

REQUIRED SEPARATION DISTANCES FROM MASTERSWATER SYSTEM COMPONENTS  
(AS SHOWN IN NY'S INDIVIDUAL RESIDENTIAL WASTEWATER TREATMENT SYSTEMS, ed. 2012)

SYSTEM COMPONENTS	WELL OR SEPTIC TANK LOCATION LINE OR MECRAN	STREAM, LAKE OR MEADOW	PROPERTY LINE	DRAWDOWN
HOUSE SEWER	50'-25' FOR CAST OR PVC W/ O RING	25'	3'	10'
WATERTIGHT JOINTS	50'	50'	10'	10'
EFFLUENT LINE TO DISTRIBUTION BOX	50'	50'	10'	20'
DISTRIBUTION BOX	100'	100'	20'	10'
ABSORPTION FIELD	100'	100'	20'	10'
SEWER PIT	150'	100'	20'	10'
DRY WELL (ROOF AND FOOTING)	50'	25'	20'	10'
RAISED OR MOULD SYSTEM	100'	100'	20'	10'
INTERMITTENT SAND FILTER	100'	100'	20'	10'
EVAPORATION- ABSORPTION SYSTEM	100'	50'	20'	10'
COMPOSTER	50'	50'	20'	10'
SANITARY PRIMARY PIT	100'	50'	20'	10'
WATERFALL, INTERMITTENT WELL	50'	50'	20'	10'

ADDITIONAL SEPARATIONS APPENDIX 25-A ADDENDUM  
1. SEPARATION: WELL TO SMALL STREAM OR WATERCOURSE - 25'.  
2. SEPARATION: ABSORPTION FIELD TO HIGH WATER LINE OF A WET POND - 100'.  
3. SEPARATION: ABSORPTION FIELD TO INTERMITTENT STREAM, DRY WELL, CULVERT OR  
STORM SEWER (NON-GASKETED PIPE) OR CATCH BASIN - 50'.  
4. SEPARATION: ABSORPTION FIELD TO CULVERT OR STORM SEWER (GASKETED, TIGHT  
PIPE) - 35'.  
5. SEPARATION: ABSORPTION FIELD TO CURTAIN DRAIN - 15'.  
6. SEPARATION: ABSORPTION FIELD TO SOLID CURTAIN DRAIN, ROOF OR FOOTING PIPES  
OR STEEP, SOFT SOIL - 25'.  
7. SEPARATION: ABSORPTION FIELD - 10'.  
8. SNOW STORAGE BASEMENT - 10'.  
9. SEPARATION: WELL TO CEMETERY PROPERTY LINE - 100'.  
10. SEPARATION: WELL TO SUBDIVISION BOUNDARY - 50'.  
11. SEPARATION: WELL TO ADJACENT FIELD WHICH IS PRIVATE PROPERTY.

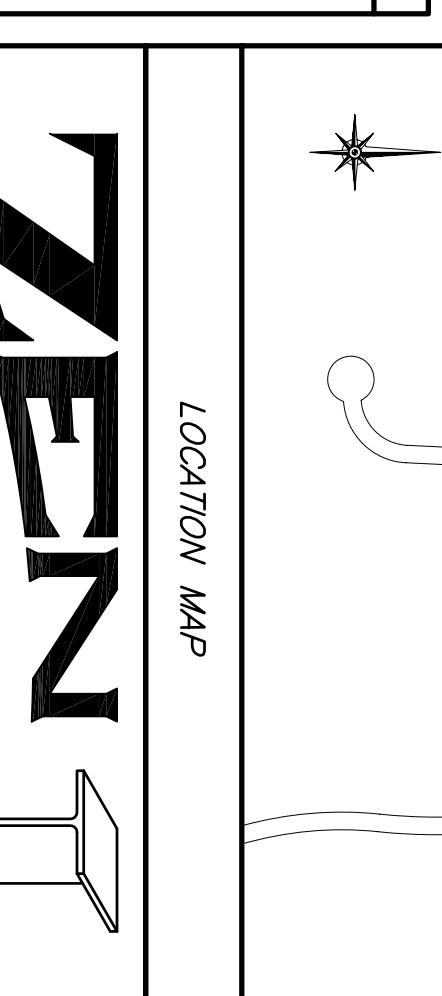
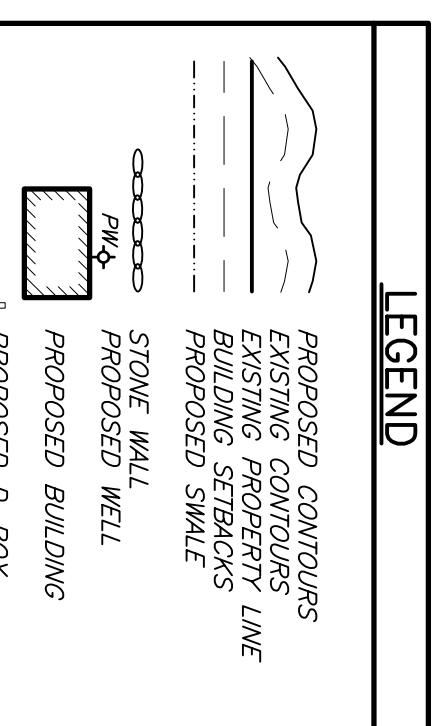
THIS SUBDIVISION IS LOCATED IN AN AGRICULTURALLY ZONED DISTRICT. IT DOES NOT HAVE ACTIVE FARMING OPERATIONS IN THE WINTER. BE ADVISED OF THE FOLLOWING:

1. THAT FARMING DOES NOT OCCUR ONLY BETWEEN 8:00AM AND 5:00PM AND IS DEPENDENT 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 FANS WHICH ARE ON 24 HOURS A DAY DURING THE HARVESTING SEASON.
2. THAT FARM TRACTORS LEAVE TO AND FROM THE SUBDIVISION ARE FREQUENTLY EQUIPPED BY TRACTORS 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 NO. 325, OCTOBER 1988.
3. THAT EXISTING AGRICULTURAL OPERATIONS MAY CREATE BOTH UNAVOIDABLE ODORS AND UNSAFETENESS COMMONLY ASSOCIATED WITH FARMING OPERATIONS.
4. THAT THERE ARE DANGERS IN LETTING CHILDREN AND PETS ROAM INTO ANY ADJACENT FIELD WHICH IS PRIVATE PROPERTY.

TOWN: MARLBORO	TOTAL ACRES: 2.78±
REQUIRED	LOT #1   LOT #2

MINIMUM LOT AREA	1.00 AC	1.21 AC	1.57 AC
MINIMUM YARDS			
FRONT	35'	35'+	42'9"
REAR	35'	50'+	279.2'
SIDE BOTH	70'	70'4"	95.5'
MINIMUM LOT WIDTH	75'	168.2'	196.6'
DEPTH	200'	324.5'	324.5'

\*PERMANCE GRANTED 05/08/2025



OWNER'S CONSENT NOTE:  
THE UNDERSIGNED OWNERS OF THE PROPERTY, HEREIN STATE  
THAT THEY ARE MARLBORO, NY, ITS CONCENTS AND  
TRUSTEES AND STATED AS FOLLOWS: THAT THEY AGREE TO  
PAY IN THE OFFICE OF THE CLERK OF THE COUNTY OF  
ULSTER, IF SO REQUIRED, THE FEE FOR THE RECORDING OF THIS  
SUBDIVISION.

SIGNATURE: \_\_\_\_\_

APPLICANT/OWNER:  
BARGER PROPERTIES, LLC  
3 JACK HENRY DRIVE  
MARLBORO, NY 12542

PROPERTY BOUNDARY INFORMATION:

MAP ENTITLED "SURVEY PREPARED FOR BARGER PROPERTIES, LLC"; PREPARED BY  
W.E. JAMES ENGINEERING & LAND SURVEYING, PLLC, DATED NOVEMBER 21, 2024

TOWN CERTIFICATION:

"I HEREBY CERTIFY TO THE TOWN OF MARLBORO THAT THE SEWAGE DISPOSAL  
SYSTEM DESCRIBED ON THE PLAT IS BEING DESIGNED ACCORDING WITH  
THE NEW YORK STATE PUBLIC HEALTH LAW AND ALL REGULATIONS PROMULGATED  
THEREIN."

WELL NOTE:

MUNICIPAL WATER IS PROPOSED

SEWER NOTE:

INDIVIDUAL SEPTIC SYSTEMS

SURVEY NOTES:  
1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A  
LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7219.  
2. ONLY COPIES FROM THE ORIGINALS EMBOSSED OR UNK SEAL SHALL BE  
CONSIDERED TO BE VALID COPIES.  
3. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN  
4. FOUNDED IN ACCORDANCE WITH FILED MAPS, DEEDS, AND PHYSICAL MONUMENTATION  
FOUND AT THE TIME OF SURVEY.

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED  
BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL  
SURVEY COMPLETED IN THE FIELD ON NOVEMBER 21, 2024  
BY W.E. JAMES, P.E., PLS.

3. RE-PIRED 04/13/2025 AS PER UGCD COMMENTS  
2. RE-PIRED 04/13/2025 AS PER UGCD COMMENTS  
1. RE-PIRED 04/13/2025 AS PER UGCD COMMENTS

LANDS OF BARGER PROPERTIES, LLC

2 LOT SUBDIVISION

SURVEY PLAT

SBL: 108-4-1-12

TOWN OF MARLBORO, ULLSTER CNTY.



SITE PLAN

