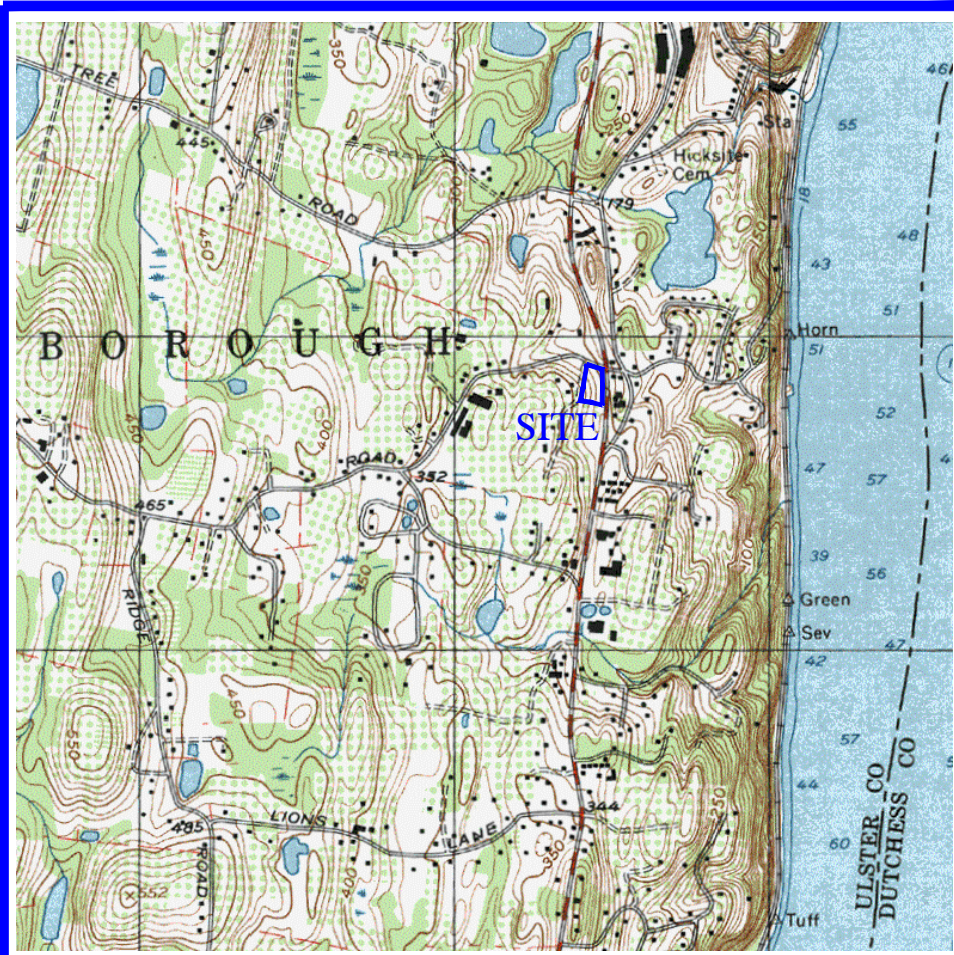
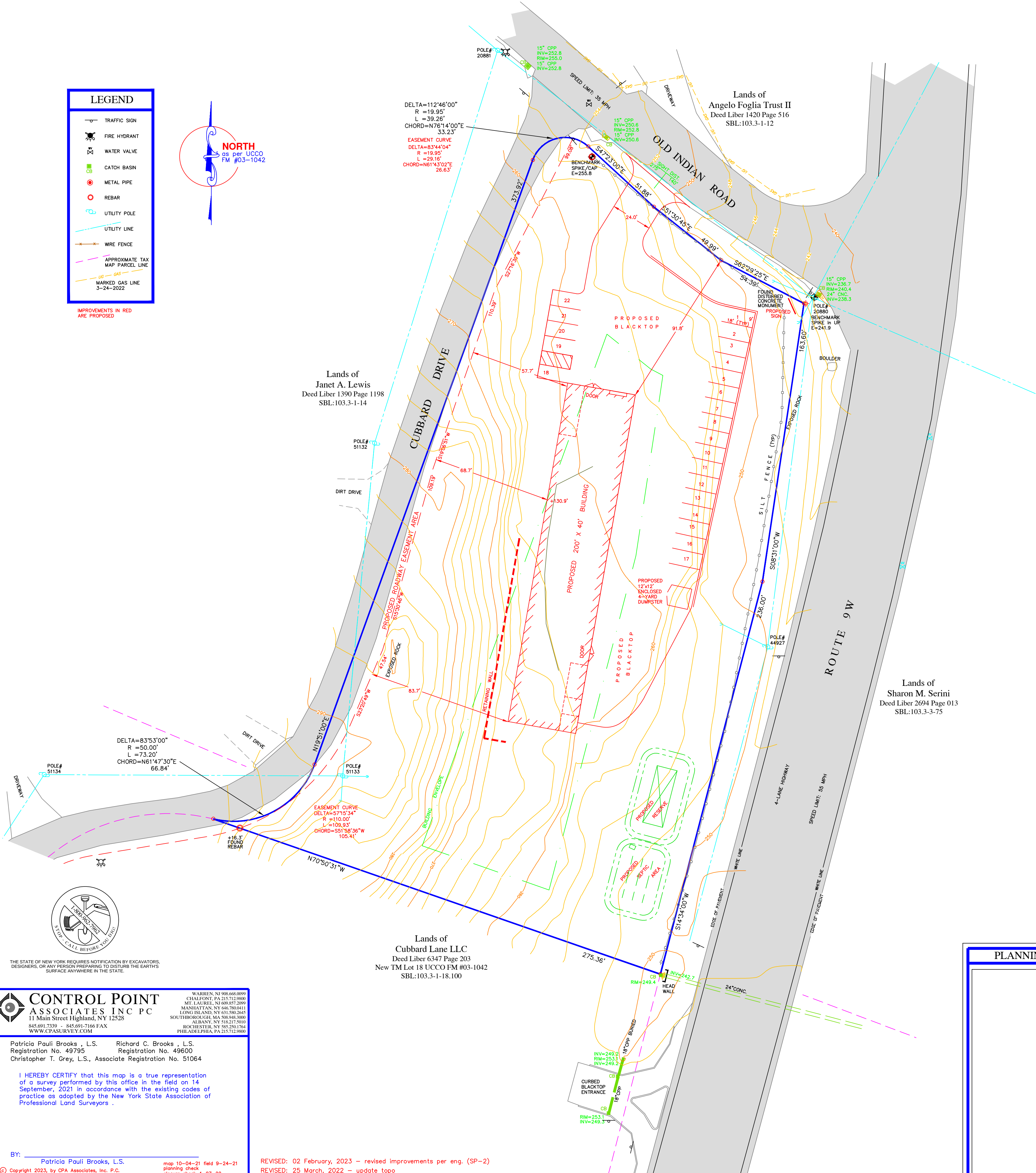
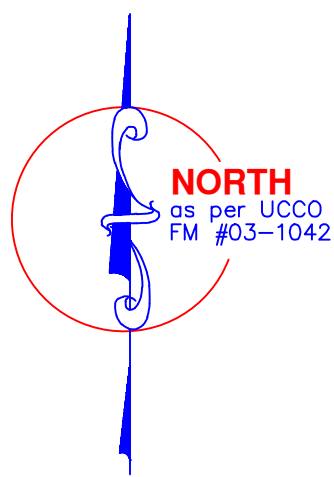


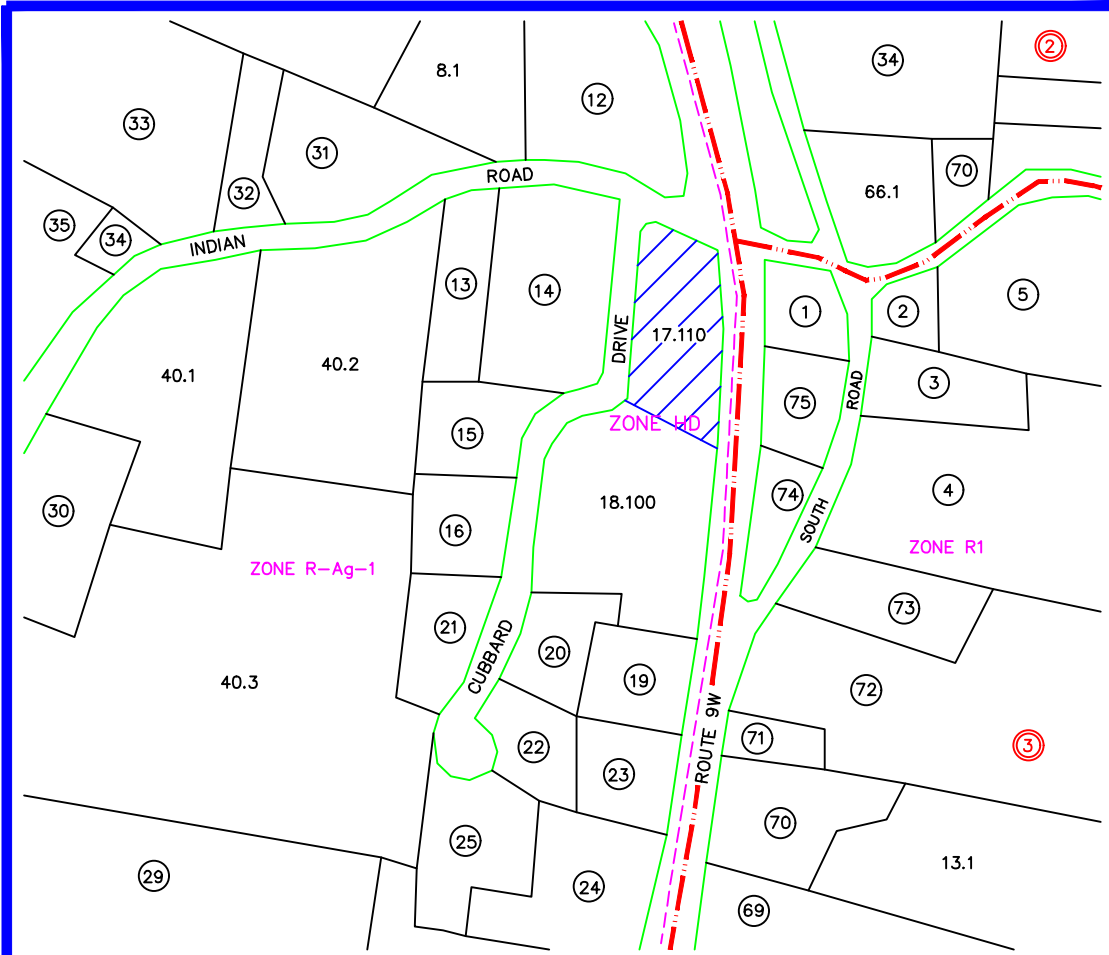
- LEGEND**
- TRAFFIC SIGN
 - FIRE HYDRANT
 - WATER VALVE
 - CATCH BASIN
 - METAL PIPE
 - REBAR
 - UTILITY POLE
 - UTILITY LINE
 - WIRE FENCE
 - APPROXIMATE TAX MAP PARCEL LINE
 - MARKED GAS LINE 3-24-2022



LOCATION MAP SCALE : 1"= 2000'

USGS QUADRANGLE: POUGHKEEPSIE

TOTAL AREA : 2.00 ACRES



SECTION: 103.3, BLOCK: 1, LOT: 17.110

TAX MAP SCALE : 1"= 400'

- 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) Highway bounds based on Reference Map.
 - 8) Parcel is located in the Marlborough Water District.
 - 9) 2' Contours based on actual field survey. (May 2003 and February 2022) Elevations are approximate NAVD88 based on RTK observations.
 - 10) Rearyard setback variance and variance from the provisions of 155-27 B.4. granted by the Town of Marlborough Zoning Board of Appeals on September 08, 2022.

TABLE OF BULK REQUIREMENTS		
ZONING DISTRICT	HD REQUIRED	PROPOSED
MINIMUM LOT AREA	2 ACRES	2 ACRES
MINIMUM LOT WIDTH	200'	400'
MINIMUM LOT DEPTH	200'	210'
MINIMUM FRONTYARD SETBACK	75'	81'
MINIMUM SIDEYARD SETBACK	25'/50'	102'/206'
MINIMUM REARYARD SETBACK	75'	57.7*
MAXIMUM BUILDING HEIGHT	35'	30'
MAXIMUM BUILDING COVERAGE	40%	9%
* See note 10 for Rearyard Setback Variance		

PROPOSED USE:

155-12 E.(2) (f) & (g)
(f) Light Industrial Business
(g) Business and Professional Office

Storage, Packaging and shipping of Veterinary Supplies

HOURS OF OPERATION: 8am to 5pm 5 days/week

NUMBER OF EMPLOYEES: 10 employees

PARKING SCHEDULE		
	SPACES REQUIRED	SPACES PROVIDED
WAREHOUSE	5	22
PACKING PLANT	1 per 2 employees	

REFERENCE MAP :

Parcel being New Tax Map Lot 17 as designated on a map entitled "Final Map of Lot Line Revision of Lands of Anthony Pascale" filed with the Ulster County Clerk's Office on 17 June, 2003 as Filed Map No. 03-1042.

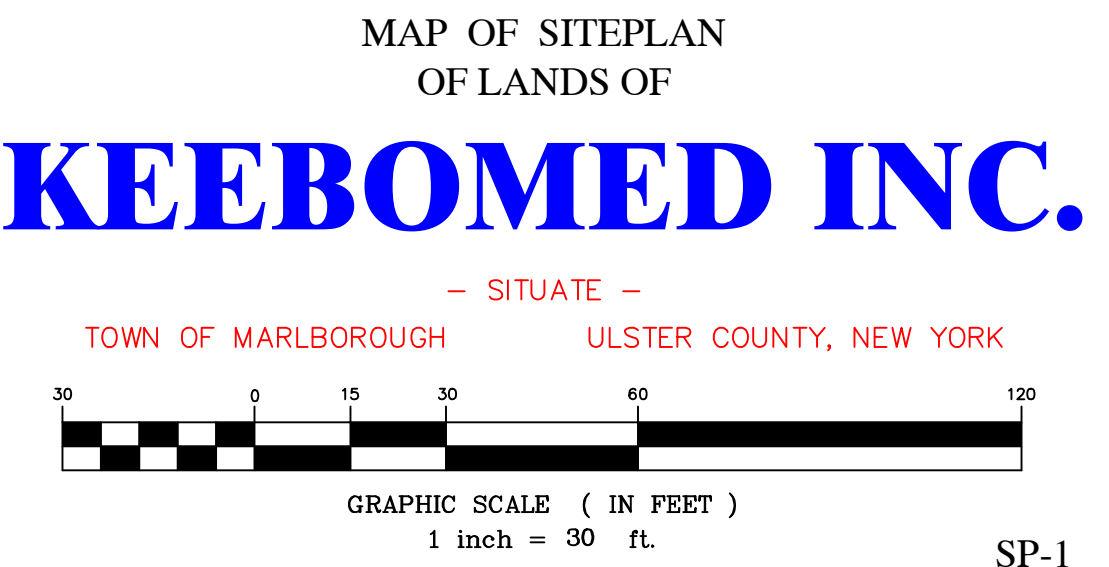
REFERENCE DEED :

Adson Holdings LLC
- to -
Keebomed Inc.
Deed Liber 6811 Page 043
Dated 05 April, 2021
Filed 19 April, 2021

RECORD OWNER :

Keebomed Inc.
6254 No. Rockwell St. #1
Chicago, IL 60659

- SHEET LEGEND:**
- | | |
|-----------------------------------|------|
| SITE PLAN | SP-1 |
| GRADING & UTILITY PLAN | SP-2 |
| SITE DETAIL | SD-1 |
| SITE DETAIL | SD-2 |
| EROSION & SEDIMENT CONTROL DETAIL | SD-3 |
| LANDSCAPE PLAN & DETAIL | LP-1 |



PLANNING BOARD ENDORSEMENT

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 _____