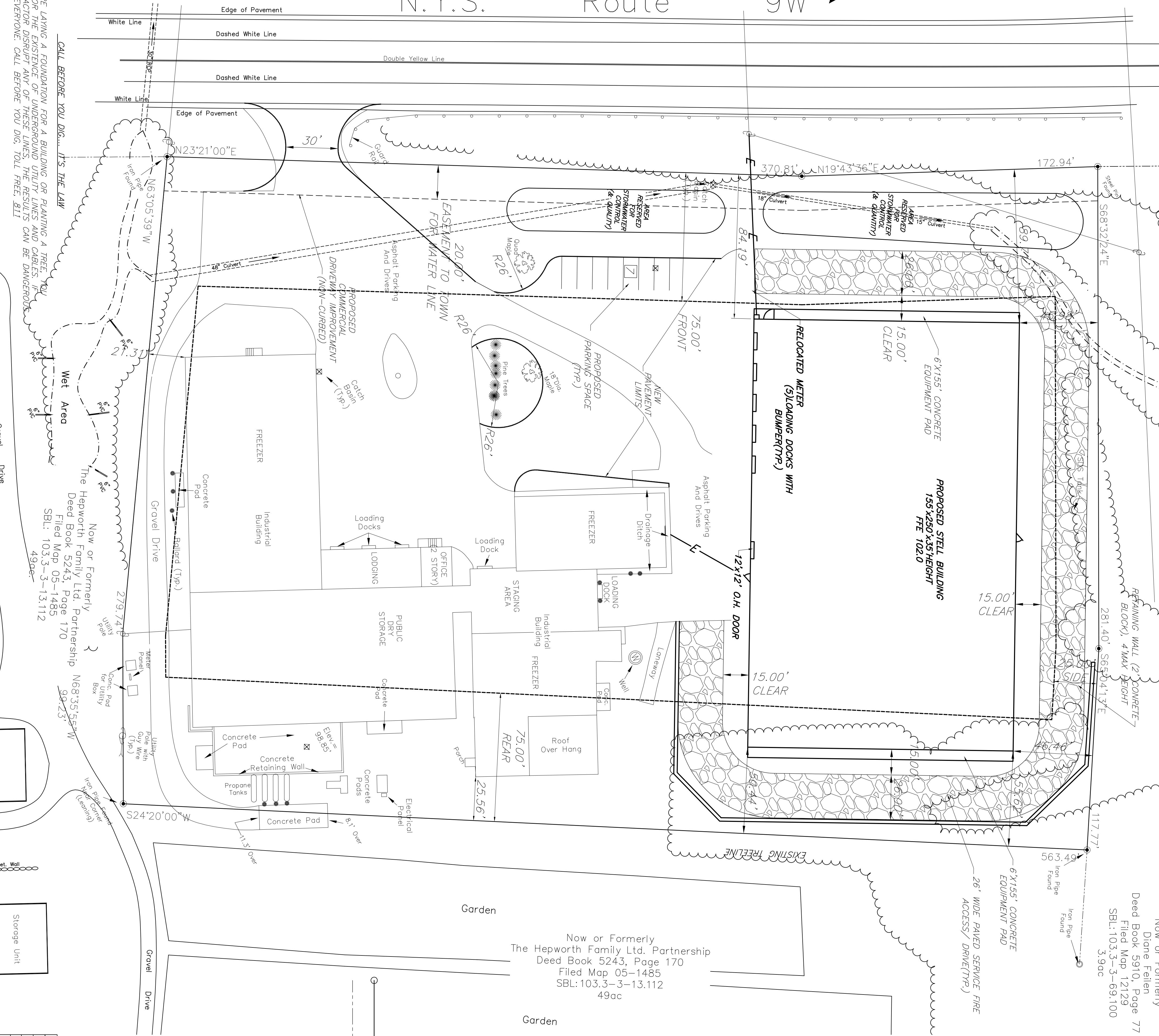
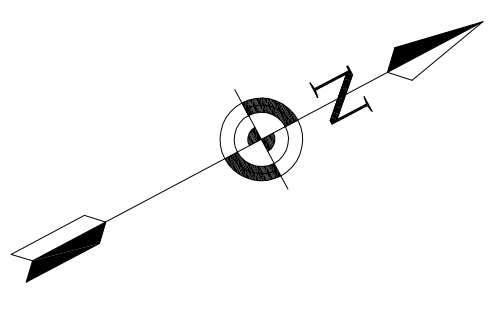


N.Y.S. Route 9W



WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANNING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY - TO EVERYONE. CALL BEFORE YOU DIG. TOLL FREE, 811

CALL BEFORE YOU DIG... IT'S THE LAW

Now or Formerly
The Hepworth Family Ltd. Partnership
Deed Book 5243, Page 170
Filed Map 05-1485
SBL: 103.3-3-13.112
49ac

Now or Formerly
The Hepworth Family Ltd. Partnership
Deed Book 5243, Page 170
Filed Map 05-1485
SBL: 103.3-3-13.112
49ac

Now or Formerly
Diane Felten
Deed Book 5910, Page 77
Filed Map 12129
SBL: 103.3-3-69.100
3.9ac

PROPOSED ZONING SCHEDULE / SITE	REQUIRED	PROPOSED (NEW BUILDING)
ZONE: BC "BUSINESS CORRIDOR OVERLAY DISTRICT"	2AC	4.94AC
BULK TABLE(D)		
MINIMUM LOT AREA	75'	84'
MINIMUM YARDS (feet)		
FRONT	75'	*50'
REAR		
SIDE		
ONE	25'	45'
BOTH	50'	66'
MINIMUM LOT WIDTH (feet)	200'	556'
MINIMUM LOT DEPTH (feet)	200'	384'
MINIMUM IMPERVIOUS COVERAGE (%)	40%	77%
MINIMUM HEIGHT	2 1/2	1
STORIES (feet)	35'	35'

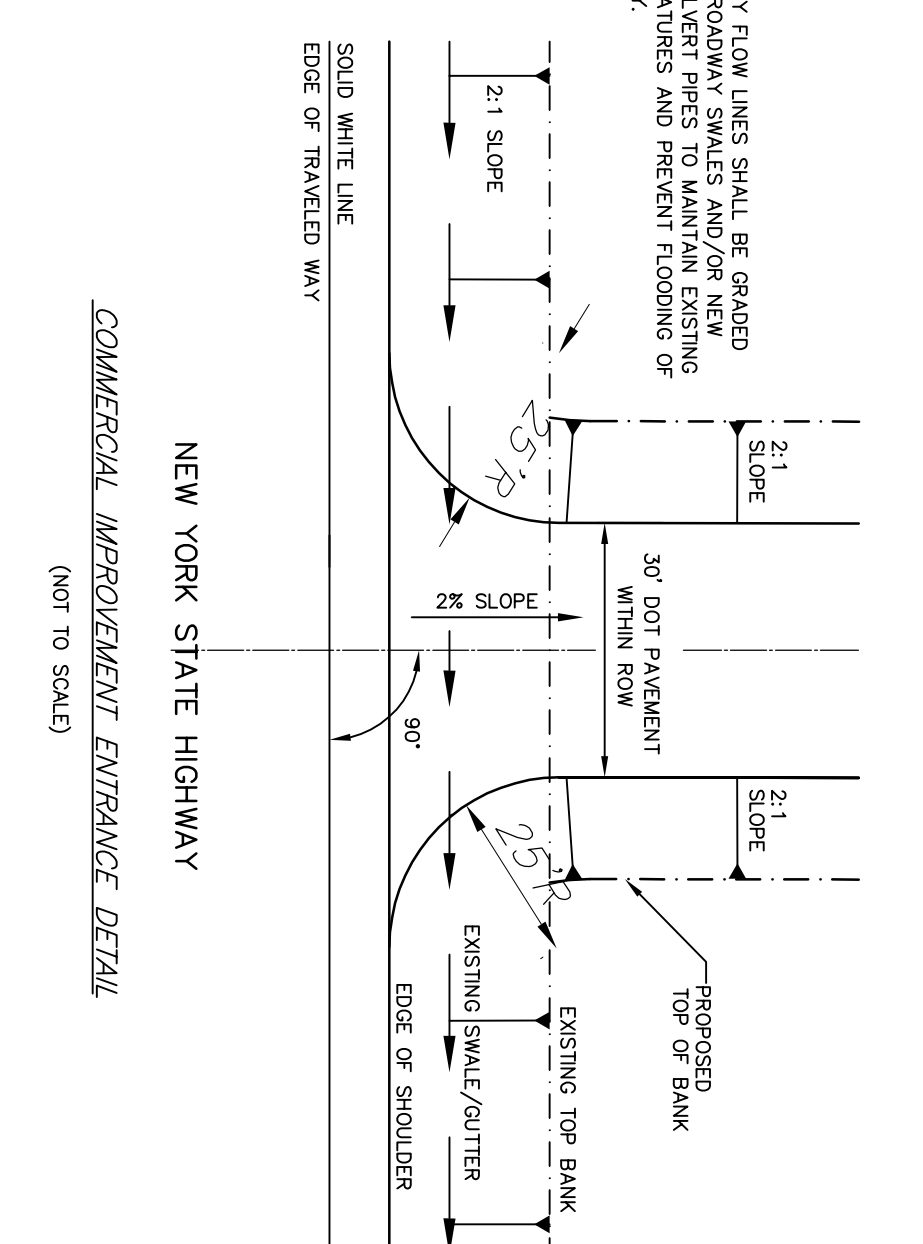
*NON CONFORMING. VARIANCE GRANTED 04/11/19

TOTAL EMPLOYEES:
CURRENT 4
FUTURE 8

REVISIONS	REL.	DATE	BY:	DESCRIPTION:
3	05/23/19	RBM		REVISED PER TOWN COMMENTS
2	04/19/19	RBM		REVISED BUILDING
1	02/29/19	RBM		RBM APPLICATION

ENGINEER
TALCOTT ENGINEERING DESIGN PLLC
CARLISLE CIRCLE
NEWBURGH, NY 12550
(845) 569-8400
TALCOTTDESIGN@GMAIL.COM

PROPOSED PLAN
ROYAL ENERGY PROPERTIES, LLC
1666 ROUTE 9W
MILTON, NY 13547
SBL: 103.3-3-68, MILTON, NY 13547
TOWN OF MARLBOROUGH, ULSTER COUNTY, NY
DATE: 01/02/19
SCALE: 1"=30'
JOB NUMBER: 18224-LCN
SHEET NUMBER: 1 of 3



NOTE:
NEW DRIVEWAY FLOW LINES SHALL BE GRADED TO EXISTING ROADWAY SWALES AND/OR NEW DRAINAGE FEATURES AND BE SET FLOORING OF THE ROADWAY.

LEGEND
PROPERTY LINE EXISTING
PROPERTY LINE ADJOINING

