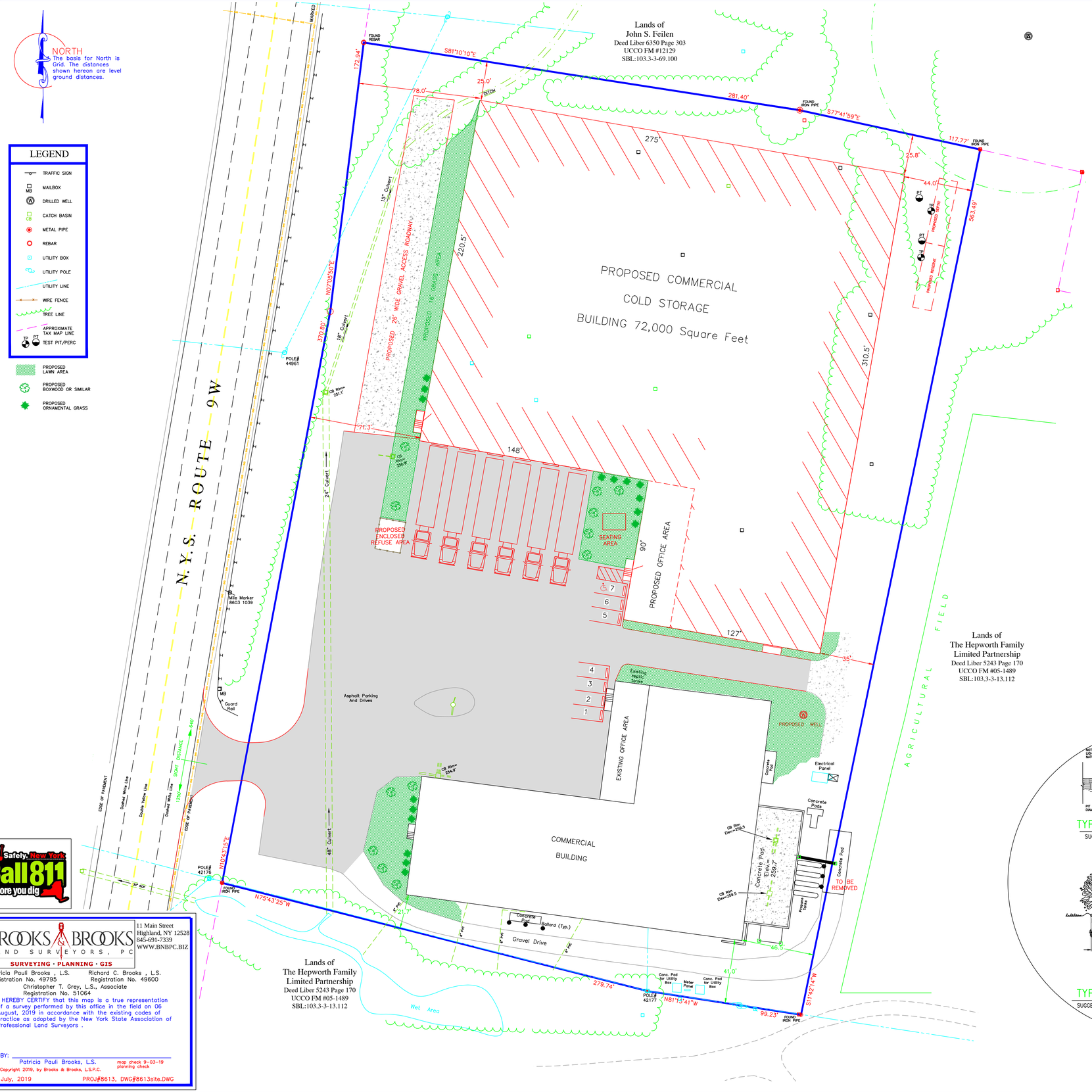


LOCATION MAP SCALE : 1"= 2000'

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	71.3'
MINIMUM SIDEYARD SETBACK	25'/50'	25'/46.7'
MINIMUM REARYARD SETBACK	*35'	35'
MAXIMUM BUILDING HEIGHT	35'	35'
MAXIMUM BUILDING COVERAGE	40%	43%

* 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.

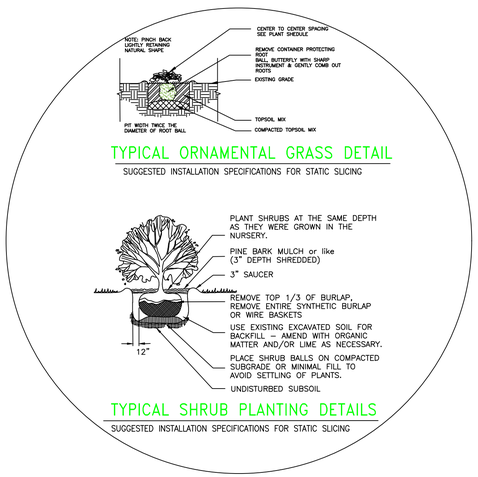
HOURS OF OPERATION: 7am – 5pm Mon-Fri

NUMBER OF EMPLOYEES: 10

PARKING SCHEDULE

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

ALL SIGNAGE TO BE ON BUILDING AS PER ELEVATION DRAWINGS



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SURVEYING · PLANNING · GIS
Patricia Pauli Brooks , L.S. Registration No. 49795
Richard C. Brooks , L.S. 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 06 August, 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 9-03-19
planning check

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25 July, 2019 PROJ#8613, DWG#8613site.DWG

PROPOSED LAYOUT
MAP OF SITEPLAN
PREPARED FOR

ROYAL ENERGY PROPERTIES, LLC

– SITUATE –
TOWN OF MARLBOROUGH ULSTER COUNTY, NEW YORK

30 0 15 30 60 120
GRAPHIC SCALE (IN FEET)
1 inch = 30 ft.

SP-1