

Town Of Colchester

GENERAL SUBDIVISION REQUIREMENTS: Lots, Sewage Disposal and Soil

SOME BASIC REQUIREMENTS FOR LOTS

Each lot must have a potential building site and an approved access site for travel and utilities. If a driveway does not exist and you will be entering onto a public highway, you must apply for the appropriate permit. In our area, the grade of the lot may be a determining factor in having a building site. Sewage disposal requirements are listed below. The minimum size for a lot is determined by the distances required between water source, sewage disposal, buildings and rights-of-way.

DESIGNATION OF SEWAGE DISPOSAL FACILITIES

One critical piece of information of ALL APPLICANTS for subdivision approval is the designation of sewage disposal facilities. This information MUST be submitted before any subdivision plat may be approved.

The Planning Board must be satisfied that each and every lot in a subdivision is “buildable,” that is, capable of providing an adequate septic system. The Planning Board acknowledges that with enough money, a septic system could be placed on almost any piece of land. However, prospective buyers of lots should be notified of the potential of extra costs for construction of certain types of systems. Therefore, the Town of Colchester has adopted the requirement that all lots in a subdivision must provide designation of sewage disposal facilities.

ALL PLATS (surveys) are required to have the designation of sewage disposal facilities for each lot proposed in the subdivision included on such plat.

SOIL PROFILE ANALYSIS AND PERCOLATION TESTS

The most common method of providing designation of sewage disposal facilities is through a percolation test. This method involves analyzing the soil in order to determine the ability of the soil to accept sewage and the depth of any restrictive layers which may have an effect on septic system design. If the proposed property is located in the NYC Watershed, permits and approvals will be required from the DEP.

The Planning Board requires that the location of percolation tests be shown on the Final Plat. In addition, the type of system which can be constructed on each lot based on the results from percolation tests is required to be noted on the plat.