

LOCATION MAP: Town of Marlborough Tax Map, Section 103.1
SCALE: 1" = 200'

ZONING REQUIREMENTS		
FOR C-1 ZONE	<u>REQUIRED</u>	<u>PROVIDED</u>
MINIMUM LOT AREA	5000 SQ.FT. (w/ PUBLIC W&S)	±40,100 SQ.FT.
MINIMUM YARD SETBACKS		
FRONT	5 FT.	7 FT.
SIDE	0 FT.	0 FT.
REAR	20 FT.	87 FT.
MAXIMUM BUILDING HEIGHT	35 FT.	35 - 40 FT.
MAXIMUM BUILDING COVERAGE	75%	± 25.6%
PARKING REQUIREMENTS		
<u>COMMERCIAL</u>		
(1 SPACE PER 300 SQ. FT.)		
STREET LEVEL = 10,520 SQ. FT.	35 SPACES	
<u>RESIDENTIAL</u>		
(1.5 SPACE PER DWELLING UNIT)		
SECOND FLOOR = 16 DWELLING UNITS	24 SPACES	
THIRD FLOOR = 16 DWELLING UNITS	24 SPACES	
HANDICAPPED SPACES (4%)	3 SPACES	3 SPACES
	<u>83 TOTAL *</u>	<u>47 TOTAL</u>
*OFFSITE PARKING PROVIDED ON 12 BREWSTER STREET	= 41 SPACES	
		<u>88 TOTAL</u>

DENSITY
PROPOSED: 8 RETAIL X 4 APARTMENTS = 32 UNITS (APARTMENTS)
TOTAL AREA REQUIRED: 40,000 SQ.FT.

APPROVED BY THE TOWN OF MARBOROUGH PLANNING BOARD

DATE _____

CHAIRMAN _____

MEMBER _____

OWNERS ENDORSEMENT	
I HEREBY GRANT MY APPROVAL TO THIS PLAT AND THE PLANS SHOWN HEREON.	
OWNER:	DATED:
OWNER:	DATED:

OWNER / DEVELOPER
39 Main Street Milton LLC
96 South Elliot Place
Brooklyn, NY 11217

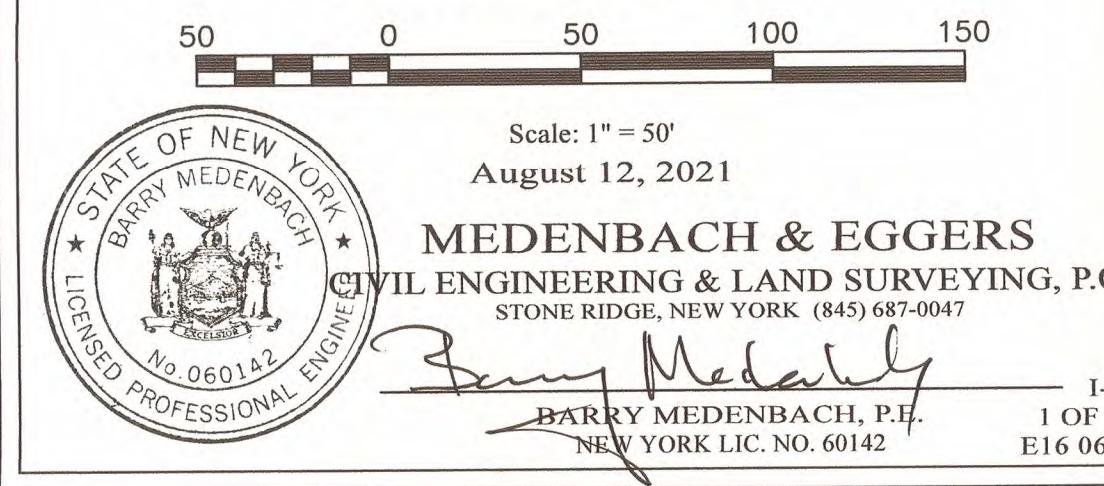
SHEET INDEX

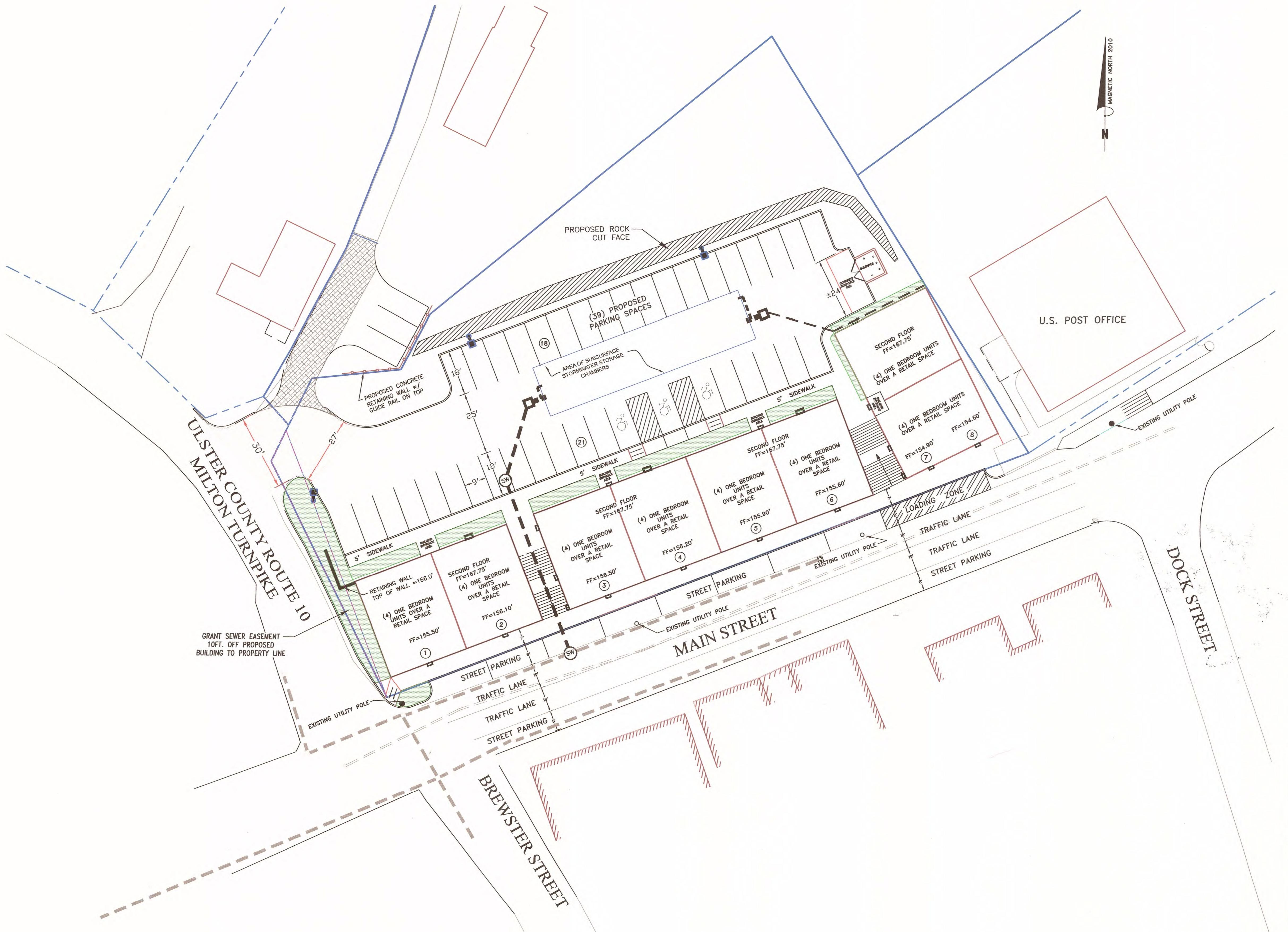
<u>SHEET</u>	<u>TITLE</u>	
I-1	INDEX	SHEET 1 OF 9
SP-1	SITE PLAN	SHEET 2 OF 9
S-1	SURVEY MAP	SHEET 3 OF 9
GP-1	GRADING AND UTILITIES PLAN	SHEET 4 OF 9
LLS-1	LIGHTING AND LANDSCAPING PLAN	SHEET 5 OF 9
D-1	SITE DETAILS	SHEET 6 OF 9
D-2	SITE DETAILS	SHEET 7 OF 9
D-3	DRAINAGE DETAILS	SHEET 8 OF 9
FT-1	FIRETRUCK MOVEMENT	SHEET 9 OF 9

MAP REVISION DATES		
DATE	REVISION	BY
22 SEPT 2021	REVISED AS PER P.B. MEETING OF 20 SEPT 2021	TPFK
25 OCTOBER 2021	ADDED FIRETRUCK MOVEMENT SHEET	CC

Any unauthorized alteration or addition to this plan is a violation of Sect. 7209, Subdivision 2 of N.Y.S. Education Law.

INDEX SHEET
PROPOSED MIXED USE BUILDING
8 RETAIL SPACES (10,520 SF) WITH 4 APARTMENTS
ABOVE EACH RETAIL SPACE FOR A TOTAL
OF 32 ONE BEDROOM APARTMENTS
FOR
39 MAIN STREET MILTON LLC
TOWN OF MARLBOROUGH





PROPOSED SITE PLAN

PROPOSED SITE PLAN
FOR
PROPOSED MIXED USE BUILDING
8 RETAIL SPACES (10,520 SF) WITH 4 APARTMENTS
ABOVE EACH RETAIL SPACE FOR A TOTAL

FOR
39 MAIN STREET MILTON LLC
TOWN OF MARLBOROUGH
ULSTER COUNTY ~ NEW YORK

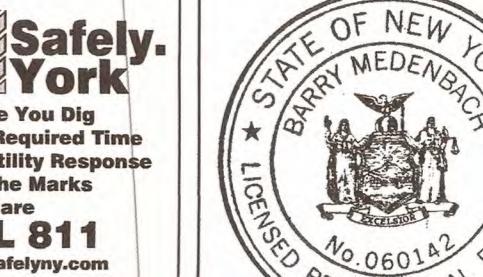
A horizontal scale with numerical markers at 0, 20, 40, and 60. A vertical line is drawn at the 20 mark.

Scalability

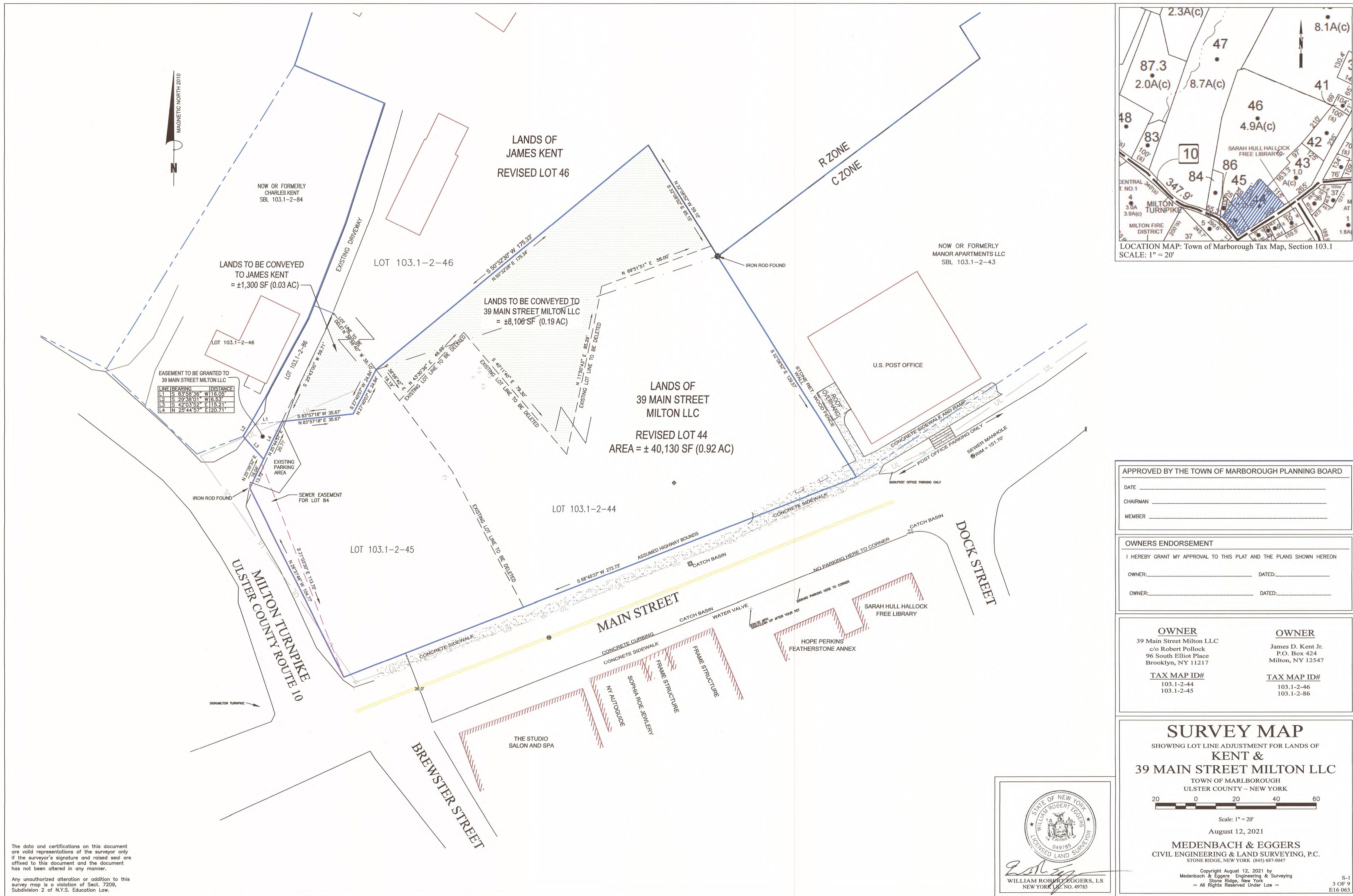
Scale: 1" = 20'
August 12, 2021
MEDENBACH & EGGERS
ENGINEERING & LAND SURVEYING, P.C.

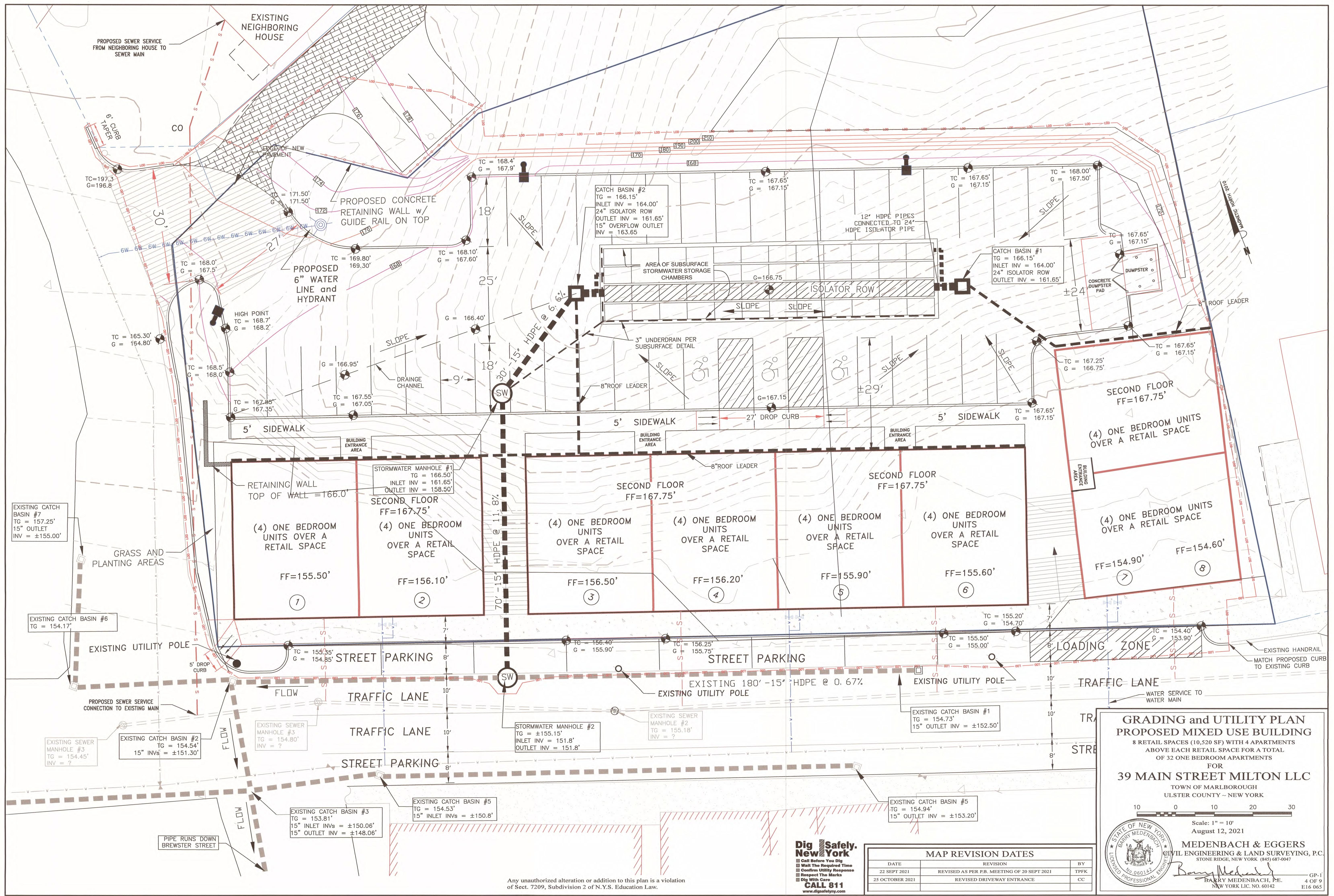
Call Before You Dig
Wait The Required Time
Confirm Utility Response
Respect The Marks
Dig With Care
CALL 811

www.digsafeby.com

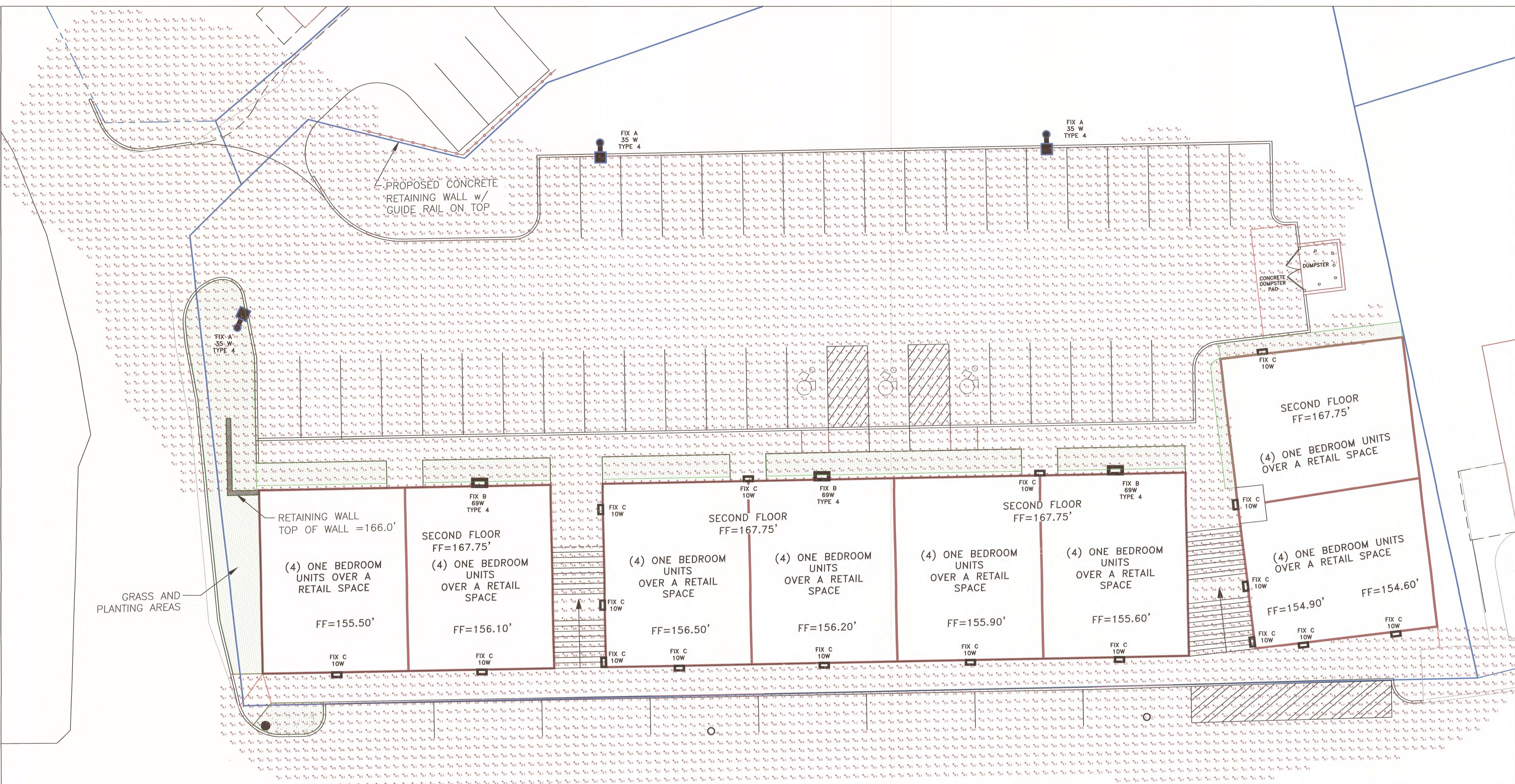


Y MEDENBACH, P.E. SP-1
2 OF 9
YORK LIC. NO. 60142 E16 065





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MAP REVISION DATES		
DATE	REVISION	BY
25 OCTOBER 2021	REVISED DRIVEWAY ENTRANCE	CC

LIGHTING LEGEND				
Fixture	Wattage (Type)	Denoted By	Height Placement	QTY.
A	35W (LED)		20'	3
B	69W (LED)		18'	3
C	10 W (LED)		±10'	17

LIGHTING & LANDSCAPING PLAN PROPOSED MIXED USE BUILDING

8 RETAIL SPACES (10,520 SF) WITH 4 APARTMENTS
ABOVE EACH RETAIL SPACE FOR A TOTAL
OF 32 ONE BEDROOM APARTMENTS
FOR

FOR
39 MAIN STREET MILTON LLC



Scale: 1" = 10'

August 12, 2021

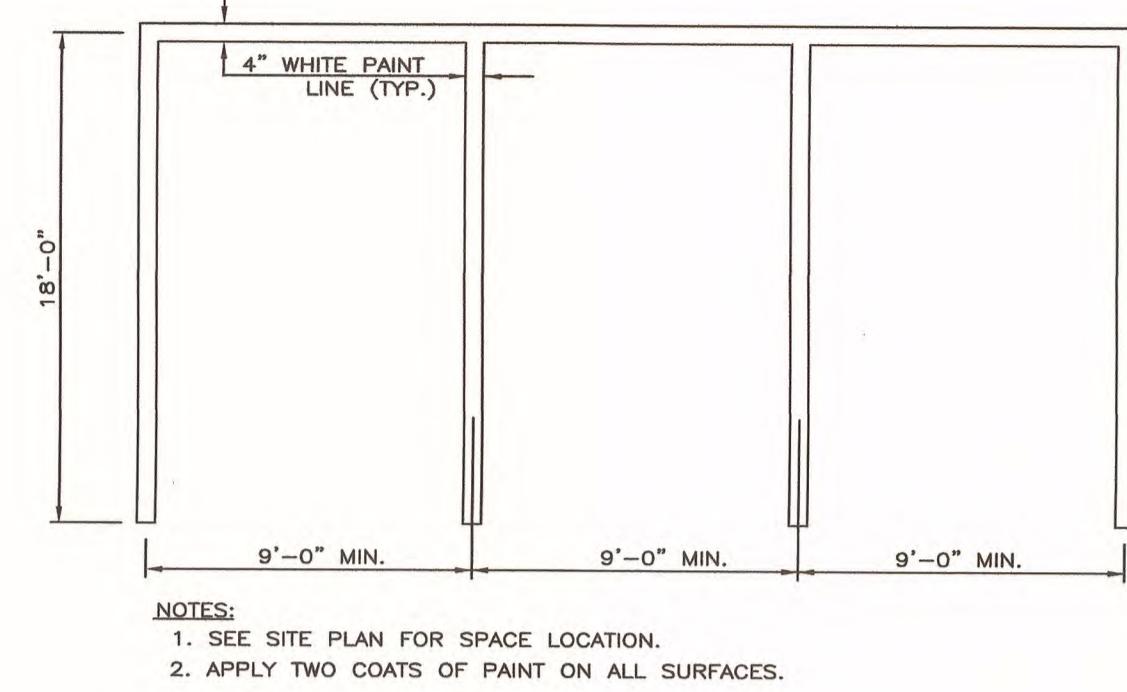
MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047

Barry Medenbach

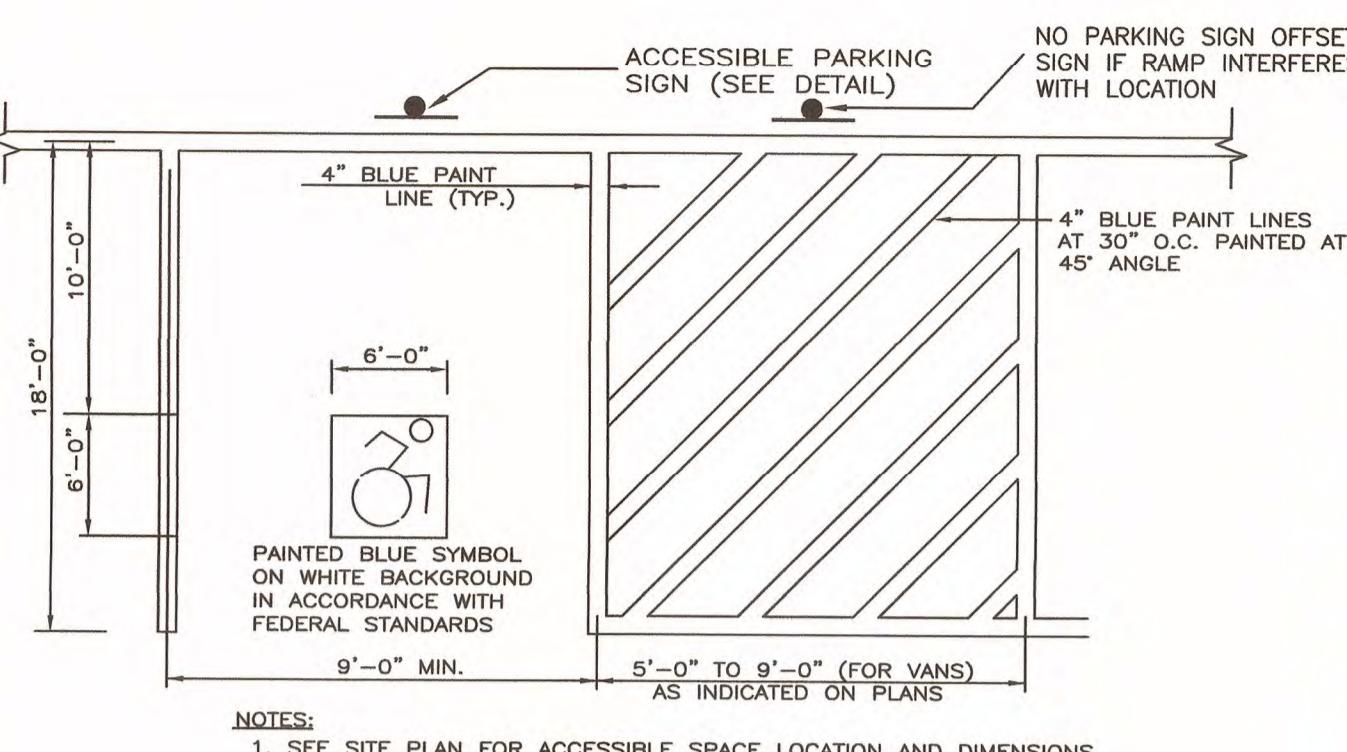
BARRY MEDENBACH, P.E. LLS-1
NEW YORK LIC. NO. 60142 5 OF 9
E16 065

~~BARRY MEDENBACH, P.E.~~
NEW YORK N.Y. NO. 60142

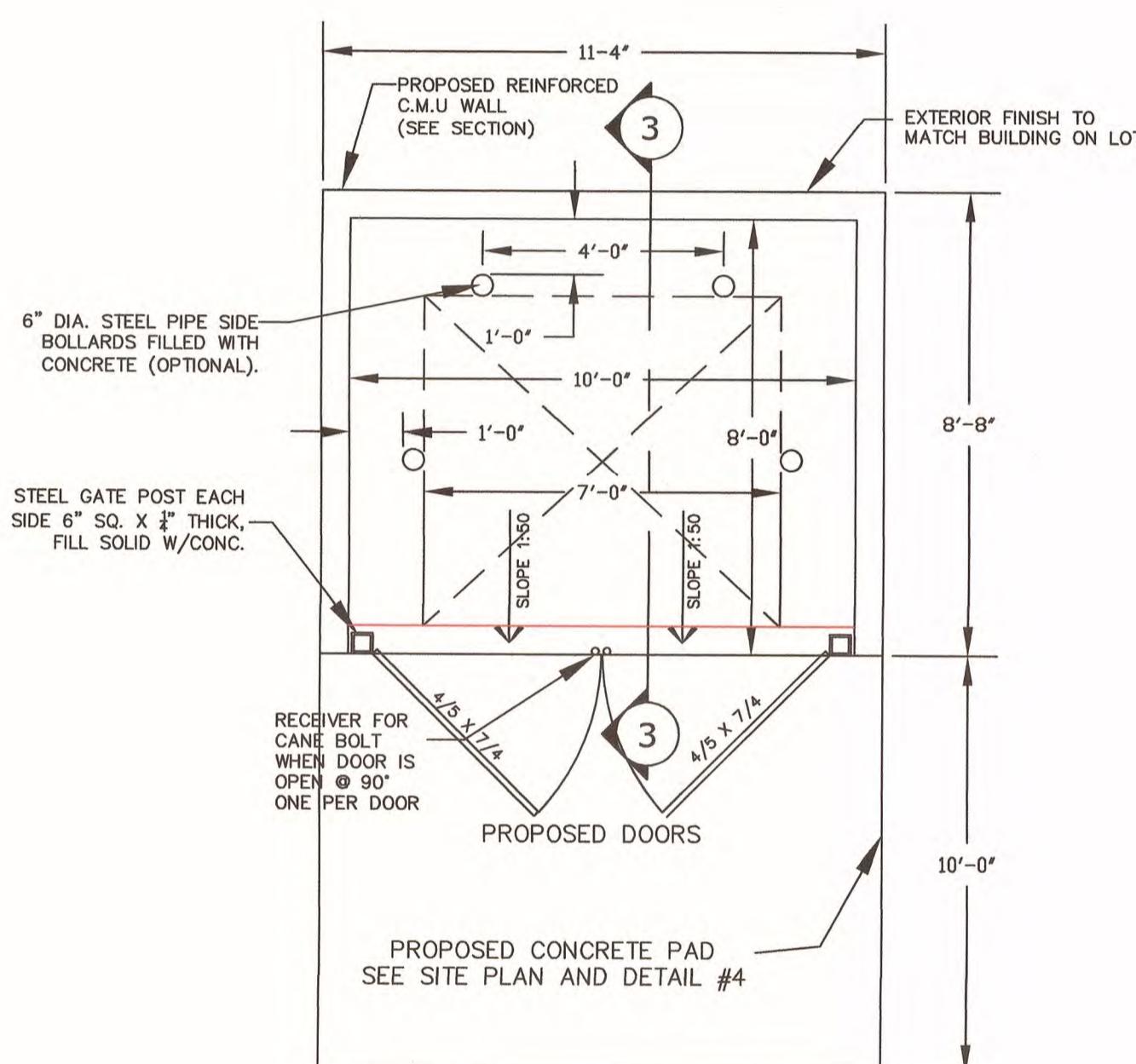
5 OF 9
E16 065



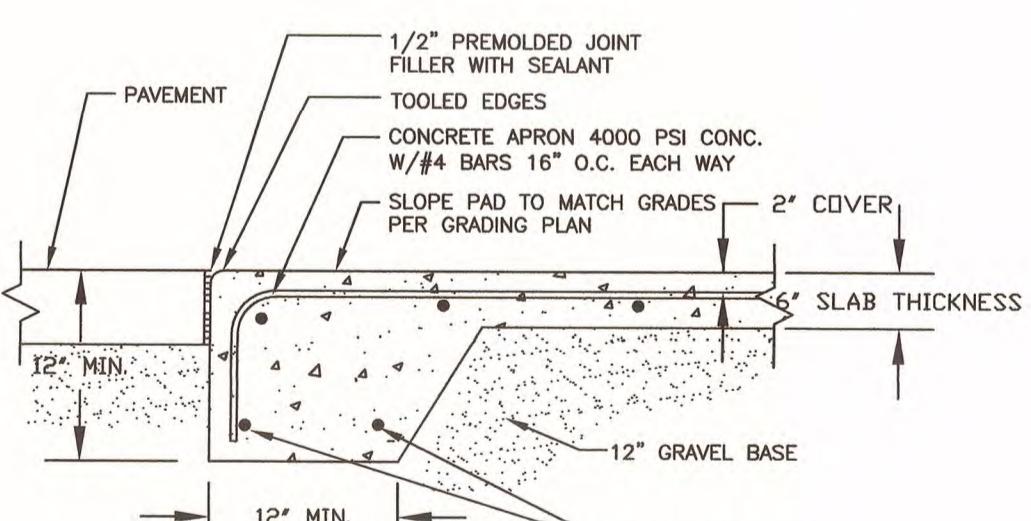
1 TYPICAL PARKING SPACE DETAIL
NOT TO SCALE



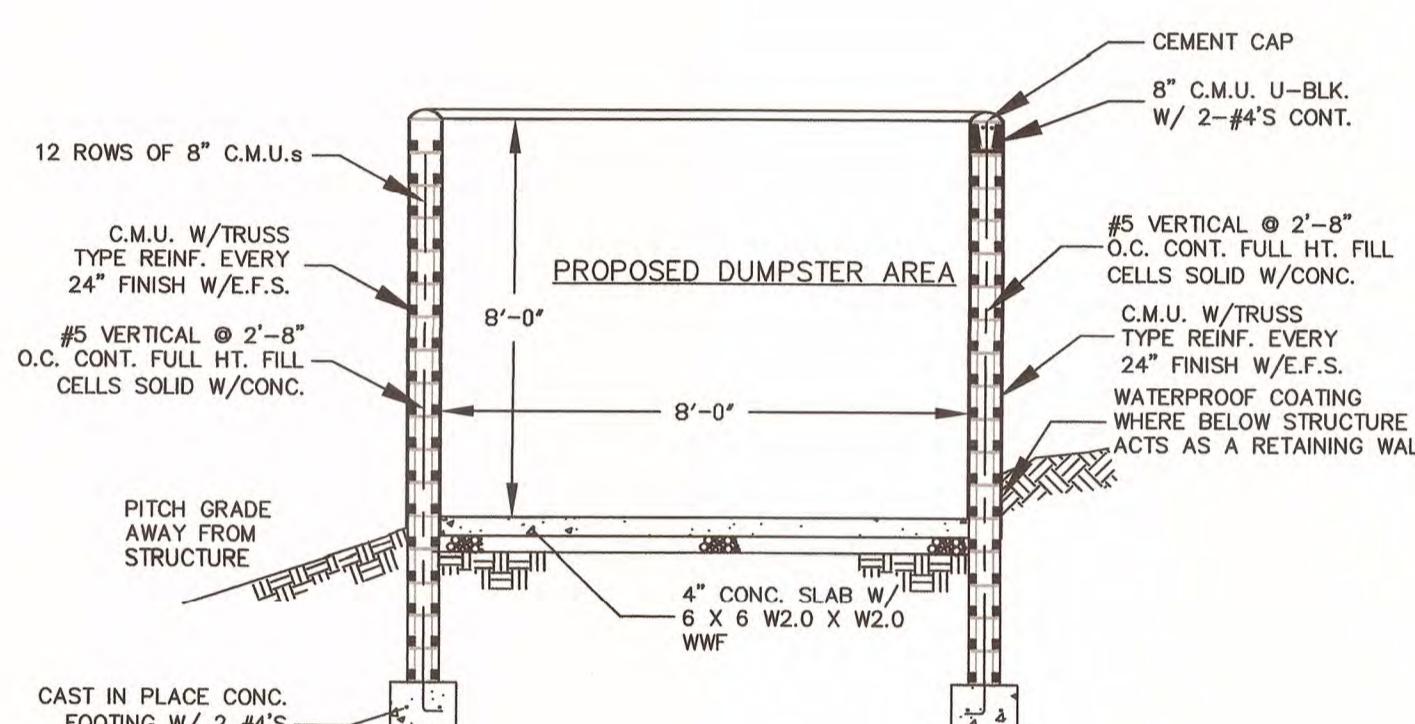
2 ACCESSIBLE PARKING SPACE DETAIL
NOT TO SCALE



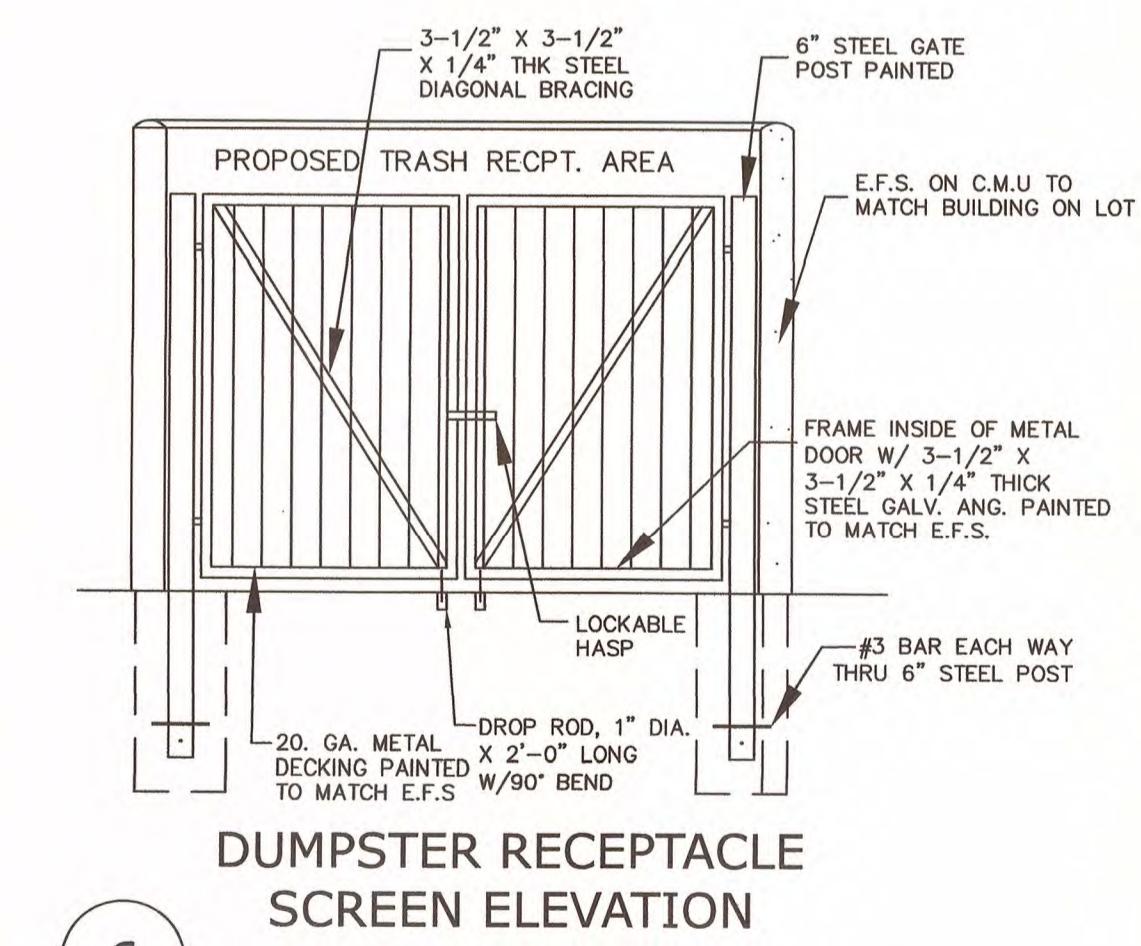
3 DUMPSTER RECEPTACLE SCREEN PLAN
SCALE: NOT TO SCALE



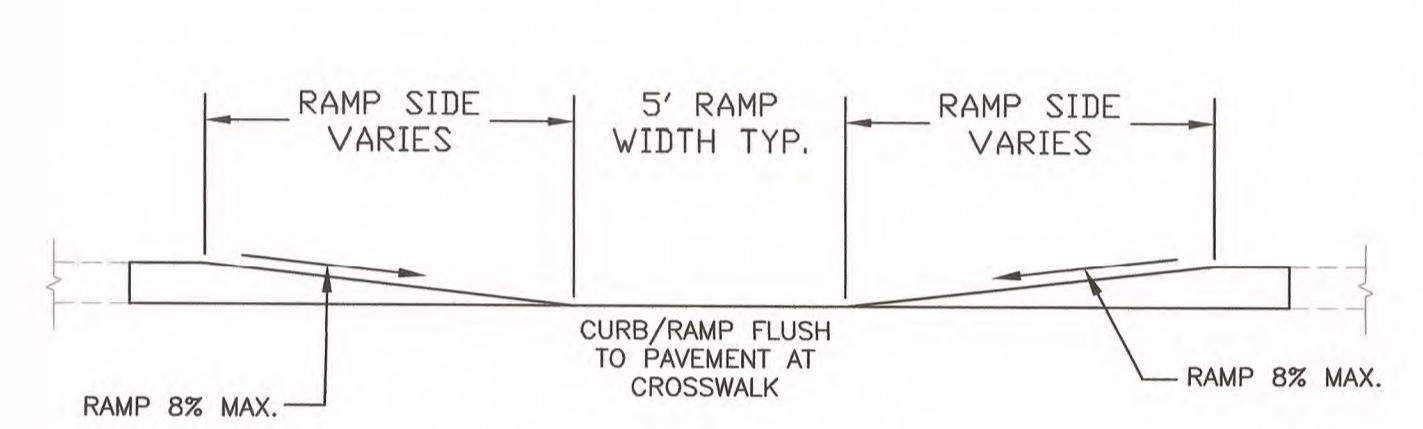
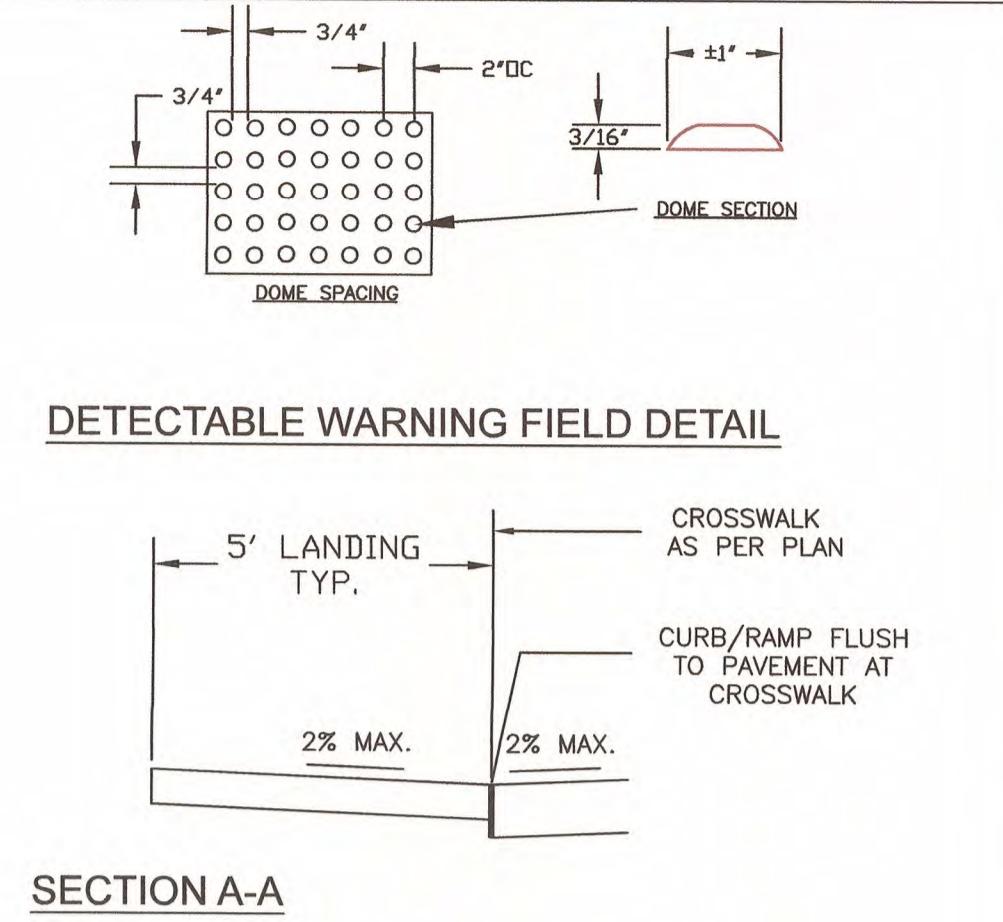
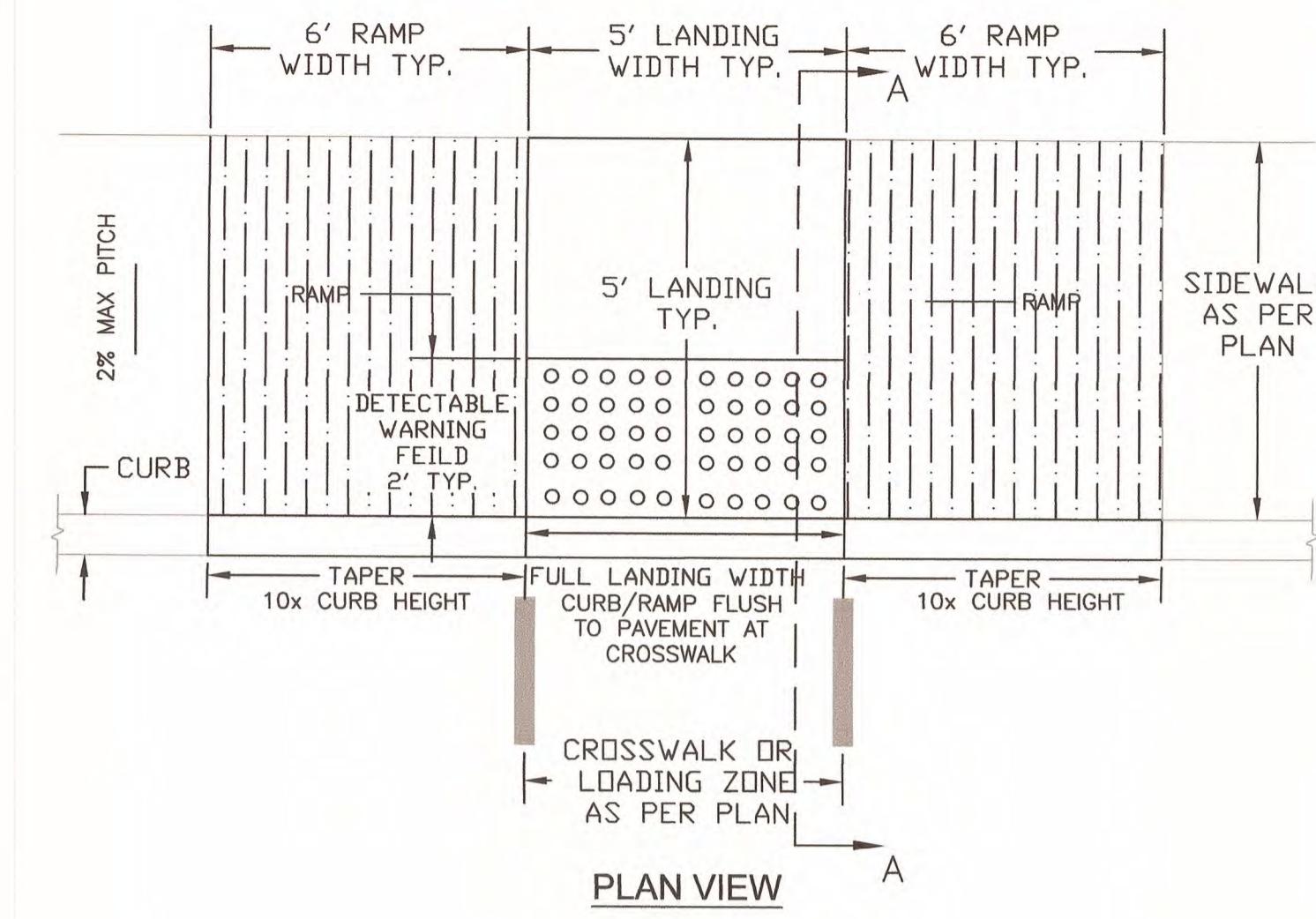
5 DUMPSTER CONCRETE PAD DETAIL
NOT TO SCALE



4 DUMPSTER RECEPTACLE SCREEN SECTION
SCALE: NOT TO SCALE

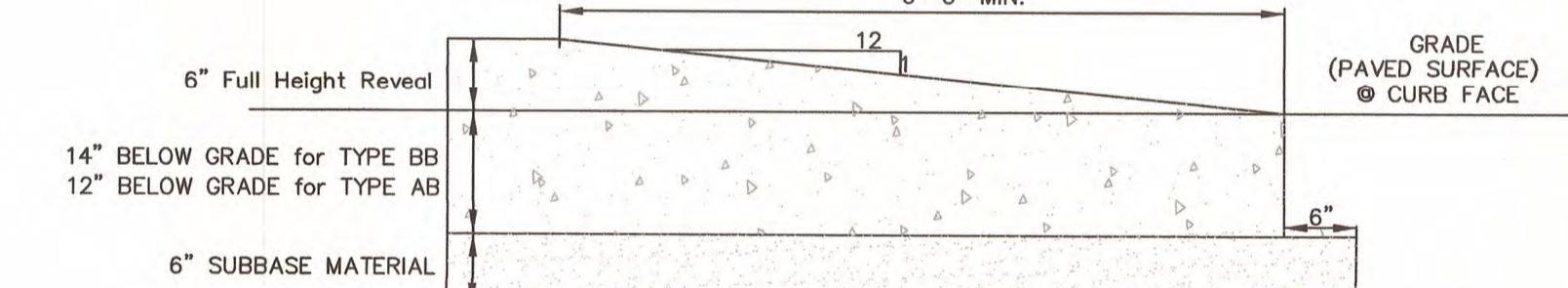


6 DUMPSTER RECEPTACLE SCREEN ELEVATION
SCALE: NOT TO SCALE

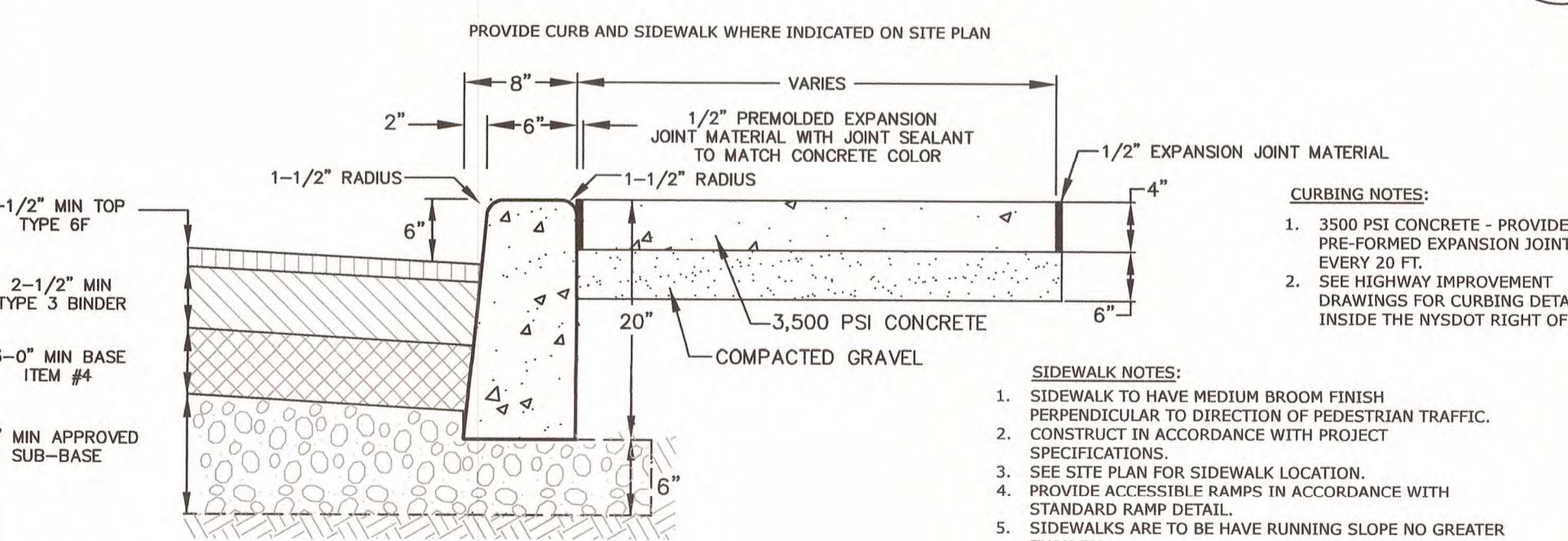


ELEVATION VIEW

7 DEPRESSED RAMP/DETECTABLE WARNING DETAIL
NOT TO SCALE



8 CURB TERMINAL: SECTION VIEW
NOT TO SCALE



9 TYPICAL DROP CURB DETAIL
NOT TO SCALE

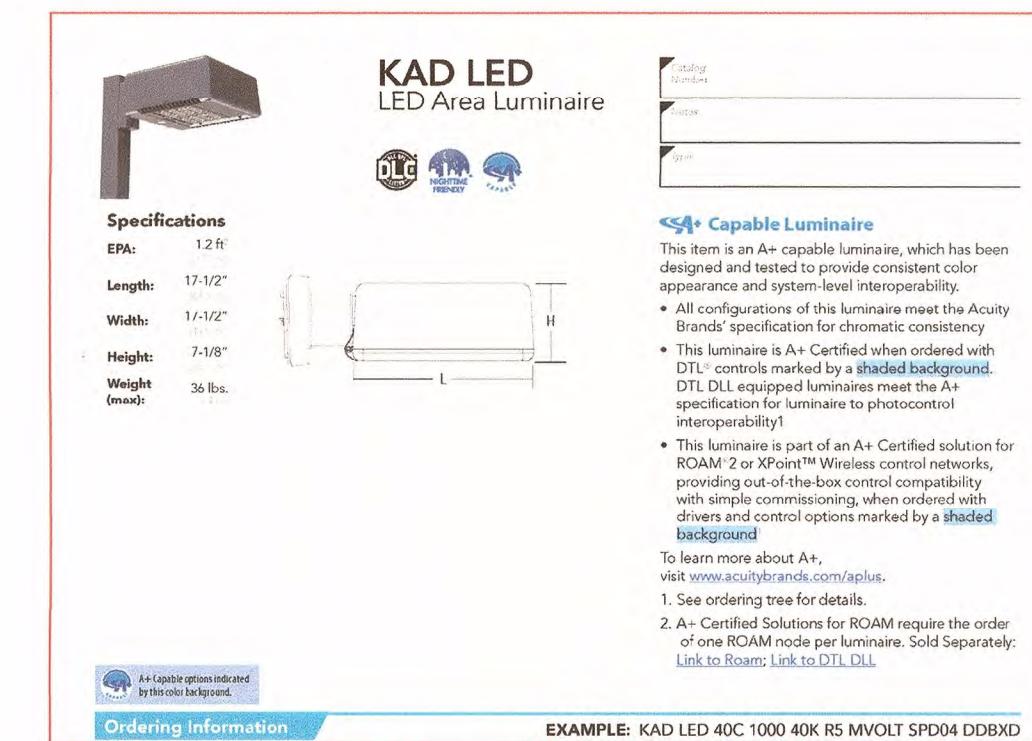
MAP REVISION DATES		
DATE	REVISION	BY

SITE DETAILS
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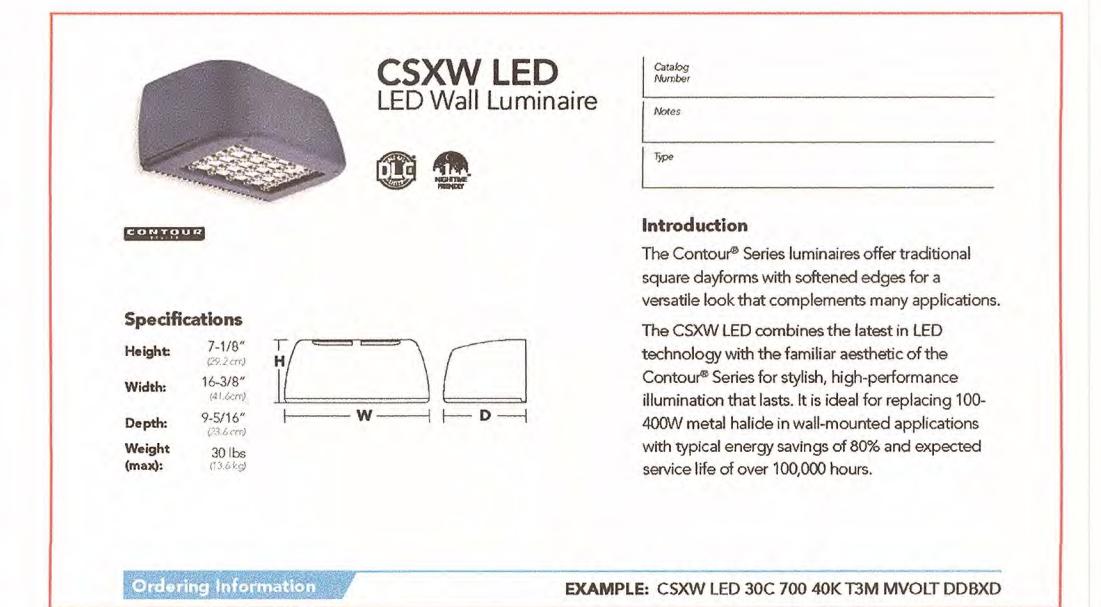
39 MAIN STREET MILTON LLC
TOWN OF MARLBOROUGH
ULSTER COUNTY - NEW YORK

August 12, 2021

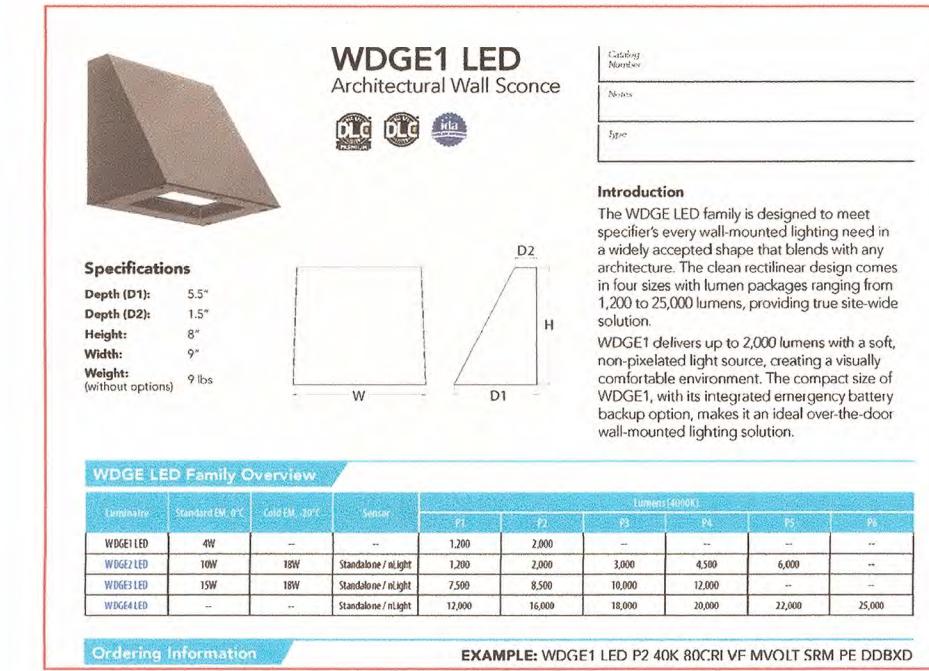
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CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047
BARRY MEDENBACH, P.E.
LICENSED PROFESSIONAL ENGINEER
NO. 060142
NEW YORK LIC. NO. 60142
D-1
Barry Medenbach
6 OF 9
E16 065



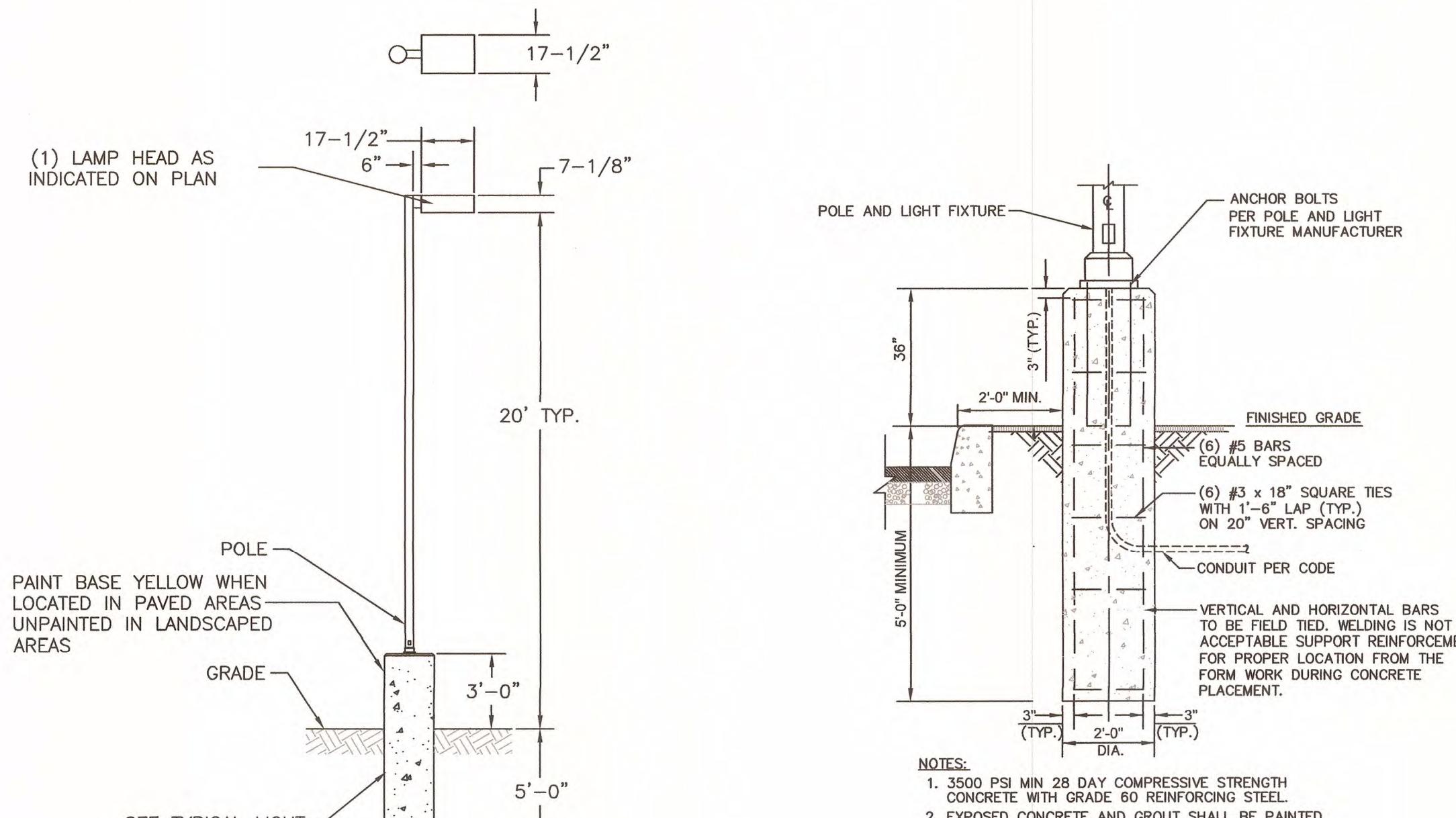
1 POLE MOUNTED LIGHT DETAIL (Fixture A)
35 WATT KAD LED 20C 530 40K R4 MVOLT HS (TYPE 4 OPTICS) OR EQUAL



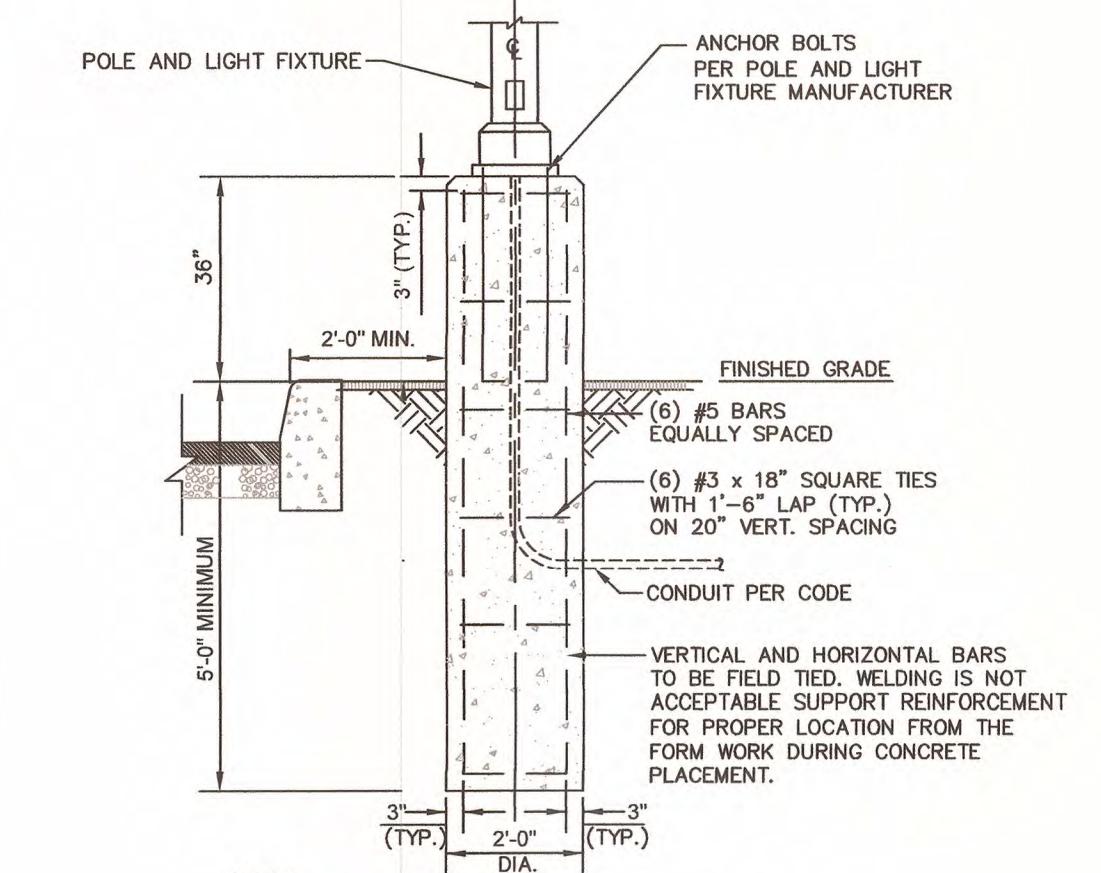
2 WALL MOUNTED LIGHT DETAIL (Fixture B)
MODEL: CSXW LED 30C 700 40K T3M MVOLT DDBKD
REFERENCE ARCHITECTURAL PLANS FOR FINAL LIGHT FIXTURES



3 WALL MOUNTED LIGHT DETAIL (Fixture C)
LITHONA WOGE1 ARCHITECTURAL WALL MOUNTED LIGHT
MODEL: 10 WATT LED LITHONA MODEL: WOGE 1 LED P1 35K 80 CR VF OR EQUAL
REFERENCE ARCHITECTURAL PLANS FOR FINAL LIGHT FIXTURES



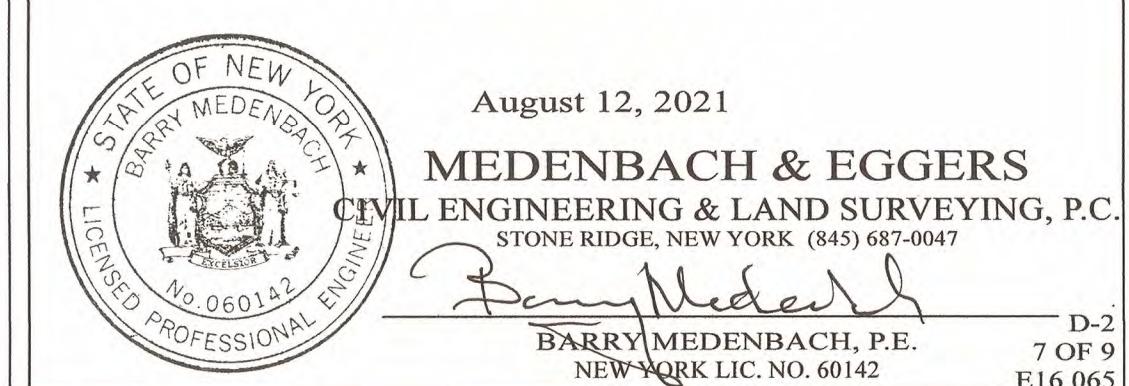
5 TYPICAL LIGHT BASE

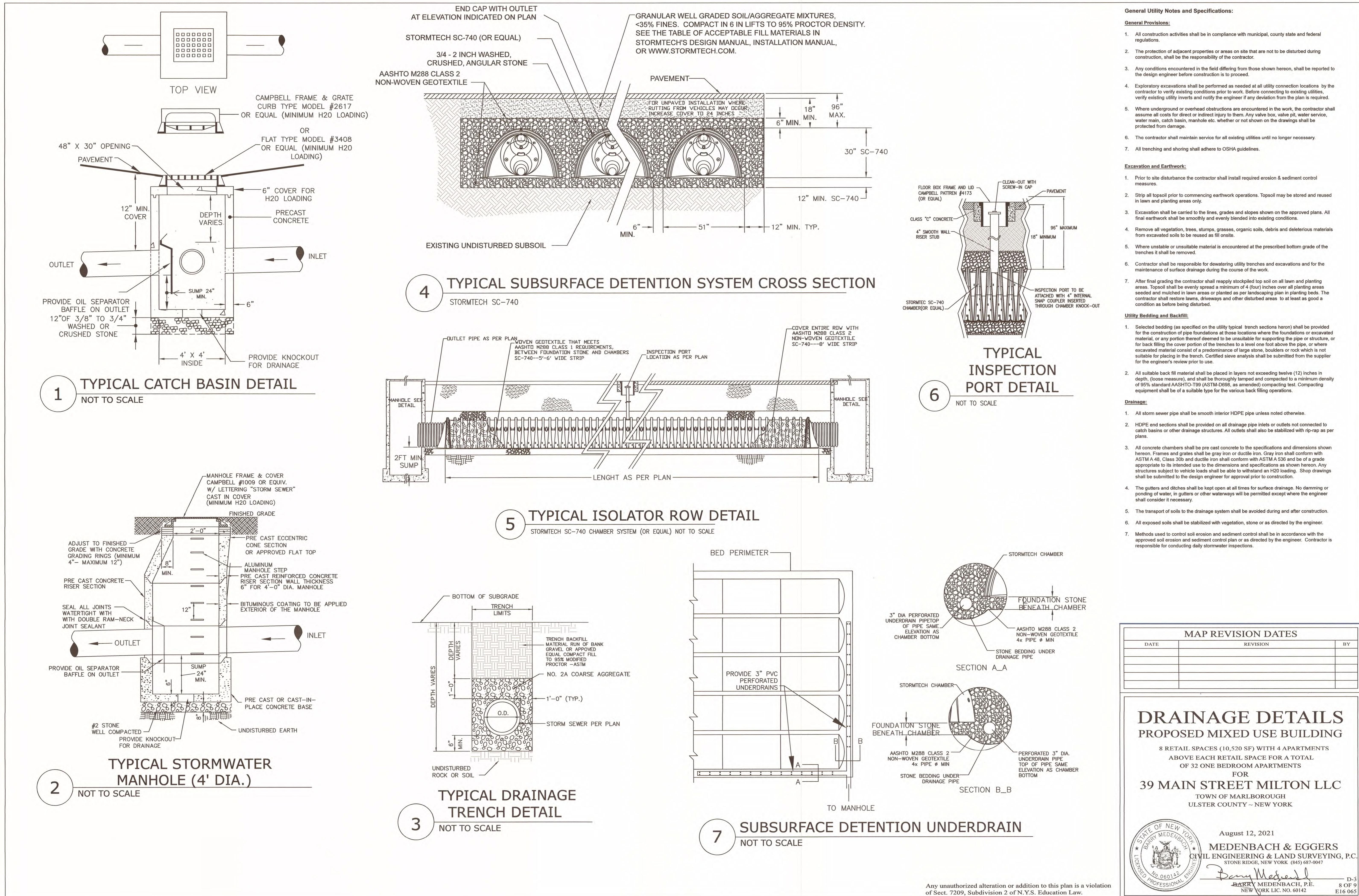


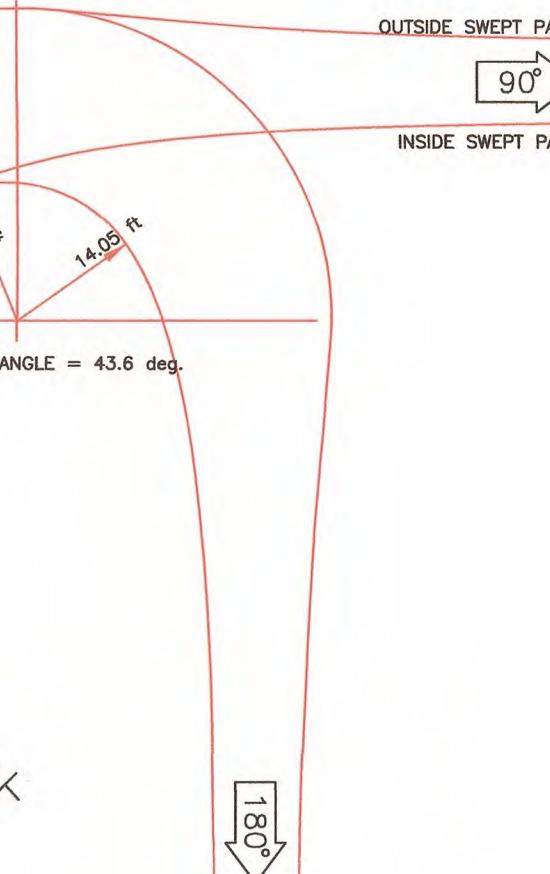
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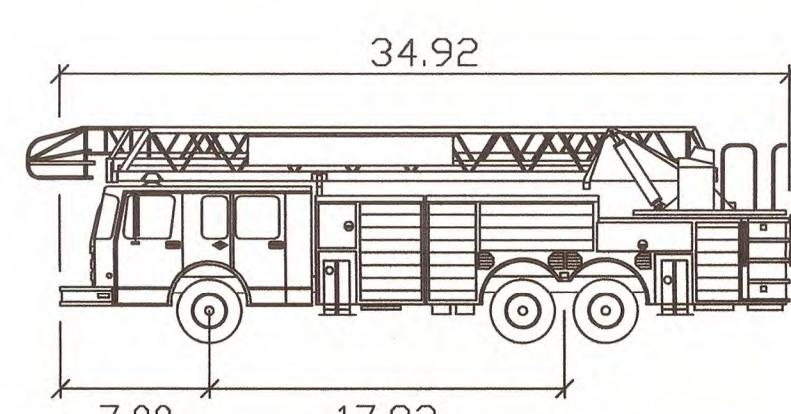
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ULSTER COUNTY ~ NEW YORK







Firetruck



Firetruck	feet
Width	: 8.50
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 45.00

FIRETRUCK MOVEMENT

FOR
PROPOSED MIXED USE BUILDING
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FOR
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TOWN OF MARLBOROUGH
ULSTER COUNTY, NEW YORK

20 0 20 40 60

Scale: 1" = 20'

The logo for Dig Safely New York. It features the word "Dig" in a bold, black, sans-serif font. To its right is a vertical bar composed of several horizontal stripes of varying widths, with the word "Safely." written in a bold, black, sans-serif font to its right. Below "Dig" is the word "New" in a bold, black, sans-serif font. To its right is another vertical bar composed of several horizontal stripes of varying widths, with the word "York" written in a bold, black, sans-serif font to its right.

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