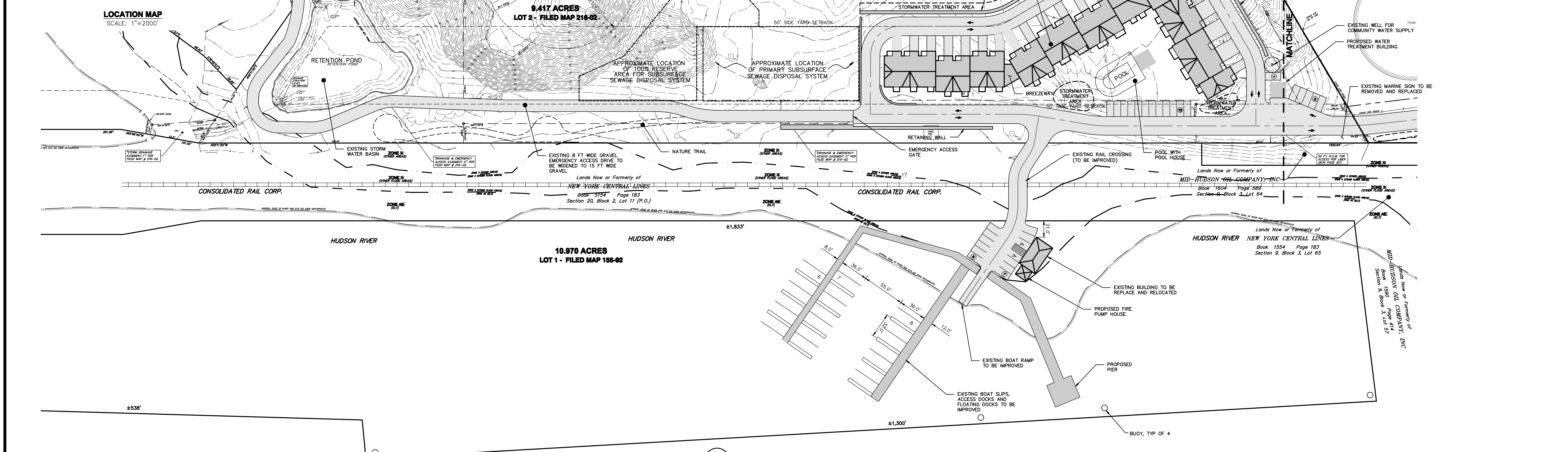


**LOCATION MAP**  
SCALE: 1"=2000'

**SITE LEGEND:**

	PROPOSED SETBACK LINE
	PROPOSED BUILDING
	PROPOSED PAVEMENT
	PROPOSED ROAD CENTER LINE
	PROPOSED PARKING COURT



**1 PREFERRED CONCEPTUAL SITE PLAN**  
SCALE: 1"=50'

MINIMUM BULK REQUIREMENTS :	REQUIRED	PROPOSED
LOT SIZE (TOTAL AREA)	5 AC.	20.4 AC.
LOT WIDTH	200 FT	>200 FT
LOT DEPTH	200 FT	>200 FT
FRONT YARD	50 FT	N/A
REAR YARD	0 FT (A)	N/A
	60 FT (B)	N/A
RESIDENTIAL BUFFER	40 FT (B)	40 FT
SIDE YARD MIN/TOTAL	50/100 FT	50/100 FT
MAX. BUILDING HEIGHT	40 FT	40 FT
MAX. LOT COVERAGE	40%	2.5%
MAX. LOT SURFACE COVERAGE	80%	<80%
MAX. TOWNHOME DENSITY	20 UNITS	20 UNITS
TOWNHOME SIZE	1,500 SF	21,500 SF
MAX. NUMBER OF SIGNS	1	1
MAX. SIGNAGE AREA	15 SF	15 SF
BOAT MOORINGS	100	8*
DISTANCE BETWEEN PRINCIPAL BUILDINGS	35 FT	N/A
MINIMUM INTERIOR PARKING LANDSCAPING	5%	25%

**RECORD OWNER:**  
MID HUDSON MARINA  
P.O. BOX 487  
CORNWALL-ON-HUDSON, NY 12520

**DEVELOPER / APPLICANT:**  
MID HUDSON MARINA  
P.O. BOX 487  
CORNWALL-ON-HUDSON, NY 12520

**SITE CIVIL ENGINEER:**  
CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.  
21 FOX STREET, POUGHKEEPSIE, NY 12601  
PHONE: (845) 454-3980

**TAX MAP INFORMATION:**  
TOWN OF NEWBURGH, NEW YORK  
SECTION 121, BLOCK 2, LOT 1 &  
SECTION 121, BLOCK 2, LOT 2

**AREA:**  
TOTAL PROJECT ACREAGE : 20.387 ACRES

**ZONING INFORMATION:**  
TAX LOT DATA : TOWN OF NEWBURGH, SECTION 121, BLOCK 2 LOTS 1&2  
TOTAL ACREAGE : 20.387 ACRES PROPOSED  
USE : MARINA WITH ACCESSORY RESIDENTIAL TOWNHOMES  
ZONE: I (INDUSTRIAL BUSINESS DISTRICT) WITH MARINA TOWNHOME OVERLAY DISTRICT (MT)

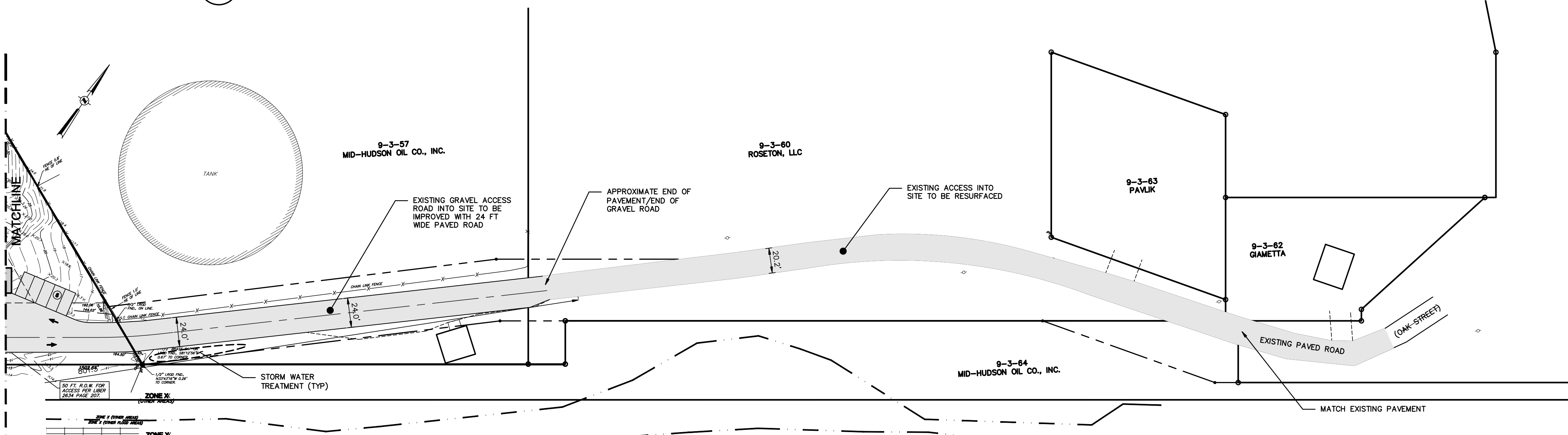
**GENERAL NOTES:**  
1. PROPERTY SHOWN HEREON IS LOTS 1 & 2 OF FILED MAP 216-02 AS SHOWN ON A MAP ENTITLED, "LOT LINE CHANGE PLAN PREPARED FOR ANCHORAGE-ON-HUDSON", FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 10-17-02.

(A) NO SETBACK REQUIRED AT SHORELINE  
(B) ACCESSORY TOWNHOME ONLY  
\* ZONING VARIANCE OR AMENDMENT REQUESTED

**PARKING TABLE**

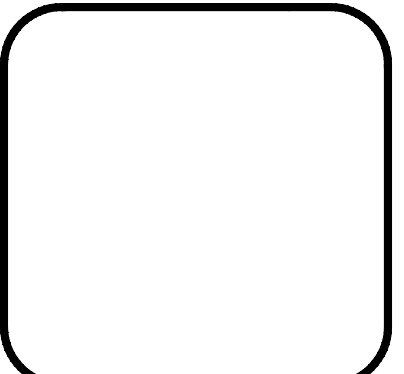
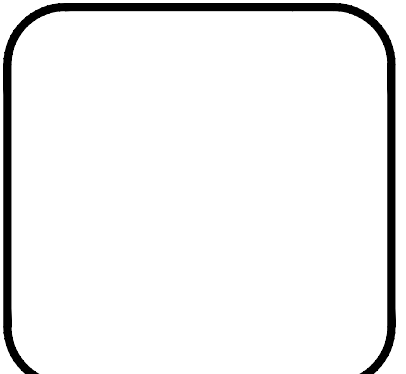
USE	REQUIRED PARKING COUNT <sup>(1)</sup>		REQUIRED SPACES	PROVIDED SPACES
	REQUIRED	UNIT		
MULTIPLE DWELLING	2 SP/UNIT	20	40	40 (23 DRIVEWAY SPACES)
POOL HOUSE	1 SP/150 SF	450 SF	3	3
WATER TREATMENT BLDG	1 SP/150 SF	150 SF	1	1
MARINA SHOP	1 SP/150 SF	1,000 SF	7	7
BOAT SLIPS	.49 SP/BERTH	25	8	8
<b>TOTAL:</b>			<b>59</b>	<b>59</b>

(1) OFF STREET PARKING REQUIREMENTS PER TOWN OF NEWBURGH ZONING CODE, BUILDING USE PER "SCHEDULE OF OFF STREET PARKING REQUIREMENTS FOR NON RESIDENTIAL USES", MARINA USE PER "CHART 1 - PARKING GENERATION RATES"



**2 OAK STREET ACCESS PLAN**  
SCALE: 1"=50'

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Respect The Marks  
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**THE CHAZEN COMPANIES**  
Engineers/Surveyors  
Planners  
Environmental Scientists  
Landscape Architects

**CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., P.C.**  
Office Locations:  
Dutchess County Office: 21 Fox Street, Poughkeepsie, New York 12601, Phone: (845) 454-3980  
Capital District Office: 347 River Street, Troy, New York 12180, Phone: (518) 273-0055  
North Country Office: 100 Glen Street, Glens Falls, New York 12801, Phone: (518) 812-0013

REV.	DATE	DESCRIPTION
4	02/04/12	REVISED BUILDING OUTLINE AND ROAD ALIGNMENT
3	01/09/12	EASEMENT ADJUSTMENT
2	07/26/11	REVISED PER CLIENT AND PLANNING BOARD COMMENTS
1	06/27/11	REVISED PER PLANNING BOARD COMMENTS

**MID HUDSON MARINA**  
**CONCEPTUAL SITE PLAN**  
TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

drawn	checked
SMD	CV
date	scale
07/23/10	1"=50'
project no.	
80920.00	
sheet no.	
<b>CP1</b>	
<b>1 OF 1</b>	