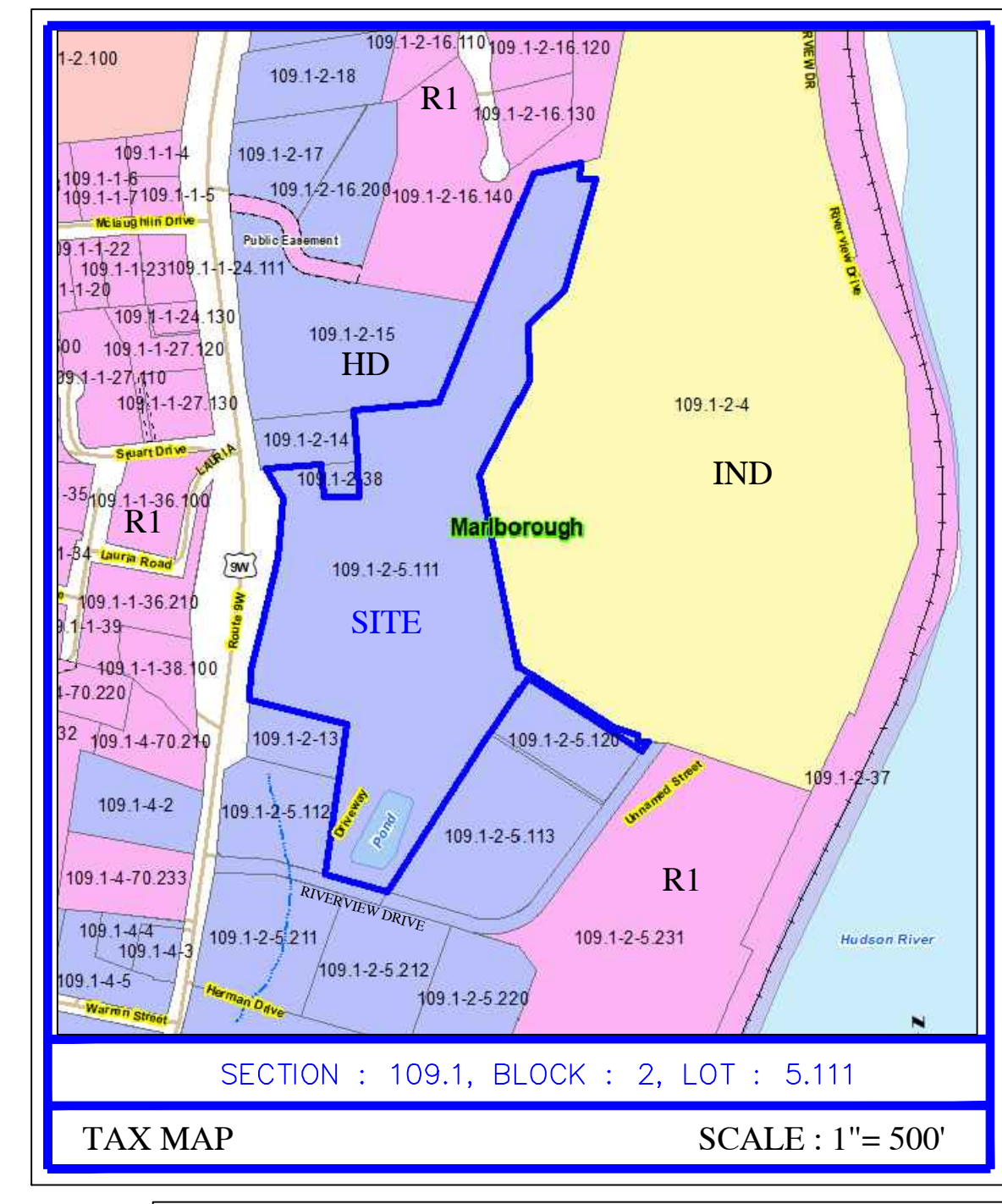
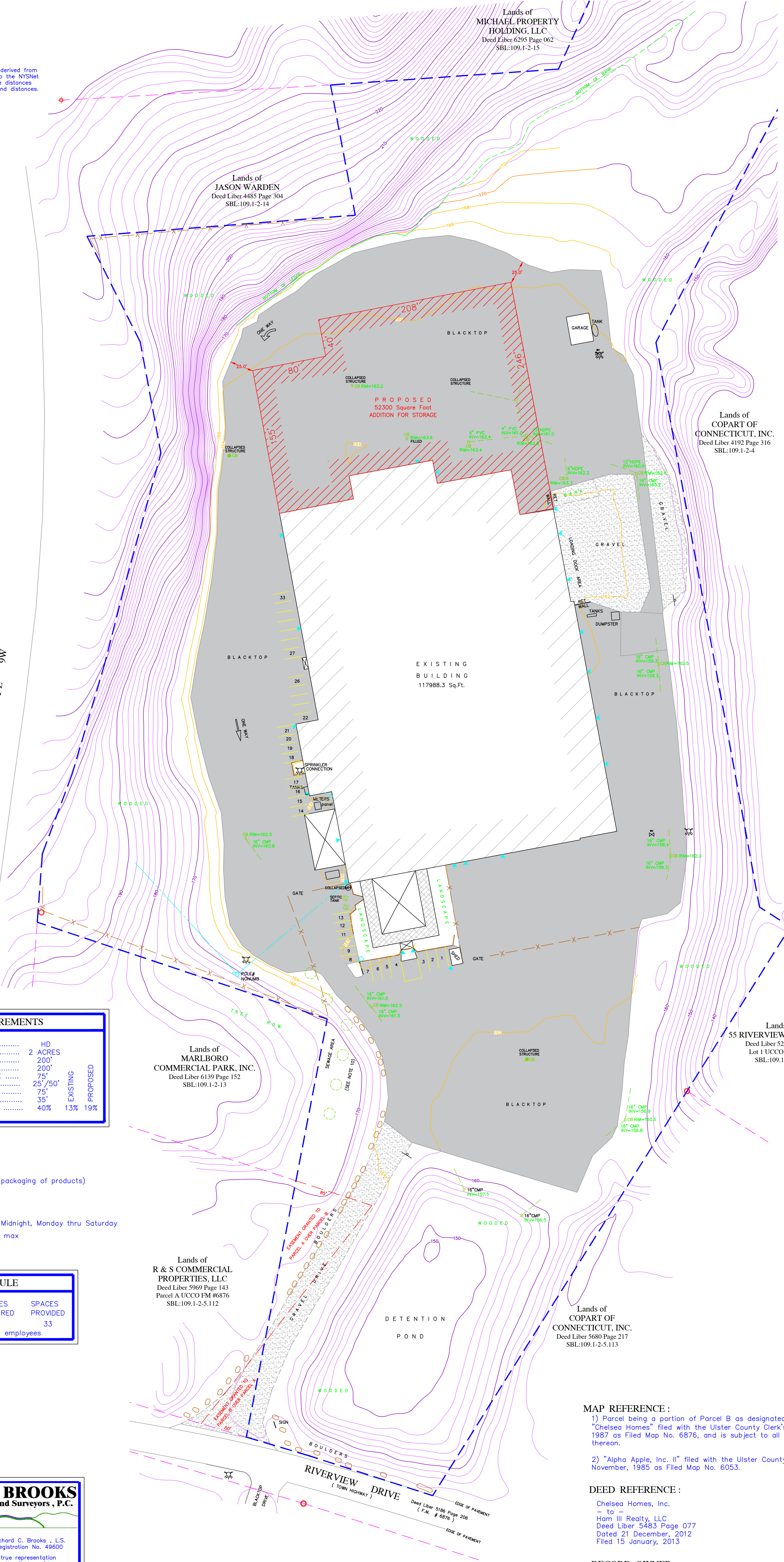


LEGEND

- TRAFFIC SIGN
- FIRE HYDRANT
- WATER VALVE
- MANHOLE
- CATCH BASIN
- MONUMENT
- REBAR
- BUILDING LIGHT
- UTILITY POLE
- UTILITY LINE
- CHAINLINK FENCE
- TREE LINE
- APPROXIMATE TAX MAP LINE
- (E) 12" Dia. Sewage Pipe with distribution box and 4" PVC lines. (See Note 10)

2' Contours and Elevations based on NYS GIS 2014 Lidar dataset on 2015 topographic 1 meter DEM.
 Field Contours based on actual field survey.

N.Y.S. ROUTE 9W



TOTAL AREA : ±21 ACRES

- NOTES :**
- 1) Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's Seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
 - 2) Only copies from the original of this survey marked with an original of the Land Surveyor's inked seal or his/her embossed seal shall be considered to be valid true copies.
 - 3) Subject to all rights of ways, covenants, easements, restrictions, conditions and agreements of record.
 - 4) Subject to whatever state of facts a complete Search of Title may reveal.
 - 5) Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Professional Land Surveyors as adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the parties so noted. Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners.
 - 6) Sub-surface structures not visible or readily apparent are not shown and their location and extent are not certified.
 - 7) Assumed road bounds shown hereon based on UCCO FM No. 6876. Approximate bounds shown hereon based on Deed of Reference.
 - 8) Parcel shown hereon served by Municipal Water & Sewer.
 - 9) Survey completed with snow conditions of 1"-4" of cover.
 - 10) Approximate Sewage structures shown as per map Entitled 'Marlborough Homes - Sewage Disposal Field Observation' dated 01 August, 1986 by Milton Chazen Associates.

TABLE OF BULK REQUIREMENTS

	HD	EXISTING	PROPOSED
ZONING DISTRICT	HD		
MINIMUM LOT AREA	2 ACRES		
MINIMUM LOT WIDTH	200'		
MINIMUM LOT DEPTH	200'		
MINIMUM FRONT YARD SETBACK	75'		
MINIMUM SIDE YARD SETBACK	25'/50'		
MINIMUM REAR YARD SETBACK	75'		
MAXIMUM BUILDING HEIGHT	35'		
MAXIMUM BUILDING COVERAGE	40%	13%	19%

PROPOSED USE:
 Section 155-12 E
 (a) Wholesale Storage
 (f) Light Industrial (engaged in packaging of products)

HOURS OF OPERATION: 7AM to Midnight, Monday thru Saturday
NUMBER OF EMPLOYEES: 13-20 max

PARKING SCHEDULE

	SPACES REQUIRED	SPACES PROVIDED
WAREHOUSE USE.....	10	33
	1 / 2 employees	

Lands of MARLBORO COMMERCIAL PARK, INC.
 Deed Liber 6139 Page 152
 SBL:109.1-2-13

Lands of R & S COMMERCIAL PROPERTIES, LLC
 Deed Liber 5969 Page 143
 Parcel A UCCO FM #6876
 SBL:109.1-2-5.112

Lands of 55 RIVERVIEW DRIVE, LLC
 Deed Liber 5262 Page 256
 Lot 1 UCCO FM #6053
 SBL:109.1-2-5.120

Lands of COPART OF CONNECTICUT, INC.
 Deed Liber 5680 Page 217
 SBL:109.1-2-5.113

Lands of MICHAEL PROPERTY HOLDING, LLC
 Deed Liber 4295 Page 062
 SBL:109.1-2-15

Lands of JASON WARDEN
 Deed Liber 4485 Page 304
 SBL:109.1-2-14

OWNER'S CERTIFICATION

The undersigned, owner or owner's authorized representative of the property shown on this plat, does hereby certify that he/she has reviewed this plat, is familiar with this map, its contents and its notes and hereby consents to all said terms and conditions as stated hereon.

Signature _____ Date _____

PLANNING BOARD ENDORSEMENT

- MAP REFERENCE :**
- 1) Parcel being a portion of Parcel B as designated on a map entitled "Chelsea Homes" filed with the Ulster County Clerk's Office on 05 May, 1987 as Filed Map No. 6876, and is subject to all provisions noted thereon.
 - 2) "Alpha Apple, Inc. II" filed with the Ulster County Clerk's Office on 14 November, 1985 as Filed Map No. 6053.

DEED REFERENCE :

Chelsea Homes, Inc.
 - to -
 Hom III Realty, LLC
 Deed Liber 5453 Page 077
 Dated 21 December, 2012
 Filed 15 January, 2013

RECORD OWNER :

Hom III Realty, LLC
 P.O. Box 808
 Milton, NY 12547

MAP OF SITEPLAN
 PREPARED FOR
BROOKLYN BOTTLING COMPANY

- SITUATE -
 TOWN OF MARLBOROUGH ULSTER COUNTY, NEW YORK



BROOKS & BROOKS Land Surveyors, P.C.
 11 Main Street,
 Highland, NY 12538
 845-691-7339

Patricia Pauli Brooks, L.S. Registration No. 49795
 Richard C. Brooks, L.S. Registration No. 49600

I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field on 04 February, 2019 in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors.

By: Patricia Pauli Brooks, L.S. map check 3-20-19
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 13 February, 2019 PROJ#8582, DWG#8582site.DWG