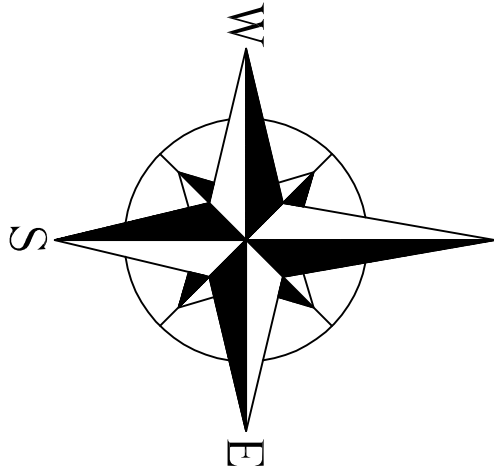


GRID  
NORTH



LANDS NOW OR FORMERLY  
BROOKLYN BOTTLING OF MILTON, NY, INC.  
SECTION 103.1, BLOCK 3, LOT 29  
LIBER 3461 PAGE 269  
34 DOCK ROAD

LANDS NOW OR FORMERLY  
BROOKLYN BOTTLING OF MILTON, NY, INC.  
SECTION 103.1, BLOCK 3, LOT 29  
LIBER 3461 PAGE 269  
34 DOCK ROAD

- LEGEND
- UTILITY POLE
  - OVERHEAD UTILITY LINES
  - ANCHOR
  - CATCH BASIN
  - SEWER MANHOLE
  - WATER VALVE

HOUSE FOUNDATIONS TO BE STAKED PRIOR TO ISSUANCE OF BUILDING PERMIT  
AS-BUILT TO BE SUBMITTED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

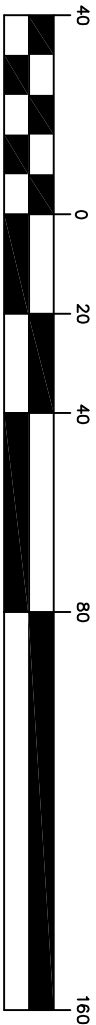
LANDS NOW OR FORMERLY  
BROOKLYN BOTTLING OF MILTON, NY, INC.  
SECTION 103.1, BLOCK 3, LOT 29  
LIBER 3461 PAGE 269  
34 DOCK ROAD

CERTIFIED TO:  
MARLBORO FLATS LLC,  
FRANK CRICCHIO, TINA CRICCHIO,  
TO BE A TRUE SURVEY PERFORMED IN THE FIELD  
ON JULY 22, 2016.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, AND CERTIFICATIONS SHALL RUN ONLY SURVEYS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2209-A OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. ANY PERSON WHO VIOLATES THIS SECTION SHALL BE CONSIDERED TO BE A FALSE SURVEYOR AND SHALL BE SUBJECT TO A FINE OF UP TO \$1,000 AND/OR NOT VISIBLE AT THE TIME OF FIELD SURVEY.

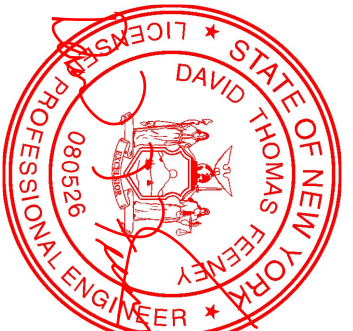
MARGARET M. HILLRIEGEL, L.S.  
N.Y.S. LIC. No. 50253



PROJECT #: 16-074

PREPARED BY:  
MARGARET M. HILLRIEGEL  
LICENSED  
LAND SURVEYOR  
372 OREGON TRAIL  
PINE BUSH, NEW YORK 12566  
PHONE #: (845) 744-2072  
EMAIL: MHILLRIEGEL@HYC.RR.COM

PROFESSIONAL ENGINEER  
NEWBURGH, NEW YORK 12550  
PHONE #: (845) 590 - 5543  
EMAIL: FEENEYENGINEERING@GMAIL.COM



DAVID FEENEY

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

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

20 ALTA DRIVE

SCALE: 1" = 40 FEET

DATE: OCTOBER 14, 2020

COUNTY OF ULSTER, STATE OF NEW YORK

TOWN OF MARLBORO,

8 WATSON AVENUE,

MARLBORO FLATS LLC

WITH PROPOSED 3 LOT SUBDIVISION FOR LANDS:

SURVEY PLAY

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

PLANNING BOARD APPROVAL:

OWNER'S SIGNATURE  
MARLBORO FLATS LLC

DATE \_\_\_\_\_

I HEREBY GRANT MY APPROVAL TO THIS PLAT AND CONSENT TO ITS FILING WITH THE ULSTER COUNTY CLERK.

MILTON, NEW YORK 12542

20 CRICCHIO LANE

MARLBORO FLATS LLC

GRID NORTH IS NEW YORK STATE EASTERN ZONE.

RECORD OWNER AND SUBDIVIDER: MARLBORO FLATS LLC

20 CRICCHIO LANE

MILTON, NEW YORK 12542

NOTES:

1. TOPOGRAPHY IS BASED ON ACTUAL FIELD LOCATION AND HAS BEEN TIED INTO THE NAVD 1988 DATUM USING GPS SURVEY TECHNIQUES AND THE NSNET 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

PROPOSED LOT 1 15,076 S.F. WITH WATER & SEWER 80.92 FT. LOT WIDTH 177 FT. LOT DEPTH 10 FT. FRONT YARD 72.8 FT. REAR YARD 27.5 FT. SIDE YARD 15.7 FT. BOTH SIDE YARDS 25 FT. MAXIMUM ALLOWED: 35 FT. BUILDING HEIGHT (IN STORIES) 2 1/2 STORIES BUILDING COVERAGE 30 %

PROPOSED LOT 2 44,943 S.F. 104 FT. (25' ROAD) 411 FT. 177 FT. 71 ± FT. 275 ± FT. 15.7 FT. 32.8 FT. 35 ± FT.

PROPOSED LOT 3 42,018 S.F. 90 FT. (25' ROAD) 410 FT. 177 FT. 71 ± FT. 275 ± FT. 15.7 FT. 32.8 FT. 35 ± FT.

## ZONING REGULATIONS:

ZONE: R

MINIMUM REQUIREMENTS:

LOT AREA 10,000 S.F.

LOT WIDTH 75 FT.

LOT DEPTH 100 FT.

FRONT YARD 72.8 FT.

REAR YARD 27.5 FT.

SIDE YARD 15.7 FT.

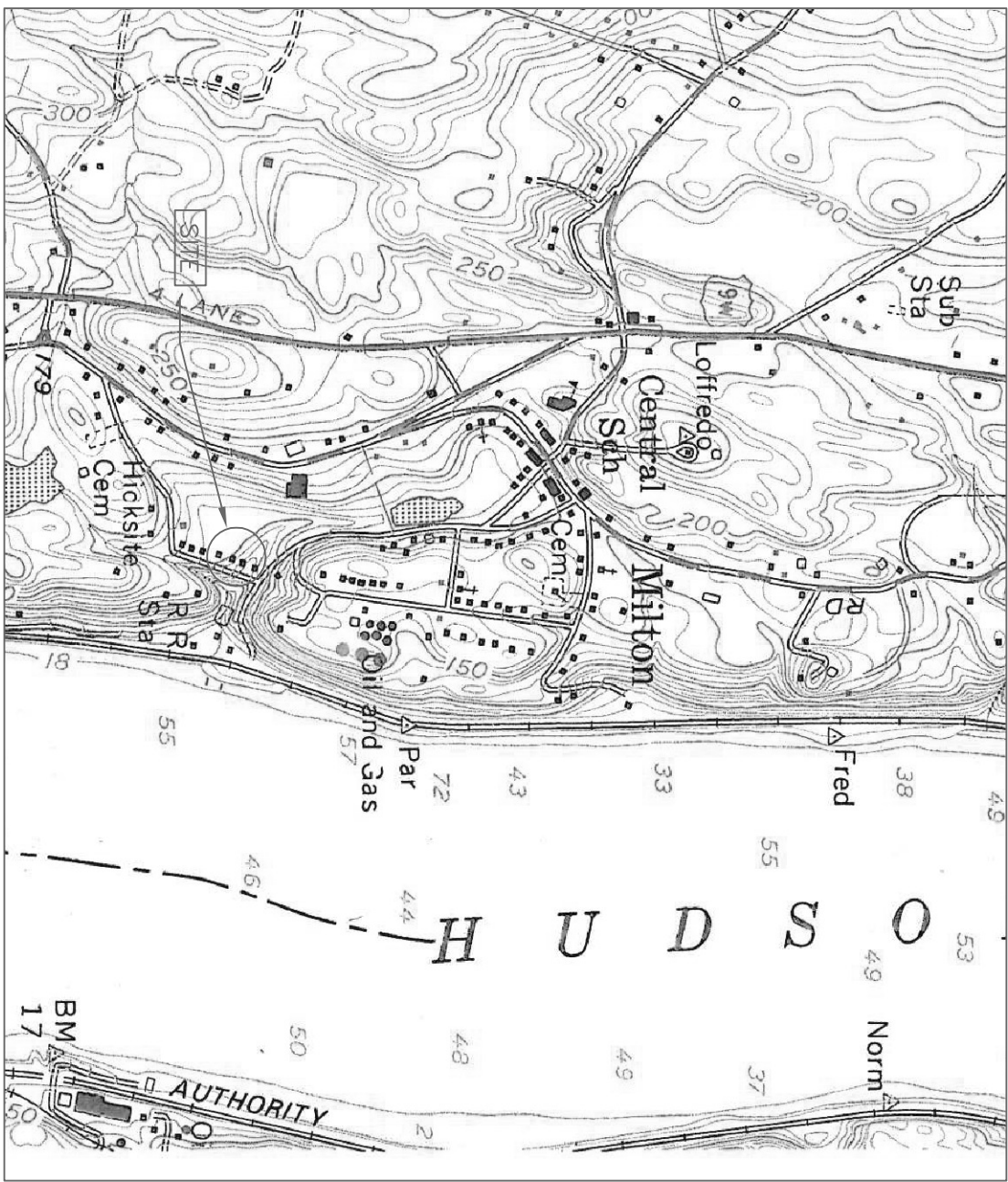
BOTH SIDE YARDS 25 FT.

MAXIMUM ALLOWED: 35 FT.

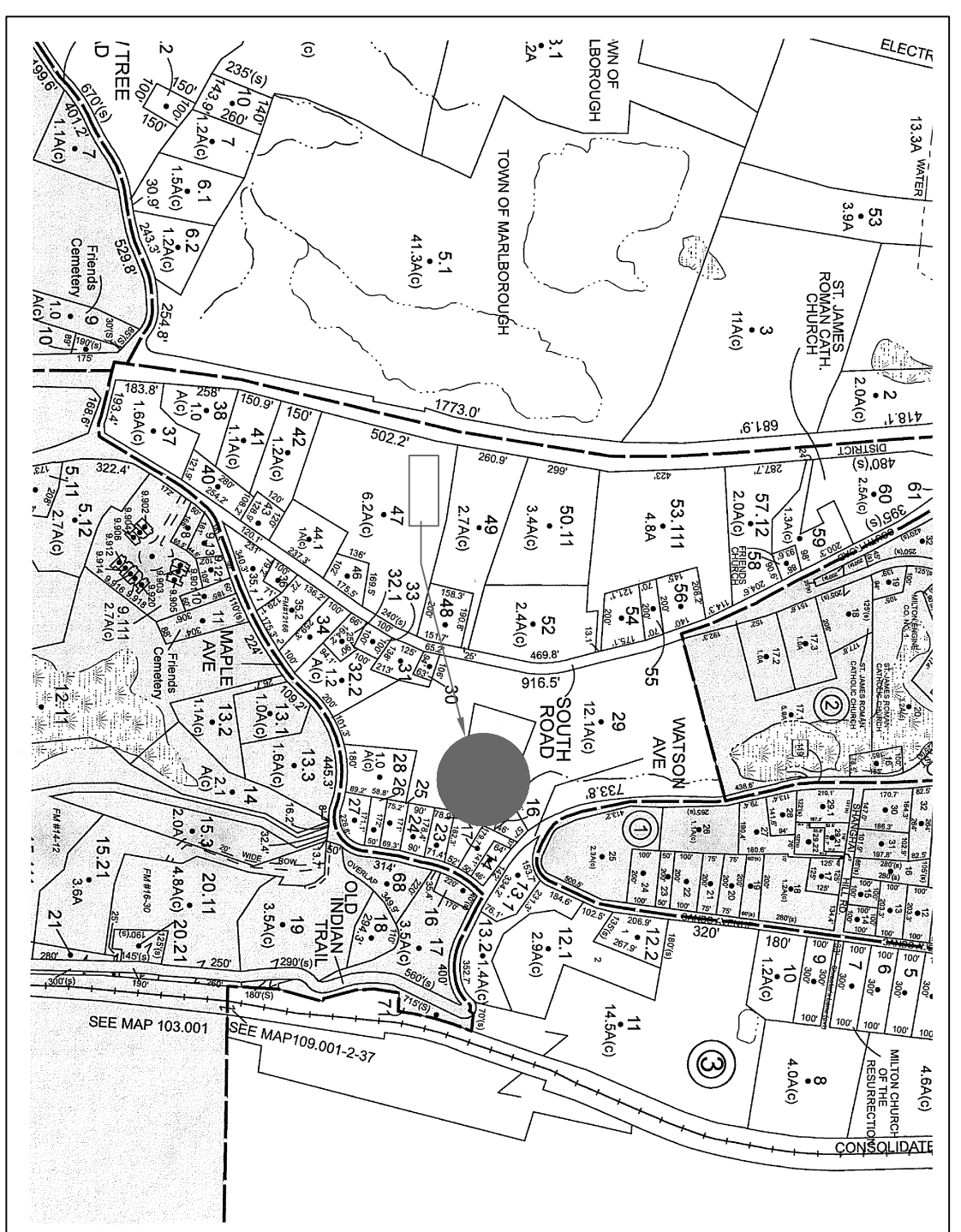
BUILDING HEIGHT (IN STORIES) 2 1/2 STORIES

BUILDING COVERAGE 30 %

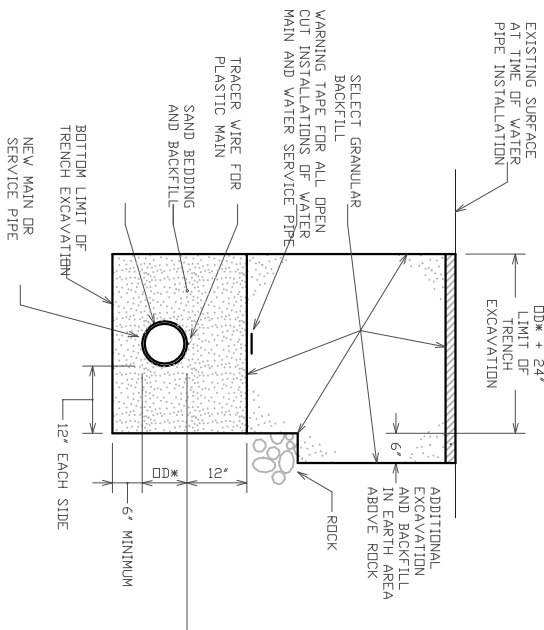
LOCATION MAP  
1" = 1000'



LOCATION MAP  
NTS



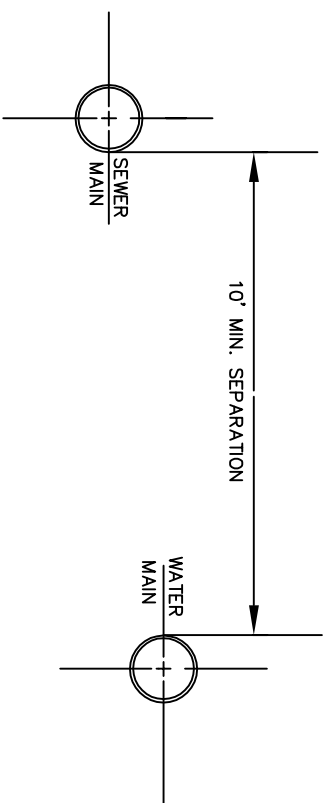




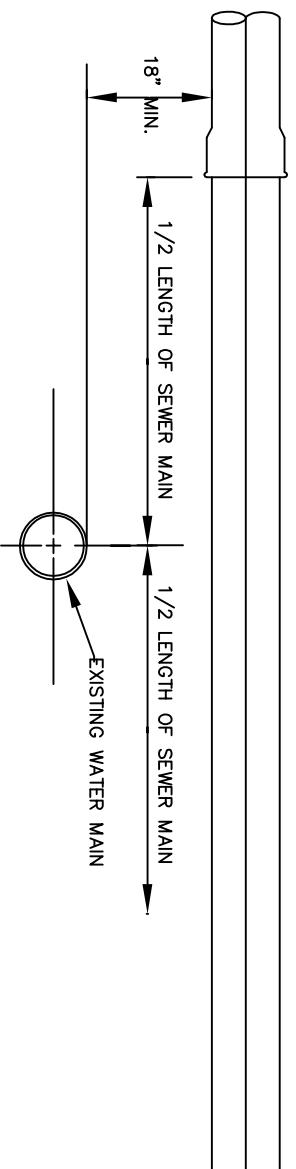
TYPICAL TRENCH DETAILS

(SCHEMATIC), FOR GENERAL REFERENCE ONLY

SCALE: NONE



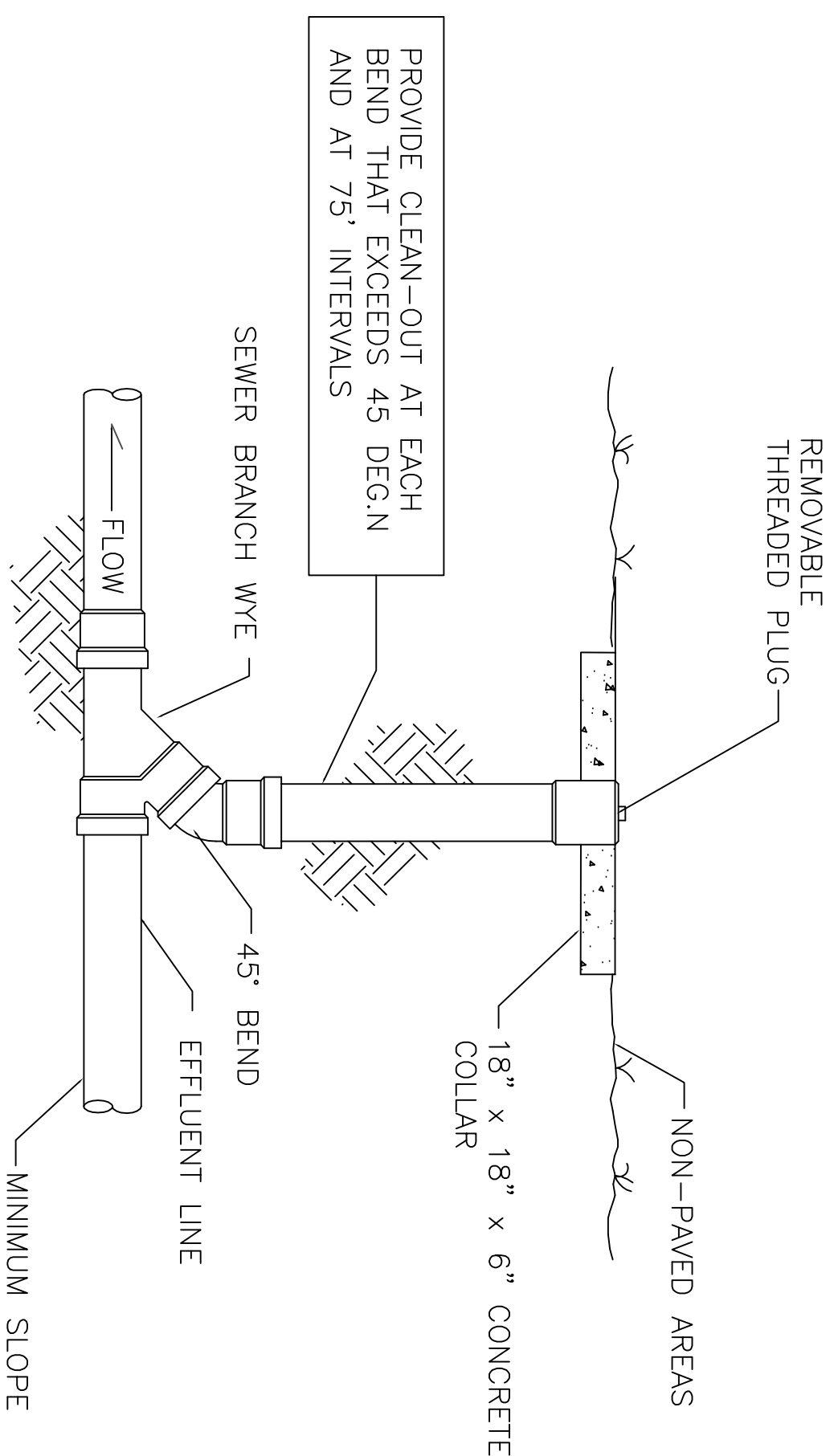
SEWER PARALLEL TO WATER DETAIL



SEWER CROSSING WATER DETAIL

(SCHEMATIC), FOR GENERAL REFERENCE ONLY

SCALE: NONE



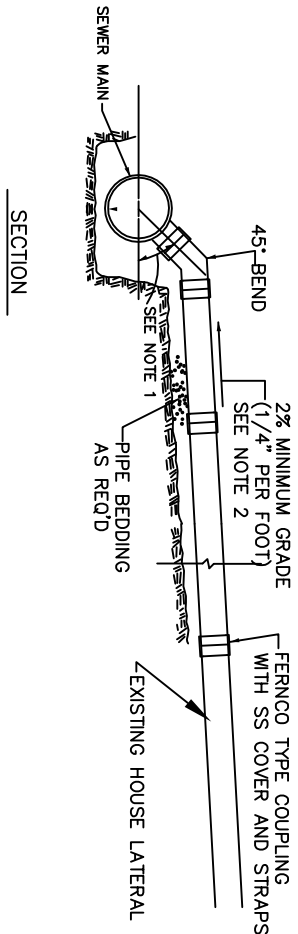
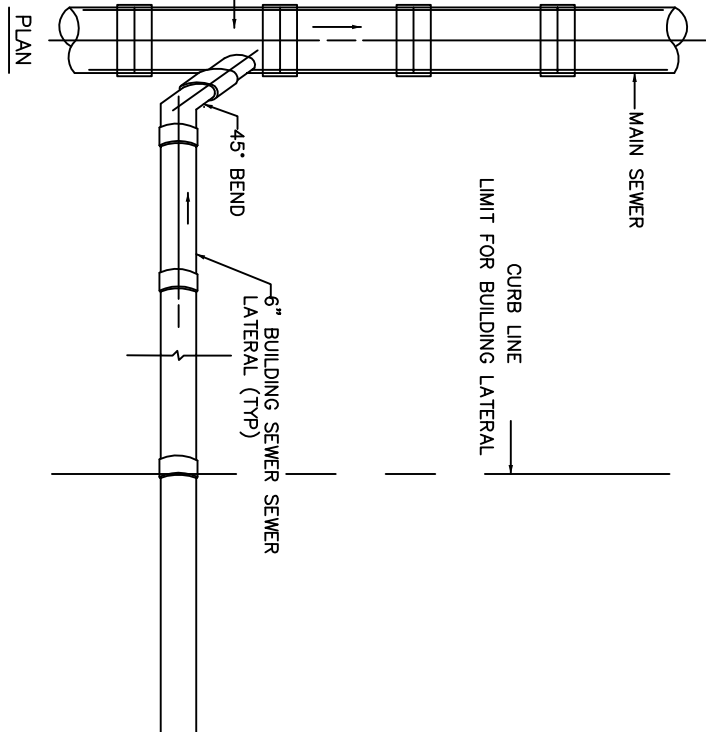
ELEVATION

TYPICAL CLEAN OUT DETAIL

(SCHEMATIC), FOR GENERAL REFERENCE ONLY

SCALE: NONE

- NOTES:
1. OPTIMUM ANGLE TO BE 45K, THE ENGINEER SHALL DETERMINE OTHER ANGLES TO SUIT JOB CONDITIONS.
  2. LATERALS INSTALLED AT GREATER THAN 45° ANGLE SHALL BE INSTALLED WITH SLOPE SUFFICIENT TO MAINTAIN SELF-CLEANING VELOCITY TO LOWER IN THE EVENT THAT THE LATERAL IS NOT MAINTAINED PROPERLY. THE USE OF EXISTING UTILITIES PRESENT SHALL BE NOTED BY THE ENGINEER. THE ENGINEER SHALL BE CONSULTED AT THE TIME OF INSTALLATION.
  3. THE SAME AS MAIN SEWER LINE MATERIAL UNLESS OTHERWISE APPROVED BY ENGINEER AND OWNER.



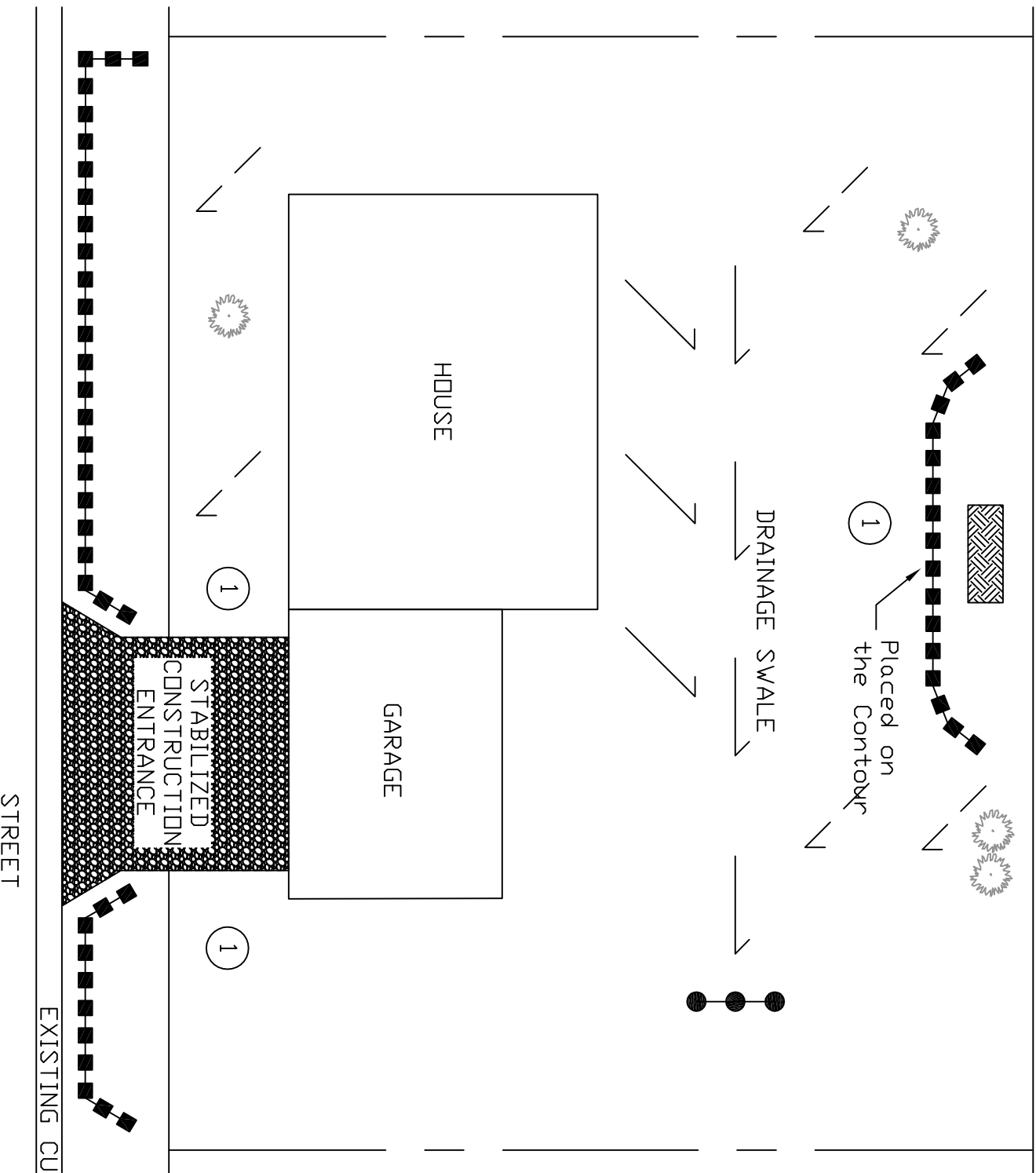
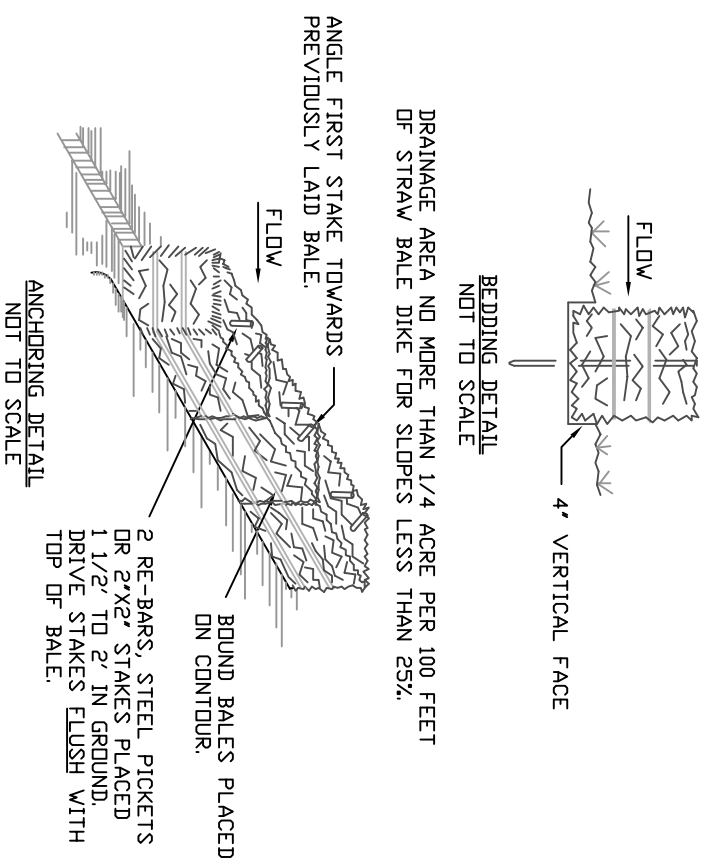
SEWER SERVICE CONNECTION DETAIL

(SCHEMATIC), FOR GENERAL REFERENCE ONLY

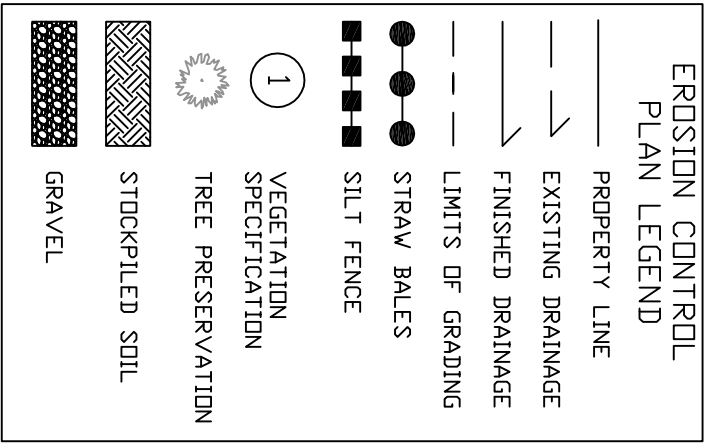
SCALE: NONE

1. BALES SHALL BE PLACED AT THE TIME OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES AND PLACED SO THE BROWNS ARE HORIZONTAL.
3. RE-BARS SHALL BE DRIVEN AND SPACED IN A ROW BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALES.
4. ANCHORING DETAIL PRESENTED AND REBAR RE-ANCHORING SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPED STORM FLOW OR DRAINAGE.

CONSTRUCTION SPECIFICATIONS

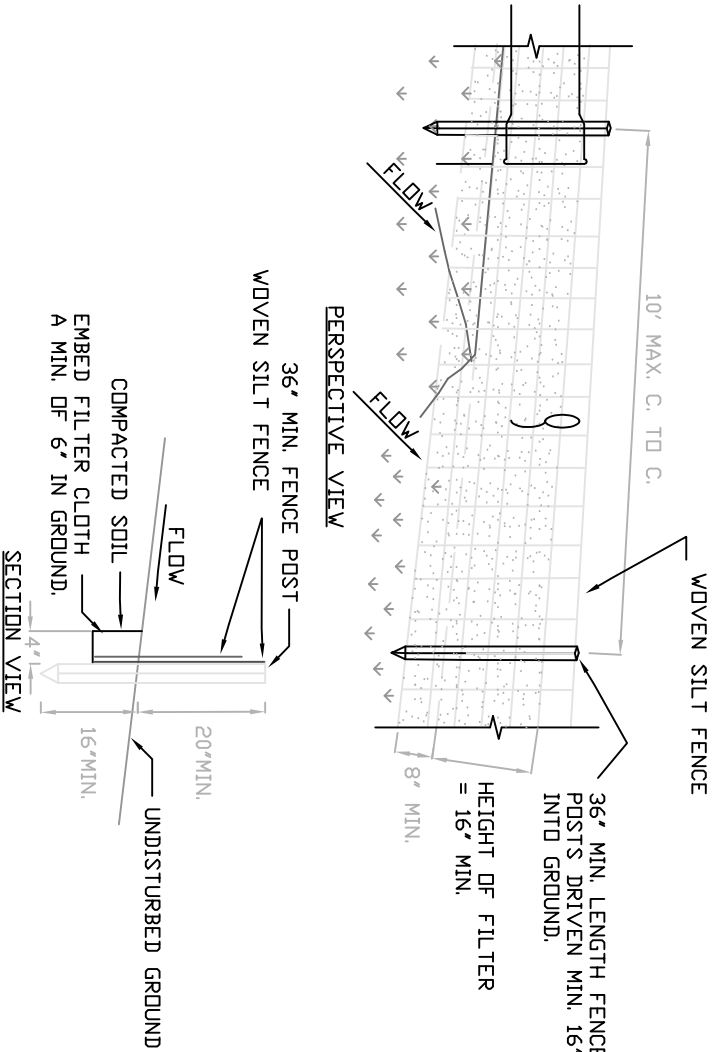


TYPICAL SOIL AND EROSION CONTROL MEASURES



- NOTES:
1. SLOPES EXCEEDING 25 PERCENT SHALL HAVE SILT FENCE BACKED BY STRAW BALES FOR SUPPORT.
  2. SLOPES EXCEEDING 25 PERCENT SHALL HAVE SILT FENCE BACKED BY STRAW BALES FOR SUPPORT.

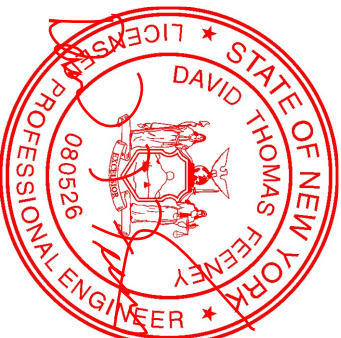
SILT FENCE DETAIL



CONSTRUCTION SPECIFICATIONS

1. WOVEN FILTER CLOTH TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 1\"/>

PLANNING BOARD APPROVAL:



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

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SURVEY PLAT  
WITH PROPOSED 3 LOT SUBDIVISION FOR LANDS:  
MARLBORO FLATS LLC  
8 WATSON AVENUE,  
TOWN OF MARLBORO,  
COUNTY OF ULSTER, STATE OF NEW YORK  
SCALE: 1" = 40 FEET  
DATE: OCTOBER 14, 2020  
TAX MAP DESIGNATION: SECTION 103.1, BLOCK 3, LOT 15  
DEED REFERENCE: LIBER 5867 PAGE 62  
TOTAL AREA: 102,036 Sq. Ft. or 2.343 ± Acres