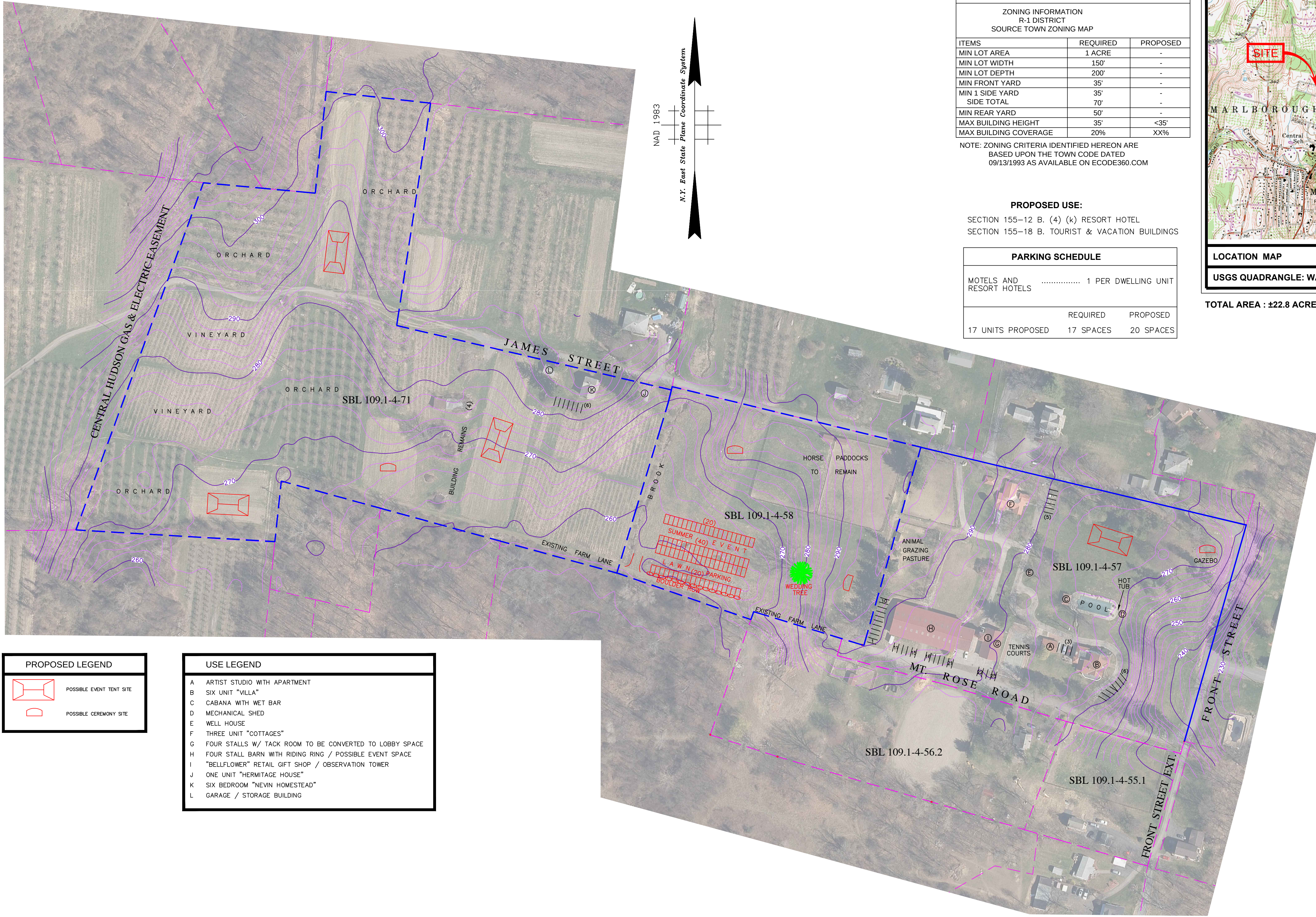


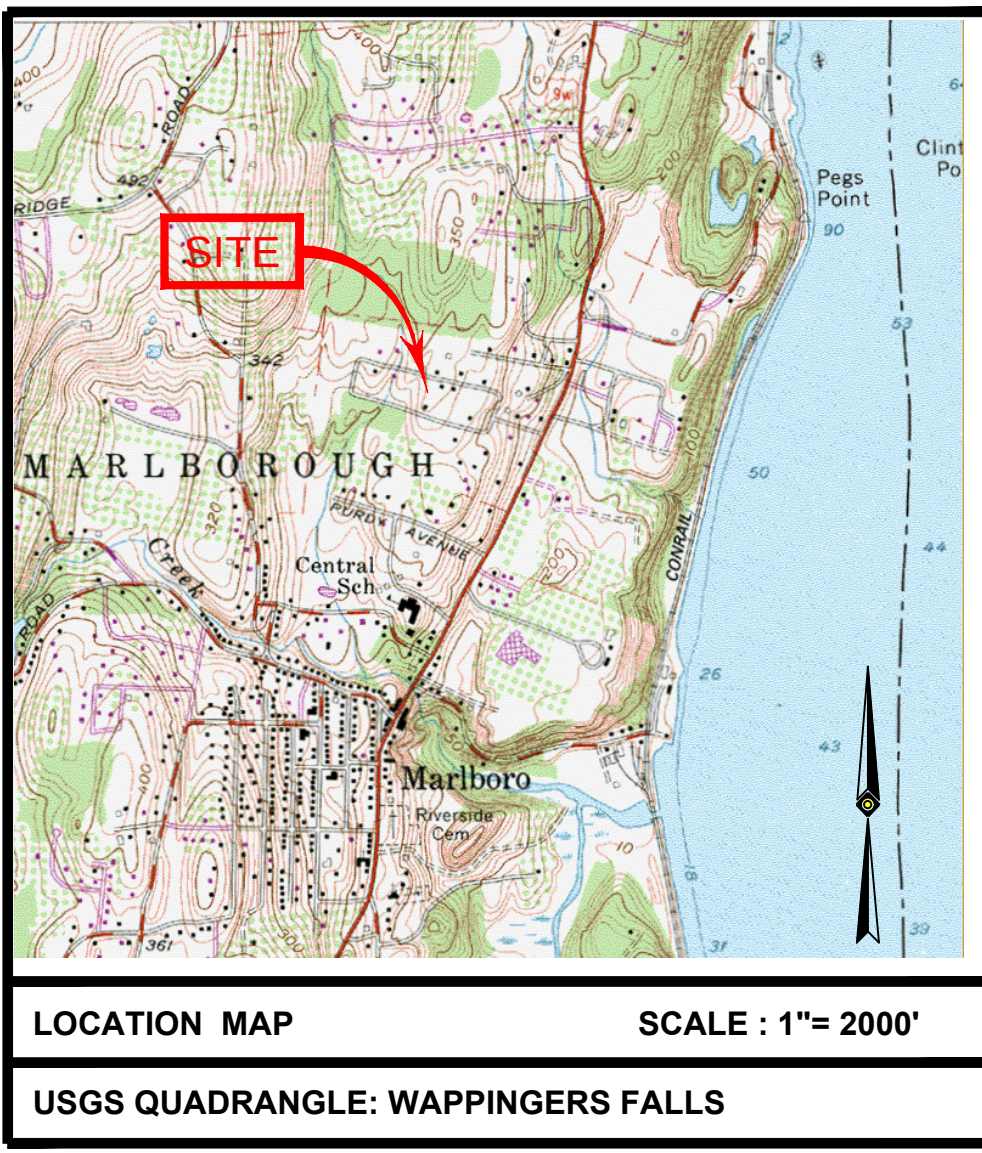


ZONING TABLE		
ZONING INFORMATION R-1 DISTRICT SOURCE TOWN ZONING MAP		
ITEMS	REQUIRED	PROPOSED
MIN LOT AREA	1 ACRE	-
MIN LOT WIDTH	150'	-
MIN LOT DEPTH	200'	-
MIN FRONT YARD	35'	-
MIN 1 SIDE YARD	35'	-
SIDE TOTAL	70'	-
MIN REAR YARD	50'	-
MAX BUILDING HEIGHT	35'	<35'
MAX BUILDING COVERAGE	20%	XX%

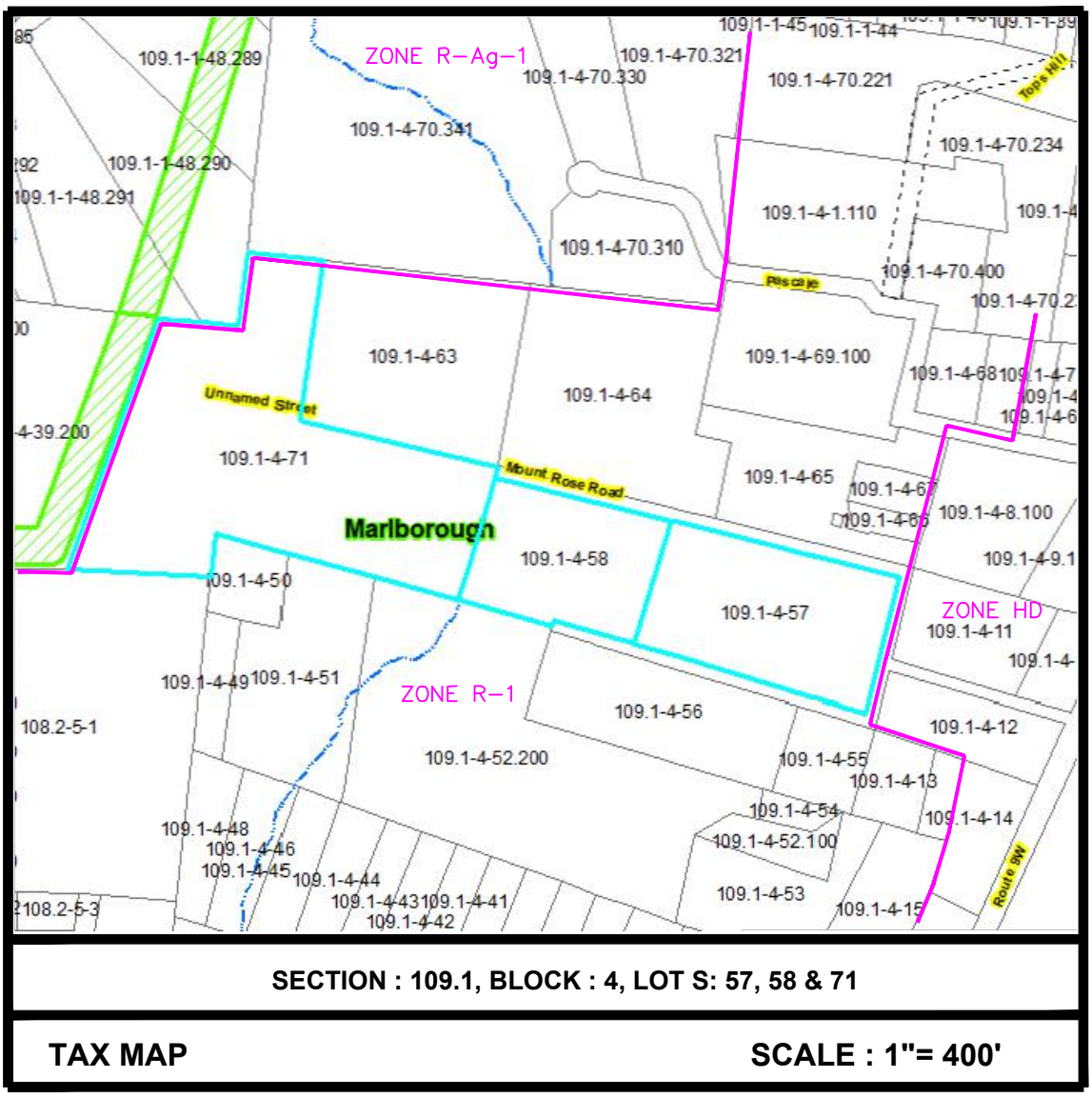
NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON THE TOWN CODE DATED 09/13/1993 AS AVAILABLE ON ECODE360.COM

PROPOSED USE:
SECTION 155-12 B. (4) (k) RESORT HOTEL
SECTION 155-18 B. TOURIST & VACATION BUILDINGS

PARKING SCHEDULE		
MOTELS AND RESORT HOTELS		1 PER DWELLING UNIT
	REQUIRED	PROPOSED
17 UNITS PROPOSED	17 SPACES	20 SPACES



TOTAL AREA : ±22.8 ACRES



- NOTES :
- 1) 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.
 - 2) ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS/HER EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
 - 3) SUBJECT TO ALL RIGHTS OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
 - 4) SUBJECT TO WHATEVER STATE OF FACTS A COMPLETE SEARCH OF TITLE MAY REVEAL.
 - 5) CERTIFICATIONS INDICATED HEREON SIGNIFY THAT 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. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PARTIES SO NOTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.
 - 6) 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.
 - 7) 2' CONTOURS BASED ON NYS GIS 2014 LIDAR DATASET AND 2015 TOPOGRAPHIC 1 METER DEM. ELEVATION DATUM IS APPROXIMATE NAVD88.

REFERENCE DEEDS :
SBL: 109.1-4-57
Mount Rose Estate, LLC
to-
Adam H.J. Broza
Danielle L. Steinberg
Deed Liber 6777 Page 183

SBL: 109.1-4-58
57 Mount Rose Rd LLC
to-
Adam H.J. Broza
Danielle L. Steinberg
Deed Liber 6777 Page 179

SBL: 109.1-4-71
Suzanne Noto, Joseph M. Corrado,
and John M. Corrado by referee
to-
Rosevine, LLC
Deed Liber 7078 Page 334

RECORD OWNER :
ADAM BROZA &
DANIELLE L. STEINBERG
20 MOUNT ROSE ROAD
MARLBORO, NY 12542

PROPOSED LEGEND	
	POSSIBLE EVENT TENT SITE
	POSSIBLE CEREMONY SITE

USE LEGEND	
A	ARTIST STUDIO WITH APARTMENT
B	SIX UNIT "VILLA"
C	CABANA WITH WET BAR
D	MECHANICAL SHED
E	WELL HOUSE
F	THREE UNIT "COTTAGES"
G	FOUR STALLS W/ TACK ROOM TO BE CONVERTED TO LOBBY SPACE
H	FOUR STALL BARN WITH RIDING RING / POSSIBLE EVENT SPACE
I	"BELLFLOWER" RETAIL GIFT SHOP / OBSERVATION TOWER
J	ONE UNIT "HERMITAGE HOUSE"
K	SIX BEDROOM "NEVIN HOMESTEAD"
L	GARAGE / STORAGE BUILDING

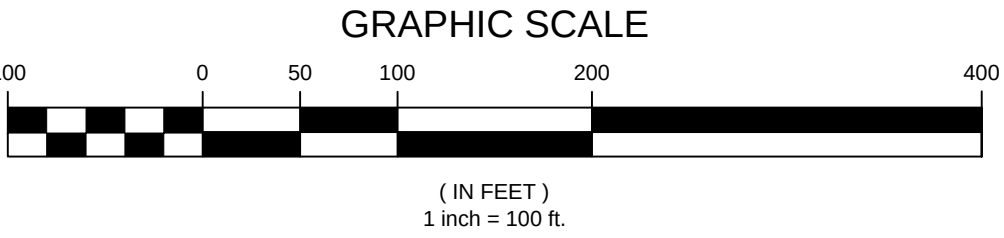
OWNER'S CERTIFICATION

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 _____

Signature _____ Date _____

PLANNING BOARD ENDORSEMENT



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.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR INK SEAL

PATRICIA PAULI BROOKS, LS
NEW YORK PROFESSIONAL LAND SURVEYOR #49795

DATE _____

NO. _____ DESCRIPTION OF REVISION _____ FIELD CREW _____ DRAWN _____ APPROVED _____ DATE _____

FIELD DATE
##-##-##

FIELD BOOK NO. _____

FIELD BOOK PG. _____

FIELD CREW
X.X./X.X.

DRAWN:
GIO

REVIEWED:
X.X./X.X.

APPROVED:
X.X./X.X.

DATE
03-15-2023

SCALE
1" = 100'

FILE NO.
12-220145-00

DWG. NO.
1 OF 1

SKETCH SITE PLAN PREPARED FOR
SOMEPLACE UPSTATE

TOWN OF MARLBOROUGH
COUNTY OF ULSTER, STATE OF NEW YORK

CONTROL POINT ASSOCIATES INC. PC
11 MAIN STREET, HIGHLAND NEW YORK 12528
845.601.7339
WWW.CPASURVEY.COM

WARREN, NJ 06044.0009
CHAPEL HILL, NC 017-723899
MANHATTAN, NY 609-760-0411
LONG BEACH, NY 609-760-0411
SOUTHBOROUGH, MA 508-344-3000
ALBANY, NY 518-257-0010
ROCHESTER, NY 716-235-0010
PHILADELPHIA, PA 215-720-0000



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.