

NAD 1983

N.Y. East State Plane Coordinate System

LEGEND

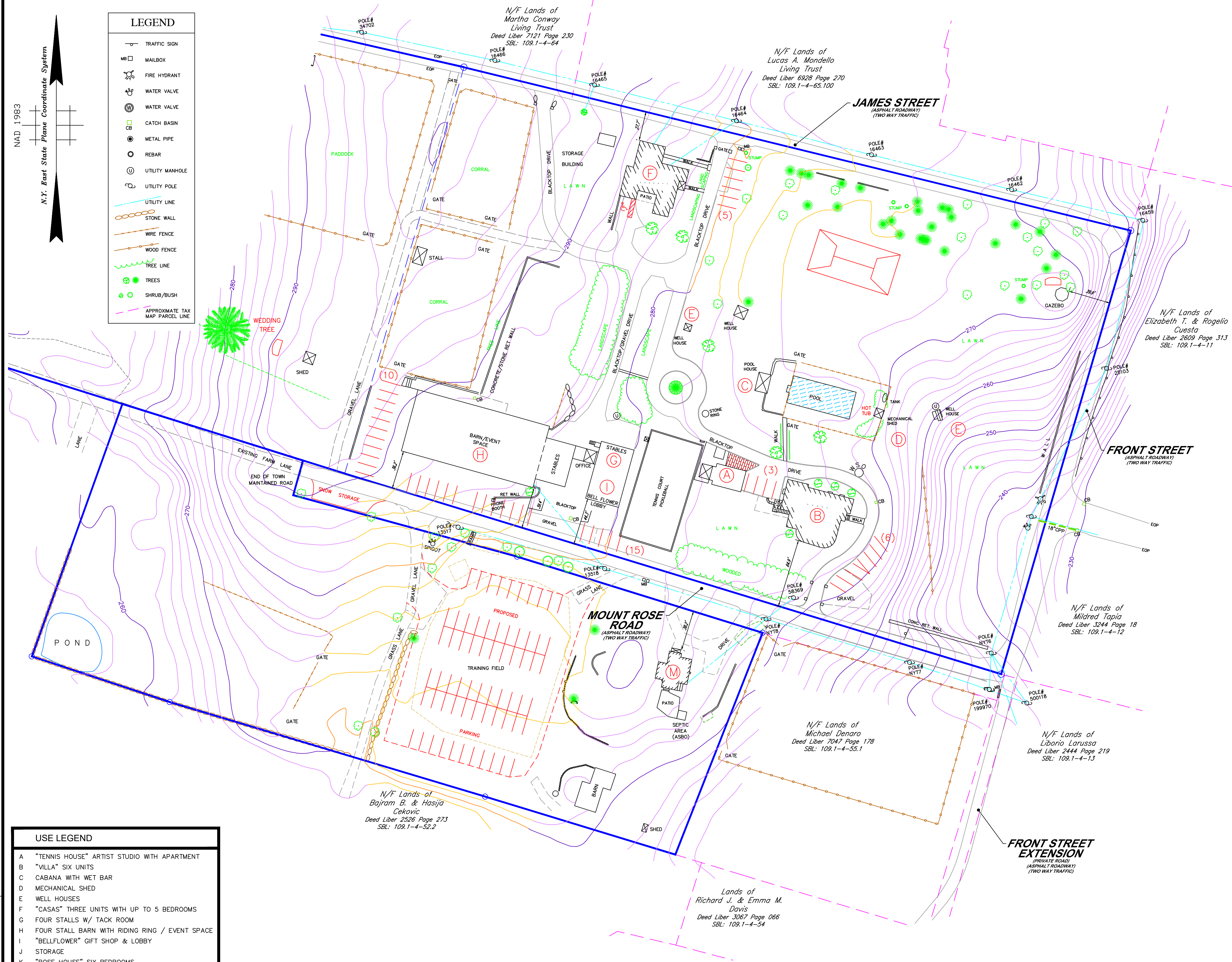
- TRAFFIC SIGN
- MAILBOX
- FIRE HYDRANT
- WATER VALVE
- WATER VALVE
- CATCH BASIN
- METAL PIPE
- REBAR
- UTILITY MANHOLE
- UTILITY POLE
- UTILITY LINE
- STONE WALL
- WIRE FENCE
- WOOD FENCE
- TREE LINE
- TREES
- SHRUB/BUSH
- APPROXIMATE TAX MAP PARCEL LINE

USE LEGEND

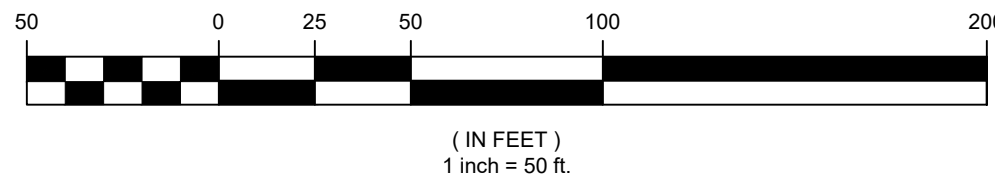
- A "TENNIS HOUSE" ARTIST STUDIO WITH APARTMENT
- B "VILLA" SIX UNITS
- C CABANA WITH WET BAR
- D MECHANICAL SHED
- E WELL HOUSES
- F "CASAS" THREE UNITS WITH UP TO 5 BEDROOMS
- G FOUR STALLS W/ TACK ROOM
- H FOUR STALL BARN WITH RIDING RING / EVENT SPACE
- I "BELLFLOWER" GIFT SHOP & LOBBY
- J STORAGE
- K "ROSE HOUSE" SIX BEDROOMS
- L GARAGE / STORAGE BUILDING
- M "WHITE HOUSE" FOUR BEDROOM FARMHOUSE

PROPOSED LEGEND

- POSSIBLE EVENT TEXT SITE
- POSSIBLE CEREMONY SITE



GRAPHIC SCALE



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

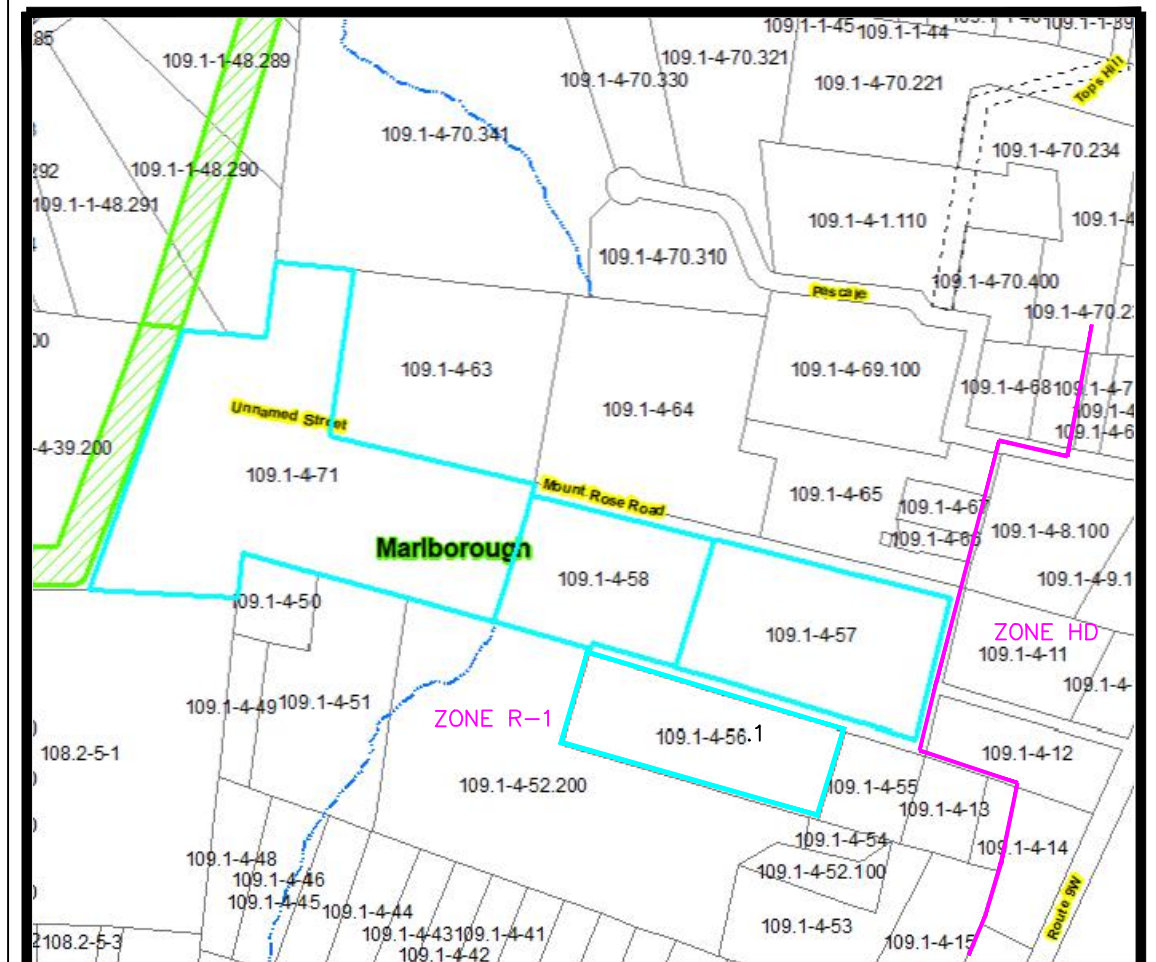
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.



LOCATION MAP

SCALE : 1"= 2000'

USGS QUADRANGLE: WAPPINGERS FALLS



SECTION : 109.1, BLOCK : 4, LOTS: 57, 58, 71 & 56.1

TAX MAP

SCALE : 1"= 400'

TOTAL AREA : 26.51 ACRES

AREA VARIANCES

	BUILDING	REQUIRED *	EXISTING	VARIANCE	REQUIRED
F	"CASAS" THREE UNITS WITH UP TO 5 BEDROOMS	50'	27.7'	22.3'	
H	FOUR STALL BARN WITH RIDING RING / EVENT SPACE	50'	36.2'	13.8'	
I	"BELLFLOWER" GIFT SHOP / LOBBY	50'	4.3'	5.7'	
J	STORAGE BUILDING	50'	12.3'	37.7'	
K	"ROSE HOUSE" SIX BEDROOMS	50'	16.5'	33.5'	
L	GARAGE / STORAGE BUILDING	50'	4.6'	45.4'	
M	"WHITE HOUSE" FOUR BEDROOM FARMHOUSE	50'	38.2'	11.8'	

ZONING TABLE

ZONING INFORMATION R-1 DISTRICT SOURCE TOWN ZONING MAP	
ITEMS	REQUIRED
MIN LOT AREA	1 ACRE
MIN LOT WIDTH	150'
MIN LOT DEPTH	200'
MIN FRONT YARD	50' *
MIN 1 SIDE YARD	50' *
SIDE TOTAL	100'
MIN REAR YARD	50'
MAX BUILDING HEIGHT	35'
MAX BUILDING COVERAGE	20%

* MINIMUM PER 155-18 B.(1)(d)

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON THE TOWN CODE DATED 09/13/1993 AS AVAILABLE ON ECODE360.COM

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR INK SEAL.

PATRICIA PAULI BROOKS, LS
NEW YORK PROFESSIONAL LAND SURVEYOR #493795

DATE

1	ADD VARIANCE INFORMATION	GIO	PPB	12-01-23
NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED
FIELD DATE 08-25-23	SKETCH SITE PLAN PREPARED FOR SOMEPLACE UPSTATE			
FIELD BOOK NO. HV# 7	TOWN OF MARLBOROUGH COUNTY OF ULSTER, STATE OF NEW YORK			
FIELD BOOK PG. 1-2	CONTROL POINT ASSOCIATES INC PC 11 MAIN STREET, HIGHLAND NEW YORK 12538 845.691.7339 WWW.CPASURVEY.COM			
FIELD CREW B/NED	WARREN, NJ 08066-0000 CHATEAUX, PA 25712-0000 MT. LAUREL, NJ 08057-2000 HANNATON, NY 08070-0001 EPOCH, ILAND, NY 08060-0001 SOUTHERN, NY 08060-0001 ALBANY, NY 08060-0001 ROCHESTER, NY 08060-0001 GEORGETOWN, DE 08060-0001 PHILADELPHIA, PA 25712-0000			
DRAWN: GIO	APPROVED: PPB	DATE 09-11-2023	SCALE 1" = 50'	FILE NO. 12-220145-00
REVIEWED: SD				DWG. NO. 2 OF 2