

TABLE OF BULK REQUIREMENTS

| | REQUIREMENT | EXISTING LOT # | LOT # |
|-----------|-------------|-------------------|-------|
| DISTRICT: | HD | | |

| | | | |
|--------------------|---------|-------------------|-------------------|
| MINIMUM LOT AREA: | 2 ACRES | 2.5 AC | 2.0 AC |
| MINIMUM LOT WIDTH: | 200' | 384' ² | 551' ² |
| MINIMUM LOT DEPTH: | 200' | 221' ² | 220' ² |

| | | | |
|---------------------|-----------|-----------------|-----------------|
| MINIMUM FRONT YARD- | 75' | 77.9' | 585.8' |
| MINIMUM SIDE YARD- | 25' / 50' | 23.87' 48.6' | 64.4' 221.5' |
| | 25' | 23.87' | 64.4' |

| | | | |
|----------------------------|-----------------|--------|--------|
| MINIMUM REAR YARD: | 75' | 132.7' | 101.7' |
| MAXIMUM BUILDING HEIGHT: | 45' / 4 STORIES | 28.0' | 14.0' |
| MAXIMUM BLD. COVERAGE (R6) | 40% | 0.0246 | 0.11% |

PLANNING BOARD ENDORSEMENT

Section 1: Two-String Band

Chairman - True Dining Board Date

OWNER'S ENDORSEMENT

I hereby grant my approval to this plat and agree to file it with the Ulster County Clerk.

Owner: LaMela Real Estate Holdings Date:

Owner: LaMela Real Estate Holdings Date:

SUPERVISOR CERTIFICATION

I hereby certify that the boundary information shown
hereon is the result of an actual field survey performed by
me, or under my direct supervision on or before the date
shown heron.

Spencer S. Hall, L.S. 49138

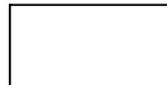
*La MELA
Real Estate Holdings LLC*

*Situate in the
Town of Marlborough Ulster County, New York
Scale: 1"=40' January 19, 2021*

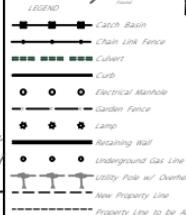
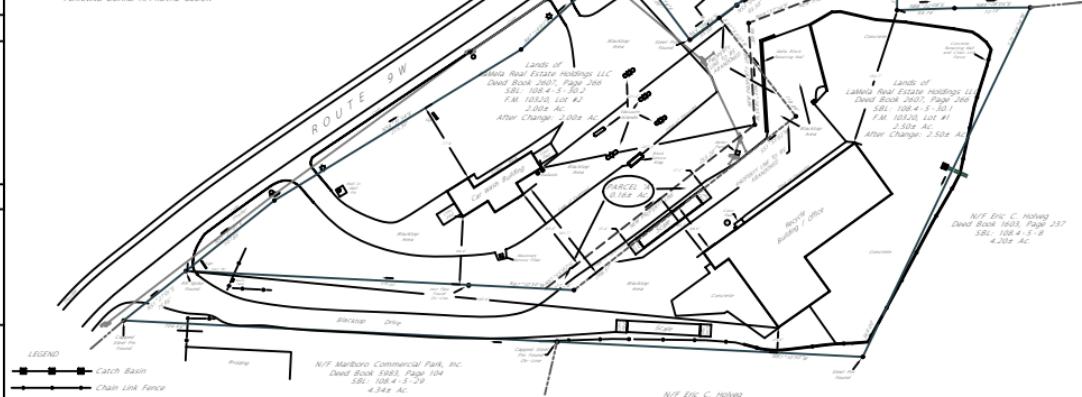
GENIUS DATE: 2023-01-01



AREA 6 LOCATION MAP 17-6



PLANNING BOARD APPROVAL BLOCK



NOTE

Parcel 'A' to become part and parcel with Lot #1, Filed Map 10320 as shown hereon, Parcel 'B' to become part and parcel with Lot #2, Filed Map 10320 as shown hereon.

