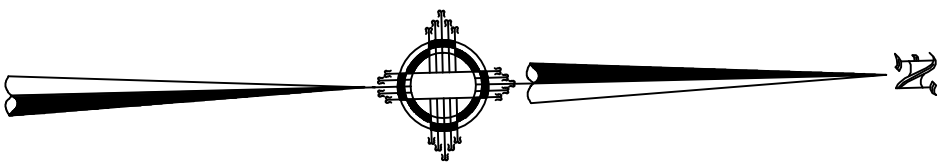


Location Map
scale: 1"=1000'

- NOTES:
- SUBJECT TO THE RIGHTS OF THE PUBLIC TO THE TOWN HIGHWAY KNOWN AS SUMMIT DRIVE.
 - SUBJECT TO ANY UTILITY EASEMENTS AFFECTING THE PREMISES.
 - THE LOCATION OF ANY EXISTING AND PROPOSED UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE.
 - REFERENCE TO FOLLOWING FILED SUBDIVISION MAPS:
A. MAP #04-1580: SUBDIVISION ENTITLED "LANDS OF GALLERIA SUMMIT ESTATES" FILED IN THE U.C.C.O. ON 10/29/2004.
B. MAP #15-163: SUBDIVISION ENTITLED "SURVEY AND LOT LINE CHANGE FOR N&A DEVELOPMENT CORP." FILED IN THE U.C.C.O. ON 9/22/2015.
 - PROPOSED ROAD EXTENSION (SUMMIT DRIVE) IS APPROXIMATELY 345' TO CENTER OF THE PROPOSED CUL-DE-SAC. THE ROAD DEDICATION AREA IS 26,825 S.F. (0.616 AC.).



OWNER / APPLICANT:
Summit Drive Properties LLC
3121 Route 9W
New Windsor, NY 12553
845-670-4656

ZONE: R-RESIDENTIAL
WITH BOTH PUBLIC SEWER AND PUBLIC WATER SYSTEMS

BULK REGULATIONS: R ZONE		REQUIRED
MIN. LOT AREA -	10,000 S.F.	
MIN. LOT WIDTH -	75 FT.	
MIN. LOT DEPTH -	100 FT.	
MIN. FRONT YARD DEPTH -	10 FT.	
MIN. SIDE YARD - ONE	10 FT.	
MIN. SIDE YARD - BOTH	25 FT.	
MIN. REAR YARD DEPTH -	20 FT.	
MAX. BUILDING HEIGHT -	35 FT.	
LOT BUILDING COVERAGE -	-	
LOT SURFACE COVERAGE -	30%	

Lot Road Frontage Table

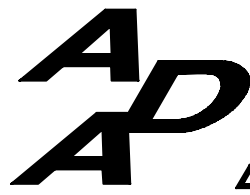
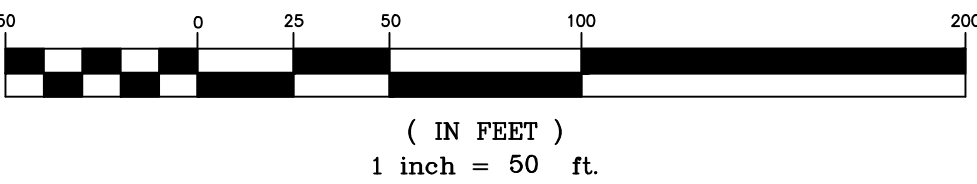
Lot #	Road Frontage
1	83'±
2	76'±
3	96'±
4	69'±
5	69'±
6	25'±
7	55'±
8	198'±

Sketch Plan
Summit Ridge
8 Lot Subdivision
Lands of
Summit Drive Properties LLC

Lot 3 as shown on filed map #15-163
Total Acreage: 7.323 ac.±
Deed Reference: Liber 6224, Page 160
Tax Map: Section 108.4, Block 6, Lot 29.311

Town of Marlborough Ulster County New York State
Scale: 1"=50' Date: March 25, 2021

GRAPHIC SCALE



A. DIACHISHIN AND
ASSOCIATES, P.C.
LAND SURVEYORS & CONSULTING ENGINEERS
115 Yankee Folly Road New Paltz, N.Y. 12561
PHONE # (845) 419-2305 FAX # (845) 419-2306

I, hereby certify that this subdivision and survey was prepared in accordance with the existing code of practice for land surveys adopted by the New York State Association of Professional Land Surveyors, and is accurate to the best of my knowledge.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of section 7209, subdivision 2, of the New York State Education Law.

Gary R. Rich, LLS #050354

OWNERS ENDORSEMENT

I, hereby approve this plan and consent to filing said plan in the Ulster County Clerk's Office.

Signed this _____ day of _____, 2021

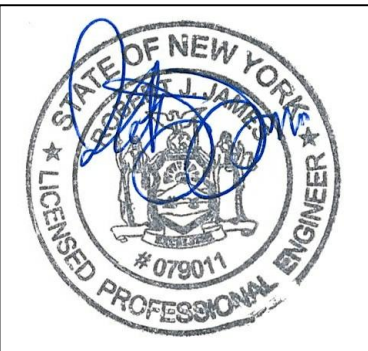
Nicholas Gallela

PLANNING BOARD ENDORSEMENT

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

Signed this _____ day of _____, 2021

Chairperson



REVISIONS

NO.	DESCRIPTION

SIZE	FSCH NO.	DWG NO.	REV
D	-	21G1866	-
PLT SCALE	FIELD BOOK NO.	SHEET	
1"=50'	-	1 of 1	