

VICINITY MAP

SCALE: 1" = 500'±

PROPERTY OWNERS LOCATED WITHIN 300'

SECTION	BLOCK	LOT	OWNER
15	3	36	ARTHUR M. MAHER 101 BEVERLY ROAD CHESTER, NY 10918
15	3	41	BARBARA GROPPER & ROBERT SALZBERG 94 BEVERLY ROAD CHESTER, NY 10918
15	3	42	MATTHEW PAUL & LAURA LOLYA 102 BEVERLY ROAD CHESTER, NY 10918
15	3	44	JANET & MATTHEW VICTOR 116 BEVERLY ROAD CHESTER, NY 10918
15	3	35	NEWTON & SHARON GARY 135 BEVERLY ROAD CHESTER, NY 10918
15	3	33	TOD & CATHY RICHARDS 139 BEVERLY ROAD CHESTER, NY 10918
15	3	34	DOUGLAS & CHANDA GEORGE 137 BEVERLY ROAD CHESTER, NY 10918
15	1	63	ANTHONY ZARCONE 11 SUGAR LOAF MOUNTAIN ROAD CHESTER, NY 10918
15	1	613	ISABEL A. BLANCO 120 GIBSON HILL ROAD CHESTER, NY 10918
15	3	37	ERIC & ADELE SAVOIA NELSEN 91 BEVERLY ROAD CHESTER, NY 10918
15	3	40	GEORGE STIERLE 86 BEVERLY ROAD CHESTER, NY 10918
15	3	46	THOMAS A. & PHYLLIS L. CAPIAGHI 134 BEVERLY ROAD CHESTER, NY 10918

BUILDING RELOCATION NOTES

THE OWNER/BUILDER OF EACH LOT SHALL BE ALLOWED TO RELOCATE THE DWELLINGS SHOWN ON THE APPROVED FINAL PLAN WITHOUT FURTHER PLANNING BOARD APPROVAL, PROVIDED THE FOLLOWING REQUIREMENTS ARE MET. IF ALL OF THESE REQUIREMENTS CANNOT BE MET, THE MATTER MUST BE REFERRED BACK TO THE PLANNING BOARD FOR FURTHER REVIEW.

- THE RELOCATED DWELLING REMAINS ON 20% OF THE AREA OF THE ORIGINALLY APPROVED DWELLING LOCATION.
- THE RELOCATED HOUSE IS WITHIN REQUIRED SETBACK LINES.
- THE WELL SHALL NOT BE RELOCATED AND THE SEWAGE DISPOSAL SYSTEM SHALL NOT BE RELOCATED OFF THE AREA WHERE APPROVED PERCOLATION TESTS WERE RECORDED. IF THE PROJECT WAS APPROVED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH, RELOCATION OF WELLS AND SEWAGE DISPOSAL SYSTEMS ARE SUBJECT TO ALL OF THE TERMS AND CONDITIONS OF SUCH APPROVAL, INCLUDING THE PROHIBITION OF ANY SUCH RELOCATIONS, IF SO STATED.
- THE DRIVEWAY MEETS MAXIMUM GRADE REQUIREMENTS.
- THE SEWAGE FROM THE DWELLING WILL DISCHARGE BY GRAVITY TO THE SEWAGE DISPOSAL FIELD UNLESS A LIFT OR PUMP STATION HAS ALREADY BEEN APPROVED FOR THE LOT.
- DRAINAGE PATTERNS ON THE LOT MAY NOT BE CHANGED SO AS TO ADVERSELY IMPACT ADJACENT PROPERTIES.
- DRIVEWAY CURB CUT OR LOT ACCESS MAY NOT BE RELOCATED.
- HOUSE LOCATION SHALL NOT BE SHIFTED ONTO AN ENVIRONMENTALLY SENSITIVE SITE FEATURE SUCH AS A FEDERAL OR STATE WETLAND OR BUFFER.
- HOUSE LOCATION SHALL NOT BE SHIFTED INTO A PREVIOUSLY APPROVED AGRICULTURAL BUFFER.
- THE HOUSE SHALL NOT BE SHIFTED IN A LOCATION WHICH IS OTHERWISE IN CONTRAVENTION OF A REQUIREMENT OF THE SUBDIVISION REGULATIONS, THE ZONING LAW, AS MAY BE AMENDED, OR THE FINDINGS OR DETERMINATION UNDER THE SEQRA FOR THE SUBDIVISION OF WHICH THE HOUSE LOT IS A PART.

SUMMARY OF ZONING REQUIREMENTS

(AR-3 DISTRICT)

REQUIREMENT	MIN. REQUIREMENT	PROPOSED
LOT AREA	3.0 ACRES	3.06 ACRES
LOT WIDTH	250 FT.	298 FT.±
FRONT SETBACK	100 FT.	100 FT.±
REAR SETBACK	100 FT.	205 FT.±
ONE SIDE SETBACK	40 FT.	134 FT.±
BOTH SIDE SETBACKS	100 FT.	310 FT.±
MAX PERCENT BLDG. COVERAGE	10%	< 10%
BUILDING HEIGHT	35 FT.	≤ 35 FT

LIST OF DRAWINGS

- SUBDIVISION PLAN
- OVERALL SITE PLAN
- GRADING, UTILITY, AND EROSION & SEDIMENT CONTROL PLAN
- PROFILES AND DETAILS
- CONSTRUCTION DETAILS

7	10/11/17	FOR OCHD APPROVAL
6	10/5/17	FOR OCHD REVIEW
5	9/20/17	FOR PLANNING BOARD REVIEW
4	1/3/14	FOR PLANNING BOARD REVIEW
3	06/28/13	ORANGE COUNTY DEPARTMENT OF HEALTH COMMENTS
2	06/11/13	ORANGE COUNTY DEPARTMENT OF HEALTH COMMENTS
1	05/01/13	FOR ORANGE COUNTY DEPARTMENT OF HEALTH REVIEW
ISSUE	DATE	DESCRIPTION

GIBSON HILL ESTATES,
LOT 13, REALTY SUBDIVISION

TOWN OF CHESTER
ORANGE COUNTY, NEW YORK

SUBDIVISION PLAN

LEHMAN & GETZ, P.C.

CONSULTING ENGINEERS

PH. 845-986-7737 FAX 845-986-0245

17 RIVER STREET WARWICK, NEW YORK 10990

DAVID A. GETZ, P.E.
N.Y.S. LIC. NO. 61265

DRAWN BY BJF	CHECKED BY DAG	SCALE 1"=50'	JOB NO. 1662	SHEET NO. 1 OF 5
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GENERAL NOTES

- TAX MAP DESIGNATION : SECTION 15, BLOCK 3, LOT 23.1
- PROPERTY ADDRESS: 115 BEVERLY ROAD
- AREA OF TRACT : 3.06 ACRES
- OWNER/APPLICANT : SUGAR LOAF TRAILS, INC.
152 GIBSON HILL ROAD
CHESTER, NY 10918
- EXISTING OMIT LOT ~ #13 OF GIBSON HILL ESTATES
SUBDIVISION, 115 BEVERLY ROAD, CHESTER, NY.
- ZONING DISTRICT: AR-3, AGRICULTURAL RESIDENTIAL
- ALL KNOWN WELLS AND SEWAGE DISPOSAL SYSTEMS LOCATED WITHIN 300 FEET OF THE PROPOSED FACILITIES ARE SHOWN ON THIS PLAN.
- SURVEY INFORMATION PROVIDED BY SCHMICK SURVEYING, WARWICK, NY DATED APRIL 24, 2013.
- INDIVIDUAL DISPOSAL SYSTEMS SHALL NO LONGER BE USED FOR HOUSEHOLD DOMESTIC PURPOSES IN THE EVENT THAT PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC FACILITIES SHALL BE REQUIRED WITHIN ONE YEAR OF AVAILABILITY.
- THE PROPERTY DOES NOT FALL WITHIN A PUBLIC WATERSHED, AND THERE WILL BE NO CONSTRUCTION ON WATERSHED LANDS.
- THE OWNER/APPLICANT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES.
- THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK TO THE BUILDING, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.

- A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER OR OTHER DESIGN PROFESSIONAL AS ALLOWED BY THE NYS EDUCATION DEPARTMENT SHALL INSPECT THE SANITARY FACILITIES (WATER SAVING FIXTURES AND SEWAGE DISPOSAL FACILITIES) AT THE TIME OF CONSTRUCTION. THE ENGINEER SHALL CERTIFY TO THE ORANGE COUNTY HEALTH DEPARTMENT AND THE LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES ARE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND THAT ANY SEPTIC TANK JOINTS ARE SEALED AND TESTED FOR WATERTIGHTNESS.
- THE DISTRIBUTION BOX SHOULD BE INSPECTED PERIODICALLY TO ASSURE THAT IT IS LEVEL AND OPERATING PROPERLY.
- ORANGE COUNTY DEPARTMENT OF HEALTH 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 REALTY SUBDIVISION REGULATIONS IN EFFECT AT THE TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
- FEDERAL WETLANDS DELINEATION PREPARED IN SEPTEMBER 2017 BY ERS CONSULTANTS, WARWICK, NY. THERE ARE NO REGULATED NYSDEC WETLANDS LOCATED ON THE PROPERTY.
- SOILS MAPPING FROM USDA SOIL SURVEY OF ORANGE COUNTY.
- SEPTIC TANKS SHOULD BE INSPECTED PERIODICALLY AND PUMPED EVERY 2 TO 3 YEARS.
- PUMP STATIONS / DOSING CHAMBERS SHOULD BE INSPECTED PERIODICALLY BY A PROPERLY TRAINED PERSON FOR PROPER OPERATION, INCLUDING HIGH WATER ALARMS, VENTING AND ANY PHYSICAL DAMAGE.
- PRIOR TO CONSTRUCTION THE PROPOSED HOUSE LOCATION, WELL, AND SEWAGE DISPOSAL SYSTEM SHALL BE STAKED OUT BY A LICENSED SURVEYOR TO ASSURE COMPLIANCE WITH SETBACK REQUIREMENTS.
- THE PROPOSED DRAINAGE EASEMENT IS OFFERED TO THE TOWN OF CHESTER IN ACCORDANCE WITH SECTION 83-23.F OF THE TOWN CODE.
- A RESTRICTIVE COVENANT SHALL BE FILED IN THE COUNTY CLERK'S OFFICE STATING THAT THE 50'-FOOT WIDE BUFFER AREAS ALONG THE STREAM SHOWN ON SHEET 3 OF 5 OF THE FILED MAPS SHALL BE PERMANENTLY CONSERVED. NO CLEARING, REGRADING, CONSTRUCTION, OR OTHER GROUND DISTURBANCE IS PERMITTED WITHIN THE BUFFER AREAS.
- TO AVOID POTENTIAL IMPACTS TO BATS, ALL TREE REMOVAL OF TREES OVER 3 INCHES DIAMETER BREAST HEIGHT (DBH) SHALL BE CONDUCTED FROM NOVEMBER 1st THROUGH MARCH 31st.

I HEREBY CERTIFY TO THE SUGAR LOAF TRAILS, INC. THAT THIS MAP IS THE RESULT OF AN ACTUAL FIELD SURVEY THAT WAS PREPARED BY ROBERT H. SCHMICK, JR., P.L.S., DATED APRIL 24, 2013.

Robert H. Schmick, Jr., P.L.S.
N.Y. Lic. No. 050573
SCHMICK SURVEYING, INC.
PROFESSIONAL LAND SURVEYING
25 RAILROAD AVE., WARWICK, NEW YORK 10990
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NOTE:
THIS SHEET IS INVALID AND INCOMPLETE UNLESS ACCOMPANIED BY EACH OF THE OTHER SHEETS

APPROVED FOR FILING:

OWNER _____ DATE _____

APPROVED AS A FINAL SUBDIVISION PLAN BY A RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF CHESTER.

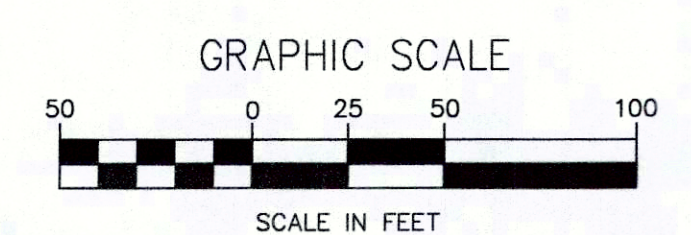
PLANNING BOARD CHAIRMAN _____ DATE _____



Call 811
before you dig

CALL 811 OR 1-800-962-7962
AT LEAST 2 WORKING DAYS
PRIOR TO THE START OF ANY
UNDERGROUND WORK

- LEGEND**
- PROPERTY LINE
 - x - x - PROPOSED SILT FENCE
 - - - EXISTING CONTOUR
 - (390) PROPOSED CONTOUR
 - ⊙ PROPOSED WELL
 - A-1 Δ WETLANDS FLAG
 - Δ-----Δ WETLANDS BOUNDARY
 - ~~~~~ TREELINE



NOTES

1. SHRUBS SHALL BE PLANTED ALONG THE LIMITS OF THE 50-FOOT WIDE "NO DISTURBANCE" ZONE.

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APPROVED AS A FINAL SUBDIVISION PLAN BY A
RESOLUTION OF THE PLANNING BOARD OF THE
TOWN OF CHESTER.

PLANNING BOARD CHAIRMAN _____ DATE _____

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
By action of the State Commissioner of Health
this plan is hereby approved pursuant to the
Public Health Law. See first sheet for date and
signature.

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**GIBSON HILL ESTATES,
LOT 13, REALTY SUBDIVISION**

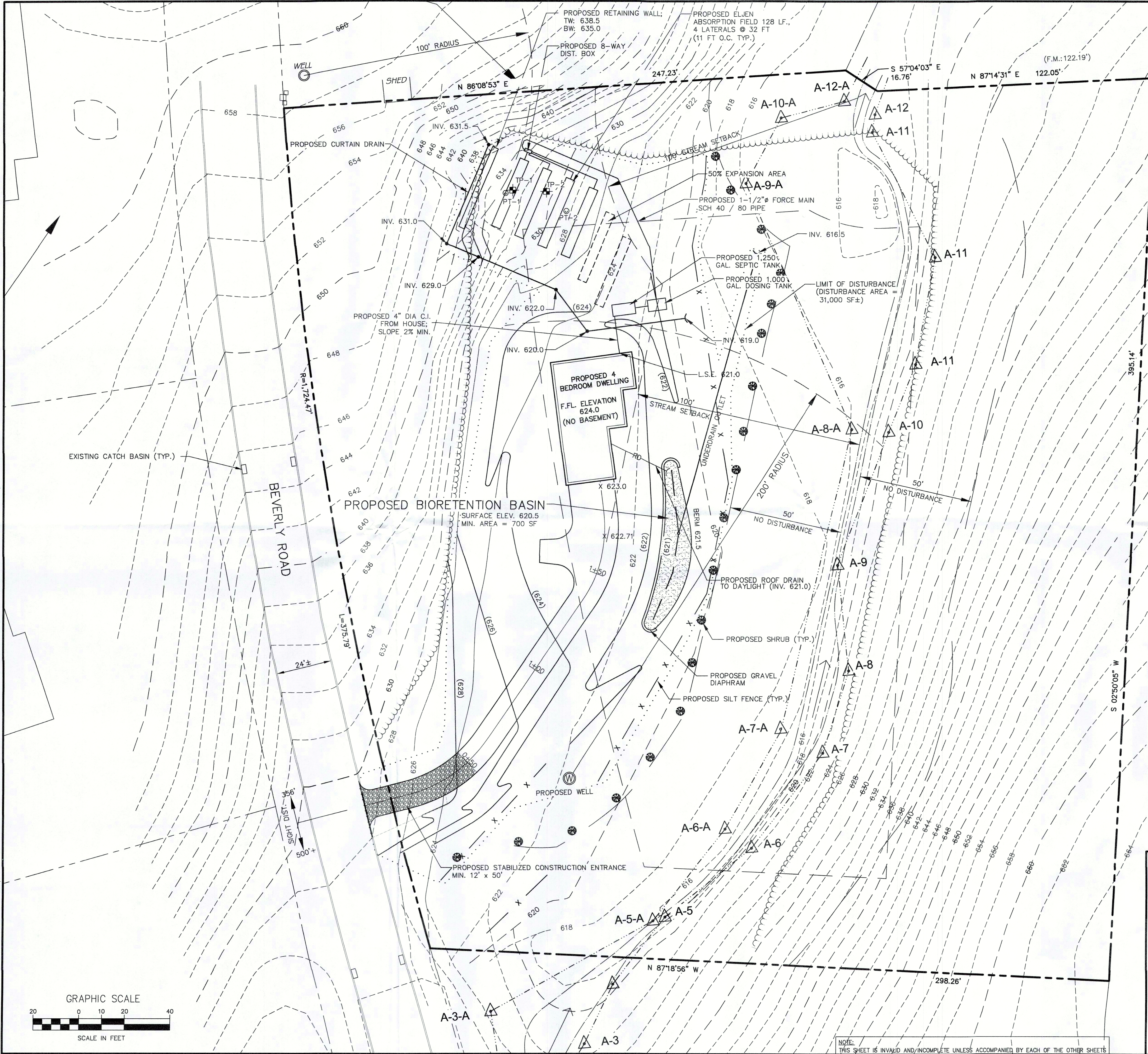
TOWN OF CHESTER
ORANGE COUNTY, NEW YORK

OVERALL SITE PLAN

LEHMAN & GETZ, P.C.
CONSULTING ENGINEERS
PH. 845-986-7737 FAX 845-986-0245
17 RIVER STREET WARWICK, NEW YORK 10990

David A. Getz
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DRAWN BY BJF	CHECKED BY DAG	SCALE 1"=50'	JOB NO. 1662	SHEET NO. 2 OF 5
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AT LEAST 2 WORKING DAYS
PRIOR TO THE START OF ANY
UNDERGROUND WORK

- SSDS CONSTRUCTION NOTES:**
- SEWAGE DISPOSAL SYSTEM SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK STATE HEALTH CODE.
 - EROSION CONTROL MEASURES SHALL BE ESTABLISHED PRIOR TO THE START OF CONSTRUCTION AND BE MAINTAINED TO THE TOWN BUILDING INSPECTOR'S SATISFACTION UNTIL DISTURBED AREAS HAVE BEEN STABILIZED.
 - SEWAGE DISPOSAL LOCATIONS SHALL NOT BE CHANGED. "AS-BUILT" PLANS, CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER, SHALL BE SUBMITTED TO THE TOWN OF CHESTER AND ORANGE COUNTY DEPARTMENT OF HEALTH UPON THE COMPLETION OF CONSTRUCTION.
 - CELLAR, ROOF AND FOOTING DRAINS SHALL NOT DISCHARGE TO THE SEWAGE DISPOSAL SYSTEM.
 - THE PROPOSED SEWAGE DISPOSAL SYSTEM LOCATION CONFORMS TO THE REQUIRED SEPARATION DISTANCES WITH RESPECT TO THE LOCATION OF EXISTING WELLS ON THE SITE AND ON NEARBY LOTS.
 - THE SEWAGE DISPOSAL SYSTEM HAVE BEEN DESIGNED FOR A FOUR BEDROOM DWELLING.
 - SEWAGE DISPOSAL SYSTEM MUST BE A MINIMUM 50 FEET FROM ANY STORMWATER DRAINAGE SYSTEMS.
 - SEWAGE DISPOSAL SYSTEM HAS BEEN DESIGNED BASED ON THE USE OF NEW STANDARD PLUMBING FIXTURES 1.6 MAX. GAL/FLUSH FOR A TOILET AND 2.5 GPM MAX. FOR FAUCETS AND SHOWER HEADS.
 - ALL FOOTING DRAINS WITHIN 25 FEET OF A WELL MUST BE WATERTIGHT, AND WATER LINES SHALL BE LOCATED AT LEAST 10 FEET FROM ANY PART OF A SEWAGE DISPOSAL SYSTEM.
 - DRAINAGE DITCHES SHALL BE FREE FLOWING AND NOT LESS THAN 25 FEET FROM A WELL.
 - NO REGRADING IS ALLOWED IN THE AREA OF THE ABSORPTION FIELD.
 - HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELD EXCEPT DURING THE ACTUAL CONSTRUCTION OF THE FIELD. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE AREA OF THE PROPOSED FIELD BEFORE, DURING, OR AFTER ITS CONSTRUCTION.
 - NO SWIMMING POOLS, DRIVEWAYS OR STRUCTURES WHICH MAY COMPACT THE SOIL SHALL BE LOCATED OVER ANY PART OF THE ABSORPTION FIELD.
 - THE SEWAGE DISPOSAL SYSTEM HAS NOT BEEN DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, OR "JACUZZI" TYPE SPA TUBS OVER 100 GALLONS. AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SEWAGE DISPOSAL SYSTEM IS REDESIGNED TO ACCOUNT FOR THEIR USE, AND RE-APPROVED BY THE TOWN OF CHESTER AND ORANGE COUNTY DEPARTMENT OF HEALTH.
 - INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE USED FOR HOUSEHOLD DOMESTIC PURPOSES IN THE EVENT THAT PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC FACILITIES SHALL BE REQUIRED WITHIN ONE YEAR OF AVAILABILITY.

SOIL TEST PIT RESULTS (BEFORE REGRADING)
DATE PERFORMED: 3/21/2013
WITNESSED BY THE OCHD
TEST PIT NO. 1

DEPTH	DESCRIPTION
0'-18"	TOPSOIL
18"-66"	DENSE SILT LOAM, COBBLES AND LITTLE GRAVEL
66"-120"	SILT LOAM
DEPTH OF PIT: 120"	
GROUNDWATER: SEEPAGE AT 64"	
BEDROCK: NONE ENCOUNTERED	
MOTTLING: NONE ENCOUNTERED	

TEST PIT NO. 2

DEPTH	DESCRIPTION
0'-18"	TOPSOIL
18"-30"	LIGHT BROWN SILT LOAM
30"-96"	SANDY LOAM, COBBLES AND GRAVEL
DEPTH OF PIT: 96"	
GROUNDWATER: SEEPAGE AT 90"	
BEDROCK: NONE ENCOUNTERED	
MOTTLING: NONE ENCOUNTERED	

PERCOLATION TEST RESULTS (AFTER REGRADING)
DATE PERFORMED: 04/05/2013
WITNESSED BY THE OCHD
PERC. TEST NO. 1, 24" DEEP
DATE: 04/05/2013

RUN	START	FINISH	ELAPSED TIME
1	STOPWATCH	14:38	
2	STOPWATCH	19:26	
3	STOPWATCH	19:55	

STABILIZED PERCOLATION RATE: 19:55 MINUTES/INCH
PERC. TEST NO. 2, 24" DEEP

RUN	START	FINISH	ELAPSED TIME
1	1:01:15	1:07:45	6:30
2	1:09:00	1:16:30	7:30
3	1:17:55	1:26:35	7:40

STABILIZED PERCOLATION RATE: 7:40 MINUTES/INCH

SEWAGE DISPOSAL SYSTEM DESIGN CRITERIA

- PROPOSED NUMBER OF BEDROOMS: 4
- DESIGN FLOW = 4 BEDROOMS @ 110 GPD / BR + 40 GPD (SOFTENER) = 480 GPD
- SIZE OF SEPTIC TANK: 1250 GALLONS
- DESIGN PERCOLATION RATE: 16-20 MINUTES / INCH
- REQUIRED LENGTH OF ELIEN ABSORPTION FIELD = $480 / (0.7)(6) = 114.3$ LF
- PROPOSED LENGTH OF ELIEN ABSORPTION FIELD = 4 LINES @ 32 LF = 128 LF
- SLOPE OF ABSORPTION FIELD BETWEEN 15% AND 20%
- HORIZONTAL SEPARATION BETWEEN TRENCHES = 7' (11' O.C.)

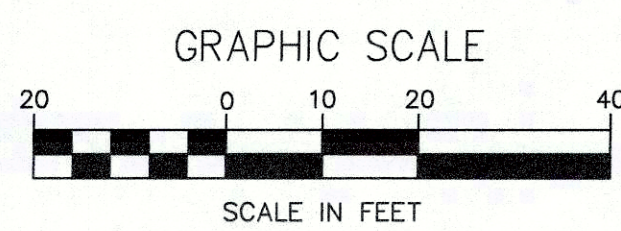
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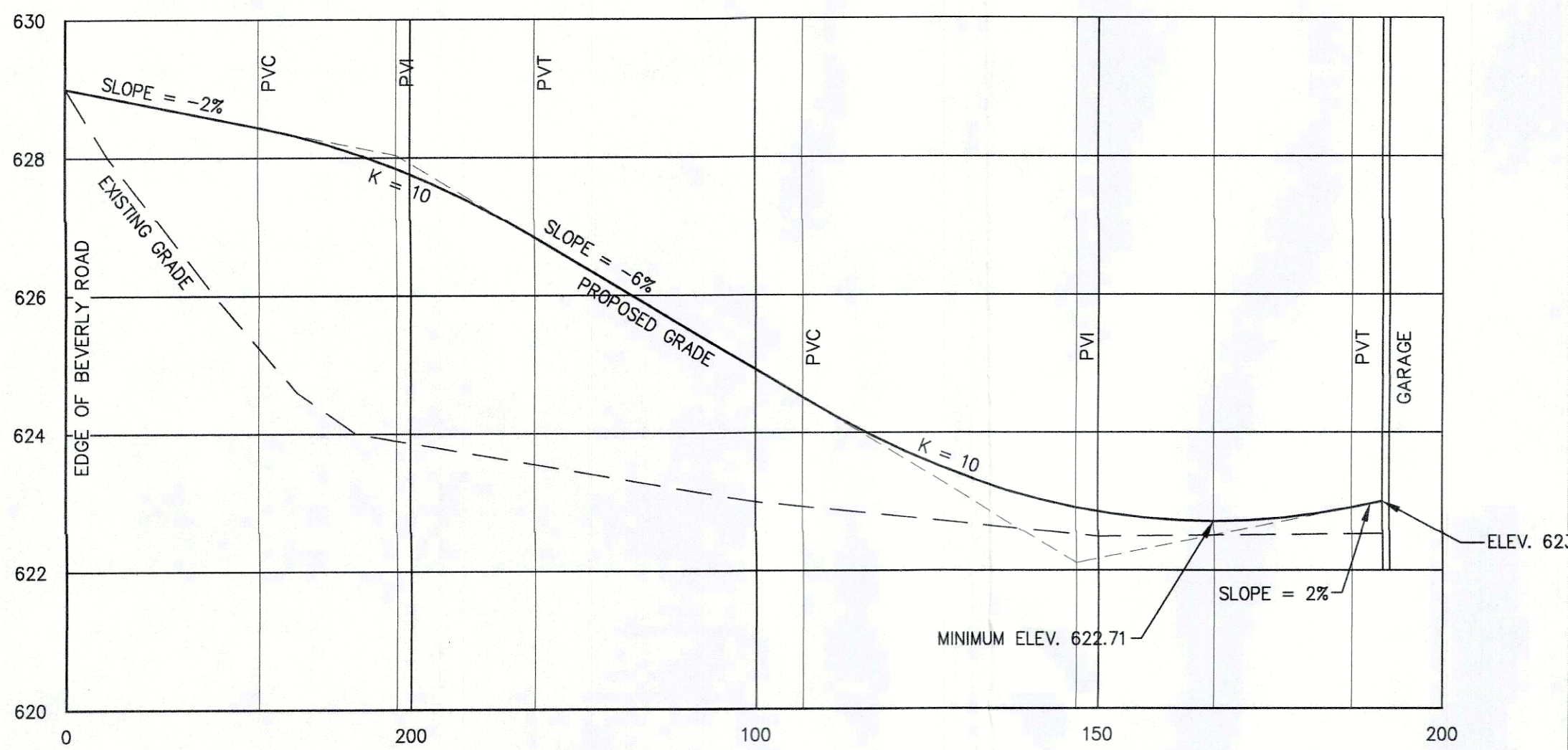
**GRADING, UTILITY, AND
EROSION & SEDIMENT CONTROL PLAN**

LEHMAN & GETZ, P.C.
CONSULTING ENGINEERS
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17 RIVER STREET WARWICK, NEW YORK 10990
DAVID A. GETZ, P.E.
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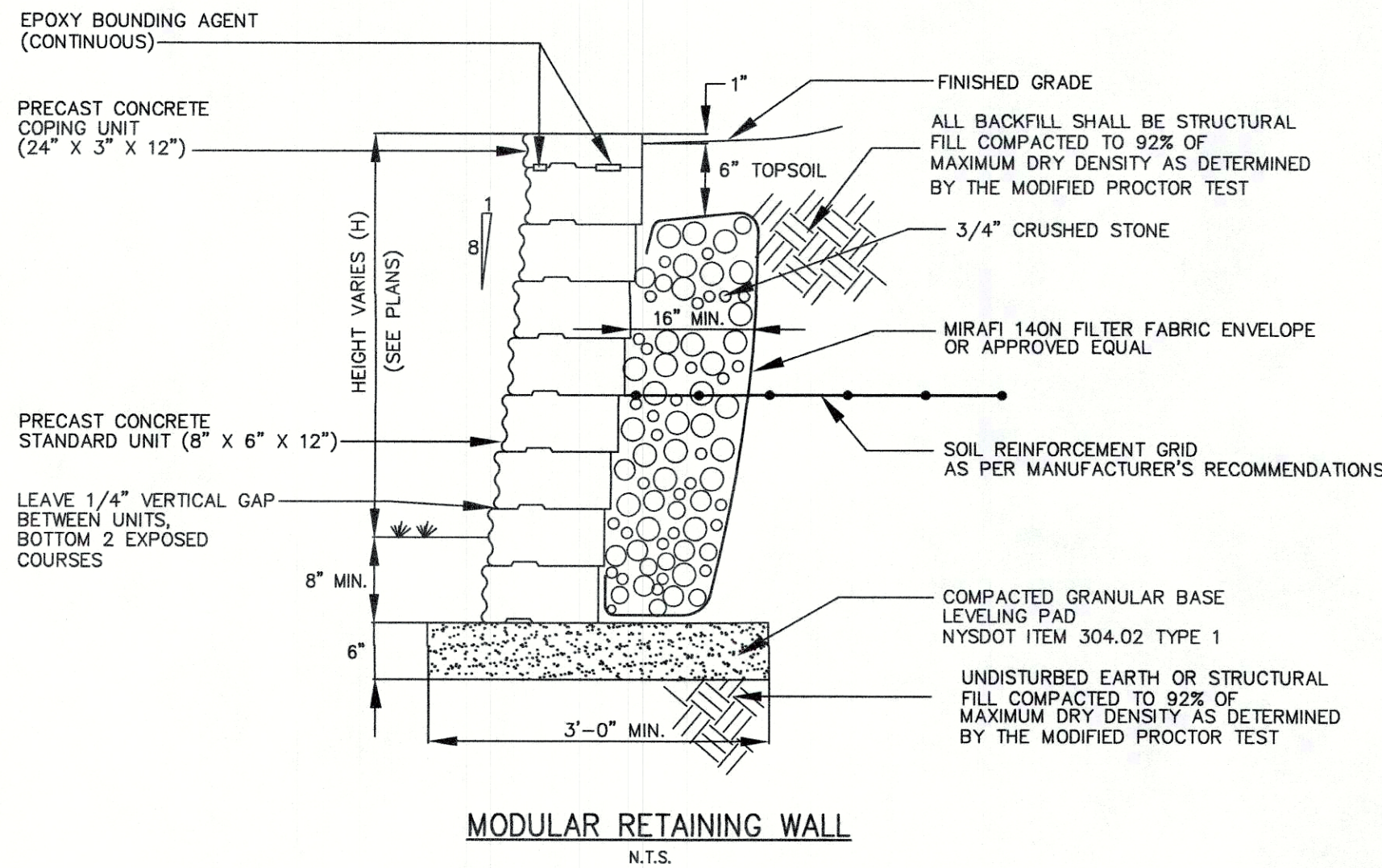
DRAWN BY: BJF CHECKED BY: DAG SCALE: 1"=20' JOB NO: 1662 SHEET NO: 3 OF 5



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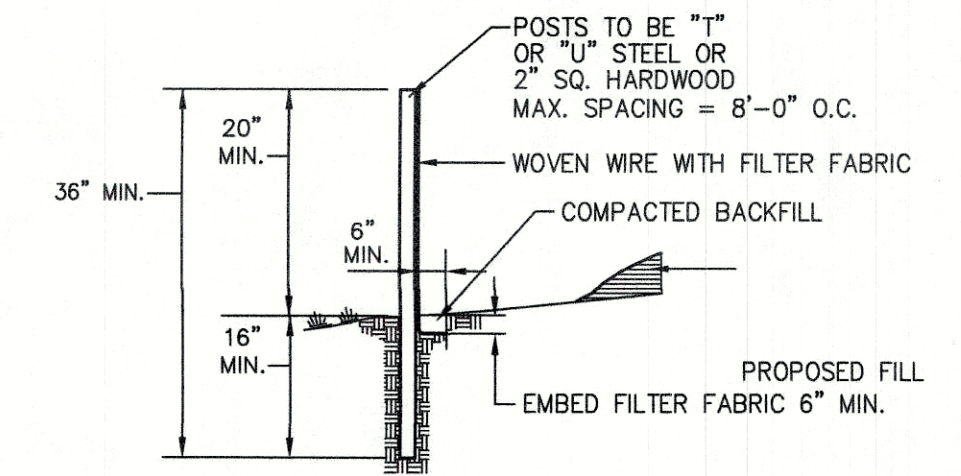
DRIVEWAY PROFILE
1"=2' VERTICAL
1"=20' HORIZONTAL



MODULAR RETAINING WALL
N.T.S.

SOIL EROSION NOTES

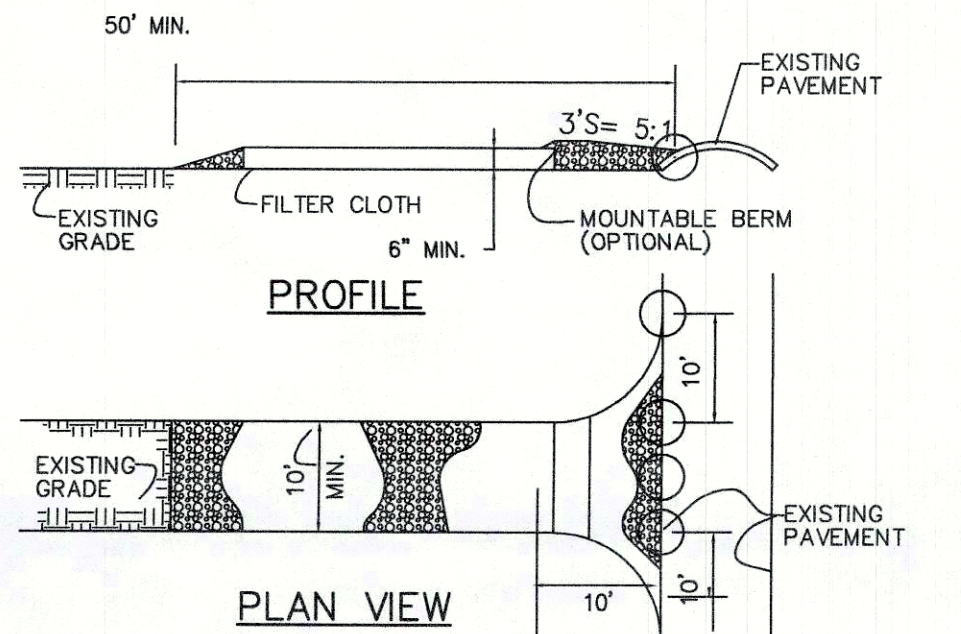
1. SILT FENCE BARRIERS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. DISTURBANCE TO BE LIMITED TO THE MINIMUM NECESSARY FOR THE GRADING AND CONSTRUCTION OF THE DWELLING, DRIVEWAY, LAWN, UTILITIES, ETC.
3. TEMPORARY SEEDING WITH ANNUAL RYE GRASS OR OTHER RAPID GROWING MIXTURE SHALL BE PERFORMED ON DISTURBED SOIL REMAINING VACANT FOR MORE THAN ONE MONTH AS FOLLOWS:
 - a. LOOSEN SEED BY DISCING TO 4" DEPTH.
 - b. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 FERTILIZER (20 lbs. per 1000 s.f.)
 - c. SEED WITH PERENNIAL RYEGRASS (20 lbs. per 1000 s.f.)
 - d. MULCH WITH STRAW MULCH (50 lbs. per 1000 s.f.)
4. ALL DISTURBED AREAS TO BE MULCHED TO PREVENT EROSION. THE CONTRACTOR SHALL COMPLY WITH ALL REQUESTS OF THE TOWN ENGINEER OR BUILDING INSPECTOR DURING CONSTRUCTION WITH REGARD TO EROSION CONTROL DEVICES.
5. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED.



SILT FENCE DETAIL
N.T.S.

NOTES:

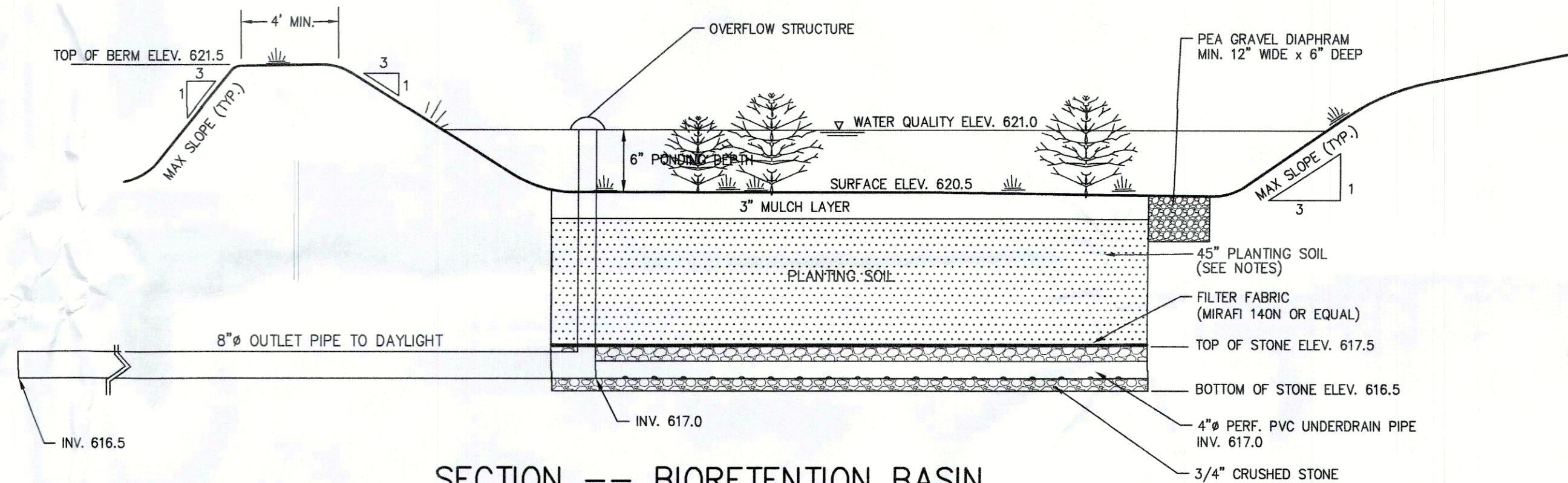
1. WHERE TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
2. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
3. SILT FENCE FABRIC TO BE MIRAFI 100X OR APPROVED EQUAL.
4. WOVEN WIRE FENCE (MIN. 14.5 GAUGE, MAX 6" MESH SPACING)



GRAVEL CONSTRUCTION BLANKET
N.T.S.

GRAVEL CONSTRUCTION ENTRANCE BLANKET SPECS:

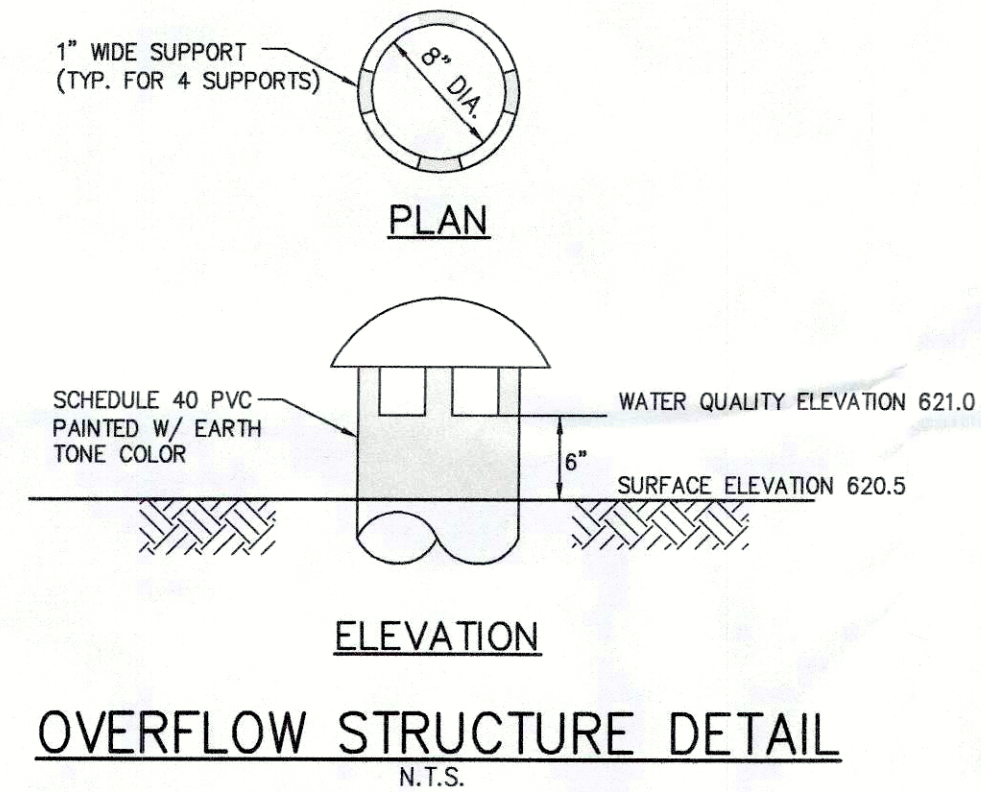
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FT.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TEN (10) FT. MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO A APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



SECTION -- BIORETENTION BASIN
N.T.S.

BIORETENTION NOTES

1. BIORETENTION BASINS SHALL BE PLANTED WITH APPROX. 1 TREE/100 SF, SHRUBS AT 5' O.C. AND HERBACEOUS VEGETATION AT 2.5' O.C.
2. PLANTING SOIL SHALL COMPLY WITH THE REQUIREMENTS IN APPENDIX H OF THE NYS STORMWATER MANAGEMENT DESIGN MANUAL, INCLUDING:
 - a. A SANDY LOAM, LOAMY SAND, LOAM, OR A LOAM/SAND MIX
 - b. PERMEABILITY OF AT LEAST 0.5 INCH PER HOUR
 - c. FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1 INCH IN DIAMETER
 - d. SAND CONTENT: 35 TO 60% BY VOLUME
 - e. SILT CONTENT: 30 TO 55% BY VOLUME
 - f. CLAY CONTENT: 10 TO 25% BY VOLUME
3. PLANTING SOIL SHALL BE PLACED IN LIFTS OF 12" TO 18", LOOSELY COMPACTED (TAMPED LIGHTLY WITH A DOZER OR BACKHOE BUCKET).



OVERFLOW STRUCTURE DETAIL
N.T.S.

DESIGN CALCULATIONS - BIORETENTION BASIN

WATER QUALITY VOLUME CALCULATION

90% Precipitation (P) (in.)	1.4
Drainage Area (sf)	40,000
Impervious Area (sf)	4,330
Imperviousness (%)	10.8
R _i	0.15
Water Quality Depth (in.)	0.21
WQv = Water Quality Volume (cf)	688

BIORETENTION CALCULATIONS

Surface elevation (ft.)	620.50
Spillway elevation (ft.)	621.00
Available filter head (ft.)	0.50
Depth of filter media (ft.)	3.75
Depth of topsoil / mulch (ft.)	0.25
Filter Media "k"	0.5
Tf = Time to drain (days)	2
Af = Required filter area (sf)	645
Proposed filter area (sf)	700

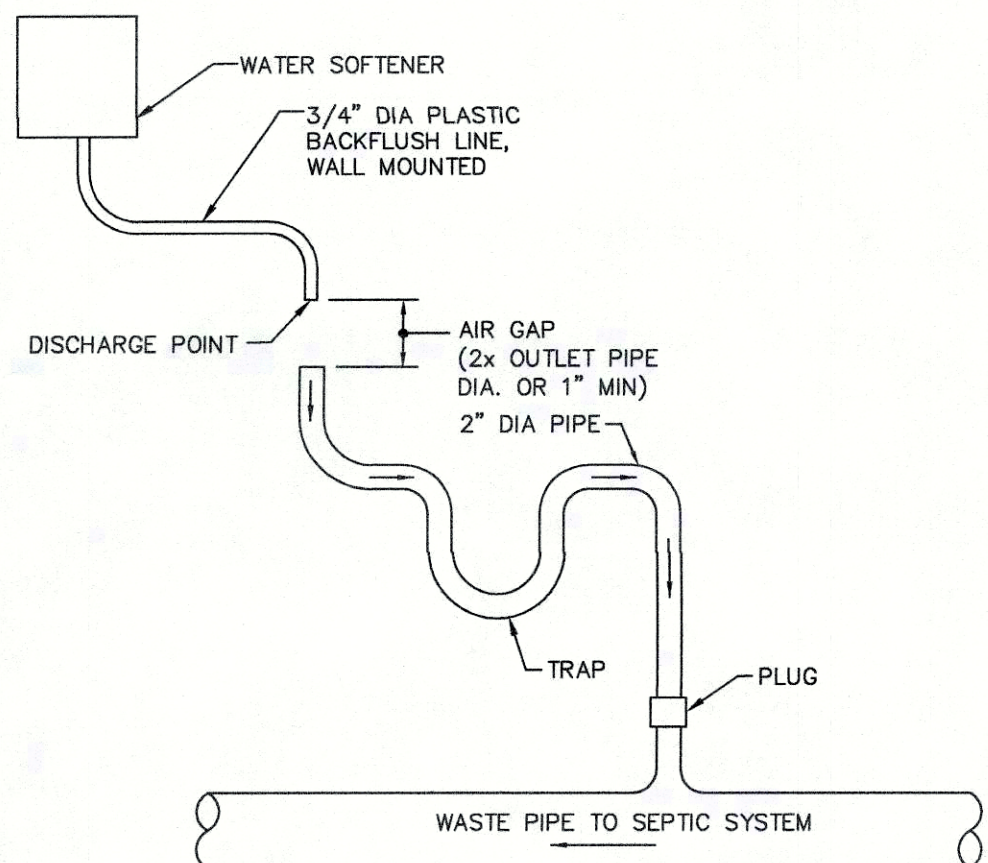
THIS SHEET NOT FOR REVIEW AND APPROVAL OF THE OCHD

NOTE:
THIS SHEET IS INVALID AND INCOMPLETE UNLESS ACCOMPANIED BY EACH OF THE OTHER SHEETS



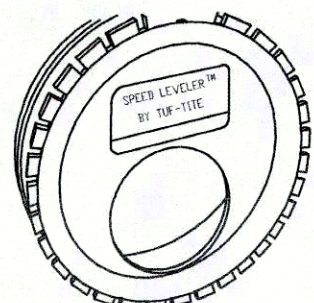
CALL 811 OR 1-800-962-7962
AT LEAST 2 WORKING DAYS
PRIOR TO THE START OF ANY
UNDERGROUND WORK

5	9/20/17	FOR PLANNING BOARD REVIEW
ISSUE	DATE	DESCRIPTION
GIBSON HILL ESTATES, LOT 13, REALTY SUBDIVISION TOWN OF CHESTER ORANGE COUNTY, NEW YORK		
PROFILES & DETAILS		
LEHMAN & GETZ, P.C. CONSULTING ENGINEERS PH. 845-986-7737 FAX 845-986-0245 17 RIVER STREET WARWICK, NEW YORK 10990		
DAVID A. GETZ, P.E. N.Y.S. LIC. No. 81265		
DRAWN BY DJG	CHECKED BY DAG	SCALE AS NOTED
JOB NO. 1662	SHEET NO. 4 OF 5	



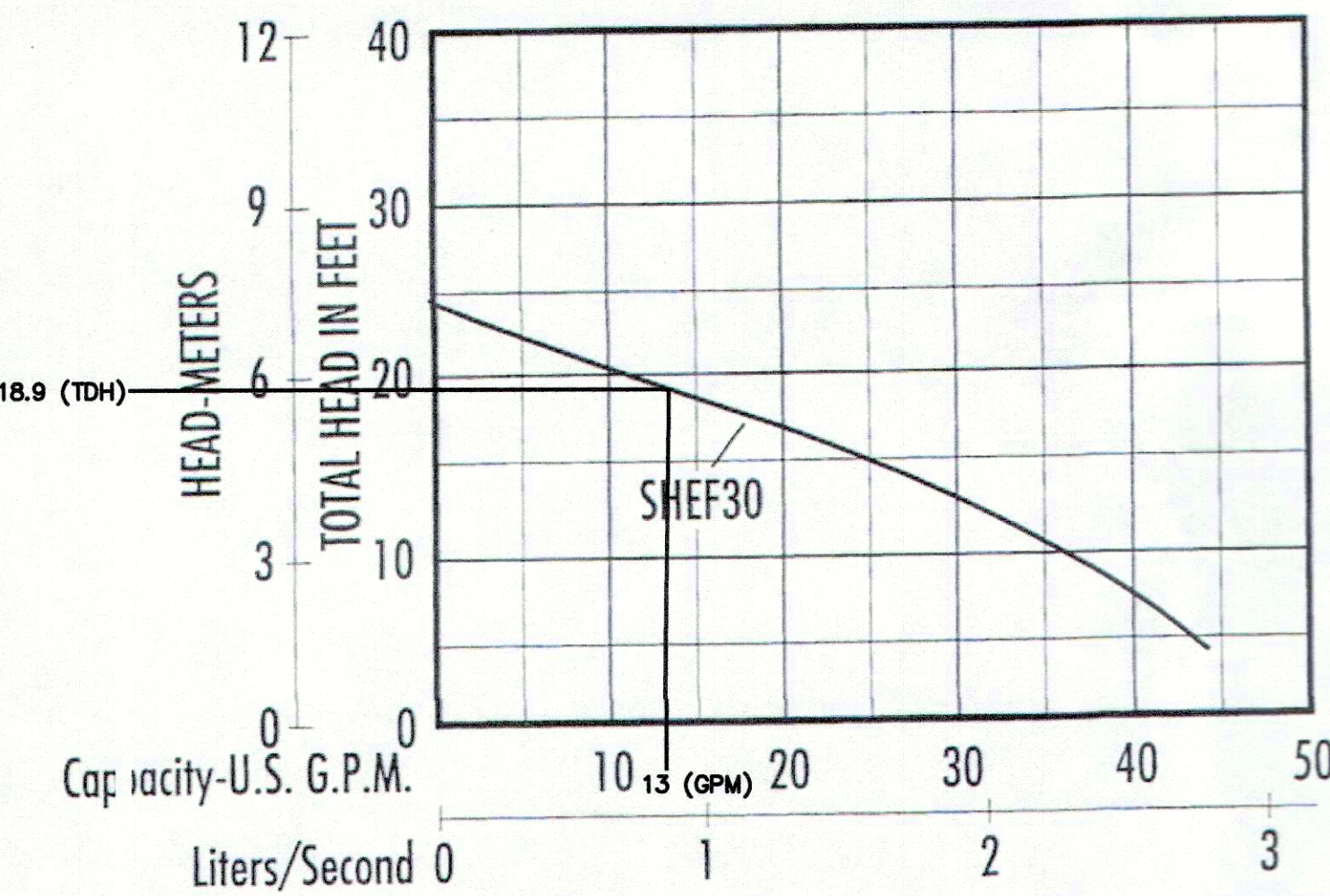
WATER SOFTENER INSTALLATION SCHEMATIC

- NOTES:
1. WATER SOFTENER INSTALLATION IS OPTIONAL AND NOT REQUIRED BY THESE PLANS.
 2. IF WATER SOFTENER IS INSTALLED, USE CULLIGAN "GOLD SERIES 9" MODEL OR EQUIVALENT, WITH MAXIMUM BACK WASH VOLUME OF 40 GALLONS PER DAY.
 3. IT IS RECOMMENDED THAT THE HOMEOWNER HAVE THEIR WATER TESTED BEFORE INSTALLING THE WATER SOFTENER.
 4. SOFTENING WITH A SODIUM SALT ADDS 46 MG/L OF SODIUM PER 100 MG/L OF HARDNESS REMOVED.



SPEED LEVELER DETAIL FSL-4

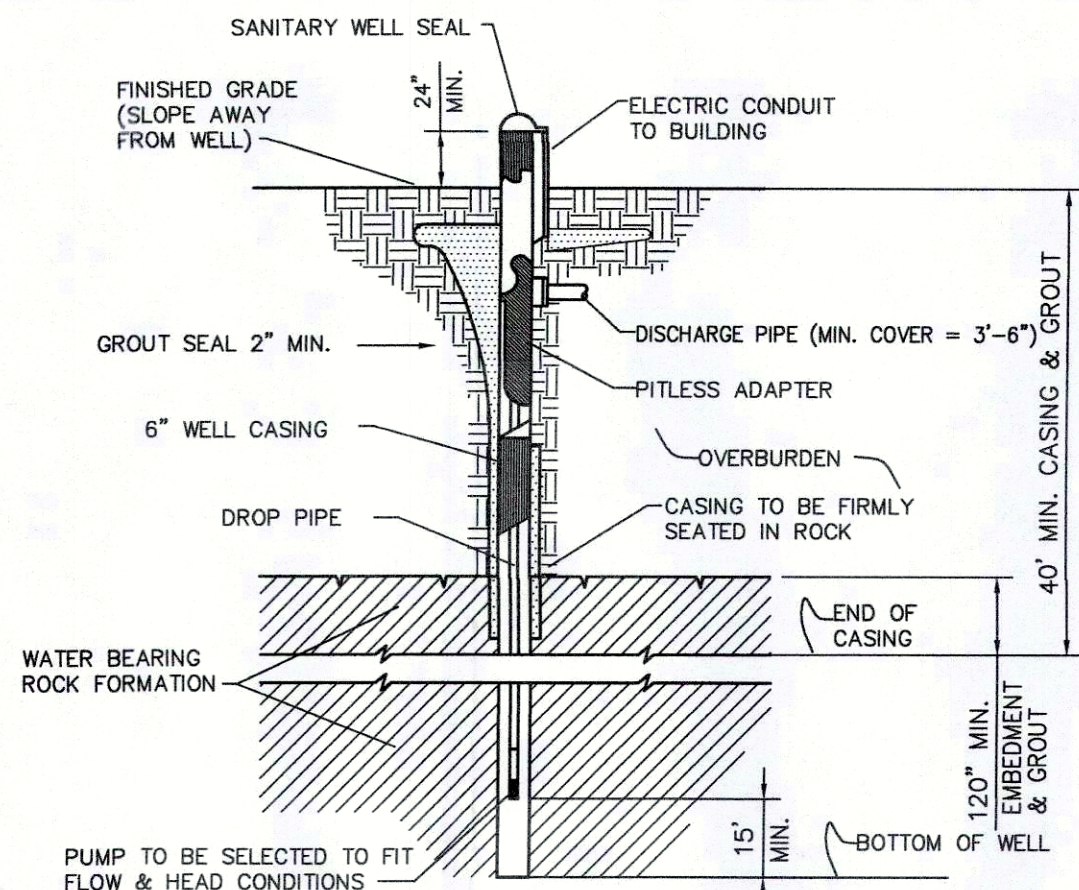
- NOTES:
1. INSERT A SPEED LEVELER™ IN THE END OF ALL OUTLET PIPES IN THE DISTRIBUTION BOX.
 2. ROTATE UNTIL EFFLUENT ENTERS ALL OUTLETS EQUALLY.
 3. COMPENSATES FOR UP TO 1-1/4" DIFFERENCE IN PIPE END ELEVATIONS.
 4. FITS ALL 4" SMOOTH WALL AND CORRUGATED PIPES.
 5. MFG.: WOODARD'S CONCRETE PRODUCTS, INC. (OR EQUAL)
629 LYBOLT ROAD, BULLVILLE NY 10915 (914) 361-3471



PUMP SYSTEM CALCULATIONS

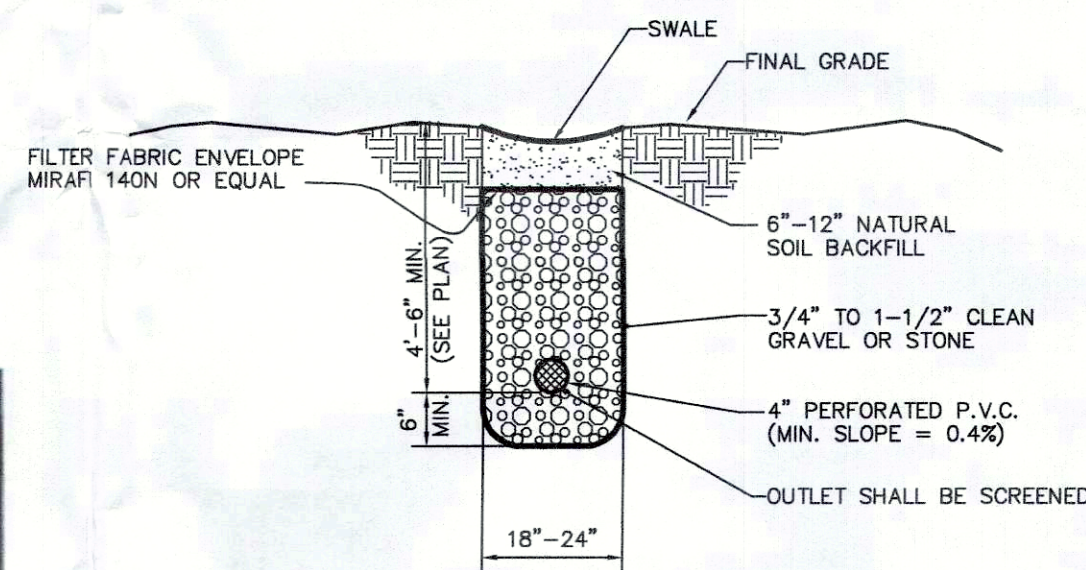
INVERT IN TO CLEARWELL	620.00
ALARM ON ELEVATION	617.71
REQUIRED ELEVATION OF PUMP ON	
ELEVATION OF PUMP OFF	617.02
ELEVATION OF PUMP	616.27
	616.02
ELEVATION OF DISCHARGE POINT / HIGH POINT	632.50
TOTAL DYNAMIC HEAD (FEET)	18.9
OPERATING DISCHARGE (GPM)	13.00
SELECT HYDROMATIC EFFLUENT PUMP (OR EQUAL)	
MODEL #SHEF30 - 0.30 HP	

PUMP SYSTEM CALCULATIONS



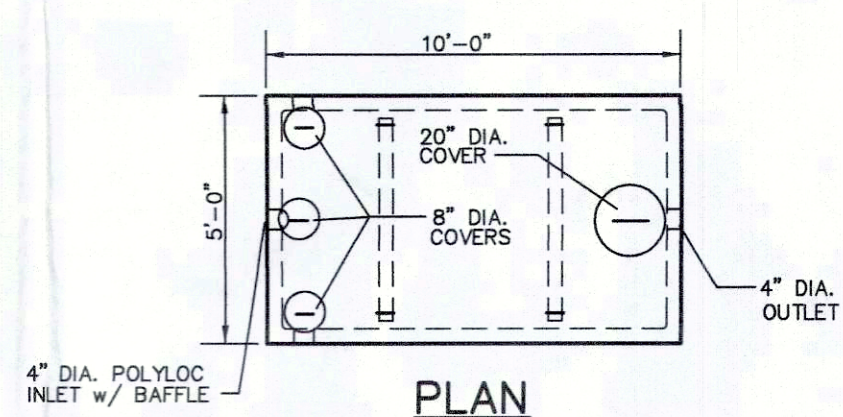
DRILLED WELL DETAIL

- NOTES:
1. WELL IS TO BE CASED AND GROUTED FOR A MIN. OF 40 FT. IN LENGTH.
 2. OVERSIZE DRILL HOLE (FOR GROUTING) TO BE 10" IN DIAMETER AND A MINIMUM OF 40 FT. IN LENGTH.
 3. EXPECTED DEPTH OF OVERBURDEN = 90 FT.
 4. EXPECTED DEPTH OF WATER BEARING FORMATION = 140 FT.
 5. WELL CASING TO CONFORM TO AWWA STANDARD A100, LATEST, EDITION.
 6. PITLESS ADAPTER AND SANITARY WELL SEAL SHALL BE MONITOR MODEL NO. SPL-6-U-CL, MFG. BY THE BAKER MFG. CO.; EVANSVILLE, WISC.
 7. DISCHARGE PIPE: HEAVY DUTY POLYBUTYLENE 160, AWWA C902.
 8. WATER SERVICE LINES UNDER PRESSURE SHALL NOT PASS CLOSER THAN 10 FT. TO A SEPTIC TANK, TILE FIELD OR ANY OTHER PART OF A SEWAGE DISPOSAL SYSTEM.
 9. CAST IRON PIPES WITH WATERTIGHT JOINTS SHALL BE PROVIDED FOR SEWAGE LINES WITHIN 50 FT. OF ANY WELL.
 10. MINIMUM WELL YIELD SHALL BE 5.0 GPM.
 11. CEMENT GROUT SHALL BE A MIXTURE OF 1 BAG CEMENT (94 LBS.) AND 5 TO 5-1/2 GALLONS OF CLEAN WATER.
 12. ELECTRICAL WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, LATEST EDITION.
 13. CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN THE PUBLICATION RURAL WATER SUPPLY, NYS DEPT. OF HEALTH, LATEST EDITION.
 14. THE PUMP AND DISCHARGE PIPING SELECTED MUST BE CAPABLE OF DELIVERING THE REQUIRED FLOW RATE TO MEET WELL DEPTH AND SYSTEM REQUIREMENTS.
 15. THE WELL CASING SHALL EXTEND A MINIMUM OF 24 INCHES ABOVE THE 100-YEAR FLOOD LEVEL.
 16. IF THE DEPTH AT WHICH WATER ENTERS THE WELL IS LESS THAN 50 FEET BELOW GRADE, EITHER THERE MUST BE A MINIMUM OF 50 FEET OF PROPERLY GROUTED CASING INSTALLED OR SEPARATIONS MUST BE INCREASED BY 50% IN ACCORDANCE WITH APPENDIX 5-B, TABLE 1, NOTE 1.

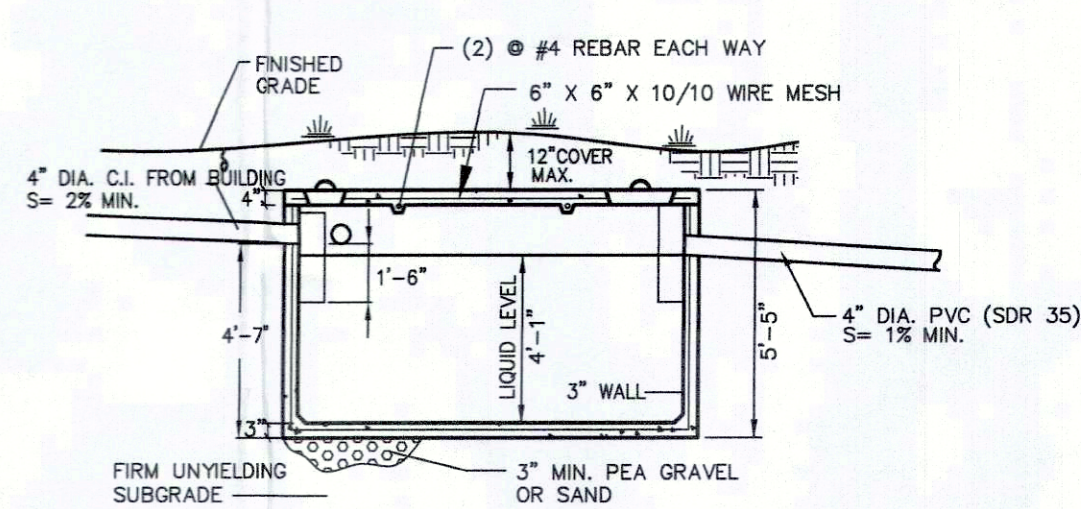


CURTAIN DRAIN

- NOTES:
1. PERFORATIONS IN THE PIPE ARE TO FACE DOWNWARDS.
 2. PERFORATED PIPE SHALL BE USED IN THE CURTAIN DRAIN AROUND THE ENTIRE SEPTIC SYSTEM WHICH INCLUDES THE EXPANSION AREA. AT THE END OF THE EXPANSION AREA THE PIPE SHALL BE CHANGED TO SOLID P.V.C. UNTIL THE OUTLET IS AT GRADE. (SEE PLANS FOR LOCATIONS.)



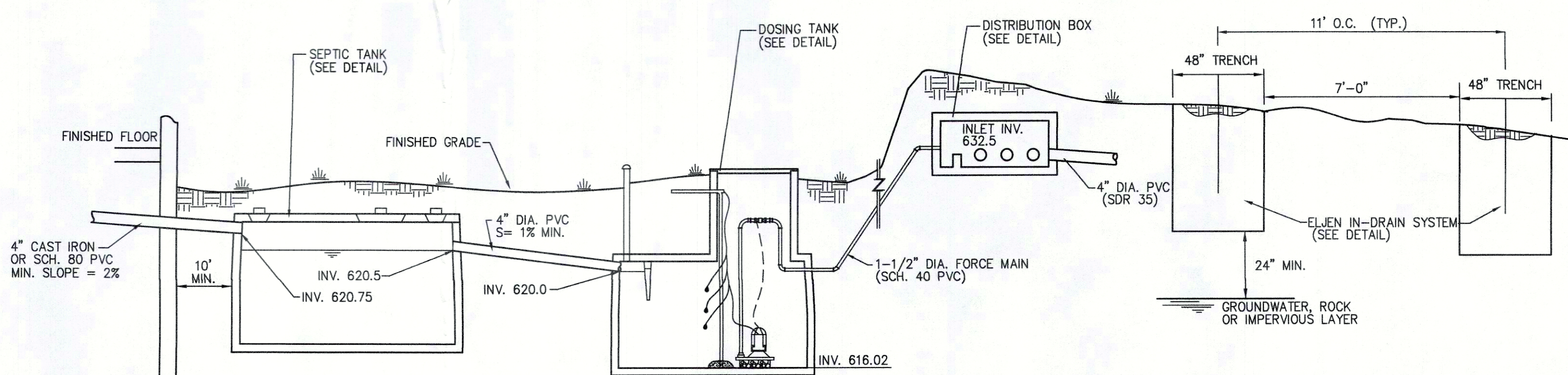
PLAN



SECTION

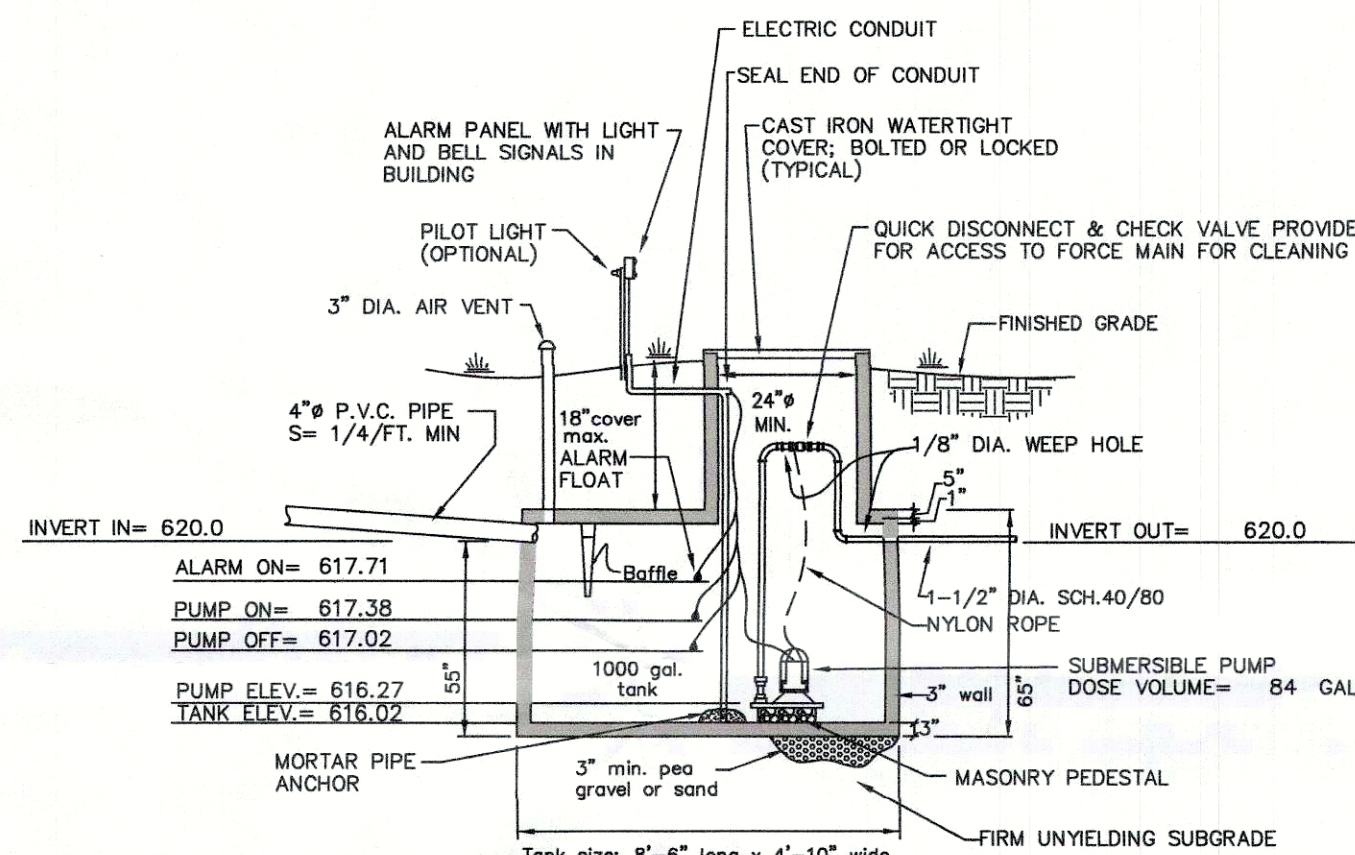
1250 GALLON SEPTIC TANK

- NOTES:
1. TANK SHALL BE PRECAST TANK AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. OR APPROVED EQUAL.
 2. CONCRETE MINIMUM STRENGTH: 4,000 PSI AT 28 DAYS
 3. STEEL REINFORCEMENT: 6"x6"x10 GA STEEL WIRE MESH
 4. CONSTRUCTION JOINT: SEALED WITH BUTYL RUBBER SEALANT OR EQUIVALENT



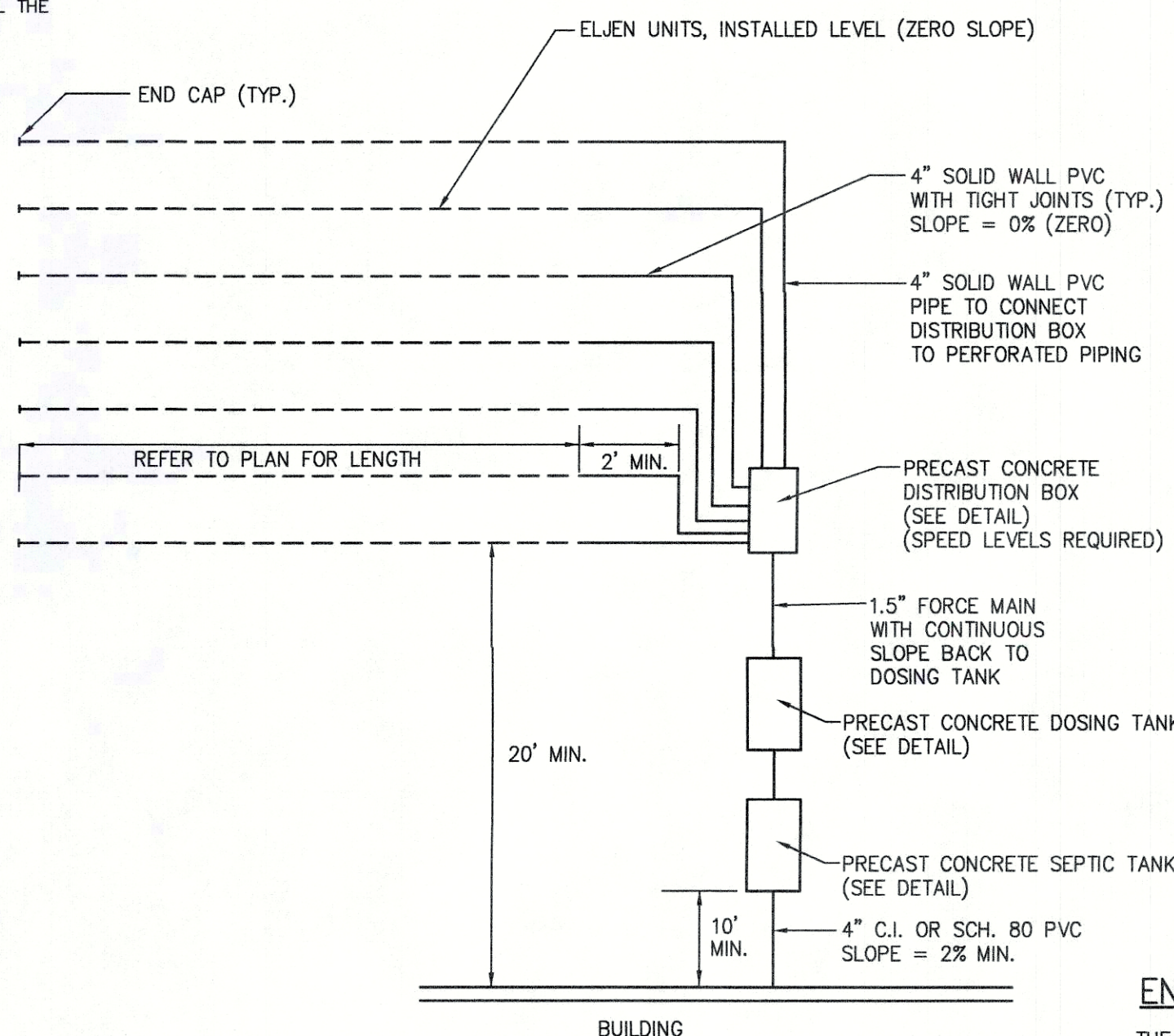
SECTION - ELJEN SUBSURFACE SEWAGE DISPOSAL SYSTEM (PUMPED SYSTEM)

- NOTES:
1. AS SHOWN ON THE PLANS, A DIVERSION SWALE SHALL BE CONSTRUCTED UPHILL FROM THE ABSORPTION FIELD AREA TO DIVERT SURFACE RUNOFF AND PREVENT IT FROM ENTERING THE TRENCHES.
 2. TRENCHES SHALL NOT BE INSTALLED IN WET SOILS.
 3. TRENCH BOTTOMS SHALL BE LEVEL. SIDES AND BOTTOM OF TRENCHES SHALL BE RAKED PRIOR TO PLACEMENT OF SAND.
 4. AS SHOWN ON THE PLAN, TRENCHES SHALL BE INSTALLED PARALLEL TO THE GROUND CONTOURS.
 5. A MINIMUM OF 7 FEET OF UNDISTURBED SOIL SHALL BE MAINTAINED BETWEEN TRENCHES.
 6. LATERALS SHALL BE INSTALLED LEVEL (ZERO SLOPE).
 7. A SECTION OF SOLID-WALLED PVC PIPE AT LEAST 2 FEET IN LENGTH SHALL BE INSTALLED TO PROVIDE THE CONNECTION FROM THE DISTRIBUTION BOX TO THE PERFORATED LATERAL.
 8. BACKFILL FOR THE TRENCHES SHALL INCLUDE NO STONES LARGER THAN 6 INCHES IN LARGEST DIMENSION.
 9. THE TERMINAL ENDS OF ALL LATERALS SHALL BE CAPPED.
 10. PERFORATIONS IN THE PIPE ARE TO FACE DOWNWARDS.



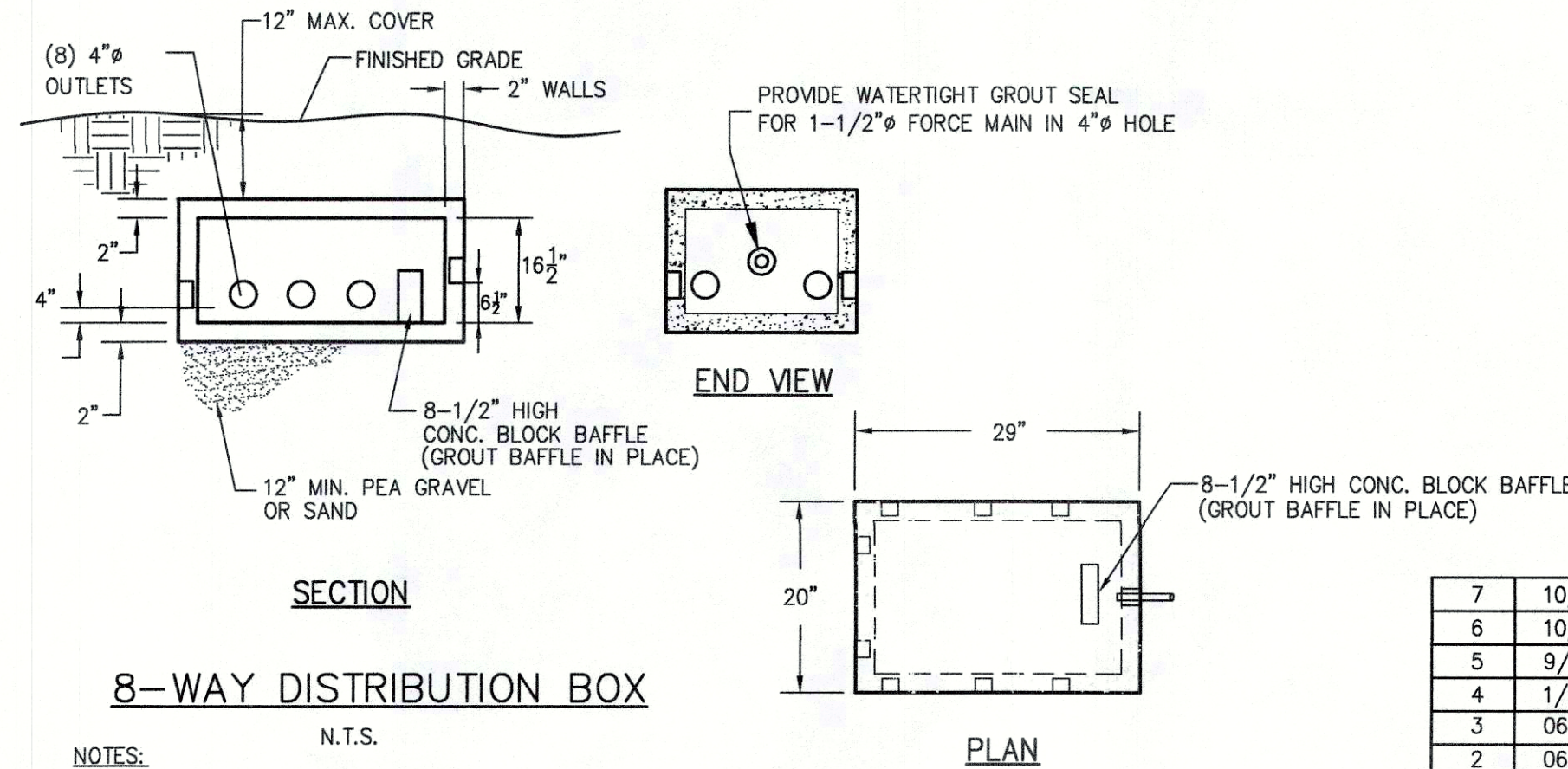
1000 GALLON DOSING TANK

- NOTES:
1. TANK SHALL BE PRECAST REINFORCED CONCRETE, WOODARD'S OR EQUAL
 2. PUMP SHALL BE HYDROMATIC SHEF30(0.3HP) OR EQUAL
 3. APPLICABLE NEC REQUIREMENTS SHALL BE MET



SCHEMATIC PLAN - PUMPED SYSTEM ABSORPTION FIELD AREA

NOTE:
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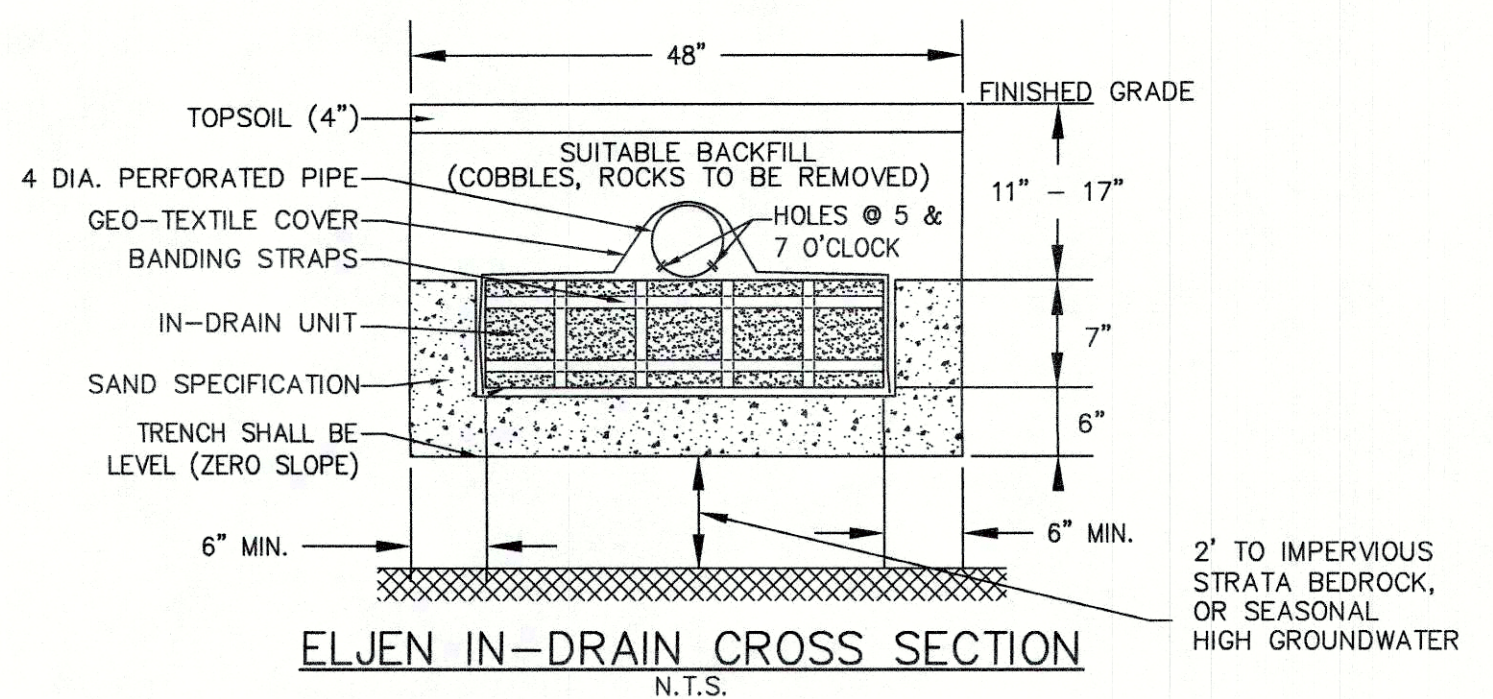
8-WAY DISTRIBUTION BOX

- NOTES:
1. DISTRIBUTION BOX SHALL BE MODEL DB-9/8 AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. OF BULLVILLE, N.Y. OR APPROVED EQUAL.
 2. MINIMUM CONCRETE STRENGTH: 4,000 PSI AT 28 DAYS
 3. PIPE CONNECTIONS SHALL BE WATERTIGHT
 4. UNUSED OUTLETS TO BE PLUGGED OR CAPPED
 5. A SPEED LEVELER SHALL BE INSTALLED ON EACH OUTLET
 6. OUTLETS MUST BE USED IN A MANNER THAT WILL ALLOW ACCESS FOR EXPANSION WITHOUT DISTURBING EXISTING PIPING.
 7. THE DISTRIBUTION BOX SHOULD BE INSPECTED PERIODICALLY TO ASSURE IT IS LEVEL AND OPERATING PROPERLY.
 8. ALL OUTLET INVERTS MUST BE SET AT THE SAME ELEVATION.

ENGINEER'S CERTIFICATION

THE PROPOSED SEWAGE DISPOSAL SYSTEM AND WATER SUPPLY SYSTEM SHOWN HEREON HAVE BEEN DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THE STATE OF NEW YORK DEPARTMENT OF HEALTH AND DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS. THE DESIGNS ARE BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND ON THE LOT AT THE DESIGN LOCATION AT THE TIME OF DESIGN.

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
By direction of the State Commissioner of Health
these plans are hereby approved pursuant to the
Public Health Law. See first sheet for date and
signature.



ELJEN IN-DRAIN CROSS SECTION

ASTM C33 SAND		
SIEVE SIZE	SIEVE SQUARE OPENING SIZE	SPECIFICATION % PASSING (WET)
0.375 INCH	9.5mm	100-100
NO. 4	4.75mm	95.0-100.0
NO. 8	2.36mm	80.0-100.0
NO. 16	1.18mm	50.0-85.0
NO. 30	600um	25.0-60.0
NO. 50	300um	5.0-30.0
NO. 100	150um	<10.0
NO. 200	75um	<5.0

ISSUE	DATE	DESCRIPTION
7	10/11/17	FOR OCHD APPROVAL
6	10/5/17	FOR OCHD REVIEW
5	9/20/17	FOR PLANNING BOARD REVIEW
4	1/3/14	FOR PLANNING BOARD REVIEW
3	06/28/13	ORANGE COUNTY DEPARTMENT OF HEALTH COMMENTS
2	06/11/13	ORANGE COUNTY DEPARTMENT OF HEALTH COMMENTS
1	05/01/13	FOR ORANGE COUNTY DEPARTMENT OF HEALTH REVIEW

GIBSON HILL ESTATES,
LOT 13, REALTY SUBDIVISION
TOWN OF CHESTER
ORANGE COUNTY, NEW YORK

DETAILS

LEHMAN & GETZ, P.C.
CONSULTING ENGINEERS
PH. 845-986-7737 FAX 845-986-0245
17 RIVER STREET WARWICK, NEW YORK 10990

DAVID A. GETZ, P.E.
N.Y.S. LIC. No. 61265

DRAWN BY	CHECKED BY	SCALE	JOB NO.	SHEET NO.
BUF	DAG	AS NOTED	1662	5 OF 5