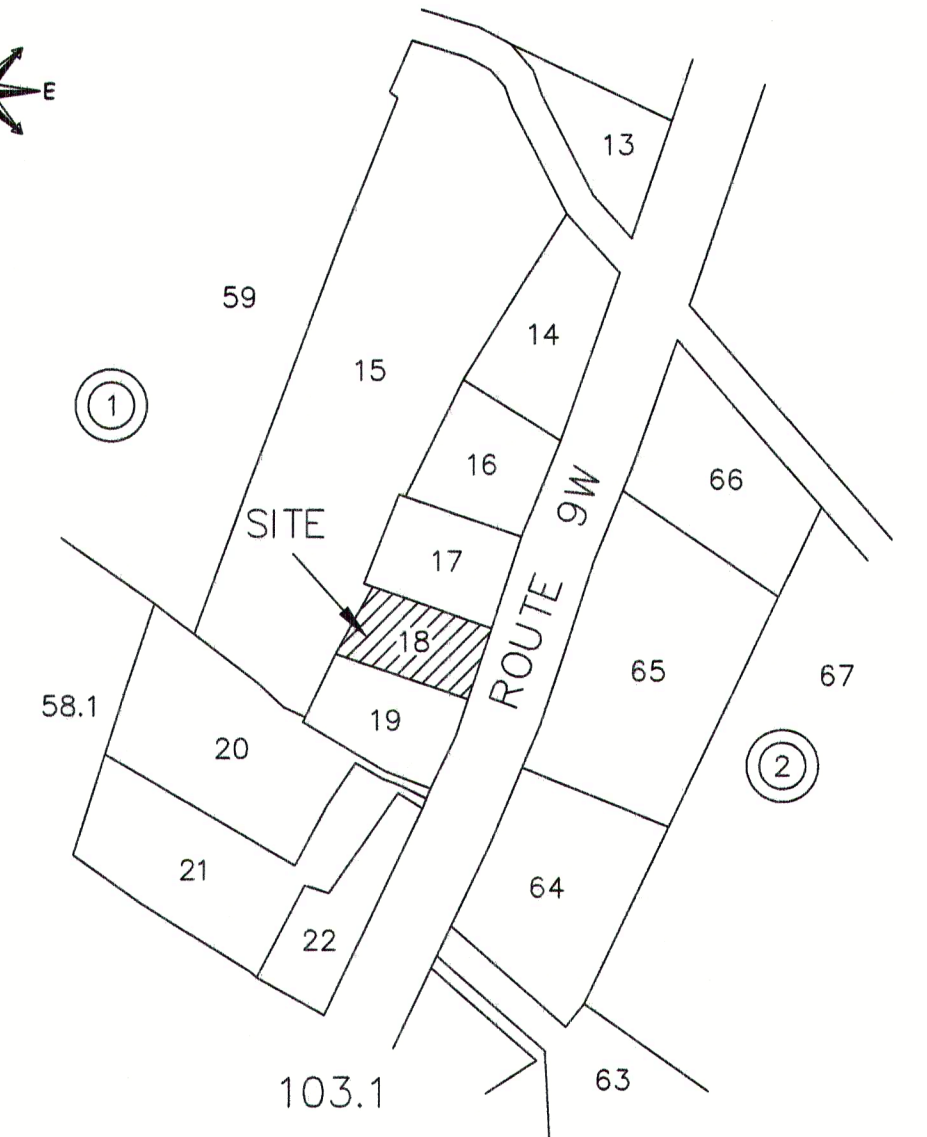


| TOWN ZONING INFORMATION | | |
|---|----------|-------------|
| DISTRICT: HD-HIGHWAY DEVELOPMENT DISTRICT | | |
| ITEM | REQUIRED | PROPOSED |
| MINIMUM LOT AREA: | 2.00 AC. | 0.56± AC. |
| MINIMUM LOT WIDTH: | 200 FEET | 116 FEET |
| MINIMUM LOT DEPTH: | 200 FEET | 197.61 FEET |
| MINIMUM SETBACKS: 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 % |

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



AREA MAP 1"=300'

| | |
|--------------------|------------------------------------|
| 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. |

| SPACES REQUIRED | SPACES PROVIDED |
|--------------------|--------------------|
|--------------------|--------------------|

1 FOR EVERY
300 SQ FT OF
FLOOR AREA

SPACES
ROVIDED

2400 SQ FT
OF FLOOR
AREA = 8
SPACES

NOTES

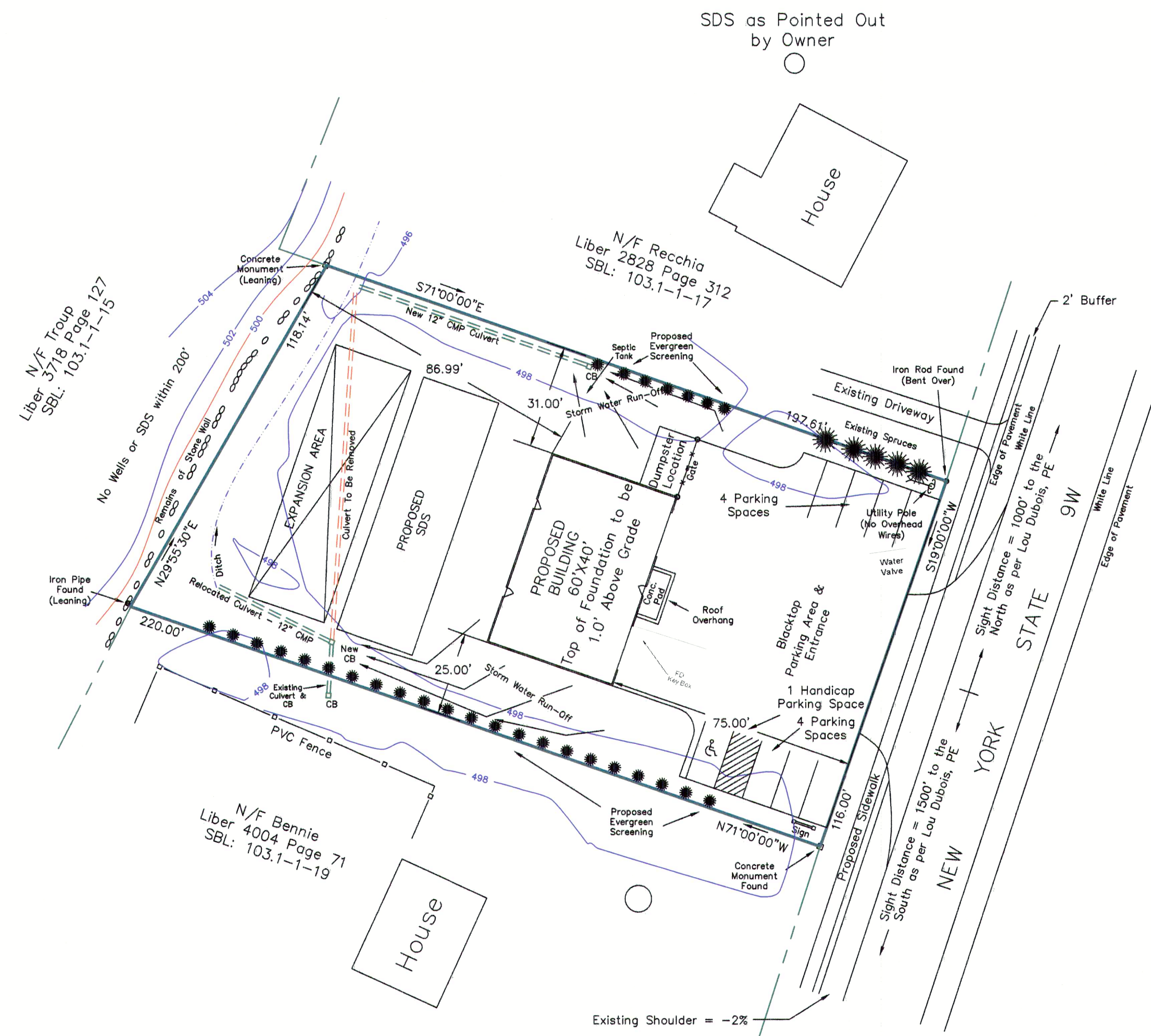
1. Field location work performed on February 26, 2019.
2. Surveyed as per maps and deeds filed and recorded in the Ulster County Clerk's Office as noted hereon and as in indicated possession.
3. Subject to rights-of-way, easements, covenants and restrictions of record, if any, and any statement of facts on accurate and up-to-date examination of title may be revealed.
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.

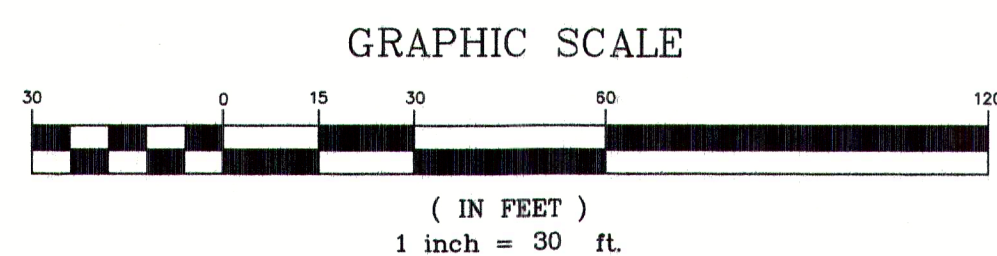
ANY CHANGE, ERASURE, MODIFICATION OR
REVISION OF THIS PLAN AS APPROVED SHALL VOID
THIS APPROVAL.

CHAIRMAN – TOWN PLANNING BOARD DATE



NOTE:
Staking of the Building by a Licensed Land Surveyor will be required to confirm that all minimum setbacks will meet Town minimums at the time of construction.

If in the New York State Department of Transportation at any point in the future requires the installation of sidewalks along the front of the property, the owner shall cause sidewalks to be installed at the owner's cost and expense.



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:

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 |
|-------------------------------------|------|