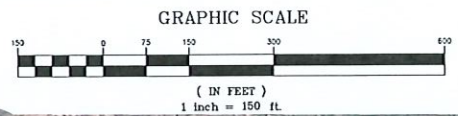


- GENERAL NOTES:**
1. TAX MAP DESIGNATION SECTION 12 BLOCK 1 LOT 31.
 2. TOTAL AREA OF PARCEL: 169.2± ACRES.
 3. TOTAL AREA OF CONSERVATION EASEMENT: 124.4± ACRES OR 73.9% OF THE TOTAL PARCEL AREA.
 4. A CONVENTIONAL YIELD PLAN HAS BEEN PREPARED PROPOSING 28 RESIDENTIAL LOTS.
 5. TOTAL NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS: 28.
 6. PROPERTY LIES WITHIN THE AR-3 ZONING DISTRICT LINE.
 7. ALL UNITS 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 NISDEC 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 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.
 5. ALL LIGHTING FIXTURES ARE TO BE INSTALLED FACING DOWN AND WITH LIGHT SHIELDING TO AVOID IMPACTS TO BATS.

- 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.



LOCATION MAP
SCALE: 1"=2,000'

BULK REQUIREMENTS
ZONE AR-3 (AGRICULTURAL RESIDENTIAL)
USS 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 (%)	MAX. PERMITTED 20	PROVIDED 20
BUILDING HEIGHT (FT.)	40	40



RECORD OWNER/APPLICANT
B D R GROUP, LLC
P.O. BOX 259
CARNERVILLE, NY 10923

DATE	DESCRIPTION	INITIALS
8-2-23	REVISIONS AS PER UPDATED WETLAND DELINEATION	ASP
11-11-23	FINAL REVIEW BASED ON PUBLIC HEARING COMMENTS	ASP
1-9-19	SET/PLAN/SECTION SEPARATIONS, ADDED BUTTERS	ASP
2-25-18	PER FB COMMENTS AND SHIPP PREPARATION	MWS
10-28-18	PRELIMINARY DESIGN OF REVISED LAYOUT	MWS
3-31-18	REVISED CLUSTER LAYOUT PER HIGHWAY COMMENT	NR
6-19-18	REVISED PER FB COMMENTS	MWS
8-4-14	REVISED ENTRANCE	ASP
8-15-14	ORIGINAL PREPARATION DATE	ASP

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A
COSSICK, NY 12024
(845) 224-0008
2 HAMILTON AVENUE
MONTICELLO, NY 12074
(845) 796-4545

JOSEPH J. PIETRAK P.E.
LICENSE NO. 055545
MICHAEL F. CROGAN P.E.
LICENSE NO. 050023
TRINITY A. PIETRZAK P.E.
P.E. LICENSE NO. 050018
SHEILA L. PIETRZAK
SHEILA L. PIETRZAK
SHEILA L. PIETRZAK

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 _____
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 2209, SUB-DIVISION 2 OF THE N.Y. STATE EMBLEM LAW.
O.C.D. SHEET NO. 1 OF 7
D.E.C. SHEET NO. N/A. OF N/A.
DRAWING NUMBER 1 OF 17
SCALE 1"=150' CAD REFERENCE WORKING R1 PROJECT NUMBER 14118.01