

ZONING DISTRICT: R-A6-1 (RURAL - AGRICULTURAL)

	R-A6-1	Lot 1	Lot 2	Lot 8A
MINIMUM LOT AREA WITH OR WITHOUT PUBLIC WATER OR SEWER (SQUARE FEET)	1 ACRE 43,560 S.F.	1,004 ac.	1,037 ac.	13,668 ac.
MINIMUM YARDS				
FRONT YARD (FEET)	50'	50'	50'	50'
REAR YARD (FEET)	75'	75'	75'	100.7'
SIDE YARD (FEET)	35'/80'	35'/80'	35'/80'	89'/958'
MINIMUM LOT WIDTH	150'	168'	242'	152' at rd.
MINIMUM LOT DEPTH	200'	266' ave.	193' ave.	525'
MAXIMUM BUILDING COVERAGE (PERCENT)	20%	3.5%±	3.5%±	0.6%±
MAXIMUM HEIGHT	2.5	2.5	2.5	2
STORIES	35	35'	35'	30'±

I, hereby certify that this subdivision and survey was prepared in accordance with the existing code of practice for land surveys adopted by the New York State Association of Professional Land Surveyors, and is accurate to the best of my knowledge.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of section 7209, subdivision 2, of the New York State Education Law.

Gary R. Rich, LLS #050354

OWNERS ENDORSEMENT

I, hereby approve this plan and consent to filing said plan in the Ulster County Clerk's Office.

Signed this _____ day of _____, 2018

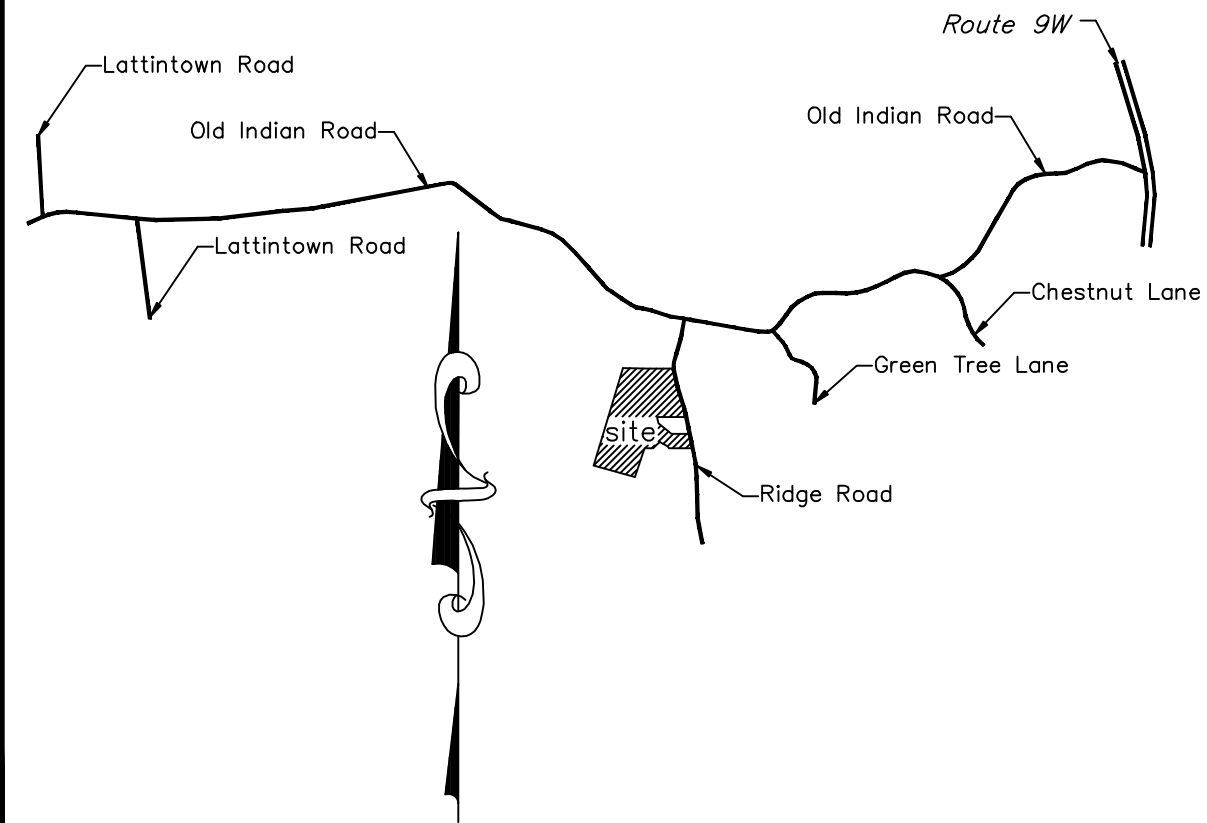
Nicholas Gallela

PLANNING BOARD ENDORSEMENT

Approved by resolution of the Planning Board of the Town of Marlborough, subject to all requirements and conditions of said resolution. Any change, erasure, modification or revision of this plan as approved shall void this approval.

Signed this _____ day of _____, 2018

Chairperson



Location Map

scale: 1"=2000'

NOTES:

- SUBJECT TO THE RIGHTS OF THE PUBLIC TO THE TOWN HIGHWAY KNOWN AS RIDGE ROAD.
- SUBJECT TO ANY UTILITY EASEMENTS AFFECTING THE PREMISES.
- THE LOCATION OF ANY UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE.
- SURVEY AS PER DEED DESCRIPTIONS, FILED MAPS, AND FOUND MONUMENTATION.
- TOPOGRAPHY IS TAKEN FROM FILED MAP #10-175.

- REFER TO FOLLOWING FILED SUBDIVISION MAPS:
A. MAP #10-175: 8 LOT SUBDIVISION ENTITLED "SUNRISE RIDGE" FILED IN THE U.C.C.O. ON 9/21/2010.
B. MAP #14-17: SURVEY OF PROPERTY FOR "NIMA CONTRACTING" FILED IN THE U.C.C.O. ON 2/10/2014.

- A SWPPP FOR THE PROJECT KNOWN AS SUNRISE RIDGE (PER FILED MAP #10-175) WAS PREPARED AND DATED MAY 25, 2010. THIS TWO LOT SUBDIVISION SHOWN HEREON SHALL USE THIS SWPPP AND ITS DETENTION POND DESIGN CALCULATIONS WITH APPURTENANCES. THIS SWPPP WAS USED IN CONJUNCTION WITH THE FORMATION OF A DRAINAGE DISTRICT FOR THE ORIGINAL 8 LOT SUBDIVISION PER FILED MAP #10-175.

lands n/f
NICHOLAS GALLELA
Liber 4982, Page 80
S/B/L: 102.4-2-30.4
15.4 acres

Lot 8A
13.633 ACRES

MARLBOROUGH WATER DISTRICT
boundary line±

former lot lines per filed map 10-175A

Lot 2
1.037 ACRES, 45,162 S.F.

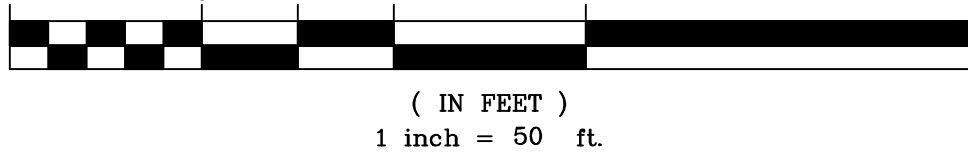
Lot 1
1.004 ACRES
43,734 S.F.

Preliminary Plan
3 lot Subdivision for
Nima Contracting Inc.

Subdivision of Lot 8A (15.709 acres) as shown on Filed Map #14-17
Deed Reference: Liber 5207, Page 49
Tax Map: Section 102.4, Block 2, Lot 32.810
File Map References: #10-175, #14-17

Town of Marlborough Ulster County New York State
Scale: 1"=50' Date: March 12, 2018

GRAPHIC SCALE



AGRICULTURAL NOTES

This subdivision is located in an agriculturally zoned district, it does have active farming operations in the vicinity. Be advised of the following:

- That 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 agricultural 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.
- That the 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 (DEC Notification Law No. 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.

lands n/f
Kbar ORCHARDS, LLC
Liber 5634, Page 269
S/B/L: 102.4-2-29
28.0 acres

Owner/Applicant:
Nima Contracting Inc.
Nicholas Gallela
17 Sunrise Drive
Milton, N.Y. 12547

- 5/9/18: added disturbance areas for lots 1 and 2, bulk table, former lot lines per filed map 10-175A.
- 10/2/18: added note 7, detention pond A18, house locations, sds's, and drives revised.
- 10/18/18: added pipe inverts, notes.

SIZE	FSCH NO.	DWG NO.	18G1865
FLUT SCALE	1" = 50'	FIELD BOOK NO.	-
SHEET	-	-	1 of 3