



BULK TABLE LOT I

SPECIAL USE PERMIT: MULTIPLE DWELLINGS

REQUIREMENT	APPLIED	RESULTS	VERIFIED
LOT AREA	10 ACRES	1,102,335.44 SQ. FT. (25.31 AC)	OK
LOT WIDTH	150 FEET	773 FEET (ALONG NYS RT. 9W)	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 BUILDINGS	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% FEET	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

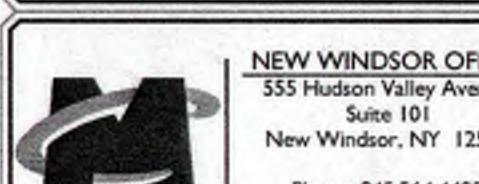
LOT 3 BULK TABLE

PERMITTED USE: SINGLE FAMILY DWELLING			
MINIMUM:	REQUIRED	PROPOSED	REMARKS
LOT AREA	1 ACRES	53,091 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

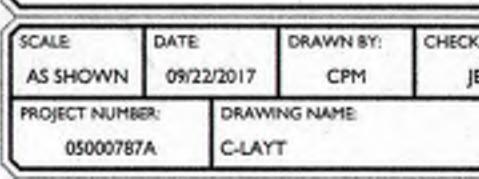
PRELIMINARY
SITE PLAN
FOR

SECTION 109.1
BLOCK 4
LOT 38

**TOWN OF MARLBOROUGH
COUNTY OF ULSTER**



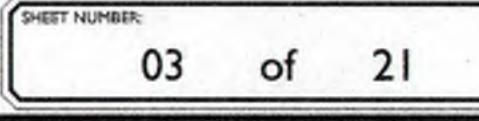
NEW WINDSOR OFFICE
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
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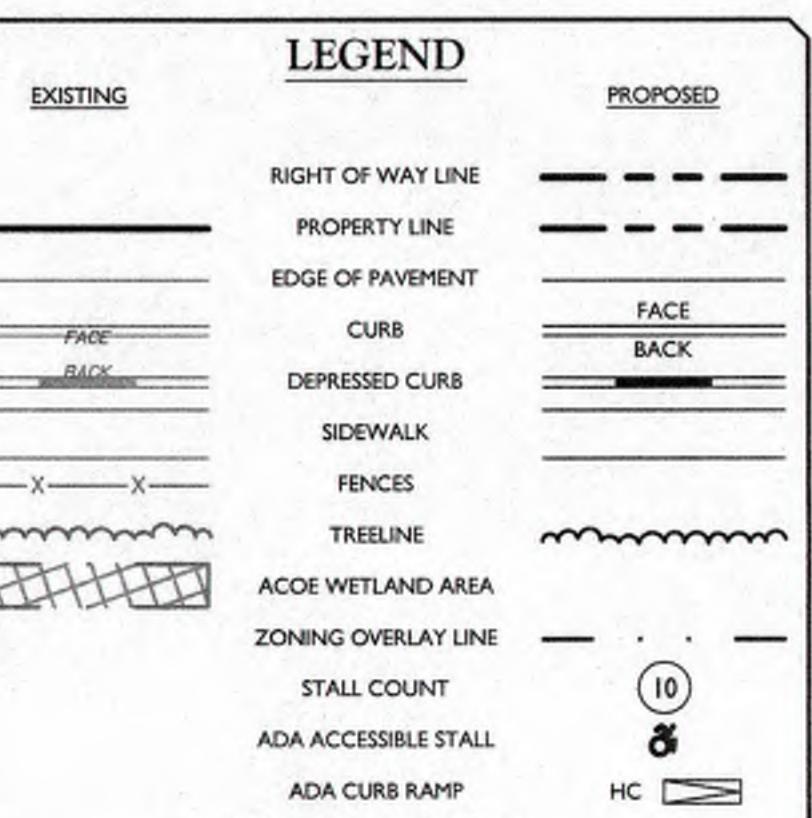
WN	DATE 09/22/2017	DRAWN BY: CPM	CHECKED BY: JED
NUMBER: 00787A	DRAWING NAME: C-LAYT		



OVERALL SITE PLAN

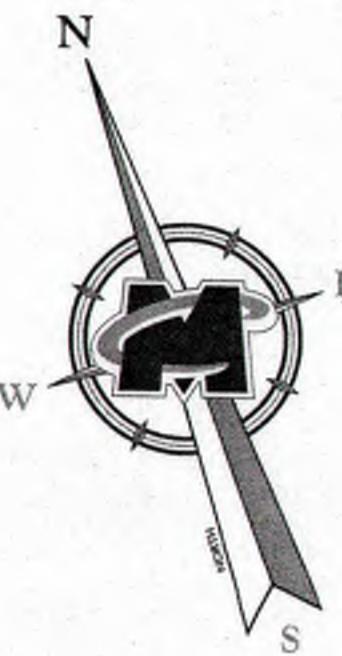


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A scale bar diagram with a horizontal line. On the left, there are tick marks and numerical labels: 60, 40, 36, 24, 12, 0, 30, 60, and 120. The segments between the tick marks are colored: the first segment (from 60 to 40) is white, the second (from 40 to 36) is dark gray, the third (from 36 to 24) is white, the fourth (from 24 to 12) is dark gray, the fifth (from 12 to 0) is white, the sixth (from 0 to 30) is dark gray, the seventh (from 30 to 60) is white, the eighth (from 60 to 120) is dark gray, and the ninth (from 120 to the end) is white. Below the line, the text "SCALE : 1'' = 60'" is centered.

OVERALL SITE PLAN

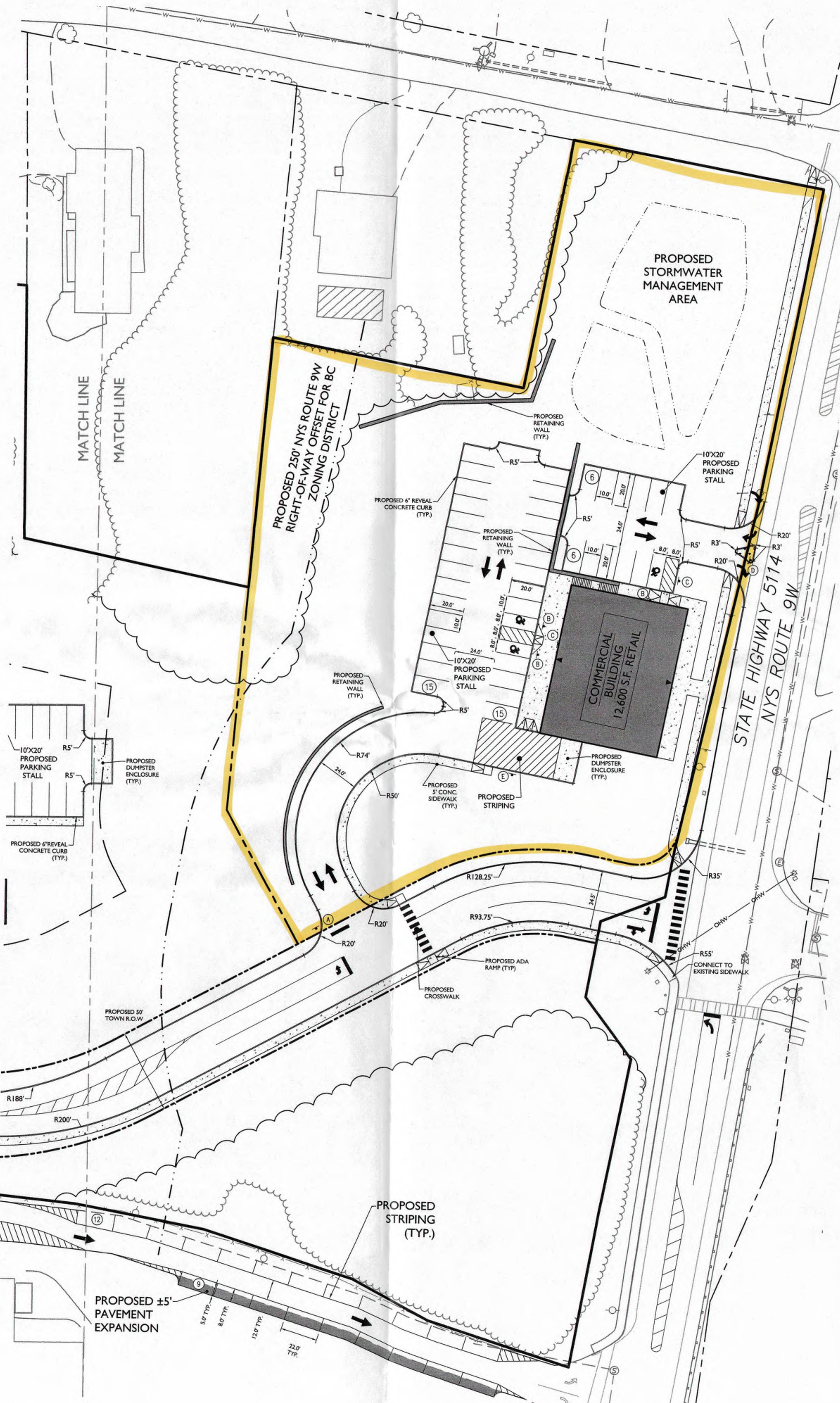


PROPOSED SIGN LEGEND:

- A** STOP SIGN
- B** ADA RESERVED PARK
- C** NO PARKING SIGN
- D** RIGHT ONLY
- E** LOADING ZONE SIGN
- F** EMERGENCY ACCESS
- G** DO NOT ENTER

<u>EXISTING</u>	<u>LEGEND</u>	<u>PROPOSED</u>
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
	CURB	
	DEPRESSED CURB	
	SIDEWALK	
	FENCES	
	TREELINE	
	ACOE WETLAND AREA	
	ZONING OVERLAY LINE	
	STALL COUNT	
	ADA ACCESSIBLE STALL	
	ADA CURB RAMP	HC
	DIRECTION OF TRAFFIC FLOW	

SCALE : 1" = 30'



DATE	DRAWN BY	CHECKED BY
09/22/2017	CPM	JED
BER:	DRAWING NAME	
17A	C-LAYT	

PRELIMINARY SITE PLAN
FOR
BAYSIDE CONSTRUCTION

SECTION 109.1
BLOCK 4
LOT 29

NEW YORK COUNTY OF MARLBOROUGH
ULSTER COUNTY OF MARLBOROUGH
STATE OF NEW YORK

NEW WINDSOR OFFICE
555 Hudson Valley Avenue
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New Windsor, NY 12553

Phone: 845-567-4495
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LAYOUT PLAN

05 of 21

ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL
ENGINEER - LICENSE NUMBER: 010365-1

PRELIMINARY
SITE PLAN
FOR
BAYSIDE
CONSTRUCTION

SECTION 109.1
BLOCK 4
LOT 29

TOWN OF MARLBOROUGH
COUNTY OF ULSTER
STATE OF NEW YORK



Fax: 845.567.1025

DATE DRAWN BY: CHECKED BY:
09/22/2012 CRM JED

NUMBER: DRAWING NAME: JED

37A C-LAYT

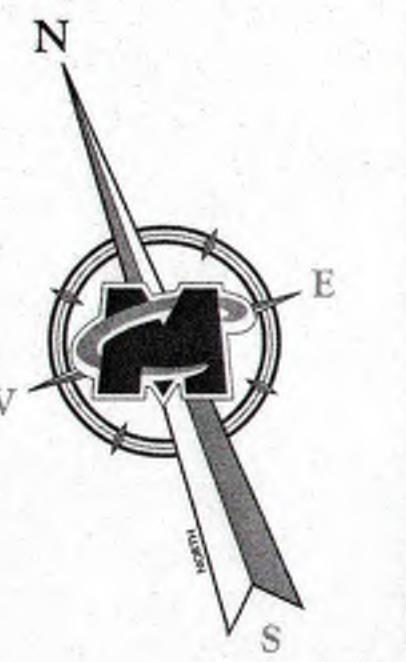
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LAYOUT PLAN

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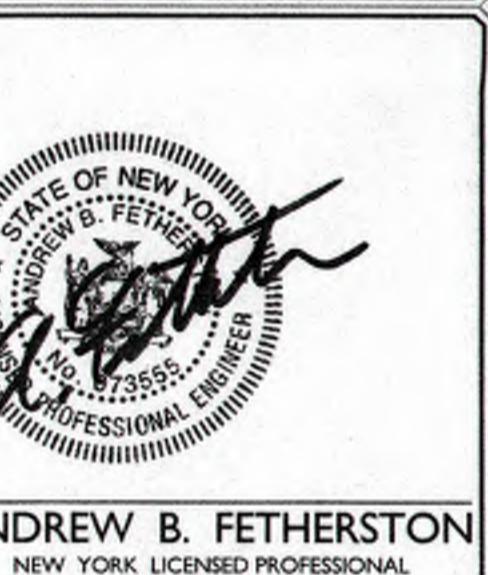
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DATE	DRAWN BY	DESCRIPTION

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**PRELIMINARY SITE PLAN
FOR
BAYSIDE
CONSTRUCTION**

SECTION 109.1
BLOCK 4
LOT 29

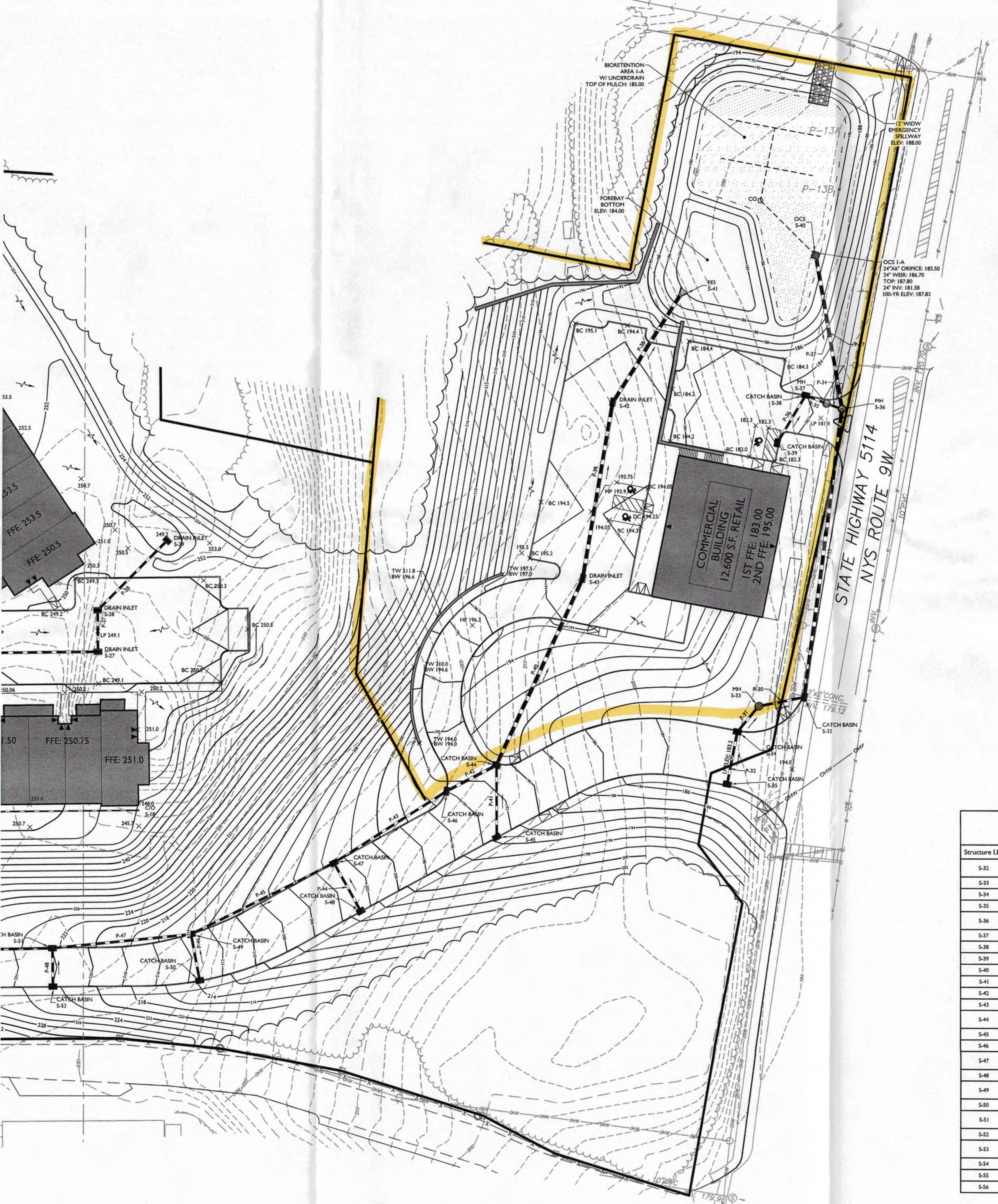
TOWN OF MARLBOROUGH
COUNTY OF ULSTER
STATE OF NEW YORK

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SCALE: DATE: DRAWN BY: CHECKED BY:
AS SHOWN 09/22/2017 CPM JED
PROJECT NUMBER: DRAWING NAME: C-GRAD
0500078A

GRADING & DRAINAGE PLAN

HEET NUMBER: 07 of 21



ADA INSTRUCTIONS TO CONTRACTOR

CONTRACTORS SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAP ACCESSIBLE) CONSTRUCTION FOR THE SITE. THE SPECIFIED SURFACES INDICATED MUST COMPLY WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN. FINISHED SURFACES ARE TO THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EGRESS. SHALL COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDED, BUT ARE NOT LIMITED TO THE FOLLOWING (NOTE: THIS LIST IS NOT INTENDED TO CAPTURE EVERY APPLICABLE FEDERAL, STATE AND LOCAL RULE AND REGULATION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE LAW, WHETHER OR NOT STATED SPECIFICALLY HEREIN):

- PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) IN ANY DIRECTION
- CURB RAMPS - SLOPES SHALL NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
- LANDINGS - SHALL BE PROVIDED AT EACH END OF RAMPS. SHALL PROVIDE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) CROSS SLOPE.
- PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - SHALL PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE SHALL BE NO GREATER THAN 1:20 (5.0% OR 5/16" PER FOOT) IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM DISTANCE OF 30 FEET, SHALL BE PROVIDED. THE RAMP SHALL HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) FOR POSITIVE DRAINAGE.

DOORWAYS - SHALL HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE UP THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS (SEE APPLICABLE CODE SECTIONS).

IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING WORK.

GRADING NOTES:

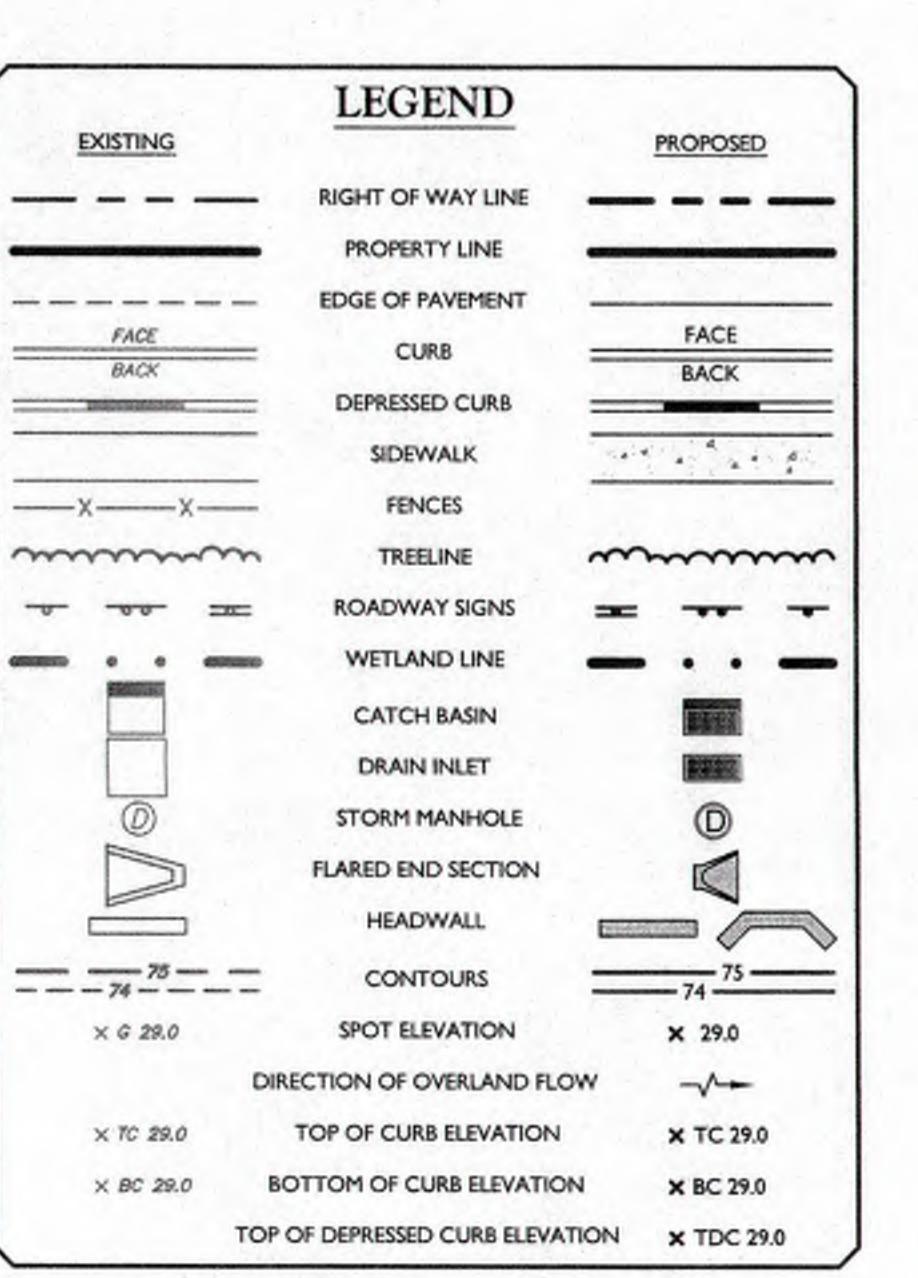
1. PROPOSED GRADE ELEVATIONS SHOWN AT BUILDING LINE ARE GROUND ELEVATIONS.
2. PROPOSED SPOT ELEVATIONS IN PAVEMENT AREAS ARE TOP OF FINISHED PAVEMENT.
3. ALL ROOF LEADERS SHALL CONNECT TO THE PROPOSED DRAINAGE SYSTEM. LOCATIONS OF ROOF LEADERS AS PER FINAL ARCHITECTURAL PLANS.
4. ALL PROPOSED CURBING IS TO BE CONCRETE CURB WITH A 6" REVEAL AS PER DETAIL UNLESS SHOWN OTHERWISE ON THIS GRADING PLAN.
5. CURB AND SIDEWALK ARE TO BE DEPRESSED AT PROPOSED BUILDING ENTRANCES, CROSSWALKS, SERVICE ACCESS POINTS AND ROADWAY INTERSECTIONS PER THE LOCATIONS ON THE SITE PLANS. ANY DISCREPANCIES SHALL BE REVIEWED WITH THE PROJECT ENGINEER.
6. PROPOSED BOTTOM-OF-WALL (BW) ELEVATIONS ARE AT FINISHED GROUND ELEVATION.
7. PROPOSED TOP-OF-WALL (TW) ELEVATIONS ARE AT TOP OF FINISHED SURFACE ELEVATION.
8. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING LINE.

Bayside Drainage - East Discharge Pipe Table

Pipe I.D.	Description	Length	Invert Up	Invert Dn	Slope
P-30	15" HDPE	28'	180.30	179.15	1.23%
P-31	15" HDPE	21'	180.30	179.50	3.86%
P-32	15" RCP	34'	180.80	180.30	1.49%
P-33	24" HDPE	183'	180.95	179.12	1.00%
P-34	15" HDPE	11'	181.10	180.95	1.40%
P-35	15" HDPE	14'	181.30	181.10	1.42%
P-36	15" HDPE	35'	181.55	181.30	0.72%
P-37	24" HDPE	98'	181.58	180.95	0.64%
P-38	24" HDPE	79'	184.42	184.00	0.53%
P-39	24" HDPE	112'	185.55	184.42	1.01%
P-40	24" HDPE	129'	187.35	185.55	1.40%
P-41	15" HDPE	45'	190.19	187.35	6.28%
P-42	18" HDPE	35'	190.00	187.35	7.50%
P-43	15" HDPE	83'	199.50	190.75	10.49%
P-44	15" HDPE	35'	199.75	199.50	0.72%
P-45	15" HDPE	100'	210.20	199.50	10.70%
P-46	15" HDPE	29'	210.40	210.20	0.95%
P-47	15" HDPE	87'	218.60	210.21	9.66%
P-48	15" HDPE	24'	218.75	218.60	0.62%
P-49	15" HDPE	75'	224.60	218.75	7.77%
P-50	15" HDPE	23'	224.75	224.60	0.66%
P-51	15" HDPE	108'	231.50	224.75	6.27%
P-52	15" HDPE	31'	231.81	231.66	0.48%

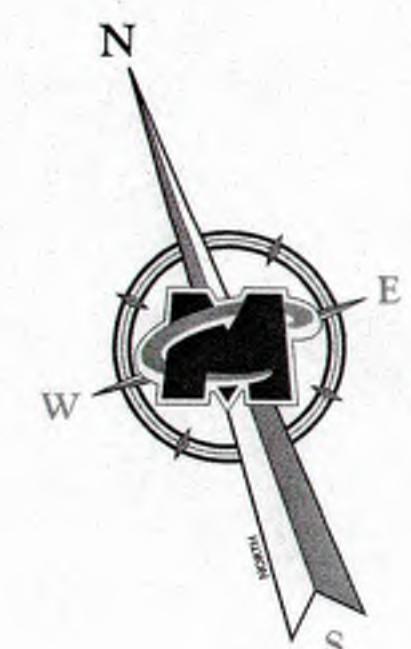
Bayside Drainage - East Discharge Structure Table

Structure I.D.	Description	Rim/Grade	Pipes (In)	Inverts (In)	Pipes (Out)	Inverts (Out)
S-32	30 in. x 48 in. Catch Basin	182.28	15" HDPE	179.15	15" HDPE	179.50
S-33	48 in. dia. CONED MH	183.69	15" HDPE	179.30	15" HDPE	179.50
S-34	30 in. x 48 in. Catch Basin	183.00	15" RCP	180.30	15" HDPE	180.30
S-35	30 in. x 48 in. Catch Basin	182.97			15" RCP	180.80
S-36	48 in. dia. CYLINDER MH	184.60	24" HDPE	180.95	24" HDPE	180.95
S-37	48 in. dia. CYLINDER MH	181.80	15" HDPE	181.10	15" HDPE	181.10
S-38	30 in. x 48 in. Catch Basin	182.66	15" HDPE	181.30	15" HDPE	181.30
S-39	30 in. x 48 in. Catch Basin	182.91			15" HDPE	181.55
S-40	48 in. x 48 in. OCS	188.00			24" HDPE	181.58
S-41	32 in. Flared End Section 67 x 98	186.24	24" HDPE	184.00		
S-42	30 in. x 48 in. Drain Inlet	192.80	24" HDPE	184.42	24" HDPE	184.42
S-43	30 in. x 48 in. Drain Inlet	193.21	24" HDPE	185.55	24" HDPE	185.55
S-44	30 in. x 48 in. Catch Basin	190.85	18" HDPE	187.35	24" HDPE	187.35
S-45	30 in. x 48 in. Catch Basin	193.44	15" HDPE	190.75	18" HDPE	190.19
S-46	30 in. x 48 in. Catch Basin	194.00	15" HDPE	190.75	18" HDPE	190.00
S-47	30 in. x 48 in. Catch Basin	202.99	15" HDPE	199.50	15" HDPE	199.50
S-48	30 in. x 48 in. Catch Basin	202.99			15" HDPE	199.75
S-49	30 in. x 48 in. Catch Basin	213.71	15" HDPE	210.21	15" HDPE	210.20
S-50	30 in. x 48 in. Catch Basin	213.73			15" HDPE	210.48
S-51	30 in. x 48 in. Catch Basin	222.00	15" HDPE	218.40	15" HDPE	218.60
S-52	30 in. x 48 in. Catch Basin	222.00			15" HDPE	218.75
S-53	30 in. x 48 in. Catch Basin	227.99	15" HDPE	224.60	15" HDPE	224.60
S-54	30 in. x 48 in. Catch Basin	228.00			15" HDPE	224.75
S-55	30 in. x 48 in. Catch Basin	234.91	15" HDPE	231.66	15" HDPE	231.50
S-56	30 in. x 48 in. Catch Basin	236.06			15" HDPE	231.81



SCALE: 1" = 30'
30' 15' 10' 5' 0' 30' 60'

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<u>LEGEND</u>		
<u>EXISTING</u>		<u>PROPOSED</u>
	RIGHT OF WAY LINE	— - - - -
— — — — —	PROPERTY LINE	— - - - -
	EDGE OF PAVEMENT	— — — — —
FACE		FACE
BACK		BACK
— — — — —	CURB	— — — — —
	DEPRESSED CURB	— — — — —
	SIDEWALK	— — — — —
— — — — —	FENCES	— — — — —
~~~~~	TREELINE	~~~~~
— — — — —	ROADWAY SIGNS	— — — — —
— — — — —	WETLAND LINE	— — — — —
	ZONING OVERLAY LINE	— — — — —
(S)	SANITARY MANHOLE	(O)
(H)	HYDRANT	(H)
	BLOW-OFF HYDRANT	
	WATER VALVE	
— — — 75 — — —	CONTOURS	— — — 75 — — —
X G 29.0	SPOT ELEVATION	X G 29.0
	DIRECTION OF OVERLAND FLOW	— - - - -
X TC 29.0	TOP OF CURB ELEVATION	X TC 29.0
X BC 29.0	BOTTOM OF CURB ELEVATION	X BC 29.0
	TOP OF DEPRESSED CURB ELEVATION	X TDC 29.0
— — — — —	CABLE TV CONDUIT	— — — — —
— — — — —	WATER MAIN	— — — — —
— — — — —	GAS MAIN	— — — — —
— — — — —	TELEPHONE CONDUIT	— — — — —
— — — — —	ELECTRIC CONDUIT	— — — — —
— — — — —	SANITARY PIPE	— — — — —
— — — — —	STORM PIPE	— — — — —

DREW B. FETHERSTON  
NEW YORK LICENSED PROFESSIONAL

PRELIMINARY  
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WN	DATE 09/22/2017	DRAWN BY: CPM	CHECKED BY: JED
NUMBER: 0787A	DRAWING NAME: C-UTIL		

## UTILITIES PLAN

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