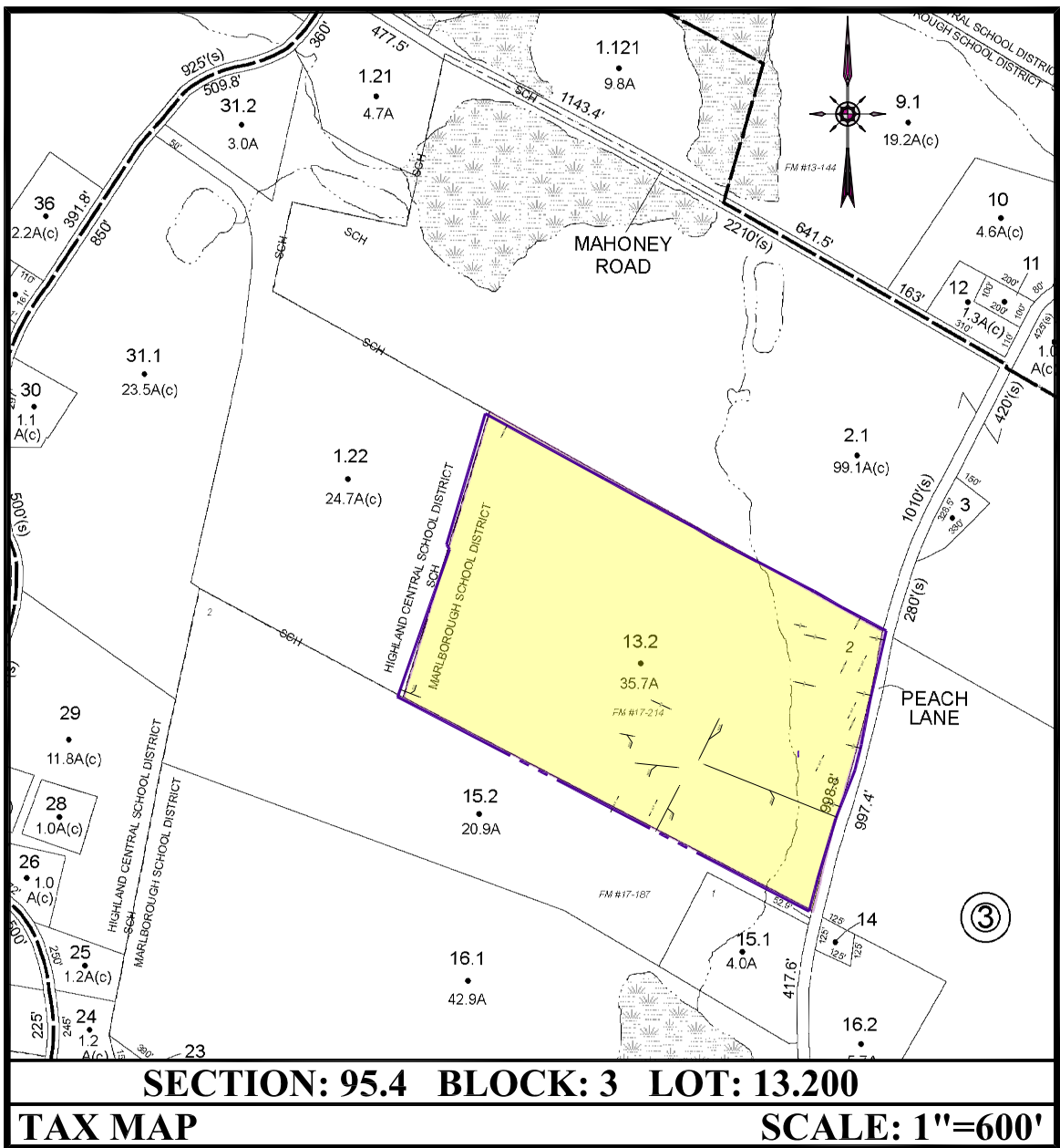
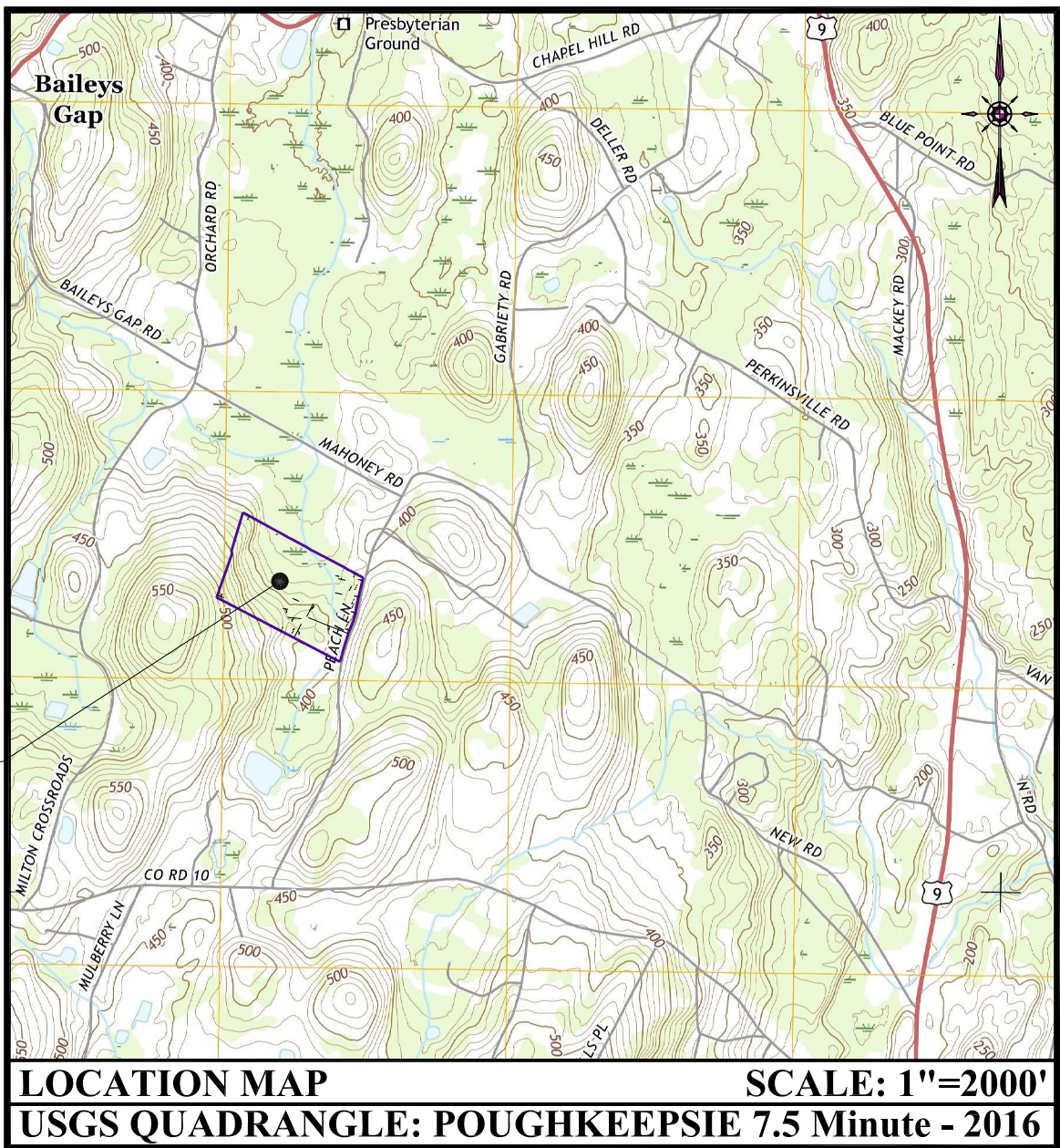


Federal Wetland Data:
The Federal wetland boundary as shown on this plan is designated PFO1-E and depict the limits of National Wetlands as per the DEC Envirmental Resoure Mapper and Ulster County GIS mapping.

NYSDEC Wetland Data:
The NYSDEC freshwater wetland boundary as shown on this plan is designated PO-4 and depict the limits of Freshwater Wetlands as per the DEC Envirmental Resoure Mapper and Ulster County GIS mapping. This boundary reulres a 100 foot buffer as shown. If required the wetland boundary will be delineated by a qualified wetland biologist.

Floodway Data:
Per FIRM Panel 36111C0790E (eff. 09/25/2009) the entirety of the subject property is contained within Zone X. As such is has been determined to be outside the 500-year flood and protected by levee from the 100- year flood. No depths or base flood elevations are shown within these zones.



Zoning District: R-Ag-1 (Rural - Agricultural) Lot, Yard, & Height Regulations

	Required	Proposed	Proposed	Proposed	
		Lot 1	Lot 2	Lot 3	Lot 3
Minimum Lot Area: With or Without Public Water or Sewer	1 Acre 43,560 s.f.	26.147 Acres 1,139,963.3 s.f.	7.460 Acres 324,945.6 s.f.	1.024 Acres 44,588 s.f.	1.013 Acres 44,125 s.f.
Minimum Yard Setbacks					
Minimum Front Yard: (feet)	50	50	489	50	50
Minimum Rear Yard: (feet)	75	75	140	75	75
Minimum Side Yard: (feet)	35/80	35/80	127/208	35/80	35/80
Minimum Lot Width: (feet)	150	990.4	448.1	160.3	158.0
Minimum Lot Depth: (feet)	200	819.9	740.0	275.9	279.7
Maximum Building Coverage: (percent)	20%	0.2%	1.2%	5.5%	5.6%
Maximum Height (stories)	2.5	2.5	2.5	2.5	2.5
Maximum Height (feet)	35	35	35	35	35

REFERENCES:

1. The Official Tax Assessor's Maps for the Town of Marlborough, Ulster County, New York .
2. Various Deeds of Record - Liber and Page as shown:
3. Subject parcel being Lot 2 as shown on a map entitled, "Final Map of Subdivision of Lands of Rod M. Gallagher & Jack G. Gallagher", filed in the Ulster County Clerk's Office on December 4, 2017 as Filed Map No. 17-214.
4. A map entitled, "Property of L.C. Tuckerman Milton, NY", filed in the Ulster County Clerk's Office on October 27, 1921 as Filed Map No. 629.
5. A map entitled, "Map of Subdivision of Lands of the Estate of Anna Salatino Peach Road", filed in the Ulster County Clerk's Office on June 29, 2012 as Filed Map No. 12-131.
6. A map entitled, "Final Plan Subdivision of Lands of Maria Stavroulakis", filed in the Ulster County Clerk's Office on October 23, 2017 as Filed Map No. 17-187.
7. A map entitled, "Final Map of Lot Consolidation of Lands of Paradise Valley Orchards, LLC", filed in the Ulster County Clerk's Office on July 11, 2018 as Filed Map No. 18-155.
8. A map entitled, "Final Plan 3 Lot Subdivision for Nina Contracting Inc.", filed in the Ulster County Clerk's Office on February 5, 2019 as Filed Map No. 19-30A.
9. A map entitled, "Final Map of Lot Line Revision & Consolidation of Lands of Wade A. & Katelyn E. Davis and Lands of Katelyn E. Davis Revocable Trust", filed in the Ulster County Clerk's Office on April 3, 2019 as Filed Map No. 19-72.
10. A map entitled, "Final Map of Lot Line Revision Between Lands of Estate of Antoinette Cosman and Lands of Gary Tronclillo", filed in the Ulster County Clerk's Office on August 2, 2019 as Filed Map No. 19-174.
11. A map entitled, "Final Map of Lot Line Revision Between Lands of Scott D. & Nicole M. Trapani and Lands of Trapani Living Trust", filed in the Ulster County Clerk's Office on August 28, 2019 as Filed Map No. 19-194.
12. A map entitled, "Final Plan Subdivision of Lands of Douglas Minard and Overlook Farms, Inc.", filed in the Ulster County Clerk's Office on December 30, 2002 as Filed Map No. 12508.

AGRICULTURAL NOTES

This subdivision is located in an agriculturally zoned district.
There are active farming operations in the vicinity. Be advised of the following.
1. 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.
2. That the roads leading to and from the subdivision are frequently traveled by farm vehicles and equipment.
3. That farmers very often spray their crops with pesticides in accordance with accepted procedures regulated by the New York State Department of Environmental Conservation (DEC Notification Law No. 325, October 1988).
4. That existing agricultural operations may create both unavoidable odors and unsightliness commonly associated with farming operations in the area.
5. That there are dangers in letting children and pets roam into any adjacent agricultural field, which is private property.

RECORD OWNER:
Martin Nason and Katrina Nason
89 Peach Tree Lane
Marlborough, NY 12542

DEED REFERENCE:
Jack C. Gallagher
--- to ---
Martin Nason and Katrina Nason
Deed: Liber 6262 - Page 213
Dated: February 1, 2018
Legal: Lot 2 - Filed Map 17-214

**TOWN OF MARLBOROUGH
PLANNING BOARD ENDORSEMENT**

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

Chairperson - Town Planning Board _____ Date _____

OWNERS ENDORSEMENT

I hereby consent to the information depicted on this Lot Line Change Plan and all conditions noted thereon.
I agree to the filing of this Plan by the Planning Board.

Martin Nason _____ Date _____

Katrina Nason _____ Date _____

Jonathan N. Millen, L.L.S.
PROFESSIONAL LAND SURVEYOR
CERTIFIED TO BE CORRECT AND ACCURATE
N.Y. LIC. No. 050746

Jonathan N. Millen

STATE OF NEW YORK
JONATHAN N. MILLEN, L.L.S.
LICENSED LAND SURVEYOR
050746

Preliminary Plat
Minor Subdivision
of the lands of
Martin Nason & Katrina Nason
Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying
1229 Route 300 - Suite 3 - Newburgh, NY 12550
Office: 845-943-7198 Field: 914-906-8830 Web: accessurveying.com

Prepared For Tax Map Parcel
95.4-3-13.2
aka 89 Peach Lane
situated in the
Town of Marlborough
County of Ulster, New York 12542

DATE: 04/07/2020 SCALE: 1"=100' JOB No. 19054NAS DRAWN BY: jnm