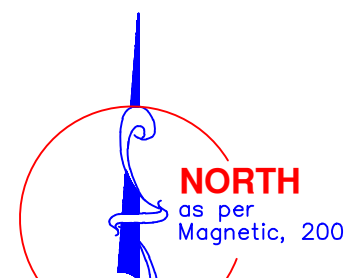


LEGEND

- MB MAILBOX
- DW DRILLED WELL
- CB CATCH BASIN
- IP IRON PIPE
- REBAR
- UP UTILITY POLE
- UTILITY LINE
- STONE WALL
- WF WIRE FENCE
- WF WOOD FENCE



Lands of
ERMO RODRIQUEZ
Deed Liber 3065 Page 086
SBL: 95.2-1-58

Lands of
ERMO RODRIQUEZ
Deed Liber 3065 Page 086
SBL: 95.2-1-38

PROPOSED PLANTING SCHEDULE

- A** RED MAPLE 2.5-3" CAL
- B** PIN OAK 2.5-3" CAL
- C** NORTHERN BAYBERRY 2'-3' HT
- D** GREY OWL JUNIPER 2'-3' HT
- E** BLUE RUG JUNIPER IN MULCH BED 18"-24" SPR
- F** AZALEA 2' HT

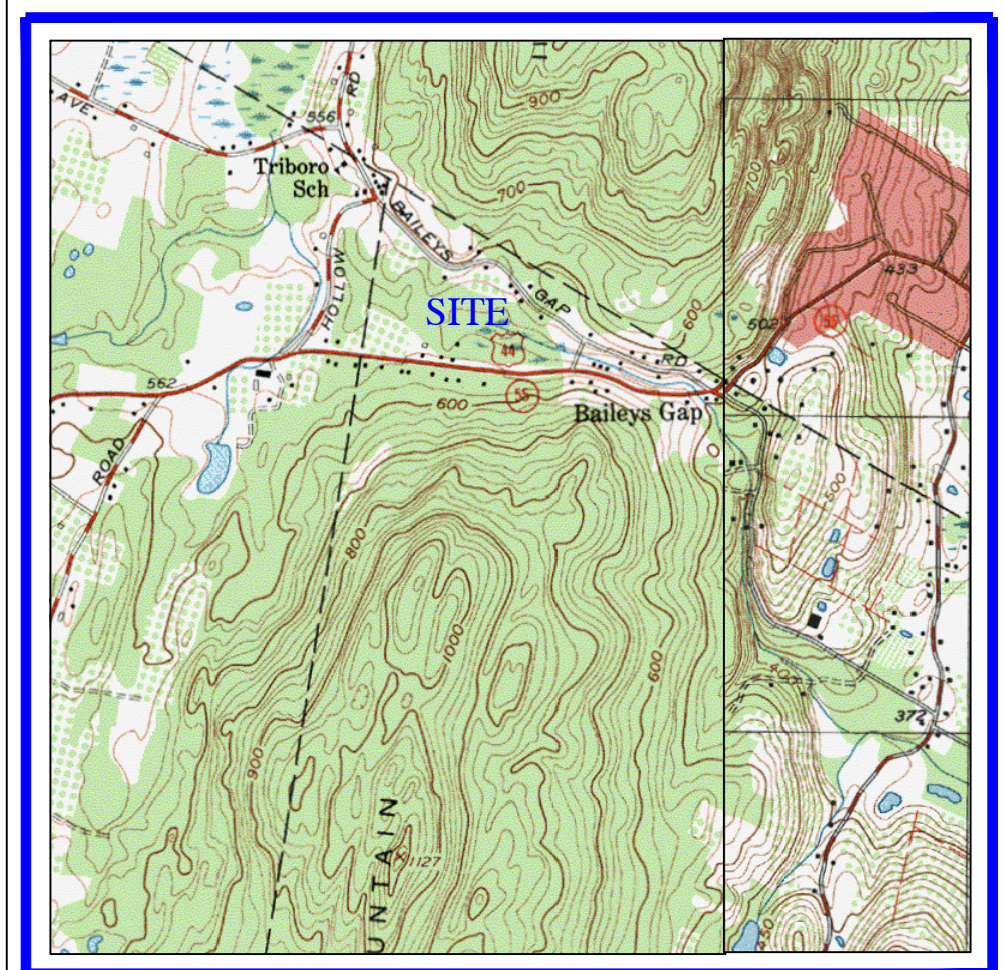
TABLE OF BULK REQUIREMENTS

ZONING DISTRICT	C-2
MINIMUM LOT AREA	20,000sqft
MINIMUM LOT WIDTH	100'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	35'
MINIMUM SIDEYARD SETBACK	35/70
MINIMUM REARYARD SETBACK	30'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING COVERAGE	40%

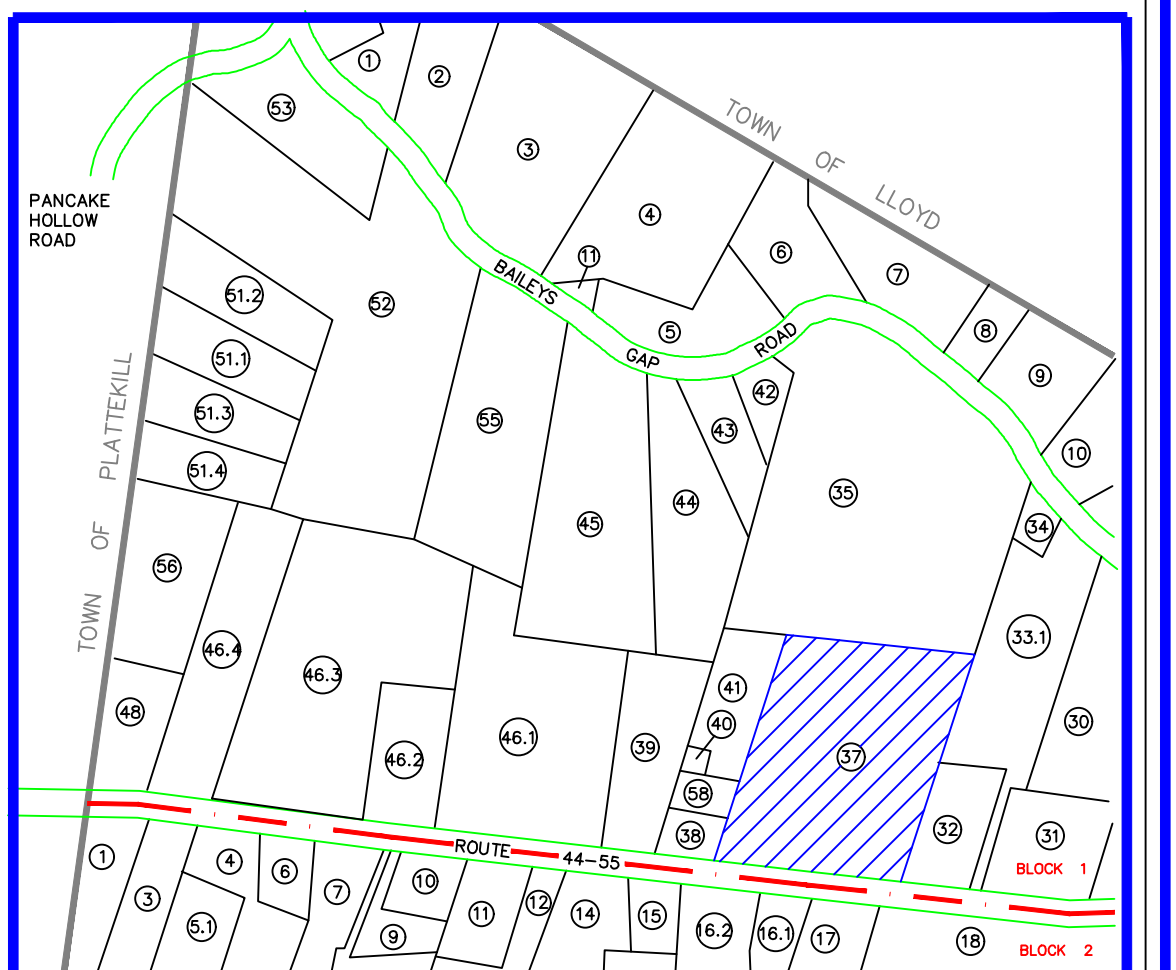
PROPOSED USE:
155-12 G (2)
(a) Retail business or professional service establishment
(f) Business and professional office
(3)(d) Accessory use apartment to permitted use (workshop)
HOURS OF OPERATION: 7am-6pm 5 days per week
7am-8pm 2 days per week
NUMBER OF EMPLOYEES: 3-5

PARKING SCHEDULE

	SPACES REQUIRED	SPACES PROVIDED
BUSINESS USE.....	6	13
1700SqFt TOTAL AREA	1/300SqFt	



LOCATION MAP SCALE: 1"= 2000'
USGS QUADRANGLE: CLINTONDALE



TAX MAP SCALE: 1"= 400'
SECTION: 95.2, BLOCK: 1, LOT: 37

TOTAL AREA: 4.50 ACRES

SBL: 95.2-1-41 Salvador Lopez Liber 4428 Page 288
SBL: 95.2-1-35 John Williams Jr. Liber 5903 Page 207
SBL: 95.2-1-33.1 Gary Thorn Liber 4540 Page 347

- 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) Sub-surface structures not visible or readily apparent are not shown and their location and extent are not certified.
 - 7) Road line shown hereon based on a 3 rod road.
 - 8) Contours based on field survey performed in July 2018. Elevations based on approximate USGS Clintondale Quadrangle.
 - 9) Parcel contains NYS regulated wetlands delineated by DEC in August, 2007 as shown hereon.
 - 10) Items in red are proposed.

DEED REFERENCE:
Michael A. Rhodes
- to -
Michael A. & Josephine Rhodes
Deed Liber 2362 Page 234
Dated 25 February, 1993

RECORD OWNER: Michael A. & Josephine Rhodes
7609 Davie Road Ext.
Hollywood, FL 33024

PARCEL ADDRESS: 557 Route 44/55
Marlborough, NY 12542

PLANNING BOARD ENDORSEMENT

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 _____

MAP OF SITEPLAN OF LANDS OF
MICHAEL A. & JOSEPHINE RHODES
- SITUATE -
TOWN OF MARLBOROUGH - ULSTER COUNTY, NEW YORK



BROOKS & BROOKS
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Patricia Pauli Brooks, L.S. Registration No. 49795
Richard C. Brooks, L.S. Registration No. 49600

I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field in September 2007 and updated July 2018 in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors.

BY: Patricia Pauli Brooks, L.S. map check
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27 February, 2019 PROJ#7750, DWG#7750site2.DWG

Lands of
Jo-Shereen Platel
Deed Liber 2172 Page 133
SBL: 95.2-1-32