

**LEGEND**

- TRAFFIC SIGN
- MAILBOX
- DRILLED WELL
- CATCH BASIN
- METAL PIPE
- REBAR
- UTILITY BOX
- UTILITY POLE
- UTILITY LINE
- WIRE FENCE
- TREE LINE
- APPROXIMATE TAX MAP LINE
- TEST PIT/PERC

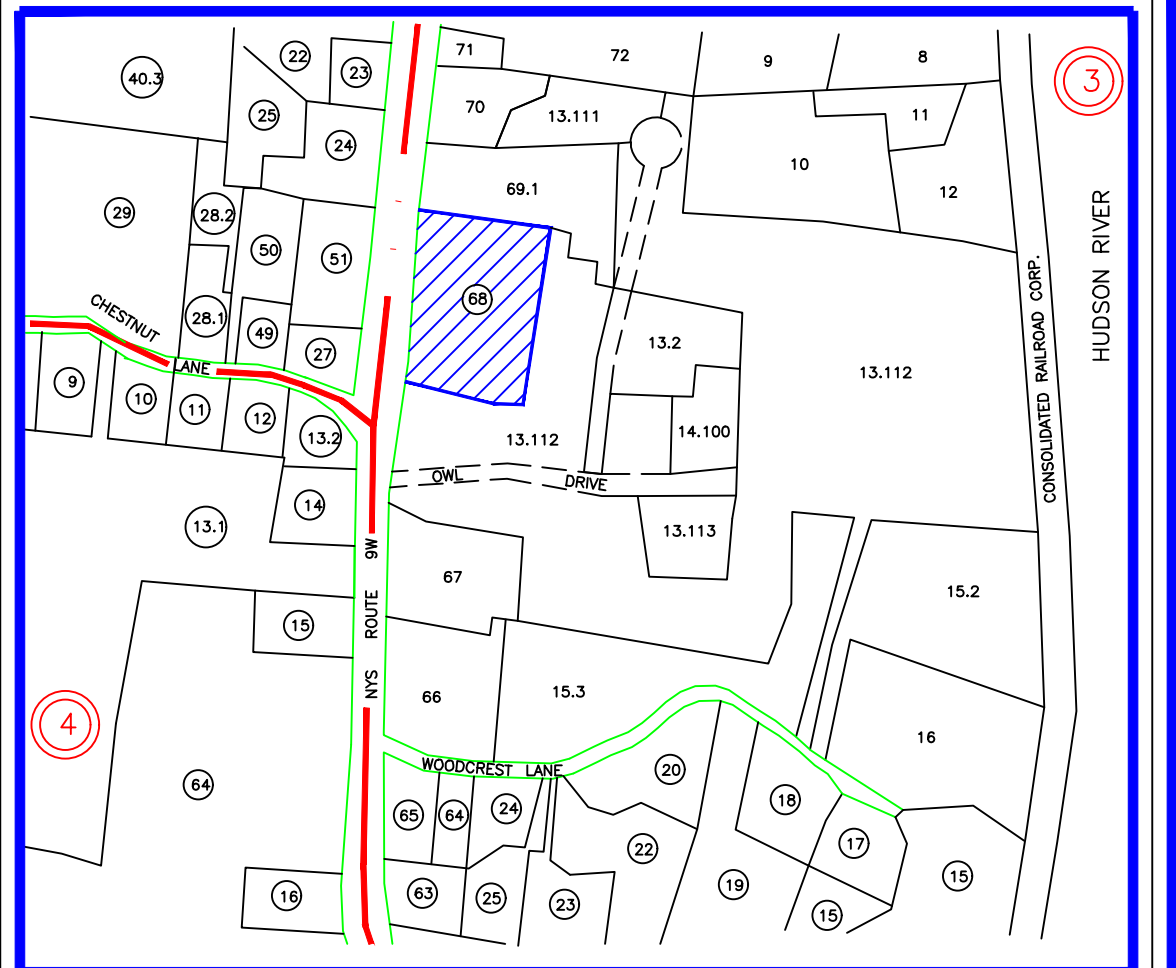
Lands of Diane Feilen  
Deed Liber 5910 Page 077  
UCCO IM #12129  
SBL:103.3-3-69,100

Lands of The Hepworth Family Limited Partnership  
Deed Liber 5243 Page 170  
UCCO FM #05-1489  
SBL:103.3-3-13,112

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Deed Liber 5243 Page 170  
UCCO FM #05-1489  
SBL:103.3-3-13,112



LOCATION MAP SCALE: 1" = 2000'  
USGS QUADRANGLE: POUGHKEEPSIE



SECTION: 103.3, BLOCK: 3, LOT: 68  
TAX MAP SCALE: 1" = 600'

TOTAL AREA : ±4.94 ACRES

ZONE R-Ag with BC OVERLAY  
UTILIZING HD BULK REQUIREMENTS

**TABLE OF BULK REQUIREMENTS**

	REQUIRED	PROPOSED
ZONING DISTRICT	HD	HD
MINIMUM LOT AREA	2 ACRE	4.94 ACRE
MINIMUM LOT WIDTH	200'	556'
MINIMUM LOT DEPTH	200'	384'
MIN. AGRICULTURAL SETBACK	N/A	N/A
MINIMUM FRONTYARD SETBACK	*69'	71.1'
MINIMUM SIDEYARD SETBACK	25'/50'	25'/46.3'
MINIMUM REARYARD SETBACK	*35'	35.2'
MAXIMUM BUILDING HEIGHT	35'	35'
MAXIMUM BUILDING COVERAGE	40%	

\* Town of Marlborough Zoning Board of Appeals granted a 6' variance for front yard setback to reduce from 75' to 69', and a 40' variance for the rearyard setback to reduce from 75' to 35' on April 11, 2019.

**PROPOSED USE:**  
155-12 Use Regulations: (E) (2) (a) Wholesale Storage Establishment

Royal Energy Properties is a public Cold & Dry Storage Facility with accessory agricultural use of Research & Development of Grape Seed Processing.

HOURS OF OPERATION: 7am - 5pm Mon-Fri  
NUMBER OF EMPLOYEES: 10

**PARKING SCHEDULE**

	SPACES REQUIRED	SPACES PROVIDED
WHOLESALE ESTABLISHMENT, WAREHOUSE.....	5	7
	1 per 2 Employees	

PROPOSED LAYOUT  
MAP OF SITEPLAN  
PREPARED FOR

# ROYAL ENERGY PROPERTIES, LLC

- SITUATE -  
TOWN OF MARLBOROUGH      ULSTER COUNTY, NEW YORK

GRAPHIC SCALE ( IN FEET )  
1 inch = 30 ft.

SP-1



**BROOKS & BROOKS**  
LAND SURVEYORS, P.C.

11 Main Street  
Highland, NY 12528  
845-691-7339  
WWW.BNBPC.BIZ

**SURVEYING · PLANNING · GIS**

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

Christopher T. Grey, L.S., Associate  
Registration No. 51064

I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field on ??, ????????? 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  
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25 July, 2019      PROJ#8613, DWG#8613site.DWG