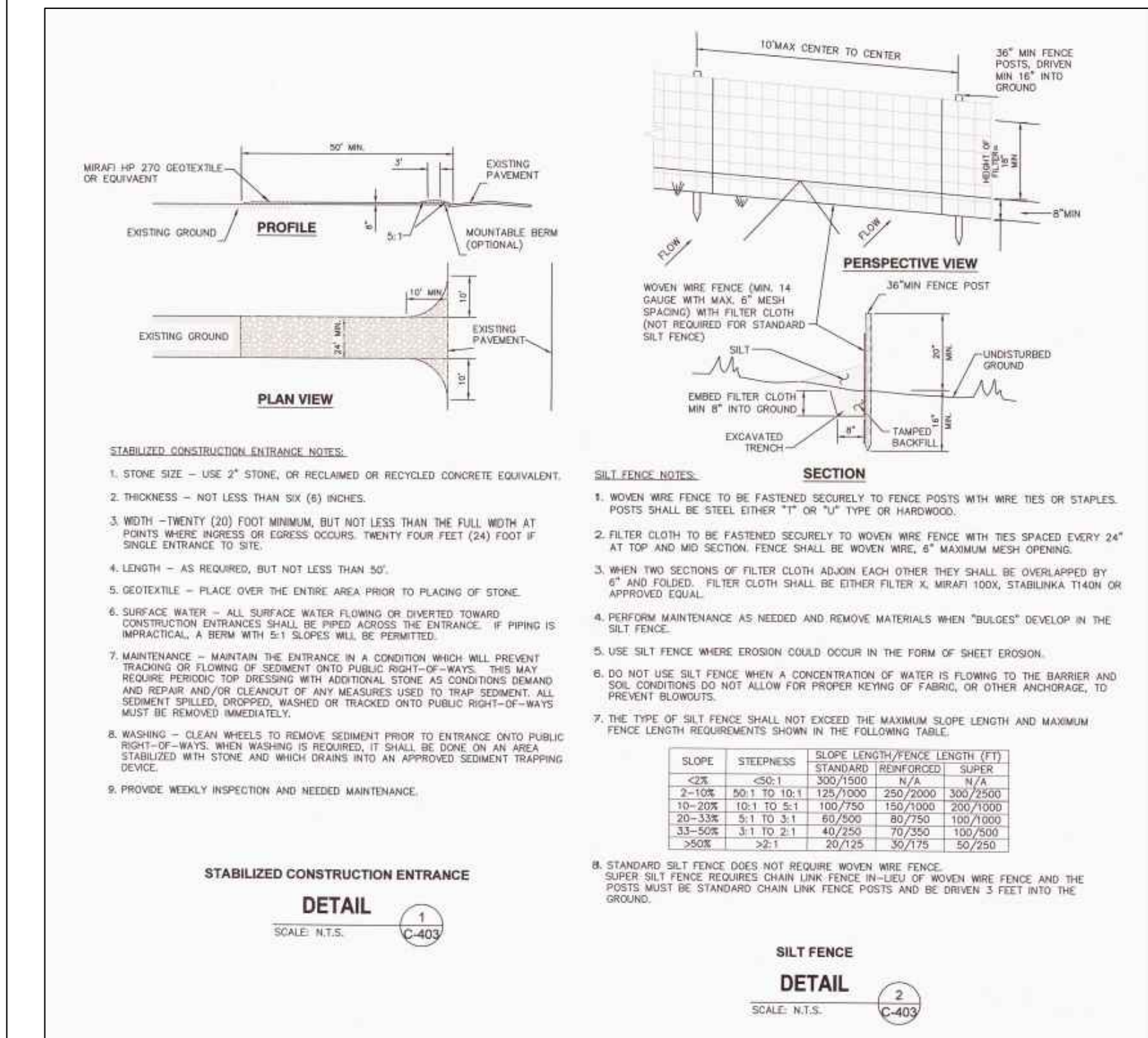
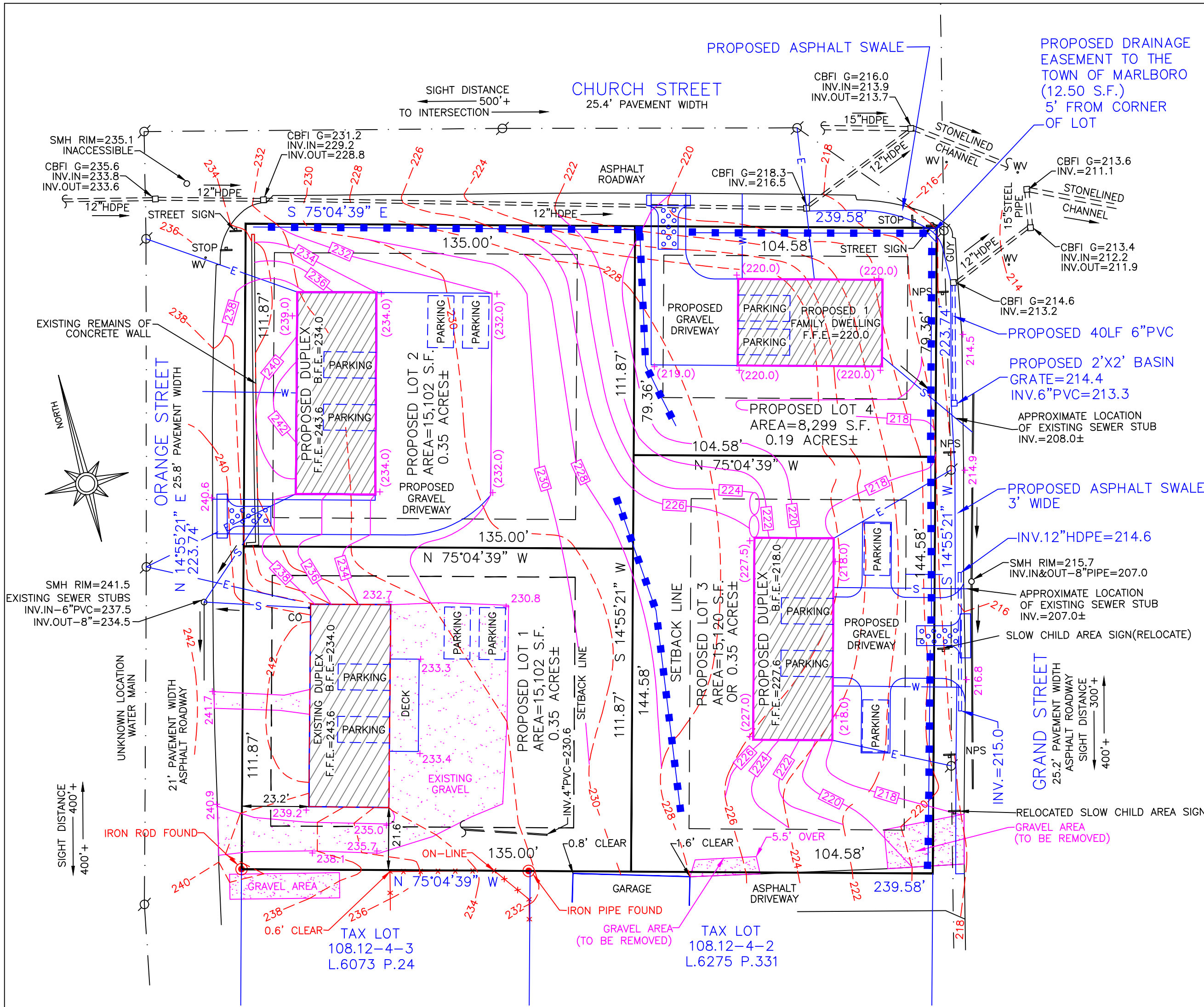
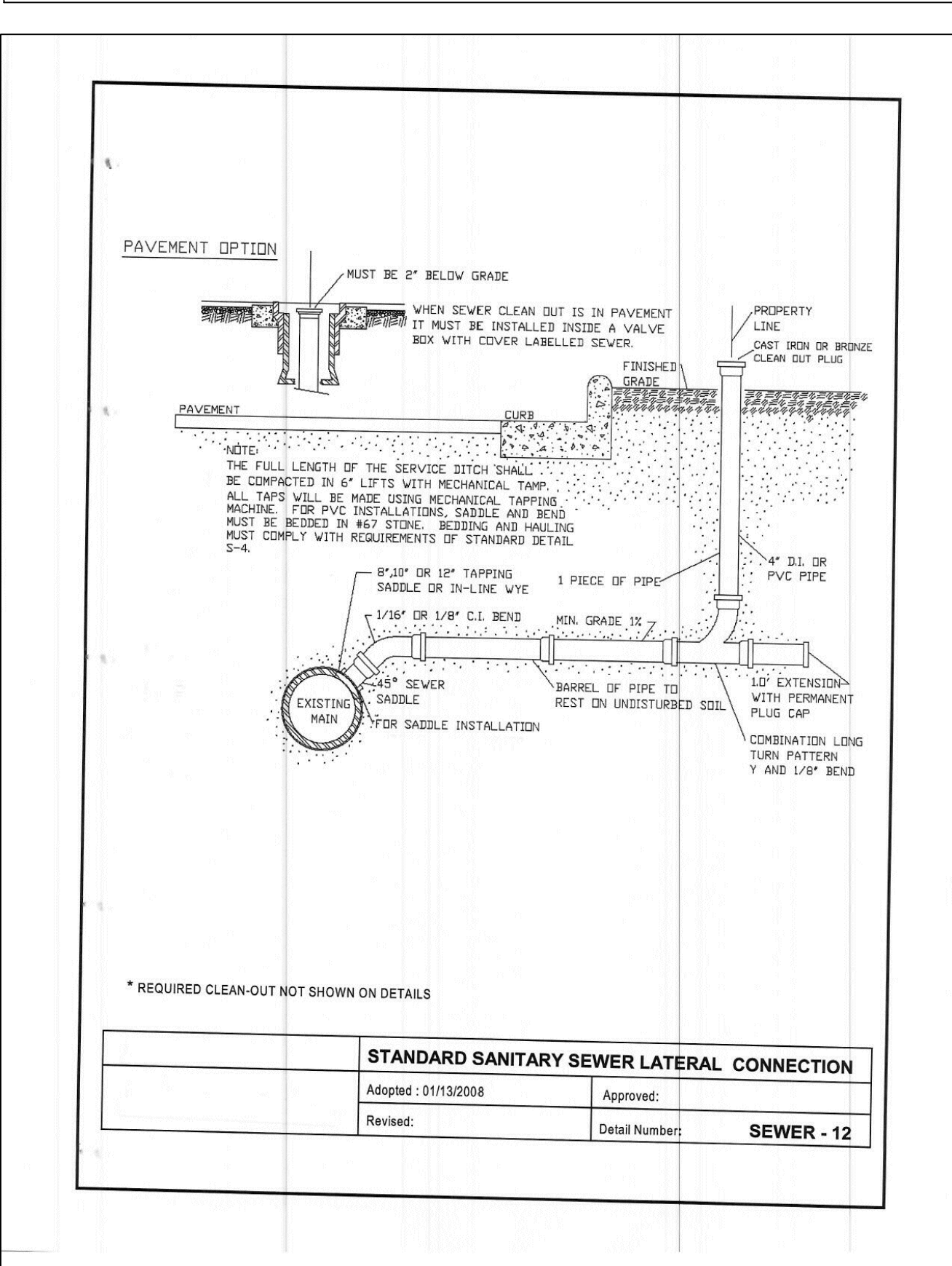
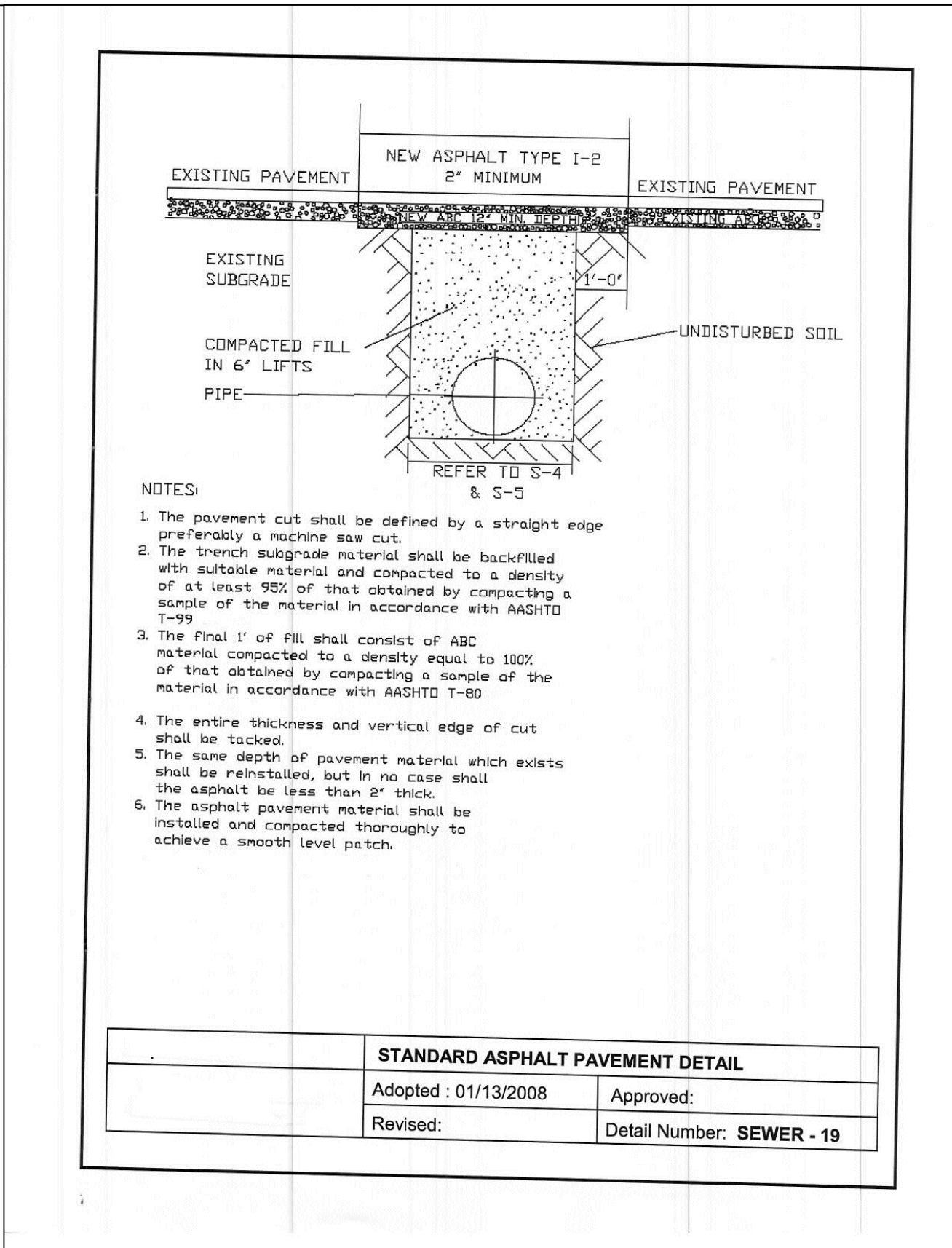
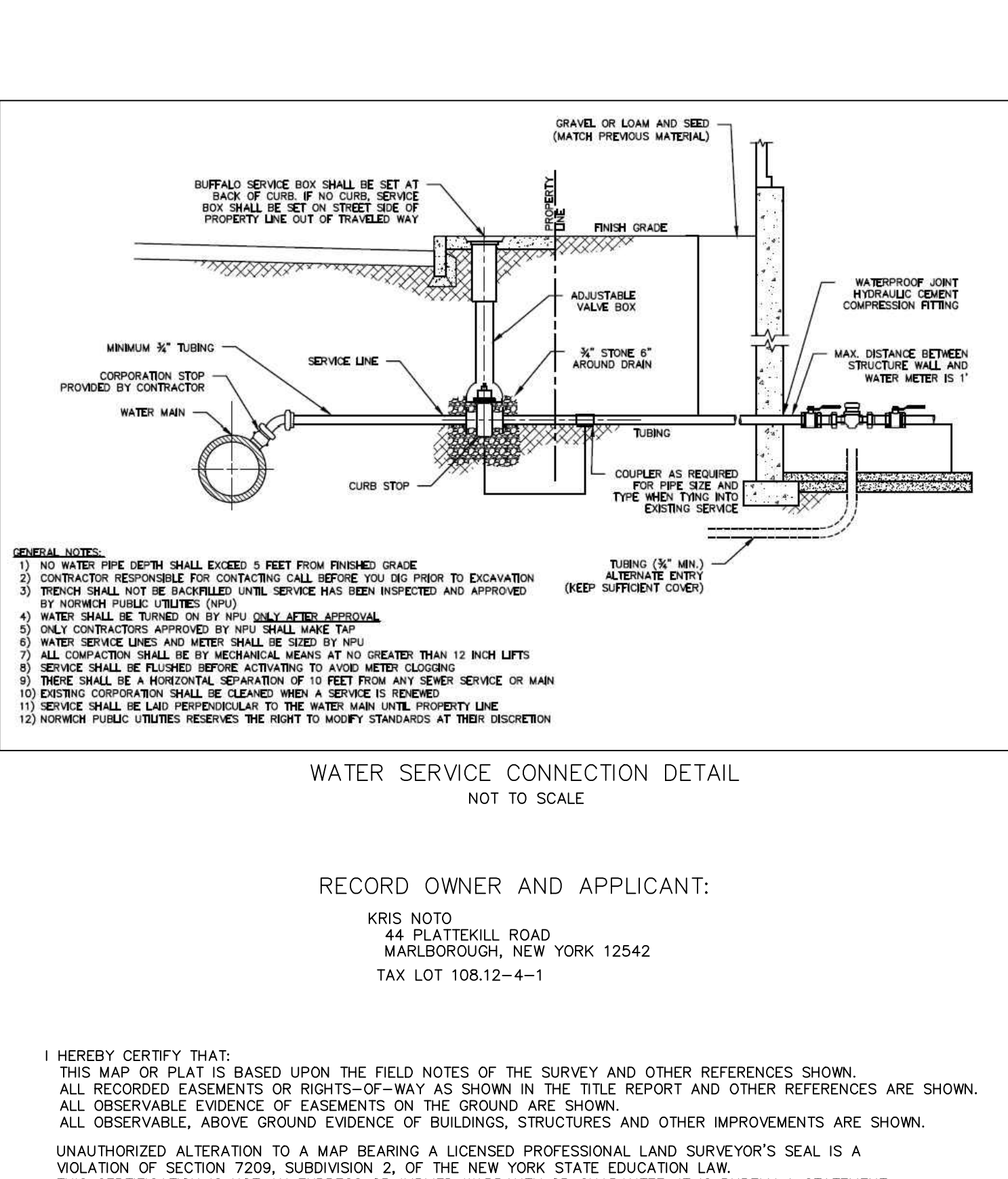
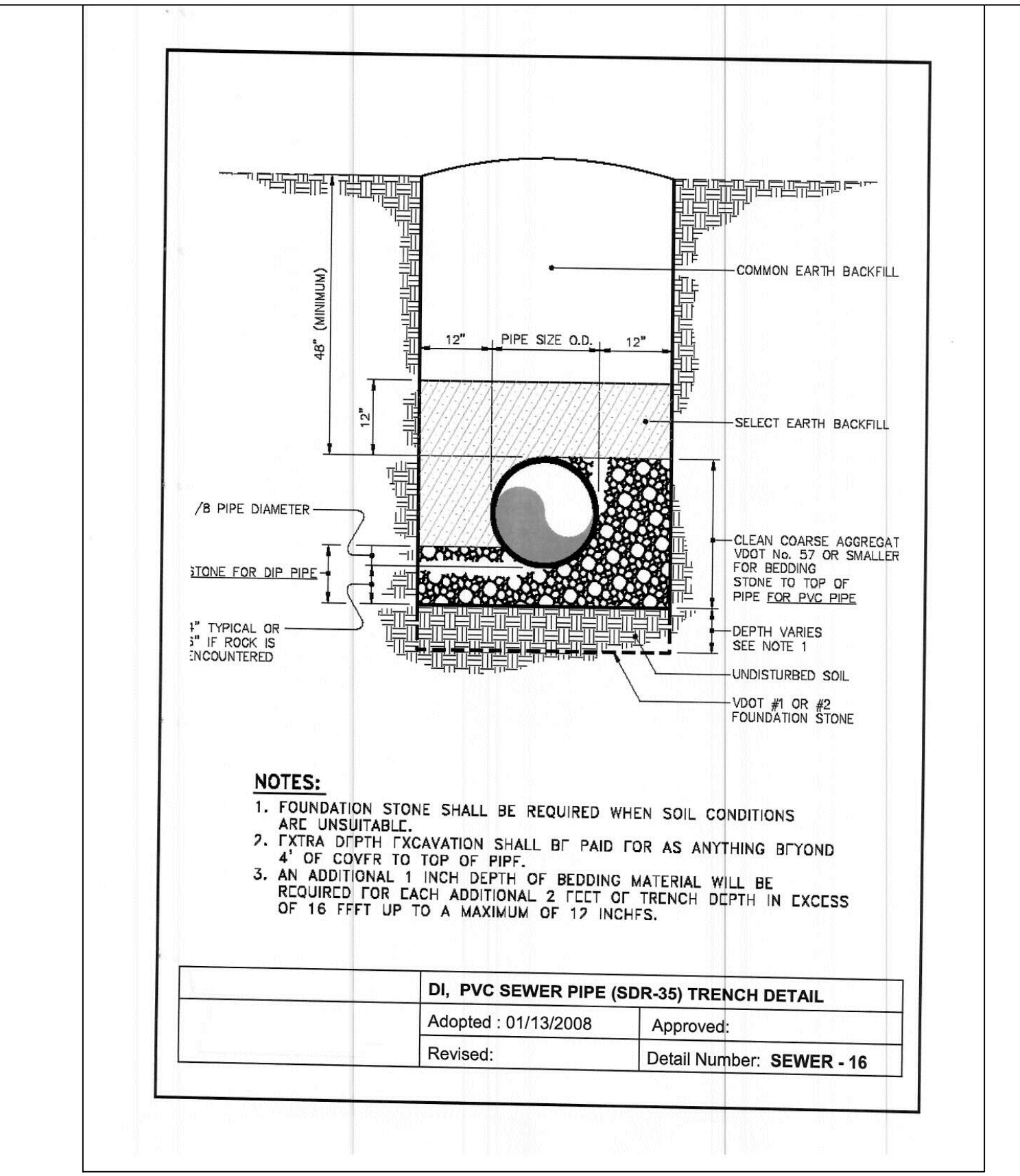




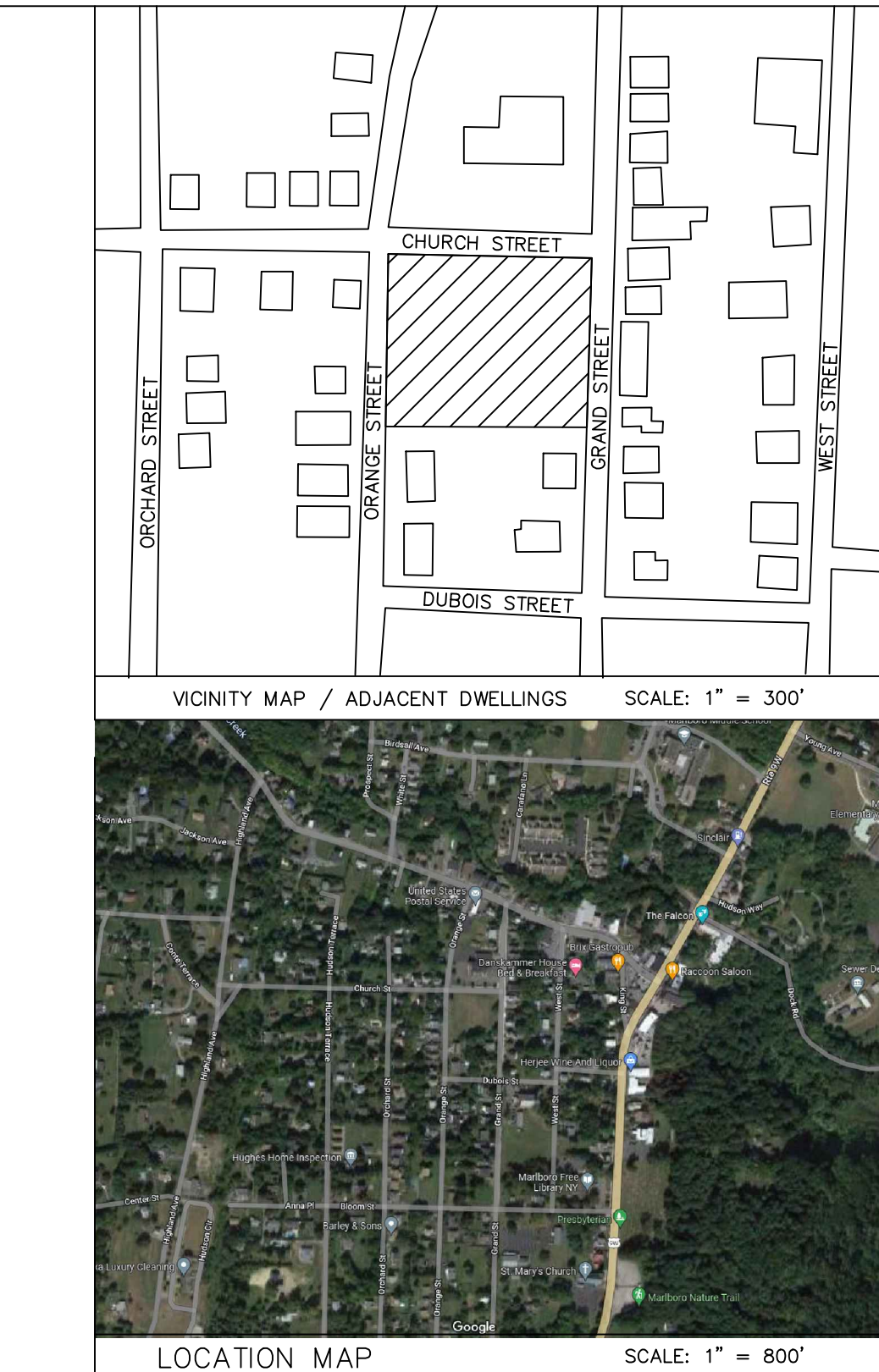
BULK TABLE					
ZONE: R (WITH PUBLIC WATER, SEWER AND GAS)					
MINIMUM	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4
LOT AREA	7,500 S.F./FAMILY	2 FAMILY DUPLEX	2 FAMILY DUPLEX	2 FAMILY DUPLEX	SINGLE FAMILY DWELLING
FRONT YARD (FT)	10	23.2'	18.0'	35.0'	18.0'
REAR YARD (FT)	20	84.0'	89.5'	42.0'	31.3'
SIDE YARD (FT)	10	19.9'	23.6'	28.4'	36.0'
ONE	25	41.5'	N/A	74.4'	N/A
BOTH	75	111.87	111.87	144.58	79.36
LOT WIDTH (FT)	100	135.00	135.00	104.58	104.58
LOT DEPTH (FT)					
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



RECORD OWNER AND APPLICANT:	
KRIS NOTO 44 PLATTEKILL ROAD MARLBOROUGH, NEW YORK 12542 TAX LOT 108.12-4-1	
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 7208m OF THE NEW YORK STATE EDUCATION LAW. SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE SEARCH.	
REVISIONS: 1/9/23-DRAINAGE ON GRAND STREET EASEMENT TO TOWN AT CORNER OF GRAND/CHURCH PAVEMENT WIDTHS NOTE ON SITE GRADING 1/18/23-RELOCATED "SLOW CHILD AREA" SIGN REVISED GENERAL NOTE #3 GRAPHICALLY SHOW OFF STREET PARKING PROFESSIONAL ENGINEER'S SIGNATURE BLOCK	
DAVID THOMAS FEENEY, P.E. NEW YORK STATE LICENSE NO. 080526	
DARREN J. STRIDIRON, P.L.S. NEW YORK STATE LICENSE NO. 050487	



REFERENCES:	
1. TOWN OF MARLBOROUGH TAX MAP SECTION 108.12. 2. DEEDS FILED IN THE ULSTER COUNTY CLERK'S OFFICE: L.4762 P.36 L.6073 P.24 L.6275 P.331	
LEGEND	
	240.9+
	240
	-
	-
	-
	-
	-
	-
	-
	-
	-
	-
GENERAL NOTES:	
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. 2. 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. 3. ALL SITE GRADING IS TO TAKE PLACE AT THE TIME OF CONSTRUCTION OF THE FIRST LOT THAT IS ISSUED A BUILDING PERMIT. ALL SITE GRADING IS TO BE COMPLETED BEFORE A CERTIFICATE OF OCCUPANCY IS GRANTED FOR THE FIRST LOT BEING CONSTRUCTED. ALL LOTS WILL REMAIN IN COMMON OWNERSHIP UNTIL SUCH TIME AS THE GRADING IS COMPLETE. NO LOT SHOULD TRANSFER OWNERSHIP WITHOUT BENEFIT OF THE GRADING BEING COMPLETED.	
OWNERS CERTIFICATION	
The undersigned, owner or owner's authorized representative of the property shown on this plat does hereby certify that he/she has reviewed this plat, 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	
TAX LOT: 108.12-4-1	
AREA: AS SHOWN	
DATE: 12/7/2022	
SCALE: 1" = 30'	
JOB NO. SUB4	
TOWN OF MARLBOROUGH ULSTER COUNTY NEW YORK HERITAGE LAND SURVEYING, P.C. 155 PRESSLER ROAD, WALLKILL, NEW YORK 12589	