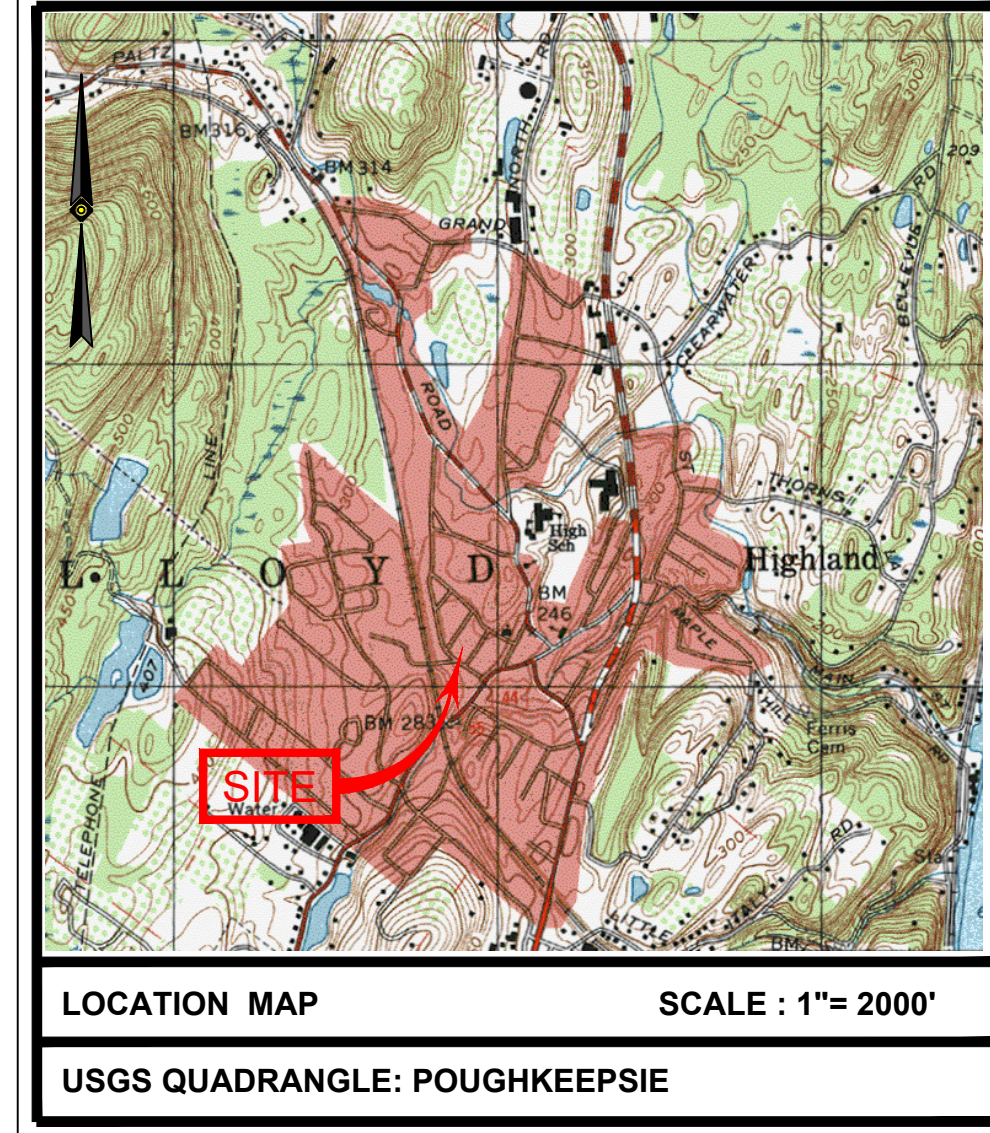
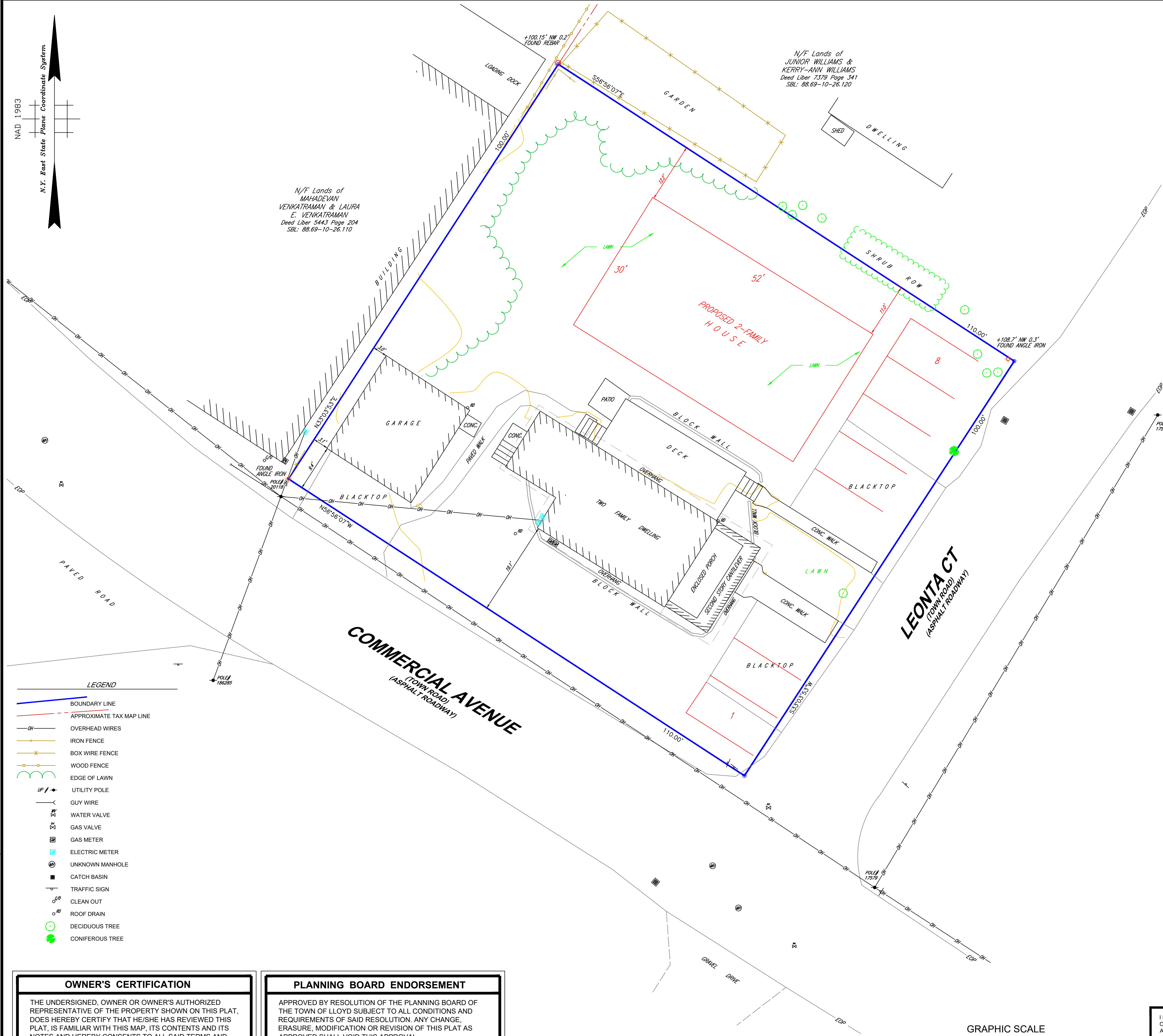


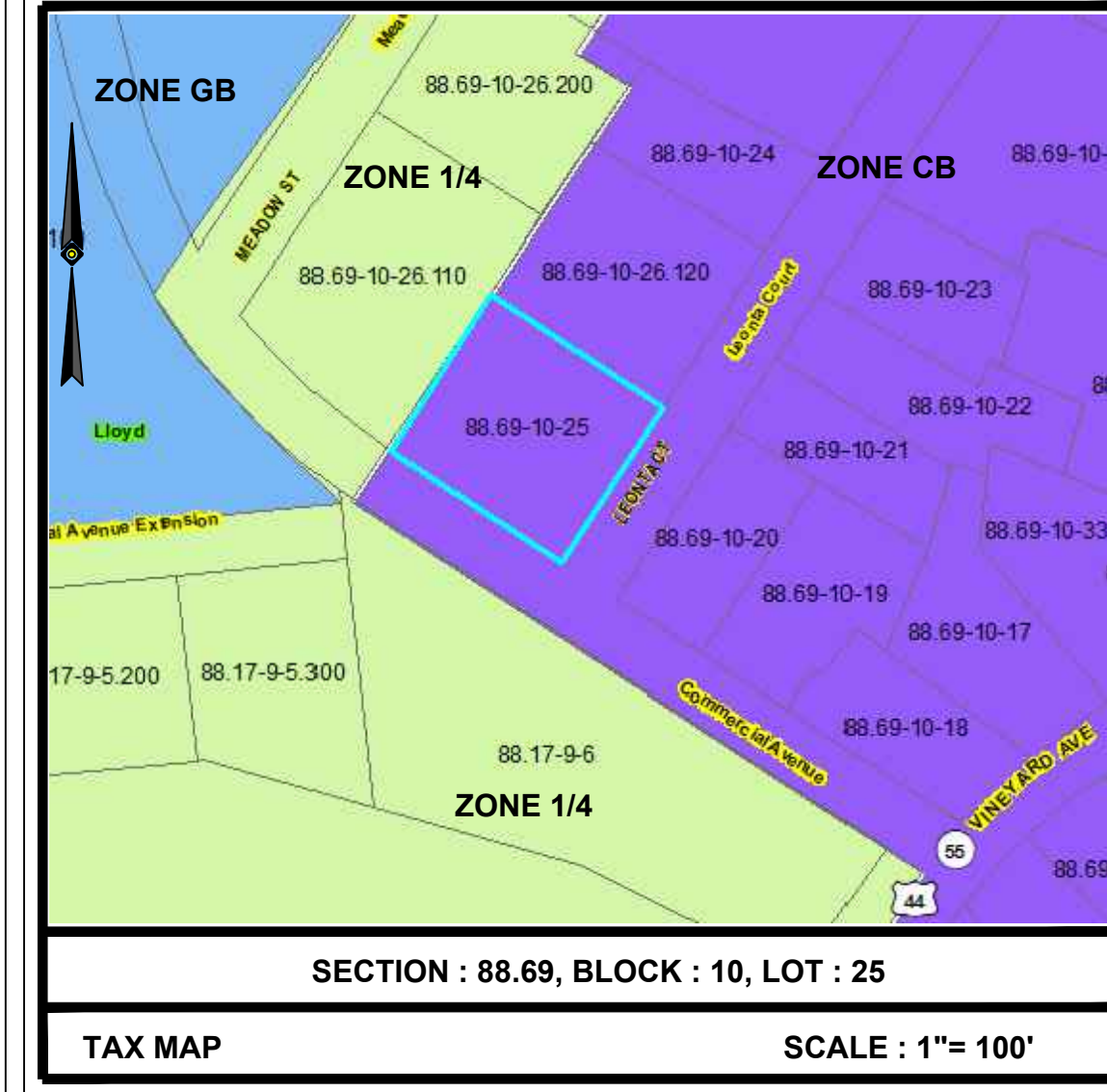
CONTROL POINT ASSOCIATES INC. PC - ALL RIGHTS RESERVED.
THE CARRYING OVERLIES OF THIS DOCUMENT OR PARTS THEREOF FOR OTHER THAN THE ORIGINAL PROJECT OR
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THE CARRYING OVERLIES OF THIS DOCUMENT OR PARTS THEREOF FOR OTHER THAN THE ORIGINAL PROJECT OR

NAD 1983

N.Y. East State Plane Coordinate System



TOTAL AREA : 0.25 ACRES (11,000 SQ FT)



NOTES:

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
- 2) SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. SURVEY DOES NOT ADDRESS ENVIRONMENTAL CONDITIONS OR LAND SUITABILITY.
- 3) THIS PLAN IS BASED ON A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. PC (THE SURVEYOR), INFORMATION PROVIDED BY THE CLIENT AND OTHER REFERENCE MATERIAL AS LISTED HEREON. CHANGES TO THE PROPERTY AFTER THE FIELD DATE ARE NOT THE RESPONSIBILITY OF THE SURVEYOR.
- 4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS IMPORTANT THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY. BOUNDARY AND EASEMENT LINES ARE BASED UPON AVAILABLE DOCUMENTATION AT THE TIME OF SURVEY AND ARE SUBJECT TO SAID TITLE REPORT.
- 5) SUBJECT TO ALL RIGHTS OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
- 6) THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. ANY DISCREPANCIES FOUND ON THE SURVEY SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY.
- 7) ROAD BOUNDS OF LEONTA CT AND COMMERCIAL AVE BASED ON DEED: LIBER 7530 PAGE 274.
- 8) ANY OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- 9) ANY DISCREPANCIES FOUND ON THE SURVEY SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY.
- 10) THIS SURVEY WAS PREPARED FOR THE CLIENT, 7 LEONTA CT, LLC AND INTENDED ONLY FOR THE USE BY THE CLIENT AS CONTRACTED FOR THE PROJECT AND THE PURPOSE ORIGINALLY INTENDED. NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED HEREON SHALL RELY ON IT FOR ANY PURPOSE.
- 11) EXISTING CONTOURS BASED ON ACTUAL FIELD SURVEY. ELEVATION DATUM IS NAVD88 BASED ON RTK GPS OBSERVATIONS TAKEN AT THE TIME OF THIS SURVEY.
- 12) BEARINGS ARE WITH REFERENCE TO NAD83 NEW YORK STATE PLANE COORDINATE SYSTEM, EAST ZONE, WITH A VARIANCE OF 11°26'7" FROM DEED LIBER 7530 PAGE 274.

REFERENCES:

PARCEL BEING LOTS 2 & 4 AS DESIGNATED ON A MAP ENTITLED "MAP OF LANDS OF MELIUS & MERTCALF IN THE VILLAGE OF HIGHLAND" FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON APRIL 4, 1923, AS FILED MAP NO. 677 AND IS SUBJECT TO ALL PROVISIONS NOTED THEREON.

ZONING TABLE	
ZONING INFORMATION	
CB DISTRICT	
SOURCE TOWN ZONING MAP	
ITEMS	REQUIRED
MIN LOT AREA	5,000 SqFt
MIN LOT WIDTH	20'
MIN LOT DEPTH	100'
MIN LOT FRONTAGE	20'
MIN FRONT YARD	-
MIN SIDE YARD	-
MIN REAR YARD	25'
MAX BUILDING HEIGHT	35'
MAX LOT COVERAGE	80%

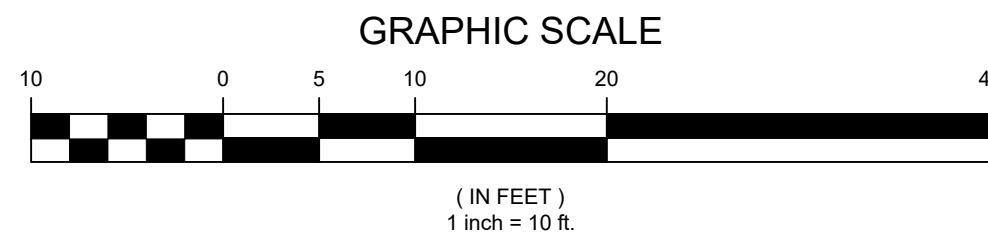
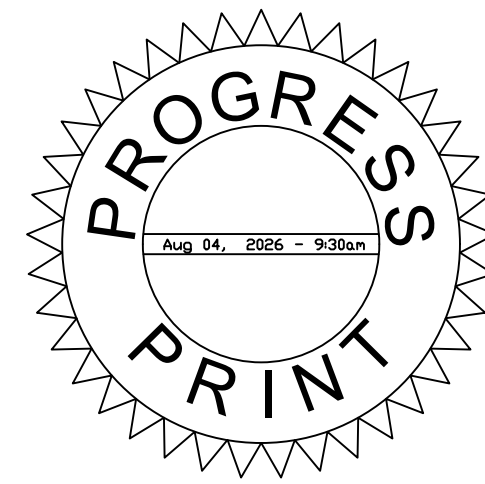
NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON THE TOWN CODE DATED OCTOBER 2020 AS AVAILABLE ON ECODE360.COM

PROPOSED USE:

100-49 MULTI FAMILY & TWO FAMILY DWELLINGS

ONE EXISTING TWO FAMILY
ONE PROPOSED TWO FAMILY

PARKING SCHEDULE		
	SPACES REQUIRED	SPACES PROVIDED
MULTI FAMILY USE.....	8	8
2/APARTMENT - 4 APARTMENTS		



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.

PATRICIA PAULI BROOKS, L.S.
NEW YORK PROFESSIONAL LAND SURVEYOR #48795

OWNER'S CERTIFICATION

THE UNDERSIGNED, OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE OF THE PROPERTY SHOWN ON THIS PLAT, DOES HEREBY CERTIFY THAT HE/SHE HAS REVIEWED THIS PLAT, IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS NOTES AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

Signature _____ Date _____

PLANNING BOARD ENDORSEMENT

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF LLOYD SUBJECT TO ALL CONDITIONS AND REQUIREMENTS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL.

Chairperson - Town Planning Board _____ Date _____