

DISTRICT: R-AG-1	REQUIREMENT	LOT #1	LOT #2
MINIMUM LOT AREA: (ACRE)	1AC	2.46AC	2.32AC
MINIMUM LOT WIDTH: (FT.)	150'	340'	378'
MINIMUM LOT DEPTH: (FT)	200'	230'	243'
MINIMUM FRONT YARD: (FT)	50'	58'	50'
MINIMUM SIDE YARD: (FT)	35'/80'	108/296	37'/137'
MINIMUM REAR YARD: (FT)	75'	183'	157'
MAXIMUM BUILDING HEIGHT: (FT.)	35'	<30'	<30'
MAXIMUM BLD. COVERAGE (%)	20%	2.6 %	1.5%

TABLE OF BULK REQUIREMENTS - ZONE R-AG-1

LOT NOTES:

1. Proposed foundation shall be staked out prior to construction to ensure placement per current zoning requirements.

AGRICULTURAL NOTES:

- THIS SUBDIVISION IS ON A AGRICULTURALLY ZONED DISTRICT, IT DOES HAVE ACTIVE FARMING OPERATIONS IN THE VICINITY. BE ADVISED OF THE FOLLOWING:
- That active farming does not only occur between 8:00am and 5:00pm and is dependent upon "Mother Nature"; Residents should be aware of noise from agricultural machinery being operated in nearby fields in both early morning and evening hours and noise from crop-drying fans which are run 24 hours a day during the harvesting season.
  - That roads leading to and from the subdivision are frequently traveled 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 (D.E.C. Notification Law Number 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.

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.

Secretary - Town Planning Board      Date

Chairman - Town Planning Board      Date

OWNER'S ENDORSEMENT

I hereby grant my approval to this plat and agree to file it with the Ulster County Clerk.

Owner:      Date

Donald W. Schreiber  
45 Old Indian Road  
Milton, NY 12547

SURVEYOR'S CERTIFICATION

I hereby certify that the boundary information shown hereon is the result of an actual field survey performed by me, or under my direct supervision on or before the date shown hereon.

Spencer S. Hall, L.S. 49138      Date

Minor Subdivision for

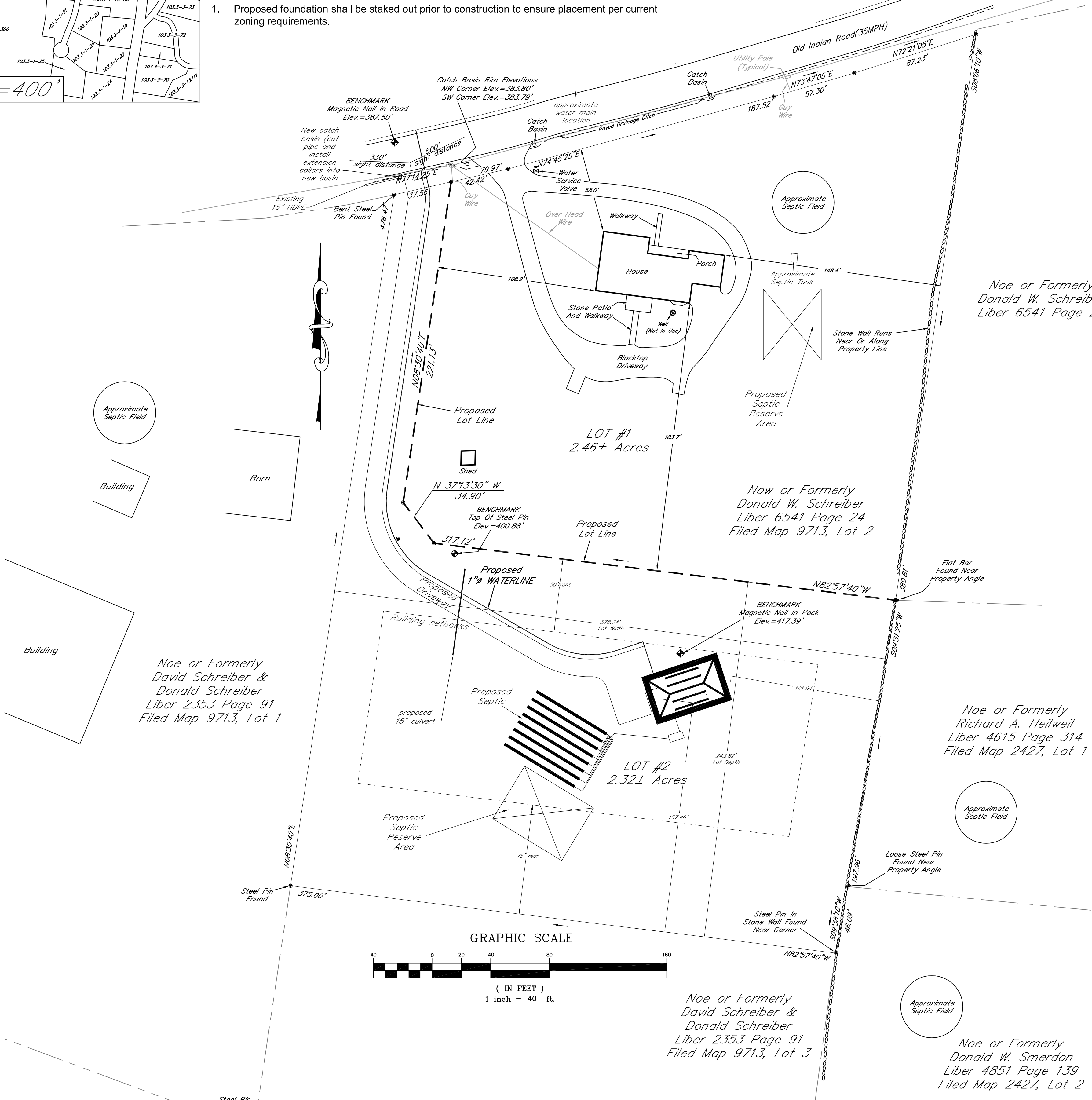
DONALD SCHREIBER

Situate in the  
Town of Marlborough Ulster County, New York  
Scale: 1"=40'      December 27, 2023

Job #3165

REVISION DATES:

Spencer S. Hall, Land Surveyor  
NYS Lic. No.: 49138  
6244 Route 82, Stanfordville, NY 12581  
(845) 868-1262



PLANNING BOARD APPROVAL BLOCK

SEAL:

NOSEK ENGINEERING  
2245 ALBANY POST ROAD  
WALDEN, NEW YORK 12586  
TEL: 845.926.7790

JOHN V. NOSEK, P.E.  
LICENSE NO. 069497

THESE PLANS ARE INCOMPLETE/INVALID UNLESS THEY CONTAIN THE SURVEYOR'S AND/OR ENGINEER'S SIGNATURE AND SEAL WHERE APPLICABLE AND SHEETS 1 THROUGH 3.

SHEET 1 OF 3

4	09/22/24	Planning board submission
3	09/10/24	Planning board submission
2	07/13/24	Planning board submission
1	06/03/24	UCHD submission



STANDARD NOTES

1. THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER SYSTEMS) SHALL NOT BE CHANGED.
2. ALL WELLS WITHIN 300 FT. OF THIS PROJECT HAVE BEEN LOCATED AND ARE SHOWN ON THE PLANS.
3. TRENCHES SHALL NOT BE INSTALLED IN WET SOIL. THE SIDES AND BOTTOM OF TRENCHES MUST BE RAKED. THE ENDS OF THE LATERALS MUST BE CAPPED.
4. THERE SHALL BE NO REGRADING, EXCEPT AS SHOWN ON THE ACCEPTED PLANS, IN THE AREA OF THE ABSORPTION FIELD.
5. 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 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.
6. NO SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL BE LOCATED OVER ANY PORTION OF THE ABSORPTION FIELD.
7. THE SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, JACUZZI TYPE SPA TUBS OVER 100 GALLONS, OR WATER CONDITIONERS. AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED TO ACCOUNT FOR THEM AND RE-ACCEPTED BY THE ULSTER COUNTY HEALTH DEPARTMENT.
8. 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.
9. THE OWNER/APPLICANT SHALL BE PROVIDED WITH A COPY OF THE ACCEPTED PLANS AND AN ACCURATE AS BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES.
10. SEPTIC TANKS SHALL BE INSPECTED PERIODICALLY AND EVERY 2-3 YEARS.
11. PUMP STATIONS/DOSING CHAMBERS SHOULD BE INSPECTED PERIODICALLY BY A PROPER OPERATION, INCLUDING HIGH WATER ALARMS, VENTING AND ANY PHYSICAL DAMAGE.
12. DISTRIBUTION BOXES/DROP BOXES SHOULD BE INSPECTED PERIODICALLY TO ASSURE THAT THEY ARE LEVEL AND OPERATING PROPERLY.
13. INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN 1 YEAR OF AVAILABILITY.
14. A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER (OR OTHER DESIGN PROFESSIONAL AS ALLOWED BY THE NYS EDUCATION DEPARTMENT) SHALL INSPECT THE SANITARY FACILITIES AT THE TIME IF CONSTRUCTION. THE ENGINEER SHALL CERTIFY TO THE THE LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE ACCEPTED PLANS AND THAT ANY SEPTIC TANK JOINTS HAVE BEEN SEALED AND TESTED FOR WATER TIGHTNESS.
15. ONSITE PERSONNEL MUST BE KNOWLEDGEABLE AND FAMILIAR WITH THE PROJECT.

STANDARD NOTES

THE DESIGN, CONSTRUCTION, AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:

"APPENDIX 75-A, WASTE TREATMENT - INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE SANITARY CODE.

"WASTE TREATMENT HANDBOOK. INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE DEPARTMENT OF HEALTH."

"PLANNING THE SUBDIVISION AS PART OF THE TOTAL ENVIRONMENT. NEW YORK STATE DEPARTMENT OF HEALTH."

"THIS PLAN IS ACCEPTED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND TREATMENT AND WATER SUPPLY FACILITIES."

ALL WELLS AND SEWAGE DISPOSAL SYSTEMS EXISTING & ACCEPTED WITHIN 300' OF THE PROPOSED WELLS AND SDS ARE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE SEWAGE DISPOSAL SYSTEM AND WELL.

IT SHALL BE DEMONSTRATED BY THE CONTRACTOR TO THE CERTIFYING ENGINEER THAT THE SEPTIC TANK IS SEALED, WATER TIGHT, AND ACCEPTABLE FOR USE. THIS SHALL REQUIRE AS A MINIMUM, THE FILLING OF THE TANK WITH WATER TO OBSERVE IF IT I IN FACT SEALED, WATERTIGHT AND ACCEPTABLE FOR USE.

ALL PROPOSED WELLS AND SERVICE LINES ON THIS PLAN ARE ACCESSIBLE FOR INSTALLATION AND PLACEMENT.

INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SYSTEM IS REQUIRED WITHIN 1 YEAR OF AVAILABILITY.

A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SHALL INSPECT THE SANITARY FACILITIES (WATER SUPPLY AND SEWAGE DISPOSAL FACILITY) AND PERCOLATION TEST SEPTIC SYSTEM FILL (IF SPECIFIED) AT THE TIME OF CONSTRUCTION PRIOR TO OCCUPANCY OF THE HOUSE (ISSUANCE OF C.O.). THE ENGINEER SHALL CERTIFY TO THE MUNICIPALITY AND THE LOCAL CODE ENFORCEMENT OFFICER, THAT THE FACILITIES ARE INSTALLED IN ACCORDANCE WITH THE ACCEPTED PLANS, THAT ANY SEPTIC TANK JOINTS ARE SEALED AND TESTED FOR WATER TIGHTNESS, AND THAT SEPTIC SYSTEM FILL (IF REQUIRED) IS ADEQUATE FOR THE SYSTEM.

### SURVEYOR'S CERTIFICATION

I hereby certify that the boundary information shown hereon is the result of an actual field survey performed by me, or under my direct supervision on or before the date shown heron.

Spencer S. Hall, L.S. 49138 Date

Minor Subdivision  
for

DONALD SCHREIBER

Situate in the  
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Scale: 1"=40' December 27, 2023

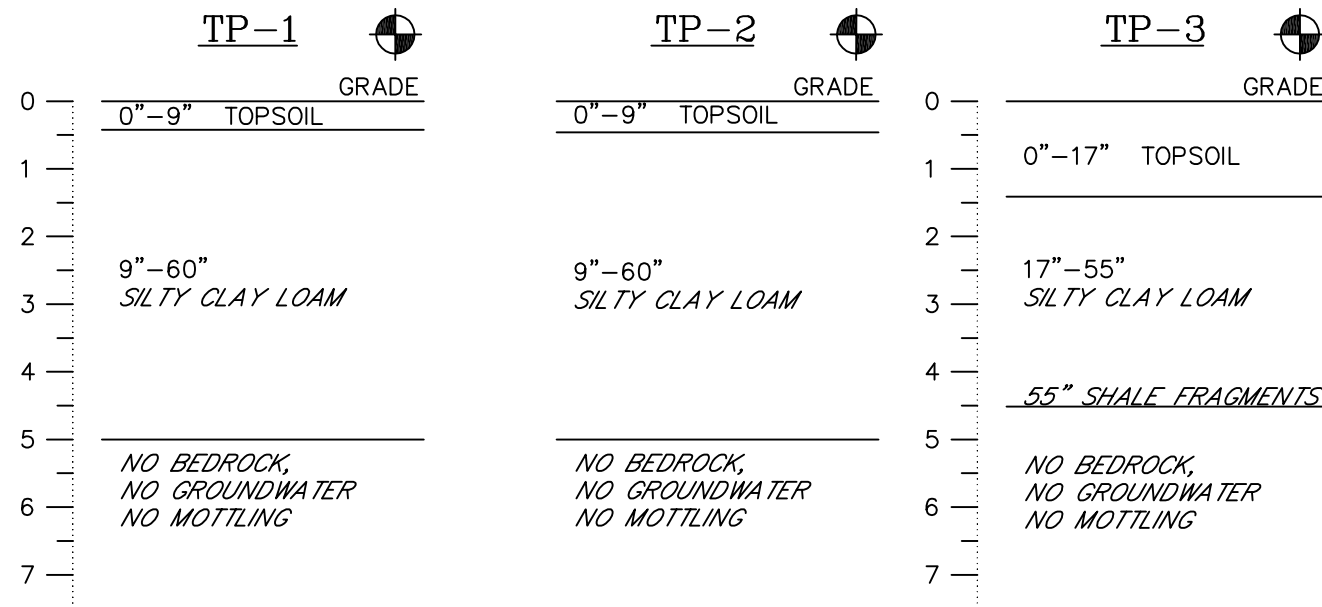
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REVISION DATES:

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### DEEP SOILS LOGS:

PERFORMED ON JULY 02, 2024 ALL TEST PITS WITNESSED BY THE ULSTER COUNTY HEALTH DEPARTMENT

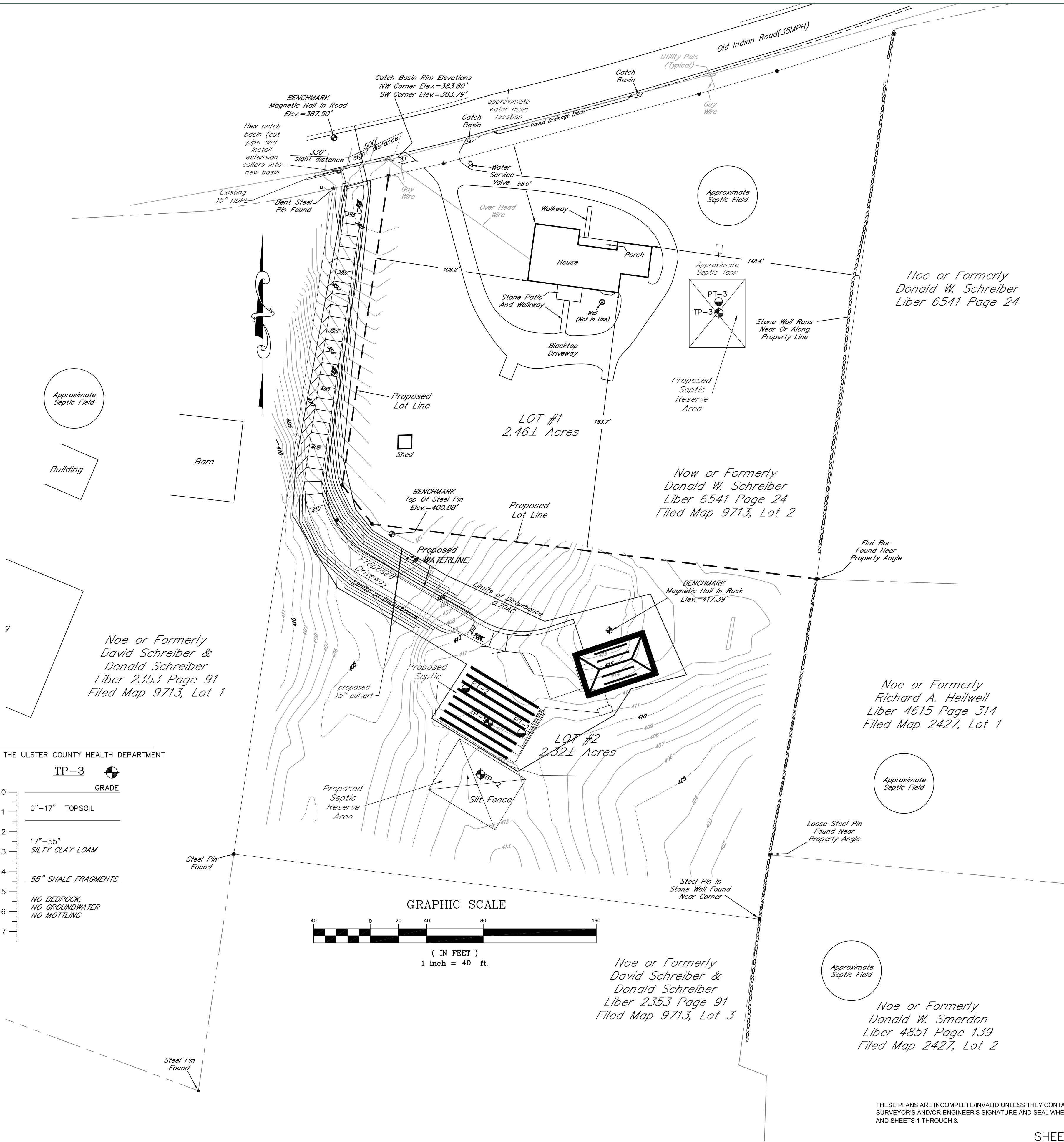


### SEWAGE DISPOSAL DESIGN CRITERIA

PROPOSED DWELLING	PERC NO.	DEPTH OF PERC HOLE	DATE OF PERC TEST	RUN #1	RUN #2	RUN #3	
	PT-1	24"	03/20/24	25	32	33	
	PT-2	24"	03/20/24	25	30	30.5	
EXISTING DWELLING	PT-3	24"	08/14/24	4:30	4:45	4:45	

4 BEDROOM HOUSE @ 110GPD/BR=440GPD  
PROVIDED: (8) 56" LATERALS = 448' (440LF REQUIRED)  
RESERVE AREA IS IDENTICAL TO THE PRIMARY AREA

REPLACEMENT LOCATION LOT 1



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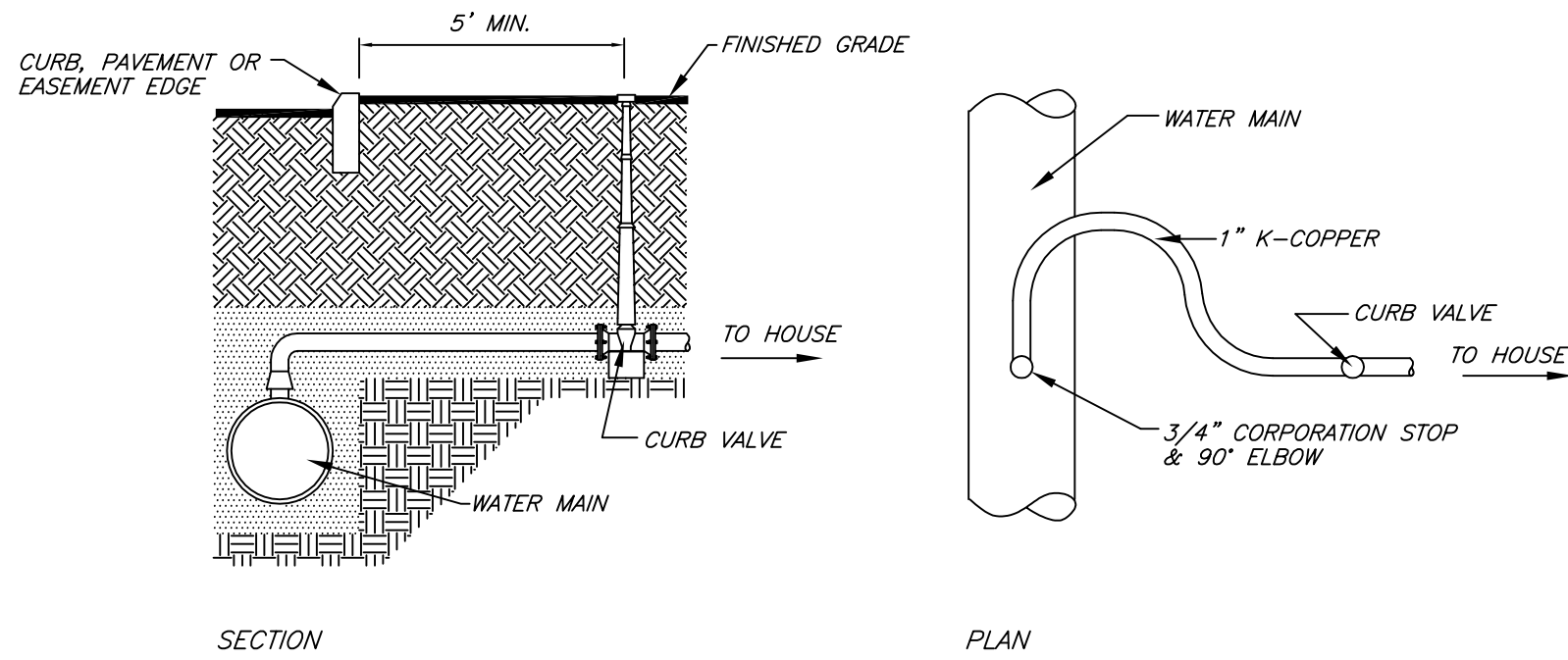
SHEET 2 OF 3

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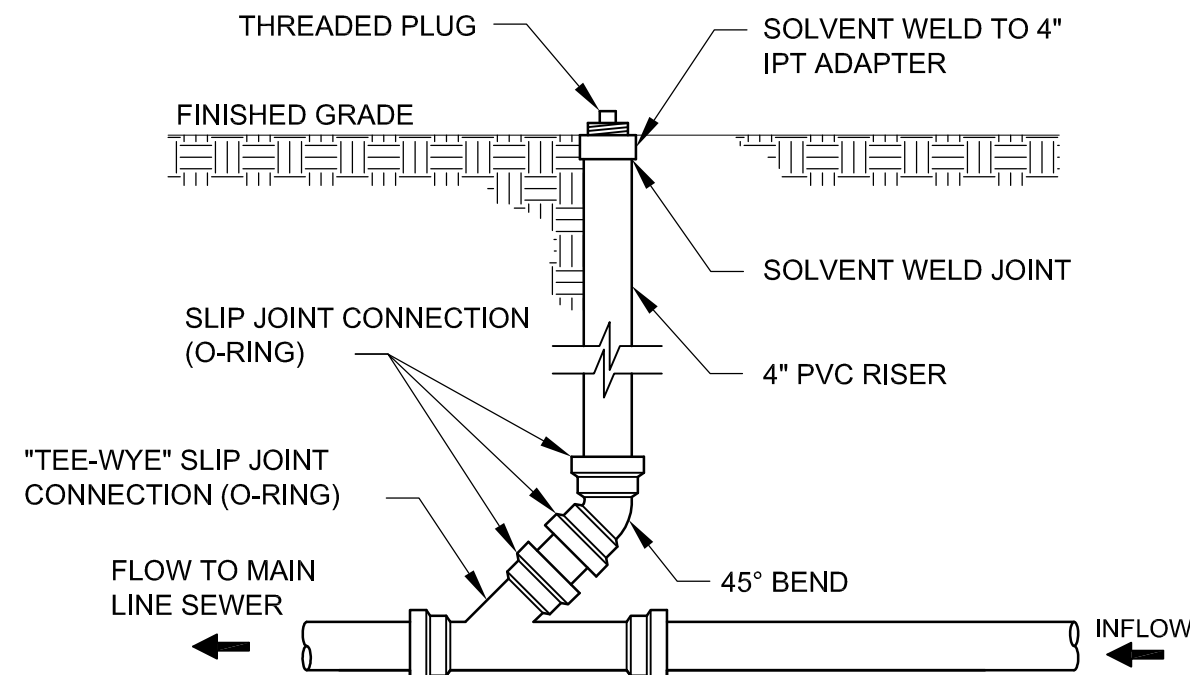
NOSEK ENGINEERING  
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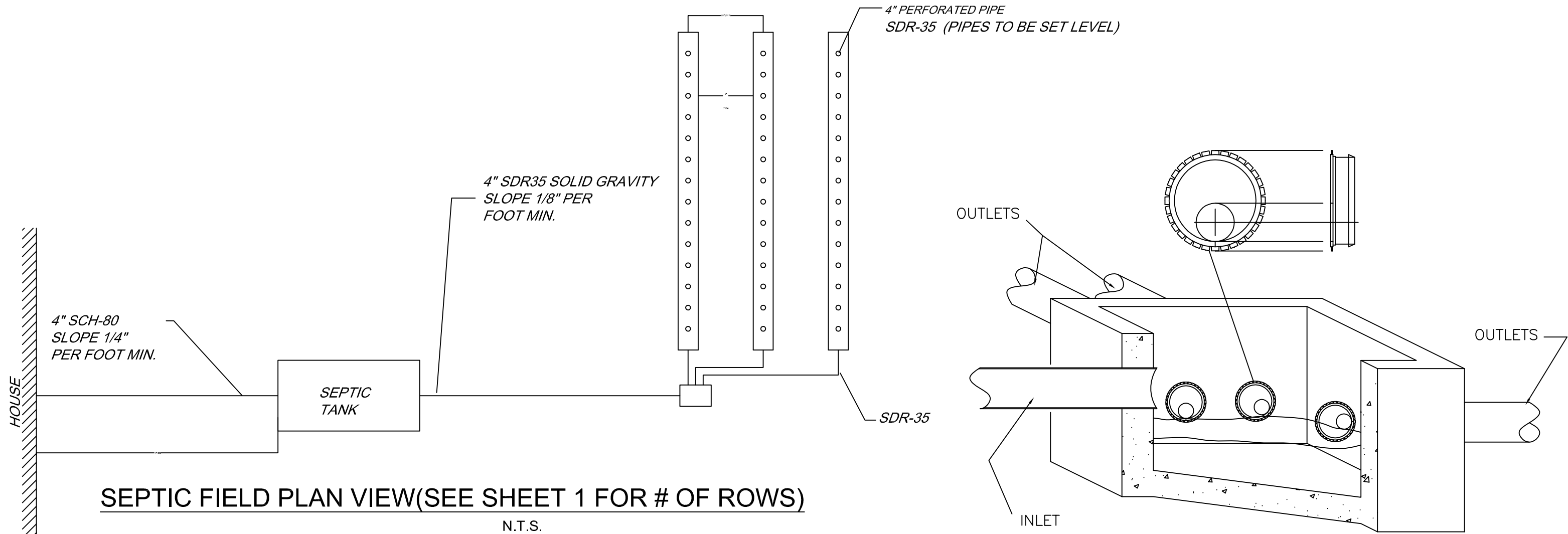




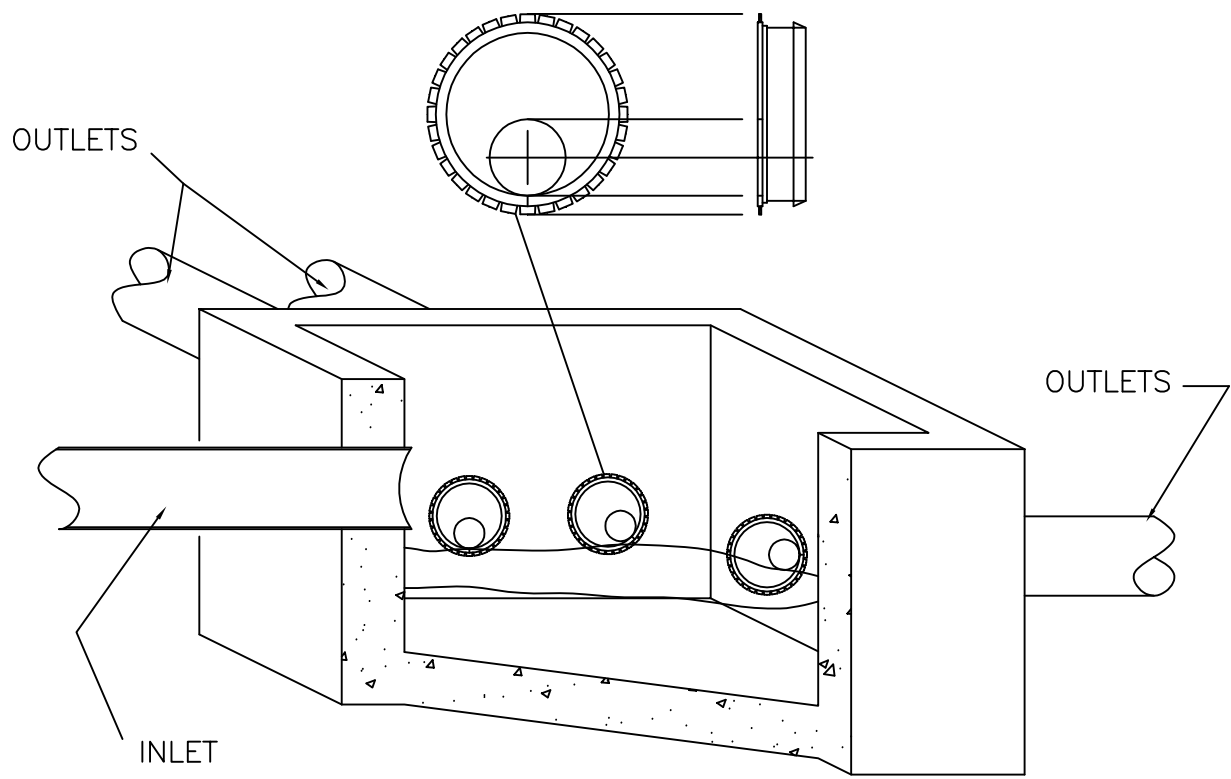
**WATER SERVICE CONNECTION DETAIL**  
N.T.S.



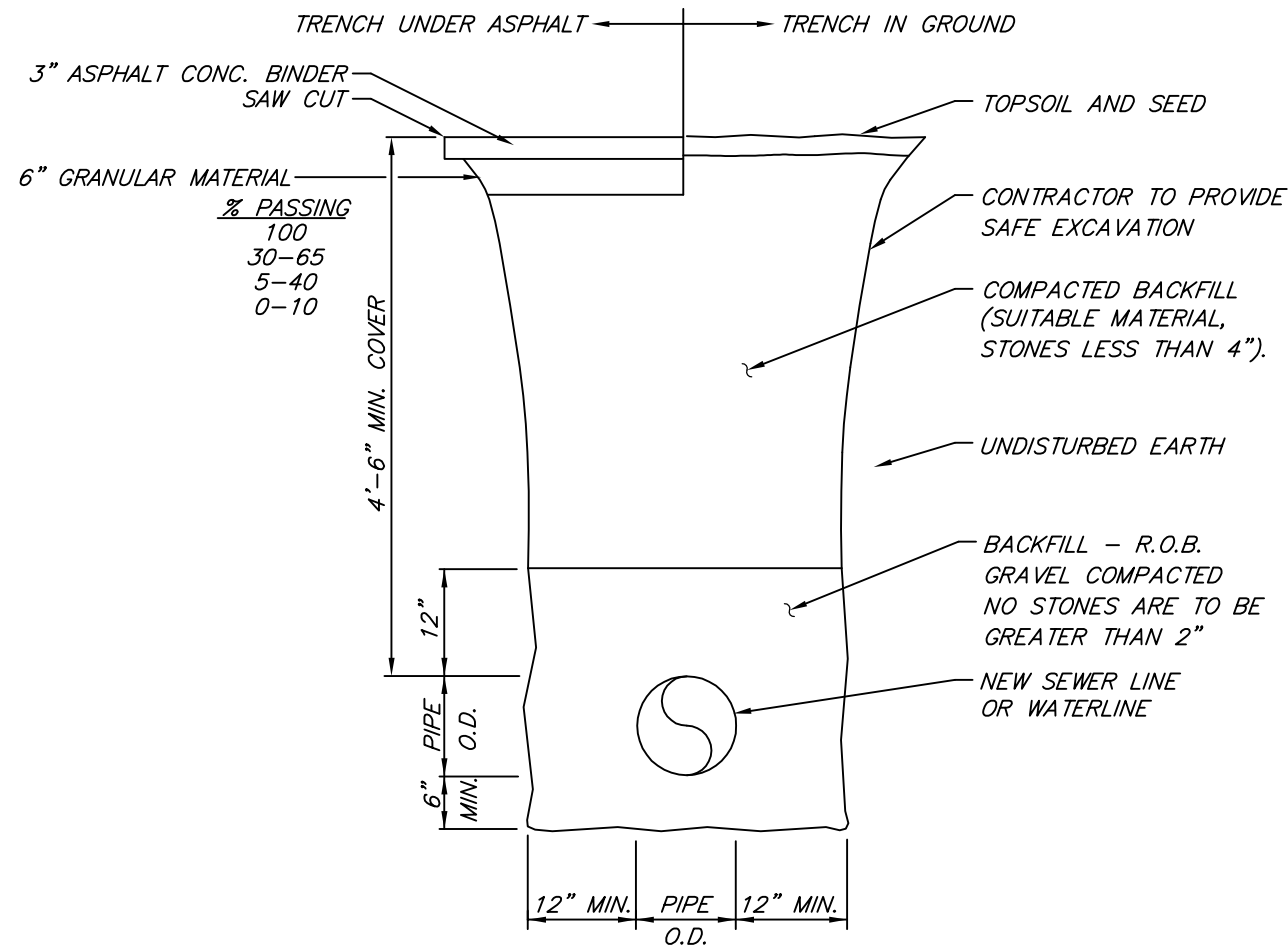
**STANDARD CLEANOUT CONNECTION DETAIL**  
NOT TO SCALE



**SEPTIC FIELD PLAN VIEW(SEE SHEET 1 FOR # OF ROWS)**  
N.T.S.



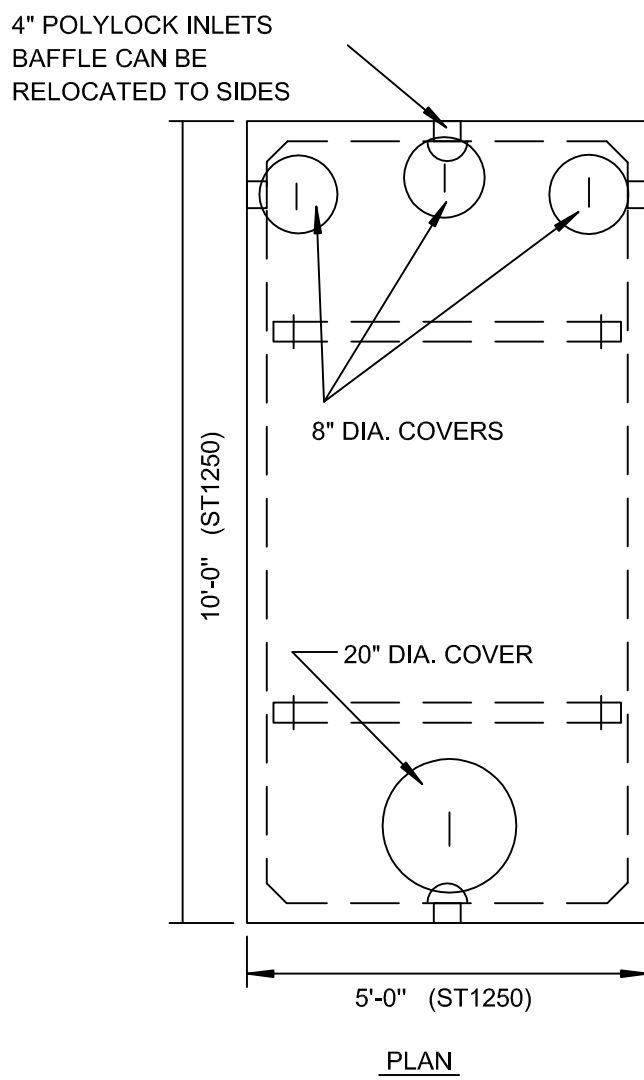
- NOTES:**
1. FLOW EQUALIZATION DEVICES ARE TO BE USED ON AT THE OUTLET PIPES OF THE DISTRIBUTION BOX, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
  2. DISTRIBUTION BOXES SHOULD BE EXAMINED BETWEEN 6 TO 12 MONTHS AFTER THEY ARE INSTALLED TO DETERMINE IF THEY REMAIN LEVEL AND, IF NECESSARY, TO MAKE ADJUSTMENTS.
  3. FLOW LEVELERS SHALL NOT COMPENSATE FOR MORE THAN 1-1/4 INCH DIFFERENCE IN PIPE ELEVATIONS. IN THIS CASE, THE CAUSE OF ELEVATION DIFFERENCES IS TO BE CORRECTED AND THE FLOW LEVELERS AGAIN INSTALLED AND ADJUSTED.



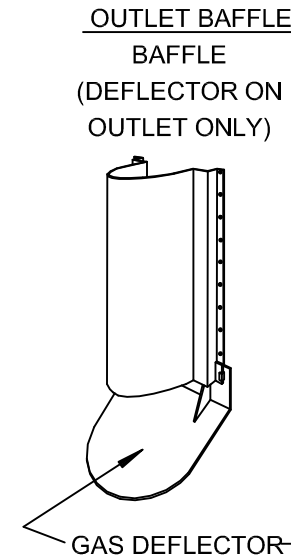
**TYPICAL TRENCH**  
N.T.S.

**WATER SERVICE LINE APPURTENANCES:**

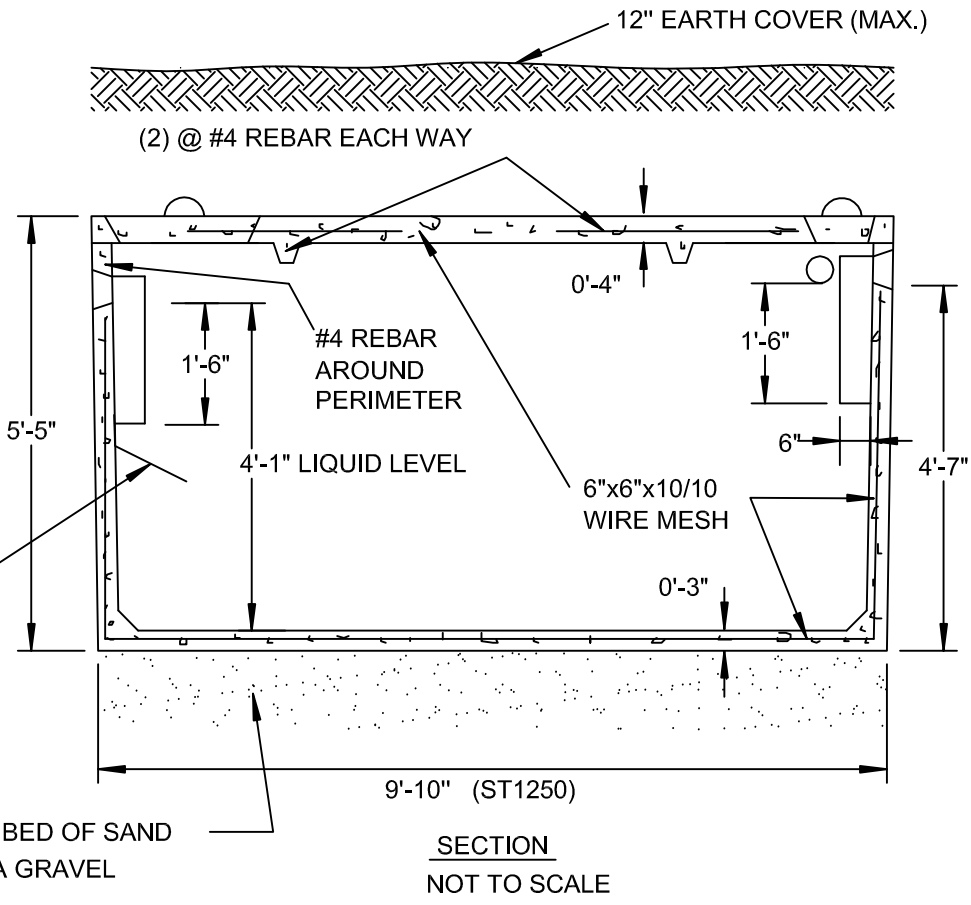
SERVICE SADDLES, CORPORATION STOPS, CURB STOPS AND OTHER LINE APPURTENANCES TO BE PRODUCTS MANUFACTURED BY FORD. ALL PRODUCTS TO BE SUPPLIED BY A SINGLE SUPPLIER. THREADS FOR SERVICE LINE FITTINGS TO CONFORM TO ANWVA C800. ANWVA STANDARD THREADS FOR UNDERGROUND SERVICE LINE FITTING. CURB BOXES TO BE EXTENSION TYPE SUPPORTED BY FOOT PIECE OR CONCRETE SUPPORT BLOCK. CORPORATION STOPS TO BE FORD TYPE F600-CC THREAD, WITH L04-33S ELBOW (PACK JOINT). CURB STOP SHALL BE 3/4\"/>



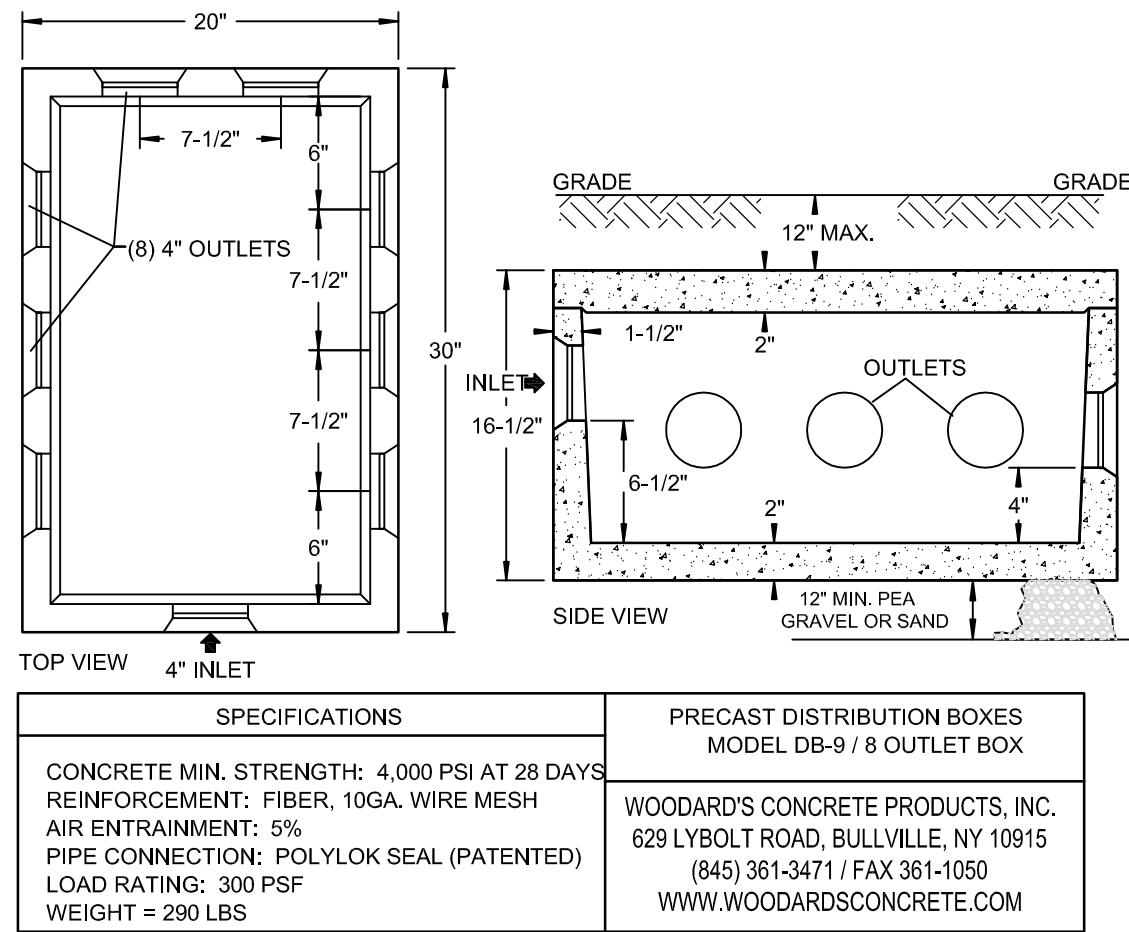
**PLAN**



**TYPICAL CONCRETE SEPTIC TANK**

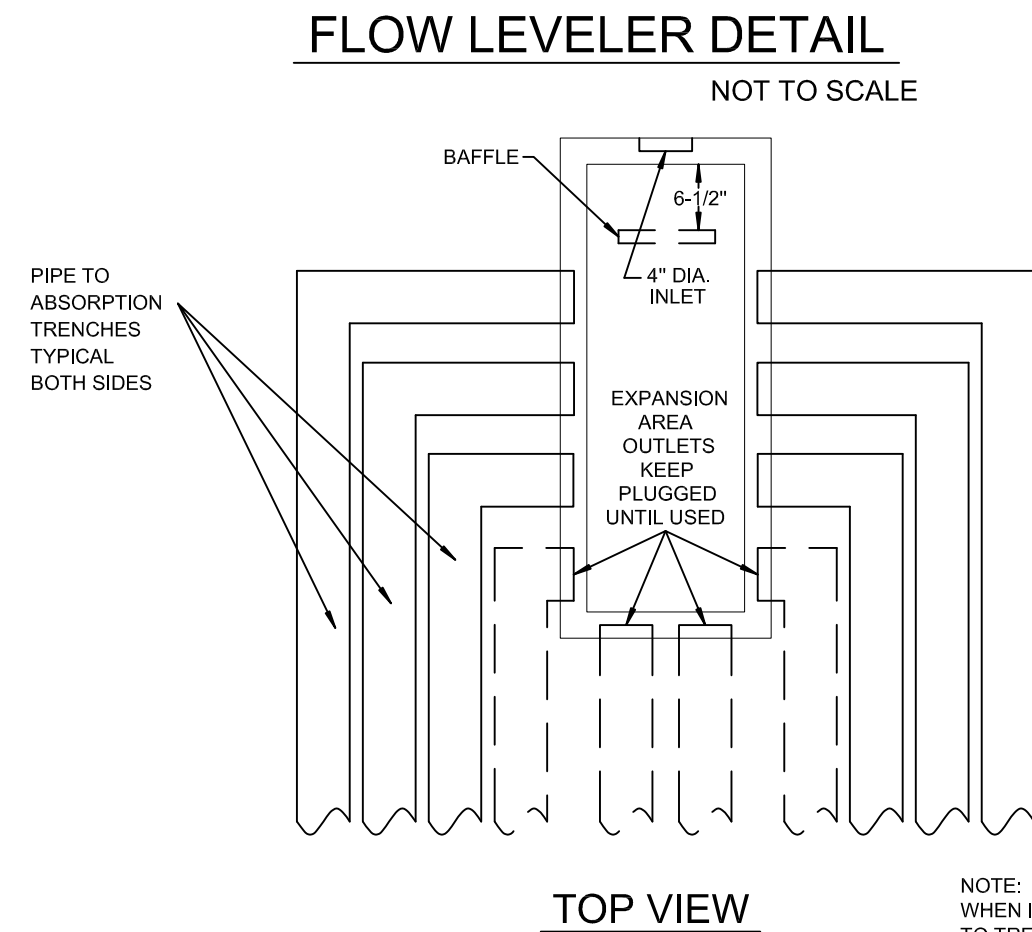


**SECTION**  
NOT TO SCALE



SPECIFICATIONS	PRECAST DISTRIBUTION BOXES MODEL DB-9 / 8 OUTLET BOX
CONCRETE MIN. STRENGTH: 4,000 PSI AT 28 DAYS	WOODARD'S CONCRETE PRODUCTS, INC.
REINFORCEMENT: FIBER, 10GA. WIRE MESH	629 LYBOLT ROAD, BULLVILLE, NY 10915
AIR ENTRAINMENT: 5%	(845) 361-3471 / FAX 361-1050
PIPE CONNECTION: POLYLOK SEAL (PATENTED)	WWW.WOODARDSCONCRETE.COM
LOAD RATINGS: 300 PSF	
WEIGHT = 290 LBS	

**DISTRIBUTION BOX DETAIL - DB-9**  
NOT TO SCALE

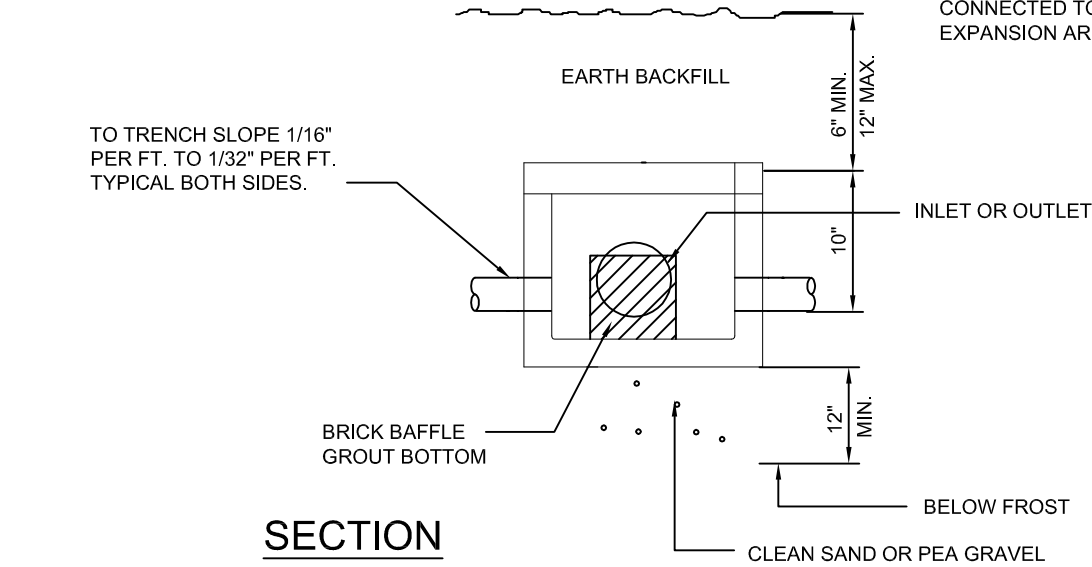


**TOP VIEW**

**NOTE:** WHEN INSTALLING THE PIPE TO TRENCHES, PROVIDE SUFFICIENT ROOM TO INSURE THAT IF AND WHEN NEEDED THE EXPANSION AREA OUTLETS ARE ACCESSIBLE WITHOUT DISTURBING THE EXISTING PIPING, AND ARE CAPABLE OF BEING CONNECTED TO THE EXPANSION AREA TRENCHES

**NOTE**

FIRST 10' OF ALL DISTRIBUTION LATERALS ARE TO BE PLACED AT IDENTICAL SLOPES.



**SECTION**

**DISTRIBUTION BOX DB-9 INSTALLATION DETAIL**  
NO SCALE

**NOTE:** ALL UNUSED OUTLETS TO BE PLUGGED AND SEALED, PIPE JOINTS TO THE DISTRIBUTION BOX TO BE SEALED WITH ASPHALTIC MATERIAL OR EQUIVALENT.

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**SHEET 3 OF 3**

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SEAL:

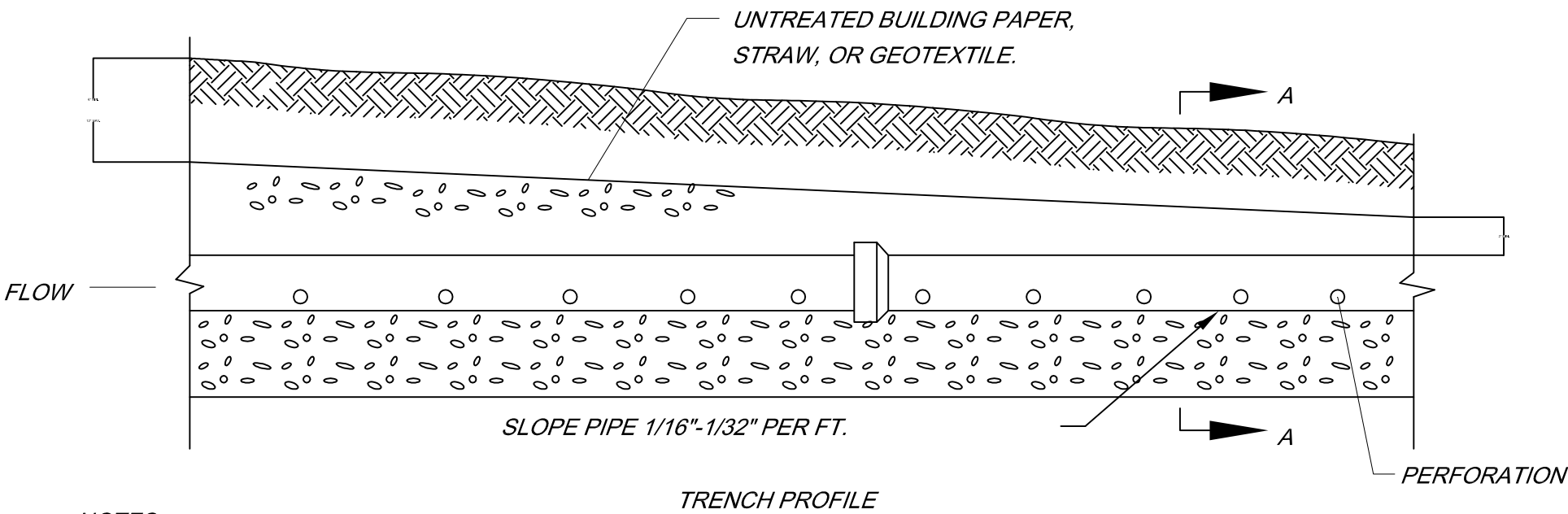
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**WATER SERVICE CONNECTION**

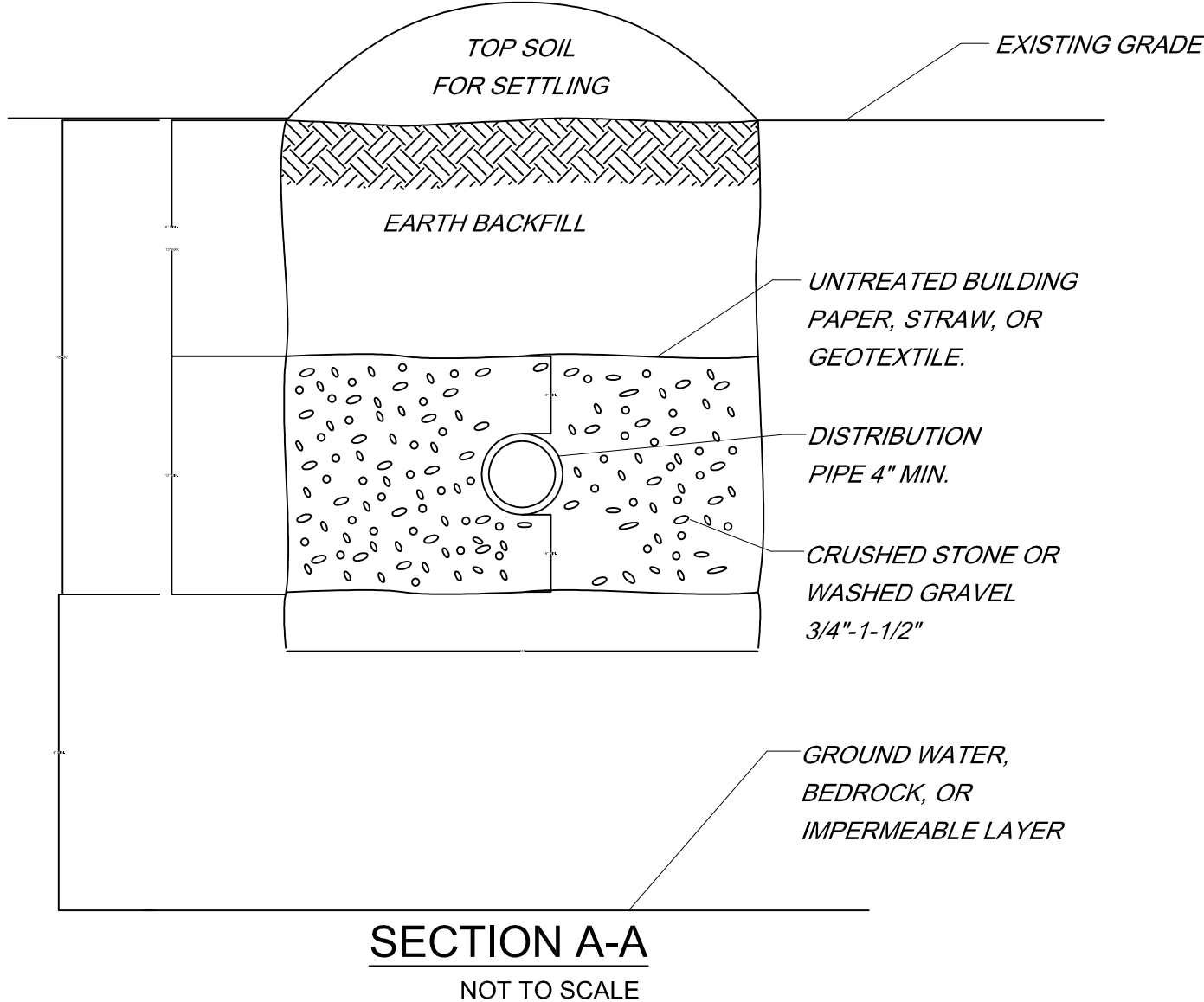
\*CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF MARLBORO WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF MARLBORO WATER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDOH AND THE TOWN OF MARLBORO.\*

SPECIFICATIONS	PRECAST SEPTIC TANKS
Concrete Minimum Strength: 4,000 psi at 28 days	MODEL ST-1250
Reinforcement: 6"x6"x10ga. Wire Mesh, #4 Rebar	1250 GALLONS
Air Entrainment: 5%	
Construction Joint: Butyl Rubber Sealant	WOODARD'S CONCRETE PRODUCTS, INC.
Pipe Connection: Polylok Seal (patented)	629 LYBOLT ROAD, BULLVILLE, NY 10915
Load Rating: 300 psf	(845) 361-3471 / FAX 361-1050
Weight = 8,700 lbs for Model ST-1000	WWW.WOODARDSCONCRETE.COM
Weight = 9,500 lbs for Model ST-1250	



- NOTES**
- DO NOT INSTALL TRENCHES IN WET SOIL.
  - RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL.
  - END OF ALL DISTRIBUTION PIPES MUST BE PLUGGED UNLESS INTERCONNECTED.
  - BOTTOM OF TRENCH TO BE LEVEL

**ABSORPTION TRENCH DETAIL**  
NOT TO SCALE



**SECTION A-A**  
NOT TO SCALE

Minor Subdivision  
for

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