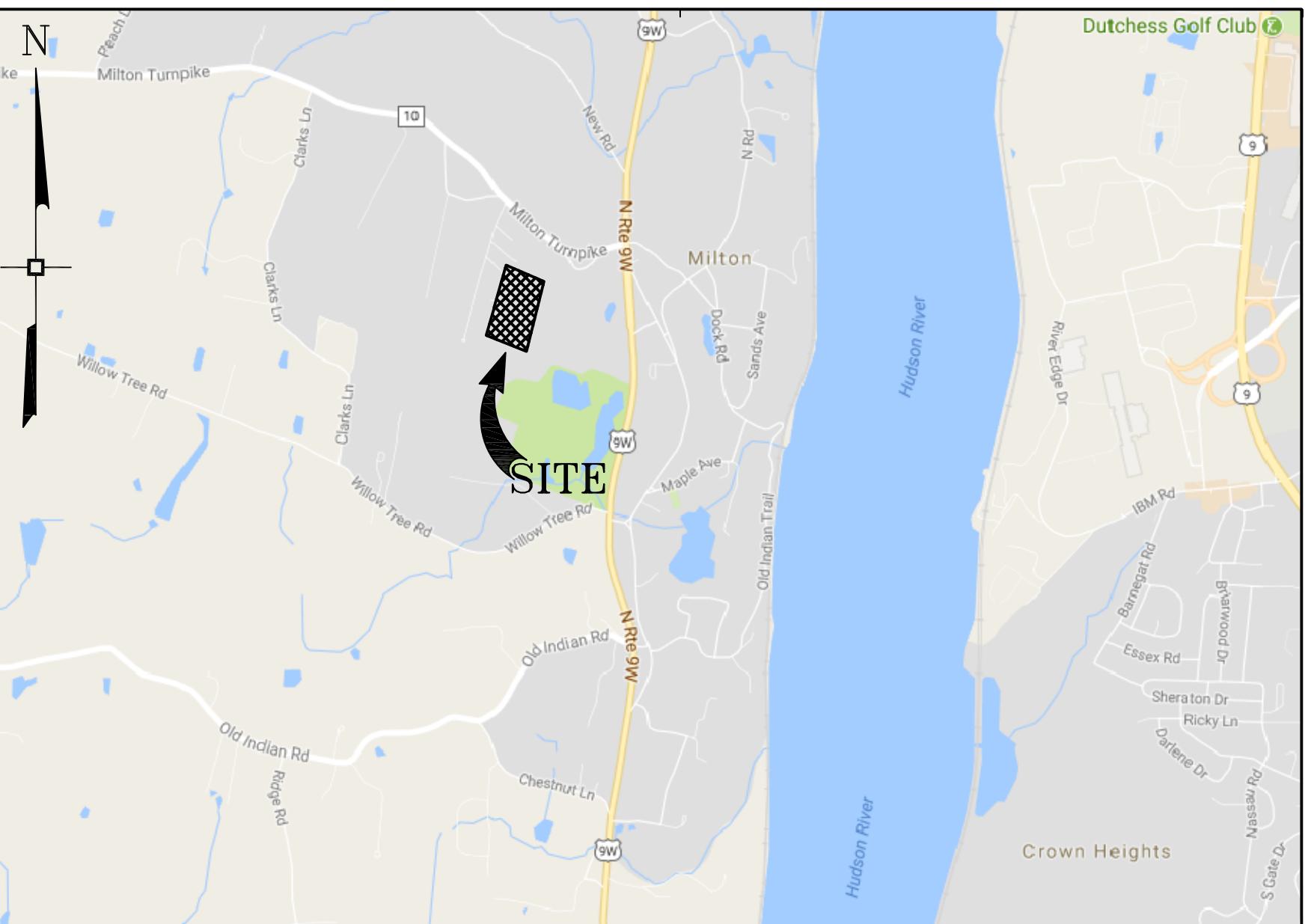




## LEGEND

## BULK REQUIREMENTS

TOWN OF MARLBOROUGH - RESIDENTIAL ZONING DISTRICT R-1						
MINIMUM BUILDING REQUIREMENTS	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
LOT AREA	43,560 SF	± 93,908 SF	± 88,263 SF	± 94,172 SF	± 65,212 SF	± 123,712 SF
LOT WIDTH	150 FEET	162.2 FEET	160.5 FEET	197.9 FEET	223.3 FEET	360 FEET
LOT DEPTH	200 FEET	537.5 FEET	490.7 FEET	443 FEET	289.1 FEET	219.2 FEET
FRONT YARD	35 FEET	60.2 FEET	54.9 FEET	101.2 FEET	131.6 FEET	44.4 FEET
REAR YARD	50 FEET	61.6 FEET	67.3 FEET	56 FEET	56.9 FEET	134.9 FEET
SIDE YARD (ONE/BOTH)	35/70 FEET	158.2/456.2 FEET	50.6/413 FEET	61.1/366.2 FEET	54.87/209.6 FEET	132.6/289.2 FEET
MAXIMUM ALLOWABLE						
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT	< 35 FT	< 35 FT	< 35 FT
MAXIMUM BUILDING COVERAGE	20%	3.0%	3.2%	3.0%	4.3%	2.3%
MAXIMUM NUMBER OF STORIES	2 1/2	< 2 1/2	< 2 1/2	< 2 1/2	< 2 1/2	< 2 1/2



## LOCATION MAP

E: 1" = 2000'

## GENERAL NOTES

- TAX MAP IDENTIFICATION NUMBER: SECTION 103.1, BLOCK 4, LOT 47.130

BOUNDARY INFORMATION BASED UPON FIELD SURVEY AS PERFORMED  
ENGINEERING & SURVEYING PROPERTIES ON MARCH 6TH, 2013

TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS COMPILED BY  
ENGINEERING AND SURVEYING PROPERTIES PC, FROM USGS 1M  
HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMS) AS DERIVED FROM  
2012 LIDAR. THE DEMS WERE PROVIDED BY NYS.GIS.GOV AND CORRESPOND  
TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE  
BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

OWNER: DEAN GRAZIOSI  
453 E. SUNBURST LANE  
TEMPE, ARIZONA, 85284

APPLICANT: DOUGLAS SMITH  
PO BOX 368  
MARLBORO, NY 12542

PROPOSED NUMBER OF LOTS: 5

ALL PROPOSED LOTS SHALL BE SERVICED BY INDIVIDUAL WELLS AND SEPTICS.

PROPOSED SEPTIC LOCATIONS WERE PREVIOUSLY APPROVED AS PART OF  
THE SUBDIVISION ENTITLED: "BRODY RIDGE SUBDIVISION (GRAZIOSI)" BY  
TALCOTT ENGINEERING DESIGN PLLC. APPROVED SEPTIC LOCATIONS AND  
DETAILS OF SOIL TESTING ARE FOUND IN SHEETS ENTITLED "DRAINAGE AND  
GRADING PLAN" REVISION 15 DATED 03/18/13 AND "SOIL TEST & SEPTIC DESIGN  
SCHEDULE" REVISION 10 DATED 03/18/13.

3.1. PROPOSED LOT 1 UTILIZES THE PREVIOUSLY APPROVED SEPTIC LOCATION  
OF THE LOT FORMALLY KNOWN AS LOT 2.

3.2. PROPOSED LOT 2 UTILIZES THE PREVIOUSLY APPROVED SEPTIC LOCATION  
OF THE LOT FORMALLY KNOWN AS LOT 4.

3.3. PROPOSED LOT 3 UTILIZES THE PREVIOUSLY APPROVED SEPTIC LOCATION  
OF THE LOT FORMALLY KNOWN AS LOT 1

3.4. PROPOSED LOT 4 UTILIZES THE PREVIOUSLY APPROVED SEPTIC LOCATION  
OF THE LOT FORMALLY KNOWN AS LOT 6

3.5. PROPOSED LOT 5 UTILIZES THE PREVIOUSLY APPROVED SEPTIC LOCATION  
OF THE LOT FORMALLY KNOWN AS LOT 5

## CORD OWNER'S CONSENT NOTE:

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE  
THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS  
LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND  
CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN  
IN THE OFFICE OF THE CLERK OF THE COUNTY OF ULSTER, IF SO  
REQUERED.

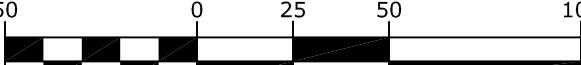
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RECORD OWNER'S SIGNATURE

DOUGLAS SMITH  
PO BOX 452

**TOWN OF MARLBOROUGH  
PLANNING BOARD APPROVAL BOX**



<p>ES OF THIS DOCUMENT HOUT AN ACTUAL OR SIMILE OF THE TNEER'S SIGNATURE AN ORIGINAL STAMP IN OR BLUE INK SHALL BE SIDERED INVALID.</p> <p>UTHORIZED ERATIONS OR ITIONS TO THIS UMENT BEARING THE L OF A LICENSED ESSIONAL ENGINEER VIOLATION OF TION 7209 SUBSECTION THE NEW YORK STATE CATION LAW.</p>	
<p>ROSS WINGLOVITZ, P.E. NEW YORK LICENSE # 071701</p>	
<p>50 0 25 50 100</p> 	

ENGINEERING | 71 CLINTON STREET  
MONTEGOMERY, NY 12549

## SUBDIVISION PLAN

SMITH SUBDIVISION  
FIRST STREET

**TOWN OF MARLBOROUGH  
ULSTER COUNTY, NEW YORK**

C-1