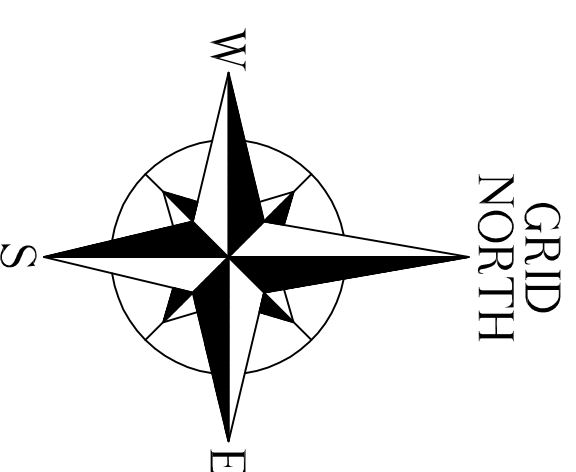


LOCATION MAP

$$I'' = 1000''$$

LOCATION MAP NTS

NTS









LANDS NOW OR FORMERLY
BROOKLYN BOTTLING OF MILTON, NY, INC.
SECTION 103.1, BLOCK 3, LOT 29
UNITED STATES DISTRICT COURT

LANDS NOW OR FORMERLY
BROOKLYN BOTTLING OF MILTON, NY, INC.
SECTION 103.1, BLOCK 3, LOT 29
LIBER 5461 PAGE 269
34 DOCK ROAD

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

LEGEND

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

CERTIFICATE IS ADOPTED HEREON SIGNIFY THAT THIS SURVEY WAS
 PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR
 PROFESSIONAL LAND SURVEYORS, SAID CERTIFICATE SHALL NOT BE
 VALID UNLESS THE SURVEYOR'S SIGNATURE AND NOTARIAL SEAL ARE
 SUBMITTED TO THE BOARD OF PROFESSIONAL LAND SURVEYORS, AND/OR
 ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR
 ASSIGNEES OR SUCCESSORS, HEREIN SPECIFICALLY NAMED.
 UNLAWFUL ALTERATION OR ADDITION TO A SURVEY, AND BEARING A
 FALSE OR MISLEADING CHARACTER, SHALL BE CONSIDERED A
 VIOLATION OF THE NY STATE EDUCATION LAW AND COPIES FROM
 SUCH VIOLATION SHALL BE FORWARDED TO THE STATE BOARD OF
 SURVEYORS' INKED SEAL, OR HIS EXPOSED SEAL, SHALL BE CONSIDERED
 TO BE VALID TRUE COPIES.
 SUBJECT TO AN UP TO DATE AVERAGE OF TITLE.
 THIS SURVEY IS NOT RECORDED.
 NOT VISIBLE AT THE TIME OF FIELD SURVEY.
 NOT RECORDED

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

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

GRAPHIC SCALE

(IN FEET)

1 inch = 40 ft

PROJECT #: 16-074

PREPARED BY:
MARGARET M. HILLRIEGEL
LICENSED
LAND SURVEYOR
372 OREGON TRAIL
PINE BUSH, NEW YORK 12566
PHONE #: (845) 774-2072
EMAIL: MHILLRIEGEL@HYC.RR.COM

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

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

PAGE 1/2

PAGE 1/2

ZONING REGULATIONS:

MINIMUM REQUIREMENTS:		PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
LOT AREA	10,000 S.F. WITH WATER & SEWER	15,076 Sq.Ft.	44,943 Sq.Ft.	42,018 Sq.Ft.
LOT WIDTH	75 FT.	80.92 FT.	104 FT. (25' ROAD)	91 FT. (25' ROAD)
LOT DEPTH	100 FT.	177 FT.	411 FT.	410 FT.
FRONT YARD	10 FT.	72.8 FT.	71 ± FT.	70 ± FT.
REAR YARD	10 FT.	72.8 FT.	71 ± FT.	70 ± FT.
SIDE YARD	5 FT.	21.7 FT.	21.7 FT.	23 ± FT.
BOTH SIDE YARDS	25 FT.	32.8 FT.	48 ± FT.	35 ± FT.
MAXIMUM ALLOWED:				
BUILDING HEIGHT (N STORES)	35 FT.			
	2 1/2 STORES			
BUILDING COVERAGE	30 %	10 %	4 %	4 %

NOTES

1. TOPOGRAPHY IS BASED ON ACTUAL FIELD LOCATION AND HAS BEEN TIED INTO THE NAD 1983 DATUM USING GPS SURVEY TECHNIQUES AND THE NYSN+ CORP. NETWORK.
2. GRID NORTH IS NEW YORK STATE EASTERN ZONE.
3. RECORD OWNER AND SUBDIVIDER: MARBORO FLATS, LLC
20 CRICHO LANE
MILTON, NEW YORK 12542

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

PLANNING BOARD APPROVAL:

OWNER'S SIGNATURE
MARLBORO FLATS LLC

DATE

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

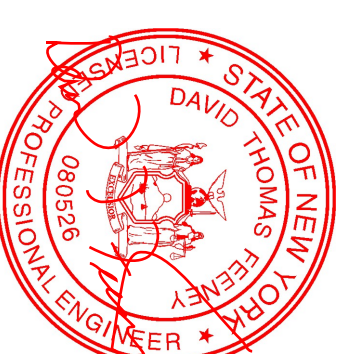
DATE: OCTOBER 14, 2020

REV: APRIL 28, 2021

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

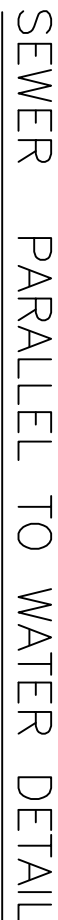
AL AREA: 102,036 Sq. Ft. or 2.343 ± Acres

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





- Norm



None



TYPICAL CLEAN OUT DETAIL

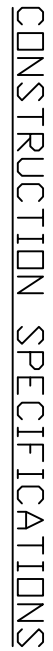
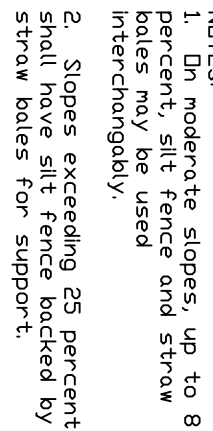
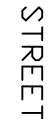
SCALE-----None



SEWER SERVICE CONNECTION DETAIL



1. BALETS SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH SPACES TIGHTLY ADJACENT BALETS.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL, A MINIMUM OF 4" INCHES, AND BALETS SHALL BE SECURED TOGETHER BY A MINIMUM OF 4" INCHES.
3. BALETS SHALL BE SCISSORED IN PLACE BY EITHER HAND OR STAKES OR BE DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY Laid BALE AT AN ANGLE TO PUNCH THE BALE. THEREAFTER, STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. IF THE PRECEDENT AND REMAIN REPLACEMENT SHALL BE MADE AS PROMPTLY AS NEEDED.
5. BALETS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR OTHERWISE STIMP FLOW OR DRAINAGE.



1. ADVEN FILLER CLOTH TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE EITHER STERN "Y" OR "V" TYPE OR HANDMADE.
2. WHEN VARIOUS TYPES OF FILLER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED 12 INCHES. FILLER CLOTH SHALL BE EITHER FILTER #3, #100, STAPLER #104, OR ENVIRONMENT EQUIVALENT.
3. PREPARATED UNITS SHALL BE GEO-BAR, ENVIRONMENT, OR APPROVED EQUIVALENT.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



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

SURVEY PLAT

WITH PROPOSED 3 LOT SUBDIVISION FOR LANDS:

MARLBORO FLATS LLC

8 WAISON AVENUE,

COUNTY OF WESTCHESTER, NEW YORK

COUNTY OF ULSTER, STATE OF NEW YORK

SCALE: 1" = 40 FEET

DATE: OCTOBER 14, 2020

REV: APRIL 28, 2021

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