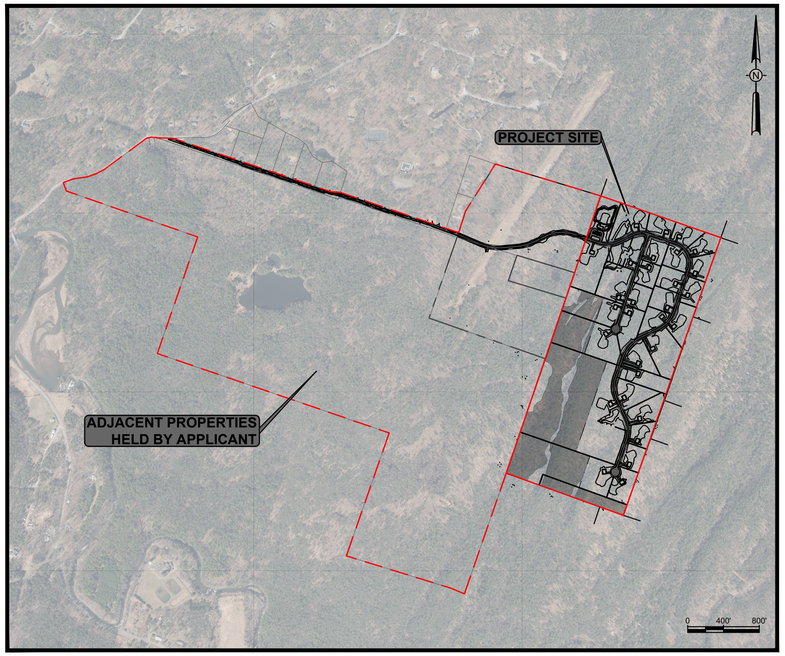
PRELIMINARY SUBMISSION

ZENA HOMES
RESIDENTIAL SUBDIVISION

44 EASTWOOD DRIVE, TOWN OF WOODSTOCK
ULSTER COUNTY, NEW YORK



SITE LOCATION MAP
SCALE: 1" = 800'

PREPARED FOR:

ZENA DEVELOPMENT, LLC
44 EASTWOOD DRIVE, TOWN OF ULSTER
ULSTER COUNTY, NEW YORK

PREPARED BY:

CIVIL ENGINEER

Engineering and
Land Surveying, P.C.
1533 Crescent Road - Clifton Park, NY 12065

NYSDOH REALTY SUBDIVISION CONDITIONS OF APPROVAL:

A. THAT THE PROPOSED FACILITIES FOR WATER SUPPLY AND SEWAGE AND SEWAGE COLLECTION ARE INSTALLED IN CONFORMITY WITH SAID PLANS.

B. THAT NO LOT OR REMAINING LAND SHALL BE SUBDIVIDED WITHOUT PLANS FOR SUCH RESUBDIVISION BEING SUBMITTED TO AND APPROVED BY THE NEW YORK STATE DEPARTMENT OF HEALTH.

C. THAT THE DEVELOPER SHALL FURNISH EACH PURCHASER OF A LOT ON WHICH WATER SUPPLY AND/OR SEWAGE TREATMENT FACILITIES WERE INSTALLED WITH A REPRODUCTION OF THE APPROVED PLANS AND AN ACCURATE AS–BUILT PLAN DEPICTING ALL INSTALLED SANITARY FACILITIES.

D. THAT THE DEVELOPER SHALL FURNISH EACH PURCHASER OF A LOT ON WHICH THERE WAS NO WATER SUPPLY AND/OR SEWAGE TREATMENT FACILITIES INSTALLED WITH A REPRODUCTION OF THE APPROVED PLANS AND SHALL NOTIFY THE PURCHASER OF THE NECESSITY OF INSTALLING SUCH FACILITIES IN ACCORDANCE WITH THE APPROVED PLANS.

E. THAT THE PUBLIC WATER SUPPLY AND COMMUNITY SEWERAGE IMPROVEMENTS SERVING THIS SUBDIVISION SHALL BE INSPECTED FOR COMPLIANCE WITH THE APPROVED PLANS AT THE TIME OF CONSTRUCTION BY A NEW YORK LICENSED PROFESSIONAL (P.E., R.A., OR EXEMPT L.S.) AND WRITTEN CERTIFICATION TO THAT EFFECT SHALL BE SUBMITTED TO THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE LOCAL BUILDING CODE ENFORCEMENT OFFICER WITHIN 30 DAYS AND PRIOR TO OCCUPANCY.

F. THAT PLAN APPROVAL IS LIMITED TO FIVE YEARS FROM THE DATE OF APPROVAL, AND SHALL EXPIRE ON _____. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE NEW YORK STATE DEPARTMENT OF HEALTH BASED ON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.

G. THAT THE APPROVED PLANS MUST BE FILED WITH THE ULSTER COUNTY CLERK PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE DATE OF PLAN APPROVAL.

H. THAT ALL LOCAL AND OTHER STATE AGENCY RULES AND REGULATION SHALL BE COMPLIED WITH.

DRAWING INDEX

DWG	SHEET	TITLE
G-001	01	COVER SHEET AND DRAWING INDEX
C-001	02	NOTES AND ABBREVIATIONS
C-100	03	EXISTING CONDITIONS PLAN (OVERALL)
C-101	04	EXISTING CONDITIONS PLAN (SHEET 1 OF 2)
C-102	05	EXISTING CONDITIONS PLAN (SHEET 2 OF 2)
C-111	06	REMOVAL PLAN (SHEET 1 OF 2)
C-112	07	REMOVAL PLAN (SHEET 2 OF 2)
C-120	08	SUBDIVISION PLAN (OVERALL)
C-121	09	SUBDIVISION PLAN (SHEET 1 OF 2)
C-122	10	SUBDIVISION PLAN (SHEET 2 OF 2)
C-131	11	MATERIAL AND LAYOUT PLAN (SHEET 1 OF 2)
C-132	12	MATERIAL AND LAYOUT PLAN (SHEET 2 OF 2)
C-140	13	ROADWAY PROFILES ALIGNMENT A
C-141	14	ROADWAY PROFILES ALIGNMENT A
C-143	15	ROADWAY TYPICAL SECTIONS

DRAWING INDEX

DWG	SHEET	TITLE
C-151	16	UTILITY PLAN (SHEET 1 OF 2)
C-152	17	UTILITY PLAN (SHEET 2 OF 2)
C-159	18	STORMWATER MANAGEMENT PROFILES
C-161	19	GRADING PLAN (SHEET 1 OF 2)
C-162	20	GRADING PLAN (SHEET 2 OF 2)
C-171	21	EROSION, AND SEDIMENT CONTROL PLAN (SHEET 1 OF 2)
C-172	22	EROSION, AND SEDIMENT CONTROL PLAN (SHEET 2 OF 2)
C-500	23	SITE AND UTILITY DETAILS
C-501	24	SITE AND UTILITY DETAILS
C-502	25	UTILITY DETAILS
C-503	26	UTILITY DETAILS
C-504	27	EROSION AND SEDIMENT CONTROL DETAILS
C-505	28	EROSION AND SEDIMENT CONTROL DETAILS
C-600	29	WOODSTOCK WETLAND AND WATERCOURSE PERMIT MITIGATION FIGURE (SHEET 1 OF 2)
C-601	30	WOODSTOCK WETLAND AND WATERCOURSE PERMIT MITIGATION FIGURE (SHEET 2 OF 2)

SCALE: AS SHOWN
CONTRACT No.: -
MJ PROJ. No.: 1586.01
DATE: MARCH 2024

G-001

ZENA HOMES

COVER SHEET AND DRAWING INDEX

44 EASTWOODS DRIVE
TOWN OF WOODSTOCK, ULSTER COUNTY NY

Engineering
Architecture
Landscape Architecture
and Land Surveying, P.C.

REGISTRATION EXPIRES
03.31.2026

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL (E.G. ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT) IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND IS A CLASS "A" MISDEMEANOR

PROJ. MGR: WL
DES'D BY: AB
DRAWN BY: AB
CHKED BY: WL

SUBMITTAL / REVISIONS

No.	DATE	DESCRIPTION	BY
1	12/08/2025	REVISED PER TOWN COMMENTS	AB
2	10/16/2026	REVISED PER TOWN COMMENTS	AB

REV'D BY:	DATE
WL	12/08/2025
WL	10/16/2026