

GENERAL NOTES:

1. TOWN OF CHESTER TAX MAP DESIGNATION: SEC. 1, BLK. 1, LOT 83.22, AREA = 37.15± AC.
2. TOWN OF BLOOMING GROVE TAX MAP DESIGNATION: SEC. 43, BLK. 1, LOT 24.2, AREA = 20.12± AC.
3. TOTAL AREA OF PARCEL "A" (LANDS NORTH OF RAILROAD): 42.4991± ACRES PER SURVEY MAP. CHESTER = 28.7526± AC. BLOOMING GROVE = 13.7465± AC.
4. TOTAL AREA OF PARCEL "B" (LANDS SOUTH OF RAILROAD): 8.2763± ACRES PER SURVEY MAP. CHESTER = 1.9059± AC. BLOOMING GROVE = 6.3704± AC.
5. CHESTER PARCEL IS LOCATED IN THE AR-3 & AI ZONING DISTRICTS.
6. BLOOMING GROVE PARCEL IS LOCATED IN THE RR ZONING DISTRICT.
7. TOTAL NUMBER OF RESIDENTIAL LOTS WITHIN THIS SUBDIVISION : 10
8. PROPOSED SUBDIVISION TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEMS
9. BOUNDARY INFORMATION SHOWN TAKEN FROM SURVEY ENTITLED "SURVEY OF PROPERTY FOR CHESTERDALE PROPERTIES, LLC." AS PREPARED BY JAMES A. DILLIN, PLS ON NOVEMBER 2, 2004. TOTAL AREA 50.7754± ACRES.
10. TOPOGRAPHY BASED ON AERIAL TOPOGRAPHY BY PROMAPS OF MOORESTOWN, NEW JERSEY 08057 AS TAKEN ON DECEMBER 21, 2004.
11. THE 100 YEAR FLOOD PLAIN ELEVATION HAS BEEN ADJUSTED TO THE AERIAL TOPOGRAPHY DATUM.
12. INDIVIDUAL WELLS AND SANITARY DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD DOMESTIC PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWERAGE SYSTEM IS REQUIRED WITHIN ONE YEAR OF THE SYSTEM BECOMING AVAILABLE
13. PROPOSED SUBDIVISION TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEMS
14. EXISTING WELL AND SEPTIC SYSTEMS WITHIN 300' OF THIS PROJECT HAVE BEEN LOCATED AND SHOWN ON THE PLANS UNLESS NOTED OTHERWISE.
15. O.C.H.D. PLAN APPROVAL IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON DEVELOPMENT FACTS AND THE REALITY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION
16. THE APPROVED PLANS MUST BE FILED WITH THE ORANGE COUNTY CLERK'S OFFICE PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE LAST APPROVAL OF THE FINAL PLANS.
17. ALL UTILITIES SHALL BE INSTALLED UNDER GROUND.
18. 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 NYSDEC WELL COMPLETION REPORT. THE PURCHASER SHALL ALSO BE ADVISED OF ANY ROUTINE OR SPECIAL MAINTENANCE PROCEDURES THAT MAY BE NECESSARY FOR THE PROPOSED SANITARY FACILITIES. REFER TO PAGES 38-61 OF THE NYSDEC DESIGN HANDBOOK FOR RECOMMENDED ROUTINE OPERATION AND MAINTENANCE ITEMS.
19. THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER) SHALL NOT BE CHANGED.
20. THERE ARE NO ACOE OR NYSDEC DESIGNATED WETLANDS WITHIN 200' OF ANY OF THE PROPOSED ABSORPTION AREAS.
21. ALL KNOWN EXISTING AND PROPOSED WELLS WITHIN 300' OF ANY PROPOSED WELL AND SEPTIC SHOWN HEREON HAVE BEEN LOCATED AND SHOWN ON THE PLAN.
22. THERE SHALL BE NO FURTHER SUBDIVISION OF THESE LOTS. THIS SUBDIVISION REPRESENTS A CLUSTER SUBDIVISION WHICH UTILIZES THE FULL DEVELOPMENT POTENTIAL OF TOWN OF CHESTER TAX PARCEL SEC. 1, BLK. 1, LOT 83.22, COMPRISING 37.15± ACRES AND TOWN OF BLOOMING GROVE TAX PARCEL SEC. 43, BLK. 1, LOT 24.2 COMPRISING 20.12± ACRES. FURTHER SUBDIVISION OF THESE LOTS IS ALSO PROHIBITED WITHOUT COUNTY HEALTH DEPARTMENT SUBDIVISION REVIEW AND APPROVAL.
23. NEW YORK STATE SANITARY CODE PART 5, APPENDIX 5-B, REQUIRES A 50% INCREASE IN MINIMUM SEPARATION DISTANCES TO DRINKING WATER WELLS, OR A MINIMUM OF 50' OF WELL CASING, IF AQUIFER WATER ENTERS THE WELL AT A DEPTH OF LESS THAN 50' BELOW GRADE.
24. A VALID ETRANCE PERMIT TO ENTER THE STATE HIGHWAY MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS.

SHEET INDEX

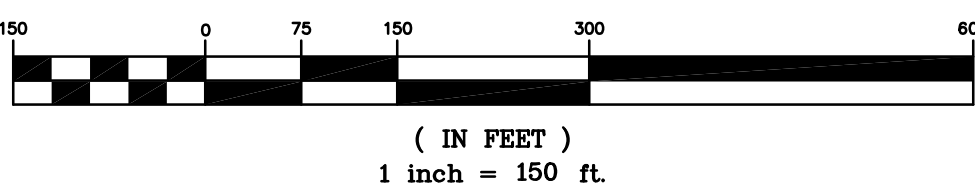
SHEET #1	COVER SHEET
SHEET #2	SUBDIVISION PLAT
SHEET #3	SUBDIVISION PLAN
SHEET #4	SUBDIVISION PLAN
SHEET #5	ROAD PROFILE & STATE ENTRANCE
SHEET #6	EROSION CONTROL PLAN
SHEET #7	SOIL TEST RESULTS & SANITARY DETAILS
SHEET #8	WATER SUPPLY AND SITE DETAILS
SHEET #9	EROSION CONTROL DETAILS
SHEET #10	STORMWATER POND DETAILS

AGRICULTURAL NOTES:

BEING THAT THIS SUBDIVISION IS LOCATED WITHIN 2,000 FEET OF AN AGRICULTURALLY ZONED DISTRICT, IT MAY HAVE ACTIVE FARMING OPERATIONS IN THE VICINITY. BE ADVISED OF THE FOLLOWING:

1. THAT FARMING DOES NOT ONLY OCCUR BETWEEN 8:00 a.m. AND 5:00 p.m. AND IS DEPENDENT ON OTHER NATURE. RESIDENTS SHOULD BE AWARE OF NOISE FROM AGRICULTURAL MACHINERY BEING OPERATED IN NEARBY FIELDS IN BOTH EARLY MORNING AND EVENING HOURS AND NOISE FROM CROP-DRYING FANS WHICH ARE RUN 24 HOURS A DAY DURING THE HARVESTING SEASON.
2. THAT THE ROADS LEADING TO AND FROM THE SUBDIVISION ARE FREQUENTLY TRAVELED BY FARMERS AND THEIR SLOW MOVING FARM VEHICLES AND EQUIPMENT.
3. THAT FARM NEIGHBORS VERY OFTEN SPRAY THEIR CROPS WITH PESTICIDES IN ACCORDANCE WITH ACCEPTED PRACTICES REGULATED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. (D.E.C. NOTIFICATION LAW #325, OCTOBER, 1988).
4. THAT EXISTING AGRICULTURAL OPERATIONS MAY CREATE BOTH UNAVOIDABLE ODORS AND UNSIGHTLINESS COMMONLY ASSOCIATED WITH FARMING OPERATIONS IN THIS AREA.
5. THAT THERE ARE DANGERS IN LETTING CHILDREN AND PETS ROAM INTO ANY ADJACENT AGRICULTURAL FIELD, WHICH IS PRIVATE PROPERTY.
6. THAT RESIDENTS FOR SEASONAL FARM LABORERS ARE AN ACCESSORY USE TO FARMING ACTIVITIES IN THE AGRICULTURAL ZONE.
7. BE ADVISED OF THE NUISANCE OF BLOWING BLACK DIRT CAUSED BY WIND STORMS IN THIS AREA.

GRAPHIC SCALE



LOCATION MAP

SCALE: 1" = 2,000'

TOWN OF BLOOMING GROVE APPROVAL

DEPARTMENT OF HEALTH APPROVAL

THIS SHEET SHALL BE CONSIDERED INCOMPLETE AND INVALID UNLESS ACCOMPANIED BY SHEETS NUMBER 1 THRU 10 IN THE SET OF 10.

CHESTERDALE ESTATES

TOWN OF CHESTER, ORANGE COUNTY, NEW YORK

CLUSTER SUBDIVISION COVER SHEET

KIRK ROTHER, P.E.
CONSULTING ENGINEER, PLLC
5 Saint Stephens Lane, Warwick NY 10990
(845) 988-0620

RECORD OWNER / APPLICANT
CHESTERDALE PROPERTIES LLC
5 NEW STREET
GOSHEN, NY 10924

06-02-16	REV. PER BLOOMING GROVE WORKSHOP
04-06-16	REVISE ROAD PROFILE AND ADD ROAD SWALES
11-12-15	REV. PER H.D. COMMENTS & J.S.I.
03-24-15	REV. FOR H.D. SUBMITTAL
06-12-13	REV. PER SOILS TEST RESULTS
05-01-12	REVISE LOT #1 LOCATION
04-13-12	REV. PER PUBLIC HEARING COMMENTS
02-20-12	FINAL CLUSTER DESIGN
08-04-11	ADD PROPOSED CLUSTER LAYOUT
02-16-11	DETAILED CLUSTER DESIGN
04-12-10	PREPARE CLUSTER ALTERNATIVE
11-18-09	REV. PER TOWN ENG. COMMENTS
06-30-09	REV. PER TOWN ENG. COMMENTS
11-12-08	FINALIZE STORMWATER MANAGEMENT
03-03-08	GENERAL REV.
05-16-05	REV. AERIAL TOPO
08-30-04	INITIAL PREPARATION
DATE	REVISIONS

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.

D.O.T. SHEET #	D.E.C. SHEET #	O.C.H.D. SHEET #	SHEET #
N.A.	N.A.	1 OF 6	1 OF 10
CAD #	PROJECT #	SCALE	
04182 SP	04182.0	AS SHOWN	

LEGEND	
EXISTING PROPERTY LINE	---
EXISTING CONTOUR LINE	---x---
EXISTING EDGE OF PAVEMENT	---
EXISTING STONEWALL	---
EXISTING WIRE FENCE	---
EXISTING OVER HEAD UTILITIES	---
USDA SOILS BOUNDARY	---
PROPOSED PROPERTY LINE	---
PROPOSED SETBACK LINE	---
TOWN BOUNDARY LINE	---
ZONING LINE	---
EXISTING CONCRETE MONUMENT	---
EXISTING SIGN	---
EXISTING WOOD BOLLARD	---
EXISTING UTILITY POLE	---
PROPOSED SINGLE FAMILY RESIDENCE	---

CHESTER BULK REQUIREMENTS

AR-3 ZONE

(0.2-0.5 DU/AC)

NO CENTRAL WATER OR SEWER

	MINIMUM REQUIRED
LOT AREA (AC.)	3
LOT WIDTH (FT.)	250
FRONT YARD (FT.)	100
ONE SIDE YARD (FT.)	40
TOTAL SIDE YARDS (FT.)	100
REAR YARD (FT.)	100
LIVABLE FLOOR AREA DWELLING UNIT (SQ.FT.)	1200

	MAXIMUM ALLOWED
BUILDING HEIGHT (FT.)	35
BUILDING COVERAGE (%)	10

BULK REQUIREMENTS

AR-3 ZONE

CLUSTER

(0.2-0.5 DU/AC)

NO CENTRAL WATER OR SEWER

	MINIMUM REQUIRED
LOT AREA (AC.)	(32,760)
LOT WIDTH (FT.)	(100)
FRONT YARD (FT.)	(35)
ONE SIDE YARD (FT.)	(15)
TOTAL SIDE YARDS (FT.)	(30)
REAR YARD (FT.)	(40)

	MAXIMUM ALLOWED
BUILDING HEIGHT (FT.)	(40)
BUILDING COVERAGE (%)	(20)

*CLUSTERED DEVELOPMENTS WITH TOWN BOARD APPROVAL. PER SECTION 98-25. (DEVELOPMENTS WHICH PRESERVE AO LEAST 50 PERCENT OPEN SPACE, AND WITH NO CLUSTERED LOTS LESS THAN 21,780 SQ. FT.. IN AREA ARE ENTITLED TO THE 2 ACRE LOT REQUIREMENT OPTION.)

CHESTER BULK REQUIREMENTS

AI ZONE

NO CENTRAL WATER OR SEWER

	MINIMUM REQUIRED
LOT AREA (AC.)	2
LOT WIDTH (FT.)	200
FRONT YARD (FT.)	100
ONE SIDE YARD (FT.)	50
TOTAL SIDE YARDS (FT.)	100
REAR YARD (FT.)	50
LIVABLE FLOOR AREA DWELLING UNIT (SQ.FT.)	1200

	MAXIMUM ALLOWED
BUILDING HEIGHT (FT.)	60
BUILDING COVERAGE (%)	40

BLOOMING GROVE BULK REQUIREMENTS

RR ZONE

	MINIMUM REQUIRED
LOT AREA (AC.)	*
FRONT YARD (FT.)	*
ONE SIDE YARD (FT.)	*
TOTAL SIDE YARDS (FT.)	*
REAR YARD (FT.)	*
REAR YARD (FT.)	*

	MAXIMUM ALLOWED
BUILDING HEIGHT (FT.)	35
BUILDING COVERAGE (%)	*

* DETERMINED BY PLANNING BOARD DURING SUBDIVISION PROCESS.