

RECORD OWNER:
KATRINA NASON
129 PEACH LANE
MILTON, NY 12547

CERTIFIED TO:
I HEREBY CERTIFY TO:
KATRINA NASON
THE TOWN OF MARLBOROUGH

I HEREBY CERTIFY TO THE HEREON LISTED PARTIES THAT THIS MAP REPRESENTS THE RESULTS OF AN ACTUAL ON THE GROUND FIELD SURVEY, PER RECORD DESCRIPTION, OF THE LAND SHOWN HEREON, LOCATED AT 99 PEACH LANE IN THE TOWN OF MARLBOROUGH, COUNTY OF ULSTER, STATE OF NEW YORK, COMPLETED ON XXX XX, 20XX PERFORMED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC., AND IS TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, ACCURATE AND CORRECT. EXCEPT AS SHOWN HEREON: "THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES; TITLE LINES AND ACTUAL LINES OF ACTUAL POSSESSION ARE THE SAME."

SIGNATURE

DATE

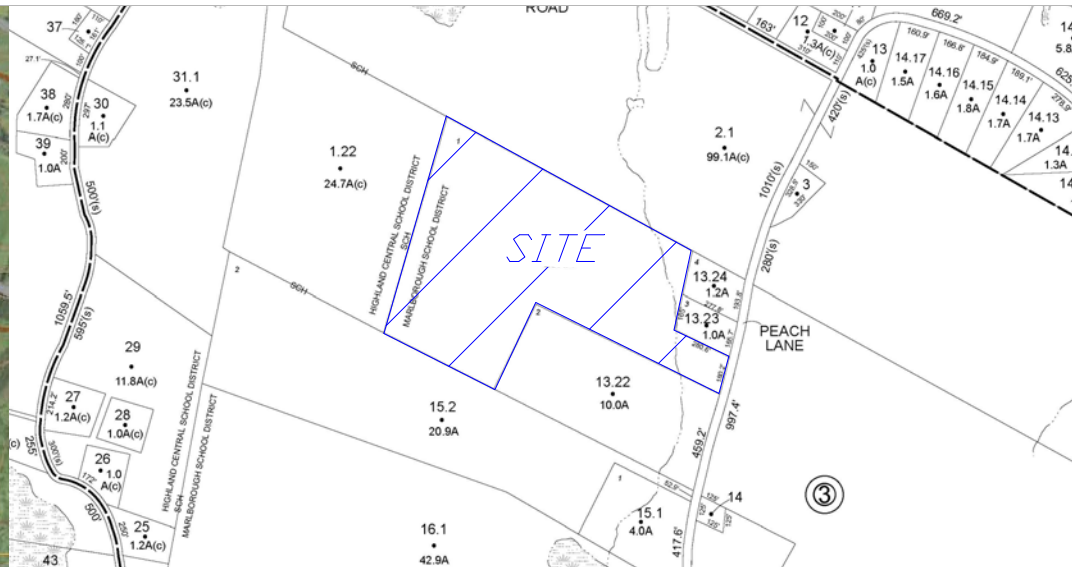
LEGEND

- CLEANOUT
TEMPORARY SILT FENCE
PROPOSED CONTOUR
EXISTING PROPERTY LINE
BUILDING ENVELOPE
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
DEEP TEST
PERCOLATION TEST
SWALE
DISTURBANCE BOUNDARY



LOCATION MAP

1"=2000'



TAX MAP

1"=2000'

PLANNING BOARD ENDORSEMENT

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF MARLBOROUGH
SUBJECT TO ALL CONDITIONS AND REQUIREMENTS OF SAID RESOLUTION.
ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL.

PLANNING BOARD CHAIRMAN

DATE

OWNER'S ENDORSEMENT

THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT ARE FAMILIAR WITH ITS CONTENTS
AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREIN AND AGREE TO FILE
THIS MAP WITH THE ULSTER COUNTY CLERK'S OFFICE.

OWNER

DATE

TOWN OF MARLBOROUGH R-AG-1 ZONING SCHEDULE

	MINIMUM REQUIRED 1 ACRE (43,560 SF)	LOT #1 PROPOSED 2.72 ACRES (118,783 SF)	LOT #2 PROPOSED 20.65 ACRES (899,747 SF)
LOT AREA			
YARDS (feet)			
FRONT	50'	181'±	556'±
REAR	75'	213'±	208'±
SIDE			
ONE	35'	67'±	220'±
BOTH	80'	167'±	932'±
LOT WIDTH (feet)	150'	197'±	993'±
LOT DEPTH (feet)	200'	216'±	791'±

NOTES:

- THE PREMISES SHOWN HEREON IS LOT 1 OF THE NASON SUBDIVISION FILED MAP 21-67A GENERALLY DESCRIBED AS DEED LIBER 6886 PAGE 256 AS RECORDED IN THE ULSTER COUNTY CLERK'S OFFICE.
- MINIMUM SETBACK NEXT TO ACTIVE AGRICULTURAL LANDS PER SECTION 155-52.
- LOTS 1 & 2 SHALL BE SUBJECT TO A COMMON DRIVEWAY MAINTENANCE AGREEMENT FILED WITH THE ULSTER COUNTY CLERK.

AGRICULTURAL DATA STATEMENT::

THIS SUBDIVISION IS LOCATED IN AN AGRICULTURE DISTRICT. IT HAS ACTIVE FARMING OPERATIONS IN THE VICINITY. BE ADVISED OF THE FOLLOWING:

- FARMING DOES NOT OCCUR ONLY BETWEEN 8:00 AM AND 5:00 PM AND IS DEPENDENT ON MOTHER NATURE. RESIDENTS SHOULD BE AWARE OF NOISE FROM AGRICULTURE 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.
- THE ROADS LEADING TO AND FROM THE SUBDIVISION ARE FREQUENTLY TRAVELED BY FARMERS AND THEIR SLOW MOVING FARM VEHICLES AND EQUIPMENT.
- FARMERS 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).
- EXISTING AGRICULTURAL OPERATIONS MAY CREATE BOTH UNAVOIDABLE ODDORS AND UNSIGHTLINESS COMMONLY ASSOCIATED WITH FARMING OPERATIONS IN THE AREA.
- THERE ARE DANGERS IN LETTING CHILDREN AND PETS ROAM INTO ANY ADJACENT AGRICULTURAL FIELD, WHICH IS PRIVATE PROPERTY.

SURVEYOR

ENGINEER

C.M. TERRIZZI ENGINEERING, PLLC

11 TERRIZZI DR.
WALLKILL, N.Y. 12589
(845) 239-2020

PROPOSED LAYOUT

2-LOT SUBDIVISION FOR:
NASON

S.B.L.: 95.4-3-13.210 / 99 PEACH LANE / 23.38 ACRES
TOWN OF MARLBOROUGH, ULSTER COUNTY, NY

DATE

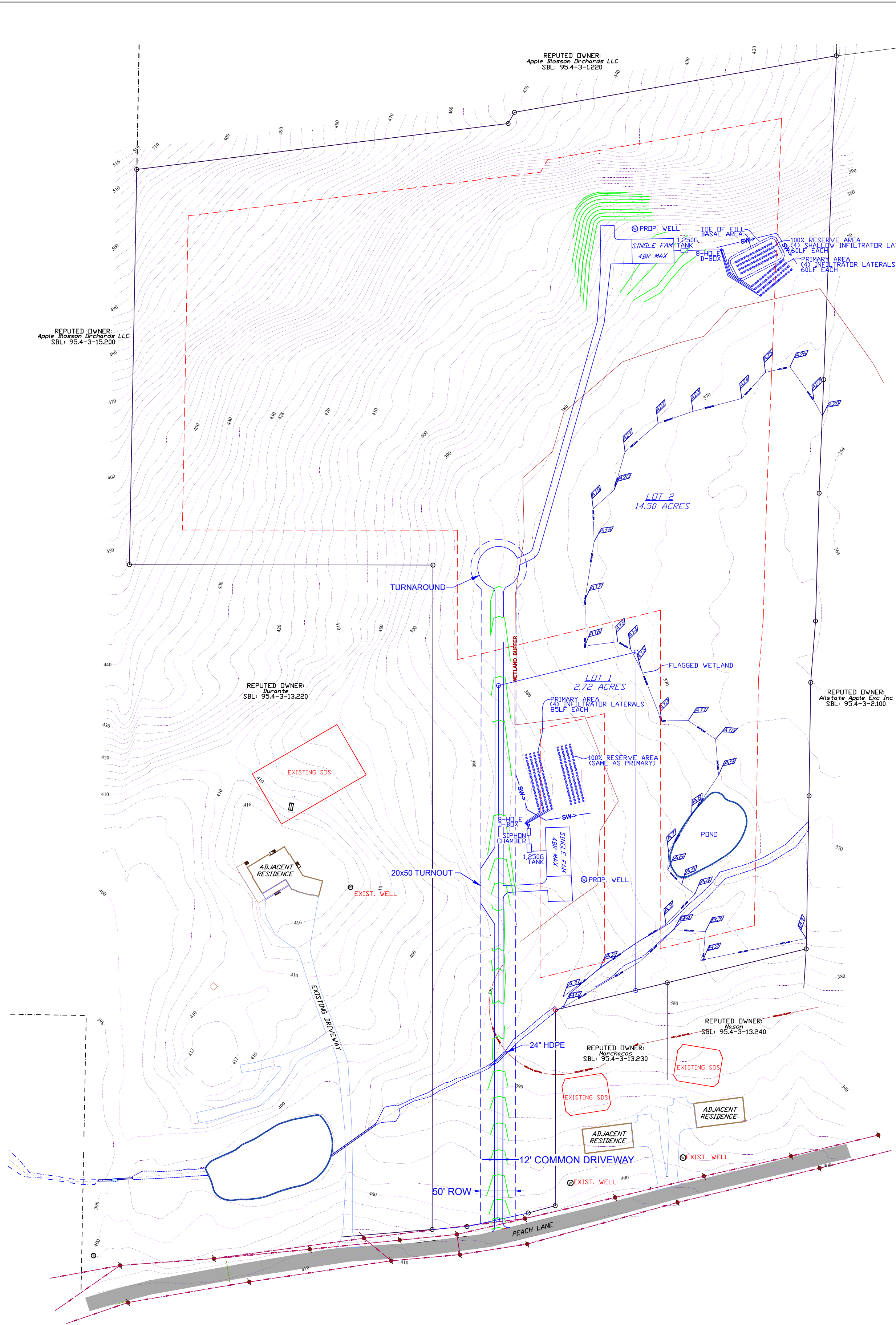
7/20/2025

SCALE

1" = 100'

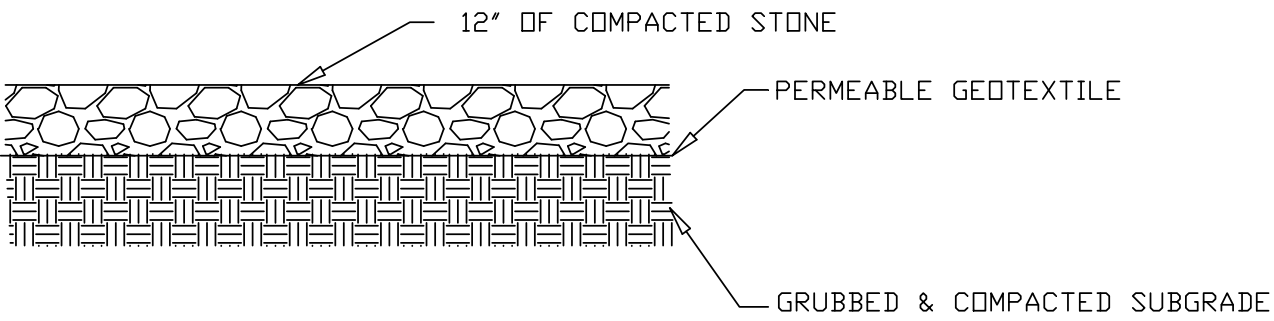
SHEET NUMBER

1 OF 5

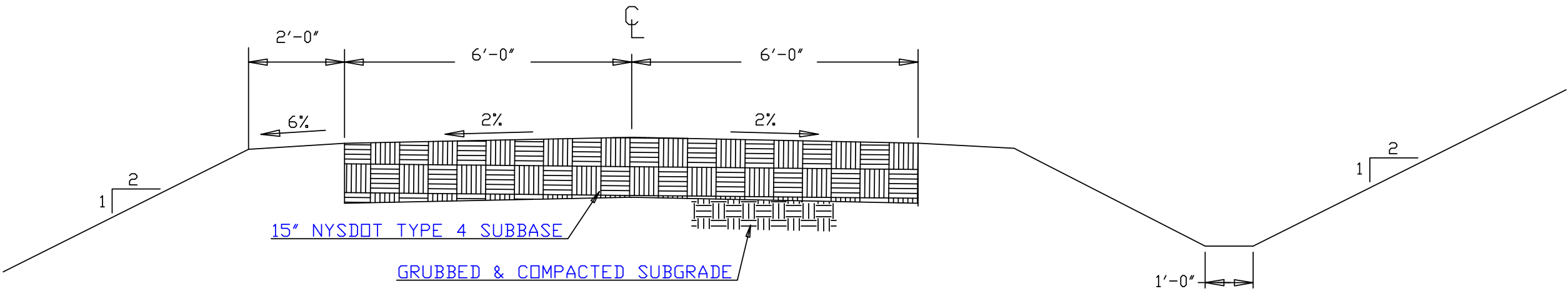


LEGEND	
CLEANOUT	
TEMPORARY SILT FENCE	
PROPOSED CONTOUR	
PROPOSED PROPERTY LINE	
EXISTING PROPERTY LINE	
BUILDING ENVELOPE	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
DEEP TEST	
PERCOLATION TEST	
SWALE	
DISTURBANCE BOUNDARY	

INVERT ELEVATIONS TABLE						
LOT 1	STRUCTURE	INV. IN	INV. OUT	PIPE LENGTH	PIPE ROUTE	PIPE SLOPE
	BUILDING LINE	-	385.20' (MIN. RAW)	20'	TO 1250G TANK	-2.0%
	1250G TANK	384.80'	384.56'	12.0'	TO SIPHON CHAMBER	-2.0%
	SIPHON CHAMBER	384.32'	382.57'	3.0'	TO D-BOX	-1.0%
	D-BOX	382.54'	382.33'	VARIES	TO TRENCHES	-1.0% MIN.
LOT 2	STRUCTURE	INV. IN	INV. OUT	PIPE LENGTH	PIPE ROUTE	PIPE SLOPE
	BUILDING LINE	-	377.79' (MIN. RAW)	10'	TO 1250G TANK	-2.0%
	1250G TANK	377.35'	376.99'	47.0'	TO D-BOX	-2.0%
	D-BOX	376.29'	376.08'	VARIES	TO TRENCHES	-1.0% MIN.
	TRENCHES	18" BELOW ORIGINAL GRADE				0%



INDIVIDUAL DRIVEWAY DETAIL
(NOT TO SCALE)

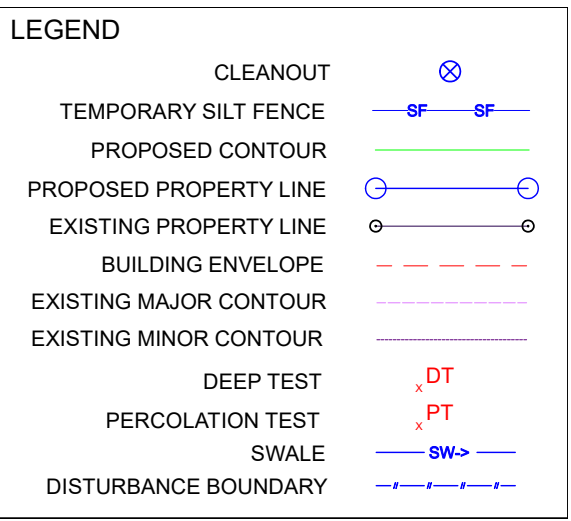


COMMON DRIVEWAY DETAIL

- NOTES:
- NO EXISTING WELLS WITHIN 200' DOWNHILL OF PROPOSED SANITARY FACILITIES AND NO EXISTING SEPTICS WITHIN 200' UPHILL OF PROPOSED WELLS.
 - NYSDEC FRESHWATER WETLAND BOUNDARY PD-4 DELINEATED ON 4/24/2020 AND EXPIRES ON 7/31/2025 PER FM#21-67C.
 - SEE EXISTING ULSTER COUNTY HEALTH DEPARTMENT APPROVAL DATED NOVEMBER 2020.

REV1: 7/11/2025 PER UCDOH COMMENTS

ENGINEER	C.M. TERRIZZI ENGINEERING, PLLC		
	11 TERRIZZI DR. WALLKILL, N.Y. 12589 (845) 239-2020		
	PROPOSED GRADING & SEPTICS		
	2-LOT SUBDIVISION FOR: NASON S.B.L.: 95.4-3-13.210 / 99 PEACH LANE / 23.38 ACRES TOWN OF MARLBOROUGH, ULSTER COUNTY, NY		
	DATE 7/20/2025	SCALE 1" = 100'	SHEET NUMBER 2 OF 5



(NOT TO SCALE)

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



- | | | | |
|-------------------|--|------------------------|--|
| ENGINEER | C.M. TERRIZZI ENGINEERING, PLLC
11 TERRIZZI DR.
WALLKILL, N.Y. 12589
(845) 239-2020 | | |
| | EROSION & SEDIMENT CONTROL PLAN AND DETAILS | | |
| | 2-LOT SUBDIVISION FOR:
NASON
S.B.L.: 95.4-3-13.210 / 99 PEACH LANE / 23.38 ACRES
TOWN OF MARLBOROUGH, ULSTER COUNTY, NY | | |
| DATE
7/20/2025 | SCALE
1" = 100' | SHEET NUMBER
3 OF 5 | |



STABILIZED CONSTRUCTION ENTRANCE DETAIL

SECTION
(NOT TO SCALE)

1. ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT INTO PUBLIC RIGHTS OF WAY.

DEEP HOLE TESTS

LOT #1 TEST HOLE #: DT1-1	
DEPTH	SOIL TYPE
0'-6"	TOPSOIL
6'-52"	GRAVELLY SILTY CLAY LOAM

MOTTLING OBSERVED AT: N/A
WATER OBSERVED AT: N/A
BEDROCK OBSERVED AT: N/A

LOT #2 TEST HOLE #: DT2-1	
DEPTH	SOIL TYPE
0'-5"	TOPSOIL
5'-32"	SILTY LOAM
32'-52"	MOTTLED CLAY

MOTTLING OBSERVED AT: 32"
WATER OBSERVED AT: N/A
BEDROCK OBSERVED AT: N/A

LOT #3 TEST HOLE #: DT3-1	
DEPTH	SOIL TYPE
0'-5"	TOPSOIL
5'-14"	CLAY LOAM
14'-24"	MOTTLED CLAY

MOTTLING OBSERVED AT: 14"
WATER OBSERVED AT: N/A
BEDROCK OBSERVED AT: N/A

LOT #1 TEST HOLE #: DT1-2	
DEPTH	SOIL TYPE
0'-6"	TOPSOIL
6'-40"	SILTY CLAY LOAM
40'-60"	GRAVELLY SILT LOAM

MOTTLING OBSERVED AT: N/A
WATER OBSERVED AT: N/A
BEDROCK OBSERVED AT: N/A

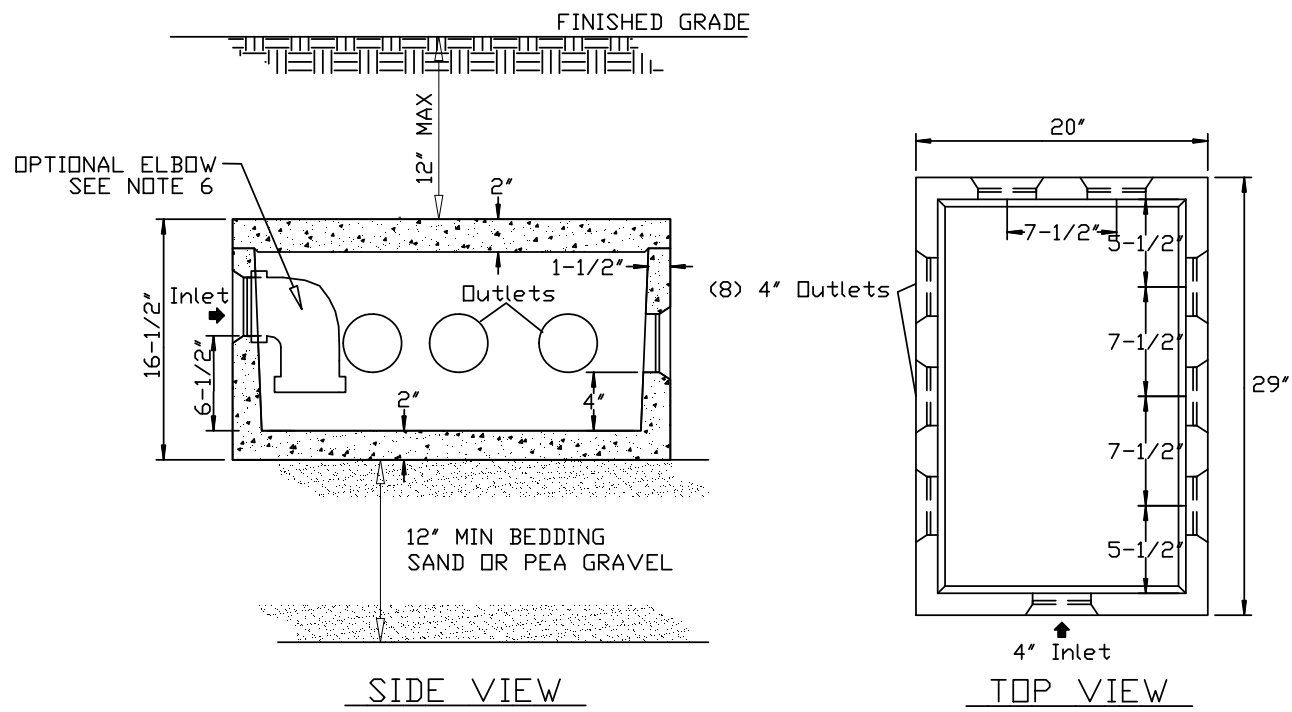
LOT #2 TEST HOLE #: DT2-2	
DEPTH	SOIL TYPE
0'-8"	TOPSOIL
8'-24"	GRAVELLY SILT LOAM
24'-56"	SANDY GRAVEL

MOTTLING OBSERVED AT: N/A
WATER OBSERVED AT: N/A
BEDROCK OBSERVED AT: N/A

LOT #3 TEST HOLE #: DT3-2	
DEPTH	SOIL TYPE
0'-6"	TOPSOIL
6'-12"	CLAY LOAM
12'-20"	MOTTLED CLAY

MOTTLING OBSERVED AT: 12"
WATER OBSERVED AT: N/A
BEDROCK OBSERVED AT: N/A

ALL DEEP SOILS TESTS PERFORMED AND WITNESSED BY UCDOH ON JANUARY 13, 2025

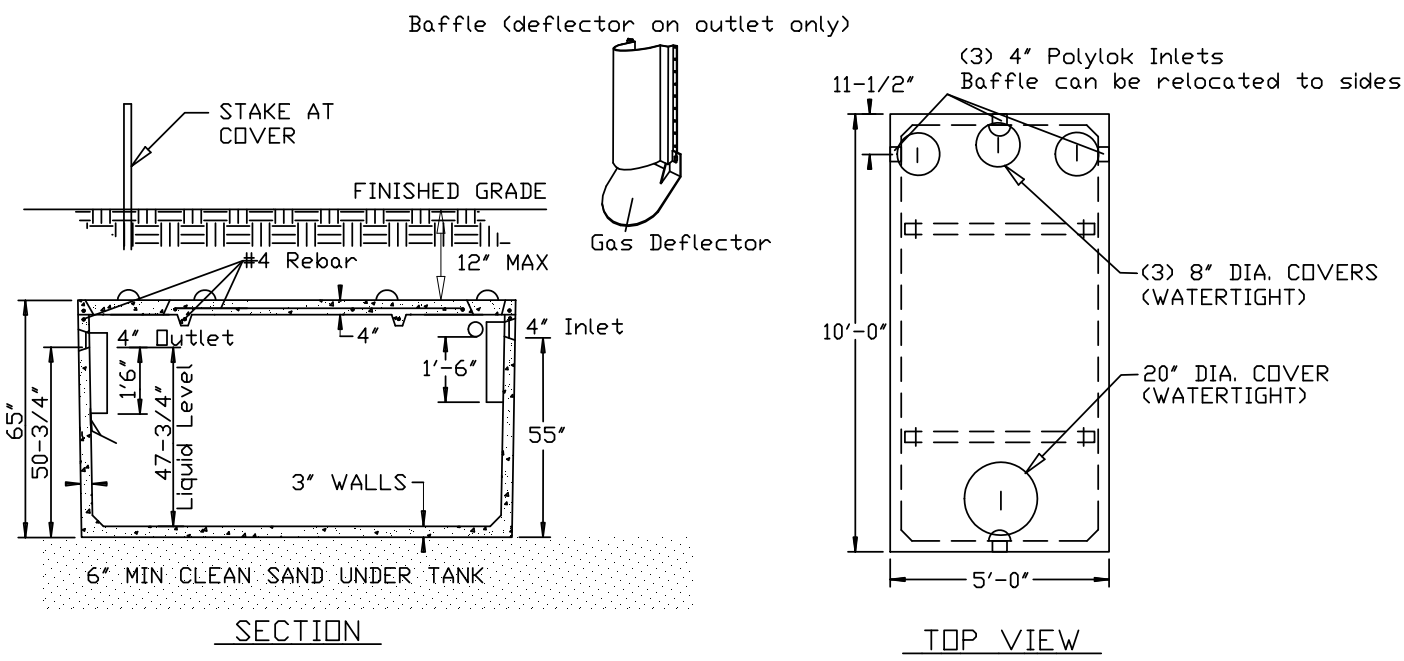


8 HOLE DISTRIBUTION BOX DETAIL

(NOT TO SCALE)

NOTES:

- DISTRIBUTION BOX SHALL BE PRECAST WOODARDS CONCRETE PRODUCTS MODEL NO. DB-9 OR EQUAL.
- POLYLOK SEAL TO BE USED AT INLET AND ALL OUTLETS.
- INVERT ELEVATIONS OF ALL OUTLETS TO LATERALS MUST BE EQUAL.
- THE DISTRIBUTION BOX SHALL BE PLACED ON A 12" BED OF SAND OR PEA GRAVEL AND SHALL HAVE A MINIMUM COVER OF 12".
- ALL UNUSED OUTLETS SHALL BE SEALED AND ALL LATERAL ENDS SHALL BE CAPPED.
- BAFFLE TEE OR ELBOW REQUIRED WHEN INLET PIPE SLOPE EXCEEDS 1/2" PER FOOT.



1,250 GAL SEPTIC TANK DETAIL

(NOT TO SCALE)

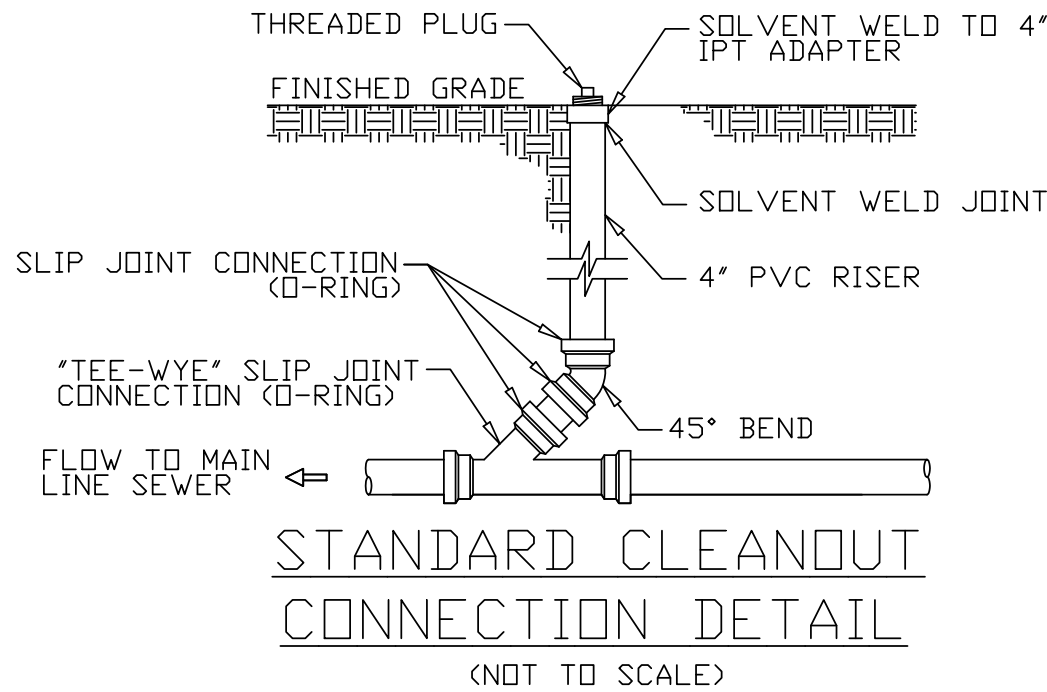
NOTES:

- SEPTIC TANK SHALL BE PRECAST WOODARDS CONCRETE PRODUCTS MODEL ST-1250 OR EQUAL.
- CONCRETE MINIMUM STRENGTH: 4,000 P.S.I. AT 28 DAYS.
- STEEL REINFORCEMENT: #4 BAR GR.60, FORTA FERRO 5LB/CY.
- CONSTRUCTION JOINT: SEALED WITH BUTYL RUBBER SEALANT.
- POLYLOK SEAL TO BE USED AT ALL PIPE CONNECTIONS.
- 12" MAX COVER WITHOUT RISER TO GRADE.

WASTEWATER TREATMENT DESIGN CRITERIA

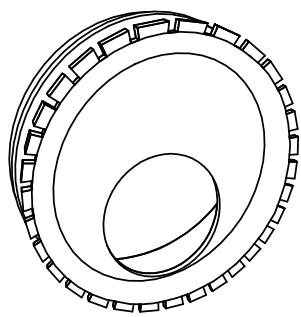
LOCATION	PERC NO.	DEPTH OF PERC HOLE	STABILIZED PERC RATE	DESIGN PERC RATE	SYSTEM TYPE	DEPTH BELOW ORIGINAL GRADE TO TRENCH BOTTOM	DESIGN MINIMUM TRENCH LENGTH AT 110 GPD PER BEDROOM		
							REQUIRED	PROVIDED	
PROPOSED LOT 1	PT1-1	24"	30 MINUTES	31-45 MINUTES	OPEN BOTTOM GRAVELLESS CHAMBERS*	24"	4 BEDROOMS MAX 330 LF*	340 LF	
	PT1-2		40 MINUTES						
PROPOSED LOT 2	PT2-1	24"	8 MINUTES	16-20 MINUTES	OPEN BOTTOM GRAVELLESS CHAMBERS*	24" (PRIMARY)	4 BEDROOMS MAX 236 LF*	240 LF	
	PT2-2	8"	15 MINUTES			8" (SHALLOW RESERVE)			
	PT2-3		19 MINUTES						

PT1-1, PT1-2, PT2-1, PT2-2 & PT2-3 PERFORMED ON FEBRUARY 4, 2025.
*QUALIFIES FOR 25% TRENCH LENGTH REDUCTION PER APPENDIX 75-A.



STANDARD CLEANOUT CONNECTION DETAIL

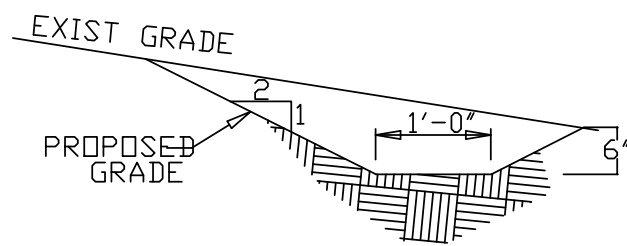
(NOT TO SCALE)



TUF-TITE SPEED LEVELER DETAIL

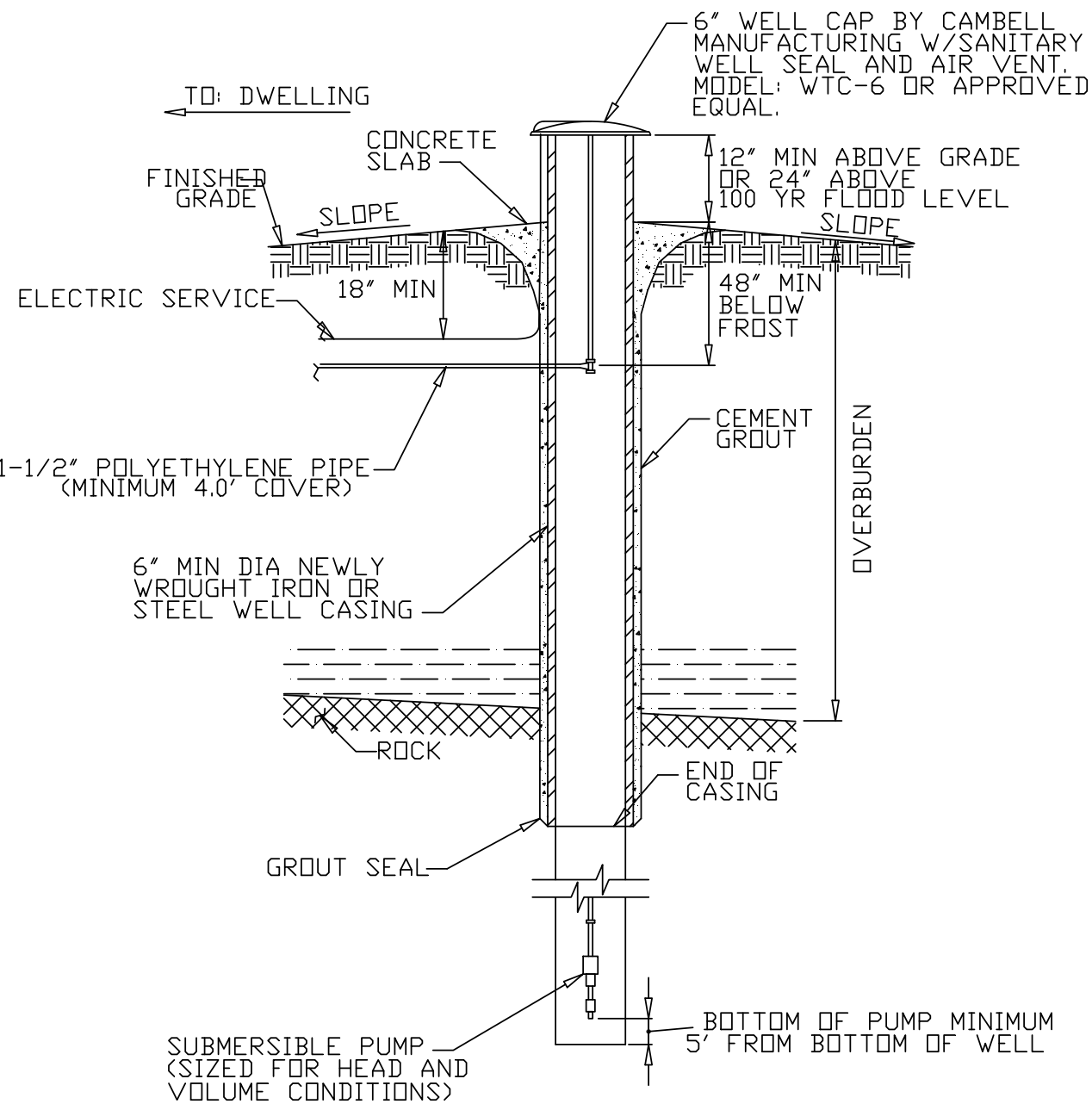
(NOT TO SCALE)

INSERT LEVELER IN THE END OF ALL OUTLET PIPES IN THE D-BOX. ROTATE UNTIL EFFLUENT ENTERS ALL OUTLETS EQUALLY. FITS ALL 4" SMOOTH WALL AND CORRUGATED PIPES.



GRASS SWALE DETAIL

(NOT TO SCALE)



WELL DETAIL

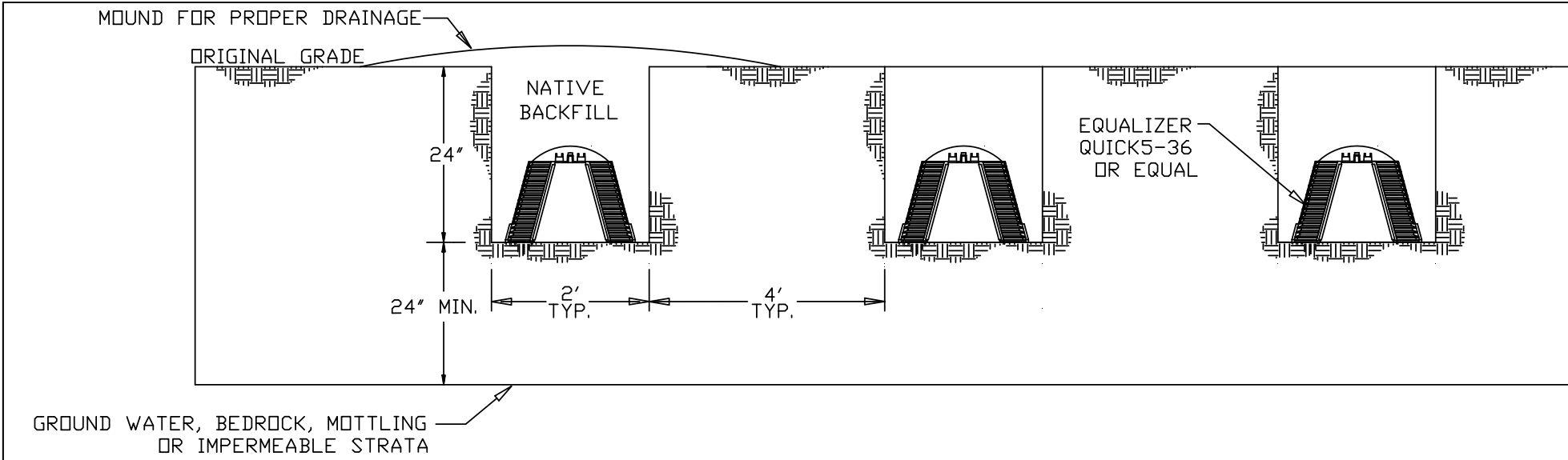
(NOT TO SCALE)

NOTES:

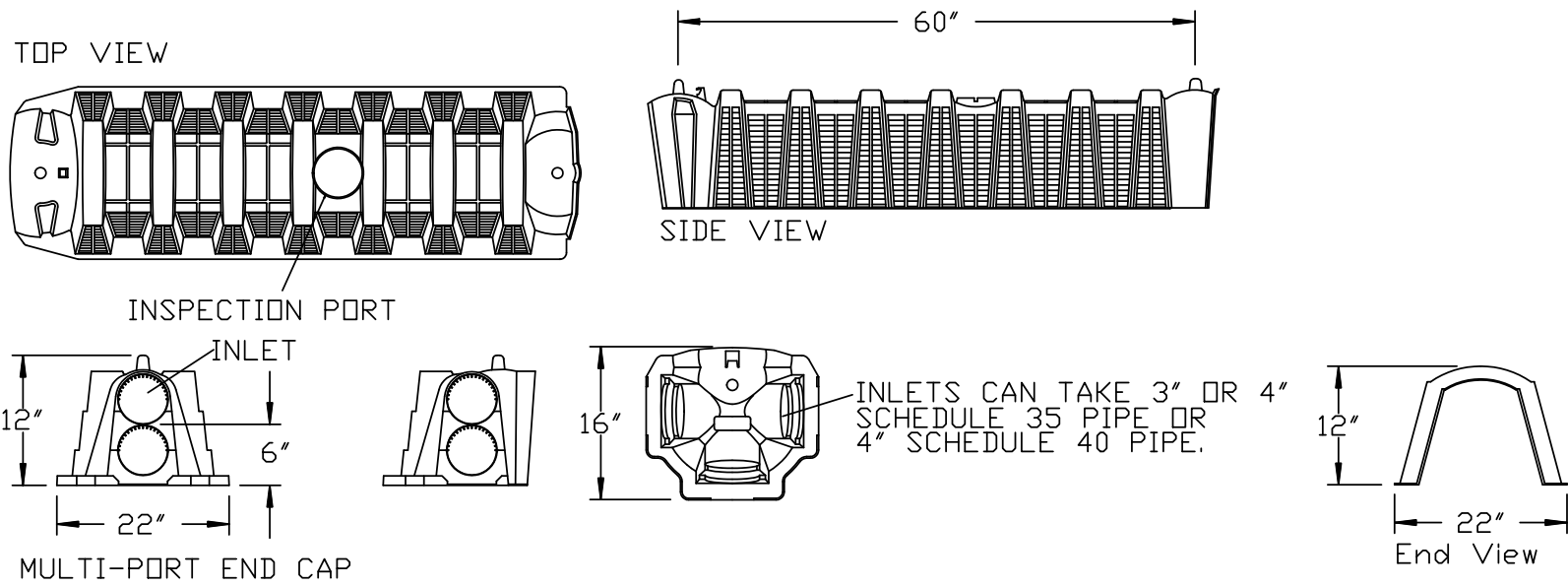
- WELL SHALL BE CONSTRUCTED PER NYSDOH APPENDIX 5-B, "STANDARDS FOR WATER WELLS, LATEST EDITION."
- DRILL HOLE SHALL BE THE DIAMETER OF THE CASE PLUS 4", WITH 20' MINIMUM OF GROUT AND CASING INTO ROCK. GROUT MIXTURE SHALL BE 5.5 GALS OF WATER TO 1 BAG OF NEAT CEMENT
- DRIVE CASING AT LEAST 10' IN ROCK.
- WELL YIELD MUST BE AT LEAST 5 GPM
- WELLS ARE TO BE INSTALLED IN THE LOCATIONS SHOWN ON THE APPROVED PLAN. MINIMUM SEPARATIONS FROM WELLS MUST BE STRICTLY ADHERED TO.
- WELL CASING SHALL BE IN COMPLIANCE WITH "10 STATE STANDARDS" AND AWWA STANDARD A-100, LATEST EDITION. A MINIMUM OF 40' OF WELL CASING SHALL BE USED. WELL CAP SHALL BE A MINIMUM OF 24" ABOVE THE 100 YR FLOOD ELEVATION.

REV1: 7/11/2025 PER UCDOH COMMENTS

ENGINEER	C.M. TERRIZZI ENGINEERING, PLLC		
	11 TERRIZZI DR. WALLKILL, N.Y. 12589 (845) 239-2020		
	SEPTIC SYSTEM DESIGN CRITERIA & DETAILS		
	2-LOT SUBDIVISION FOR: NASON S.B.L.: 95.4-3-13.210 / 99 PEACH LANE / 23.38 ACRES TOWN OF MARLBOROUGH, ULSTER COUNTY, NY		
DATE	SCALE	SHEET NUMBER	
7/20/2025	N.T.S.	4 OF 5	



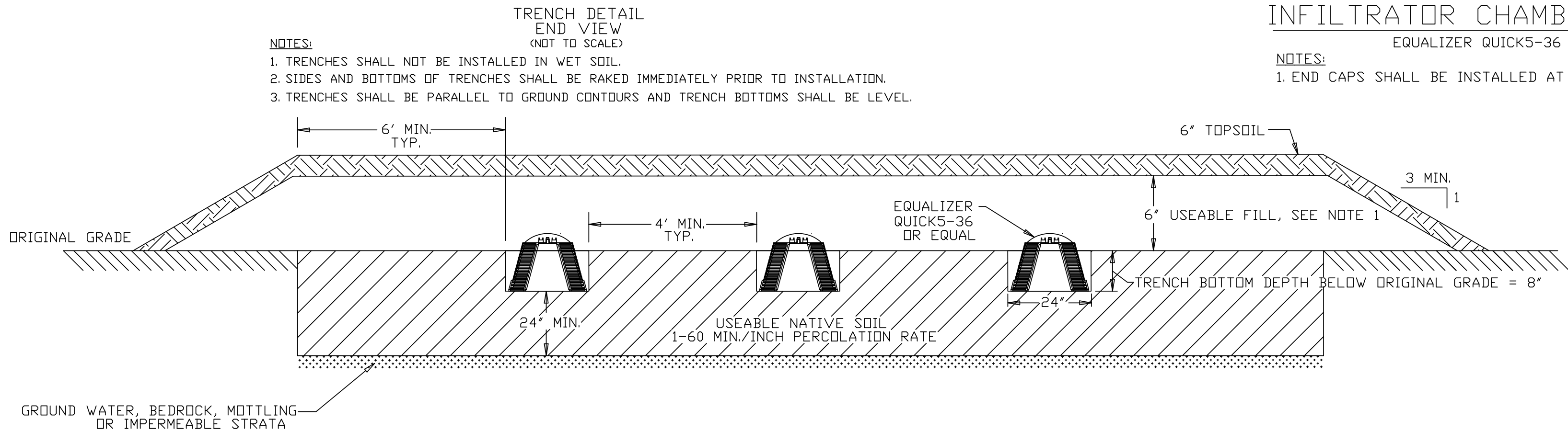
LOT 1 & LOT 2 PRIMARY OPEN-BOTTOM GRAVELLESS CHAMBER SYSTEM



INFILTRATOR CHAMBER DETAILS

- NOTES:
1. TRENCHES SHALL NOT BE INSTALLED IN WET SOIL.
 2. SIDES AND BOTTOMS OF TRENCHES SHALL BE RAKED IMMEDIATELY PRIOR TO INSTALLATION.
 3. TRENCHES SHALL BE PARALLEL TO GROUND CONTOURS AND TRENCH BOTTOMS SHALL BE LEVEL.

- NOTES:
1. END CAPS SHALL BE INSTALLED AT EACH TRENCH END.



LOT 2 SHALLOW RESERVE OPEN-BOTTOM GRAVELLESS CHAMBER SYSTEM

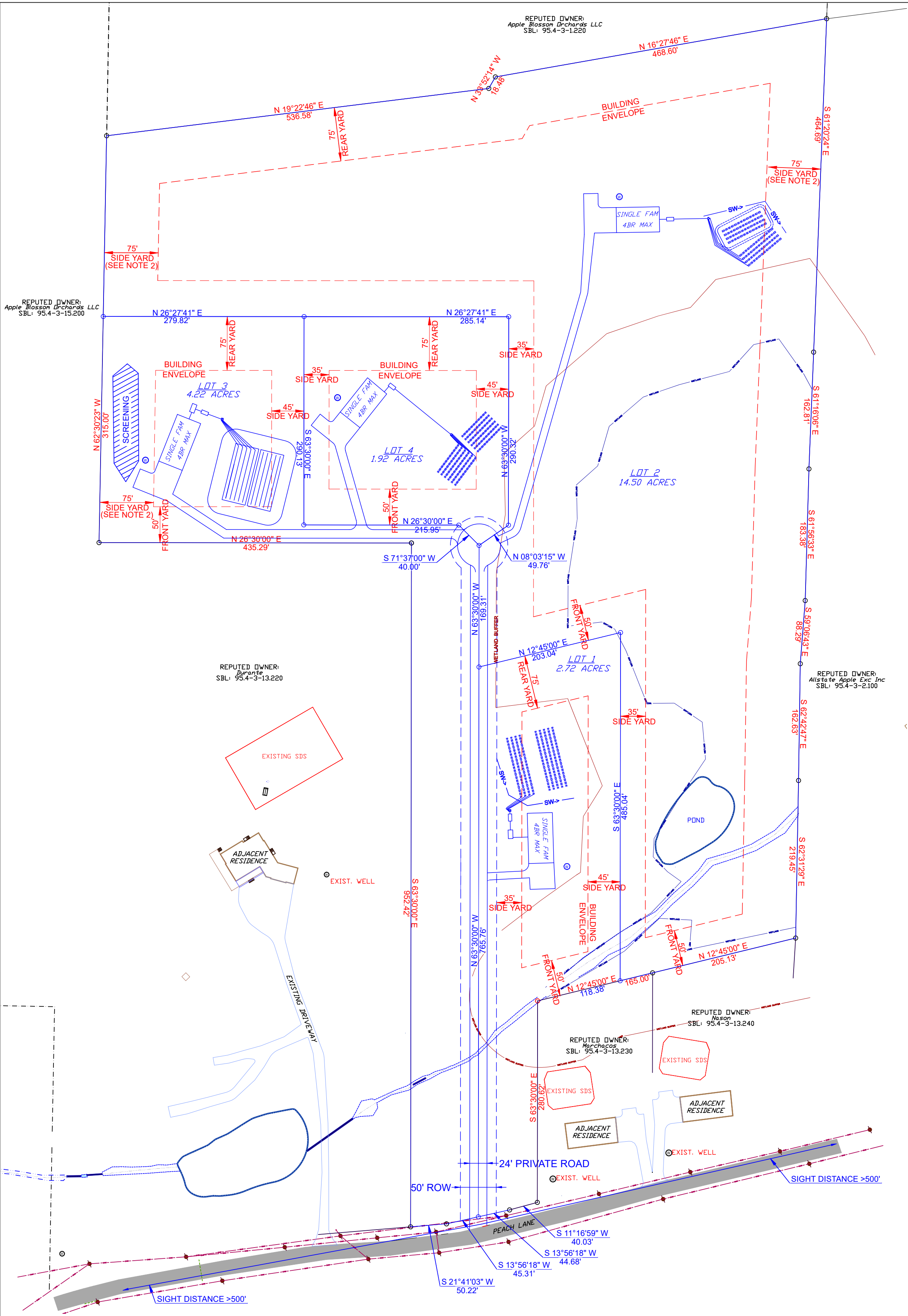
- NOTES:
- 1.

SEPTIC SYSTEM GENERAL NOTES:

1. ALL SEWAGE DISPOSAL SYSTEMS ARE TO BE LOCATED AT LEAST 100 FEET FROM STREAMS AND AT LEAST 35 FEET FROM DRAINAGE EASEMENTS.
2. NO MORE THAN ONE (1) SINGLE FAMILY DWELLING PER LOT.
3. NO SWIMMING POOLS, DRIVEWAYS OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL BE LOCATED OVER ANY PORTION OF THE ABSORPTION FIELD.
4. ALL TREES ARE TO BE CUT AND REMOVED FROM THE AREA OF THE SEWAGE DISPOSAL SYSTEM IN A MANNER THAT WILL NOT SIGNIFICANTLY DISTURB THE VIRGIN SOIL.
5. NO ROOF, CELLAR, OR FOOTING DRAINS ARE TO BE DISCHARGED INTO THE AREA OF THE SEWAGE DISPOSAL SYSTEM, OR TOWARD THE WELL.
6. THE PERIMETER OF THE ABSORPTION FIELD SHALL BE GRADED TO DIVERT SURFACE RUNOFF.
7. ALL TRENCHES SHALL BE EQUAL LENGTH.
8. SEPTIC TANKS SHALL BE PRECAST CONCRETE AND SHALL BE MANUFACTURED TO WOODARDS CONCRETE PRODUCTS SPECIFICATIONS, OR AN APPROVED EQUAL.
9. A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER (OR OTHER DESIGN PROFESSIONAL AS ALLOWED BY THE NYS EDUCATION DEPT) SHALL INSPECT THE SANITARY FACILITIES AT THE TIME OF CONSTRUCTION. THE ENGINEER SHALL CERTIFY TO THE ULSTER COUNTY DEPARTMENT OF HEALTH AND THE LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND THAT ANY SEPTIC TANK JOINTS HAVE BEEN SEALED & TESTED FOR WATER TIGHTNESS.
10. THIS SEPTIC DISPOSAL SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS JACUZZI TYPE SPA TUBS (OVER 100 GAL.) OR WATER SOFTENERS. AS SUCH THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SEPTIC DISPOSAL SYSTEM IS REDESIGNED TO ACCOUNT FOR THEM AND APPROVED BY THE ULSTER COUNTY HEALTH DEPARTMENT.
11. NO GRADING CUTS ARE TO BE MADE IN THE AREA OF THE SEWAGE DISPOSAL SYSTEM. NO FILL IS TO BE PLACED IN THE AREA OF THE SEWAGE DISPOSAL SYSTEM, UNLESS SO INDICATED ON THE PLANS.
12. PROPOSED SEWER LATERALS ARE TO BE LAID OUT AND CONSTRUCTED PARALLEL WITH EXISTING GROUND CONTOURS.
13. HEAVY 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 UNDUE COMPACTION THAT COULD RESULT IN A CHANGE OF THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.
14. THE DESIGN AND LOCATION OF THE SANITARY FACILITIES SHOWN SHALL NOT BE CHANGED WITHOUT REVIEW AND APPROVAL OF THE ULSTER COUNTY DEPARTMENT OF HEALTH.
15. SEPTIC TANKS SHOULD BE INSPECTED PERIODICALLY AND PUMPED EVERY 2-3 YEARS. DISTRIBUTION BOXES SHOULD BE INSPECTED ANNUALLY TO ASSURE THEY ARE LEVEL AND OPERATING PROPERLY. PUMP CHAMBERS SHOULD BE INSPECTED PERIODICALLY BY A TRAINED PERSON FOR PROPER OPERATION, INCLUDING HIGH WATER ALARMS, VENTING AND PHYSICAL DAMAGE.
16. THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE BUILDING, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
17. THE OWNER/APPLICANT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES.
18. DISCHARGING BRINE BACKWASH FROM WATER SOFTENING EQUIPMENT TO THE SEPTIC SYSTEM MAY SHORTEN THE LIFE OF THE ABSORPTION FIELD.

REV1: 7/11/2025 PER UCDOH COMMENTS

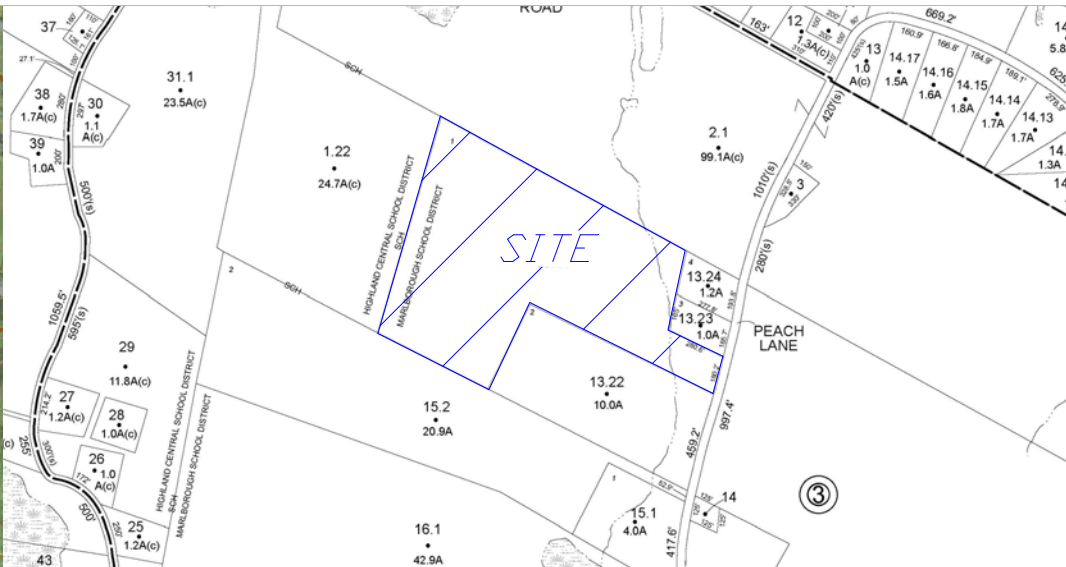
ENGINEER	C.M. TERRIZZI ENGINEERING, PLLC		
	11 TERRIZZI DR. WALLKILL, N.Y. 12589 (845) 239-2020		
	SEPTIC SYSTEM DETAILS CONT.		
	2-LOT SUBDIVISION FOR:		
	NASON		
	S.B.L.: 95.4-3-13.210 / 99 PEACH LANE / 23.38 ACRES TOWN OF MARLBOROUGH, ULSTER COUNTY, NY		
DATE	SCALE	SHEET NUMBER	
7/20/2025	N.T.S.	5 OF 5	



LEGEND	
CLEANOUT	
TEMPORARY SILT FENCE	
PROPOSED CONTOUR	
PROPOSED PROPERTY LINE	
EXISTING PROPERTY LINE	
BUILDING ENVELOPE	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
DEEP TEST	
PERCOLATION TEST	
SWALE	
DISTURBANCE BOUNDARY	



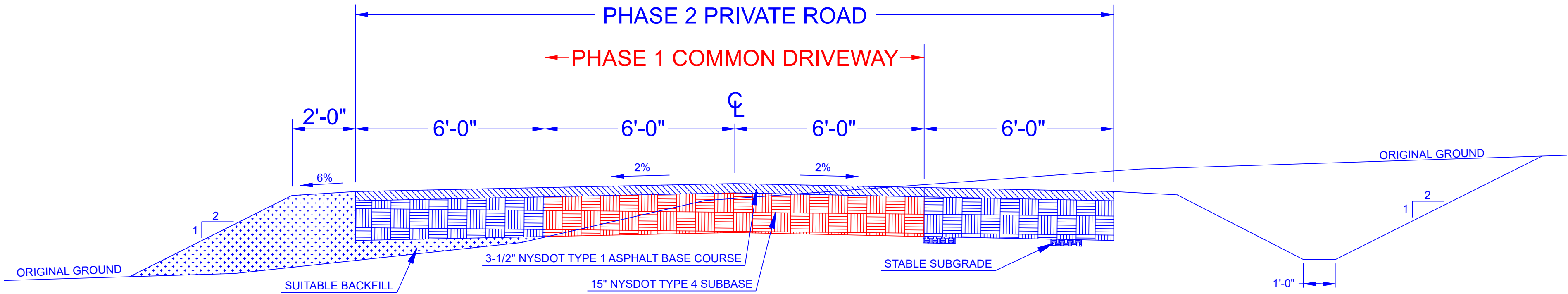
LOCATION MAP
1"=2000'



TAX MAP
1"=2000'

TOWN OF MARLBOROUGH R-AG-1 ZONING SCHEDULE

	MINIMUM REQUIRED 1 ACRE (43,560 SF)	PROPOSED PH.1 LOT #1 2.72 ACRES (118,783 SF)	PROPOSED PH.1 LOT #2 20.65 ACRES (899,747 SF)	PROPOSED PH.2 LOT #2 14.50 ACRES (632,035 SF)	PROPOSED PH.2 LOT #3 4.22 ACRES (183,956 SF)	PROPOSED PH.2 LOT #4 1.92 ACRES (83,732 SF)
YARDS (feet)						
FRONT	50'	181'±	556'±	556'±	100'±	160'±
REAR	75'	213'±	208'±	208'±	136'±	85'±
SIDE						
ONE	35'	67'±	220'±	220'±	83'±	50'±
BOTH	80'	167'±	932'±	932'±	226'±	219'±
LOT WIDTH (feet)	150'	197'±	993'±	993'±	315'±	285'±
LOT DEPTH (feet)	200'	216'±	791'±	791'±	279'±	290'±



- NOTES:
1. PHASE 1 (2-LOT SUBDIVISION) COMMON DRIVEWAY SHOWN IN RED
 2. PHASE 2 (4-LOT SUBDIVISION) PRIVATE ROAD SHOWN IN BLUE

C.M. TERRIZZI ENGINEERING, PLLC
11 TERRIZZI DR.
WALLKILL, N.Y. 12589
(845) 239-2020

FULL BUILD-OUT SKETCH

SUBDIVISION FOR:
NASON
S.B.L.: 95.4-3-13.210 / 99 PEACH LANE / 23.38 ACRES
TOWN OF MARLBOROUGH, ULSTER COUNTY, NY

DATE
7/20/2025

SCALE
1" = 100'

SHEET NUMBER
1 OF 1