GENERAL NOTES

1. TAX MAP IDENTIFICATION NUMBER: 108.4-3-29.1, 109.1-3-13 & 14.2
2. OWNER: DMK DEVELOPMENT, LLC
   453 SUNBURST LN
   TEMPE, AZ 85284
3. CURRENT ZONING:

108.4-3-29.1	R-1 (RESIDENTIAL)	2.07± ACRES
109.1-3-13	IND (INDUSTRIAL)	19.99± ACRES
109.1-3-14.2	R-1 (RESIDENTIAL)	5.13± ACRES
		27.19± ACRES

4. PROPOSED ZONING:
   LOTS (13 &14.2) = R (RESIDENTIAL)
5. SITE AREA: 27.19± Ac.

PARKING REQUIREMENTS

TOTAL NUMBER OF UNITS:	137
REQUIRED SPACES PER UNIT:	1.5 SPACES / UNIT
TOTAL SPACES REQUIRED:	206 SPACES

PARKING SPACES PROVIDED:

GARAGES:	137
DRIVEWAYS:	137
CLUBHOUSE:	14
STREET SPACES:	19
TOTAL:	307

BULK REQUIREMENTS

TOWN OF MARLBOROUGH - PROPOSED ZONING DISTRICT: R

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	3 ACRES	27.19 Ac
LOT WIDTH	200 FEET	> 200 FEET
FRONT YARD	40 FEET	> 40 FEET
REAR YARD	30 FEET	> 30 FEET
SIDE YARD	30 FEET	> 30 FEET
BUILDING SEPARATION	60 FEET	SEE NOTE
MAXIMUM ALLOWABLE		
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT
LOT COVERAGE	15%	< 15%
DENSITY CALCULATIONS		

AREA WITHIN PROPOSED R (RESIDENTIAL) ZONE

LOT 109.1-3-13	19.99± ACRES
LOT 109.1-3-14.2	5.13± ACRES
TOTAL	25.12± ACRES

DENSITY = AREA x 6 UNITS / ACRE
25.12 Ac. x 6 UNITS / ACRE = 150.7 UNITS
PROPOSED = 137 UNITS

* NOTE: UNITS WILL BE IN FEE SIMPLE OWNERSHIP AND WILL COMPLY WITH ALL APPLICABLE LOT LINE SETBACK REQUIREMENTS.

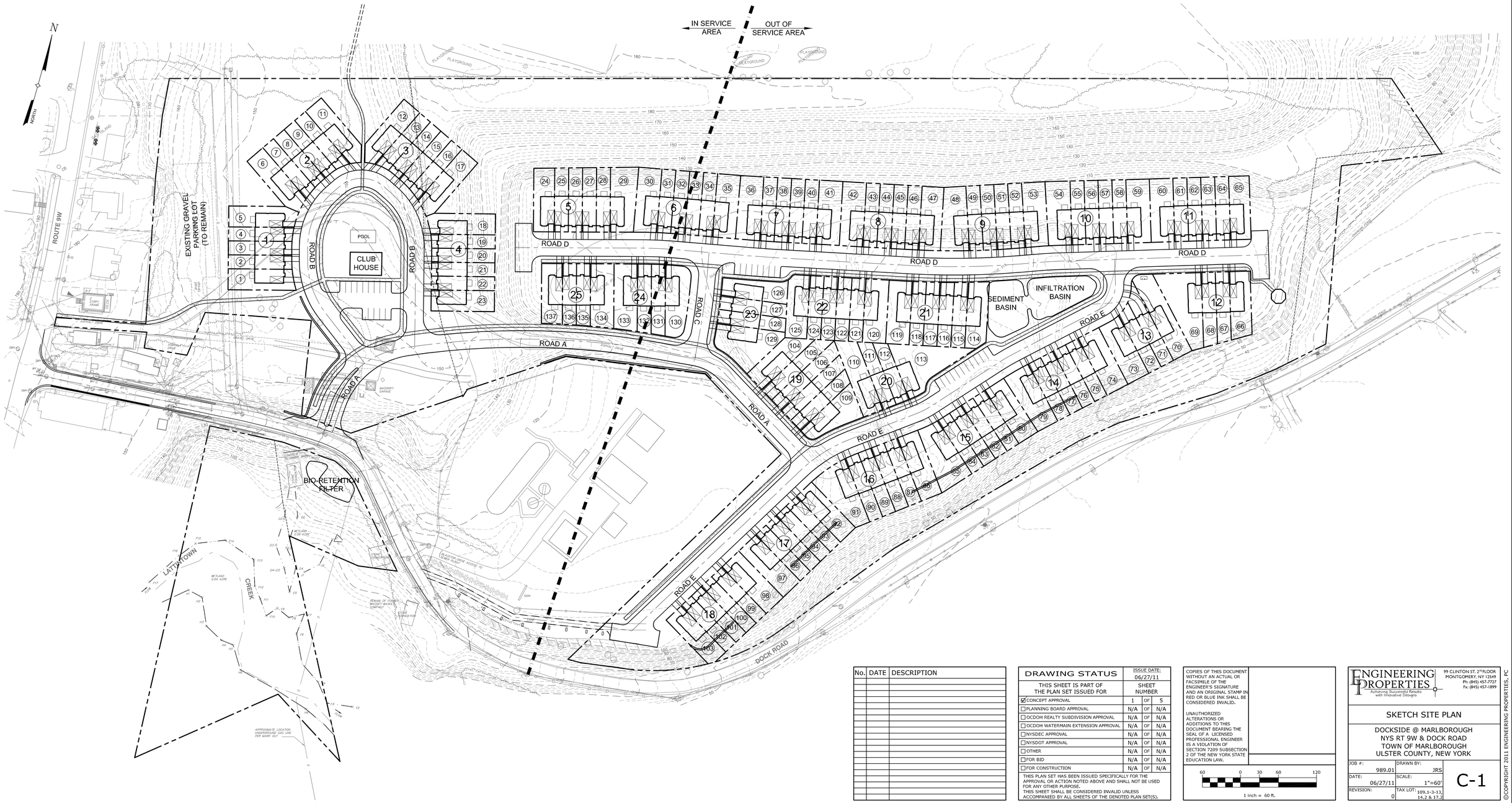
LEGEND

- BUILDING LINE
- BUILDING GARAGE LINE
- BUILDING ROOF LINE
- CONCRETE PAD LINE
- CONCRETE HATCH
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- CURB LINE
- LIMIT OF DISTURBANCE LINE
- DRIVEWAY LINE
- EASEMENT LINE
- SILT FENCE LINES
- FENCE LINES
- GUIDERAIL LINES
- MATCHLINES
- PROPERTY LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT LINE
- SEWER MAIN LINES
- SEWER SERVICE LINES
- SEWER FORCE MAIN LINES
- EDGE OF SIDEWALK LINES
- STORM DRAIN LINES
- STRIPING LINE
- LIMIT OF TREE CLEARING LINES
- WATER MAIN LINES
- WATER SERVICE LINES
- DRAINAGE SWALE

- EXISTING BUILDING LINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- EXISTING CURB LINE
- EXISTING EDGE OF PAVEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING SILT FENCE LINES
- EXISTING FENCE LINES
- EXISTING GUIDERAIL LINES
- ADJACENT PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING ROAD CENTERLINE
- EXISTING SEWER MAIN LINES
- EXISTING SEWER SERVICE LINES
- EXISTING SEWER FORCE MAIN LINES
- EXISTING EDGE OF SIDEWALK LINES
- EXISTING STORM DRAIN LINES
- EXISTING LIMIT OF TREE LINES
- EXISTING WATER MAIN LINES
- EXISTING WATER SERVICE LINES
- LIMIT OF ACOE WETLAND
- LIMIT OF NYSDEC WETLAND
- LIMIT OF NYSDEC WETLAND BUFFER LINE
- MUNICPAL BOUNDARY

- WATER MAIN GATE VALVE
- C.O. SEWER CLEANOUT
- FIRE HYDRANT
- WATER SERVICE CURB STOP
- UTILITY POLE
- STONE CHECK DAM
- DECIDUOUS TREE LANDSCAPE SYMBOL
- EVERGREEN TREE LANDSCAPE SYMBOL
- SHRUB PLANTING LANDSCAPE SYMBOL
- SHRUB PLANTING LANDSCAPE SYMBOL
- GROUND COVER LANDSCAPE SYMBOL (HATCH 155)
- 19 + 00 ROAD STATIONING LABEL
- GF = 286.25 GARAGE FLOOR ELEVATION
- FF = 288.25 FIRST FLOOR ELEVATION
- BF = 278.25 BASEMENT FLOOR ELEVATION
- LSE = 284.25 LOWEST SEWERABLE ELEVATION
- CATCH BASIN
- YARD DRAIN
- FILTER FABRIC DROP INLET PROTECTION
- STORM DRAINAGE MANHOLE
- SEWER MANHOLE
- STORM DRAINAGE PIPE END SECTION
- END SECTION RIP-RAP OUTLET PROTECTION
- POND OUTLET STRUCTURE
- RETAINING WALL LINES (HATCH 135)
- EDGE OF PAVEMENT WITH CURB

LOCATION MAP



No.	DATE	DESCRIPTION

DRAWING STATUS — ISSUE DATE: 06/27/11

THIS SHEET IS PART OF THE PLAN SET ISSUED FOR — SHEET NUMBER

☑ CONCEPT APPROVAL	1	OF	5
☐ PLANNING BOARD APPROVAL	N/A	OF	N/A
☐ OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ NYSDEC APPROVAL	N/A	OF	N/A
☐ NYSDOT APPROVAL	N/A	OF	N/A
☐ OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A

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60 0 30 60 120
1 inch = 60 ft.

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SKETCH SITE PLAN

DOCKSIDE @ MARLBOROUGH
NYS RT 9W & DOCK ROAD
TOWN OF MARLBOROUGH
ULSTER COUNTY, NEW YORK

JOB #:	989.01	DRAWN BY:	JRS
DATE:	06/27/11	SCALE:	1"=60'
REVISION:	0	TAX LOT:	109.1-3-13, 14.2 & 17.2

C-1

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Drawing Name: Z:\989.01 – Dockside @ Marlborough\dwg\Site Plan.dwg
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