

GENERAL NOTES:

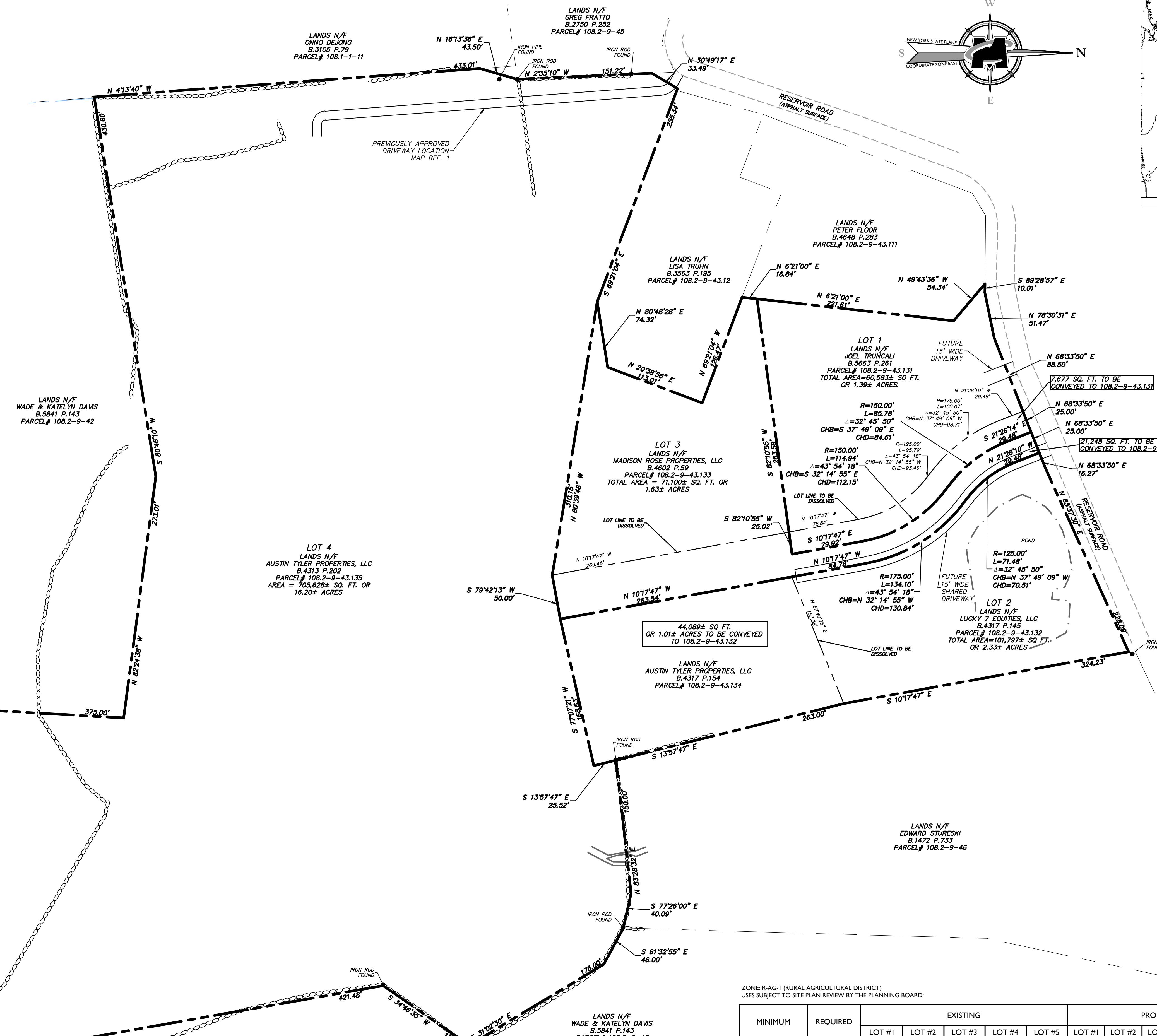
1. UNDERGROUND UTILITIES SHOWN HEREON BASED ON EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
2. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND USE; THEREFORE, THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENTS.
3. EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY.
4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
5. SUBJECT TO ANY STATE OF FACTS AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
6. BASIS OF BEARING IS NEW YORK STATE PLANE COORDINATE SYSTEM EAST ZONE. CONTROL WAS ESTABLISHED USING NYSNET. THE HORIZONTAL DATUM IS RELATIVE TO NAD83.
7. A ROAD MAINTENANCE AGREEMENT IS TO BE FILED IN THE COUNTY CLERKS OFFICE FOR PRIVATE ROADS.

PROPERTY BOUNDARY
ADJACENT BOUNDARY
STONEWALL
BOUNDARY MARKER
LEGEND

60 48 36 24 12 0 30 60 120
SCALE: 1" = 60'

MAP REFERENCES:

1. MAP ENTITLED "FINAL PLAN LANDS OF GREINER-RESERVOIR RD. 5 LOT SUBDIVISION / LOT LINE CHANGE SURVEY PLAT SBL: 108.002-9-43.13" BY JOHN KARELL, LAST REVISED 4/05/06, AND FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON MAY 24, 2006 AS MAP NO. 06-1118A & MAP NO. 06-1118-B.
2. MAP ENTITLED "SURVEY MINOR SUBDIVISION LANDS OF ERNEST B. GREINER" BY SIDNEY L. HOROWITZ, LAST REVISED 10 MAR. 98, AND FILED IN THE ULSTER COUNTY CLERK'S OFFICE AS MAP NO. 11072

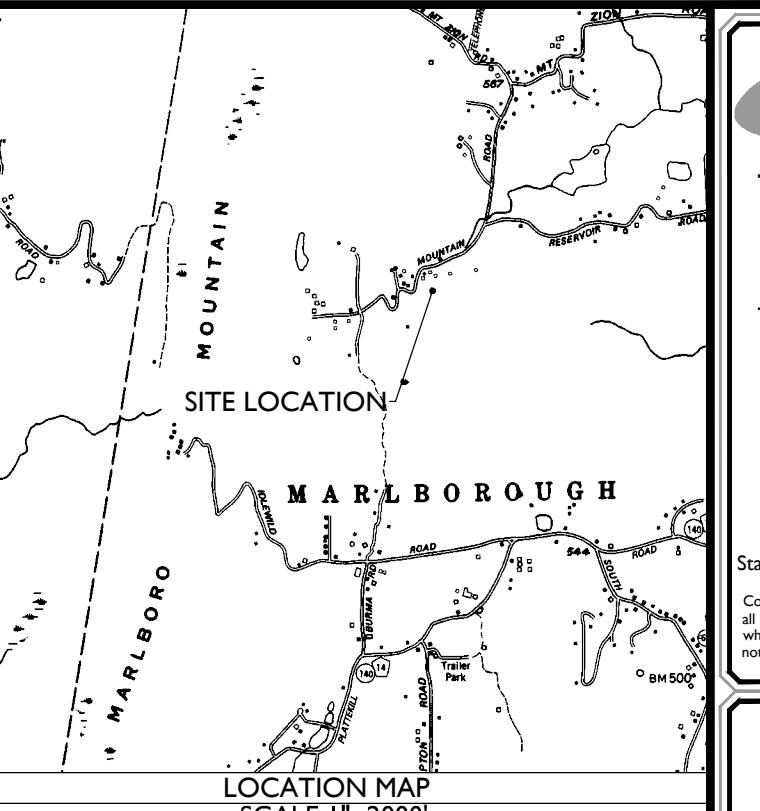


TOWN OF MARLBOROUGH PLANNING BOARD

ZONE R-A-G-1 (RURAL AGRICULTURAL DISTRICT)
USES SUBJECT TO SITE PLAN REVIEW BY THE PLANNING BOARD.

MINIMUM	REQUIRED	EXISTING					PROPOSED					REMARKS
		LOT #1	LOT #2	LOT #3	LOT #4	LOT #5	LOT #1	LOT #2	LOT #3	LOT #4	LOT #5	
LOT AREA	1 ACRE	1.2 ACRES	1.36 ACRES	1.14 ACRES	1.01 ACRES	16.86 ACRES	1.39 ACRES	2.37 ACRES	1.63 ACRES	16.2 ACRES	N/A	OK
FRONT YARD	50 FEET	*	*	*	*	*	**	**	**	**	**	N/A
REAR YARD	750 FEET	*	*	*	*	*	**	**	**	**	**	N/A
SIDE YARD (ONE)	35 FEET	*	*	*	*	*	**	**	**	**	**	N/A
SIDE YARD (BOTH)	80 FEET	*	*	*	*	*	**	**	**	**	**	N/A
LOT WIDTH	150 FEET	122 FEET	233 FEET	207 FEET	1044 FEET	156 FEET	157 FEET	233 FEET	257 FEET	150 FEET***	N/A	OK
LOT DEPTH	200 FEET	210 FEET	232 FEET	232 FEET	500 FEET	276 FEET	235 FEET	588 FEET	282 FEET	1283 FEET	N/A	OK
MAXIMUM												
BUILDING HEIGHT	35 FEET	*	*	*	*	*	**	**	**	**	**	N/A
LOT BUILDING COVERAGE	80%	*	*	*	*	*	**	**	**	**	**	N/A

* ALL EXISTING LOTS ARE VACANT.
** NO PROPOSED STRUCTURES. SETBACK COMPLIANCE TO BE REQUIRED AT TIME OF BUILDING PERMIT APPLICATION.
*** PROPOSED LOT 4 MUST HAVE A LARGE THAN 50 FOOT FRONT YARD SETBACK TO MEET MINIMUM LOT WIDTH REQUIREMENTS.



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Call before you dig.
STATE REQUIRED FILE NUMBER:
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
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OWNERS/APPLICANTS:
MR. RICHARD SHULKIN
LUCKY 7 EQUITIES, LLC
741 HEWITT LANE
NEW WINDSOR, NY, 12553

JOEL TRUNCALI
MADISON ROSE PROPERTIES, LLC.
AUSTIN TYLER PROPERTIES, LLC

EXISTING TAX LOTS:

108.2-9-43.131	52,906 SQ. FT.	±1.21 ACRES
108.2-9-43.132	59,241 SQ. FT.	±1.36 ACRES
108.2-9-43.133	49,852 SQ. FT.	±1.14 ACRES
108.2-9-43.134	44,089 SQ. FT.	±1.01 ACRES
108.2-9-43.135	734,421 SQ. FT.	±16.86 ACRES

REV	DATE	DRAWN BY	DESCRIPTION	REB PLANNING BOARD COMMENTS
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