



ZONING SCHEDULE
R-1

	REQUIRED 1 Ac	PROPOSED LEARNING CENTER 15.6592 Ac	EXISTING RESIDENCE 15.6592 Ac	EXISTING RESIDENCE(2) 15.6592 Ac
MINIMUM LOT AREA				
MINIMUM YARDS (feet)				
FRONT	35'	*1.17"	10'	222.38'
REAR	50'	474.11'	174.13'	629.50'
SIDE				
ONE	35'	39.0'	*12.77'	*15.8'
BOTH	70'	-	135.77'	105.8'
MINIMUM LOT WIDTH (feet)	150'	180.75'	180.75'	180.75'
MINIMUM LOT DEPTH (feet)	200'	520.38'	520.38'	520.38'
MAXIMUM BUILDING HEIGHT	35'	<35'	<35'	<35'
MAXIMUM BUILDING COVERAGE (%)	10%	1%	1%	1%
*existing non conforming				

PARKING SCHEDULE

SCHOOL 1 SPACE FOR EACH PER 3.5 AUDITORIUM SEATS(35) = 10 SPACES REQUIRED
OR 1 SPACE FOR EACH PER 17 CLASSROOM SEATS (35)= 2 SEATS REQUIRED, 10 SPACES PROVIDED

North
Basis of Bearings
per
NYS PCE NAD'83

Site Plan

of the lands of

NJNL Properties LLC



Jonathan N. Millen Land Surveyor, P.C.
Professional Land Surveying
1229 Route 300 - Suite 4 - Newburgh, NY 12550
Office: 845-943-7198 Field: 914-906-8830 Web: accessurveying.com

Prepared For Tax Map Parcel

108.2-7-32.110

aka 111-113 Western Avenue

situated in the

Town of Marlborough

County of Ulster, New York 12542

DRAWN BY: jnm

Jonathan N. Millen, LLS

PROFESSIONAL LAND SURVEYOR
CERTIFIED TO BE CORRECT AND ACCURATE

N.Y. LIC. No. 050746

