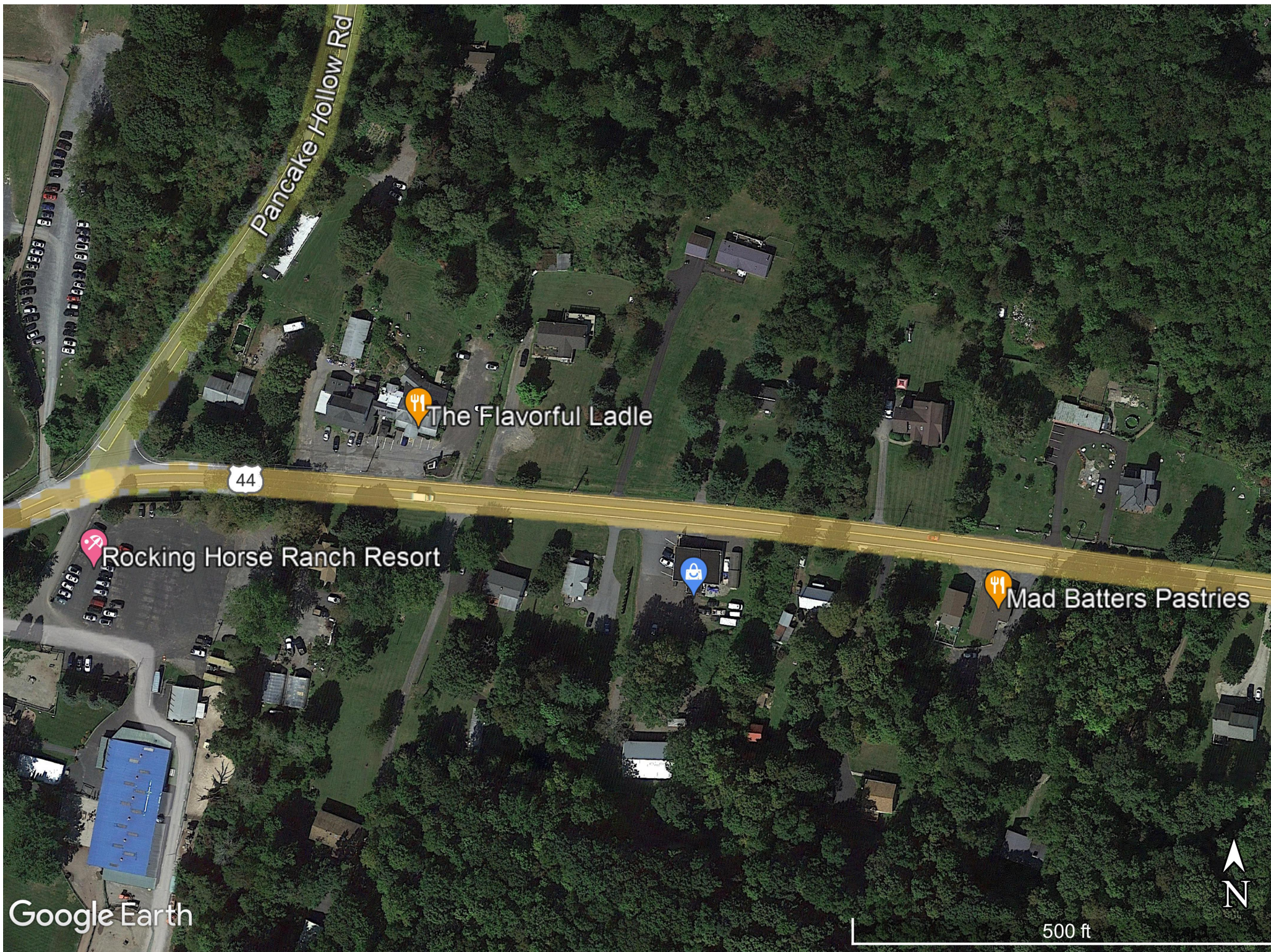


PARKING REQUIREMENTS & SITE LIGHTING			
BAKERY KITCHEN, BAKERY SHOP (NO SEATING FOR CUSTOMERS) & OPEN OFFICE UNIT: 1 PARKING SPACE PER 300 SF --> 2100 SF = 7 PARKING SPACES			
CARETAKER'S COTTAGE: 1.5 PARKING SPACES PER DWELLING UNIT, ROUNDED DOWN TO WHOLE NUMBER = 1 PARKING SPACE			
REQUIRED PARKING SPACES:	8	ACTUAL PARKING SPACES:	9
PARKING SPACES 200 SF MINIMUM			
EXISTING EXTERIOR LIGHTS: (1) FLOODLIGHT AT FRONT OF BUILDING, (1) WALL SCONCE AT BAKERY SHOP DOOR, (3) DOWN-FACING RECESSED LIGHTS AT SIDE ENTRY ROOF ON BRACKETS, (1) FLOODLIGHT AT FRONT OF GARAGE			
NO NEW EXTERIOR LIGHTING PROPOSED			

PROPOSED DAYS & HOURS OF OPERATION			
BAKERY KITCHEN: - MAD BATTERS PASTRIES	MONDAY - FRIDAY	6 AM - 3 PM	
	SATURDAY, SUNDAY	6 AM - 3 PM	
BAKERY SHOP (NO SEATING FOR CUSTOMERS): - THE BAKER'S TALE	MONDAY - FRIDAY	7 AM - 6 PM	
	SATURDAY, SUNDAY	9 AM - 4 PM	
OPEN OFFICE UNIT:	MONDAY - FRIDAY	8 AM - 6 PM	
	SATURDAY	8 AM - 5 PM	

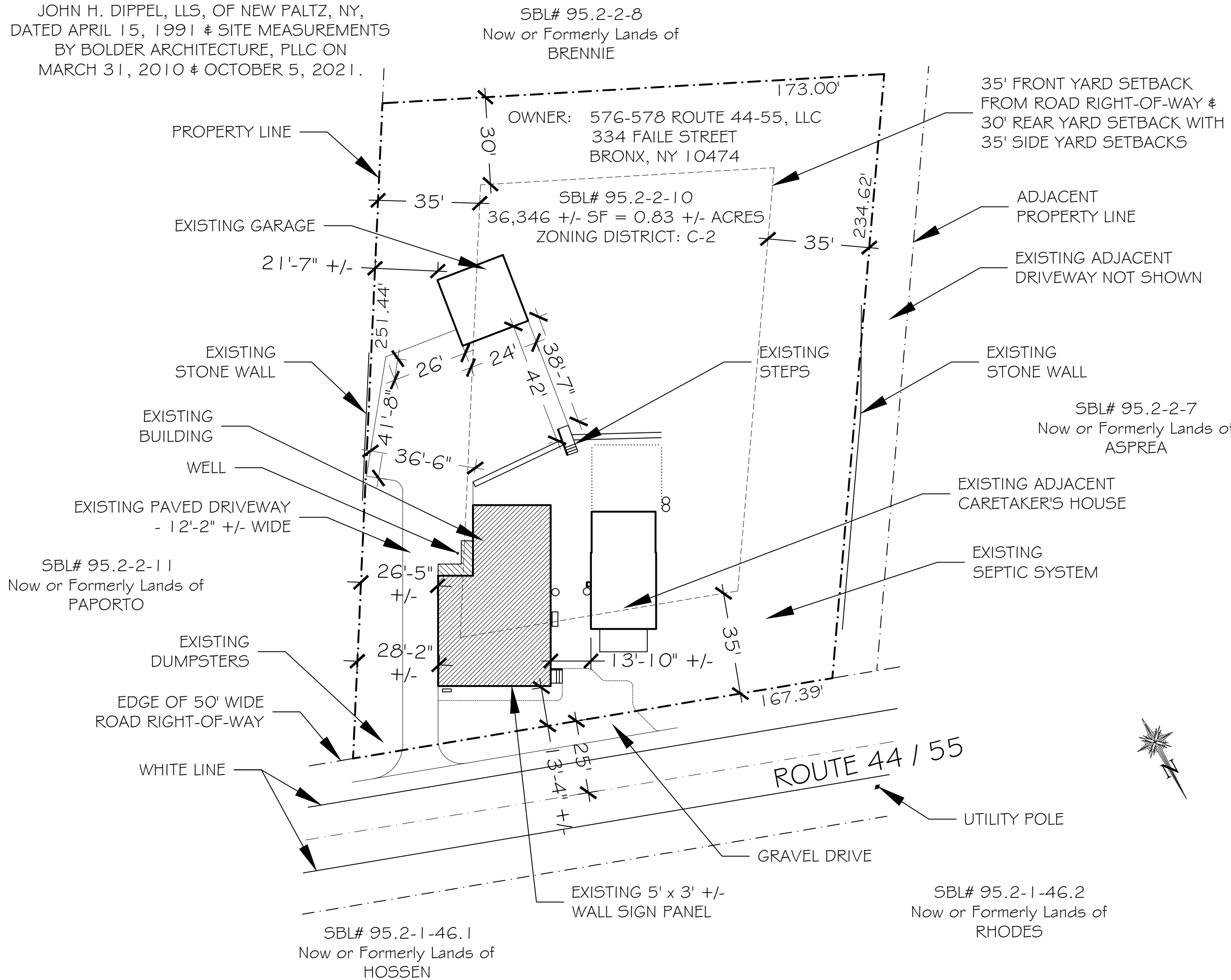
ZONING BULK TABLE		
ZONING DISTRICT:	C-2	
	REQUIRED	ACTUAL
MINIMUM LOT AREA:	20,000 SF	36,346 +/- SF
MINIMUM LOT WIDTH:	100'	162'-6" +/-
MINIMUM LOT DEPTH:	100'	232'-2" +/-
MINIMUM FRONT YARD SETBACK:	35'	12' +/-
MINIMUM SIDE YARD SETBACK:	35'	26' +/-
MINIMUM REAR YARD SETBACK:	30'	54'-7" +/-
MAXIMUM BUILDING COVERAGE:	40%	8.8% +/-
MAXIMUM BUILDING HEIGHT:	2 1/2 STORIES & 35'	1 STORY & 18'-8" +/-

SIGN REQUIREMENTS		
	REQUIRED	ACTUAL
WALL SIGN - MAXIMUM AREA:	24 SF	15 +/- SF
PROJECTING SIGN - MAXIMUM AREA:	12 SF	11.5 +/- SF
PROJECTING SIGN - MAXIMUM PROJECTION:	4' FROM WALL	4'
PROJECTING SIGN - MINIMUM CLEARANCE:	8' FROM GROUND	8'
POLE SIGN - MAXIMUM AREA:	24 SF	20 +/- SF
POLE SIGN - MAXIMUM HEIGHT:	8'	
MONUMENT SIGN - MAXIMUM AREA:	24 SF	
MONUMENT SIGN - MAXIMUM HEIGHT:	6'	
TOTAL OF ALL SIGNS - MAXIMUM AREA:	48 SF	46.5 +/- SF



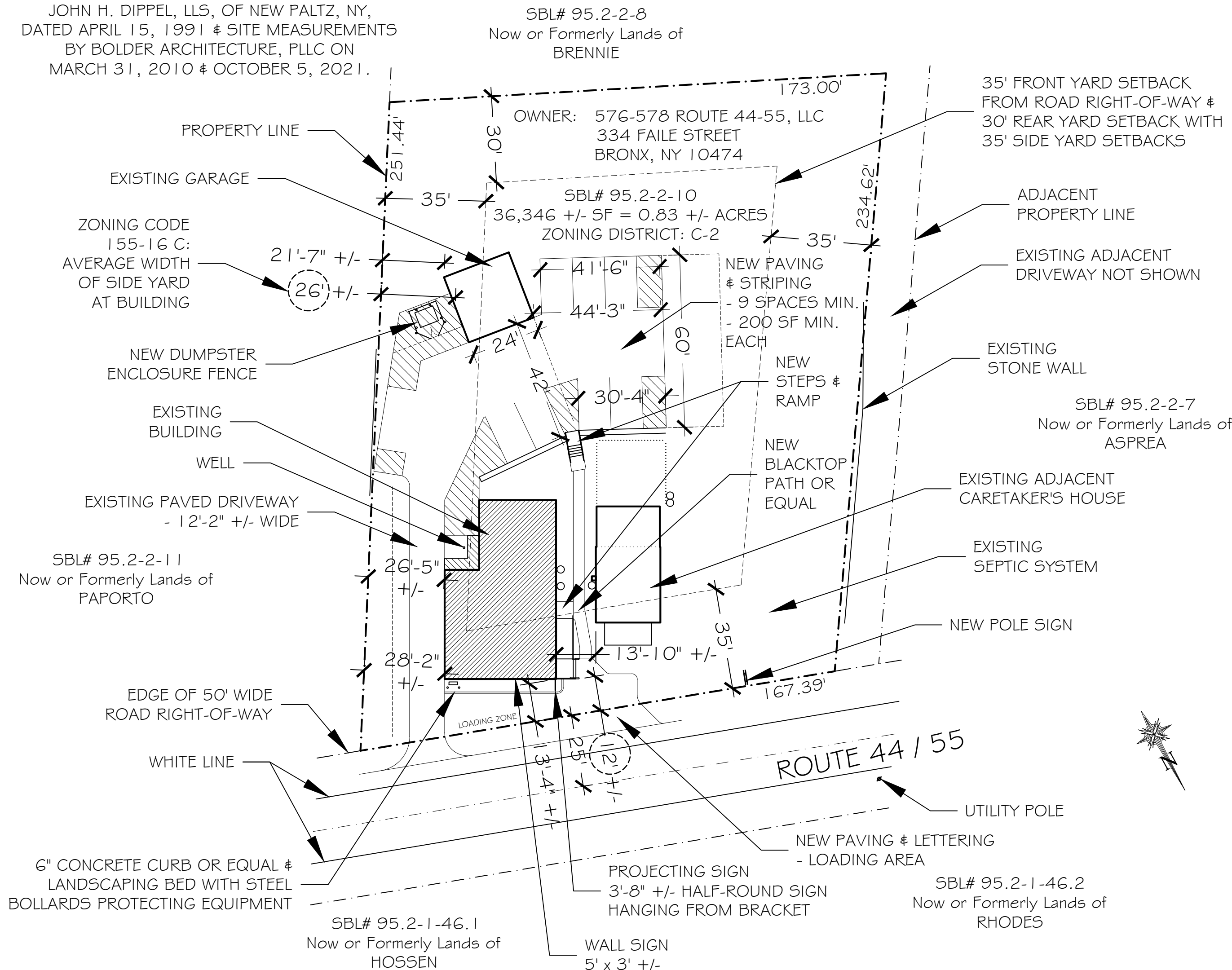
1 LOCATOR MAP

THIS SITE PLAN IS BASED ON A SURVEY BY
JOHN H. DIPPEL, LLS, OF NEW PALTZ, NY,
DATED APRIL 15, 1991 & SITE MEASUREMENTS
BY BOLDER ARCHITECTURE, PLLC ON
MARCH 31, 2010 & OCTOBER 5, 2021.



2 EXISTING SITE PLAN
SCALE: 1" = 30'

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JOHN H. DIPPEL, LLS, OF NEW PALTZ, NY,
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BY BOLDER ARCHITECTURE, PLLC ON
MARCH 31, 2010 & OCTOBER 5, 2021.



3 PROPOSED SITE PLAN
SCALE: 1" = 30'

CHANGE OF USE
FOR

THE BAKER'S TALE
&
MAD BATTERS PASTRIES

578 ROUTE 44/55
HIGHLAND, NEW YORK 12528

TOWN OF MARLBOROUGH

IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO ALTER
INFORMATION INCLUDED IN THESE DOCUMENTS
IF THESE PLANS HAVE BEEN AFFIXED
WITH THE SEAL OF A LICENSED ARCHITECT.

REVISION DATE DESCRIPTION

BOLDER
ARCHITECTURE
PLLC

DAVID TODER
ARCHITECT / CRAFTSMAN
LEED AP

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845-532-8354 fax 845-255-2548
BolderArchitect@gmail.com Bolder-Architecture.com

PROJECT # 21-38

DATE: 5/12/2022

SITE PLANS

L01