

- GENERAL NOTES:**
1. TAX MAP DESIGNATION SECTION 12 BLOCK 1 LOT 31.
 2. TOTAL AREA OF PARCEL: 168.24 ACRES.
 3. TOTAL AREA OF CONSERVATION EASEMENT: 124.4± ACRES OR 73.9% OF THE TOTAL PARCEL AREA.
 4. A CONVENTIONAL YIELD PLAN HAS BEEN PREPARED PROPOSING 28 RESIDENTIAL LOTS.
 5. TOTAL NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS: 28.
 6. PROPERTY LIES WITHIN THE AR-3 ZONING DISTRICT LINE.
 7. ALL LOTS ARE TO BE SERVED BY INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS.
 8. NYS DEC REGULATED WETLANDS SHOWN AS DELINEATED AND LOCATED BY NORTH COUNTRY ECOLOGICAL SERVICES ON APRIL 12, 2023.
 9. FEDERALLY REGULATED WETLANDS SHOWN AS DELINEATED AND LOCATED BY NORTH COUNTRY ECOLOGICAL SERVICES ON APRIL 12, 2023.
 10. FLOOD ZONE DATA SHOWN AS PER FEMA FLOOD MAP TOWN OF CHESTER PANEL #36071C0458E.
 11. TOPOGRAPHY BASED ON MAPPING PROVIDED BY RECORD APPLICANT.
 12. ALL UTILITY SERVICE TO THE SITE SHALL BE UNDERGROUND.
 13. THERE ARE TO BE NO TREES, FENCES, STREETSCAPE, ETC. IN THE TOWN OF CHESTER 50' RIGHT-OF-WAY.

UNITED STATES FISH AND WILDLIFE SERVICE NOTES:

- BOG TURTLE:**
1. A 300 FOOT BUFFER HAS BEEN ESTABLISHED AROUND NYSDC WETLAND WR-18, WHICH CONTAINS SUITABLE BOG TURTLE HABITAT. A PERMANENT CONSERVATION EASEMENT IS TO BE PLACED OVER THE AREA OF WR-18 AND THE ASSOCIATED 300 FOOT BUFFER. NO DISTURBANCE OR ACTIVITIES OF ANY KIND ARE TO TAKE PLACE WITHIN THIS CONSERVATION EASEMENT.

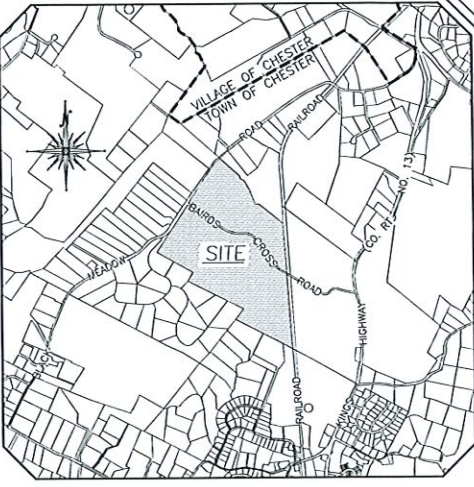
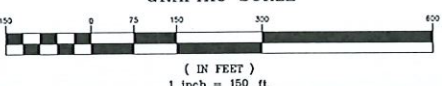
INDIANA BAT:

1. A TIME OF YEAR RESTRICTION FOR TREE REMOVAL BETWEEN NOVEMBER 1 AND MARCH 30 IS TO BE IMPLEMENTED FOR THIS PROJECT TO AVOID IMPACTS TO THE INDIANA BAT.
2. THE CLEARING LIMIT LINE, CLEARLY DEFINED ON THIS PLAN, IS TO BE STRICTLY ADHERED TO.
3. BRIGHT ORANGE FLAGGING OR ORANGE CONSTRUCTION FENCING IS TO BE INSTALLED ALONG THE PROPOSED CLEARING LIMIT LINE TO DELINEATE AREAS TO BE CLEARED AND GRADED AND AREAS TO BE LEFT UNDISTURBED (SEE EROSION CONTROL PLANS).
4. THE CONTRACTOR IS TO CONTACT THE TOWN OF CHESTER BUILDING INSPECTOR PRIOR TO TREE CUTTING TO SCHEDULE A SITE INSPECTION FOR VERIFICATION THAT THE CLEARING LIMIT LINE IS BEING ADHERED TO.

RIDGE OVERLAY PROTECTION NOTES:

1. THE PROPOSED DWELLINGS FOR THIS PROJECT ARE TO BE CONSTRUCTED WITHIN THE RIDGE PRESERVATION OVERLAY DISTRICT AND SHALL BE CONSTRUCTED IN CONFORMANCE WITH SECTION 98-26 OF THE TOWN OF CHESTER CODE.

GRAPHIC SCALE



LOCATION MAP
SCALE: 1"=2,000'

BULK REQUIREMENTS

ZONE AR-3 (AGRICULTURAL RESIDENTIAL)

USE GROUP - SINGLE FAMILY (CLUSTERED DEVELOPMENT)

	MIN. REQUIRED	PROVIDED
LOT AREA (SQ.FT.)	32,760	32,760
LOT WIDTH (FT.)	100	100
FRONT YARD (FT.)	35	35
REAR YARD (FT.)	40	40
SIDE YARD (FT.)	15	15
BOTH SIDE YARDS (FT.)	30	30
BUILDING COVERAGE (%)	20	20
BUILDING HEIGHT (FT.)	40	40



RECORD OWNER/APPLICANT

B D R GROUP, LLC
P.O. BOX 259
GARNERVILLE, NY 10923

DATE	DESCRIPTION	INITIALS
8-2-23	REVISIONS AS PER UPDATED WETLAND DELINEATION	ASP
11-11-22	FINAL REVIEW BASED ON PUBLIC HEARING COMMENTS	ASP
1-9-19	ISSUE WETLAND SEPARATIONS, ADDED BUFFERS	ASP
2-28-18	FOR FB COMMENTS AND SWPPP PREPARATION	MWS
10-28-16	PRELIMINARY DESIGN OF REVISED LAYOUT	NR
3-31-16	REVISED CLUSTER LAYOUT PER HIGHWAY COMMENT	NR
6-19-15	REVISED PER FB COMMENTS	MWS
9-1-14	REVISED ENTRANCE	ASP
6-15-14	ORIGINAL PREPARATION DATE	ASP
DATE	DESCRIPTION	INITIALS
REVISIONS		
MAP CHECK DATE: 09/03/09	INITIALED BY: --	

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JOSEPH J. PFAU P.E.
LICENSE NO. 050945

MICHAEL F. COSSA P.E.
LICENSE NO. 050023

TIMOTHY A. PIETRZAK P.E., D.L.S. LEAD/APP
P.E. LICENSE NO. 050915 D.L.S. LICENSE NO. 050075
S.U.P.L.S. LICENSE NO. 35306

SIGNATURE _____ DATE _____

BARODA CLUSTER
SUBDIVISION
TOWN OF CHESTER
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE _____

MEETING DISPLAY
SECTION 12, BLOCK 1, LOT 31

DRAWING TITLE _____

UNLAWFUL ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE ELECTION LAW.

O.C.H.D. SHEET NO. 1 OF 7 D.E.C. SHEET NO. 1 OF 17 DRAWING NUMBER 14118.01

SCALE 1"=150' CAD REFERENCE WORKING R1