

ZONING SCHEDULE

ZONE: R-Ag-1

REQUIRED

PROPOSED LOT 1 7.47Ac. PROPOSED LOT 2 34.97Ac.

MINIMUM LOT AREA 1ac

MINIMUM YARDS (feet)

FRONT 50' 527' 50'min.

REAR 75' 121' 75'min.

SIDE 35' 180' 25'min.

ONE 80' 418' 80'min.

BOTH 150' 345' 200' 1145' 20% <20% 20% <20% 35' <35' 35' <35'

MINIMUM LOT WIDTH (feet)

MINIMUM LOT DEPTH (feet)

MAXIMUM BUILDING COVERAGE (%)

MAXIMUM BUILDING HEIGHT

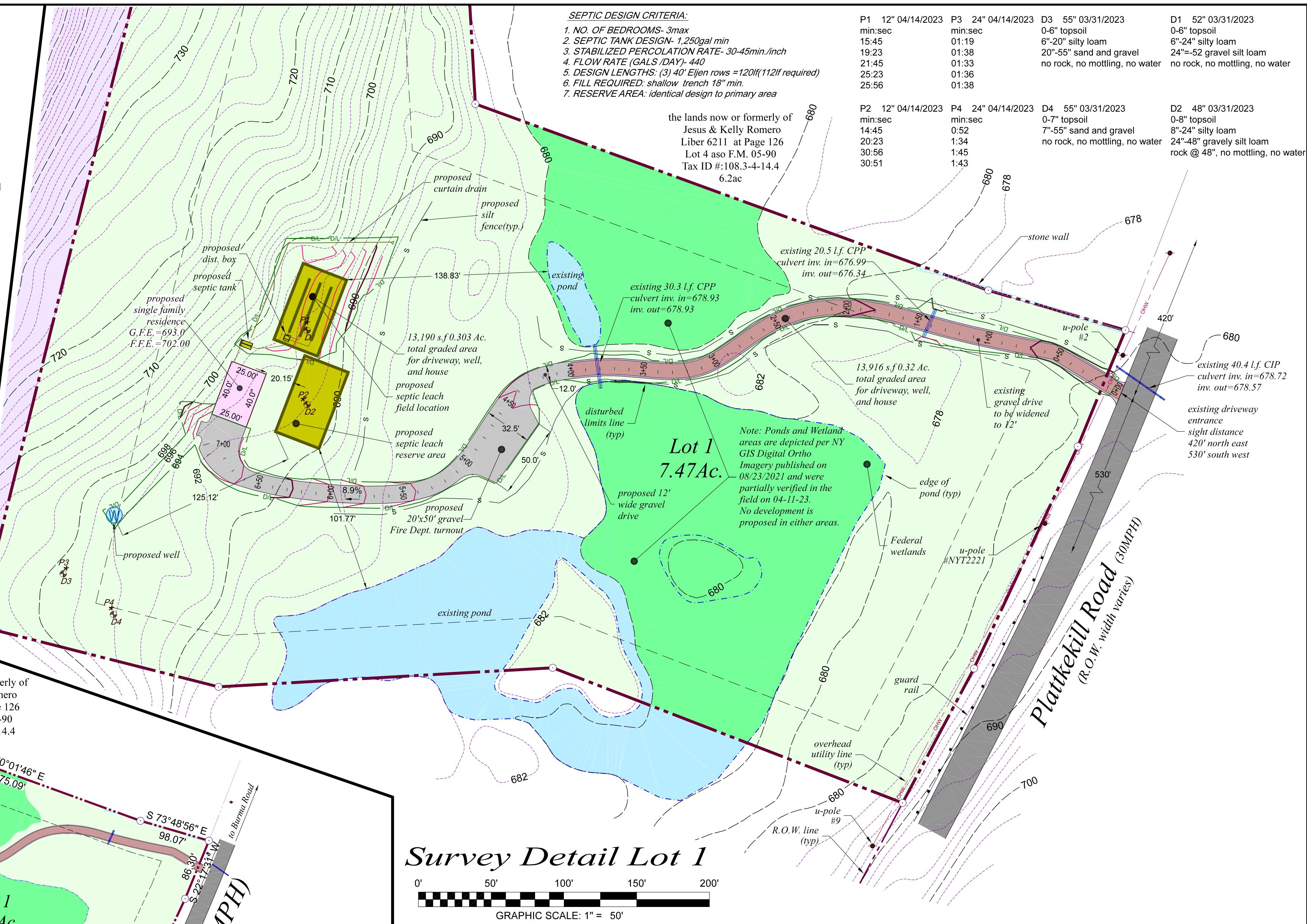
REFERENCES:

1. The Official Tax Assessor's Maps for the Town of Marlborough, Ulster County, New York.
2. Various Deeds of Record - Liber and Page or Document ID as shown.
3. Subject parcel being Lot 2 as shown on a map entitled, "Subdivision for John E. & Beate Vandermark", filed in the Ulster County Clerk's Office on Sep 15, 2004 as Filed Map No. 04-234.
4. A map entitled, "Proposed Subdivision for Lands of Leonbruno known as White Pines Estates West", filed in the Ulster County Clerk's Office on Feb 03, 2005 as Filed Map No. 05-908.
5. The horizontal Datum is the North American Datum of 1983 (NAD83). The project baseline bearing reference for Grid North was established by GPS observation performed on November 30, 2022. The subject property lines are as per the latest record Deed and aligned to this datum.
6. Vertical Datum is the North American Vertical Datum of 1988 (NAVD88). The project benchmark was established by GPS observation performed on November 30, 2022. Contours were calculated at two foot intervals as depicted hereon.

NOTE:

Basis of Bearings:
The horizontal Datum is the North American Datum of 1983 (NAD83). The project baseline bearing reference for Grid North was established by GPS observation performed on November 30, 2022. The subject property lines are as per the latest record Deed and aligned to this datum.

Vertical Datum is the North American Vertical Datum of 1988 (NAVD88). The project benchmark was established by GPS observation performed on November 30, 2022. Contours were calculated at two foot intervals as depicted hereon.

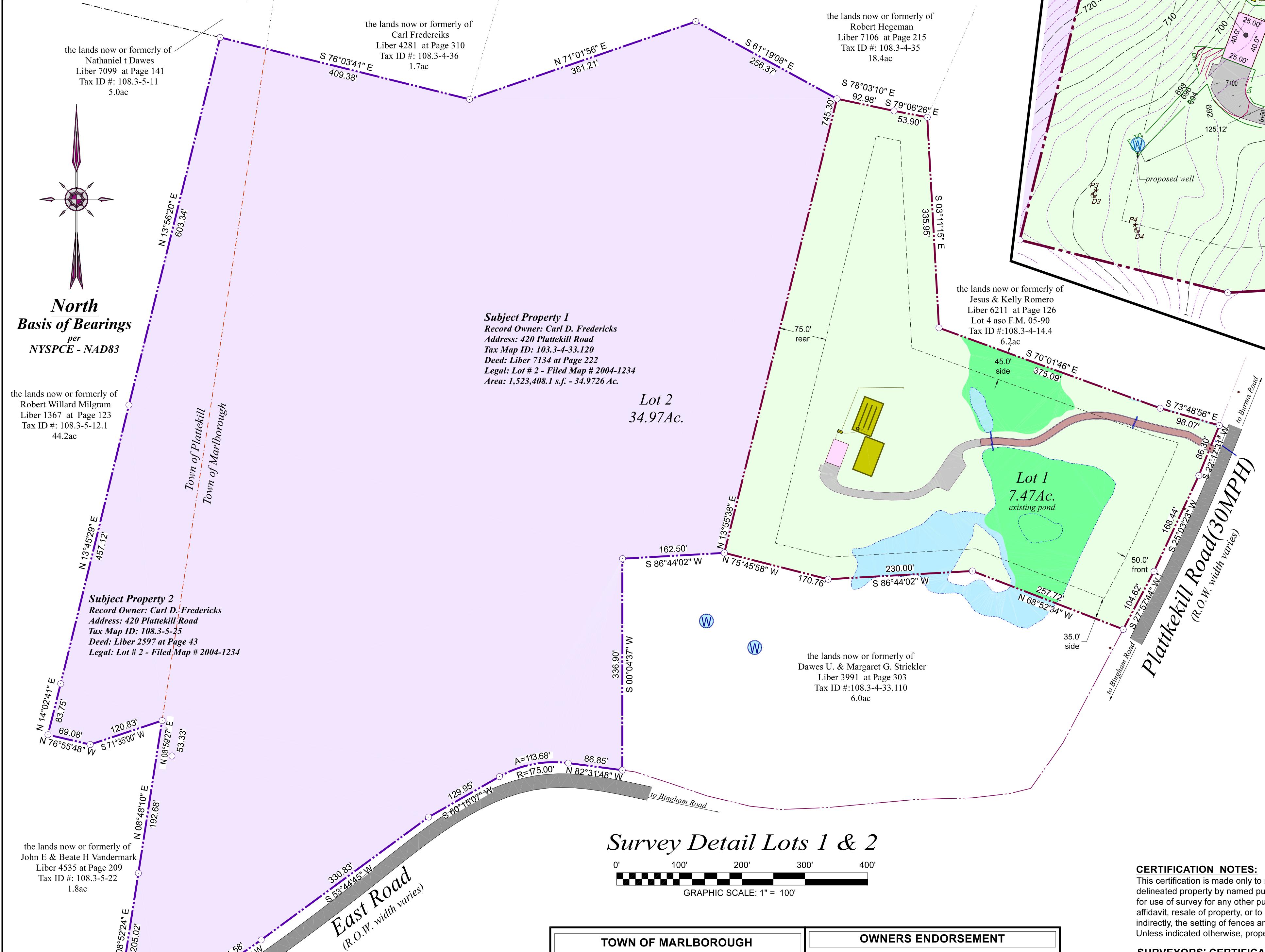


SEPTIC DESIGN CRITERIA:

1. NO. OF BEDROOMS- 3max
2. SEPTIC TANK DESIGN- 1,250gal min
3. STABILIZED ROW- 30-45min./inch
4. FLOW RATE (GALS/DAY)- 440
5. DESIGN LENGTHS (3') 40' Elevation rows = 120'(if 112' if required)
6. FILL REQUIRED: shallow trench 18" min
7. RESERVE AREA: identical area to primary area

P1	12' 04/14/2023	P3	24' 04/14/2023	D3	55' 03/31/2023	D1	52" 03/31/2023
min:sec		min:sec		min:sec		0-6" topsoil	
15:45		01:19		6"-20" silty loam		6"-24" silty loam	
				20"-55" sand and gravel		24"-52" gravel silt loam	
				no rock, no mottling, no water		no rock, no mottling, no water	

P2	12' 04/14/2023	P4	24' 04/14/2023	D4	55' 03/31/2023	D2	48" 03/31/2023
min:sec		min:sec		min:sec		0-4" topsoil	
14:45		02:23		7"-58" sand and gravel		8"-24" gravelly silty loam	
		30:56		no rock, no mottling, no water		no rock, no mottling, no water	



TOWN OF MARLBOROUGH PLANNING BOARD ENDORSEMENT

Approved by resolution of the Planning Board subject to all conditions and requirements of said resolution. Any change, erasure, modification or revision of this plan as approved shall void this approval.

Chairperson - Town Planning Board Date

OWNERS ENDORSEMENT

I hereby consent to the information depicted on this Subdivision Plan and all conditions noted thereon. I agree to the filing of this Plan by the Planning Board.

Carl D. Fredericks Date

CERTIFICATION NOTES:

This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly, the setting of fences and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

SURVEYORS' CERTIFICATION:

I hereby certify to the herein listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Suburban class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 420 Plattekill Road, in the Town of Marlborough & Plattekill County of Ulster, State of New York. Completed on Dec 01, 2022, performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. and is to the best of my knowledge, belief and information, accurate and correct. Except as shown hereon: "there are no encroachments either way across property lines; title lines and lines of actual possession are the same".

Jonathan N. Millen, LLS

PROFESSIONAL LAND SURVEYOR
N.Y. LIC. No. 050746
CERTIFIED TO BE CORRECT AND ACCURATE


Jonathan N. Millen, LLS
1229 Route 300 - Suite 3
Newburgh, NY 12550
JONATHAN N. MILLEN, L.L.S.

Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying
1229 Route 300 - Suite 4 - Newburgh, NY 12550
Office: 845-943-7198 Field: 914-906-8830 Web: assurveysing.com

Prepared For Tax Map Parcel
108.3-4-33.120 & 108.3-5-25
aka 420 Plattekill Road
situated in the
Town of Marlborough & Plattekill
County of Ulster, New York 12542

DATE: 03/17/2023 SCALE: As Shown JOB No. 22104FRE DRAWN BY: jnm

DATE: 08/24/2023 REVISION: 08/24/2023 MISCH. CHANGES & ADDITIONS PER PLANNING BOARD COMMENTS
Preliminary Subdivision Plat

of the lands of
Carl D. Fredericks

APPLICANT:
Carl D Fredericks
49 Bingham Road
Marlboro, NY 12542

SHEET
1
of 3

OWNERS CERTIFICATION:
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 orange, if so required.

Signature _____ Date _____

Carl D Fredericks
49 Bingham Road
Marlboro, NY 12542