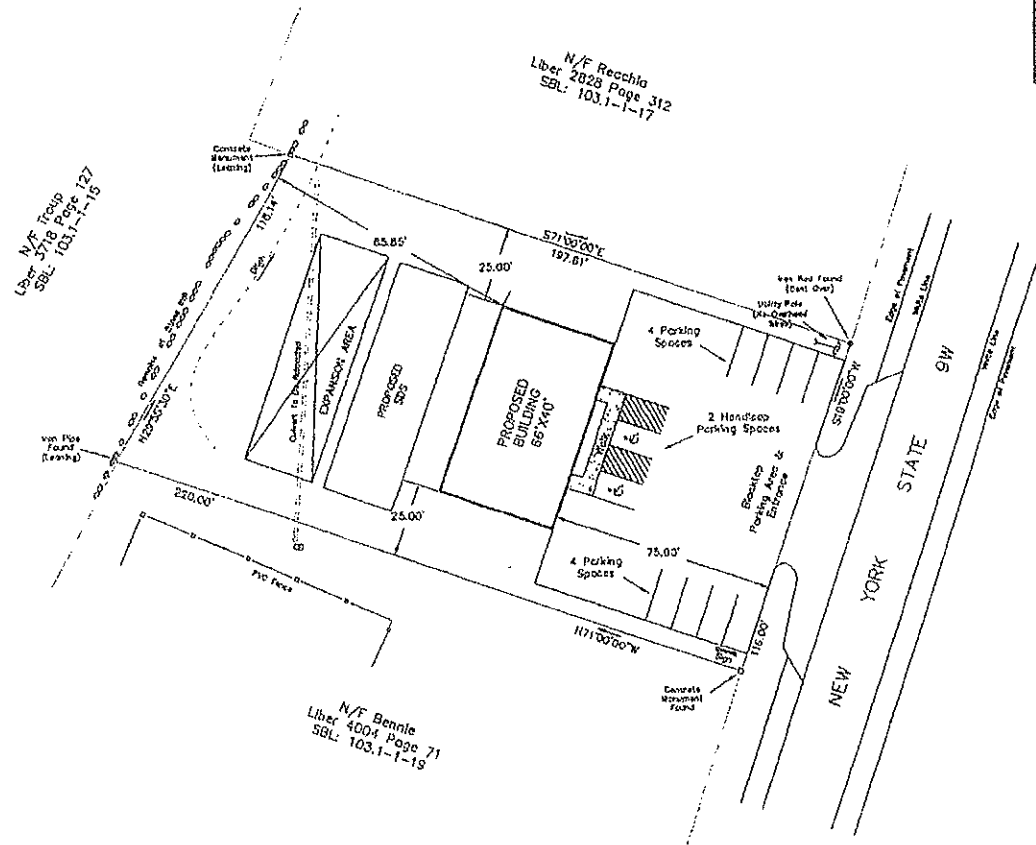
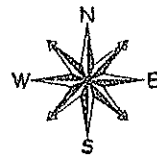


BUILDING PLANS  
FOR  
COMMERCIAL BUILDING  
FOR  
TOP SEED LANDSCAPE & DESIGN  
1939 ROUTE 9W  
MILTON, NEW YORK  
TOWN OF MARLBOROUGH  
ULSTER COUNTY



|                                                                                                                               |          |              |                                                                                                                                                                     |         |             |   |
|-------------------------------------------------------------------------------------------------------------------------------|----------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------------|---|
| PROPOSED COMMERCIAL BUILDING<br>TOP SEED LANDSCAPE & DESIGN<br>1939 ROUTE 9W<br>MILTON, NEW YORK<br>TN OF MARLBORO 103.1-1-18 | SCALE    | AS SPECIFIED | LOUIS S. DUBOIS, P.E.<br>116 VINEYARD AVENUE<br>HIGHLAND, NEW YORK<br>(845) 691-2247 OFFICE<br>(845) 691-6515 FAX<br>(845) 224-7102 CELL<br>louisdubois@optimum.net | DATE    | 4/12/2019   | 1 |
|                                                                                                                               | DRAWN BY | LSD          |                                                                                                                                                                     | REVISED | MAY 07 2021 |   |
|                                                                                                                               | APPROVED | LSD          |                                                                                                                                                                     | DRAWING | TITLE       |   |



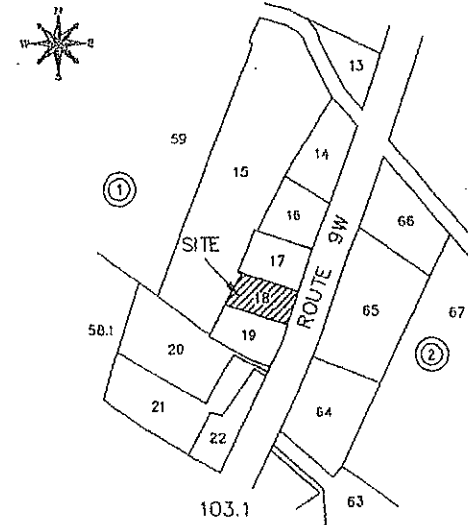
| TOWN ZONING INFORMATION                   |          |             |
|-------------------------------------------|----------|-------------|
| DISTRICT: HD-HIGHWAY DEVELOPMENT DISTRICT |          |             |
| ITEM                                      | REQUIRED | PROPOSED    |
| MINIMUM LOT AREA:                         | 2.00 AC. | 0.56± AC.   |
| MINIMUM LOT WIDTH:                        | 200 FEET | 116 FEET    |
| MINIMUM LOT DEPTH:                        | 200 FEET | 197.61 FEET |
| MINIMUM SETBACKS: FRONT YARD:             | 75 FEET  | 75 FEET     |
| SIDE YARD:                                | 25 FEET  | 25 FEET     |
| REAR YARD:                                | 75 FEET  | 85.85 FEET  |
| MAXIMUM BUILDING HEIGHT:                  | 35 FEET  | <35 FEET    |
| MAXIMUM LOT COVERAGE:                     | 40 %     | <40 %       |

| PROPOSED USE                                |  |
|---------------------------------------------|--|
| 155-12 E (4) (B) CAR SALES USE              |  |
| HOURS OF OPERATION: 7 DAYS A WEEK 8am - 8pm |  |
| NUMBER OF EMPLOYEES: 2                      |  |

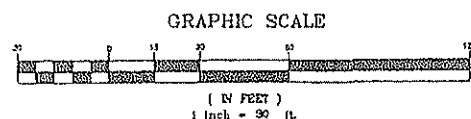
|                                     |
|-------------------------------------|
| PARKING SCHEDULE: 155-27 (A) (2)    |
| RETAIL STORES, STORE GROUPS & SHOPS |

| SPACES REQUIRED                     | SPACES PROVIDED                     |
|-------------------------------------|-------------------------------------|
| 1 FOR EVERY 300 SQ FT OF FLOOR AREA | 2640 SQ FT OF FLOOR AREA = 9 SPACES |

| SURVEY NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p>NOTES</p> <p>1. Field location work performed on February 26, 2019.</p> <p>2. Surveyed as per maps and deeds filed and recorded in the Ulster County Clerk's Office as noted hereon and as in indicated possession.</p> <p>3. Subject to rights-of-way, easements, covenants and restrictions of record, if any, and any statement of facts on accurate and up-to-date examination of title may reveal.</p> <p>4. Underground improvements or encroachments, if any, are not shown hereon.</p> <p>5. Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.</p> |  |



| PROPERTY INFORMATION |                                 |
|----------------------|---------------------------------|
| BOOK AND PAGE:       | L. 2007 P. 2932                 |
| SECTION-BLOCK-LOT:   | 103.1-1-18                      |
| ZONING DISTRICT:     | HD-HIGHWAY DEV. DIST.           |
| OWNER:               | Top Seed Landscape Design, Inc. |



Lands of  
Top Seed Landscape Design, Inc.  
1943 Route 9W  
Milton, NY 12547

**TOP SEED LANDSCAPE DESIGN, INC.**

TOWN OF MARLBORO ULSTER COUNTY, NEW YORK  
March 6, 2019

**Spencer S. Hall**  
Licensed Land Surveyor  
NYS Lic. No. 49138  
6244 Route 82  
Stanfordville, NY 12581  
(845) 868-1262

REVISION DATES:

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY ME, OR UNDER MY DIRECT SUPERVISION ON OR BEFORE THE DATE SHOWN HEREON.

SPENCER S. HALL, NYS LIC. NO. 49138 DATE

2

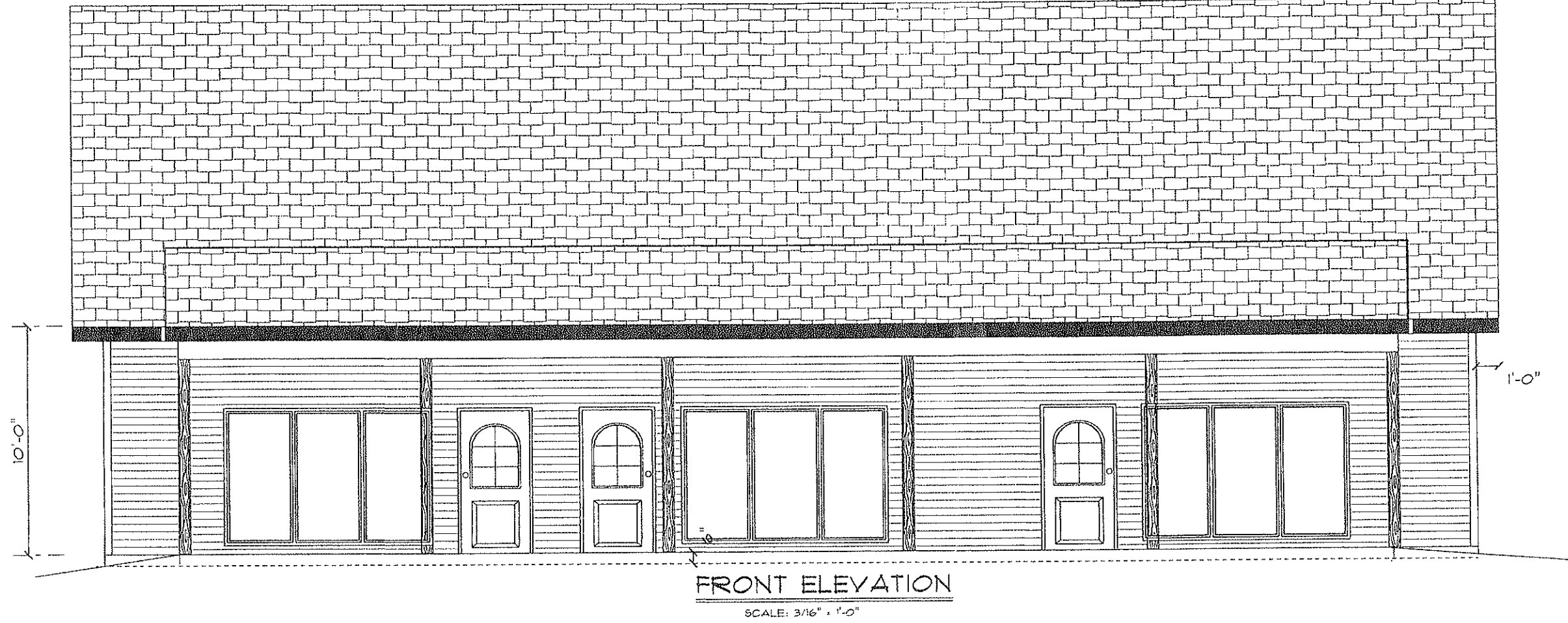
DATE 4/12/2019  
REVISION MAY 07 2019  
DRAWING SITE PLAN

LOUIS S. DUBOIS, P.E.  
116 VINEYARD AVENUE  
HIGHLAND, NEW YORK  
(845) 691-2247 OFFICE  
(845) 691-6515 FAX  
(845) 224-7102 CELL  
louisdubois@optimum.net

SCALE AS SPECIFIED  
DRAWN BY LSD  
APPROVED LSD

PROPOSED COMMERCIAL BUILDING  
TOP SEED LANDSCAPE & DESIGN  
1939 ROUTE 9W  
MILTON, NEW YORK  
TN OF MARLBORO 103.1-1-18



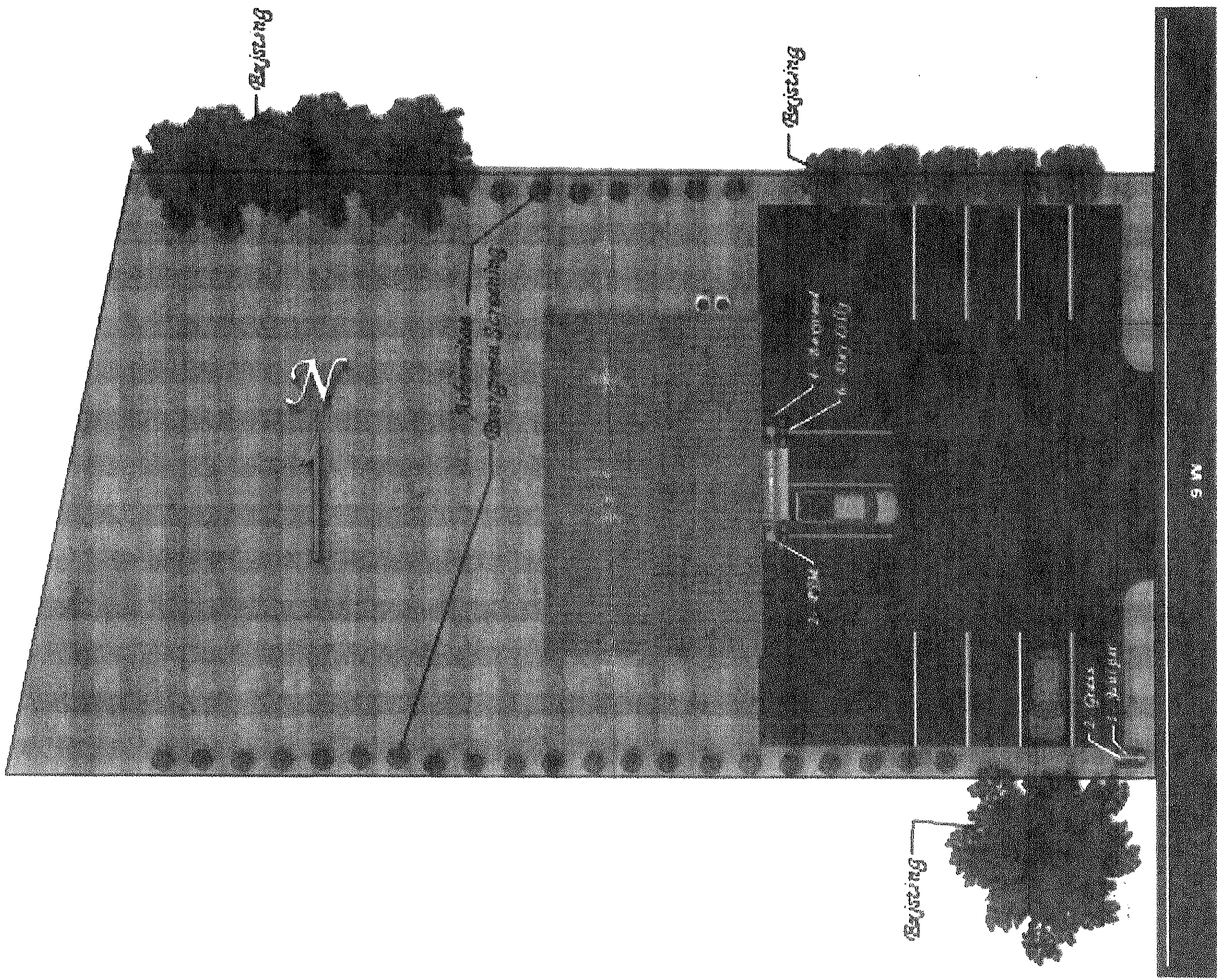


PROPOSED COMMERCIAL BUILDING  
TOP SEED LANDSCAPE & DESIGN  
1939 ROUTE 9W  
MILTON, NEW YORK  
TN OF MARLBORO 103.1-1-18

SCALE  
AS SPECIFIED  
DRAWN BY  
LSD  
APPROVED  
LSD

LOUIS S. DUBOIS, P.E.  
116 VINEYARD AVENUE  
HIGHLAND, NEW YORK  
(845) 691-2247 OFFICE  
(845) 691-6515 FAX  
(845) 224-7102 CELL  
louisdubois@optimum.net

DATE  
4/12/2019  
REVISED  
MAY  
DRAWING  
ELEVATION

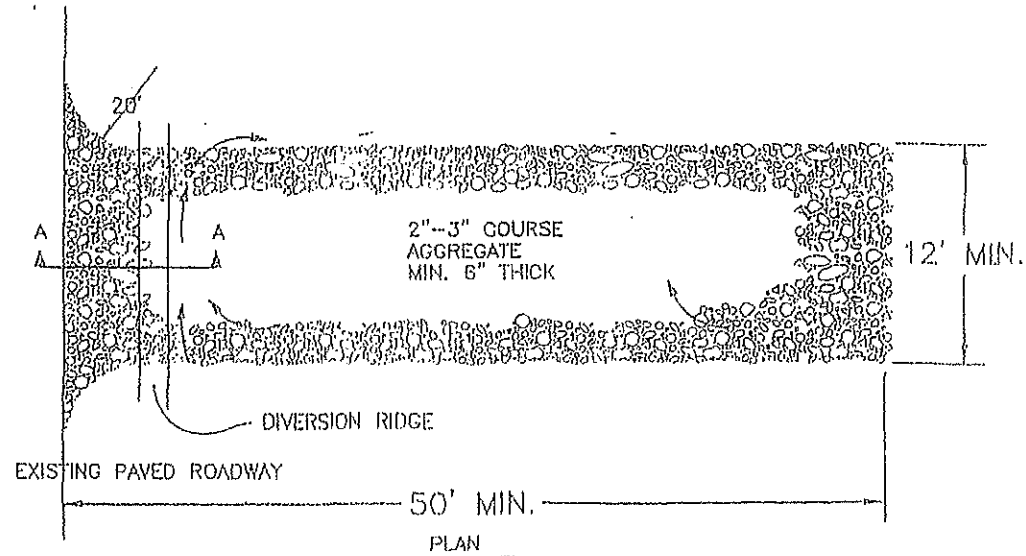
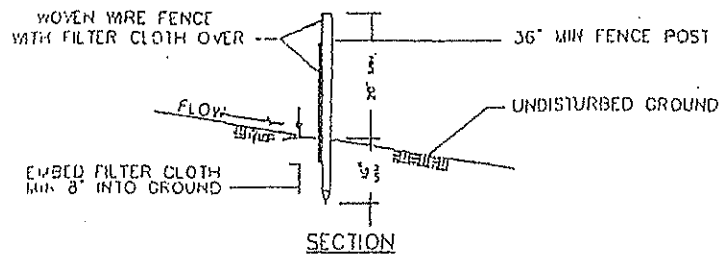
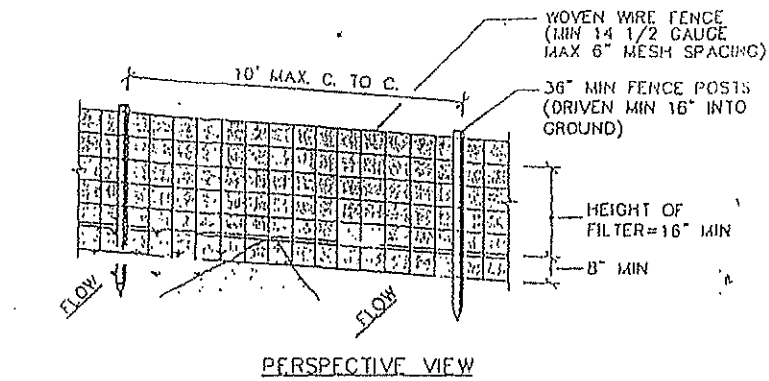


PROPOSED COMMERCIAL BUILDING  
TOP SEED LANDSCAPE & DESIGN  
1939 ROUTE 9W  
MILTON, NEW YORK  
TN OF MARLBORO 103.1-1-18

SCALE  
AS SPECIFIED  
DRAWN BY  
LSD  
APPROVED  
LSD

LOUIS S. DUBOIS, P.E.  
116 VINEYARD AVENUE  
HIGHLAND, NEW YORK  
(845) 691-2247 OFFICE  
(845) 691-6515 FAX  
(845) 224-7102 CELL  
louisdubois@optimum.net

DATE 4/12/2019  
REVISED MAY 07 2012  
DRAWING  
LANDSCAPING



#### NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A MANNER THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

## CONSTRUCTION NOTES FOR SILT FENCE

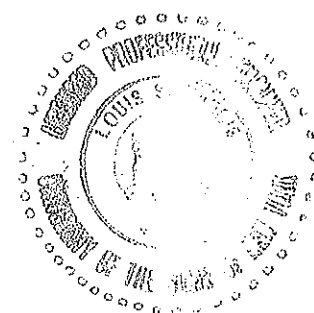
1. Woven wire fence with filter cloth to be fastened securely to 3' min high fence posts with staples or wire ties. Fabric should be secured to wire fence every 24" on top and mid section.
2. Adjoining sections of filter fabric shall be overlapped 6", folded and stapled together.
3. The filter fabric shall be installed 8" min into the trench and backfilled. The fence shall be placed on slope contours to maximize ponding efficiency.
4. Maintenance shall be performed and material shall be removed as needed to insure the proper performance of the silt fence system.

## EROSION CONTROL STANDARD NOTES

1. EXCAVATION, FILLING, GRADING AND STRIPPING SHALL BE PERMITTED TO BE UNDERTAKEN ONLY IN SUCH LOCATIONS AND IN SUCH A MANNER AS TO MINIMIZE THE POTENTIAL OF EROSION AND SEDIMENT AND THE THREAT TO THE HEALTH, SAFETY AND WELFARE OF NEIGHBORING PROPERTY OWNERS AND THE GENERAL PUBLIC.
2. SITE PREPARATION AND CONSTRUCTION SHALL BE FITTED TO THE VEGETATION, TOPOGRAPHY AND OTHER NATURAL FEATURES OF THE SITE AND SHALL PRESERVE AS MANY OF THESE FEATURES AS FEASIBLE.
3. THE CONTROL OF EROSION AND SEDIMENT SHALL BE A CONTINUOUS PROCESS UNDERTAKEN AS NECESSARY PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION.
4. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED BY SITE PREPARATION AT ANY GIVEN TIME.
5. THE EXPOSURE OF AREAS BY SITE PREPARATION SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME PRIOR TO THE CONSTRUCTION OF STRUCTURES OR IMPROVEMENTS OR THE RESTORATION OF THE EXPOSED AREAS TO AN ATTRACTIVE NATURAL CONDITION.
6. MULCHING OR TEMPORARY VEGETATION SUITABLE TO THE SITE SHALL BE USED WHERE NECESSARY TO PROTECT AREAS EXPOSED BY SITE PREPARATION, AND PERMANENT VEGETATION WHICH IS WELL ADAPTED TO THE SITE SHALL BE INSTALLED AS SOON AS PRACTICAL.
7. WHERE SLOPES ARE TO BE REVEGETATED IN AREAS EXPOSED BY SITE PREPARATION, THE SLOPES SHALL NOT BE OF SUCH STEEPNESS THAT VEGETATION CANNOT BE READILY ESTABLISHED OR THAT PROBLEMS OF EROSION OR SEDIMENT MAY RESULT.
8. SITE PREPARATION AND CONSTRUCTION SHALL NOT ADVERSELY AFFECT THE FREE FLOW OF WATER BY ENCROACHING ON, BLOCKING OR RESTRICTING WATERCOURSES.
9. ALL FILL MATERIAL SHALL BE COMPOSITION SUITABLE FOR THE ULTIMATE USE OF THE FILL, FREE OF RUBBISH AND CAREFULLY RESTRICTED IN ITS CONTENT OF BRUSH, STUMPS, TREE DEBRIS, ROCKS, FROZEN MATERIAL AND SOFT OR EASILY COMPRESSIBLE MATERIAL.
10. FILL MATERIAL SHALL BE COMPACTED SUFFICIENTLY TO PREVENT PROBLEMS OF EROSION, AND WHERE THE MATERIAL IS TO SUPPORT STRUCTURES, IT SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF STANDARD PROCTOR WITH PROPER MOISTURE CONTROL.
11. ALL TOPSOIL WHICH IS EXCAVATED FROM A SITE SHALL BE STOCKPILED AND USED FOR THE RESTORATION OF THE SITE, AND SUCH STOCKPILES, WHERE NECESSARY, SHALL BE SEEDED OR OTHERWISE

## STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



|                                                                                                                                                                     |              |          |                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|----------------------------|
| <div style="text-align: center; font-size: 2em; font-weight: bold;">8</div>                                                                                         |              | DATE     | 4/12/2019                  |
|                                                                                                                                                                     |              | REVISED  | MAY 17 2019                |
| LOUIS S. DUBOIS, P.E.<br>116 VINEYARD AVENUE<br>HIGHLAND, NEW YORK<br>(845) 691-2247 OFFICE<br>(845) 691-6515 FAX<br>(845) 224-7102 CELL<br>louisdubois@optimum.net |              | DRAWING  | SEDIMENT & EROSION CONTROL |
| SCALE                                                                                                                                                               | AS SPECIFIED | DRAWN BY | LSD                        |
|                                                                                                                                                                     |              | APPROVED | LSD                        |
| PROPOSED COMMERCIAL BUILDING<br>TOP SEED LANDSCAPE & DESIGN<br>1939 ROUTE 9W<br>MILTON, NEW YORK<br>TN OF MARLBORO 103.1-1-18                                       |              |          |                            |