

LOCATION MAP

SCALE: 1" = 2,000'

LIST OF DRAWINGS

DRAWING # TITLE C-100 SUBDIVISION PLAN C-101 EXISTING CONDITIONS PLAN C-102 EROSION & SEDIMENT CONTROL PLAN C-103 SIGHT DISTANCE PLAN C-201 PROFILES C-301 DETAILS C-302 DETAILS

GENERAL NOTES

- 1. TAX MAP IDENTIFICATION NUMBERS: SECTION 6 BLOCK 1 LOTS 36.11, 36.12 & 37.1
- 2. TOTAL AREA OF SUBJECT PARCELS: 6-1-36.11 2.01± ACRES
 - 6-1-36.12 0.19± ACRES 6-1-37.1 1.86± ACRES TOTAL 4.06± ACERS
- 3. BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON A MAP ENTITLED "SURVEY FOR SUMMERVILLE WAY HOLDINGS LLC" BY STEVEN J. GREEN PLS DATED APRIL 12, 2021.
- 4. THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES PC, FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMS) AS DERIVED FROM 2012 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS.GIS.GOV. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- 5. OWNER/APPLICANT: RACHEL MANDEL 14 BRIARWOOD LANE
- 6. PROPOSED NUMBER OF LOTS: 3
- 7. ALL PROPOSED LOTS SHALL BE SERVICED BY INDIVIDUAL WELLS AND SEPTICS
- 8. LIMIT OF EARTH DISTURBANCE 1.18± ACRES
- 9. DUE TO THE PROXIMITY OF THE PROJECT SITE TO KNOWN NORTHERN LONG-EARED BAT HIBERNACULUM, POTENTIAL ROOST TREES SHALL ONLY BE CUT AND REMOVED DURING KNOWN HIBERNATION MONTHS BETWEEN THE DATES OF NOVEMBER 1ST THROUGH MARCH 31ST, IN ORDER TO AVOID DIRECT ADVERSE IMPACTS TO THE SPECIES.
- 10. A VARIANCE FROM THE NYS TOWN CODE SECTION 280-A WAS GRANTED BY THE TOWN OF CHESTER ZONING BOARD OF APPEALS ON MARCH 16, 2023.

BULK REQUIREMENTS

TOWN OF CHESTER - ZONING DISTRICT SR-6

PROPOSED USE: SINGLE-FAMILY DWELLINGS (USE \$98 ATCH 2:4)

THOT OSED OSE. SINGLE-17		LINGO (OOL	330 ATOTIZ.	+)
MINIMUM BUILDING REQUIREMENTS	REQUIRED	LOT 1	LOT 2	LOT 3
LOT AREA	1 AC	1.58± AC	1.17± AC	1.31± AC
LOT WIDTH	150 FEET	154.2 FEET	180.7 FEET	201.4 FEET
FRONT YARD	60 FEET	249.6 FEET	90.5 FEET	64.5 FEET
REAR YARD	60 FEET	106.8 FEET	267.1 FEET	144.7 FEET
SIDE YARD (ONE / BOTH)	30 / 60 FEET	40.8/112.3 FEET	32.0/64.2 FEET	34.4/91.2 FEET
MAXIMUM ALLOWABLE				
BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT	< 35 FT
LOT COVERAGE (BUILDINGS)	15 %	< 15 %	< 15 %	< 15 %

THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S). 1 inch = 30 ft.

S DOCUMENT CTUAL OR THE GNATURE IAL STAMP IN NK SHALL BE NVALID.	Zaj-
DO DR THIS ARING THE ENSED ENGINEER I OF SUBSECTION	
YORK STATE N.	ROSS WINGLOVITZ, P.E.
	NEW YORK LICENSE # 071701

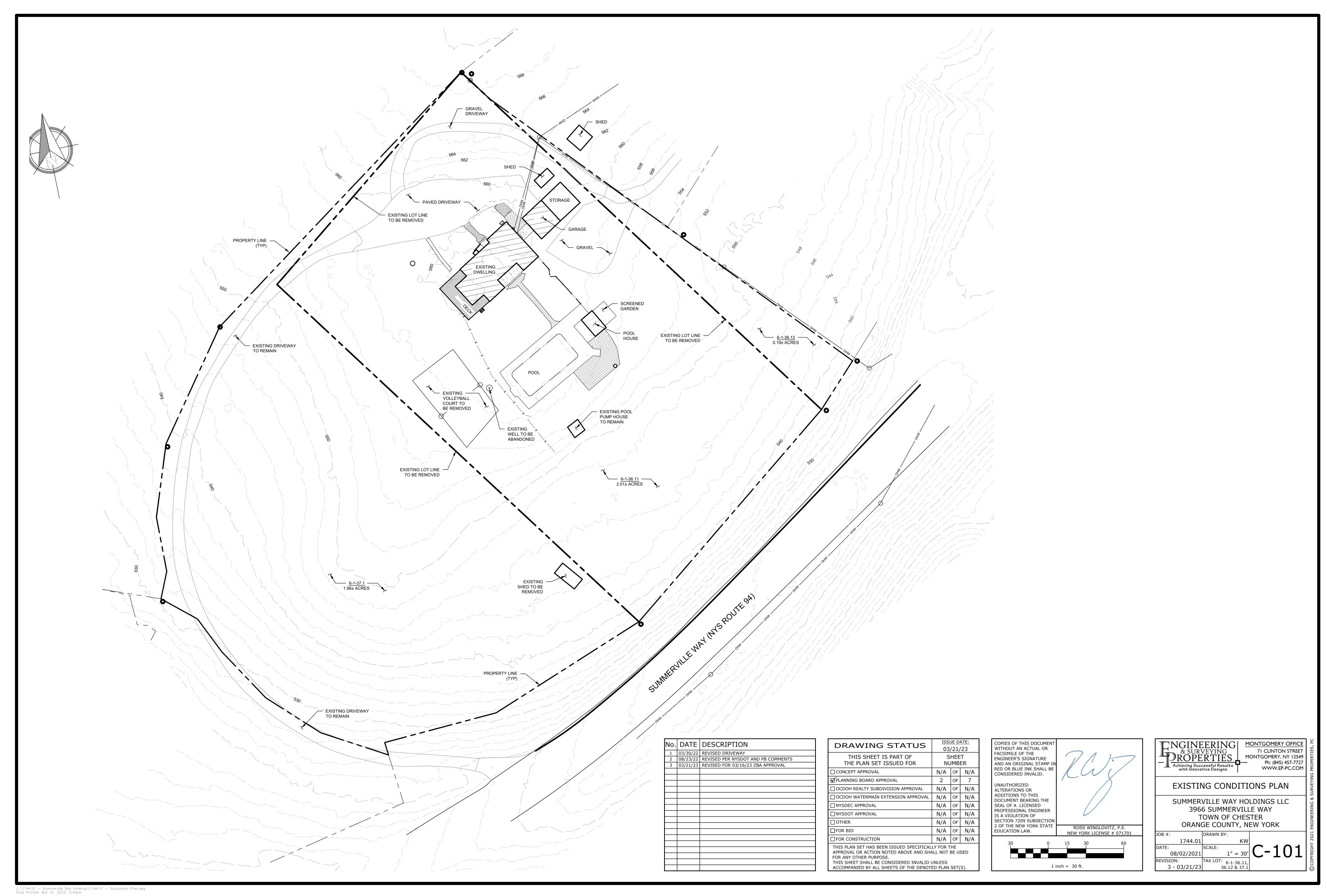
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ROSS WINGLOVITZ, P.E.

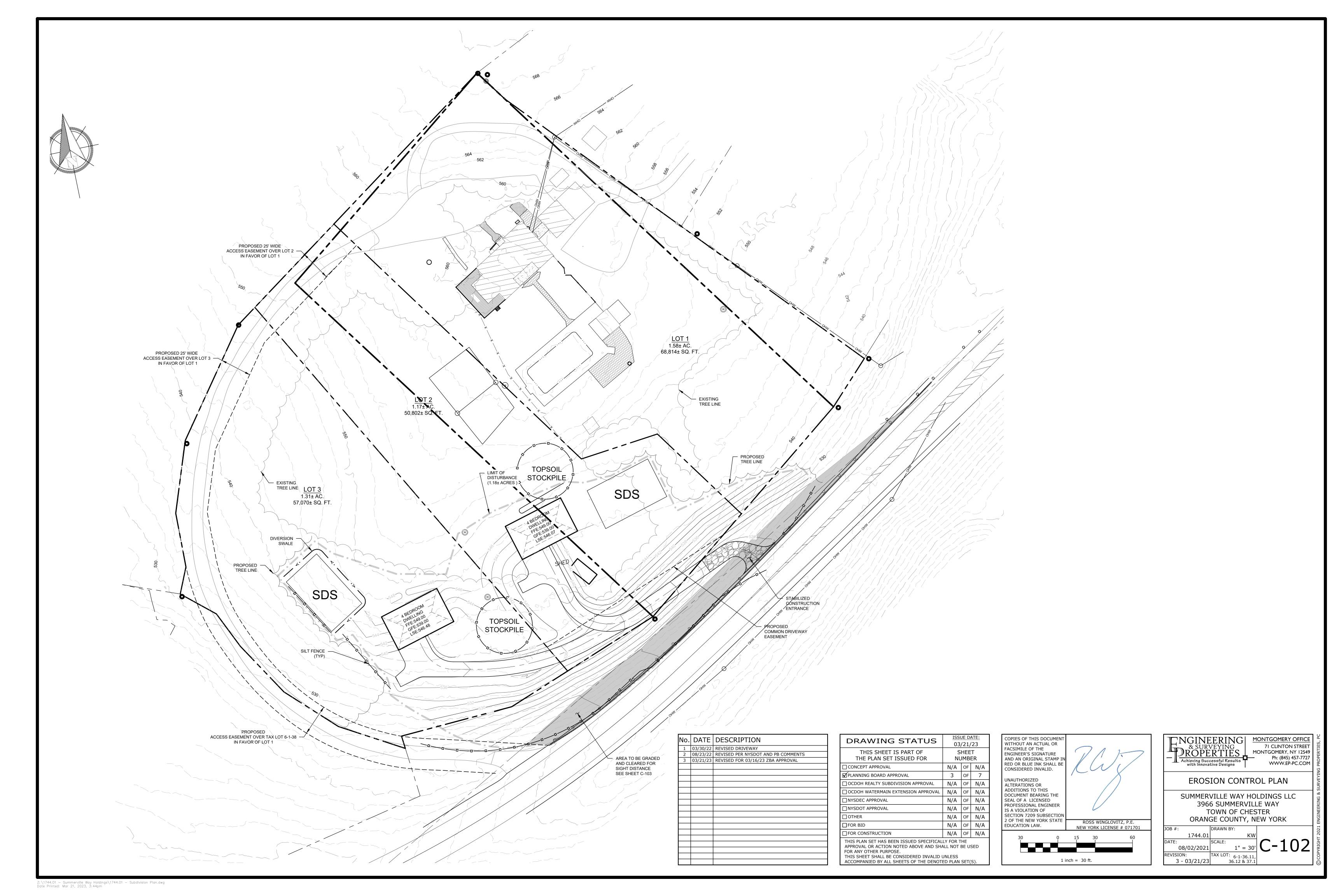
NGINEERING MONTGOMERY OFFICE 71 CLINTON STREET MONTGOMERY, NY 12549 Ph: (845) 457-7727 Achieving Successful Results with Innovative Designs WWW.EP-PC.COM SUBDIVISION PLAN

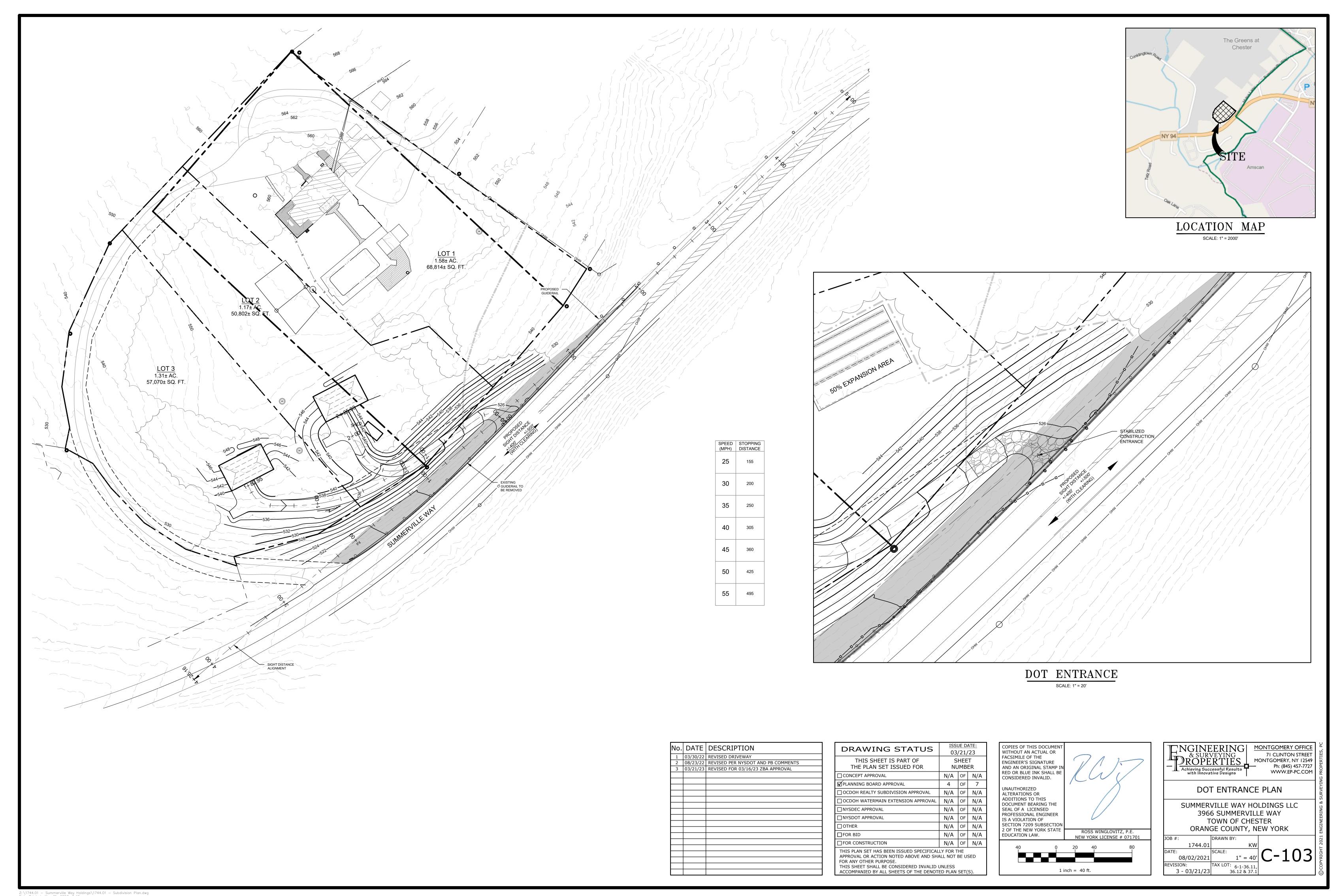
SUMMERVILLE WAY HOLDINGS LLC 3966 SUMMERVILLE WAY TOWN OF CHESTER ORANGE COUNTY, NEW YORK

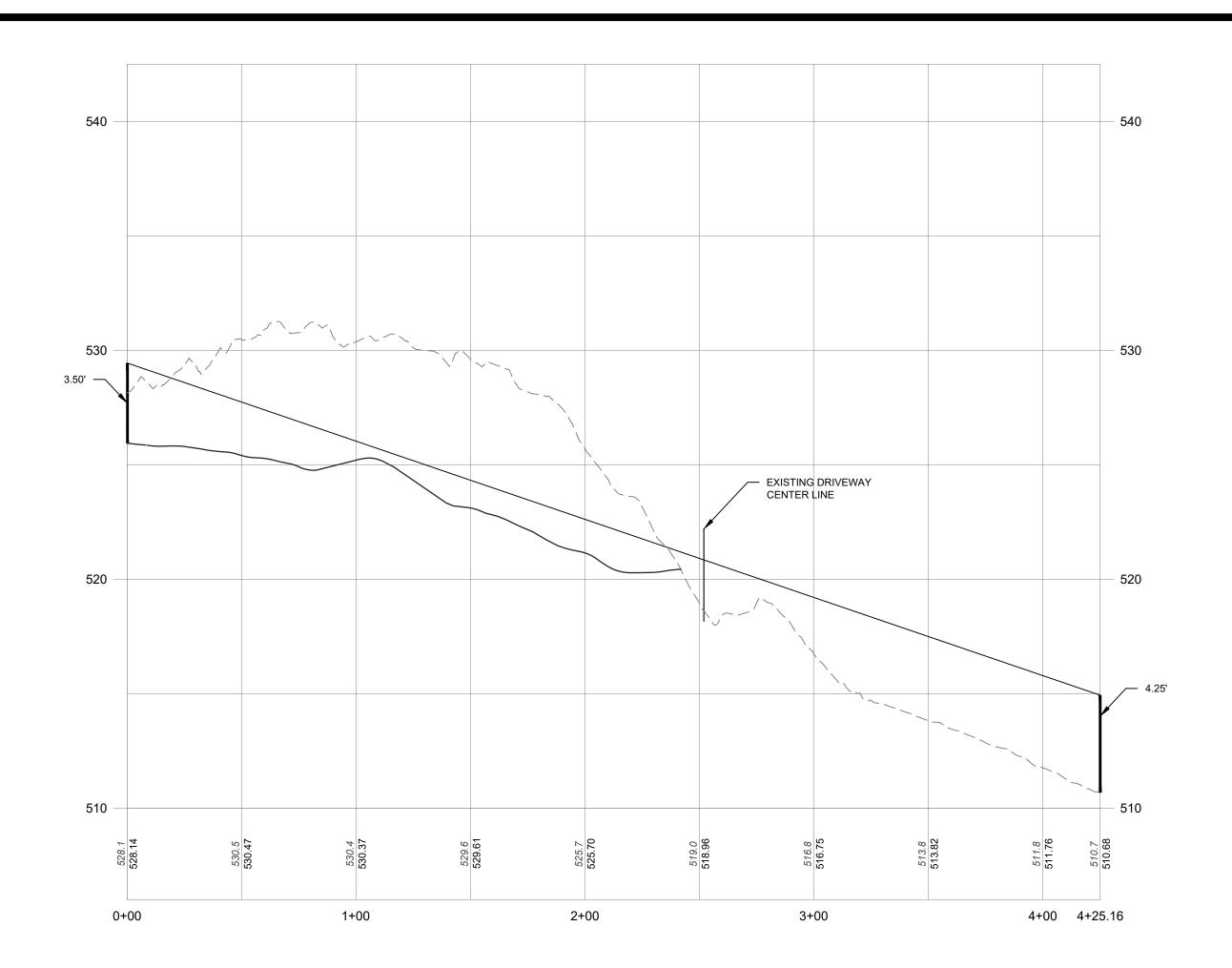
1744.01 08/02/2021 TAX LOT: 6-1-36.11, 36.12 & 37.1 3 - 03/21/23

1" = 30' **C-100**

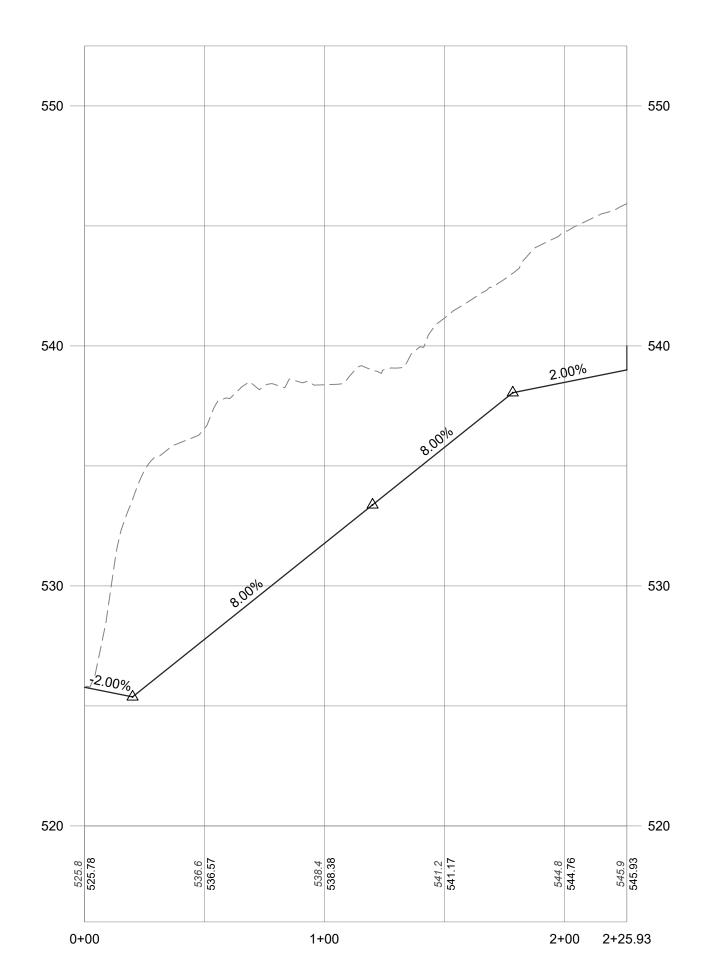






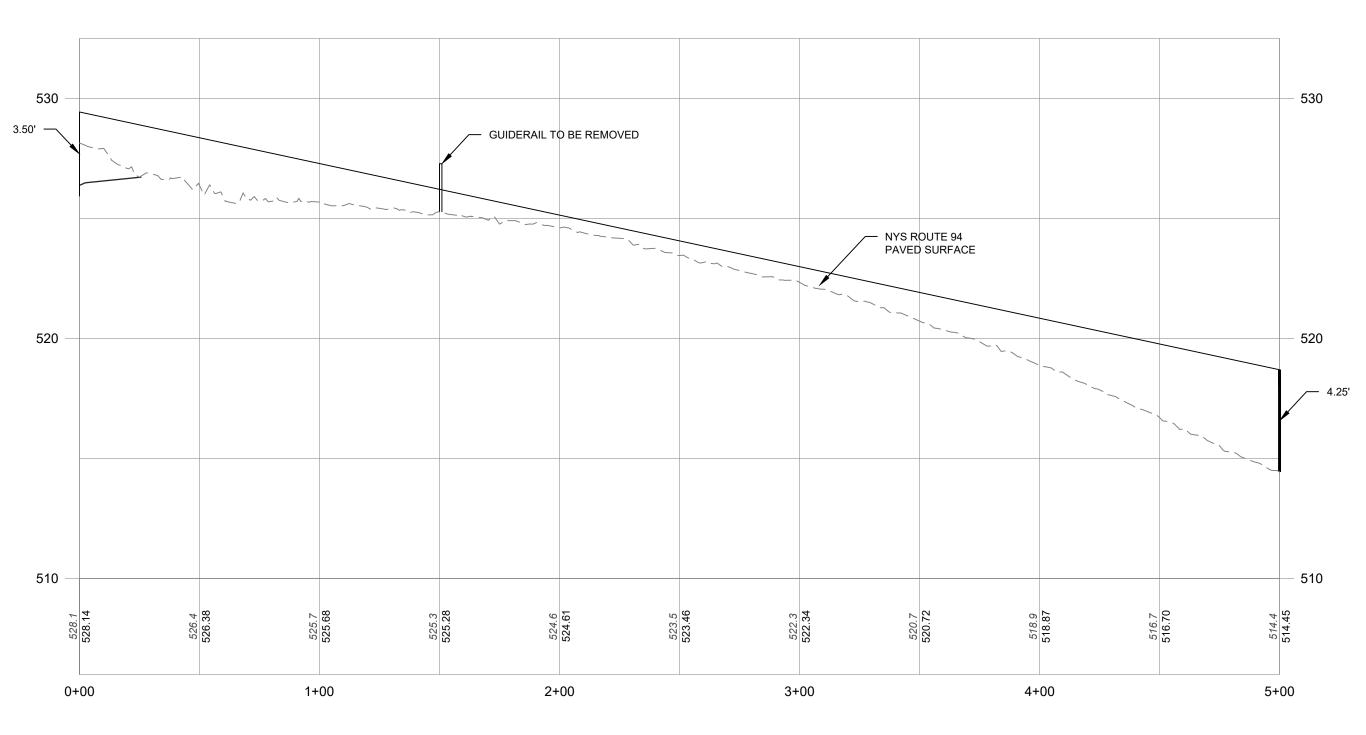


SIGHT DISTANCE SW PROFILE SCALE: 1"=40' H 1"=4' V



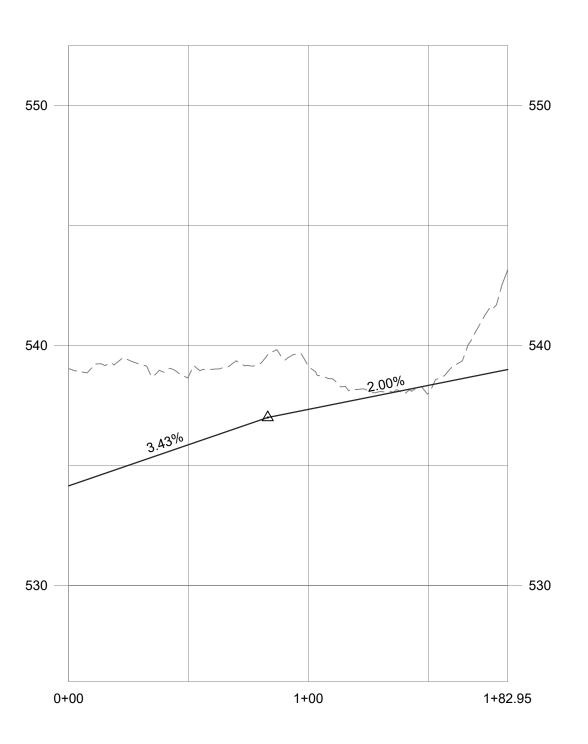
COMMON DRIVEWAY PROFILE LOT 2

SCALE: 1"=40' H
1"=4' V



SIGHT DISTANCE NE PROFILE

SCALE: 1"=40' H
1"=4' V



DRIVEWAY PROFILE LOT 3

No.	DATE	DESCRIPTION
1	03/30/22	REVISED DRIVEWAY
2	08/23/22	REVISED PER NYSDOT AND PB COMMENTS
3	03/21/23	REVISED FOR 03/16/23 ZBA APPROVAL

DRAWING STATUS	ISSUE DATE: 03/21/23					
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER					
☐ CONCEPT APPROVAL	N/A	OF	N/A			
☑ PLANNING BOARD APPROVAL	5	OF	7			
OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A			
☐ OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A			
☐ NYSDEC APPROVAL	N/A	OF	N/A			
□ NYSDOT APPROVAL	N/A	OF	N/A			
☐ OTHER	N/A	OF	N/A			
☐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).						

ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW. ROSS WINGLOVITZ, P.E. NEW YORK LICENSE # 071701 1 inch = 30 ft.

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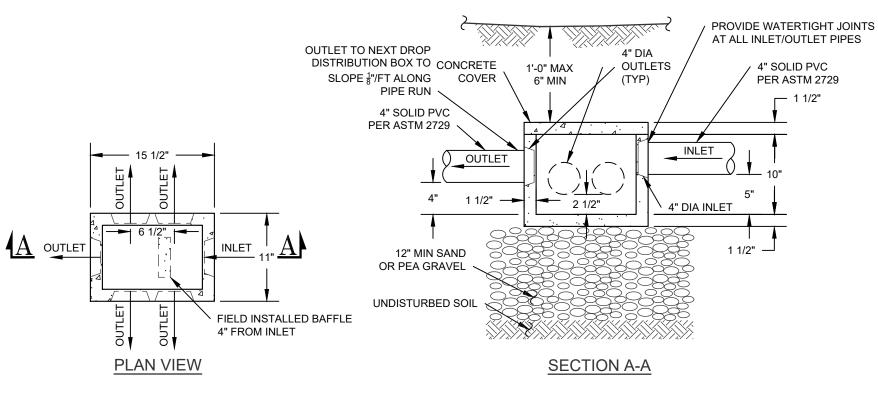
TONGINE	EERING! <u></u>	ONTGOMERY OFFICE	PC			
» SURV PROPE	VEYING -	71 CLINTON STREET ONTGOMERY, NY 12549 Ph: (845) 457-7727 WWW.EP-PC.COM	IG PROPERTIES,			
	PROFILES		SURVEYING			
SUMMERVILLE WAY HOLDINGS LLC 3966 SUMMERVILLE WAY TOWN OF CHESTER ORANGE COUNTY, NEW YORK						
JOB #: 1744.01	DRAWN BY:		r 2021			
DATE: 08/02/2021	SCALE: 1"=40' H 1"=4' V	C-201	© COPYRIGHT			
REVISION: 3 - 03/21/23	TAX LOT: 6-1-36.11, 36.12 & 37.1		© COP			

PERCOLATION TEST RESULTS

LOT#	PERC HOLE#	PERC HOLE DEPTH	PERC HOLE DIA	TIME		PERCOLATION TEST RUNS STOPWATCH USED FOR ALL TESTS (TIME FOR 1" DROP IN WATER LEVEL)			
				FINISH					
2	9/21/21 PT-1	24"	8"	START	STOP	WATCH USED F	OR TIMED INTE	RVALS	7 MIN
				TIME	00:03:33	00:06:13	00:06:25		
				FINISH					
2	9/21/21 PT-2	24"	8"	START	STOP	WATCH USED F	OR TIMED INTE	RVALS	9 MIN
	112			TIME	00:04:57	00:07:31	00:08:10		
				FINISH					
3	9/21/21 PT-3	24"	8"	START	STOP	WATCH USED F	OR TIMED INTE	RVALS	2 MIN
	1 1-3			TIME	00:00:50	00:00:59	00:01:03	00:01:05	
				FINISH					
3	9/21/21 PT-4	24"	8"	START	STOP	WATCH USED F	OR TIMED INTE	RVALS	2 MIN
	1 1-4			TIME	00:00:53	00:00:56	00:01:02	00:01:06	

SEPTIC SYSTEM DESIGN SCHEDULE

LOT #	STABILIZE PERC RATE (min)	PROPOSED BEDROOMS	FLOW RATE (GPD)	APPLICATION RATE (GPD/Sq. ft.)	REQUIRED AREA (Sq. ft.)	REQUIRED FIELD LENGTH (ft) (BASED UPON 2' WIDE TRENCH)	REQUIRED FIELD LENGTH (ft) BASED USING GRAVELESS CHAMBERS (25% REDUCTION)	PROPOSED ABSORPTION FIELD LENGTH (ft)
2	9	4	440	0.90	490	245	184	4 LATERALS @ 50 LF = 200
3	2	4	440	1.20	386	184	N/A	4 LATERALS @ 46 LF = 184



1. DROP BOX AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC.

2. MINIMUM CONCRETE STRENGTH 4,000 PSI AT 28 DAYS

CATALOG No. DB-6DB OR APPROVED EQUAL

6. UNUSED OUTLETS TO REMAIN PLUGGED

3. CONCRETE TO BE FIBER REINFORCED PER MANUFACTURER'S SPECIFICATION

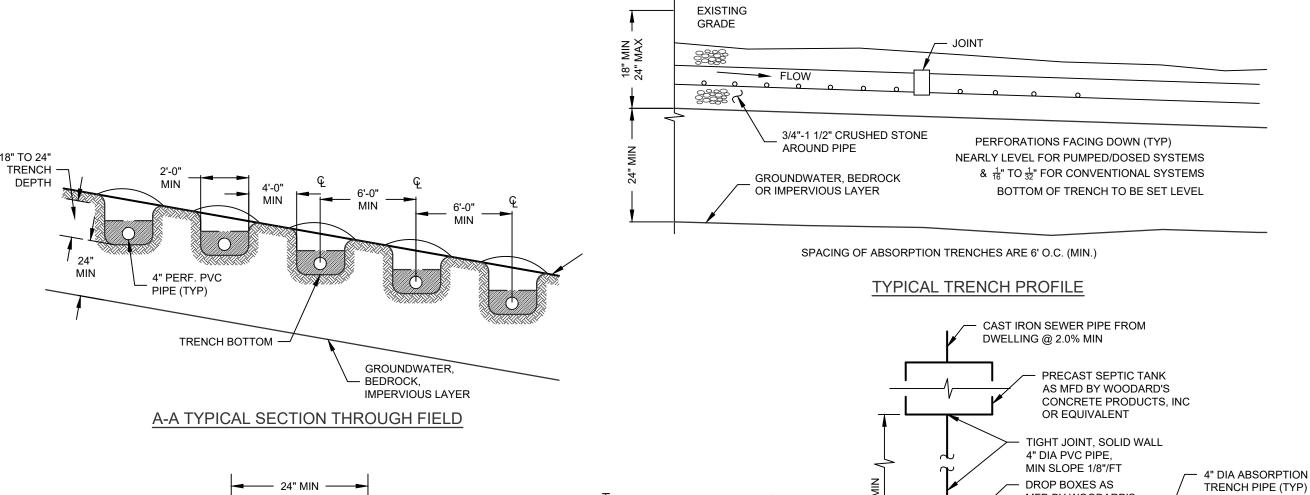
4. SEAL ALL JOINTS AT INLET/OUTLET PIPES ASPHALTIC MATERIAL OR

5. PROVIDE SPEED LEVELERS AT ALL DISTRIBUTION BOX OUTLETS

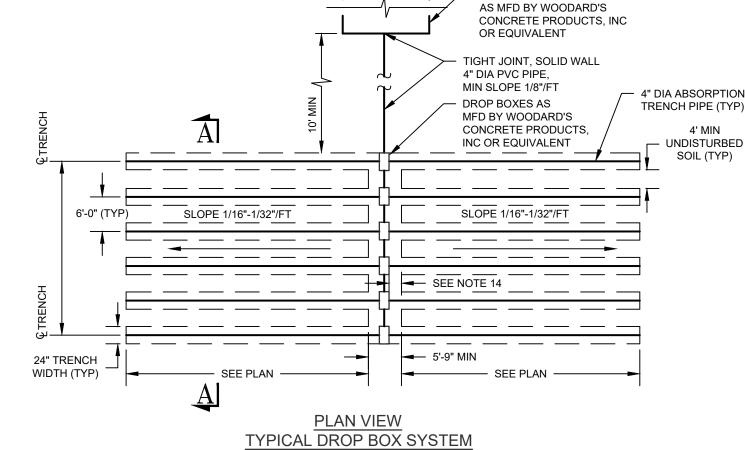
7. DISTRIBUTION BOXES SHOULD BE INSPECTED PERIODICALLY TO ASSURE THAT

THEY ARE LEVEL AND OPERATING PROPERLY.

6 HOLE DROP DISTRIBUTION BOX



PERMEABLE GEOTEXTILE MOUND TOPSOIL FILTER FABRIC 12" MAX EARTH BACKFILL 3/4"-1 1/2" GRAVEL OR CRUSHED STONE DISTRIBUTION GROUNDWATER, - BEDROCK OR IMPERVIOUS LAYER TYPICAL TRENCH SECTION



FENCE POST @ 8'-0" OC —

EXCAVATED /

1. SILT FENCE TO BE MAINTAINED IN

SOIL STABILIZATION PERIOD.

PLACE DURING CONSTRUCTION AND

TRENCH —

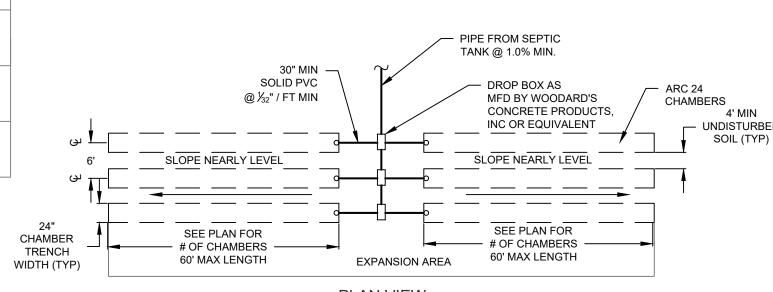
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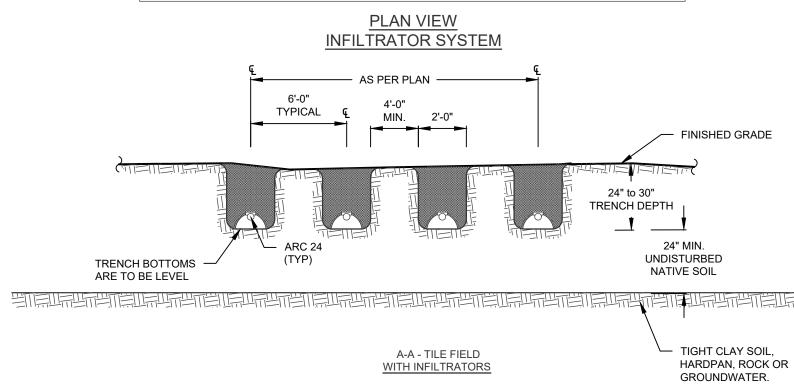
SILT FENCE FABRIC

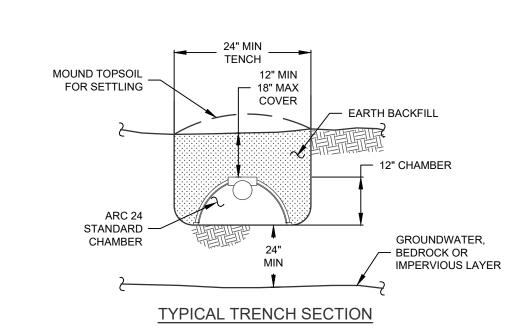
(3'-0" WIDE) MIRAFI

DEEP TEST HOLE RESULTS

TEST HOLE #	DATE	DEPTH	DESCRIPTION
TP-1	10/20/21	0" - 8" 8" - 96"	TOPSOIL BROWN GRAVELLY LOAM NO MOTTLING, NO BEDROCK , NO WATER
TP-2	10/20/21	0" - 8" 8" - 96"	TOPSOIL BROWN GRAVELLY LOAM NO MOTTLING, NO BEDROCK , NO WATER
TP-3	10/20/21	0" - 8" 8" - 96"	TOPSOIL BROWN GRAVELLY CLAY LOAM WITH COBBLES NO MOTTLING, NO BEDROCK , NO WATER
TP-4	10/20/21	0" - 8" 8" - 96"	TOPSOIL TAN SILTY CLAY LOAM WITH COBBLES NO MOTTLING, NO BEDROCK , NO WATER



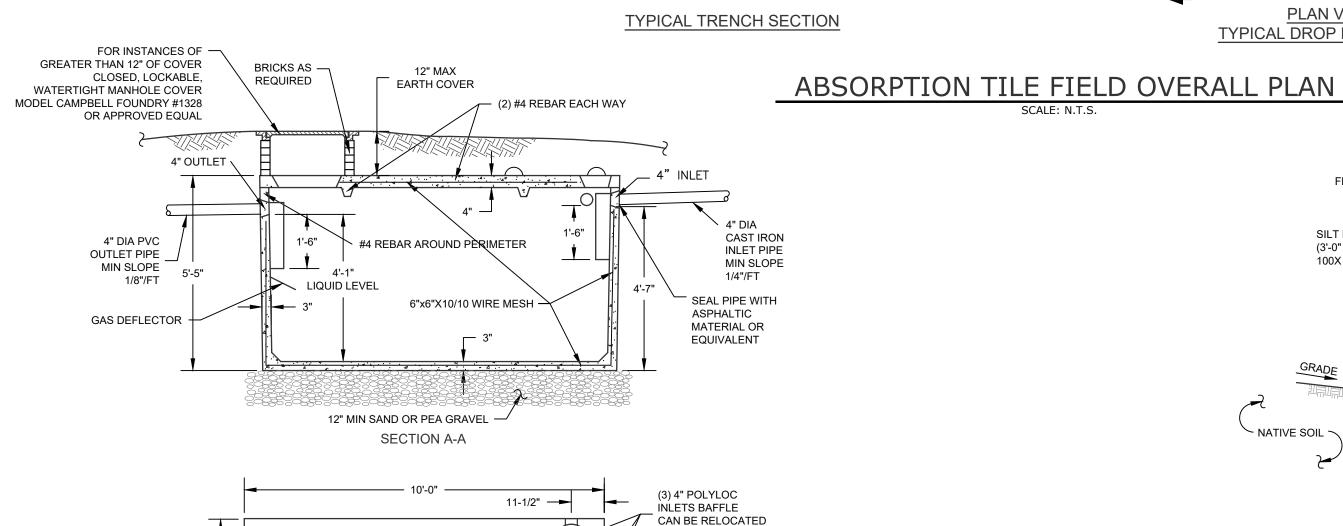


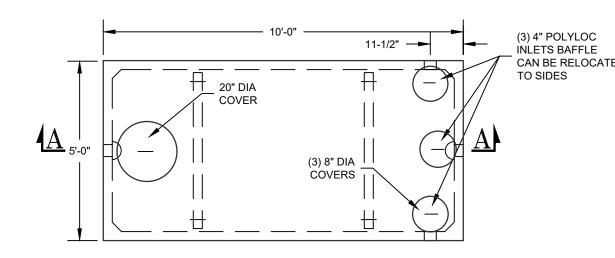


- SEPTIC TANK TO BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM THE BUILDING. 2. THERE SHALL BE NO REGRADING, IN THE AREA OF THE ABSORPTION FIELDS, EXCEPT AS SHOWN ON
- THE APPROVED PLANS. 3. SWIMMING POOLS, DRIVEWAYS AND/OR STRUCTURES THAT MAY COMPACT THE SOIL ARE NOT TO BE CONSTRUCTED OVER ABSORPTION FIELDS. 4. ASPHALTIC SEALS SHALL BE MAINTAINED BETWEEN THE SEPTIC TANK, AND ALL PIPES AND COVERS.
- NO TRENCHES TO BE INSTALLED IN WET SOIL. RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING CHAMBERS IN ABSORPTION TRENCH. GROUT ALL PIPE PENETRATIONS INTO AND OUT OF ANY DISTRIBUTION OR DROP BOX. 8. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN THE PUBLICATION "NEW YORK STATE DEPARTMENT OF HEALTH - RESIDENTIAL ONSITE WASTEWATER TREATMENT
- SYSTEMSS DESIGN HANDBOOK, 2012 AND OCDOH DESIGN POLICY & STANDARDS APPENDIX 75-A. ABSORPTION CHAMBER TO BE CAPPED AT ENDS. 10. PROVIDE A MINIMUM OF 30" OF SOLID PIPE PRIOR TO START OF LEACHING CHAMBERS AND BE BACKFILLED WITH NATIVE MATERIAL.
- 11. THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE BUILDING, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE 12. HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELDS EXCEPT DURING THE ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ABSORPTION FIELD AREA BEFORE, DURING, OR AFTER CONSTRUCTION. EXTREME
- 13. THIS SYSTEM HAS NOT BEEN DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, JACUZZI STYLE SPA TUBS OVER 100 GALLONS, OR WATER CONDITIONERS AND SHALL NOT BE INSTALLED WITHOUT ADDITIONAL REVIEW AND AND APPROVAL OF THE ORANGE COUNTY DEPARTMENT OF HEALTH.

CARE MUST BE TAKEN DURING THE ACTUAL CONSTRUCTION SO TO AS TO AVOID ANY UNDUE COMPACTION THAT COULD RESULT IN A CHANGE OF ABSORPTION CAPACITY OF THE SOIL ON WHICH

ABSORPTION TILE FIELD OVERALL PLAN





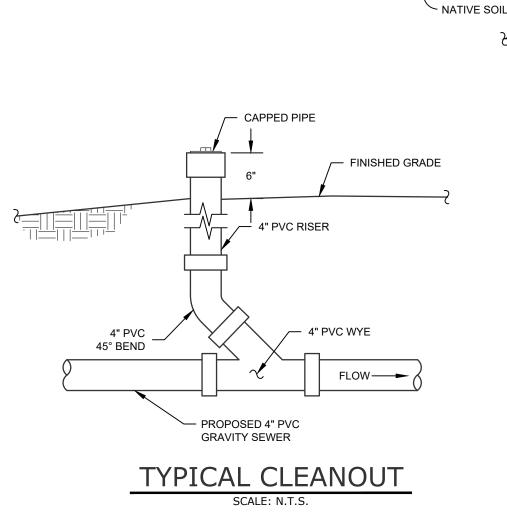
1. PRECAST CONC. SEPTIC TANK AS MFG. BY WOODARD'S CONCRETE PRODUCTS, INC. MODEL ST 1250, OR APPROVED EQUAL 2. CONCRETE - 4,000 PSI AT 28 DAYS.

3. REINFORCEMENT - 6" x 6" x 10 GA WIRE MESH 4. SECTIONS TO BE SEALED WITH BUTYL RUBBER BASE CEMENT. 5. THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK, OR ANY PUMPING OR DOSING CHAMBER, TO THE BUILDING, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.

1250 GAL SEPTIC TANK

(FOR 4-BEDROOM HOUSE)

6. SEPTIC TANKS SHOULD BE INSPECTED PERIODICALLY AND PUMPED EVERY 2 - 3 YEARS.



COPIES OF THIS DOCUMENT

SILT FENCE SCALE: N.T.S.
Dig Safely. New York Call 811 before you dig
TENTOTATEDIATO MONTGOMENY OFFIC

BACKFILL

SOIL (TYP)

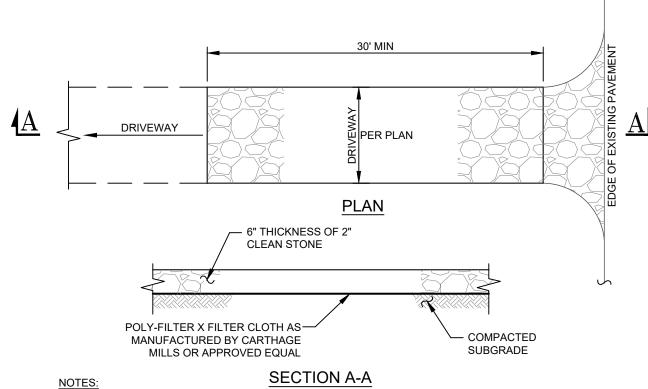
No.	DATE	DESCRIPTION
1	03/30/22	REVISED DRIVEWAY
2	08/23/22	REVISED PER NYSDOT AND PB COMMENTS
3	03/21/23	REVISED FOR 03/16/23 ZBA APPROVAL
, and the second		

DRAWING STATUS	ISSUE DATE:					
DRAWING STATUS	03/21/23					
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER					
☐ CONCEPT APPROVAL	N/A	OF	N/A			
☑ PLANNING BOARD APPROVAL	6	OF	7			
OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A			
OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A			
NYSDEC APPROVAL	N/A	OF	N/A			
□ NYSDOT APPROVAL	N/A	OF	N/A			
☐ OTHER	N/A	OF	N/A			
☐ FOR BID	N/A	OF	N/A			
☐ FOR CONSTRUCTION	N/A	OF	N/A			
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UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION	
2 OF THE NEW YORK STATE EDUCATION LAW.	ROSS WINGLOVITZ, P.E. NEW YORK LICENSE # 071701
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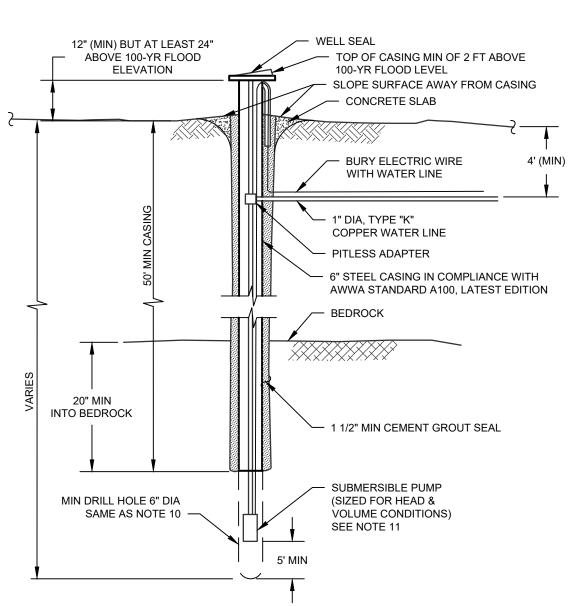
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PROPE	VEYING _	MONTGOMERY OFFICE 71 CLINTON STREET MONTGOMERY, NY 12549 Ph: (845) 457-7727 WWW.EP-PC.COM	SURVEYING PROPERTIES, PC		
	DETAILS				
SUMMERVILLE WAY HOLDINGS LLC 3966 SUMMERVILLE WAY TOWN OF CHESTER ORANGE COUNTY, NEW YORK					
JOB #: 1744.01			T 2021		
DATE: 08/02/2021 REVISION: 3 - 03/21/23	TAX LOT: 6-1-36.11		© COPYRIGHT		



- 1. STONE SIZE USE 2" STONE MIN, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT. WIDTH - 10 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF DRIVEWAY AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- 3. 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.
- MAINTENANCE THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF- WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC
- RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. PERIODIC INSPECTIONS AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH SIGNIFICANT

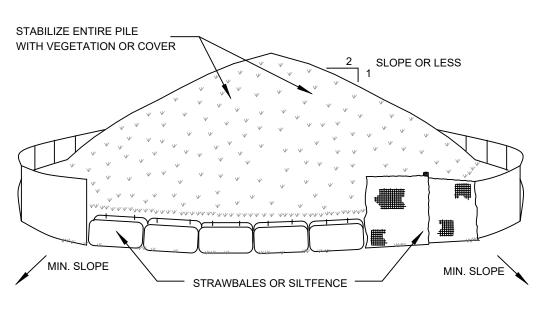
STABILIZED CONSTRUCTION ENTRANCE

SCALE: N.T.S.



- WELL IS TO BE CASED AND GROUTED FOR A MIN OF 50' IN LENGTH. CASING SHALL EXTEND MINIMUM 20" INTO BEDROCK.
- OVERSIZE DRILL HOLE (FOR GROUTING) TO BE 10" DIAMETER. EXPECTED DEPTH OF LOAM AND SHALE OVERBURDEN = 5 - 30 FEET.
- EXPECTED DEPTH OF WATER BEARING FORMATION = 300 600 FEET THE WELL CASING TO CONFORM TO AWWA STANDARD A100 (LATEST EDITION). SANITARY WELL SEAL SHALL BE MONITOR MODEL NO 6WE-1, MFG BY THE BAKER MFG CO; EVANSVIILE, WIS., OR APPROVED EQUAL AND SHALL HAVE THE
- APPROVAL OF THE WATER SYSTEMS COUNSEL. 8. PITLESS ADAPTOR SHALL BE MONITOR MODEL NO 8PL61U, MFG BY THE BAKER MFG CO; EVANSVIILE, WIS., OR APPROVED EQUAL AND SHALL HAVE THE APPROVAL OF THE WATER SYSTEMS COUNSEL.
- 9. DISCHARGE PIPE: 1" MIN OF TYPE "K" COPPER WATER LINE. 10. WATER SERVICE LINES UNDER PRESSURE SHALL NOT PASS CLOSER THAN 10' OF A SEPTIC TANK, TILE FIELD, OR ANY OTHER PART OF A SEWAGE DISPOSAL
- 11. PVC PIPE WITH O-RING JOINTS ARE REQUIRED FOR SEWAGE LINES BETWEEN 25 AND 50 FEET OF ANY WELL.
- 12. MIN. WELL YIELD TO BE A MINIMUM OF 2 GAL PER MINUTE. ANY WELL PRODUCING BETWEEN 2-5 GPM REQUIRES 24 HOURS OF STORAGE WITHIN
- 13. CEMENT GROUT SHALL BE A MIXTURE OF 1 BAG CEMENT (94 LBS) AND 5 1/2 GAL OF CLEAN WATER.
- 14. ELECTRICAL WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
- 15. CONSTRUCT PER NYSDOH APPENDIX 5-B "STANDARDS FOR WATER WELLS, LATEST EDITION.'
- 16. WELLS ARE TO BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLAN TO ASSURE THE MINIMUM SEPARATION DISTANCES ARE MET.

TYPICAL DRILLED WELL SECTION



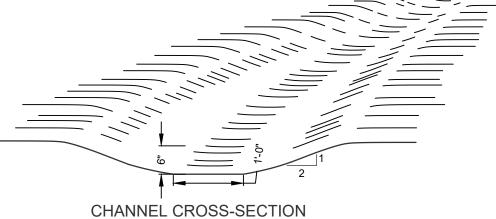
NOTES:

- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE
- MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED A WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR
- 4. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILT FENCE.

1 ½ " TOP COURSE " 2" BINDER COURSE -6" SUB-BASE COURSE (NYS ITEM 304.05) OR EQUIVALENT NOTES:

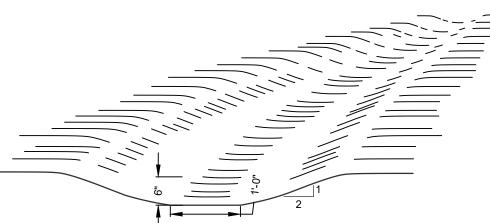
1. ITEM NUMBERS REFER TO NYSDOT SPECS. 2. PAVEMENT TO EXTEND FROM CURB TO RIGHT OF WAY LINE.

DRIVEWAY PAVEMENT SECTION SCALE: N.T.S.



1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE SHALL

- BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE WATERWAY.
- SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL
- DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE
- SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETED WATERWAY.
- 5. WATERWAY SHALL BE SEEDED AND STABILIZED JUTE OR EXCELSIOR MATTING



CONSTRUCTION SPECIFICATIONS

- 2. THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS
- 3. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR
- 4. FILL SHALL BE COMPACTED AS NEEDED IN CONSTRUCTION TO PREVENT UNEQUAL
- UNTIL THE VEGETATION IS ESTABLISHED.

GRASSED SWALE

EROSION AND SEDIMENTATION CONTROL NOTES

- 1. SITE DISTURBANCE SHALL BE LIMITED TO THE MINIMUM NECESSARY GRADING AND VEGETATION REMOVAL REQUIRED FOR CONSTRUCTION.
- 2. TEMPORARY EROSION CONTROL MEASURES. INCLUDING SILT FENCES AND/OR STRAW BALE DIKES. SEDIMENT BASIN, TEMPORARY DIVERSION SWALE DRAINAGE STRUCTURES, AND RIP-RAP PROTECTION SHALL BE INSTALLED PRIOR TO GROUND DISTURBANCE FOR GRADING AND CONSTRUCTION
- 3. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL FOLLOWING DISTURBANCE TO STABILIZE BARE SOIL AND PROMOTE THE PROMPT RE-ESTABLISHMENT OF
- 3.1. AN ADEQUATE SEEDBED SHALL BE PREPARED BY SCARIFYING COMPACTED SOIL AND REMOVING
- SURFACE DEBRIS AND OBSTACLES. 3.2. LIME SHALL BE APPLIED SUFFICIENTLY TO ATTAIN A SOIL ACIDITY PH OF 6.0 TO 7.0.
- 3.3. FERTILIZER (5-10-10 MIXTURE OR EQUIVALENT) SHALL BE APPLIED PER SOIL TEST RESULTS OR AT A RATE OF 600 LBS. PER ACRE. 3.4. DISTURBED AREAS WHICH WILL REMAIN TEMPORARILY FALLOW FOR PERIODS GREATER THAN 30 DAYS SHALL BE SEEDED AT THE FOLLOWING RATE TO PRODUCE TEMPORARY GROUND COVER:
- 30 LBS. RYEGRASS (ANNUAL OR PERENNIAL) PER ACRE. DURING THE WINTER, USE 100 LBS. CERTIFIED "AROOSTOOK" WINTER RYE (CEREAL RYE) PER ACRE. 3.5. PERMANENT SEEDING SHALL BE APPLIED ON 4" MIN TOPSOIL AT THE FOLLOWING RATE: 8 LBS EMPIRE BIRDSFOOT TREFOIL OR COMMON WHITE CLOVER
- 20 LBS TALL FESCUE PER ACRE <u>PLUS</u> 2 LBS REDTOP OR 5 LBS RYEGRASS (PERENNIAL) PER ACRE 3.6. ALL SEEDING SHALL BE PERFORMED USING THE BROADCAST METHOD OR HYDROSEEDING,
- UNLESS OTHERWISE APPROVED. 3.7. ALL DISTURBED AREAS SHALL BE STABILIZED SUBSEQUENT TO SEEDING BY APPLYING 2 TONS OF STRAW MULCH PER ACRE. STRAW MULCH SHALL BE ANCHORED BY APPLYING 750 LBS OF WOOD FIBER MULCH PER ACRE WITH A HYDROSEEDER, OR TUCKING THE MULCH WITH SMOOTH DISCS OR OTHER MULCH ANCHORING TOOLS TO A DEPTH OF 3". MULCH ANCHORING TOOLS SHALL BE
- PULLED ACROSS SLOPES ALONG TOPOGRAPHIC CONTOURS. 4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DRAINAGE STRUCTURES SHALL BE INSPECTED FOLLOWING EVERY RAIN EVENT, AND MAINTENANCE AND REPAIRS SHALL BE PERFORMED
- PROMPTLY TO MAINTAIN PROPER FUNCTION. TRAPPED SEDIMENT SHALL BE REMOVED AND DEPOSITED IN A PROTECTED AREA IN A PROPER MANNER WHICH WILL NOT RESULT IN EROSION. . TEMPORARY CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED AND GROUND COVER IS COMPLETELY REESTABLISHED. FOLLOWING STABILIZATION, TEMPORARY MEASURES SHALL BE REMOVED TO AVOID INTERFERENCE WITH
- 6. ALL STORM INLETS TO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION.
- SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN SUFFICIENT QUANTITIES 8. MULCH NETTING SUCH AS PAPER, JUTE, EXCELSIOR, COTTON OR PLASTIC MAY BE USED. STAPLE IN
- PLACE. OVER HAY OR STRAW MULCH. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED. 9. STABILIZATION OF STEEP SLOPES SHALL BE ACHIEVED BY APPLYING LIME AND FERTILIZER AS SPECIFIED ABOVE AND SEEDING WITH THE FOLLOWING MIXTURE:

- **CROWN VETCH** SPREADING FESCUE
- 10. OPTIMUM SEEDING PERIODS ARE 3/15-6/1 AND 8/1-10/15. 11. ALL UPSTREAM SITE WORK AND STABILIZATION SHALL OCCUR BEFORE CONNECTING UNDERGROUND DETENTION/INFILTRATION FACILITY TO PREVENT ANY ERODED SEDIMENTS FROM ENTERING
- 12. IN ACCORDANCE WITH THE NYSDEC SPDES GP 0-20-001, THERE SHALL BE NO MORE THAN 5 ACRES DISTURBED AT ANYONE TIME.

EARTHWORK CONSTRUCTION NOTES

- 1. ALL WORK TO BE PERFORMED TO THE SPECIFICATIONS OF THE TOWN OF CHESTER.
- 2. ALL TOPSOIL, ROOTS, STUMPS AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM ALL CONSTRUCTION AREAS. 3. ALL FILL FOR POND CONSTRUCTION, BELOW BUILDINGS AND PAVEMENT TO BE COMPACTED TO 95% OF
- MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR COMPACTION TEST ASTM D1557. 4. CELLAR, ROOF AND FOOTING DRAINS SHALL CONNECT TO THE STORM DRAINAGE SYSTEM OR OTHER FREE-FLOWING OUTLET AT A MINIMUM SLOPE OF 0.5%. FOOTING DRAIN SHALL BE INSTALLED BENEATH
- BOTTOM OF FOOTING 5. COMPLETION OF GRADING AND BASIN, BERMS AFTER OCTOBER 15 SHALL REQUIRE MULCHING AND
- ANCHORING IN ACCORDANCE WITH NOTES ENTITLED "SEDIMENTATION EROSION CONTROL". 6. ALL SLOPES IN EXCESS OF 3H:1V SHALL BE CONSTRUCTED WITH LOCALLY AVAILABLE GLACIAL TILL. THE
- EMBANKMENT FILL SHALL BE PLACED IN SIX-INCHTHICK LIFTS. EACH LIFT SHALL BE PLACED AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR COMPACTION TEST ASTM D1557 7. CONSTRUCT POND EMBANKMENT WITH LOCALLY AVAILABLE GLACIAL TILL WITH 3H:1V SIDE SLOPES OR AS NOTED ON PLAN. THE EMBANKMENT FILL SHALL BE PLACED IN A SIX-INCH THICK CONTINUOUS LAYER OVER
- THE ENTIRE LENGTH.EACH LIFT SHALL BE PLACED AT OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR COMPACTION TEST ASTM D1557. 8. STABILIZATION OF POND BERMS, AND ALL SLOPES IN EXCESS OF 3H:1V IN ACCORDANCE WITH "EROSION AND
- SEDIMENTATION CONTROL NOTES". 9. ALL POND OUTLETS SHALL HAVE SEEPAGE CONTROL COLLARS PLACED AT 1/3 AND 2/3 THE WIDTH OF THE
- **EMBANKMENT** 10. SOIL RESTORATION SHALL BE APPLIED TO ALL DISTURBED AREAS THAT WILL REMAIN AS PERVIOUS
- SURFACES. SOIL RESTORATION SHALL CONSIST OF THE FOLLOWING: 10.A. APPLY 3 INCHES OF COMPOST OVER SUBSOIL
- 10.B. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER. TRACTOR MOUNTED DISC, OR TILLER, MIXING, AND CIRCULATING AIR AND COMPOST INTO SUB-SOILS.
- 10.C. ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
- 10.D. APPLY TOPSOIL TO A DEPTH OF 6 INCHES.

SEQUENCE OF CONSTRUCTION ACTIVITY

- 1. PRE-CONSTRUCTION: NOTIFY APPROPRIATE MUNICIPAL AND UTILITY OFFICIALS 3 DAYS PRIOR TO START OF CONSTRUCTION.
- 2. CONSTRUCTION STAGING: STAKE OUT LIMIT OF DISTURBANCE, INSTALL SILT FENCE DOWNHILL OF PROPOSED CONSTRUCTION. INSTALL ORANGE CONSTRUCTION FENCING ALONG THE LIMITS OF DISTURBANCE. INSTALL STABILIZED CONSTRUCTION ENTRANCE(S). INSTALL PERMANENT / TEMPORARY
- GRASSED SWALES. 3. CLEARING AND GRUBBING: REMOVE VEGETATION FROM AREA OF CONSTRUCTION. STRIP TOPSOIL AND STOCKPILE IN AREAS SHOWN ON THE PLAN. INSTALL SEDIMENT SEDIMENT BARRIERS AROUND AND ESTABLISH
- TEMPORARY VEGETATION ON TOPSOIL STOCKPILES. 4. ROUGH GRADING: CUT AND FILL SITE TO APPROXIMATE ELEVATIONS SHOWN ON THE PLAN. IMPLEMENT DUST CONTROL MEASURES AS NECESSARY. ESTABLISH PERMANENT STABLIZATION IN AREAS THAT ARE COMPLETE. FSTABLISH TEMPORARY STABLIZATION ON AREAS THAT WILL BE GRADED AGAIN
- MORE THAN 21 DAYS FROM LAST DISTURBANCE. 5. DRIVEWAY / BUILDING CONSTRUCTION AND UTILITY INSTALLATION: FINAL GRADING AND CONSTRUCTION OF DRIVEWAYS. BUILDING EXCAVATION AND CONSTRUCTION. INSTALL UTILITIES. ENSURE ALL EROSION CONTROL
- MEASURES ARE IN WORKING ORDER. 6. FINAL GRADING AND LANDSCAPING: COMPLETE FINE GRADING OF SITE. SPREAD TOPSOIL AND PREPARE FOR PERMANENT SEEDING AND PLANTING. ESTABLISH PERMANENT VEGETATION IN ALL REMAINING UNSTABILIZED AREAS. INSTALL
- ALL SITE LANDSCAPING AND PLANTINGS. 7. POST CONSTRUCTION: UPON STABILIZATION OF THE SITE AND ESTABLISHMENT OF ALL VEGETATION COVER, REMOVE ALL REMAINING TEMPORARY EROSION CONTROL MEASURES SUCH AS SILT FENCE. REMOVE ALL SILT AND DEBRIS

FROM THE SITE INCLUDING ROADWAYS, CATCH BASINS AND STORM DRAINS.



No.	DATE	DESCRIPTION
1	03/30/22	REVISED DRIVEWAY
2		REVISED PER NYSDOT AND PB COMMENTS
3	03/21/23	REVISED FOR 03/16/23 ZBA APPROVAL

DRAWING STATUS		JE D	
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CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	7	OF	7
OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
NYSDEC APPROVAL	N/A	OF	N/A
□NYSDOT APPROVAL	N/A	OF	N/A
OTHER	N/A	OF	N/A
☐FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A
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