

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

ZONING REQUIREMENTS		
FOR C-1 ZONE		
	REQUIRED	PROVIDED
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		
COMMERCIAL		
(1 SPACE PER 300 SQ. FT.)		
STREET LEVEL = 10,520 SQ. FT.	35 SPACES	
RESIDENTIAL		
(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
	83 TOTAL *	47 TOTAL
		88 TOTAL
*OFFSITE PARKING PROVIDED ON 12 BREWSTER STREET = 41 SPACES		
DENSITY		
PROPOSED: 8 RETAIL X 4 APARTMENTS = 32 UNITS (APARTMENTS)		
TOTAL AREA REQUIRED: 40,000 SQ. FT.		

APPROVED BY THE TOWN OF MARLBOROUGH 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

TAX MAP ID# 103.1-2-44
103.1-2-45

LOT AREA
Total Area = 40,130 SF

SHEET INDEX		
SHEET	TITLE	
I-1	INDEX	SHEET 1 OF 9
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S-1	SURVEY MAP	SHEET 3 OF 9
GP-1	GRADING AND UTILITIES PLAN	SHEET 4 OF 9
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D-3	DRAINAGE DETAILS	SHEET 8 OF 9
FT-1	FIRETRUCK MOVEMENT	SHEET 9 OF 9

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

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

ULSTER COUNTY - NEW YORK

Scale: 1" = 50'

August 12, 2021

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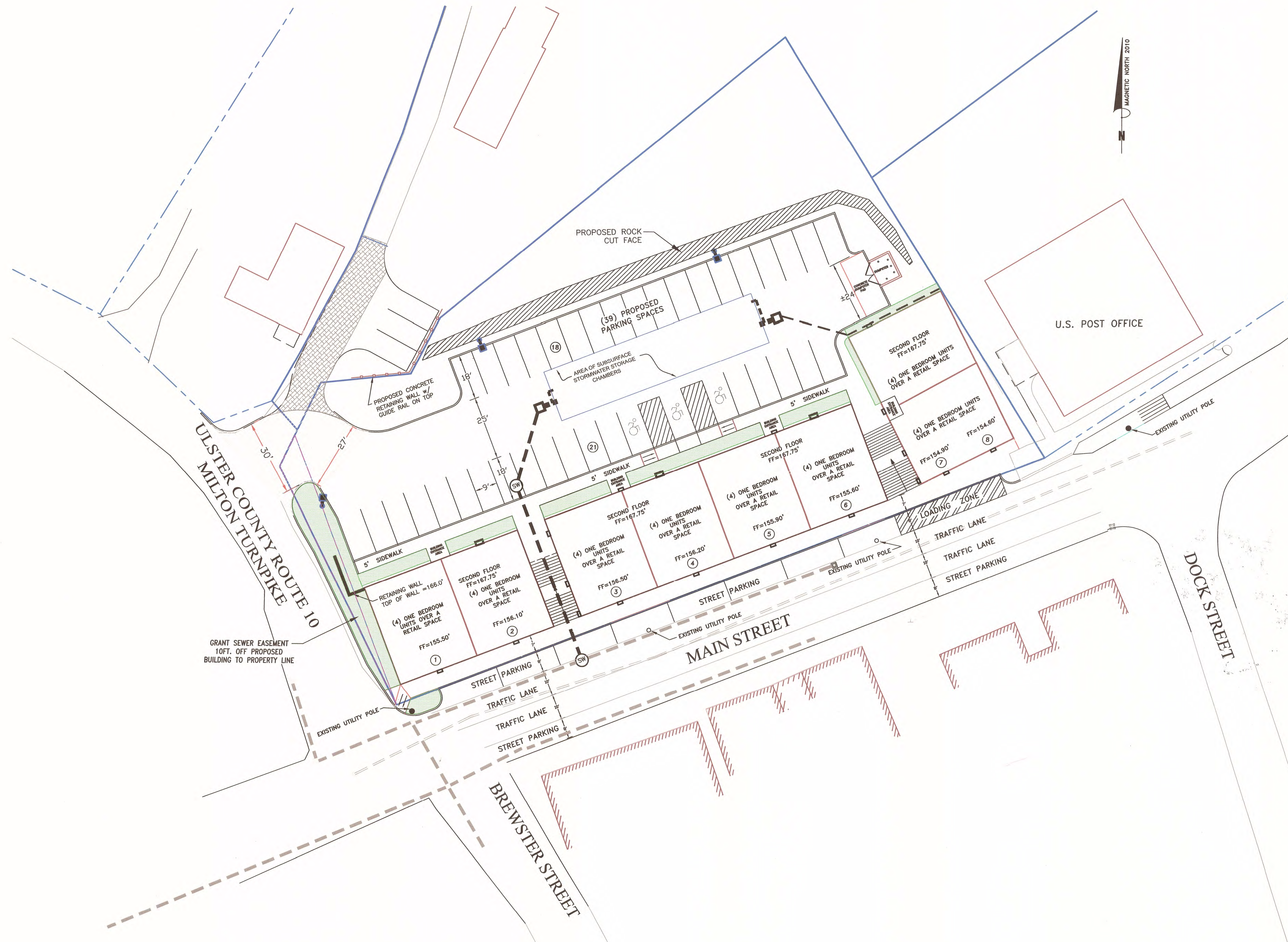
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NEW YORK LIC. NO. 60142

1 OF 9

E16 065

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

PROPOSED SITE PLAN
FOR
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
ULSTER COUNTY ~ NEW YORK

Scale: 1" = 20'
August 12, 2021

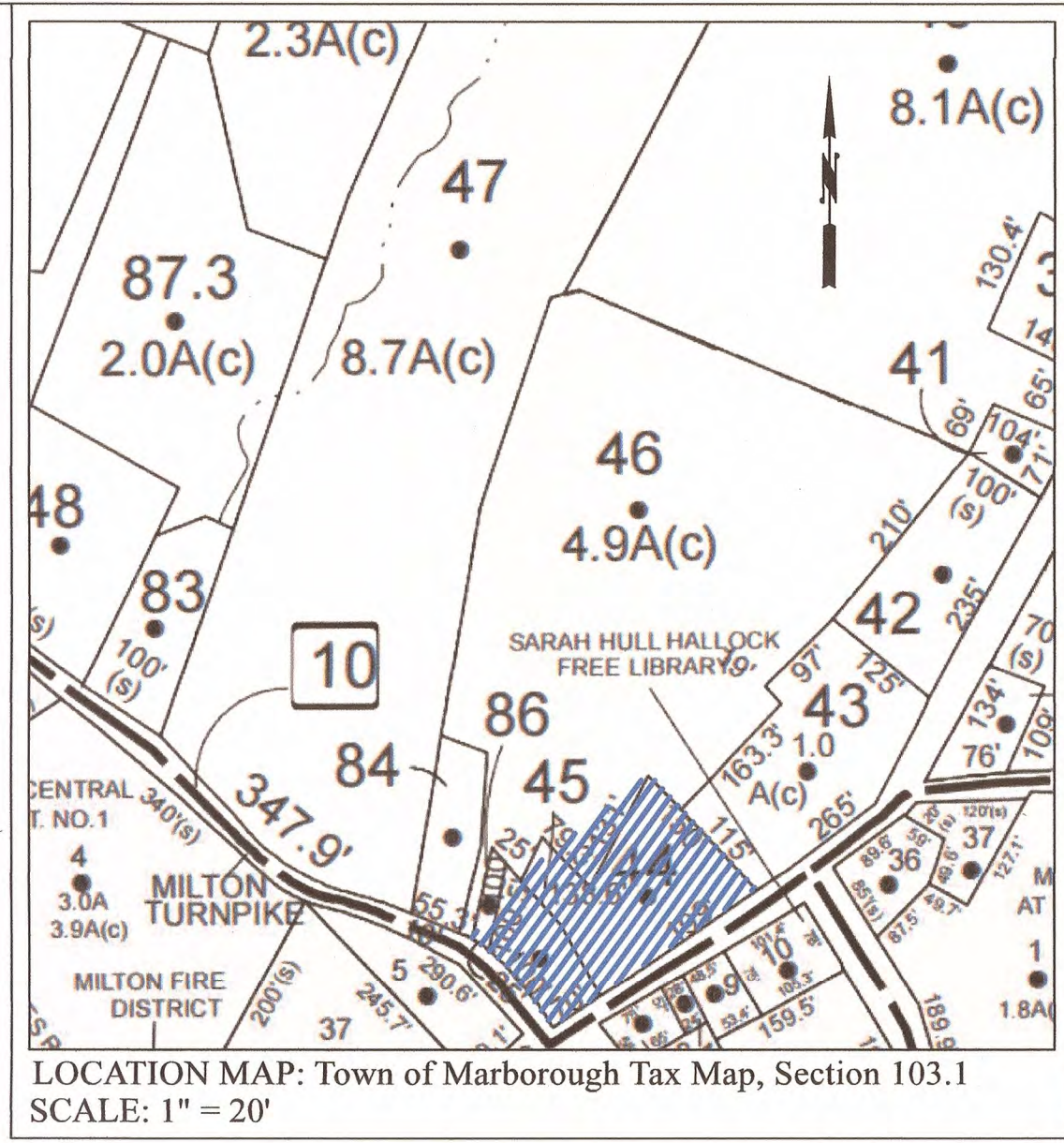
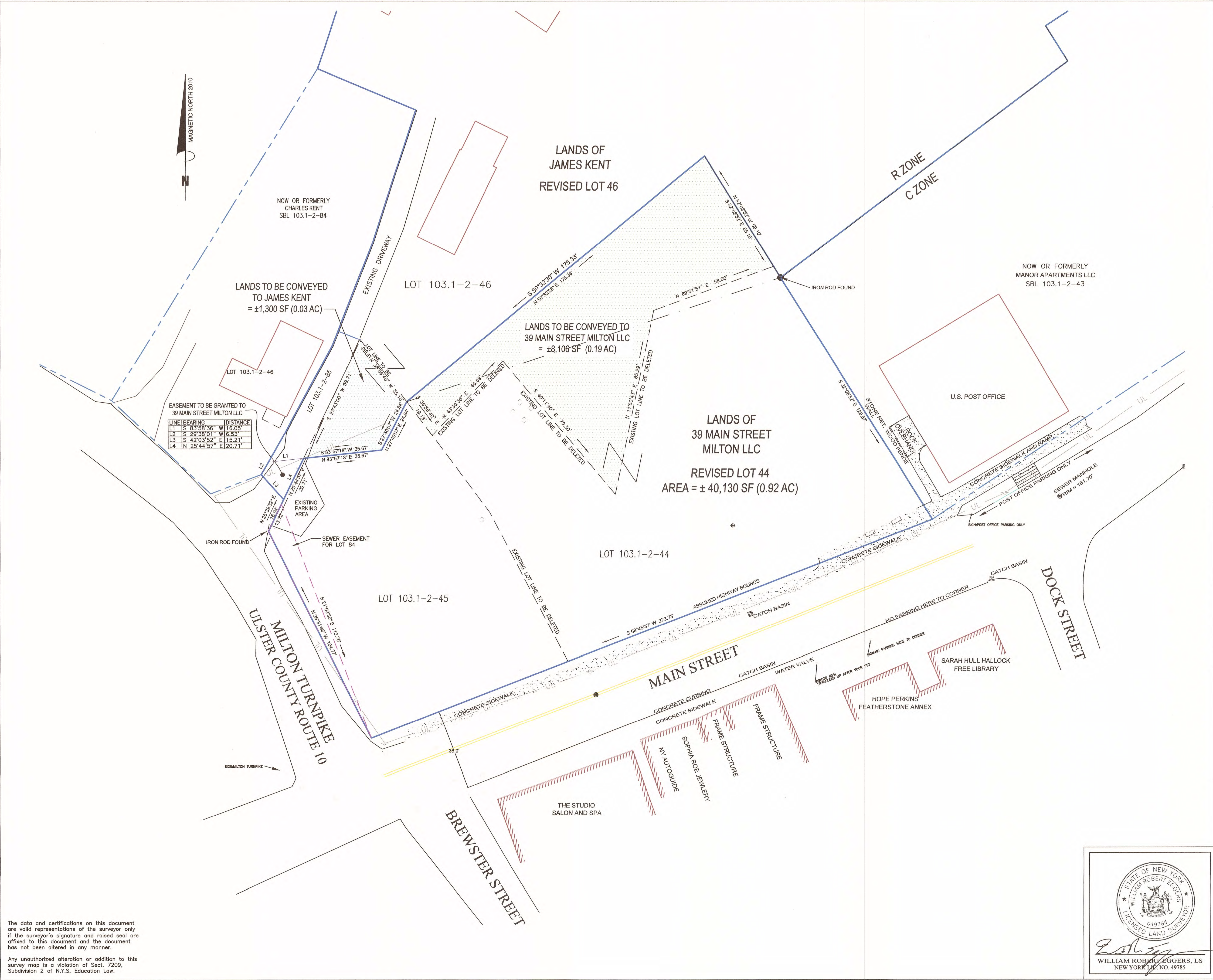
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SP-1
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MEMBER _____

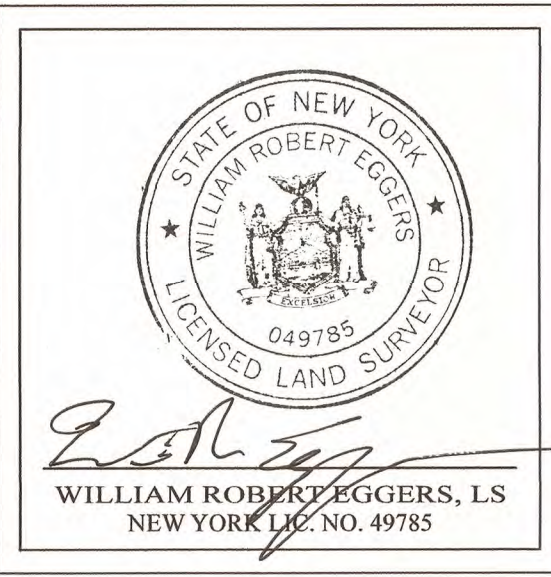
OWNERS ENDORSEMENT

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OWNER: _____ DATED: _____

OWNER: _____ DATED: _____

OWNER 39 Main Street Milton LLC c/o Robert Pollock 96 South Elliot Place Brooklyn, NY 11217 TAX MAP ID# 103.1-2-44 103.1-2-45	OWNER James D. Kent Jr. P.O. Box 424 Milton, NY 12547 TAX MAP ID# 103.1-2-46 103.1-2-86
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SURVEY MAP
SHOWING LOT LINE ADJUSTMENT FOR LANDS OF
**KENT &
39 MAIN STREET MILTON LLC**
TOWN OF MARLBOROUGH
ULSTER COUNTY ~ NEW YORK

Scale: 1" = 20'

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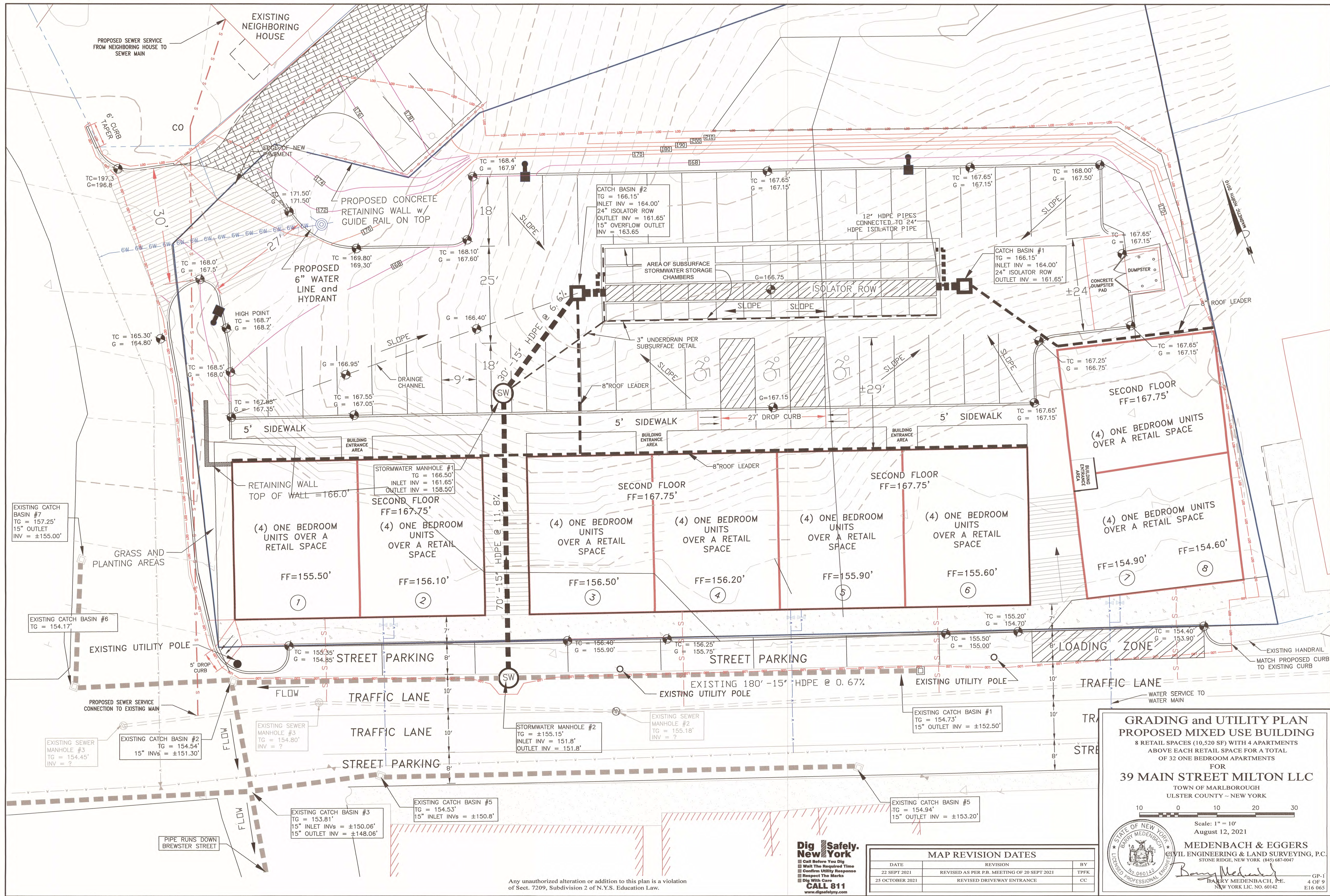
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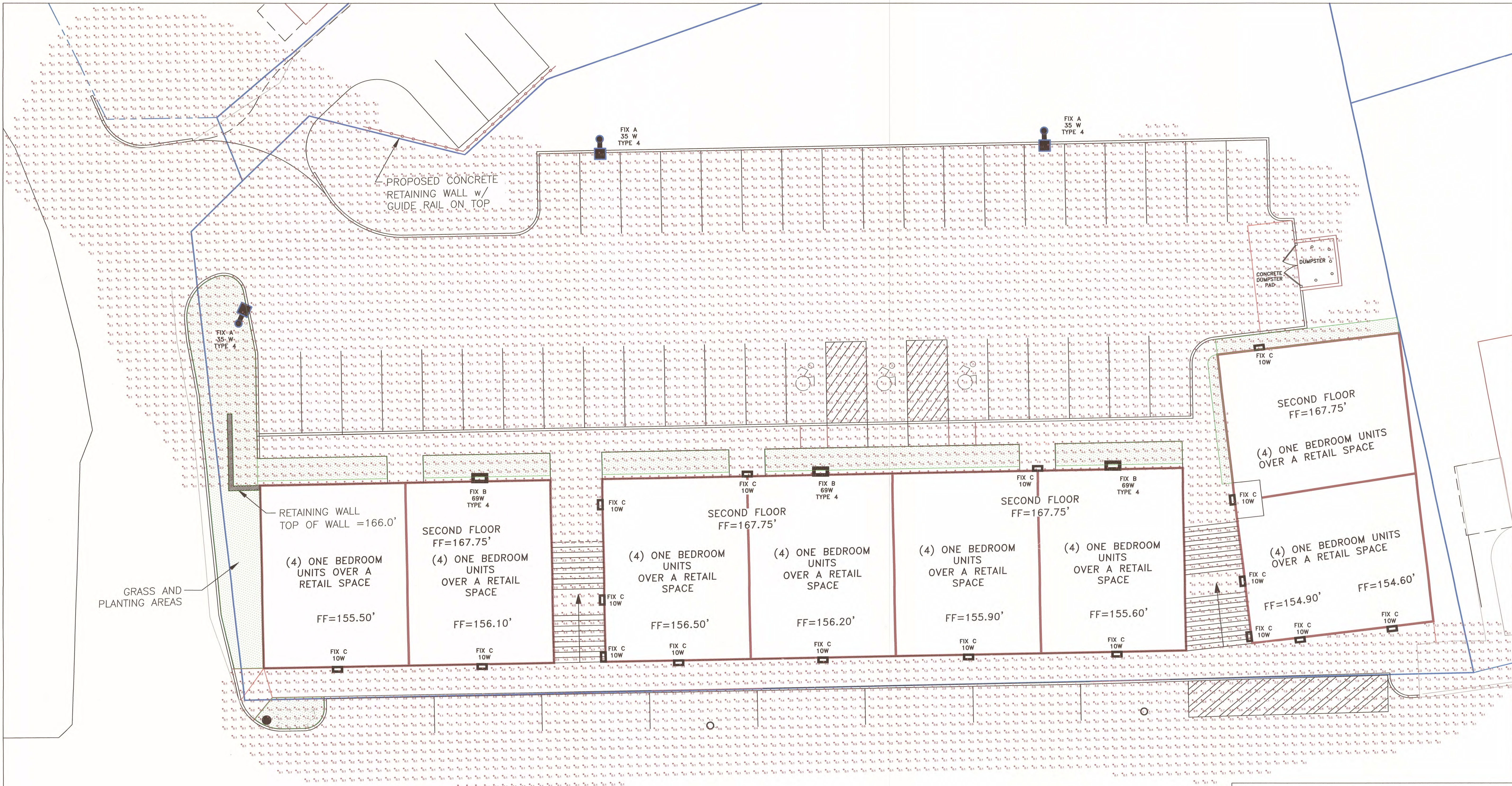
GRADING and UTILITY PLAN
PROPOSED MIXED USE BUILDING
8 RETAIL SPACES (10,520 SF) WITH 4 APARTMENTS
ABOVE EACH RETAIL SPACE FOR A TOTAL
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FOR
39 MAIN STREET MILTON LLC
TOWN OF MARLBOROUGH
ULSTER COUNTY - NEW YORK

Scale: 1" = 10'
August 12, 2021

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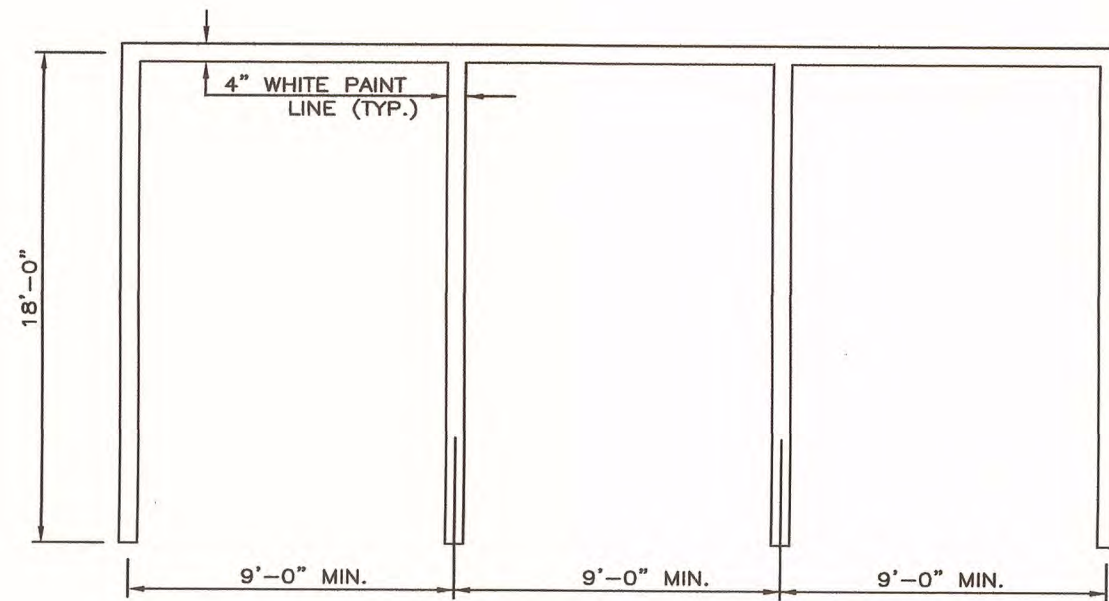
LIGHTING LEGEND				
FIXTURE	Wattage (TYPE)	DENOTED BY	HEIGHT PLACEMENT	QYT.
A	35W (LED)		20'	3
B	69W (LED)		18'	3
C	10 W (LED)		±10'	17

NOTES:
1. REFERENCE ARCHITECTURAL DRAWINGS FOR ALL LIGHTS ATTACHED TO THE BUILDING.
2. ALL OUTSIDE LIGHTING IS TO BE FULLY SHIELDED DOWNLIGHTING.
3. SEE LIGHTING DETAILS ON DETAIL SHEETS.

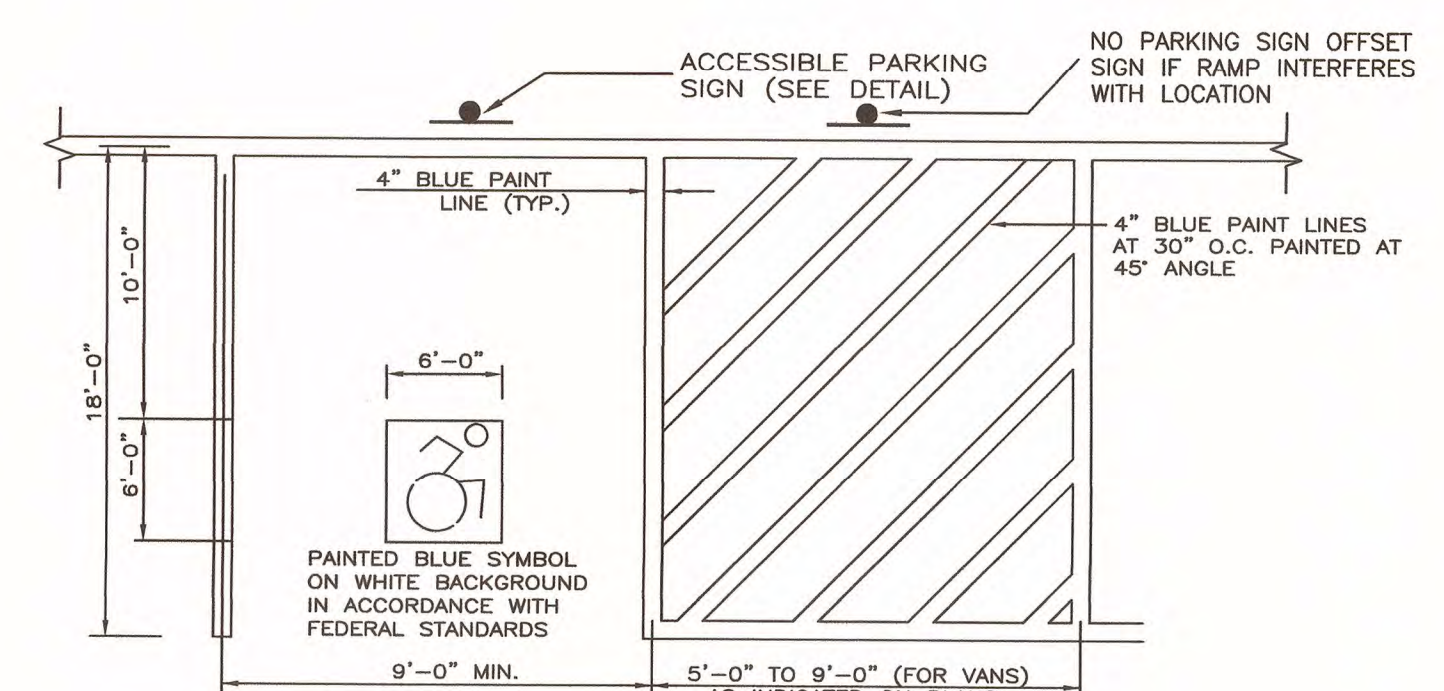
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ULSTER COUNTY ~ NEW YORK

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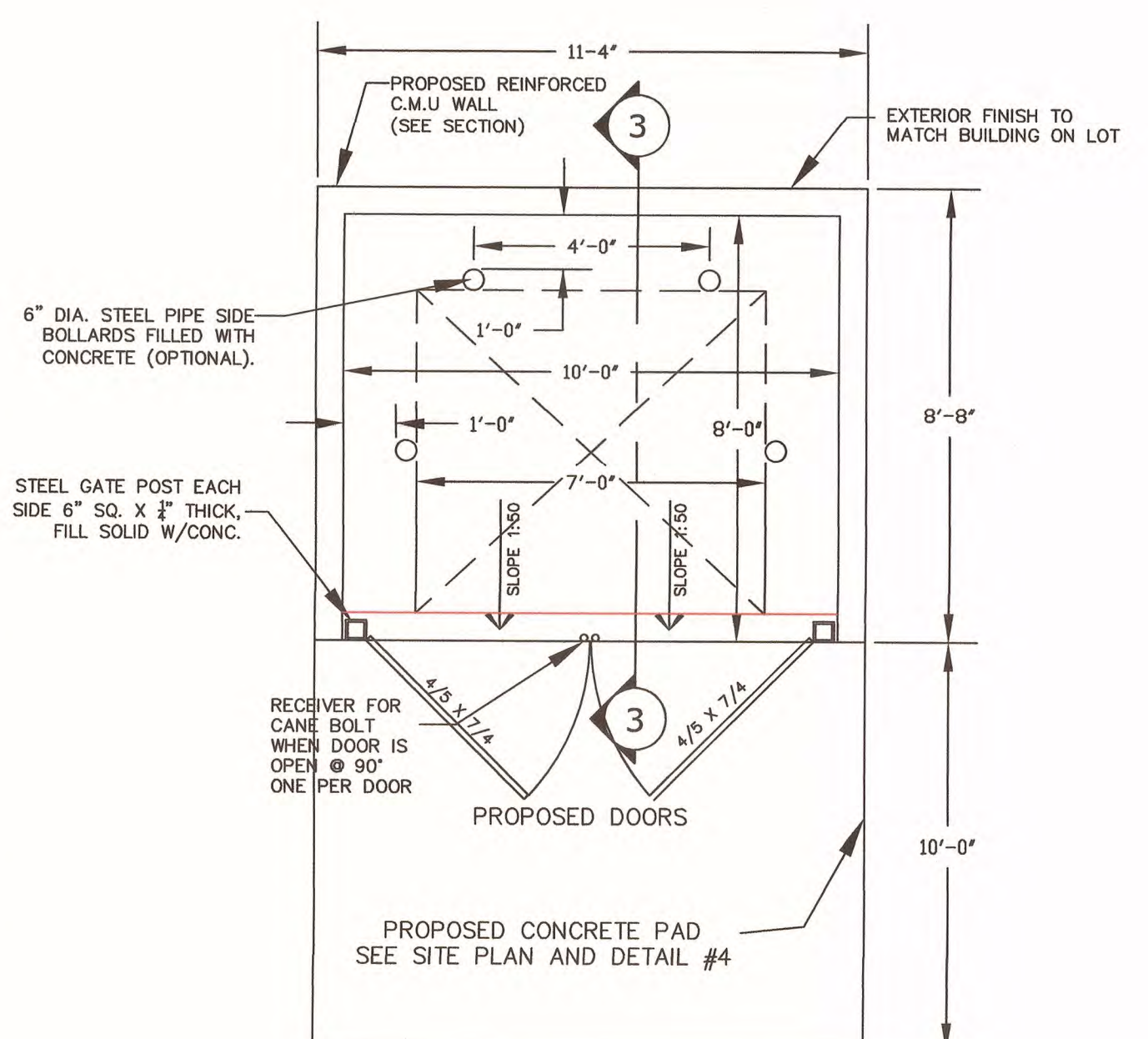
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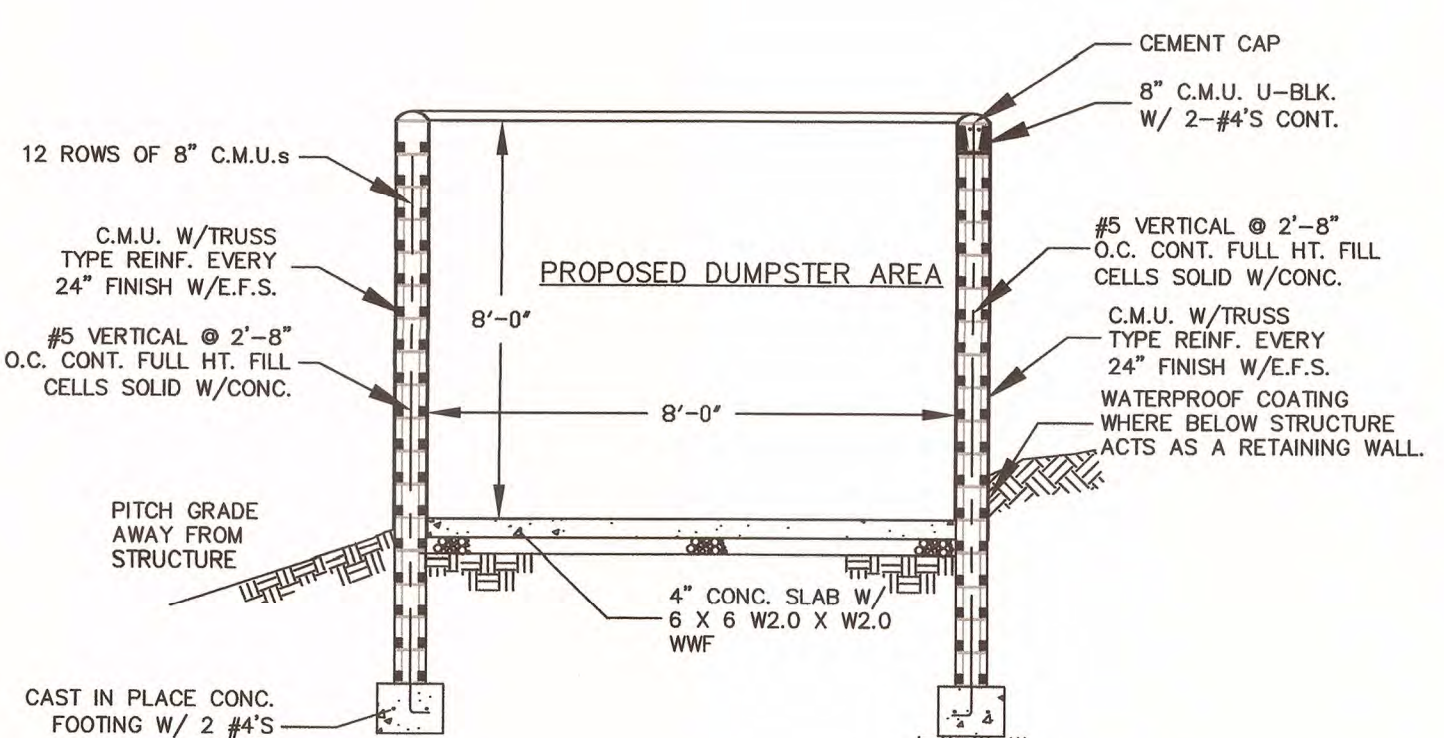
1 TYPICAL PARKING SPACE DETAIL
NOT TO SCALE



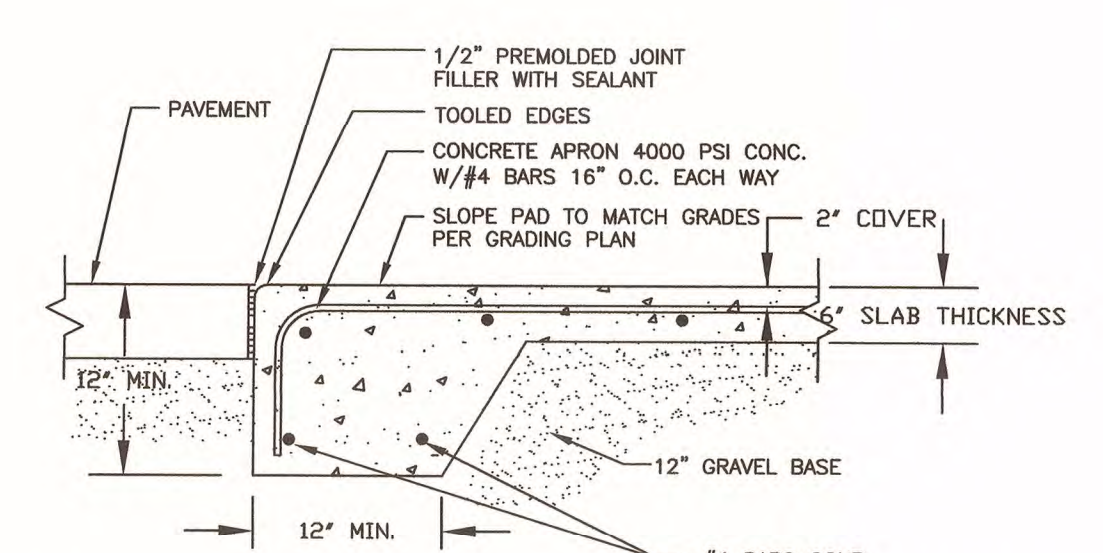
2 ACCESSIBLE PARKING SPACE DETAIL
NOT TO SCALE



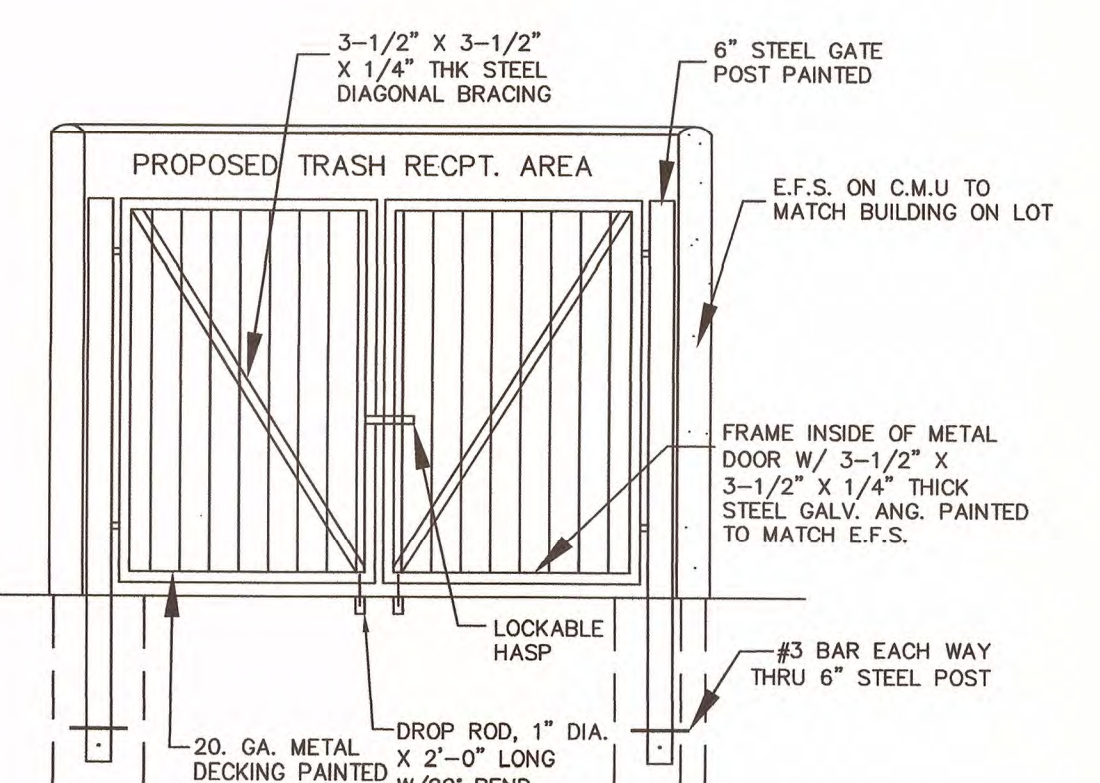
3 DUMPSTER RECEPTACLE SCREEN PLAN
SCALE: NOT TO SCALE



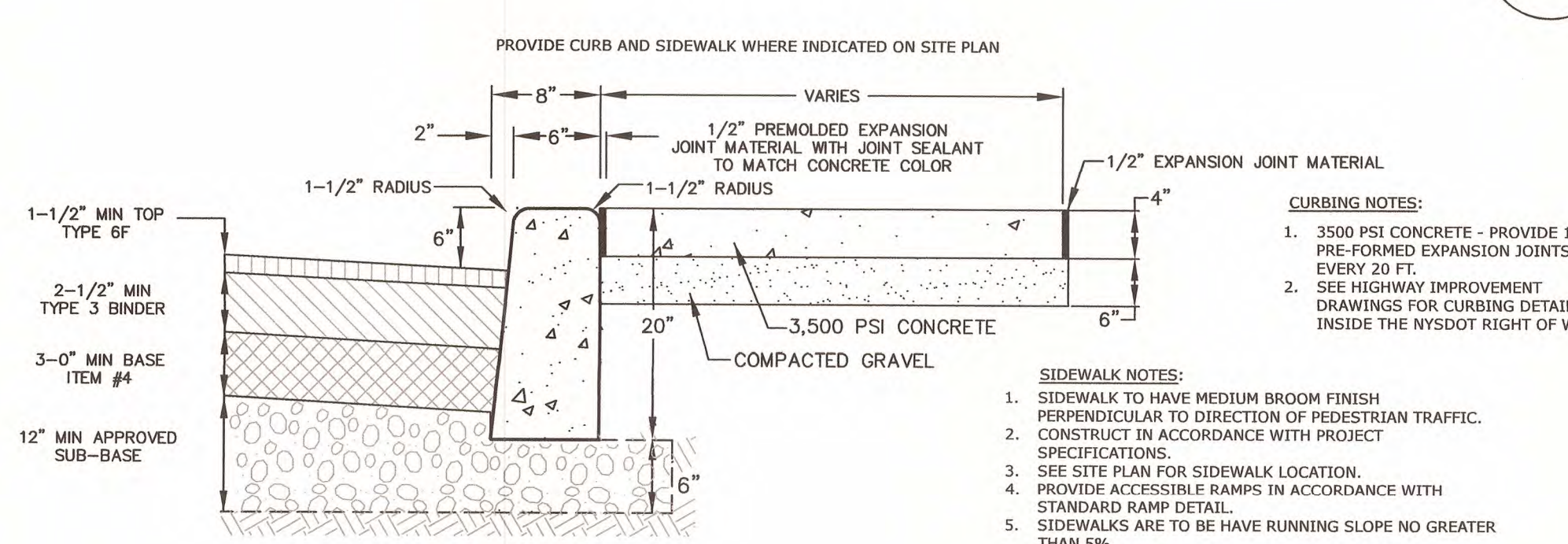
4 DUMPSTER RECEPTACLE SCREEN SECTION
SCALE: NOT TO SCALE



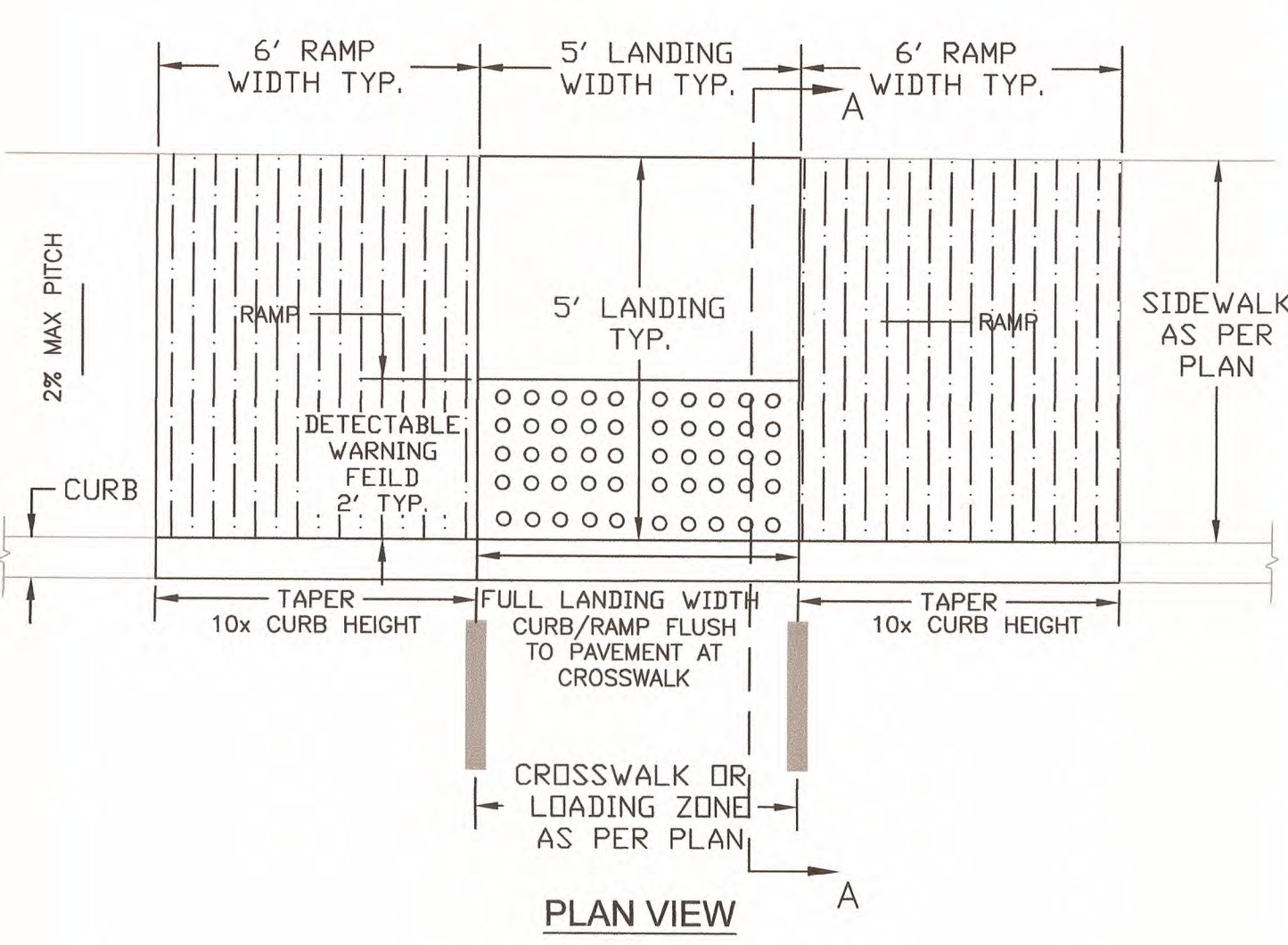
5 DUMPSTER CONCRETE PAD DETAIL
NOT TO SCALE



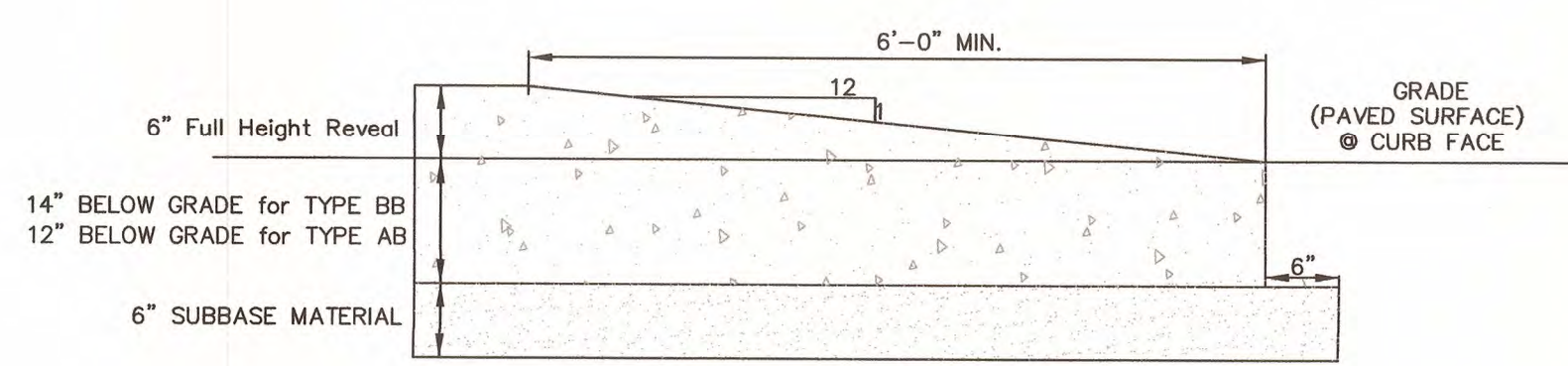
6 DUMPSTER RECEPTACLE SCREEN ELEVATION
SCALE: NOT TO SCALE



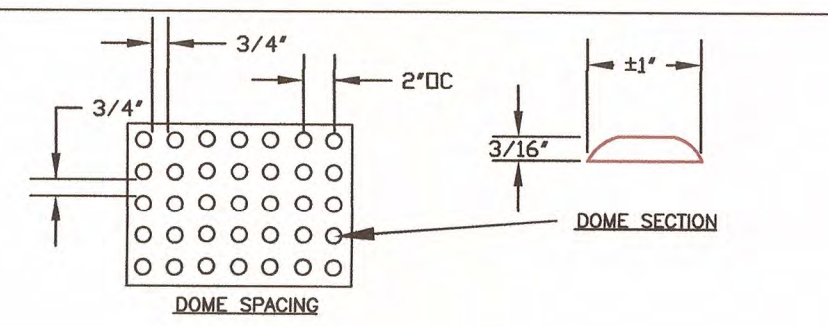
10 SITE PAVEMENT & CONCRETE CURB DETAIL
NOT TO SCALE



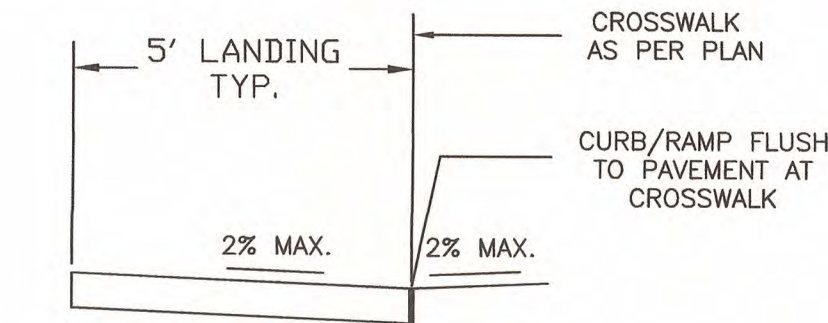
7 DEPRESSED RAMP/DETECTABLE WARNING DETAIL
NOT TO SCALE



8 CURB TERMINAL: SECTION VIEW
NOT TO SCALE

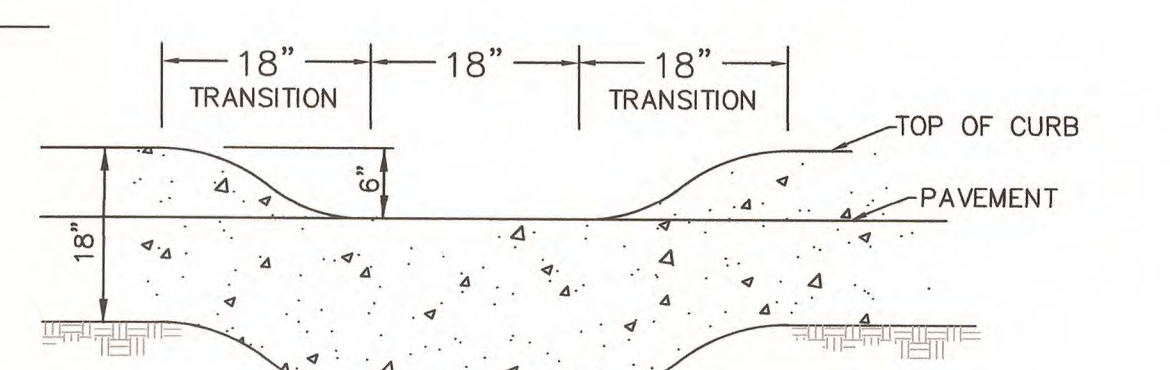


DETECTABLE WARNING FIELD DETAIL



SECTION A-A

- Curb Ramp Notes:**
1. A curb ramp is defined as the entire concrete surface which includes the ramp & flared sides. The minimum 5' wide center portion, including the detectable surface, shall have a sloped plane of 8.33% (1:12) maximum, and cross slope, not to exceed 2%. The "flared side" of the ramp shall lie on a slope of 10% (1:10) maximum measured along the curb. The curb ramp shall have a surface tolerance of 1/4" per 10 foot straight edge maximum.
 2. The ramp center line and path of travel should be parallel to the sidewalk whenever possible. The full width of the ramp shall lie within the crosswalk area. It is desirable that the location of the ramp be as close as possible to the center of the crosswalk.
 3. Existing utility boxes and covers shall be adjusted flush with the curb ramp surface and shall not straddle any change in plane or material. Existing utility box frames and covers shall have matching surface finish on the entire frame and cover. New utility boxes shall not be placed within the detectable border.
 4. The surface of the curb ramp and detectable surface material shall be stable, firm and slip resistant. Detectable warning fields shall visually contrast with adjoining surfaces either light on dark or dark on light. The concrete curb ramp surface shall be broom finished transverse to the axis of the ramp and shall be slightly rougher than the finish of the adjacent sidewalk surface.
 5. A level landing 5'-0" deep, with a 2% maximum slope in each direction shall be provided at the upper end of each curb ramp to allow safe egress from the ramp surfaces. The width of the level landing shall be at least as wide as the width of the ramp.
 6. Seal all joints on sidewalk and ramps. Maximum width of expansion joint is 1/2"



9 TYPICAL DROP CURB DETAIL
NOT TO SCALE

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

August 12, 2021
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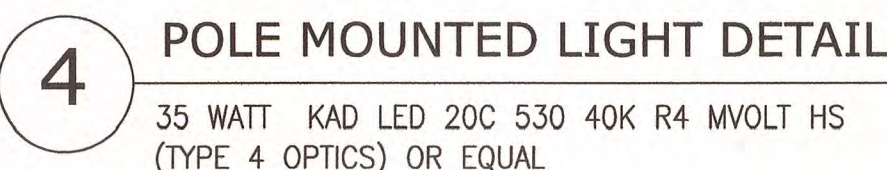
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1 POLE MOUNTED LIGHT DETAIL (FIXTURE A)
35 WATT KAD LED 20C 530 40K R4 MVOLT HS (TYPE 4 OPTICS) OR EQUAL

2 WALL MOUNTED LIGHT DETAIL (FIXTURE B)

3 WALL MOUNTED LIGHT
DETAIL (FIXTURE C)

LITHONIA WEDGE ARCHITECTURAL WALL MOUNTED LIGHT:
MODEL: 10 WATT LED LITHONIA MODEL# WEDGE 1 LED P/ 35K 80 CRI V/ OR EQUAL
REFERENCE ARCHITECTURAL PLANS FOR FINAL LIGHT FIXTURES



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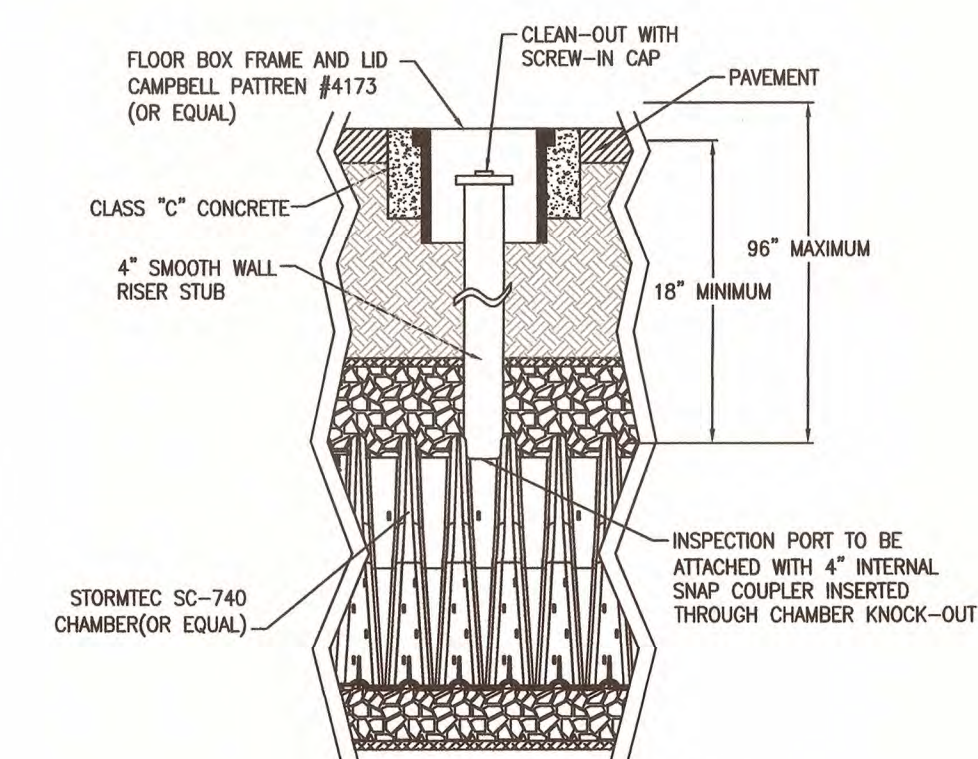
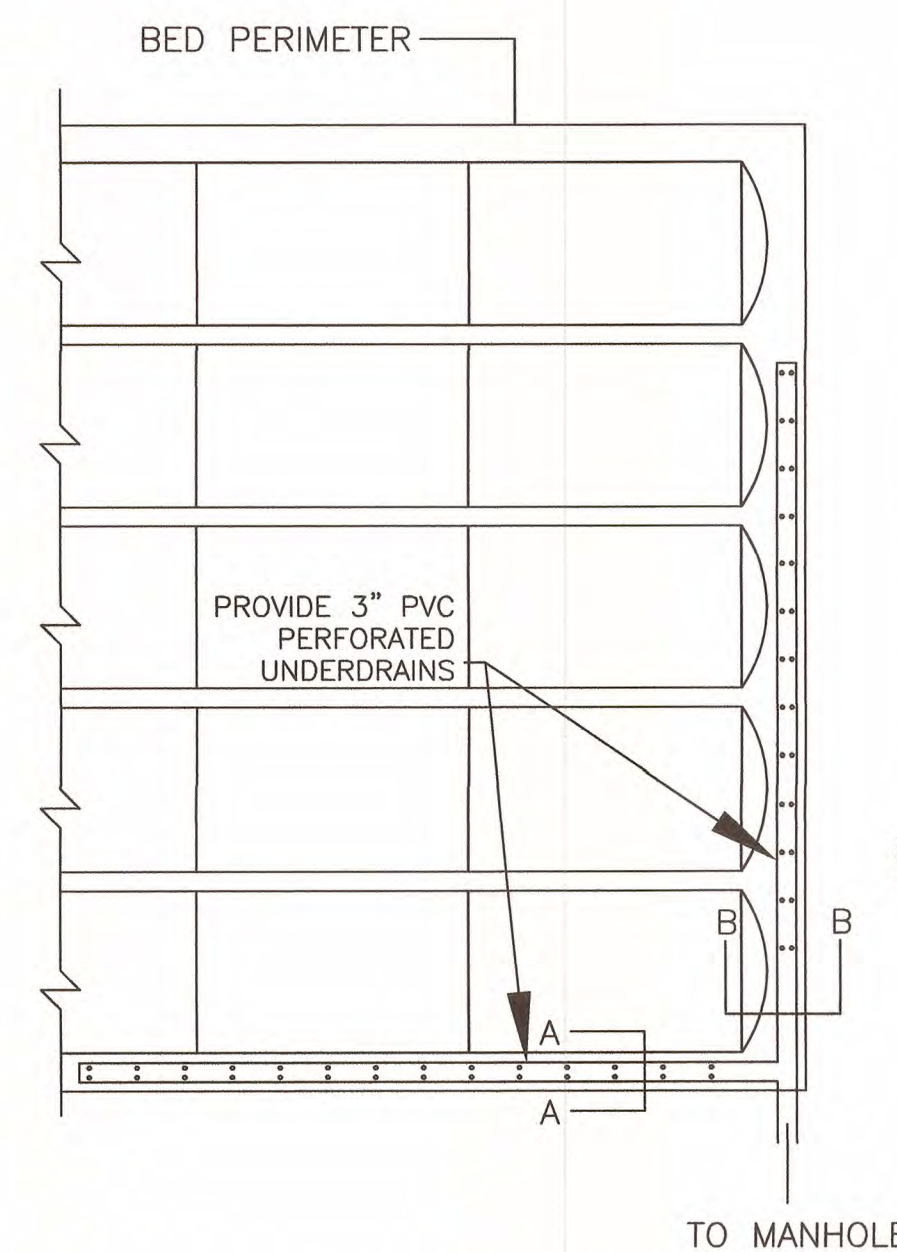
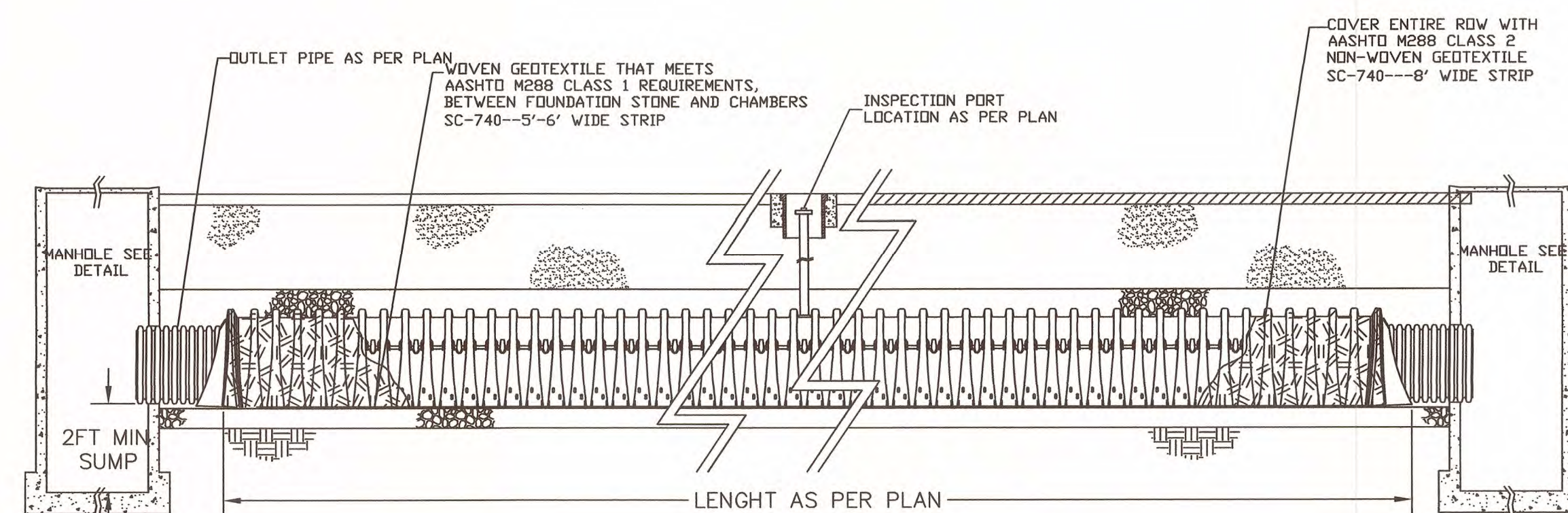
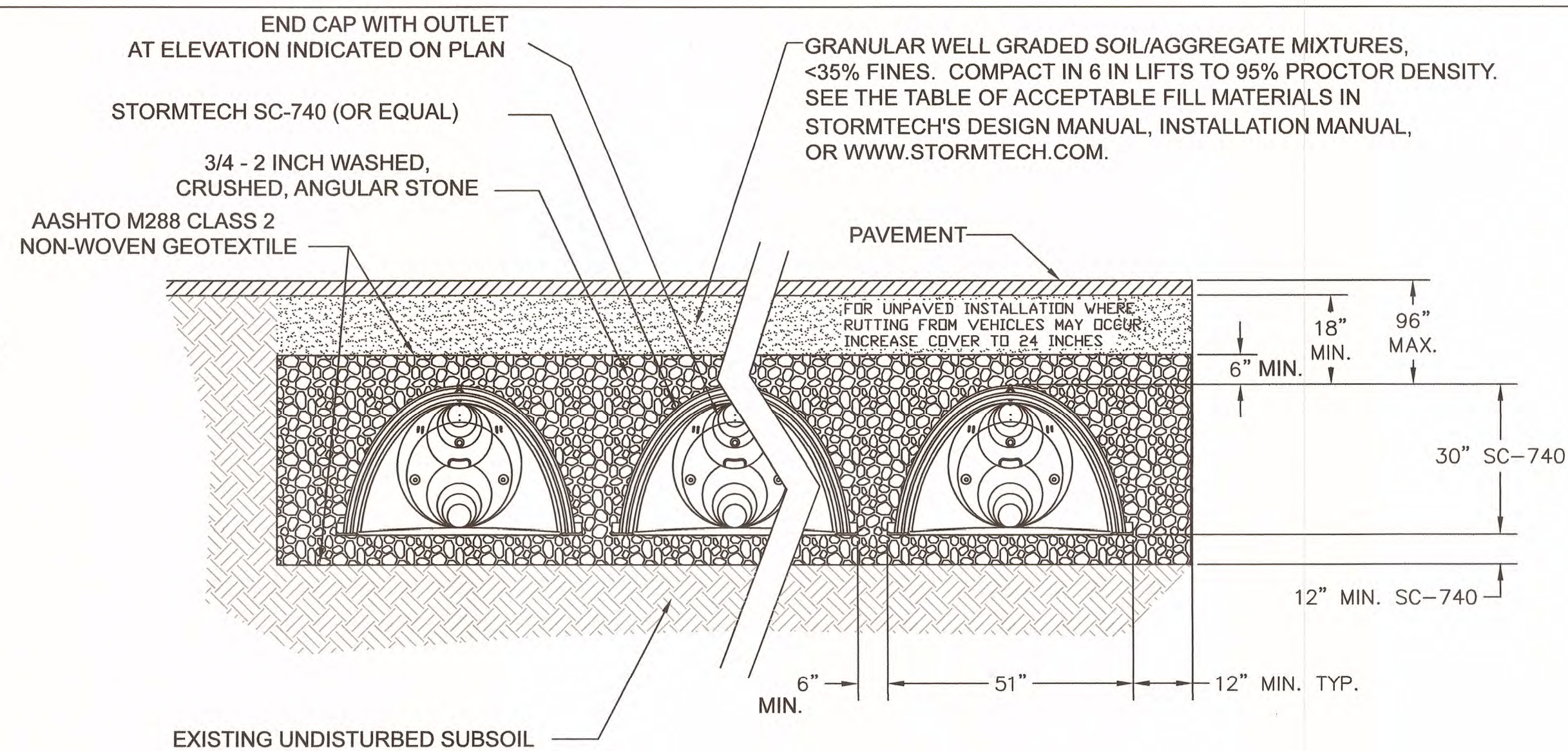
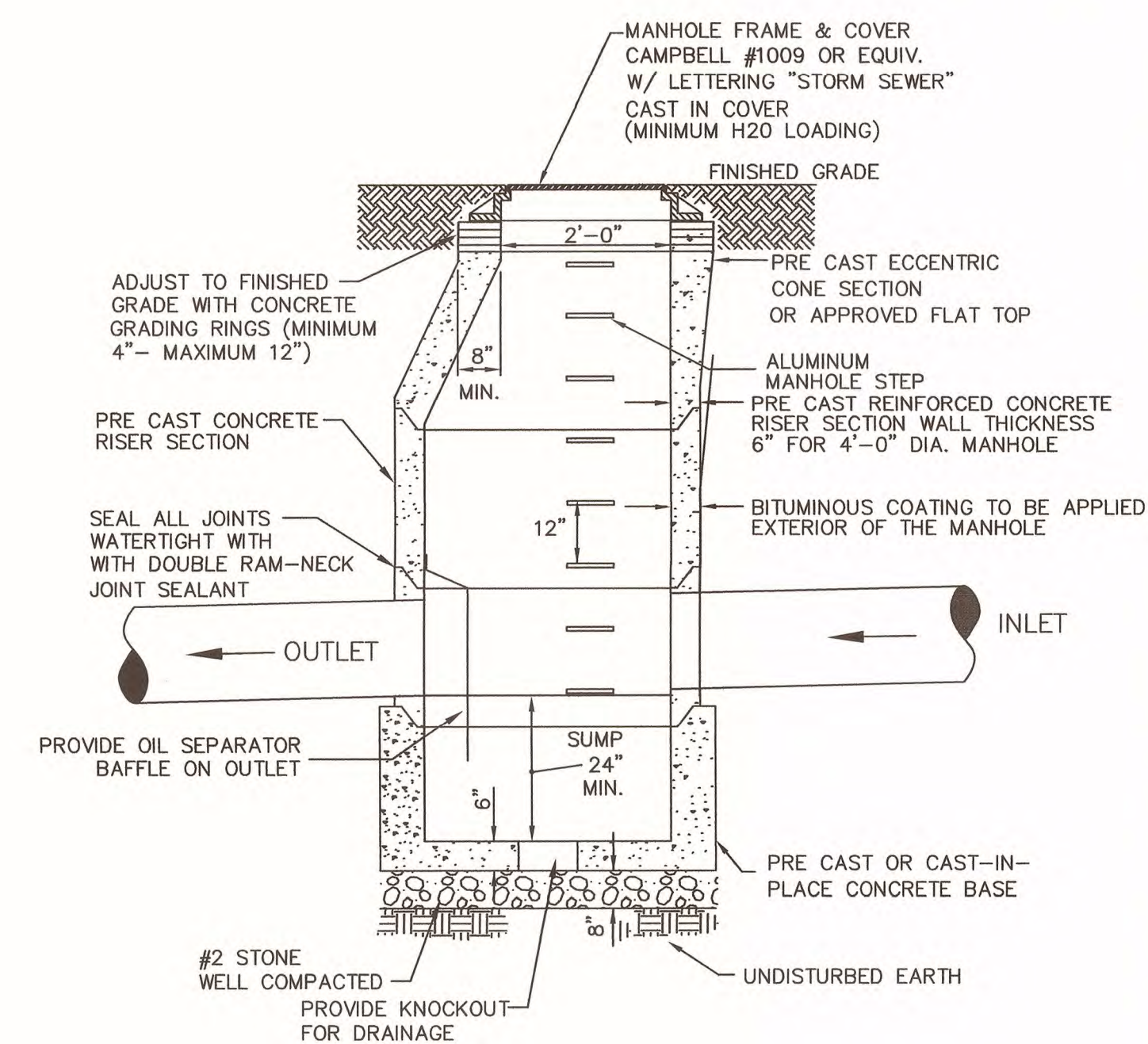
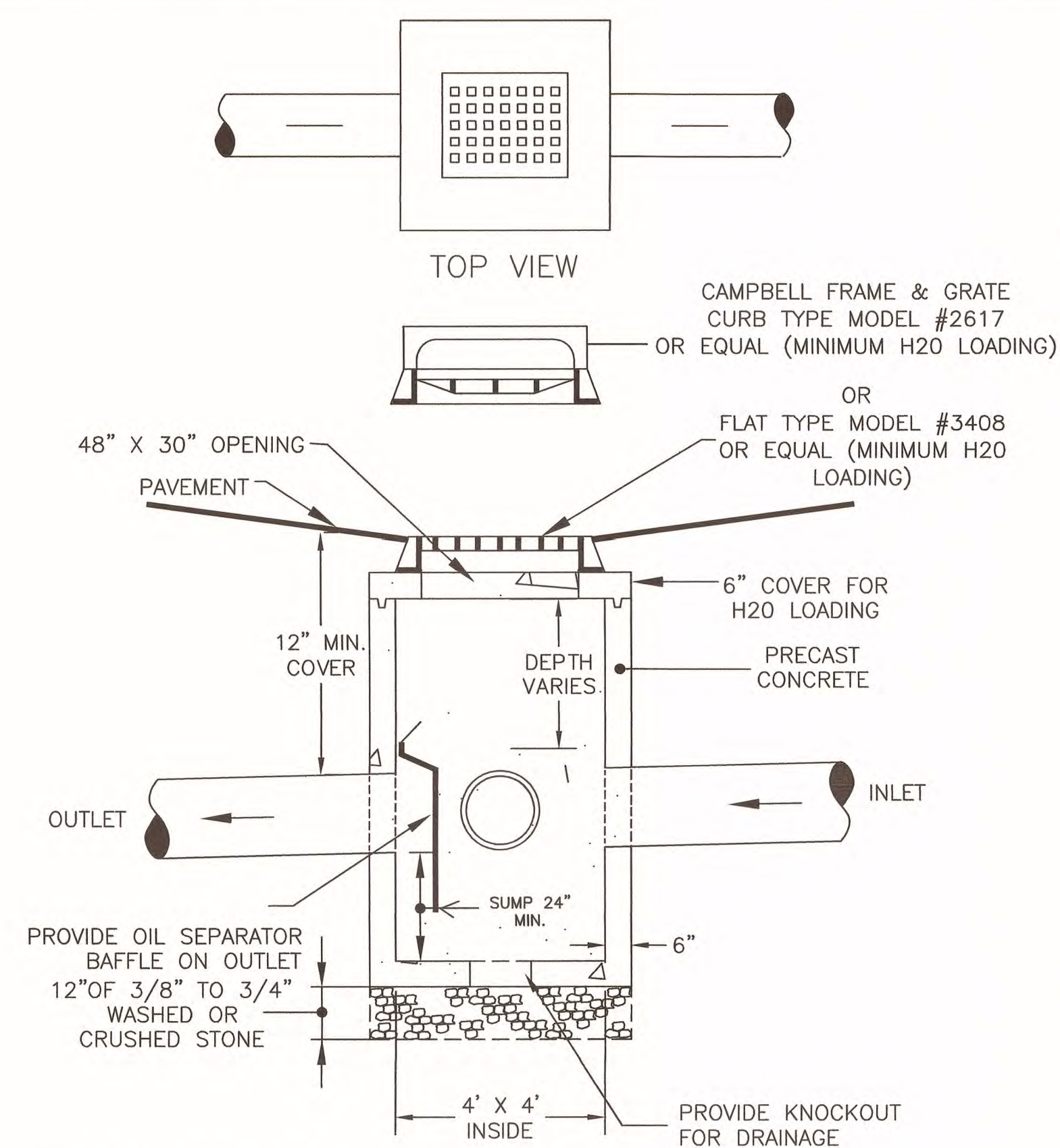
FOR
39 MAIN STREET MILTON LLC
TOWN OF MARLBOROUGH
ULSTER COUNTY ~ NEW YORK

August 12, 2021

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E16.065



General Utility Notes and Specifications:

General Provisions:

1. All construction activities shall be in compliance with municipal, county state and federal regulations.
2. The protection of adjacent properties or areas on site that are not to be disturbed during construction, shall be the responsibility of the contractor.
3. Any conditions encountered in the field differing from those shown hereon, shall be reported to the design engineer before construction is to proceed.
4. Exploratory excavations shall be performed as needed at all utility connection locations by the contractor to verify existing conditions prior to work. Before connecting to existing utilities, verify existing utility inverts and notify the engineer if any deviation from the plan is required.
5. Where underground or overhead obstructions are encountered in the work, the contractor shall assume all costs for direct or indirect injury to them. Any valve box, valve pit, water service, water main, catch basin, manhole etc. whether or not shown on the drawings shall be protected from damage.
6. The contractor shall maintain service for all existing utilities until no longer necessary.
7. All trenching and shoring shall adhere to OSHA guidelines.

Excavation and Earthwork:

1. Prior to site disturbance the contractor shall install required erosion & sediment control measures.
2. Strip all topsoil prior to commencing earthwork operations. Topsoil may be stored and reused in lawn and planting areas only.
3. Excavation shall be carried to the lines, grades and slopes shown on the approved plans. All final earthwork shall be smoothly and evenly blended into existing conditions.
4. Remove all vegetation, trees, stumps, grasses, organic soils, debris and deleterious materials from excavated soils to be reused as fill onsite.
5. Where unstable or unsuitable material is encountered at the prescribed bottom grade of the trenches it shall be removed.
6. Contractor shall be responsible for dewatering utility trenches and excavations and for the maintenance of surface drainage during the course of the work.
7. After final grading the contractor shall reapply stockpiled top soil on all lawn and planting areas. Topsoil shall be evenly spread a minimum of 4 (four) inches over all planting areas situated or mulched in lawn areas or planted as per landscaping plan in planting beds. The contractor shall restore lawns, driveways and other disturbed areas to at least as good a condition as before being disturbed.

MAP REVISION DATES		
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DRAINAGE DETAILS

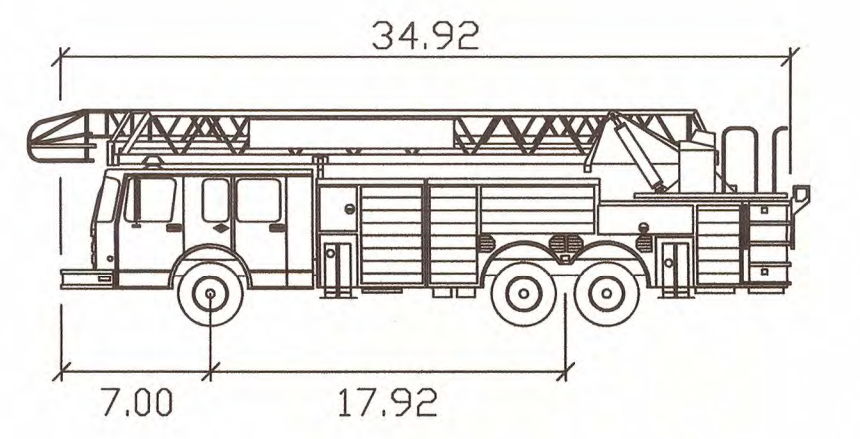
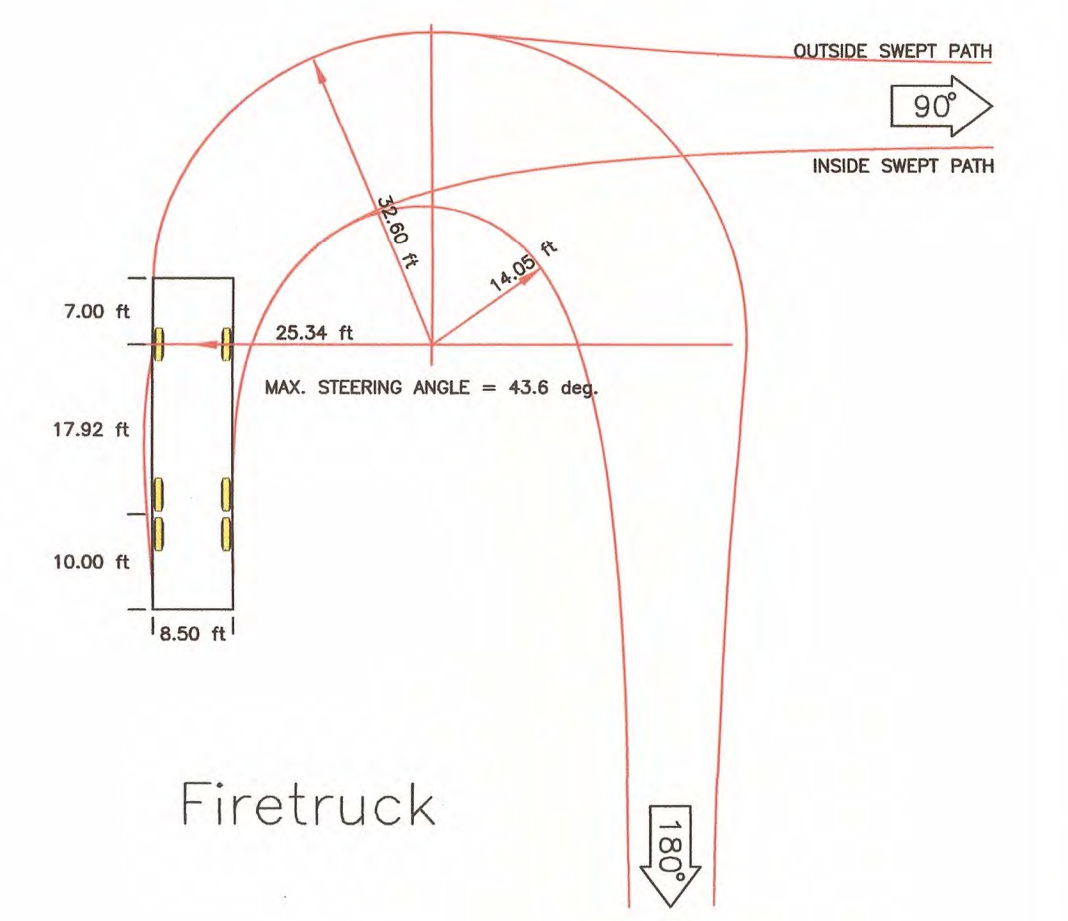
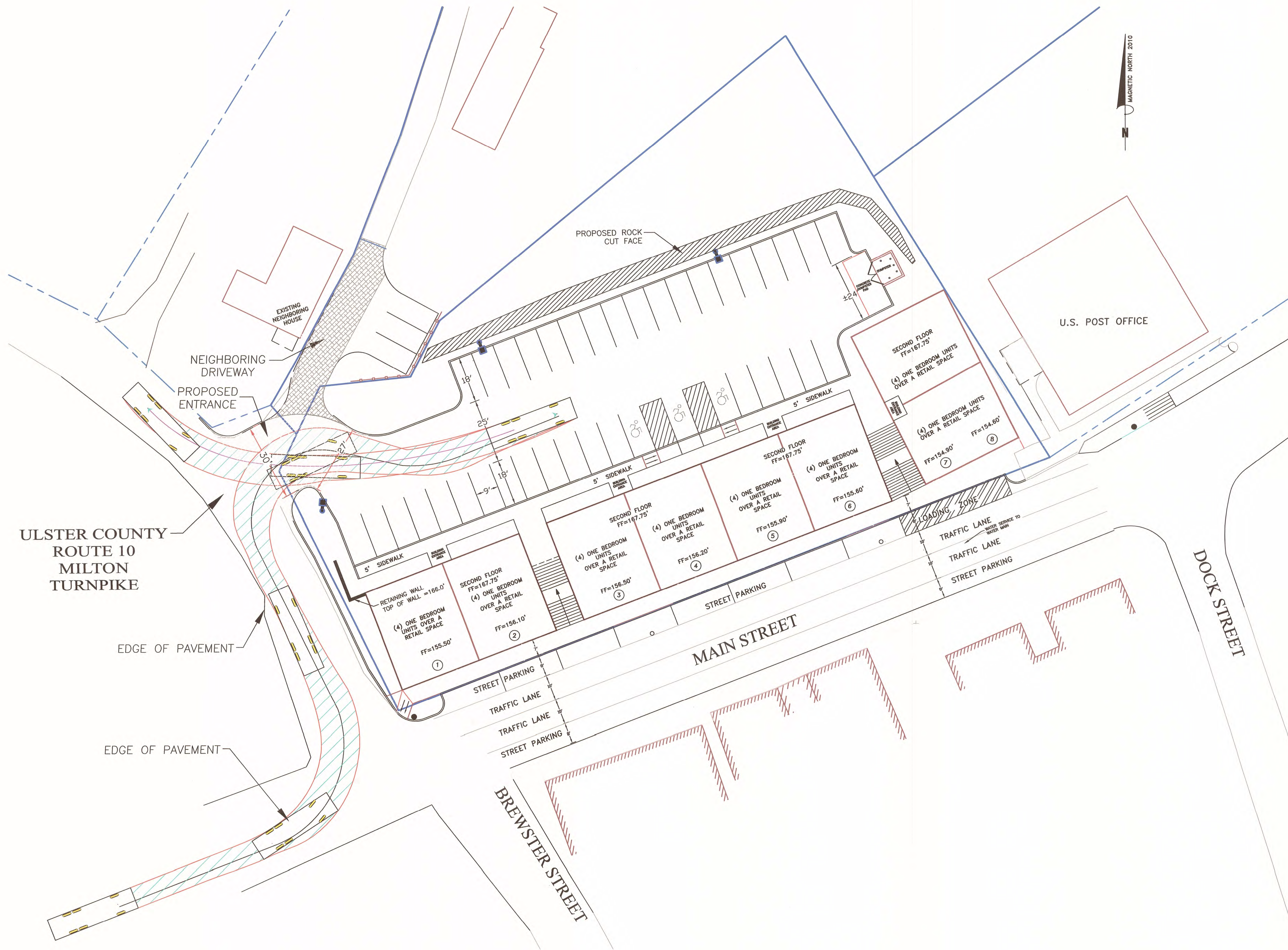
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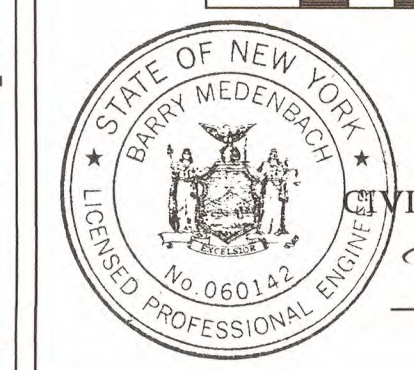
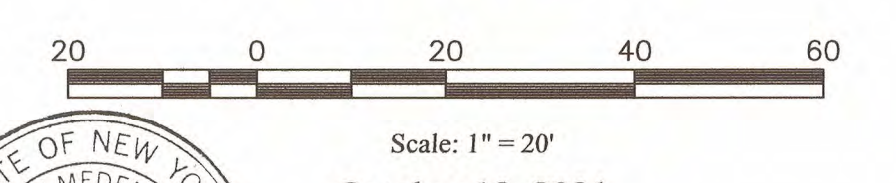
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Firetruck feet
Width : 8.50
Track : 8.00
Lock to Lock Time : 6.00
Steering Angle : 45.00

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FIRETRUCK MOVEMENT
FOR
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