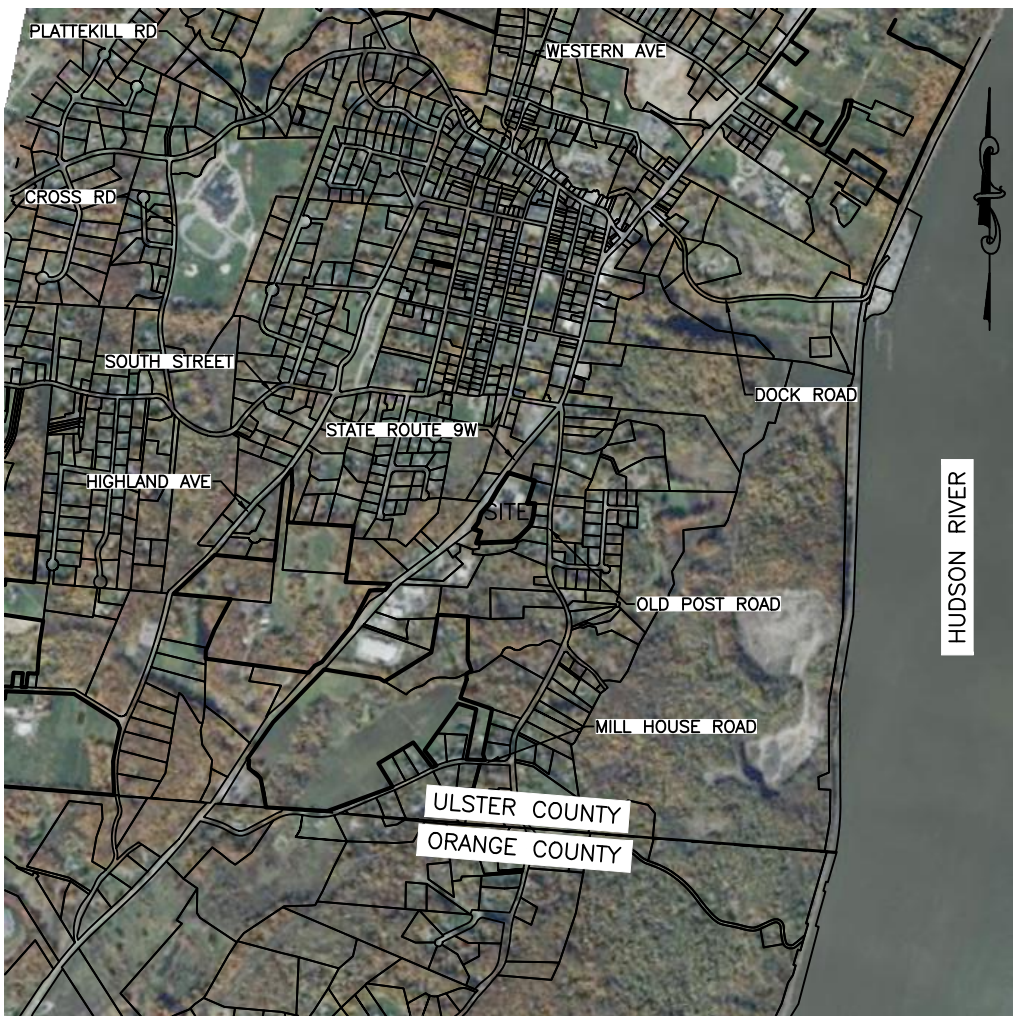


LEGEND:

---	---	---	EXISTING PROPERTY LINE
---	---	---	ADJOINING PROPERTY LINE
---	---	---	EXISTING MAJOR CONTOUR
---	---	---	EXISTING MINOR CONTOUR
---	---	---	EXISTING OVER HEAD WIRE
---	---	---	EXISTING UTILITY POLE
---	---	---	EXISTING SDS AREA
---	---	---	EXISTING WATER LINE
---	---	---	EXISTING WATER SERVICE LINE
---	---	---	EXISTING WELL
---	---	---	EXISTING HYDRANT
---	---	---	EXISTING WATER SHUT OFF VALVE
---	---	---	EXISTING WATER VALVE
---	---	---	PROPOSED PROPERTY LINE
---	---	---	PROPOSED SET BACK LINE



SITE LOCATION MAP SCALE: 1" = 2,000'

PROJECT INFORMATION:

PARCEL OWNER:	W. DEALTREY LIMITED PARTNERSHIP 2255 AVENUE A, BETHLEHEM PA 18017
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	1160-1166 US ROUTE 9W PARCEL
TAX PARCEL ID:	108.4-5-34
PARCEL AREA:	±6.90-ACRES
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL

SCHEDULE OF REGULATIONS (HD ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT 1	LOT 2
LOT AREA:	2 ACRES	±2.815	±4.278
LOT WIDTH:	200 FEET MINIMUM	±302 FEET	±304 FEET
LOT DEPTH:	200 FEET MINIMUM	±281 FEET	±396 FEET
YARD SETBACKS (RESIDENTIAL USE):			
FRONT YARD:	75 FEET MINIMUM	±199 FEET	±55 FEET
REAR YARD:	75 FEET MINIMUM	±15 FEET	±304 FEET
SIDE YARD:	25 FEET MINIMUM	±25 FEET	±25 FEET
MAX. BUILDING HEIGHT:	45 FT MAX. (4 STORIES) ¹	< 45'	< 45'
MAX. BUILDING COVERAGE:	40%	17.3%	4.75%

¹ FOR BUILDINGS IN EXCESS OF 35 FEET IN HEIGHT IN THE HD ZONE, THERE SHALL BE A VISUAL IMPACT ANALYSIS PREPARED UNDER SEQRA BECAUSE THE HD ZONE INCLUDES PROPERTY WITHIN THE COASTAL BOUNDARY ZONE. REGARDING THE ALTERNATIVE MEANS OF MEASUREMENT OF HEIGHT BY FEET OR BY NUMBER OF STORES, THE LESSER OF THE TWO ALTERNATIVES SHALL APPLY.

MAP REFERENCES:

- EXISTING OUTBOUNDS, WATERMAINS & SERVICE LINES, AND SEPTIC SYSTEMS TAKEN FROM A MAP ENTITLED "SITE PLAN-PHASE 1 FOR THE TIRE CENTERS, INC." PREPARED BY PAGGI & MARTIN ENGINEERS AND SURVEYORS DATED JANUARY 16, 1998 AND LAST REVISED MARCH 17, 1998.
- EXISTING CONTOURS & ORTHOPHOTO PER AVAILABLE GIS DATA.

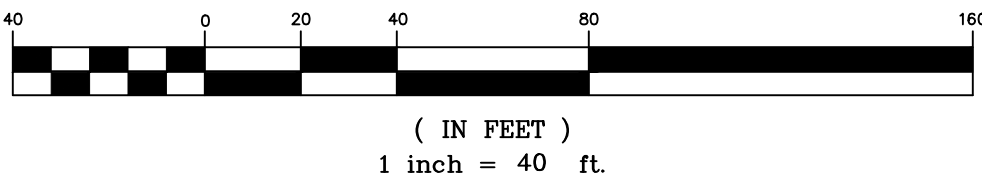
SKETCH PLAN NOTES:

- SUBDIVISION SUBJECT TO TOWN OF MARLBOROUGH PLANNING BOARD APPROVALS AND SUBJECT TO PREPARATION OF AN UPDATED SURVEY.
- SITE IS SERVED BY TOWN OF MARLBOROUGH WATER DISTRICT, AN EASEMENT OVER THE WATER SERVICE LINE THAT SERVES LOT 2 THROUGH LOT 1 WILL BE REQUIRED.
- EACH BUILDING IS SERVED BY ITS OWN SUBSURFACE SEWAGE DISPOSAL SYSTEM.
- ACCESS TO THE NYS ROUTE 9W IS THROUGH EXISTING CURB CUTS. AN ACCESS EASEMENT & AGREEMENT FOR SHARED DRIVEWAYS WILL BE REQUIRED.

SUBDIVISION SKETCH PLAN

SCALE: 1" = 40'

GRAPHIC SCALE



OWNER'S CONSENT:

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

WALTER DEALTREY

DATE

TOWN OF MARLBOROUGH PLANNING BOARD APPROVAL BLOCK:

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY



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PH: 845-440-6926
F: 845-440-6637

SUBDIVISION SKETCH PLAN
DEALTREY SUBDIVISION

1160-1166 US ROUTE 9W
TOWN OF MARLBOROUGH
ULSTER COUNTY, NEW YORK
TAX ID: 108.4-5-34

JOB #:	2022:018
DATE:	5/3/2023
SCALE:	1" = 40'
TITLE:	SP-1
SHEET:	1 OF 1