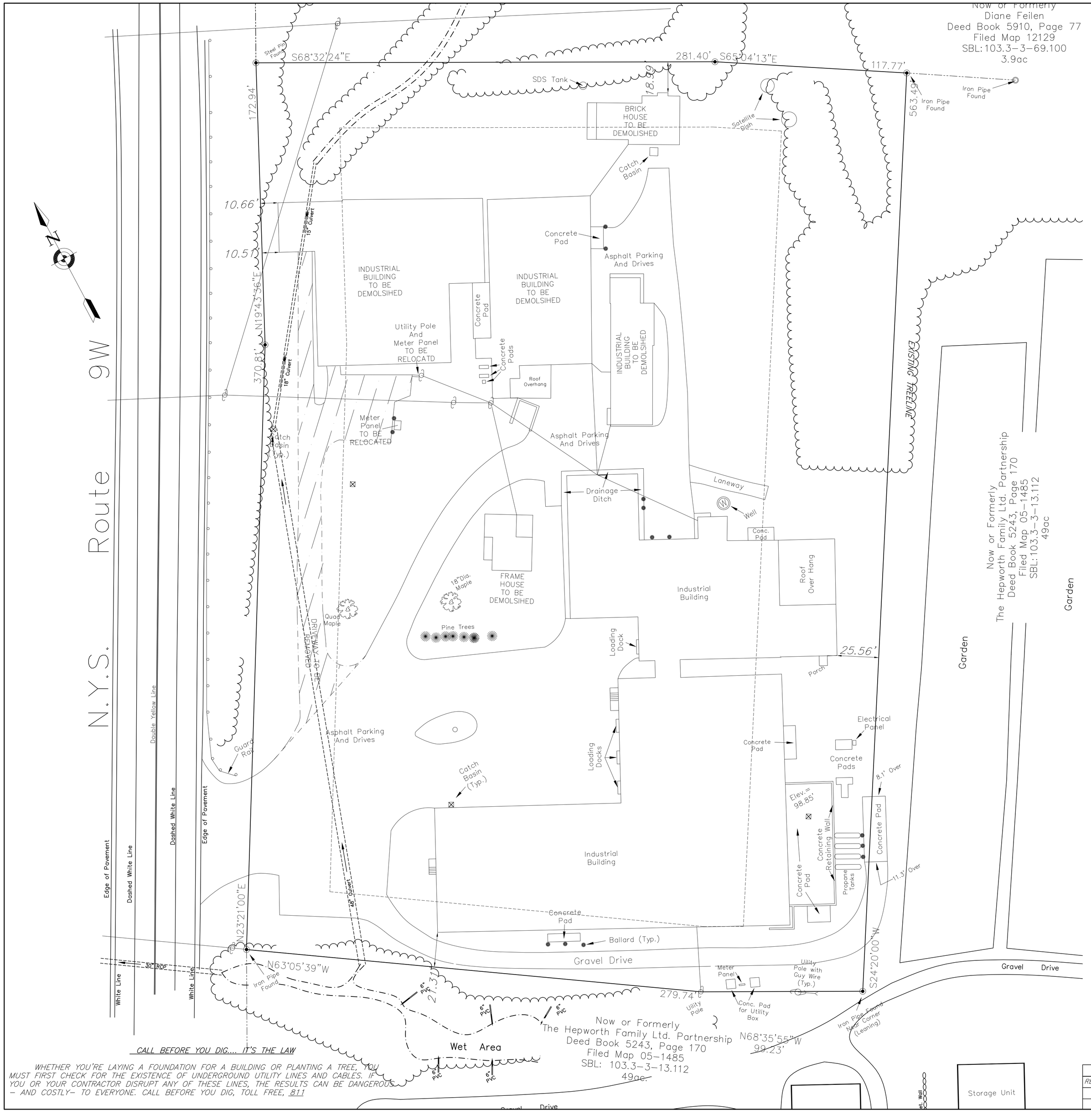


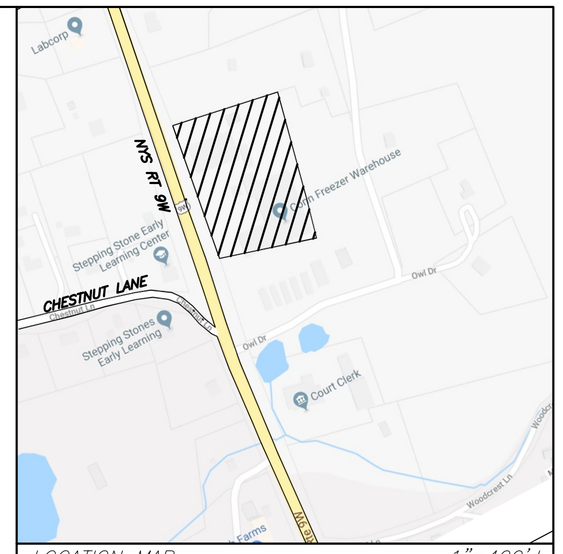
CALL BEFORE YOU DIG... IT'S THE LAW

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS – AND COSTLY– TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 811

CURRENT ZONING SCHEDULE / SITE

ZONE: R–AG–1 "RURAL AGRICULTURAL DISTRICT"

BULK TABLE	REQUIRED	PROVIDED
MINIMUM LOT AREA	1AC	4.94AC
MINIMUM YARDS (feet)		
FRONT	50'	10'
REAR	75'	25'
SIDE		
ONE	35'	18'
BOTH	80'	39'
MINIMUM LOT WIDTH (feet)	150'	556'
MINIMUM LOT DEPTH (feet)	200'	384'
MAXIMUM IMPERVIOUS COVERAGE (%)	20%	55%
MAXIMUM HEIGHT		
STORIES	2 1/2	.
HEIGHT (feet)	35'	22'



LOCATION MAP 1"=400'±

MAP REFERENCE

EXISTING FEATURES INCLUDING TOPOGRAPHY, PROPERTY LINES AND BUILDINGS ARE PER A SURVEY ENTITLED "ROYAL ENERGY PROPERTIES LLC" PERFORMED BY SPENCER S. HALL DATED AUGUST 23, 2018.

LEGEND

PROPERTY LINE EXISTING

PROPERTY LINE ADJOINING

RECORD 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 USTER, IF SO REQUIRED.

RECORD OWNER'S SIGNATURE

SPENCER S. HALL, LAND SURVEYOR
6244 ROUTE 82
STANFORDVILLE, NY 12581

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY COMPLETED IN THE FIELD ON ULSTER.

SIGNATURE

SPENCER S. HALL, LAND SURVEYOR
6244 ROUTE 82
STANFORDVILLE, NY 12581

APPLICANT/ OWNER:

ROYAL ENERGY PROPERTIES, LLC
1666 ROUTE 9W
MILTON NY 12547

APPROVAL BLOCK

THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

ENGINEER

CHARLES T. BROWN, P.E.

TALCOTT ENGINEERING DESIGN PLLC
1 GARDNERTOWN ROAD
NEWBURGH, NY 12550
(845)–569–8400
(FAX)(845)–569–4583
TALCOTTDESIGN12@GMAIL.COM

EXISTING FEATURES & DEMOLITION PLAN

ROYAL ENERGY PROPERTIES, LLC
1666 ROUTE 9W
SBL; 103.3–3–68, MILTON, NY 12547
TOWN OF MARLBOROUGH, ULSTER COUNTY, NY

DATE	SCALE	JOB NUMBER	SHEET NUMBER
01/02/19	1"=30'	18224–LCN	1 of 3

REVISIONS

REV.:	DATE:	BY:	DESCRIPTION:
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