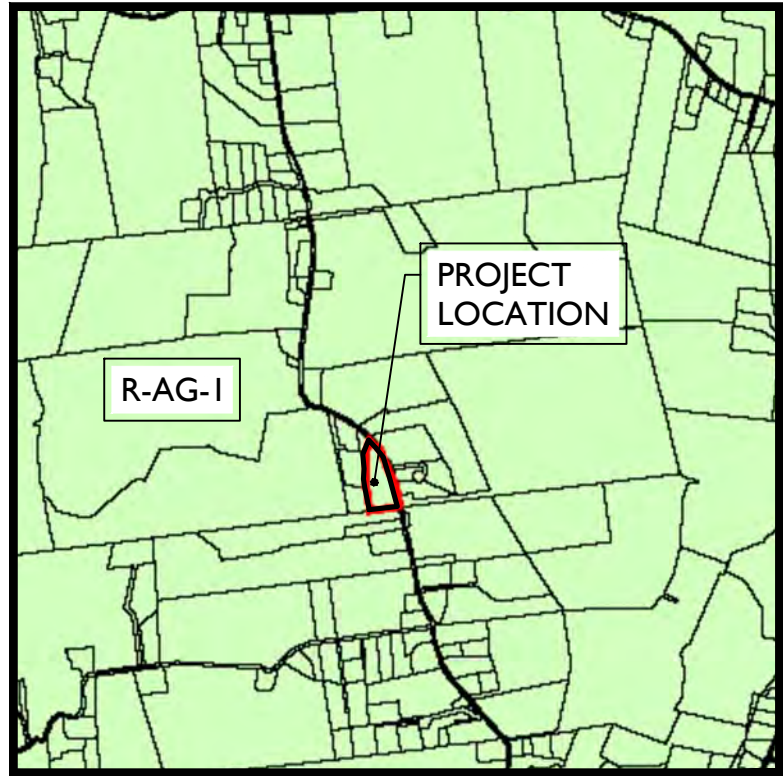
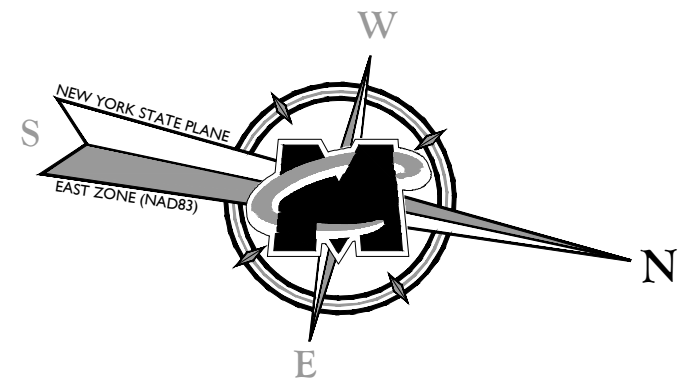




TOWN OF MARLBOROUGH ZONING MAP
SCALE: 1" = 2,000'
SOURCE: ZONING MAP



BULK TABLE

ZONING DISTRICT: R-AG-1 (RURAL AGRICULTURAL DISTRICT)

PERMITTED PRINCIPAL USE: ONE FAMILY OR TWO FAMILY DWELLINGS

PERMITTED ACCESSORY USE: GARAGES

MINIMUM	REQUIRED	EXISTING CONDITIONS	PROPOSED LOT 1 (EXISTING 2 FAMILY DWELLING)	PROPOSED LOT 2 (PROPOSED SINGLE FAMILY DWELLING)	REMARKS
LOT AREA	PROPOSED LOT 1: 2 ACRES PROPOSED LOT 2: 1 ACRE	3.74 ACRES	2.22 ACRES / 96,603 S.F.	1.52 ACRES / 66,291 S.F.	OK
FRONT YARD	50'	22.1'	21.1'	115.6'	LOT 1: PRE-EXISTING NONCONFORMING LOT 2: OK
REAR YARD	75'	165.1'	165.1'	134.8'	OK
SIDE YARD					
ONE	35'	>35'	148.6'	50'	OK
BOTH	80'	>80'	354.8' (148.6' + 206.2')	180.4' (130.4' + 50')	OK
LOT WIDTH	150'	714'	475'	238'	OK
LOT DEPTH	200'	252'	234'	288'	OK
MAXIMUM					
BUILDING COVERAGE	20%	<20%	<20%	<20%	OK
BUILDING HEIGHT	35' / 2 1/2 STORIES	< 35' / 2 1/2 STORIES	< 35' / 2 1/2 STORIES	< 35' / 2 1/2 STORIES	OK
ACCESSORY STRUCTURES					
MINIMUM	REQUIRED	EXISTING CONDITIONS	PROPOSED LOT 1 (EXISTING 2 FAMILY DWELLING)	PROPOSED LOT 2 (PROPOSED SINGLE FAMILY DWELLING)	REMARKS
ACCESSORY BUILDING SQUARE FEET	160 S.F.	1,048 S.F.	1,048 S.F.	N/A	OK
FRONT YARD	NO ACCESSORY STRUCTURE SHALL BE LOCATED CLOSER TO THE STREET WALL OF THE PRINCIPAL STRUCTURE	ACCESSORY STRUCTURE: 32.1' PRINCIPAL STRUCTURE: 22.1'	ACCESSORY STRUCTURE: 32.1' PRINCIPAL STRUCTURE: 22.1'	N/A	OK
REAR YARD	10'	>10'	>10'	N/A	OK
SIDE YARD	10'	>10'	>10'	N/A	OK
MAXIMUM					
BUILDING HEIGHT	10'	≤10'	UNCHANGED	N/A	OK

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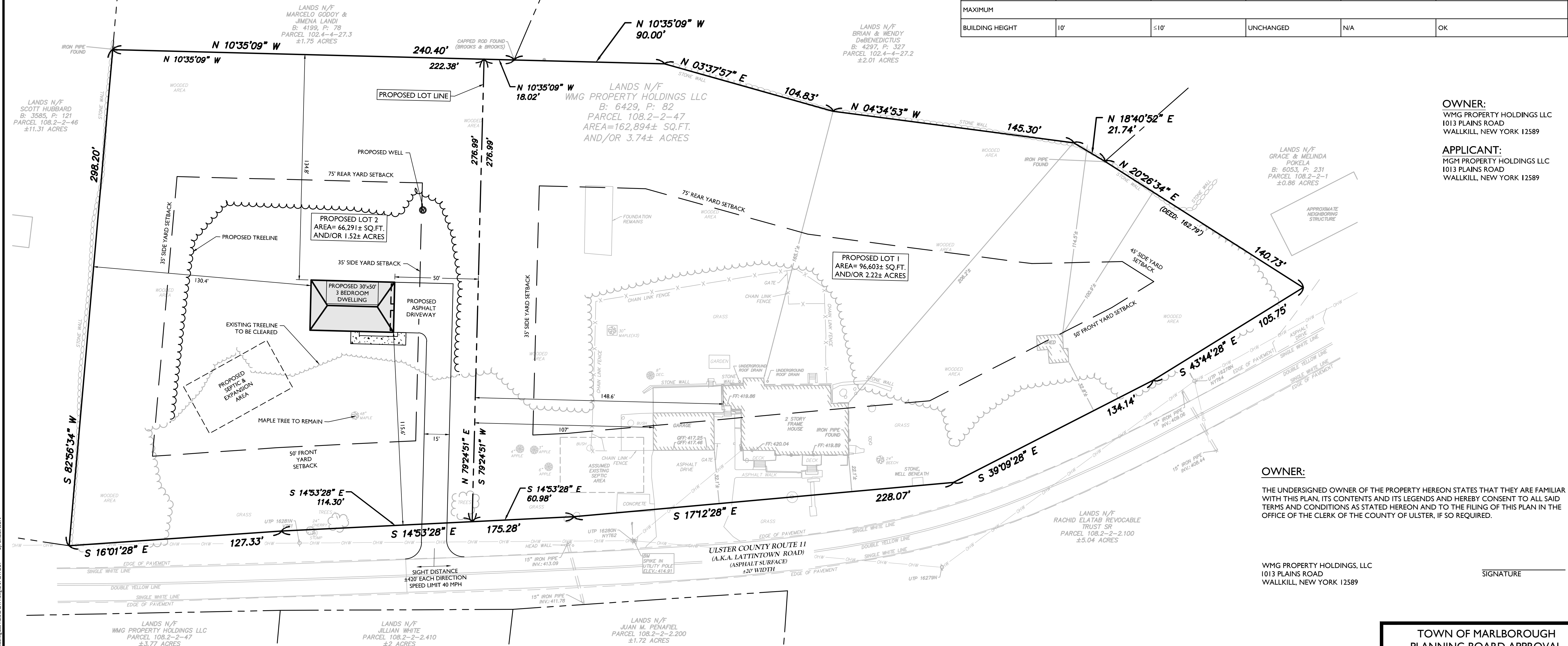
811

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ALL STATES REQUIRE NOTIFICATION OF EXCAVATIONS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

Know what's below. Call before you dig.

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM



OWNER:
WMG PROPERTY HOLDINGS LLC
1013 PLAINS ROAD
WALLKILL, NEW YORK 12589

APPLICANT:
MGM PROPERTY HOLDINGS LLC
1013 PLAINS ROAD
WALLKILL, NEW YORK 12589

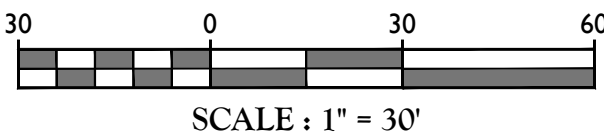
OWNER:
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ULSTER, IF SO REQUIRED.

WMG PROPERTY HOLDINGS, LLC
1013 PLAINS ROAD
WALLKILL, NEW YORK 12589

SIGNATURE

MAP REFERENCE:

- MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY" FOR " LANDS NOW OR FORMERLY OF WMG PROPERTY HOLDINGS LLC, 565 LATTINTOWN ROAD, TOWN OF MARLBOROUGH ULSTER COUNTY NEW YORK" PREPARED BY MASER CONSULTING, DATED JANUARY 18, 2021
- I HEREBY CERTIFY TO THE PARTIES OF INTEREST THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY COMPLETED IN THE FIELD ON 01/7/2021



TOWN OF MARLBOROUGH
PLANNING BOARD APPROVAL

PRELIMINARY

SUBDIVISION
FOR
565 LATTINTOWN ROAD
TAX LOT: 108.2
BLOCK: 2
LOT: 47
TOWN OF MARLBOROUGH
ULSTER COUNTY
NEW YORK STATE

NEW WINDSOR OFFICE

555 Hudson Valley Avenue

Suite 101

New Windsor, NY 12553

Phone: 845.564.4495

Fax: 845.567.1025

SCALE:

AS SHOWN

DATE:

2/18/2021

DRAWN BY:

SMH

CHECKED BY:

CDR

PROJECT NUMBER:

20006398A

DRAWING NAME:

C-LAYT

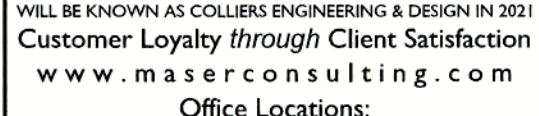
SHEET TITLE:

SUBDIVISION PLAT

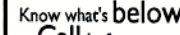
SHEET NUMBER:

01 of 03

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



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TOWN OF MARLBOROUGH
ULSTER COUNTY
NEW YORK STATE



SHEET TITLE:

SHEET NUMBER:
02 of 03

[illegible]

LOT #	STABILIZED PERC RATE (MIN/INCH)	DESIGN PERC RATE (MIN/INCH)	DEEP TEST INFORMATION	TRENCH LENGTH REQUIRED (FEET)	DESIGN TRENCH LENGTH (FEET)	SYSTEM TYPE & TRENCH DEPTH
2	TEST P-1 (24" DEPTH) 10:15	11-15	TEST D-3: 0-6" TOPSOIL 6-24" LT. BROWN SANDY GRAVEL 24-36" BROWN SANDY GRAVEL W/ COBBLES 36-72" BROWN SANDY GRAVEL W/ LG. COBBLES & CLAY 72" ROCK/SHAEL ENCOUNTERED, END OF TEST	3 BEDROOMS @ 110 GPD = 330 GPD DESIGN RATE = 11-.15 MIN/IN APP. RATE = 0.80 GPD/SF REQ. AREA = 330/0.8 = 412.5 SF REQ. LENGTH = 412.5/2 = <u>207 FEET</u>	4 @ 55 EA. = 220 LF	CONVENTIONAL STEPPED SYSTEM W/ 24" TRENCH DEPTH

1. STABILIZED PERCOLATION RATES TAKEN FROM DATA GATHERED BY MASER CONSULTING ON DECEMBER 29 & 30, 2020.
2. DEEP TEST INFORMATION REFERENCED FROM TESTS PERFORMED BY MASER CONSULTING ON DECEMBER 29, 2020. JOINT TESTING WITH HEALTH DEPARTMENT FORTHCOMING.
3. REQUIRED LENGTH OF ABSORPTION TRENCH REFERENCED FROM THE "INDIVIDUAL RESIDENTIAL WASTEWATER TREATMENT SYSTEMS DESIGN HANDBOOK", TABLE 5, "DESIGN LENGTH BY INCHES OF NEW YORK STATE SOIL TYPE".
4. ALL PROPOSED WELLS ON SITE MUST BE TESTED FOR YIELD. ANY WELLS WHICH YIELD LESS THAN 5 GALLONS PER MINUTE (GPM) AFTER DRAWWACK STABILIZATION SHALL BE CONSIDERED NON-PRODUCING. THE VOLUME OF WATER REQUIRED TO FILL THE ADDITIONAL STORAGE SHALL BE TAKEN AS THE VOLUME IN GALLONS BETWEEN THE PUMPING LEVEL AND THE STATIC LEVEL OF THE WELL. SHOULD THIS VOLUME NOT MEET THE REQUIREMENTS OF THE HEALTH DEPARTMENT, A TANK WILL BE REQUIRED INSIDE THE HOUSE TO OBTAIN THE ADDITIONAL STORAGE.

1. NO LOTS SHALL BE SUBDIVIDED WITHOUT ULSTER COUNTY HEALTH DEPARTMENT APPROVAL.
2. NO MORE THAN A SINGLE FAMILY DWELLING PER NEW LOT.
3. NO SEPTIC CELL OR FLOWING DRAINS TO BE DISCHARGED INTO SEWAGE DISPOSAL SYSTEM.
4. ALL TREES MUST BE CUT FROM THE SEPTIC FIELD AREAS.
5. NO BASEMENT FIXTURES ARE PERMITTED WITHOUT SPECIAL SEWAGE DESIGN.
6. NO DRIVEWAYS OR PARKING AREAS TO BE CONSTRUCTED OVER ANY PORTION OF THE SANITARY DISPOSAL SYSTEM.
7. NO COMPONENT PART OF ANY SEWAGE DISPOSAL SYSTEM SHALL BE LOCATED OR MAINTAINED WITH IN 100 FEET OF ANY SPRING, RESERVOIR, BROOK, MARSH OR ANY OTHER BODY OF WATER.
8. LOW FLOW PLUMBING FIXTURES MUST BE USED IN THE HOME.
9. THE FIRST LENGTH OF SOLID PIPE EXITING THE D-BOX MUST BE LAID AT THE SAME SLOPE FOR ALL OUTLETS FOR 30' MIN.
10. NO 90 DEGREE BENDS SHALL BE USED FOR THE EFFLUENT LINE LEADING TO THE SEPTIC TANK.
11. ALL SEPTIC FIELD LATERALS MUST BE CLOPED BETWEEN 0.2-0.5% AND THE ENDS OF THE LATERALS MUST BE CAPPED.
12. THE BOTTOM OF THE TRENCH SHOULD BE DUG LEVEL IN THE LONGITUDINAL AND TRANSVERSE DIRECTIONS AND SHOULD BE RAKED PRIOR TO PLACEMENT OF THE D-BOX.
13. THE DESIGN ENGINEER MUST BE CONTACTED FOR A SEPTIC INSPECTION PRIOR TO BACKFILL OF THE FIELD, D-BOX, TANK, AND ASSOCIATED PIPING.

1. PER THE TOWN OF MARLBOROUGH CODE SECTION 155-41.1, DISTURBANCE OF SLOPES BETWEEN 15-25% IS SUBJECT TO REVIEW & APPROVAL OF INDIVIDUAL GRADING PLANS BY THE TOWN ENGINEER. DISTURBANCE OF SLOPES GREATER THAN 25% IS NOT PERMITTED OTHER THAN THE LISTED EXCEPTIONS PROVIDED IN THE CODE SECTION.
2. THE SITE HAS BEEN IDENTIFIED ON THE TOWN OF MARLBOROUGH RIDGELINE PROTECTION MAP DATED JULY 2005 AS AN AREA THAT CONTAINS SLOPES 15-25% ALONG THE WESTERN EDGE OF THE SITE. THE DISTURBANCE LIMITS HAVE BEEN INDICATED HEREIN.

1. TOTAL ANTICIPATED EARTHWORK VOLUME = ±465 CY
2. ESTIMATED EXCAVATION VOLUME = ±375 CY
3. ESTIMATED FILL VOLUME = ±90 CY
4. ESTIMATED NET VOLUME = ±285 CY CUT
5. APPLICANT MAY UTILIZE EXCESS CUT MATERIAL ON SITE TO LEVEL LAWN AREAS AS REQUIRED WHILE MAINTAINING INTENT OF DRAINAGE PATTERN AND AVOIDING SEPTIC AREAS.

EXISTING		LEGEND		PROPOSED	
	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)				
	RIGHT OF WAY LINE				
	PROPERTY LINE				
	EDGE OF PAVEMENT				
	CURB				
	DEPRESSED CURB				
	SIDEWALK				
	FENCES				
	TRELLINE				
	ROADWAY SIGNS				
	WETLAND LINE				
	MUNICIPAL BOUNDARY LINE				
	B' INLET				
	E' INLET				
	STORM MANHOLE				
	SANITARY MANHOLE				
	FLARED END SECTION				
	HEADWALL				
	HYDRANT				
	POLE MOUNTED LIGHT				
	CONTOURS				
	SPOT ELEVATION				
	DIRECTION OF OVERLAND FLOW				
	TOP OF CURB ELEVATION				
	BOTTOM OF CURB ELEVATION				
	TOP OF DEPRESSED CURB ELEVATION				

