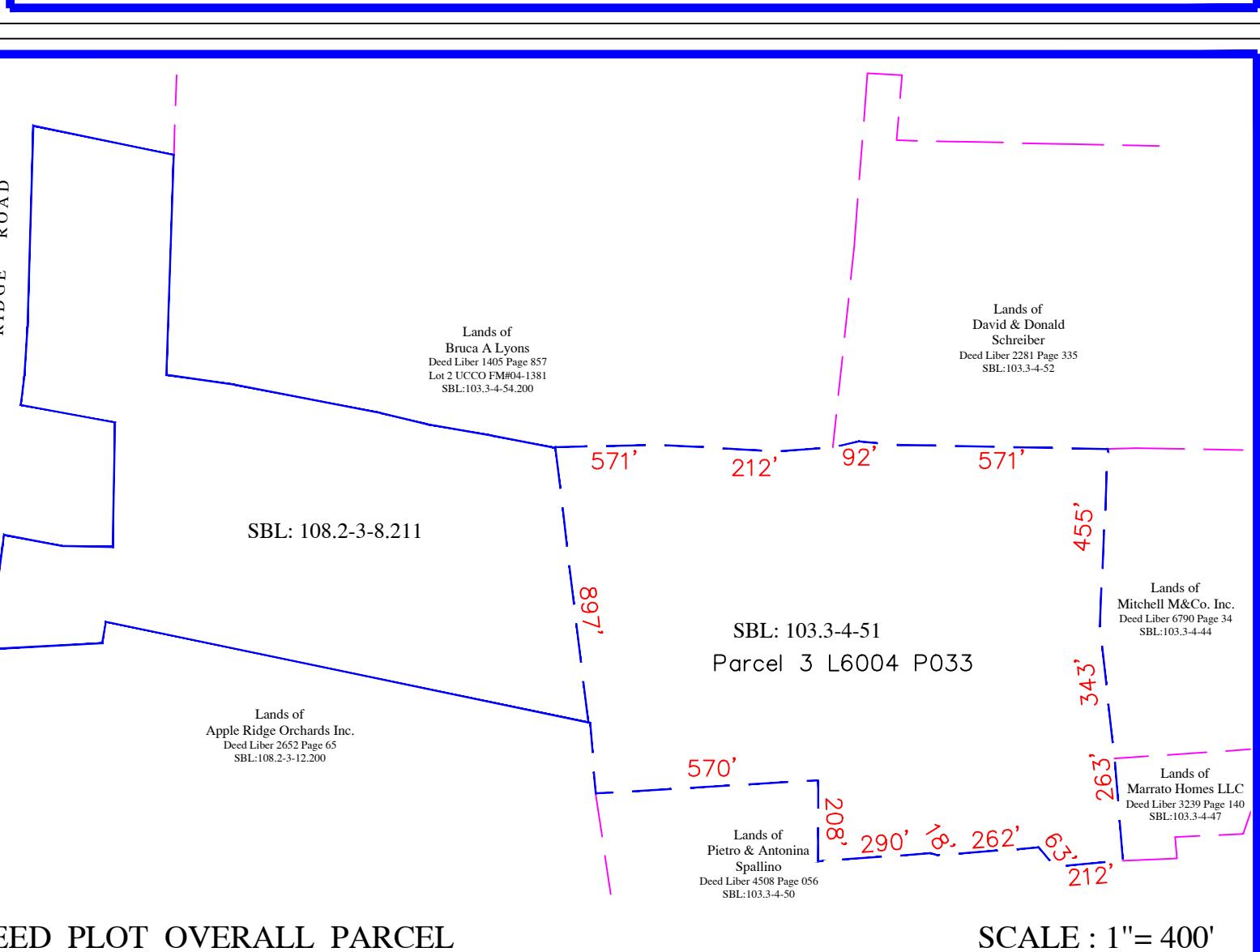
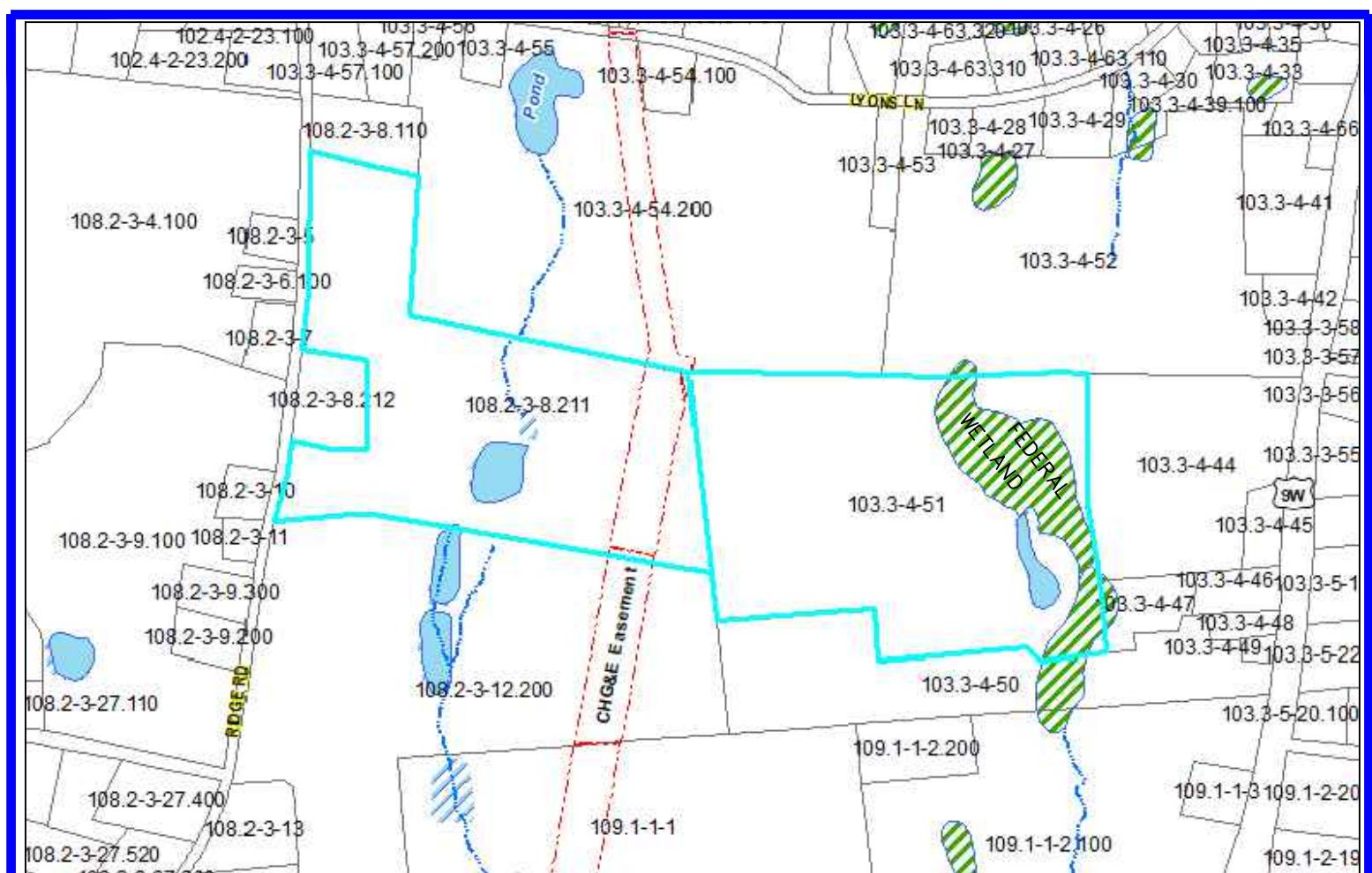
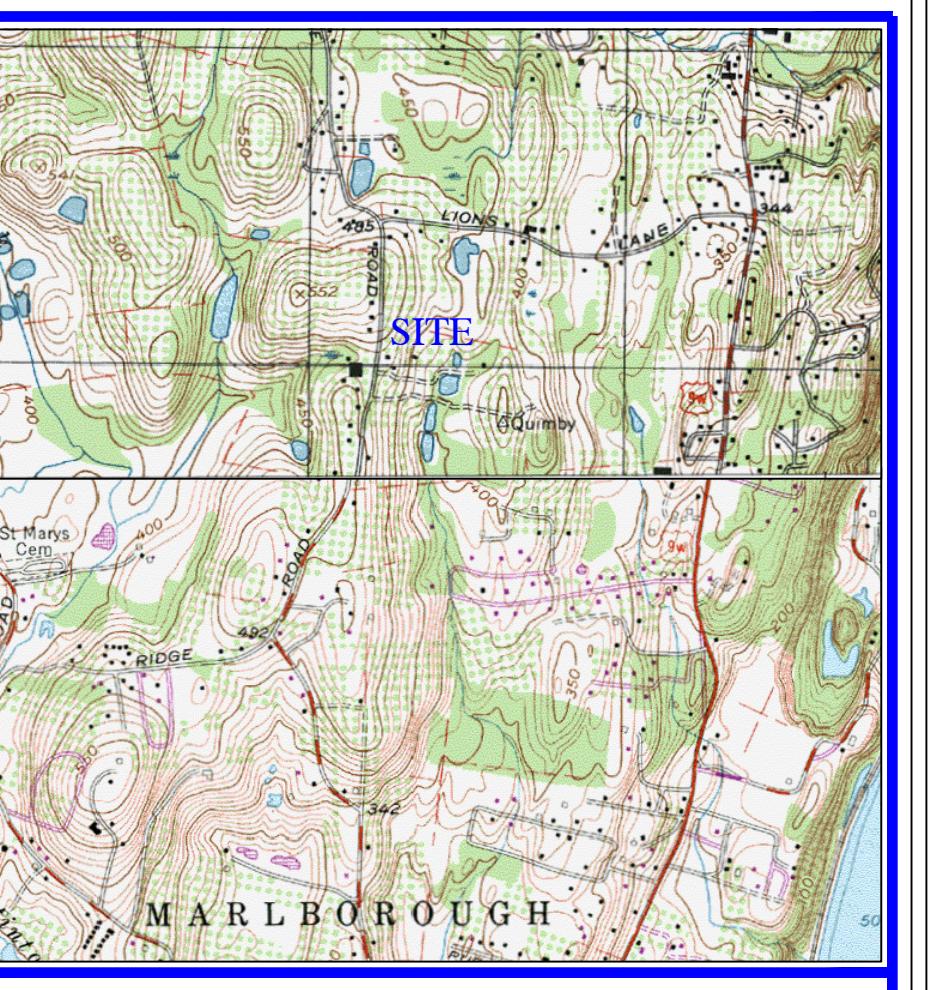


**NOTES :**

- 1) Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's Seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
- 2) Only copies from the original of this survey marked with an original of the Land Surveyor's inked seal or his/her embossed seal shall be considered to be valid true copies.
- 3) Subject to all rights of ways, covenants, easements, restrictions, conditions and agreements of record.
- 4) Subject to whatever state of facts a complete Search of Title may reveal.
- 5) Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Professional Land Surveyors as adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the parties so noted. Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners.
- 6) Sub-surface structures not visible or readily apparent are not shown and their location and extent are not certified.
- 7) Road line based on Reference Map 1.
- 8) Subject to and together with a Right of Way over a common farm road as established by an agreement in writing made between Jack Squillace and Theresa Squillace Sardo as recited in Deed Liber 669 Page 19.
- 9) Subject to a Central Hudson Utility Easement as recorded in Deed Liber 531 Page 51 & Deed Liber 1050 Page 385.
- 10) Tax Map Lot 51 and Parcel A to be combined and considered one consolidated buildable lot.
- 11) Parcel served by Municipal Water.
- 12) 2' Lidar Contours based on NYS GIS 2014 Lidar dataset and 2015 topographic 1 meter DEM.
- 13) 2' Field Contours based on survey. Elevation datum is based on approximate NAVD88 derived from RTK/GPS.

**LOCATION MAP** **SCALE : 1"= 2000'**  
**USGS QUADRANGLE: Poughkeepsie/Wappingers Falls**

**TOTAL AREA : 56.32 ACRES**



| TABLE OF BULK REQUIREMENTS      |          |         |          |       |
|---------------------------------|----------|---------|----------|-------|
|                                 | REQUIRED | LOT 1   | LOT 2    | LOT 3 |
| ZONING DISTRICT .....           | R-Ag-1   | 1 ACRE  | 2 Ac.    | 2 Ac. |
| MINIMUM LOT AREA .....          |          | 240'    | 241'     | 539'  |
| MINIMUM LOT WIDTH .....         | 150'     | 367'    | 367'     | 2800' |
| MINIMUM LOT DEPTH .....         | 200'     | 75'     | 75'      | N/A   |
| MIN. AGRICULTURAL SETBACK ..... | 75'      | 50'     | 50'      | N/A   |
| MINIMUM FRONTYARD SETBACK ..... | 50'      | 50'     | 50'      | N/A   |
| MINIMUM SIDEYARD SETBACK .....  | 35'/80'  | 35'/80' | 35'/110' | N/A   |
| MINIMUM REARYARD SETBACK .....  | 75'      | 75'     | 75'      | N/A   |
| MAXIMUM BUILDING HEIGHT .....   | 35'      | 35'     | 35'      | N/A   |
| MAXIMUM BUILDING COVERAGE ..... | 20%      | 20%     | 20%      | N/A   |

\* Parcel subject to the provisions of Town of Marlborough Zoning Code 155-52

**AGRICULTURAL NOTES**

This subdivision is in an agriculturally zoned district, it does have active farming operations in the vicinity. Be advised of the following :

1. That farming does not only occur between 8:00am and 5:00pm and is dependent upon "Mother Nature". Residents should be aware of noise from agricultural machinery being operated in nearby fields, both early morning and evening hours, and noise from grain-drying tanks which are run 24 hours a day during the harvesting season.
2. That the roads leading to and from the subdivision are frequently traveled by farmers and their slow moving farm vehicles and equipment.
3. That our neighbors very often spray their crops with pesticides in accordance with accepted practices regulated by the New York State Department of Environmental Conservation (DEC) Notification Law Number 325, October 1988)
4. That existing agricultural operations may create both unavoidable odors and unsightliness commonly associated with farming operations in the area.
5. Just there are dangers in letting children and pets roam into any adjacent agricultural field, which is private property.

