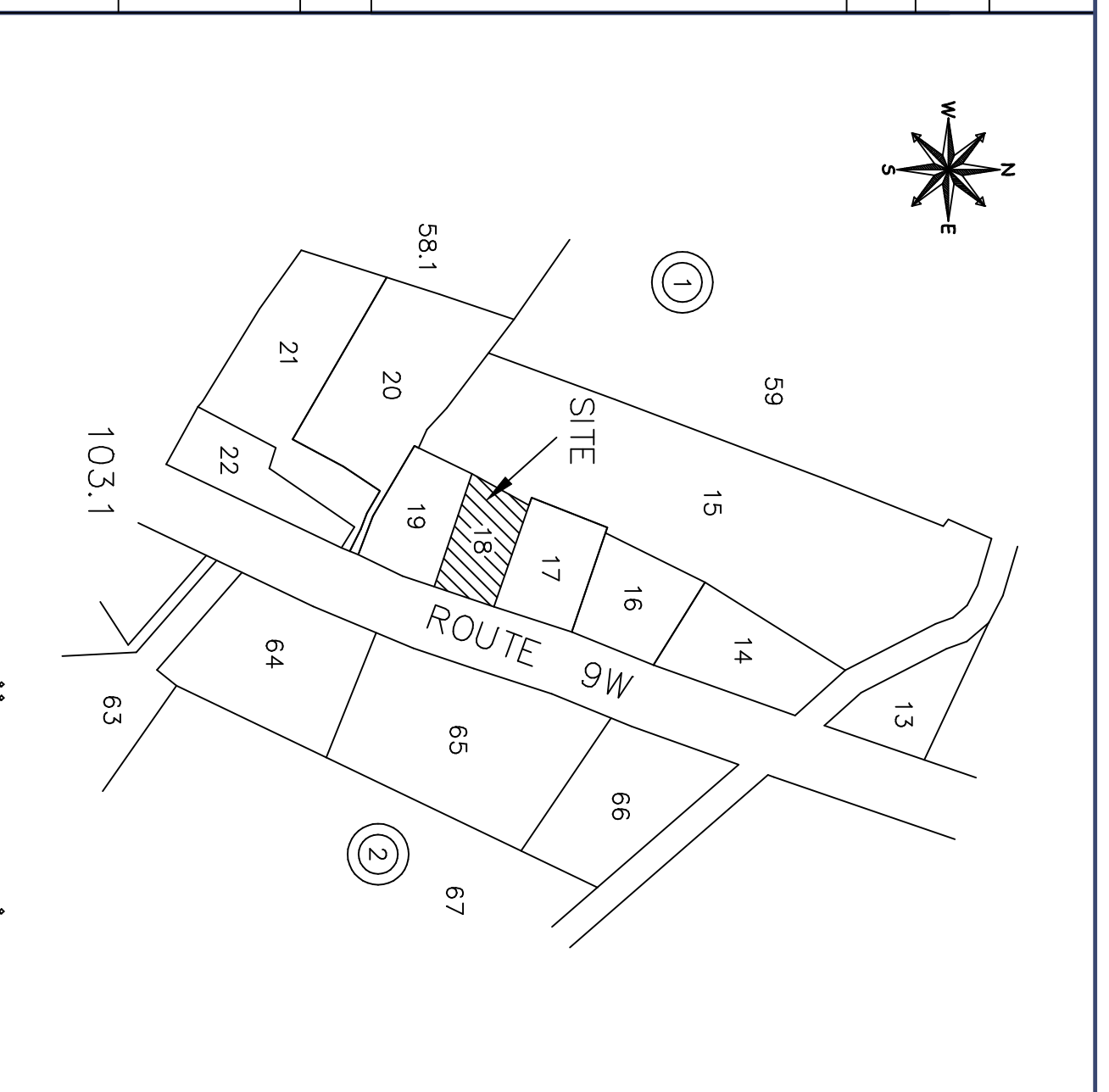
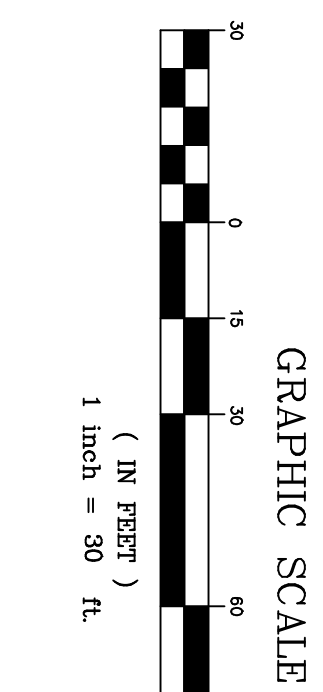
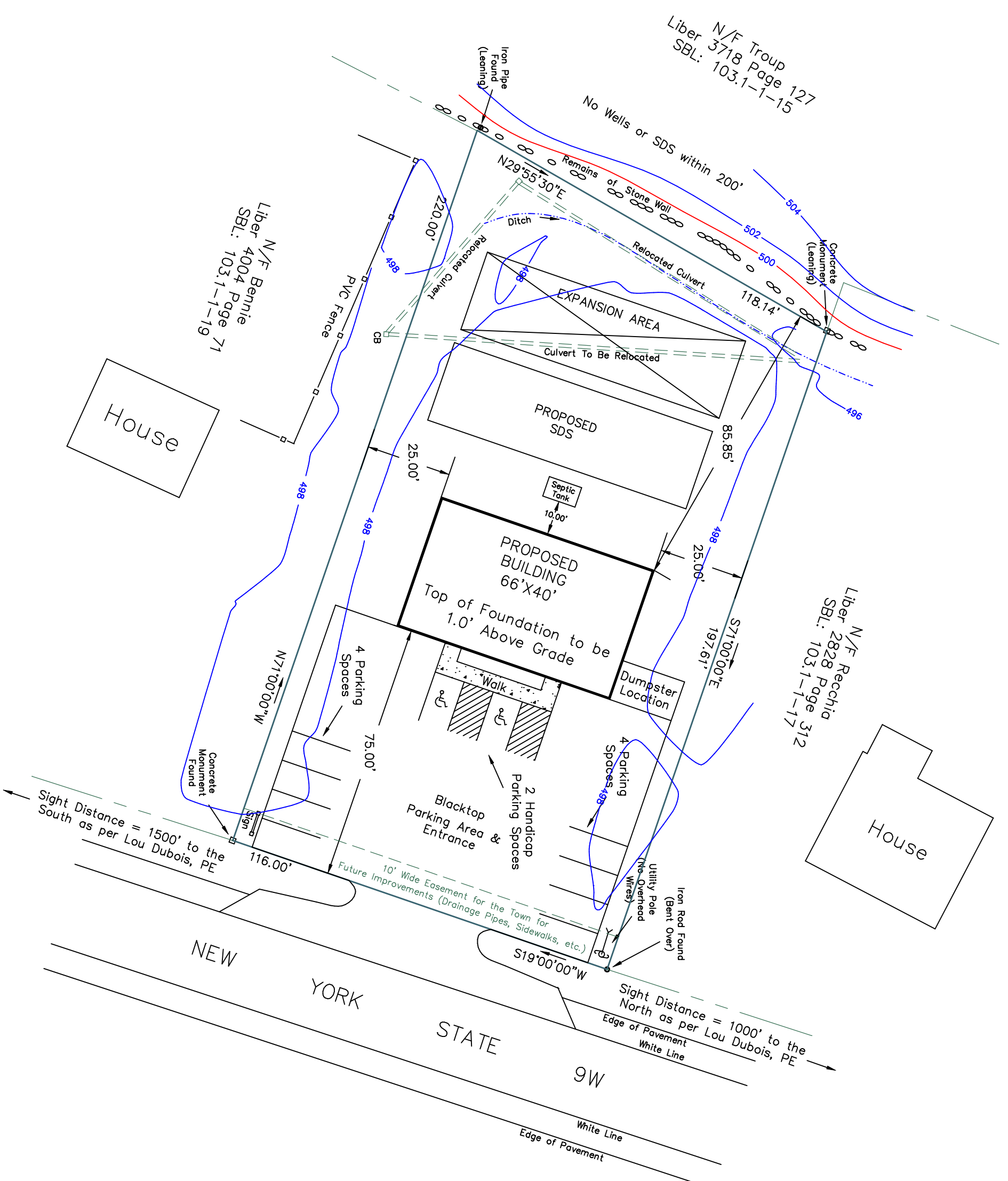


TOWN ZONING INFORMATION		
DISTRICT: HD-HIGHWAY DEVELOPMENT DISTRICT		
ITEM	REQUIRED	PROPOSED
MINIMUM LOT AREA:	2.00 AC.	0.56± AC.
MINIMUM LOT WIDTH:	200 FEET	116 FEET
MINIMUM LOT DEPTH:	200 FEET	197.61 FEET
MINIMUM SETBACKS:		
FRONT YARD:	75 FEET	75 FEET
SIDE YARD:	25 FEET	25 FEET
REAR YARD:	75 FEET	85.85 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET	<35 FEET
MAXIMUM LOT COVERAGE:	40 %	<40 %
PROPOSED USE		
155-12 HD Highway Development District		
155-12(2)(g) - Business and Professional Offices		
HOURS OF OPERATION: 7 DAYS A WEEK 8am - 8pm		
NUMBER OF EMPLOYEES: 2		



SDS as Pointed Out by Owner



PARKING SCHEDULE: 155-27 (A) (2)
RETAIL STORES, STORE GROUPS & SHOPS
SPACES REQUIRED
1 FOR EVERY 300 SQ FT OF FLOOR AREA
2640 SQ FT OF FLOOR AREA = 9 SPACES

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**

- Field location work performed on February 26, 2019.
- Surveyed as per maps and deeds filed and recorded in the Ulster County Clerk's Office as noted hereon and as in indicated possession.
- 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 reveal.
- Underground improvements or encroachments, if any, are not shown hereon.
- 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.
- 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

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  
 Shandorville, NY 12581  
 (845) 868-1262

REVISION DATES:

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