

ZONING SCHEDULE

ZONE: R1, W/TOWN WATER

MINIMUM LOT AREA (PER UNIT)	REQUIRED	LOT # 1 EXISTING	LOT # 2 PROPOSED	LOT # 3 PROPOSED
MINIMUM YARDS (feet)				
FRONT	35'	*26'	39'	54'
REAR	50'	75'	104'	207'
SIDE				
ONE	35'	*18'	88'	47'
BOTH	70'	246'	346'	140'
MINIMUM LOT DEPTH (feet)	200'	260'	418'	212'
		*139'	231'	339'

* NON-CONFORMING, VARIANCE REQUIRED

OWNERS CONSENT NOTE:

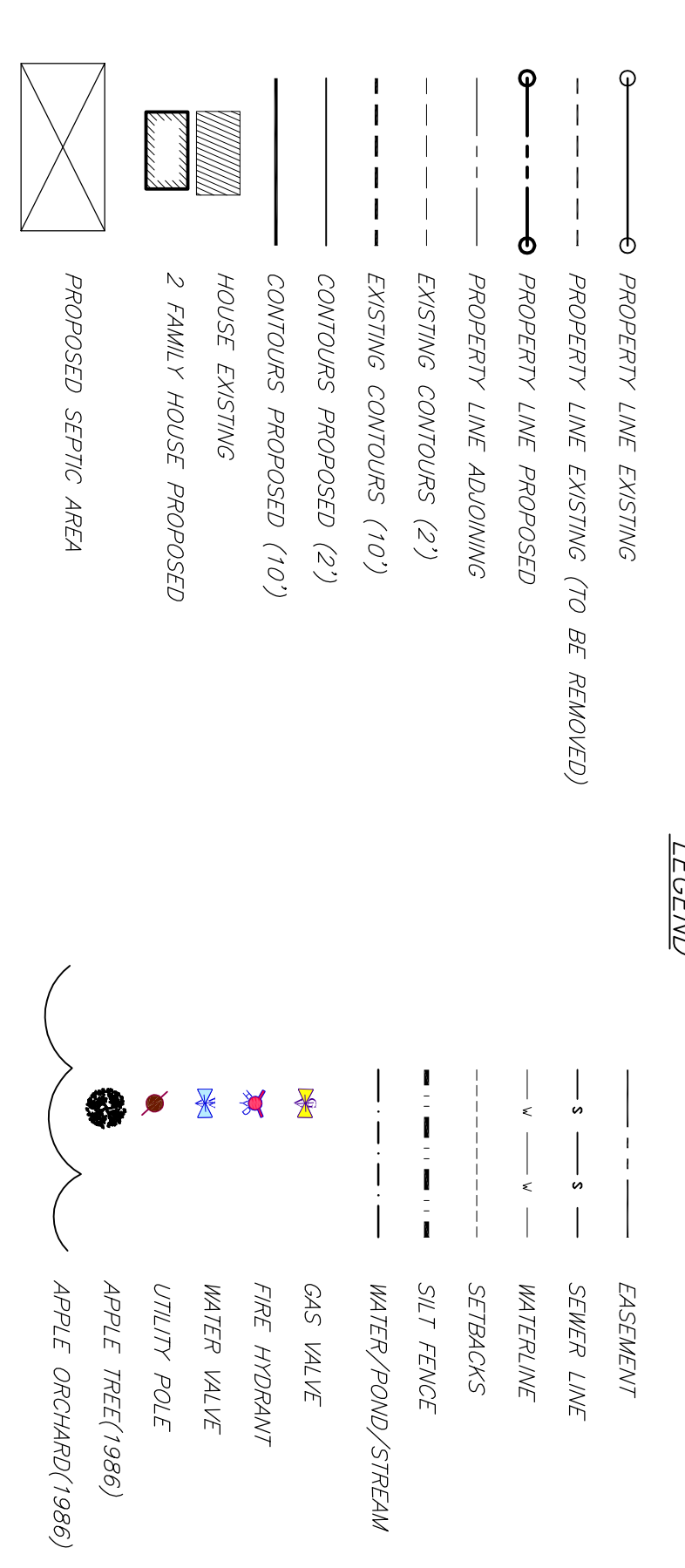
THE UNDERSIGNED OWNERS OF THE PROPERTY HERON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREOF AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ULSTER IF SO REQUIRED.

SIGNATURE _____ YUNYUE QIANG
9 LAWESIDE RD APT 926
NEWBURGH, NEW YORK 12550

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY COMPLETED IN THE FIELD ON 09/11/2021.

SIGNATURE _____ JONATHAN N. MILLEN, L.L.S.



PLANNING BOARD APPROVAL



TALCOTT ENGINEERING DESIGN PLLC

PROPOSED SUBDIVISION ENTITLED
QIANG SUBDIVISION
24 PLATTEKIL ROAD, 108.2-7-32.22
TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK

REVISIONS

REV. #	DATE	BY	DESCRIPTION
1	10/21/21	RBM	REVISION PER PB COMMENTS

DATE	SCALE	JOB NUMBER	SHEET NUMBER
09/24/2021	1"=50'	21124-DNX	1 OF 3