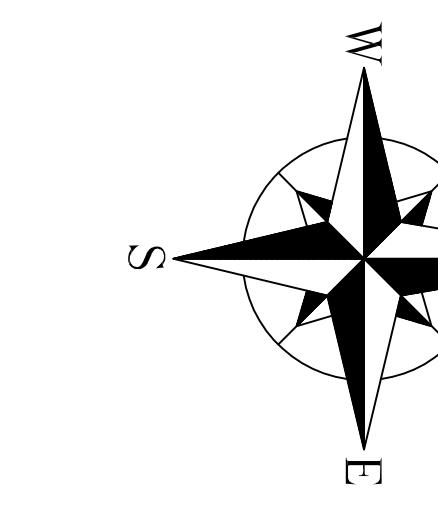
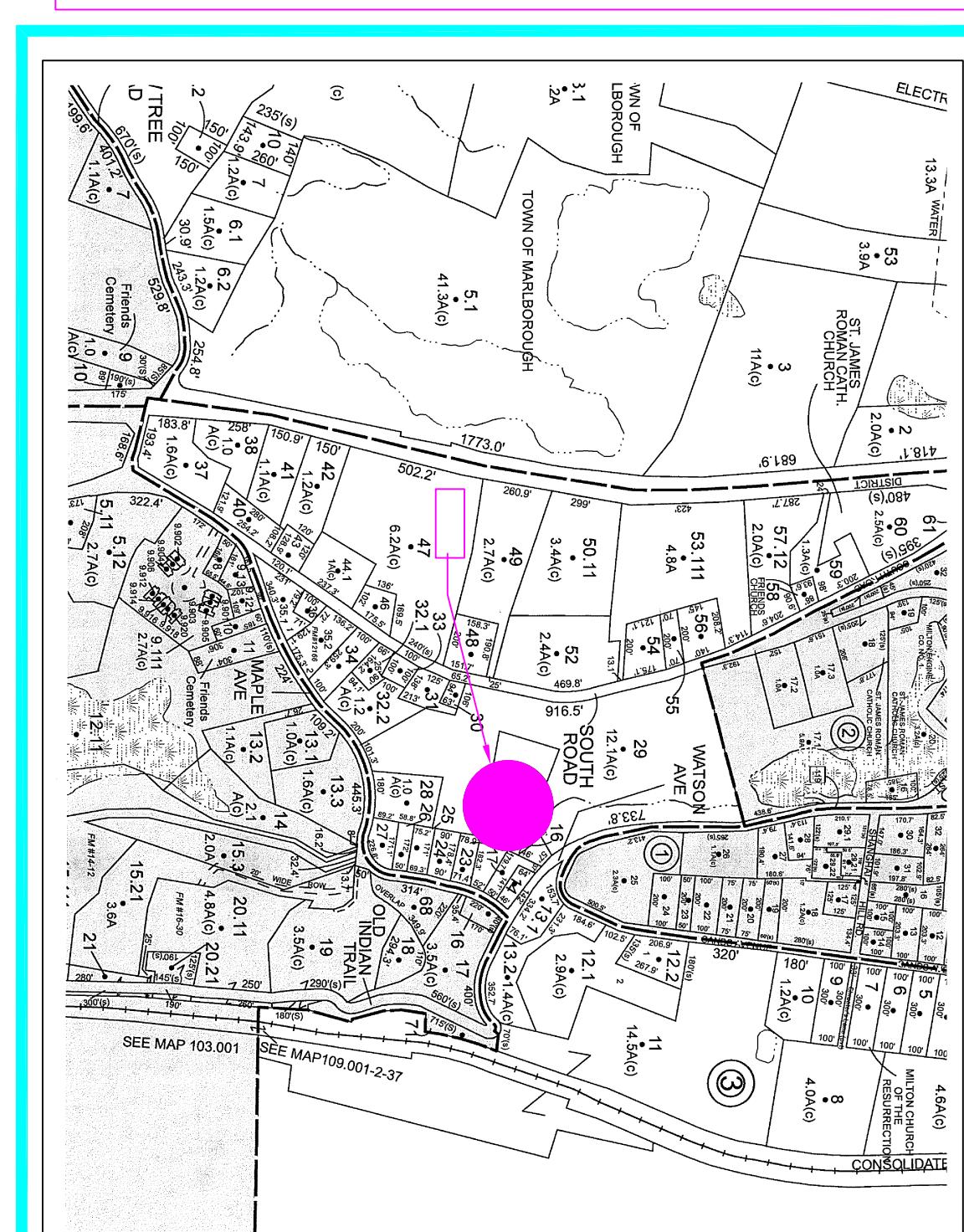
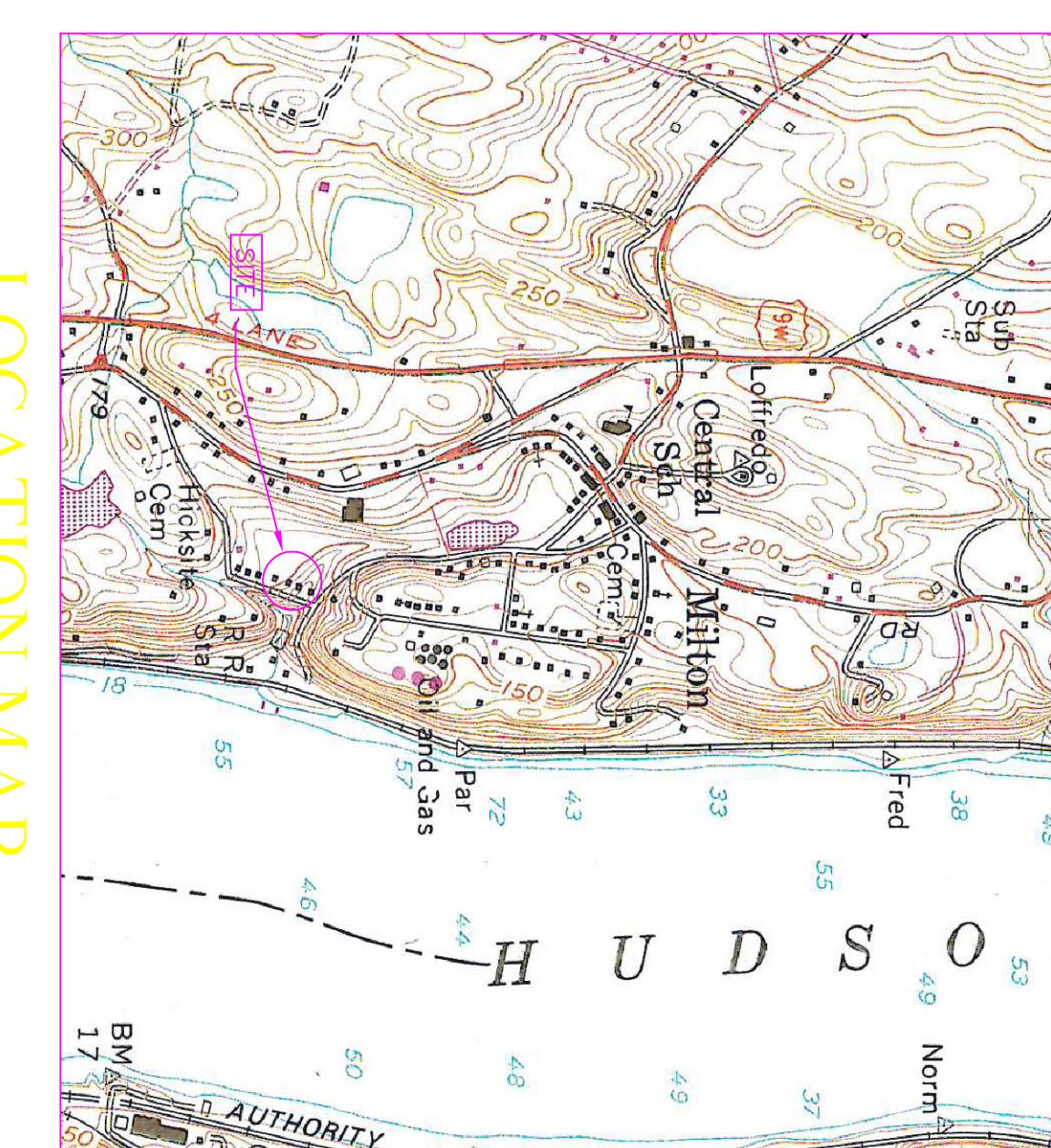


GRID
NORTH



LOCATION MAP
I' = 1000'
NTS



LOCATION MAP
NTS

ZONING REGULATIONS:

ZONE: R		MINIMUM REQUIREMENTS:		PROPOSED LOT 1		PROPOSED LOT 2		PROPOSED LOT 3	
LOT AREA	10,000 S.F.	WITH WATER & SEWER	80,922 S.F.	42,516 Sq.Ft.	39,359 Sq.Ft.	39,359 Sq.Ft.	39,359 Sq.Ft.	25,052 S.F.	25,052 S.F.
LOT WIDTH	75 FT.		80,922 S.F.	80,922 S.F.	80,922 S.F.	80,922 S.F.	80,922 S.F.	25,052 S.F.	25,052 S.F.
LOT DEPTH	100 FT.		235,036 S.F.	235,036 S.F.	235,036 S.F.	235,036 S.F.	235,036 S.F.	351,844 S.F.	351,844 S.F.
FRONT YARD	20 FT.		110 ± FT.	110 ± FT.	110 ± FT.	110 ± FT.	110 ± FT.	152 ± FT.	152 ± FT.
REAR YARD	10 FT.		129.0 FT.	129.0 FT.	129.0 FT.	129.0 FT.	129.0 FT.	166 ± FT.	166 ± FT.
SIDE YARD	10 FT.		10.0 FT.	10.0 FT.	10.0 FT.	10.0 FT.	10.0 FT.	12.0 FT.	12.0 FT.
BOTH SIDE YARDS	25 FT.		25.0 FT.	25.0 FT.	25.0 FT.	25.0 FT.	25.0 FT.	29.0 ± FT.	29.0 ± FT.
MAXIMUM ALLOWED:									
BUILDING HEIGHT (IN STOREYS)	3.5 FT.								
BUILDING COVERAGE	2 1/2 STORIES								
30 %									

NOTES:

1. TOPOGRAPHY IS BASED ON ACTUAL FIELD LOCATION AND HAS BEEN TIED INTO THE NAV-1988 DATUM, USING GPS SURVEY TECHNIQUES AND THE NYSENET CORS NETWORK.
2. GRID NORTH IS NEW YORK STATE EASTERN ZONE.
3. RECORD OWNER AND SUBDIVIDER: MARLBORO FLATS LLC, 20 CRICCHIO LANE, MILTON, NEW YORK 12542

OWNER'S SIGNATURE
MARLBORO FLATS LLC

DATE _____

PLANNING BOARD APPROVAL

APPROVED AS FINAL PLAT BY A RESOLUTION OF
THE PLANNING BOARD OF THE TOWN OF
MARLBOROUGH ON _____

CHARMAN _____

DATE _____

SURVEY PLAT
WITH PROPOSED 3 LOT SUBDIVISION FOR LANDS:
MARLBORO FLATS LLC

8 WATSON AVENUE,
TOWN OF MARLBOROUGH,
COUNTY OF ULSTER, STATE OF NEW YORK
LICENSED
SCALE: 1" = 40 FEET
DATE: FEBRUARY 11, 2020

20 ALTA DRIVE

PREPARED BY:

MARGARET M. HILLRIEGEL

LICENSED

LAND SURVEYOR

PROFESSIONAL ENGINEER

DAVID FEENEY

DEED REFERENCE: LIBER 5867 PAGE 62
TOTAL AREA: 102,036 Sq. Ft. or 2.343 ± Acres

TAX MAP DESIGNATION: SECTION 103.1, BLOCK 3, LOT 1

SEE MAP 103.001

SEE MAP 109.001-2-37

PAGE 1/2

1 inch = 40 ft.

PROJECT #: 16-074

MARGARET M. HILLRIEGEL, L.S.

N.Y.S. LIC. NO. 50253

100

90

80

70

60

50

40

30

20

10

0

100

200

300

400

500

600

700

800

900

1000

1100

1200

1300

1400

1500

1600

1700

1800

1900

2000

2100

2200

2300

2400

2500

2600

2700

2800

2900

3000

3100

3200

3300

3400

3500

3600

3700

3800

3900

4000

4100

4200

4300

4400

4500

4600

4700

4800

4900

5000

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9300

9400

9500

9600

9700

9800

9900

10000

10100

10200

10300

10400

10500

10600

10700

10800

10900

11000

11100

