



GENERAL NOTES

1. THE PURPOSE OF THE PROPOSED SUBDIVISION AND LOT LINE CHANGE IS TO CREATE OPEN SPACE TO BE ACQUIRED BY THE ORANGE COUNTY LAND TRUST.

2. TAX MAP NUMBERS: SECTION 7, BLOCK 1, LOTS 35.1 AND 35.2

3. OWNERS / APPLICANTS: LOT 7-1-35.1: RICHARD L. PALMER 20 FOREST HILL LANE CHESTER, NY 10918

> LOT 7-1-35.2: SCCRJAM, c/o CHRISTOPHER PALMER PO BOX 489

CHESTER, NY 10921 4. EXISTING LOT AREAS:

LOT 7-1-35.1: 19.1 ACRES± LOT 7-1-35.2: 151.0 ACRES±

5. ZONING DISTRICT: AGRICULTURAL RESIDENTIAL (AR-.3).
THE PROPERTIES ARE LOCATED IN THE RIDGE PRESERVATION OVERLAY DISTRICT.

6. SURVEY DATA PROVIDED BY JAMES DILLIN, PLS, GOSHEN, NY.

7. TOPOGRAPHIC INFORMATION OBTAINED FROM NYS GIS SOURCES.

8. LOT 2 LIES WITHIN THE TOWN OF CHESTER RPO DISTRICT. ANY PROPOSED DEVELOPMENT WITHIN THE RPO DISTRICT SHALL BE IN ACCORDANCE WITH SECTION 98-26 OF THE TOWN OF CHESTER ZONING LAW AND MUST BE APPROVED BY THE BUILDING DEPARTMENT AT THE TIME OF CONSTRUCTION.

LIST OF DRAWINGS

101 OVERALL PLAN 102 SUBDIVISION PLAT - 1 OF 2 103 SUBDIVISION PLAT - 2 OF 2 104 GRADING & UTILITY PLAN 105 DRIVEWAY DETAILS

106 CONSTRUCTION DETAILS

COPIES OF THIS DOCUMENT

WITHOUT AN ACTUAL OR

ENGINEER'S SIGNATURE

AND AN ORIGINAL STAMP IN

INK SHALL BE CONSIDERED

FACSIMILE OF THE

UNAUTHORIZED

ALTERATIONS OR

ADDITIONS TO THIS

IS A VIOLATION OF

EDUCATION LAW.

DOCUMENT BEARING THE

PROFESSIONAL ENGINEER

2 OF THE NEW YORK STATE

DAVID A. GETZ, P.E. NYS LICENSE No. 61265

SECTION 7209 SUBSECTION

SEAL OF A LICENSED

INVALID.

ISSUE DATE:

OWNER	DATE
APPROVED AS A FINAL SUBDIV RESOLUTION OF THE PLANNING OF CHESTER.	

APPROVED FOR FILING:

PLANNING BOARD CHAIRMAN

GOSHEN OFFICE 262 GREENWICH AVE, STE. B GOSHEN, NY 10924 845-457-7727 WWW.EP-PC.COM

DATE

OVERALL PLAN

PALMER SUBDIVISION & LOT LINE CHANGE LAROE ROAD TOWN OF CHESTER ORANGE COUNTY, NEW YORK

> DRAWN BY: 12/28/22 1'' = 200'4 7-1-35.1 & 35.2

SUMMARY OF ZONING REQUIREMENTS (AR-.3 DISTRICT)

REQUIREMENT REQUIREMENT PROPOSED LOT 1 PROPOSED LOT 2 MIN. LOT AREA 3 ACRES 10.439 ACRES 10.195 ACRES MIN. LOT WIDTH 250 FT. > 250 FT. > 250 FT. 225 FT.± MIN. FRONT YARD 100 FT. * 38.9 FT. 523.5 FT.± 71 FT.± MIN. SIDE YARD FT.±

|--|

MIN. TOTAL SIDE YARDS	100 FT.	1,170 FT.±	1,296
MIN. REAR YARD	100 FT.	165.7 FT.±	155 FT
MAX. BUILDING HEIGHT	35 FT.	≤ 35 FT.	≤ 35 F
MAX. BUILDING COVERAGE	10%	< 10%	< 10%
* : NO CHANGE PROPOSED TO	AN EXISTING NO	ONCONFORMING COND	DITION

ORANGE COUNTY DPW NOTE: 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.

UTILITY NOTES:

1. ALL NEW UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.

2. THE LOCATIONS OF EXISTING ON-SITE UTILITIES SHOWN HEREON ARE APPROXIMATE.

WHETHER IN THE PUBLIC RIGHT-OF-WAY, IN EASEMENTS, OR IN PRIVATE PROPERTY PRIOR

TO STARTING ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE

PROTECTION OF ALL UTILITY LINES THROUGHOUT THE COURSE OF CONSTRUCTION.

4. DIG SAFELY NEW YORK MUST BE CONTACTED 2 FULL WORKING DAYS PRIOR TO ANY

3. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITY LINES,

PROJECT SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

EXCAVATION OR DEMOLITION, BY DIALING 811 OR AT www.udigny.org.

No. DATE DESCRIPTION DRAWING STATUS 4/3/23 1 2/14/23 FOR PLANNING BOARD REVIEW
2 3/9/23 UPDATED SURVEY INFORMATION
3 3/22/23 FOR PLANNING BOARD & OCDPW REVIEW
4 4/3/23 ADDED GENERAL NOTE 8 THIS SHEET IS PART OF SHEET THE PLAN SET ISSUED FOR NUMBER CONCEPT APPROVAL N/A OF N/A ✓ PLANNING BOARD APPROVAL 1 OF 6 N/A OF N/A OCDOH REALTY SUBDIVISION APPROVAL OCDOH WATERMAIN EXTENSION APPROVAL N/A OF N/A N/A OF N/A NYSDEC APPROVAL NYSDOT APPROVAL N/A OF N/A N/A OF N/A OTHER FOR BID N/A OF N/A FOR CONSTRUCTION N/A OF N/A THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).