

LEGEND	
TRAFFIC SIGN	
MB	MAILBOX
DRILLED WELL	
CATCH BASIN	
METAL PIPE	
REBAR	
BUILDING LIGHT	
UTILITY POLE	
UTILITY LINE	
SWALE CL	
STONE WALL	
TREE LINE	
APPROXIMATE TAX PARCEL LINE	

PROPOSED LINE TABLE		
LINE	BEARING	LENGTH
P1	N41°29'16"E	35.92
P2	N48°13'10"E	62.01
P3	N64°53'39"E	86.24
P4	S82°28'58"E	14.27
P5	N83°00'00"E	138.47
P6	N64°03'48"E	20.46

Lands of
Kevin J. & Kellie Casey
Deed Liber 3111 Page 012
Lot 1 UCCO FM# 11628
SBL: 108.3-1-4.121

Lands of
Kevin J. & Kellie Casey
Deed Liber 3111 Page 012
Lot 1 UCCO FM# 11628
SBL: 108.3-1-4.111

Lands of
Jack J. & Anna M.
Rusinek
Deed Liber 2333 Page 001
SBL: 108.3-1-23

TABLE OF BULK REQUIREMENTS

ZONING DISTRICT R-Ag-1
MINIMUM LOT AREA 1 ACRE
MINIMUM LOT WIDTH 150'
MINIMUM LOT DEPTH 200'
MIN. AGRICULTURAL SETBACK 75'
MINIMUM FRONTYARD SETBACK 50'
MINIMUM SIDEYARD SETBACK 35'/80'
MINIMUM REARYARD SETBACK 75'
MAXIMUM BUILDING HEIGHT 35'
MAXIMUM BUILDING COVERAGE 20%

* Parcel subject to the provisions of Town of Marlborough Zoning Code 155-52 to 75' setbacks for habitable structures

Lands of
Ernest Greiner
Deed Liber 1162 Page 1127
Lot 2 UCCO FM# 21-144
SBL: 108.3-1-21.115

Lands of
BSD Realty NY, LLC
Deed Liber 7020 Page 015
Lot 1 UCCO FM# 21-144
SBL: 108.3-1-21.116

Lands of
Ernest B. Greiner, et.al.
SBL: 108.3-1-22

LINE

BEARING

LENGTH

P1

N41°29'16"E

35.92

P2

N48°13'10"E

62.01

P3

N64°53'39"E

86.24

P4

S82°28'58"E

14.27

P5

N83°00'00"E

138.47

P6

N64°03'48"E

20.46

50' Wide RIGHT OF WAY
Centered on Idlewild Road
UCCO FM #1628, #2016-10
and #2019-02

50'

SIGHT DISTANCE 200'

HIGHWAY

POLE# 46285

POLE# 46284

POLE# 46283

POLE# 46282

POLE# 46281

POLE# 46280

POLE# 46279

POLE# 46278

POLE# 46277

POLE# 46276

POLE# 46275

POLE# 46274

POLE# 46273

POLE# 46272

POLE# 46271

POLE# 46270

POLE# 46269

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POLE# 46211

POLE# 46210

POLE# 46209

POLE# 46208

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POLE# 46228

POLE# 46229

POLE# 46230