

GENERAL NOTES

- LOCATIONS OF TEST HOLES AND PERCOLATION HOLES ARE APPROXIMATE, BASED ON FIELD MEASUREMENTS.
- GARBAGE GRINDERS NOT ALLOWED FOR THIS DESIGN.

MINIMUM SETBACK REQUIREMENTS					
SYSTEM COMPONENT	WELL	STREAM OR WATERCOURSE	DWELLING LINE	PROPERTY LINE	DRAINAGE DITCH
*HOUSE SEWER	25'	25'	3'	10'	-
SEPTIC TANK	50'	50'	10'	10'	10'
LINE TO DIST BOX	50'	50'	10'	10'	10'
ABSORPTION FIELD	100'	100'	20'	10'	20'

*CAST IRON OR PVC WITH O-RING JOINTS

NOTES FOR SEWAGE DISPOSAL SYSTEM

- NO ROOF, CELLAR OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SEWAGE DISPOSAL SYSTEM AND OFFSETS SHALL BE PROVIDED TO THE UDDOH UPON COMPLETION OF CONSTRUCTION IF REQUIRED.
- NO STRUCTURES, DRIVEWAYS, ROADWAYS OR PARKING AREAS SHALL BE CONSTRUCTED OVER ANY PORTION OF THE PRIMARY OR RESERVE SEWAGE DISPOSAL SYSTEM.
- NO COMPONENT OF ANY SEWAGE DISPOSAL SYSTEM SHALL BE CONSTRUCTED WITHIN 100 FEET OF ANY WELL, SPRING, RESERVOIR, BROOK, MARSH OR ANY OTHER PERMANENT BODY OF WATER. WHEN SYSTEM IS LOCATED IN COARSE GRAVEL OR UPSLOPE AND IN GENERAL DRAIN PATH TO A WELL, THAT SYSTEM SHALL BE AT LEAST 200 FEET FROM WELL.
- PRE-CAST CONCRETE STRUCTURES BY LHV PRECAST, INC., WOODARD'S CONCRETE PRODUCTS, INC. OR APPROVED EQUAL.
- NO BASEMENT FIXTURES SHALL BE PERMITTED WITHOUT SPECIAL SEWAGE DESIGN.
- RE-SEAL ALL PIPE PENETRATIONS THROUGH CONCRETE STRUCTURES WITH NON-SHRINK GROUT (I.E. SEPTIC TANK, D-BOX).
- AN AS-BUILT PLAN OF ALL NEWLY INSTALLED SEWAGE DISPOSAL SYSTEM COMPLETE WITH DIMENSIONS AND OFFSETS SHALL BE PROVIDED TO THE UDDOH UPON COMPLETION OF CONSTRUCTION IF REQUIRED.
- ALL TRENCHES TO BE INSTALLED PARALLEL TO CONTOURS.
- THE WELL SHALL BE CONSTRUCTED PER NYSDEC APPENDIX 5-D, "STANDARDS FOR WATER WELLS", LATEST EDITION.
- PROPOSED ABSORPTION FIELD TO BE INSTALLED GREATER THAN 200' FROM PROPOSED WELL.
- 12" MAXIMUM COVER OVER SEPTIC TANKS AND DISTRIBUTION BOX OR PROVIDE RISERS.
- THE OWNER OR CONTRACTOR WILL FULLY CONSTRUCT AND COMPLETE THE FACILITIES IN COMPLIANCE WITH THE ENGINEERING REPORT, PLANS AND SPECIFICATIONS AS APPROVED.
- THE OWNER OR CONTRACTOR WILL MAINTAIN THE CONSTRUCTION PERMIT ON FILE AND AGREES TO ABIDE AND CONFORM WITH ALL MANDATES CONTAINED WITHIN.
- THE OWNER OR CONTRACTOR WILL MAINTAIN COMPLIANCE WITH CITY, VILLAGE OR TOWNSHIP ORDINANCES AND/OR REGULATIONS.
- THE OWNER OR CONTRACTOR WILL CONTACT THE ENGINEER FOR A FINAL INSPECTION. THE ENGINEER WILL CERTIFY THE CONSTRUCTION TO THE ULSTER COUNTY DEPARTMENT OF HEALTH IF THE FACILITIES ARE BUILT IN ACCORDANCE WITH THIS PLAN. CONSULT THE ENGINEER AS NECESSARY.
- THE OWNER OR CONTRACTOR WILL CONTACT THE ULSTER COUNTY DEPARTMENT OF HEALTH FOR A FINAL INSPECTION. THE SEWAGE DISPOSAL SYSTEM WILL BE INSPECTED BY A MEMBER OF THE ULSTER COUNTY DEPARTMENT OF HEALTH PRIOR TO BACKFILLING.

WOODLAND PLAYHOUSE PARKING SPACE SUMMARY

TYPE OF USE	PARKING ASSUMPTIONS	NUMBER SPACES REQUIRED
SCHOOL	1 SPACE PER 12 SEATS	50 STUDENTS AND CHILDREN / 1 SPACE PER SEAT = 5 SPOTS
EMPLOYEES*	1 SPACE PER EMPLOYEE	9 EMPLOYEES / 1 EMPLOYEE PER CAR = 9 SPACES

TOTAL PARKING SPACES REQUIRED = 6 SPACES
 TOTAL PARKING SPACES PROVIDED = 20 SPACES

NOTES

- *EMPLOYEE PARKING IN EXCESS OF TOWN OF SHANDAKEN CODE CHAPTER 116, SECTION 116-24 PARKING AND LOADING STANDARDS PROPOSED TO PROVIDE ADDITIONAL EMPLOYEE PARKING HANDICAP PARKINGS.
- HANDICAP PARKING SPACES REQUIRED = 1 SPACE WITH 1 VAN ACCESSIBLE
- HANDICAP PARKING SPACES PROVIDED = 2 SPACES WITH 1 VAN ACCESSIBLE

ZONING COMPLIANCE TABLE

RL-3 ZONING DISTRICT - SBL: 25.1-1-2.100

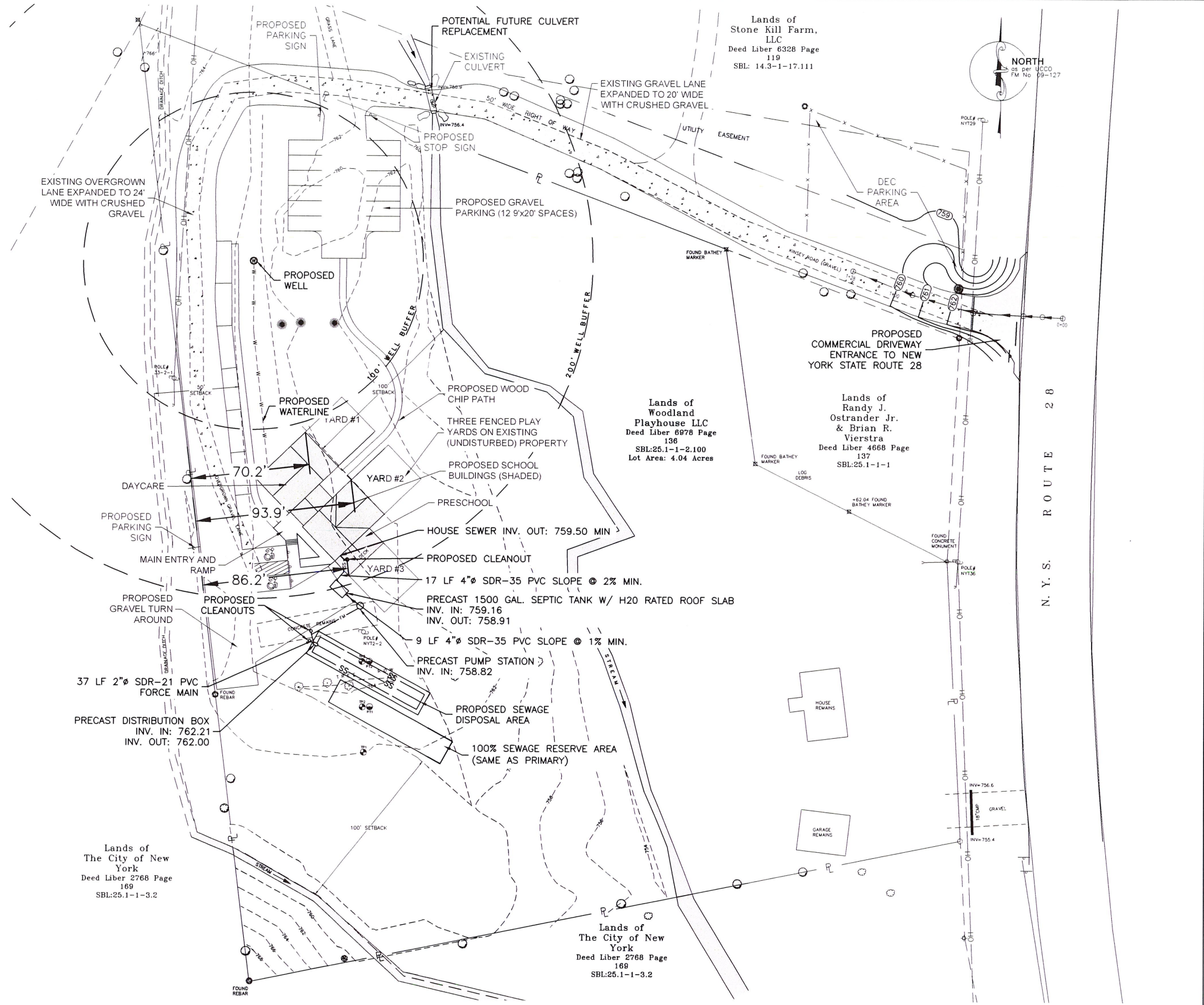
ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT REQUIREMENT (ACRES)	RL-3 = 3.5 ACRES	4.04 ACRES	4.04 ACRES
MAXIMUM STRUCTURE COVERAGE (%)	RL-3 = 20%	N/A*	7%
MINIMUM OPEN SPACE (%)	RL-3 = 60%	N/A*	93%
MAXIMUM STRUCTURE HEIGHT (FEET)	RL-3 = 35 FEET	N/A*	34 FEET
MINIMUM LOT WIDTH (FEET)	RL-3 = 200 FEET	N/A*	128 FEET
MINIMUM FRONT SETBACK (FEET)	RL-3 = 50 FEET	N/A*	187 FEET
MINIMUM SIDE SETBACK (FEET)	RL-3 = 25 FEET	N/A*	40 FEET
MINIMUM REAR SETBACK (FEET)	RL-3 = 50 FEET	N/A*	225 FEET

*NOTE: EXISTING STRUCTURE TO BE DEMOLISHED

NOTE: The location of existing underground utilities are shown in an approximate way only and have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agree to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

LEGEND

- PARKING SIGN
- BOULDERS
- BATHEY MARKER
- MONUMENT
- REBAR
- UTILITY POLE
- UTILITY LINE
- GUIDE RAIL WOOD
- GUIDE RAIL METAL
- POSTED TREE
- BLAZED TREE
- TREE LINE
- APPROXIMATE TAX MAP PARCEL LINE
- SURVEY CONTOURS
- TEST PIT
- PERCOLATION TEST
- DRAINAGE DITCH
- WATERCOURSE
- PROPOSED DISTURBANCE BUFFER



SITE PLAN
 SCALE: 1" = 30'

- NOTES:**
- BASED ON SURVEY INFORMATION BY CONTROL POINT ASSOCIATES, LLC (PREVIOUSLY BROOKS & BROOKS LAND SURVEYING, P.C.)
 - ALL LIGHTING TO BE "DARK SKY" COMPLIANT



SITE PLAN
WOODLAND PLAYHOUSE

TOWN OF SHANDAKEN ULSTER COUNTY NEW YORK

DATE	REVISION RECORD
7/23	ADD DOT ENTRANCE
11/23	REVISED DRIVEWAY

BRINNIER & LARIOS, P.C.
 ENGINEERS & LAND SURVEYORS
 67 MAIDEN LANE KINGSTON, N.Y.
 Phone: 845-338-7622 Fax: 845-338-7660

SCALE	DATE	SHEET NO.
AS SHOWN	NOV. 2023	3 OF 5
	CHK: KFH	AMD