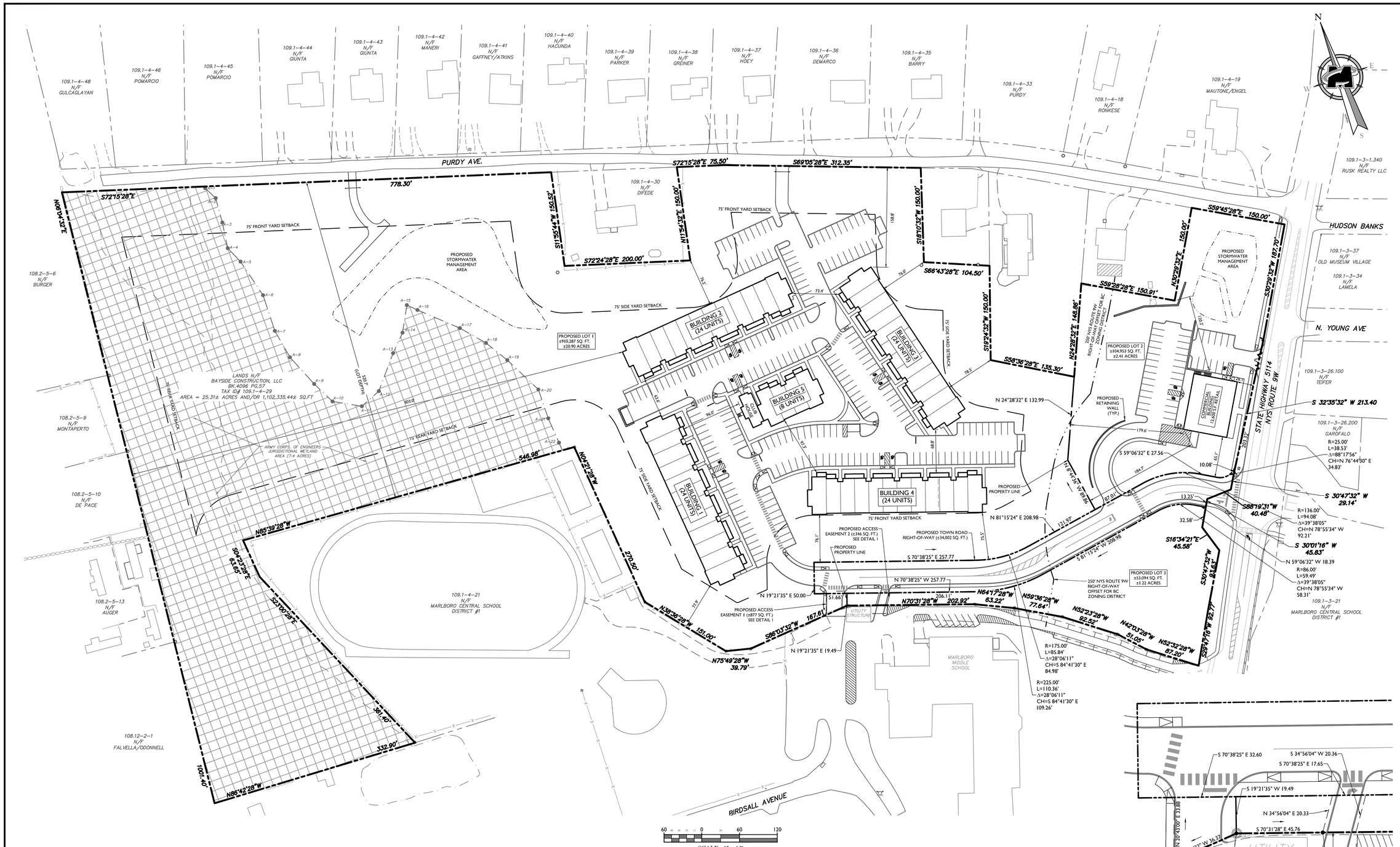

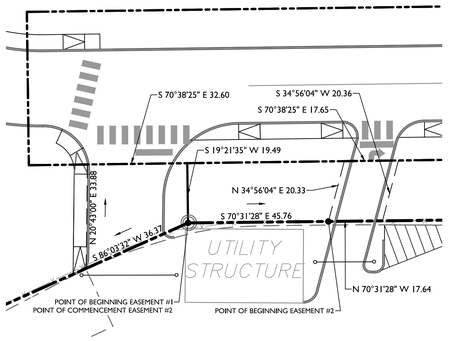

DETAIL I

SCALE: 1" = 20'

SCALE : 1" = 20'

OWNER/APPLICANT:

BAYSIDE CONSTRUCTION, LLC
1451 47TH STREET
BROOKLYN, NY 11219

ZONING:

R-1 (RESIDENTIAL DISTRICT)
BC (BUSINESS CORRIDOR OVERLAY DISTRICT)

TAX LOT:

109.1-4-29

SITE AREA (GROSS):

±1,102,335 SQ. FT.
±25.31 ACRES

WETLANDS AREA (ACOE):

±322,460 SQ. FT.
±7.40 ACRES

SITE AREA (NET):

±780,160 SQ. FT.
±17.91 ACRES

LOT 1 BULK TABLE

ZONE: R-1 (RESIDENTIAL DISTRICT)
SPECIAL USE PERMIT: MULTIPLE DWELLINGS

MINIMUM:	REQUIRED	PROPOSED	REMARKS
LOT AREA	10 ACRES	910,287 SQ. FT. (20.90 AC)	OK
LOT WIDTH	150 FEET	773 FEET	OK
LOT DEPTH	200 FEET	520.7 FEET	OK
FRONT YARD	75 FEET	75.5 FEET	OK
SIDE YARD	75 FEET	76.0 FEET	OK
REAR YARD	75 FEET	803.0 FEET	OK
DISTANCE BETWEEN BUIDLINGS	1.5 TIMES THE HEIGHT OF TALLEST STRUCTURE - 51.2 FEET	63.6 FEET	OK
MAXIMUM:	PERMITTED		
BUILDING HEIGHT	2.5 STORIES / 35 FEET	2 STORIES / 34.1 FEET	OK
BUILDING COVERAGE	20%	8.1%	OK
DENSITY	6 DWELLING UNITS PER (NET) ACRE	104 TOTAL UNITS 17.91 NET ACRES = 5.8 UNITS PER ACRE	OK
UNITS PER STRUCTURE	24 UNITS	24 UNITS	OK

LOT 2 BULK TABLE

ZONE: BC (BUSINESS CORRIDOR OVERLAY DISTRICT)
PERMITTED USE: RETAIL (ALLOWABLE IN HD ZONING DISTRICT)

MINIMUM:	REQUIRED	PROPOSED	REMARKS
LOT AREA	BULK REQUIREMENTS TO BE ESTABLISHED BY THE TOWN BOARD	104,953 SQ. FT. (2.41 AC)	-
LOT WIDTH		391 FEET (ALONG NYS RT. 9W)	-
LOT DEPTH		283.9 FEET	-
FRONT YARD		26.1 FEET	-
SIDE YARD		120.2 FEET	-
REAR YARD		179.6 FEET	-
MAXIMUM:	PERMITTED		-
BUILDING HEIGHT	BULK REQUIREMENTS TO BE ESTABLISHED BY THE TOWN BOARD	40 FEET	-
BUILDING COVERAGE		6.0%	-

LOT 3 BULK TABLE

ZONE: R-1 (RESIDENTIAL DISTRICT)
PERMITTED USE: SINGLE FAMILY DWELLING

MINIMUM:	REQUIRED	PROPOSED	REMARKS
LOT AREA	1 ACRES	53,094 SQ. FT. (1.22 AC)	OK
LOT WIDTH	150 FEET	245 FEET (ALONG NYS RT. 9W)	OK
LOT DEPTH	200 FEET	213 FEET	OK
FRONT YARD	35 FEET	NO PROPOSED DEVELOPMENT FOR THIS LOT AT THIS TIME, COMPLIANCE TO BE CONFIRMED AT TIME OF BUILDING PERMIT APPLICATION.	OK
SIDE YARD	35 FEET		OK
REAR YARD	50 FEET		OK
MAXIMUM:	PERMITTED		
BUILDING HEIGHT	2.5 STORIES / 35 FEET	NO PROPOSED DEVELOPMENT FOR THIS LOT AT THIS TIME, COMPLIANCE TO BE CONFIRMED AT TIME OF BUILDING PERMIT APPLICATION.	OK
BUILDING COVERAGE	20%		OK

LEGEND

EXISTING		PROPOSED
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
—X—X—	FENCES	
	TREELINE	
	ACOE WETLAND AREA	
	ZONING OVERLAY LINE	
	STALL COUNT	(10)
	ADA ACCESSIBLE STALL	
	ADA CURB RAMP	HC
	DIRECTION OF TRAFFIC FLOW	

OWNER/APPLICANT:

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ULSTER, IF SO REQUIRED.

BAYSIDE CONSTRUCTION, LLC
1451 47TH STREET
BROOKLYN, NY 11219

SIGNATURE

MAP REFERENCES:

1. MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF LANDS N/F BAYSIDE CONSTRUCTION, LLC" BY MASER CONSULTING, P.A. DATED 05/13/16.
2. I HEREBY CERTIFY TO THE PARTIES OF THE INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY COMPLETED IN THE FIELD ON XX/XX/XX.

TOWN OF MARLBOROUGH PLANNING BOARD

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REV	DATE	DRAWN BY	DESCRIPTION

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 BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

STATE OF NEW YORK · MARK R. DELOR

MARK R. DELOR
NEW YORK LICENSED
LAND SURVEYOR - LICENSE NUMBER: 050478

SUBDIVISION PLAT

FOR

BAYSIDE CONSTRUCTION, LLC

SECTION 109
BLOCK 4
LOT 29

TOWN OF MARLBOROUGH
ULSTER COUNTY
NEW YORK STATE

NEW WINDSOR OFFICE
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
Fax: 845.567.1025

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	09/18/2017	CDR	JED
PROJECT NUMBER: 05000787A	DRAWING NAME: C-PLAT		

SHEET TITLE: SUBDIVISION PLAT

SHEET NUMBER: 1 of 1

2005\05000787\Engineering\Dwg\Plans\C-PLAT.dwg\C-1-PLAT By: CRDRAWSON