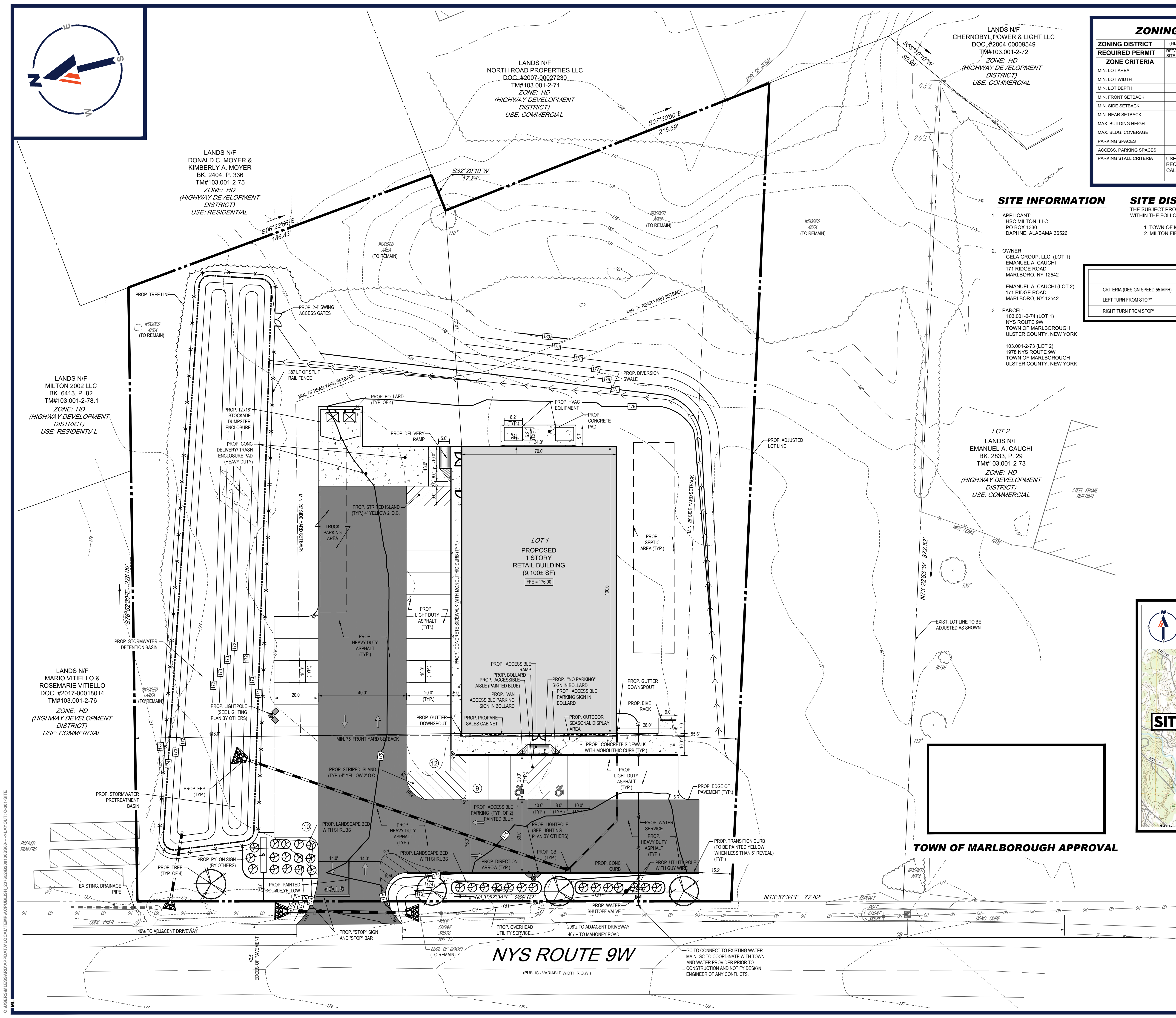




ZONING ANALYSIS TABLE					
ZONING DISTRICT	(HD) HIGHWAY DEV DISTRICT	LOT 1		LOT 2	
REQUIRED PERMIT	RETAIL IS A PERMITTED USE WITH SITE PLAN REVIEW	EXISTING	PROPOSED	EXISTING	PROPOSED
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED	EXISTING	PROPOSED
MIN. LOT AREA	2 ACRES	2.8 ACRES	2.1 ACRES	1.9 ACRES +/-	2.6 ACRES +/-
MIN. LOT WIDTH	200 FT	346.6 FT	299.0 FT	180 FT +/- (E)	258 FT +/-
MIN. LOT DEPTH	200 FT	278.0 FT	278.0 FT	386 FT +/-	380 FT +/-
MIN. FRONT SETBACK	75 FT	N/A	76.0 FT	14.5 FT +/- (E)	14.5 FT +/- (E)
MIN. SIDE SETBACK	25/50 FT	N/A	55.6 FT	10 FT +/- (E)	88 FT +/-
MIN. REAR SETBACK	75 FT	N/A	107.1 FT	165 FT +/-	165 FT +/-
MAX. BUILDING HEIGHT	4 STY / 45 FT	N/A	1 STY / 20 FT +/-	1 STY	1 STY
MAX. BLDG. COVERAGE	40 %	0 %	10 %	20 %	14 %
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

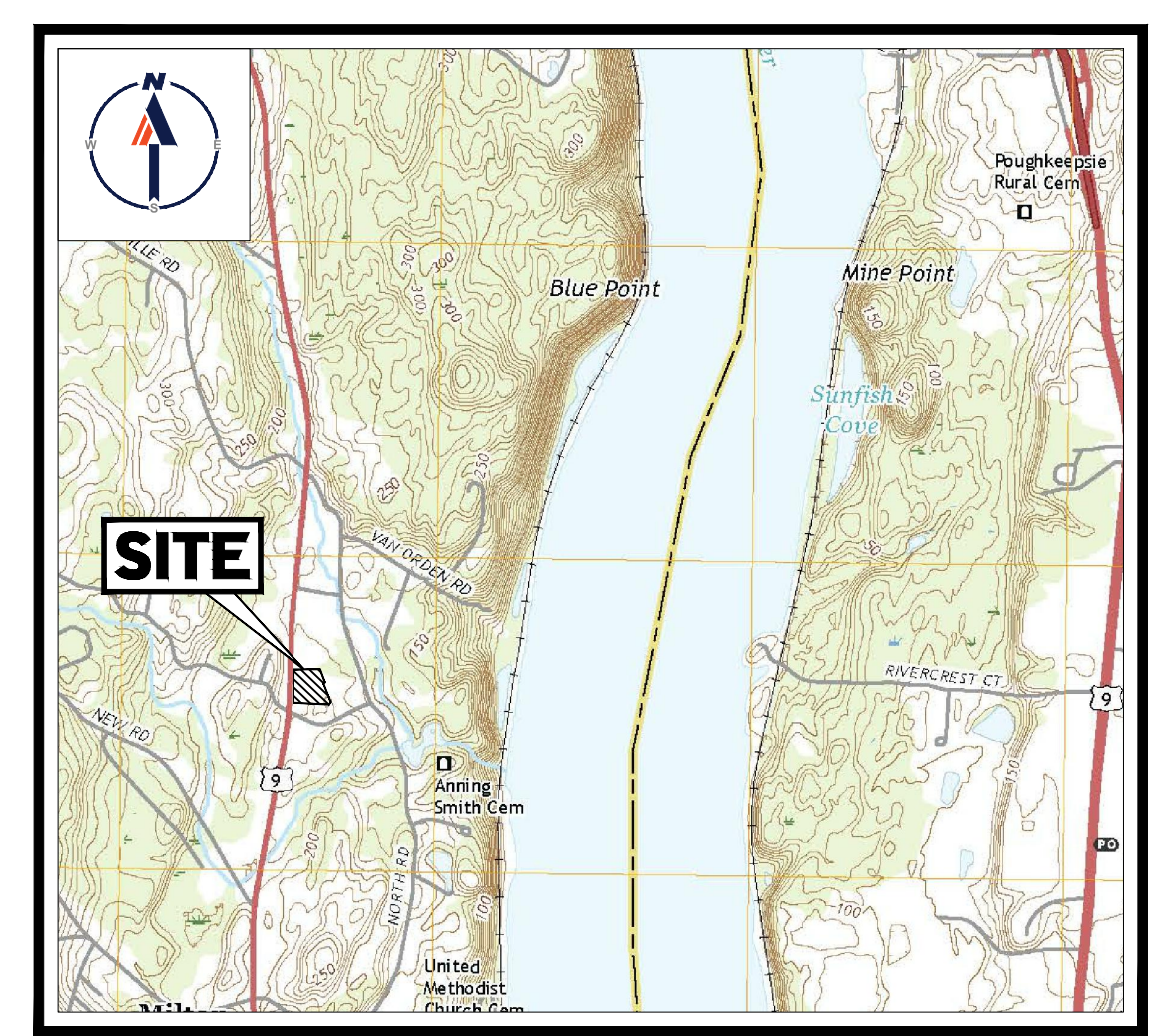
- APPLICANT:
HSC MILTON, LLC
PO BOX 1330
DAPHNE, ALABAMA 36526
- OWNER:
GELA GROUP, LLC (LOT 1)
EMANUEL A. CAUCHI
171 RIDGE ROAD
MARLBORO, NY 12542
- PARCEL:
103.001-2-74 (LOT 1)
NYS ROUTE 9W
TOWN OF MARLBOROUGH
ULSTER COUNTY, NEW YORK

SITE DISTRICTS

THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING MUNICIPAL DISTRICTS:
1. TOWN OF MARLBOROUGH WATER DISTRICT
2. MILTON FIRE DISTRICT

SIGHT DISTANCE TABLE

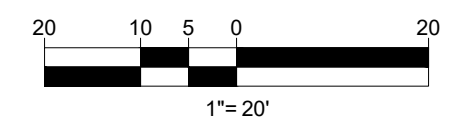
CRITERIA (DESIGN SPEED 55 MPH)	REQUIRED	PROPOSED
LEFT TURN FROM STOP*	650'	1,040' +/- and 916' +/-
RIGHT TURN FROM STOP*	530'	916' +/-



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	DRAWN BY	CHECKED BY

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PROJECT No.: B200130
DRAWN BY: ~ NCN ~
CHECKED BY: ~ CVM / CEB ~
DATE: 08/14/2020
CAD I.D.: 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

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CONNECTICUT LICENSE NO. 21834
NEW HAMPSHIRE LICENSE NO. 10280
NEW YORK LICENSE NO. 071284-1
FLORIDA LICENSE NO. 66202

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NUMBER:
C-301

ORG. DATE - 08/14/2020

C:\USERS\JESSICA\APPDATA\LOCALTEMP\ACADPUBLISH_271652B20011005000-->LAYOUT: C-301-SITE

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PROJECT:

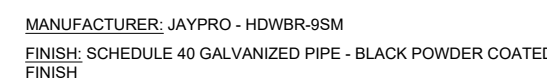
— FOR —

PROPOSED DEVELOPMENT

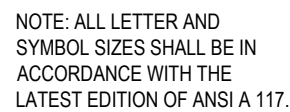
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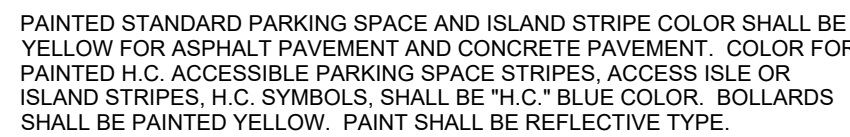
ORG. DATE - 08/14/2020

 $1^{\circ} = 30'$ 

N.T.S.



N.T.S



N.T.S