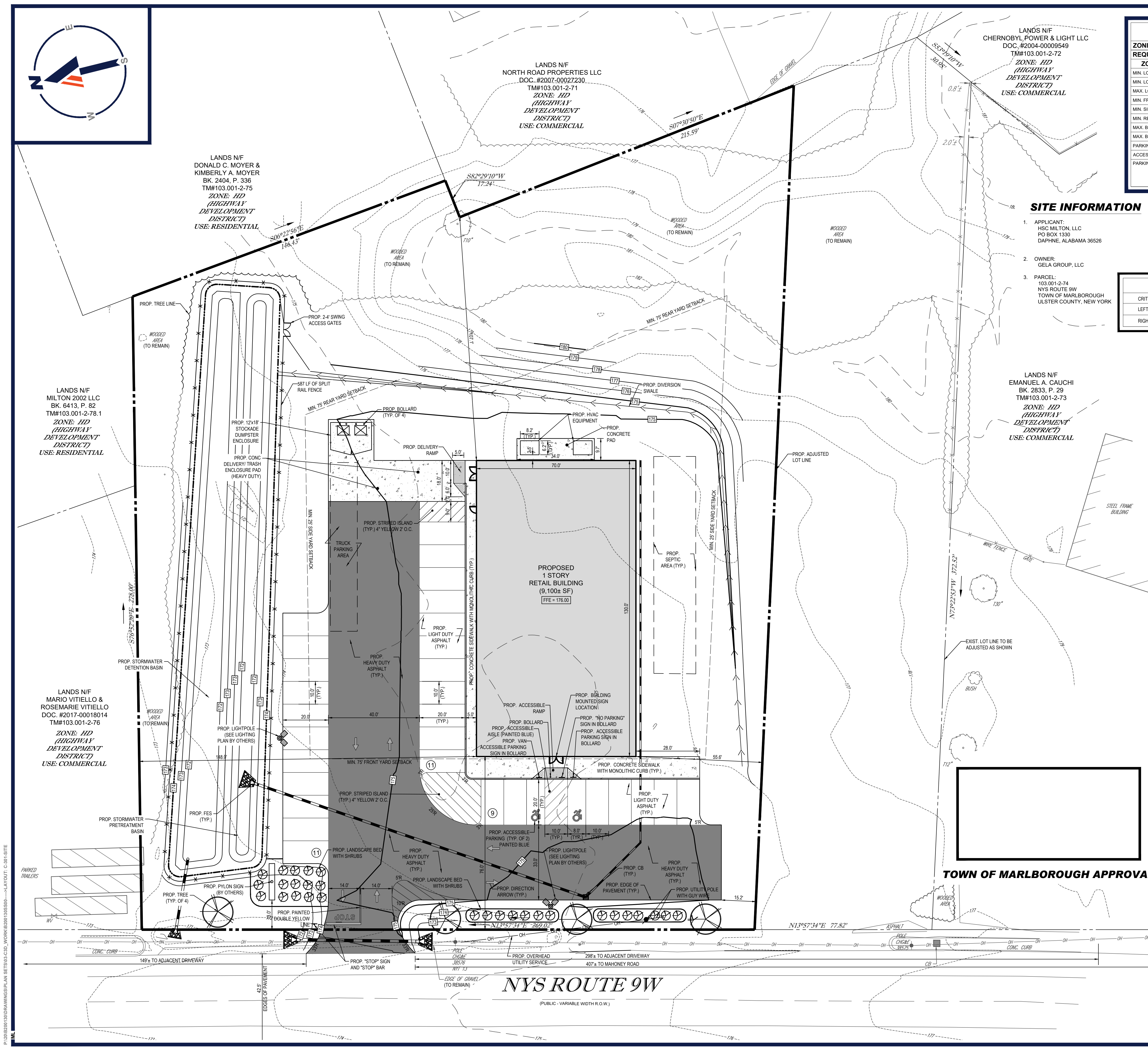


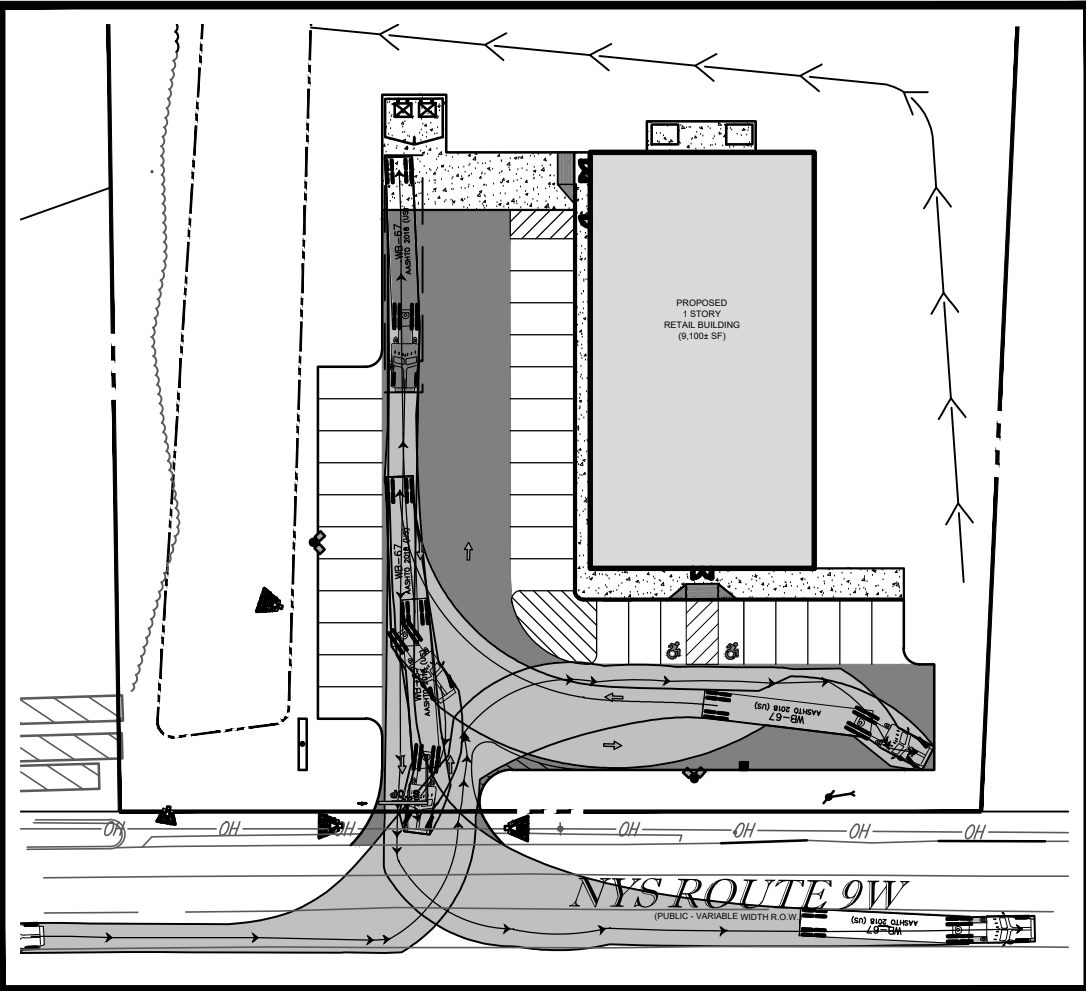


ZONING ANALYSIS TABLE			
ZONING DISTRICT	(HD) HIGHWAY DEV DISTRICT		
REQUIRED PERMIT	RETAIL IS A PERMITTED USE WITH SITE PLAN REVIEW		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	2 ACRES	2.75 ACRES	2.07 ACRES
MIN. LOT WIDTH	200 FT	346.8 FT	346.8 FT
MAX. LOT DEPTH	200 FT	278.0 FT	278.0 FT
MIN. FRONT SETBACK	75 FT	N/A	76.0 FT
MIN. SIDE SETBACK	25/50 FT	N/A	55.6 FT
MIN. REAR SETBACK	75 FT	N/A	107.1 FT
MAX. BUILDING HEIGHT	4 STY / 45 FT	N/A	1. STY / 20 FT +/-
MAX. BLDG. COVERAGE	40 %	0 %	10 %
PARKING SPACES	31 SPACES	N/A	31 SPACES
ACCESS. PARKING SPACES	2 SPACES	N/A	2 SPACES
PARKING STALL CRITERIA	USE/CATEGORY: RETAIL STORE REQUIRED PARKING: 1 FOR EACH 300 SF OF FLOOR AREA CALCULATION: 1 X (9,100 SF / 300 SF) = 31 SPACES		

SITE INFORMATION

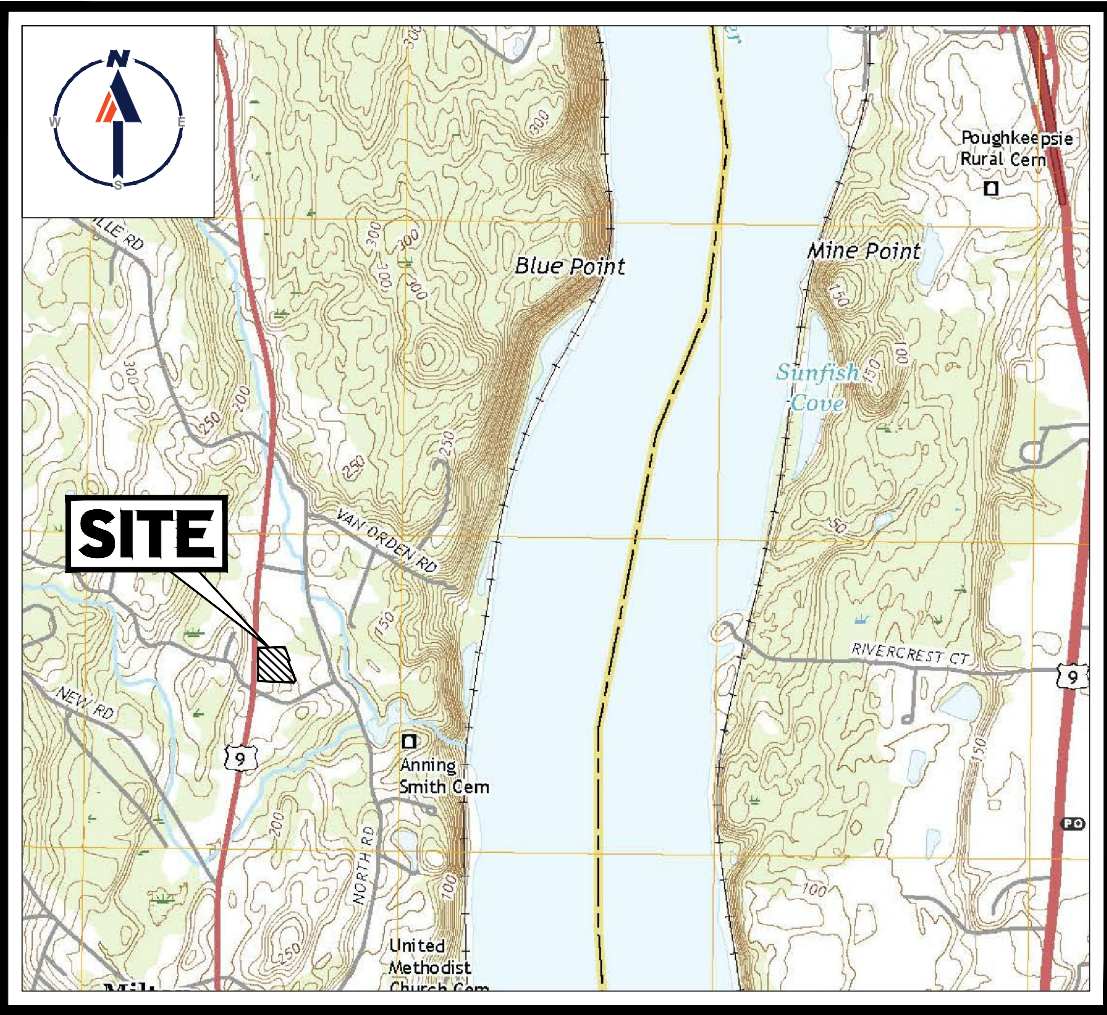
1. APPLICANT:
HSC MILTON, LLC
PO BOX 1330
DAPHNE, ALABAMA 36526
2. OWNER:
GELA GROUP, LLC
3. PARCEL:
103.001-2-74
NYS ROUTE 9W
TOWN OF MARLBOROUGH
ULSTER COUNTY, NEW YORK

SIGHT DISTANCE TABLE		
CRITERIA (DESIGN SPEED 55 MPH)	REQUIRED	PROPOSED
LEFT TURN FROM STOP*	650'	1,040' +/- and 916' +/-
RIGHT TURN FROM STOP*	530'	916' +/-



TRUCK TURN

SCALE: 1" = 60'
TRUCK USED: WB-67

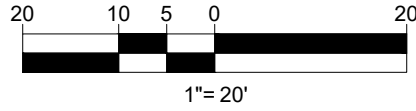


USGS MAP

SCALE: 1" = 2,000'
SOURCE: POUGHKEEPSIE QUADRANGLE

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	09/25/2020	PER REVIEW COMMENTS	NCN
2	09/15/2020	TO TOWN PB	CVM

811

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PRELIMINARY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: B200130
DRAWN BY: ~ NCN ~
CHECKED BY: ~ CVM / CEB ~
DATE: 09/12/2020
CAD ID: B200130S000

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

HSC MILTON, LLC.

PROPOSED DEVELOPMENT

MAP #103.1, BLOCK #2, LOT #74
NYS ROUTE 9W
TOWN OF MARLBOROUGH
ULSTER COUNTY
STATE OF NEW YORK

BOHLER

17 COMPUTER DRIVE WEST
ALBANY, NY 12205
Phone: (518) 438-9900
Fax: (518) 438-0900
www.BohlerEngineering.com

W.D. GOEBEL

PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 42644-2
RHODE ISLAND LICENSE No. 7284
CONNECTICUT LICENSE No. 21834
NEW HAMPSHIRE LICENSE No. 10260
NEW YORK LICENSE No. 011084-1
FLORIDA LICENSE No. 68202

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

C-301

REVISION 2 - 09/15/2020

P:\09\B030130\DRAWINGS\PLAN SETS\B3-C301 WORK\B030130S000-1-LAYOUT: C-301 SITE