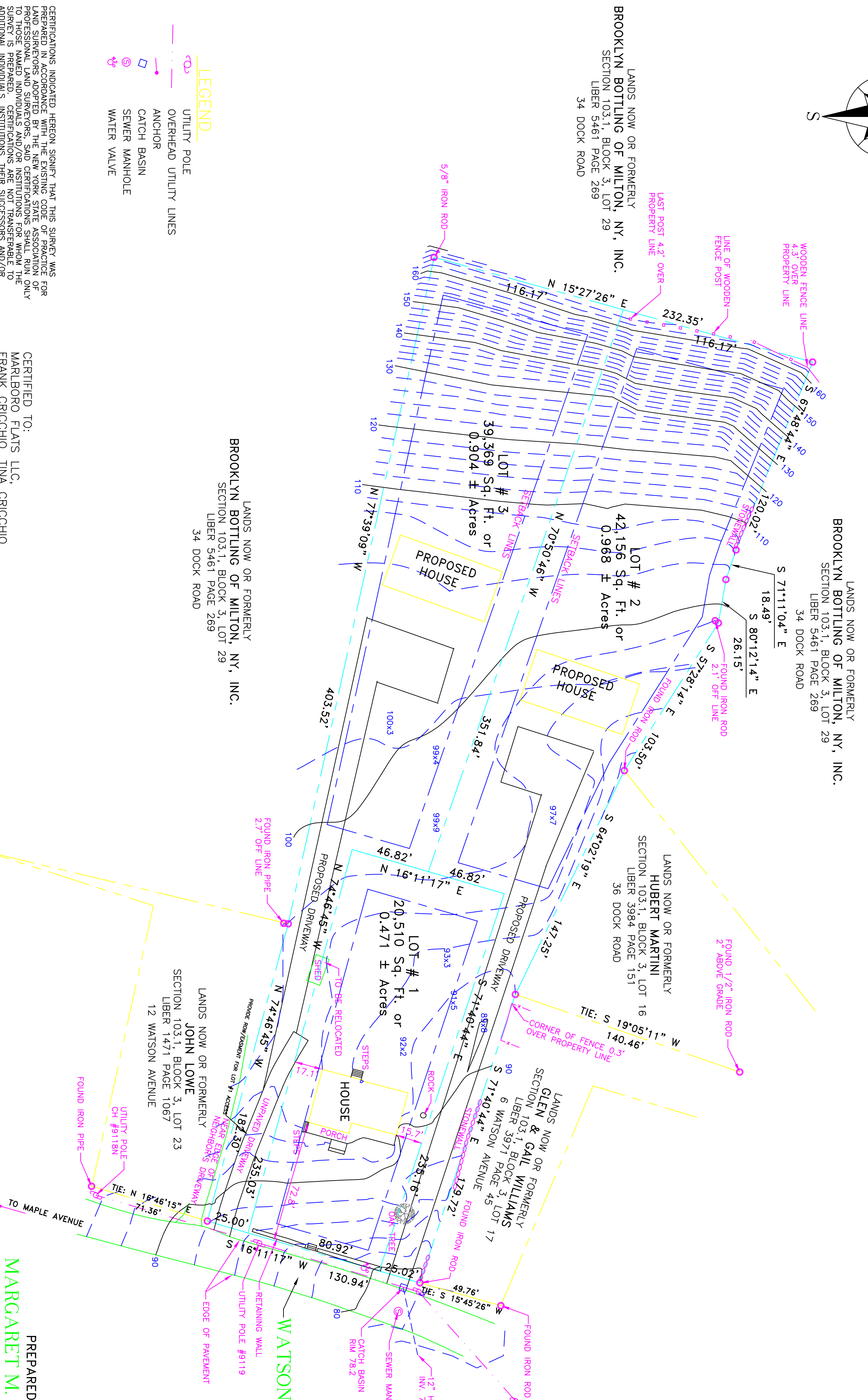
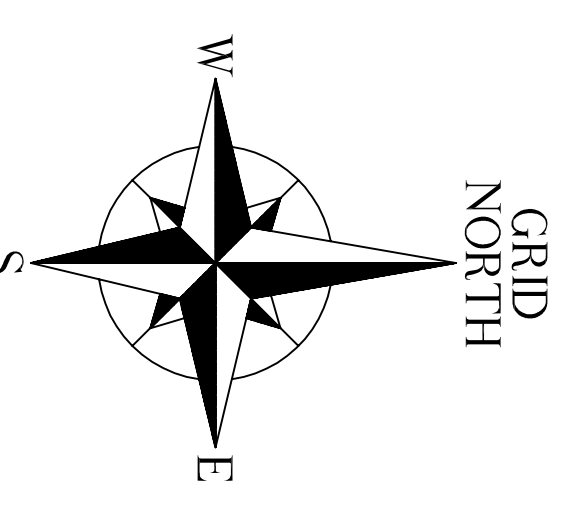


LOCATION MAP



ZONING REGULATIONS:

ZONE: R

MINIMUM REQUIREMENTS:	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
LOT AREA	10,000 SQ. FT. WITH WATER & SEWER	20,510 SQ. FT.	39,569 SQ. FT.
LOT WIDTH	75 FT.	80.92 FT.	80.92 FT. (25' ROAD)
LOT DEPTH	100 FT.	235.03 FT.	351.84 FT.
FRONT YARD	10 FT.	72.8 FT.	152 ± FT.
REAR YARD	20 FT.	129.0 FT.	166 ± FT.
SIDE YARD	10 FT.	12 ± FT.	12 ± FT.
BOTH SIDE YARDS	25 FT.	32.8 FT.	29 ± FT.
MAXIMUM ALLOWED:			
BUILDING HEIGHT (IN STORES)	35 FT.	2 1/2 STORES	4 %
BUILDING COVERAGE	30 %	10 %	4 %

NOTES:

- TOPOGRAPHY IS BASED ON ACTUAL FIELD LOCATION AND HAS BEEN TIED INTO THE NAVD 1988 DATUM USING GPS SURVEY TECHNIQUES AND THE NYS&T CORS NETWORK.
- GRID NORTH IS NEW YORK STATE EASTERN ZONE.
- RECORD OWNER AND SUBDIVIDER: MARLBORO FLATS LLC 20 CRICCHIO LANE MILTON, NEW YORK 12542

I HEREBY GRANT MY APPROVAL TO THIS PLAN AND CONSENT TO ITS FILING WITH THE ULSTER COUNTY CLERK.

OWNER'S SIGNATURE _____ DATE _____
 MARLBORO FLATS LLC

PLANNING BOARD APPROVAL:

APPROVED AS FINAL PLAN BY A RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF MARLBORO ON _____

CHAIRMAN _____ DATE _____

LEGEND

- UTILITY POLE
- OVERHEAD UTILITY LINES
- ANCHOR
- CATCH BASIN
- SEWER MANHOLE
- WATER VALVE

PREPARED BY:
MARGARET M. HILLRIEGEL
 LICENSED LAND SURVEYOR

PROFESSIONAL ENGINEER
DAVID FEENEY

CERTIFIED TO:
 MARLBORO FLATS LLC,
 FRANK CRICCHIO, TINA CRICCHIO,
 TO BE A TRUE SURVEY PERFORMED IN THE FIELD
 ON JULY 22, 2016.

LANDS NOW OR FORMERLY
 BROOKLYN BOTTLING OF MILTON, NY, INC.
 SECTION 103.1, BLOCK 3, LOT 29
 LIBER 5461 PAGE 269

LANDS NOW OR FORMERLY
 HUBERT MARTINI
 SECTION 103.1, BLOCK 3, LOT 16
 LIBER 3984 PAGE 151

LANDS NOW OR FORMERLY
 JOHN LOWE
 SECTION 103.1, BLOCK 3, LOT 23
 LIBER 1471 PAGE 1067

LANDS NOW OR FORMERLY
 GLEN & GAIL WILLIAMS
 SECTION 103.1, BLOCK 3, LOT 17
 LIBER 5971 PAGE 45

GRAPHIC SCALE
 (IN FEET)
 1 inch = 40 ft.

PREPARED BY:
MARGARET M. HILLRIEGEL
 LICENSED LAND SURVEYOR

PROFESSIONAL ENGINEER
DAVID FEENEY

TAX MAP DESIGNATION: SECTION 103.1, BLOCK 3, LOT 15
 DEED REFERENCE: LIBER 5867 PAGE 62
 TOTAL AREA: 102,036 Sq. Ft. or 2.343 ± Acres

PROJECT #: 16-074