





## NOTES

- 1.) ZONE IS RURAL RESIDENTIAL 1
  
- 2.) BULK STANDARDS FOR LOT IN OPEN SPACE SUBDIVISIONS:
 

MINIMUM LOT SIZE SINGLE FAMILY:	1 ACRE
MINIMUM ROAD FRONTAGE:	100'
(SETBACKS) FRONT:	25'
SIDE:	10'
COMBINED SIDE:	40'
REAR:	40'
MAXIMUM BUILDING HEIGHT:	35'
  
- 3.) WETLANDS AS SHOWN HEREON ARE BASED ON A LOCATION BY SWEET ASSOCIATES.
  
- 4.) SOILS TEST PITS AS SHOWN HEREON ARE BASED ON A LOCATION BY SWEET ASSOCIATES.
  
- 5.) VEGETATIVE COVER OF THE SITE IS MIXED HARDWOOD AND SOFTWOOD.
  
- 6.) 2' CONTOURS ARE BASED ON USGS DATUM AND WERE COMPILED BY MARK BRADSTREET ASSOCIATES.
  
- 7.) NET RESIDENTIAL CALCULATIONS:
 

(OPEN SPACE SUBDIVISION)	TOTAL GROSS AREA:	37.20 ACRES±
LESS:	AREA OF WETLANDS:	-1.13 ACRES±
	AREA OF NEW 50' ROAD:	-1.98 ACRES±
	AREA OF 20% SLOPES:	<u>-0.40 ACRES±</u>
	TOTAL NET RESIDENTIAL AREA:	33.69 ACRES±


NET RESIDENTIAL AREA OF 33.69 ACRES DIVIDED BY 2.5 = 13.48 LOTS  
 TOTAL PROPOSED LOTS: = 13.0

OPEN SPACE CALCULATIONS:  
 (UNBUILDABLE LAND)

AREA OF WETLANDS:	1.13 ACRES±
AREA OF 20% SLOPES:	0.40 ACRES±
1/2 OF TOTAL NET AREA:	<u>16.85 ACRES±</u>
TOTAL REQUIRED OPEN SPACE:	18.38 ACRES±
TOTAL PROPOSED OPEN SPACE:	19.60 ACRES±

8.) THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT CONCERNING THE DEVELOPMENT AND USE OF THE PROPERTY WHICH APPEAR IN THE RECORD OF THE PROJECT REVIEW BOARD APPROVAL ARE CONDITIONS OF APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS SUBMITTED AND APPROVED UNDER THE PROVISIONS OF THIS ORDINANCE GOVERNING REVISIONS TO APPROVED PLANS.

9.) THE "REMAINING LAND" BY LEDGEWOOD LANE SHALL EXIST AS ONE PARCEL



REMAINING LAND OF  
 P. L. & JENNIFER MARSTALLER  
 THOMAS H. MARSTALLER  
 9089 JG. 208 1-27-1990  
 7030 PG. 79 12-28-1984  
 21.26 ACRES±

30531 581 E  
 190 87

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9.) THE "REMAINING LAND" BY LEDGEWOOD LANE SHALL EXIST AS ONE PARCEL SEPARATED BY A PRIVATE RIGHT-OF-WAY (A.K.A. ACORN RIDGE ROAD).

10.) THE EXISTING STONE WALL WHICH IS THE BOUNDARY BETWEEN THE DEVELOPMENT AND THE PROPERTY N/F OF BAKER AND EXTENDS INTO OPEN SPACE WITHIN THE DEVELOPMENT, AND IS AT THE END OF ACORN RIDGE ROAD, SHALL NOT BE DISTURBED IN ANY WAY EXCEPT FOR REPAIR AS NEEDED. A BARRIER OF ROCKS AND/OR TREES SHALL BE ADDED OR RETAINED AT THE END OF ACORN RIDGE ROAD TO PREVENT ANY VEHICULAR CONTACT WITH THE WALL.

11.) EACH HOME WILL BE REQUIRED TO INSTALL A PRIVATE SPRINKLER SYSTEM AS REQUIRED BY THE TOWN OF FREEPORT FIRE DEPARTMENT.

12.) WITHIN ONE (1) YEAR OF THE DATE OF PURCHASE, EACH LOT OWNER SHALL BE GUARANTEED BY THE SUBDIVIDER ACCESS TO A SUPPLY OF POTABLE WATER OF AT LEAST THREE HUNDRED AND FIFTY (350) GALLONS/DAY, OR THE PURCHASE PRICE SHALL BE REFUNDED.

13.) THE TOWN OF FREEPORT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, PLOWING, OR SIMILAR SERVICES FOR THE PRIVATE ROAD SHOWN ON THIS PLAN.

14.) ANY PRIVATE ROAD SHOWN ON THIS PLAN SHALL NOT BE ACCEPTED AS A PUBLIC STREET BY THE TOWN OF FREEPORT UNLESS THE WAY COMPLIES WITH THE STANDARDS FOR PUBLIC STREETS INCLUDED IN CHAPTER 26, STREET

