

NOTES:

1. PROPERTY KNOWN AND DESIGNATED AS LOTS 48, 49, & 50 IN BLOCK 1002 ON THE OFFICIAL TAX MAP FOR THE BOROUGH OF BROOKLYN, KINGS COUNTY, NEW YORK.
2. AREA 8,250 S.F. OR 0.1894 AC.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON PRIOR UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
4. **THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT AND IS SUBJECT TO THE COVENANTS, RESTRICTIONS AND EASEMENTS THAT MAY BE CONTAINED THEREIN.**
5. ELEVATIONS ARE BASED UPON NAVD 88
6. BY GRAPHIC PLOTTING, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 3604970211F. EFFECTIVE DATE: SEPTEMBER 5, 2007, OBTAINED FROM FEMA NFHL WEB SERVICE ON APRIL 15, 2020.

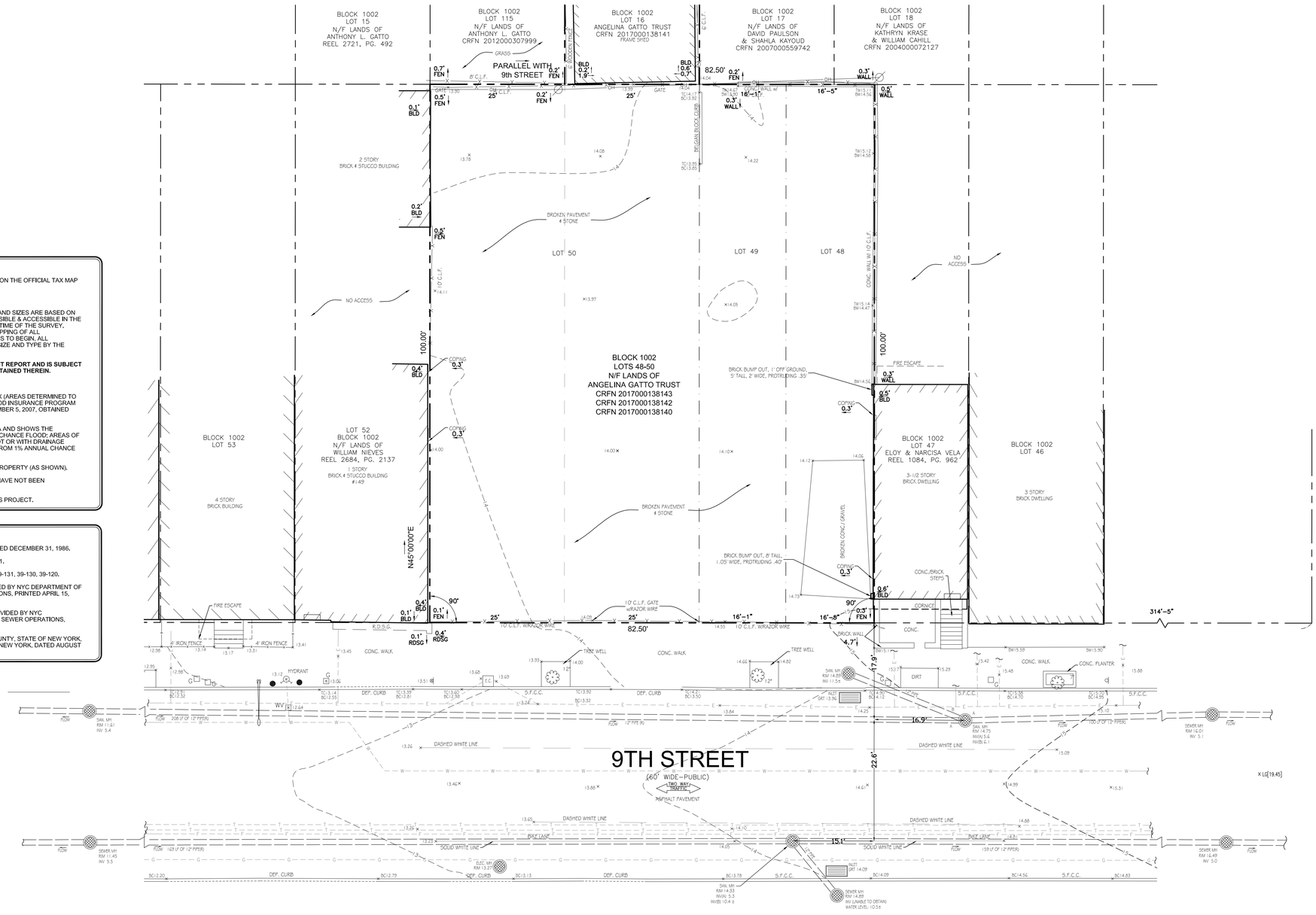
   BE ADVISED THAT FEMA HAS POSTED A PRELIMINARY MAP FOR THIS AREA AND SHOWS THE PROPERTY LOCATED IN FLOOD HAZARD ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) MAP NUMBER 3604970211G, DATED: DECEMBER 5, 2013.
7. THERE ARE NO VISIBLE STREAMS OR NATURAL WATERCOURSES IN THE PROPERTY (AS SHOWN).
8. THE LOCATION AND EXTENTS OF UNDERGROUND VAULTS, IF ANY EXIST, HAVE NOT BEEN DETERMINED BY THE SURVEYOR.
9. CONSOLIDATED EDISION REFUSED TO ISSUE ELECTRIC MAPPING FOR THIS PROJECT.

REFERENCES:

1. MAP SHOWING THE LOCATION OF UNDERGROUND TELEPHONE LINES, DATED DECEMBER 31, 1986.
2. MAP SHOWING THE LOCATION OF UNDERGROUND FDNY LINES, SECTION 31.
3. MAP SHOWING THE LOCATION OF UNDERGROUND GAS LINES, MAP NOS. 39-131, 39-130, 39-120.
4. MAP SHOWING THE LOCATION OF UNDERGROUND SEWER LINES, PROVIDED BY NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER AND SEWER OPERATIONS, PRINTED APRIL 15, 2020.
5. MAP SHOWING THE LOCATION OF THE UNDERGROUND WATER LINES, PROVIDED BY NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER AND SEWER OPERATIONS, PLATE 1926.
5. FINAL SECTION MAP NO. 32 FOR THE BOROUGH OF BROOKLYN, KINGS COUNTY, STATE OF NEW YORK, PROVIDED BY OFFICE OF THE BROOKLYN BOROUGH PRESIDENT, CITY OF NEW YORK, DATED AUGUST 10, 1995.

MAP LEGEND

- PROPERTY LINE
- EXIST. BUILDING FOOTPRINT AT GROUND LEVEL & DOORWAY
- 123 EXISTING CONTOUR
- X 12.34 EXISTING SPOT ELEVATION
- X TC12.34 EXIST. TOP OF CURB ELEVATION
- X BC12.34 EXIST. GUTTER ELEVATION
- X TW12.34 EXIST. TOP OF WALL ELEVATION
- X BW12.34 EXIST. BOTTOM OF WALL ELEVATION
- X LG[12.34] LEGAL GRADE
- W APPROX. LOCATION U.G. WATER LINE PER REFERENCE MAPPING
- G APPROX. LOCATION U.G. GAS LINE PER UTILITY MARKOUT & REFERENCE MAPPING
- E APPROX. LOCATION U.G. ELECTRIC LINE PER UTILITY MARKOUT
- T APPROX. LOCATION U.G. TELEPHONE LINE PER UTILITY MARKOUT & REFERENCE MAPPING
- HYDRANT
- WV WATER VALVE
- G GAS VALVE
- MANHOLE
- INLET
- STREET LIGHT
- OH OVERHEAD WIRES
- UTILITY POLE
- BOLLARD
- SIGN
- D.C. DEPRESSED CURB
- S.F.C.C. STEEL FACED CONC. CURB
- B.B.C. BELGIAN BLOCK CURB
- E.O.P. EDGE OF PAVEMENT
- C.L.F. CHAIN LINK FENCE
- W.L. WHITE LINE
- D.W.L. DASHED WHITE LINE
- E.C. ELECTRIC COVER
- N.P.V. NO PIPES VISIBLE
- R.D.S.G. ROLL DOWN SECURITY GATE
- 1.0' DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
- TREE & TRUNK SIZE





VICINITY MAP

3rd AVENUE
(80' WIDE-PUBLIC)

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW YORK CITY ONE-CALL SYSTEM (1-800-272-4490) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 20106270, 20106271 & 20106273

UTILITY COMPANY	PHONE NUMBER
NATIONAL GRID	646-235-8508
CONSOLIDATED EDISON CO. OF N.Y.	800-778-9140
VERIZON COMMUNICATIONS	855-661-6323

ALL UTILITY COMPANIES DID NOT RESPOND TO MARKOUT REQUEST

NEW YORK STATE REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

BOUNDARY & TOPOGRAPHIC SURVEY
LOTS 48, 49, & 50, BLOCK 1002
153 9TH STREET
BOROUGH OF BROOKLYN
KINGS COUNTY
CITY & STATE OF NEW YORK

GALLAS SURVEYING GROUP
2865 U.S. ROUTE 1
NORTH BRUNSWICK, NJ 08902
TELE: 732-422-6700
FAX: 732-940-8786
www.gallassurvey.com

DATE	SCALE	DRAWN:	CHECKED:
05-08-2020	1"=20'	L.A.R.	D.A.H./G.S.G.
FIELD DATE	FIELD BOOK	PAGE	FIELD CREW
04-21-2020	134	92-94	M.S./C.Z.
FILE NO.: G20084 L48-50	DRAWING NAME/SHEET NO.: G20084.DWG	1 OF	

NOT VALID UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL

GREGORY S. GALLAS
NEW YORK PROFESSIONAL LAND SURVEYOR #50124
DATE