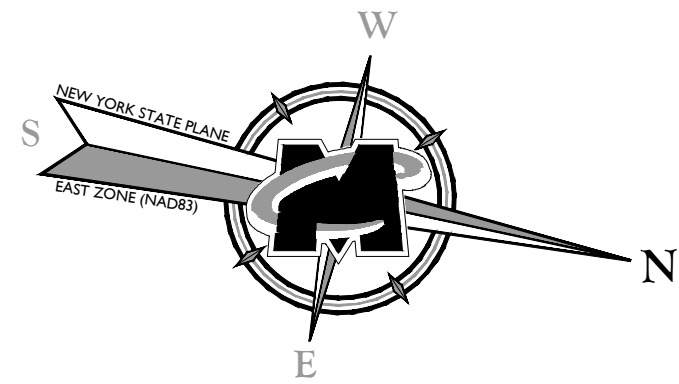


TOWN OF MARLBOROUGH ZONING MAP
SCALE: 1" = 2,000'
SOURCE: ZONING MAP



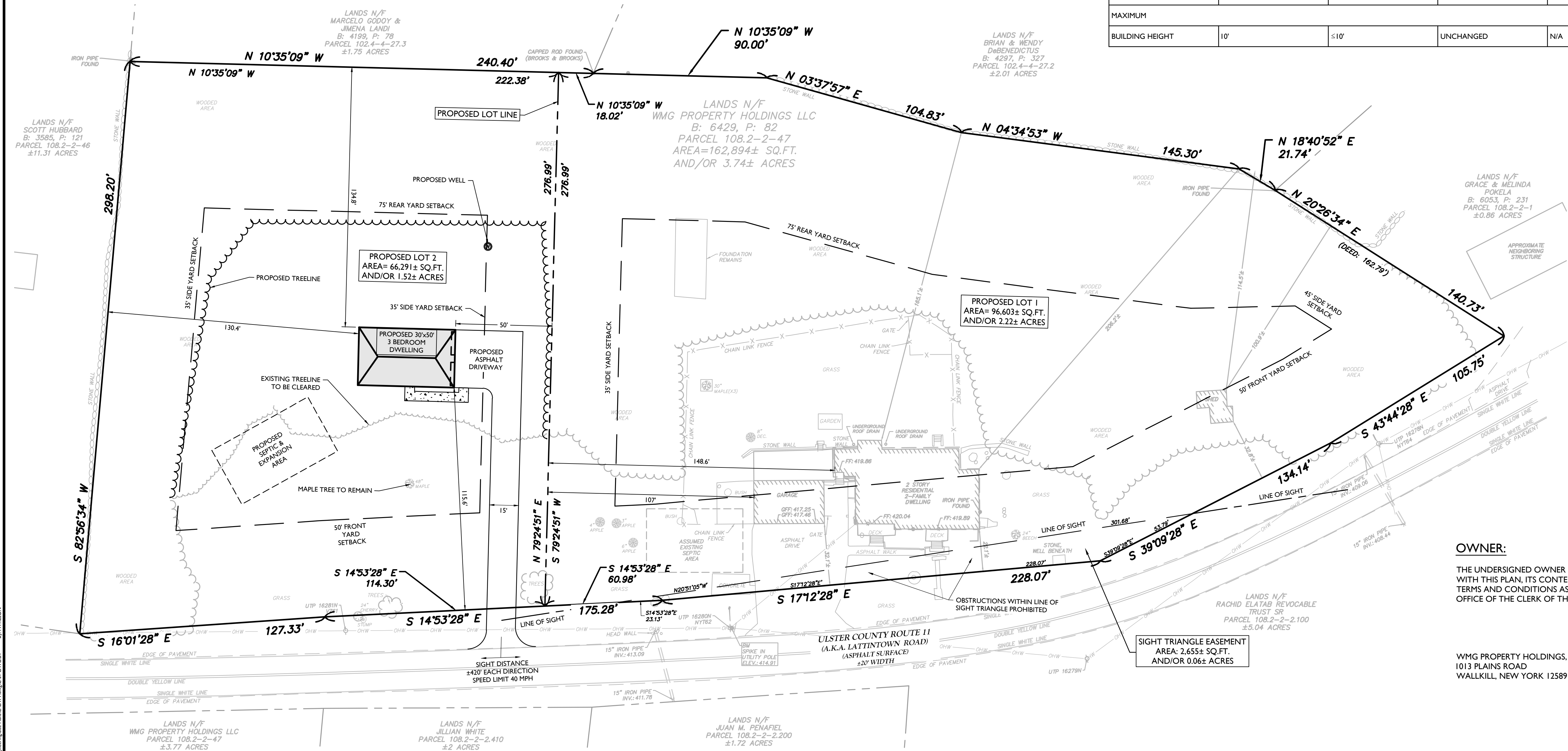
BULK TABLE

ZONING DISTRICT: R-AG-1 (RURAL AGRICULTURAL DISTRICT)

PERMITTED PRINCIPAL USE: ONE FAMILY OR TWO FAMILY DWELLINGS

PERMITTED ACCESSORY USE: GARAGES

MINIMUM	REQUIRED	EXISTING CONDITIONS	PROPOSED LOT 1 (EXISTING 2 FAMILY DWELLING)	PROPOSED LOT 2 (PROPOSED SINGLE FAMILY DWELLING)	REMARKS
LOT AREA	PROPOSED LOT 1: 2 ACRES PROPOSED LOT 2: 1 ACRE	3.74 ACRES	2.22 ACRES / 96,603 S.F.	1.52 ACRES / 66,291 S.F.	OK
FRONT YARD	50'	22.1'	22.1'	115.6'	LOT 1: PRE-EXISTING NONCONFORMING LOT 2: OK
REAR YARD	75'	165.1'	165.1'	134.8'	OK
SIDE YARD					
ONE	35'	>35'	148.6'	50'	OK
BOTH	80'	>80'	354.8' (148.6' + 206.2')	180.4' (130.4' + 50')	OK
LOT WIDTH	150'	714'	475'	238'	OK
LOT DEPTH	200'	252'	234'	288'	OK
MAXIMUM					
BUILDING COVERAGE	20%	<20%	<20%	<20%	OK
BUILDING HEIGHT	35' / 2 1/2 STORIES	< 35' / 2 1/2 STORIES	< 35' / 2 1/2 STORIES	< 35' / 2 1/2 STORIES	OK
ACCESSORY STRUCTURES					
MINIMUM	REQUIRED	EXISTING CONDITIONS	PROPOSED LOT 1 (EXISTING 2 FAMILY DWELLING)	PROPOSED LOT 2 (PROPOSED SINGLE FAMILY DWELLING)	REMARKS
ACCESSORY BUILDING SQUARE FEET	160 S.F.	1,048 S.F.	1,048 S.F.	N/A	OK
FRONT YARD	NO ACCESSORY STRUCTURE SHALL BE LOCATED CLOSER TO THE STREET WALL OF THE PRINCIPAL STRUCTURE	ACCESSORY STRUCTURE: 32.1' PRINCIPAL STRUCTURE: 22.1'	ACCESSORY STRUCTURE: 32.1' PRINCIPAL STRUCTURE: 22.1'	N/A	OK
REAR YARD	10'	>10'	>10'	N/A	OK
SIDE YARD	10'	>10'	>10'	N/A	OK
MAXIMUM					
BUILDING HEIGHT	10'	≤10'	UNCHANGED	N/A	OK



OWNER:
WMG PROPERTY HOLDINGS LLC
1013 PLAINS ROAD
WALKILL, NEW YORK 12589

APPLICANT:
MGM PROPERTY HOLDINGS LLC
1013 PLAINS ROAD
WALKILL, NEW YORK 12589

OWNER:

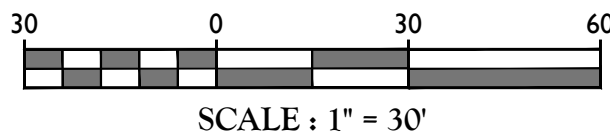
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ULSTER, IF SO REQUIRED.

WMG PROPERTY HOLDINGS, LLC
1013 PLAINS ROAD
WALKILL, NEW YORK 12589

SIGNATURE

MAP REFERENCE:

- MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY" FOR " LANDS NOW OR FORMERLY OF WMG PROPERTY HOLDINGS LLC, 565 LATTINTOWN ROAD, TOWN OF MARLBOROUGH ULSTER COUNTY NEW YORK" PREPARED BY MASER CONSULTING, DATED JANUARY 18, 2021
- I HEREBY CERTIFY TO THE PARTIES OF INTEREST THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY COMPLETED IN THE FIELD ON 01/17/2021



TOWN OF MARLBOROUGH
PLANNING BOARD APPROVAL

MASER CONSULTING
WILL BE KNOWN AS COLLIER ENGINEERING & DESIGN IN 2021
Customer Loyalty through Client Satisfaction
www.maserconsulting.com
Office Locations:
■ NEW JERSEY ■ NEW MEXICO
■ NEW YORK ■ MARYLAND
■ PENNSYLVANIA ■ GEORGIA
■ VIRGINIA ■ TEXAS
■ FLORIDA ■ TENNESSEE
■ NORTH CAROLINA ■ COLORADO
■ SOUTH CAROLINA
Copyright © 2021, Maser Consulting. All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Maser Consulting.

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATIONS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
Know what's below.
Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION
1	04/02/21	CDR	REVISED FOR FINAL SUBDIVISION PLANS.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

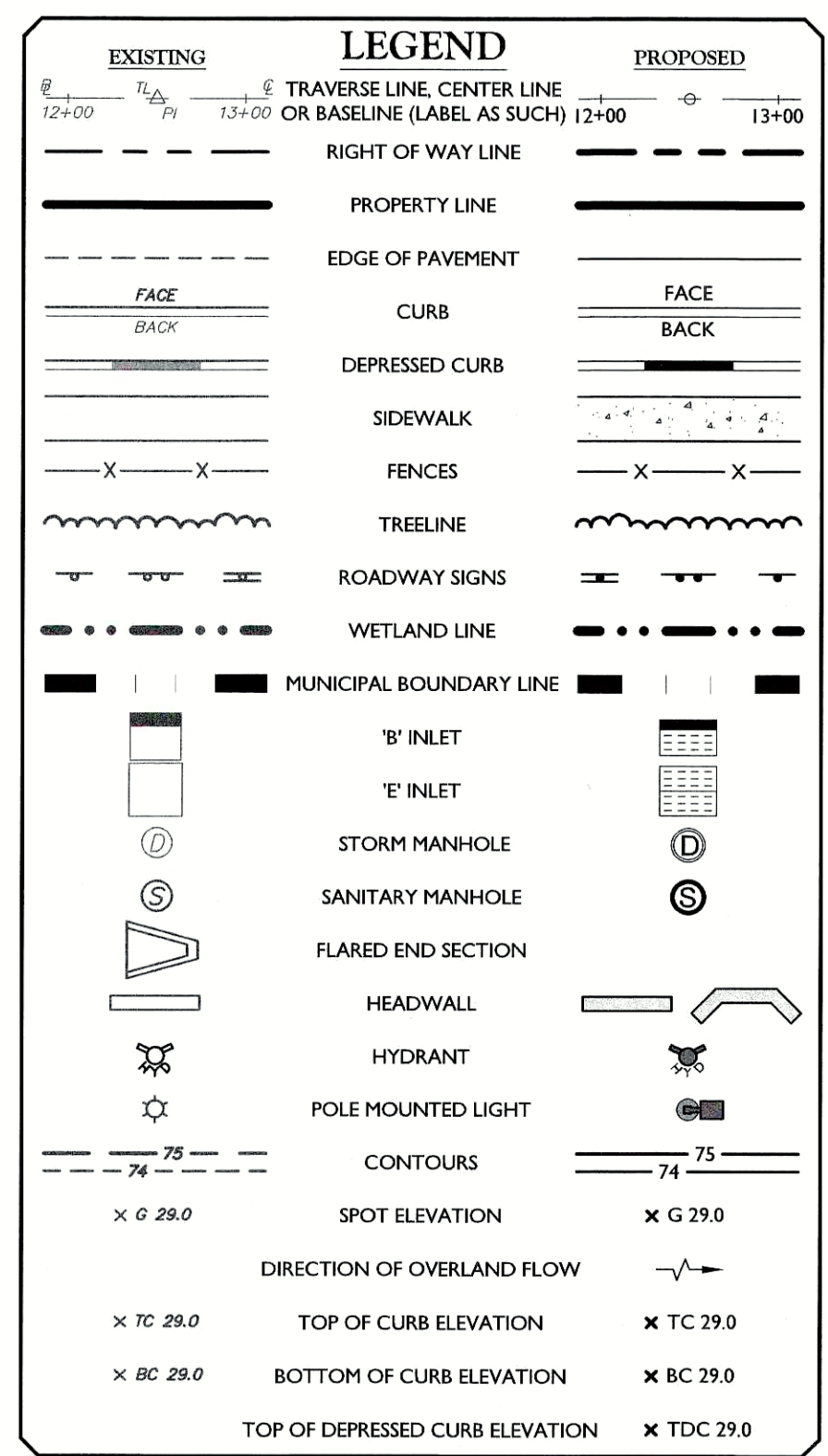
MARK R. DELOR
NEW YORK LICENSED LAND SURVEYOR
LICENSE NUMBER: 050478
N.Y. C.O.A. # 0017608


SUBDIVISION
FOR
565 LATTINTOWN ROAD
TAX LOT: 108.2
BLOCK: 2
LOT: 47
TOWN OF MARLBOROUGH
ULSTER COUNTY
NEW YORK STATE

MASER CONSULTING
NEW WINDSOR OFFICE
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
Fax: 845.567.1025

SCALE: AS SHOWN	DATE: 2/18/2021	DRAWN BY: SMH	CHECKED BY: CDR
PROJECT NUMBER: 20006398A		DRAWING NAME: C-LAYT	
SHEET TITLE: SUBDIVISION PLAT			
SHEET NUMBER: 01 of 03			

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.





MASER


CONSULTING

INCORPORATED

WILL BE KNOWN AS COLLIER ENGINEERING & DESIGN IN 2021
 Customer Loyalty through Client Satisfaction
www.maserconsulting.com
 Office Locations:

■ NEW JERSEY	■ NEW MEXICO
■ NEW YORK	■ MARYLAND
■ PENNSYLVANIA	■ GEORGIA
■ VIRGINIA	■ TEXAS
■ FLORIDA	■ TENNESSEE
■ NORTH CAROLINA	■ COLORADO
■ SOUTH CAROLINA	

Copyright © 2021, Maser Consulting, All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Maser Consulting.




Know what's below.
Call before you dig.

PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF
 EXCAVATORS, DESIGNERS, OR ANY PERSONS
 PREPARING TO DISTURB THE EARTH'S
 SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS
 VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION
040621		CDR	REVISED FOR FINAL SUBDIVISION PLANS
1			



Cory D. Robinson
 NEW YORK LICENSED PROFESSIONAL ENGINEER
 LICENSE NUMBER: 103788
 COLLIER'S ENGINEERING AND DESIGN, INC.
 N.Y. C.O.A.# 0008671


SUBDIVISION

FOR

565 LATTINTOWN ROAD

TAX LOT: 108.2
 BLOCK: 2
 LOT: 47

**TOWN OF MARLBOROUGH
 ULSTER COUNTY
 NEW YORK STATE**



NEW WINDSOR OFFICE
 555 Hudson Valley Avenue
 Suite 101
 New Windsor, NY 12553
 Phone: 845.564.4495
 Fax: 845.567.1025

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	2/18/2021	SPB	CDR

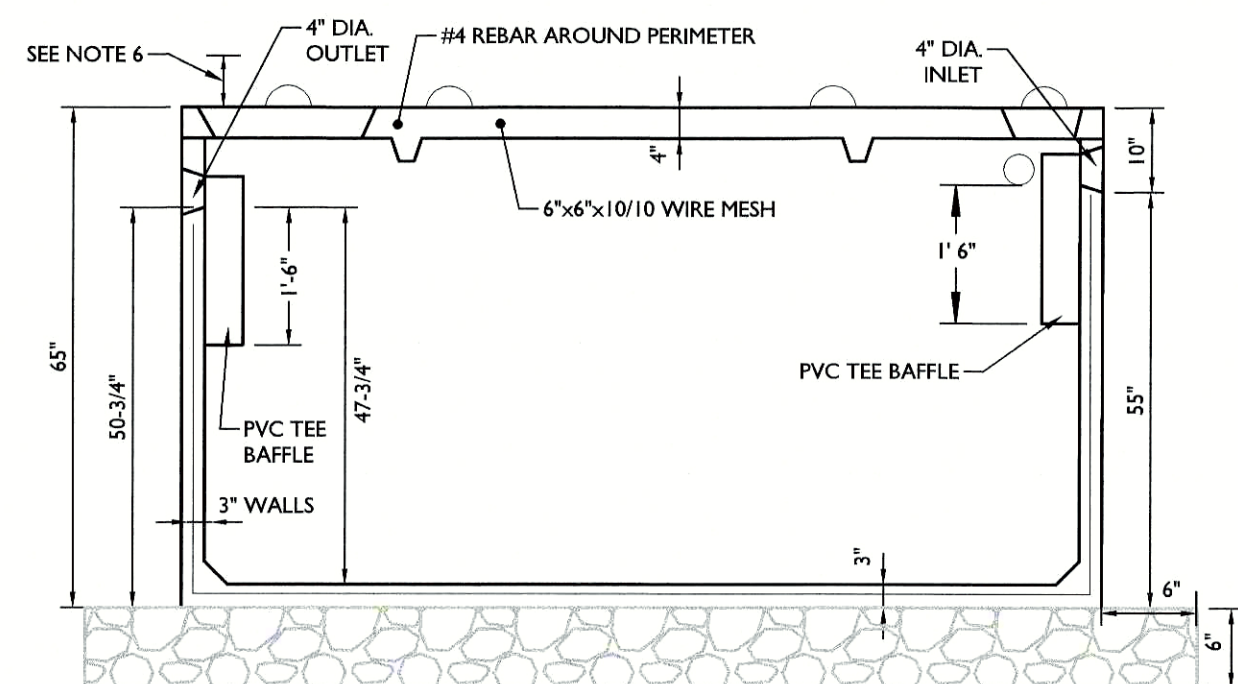
PROJECT NUMBER	DRAWING NAME
20006398A	C-GRAD

SHEET TITLE:

**GRADING, DRAINAGE
& UTILITY PLAN**

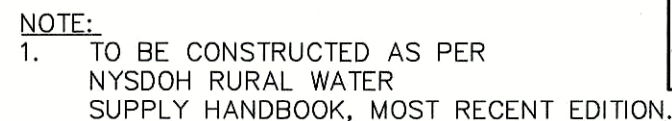
SHEET NUMBER:

02 of 03



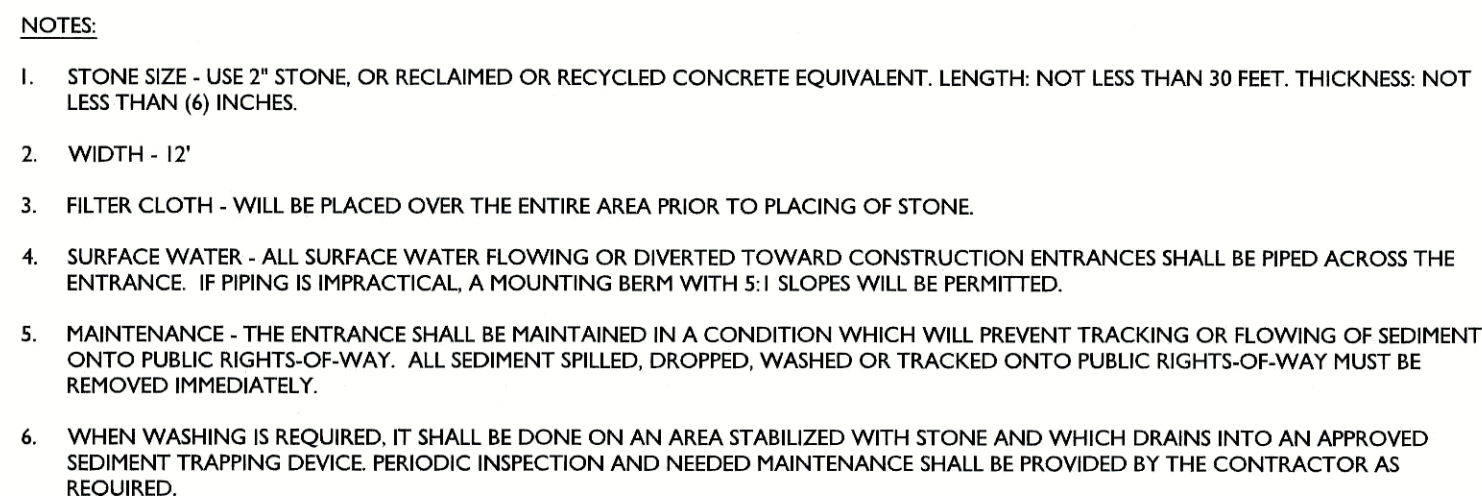
1

MOD: 02/15/21
07/01/19



2

NOT TO SCALE

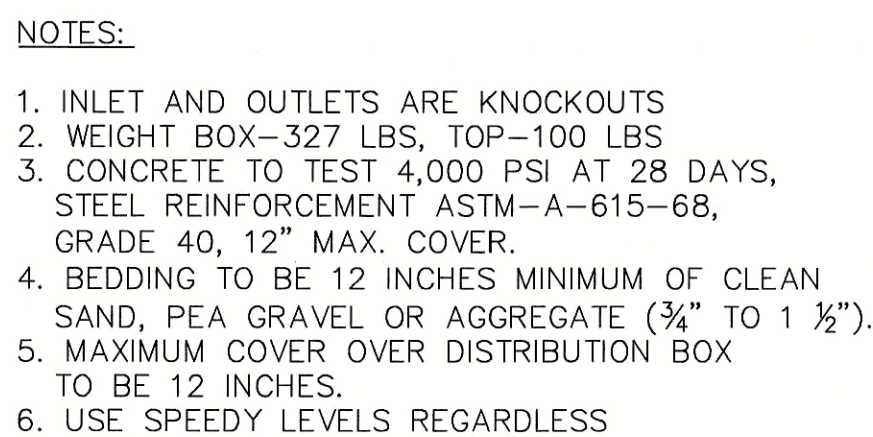


3

NOT TO SCALE

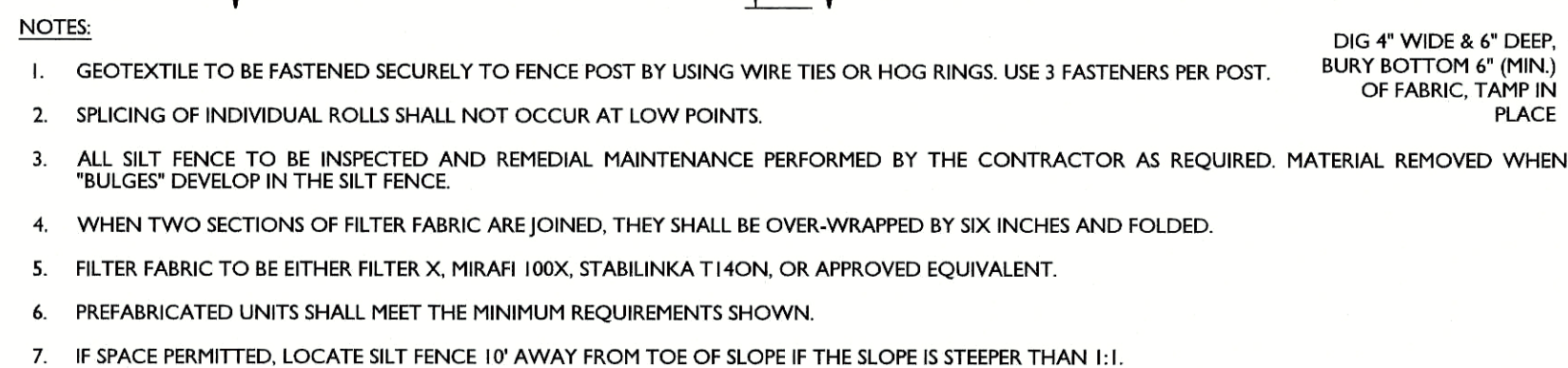
MCNY-SOIL-EROS-1000

07/01/19



4

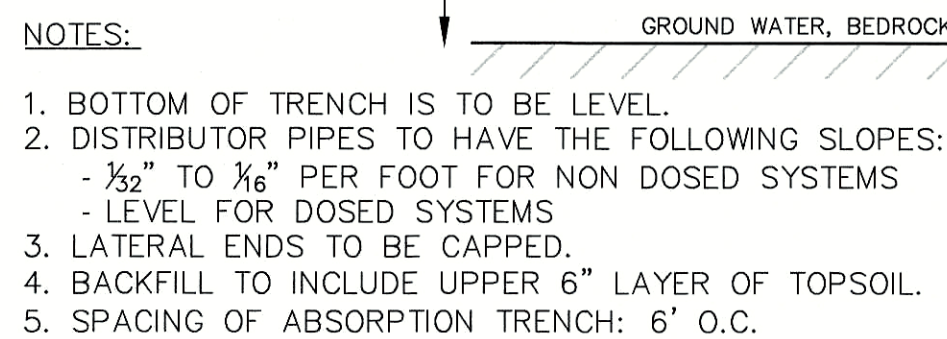
NOT TO SCALE



5

NOT TO SCALE

07/01/19



6

NOT TO SCALE



7

NOT TO SCALE

07/01/19



ORANGE CONSTRUCTION FENCE DETAIL

NOT TO SCALE

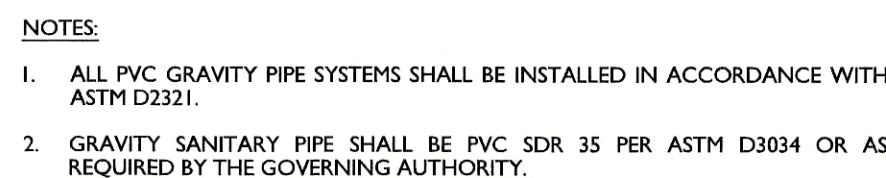
07/01/19



ASPHALT DRIVEWAY PAVEMENT DETAIL

NOT TO SCALE

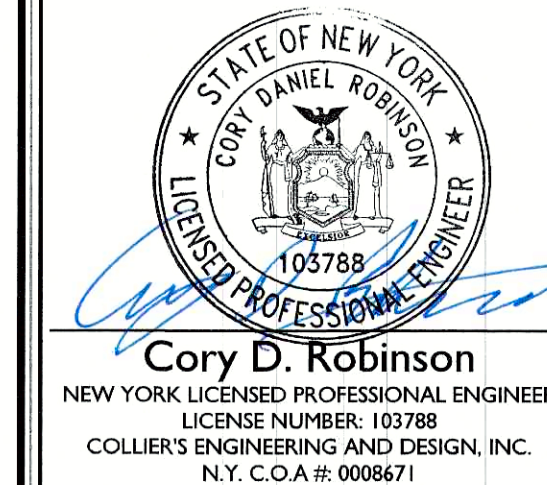
07/01/19



9

NOT TO SCALE

MOD: 04/08/21

[illegible]

SUBDIVISION
FOR
565 LATTINTOWN
ROAD
TAX LOT: 108.2
BLOCK: 2
LOT: 47
TOWN OF MARLBOROUGH
ULSTER COUNTY
NEW YORK STATE



SCALE: AS SHOWN	DATE 2/18/2021	DRAWN BY: SMB	CHECKED BY: CDR
PROJECT NUMBER: 20006398A		DRAWING NAME: C-DTLS	

SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER: