

LOCATION MAP

SCALE: 1" = 500'

SOURCE: ULSTER COUNTY TAX MAPS

TAX LOT:

SECTION 102.4, BLOCK 1, LOT 7.2
(± 6.0 ACRES)

ZONING DISTRICT: R-AG-1 ; (RURAL AGRICULTURAL DISTRICT)

MINIMUM	REQUIRED	PROPOSED LOT 1	REMARKS	PROPOSED LOT 2	REMARKS	PROPOSED LOT 3	REMARKS	PROPOSED LOT 4	REMARKS
LOT AREA	1 ¹ ACRES	1.12 A.C.	OK	1.37 A.C.	OK	1.30 A.C.	OK	1.45 A.C.	OK
FRONT YARD SETBACK	50 FEET	> 50 FEET	OK	> 50 FEET	OK	> 50 FEET	OK	> 50 FEET	OK
REAR YARD SETBACK	75 FEET	> 75 FEET	OK	> 75 FEET	OK	> 75 FEET	OK	> 75 FEET	OK
SIDE YARD SETBACK									
ONE	35 FEET	> 35 FEET	OK	> 35 FEET	OK	> 35 FEET	OK	> 35 FEET	OK
BOTH	80 FEET	> 80 FEET	OK	> 80 FEET	OK	> 80 FEET	OK	> 80 FEET	OK
LOT WIDTH	150 FEET	> 150 FEET	OK	> 150 FEET	OK	> 150 FEET	OK	> 150 FEET	OK
LOT DEPTH	200 FEET	> 200 FEET	OK	> 200 FEET	OK	> 200 FEET	OK	> 200 FEET	OK
MAXIMUM									
BUILDING HEIGHT	2.5 STORIES	< 2.5 FEET	OK	< 2.5 FEET	OK	< 2.5 FEET	OK	< 2.5 FEET	OK
	35 FEET	< 35 FEET	OK	< 35 FEET	OK	< 35 FEET	OK	< 35 FEET	OK
BUILDING COVERAGE	20%	< 20 %	OK	< 20 %	OK	< 20 %	OK	< 20 %	OK

NOTE:

- I. MINIMUM LOT SIZES IN R-AG-1 ARE SUBJECT TO PERCOLATION TESTS REQUIRED UNDER SECTION 155-42, BUT IN NO EVENT ARE LESS THAN ONE (1) ACRE.

SURVEY REFERENCE:

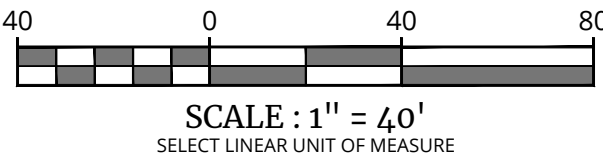
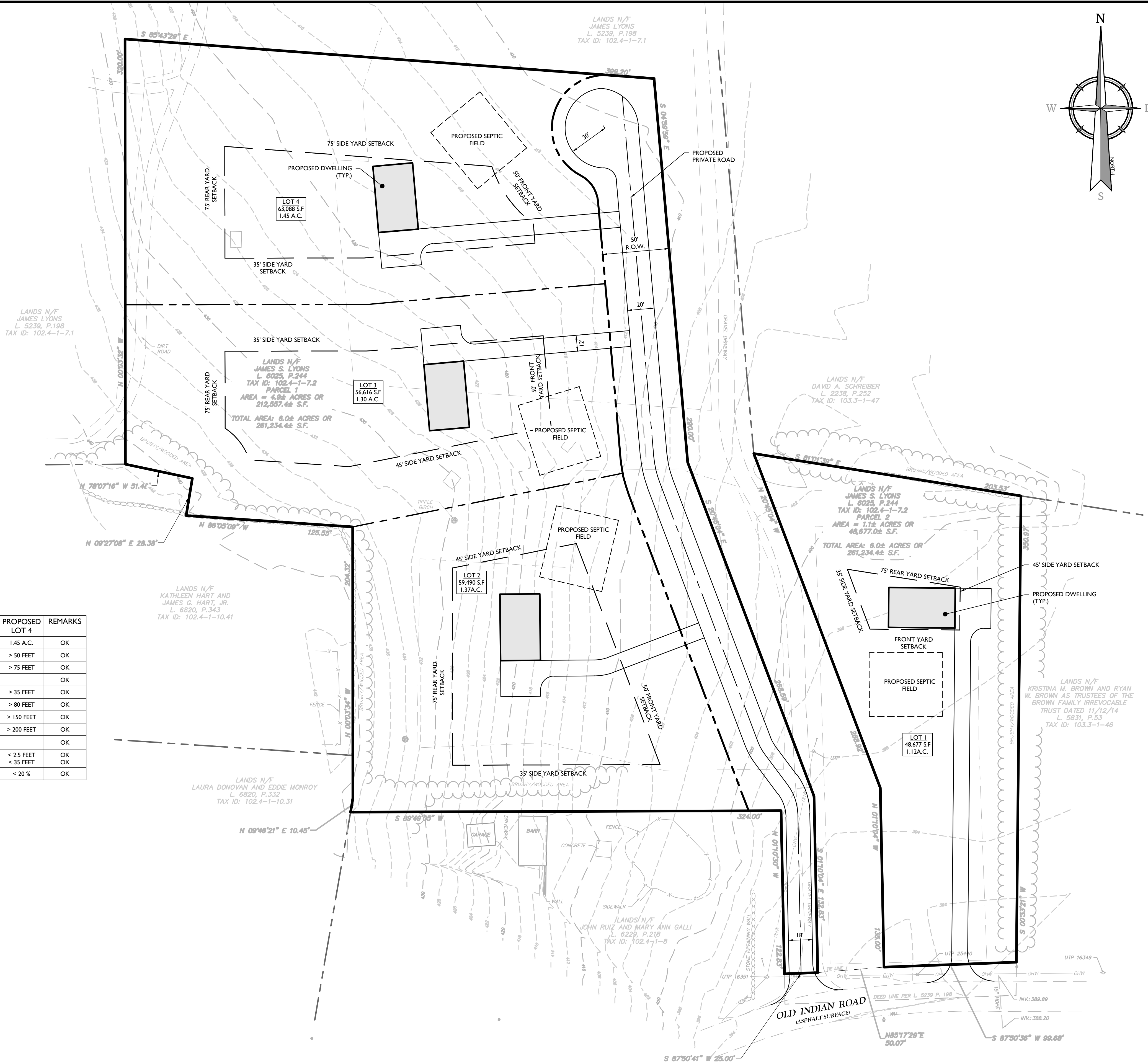
BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR 144 OLD INDIAN ROAD", PREPARED BY "COLLIERS ENGINEERING & DESIGN", DATED MARCH 27, 2023.

SITE PLAN NOTE:

- I. THIS CONCEPT PLAN WAS PREPARED FOR THE PURPOSES OF DEPICTING A POTENTIAL LAYOUT ON THIS PROPERTY AND WAS COMPLETED WITHOUT BENEFIT OF DETAIL ENGINEERING AND ENVIRONMENTAL EVALUATIONS. LOCAL CODE REVIEW AND STORMWATER MANAGEMENT CONTROLS ADDITIONAL DUE DILIGENCE WILL BE REQUIRED TO ENSURE THE DERICTED CONCEPT IS CONSTRUCTIBLE. THE DERICTED YIELD IS NOT GUARANTEED AND MAY REQUIRE REDUCTION AS FUTURE EVIDENCE IS DISCOVERED THROUGHOUT THE REVIEW AND APPROVAL PROCESS.

LEGEND

PROJECT SITE
ADJACENT PROPERTY LINES
MAJOR CONTOUR LINE
PROPOSED LOT LINES
PROPOSED SETBACK
PROPOSED SEPTIC AREA



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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV. DATE. DRAWN BY. DESCRIPTION.

SUBDIVISION

FOR
JAMES LYONS

SBL: 102.4-1-7.2

TOWN OF MARLBOROUGH
ULSTER COUNTY
NEW YORK STATE

Colliers

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DOING BUSINESS AS MASER CONSULTING
ENGINEERING & LAND SURVEYING

SCALE: AS SHOWN
PROJECT NUMBER: 06000047D
DATE: 12/07/2023
DRAWING NAME: C-CNPT
DRAWN BY: MAS
CHECKED BY: JED

SHEET TITLE:

CONCEPT PLAN

SHEET NUMBER:

1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.