



## LIST OF DRAWINGS

<u>DRAWING #</u>	<u>TITLE</u>	<u>SHEET #</u>
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C-102	EROSION & SEDIMENT CONTROL PLAN	3
C-103	SIGHT DISTANCE PLAN	4
C-201	PROFILES	5
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## GENERAL NOTES

3. TAX MAP IDENTIFICATION NUMBERS: SECTION 6 BLOCK 1 LOTS 36.11, 36.12 & 37.1
4. 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± ACRES |
5. BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON A MAP ENTITLED "SURVEY FOR SUMMERVILLE WAY HOLDINGS LLC" BY STEVEN J. GREEN PLS DATED APRIL 22, 2021.
6. THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROFESSIONALS, INC. 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.
7. OWNER/APPLICANT: RACHEL MANDEL  
14 BRIARWOOD LANE  
SUFFERN, NY 10901
8. PROPOSED NUMBER OF LOTS: 3
9. ALL PROPOSED LOTS SHALL BE SERVED BY INDIVIDUAL WELLS AND SEPTICS
10. LIMIT OF EARTH DISTURBANCE 1.18± ACRES
11. 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 AVERSE IMPACTS TO THE SPECIES.
12. 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)

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
<b>MAXIMUM ALLOWABLE</b>				
BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT	< 35 FT
LOT COVERAGE (BUILDINGS)	15 %	< 15 %	< 15 %	< 15 %

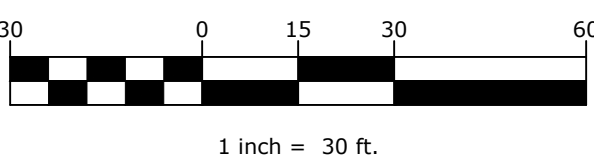
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<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL		1	OF 7
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL		N/A	OF N/A
<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL		N/A	OF N/A
<input type="checkbox"/> NYSDEC APPROVAL		N/A	OF N/A
<input type="checkbox"/> NYSDOT APPROVAL		N/A	OF N/A
<input type="checkbox"/> OTHER		N/A	OF N/A
<input type="checkbox"/> FOR BID		N/A	OF N/A
<input type="checkbox"/> FOR CONSTRUCTION		N/A	OF N/A
<p>THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.</p> <p>THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).</p>			

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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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# SUBDIVISION PLAN

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

JOB #:	1744.01
DATE:	08/02/2021
REVISION:	3 - 03/21/23


DRAWN BY:	KW
SCALE:	1" = 30'
TAX LOT:	6-1-36.11 36.12 & 37.

C-100





DRAWING STATUS		ISSUE DATE: 03/21/23	
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<input type="checkbox"/> NYSDOT APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OTHER	N/A	OF	N/A
<input type="checkbox"/> FOR BID	N/A	OF	N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF	N/A
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## EXISTING CONDITIONS PLAN

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

JOB #:

DATE:

REVISION:

DRAWN BY:

SCALE:

TAX LOT:

1744.01

08/02/2021

3 - 03/21/23

KW

1" = 30'

6-1-36.11  
36.12-77.1

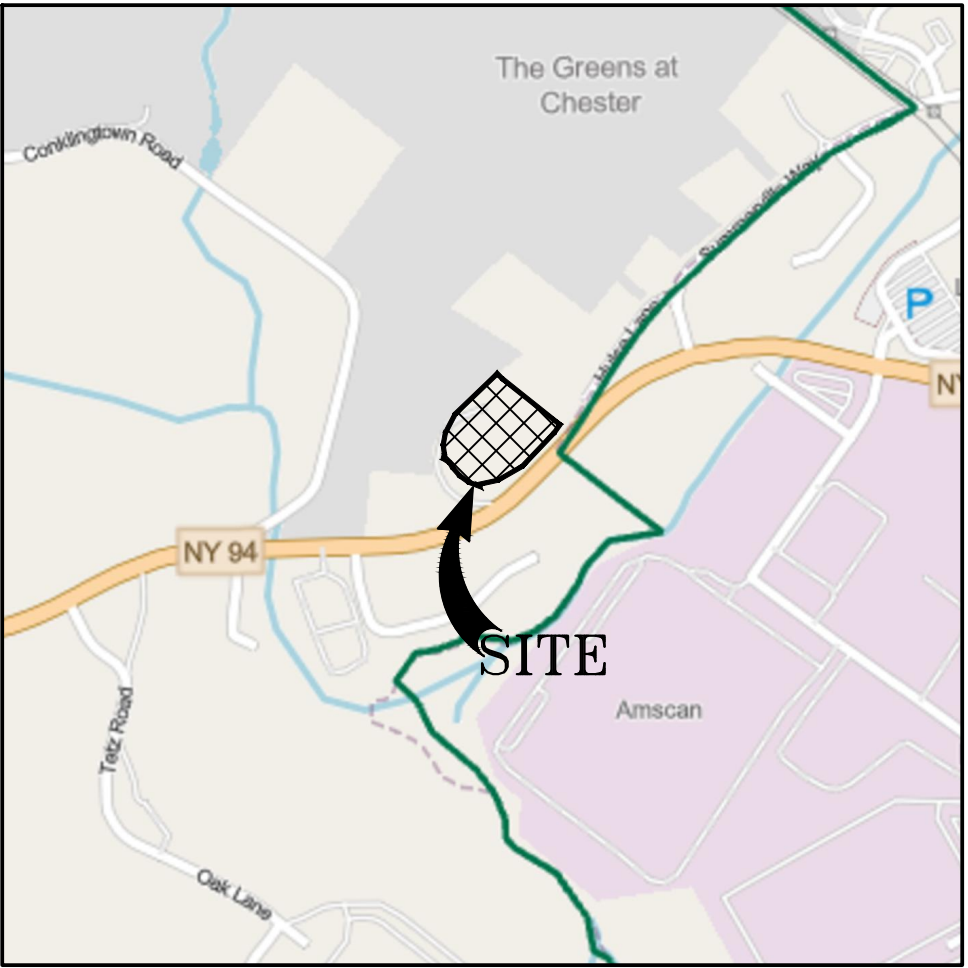
C-101



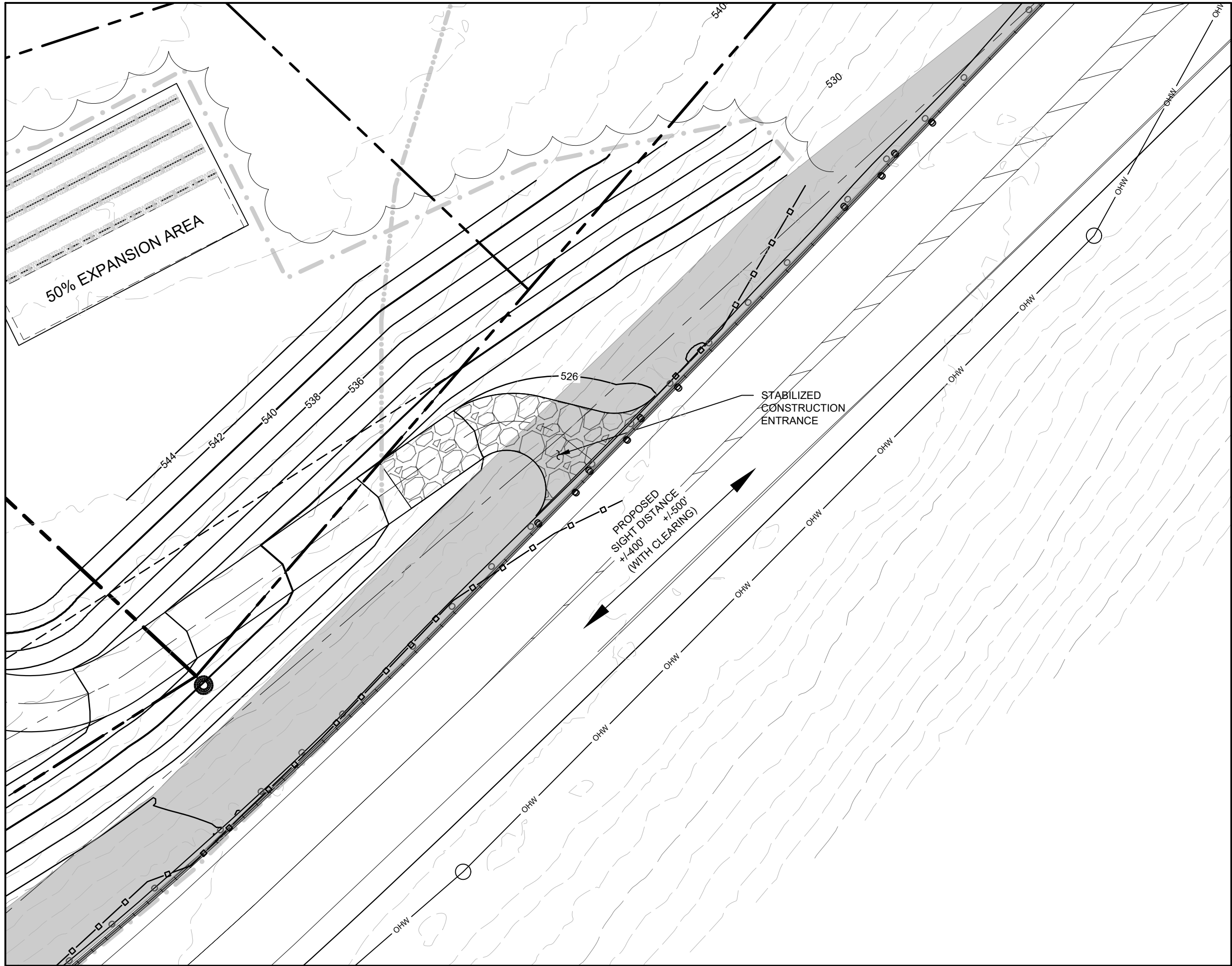


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<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYSDOT APPROVAL	N/A	OF N/A
<input type="checkbox"/> OTHER	N/A	OF N/A
<input type="checkbox"/> FOR BID	N/A	OF N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF N/A
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SCALE: 1" = 2000



SCALE: 1" = 20'

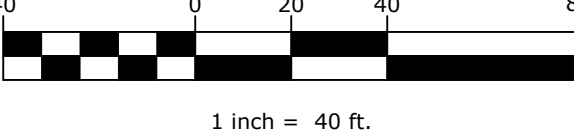
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<input type="checkbox"/> OTHER	N/A	OF	N/A
<input type="checkbox"/> FOR BID	N/A	OF	N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF	N/A
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SUMMERVILLE WAY HOLDINGS LLC  
3966 SUMMERVILLE WAY  
TOWN OF CHESTER  
ORANGE COUNTY, NEW YORK

JOB #:	1744.01
DATE:	08/02/2021
REVISION:	3 - 03/21/23

DRAWN BY:	KW
SCALE:	1" = 40'
MAX LOT:	6-1-36.11, 36.12 & 37.1

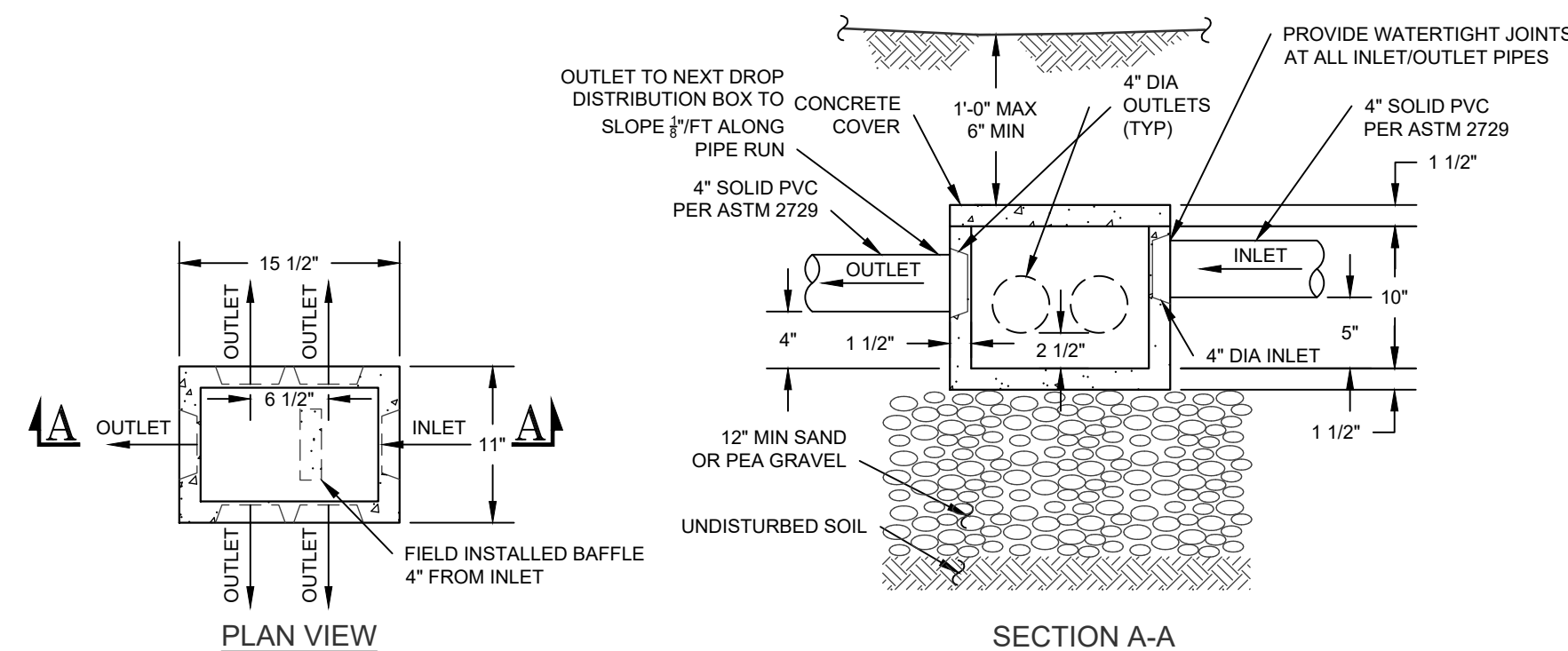
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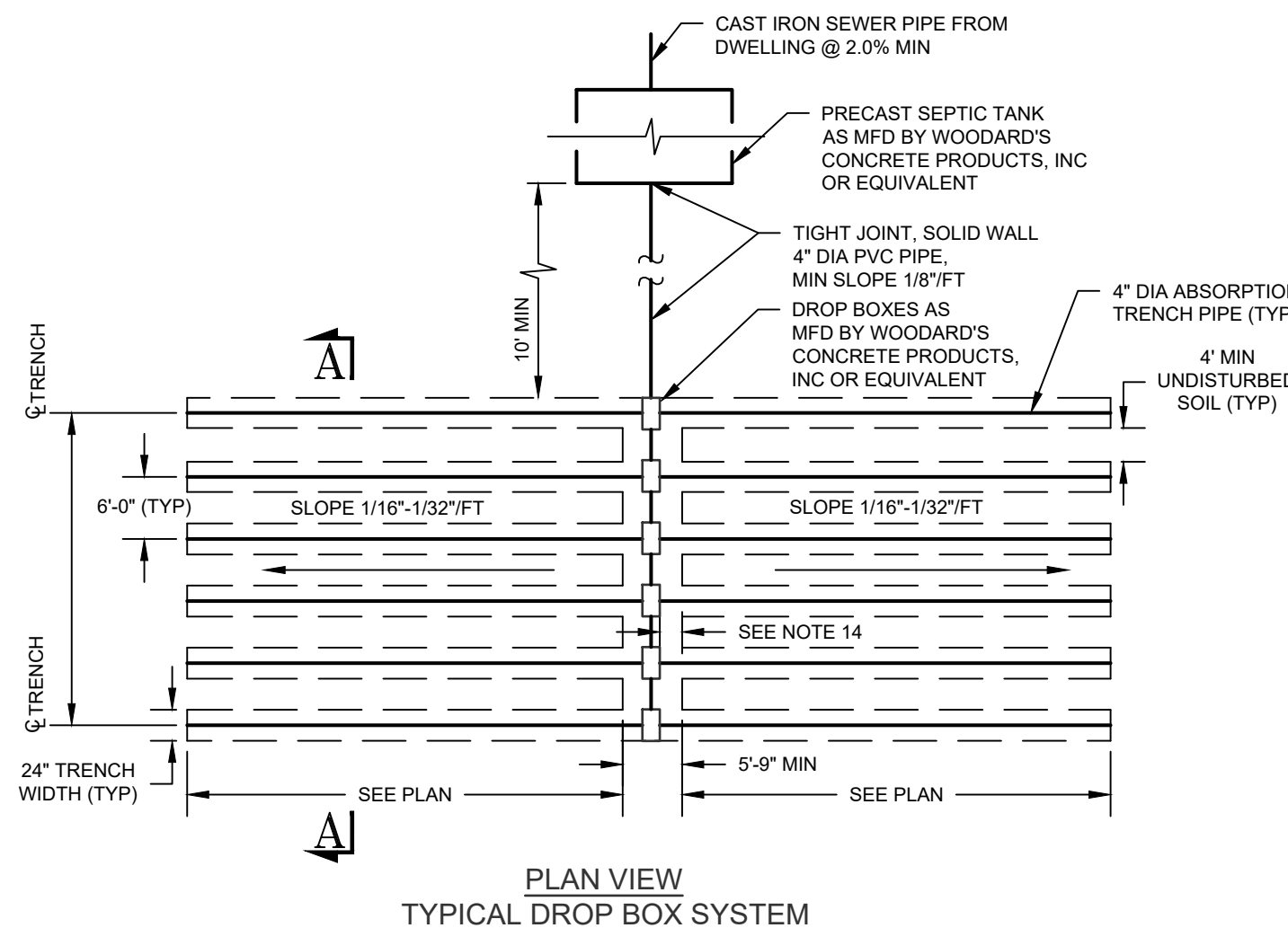
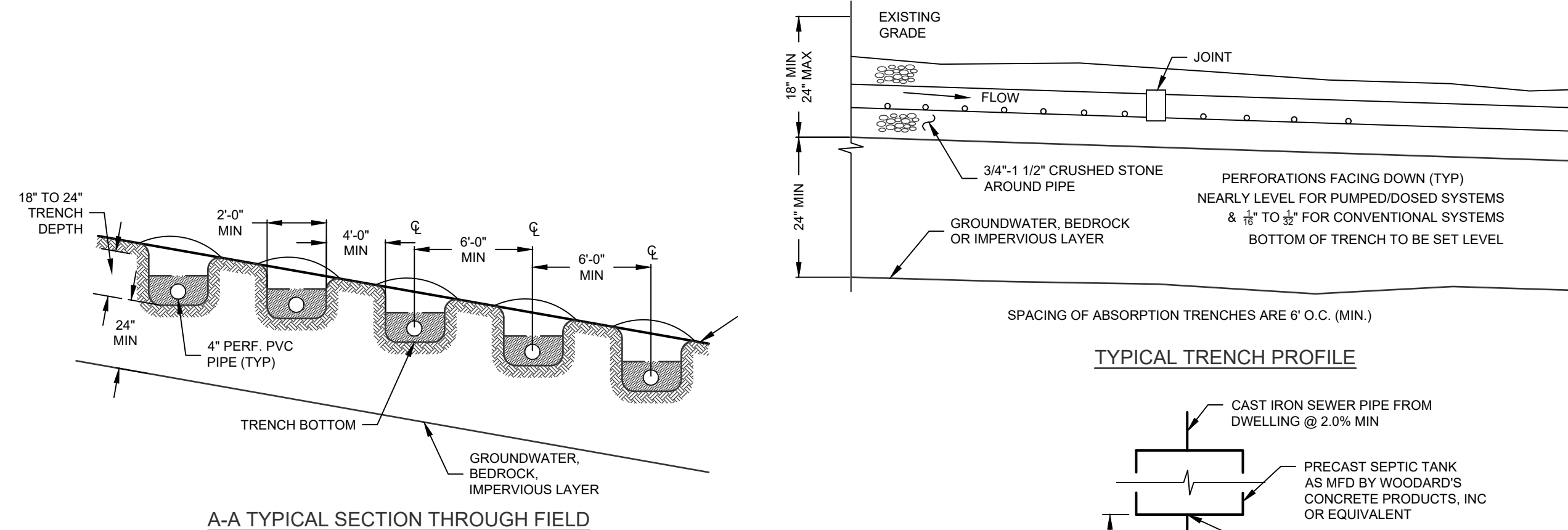


LOT #	PERC HOLE #	PERC HOLE DEPTH	PERC HOLE DIA	TIME	PERCOLATION TEST RUNS STOPWATCH USED FOR ALL TESTS (TIME FOR 1" DROP IN WATER LEVEL)				STABILIZED RATE
2	9/21/21 PT-1	24"	8"	FINISH					7 MIN
				START	STOPWATCH USED FOR TIMED INTERVALS				
				TIME	00:03:33	00:06:13	00:06:25		
2	9/21/21 PT-2	24"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



- NOTES:
1. DROP BOX AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. CATALOG NO. DB-48 OR APPROVED EQUIVALENT
  2. MINIMUM CONCRETE STRENGTH 4,000 PSI AT 28 DAYS
  3. CONCRETE TO BE FIBER REINFORCED PER MANUFACTURER'S SPECIFICATION
  4. SEAL ALL JOINTS AT INLET/OUTLET PIPES ASPHALTIC MATERIAL OR EQUIVALENT
  5. PROVIDE SPEED LEVELERS AT ALL DISTRIBUTION BOX OUTLETS
  6. UNUSED OUTLETS TO REMAIN PLUGGED
  7. DISTRIBUTION BOXES SHOULD BE INSPECTED PERIODICALLY TO ASSURE THAT THEY ARE LEVEL AND OPERATING PROPERLY.

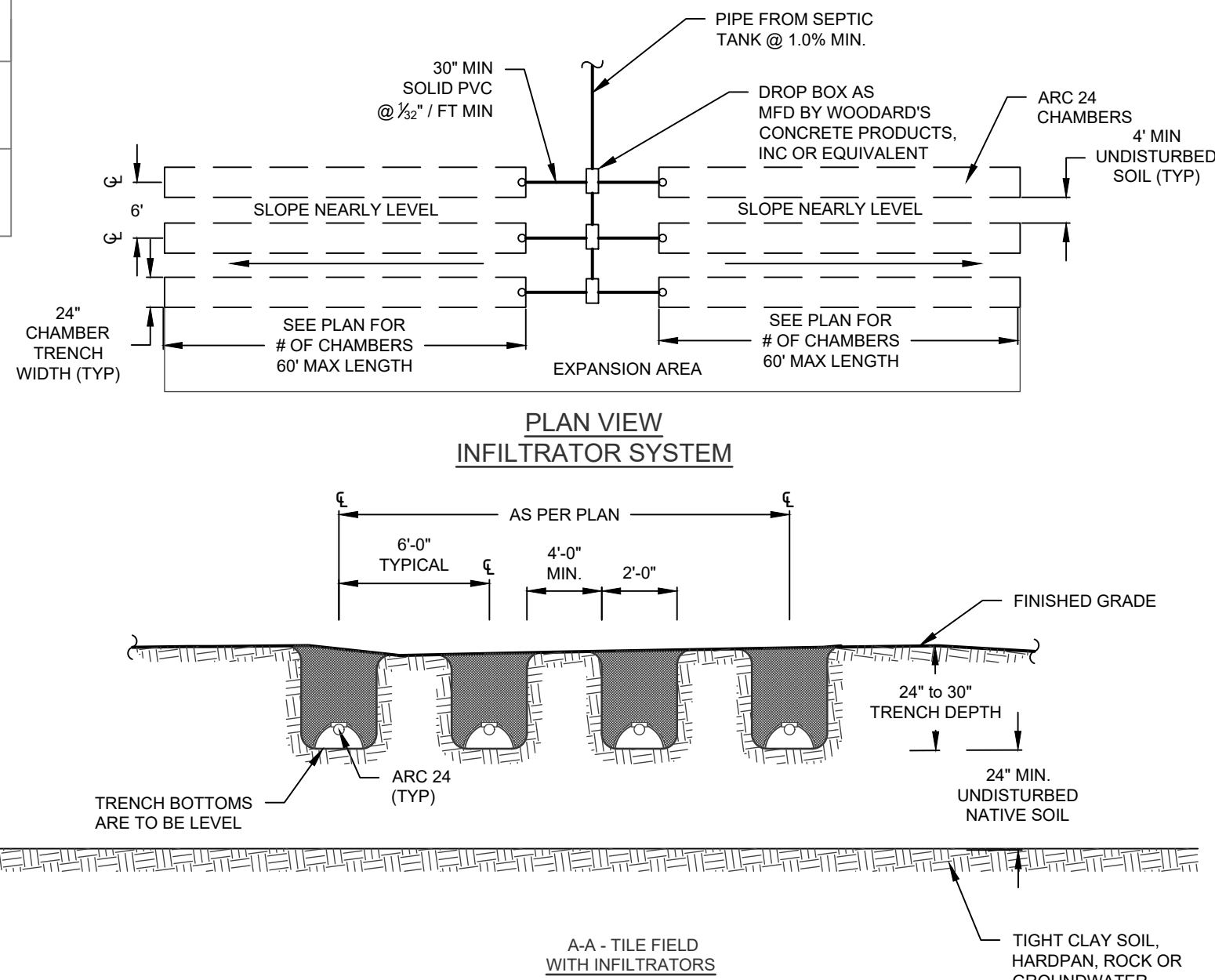
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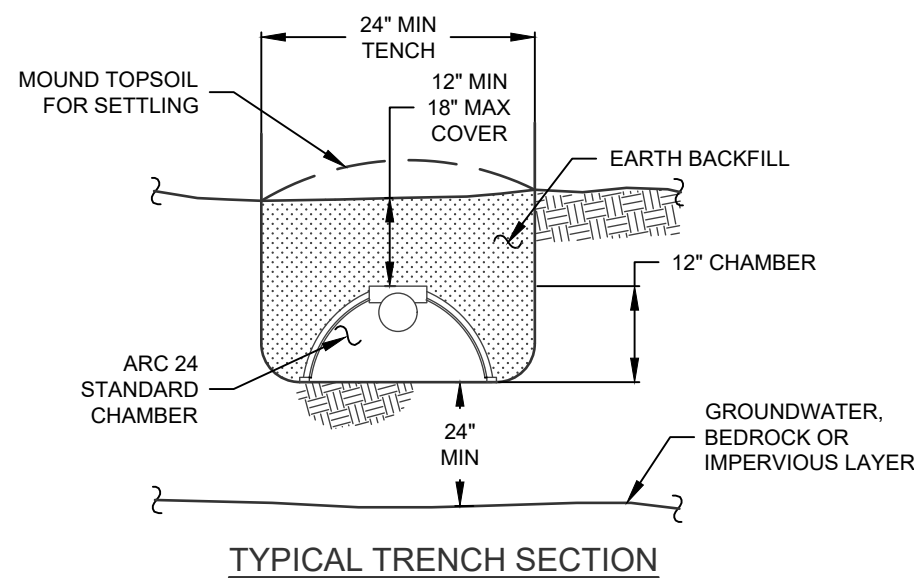
## SCALE: N.T.S.

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

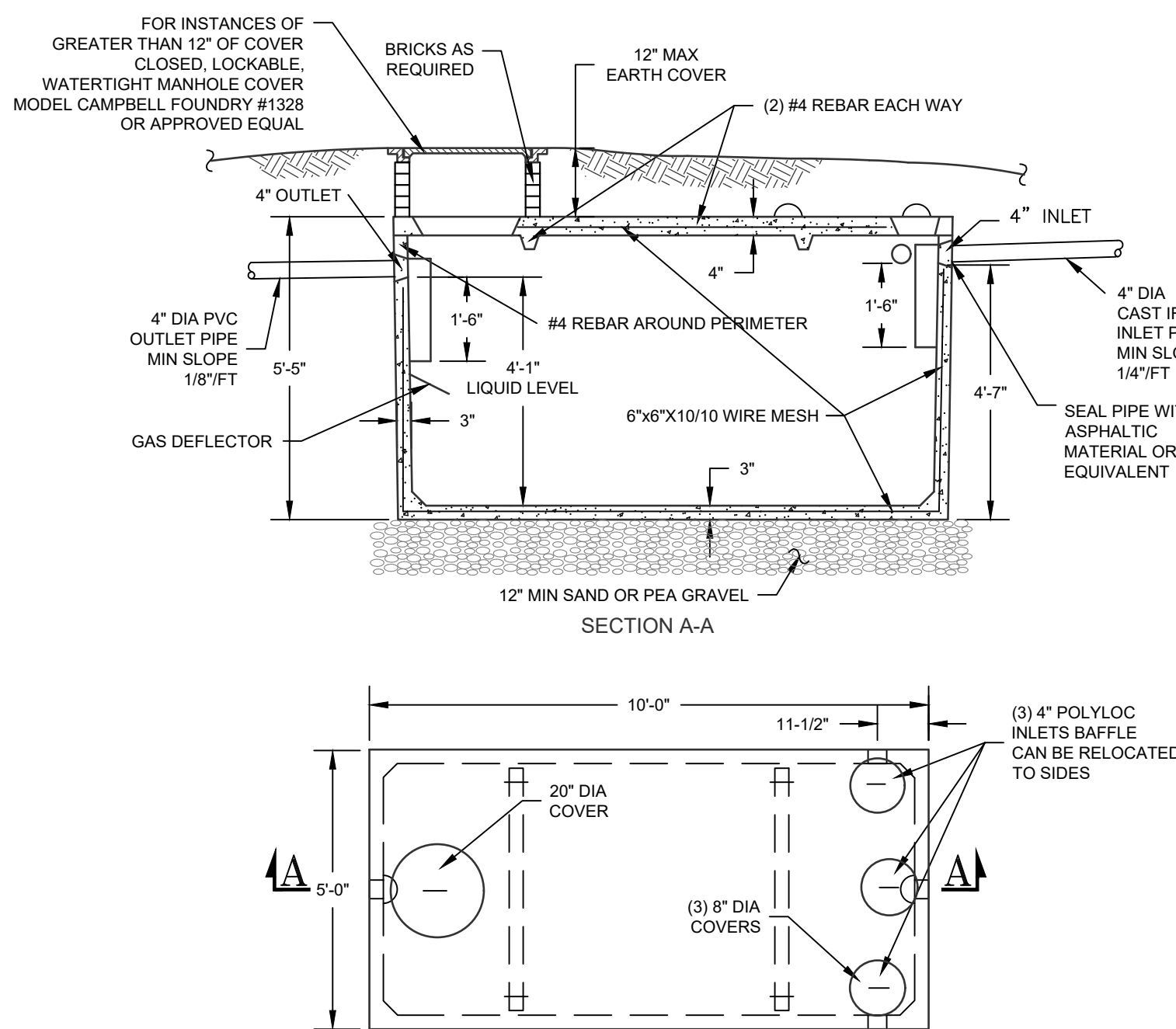
TEST HOLE #	DATE	DEPTH	DESCRIPTION
TP-1	10/20/21	0" - 8" 8" - 96"	TOPSOIL BROWN GRAVELLY LOAM NO MOTTLING, NO BEDROCK , NO WATER
TP-2	10/20/21	0" - 8" 8" - 96"	TOPSOIL BROWN GRAVELLY LOAM NO MOTTLING, NO BEDROCK , NO WATER
TP-3	10/20/21	0" - 8" 8" - 96"	TOPSOIL BROWN GRAVELLY CLAY LOAM WITH COBBLES NO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



- NOTES:**
1. SEPTIC TANK TO BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM THE BUILDING.
  2. THE TRENCH GRADING, 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. THERE SHALL BE MAINTAINED BETWEEN THE SEPTIC TANK, AND ALL PIPES AND COVERS, NO TRENCHES TO BE INSTALLED IN WET SOIL.
  5. RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING CHAMBERS IN ABSORPTION TRENCH.
  6. THERE SHALL BE NO DISCHARGE OF ANY TYPE OF DETRIMENTAL OR DROPPABLE SOLIDS INTO THE ABSORPTION CHAMBERS.
  7. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN THE PUBLICATION "NEW YORK STATE DEPARTMENT OF HEALTH - RESIDENTIAL ONSITE WASTEWATER TREATMENT SYSTEMS - DESIGN HANDBOOK, 2012 AND CDDO DESIGN POLICY & STANDARDS - APPENDIX 75-A - ABSORPTION CHAMBERS".
  8. PROVIDE A MINIMUM OF 3" OF SOLID PIPE TOP TO START OF LEACHING CHAMBERS AND BE BACKFILLED WITH NATIVE MATERIAL.
  9. THERE SHALL BE A MAINTAINED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE BUILDING, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
  10. NEARBY 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 CARE MUST BE TAKEN DURING THE ACTUAL CONSTRUCTION SO AS TO AVOID ANY UNDESIRABLE CONSTRUCTION THAT COULD RESULT IN A CHANGE OF ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.
  11. THIS SYSTEM HAS NOT BEEN DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, JACUZZI STYLE 24" TUBS OVER 100 GALLONS, OR WATER CLOSET KENERS AND SHALL NOT BE INSTALLED WITHOUT ADDITIONAL REVIEW AND APPROVAL OF THE ORANGE COUNTY DEPARTMENT OF HEALTH.



## SCALE: N.T.S.



- NOTES:
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 DOING CHAMBER, TO THE BUILDING, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT
  6. SEPTIC TANKS SHOULD BE INSPECTED PERIODICALLY AND PUMPED EVERY 2 - 3 YEARS.

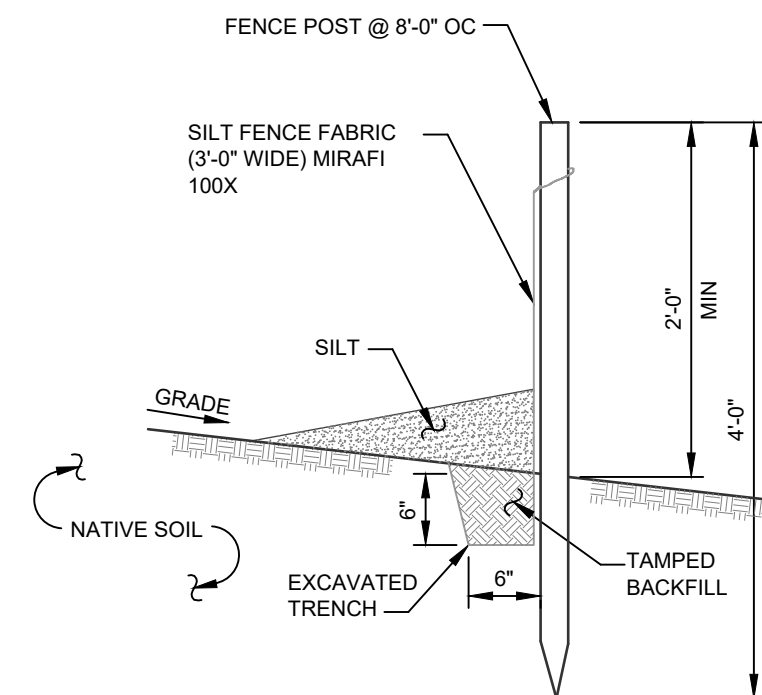
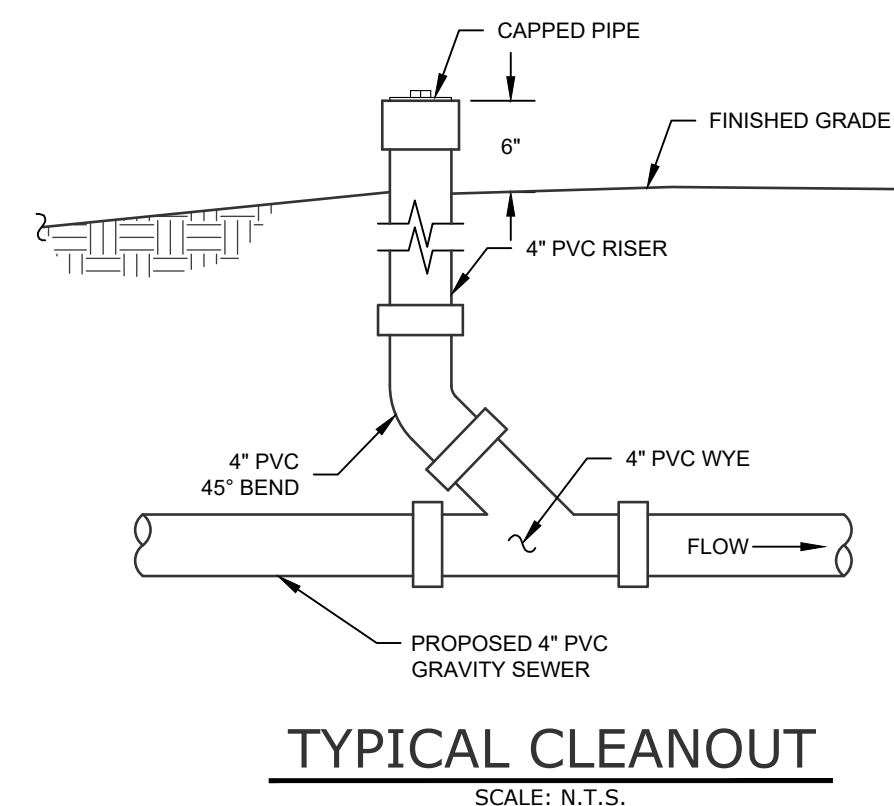
SCALE: N.T.S.  
(FOR 4-BEDROOM HOUSE)

[illegible]

DRAWING STATUS		ISSUE DATE: 03/21/23	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		SHEET NUMBER	
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<input type="checkbox"/> NYSDOT APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OTHER	N/A	OF	N/A
<input type="checkbox"/> FOR BID	N/A	OF	N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF	N/A

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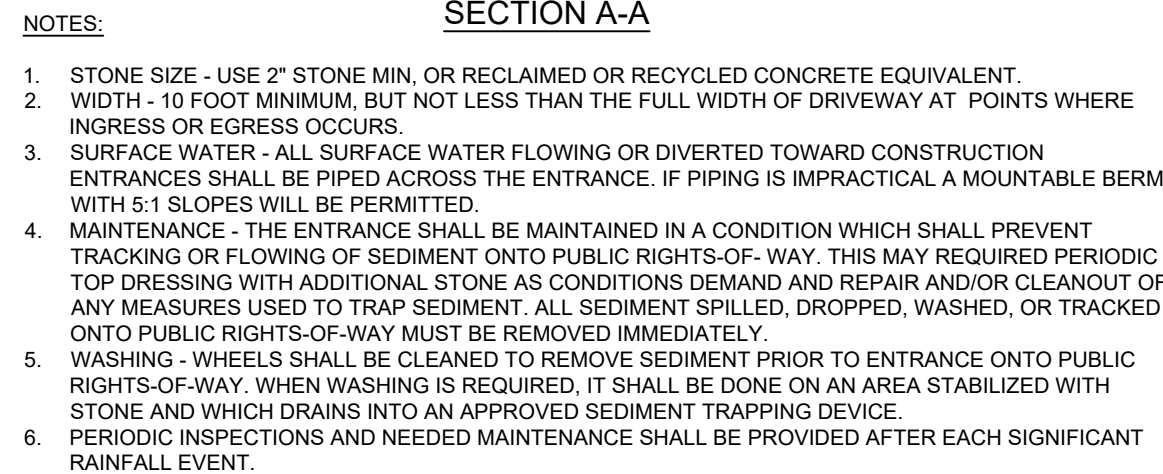
- NOTES:
1. SILT FENCE TO BE MAINTAINED IN PLACE DURING CONSTRUCTION AND SOIL STABILIZATION PERIOD.

SCALE: N.T.S.

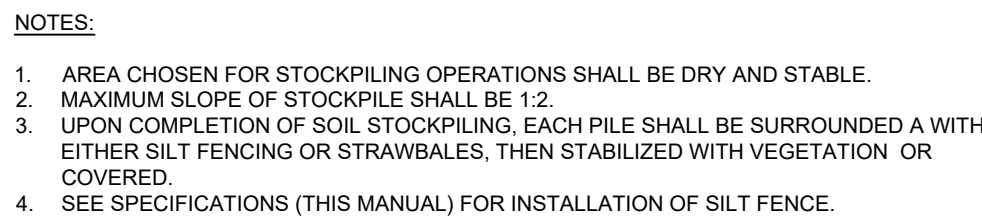
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<h2>DETAILS</h2>			
<p><b>SUMMERVILLE HOLDINGS LLC</b> <b>3966 SUMMERVILLE WAY</b> <b>TOWN OF CHESTER</b> <b>ORANGE COUNTY, NEW YORK</b></p>			
<p><b>JOB #:</b></p> <p><b>DATE:</b></p> <p><b>REVISION:</b></p>	<p><b>1744.01</b></p> <p><b>08/02/2021</b></p> <p><b>3 - 03/21/23</b></p>	<p><b>DRAWN BY:</b></p> <p><b>SCALE:</b></p> <p><b>TAX LOT:</b></p>	<p><b>KW</b></p> <p><b>AS NOTED</b></p> <p><b>6-1-36.11, 36.12 &amp; 37.1</b></p>
<p><b>C-301</b></p>			





SCALE: N.T.S.



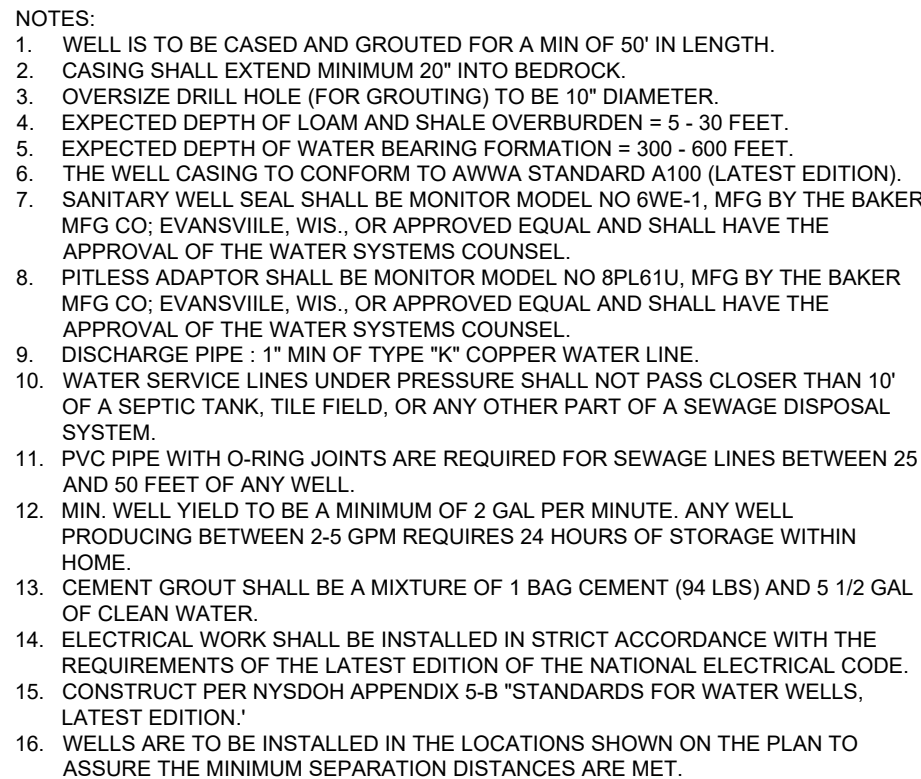
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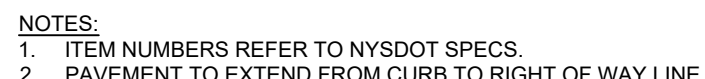
CONSTRUCTION SPECIFICATIONS:

1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER CONSTRUCTION OF THE PROJECT.
2. THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPED NORMAL FLOW.
3. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.
4. THE FILL SHALL BE COMPACTED AS NEEDED IN CONSTRUCTION TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETED WATERWAY.
5. ALL FILL SHALL BE COVERED WITH MULCH OR SLICED JUTE OR EXCLOSIR MATTING UNTIL THE VEGETATION IS ESTABLISHED.

SCALE: N.T.S



## SCALE: N.T.S.

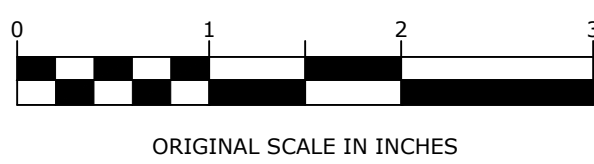


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<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	7	OF	7
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<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF	N/A
<input type="checkbox"/> NYSDOT APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OTHER	N/A	OF	N/A
<input type="checkbox"/> FOR BID	N/A	OF	N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF	N/A
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## DETAILS

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

JOB #:	1744.01	DRAWN BY:	KW	<b>C-302</b>
DATE:	08/02/2021	SCALE:	AS NOTED	
REVISION:	3 - 03/21/23	TAX LOT:	6-1-36.11, 36.12 & 37.1	