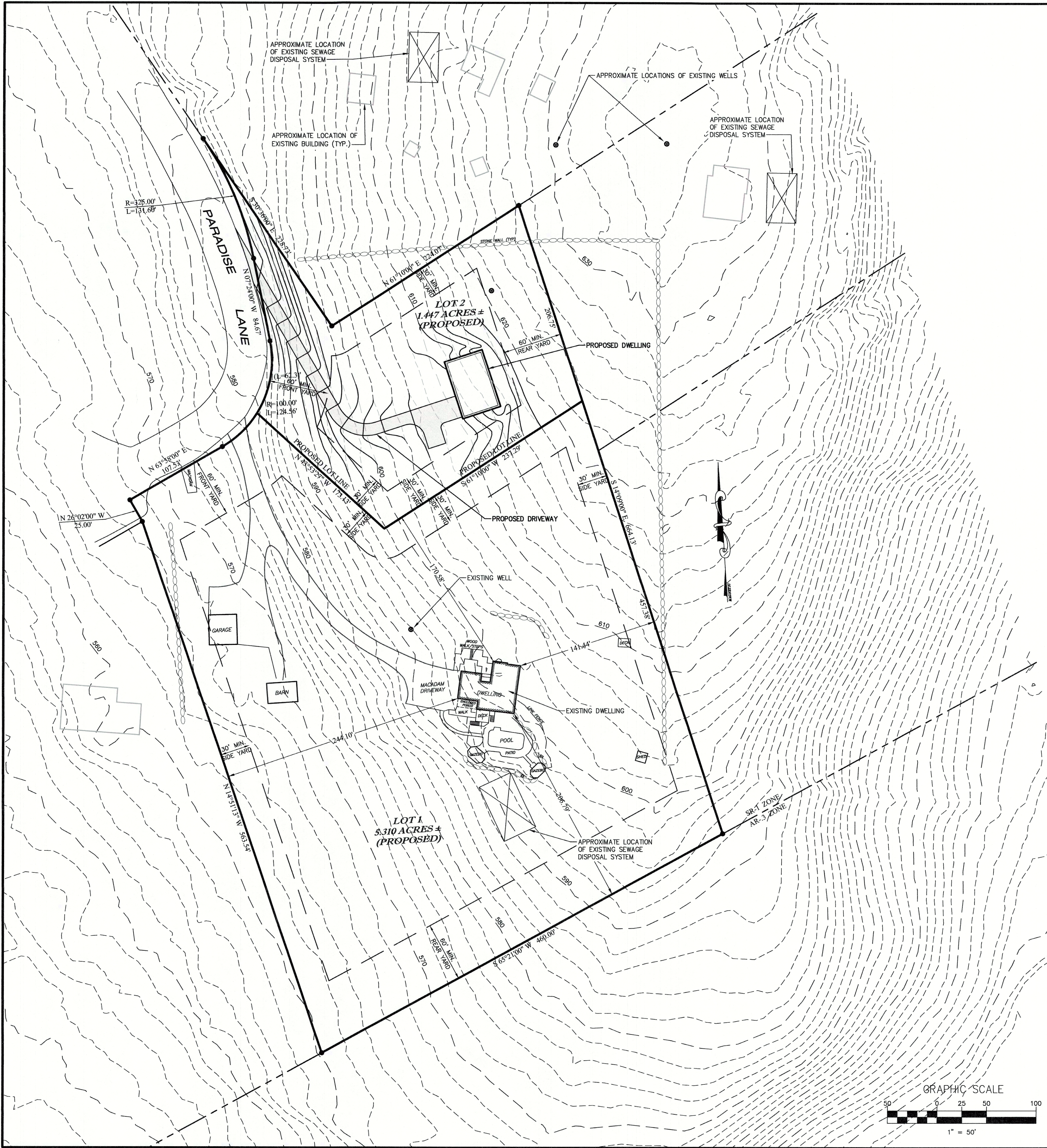




PROPERTY OWNERS LOCATED WITHIN 500'

SECTION	BLOCK	LOT	OWNER
17	1	26.23	TED & KELLY VAN LUVENDER 401 BELLVALE ROAD WARWICK, NY 10990
17	1	26.31	DAVID W & BROOKE C SUMMERFIELD 391 BELLVALE ROAD WARWICK, NY 10990
17	1	26.4	WAYNE FOWLER, JR & HANNAH KAYE 29 HELMS HILL ROAD WASHINGTONVILLE, NY 10992
17	1	38	MICHAEL RICHARDSON & SOFIA GAUTHIER 10 PARADISE LANE WARWICK, NY 10990
17	1	37	GLENN FARBER PO BOX 311 SUGAR LOAF, NY 10981
17	1	39	BRENDA STEWART 48 PARADISE LANE WARWICK, NY 10990
17	1	40.1	JOSEPH M RIZZO, JR & VIRGINIA K RIZZO 44 PARADISE LANE WARWICK, NY 10990
17	1	40.2	WILLIAM ALAN SWEET & CYNTHIA SWEET 41 PARADISE LANE WARWICK, NY 10990
17	1	43	WHITNEY JOHN TRUST 397 BELLVALE ROAD CHESTER, NY 10918
17	1	44	JEAN CLAUDE & ANNETTE SANCHEZ 395 BELLVALE ROAD WARWICK, NY 10990
17	1	52	FRANK & ALLYSON PRODIGO 48 LAKE STATION ROAD WARWICK, NY 10990
17	1	53	JOHN & SUSAN DARCY 46 LAKE STATION ROAD WARWICK, NY 10990
17	1	54	EDWARD TELLER 15 PARADISE LANE WARWICK, NY 10990
17	1	55	BARBARA TATE 50 LAKE STATION ROAD WARWICK, NY 10990
18	1	12	BELL STATION CORP 366 BELLVALE ROAD CHESTER, NY 10918

SUMMARY OF ZONING REQUIREMENTS

(SR-1 DISTRICT)

REQUIREMENT	MIN. REQUIREMENT	PROPOSED LOT 1	PROPOSED LOT 2
MIN. LOT AREA	1.0 ACRE	5.310 ACRES ±	1.447 ACRES ±
MIN. LOT WIDTH	150 FT.	≥ 150 FT.	163 FT. ±
MIN. FRONT YARD	60 FT.	326 FT.±	173 FT.±
MIN. SIDE YARD	30 FT.	141.44 FT.±	40 FT.±
MIN. TOTAL SIDE YARDS	60 FT.	385.54 FT.±	131 FT.±
MIN. REAR YARD	60 FT.	206.79 FT.±	80 FT.±
MAX. BUILDING HEIGHT	35 FT.	≤ 35 FT.	≤ 35 FT.
MAX. BUILDING COVERAGE	15%	< 15%	< 15%



I HEREBY CERTIFY THAT THIS MAP IS THE RESULT OF AN ACTUAL FIELD SURVEY THAT WAS PREPARED BY ROBERT H. SCHMICK, JR. PLS. DATED NOVEMBER 15, 2019

Robert H. Schmick, Jr., P.L.S.
N.Y. Lic. No. 050573

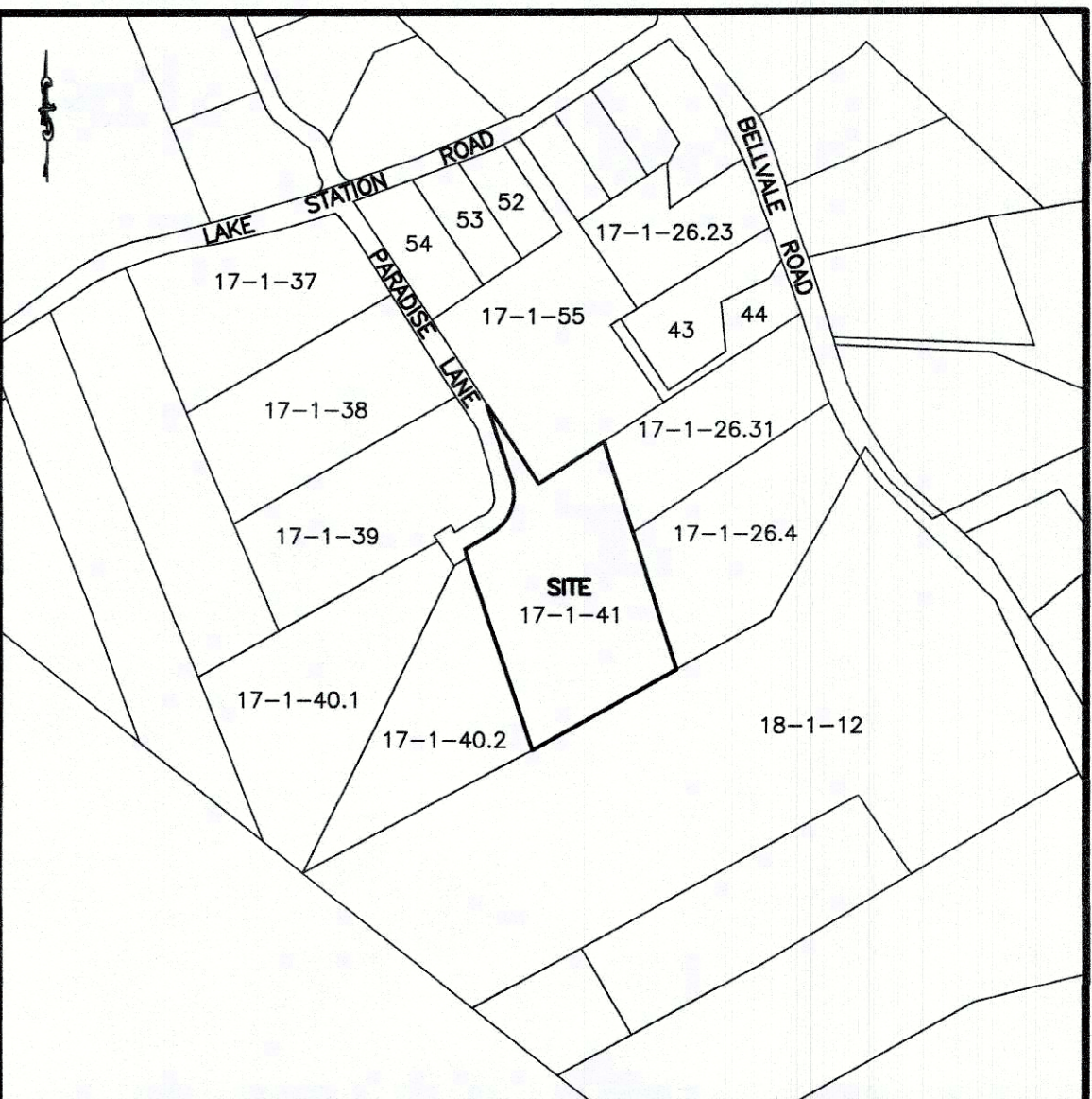
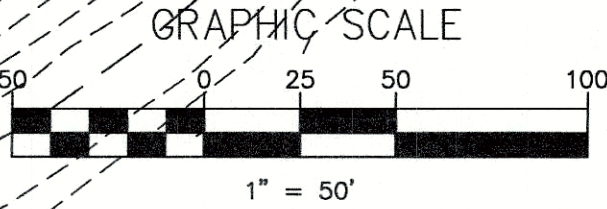
SCHMICK SURVEYING, INC.
PROFESSIONAL LAND SURVEYING
WARWICK, NEW YORK 10990

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 _____



VICINITY MAP
SCALE: 1" = 500'±

GENERAL NOTES

- TAX MAP DESIGNATION: SECTION 17, BLOCK 1, LOT 41
- PROPERTY ADDRESS: 39 PARADISE LANE
- AREA OF TRACT: 6.757 ACRES
- OWNER/APPLICANT: ROBERT KNEBEL
39 PARADISE LANE
WARWICK, NY 10990
- ZONING DISTRICT: SR-1, SUBURBAN RESIDENTIAL
- SURVEY INFORMATION PROVIDED BY SCHMICK SURVEYING, WARWICK, NY.
- THERE ARE NO REGULATED NYSDEC OR ACOE WETLANDS LOCATED ON THE PROPERTY.
- SOILS MAPPING FROM THE USDA SOIL SURVEY OF ORANGE COUNTY. ONSITE SOILS ARE MAPPED AS MARDIN SOILS (MdB AND MdC).
- TOPOGRAPHIC DATA FROM NYS GIS CLEARINGHOUSE, BASED ON THE USGS 3 COUNTY 2014 LIDAR COLLECTION. VERTICAL DATUM NAVD88.

LEGEND

- 100— EXISTING TOPOGRAPHY
- (100)— PROPOSED TOPOGRAPHY
- — — — — PROPERTY LINE
- — — — — ADJOINING PROPERTY LINE

LIST OF DRAWINGS

- SUBDIVISION PLAN
- LOT 2 PLAN
- PROFILES & DETAILS

2	1/22/20	FOR PLANNING BOARD REVIEW
1	11/22/19	FOR PLANNING BOARD REVIEW
ISSUE	DATE	DESCRIPTION

KNEBEL SUBDIVISION

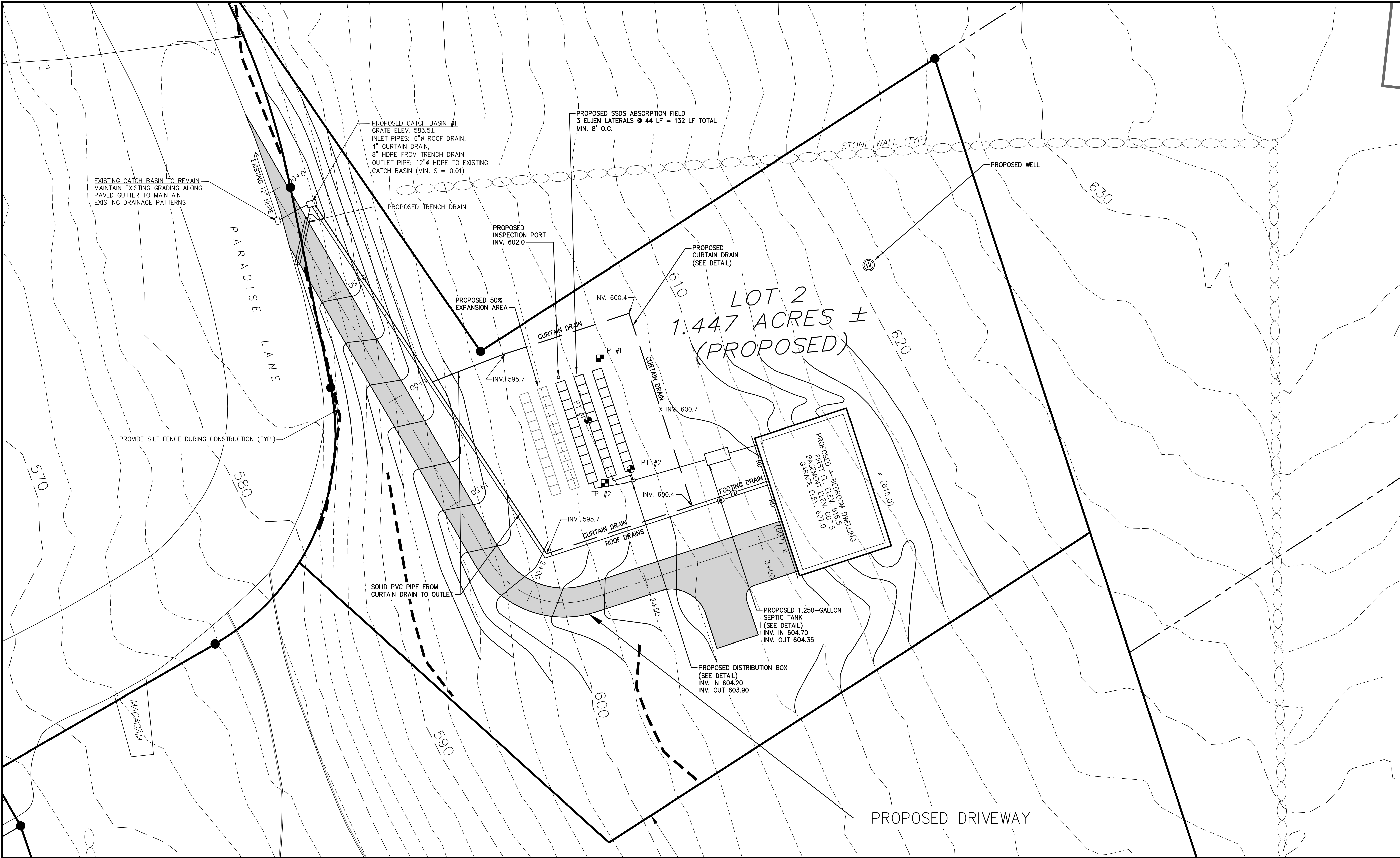
SECTION 17, BLOCK 1, LOT 41
TOWN OF CHESTER
ORANGE COUNTY, NEW YORK

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. 61205

DRAWN BY P.R.P.	CHECKED BY D.A.G.	SCALE 1" = 50'	JOB NO. 480.17	SHEET NO. 1 OF 3
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TEST PIT RESULTS

TEST PIT 1
DATE: 11/26/19 (PRIOR TO CURTAIN DRAIN TRENCH INSTALLATION)
WITNESSED BY FUSCO ENGINEERING FOR THE TOWN OF CHESTER

DEPTH	DESCRIPTION
0"-10"	TOPSOIL
10"-66"	SILT LOAM WITH SOME GRAVEL & COBBLES. INCREASING BOULDERS WITH DEPTH

DEPTH OF PIT: 66"
GROUNDWATER: SEEPAGE AT 12", STANDING WATER AT 52"

BEDROCK: NONE ENCOUNTERED
MOTTLING: NONE ENCOUNTERED

TEST PIT 2
DATE: 11/26/19 (PRIOR TO CURTAIN DRAIN TRENCH INSTALLATION)
WITNESSED BY FUSCO ENGINEERING FOR THE TOWN OF CHESTER

DEPTH	DESCRIPTION
0"-10"	TOPSOIL
10"-66"	SILT LOAM WITH SOME GRAVEL & COBBLES

DEPTH OF PIT: 66"
GROUNDWATER: SEEPAGE AT 14", STANDING WATER AT 58"

BEDROCK: NONE ENCOUNTERED
MOTTLING: AT 14"

PERCOLATION TEST RESULTS

PERC TEST 1, 24" DEEP (AFTER CURTAIN DRAIN TRENCH INSTALLATION)
DATE: 1/21/20
WITNESSED BY FUSCO ENGINEERING FOR THE TOWN OF CHESTER

RUN	START	FINISH	ELAPSED TIME
1	10:34:58	10:41:06	6:08
2	10:43:05	10:53:30	10:25
3	11:06:47	11:19:46	12:59
4	11:21:15	11:35:11	13:56

STABILIZED PERCOLATION RATE: 13.9 MINUTES/INCH

PERC TEST 2, 24" DEEP (AFTER CURTAIN DRAIN TRENCH INSTALLATION)
DATE: 1/21/20
WITNESSED BY FUSCO ENGINEERING FOR THE TOWN OF CHESTER

RUN	START	FINISH	ELAPSED TIME
1	10:34:20	10:44:10	9:50
2	10:48:15	11:07:20	21:05
3	11:08:40	11:32:52	24:12
4	11:33:50	11:55:30	21:40
5	11:57:32	12:26:12	28:40
6	12:27:30	12:56:26	28:56

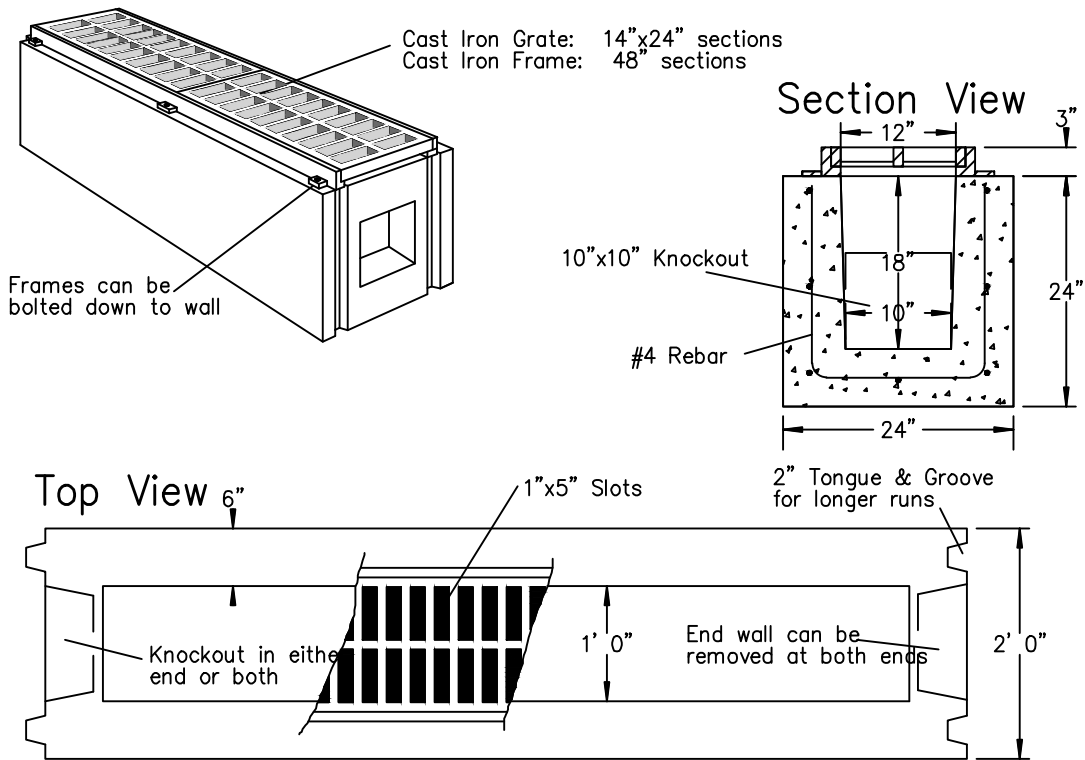
STABILIZED PERCOLATION RATE: 28.9 MINUTES/INCH

SEWAGE DISPOSAL SYSTEM DESIGN CRITERIA

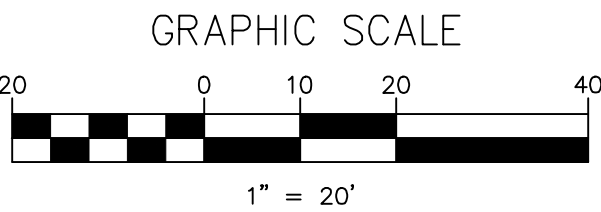
- PROPOSED NUMBER OF BEDROOMS: 4
- DESIGN FLOW = 4 BEDROOMS @ 110 GPD / BR = 440 GPD
- SIZE OF SEPTIC TANK: 1250 GALLONS
- DESIGN PERCOLATION RATE: 21-30 MINUTES / INCH
- REQUIRED LENGTH OF ELJEN ABSORPTION FIELD = 122 LF
- PROPOSED LENGTH OF ELJEN ABSORPTION FIELD = 3 LINES @ 44 LF = 132 LF
- PROPOSED EXPANSION AREA: 2 LINES @ 44 LF = 88 LF

SOIL EROSION NOTES

- SILT FENCE BARRIERS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
- DISTURBANCE TO BE LIMITED TO THE MINIMUM NECESSARY FOR THE GRADING AND CONSTRUCTION OF THE DWELLING, DRIVEWAY, LAWN, UTILITIES, ETC.
- 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:
 - SEED WITH ANNUAL RYEGRASS (2.5 LBS. PER 1,000 SQ. FT.)
 - MULCH WITH STRAW (90 LBS. PER 1,000 SQ. FT.)
- 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.
- EROSION CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY, AS FOLLOWS:
 - LOOSEN SEVERELY COMPACTED AREAS BY DISCING TO 12" DEPTH.
 - FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 FERTILIZER (20 LBS. PER 1,000 SQ. FT.)
 - SEED WITH THE FOLLOWING MIXTURE AT 5 LBS. PER 1,000 SQ. FT.:
 - 50% KENTUCKY BLUEGRASS
 - 25% MANHATTAN RYE GRASS
 - 25% PENNLAWN CREEPING RED FESCUE
 - MULCH WITH SALT HAY OR STRAW (90 LBS. PER 1,000 SQ. FT.)

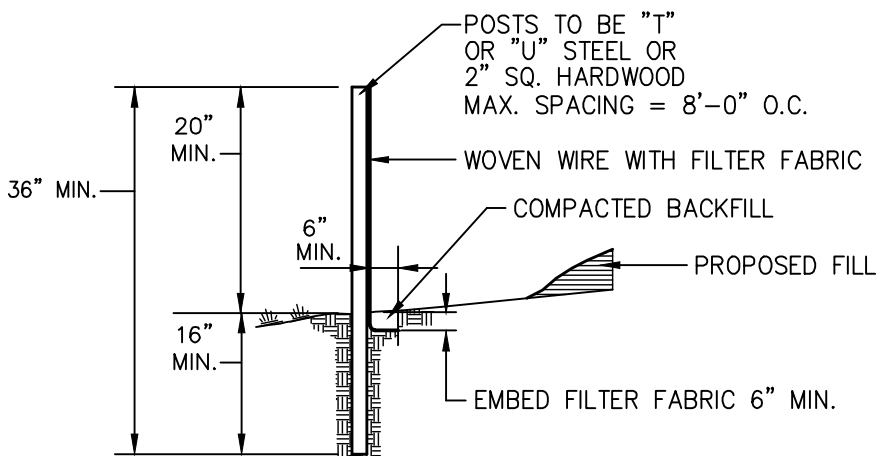


- TRENCH DRAIN SHALL BE PRECAST CONCRETE MODEL TO-HD AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC., BULLVILLE NY, OR APPROVED EQUAL.
- CONCRETE MIN. STRENGTH: 4,000 PSI AT 28 DAYS
- STEEL REINFORCEMENT: #4 REBAR / ASTM A615
- LOAD RATING: H20 / ASTM C887



LEGEND

- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- SILT FENCE DURING CONSTRUCTION
- PT #1
- TP #1
- PERCOLATION TEST
- DEEP TEST PIT



SILT FENCE DETAIL
N.T.S.

NOTES:

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

KNEBEL SUBDIVISION

SECTION 17, BLOCK 1, LOT 41
TOWN OF CHESTER
ORANGE COUNTY, NEW YORK

LOT 2 PLAN

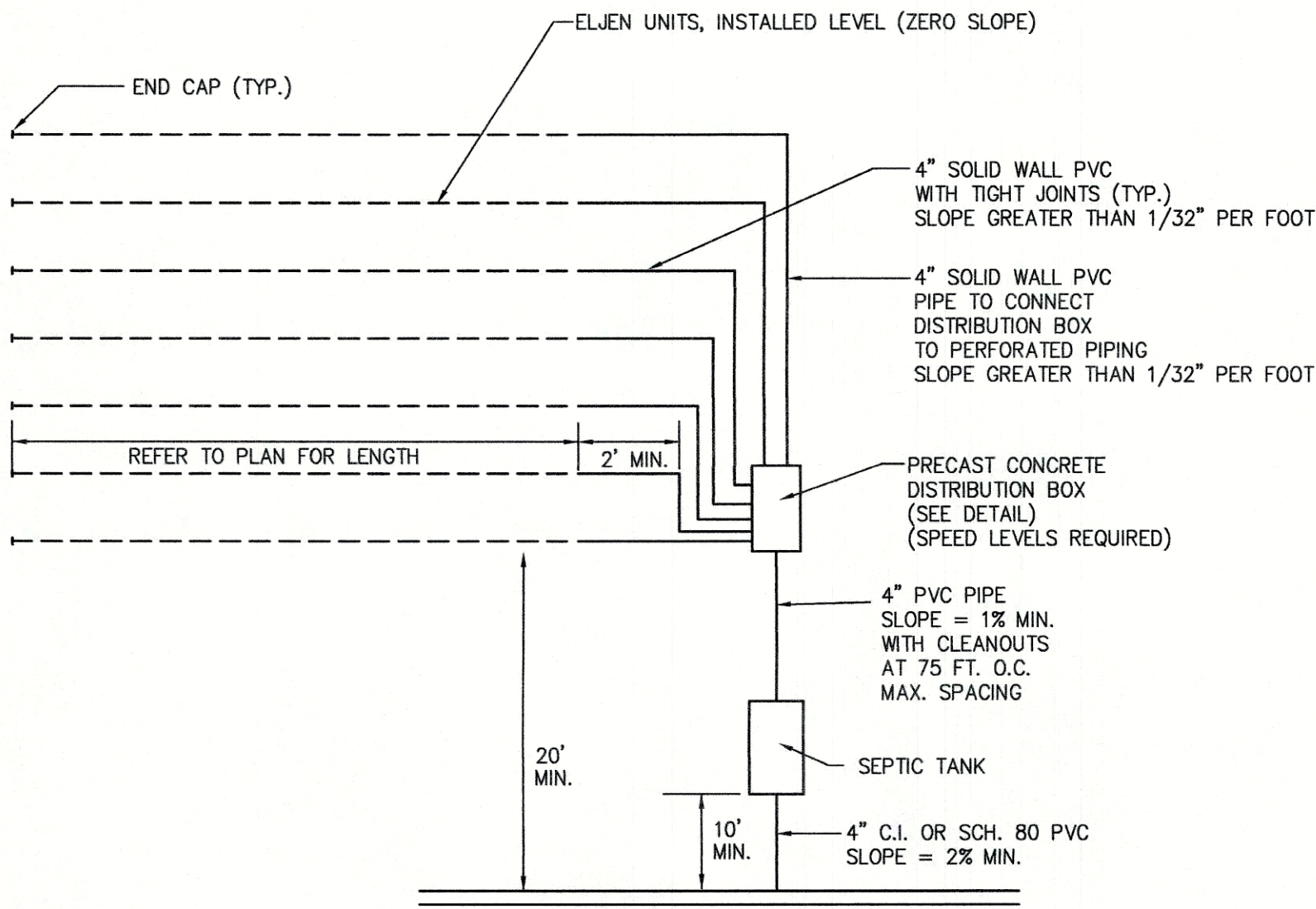
LEHMAN & GETZ, P.C.
CONSULTING ENGINEERS
PH. 845-986-7737 FAX 845-986-0245
17 RIVER STREET WARWICK, NEW YORK 10990

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

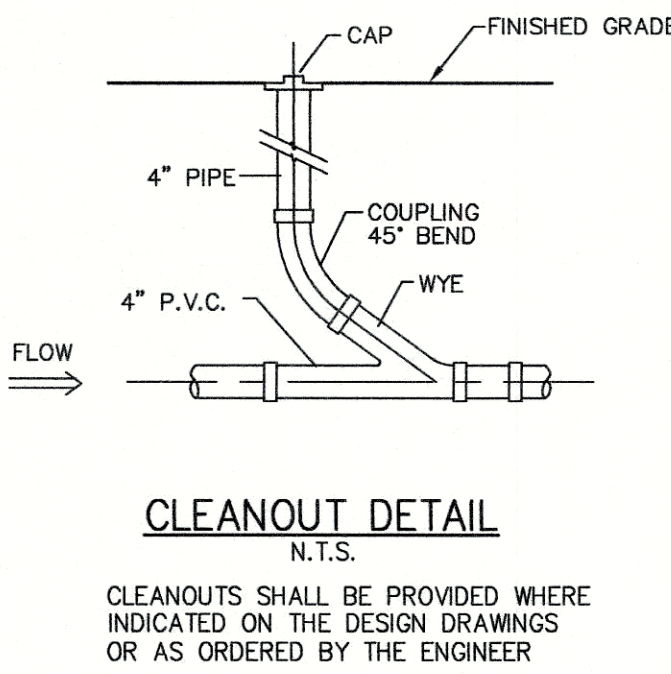
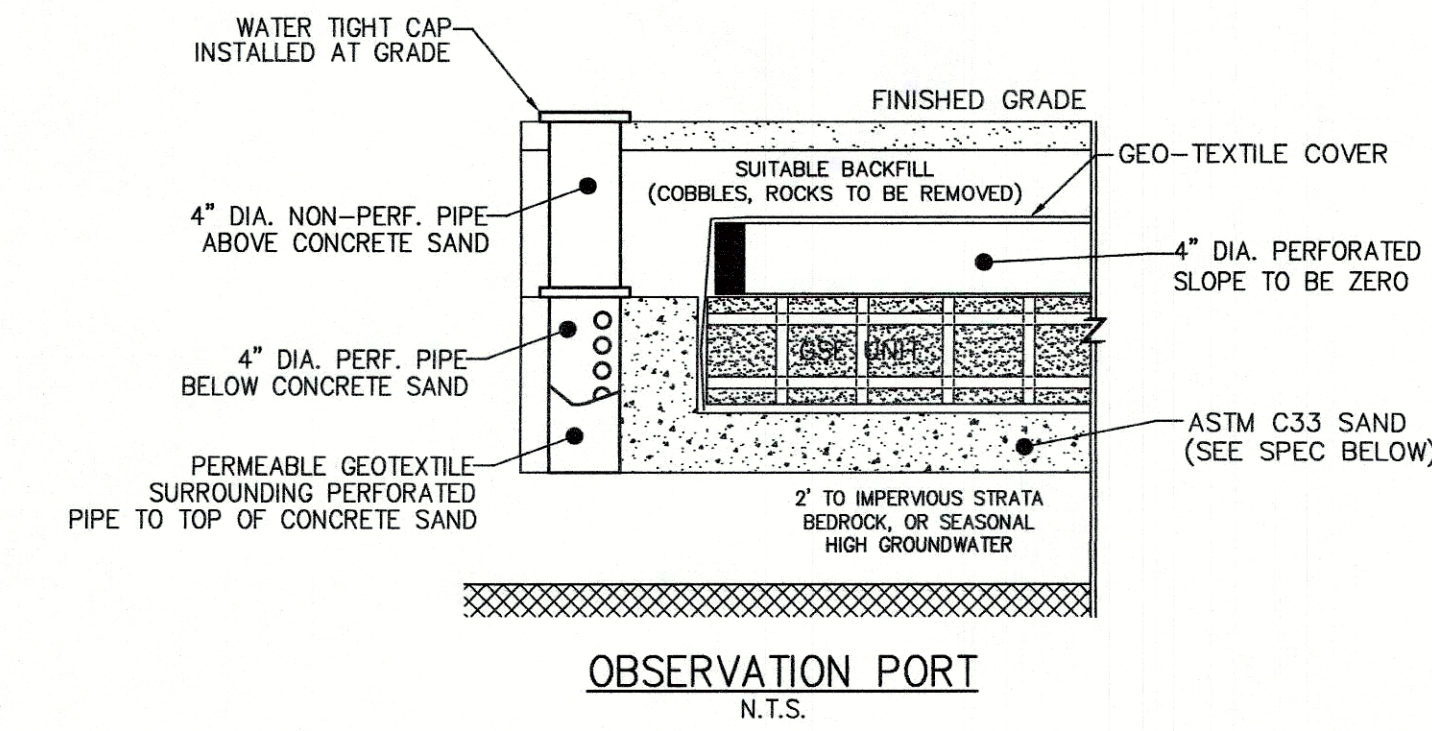
DRAWN BY	CHECKED BY	SCALE	JOB NO.	SHEET NO.
P.R.P.	D.A.G.	1" = 20'	480.17	2 OF 3

SSDS CONSTRUCTION NOTES:

- SEWAGE DISPOSAL SYSTEMS SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK STATE HEALTH CODE, TO THE MAXIMUM EXTENT PRACTICABLE.
- 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 UPON THE COMPLETION OF CONSTRUCTION.
- CELLAR, ROOF AND FOOTING DRAINS SHALL NOT DISCHARGE TO THE SEWAGE DISPOSAL SYSTEMS, NOR TOWARDS THE SURFACE AREA OF THE ABSORPTION FIELD.
- THE PROPOSED SEWAGE DISPOSAL SYSTEM LOCATIONS CONFORM TO THE REQUIRED SEPARATION DISTANCES WITH RESPECT TO THE LOCATION OF EXISTING WELLS ON THE SITE AND ON NEARBY LOTS.
- THE SEWAGE DISPOSAL SYSTEM HAS BEEN DESIGNED FOR A FOUR-BEDROOM DWELLING.
- SEWAGE DISPOSAL SYSTEMS MUST BE A MINIMUM 50 FEET FROM ANY STORMWATER DRAINAGE SYSTEMS.
- SEWAGE DISPOSAL SYSTEM HAS BEEN DESIGNED BASED ON THE USE OF POST-1994 PLUMBING FIXTURES (1.6 GPF MAX. TOILET AND 2.5 GPM MAX. FAUCETS AND SHOWERHEADS).
- 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.
- THERE SHALL BE NO REGRADING IN THE AREA OF THE ABSORPTION FIELDS.
- HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREAS OF THE ABSORPTION FIELDS EXCEPT DURING THE ACTUAL CONSTRUCTION OF THE FIELDS. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE AREAS OF THE PROPOSED FIELDS BEFORE, DURING, OR AFTER CONSTRUCTION. EXTREME CARE MUST BE TAKEN DURING THE ACTUAL CONSTRUCTION SO AS TO AVOID ANY UNDUE COMPACTION THAT COULD RESULT IN A CHANGE OF THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.
- NO SWIMMING POOLS, DRIVEWAYS OR STRUCTURES WHICH MAY COMPACT THE SOIL SHALL BE LOCATED OVER ANY PART OF THE ABSORPTION FIELDS.
- THE SEWAGE DISPOSAL SYSTEMS HAVE NOT BEEN DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, WATER SOFTENERS, 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.
- THE NYSDOH RESIDENTIAL ONSITE WASTEWATER TREATMENT SYSTEMS DESIGN HANDBOOK, 2012, APPENDIX C IDENTIFIES THE LIST OF "ACCEPTED" GRAVELLESS PRODUCTS.

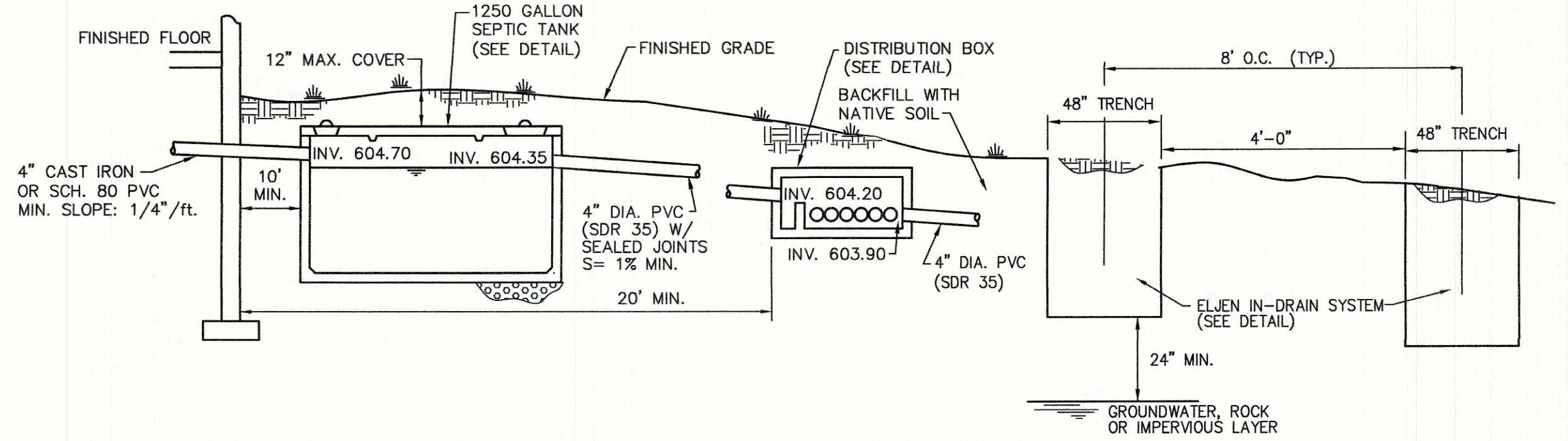


SCHEMATIC PLAN - ELJEN SYSTEM ABSORPTION FIELD AREA



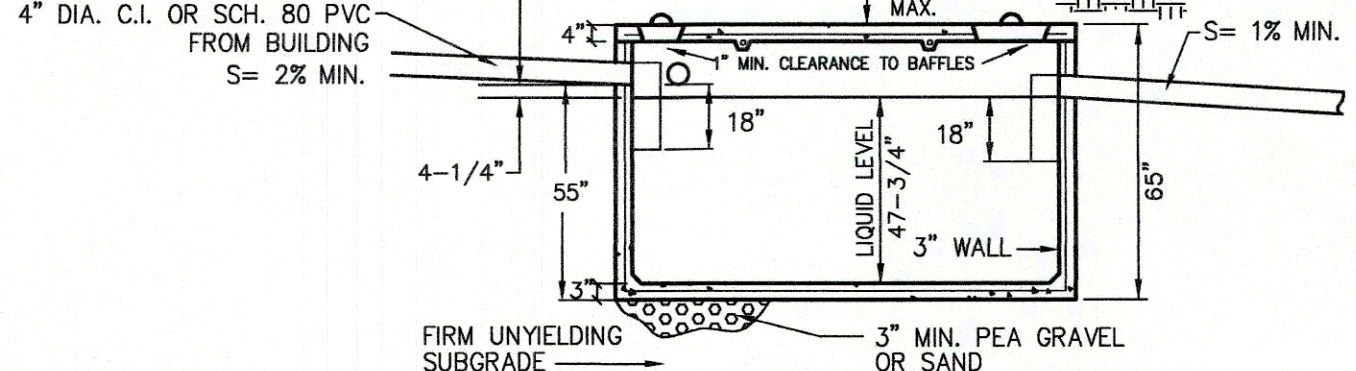
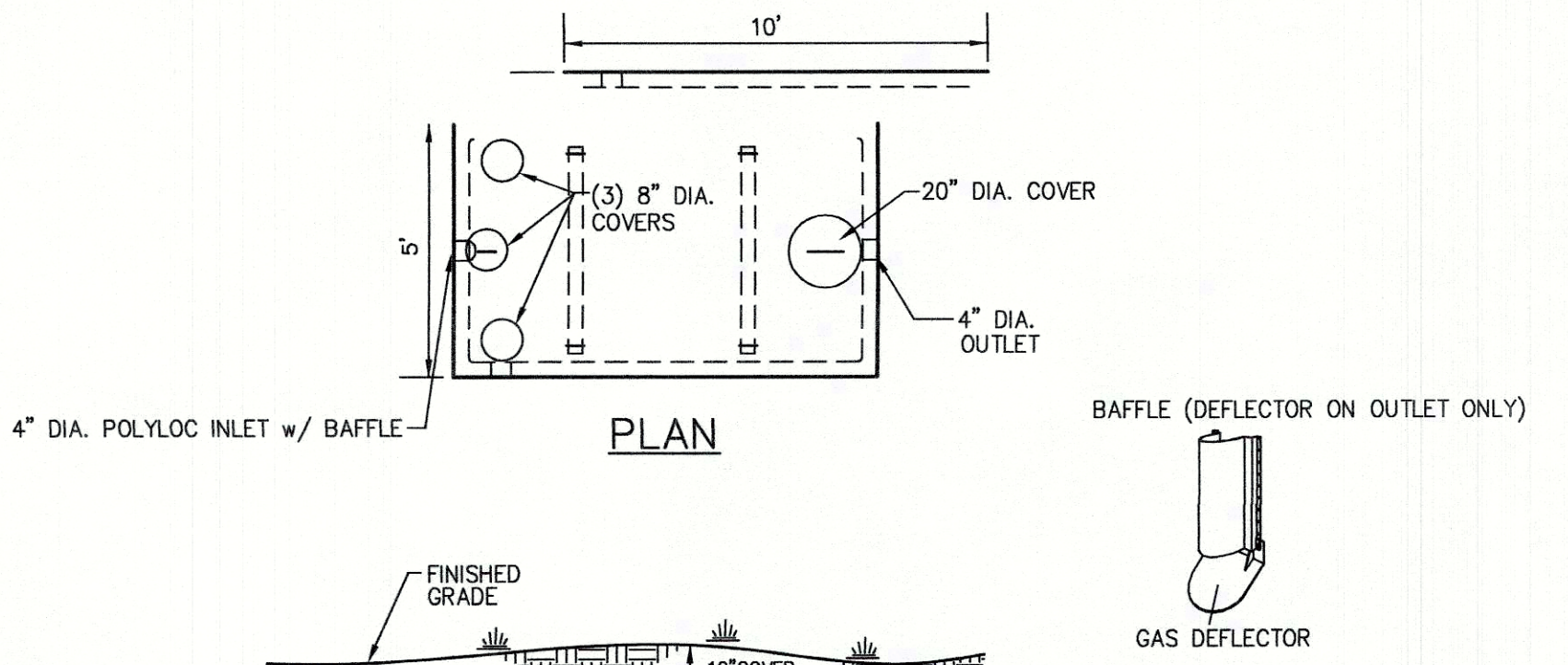
CURTAIN DRAIN

- NOTES:
- PERFORATIONS IN THE PIPE ARE TO FACE DOWNWARDS.
 - 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.)



- NOTES:
- 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.
 - TRENCHES SHALL NOT BE INSTALLED IN WET SOILS.
 - TRENCH BOTTOMS SHALL BE LEVEL. SIDES AND BOTTOM OF TRENCHES SHALL BE RAKED PRIOR TO PLACEMENT OF SAND.
 - AS SHOWN ON THE PLAN, TRENCHES SHALL BE INSTALLED PARALLEL TO THE GROUND CONTOURS.
 - A MINIMUM OF 4 FEET OF UNDISTURBED SOIL SHALL BE MAINTAINED BETWEEN TRENCHES.

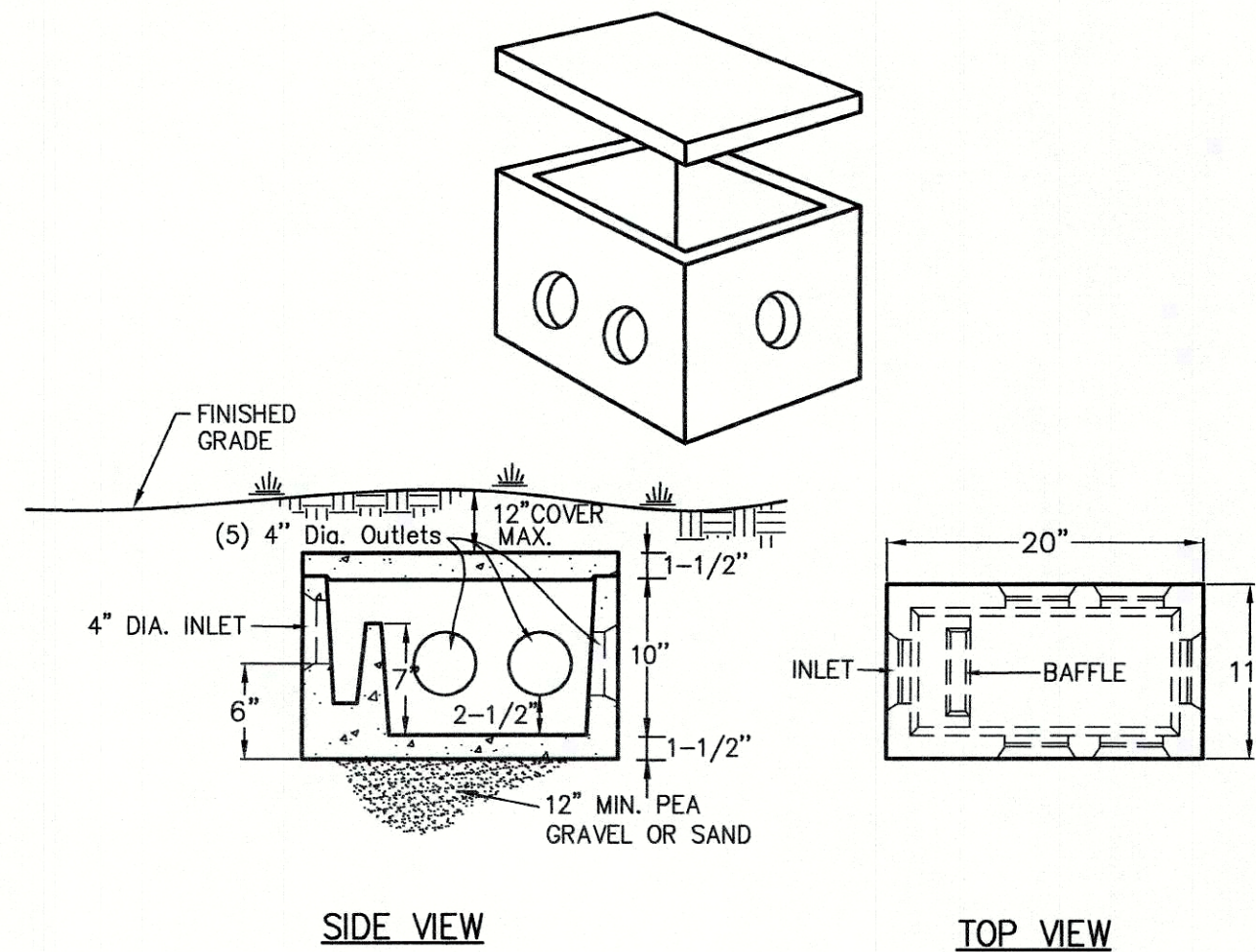
- LATERALS SHALL HAVE ZERO SLOPE.
- A SECTION OF SOLID-WALLED PVC PIPE AT LEAST 2 FEET IN LENGTH SHALL BE INSTALLED TO PROVIDE THE CONNECTION FROM THE DISTRIBUTION BOX TO THE PERFORATED LATERAL. THIS 2-FOOT SECTION SHALL BE BACKFILLED WITH NATIVE SOIL.
- REFER TO DETAIL (THIS SHEET) FOR BACKFILL REQUIREMENTS FOR ELJEN IN-DRAIN UNITS.
- THE TERMINAL ENDS OF ALL LATERALS SHALL BE CAPPED.
- PERFORATIONS IN THE PIPE ARE TO FACE DOWNWARDS.
- THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE HOUSE, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.



SECTION

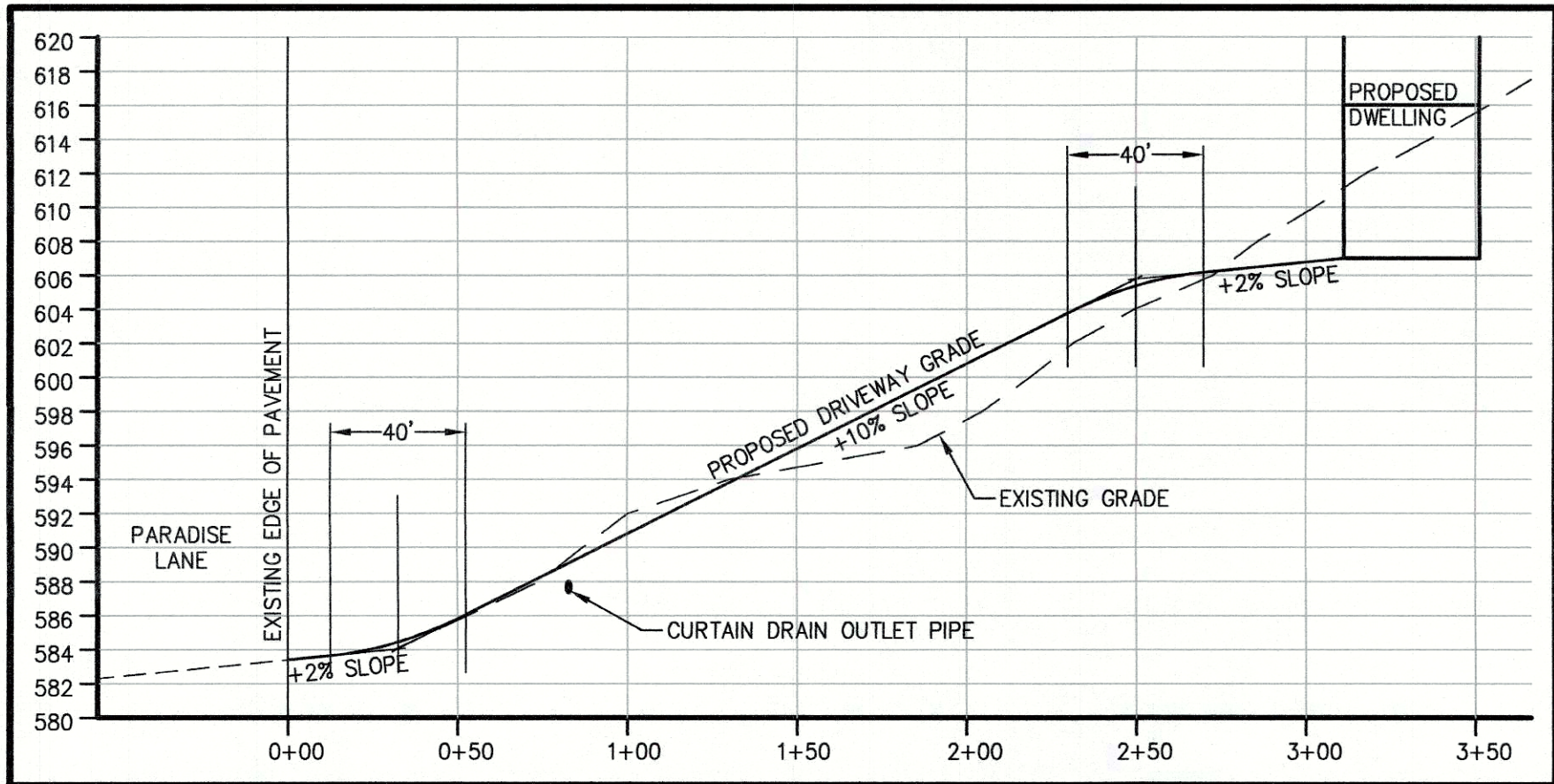
1250 GALLON SEPTIC TANK (4-BR DESIGN)

- NOTES:
- TANK SHALL BE PRECAST TANK MODEL ST-1250 AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. OR APPROVED EQUAL.
 - CONCRETE MINIMUM STRENGTH: 4,000 PSI AT 28 DAYS
 - STEEL REINFORCEMENT: 6"x6"x10 GA STEEL WIRE MESH
 - CONSTRUCTION JOINT: SEALED WITH BUTYL RUBBER SEALANT OR EQUIVALENT
 - SEPTIC TANKS SHALL BE INSPECTED PERIODICALLY AND PUMPED EVERY 2-3 YEARS.



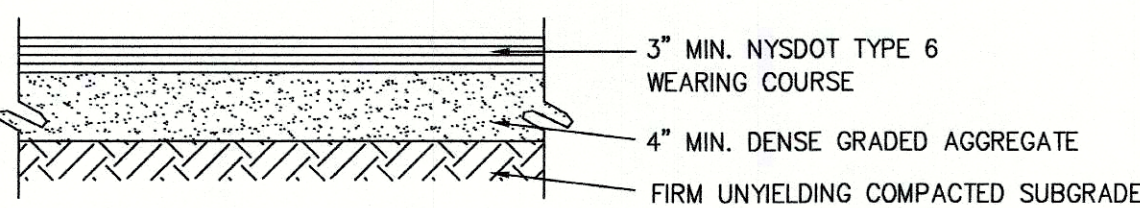
5-WAY DISTRIBUTION BOX WITH BAFFLE

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

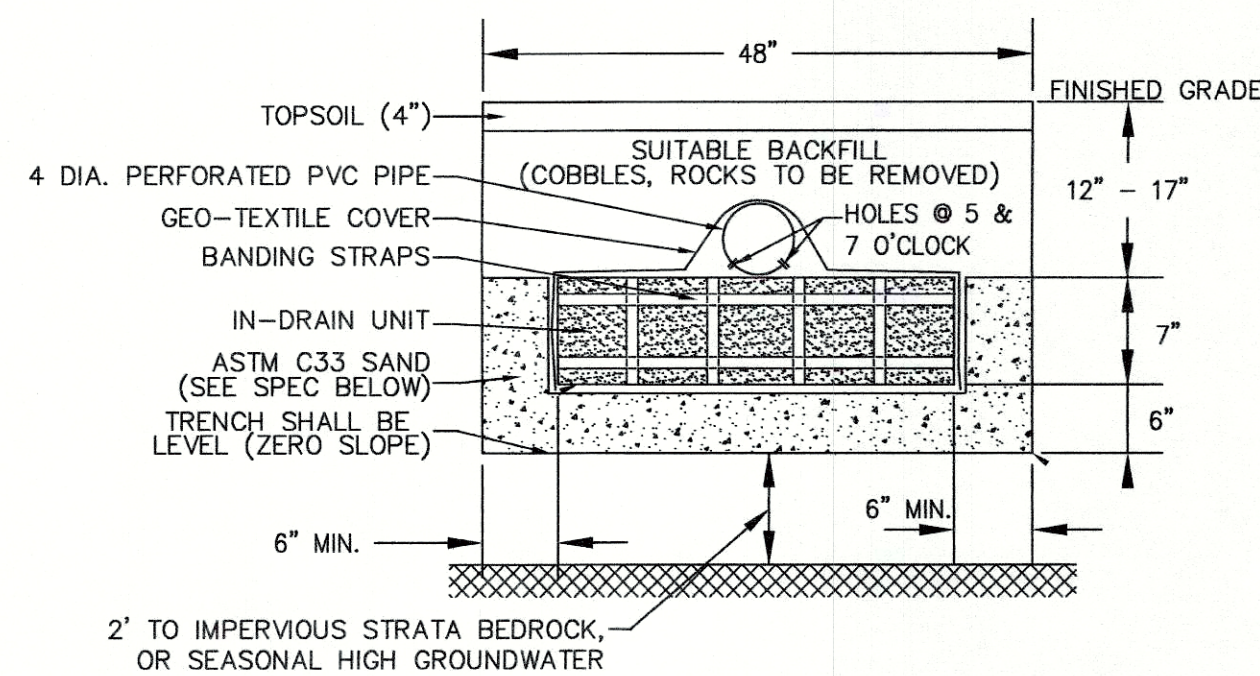


LOT #2 DRIVEWAY PROFILE

SCALE: 1" = 10' VERT.
1" = 50' HORIZ.



DRIVEWAY PAVEMENT SECTION (FIRST 25 FEET, MINIMUM)



ELJEN IN-DRAIN CROSS SECTION

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

ELJEN CONSTRUCTION NOTES:

- THIS DESIGN COMPLIES WITH AND MUST BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT ELJEN NEW YORK DESIGN AND INSTALLATION MANUAL.
- ELJEN PROVIDED GEOTEXTILE COVER FABRIC SHALL PROVIDE PROPER TENSION AND ORIENTATION OF THE FABRIC AROUND THE SIDES OF THE PERFORATED PIPE ON TOP OF THE GSF MODULES. FABRIC SHALL BE NEITHER TOO LOOSE, NOR TOO TIGHT. THE CORRECT TENSION OF THE COVER FABRIC IS SET BY:
 - SPREADING THE COVER FABRIC OVER THE TOP OF THE MODULE AND DOWN BOTH SIDES OF THE MODULE WITH THE COVER FABRIC TENDED OVER THE TOP OF THE PERFORATED DISTRIBUTION PIPE.
 - PLACE SHOVELFULS OF SPECIFIED SAND DIRECTLY OVER THE PIPE AREA ALLOWING THE COVER FABRIC TO FORM A MOSTLY VERTICAL ORIENTATION ALONG THE SIDES OF THE PIPE. REPEAT THIS STEP MOVING DOWN THE PIPE.
- BACKFILL MATERIAL SHALL BE CLEAN WITH NO ROOTS OR STONES LARGER THAN 2 INCHES IN ANY DIMENSION TO A MINIMUM DEPTH OF 8 INCHES OVER THE GSF MODULES AND FINAL COVER FOR VEGETATION OF 4 INCHES TO 6 INCHES OF CLEAN LOAM.
- ANY SYSTEM WHICH IS MORE THAN 18" BELOW FINISH GRADE AS MEASURED FROM THE TOP OF THE MODULE SHALL BE VENTED.