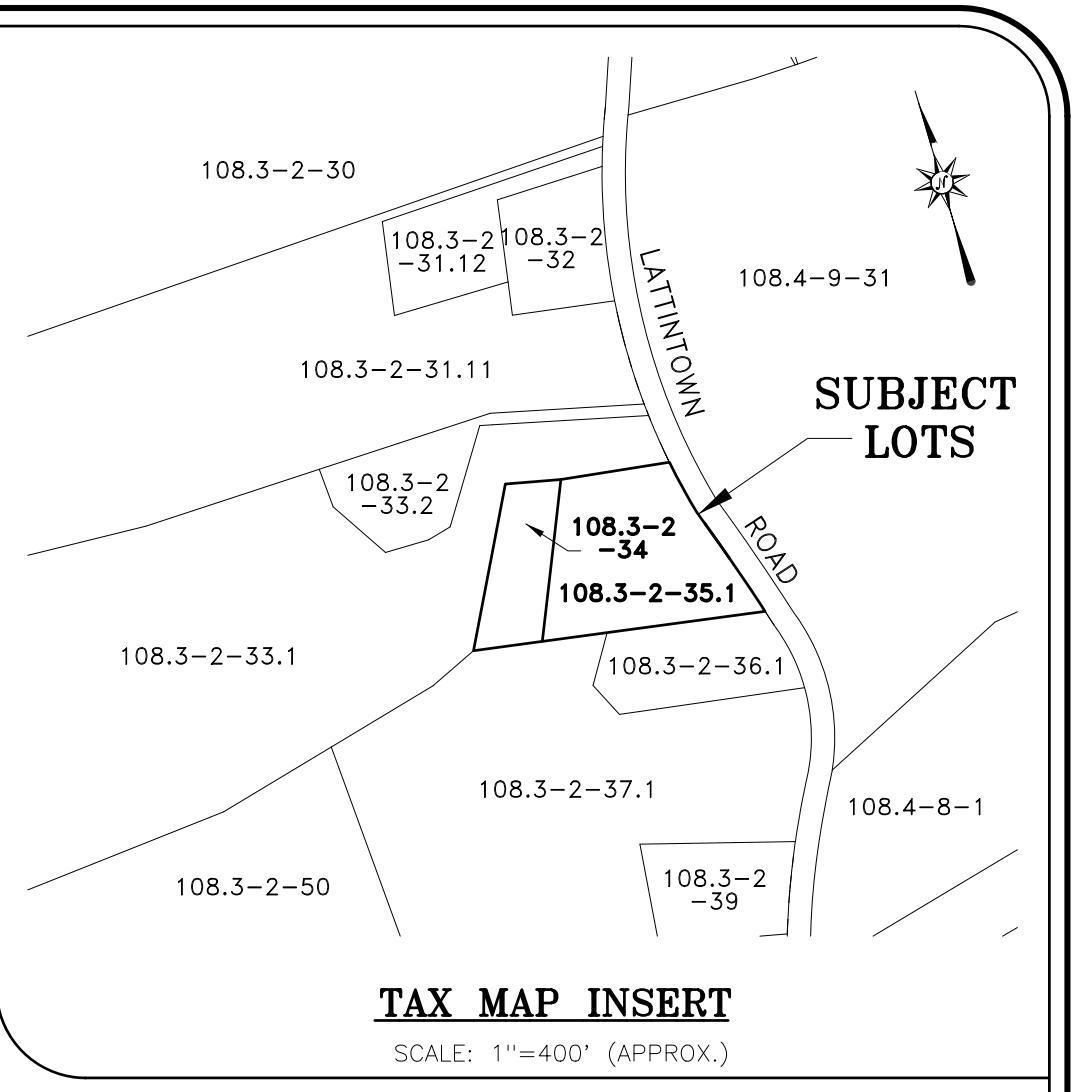


ZONING INFORMATION

MUNICIPALITY TOWN OF MARLBOROUGH
ZONE R-Ag1

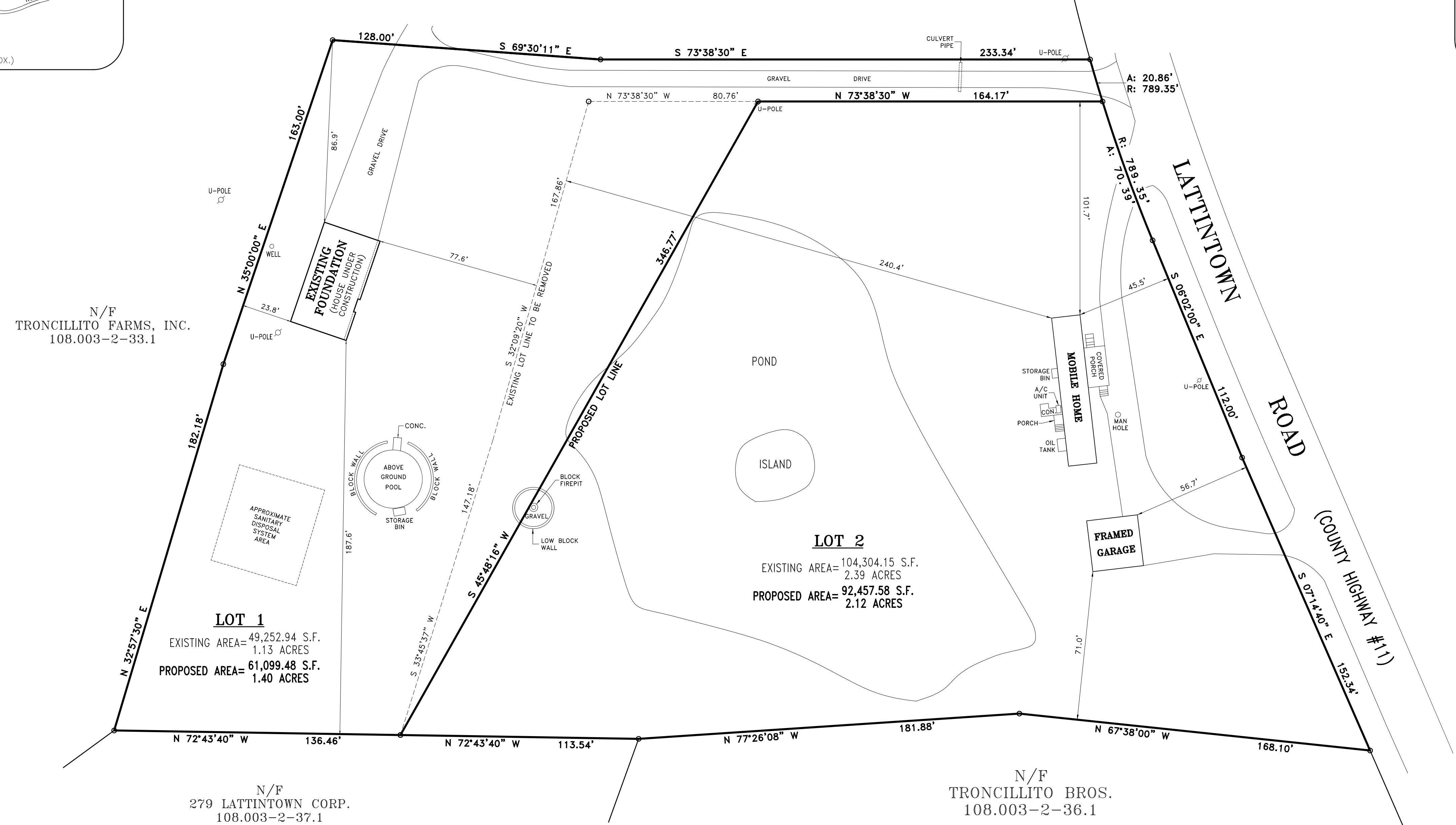
BULK REQUIREMENTS

LOT AREA	1 ACRE
LOT WIDTH	150 FEET
FRONT YARD	50 FEET
REAR YARD	75 FEET
MINIMUM SIDE YARD	35 FEET
TOTAL SIDE YARD	80 FEET
LOT DEPTH	200 FEET
MAXIMUM BUILDING HEIGHT	30 FT. OR 2 1/2 STORIES
MAXIMUM IMPERVIOUS COVERAGE	20%



TAX MAP INSERT

SCALE: 1"=400' (APPROX.)



APPLICANTS & DEVELOPERS

SHARON THOMAS NEP PROPERTIES LLC
287 LATTINTOWN ROAD P.O. BOX 36
MARLBORO, NY 12542 MARLBORO, NY 12542

OWNER'S ENDORSEMENT	
<p>UNDERSIGNED OWNERS OR OWNER'S AUTHORIZED REPRESENTATIVE HE PROPERTIES SHOWN ON THIS PLAT DO HEREBY CERTIFY THAT HAVE REVIEWED THIS PLAT, ARE FAMILIAR WITH THIS MAP, ITS ENTS AND ITS NOTES AND HEREBY CONSENT TO ALL SAID TERMS CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS IN THE ULSTER COUNTY CLERK'S OFFICE.</p>	
RON THOMAS	DATE
PROPERTIES LLC	DATE
ANDREW POLIZZI	DATE

PLANNING BOARD ENDORSEMENT

IN ACCORDANCE WITH THE EXISTING LAND SUBDIVISION REGULATIONS OF THE TOWN OF MARLBOROUGH, WE HEREBY APPROVE THIS PLAT FOR FILING WITH THE ULSTER COUNTY CLERK.

PLANNING BOARD CHAIRMAN

DATE

TOWN CLERK

DATE

TOWN HIGHWAY SUPERINTENDENT

DATE

GENERAL NOTES:

NOTES.
ES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED LIBER-5568 PAGE-59
-5401 PAGE-198 RECORDED IN THE ULSTER COUNTY CLERK'S OFFICE.
S PER RECORD DESCRIPTIONS, RECORD FILED MAP AND EXISTING MONUMENTATION.
ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO
ACT OF TITLE MAY SHOW.
ON OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS,
MOVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.
CATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF
D MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR
ATURE APPEARS HEREON.
TIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION
E NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209,
2.
'MAP OF LOT LINE REVISION PREPARED FOR BARBARA C. GEPHARD & MARGARET
FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON DECEMBER 28, 2005
5-1867.

