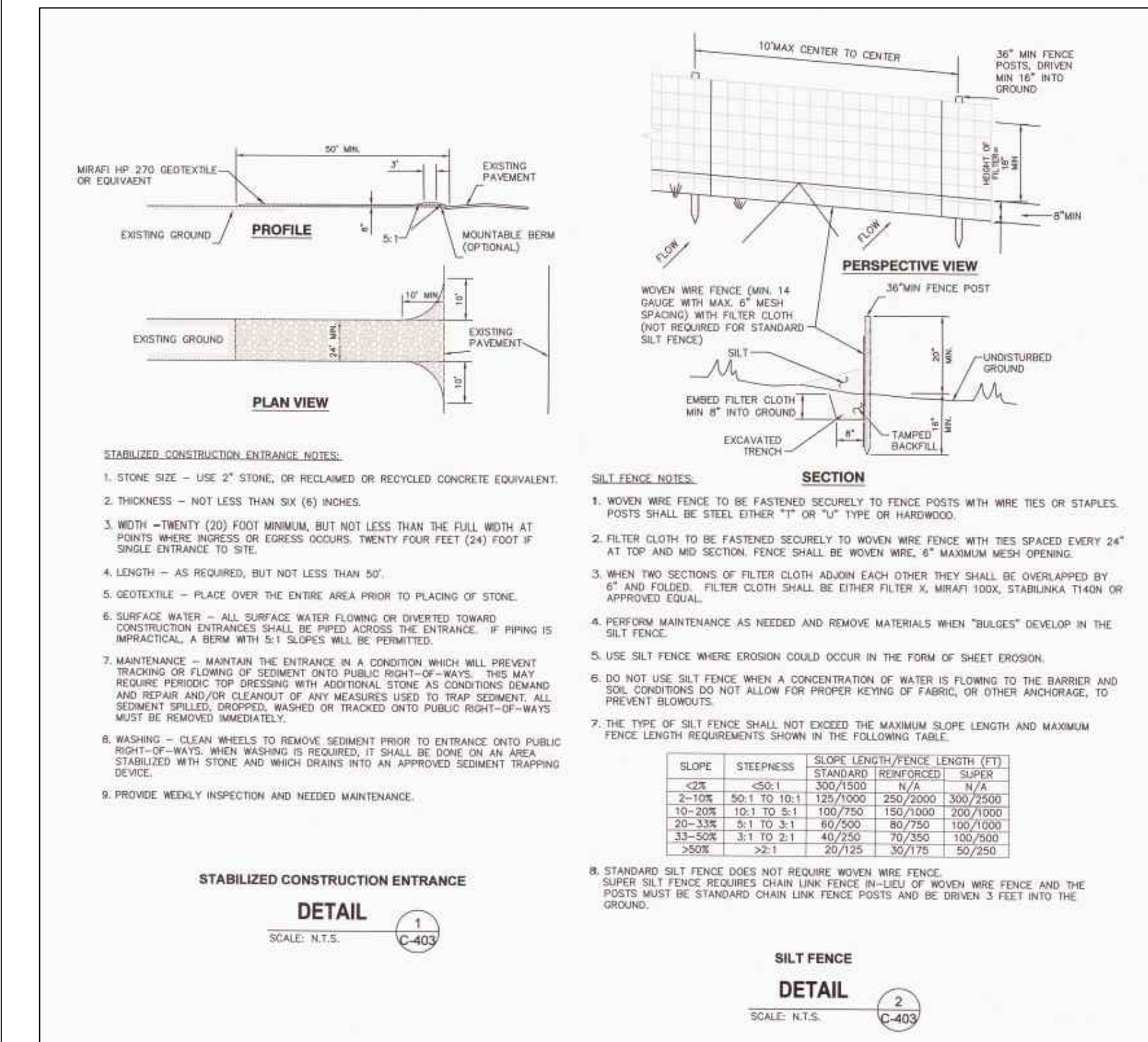
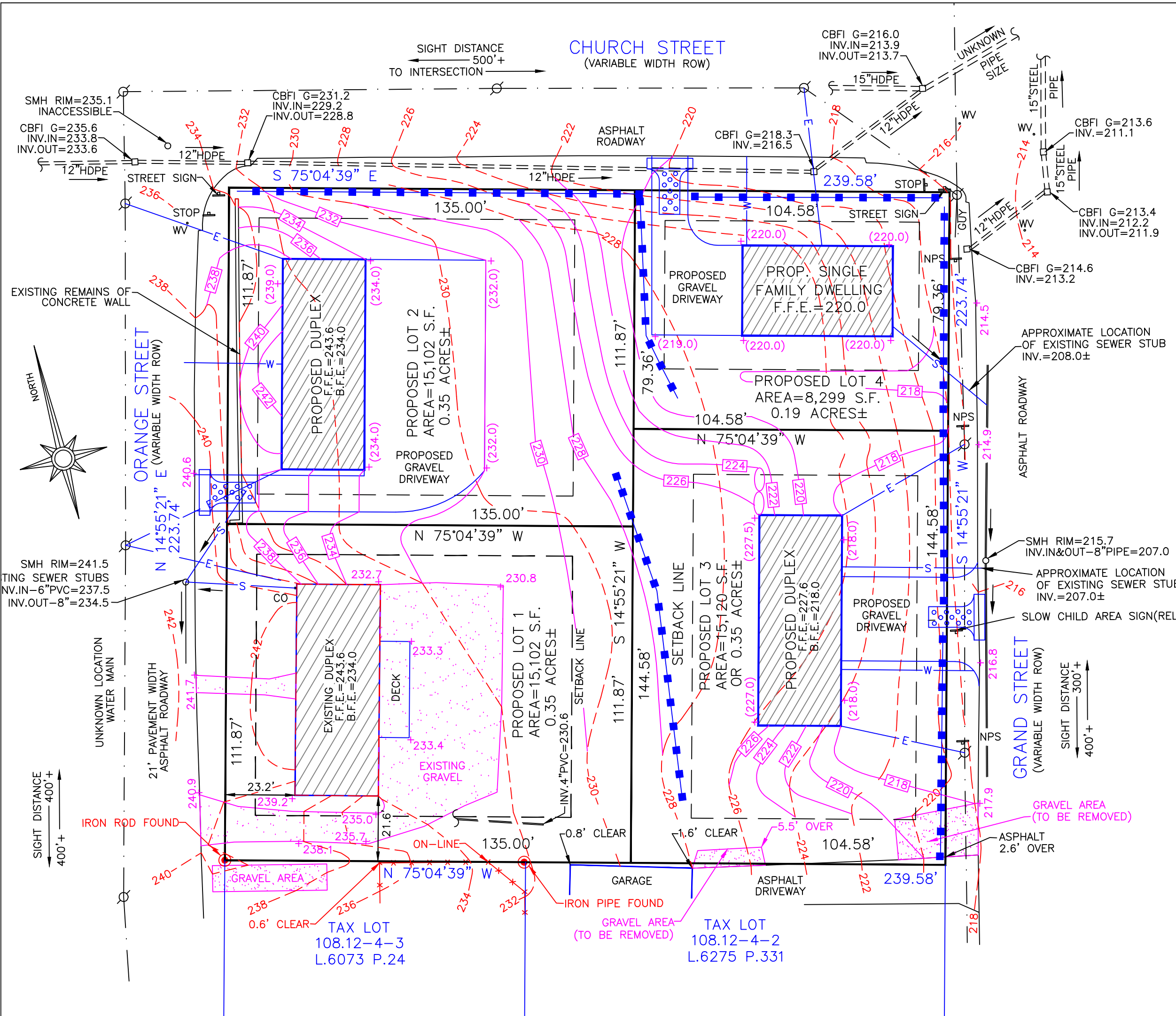
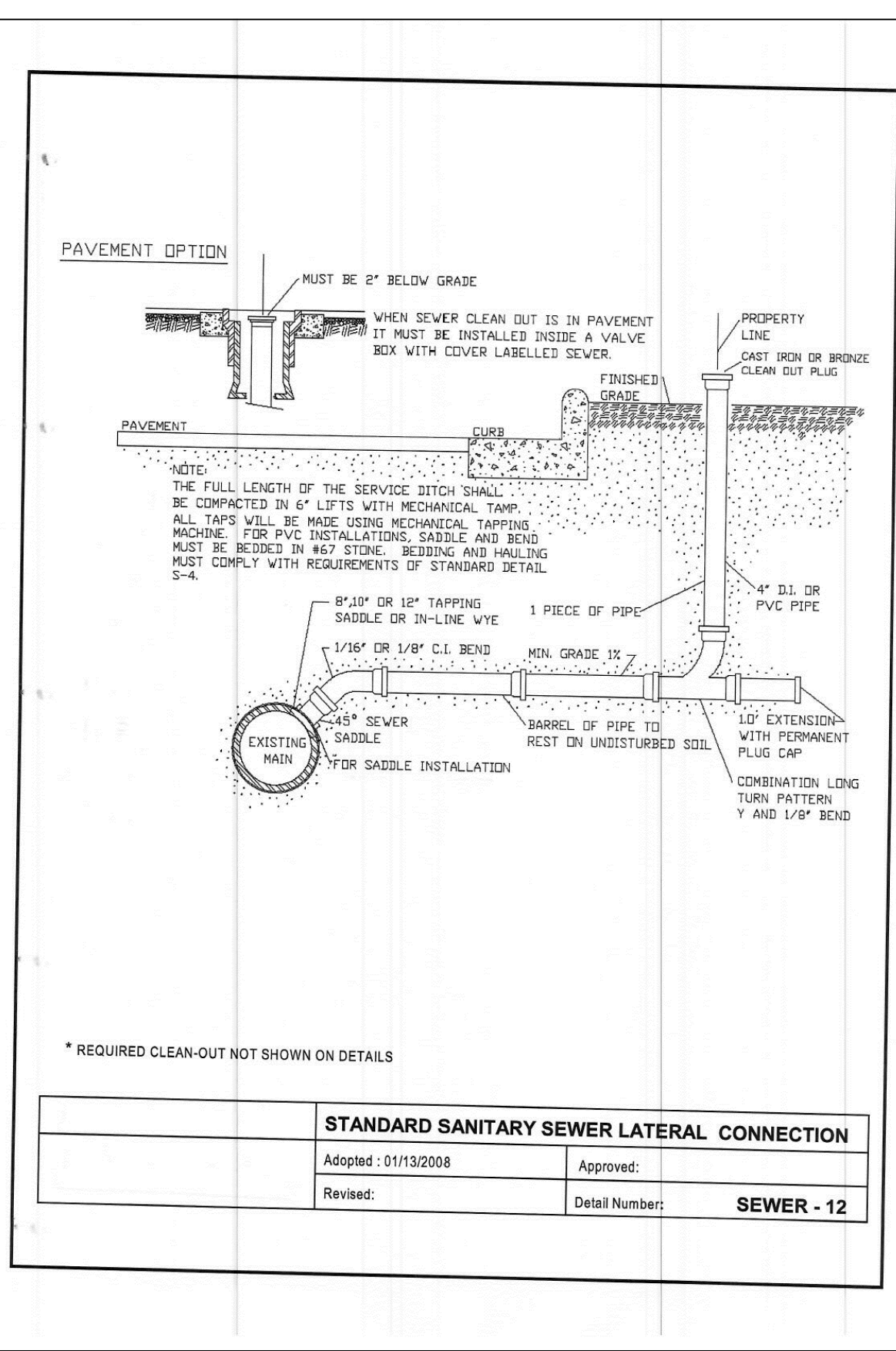
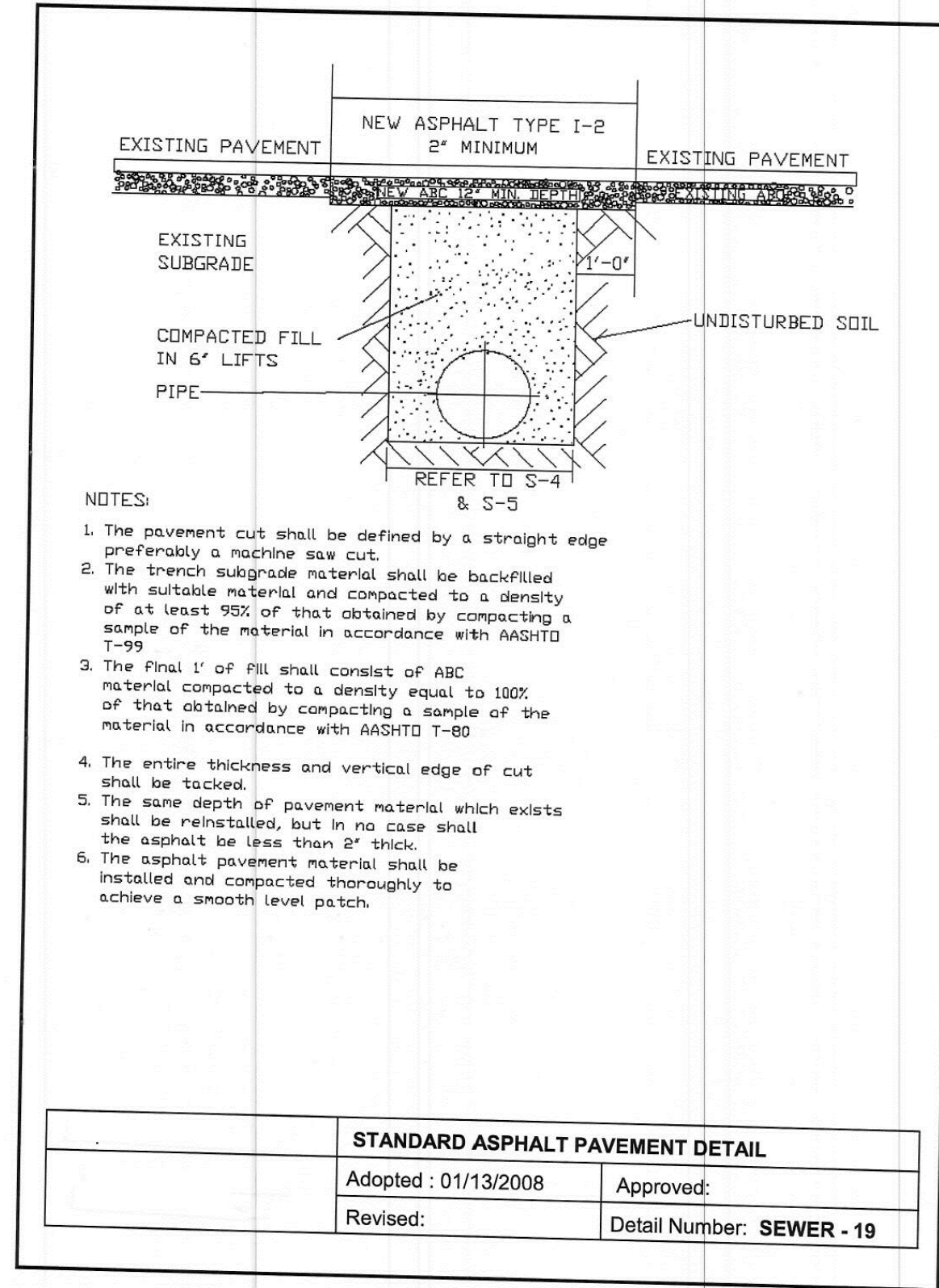




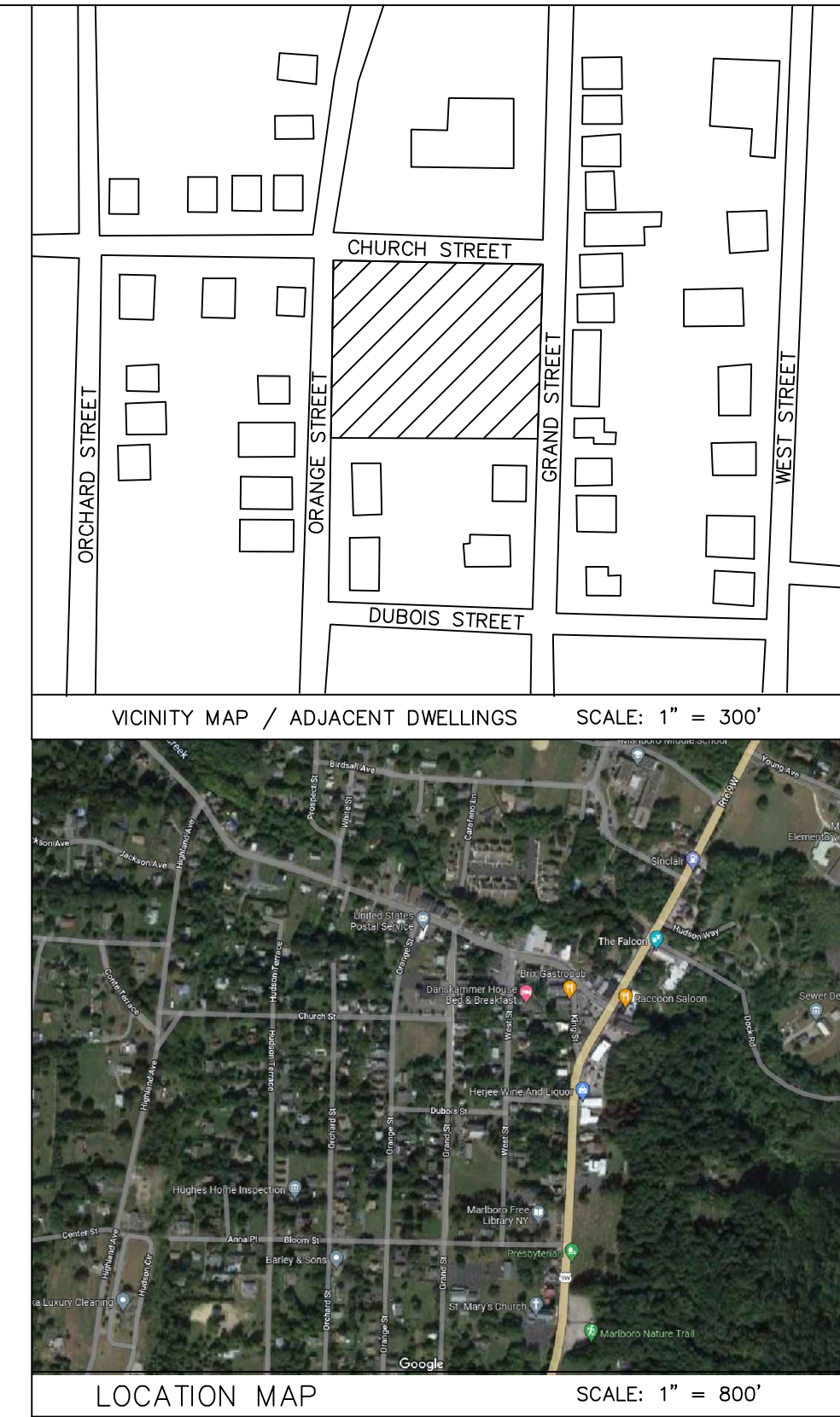
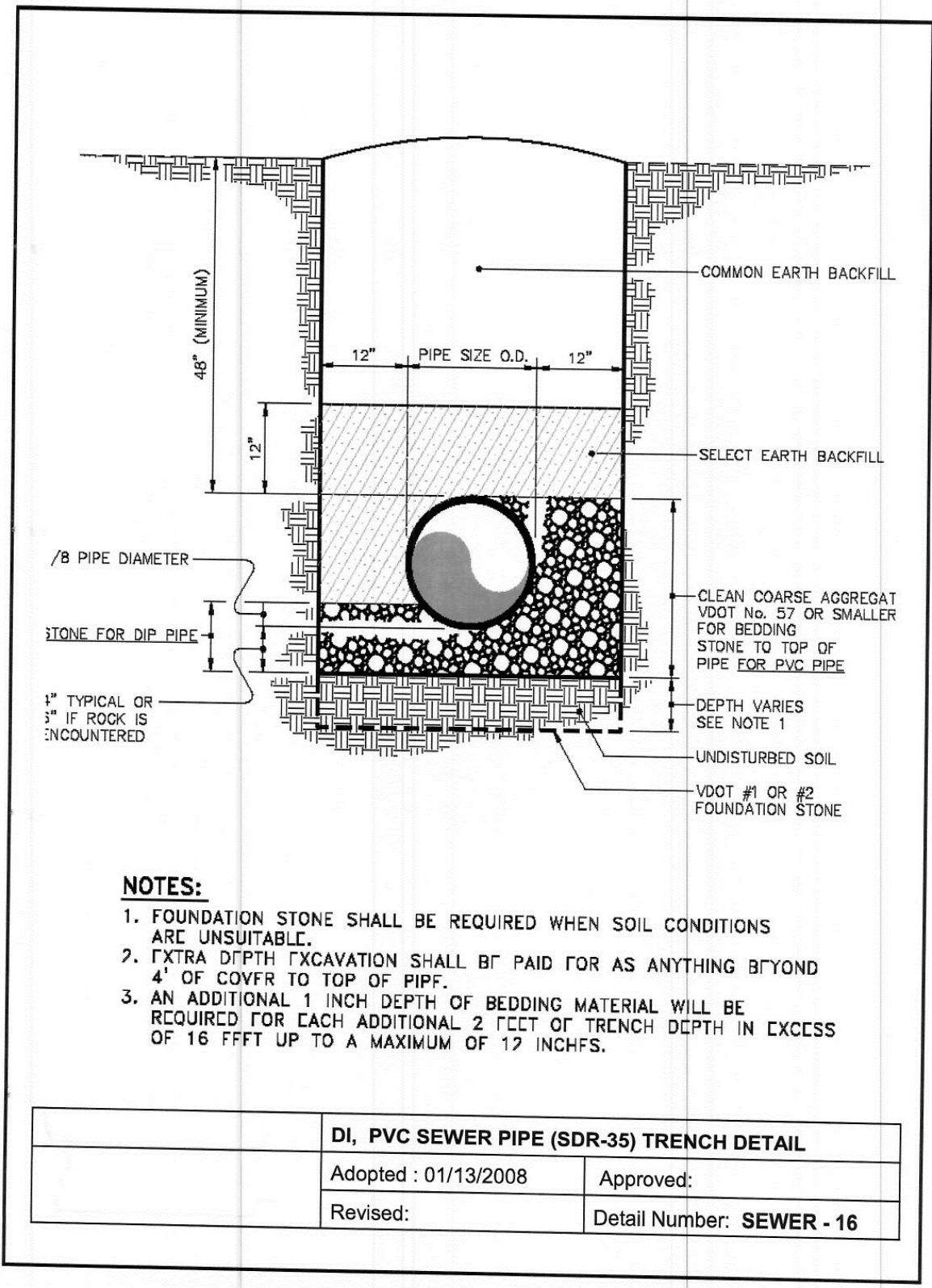
BULK TABLE					
ZONE: R (WITH PUBLIC WATER, SEWER AND GAS)					
MINIMUM	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4
LOT AREA	7,500 S.F./FAMILY	2 FAMILY DUPLEX	2 FAMILY DUPLEX	2 FAMILY DUPLEX	SINGLE FAMILY DWELLING
FRONT YARD (FT)	10	23.2'	18.0'	35.0'	18.0'
REAR YARD (FT)	20	84.0'	89.5'	42.0'	31.3'
SIDE YARD (FT)					
ONE	10	19.9'	23.6'	28.4'	36.0'
BOTH	25	41.5'	N/A	N/A	N/A
LOT WIDTH (FT)	75	111.87	111.87	144.58	79.36
LOT DEPTH (FT)	100	135.00	135.00	104.58	104.58
MAXIMUM					
BUILDING COVERAGE(%)	30	13%	13%	13%	18%
HEIGHT					
STORIES	2 1/2	2	2	2	2
HEIGHT (FT)	35	33	33	33	33
OFF STREET PARKING	1.5/UNIT	2/UNIT	2/UNIT	2/UNIT	2/UNIT



PLANNING BOARD ENDORSEMENT	
SUBDIVISION PLAT	
Date Received	Town Clerk
Date Received	Planning Board Chairman
Date	Town Highway Superintendent
Date	Planning Board Action

I HEREBY CERTIFY THAT:
THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN.
ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY, AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN.
ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN.
ALL OBSERVABLE, ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN.
UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
PLAN PREPARED PURSUANT TO SECTION 7208b OF THE NEW YORK STATE EDUCATION LAW.
SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE SEARCH.

Darren J. Stridiron
DARREN J. STRIDIRON, P.L.S.
NEW YORK STATE LICENSE No. 050487



- REFERENCES:
- TOWN OF MARLBOROUGH TAX MAP SECTION 108.12.
 - DEEDS FILED IN THE ULSTER COUNTY CLERK'S OFFICE:
L.4762 P.36
L.6073 P.24
L.6275 P.331

LEGEND	
	DENOTES EXISTING UTILITY POLE
	DENOTES EXISTING WATER VALVE
	240.9+ DENOTES EXISTING SPOT GRADE
	240 DENOTES EXISTING CONTOUR LINE
	— — — — — DENOTES EXISTING OVERHEAD WIRES
	X X X X X DENOTES EXISTING CHAIN LINK FENCE
	STOP DENOTES EXISTING STOP SIGN
	NPS DENOTES EXISTING NO PARKING SIGN
	GUY DENOTES EXISTING GUY WIRE
	— — — — — DENOTES PROPOSED SEWER CONNECTION
	— — — — — DENOTES PROPOSED WATER CONNECTION
	— — — — — DENOTES PROPOSED OVERHEAD ELECTRIC

RECORD OWNER AND APPLICANT:
KRIS NOTO
44 PLATEKILL ROAD
MARLBOROUGH, NEW YORK 12542
TAX LOT 108.12-4-1

PROPOSED GRADING CROSSES LOT LINES AND WILL REQUIRE A CROSS GRADING EASEMENT COVERING ALL LOTS TO BE FILED AS PART OF ANY DEED FOR EACH LOT.

A SURVEY PLAN WILL BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT WITH THE HOUSE LOCATIONS STAKED IN THE FIELD IN ORDER TO PREVENT A ZONING VIOLATION DURING CONSTRUCTION.

OWNERS CERTIFICATION

The undersigned, owner or owner's authorized representative of the property shown on this plot does hereby certify that he/she has reviewed this plot, is familiar with this map, its contents and its notes and hereby consents to all said terms and conditions as stated hereon and agree to file this map with the Ulster County Clerk.

Signature _____ Date _____

DEED REFERENCE:

JOEL TRUNCALI
KRISTOPHER J. NOTO
LIBER 7001 PAGE 233
AREA = 53,604 s.f. or 1.23 ACRES±

PROPOSED 4 LOT SUBDIVISION
33-35 ORANGE STREET

TOWN OF MARLBOROUGH
ULSTER COUNTY NEW YORK

HERITAGE LAND SURVEYING, P.C.
155 PRESSLER ROAD, WALKILL, NEW YORK 12589

TAX LOT:
108.12-4-1

AREA: AS SHOWN

DATE: 12/7/2022

SCALE: 1" = 30'

JOB NO. 2022-CHURCH

