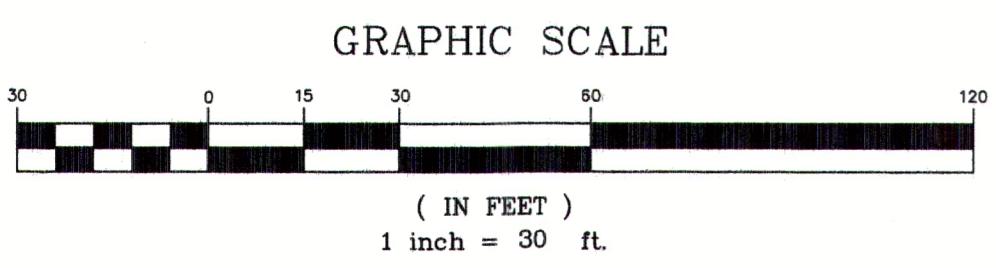
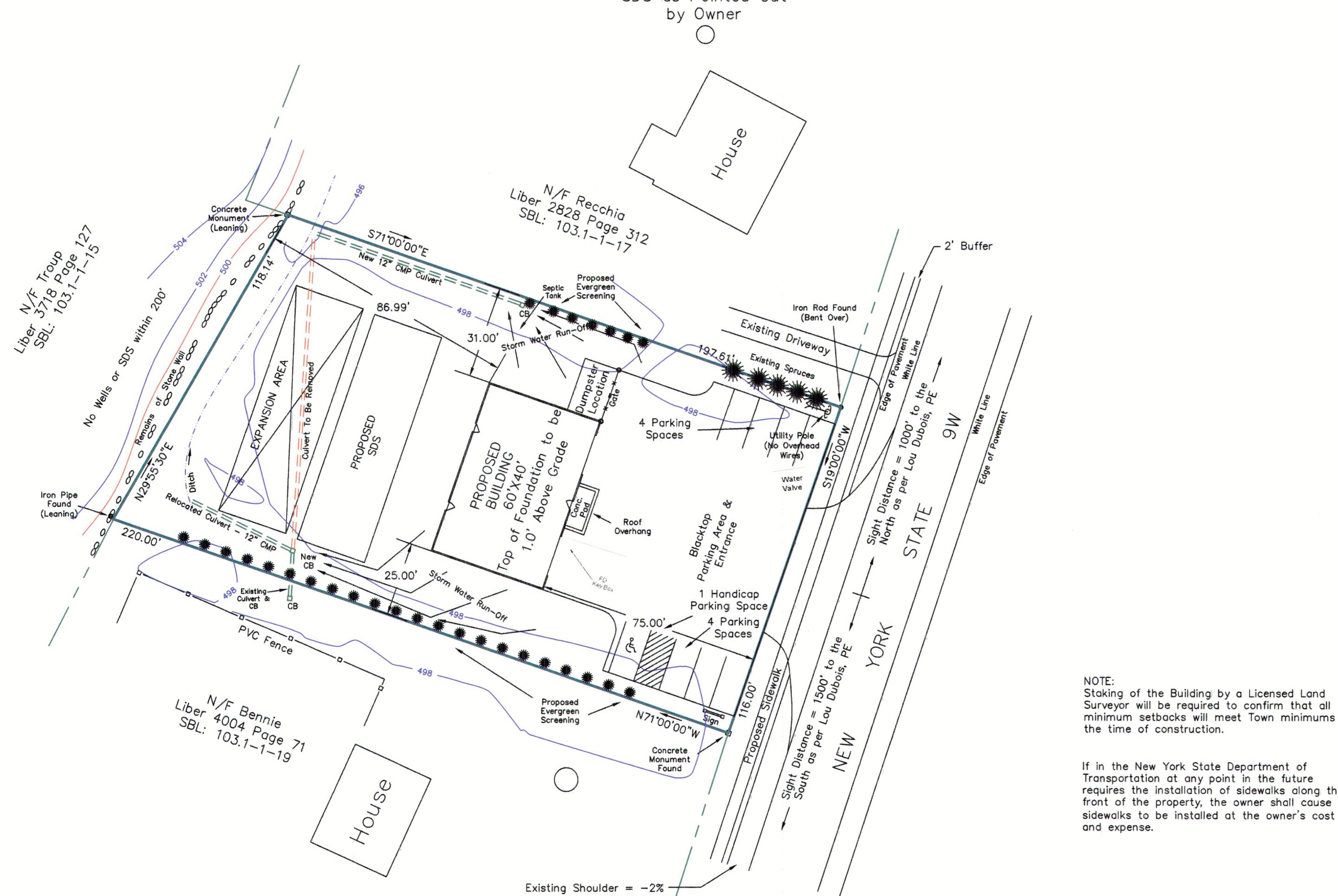


SDS as Pointed Out
by Owner



Job No: 2640



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

TOWN ZONING INFORMATION

DISTRICT: HD—HIGHWAY DEVELOPMENT DISTRICT

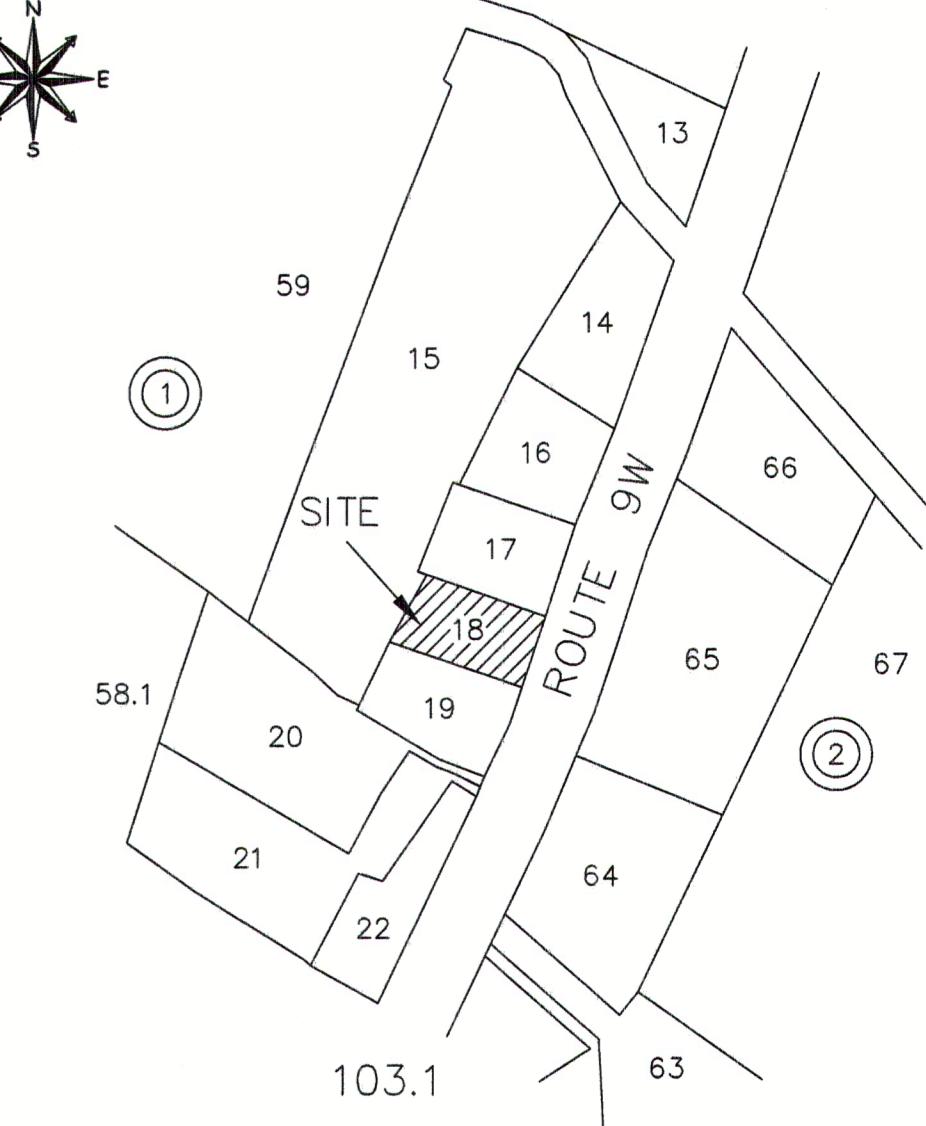
ITEM	REQUIRED	PROPOSED
MINIMUM LOT AREA:	2.00 AC.	0.56± AC.
MINIMUM LOT WIDTH:	200 FEET	116 FEET
MINIMUM LOT DEPTH:	200 FEET	197.61 FEET
MINIMUM SETBACKS: FRONT YARD:	75 FEET	75 FEET
SIDE YARD:	25 FEET	25 FEET
REAR YARD:	75 FEET	85.85 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET	<35 FEET
MAXIMUM LOT COVERAGE:	40 %	39 %

PROPOSED USE

155-12 (E) Highway Development
155-12(2)(G) — Business and Professional Offices

PARKING SCHEDULE: 155-27

SPACES REQUIRED	SPACES PROVIDED
1 FOR EVERY 300 SQ FT OF FLOOR AREA	2400 SQ FT OF FLOOR AREA = 8 SPACES



AREA MAP 1"=300'

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.

SURVEY NOTES

NOTES

1. Field location work performed on February 26, 2019.
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.
3. Subject to rights-of-way, easements, covenants and restrictions of record, if any, and any statement of facts an accurate and up-to-date examination of title may reveal.
4. Underground improvements or encroachments, if any, are not shown hereon.
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.
6. Topographic Survey based on an actual field survey.

TOWN OF MARLBORO PLANNING BOARD ENDORSEMENT

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF MARLBORO, SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF SAID RESOLUTION.

ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN AS APPROVED SHALL VOID THIS APPROVAL.

CHAIRMAN — TOWN PLANNING BOARD DATE

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

REVISION DATES:

July 3, 2019
October 24, 2019
September 13, 2022

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