

GENERAL NOTES:

- LANDSCAPING:

- Any planting and landscaping features are required to be offset from the property line by 4 feet.

BACKFILL MATERIALS:

- Provide Cross Section Details for Backfill Requirements within the Asphalt, Within 8 feet of the Edge of Pavement, and 8 feet beyond from the Edge of Pavement.
- Dry K Crete shall be used at all road crossing (town roads), commercial entrances, and all trenches within Asphalt or as directed by Orange County Inspector.
- Item No. 4: Item 304.12 Subbase Course Type 2 is required to be used as backfill from edge of pavement out eight feet.
- Excavated material is allowed to be used as backfill material 8 ft beyond the edge of pavement. No boulders/rocks over 12 inches are allowed to be used as backfill.
- Material tickets are required to be provided to the Orange County Inspector on a daily basis for all material used in the County Right of Way.

ASPHALT RESTORATION:

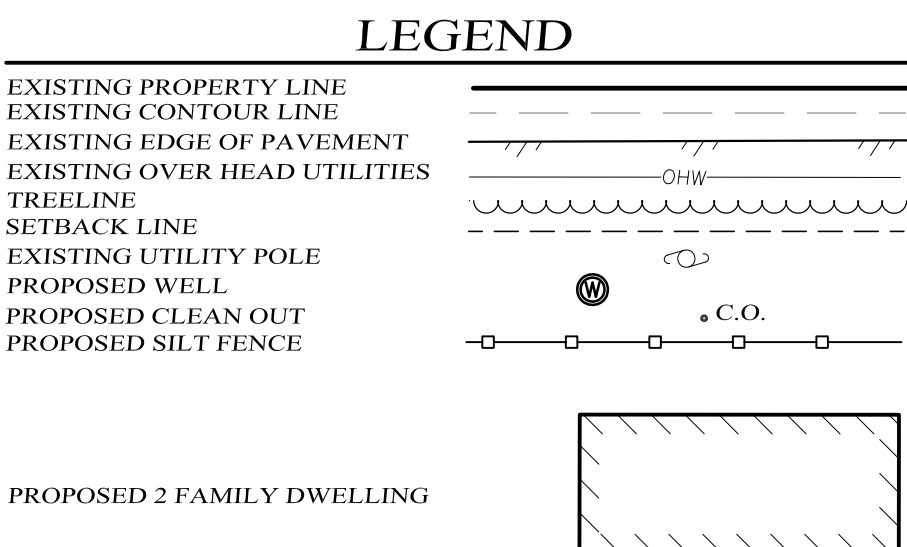
- o All pavement restoration needs to be completed on a daily basis.
- o Rugged trench edges must saw cut prior to any paving (temporary or permanent).
- o We will retain the responsibility of the contractor to maintain the binder course flush
- o with the existing pavement surface throughout the duration of the project. Final asphalt restoration is to be completed at the completion of the project.
- o All temporary asphalt is required to be five (5) inches thick and placed in two (2) lifts of 2 1/2 inches.
- o All edges of existing asphalt are required to be swept and tack coated prior to paving.
- o All Asphalt is required to be laid to be saw cut parallel or perpendicular to the trench or to the existing asphalt.
- o No rugged edges are acceptable.
- o All saw cutting is required to be performed prior to placing Asphalt Binder. Milling out the jagged edges on the top course of asphalt will not be accepted by Orange County.
- o All Asphalt Joints are required to be crack sealed upon completing final paving.

MAINTENANCE AND PROTECTION OF TRAFFIC:

- Provide notes that all work is to be performed in accordance with Orange County Requirements.
The following signs are required to be placed in each direction to perform the work per the approved plans: 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. When work is performed on the shoulder the following signs are required: Road Work 1500 Ft, Road Work 1000 Ft, Road Work 500 Ft, No Shoulder. Flagger Symbols are required to be available for a "No Shoulder" Work Zone in case flaggers are used to direct traffic.

- All Maintenance and Protection of Traffic Construction Signage shall be installed and in place prior any work starting. 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. In a case where County requirements are more stringent with regard required MUT sign, the County requirements are the standard to be adhered to.
- The construction signage shall be installed on permanent posts, 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; i.e. Additional signage: One Lane Road Ahead, Flagger Symbol, if a lane has to be closed to perform work.
- All construction signage is required to be **730-05.02 - ASTM Type III (Class B)** as per NYS Standard Specifications: Construction and Materials. High-visibility reflective sheeting.
- often referred to as high intensity. It is recommended for highway signs, construction signs, delineators, and other work zone devices.
- Work zone is required to be properly delineated with cones or construction barrels.
- 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).
- No lanes closures will be permitted from 12 noon prior to a holiday and until 10 am the day after the holiday.
- Flagger 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.
- Eighteen (18) inch stop and slow paddles are required to direct traffic.
- Two way radios are required for flaggers to communicate between each other.



1. 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.
2. THE VEGETATIVE DRIP EDGE, AT MATURITY, SHALL NOT PROJECT INTO THE COUNTY R.O.W..
3. NO SIGNS SHALL BE PLACED WITHIN, OR PROJECT INTO, THE COUNTY R.O.W.

PROPOSED 2 FAMILY DWELLING / 2 PER SPACES PER UNIT = 4
TOTAL REQUIRED SPACES = 4 SPACES
PROVIDED SPACES = 4 SPACES

NOTE

CONTACT UNDERGROUND FACILITIES PROTECTION
ORGANIZATION 3 DAYS PRIOR TO CONSTRUCTION @
"DIG SAFELY N.Y. 800-962-7962".

LB/SL ZONE

WITH EITHER CENTRAL WATER OR CENTRAL SEWER.
TWO-FAMILY DWELLING, NOT TO EXCEED A TOTAL OF TWO
DWELLING UNITS PER LOT. ^{2,3}

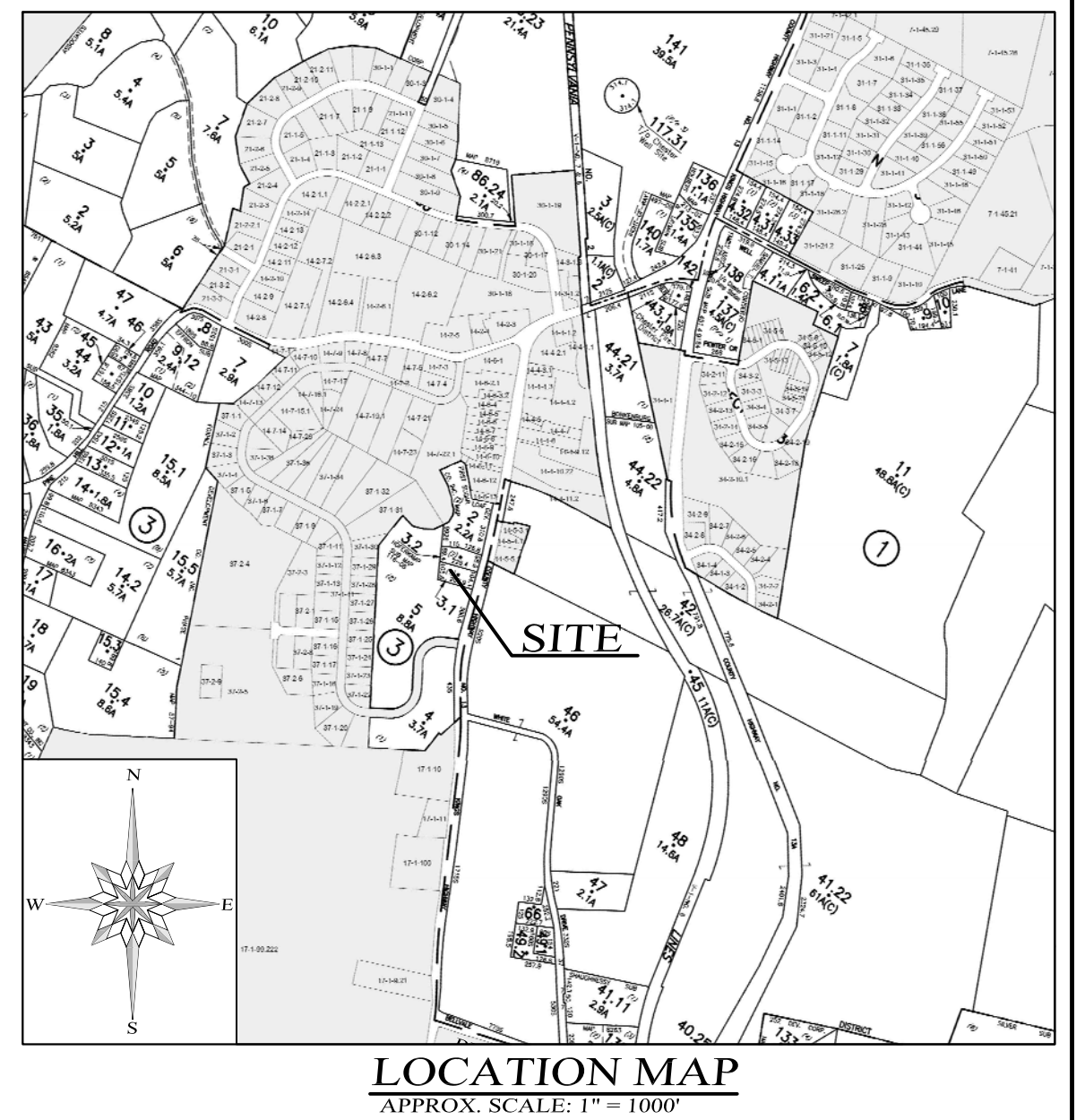
	<u>MINIMUM REQUIRED</u>	<u>PROVIDED</u>
LOT AREA (SQ.FT.)	38,115*	22,557±
LOT WIDTH (FT.)	100	<104
FRONT YARD (FT.)	25 ¹	30±
REAR YARD (FT.)	30	153±
ONE SIDE YARD (FT.)	10	10±
BOTH SIDE YARDS (FT.)	25	54±

	<u>MAXIMUM ALLOWED</u>	<u>PROVIDED</u>
BUILDING HEIGHT (FT.)	35	<35
LOT COVERAGE (%)	40	20±

* VARIANCE GRANTED BY TOWN OF CHESTER ZBA ON SEPTEMBER 24, 2020.

NOTES:

- 1.) EXCEPT FOR ALL BUILDINGS CONSTRUCTED PRIOR TO JULY 1, 1973, FOR WHICH FRONT YARD SETBACKS SHALL NOT BE REQUIRED, THIS SHALL ONLY APPLY TO THOSE LOTS LOCATED ON BOTH SIDES OF COUNTY ROUTE 13 FROM ITS INTERSECTION WITH PINE HILL ROAD SOUTH FOR 1,300 FEET TO THE ORANGE COUNTY CITIZENS FOUNDATION AND LYCIAN PARCELS.
- 2.) LOT AREA REQUIREMENTS ARE 175% OF THE REQUIREMENT FOR SINGLE-FAMILY DWELLING UNIT FOR SIMILAR UTILITIES.
- 3.) SAME NOT TO EXCEED 20% OF LOTS OR USES IN A SUBDIVISION OR SITE PLAN.



GENERAL NOTES:

2. TOWN OF CHESTER TAX MAP DESIGNATION: SEC. 13 BLK. 3 LOT 3.1
3. TOTAL AREA OF PARCEL: 0.51± ACRES
4. PARCEL IS LOCATED IN THE LB/LSN ZONING DISTRICT.
5. TOTAL NUMBER OF RESIDENTIAL LOTS: 1
6. TO BE SERVED BY INDIVIDUAL WATER AND PUBLIC SEWER SYSTEM.
7. ALL NEW UTILITIES SHALL BE INSTALLED UNDER GROUND.
8. BOUNDARY AND TOPOGRAPHY TAKEN FROM A MAP ENTITLED "HOFFERKAMP SITE PLAN" APPROVED BY THE TOWN OF CHESTER PLANNING BOARD ON 2-3-2008.
9. EXISTING UTILITIES TAKEN FROM A MAP ENTITLED "HOFFERKAMP SITE PLAN" APPROVED BY THE TOWN OF CHESTER PLANNING BOARD ON 2-3-2008.

SHEET INDEX

SHEET #1 - SITE PLAN
SHEET #2 - SITE DETAILS
SHEET #3 - SITE DETAILS

RECORD OWNER

JEFF SAPANARO
280 STATE SCHOOL ROAD
WARWICK, NY 10990

OWNER REVIEW AND CONCURRENCE WITH PLAN	
OWNER	DATE

THIS SHEET SHALL BE CONSIDERED INCOMPLETE AND INVALID UNLESS
ACCOMPANIED BY SHEETS NUMBER 1 THRU 3 IN THE SET OF 3.

Lands of

SAPANARO

TOWN OF CHESTER, ORANGE COUNTY, NEW YORK

PROJECT TITLE

SITE PLAN

DRAWING TITLE

KIRK ROTHER, P.E.
CONSULTING ENGINEER, PLLC

5 Saint Stephens Lane, Warwick, NY 10990

(845) 988-0620

KIRK ROTHER, P.E. N.Y.S. LIC. NO. 079053 DATE

DATE	REVISIONS		D.O.T. SHEET #	D.E.C. SHEET #	O.C.H.D. SHEET #	SHEET #
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. REPRODUCTIONS OF THIS PLAN WHICH DO NOT BEAR THE ORIGINAL SEAL OF A LICENSED PROFESSIONAL ENGINEER SHALL BE CONSIDERED INVALID.			N.A.	N.A.	N.A.	1 OF 3
			CAD # 20104	PROJECT #	SCALE	
			10-08-2020	20104	AS SHOWN	