



LOCATION MAP



SBL: 108.12-2-45			
TOWN OF MARLBOROUGH			
ZONE: C1			
TOTAL AREA EXISTING: 9,732±SF			
MINIMUM LOT AREA (±sf)	REQUIRED 5,000	EXISTING 9,732	
MINIMUM YARDS			
FRONT	5'	7.2'	
REAR	20'	52.4'	
SIDE/BOTH	0	12.3'	
MINIMUM LOT			
WIDTH	50'	98'	
DEPTH	100'	100'	
BUILDING COVERAGE	75%	17%	

LEGEND

- EXISTING PROPERTY LINE
- BUILDING SETBACKS
- EXISTING BUILDING

PARKING SCHEDULE
REQUIRED: 1 SPACE/300 SQFT
3300sq/300= 11 SPACES
PROVIDED: 11 SPACES

APPLICANT/OWNER
40 WESTERN AVENUE, LLC
40 WESTERN AVENUE
MARLBORO, NY 12542

PROPERTY BOUNDARY INFORMATION:
MAP ENTITLED "SURVEY PREPARED FOR BARGER PROPERTIES, LLC", PREPARED BY
W.E. JAMES ENGINEERING & LAND SURVEYING, PLLC, DATED OCTOBER 12, 2025.

WELL NOTE:
MUNICIPAL WATER - EXISTING

SEWER NOTE:
MUNICIPAL SEWER - EXISTING

- SURVEY NOTES:
- THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED LIBER-7465 PAGE-73 RECORDED IN THE ULSTER COUNTY CLERK'S OFFICE.
 - SURVEYED AS PER RECORD DESCRIPTIONS AND EXISTING MONUMENTATION.
 - SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
 - THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.
 - ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
 - ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.
 - PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED
BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL
SURVEY COMPLETED IN THE FIELD ON OCTOBER 10, 2025
BY W.E. JAMES, P.E., P.L.S.

SURVEYOR WILLIAM E. JAMES	ENGINEER WILLIAM J. MOREAU	PROPOSED SITE PLAN 40 WESTERN AVENUE, LLC PROPOSED SITE PLAN SBL: 108.12-2-45 TOWN OF MARLBOROUGH, ULSTER COUNTY, NY	
DATE 11/06/2025	SCALE 1"=10'	JOB NUMBER 25-052-LLE	SHEET NUMBER 1 OF 1