T.	TBD	TBD	225	5 ROWS @ 45 L.F.
4	4	440	1,250	DB-12	G.G.S.F.	TBD	TBD	160	4 ROWS @ 40 L.F.
5	4	440	1,250	DB-12	A.T.	TBD	TBD	225	5 ROWS @ 45 L.F.
6	4	440	1,250	DB-12	A.T.	TBD	TBD	225	5 ROWS @ 45 L.F.

NOTES:
- A.T. = ABSORPTION TRENCH SYSTEM
- G.G.S.F. = GRAVELLESS GEOTEXTILE SAND FILTER SYSTEM

General Notes:

1.) PIPE JOINTS TO BE SEALED WITH ASPHALTIC MATERIAL OR EQUIVALENT.

2.) ALL 4" OUTLET PIPES (SOLID WALL) LEAVE DISTRIBUTION BOX AT SAME ELEVATION ON A MINIMUM SLOPE OF 1/8" PER FOOT AND A MAXIMUM OF 1/2" PER FOOT UP TO A DISTRIBUTOR LATERAL.

3.) SEWAGE DISPOSAL SYSTEMS LOCATED OF NECESSITY UPGRADE IN THE GENERAL PATH OF DRAINAGE TO A WELL MUST BE SPACED 200' OR MORE AWAY.

4.) NO SWIMMING POOLS DRIVEWAY, ROADWAY, PARKING AREA OR ABOVE GROUND SWIMMING POOL IS TO BE CONSTRUCTED OVER ANY PORTION OF THE SEWER SYSTEM. HEAVY EQUIPMENT SHALL BE KEPT OUT OF THE ABSORPTION FIELD AREA.

5.) ALL DISTRIBUTOR LINES SHALL BE OF EQUAL LENGTH.

6.) ALL TREES TO BE CUT & REMOVED FROM SEWAGE DISPOSAL AREA IN A MANNER THAT WILL NOT DISTURB THE VIRGIN SOIL LAYER.

7.) MAXIMUM GROUND SLOPE OF TILE FIELD AREA SHALL NOT EXCEED 15%.

8.) NO BASEMENT FIXTURES ARE PERMITTED WITHOUT A SPECIAL DESIGN FOR SEWAGE DISPOSAL.

9.) NO COMPONENT PART OF ANY SEWAGE DISPOSAL SYSTEM SHALL BE LOCATED OR MAINTAINED WITHIN 100' OF ANY SPRING, RESERVOIR, BROOK, MARSH OR ANY OTHER BODY OF WATER.

10.) NO ROOF, CELLAR OR FOOTING DRAINS ARE TO BE DISCHARGED IN THE SEWAGE DISPOSAL SYSTEM.

11.) FLOW EQUALIZERS SHALL BE USED FOR ALL SYSTEMS.

12.) SLOPE BETWEEN SEPTIC TANK AND THE HOUSE SHALL BE POSITIVE AND UNINTERRUPTED, AS TO ALLOW SEPTIC GASSES TO DISCHARGE THROUGH THE STACK VENT.

13.) THE SEWER PIPE RUNNING FROM THE HOUSE TO THE SEPTIC TANK MUST BE LAID ON SUITABLY COMPACTED EARTH OR VIRGIN SOIL WITH THE FIRST WATERTIGHT JOINT LOCATED AT LEAST 3' FROM THE HOUSE. THE PIPE SHALL BE SCH 80 PVC OR CAST IRON.

14.) THE DESIGN AND LOCATION OF SANITARY FACILITIES (WELL, SEPTIC TANK, AND LEACH FIELD) SHALL NOT BE CHANGED. ANY RELOCATION OF THE SEPTIC SYSTEMS OR WELLS SHOWN, TO AREAS OTHER THAN AS SHOWN ON THE APPROVED PLANS, MUST BE APPROVED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH AND THE DESIGN ENGINEER.

15.) ALL WELLS AND SEPTIC SYSTEMS WITHIN 300 FEET OF THIS PROJECT HAVE BEEN LOCATED AND ARE SHOWN ON THE PLANS.

16.) THERE SHALL BE NO REGRADING, EXCEPT AS SHOWN ON THE APPROVED PLANS, IN THE AREA OF THE ABSORPTION FIELDS.

17.) 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 UNDUE COMPACTION THAT COULD RESULT IN A CHANGE OF THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN LOAD WAS BASED.

18.) THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, OR JACUZZI TYPE SPA TUBS OVER 100 GALLONS. AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED TO ACCOUNT FOR THEM AND THEN REVIEWED AND APPROVED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH.

19.) THE PURCHASER OF EACH LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES, INCLUDING A COPY OF THE NYSDEC WELL COMPLETION REPORT.

20.) SEPTIC TANKS SHOULD BE INSPECTED ANNUALLY AND PUMPED EVERY 2-3 YEARS.

21.) DISTRIBUTION BOXES SHOULD BE INSPECTED ANNUALLY TO ASSURE THAT THEY ARE LEVEL AND OPERATING PROPERLY.

22.) SEWER PIPE BETWEEN THE FOUNDATION AND SEPTIC TANK SHALL BE 4" SCH80 PVC OR CAST IRON. EFFLUENT SEWER PIPE FROM THE SEPTIC TANK TO THE DISTRIBUTION BOX SHALL BE 4" SCH40 OR SDR-35 PVC FOR GRAVITY FLOW OR 2" SDR-21 PVC FOR FORCE MAIN FLOW. DISTRIBUTION LATERALS SHALL BE 4" PERFORATED SDR35 PVC OR ADS 3000 TRIPLEWALL HDPE.

NO.	DATE	REVISION	BY
-	-	-	-

LAWRENCE MARSHALL PE #087107

Soils Testing Results
for
Oak Woods Subdivision, LLC

MNTM
Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO BOX 166; 45 MAIN STREET; PINE BUSH, NY 12566
P: (845)744.3620 F:(845)744.3805 MNTM@MNTM.CO

THIS MAP IS INCOMPLETE AND INVALID WITHOUT ALL SHEETS IN THE PLAN SET.

TAX MAP PARCEL: 15-1-27.41

TOWN OF CHESTER

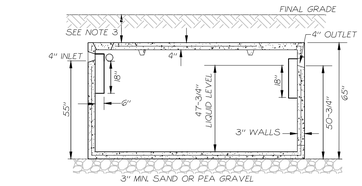
COUNTY OF ORANGE

STATE OF NEW YORK

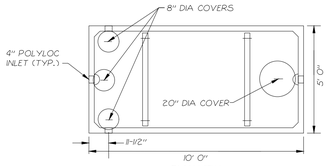
DRAFTED BY: RTS

DATE: OCTOBER 3, 2023

PROJECT: 4943



CROSS SECTION VIEW



PLAN VIEW

NOTES:
1. ALL PIPE JOINTS (INLET & OUTLET PIPES) SHALL BE SEALED WITH ASPHALTIC MATERIAL OR EQUIVALENT.

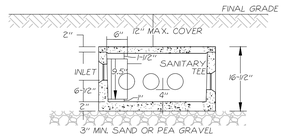
2. INLET BAFFLE CAN BE RELOCATED TO THE SIDE.

3. IF COVER EXCEEDS 12", A RISER MUST BE USED TO ALLOW ACCESS.

CONCRETE MINIMUM STRENGTH:	4,000 P.S.I. AT 28 DAYS
STEEL REINFORCEMENT:	6" X 6" X10 GA. STEEL WIRE MESH #4 REBAR AROUND PERIMETER
CONSTRUCTION JOINT:	SEALED WITH BUTYL RUBBER CEMENT

Typical Precast 1,250 Gallon Concrete Septic Tank

AS MANUFACTURED BY "WOODARDS CONCRETE PRODUCTS, INC.", BULLVILLE, N.Y.
MODEL ST-1250 (OR APPROVED EQUAL)
NOT TO SCALE



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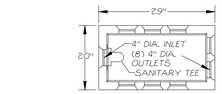


PLAN VIEW

DISTRIBUTION BOX NOTES:
1) FLOW EQUALIZERS SHALL BE USED TO ENSURE EQUAL FLOW TO EACH OUTLET PIPE. YEARLY CHECKING AND ADJUSTMENT IS RECOMMENDED.

2) ALL PIPE JOINTS (INLET & OUTLET) SHALL BE SEALED WITH ASPHALTIC MATERIAL OR EQUIVALENT.

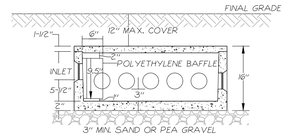
3) FLOW EQUALIZERS MUST BE USED.

4) OUTLET INVERTS SHALL BE SET AT THE SAME ELEVATION.

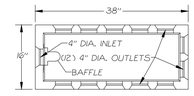
5) OUTLETS MUST BE USED IN A MANNER TO ALLOW ACCESS TO THE NECESSARY NUMBER OF OUTLETS FOR THE EXPANSION AREA WITHOUT DISTURBING THE INITIAL SYSTEM.

Typical Precast Concrete Distribution Box

AS MANUFACTURED BY "WOODARDS CONCRETE PRODUCTS, INC.", BULLVILLE, N.Y.
MODEL DB-9 (OR APPROVED EQUAL)
NOT TO SCALE



CROSS-SECTION VIEW



PLAN VIEW

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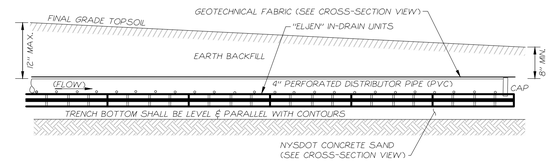
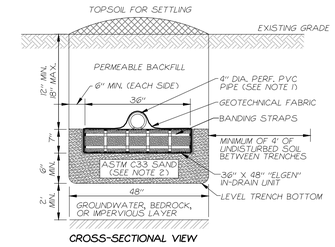
Typical Precast Concrete Distribution Box

AS MANUFACTURED BY "WOODARDS CONCRETE PRODUCTS, INC.", BULLVILLE, N.Y.
MODEL DB-12 (OR APPROVED EQUAL)
NOT TO SCALE



TRENCH PROFILE



CROSS-SECTIONAL VIEW

NOTES:
1.) DISTRIBUTION PIPE SHALL BE INSTALLED WITH PIPE PERFORATIONS FACING DOWN

2.) "ELJEN" SAND SHALL MEET ALL THE SPECIFICATIONS FOR ASTM C33 SAND AS FOLLOWS:

	PERCENT PASSING BY WEIGHT	
SIEVE SIZE	MINIMUM	MAXIMUM
3/8"	100	---
NO.4	95	100
NO.8	80	100
NO.16	50	85
NO.30	25	60
NO.50	5	30
NO.100	0	10
NO.200(WET)	0	5

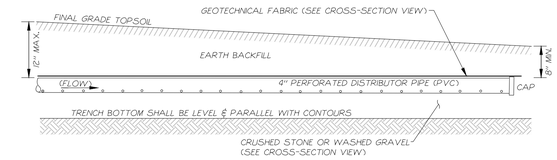
3.) DO NOT INSTALL TRENCHES IN WET SOIL. TRENCH SIDES AND BOTTOMS SHALL BE RAKED PRIOR TO INSTALLATION OF SAND.

4.) THE END OF EACH LATERAL SHALL BE CAPPED.

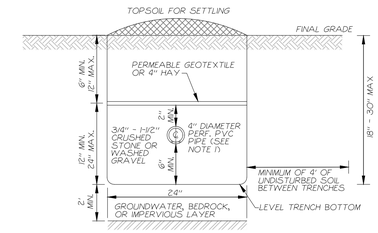
5.) LATERALS SHALL BE SLOPED 1/8" - 1/32" PER FOOT FOR GRAVITY SYSTEMS. LATERALS SHALL BE INSTALLED LEVEL FOR PUMPED OR DOSED SYSTEMS.

6.) LATERALS SHALL BE INSTALLED 8 FEET ON CENTER, MINIMUM.

"Eljen" In-Drain Absorption Trench Detail



TRENCH PROFILE



CROSS-SECTIONAL VIEW

NOTES:
1.) DISTRIBUTION PIPE SHALL BE INSTALLED WITH PIPE PERFORATIONS FACING DOWN.

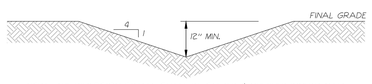
2.) DO NOT INSTALL TRENCHES IN WET SOIL. TRENCH SIDES AND BOTTOMS SHALL BE RAKED PRIOR TO INSTALLATION OF GRAVEL.

3.) THE END OF EACH LATERAL SHALL BE CAPPED.

4.) LATERALS SHALL BE SLOPED 1/8" - 1/32" PER FOOT FOR GRAVITY SYSTEMS. LATERALS SHALL BE INSTALLED LEVEL FOR PUMPED OR DOSED SYSTEMS.

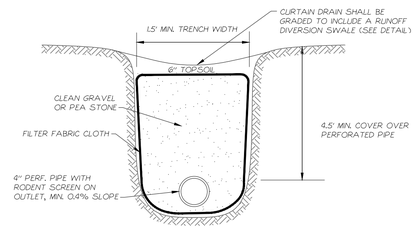
5.) LATERALS SHALL BE INSTALLED 8 FEET ON CENTER, MINIMUM.

Absorption Trench Detail



NOTE: THE DIVERSION SWALE SHALL BE SEEDED & MULCHED IMMEDIATELY FOLLOWING CONSTRUCTION

Diversion Swale Detail



NOTE: A 15' MINIMUM SEPARATION IS REQUIRED TO THE ABSOPRTION TRENCHES.

Curtain Drain Detail

NOT TO SCALE

MINIMUM SEPARATION DISTANCES FROM EXISTING OR PROPOSED FEATURES

SYSTEM COMPONENTS	WELL OR SUCTION LINE (E,G)	STREAM, LAKE, OR WATERCOURSE (B)	DWELLING	PROPERTY LINE	DRAINAGE DITCH (H)
HOUSE SEWER (WATERTIGHT JOINTS)	50' (E)	25'	3'	10'	10'
SEPTIC TANK	50'	50'	10'	10'	10'
EFFLUENT LINE TO DISTRIBUTION BOX	50'	50'	10'	10'	10'
DISTRIBUTION BOX	100'	100'	20'	10'	20'
ABSORPTION FIELD (C) (D)	100' (A)	100'	20'	10'	50'
SEEPAGE PIT (D)	150' (A)	100'	20'	10'	50'
DRY WELL (ROOF & FOOTING)	50'	25'	20'	10'	10'
RAISED OR MOUND SYSTEM (C) (D)	100' (A)	100'	20'	10'	50'
INTERMITTENT SAND FILTER (D)	100' (A)(F)	100' (F)	20'	10'	20'
NON-WATERBORNE SYSTEMS WITH OFFSITE RESIDUAL DISPOSAL	50'	50	20'	10'	10'
NON-WATERBORNE SYSTEMS WITH ONSITE RESIDUAL DISPOSAL	100'	50	20'	10'	20'

(A) WHEN SEWAGE TREATMENT SYSTEMS ARE LOCATED IN COARSE GRAVEL OR UPGRADE AND IN THE GENERAL PATH OF DRAINAGE TO A WELL, THE CLOSEST PART OF THE TREATMENT SYSTEM SHALL BE AT LEAST 200' AWAY FROM THE WELL.

(B) MEAN HIGH WATER MARK.

(C) FOR ALL SYSTEMS INVOLVING THE PLACEMENT OF FILL MATERIAL, SEPARATION DISTANCES ARE MEASURED FROM THE TOE OF THE SLOPE OF THE FILL.

(D) SEPARATION DISTANCES HALL ALSO BE MEASURED FROM THE EDGE OF THE DESIGNATED ADDITIONAL USABLE AREA (i.e. RESERVE AREA), WHEN AVAILABLE.

(E) THE CLOSEST PART OF THE WASTEWATER TREATMENT SYSTEM SHALL BE LOCATED AT LEAST TEN (10) FEET FROM ANY WATER SERVICE LINE.

(F) WHEN INTERMITTENT SAND FILTERS ARE DESIGNED TO BE WATERTIGHT AND COLLECT ALL EFFLUENT, THE SEPARATION DISTANCE CAN BE REDUCED TO 50 FEET.

(G) THE LISTED WATER WELL SEPARATION DISTANCES FROM CONTAMINANT SOURCES SHALL BE INCREASED BY 50% WHENEVER AQUIFER WATER ENTERS THE WATER WELL AT LEAST 50-FEET BELOW GRADE. IF A 50% INCREASE CANNOT BE ACHIEVED, THEN THE GREATEST POSSIBLE INCREASE IN SEPARATION DISTANCE SHALL BE PROVIDED WITH SUCH ADDITIONAL MEASURES AS NEEDED TO PREVENT CONTAMINATION.

(H) USE SITE EVALUATION TO AVOID ONSITE WASTEWATER TREATMENT SYSTEM SHORT-CIRCUITING TO THE SURFACE OR GROUNDWATER AND TO MINIMIZE IMPACTS ON OWTS FUNCTIONALITY.

SYSTEM COMPONENT	SWALE, STREAM, OR WATERCOURSE	CEMETERY PROPERTY LINE	SUBDIVISION BOUNDARY
WELL	25'	100'	50'

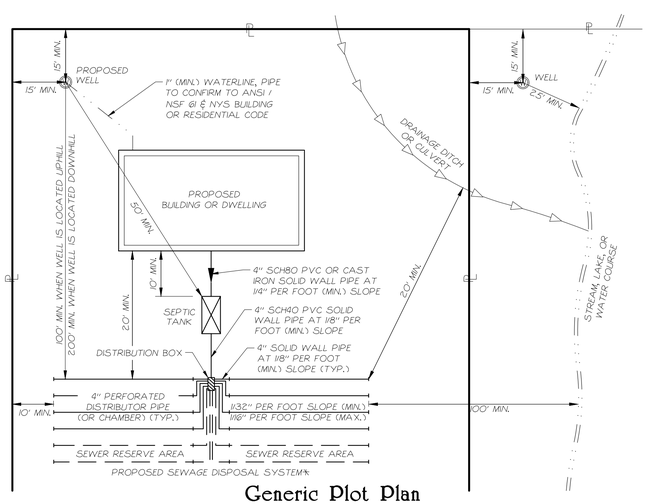
(F) ALL DRAINAGE PIPES WITHIN 25 FEET OF ANY WELL SHALL BE WATERTIGHT

SYSTEM COMPONENT	HIGH WATER LINE OF A WET POND	INTERMITTENT STREAM, DRY WELL, CULVERT OR STORM SEWER (NON-GASKETED PIPE), OR CATCH BASIN	CULVERT OR STORM SEWER (GASKETED, TIGHT PIPE)	CURTAIN DRAIN	TOP OF EMBANKMENT OR STEEP (1 ON 3) SLOPE	SOLID CURTAIN DRAIN, ROOF OR FOOTING PIPES, SNOW STORAGE EASEMENT
ABSORPTION FIELD	100'	50'	35'	15'	25'	10'

Minimum Separation Distances From Existing Or Proposed Features

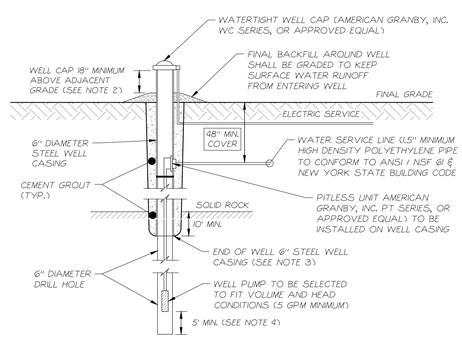
- FOR ORANGE COUNTY -

AS PER NEW YORK STATE DEPARTMENT OF HEALTH "RESIDENTIAL ONSITE WASTEWATER TREATMENT SYSTEMS DESIGN HANDBOOK", 2012 EDITION & ORANGE COUNTY POLICY & STANDARDS LAST REVISED SEPTEMBER 2014



Generic Plot Plan

* THE 'GENERIC PLOT PLAN' IS INTENDED FOR ILLUSTRATION PURPOSES ONLY. FOR SPECIFIC DESIGN INFORMATION ON THE PROPOSED SEWAGE DISPOSAL SYSTEM, SEE THE SEWAGE DISPOSAL SYSTEM REQUIREMENTS TABLE, DETAILS, AND NOTES ON THIS SHEET.



NOTES:
1.) WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH TABLE 2 OF THE NEW YORK STATE DEPARTMENT OF HEALTH (NYSDOH) APPENDIX 5-D "PUBLIC WATER SUPPLY WELLS."

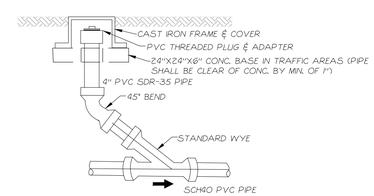
2.) FINAL WELL CAP ELEVATION MUST BE A MINIMUM OF TWO (2) FEET ABOVE THE 100 YEAR FLOOD ELEVATION AND A MINIMUM OF 18 INCHES ABOVE THE ADJACENT GRADE. FINAL GRADING SHALL BE PERFORMED TO DIVERT SURFACE RUNOFF AWAY FROM THE WELL.

3.) THE WELL SHALL BE CONSTRUCTED WITH A MINIMUM CASING DEPTH OF 50-FEET.

4.) THE BOTTOM OF THE WELL PUMP SHALL BE LOCATED A MINIMUM OF FIVE (5) FEET ABOVE THE BOTTOM OF THE WELL.

Typical Well Detail

NOT TO SCALE



In Line Cleanout

NO.	DATE	REVISION	BY
-	-	-	-

LAWRENCE MARSHALL PE #087107

Well & Sewage Disposal System Details for

Oak Woods Subdivision, LLC

MNTM
Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO BOX 166; 45 MAIN STREET; PINE BUSH, NY 12566
P: (845)744.3620 F:(845)744.3805 MNTM@MNTM.CO

THIS MAP IS INCOMPLETE AND INVALID WITHOUT ALL SHEETS IN THE PLAN SET.

TAX MAP PARCEL: 15-1-27.41

TOWN OF CHESTER

COUNTY OF ORANGE

STATE OF NEW YORK

DRAFTED BY: RTS

DATE: OCTOBER 3, 2023

PROJECT: 4943

SHEET: 7 / 7