

AGRICULTURAL NOTES

THIS SUBDIVISION IS LOCATED IN AN AGRICULTURALLY ZONED DISTRICT. IT DOES HAVE ACTIVE FARMING OPERATIONS IN THE VICINITY. BE ADVISED OF THE FOLLOWING:

- THAT FARMING DOES NOT OCCUR ONLY BETWEEN 8:00 AM AND 5:00 PM AND IS DEPENDANT ON MOTHER NATURE; RESIDENTS SHOULD BE AWARE OF NOISE FROM AGRICULTURAL MACHINERY BEING OPERATED IN NEARBY FIELDS IN EARLY MORNING AND EVENING HOURS AND NOISE FROM CROP DRYING FIELDS WHICH ARE ON 24 HOURS A DAY DURING THE HARVESTING SEASON.
- THAT THE ROADS LEADING TO AND FROM THE SUBDIVISION ARE FREQUENTLY TRAVELLED BY FARMERS AND THEIR SLOW MOVING FARM VEHICLES AND EQUIPMENT.
- THAT FARM NEIGHBORS VERY OFTEN SPRAY THEIR CROPS WITH PESTICIDES IN ACCORDANCE WITH ACCEPTED PRACTICES REGULATED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC NOTIFICATION LAW NO. 325, OCTOBER 1988).
- THAT EXISTING AGRICULTURAL OPERATIONS MAY CREATE BOTH UNAVOIDABLE ODORS AND UNSIGHTLINESS COMMONLY ASSOCIATED WITH FARMING OPERATIONS IN THE AREA.
- THAT THERE ARE DANGERS IN LETTING CHILDREN AND PETS ROAM INTO ANY ADJACENT AGRICULTURAL FIELD, WHICH IS PRIVATE PROPERTY.

DEEP TEST PITS

(FOR LOCATIONS, SEE PLAN VIEW SHEET)

LOT 1

TEST HOLE No. 1
DATE DEC. 13, 2021
DEPTH
0' - 8" TOPSOIL
8" - 30" GRAVELLY CLAY LOAM
30" - 70" DK. BRN. CLAY LOAM
MOTTLING OBSERVED AT N/A
WATER OBSERVED AT N/A
BEDROCK OBSERVED AT N/A

LOT 2

TEST HOLE No. 2
DATE DEC. 13, 2021
DEPTH
0' - 10" TOPSOIL
10" - 30" GRAVELLY CLAY LOAM
30" - 70" DK. BRN. CLAY LOAM
MOTTLING OBSERVED AT 70"
WATER OBSERVED AT N/A
BEDROCK OBSERVED AT N/A

TEST HOLE No. 3
DATE DEC. 13, 2021
DEPTH
0' - 8" TOPSOIL
8" - 30" GRAVELLY CLAY LOAM
30" - 60" DK. BRN. CLAY LOAM
MOTTLING OBSERVED AT 60"
WATER OBSERVED AT N/A
BEDROCK OBSERVED AT N/A

TEST HOLE No. 4
DATE DEC. 13, 2021
DEPTH
0' - 8" TOPSOIL
8" - 30" GRAVELLY CLAY LOAM
30" - 64" DK. BRN. CLAY LOAM
MOTTLING OBSERVED AT N/A
WATER OBSERVED AT N/A
BEDROCK OBSERVED AT N/A

PERK TEST RESULTS

(FOR LOCATIONS, SEE PLAN VIEW SHEET)

PERK TEST No.	DEPTH (IN.)	STABILIZED PERC. RATE (MIN.)	DATE
PT 1	26	25	12/19/21
PT 2	28	22	12/19/21

GENERAL SANITARY SYSTEM NOTES

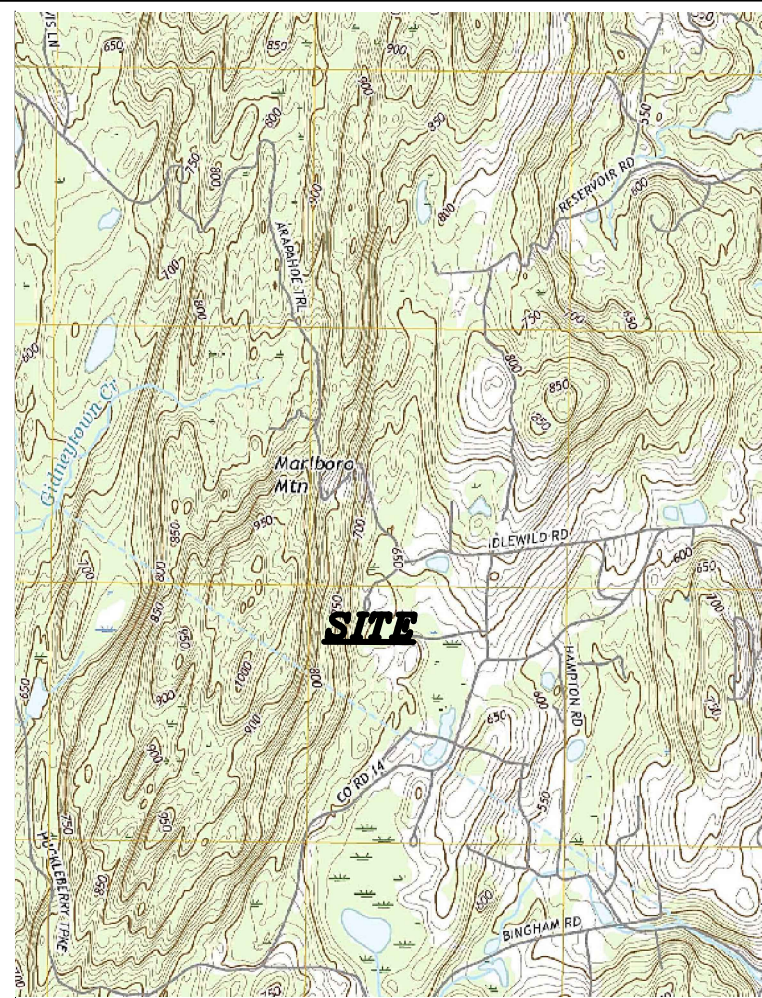
- PROVIDE 4" SCH. 40 PVC PIPE FROM HOUSE TO SEPTIC TANK AT 2% MIN. SLOPE WITH TIGHT JOINTS AND 4" SDR 35 PVC PIPE FROM SEPTIC TANK TO DISTRIBUTION BOX WITH TIGHT JOINTS AT 1% MIN. SLOPE.
- PROVIDE 10' MIN. DISTANCE FROM HOUSE TO SEPTIC TANK.
- PROVIDE 20' MIN. DISTANCE FROM HOUSE TO ABSORPTION FIELDS.
- PROVIDE 100' MIN. DISTANCE FROM ABSORPTION FIELDS TO PROPERTY LINE.
- PROVIDE 100' MIN. DISTANCE TO ANY DRINKING WATER WELL (200' IF WELL IS IN DIRECT DRAINAGE LINE OF SDS).
- GRADE SITE AWAY FROM ABSORPTION AREA.
- NO ROOF, CELLAR, OR FOOTING DRAINS TO BE DISCHARGED INTO SEWAGE DISPOSAL SYSTEM.
- NO DRIVEWAYS, ROADWAYS, OR PARKING AREAS SHALL BE CONSTRUCTED OVER ANY PORTION OF THE SANITARY DISPOSAL SYSTEM.
- LOTS SHALL NOT BE FURTHER SUBDIVIDED WITHOUT ULSTER COUNTY HEALTH DEPARTMENT APPROVAL.
- NO MORE THAN A SINGLE FAMILY DWELLING PER LOT.
- ALL TREES MUST BE CUT FROM THE TILE FIELD AREAS.
- NO BASEMENT FIXTURES ARE PERMITTED WITHOUT SPECIAL SEWAGE DESIGN.
- NO COMPONENT PART OF ANY SEWAGE DISPOSAL SYSTEM SHALL BE LOCATED OR MAINTAINED WITHIN 100 FEET OF ANY SPRING, RESERVOIR, BROOK, MARSH, OR ANY OTHER BODY OF WATER.
- THERE ARE NO EXISTING WELLS OR SANITARY DISPOSAL SYSTEMS WITHIN 100' OF PROPOSED WELLS AND SANITARY DISPOSAL SYSTEMS UNLESS OTHERWISE SHOWN ON PLAN (200' IF WELL IS IN DIRECT DRAINAGE LINE OF SDS).
- ANY ROCK EXCAVATION REQUIRED TO INSTALL ANY PORTION OF SANITARY DISPOSAL SYSTEM DISTRIBUTION DEVICES FROM THE DWELLING TO THE DISTRIBUTION BOXES SHALL BE EXCAVATED TO 0.5' LOWER THAN THE INVERT OF THE PIPE AND BEDDED AND BACKFILLED WITH SAND TO 0.5' AROUND CIRCUMFERENCE OF PIPE.

LOT No.	AREA	TYPE OF SYSTEM	FLOW RATE (GPD/BEDROOM)	REQUIRED ABSORPTION FIELD LENGTH (LF) THREE BEDROOM (LATS REQ.)	NOTES
1	MAIN	SUBSURFACE	110	275 LF REQUIRED, 6 @50' (300 LF TOTAL)	80% OF PIPE VOLUME =
1	RESERVE	SUBSURFACE	110	275 LF REQUIRED, 6 @50' (300 LF TOTAL)	21 CU. FT. (158 GALLONS)

NOTE: HOMES TO USE LOW FLOW FIXTURES

SANITARY SYSTEM DATA

REFERENCE:
RESIDENTIAL ONSITE WASTEWATER TREATMENT SYSTEMS DESIGN HANDBOOK-2012
NEW YORK STATE DEPARTMENT OF HEALTH



VICINITY MAP
SCALE: 1"=2000' (APPROX.)



TAX MAP INSERT
SCALE: 1"=500' (APPROX.)

SURVEY NOTES:

- THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED LIBER-3928 PAGE 270 AS RECORDED IN THE ULSTER COUNTY CLERK'S OFFICE.
- SURVEYED AS PER RECORD DESCRIPTIONS AND EXISTING MONUMENTATION.
- SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW, INCLUDED BUT NOT LIMITED TO A RIGHT-OF-WAY FOR POLE LINE GRANTED TO CENTRAL HUDSON GAS & ELECTRIC AND NEW YORK TELEPHONE COMPANY RECORDED JUNE 18, 1930 IN THE ULSTER COUNTY CLERKS OFFICE ON PAGE 373 OF LIBER OF DEEDS 545.
- THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS ARE NOT CERTIFIED OR SHOWN HEREON.
- ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
- ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.
- REFERENCES - MAP OF MAP OF SURVEY OF LANDS OF BERNARD T. & BEVERLY A. CUNNINGHAM FILED IN THE ULSTER COUNTY CLERKS OFFICE ON OCTOBER 30, 2002 AS MAP NUMBER 12439. "MAP OF SURVEY IN DANIEL GRAHAM'S PATENT AND BRADLEY & JAMISON PATENT" FILED AS MAP NUMBER 3130 WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. "MAP OF LANDS OF BERNARD & BEVERLY CUNNINGHAM" FILED IN THE ULSTER COUNTY CLERKS OFFICE ON DECEMBER 06, 1988 AS MAP NUMBER 7825. "SURVEY MINOR SUBDIVISION OF LANDS OF ERNEST B. GREINER" FILED IN THE ULSTER COUNTY CLERKS OFFICE ON JANUARY 27, 1989 AS MAP NUMBER 7904. "MINOR SUBDIVISION LANDS OF DAVID STAPLES" FILED IN THE ULSTER COUNTY CLERKS OFFICE ON MAY 16, 1986 AS MAP NUMBER 6297. "MAP OF SUBDIVISION OF LANDS OF THE ESTATE OF ERNEST B. GREINER" FILED IN THE ULSTER COUNTY CLERKS OFFICE ON FEBRUARY 05, 2016 AS MAP NUMBER 16-10. MINOR SUBDIVISION PREPARED FOR DAVID STAPLES FILED IN THE ULSTER COUNTY CLERKS OFFICE ON DECEMBER 23, 1980 AS MAP NUMBER 4287. FINAL PLAT SHOWING PROPOSED SUBDIVISION OF LANDS OF ERNEST GREINER FILED IN THE ULSTER COUNTY CLERKS OFFICE ON AUGUST 15, 2008 AS MAP NUMBER 06-1709. "MINOR SUBDIVISION AND LOT LINE CHANGE PREPARED FOR GREINER AND BSD REALTY" FILED IN THE ULSTER COUNTY CLERKS OFFICE ON JUNE 04, 2021 AS MAP NUMBER 21-144.

GENERAL SUBDIVISION NOTES

- TOTAL ACRES: 4.1 - 56.3 ACRES
- CURRENT NUMBER OF LOTS: 1
- PROPOSED NUMBER OF LOTS: 2
- A PORTION OF THE PARCELS INDICATED ON THIS PLAT ARE IN THE RIDGELINE PROTECTIONS AREA AND ARE SUBJECT TO ALL APPLICABLE REGULATIONS OF TOWN OF MARLBOROUGH CODE SECTION 155-411.
- THERE ARE NO PROPOSED IMPROVEMENTS FOR THE REMAINING LANDS PARCEL.

WETLAND NOTES

- PARCEL CONTAINS BOTH NYSDEC AND NATIONAL WETLANDS INVENTORY (ARMY COR) WETLANDS
- NYSDEC WETLANDS NB-17
- NATIONAL WETLANDS INVENTORY PSS1FH AND PFO1H
- WETLANDS WERE FLAGGED ON APRIL 5, 2022 BY MICHAEL NOWICKI, BIOLOGIST, OF ECOLOGICAL SOLUTIONS, LLC
- WETLANDS FLAGS WERE FIELD LOCATED UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR AND VERIFIED AS ACCURATE BY ECOLOGICAL SOLUTIONS, LLC.
- A 100 FOOT ADJACENT AREA WAS PLOTTED FROM FLAGGED LIMITS.

ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR AND ENGINEER WHOSE SIGNATURE APPEARS HEREON. UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S OR LICENSED PROFESSIONAL SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

4/05/2022	WETLANDS DELINEATION AND LOCATION
3/26/2022	COMMENTS FROM ULSTER COUNTY HEALTH DEPARTMENT
	REVISIONS

DRAWING TITLE:
MINOR SUBDIVISION PREPARED FOR:

Corrado

TOWN OF MARLBOROUGH, ULSTER COUNTY, NY

SECTION 108.3 BLOCK 1 LOT 18.121

SCALE: 1" = 50'
DATE: NOVEMBER 27, 2021
SHEET NO: 1 OF

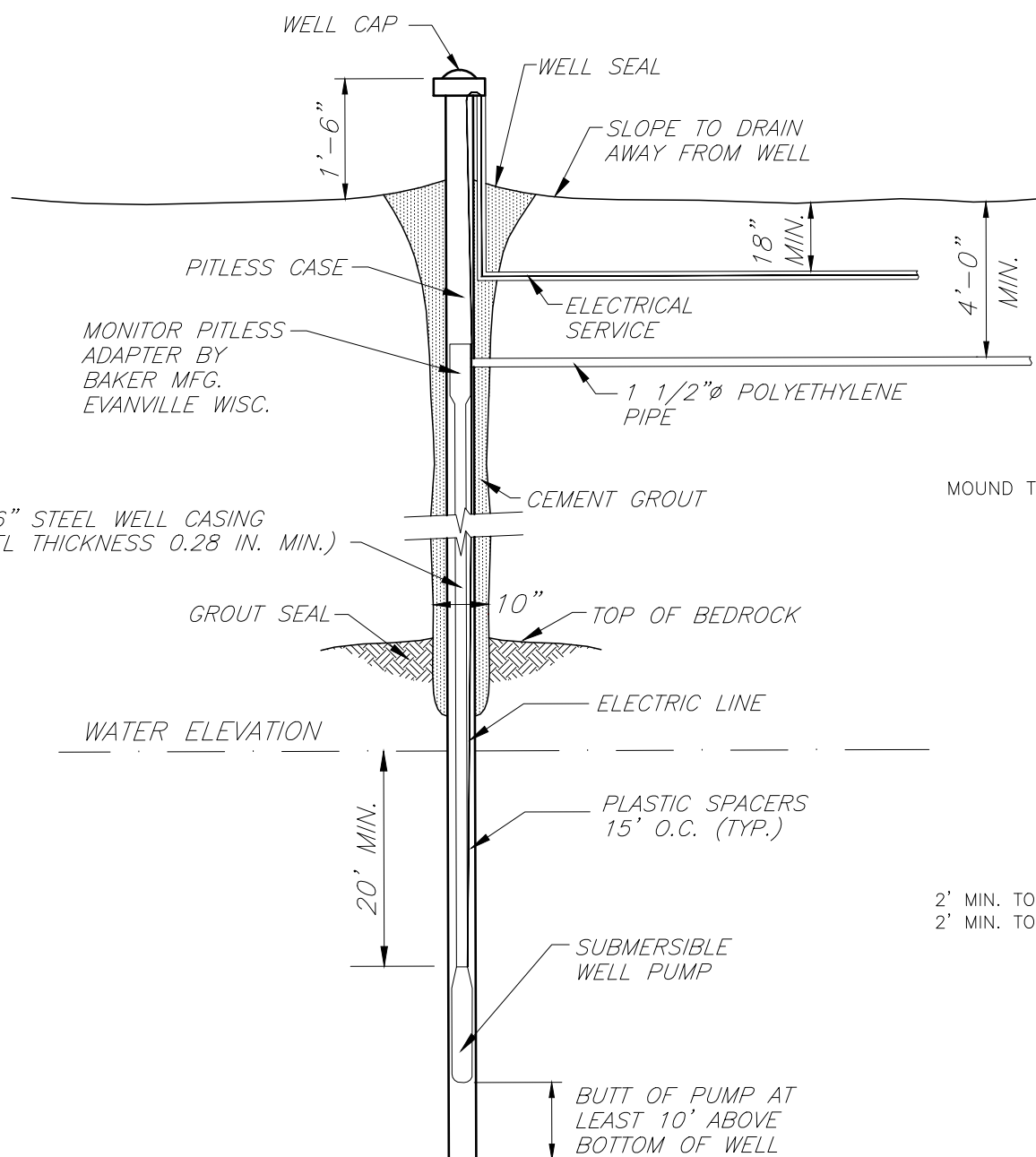
PROJECT CAD REFERENCE:
SCALE 20-21 ULSTER COUNTY/TOWN OF MARLBOROUGH/BURMA ROAD/CORRADO/SHEET 1.DWG

W.E. James
Engineering and Land Surveying, PLLC
8 CHEANDA LANE
WALKILL, NEW YORK 12589
PHONE: (845) 566-0558 FAX: (845) 566-6585
EMAIL: WeJames@optonline.net
www.wejamesassociates.com

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL SURVEY CONDUCTED ON NOVEMBER 13, 2021.

CERTIFIED ONLY TO:
1. Ernest B. Greiner, et al
2. Joseph & Kimberly Corrado

WILLIAM R. JAMES, P.E., P.L.S. **DARRIN J. SCALZO, P.E.**
NEW YORK STATE P.L.S. LICENSE #050506 NEW YORK STATE P.L. LICENSE #089740



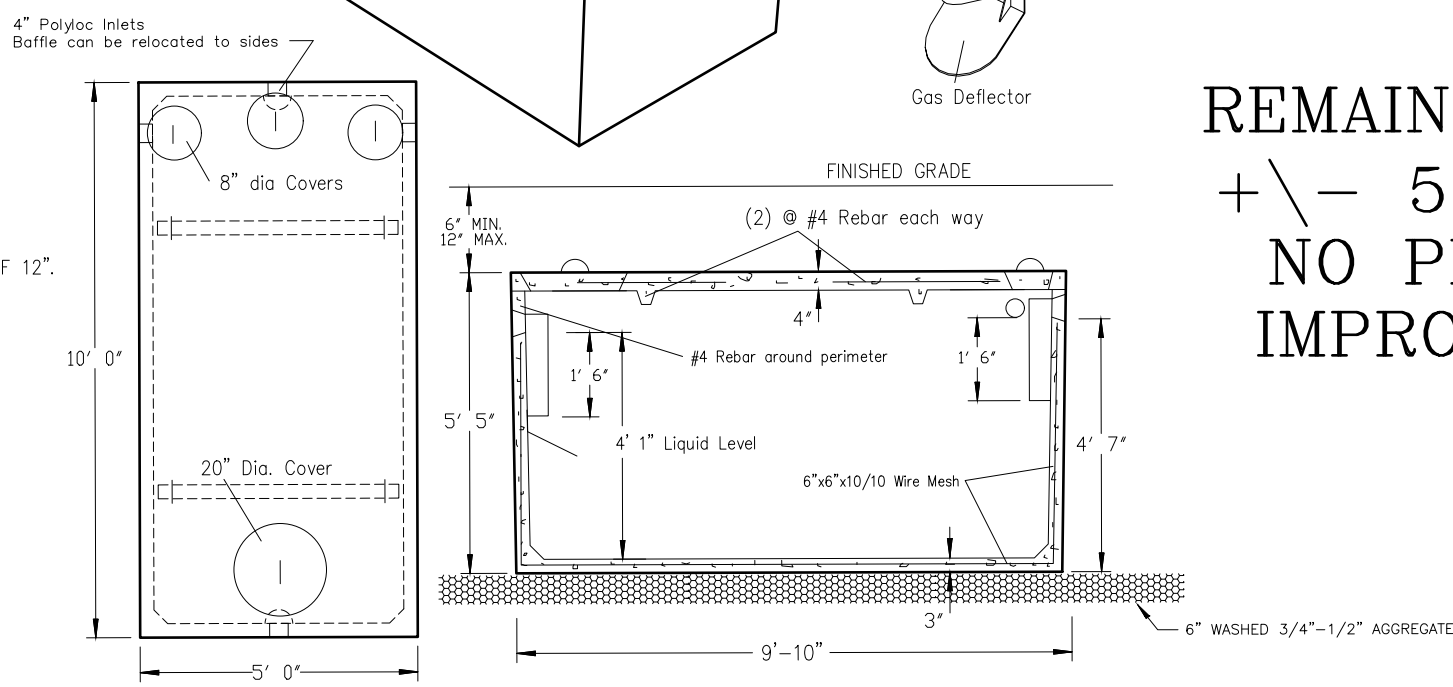
TYPICAL WELL DETAIL
N.T.S.

WELL NOTES:
1. CASING DEPTH SHALL EXTEND AT LEAST 20' BELOW GROUND IN ANY CONDITION
2. WELL TO BE INSTALLED PER TABLE 2 OF APPENDIX 5-B: STANDARDS FOR WATER WELLS (STATUTORY AUTHORITY: PUBLIC HEALTH LAW 206(18))
EFFECTIVE NOVEMBER 2005

SEPTIC TANK NOTES:

- SEPTIC TANK TO BE INSTALLED A MINIMUM OF TEN (10) FEET FROM BUILDING FOUNDATION.
- LOCATION STAKE TO BE SET IN GROUND DIRECTLY ABOVE THE INLET END COVER.
- SEPTIC TANK TO BE COVERED WITH EARTH TO A MINIMUM DEPTH OF 4" AND A MAXIMUM DEPTH OF 12".
- PRECAST CONCRETE TO REACH 4000 PSI STRENGTH @ 28 DAYS.
- TANK CONSTRUCTION JOINTS TO BE SEALED WITH BUTYL RUBBER BASE CEMENT.
- INLET INVERT TO BE 3" HIGHER THAN OUTLET INVERT.
- INLET AND OUTLET JOINTS TO BE SEALED WITH PORTLAND CEMENT GROUT.
- PRECAST CONCRETE SEPTIC TANK TO BE AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. MODEL ST1250.
- SEPTIC TANK TO BE SET LEVEL.

SPECIFICATIONS	PRECAST SEPTIC TANKS
Concrete Minimum Strength: 4,000 psi at 28 days Reinforcement: #5@10ga. Wire Mesh, #4 Rebar Air Entrainment: 5% Construction Joint: Butyl Rubber Sealant Pipe Connection: Polylok Seal (patented) Load Rating: 300 psf Weight = 9,500 lbs	MODEL ST-1250 / 1250 GALLONS Woodard's Concrete Products, Inc. 629 Lybolt Road, Bulville, NY 10915 (845) 361-3471 / Fax 361-1050

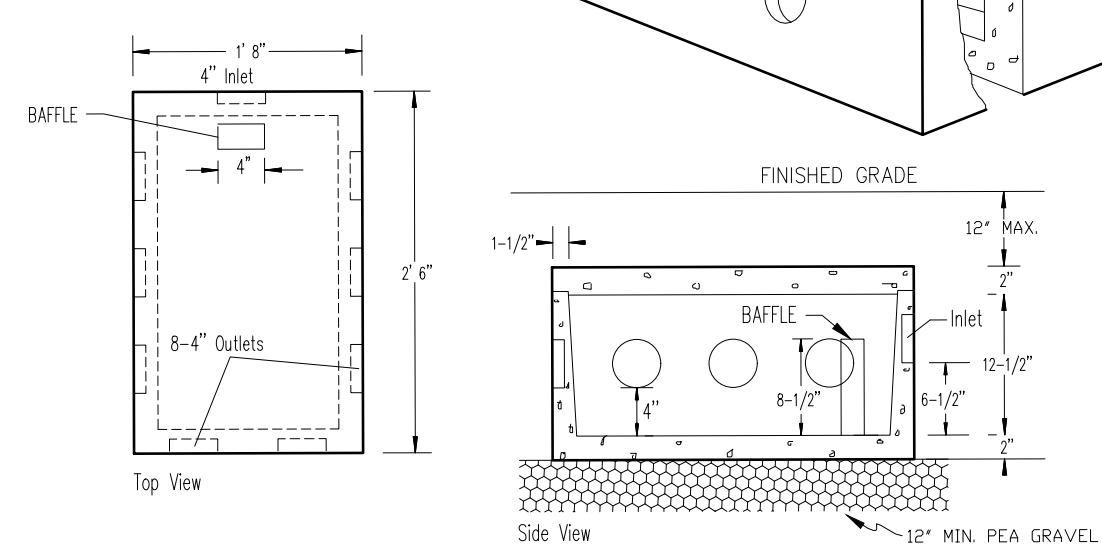


PRECAST SEPTIC TANK
MODEL ST-1250 / 1250 GAL.
N.T.S.

REMAINING LANDS
+/- 53.5 ACRES
NO PROPOSED IMPROVEMENTS

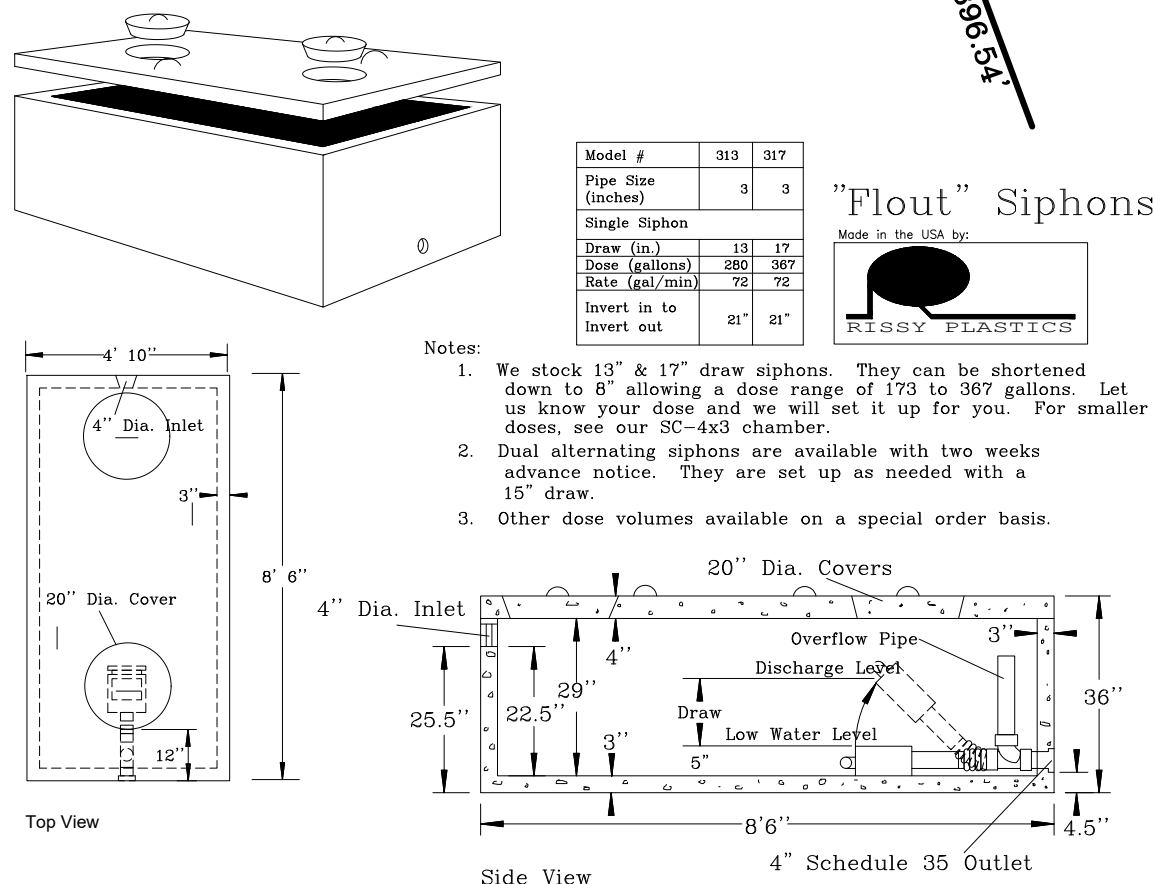
NOTES:

- INVERT ELEVATIONS OF ALL OUTLET PIPES MUST BE EQUAL. USE OF SPEED LEVELING DEVICES SHALL BE USED.



SPECIFICATIONS	PRECAST DISTRIBUTION BOXES
Concrete Minimum Strength: 4,000 psi at 28 days Reinforcement: Fiber Air Entrainment: 5% Pipe Connection: Polylok Seal (patented) Load Rating: 300 psf Weight = 290 lbs	MODEL DB-8 / 8 OUTLET BOX Woodard's Concrete Products, Inc. 629 Lybolt Road, Bulville, NY 10915 (845) 361-3471 / Fax 361-1050

PRECAST DISTRIBUTION BOX
N.T.S.



SPECIFICATIONS	PRECAST SIPHON CHAMBER
Concrete Min. Strength: 4,000 psi at 28 days Reinforcement: #4 Rebar, 6x6x10ga. WWM Air Entrainment: 5% Construction Joint: Butyl Rubber Sealant Pipe Connection: Polylok Seal & SDR 35 Coupler Weight = 5,700 lbs Load Rating: 300 psf	MODEL SC-5X9 Woodard's Concrete Products, Inc. 629 Lybolt Road, Bulville, NY 10915 (845) 361-3471 / Fax 361-1050 Page 1C 1/11/16

www.woodardsconcrete.com

ZONING INFORMATION - BULK REQUIREMENTS

MUNICIPALITY	TOWN OF MARLBOROUGH	LOT 1	REMAINING LANDS
ZONE	R-AG-1		
LOT AREA	1 ACRE	2.51 ACRES	53.5 ACRES
LOT WIDTH	150 FEET	259 FEET	750+ FEET
FRONT YARD (AGRICULTURAL)	75 FEET	144 FEET	
REAR YARD	75 FEET	216 FEET	
MINIMUM SIDE YARD	35 FEET	98 FEET	
TOTAL SIDE YARD	80 FEET	212 FEET	
LOT DEPTH	200 FEET	390 FEET	2450+ FEET
MAXIMUM BUILDING HEIGHT	35 FEET	<35 FEET	
MAXIMUM DEVELOPMENTAL COVERAGE	20%	>20%	