



December 2, 2025

T/Marlborough Planning Board
21 Milton Turnpike
Suite 200
Milton, NY 12547

Subject: Resubmission of Proposed subdivision of SBL 103.3-4-44 (1559 Rt 9W) (Project #23-19)

Enclosed please find revised plans for the subject project,
The proposed subdivision is now a 6-lot subdivision, scaled down by 1 lot from the
previous submissions.

Please note, the following are still in development:

NYS DOT highway access permit

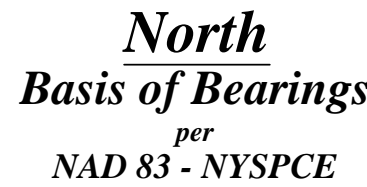
SWPPP

Common driveway & private road & stormwater facility maintenance agreements

Health department approval

Sincerely,

Christopher Terrizzi, PE



lands now or formerly of
Shirley D. Sarinsky & Wendy
McDonald Turner
Liber 6004 at Page 33
Tax ID #:103.3-4-51
31.6 Acres

FEDERAL WETLAND

NYSDEC CLASS C STREAM

RECORD OWNER:
MITCHELL M&CO, INC.
113 PLAINS ROAD
BALLKILL, NY 12589

CERTIFIED TO:
I HEREBY CERTIFY TO:
MITCHELL M&CO, INC.
THE TOWN OF MARLBOROUGH

lands now or formerly of
David Schrieber
Liber 2281 at Page 334
Tax ID #:103.3-4-52
27.1 Acres

lands now or formerly of
Marato Homes LLC
Liber 3239 at Page 140
Tax ID #:103.3-4-47
1.6 Acres

lands now or formerly of
Anthony Savino & Adrienne Savino
Liber 3781 at Page 182
Tax ID #:103.3-4-46
1.09 Acres

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO THE HEREON LISTED PARTIES THAT THIS MAP REPRESENTS THE RESULTS OF AN ACTUAL SURVEY ON THE GROUND FIELD SURVEY, PER RECORD DESCRIPTION, OF THE LAND SHOWN HEREIN, LOCATED AT 1559 NYS ROUTE 9W IN THE TOWN OF MARLBOROUGH, COUNTY OF ULSTER, STATE OF NEW YORK, COMPLETED ON NOVEMBER 30, 2021 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 HEREIN: "THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES; TITLE LINES AND ACTUAL LINES OF ACTUAL POSSESSION ARE THE SAME."

SIGNATURE

DATE _____

PASSENGER CAR SIGHT DISTANCE = 545
SU TRUCK SIGHT DISTANCE = 860

Hillside Drive

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 HEREON AND AGREE TO FILE THIS MAP WITH THE ULSTER COUNTY CLERK'S OFFICE.

OWNER _____ DATE _____

TOWN OF MARLBOROUGH R-AG-1 ZONING SCHEDULE

	<u>MINIMUM REQUIRED</u>	<u>LOT #1 PROPOSED</u>	<u>LOT #2 PROPOSED</u>	<u>LOT #3 PROPOSED</u>	<u>LOT #4 PROPOSED</u>	<u>LOT #5 PROPOSED</u>	<u>LOT #6 PROPOSED</u>
LOT AREA	1 ACRE (43,560 SF)	1.27 ACRES (55,434 SF)	1.88 ACRES (81,881 SF)	3.10 ACRES (135,460 SF)	2.73 ACRES (119,250 SF)	1.65 ACRES (72,114 SF)	1.06 ACRES (46,244 SF)
YARDS (feet)		45'					
FRONT	50'	(PRE-EXISTING)	50'± MIN.	192'± MIN.	65'± MIN.	53'± MIN.	98'± MIN.
REAR	75'	75' MIN.	75'± MIN.	75'± MIN.	310'± MIN.	78'± MIN.	75'± MIN.
SIDE		32'					
ONE	35'	(PRE-EXISTING)	65'± MIN.	36'± MIN.	80'± MIN.	35'± MIN.	42'± MIN.
BOTH	80'	80' MIN.	80' MIN.	80' MIN.	80' MIN.	80' MIN.	80' MIN.
LOT WIDTH (feet)	150'	207'±	334'±	427'±	276'±	169'±	179'±
LOT DEPTH (feet)	200'	250'±	379'±	302'±	430'±	386'±	211'±
		SEE NOTE 4					

NOTES:

1. THE PREMISES SHOWN HEREON IS GENERALLY DESCRIBED IN DEED LIBER 6790 PAGE 34 AS RECORDED IN THE ULSTER COUNTY CLERK'S OFFICE.
2. MINIMUM SETBACK NEXT TO ACTIVE AGRICULTURAL LANDS.
3. TO SEPARATE PROPOSED LOT 1 AND ADJACENT LOT SBL 103.3-4-45, PLACE BOULDERS ACROSS EXISTING DRIVEWAY ALONG PROPERTY LINE.
4. FRONT AND SIDE YARD ZONING VARIANCES GRANTED BY ZONING BOARD OF APPEALS DURING 11/14/2024 MEETING.

PRIVATE ROAD NOTES:

1. LOTS WITH FRONTAGE ON THE PRIVATE ROAD SHALL BE SUBJECT TO A MAINTENANCE AGREEMENT FILED WITH THE ULSTER COUNTY CLERK. THE TOWN OF MARLBOROUGH SHALL HAVE NO RESPONSIBILITY TO MAINTAIN, NOR PROVIDE SERVICES FOR, NOR MAKE ANY IMPROVEMENTS TO; THAT ALL SUCH COSTS SHALL BE BORNE BY THE PROPERTY OWNERS APPROVED TO USE SAID ROAD IN ACCORDANCE WITH THE TERMS OF THE MAINTENANCE AGREEMENT.
2. SEE SHEET 3 FOR SHOULDER TYPICAL SECTION AT PRIVATE ROAD ENTRANCE.
3. NO BUILDING PERMIT SHALL BE ISSUED UNTIL ACCEPTANCE OF THE PRIVATE ROAD AND STORMWATER FACILITIES BY THE TOWN OF MARLBOROUGH.
4. CONSTRUCTION OF THE PRIVATE ROAD SHALL BE COMPLETED WITHIN 36 MONTHS, OR THREE YEARS, OF THE DATE OF FINAL APPROVAL OF THE SUBDIVISION PLAT OR SITE PLAN. FAILURE TO COMPLETE CONSTRUCTION WITHIN SUCH TIME WILL REQUIRE A NEW APPLICATION AND REVIEW BY THE PLANNING BOARD.

AGRICULTURAL DATA STATEMENT:

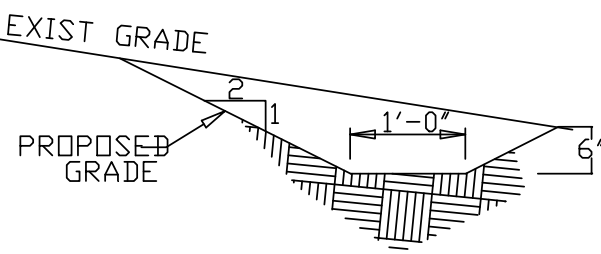
THIS SUBDIVISION IS LOCATED IN AN AGRICULTURE DISTRICT. IT HAS ACTIVE FARMING OPERATIONS IN THE VICINITY. BE ADVISED OF THE FOLLOWING:

1. 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.
2. THE ROADS LEADING TO AND FROM THE SUBDIVISION ARE FREQUENTLY TRAVELED BY FARMERS AND THEIR SLOW MOVING FARM VEHICLES AND EQUIPMENT.
3. 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).
4. EXISTING AGRICULTURAL OPERATIONS MAY CREATE BOTH UNAVOIDABLE ODORS AND UNSIGHTLINESS COMMONLY ASSOCIATED WITH FARMING OPERATIONS IN THE AREA.
5. THERE ARE DANGERS IN LETTING CHILDREN AND PETS ROAM INTO ANY ADJACENT AGRICULTURAL FIELD, WHICH IS PRIVATE PROPERTY.

REVISION 3: 3/4/2025 PER NYSDOT COMMENTS, TB COMMENTS
REVISION 2: 10/31/2023 PER NYSDOT COMMENTS
REVISION 1: 10/8/2023 PER PB COMMENTS

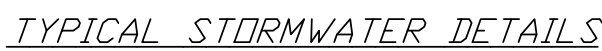
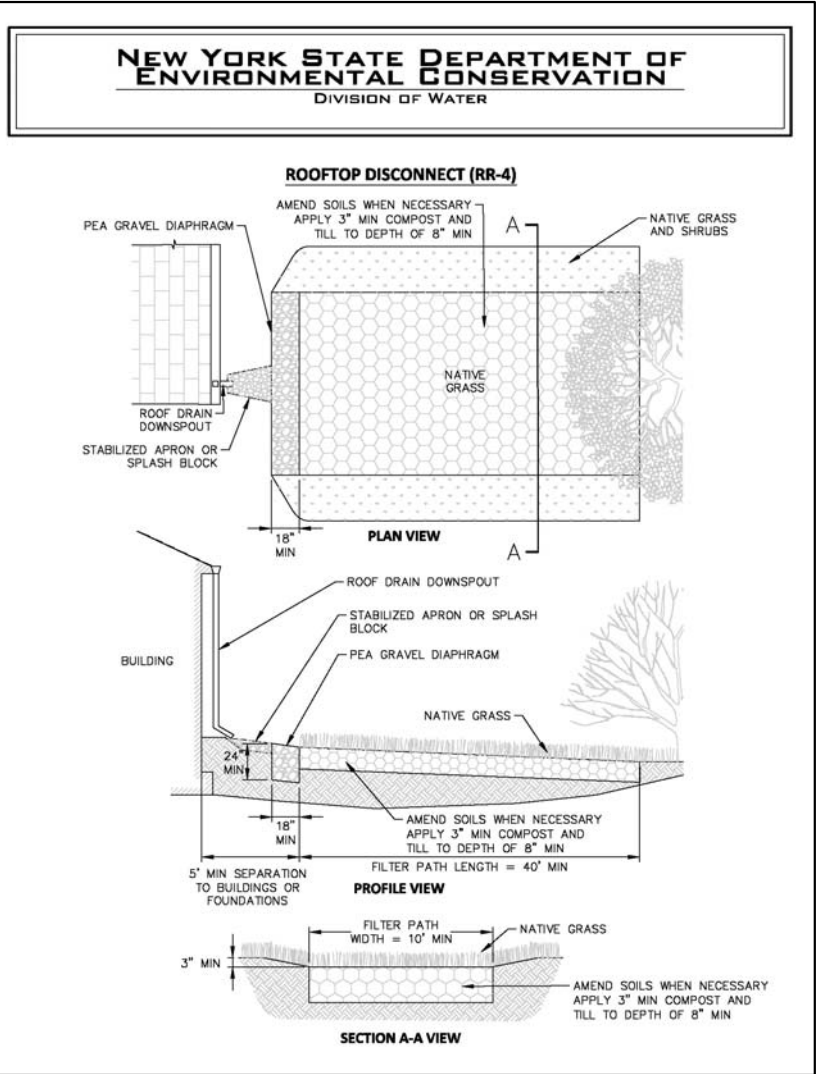
SURVEYOR	ENGINEER	C.M. TERRIZZI ENGINEERING, PLLC 11 TERRIZZI DR. WALLKILL, N.Y. 12589 (845) 239-2020	
		PROPOSED LAYOUT	
		SUBDIVISION FOR: MITCHELL M&CO. INC. S.B.L.: 103.3-4-44 / 1559 RT 9W / 11.7 ACRES TOWN OF MARLBOROUGH, ULSTER COUNTY, NY	
		DATE 11/23/2025	SCALE 1" = 50'
		SHEET NUMBER 1 OF 6	

NOT FOR CONSTRUCTION



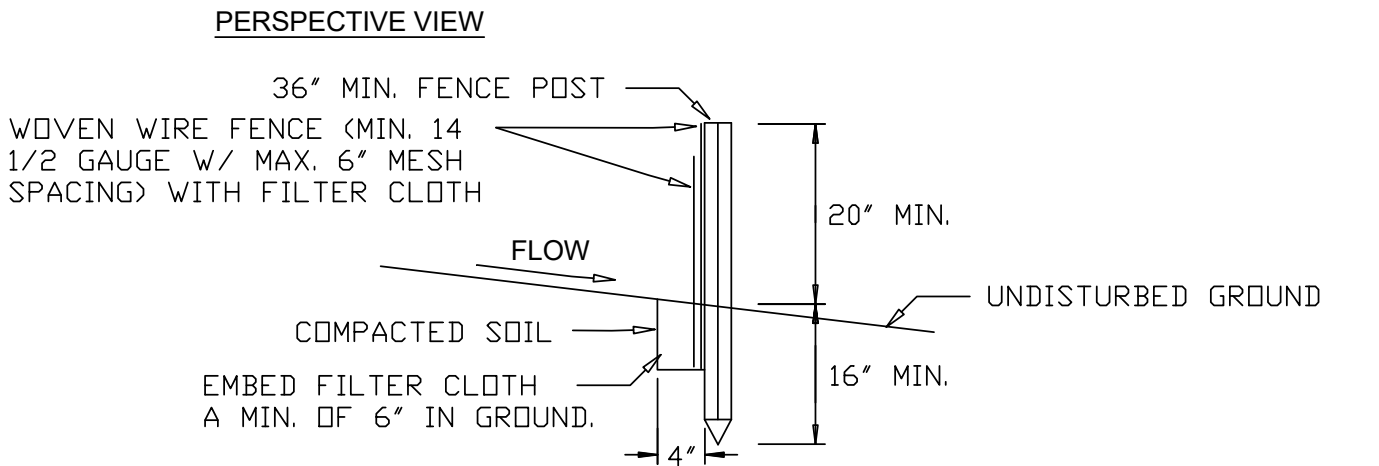
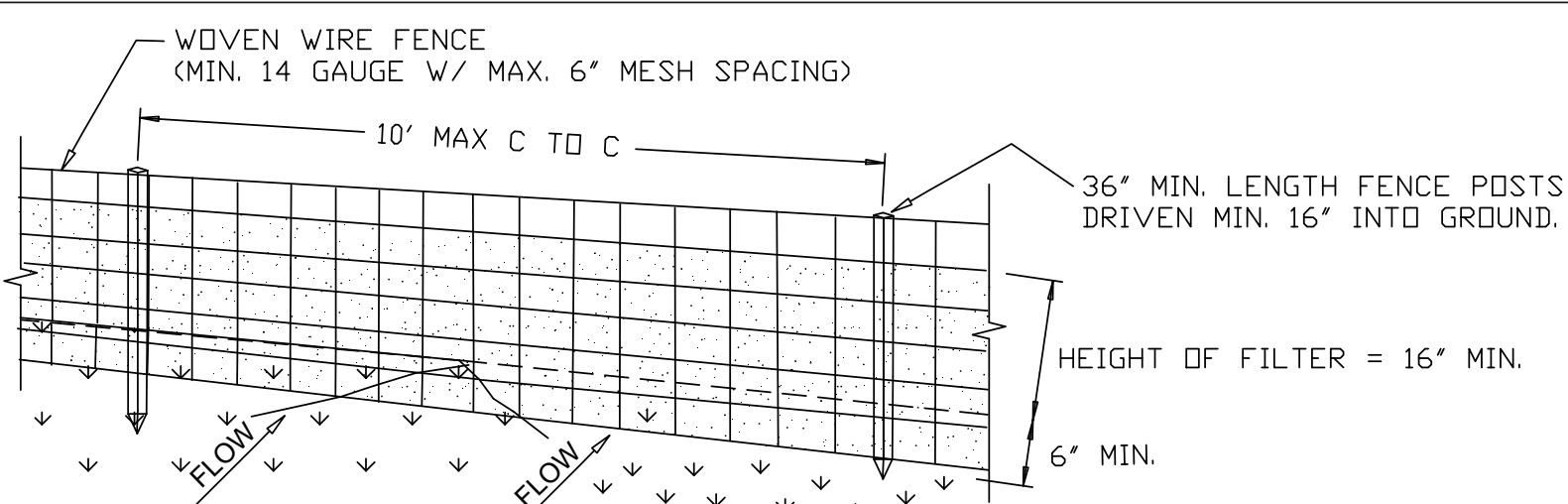
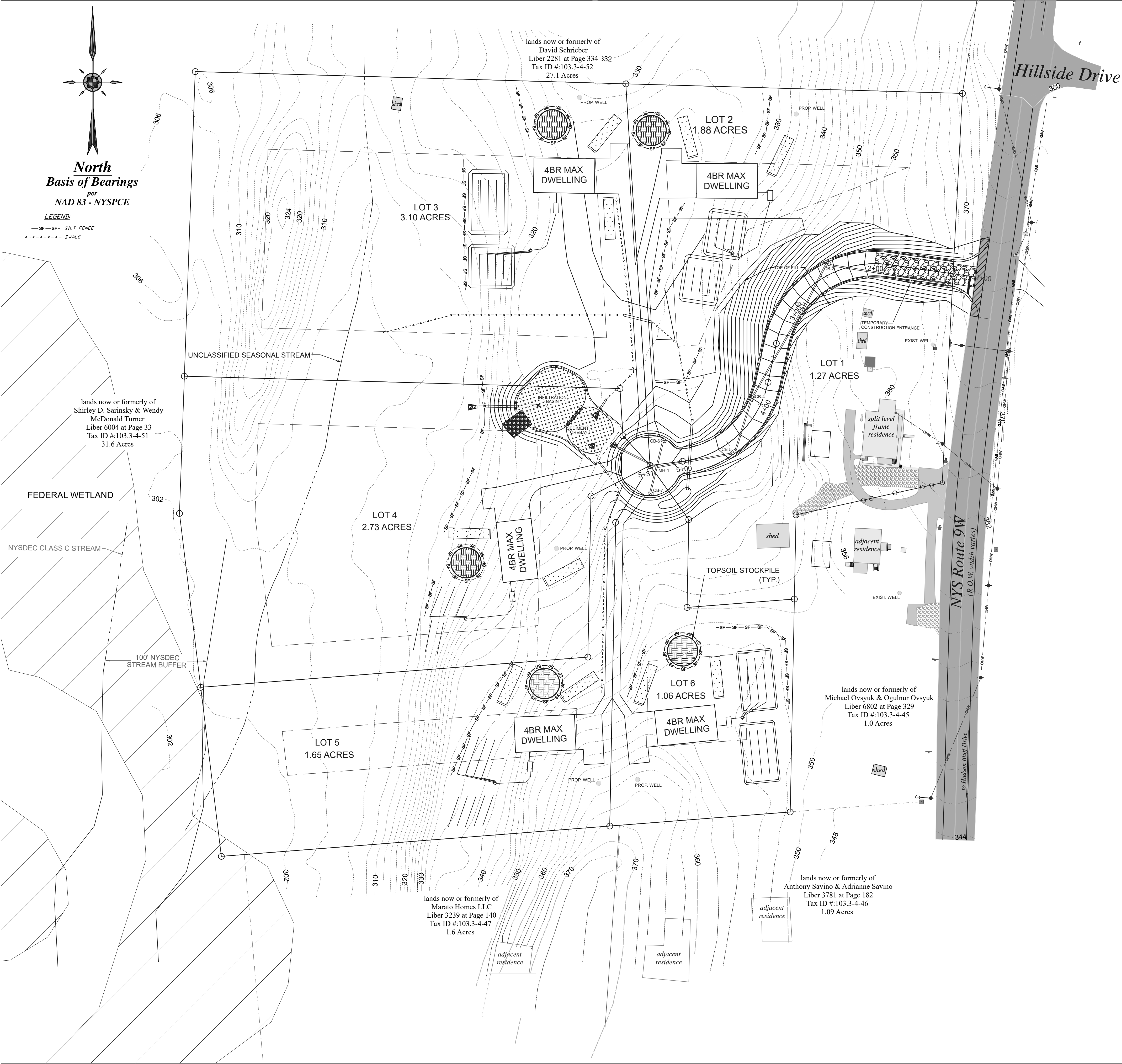
NOTES:

1. NO EXISTING WELLS WITHIN 200' DOWNHILL OF PROPOSED SANITARY FACILITIES AND NO EXISTING SEPTICS WITHIN 200' UPHILL OF PROPOSED WELLS.
2. LOT 2 SHALLOW LEACH FIELD SEPARATION FROM DWELLING & LOT 3 RESERVE SHALLOW LEACH FIELD SEPARATION FROM SEASONAL STREAM MEASURED FROM TRENCH SIDEWALLS PER 9.12.2 OF THE 2012 RESIDENTIAL OWTS DESIGN HANDBOOK.



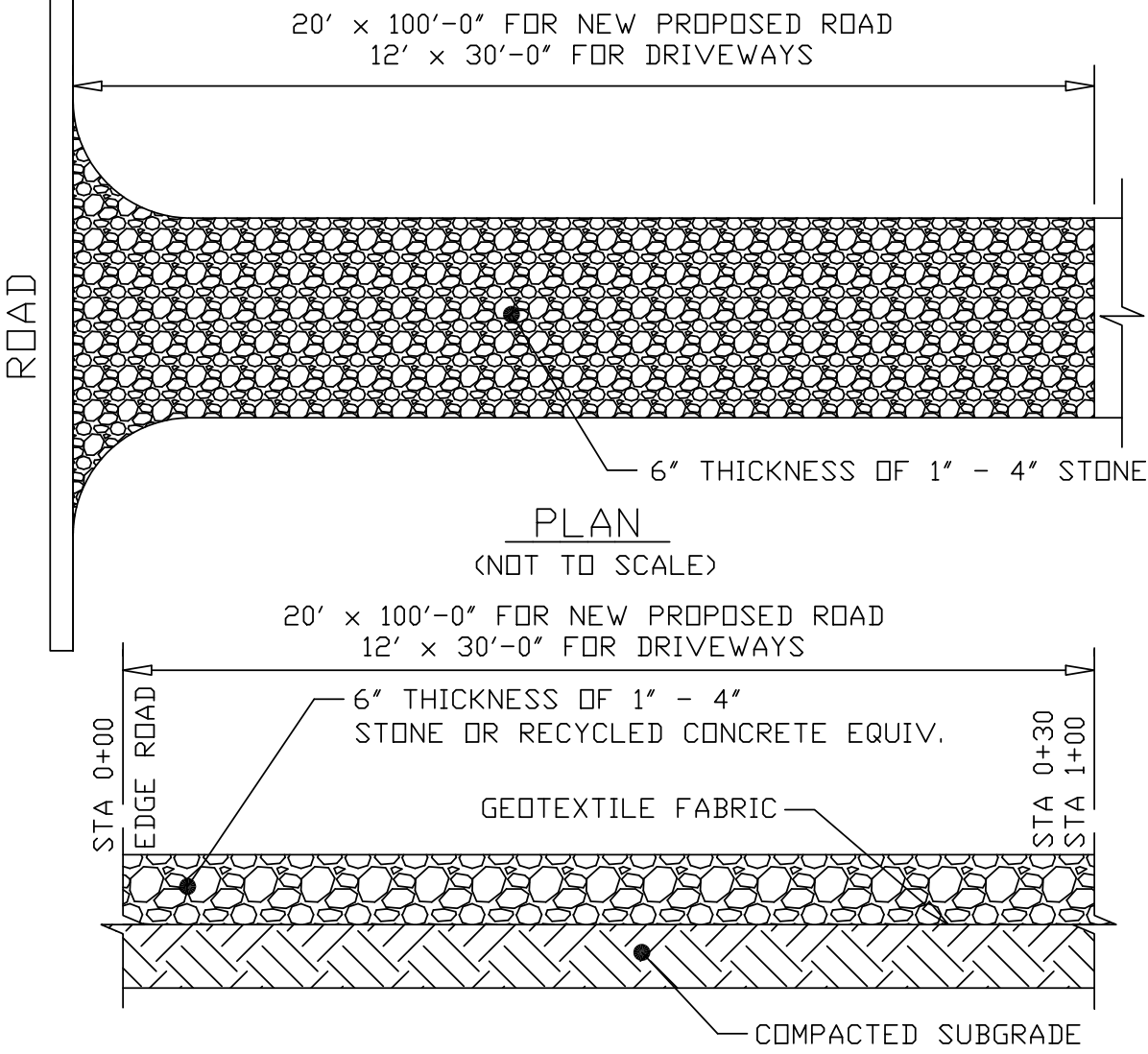
DRAINAGE STRUCTURES								
STRUCTURE	TYPE	RIM	INV. IN	INV. OUT	PIPE LENGTH	PIPE ROUTE	PIPE SLOPE	PIPE DIA.
CB-1	CB 30x48	371.34'	-	369.00'	116.76'	TO CB-2	6.72%	15"
CB-2	CB 30x48	363.51'	361.17'	360.67'	49.13'	TO CB-3	13.35%	15"
CB-3	CB 30x48	356.51'	354.17'	354.17'	96.59'	TO CB-4	15.17%	15"
CB-4	CB 30x48	342.02'	339.68'	339.68'	52.08'	TO CB-5	10.44%	15"
CB-5	CB 30x48	336.61'	334.27'	334.27'	74.43'	TO MH-1	6.12%	15"
CB-6	CB 30x48	333.76'	331.42'	331.42'	24.55'	TO MH-1	7.06%	15"
CB-7	CB 30x48	333.68'	331.34'	331.34'	24.55'	TO MH-1	6.70%	15"
MH-1	4' ID MH	333.85'	329.85'	329.85'	43.00'	FOREBAY	3.14%	15"
FOREBAY	-	-	326.00'	-	-	INF. BASIN	-	-
OUTLET CONTROL STRUCTURE		323.50'	-	320.00'	60.00'	TO LEVEL SPREADER	2.50%	24"

ENGINEER	C.M. TERRIZZI ENGINEERING, PLLC	
	11 TERRIZZI DR. WALLKILL, N.Y. 12589 (845) 239-2020	
	PROPOSED GRADING, DRAINAGE & SEPTICS	
	SUBDIVISION FOR: MITCHELL M&CO. INC. S.B.L.: 103.3-4-44 / 1559 RT 9W / 11.7 ACRES TOWN OF MARLBOROUGH, ULSTER COUNTY, NY	
	DATE 11/23/2025	SCALE 1" = 50'



SILT FENCE DETAIL

- NOTES:
- 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.
 - 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.
 - 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.
 - PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

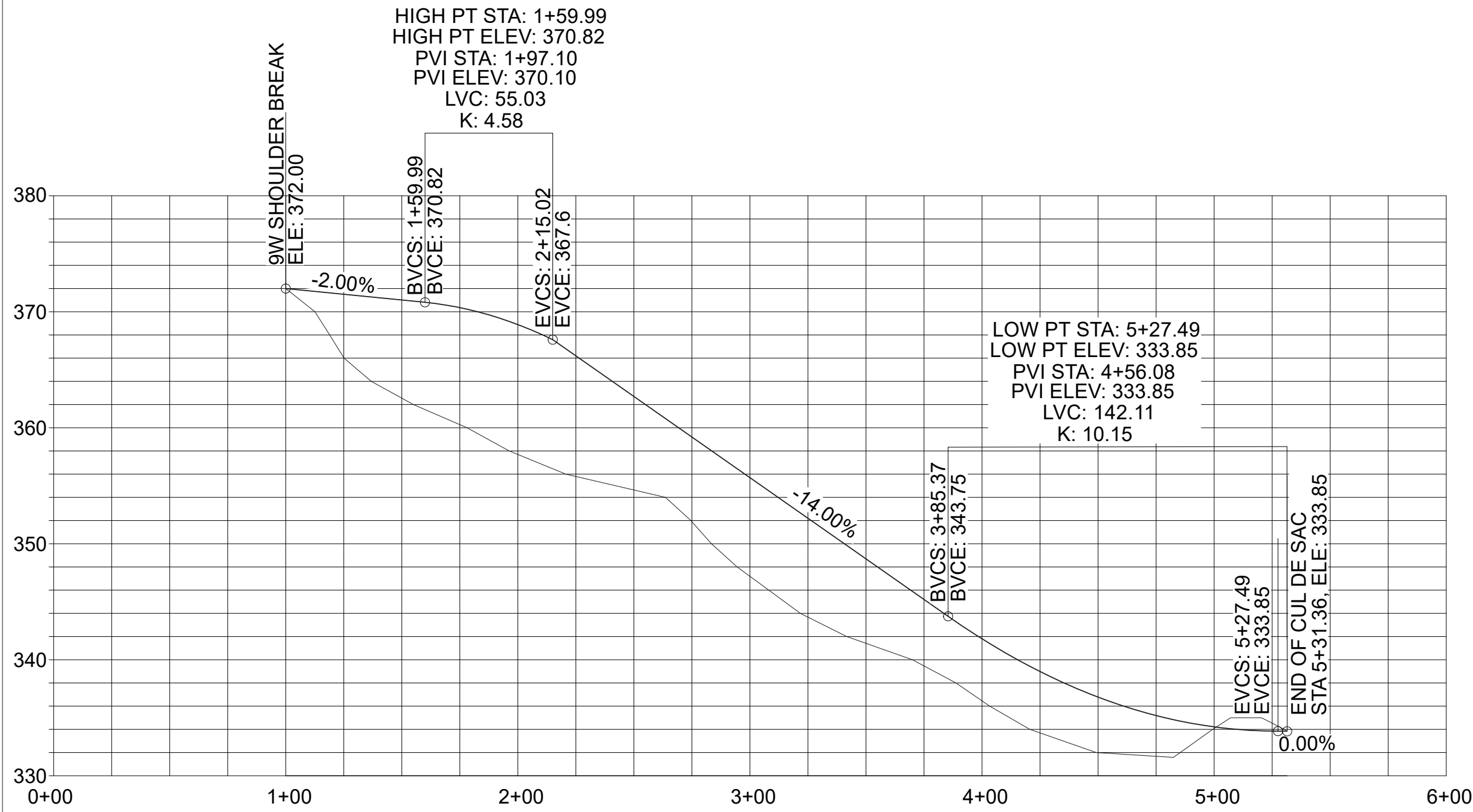


STABILIZED CONSTRUCTION

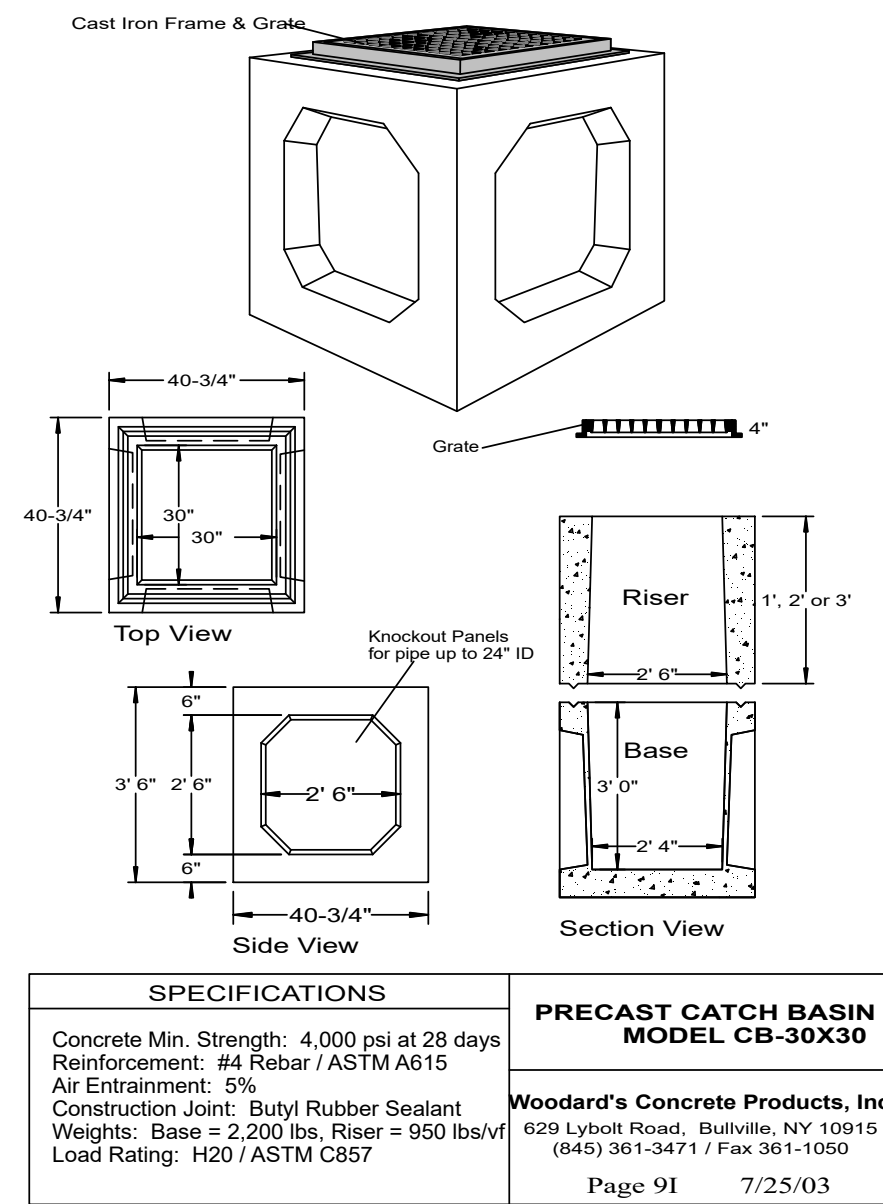
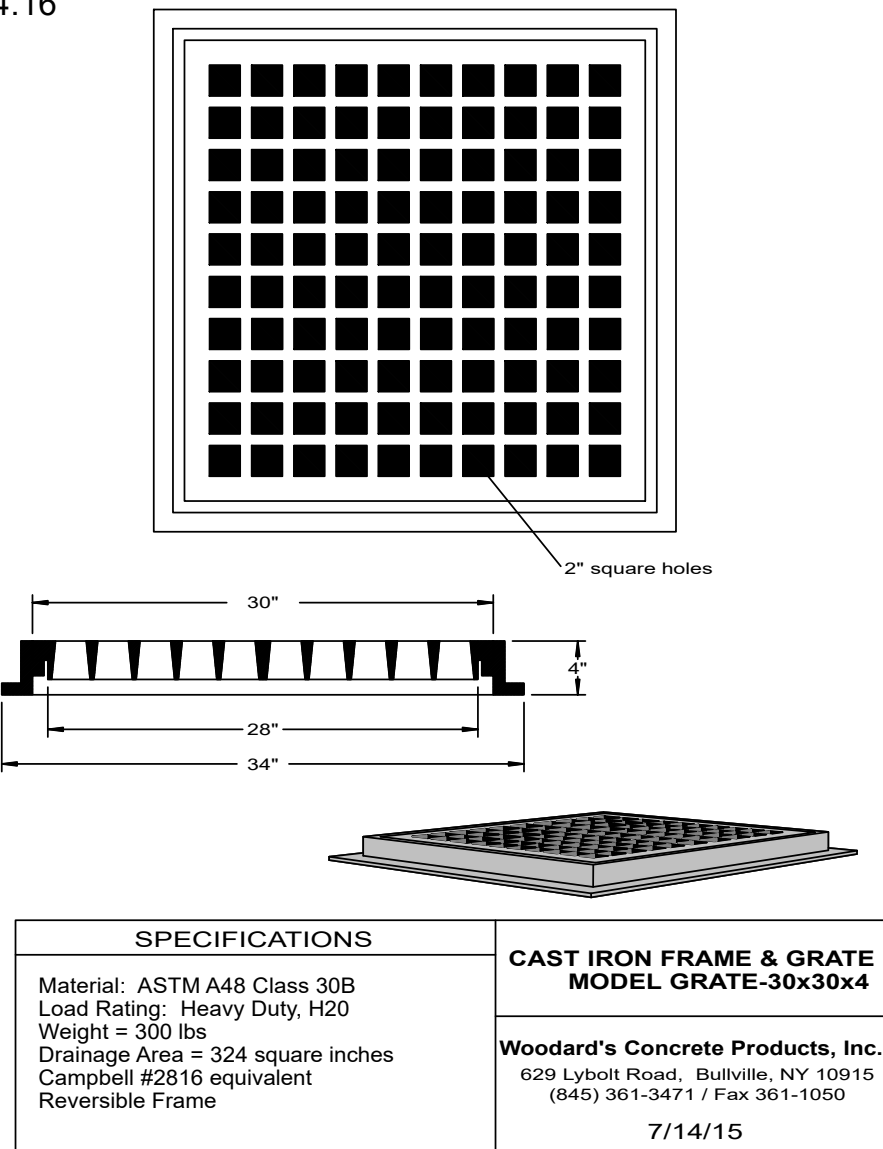
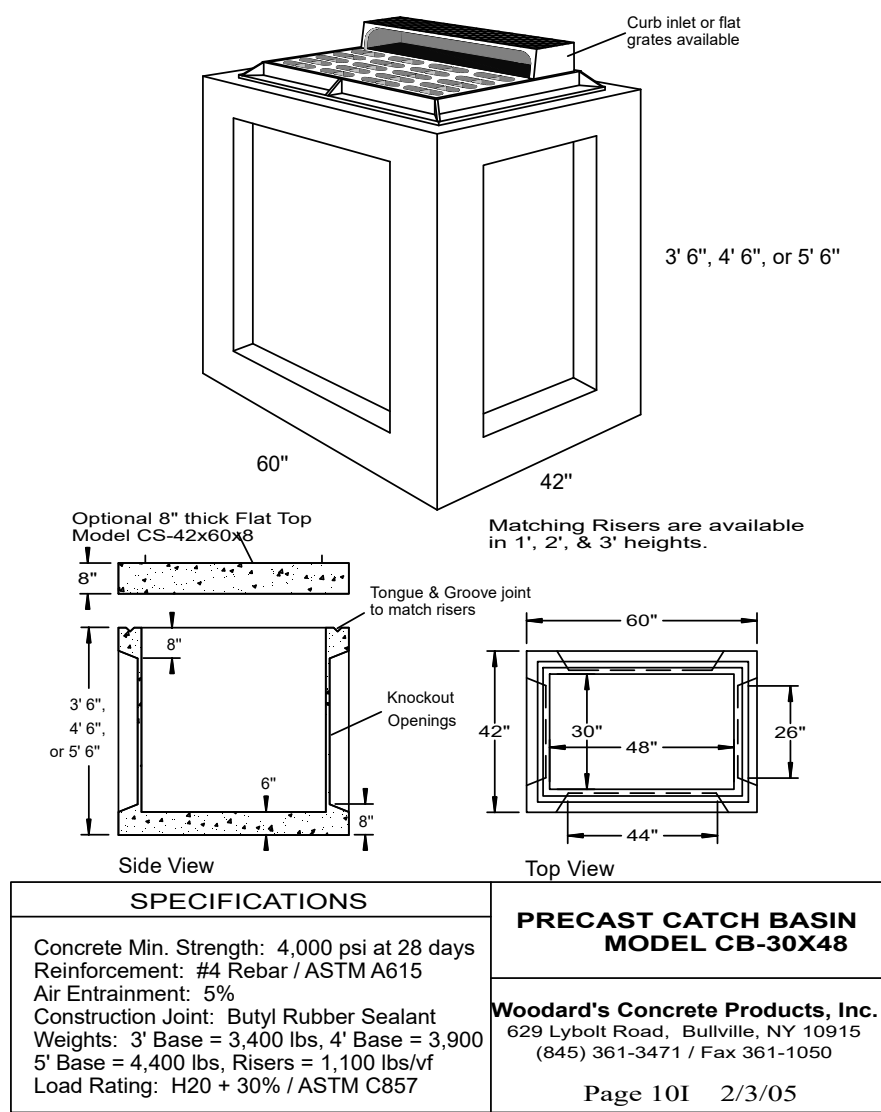
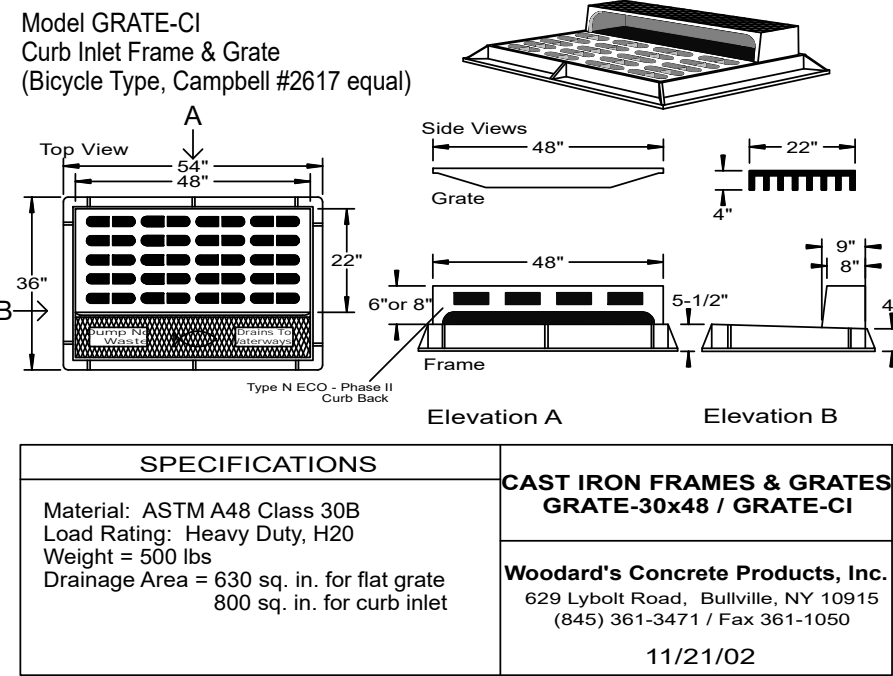
- NOTES:
- ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT INTO PUBLIC RIGHTS OF WAY.

ENGINEER	C.M. TERRIZZI ENGINEERING, PLLC		
	11 TERRIZZI DR. WALKILL, N.Y. 12589 (845) 239-2020		
	TEMPORARY EROSION & SEDIMENT CONTROL PLAN		
	SUBDIVISION FOR: MITCHELL M&CO. INC. S.B.L.: 103.3-4-44 / 1559 RT 9W / 11.7 ACRES TOWN OF MARLBOROUGH, ULSTER COUNTY, NY		
DATE	11/23/2025	SCALE	1" = 50'
		SHEET NUMBER	3 OF 6

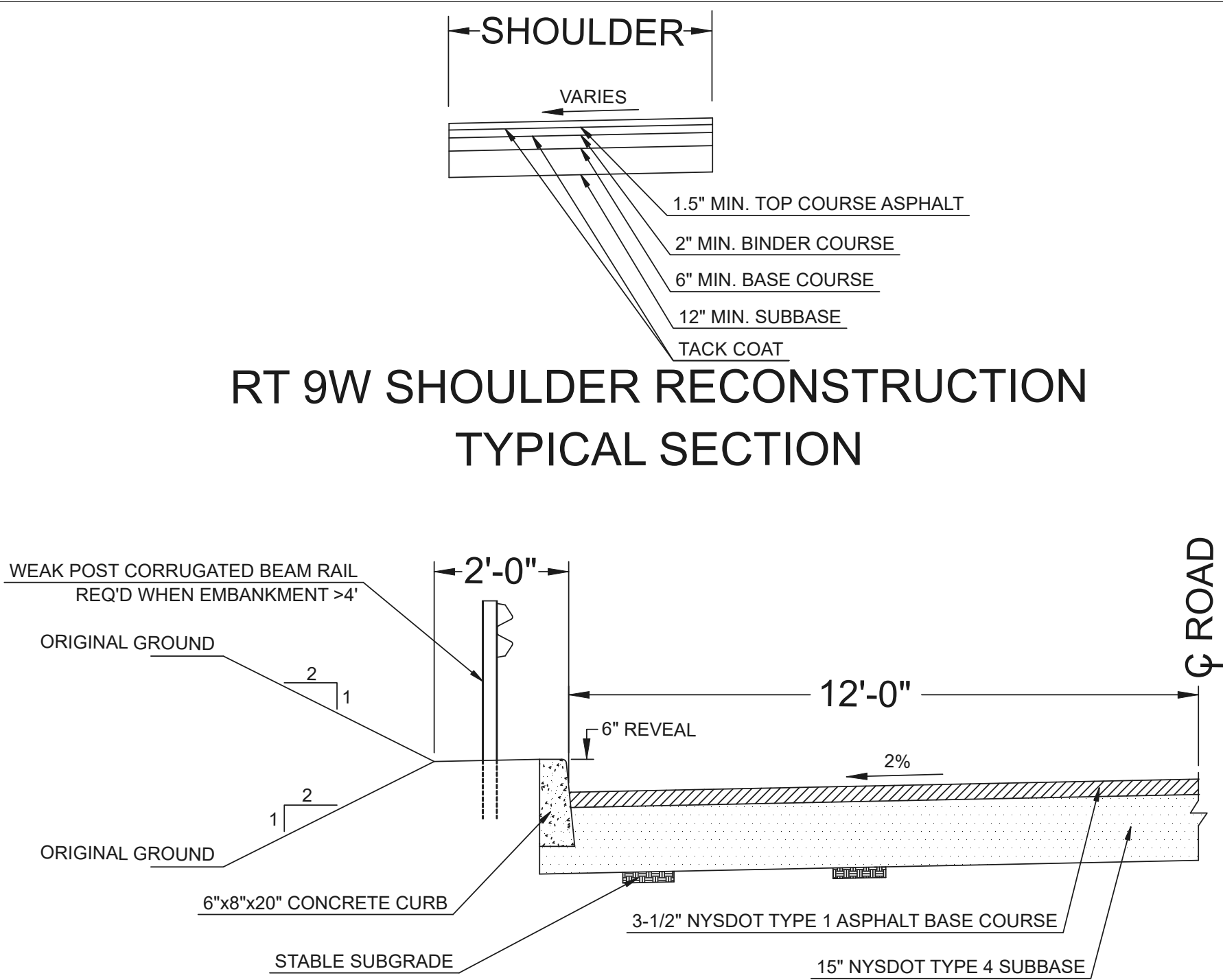
NOT FOR CONSTRUCTION



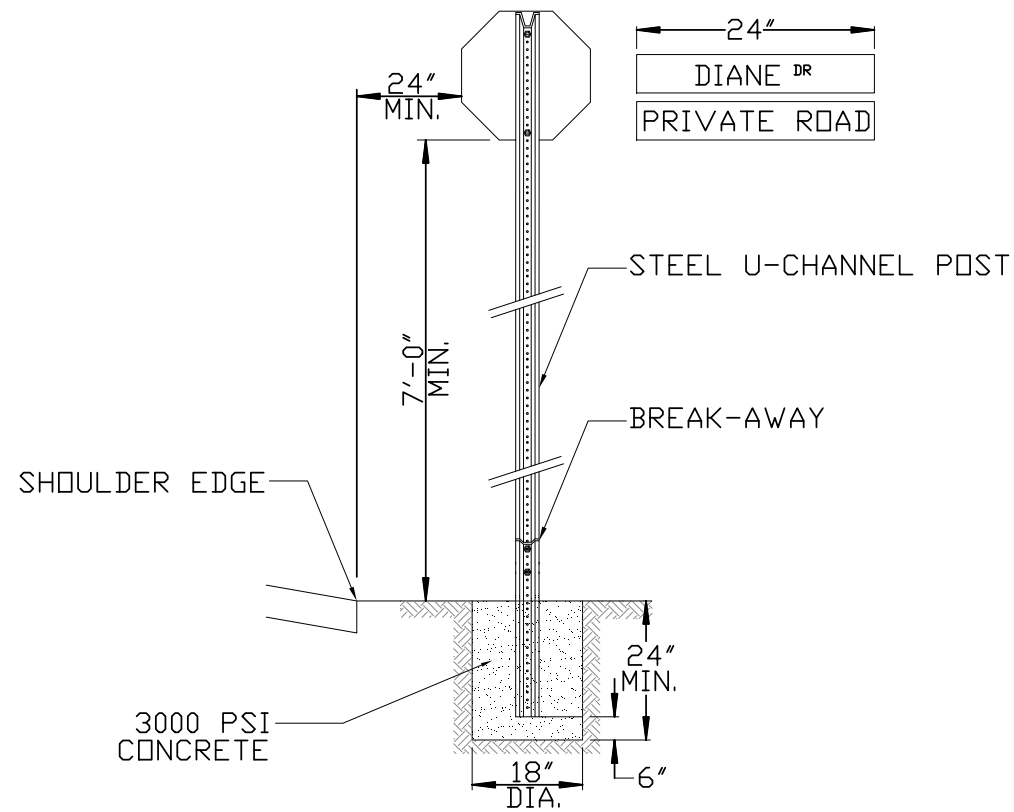
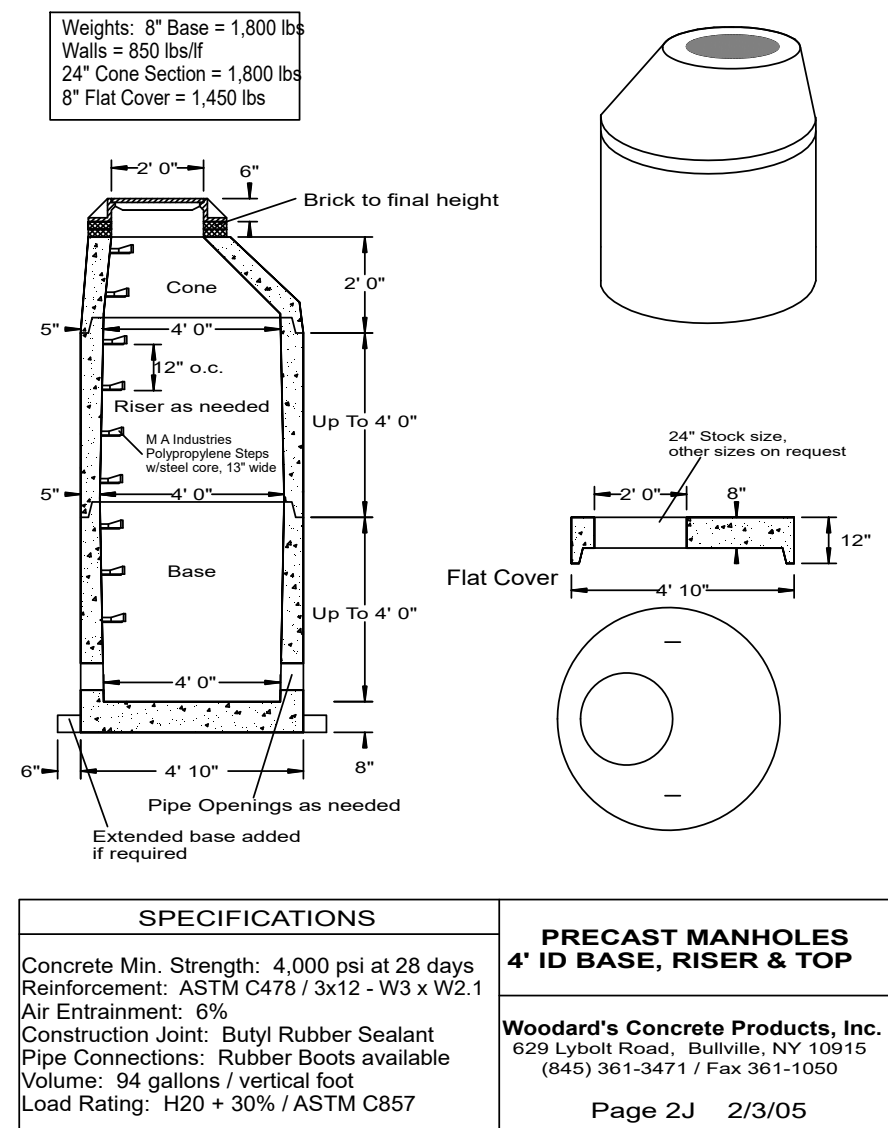
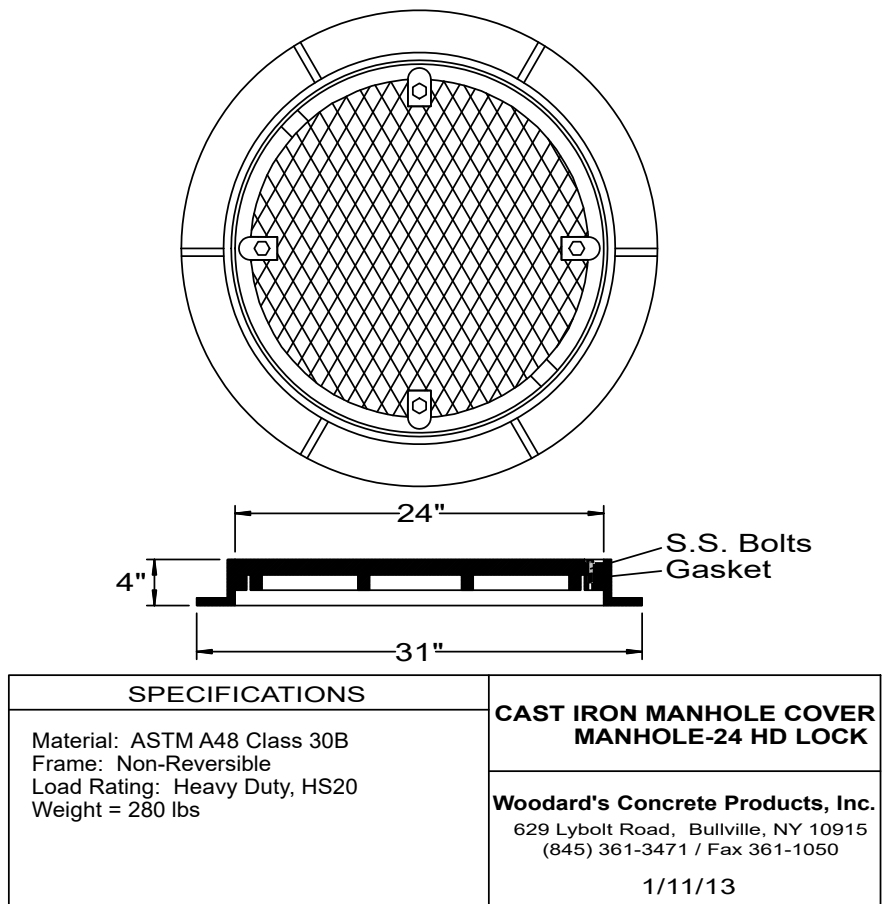
ROAD PROFILE
VERTICAL: 1" = 50'
HORIZONTAL: 1" = 10'
NOTE: MAX GRADE OF A PRIVATE ROAD IS 14% PER TOWN CODE §130-14.16



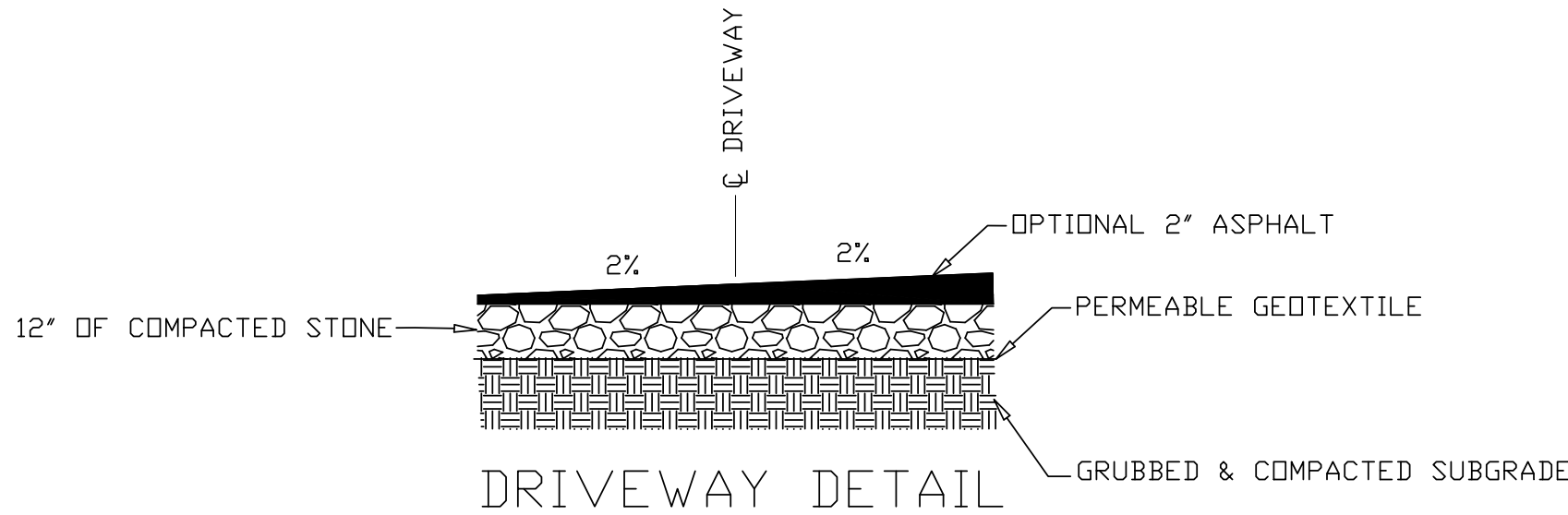
RT 9W SHOULDER RECONSTRUCTION TYPICAL SECTION



PRIVATE ROAD TYPICAL SECTION



- ROAD SIGN DETAIL
(NOT TO SCALE)
- NOTES:
1. STREET SIGN SHALL CONSIST OF 4" WHITE LETTERS ON BLUE FIELD SCOTCHLITE REFLECTIVE SHEETING.
 2. STOP SIGN SHALL BE 24" x 24" AND CONFORM TO MUTCD REQUIREMENTS.
 3. ROAD NAME "DIANE DRIVE" APPROVED BY TOWN BOARD DURING SEPTEMBER 22, 2025 MEETING.



- NOTES:
1. COMMON DRIVEWAYS SERVING LOTS 2, 3, 5 & 6 SHALL BE PITCHED TO DRAIN TO THE WEST.
 2. DRIVEWAY SERVING LOT 4 SHALL BE PITCHED TO DRAIN TO THE NORTHWEST.

REVISION 3: 3/4/2025 PER NYSDOT COMMENTS
REVISION 2: 10/31/2023 PER NYSDOT COMMENTS
REVISION 1: 10/8/2023 PER PB COMMENTS

ENGINEER	C.M. TERRIZZI ENGINEERING, PLLC		
	11 TERRIZZI DR. WALLKILL, N.Y. 12589 (845) 239-2020		
	TYPICAL ROAD DETAILS		
	SUBDIVISION FOR: MITCHELL M&CO. INC. S.B.L.: 103.3-4-44 / 1559 RT 9W / 11.7 ACRES TOWN OF MARLBOROUGH, ULSTER COUNTY, NY		
DATE	SCALE	SHEET NUMBER	
11/23/2025	N.T.S.	4 OF 6	

DEEP HOLE TESTS

LOT #1 TEST HOLE #: DT1-1	
DEPTH	SOIL TYPE
0'-4"	TOPSOIL
4'-56"	GRAVELLY 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"	GRAVELLY CLAY LOAM
32'-54"	RIPPABLE SHALE

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

LOT #3 TEST HOLE #: DT3-1	
DEPTH	SOIL TYPE
0'-7"	TOPSOIL
7'-16"	GRAVELLY CLAY LOAM
16'-56"	MOTTLED CLAY

MOTTLING OBSERVED AT: 16'
WATER OBSERVED AT: N/A
BEDROCK OBSERVED AT: N/A

TEST HOLE #: DT4-1	
DEPTH	SOIL TYPE
0'-4"	TOPSOIL
4'-30"	GRAVELLY CLAY LOAM
30"	ROCK

MOTTLING OBSERVED AT: N/A
WATER OBSERVED AT: N/A
BEDROCK OBSERVED AT: 30'

LOT #4 TEST HOLE #: DT5-1	
DEPTH	SOIL TYPE
0'-6"	TOPSOIL
6'-64"	GRAVELLY SILT LOAM

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

LOT #5 TEST HOLE #: DT6-1	
DEPTH	SOIL TYPE
0'-4"	TOPSOIL
4'-50"	GRAVELLY CLAY LOAM

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

LOT #6 TEST HOLE #: DT7-1	
DEPTH	SOIL TYPE
0'-7"	TOPSOIL
7'-64"	GRAVELLY CLAY 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'-5"	TOPSOIL
5'-23"	CLAY LOAM
23'-55"	GRAVELLY CLAY LOAM

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'-4"	TOPSOIL
4'-13"	GRAVELLY CLAY LOAM
13'	BEDROCK

MOTTLING OBSERVED AT: N/A
WATER OBSERVED AT: N/A
BEDROCK OBSERVED AT: 13'

TEST HOLE #: DT4-2	
DEPTH	SOIL TYPE
0'-5"	TOPSOIL
5'-20"	GRAVELLY LOAM
20'-40"	CLAY LOAM

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

LOT #4 TEST HOLE #: DT5-2	
DEPTH	SOIL TYPE
0'-4"	TOPSOIL
4'-54"	GRAVELLY CLAY LOAM

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

LOT #5 TEST HOLE #: DT6-2	
DEPTH	SOIL TYPE
0'-4"	TOPSOIL
4'-50"	GRAVELLY CLAY LOAM

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

LOT #6 TEST HOLE #: DT7-2	
DEPTH	SOIL TYPE
0'-8"	TOPSOIL
8'-38"	GRAVELLY CLAY LOAM

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

ALL DEEP SOILS TESTS ABOVE PERFORMED AND WITNESSED BY UCDOH ON FEBRUARY 10, 2023

LOT #3 TEST HOLE #: DT3-4	
DEPTH	SOIL TYPE
0'-6"	TOPSOIL
6'-34"	SILTY CLAY LOAM, SOME GRAVEL

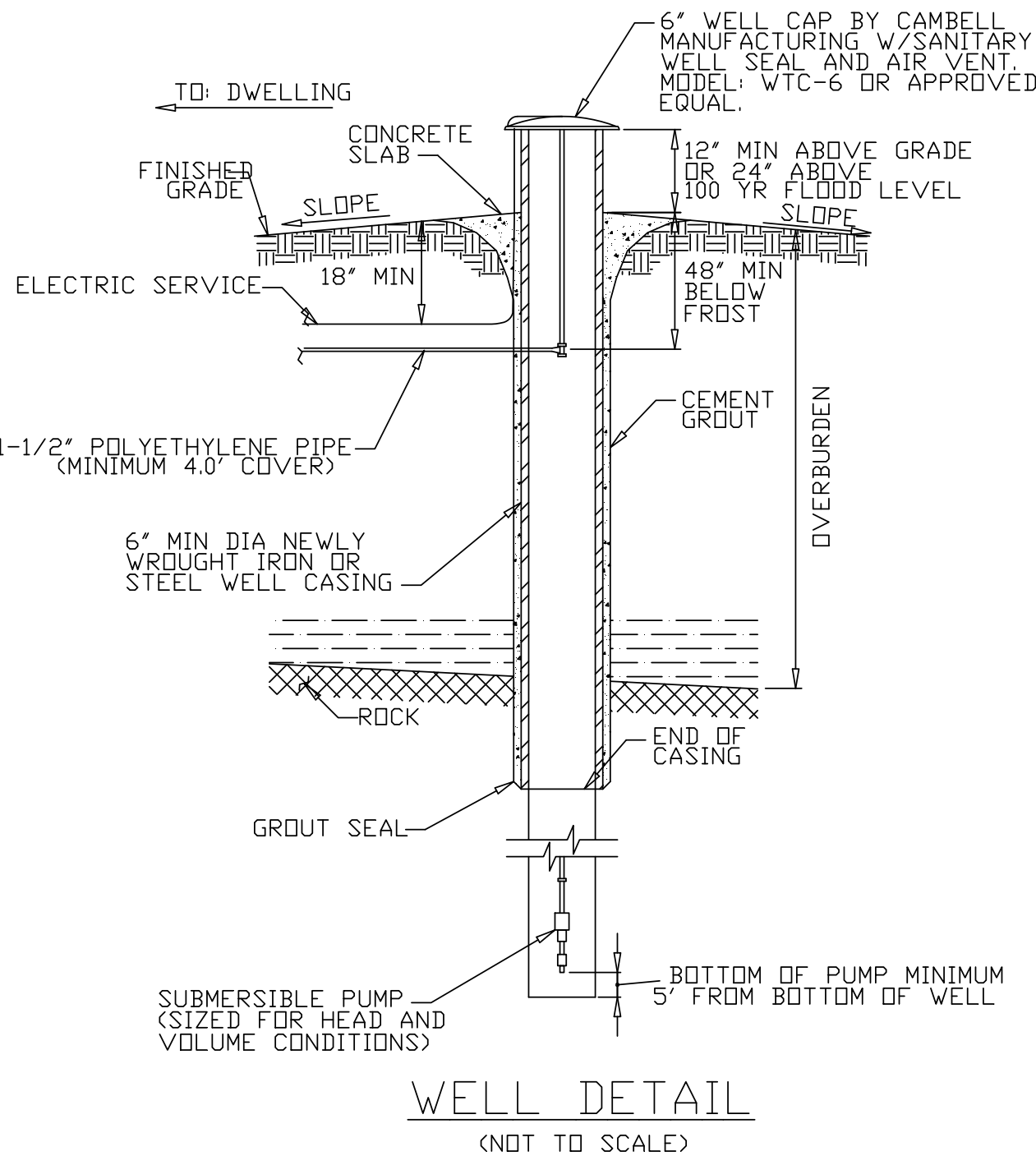
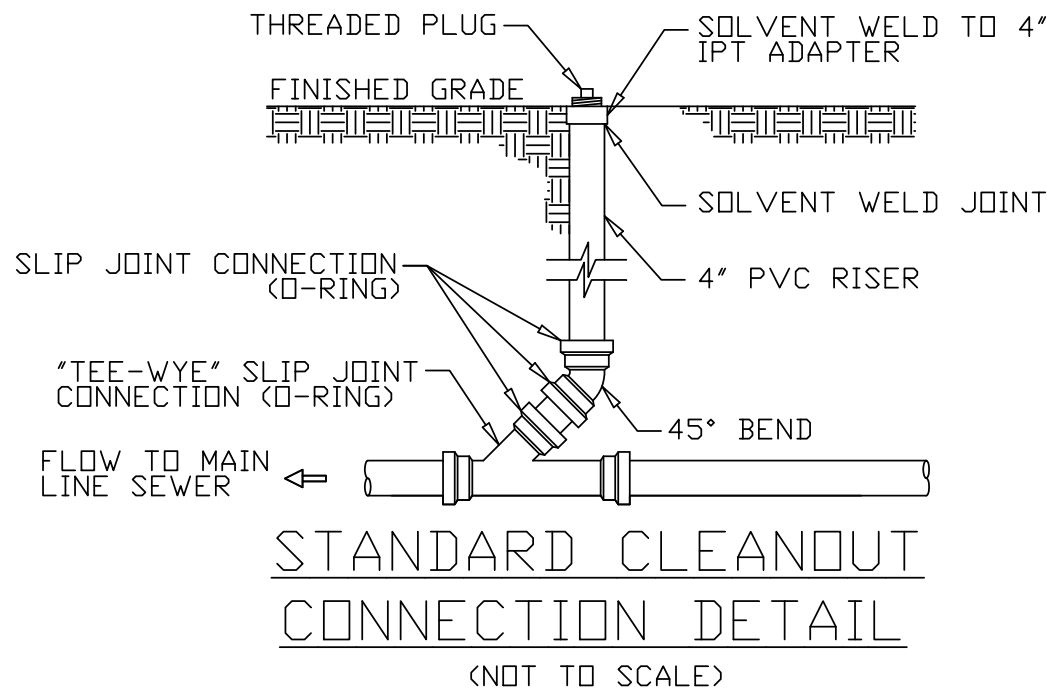
MOTTLING OBSERVED AT: N/A
WATER OBSERVED AT: N/A
BEDROCK OBSERVED AT: N/A

DEEP SOILS TEST # DT3-4 DUG ON MAY 4, 2024 AND WITNESSED BY UCDOH ON MAY 14, 2024.

WASTEWATER TREATMENT DESIGN CRITERIA

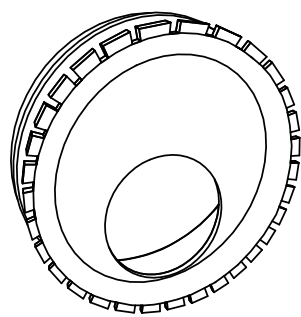
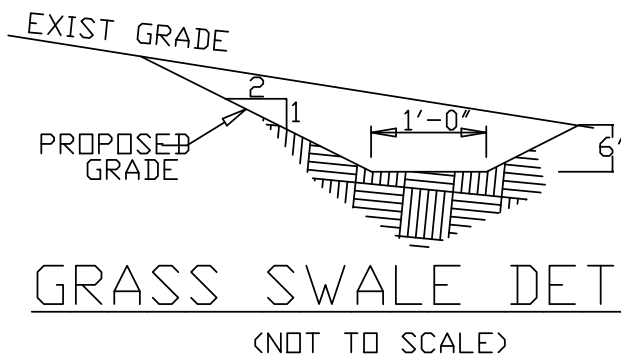
LOCATION	PERC NO.	DEPTH OF PERC HOLE	STABILIZED PERC RATE	DESIGN PERC RATE	SYSTEM TYPE	DEPTH BELOW ORIGINAL GRADE TO TRENCH BOTTOM	DESIGN MINIMUM TRENCH LENGTH FOR 4 BEDROOM HOUSE (MAX) AT 110 GPD PER BEDROOM					
							REQUIRED	PROVIDED				
EXISTING LOT 1 RESERVE (EXIST. 4BR HOME)	PT1-1	24'	22 MINUTES	21-30 MINUTES	ELJEN GSF*	24'	124 LF*	128 LF				
	PT1-2		27 MINUTES									
PROPOSED LOT 2	PT2-1	8'	8 MINUTES	8-10 MINUTES	SHALLOW ELJEN GSF*	8'	84 LF*	84 LF				
	PT2-2		8 MINUTES									
	PT2-3		7 MINUTES									
PROPOSED LOT 3	PT3-1	12'	14 MINUTES	NOT USED								
	PT3-2		44 MINUTES									
	PT3-3		8 MINUTES	8-10 MINUTES (PRIMARY)	SHALLOW ELJEN GSF*	12'	84 LF*	96 LF				
	PT3-4***		10 MINUTES									
	PT3-5***	10'	25 MINUTES	21-30 MINUTES (RESERVE)		10'	124 LF*	132 LF				
-	PT4-1	6'	3 MINUTES	NOT USED								
	PT4-2		13 MINUTES									
	PT4-3		4 MINUTES									
PROPOSED LOT 4	PT5-1	24'	15 MINUTES	11-15 MINUTES	ELJEN GSF*	24'	92 LF*	96 LF				
	PT5-4		8 MINUTES									
	PT5-2		>60 MINUTES	NOT USED								
	PT5-3		>60 MINUTES									
PROPOSED LOT 5	PT6-1	24'	40 MINUTES	31-45 MINUTES	ELJEN GSF*	24'	148 LF*	160 LF				
	PT6-3	20'	8 MINUTES									
	PT6-2	24'	>60 MINUTES	NOT USED								
	PT6-4***	22'	33 MINUTES						31-45 MINUTES		24'	148 LF*
PROPOSED LOT 6	PT7-1	12'	24 MINUTES	21-30 MINUTES	SHALLOW ELJEN GSF*	12'	124 LF*	132 LF				
	PT7-2		13 MINUTES									
	PT7-3		13 MINUTES									

PROPOSED LOTS 2, 3 & 5 PERC TESTS PERFORMED ON FEBRUARY 19, 2023.
PROPOSED LOTS 4, 5, 6 & 1 RESERVE PERC TESTS PERFORMED ON FEBRUARY 26, 2023.
*QUALIFIES FOR TRENCH LENGTH REDUCTION PER APPENDIX 75-A.
**PERC TESTS PT3-4 & PT6-4 PERFORMED ON FEBRUARY 11, 2024.
***PERC TEST PT3-5 PERFORMED ON MAY 4, 2024.



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.

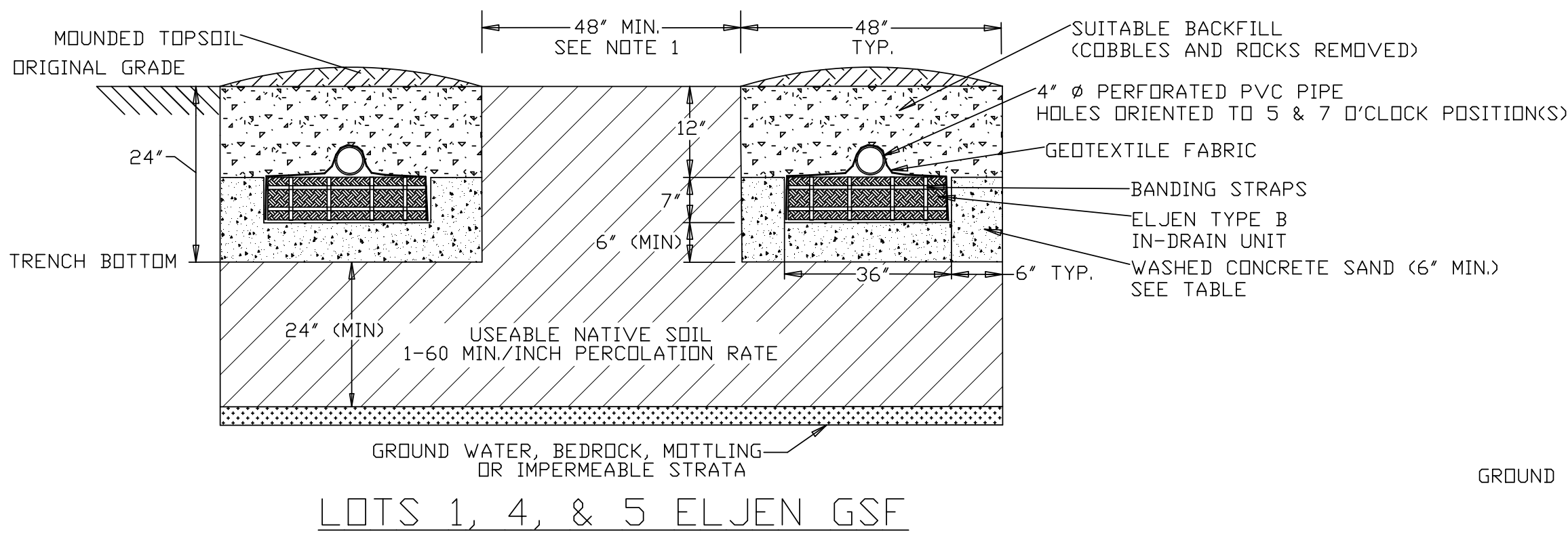


TUF-TITE SPEED LEVELER DETAIL
(NOT TO SCALE)

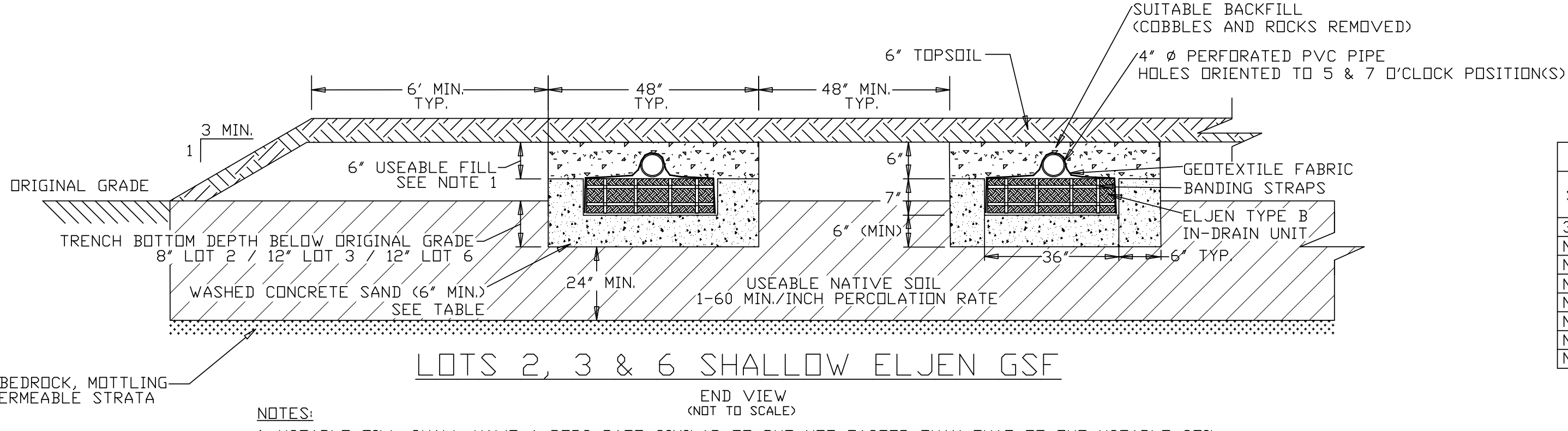
- INSERT LEVELER IN THE END OF ALL OUTLET PIPES IN THE D-BOX.
- ROTATE UNTIL EFFLUENT ENTERS ALL OUTLETS EQUALLY.
- FITS ALL 4" SMOOTH WALL AND CORRUGATED PIPES.

REVISION 1: 5/15/2024 PER UCDOH COMMENTS

ENGINEER	C.M. TERRIZZI ENGINEERING, PLLC 11 TERRIZZI DR. WALLKILL, N.Y. 12589 (845) 239-2020		
	SEPTIC DESIGN CRITERIA & STANDARD DETAILS SUBDIVISION FOR: MITCHELL M&CO. INC. S.B.L.: 103.3-4-44 / 1559 RT 9W / 11.7 ACRES TOWN OF MARLBOROUGH, ULSTER COUNTY, NY		
DATE 7/31/2024	SCALE N.T.S.	SHEET NUMBER 5 OF 6	



NOTES:
1. 4' SEPARATION BETWEEN TRENCHES ON LOTS 1 & 5. 12' SEPARATION ON LOT 4.



NOTES:
1. USEABLE FILL SHALL HAVE A PERC RATE SIMILAR TO BUT NOT FASTER THAN THAT OF THE USEABLE SOIL.

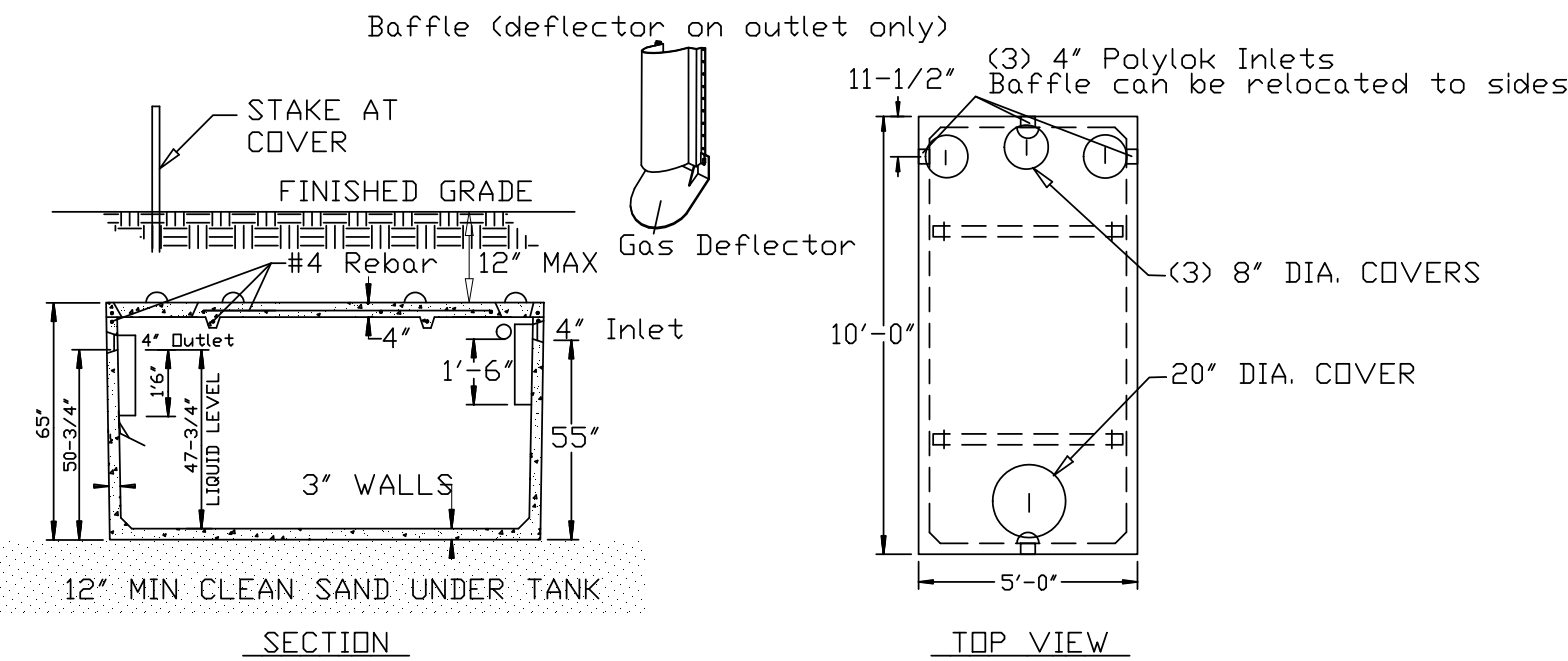
ASTM C33 SAND SPECIFICATIONS		
SIEVE SIZE	PERCENT MINIMUM	PASSING BY WEIGHT MAXIMUM
3/8"	100	
NO. 4	95	100
NO. 8	80	100
NO. 16	50	85
NO. 30	25	60
NO. 50	5	30
NO. 100	1	10
NO. 200 (WET)	0	5

ELJEN SYSTEM NOTES:

- THIS DESIGN AND CONSTRUCTION REQUIREMENT COMPLIES WITH APPENDIX 75-A AND LOCAL HEALTH DEPARTMENT REGULATIONS.
- THIS DESIGN COMPLIES WITH AND MUST BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT ELJEN NEW YORK DESIGN AND INSTALLATION MANUAL.
- THIS SYSTEM IS NOT DESIGNED FOR USE WITH A GARBAGE DISPOSAL.
- THIS SYSTEM IS NOT DESIGNED FOR BACKWASH FROM A WATER SOFTENER.
- ORGANIC MATERIAL THAT CAN RESTRICT FLOW MUST BE REMOVED FOR RAISED BEDS. THE SOIL MUST BE SCARIFIED TO PROVIDE DEEP CHANNELS FOR THE SAND. A PLOWED INTERFACE ON CONTOUR IS RECOMMENDED TO PREPARE THE SOIL FOR FILL PLACEMENT.
- SCARIFY ANY SMEARED SUBSOIL PRIOR TO FILL PLACEMENT.
- FILL MATERIAL SHALL MEET OR EXCEED STATE OF NEW YORK CODE REQUIREMENTS. ALL FILL MATERIAL SHALL BE CLEAN BANK RUN SAND, FREE OF TOPSOIL, HUMUS, AND "DREDGING" DIRECTLY BENEATH THE GSF SYSTEM.
- ASTM C33 SPECIFIED SAND WITH LESS THAN 10% PASSING A #100 SIEVE AND LESS THAN 5% PASSING A #200 SIEVE SHALL BE PLACE BELOW AND AROUND THE GSF MODULES, WITH 6 INCHES MINIMUM UNDERNEATH AND 6 INCHES MINIMUM SURROUNDING THE GSF MODULES IN TRENCH CONFIGURATIONS. IN BED SYSTEMS, USE 6 INCHES MINIMUM UNDERNEATH THE MODULES WITH 12 INCHES MINIMUM BETWEEN MODULE ROWS AND 12 INCHES MINIMUM AROUND THE PERIMETER OF THE MODULES.
- ELJEN PROVIDED GEOTEXTILE COVER FABRIC SHALL PROVIDE PROPER TENSION AND ORIENTATION OF THE FABRIC AROUND THE SIDES OF THE PERFORATED PIPE ON TOP OF OF THE GSF MODULES. FABRIC SHOULD BE NEITHER TOO LOOSE, NOR TOO TIGHT. THE CORRECT TENSION OF THE COVER FABRIC IS SET BY:
 - SPREADING THE COVER FABRIC OVER THE TOP OF THE MODULE AND DOWN BOTH SIDES OF THE MODULE WITH THE COVER FABRIC TENTED OVER THE TOP OF THE PERFORATED DISTRIBUTION PIPE.
 - PLACE SHOVEL FULLS OF SPECIFIED SAND DIRECTLY OVER THE PIPE AREA ALLOWING THE COVER FABRIC TO FORM A MOSTLY VERTICAL ORIENTATION ALONG THE SIDES OF THE PIPE. REPEAT THIS STEP MOVING DOWN THE PIPE.
- BACKFILL MATERIAL SHALL BE CLEAN WITH NO ROOTS OR STONES LARGER THAN 2 INCHES IN ANY DIMENSION TO A MINIMUM DEPTH OF 8 INCHES OVER THE GSF MODULES AND FINAL COVER FOR VEGETATION OF 4 INCHES TO 6 INCHES OF CLEAN LOAM.
- ANY SYSTEM WHICH IS MORE THAN 18 INCHES BELOW FINISH GRADE AS MEASURED FROM THE TOP OF THE MODULE SHALL BE VENTED.

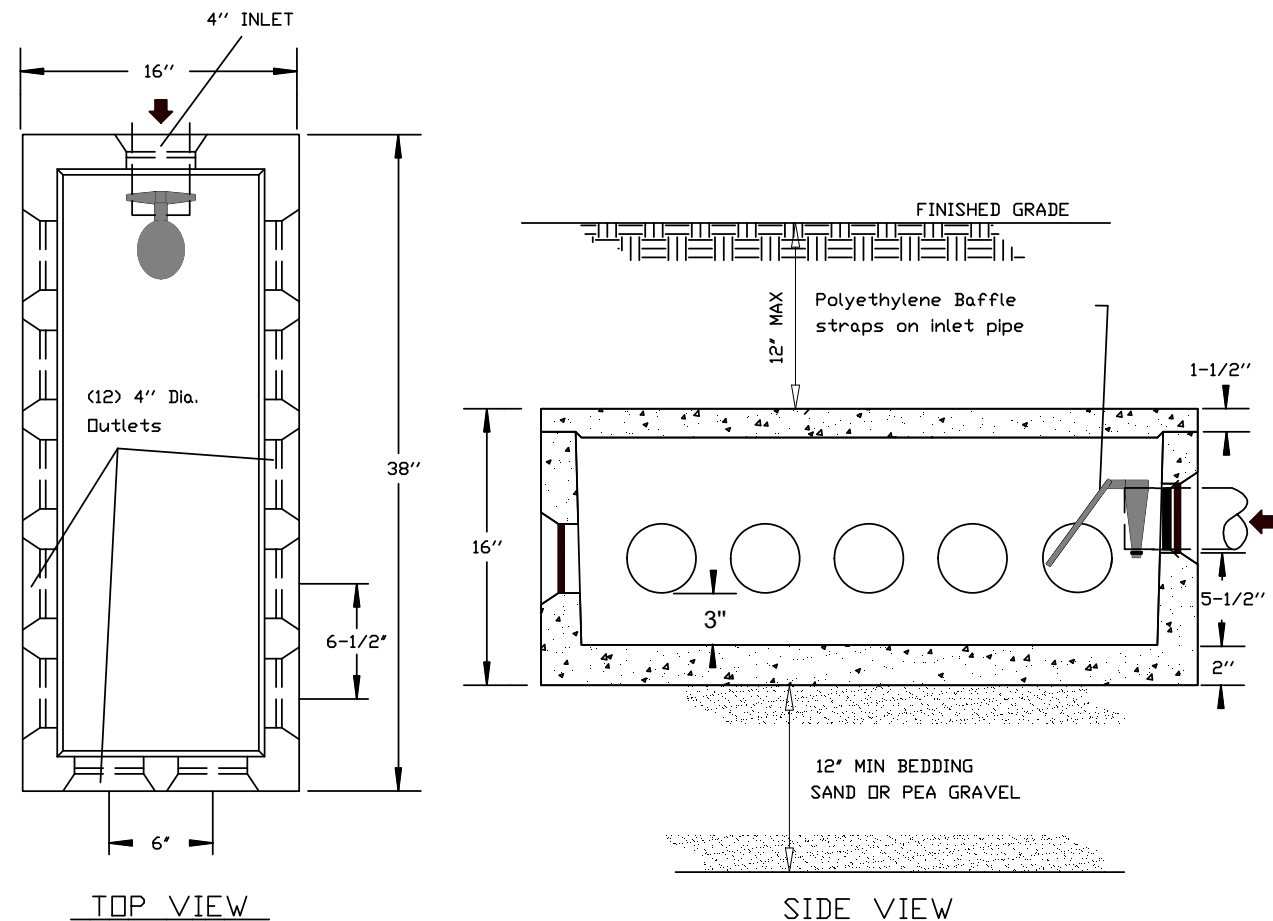
SEPTIC SYSTEM GENERAL NOTES:

- ALL SEWAGE DISPOSAL SYSTEMS ARE TO BE LOCATED AT LEAST 100 FEET FROM STREAMS AND AT LEAST 35 FEET FROM DRAINAGE EASEMENTS.
- NO MORE THAN ONE (1) SINGLE FAMILY DWELLING PER LOT.
- NO SWIMMING POOLS, DRIVEWAYS OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL BE LOCATED OVER ANY PORTION OF THE ABSORPTION FIELD.
- 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.
- NO ROOF, CELLAR, OR FOOTING DRAINS ARE TO BE DISCHARGED INTO THE AREA OF THE SEWAGE DISPOSAL SYSTEM, OR TOWARD THE WELL.
- THE PERIMETER OF THE ABSORPTION FIELD SHALL BE GRADED TO DIVERT SURFACE RUNOFF.
- ALL TRENCHES SHALL BE EQUAL LENGTH.
- SEPTIC TANKS SHALL BE PRECAST CONCRETE AND SHALL BE MANUFACTURED TO WOODARDS CONCRETE PRODUCTS SPECIFICATIONS, OR AN APPROVED EQUAL.
- 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.
- 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.
- 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.
- PROPOSED SEWER LATERALS ARE TO BE LAID OUT AND CONSTRUCTED PARALLEL WITH EXISTING GROUND CONTOURS.
- 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.
- THE DESIGN AND LOCATION OF THE SANITARY FACILITIES SHOWN SHALL NOT BE CHANGED WITHOUT REVIEW AND APPROVAL OF THE ULSTER COUNTY DEPARTMENT OF HEALTH.
- 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.
- 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.
- THE OWNER/APPLICANT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES.
- DISCHARGING BRINE BACKWASH FROM WATER SOFTENING EQUIPMENT TO THE SEPTIC SYSTEM MAY SHORTEN THE LIFE OF THE ABSORPTION FIELD.



1,250 GAL SEPTIC TANK DETAIL (NOT TO SCALE)

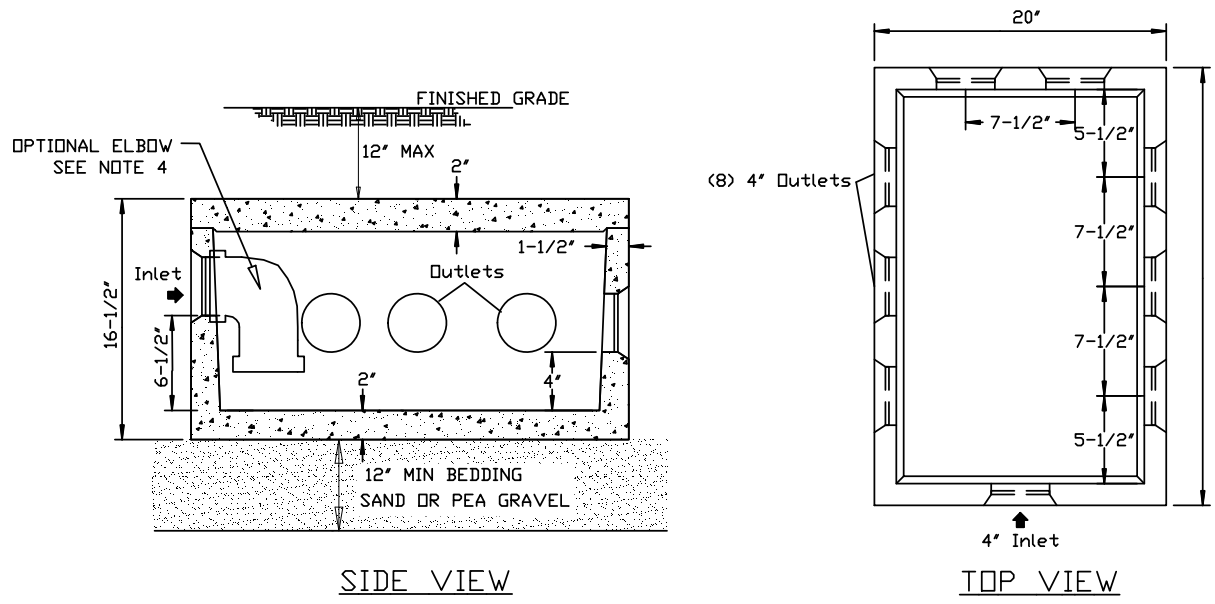
- NOTES:
- SEPTIC TANK SHALL BE PRECAST WOODARDS CONCRETE PRODUCTS MODEL ST-1250 OR EQUAL.
 - CONCRETE MINIMUM STRENGTH: 4,000 P.S.I. AT 28 DAYS.
 - STEEL REINFORCEMENT: #4 BAR GR.60, FORTA FERRO 5LB/CY.
 - CONSTRUCTION JOINT: SEALED WITH BUTYL RUBBER SEALANT.
 - POLYLOK SEAL TO BE USED AT ALL PIPE CONNECTIONS.



12 HOLE DISTRIBUTION BOX DETAIL (NOT TO SCALE)

D-BOX NOTES:

- DISTRIBUTION BOX SHALL BE PRECAST WOODARDS CONCRETE PRODUCTS MODEL NO. DB-9 (8-HOLE), DB-12 (12-HOLE), OR EQUAL.
- POLYLOK SEAL TO BE USED AT INLET AND ALL OUTLETS.
- INVERT ELEVATIONS OF ALL OUTLETS TO LATERALS MUST BE EQUAL. FLOW EQUALIZERS ARE REQUIRED ON ALL OUTLETS. TUF-TITE SPEED LEVELERS OR EQUIVALENT.
- BAFFLE TEE OR ELBOW REQUIRED FOR ALL PUMP SYSTEMS AND WHEN INLET PIPE SLOPE EXCEEDS 1/2" PER FOOT.



8 HOLE DISTRIBUTION BOX DETAIL (NOT TO SCALE)

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NOT FOR CONSTRUCTION