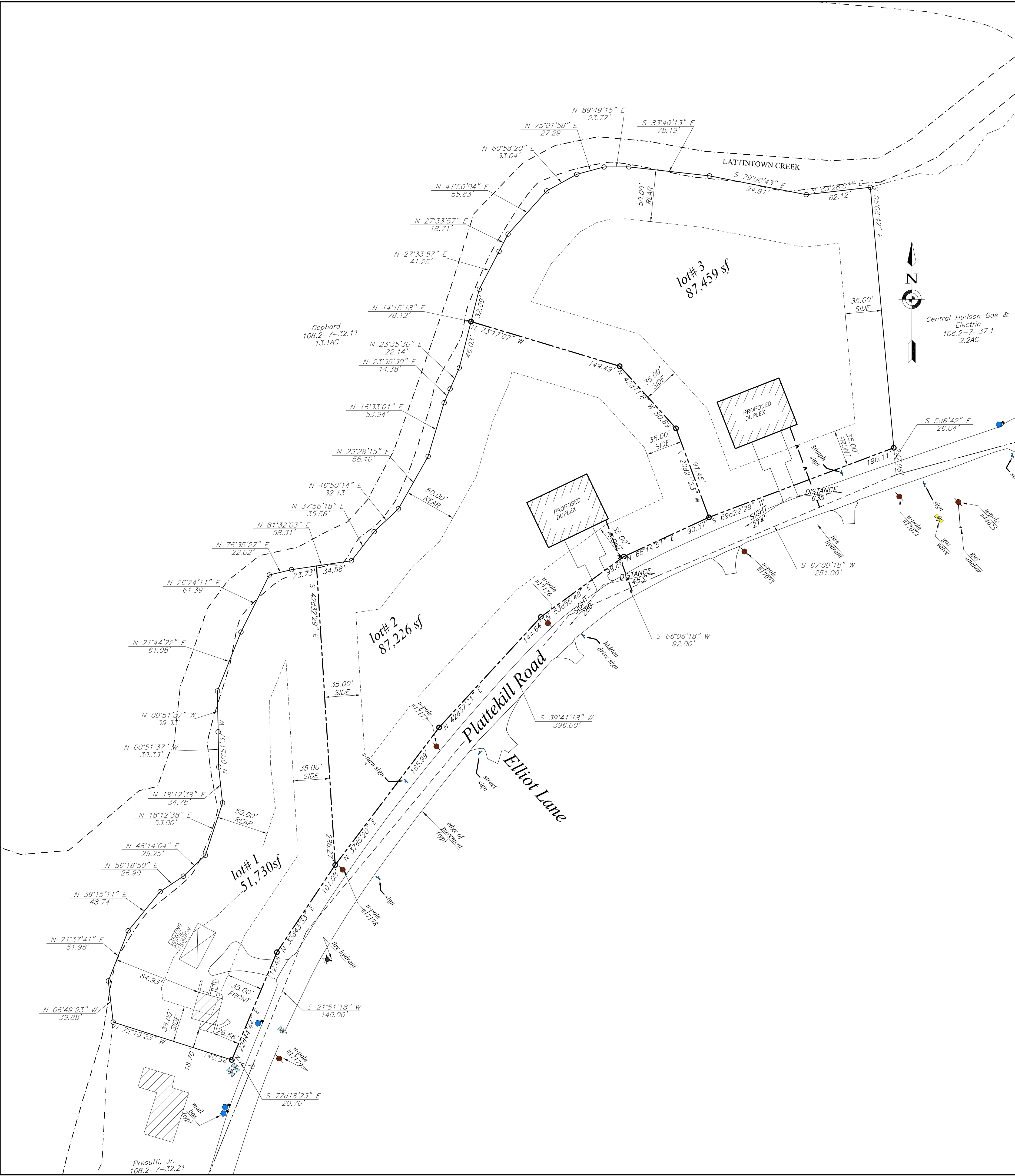




ZONING SCHEDULE

ZONE: R1, W/TOWN WATER

	REQUIRED	LOT # 1 1 FAMILY EXISTING	LOT # 2 2 FAMILY PROPOSED	LOT # 3 2 FAMILY PROPOSED
MINIMUM LOT AREA (PER UNIT)	43,560 SF	51,730 SF	87,226 SF	87,459 SF
MINIMUM YARDS (feet)				
FRONT	35'	*26'	39'	54'
REAR	75'	84'	104'	207'
SIDE				
ONE	35'	*18'	88'	47'
BOTH	70'	248'	348'	140'
MINIMUM LOT WIDTH (feet)	150'	260'	418'	212'
MINIMUM LOT DEPTH (feet)	200'	*139'	231'	339'
* NON-CONFORMING				

OWNERS' CONSENT NOTE:

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE 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.

SIGNATURE _____ YUNYUE QIANG
9 LAKESIDE RD APT 926
NEWBURGH, NEW YORK 12550

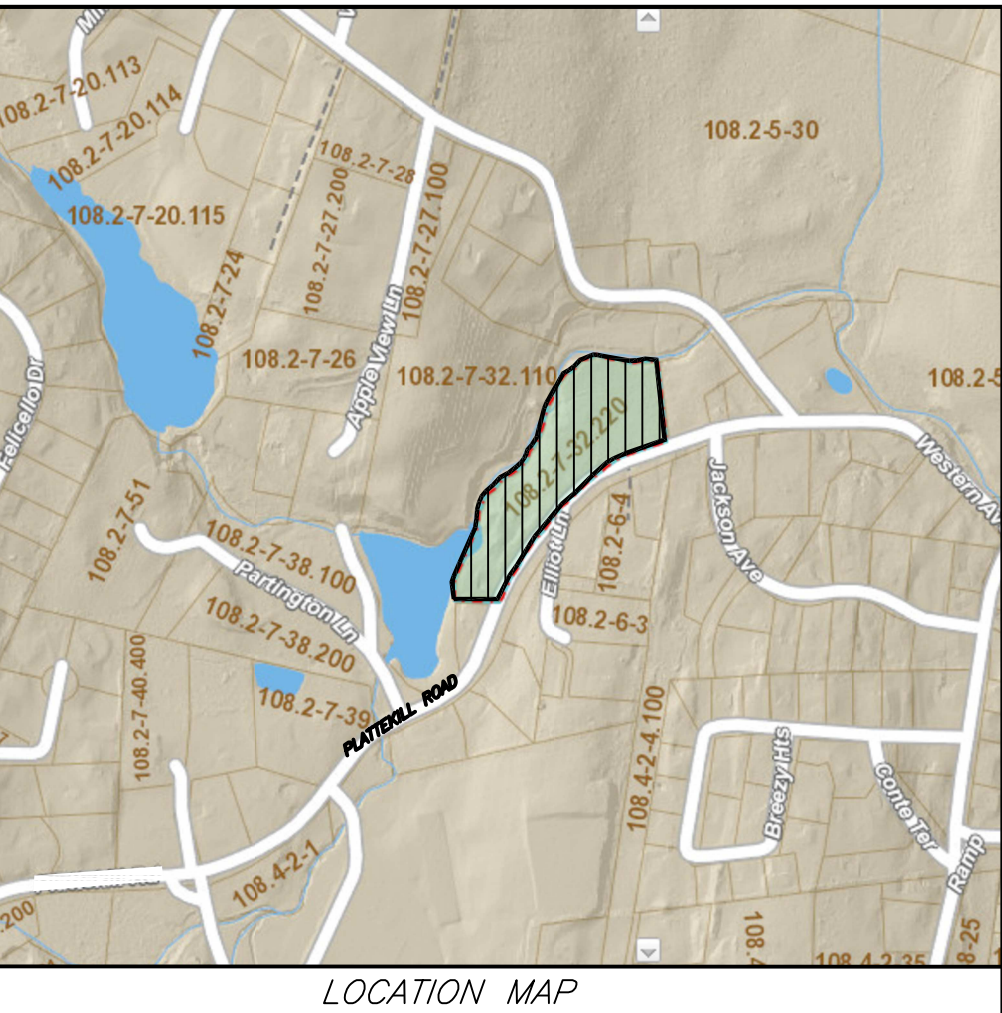
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY COMPLETED IN THE FIELD ON 08/11/2021.

SIGNATURE _____ JONATHAN N. MILLEN, LL.S.

LEGEND

	PROPERTY LINE EXISTING		EASEMENT
	PROPERTY LINE EXISTING (TO BE REMOVED)		SEWER LINE
	PROPERTY LINE PROPOSED		WATERLINE
	PROPERTY LINE ADJOINING		SETBACKS
	EXISTING CONTOURS (2')		SILT FENCE
	EXISTING CONTOURS (10')		WATER/POND/STREAM
	CONTOURS PROPOSED (2')		GAS VALVE
	CONTOURS PROPOSED (10')		FIRE HYDRANT
	HOUSE EXISTING		WATER VALVE
	2 FAMILY HOUSE PROPOSED		UTILITY POLE
	PROPOSED SEPTIC AREA		



APPLICANT:
YDF INVESTMENT, INC.
(YUNYUE QIANG, VICE PRESIDENT & DONALD FOX SR, PRESIDENT)
982 MAIN STREET SUITE 4-292
FISHKILL, NEW YORK 12524

PLANNING BOARD APPROVAL

REVISIONS			
REV.:	DATE:	BY:	DESCRIPTION:

SURVEYOR	ENGINEER	TALCOTT ENGINEERING DESIGN PLLC 1 GARDNERTOWN ROAD NEWBURGH, NY 12550 (845) 569-8400 (FAX) (845) 569-4583 TALCOTTDESIGN12@GMAIL.COM			
		SURVEY SHEET			
		PROPOSED SUBDIVISION ENTITLED QIANG SUBDIVISION 24 PLATTEKILL ROAD, 108.2-7-32.22 TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK			
		DATE 09/24/2021	SCALE 1"=50'	JOB NUMBER 21124-DNX	SHEET NUMBER 1 OF 2

