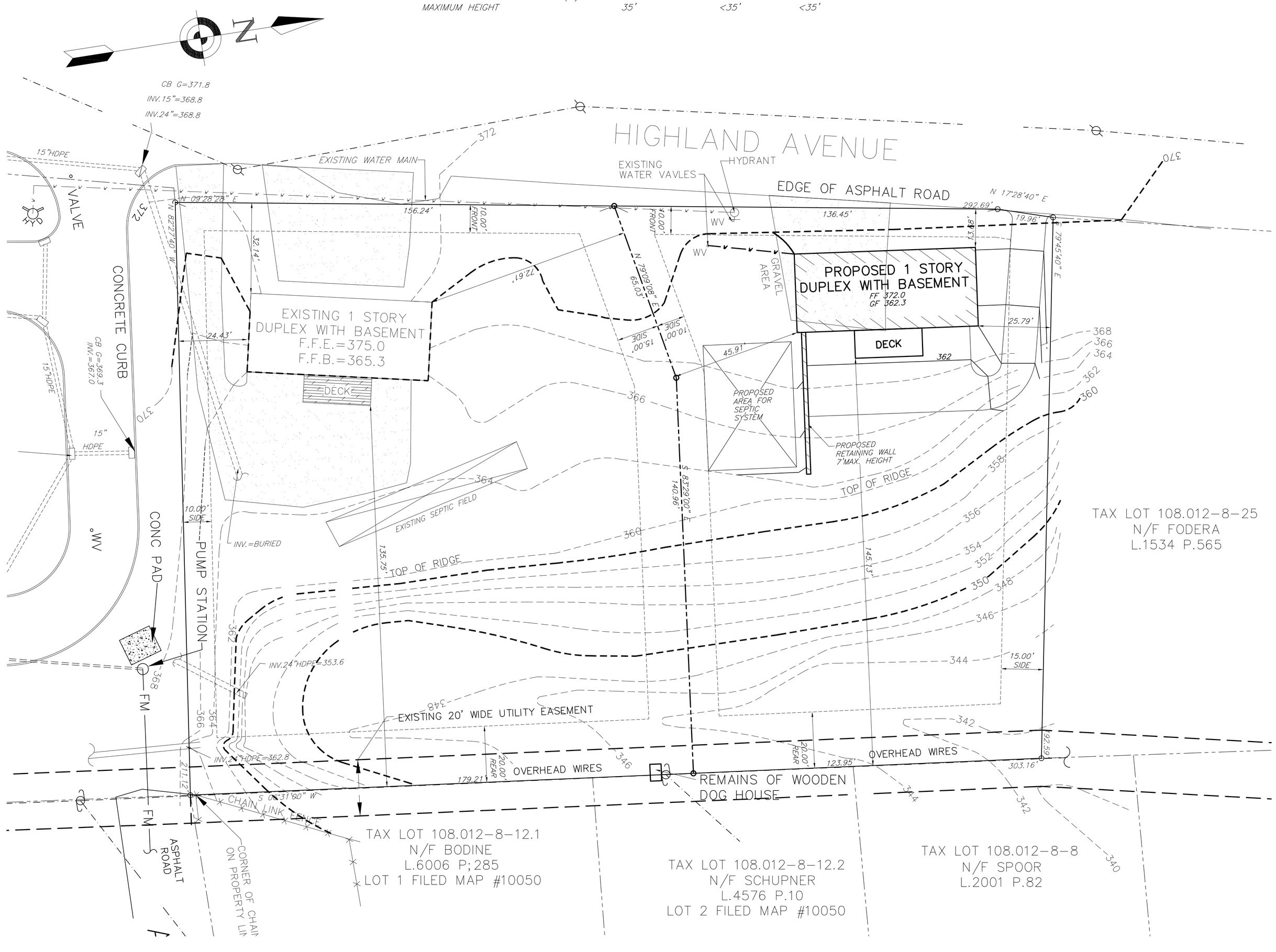
ZONING SCHEDULE

ZONE: R W/TOWN WATER	TOWN WATER REQUIRED	LOT 1	LOT 2
MINIMUM LOT AREA	15,000sf.	62,488sf.	62,488sf.
MINIMUM YARDS (feet)			
FRONT	10'	32'	13'
REAR	20'	135'	145'
SIDE			
ONE	10'	24'	25'
BOTH	25'	96'	70'
MINIMUM LOT WIDTH (feet)	75'	176'	132'
MINIMUM LOT DEPTH (feet)	100'	204'	198'
MAXIMUM BUILDING COVERAGE (%)	30%	12%	12%
MAXIMUM HEIGHT	35'	<35'	<35'

LOCATION MAP



LEGEND

- PROPERTY LINE EXISTING
- PROPERTY LINE ADJOINING
- EXISTING CONTOURS (2')
- EXISTING CONTOURS (10')
- CONTOURS PROPOSED (2')
- CONTOURS PROPOSED (10')
- EASEMENT EXISTING
- WATERLINE
- SETBACKS
- SILT FENCE
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- HOUSE EXISTING
- HOUSE PROPOSED

OWNER / APPLICANT

KRISTOPHER J. NOTO
44 PLATTEKILL RD
MARLBORO, NY 12542

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 ULSTER, IF SO REQUIRED.

RECORD OWNER'S SIGNATURE — KRISTOPHER J. NOTO, 44 PLATTEKILL RD, MARLBORO, NY 12542

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 11/20/18.

SIGNATURE — DARREN J. STRIDIRION LLS

MAP REFERENCE:

EXISTING FEATURES INCLUDING PROPERTY LINES AND TOPOGRAPHY, PER A SURVEY PREPARED BY DARREN J. STRIDIRION AT 194 HIGHLAND AVENUE LAST REVISED 11/20/18.

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

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

REVISIONS			
REV.:	DATE:	BY:	DESCRIPTION:

SURVEYOR	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

PROPOSED SUBDIVISION ENTITLED

NOTO SUBDIVISION

194 HIGHLAND AVE, SBL: 108.12-8-24

TOWN OF MARLBOROUGH, ULSTER COUNTY, NY

DATE	SCALE	JOB NUMBER	SHEET NUMBER
03/28/19	1"=20'	18281-NTO	1 OF 1