

## LEGEND



**NORTH**  
The basis for North is Grid as derived from RTK GPS observations tied to the NYSNet CORS real-time network. The distances shown hereon are level ground distances. To obtain grid distances apply the scale factor of 0.9999207698.

Lands of  
**1104 ROUTE 9W, LLC**  
Deed Liber 4358 Page 209  
**LOT 1 UCCO FM #9839**

Lands of  
**STEVEN P. RISI**  
Deed Liber 3937 Page 006  
LOT 2 UCCO FM #9839

# LOCATION MAP

## USGS QUADRANGLE: WAPPEN

## PROPOSED USE:

Section 115–12 E Highway Development District  
(2)(a) Wholesale Storage Establishment

HOURS OF OPERATION: Mon–Sat 6:30 am to 7:00 pm  
NUMBER OF EMPLOYEES: 10–12

SEE SHEET SP1 FOR SITE PLAN DETAILS AND  
ZONING REQUIREMENTS

**Lands of  
JOSHUA & NATALIYA OGLE**

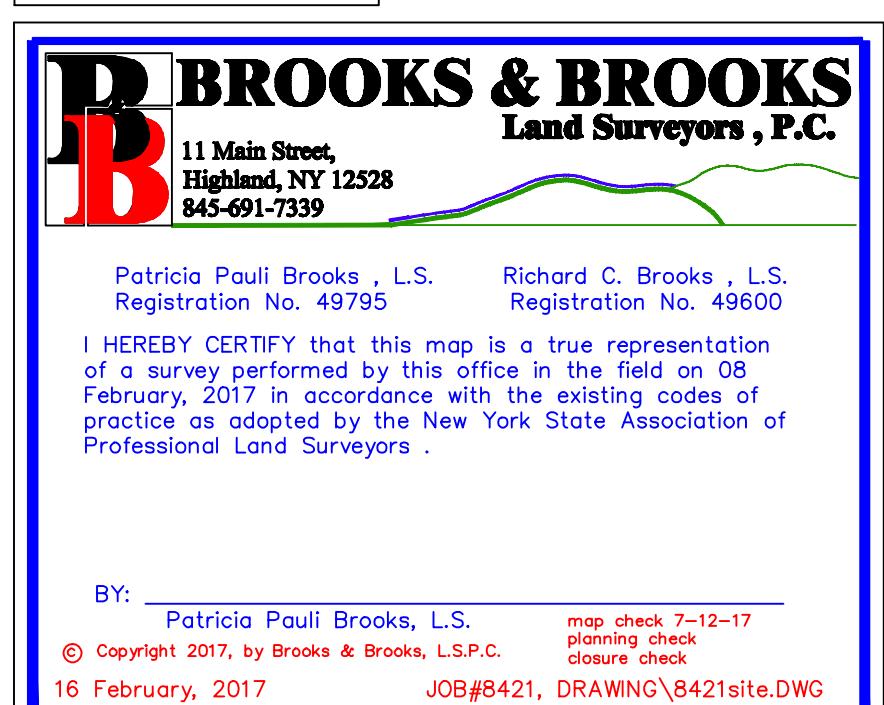
**NOTES :**

- 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) Survey performed with snow conditions of 10"-12" of cover.
- 8) Contours based on actual field survey. Elevations shown hereon are approximate NAVD88 derived by RTK GPS observations.
- 9) Road line based on DOT S.H. 5176, Map 1, Parcel C.
- 10) Subject to a 10' wide Gas Line Easement and Right of Way being adjacent to and parallel with the easterly boundary line of NYS Route 9W, as described in Deed Liber 1323 Page 709.
- 11) Septic System designed by Balkind Engineering and approved by the UICBH in 2007 for 10 full time employees.

## MAP REFERENCE:

**MAP REFERENCE:**

- 1) "Final Map Prepared For Mary LoPresti" filed November 10, 1993 with the Ulster County Clerk's Office as Filed Map No.9839, and is subject to all provisions shown thereon.
- 2) "Map of Lands of Mary LoPresti & Frank Tralongo" dated 22 July, 1875 by Rev. H. Pauli, LS.



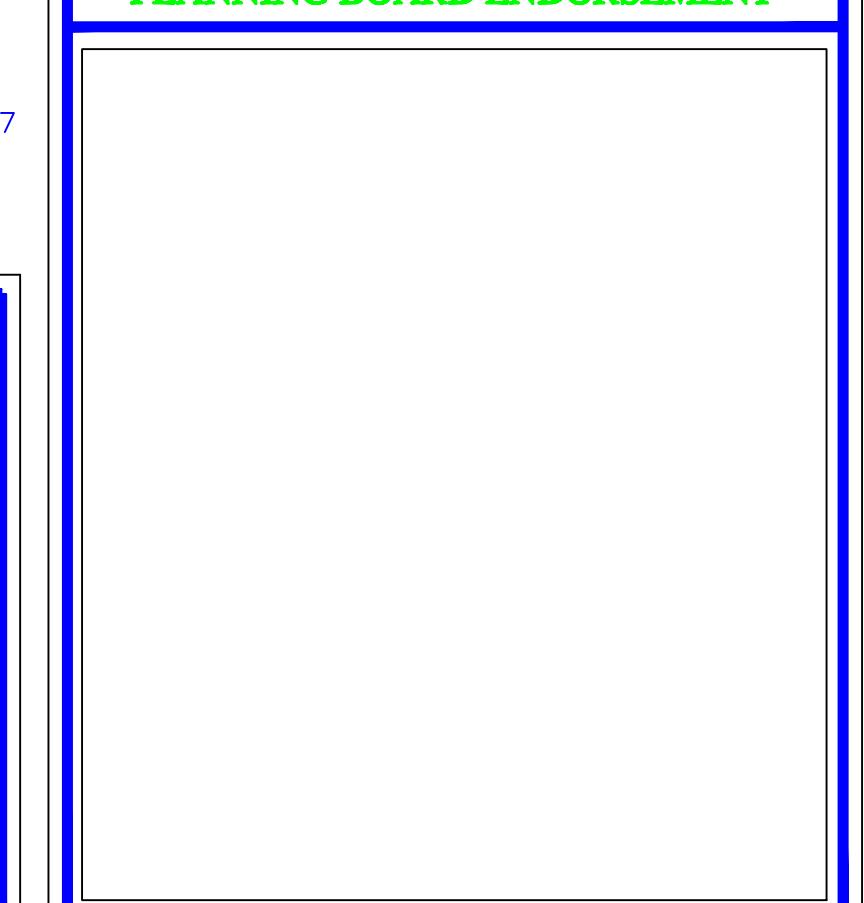
## DEED REFERENCE:

DEED REFERENCE :  
Frank J. Tralongo  
- to -  
Magella Levesque  
Deed Liber 2705 Page 137  
Dated 30 July, 1997

RECORD OWNER: Marlboro Distr Rte9 LLC

c/o Gary Krupnick  
687 Old Willets Path  
Hauppauge, NY 11788

## PLANNING BOARD ENDORSEMENT



## **SHEET INDEX**

## **EXISTING CONDITIONS SITE PLAN & LANDSCAPING DETAILS**

# EXISTING CONDITIONS MAP OF SITEPLAN PREPARED FOR

# MARLBORO DISTR RTE9 LLC

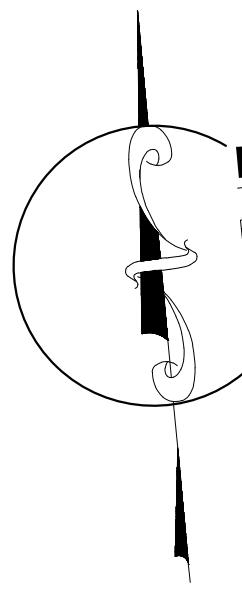
## OWNER'S CERTIFICATION

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.

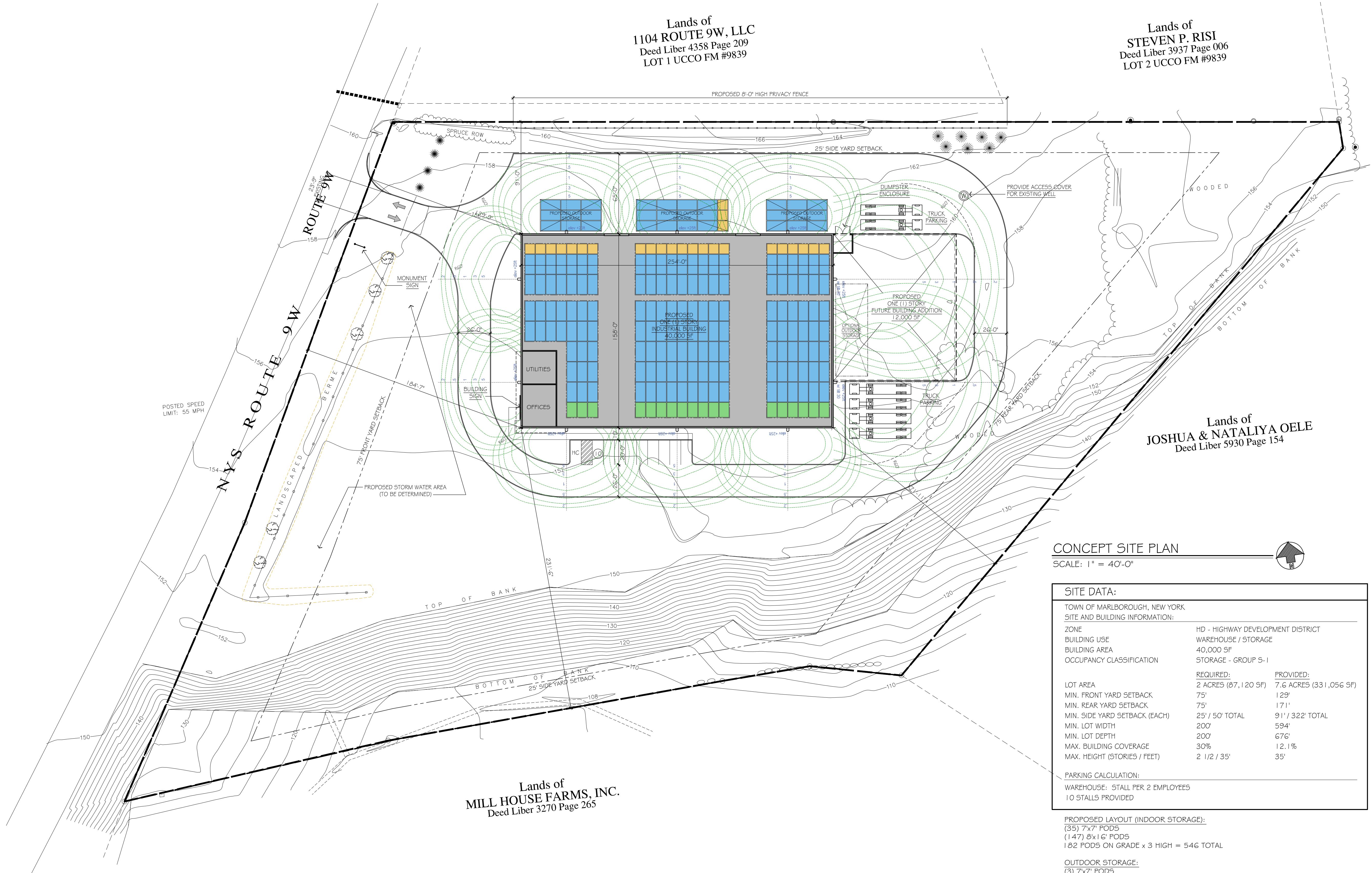
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Signature

Date



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PROJECT NAME / LOCATION:  
**PROPOSED NEW BUILDING  
MARLBORO II DISTRIBUTION  
1100 N.Y.S. ROUTE 9W  
MARLBOROUGH, NEW YORK 12542  
TOWN OF MARLBOROUGH  
TAX I.D. NO. 108.4 - 5 - 27**

The logo for West Rac Contracting Corp. It features the word "West" in a green, stylized, lowercase font with a horizontal line through the top. To its right is the word "Rac" in a large, bold, black, sans-serif font. Below these two words is the word "Contracting" in a large, bold, black, sans-serif font. Below "Contracting" is the word "Corp." in a smaller, bold, black, sans-serif font. All text is centered on a white background.

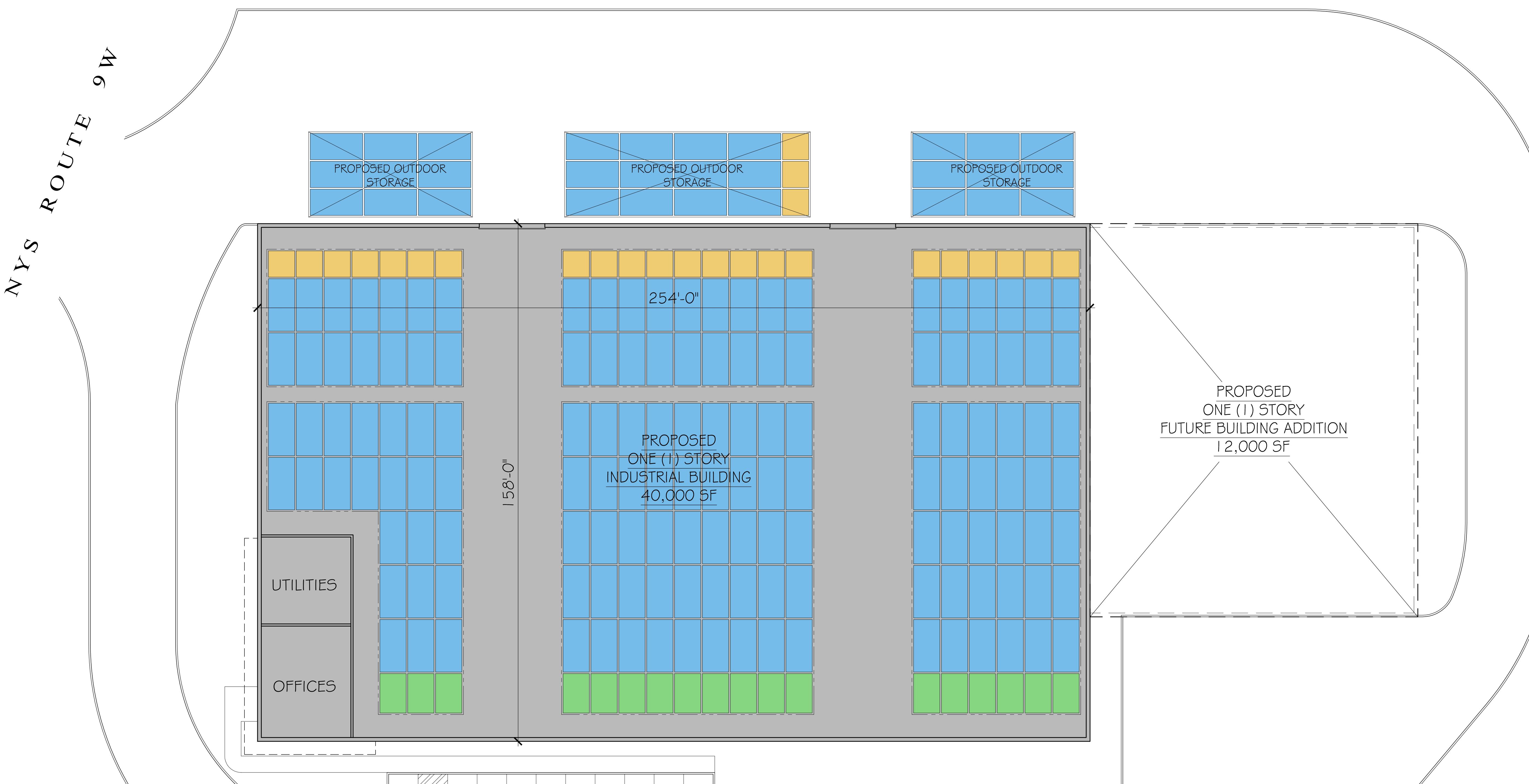
**STRUCTURAL ENGINEER:**  
**NUCOR BUILDING SYSTEMS**  
P.O. Box 1006  
200 Whetstone Road  
Swansea, SC 29160  
Tel: 803.568.2100  
Fax: 803.568.2121

ENGINEER:  
 **willingham**

|                     |            |
|---------------------|------------|
| PRELIMINARY DRAWING | 2017.12.06 |
| PRELIMINARY DRAWING | 2017.10.02 |
| PRELIMINARY DRAWING | 2017.07.17 |
| PRELIMINARY DRAWING | 2017.07.11 |
| PRELIMINARY DRAWING | 2017.07.05 |
| PRELIMINARY DRAWING | 2017.03.07 |
| REVISION:           | DATE:      |

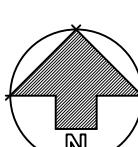
**DRAWING TITLE:**  
**CONCEPT SITE PLAN**

|                       |              |
|-----------------------|--------------|
| DATE:<br>01.30.17     | DRAWING NO.: |
| DRAWN BY:<br>RK/BF    | SP1          |
| PROJECT NO.:<br>17.06 |              |



CONCEPT FLOOR PLAN

SCALE: NOT TO SCALE



PROPOSED LAYOUT (INDOOR STORAGE):  
 (35) 7x7' PODS  
 (147) 8x16' PODS  
 182 PODS ON GRADE x 3 HIGH = 546 TOTAL

OUTDOOR STORAGE:  
 (3) 7x7' PODS  
 (30) 8x16' PODS  
 33 PODS ON GRADE x 3 HIGH = 99 TOTAL

TOTAL STORAGE = 645 PODS

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ARCHITECT:  
 **the KENT**  
 ARCHITECTURAL COLLABORATIVE, PLLC  
 687 OLD WILLETS PATH  
 HAUPPAUGE • NEW YORK • 11788  
 631.793.9684  
 rkent.tkac@gmail.com

DEVELOPER / BUILDER / APPLICANT:  
**West Rac**  
 Contracting Corp.  
 CONSTRUCTION MANAGEMENT & GENERAL CONTRACTING  
 687 OLD WILLETS PATH  
 HAUPPAUGE, NEW YORK 11788  
 TEL: 631-435-1818  
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 **reuther&bowen**  
 Engineering, Design, Construction Services  
 326 WARD ST. SCRANTON, PA 18512-2424  
 PHONE (570) 496-7020 FAX (570) 496-7021

 **BROOKS & BROOKS**  
 Land Surveyors, P.C.  
 11 Main Street, Highland, NY 12528  
 845.691.7339  
 Patricia Pouli Brooks, L.S. Registration No. 49795  
 Richard C. Brooks, L.S. Registration No. 49600

ENGINEER:  
 **willingham**  
 10 MAIN STREET SUITE 321  
 NEW PALTZ, NY 12561  
 T 845.255.0210 F 845.256.8110

PRELIMINARY DRAWING 2017.12.06  
 PRELIMINARY DRAWING 2017.10.02  
 PRELIMINARY DRAWING 2017.07.17  
 PRELIMINARY DRAWING 2017.07.11  
 PRELIMINARY DRAWING 2017.07.05  
 PRELIMINARY DRAWING 2017.03.07  
 REVISION: DATE:  
 SEAL:

DRAWING TITLE:  
**CONCEPT FLOOR PLANS**

DATE: 01.30.17 DRAWING NO.: **A1.0**  
 DRAWN BY: RK/BF  
 PROJECT NO.: 17.06

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PRELIMINARY DRAWING 2017.07.05  
PRELIMINARY DRAWING 2017.03.07  
REVISION: \_\_\_\_\_  
DATE: \_\_\_\_\_

SEAL:

DRAWING TITLE:  
**CONCEPT FLOOR PLANS - OFFICE**

DATE: 01.30.17 DRAWING NO.:  
DRAWN BY: RK/BF  
PROJECT NO.: 17.06  
**A1.1**

FUTURE OFFICE /  
TRAINING ROOM  
201

CONCEPT SECOND FLOOR PLAN

SCALE: NOT TO SCALE



UTILITY  
ROOM  
102

J.C.  
108

MENS  
H.C. TOILET  
107

WOMENS  
H.C. TOILET  
106

OFFICE  
105

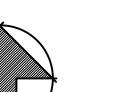
OFFICE  
104

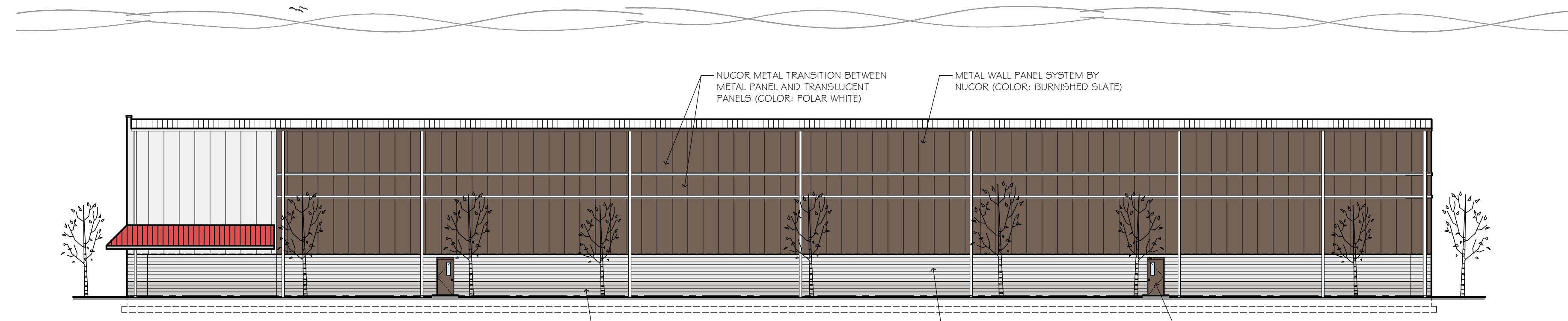
OPEN  
OFFICE  
101

VESTIBULE  
103

CONCEPT FIRST FLOOR PLAN

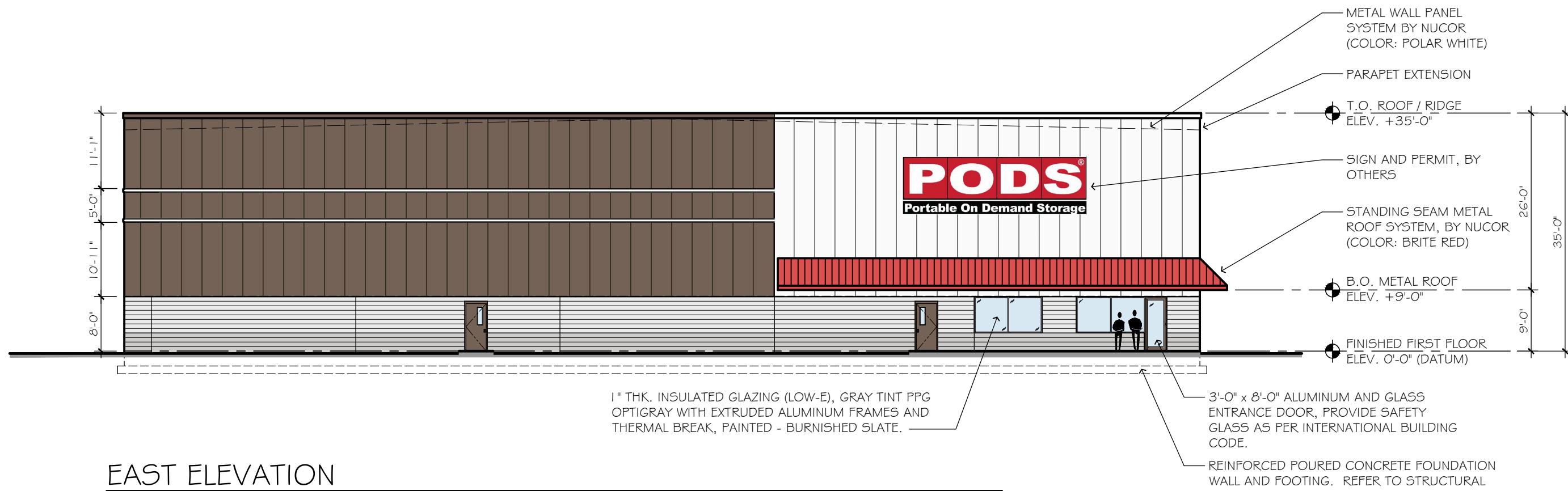
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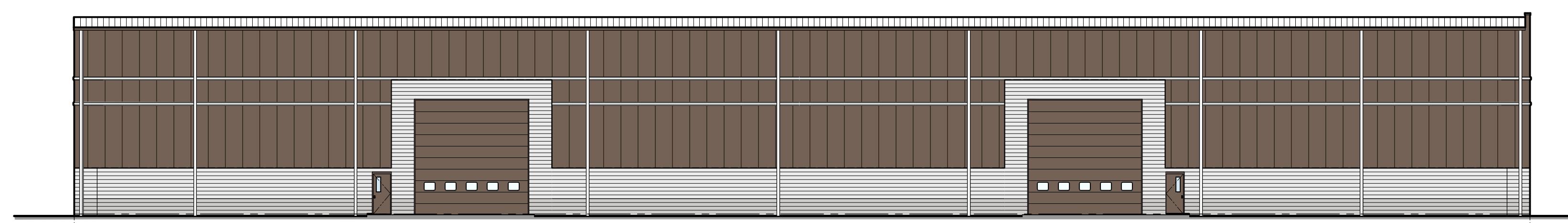
SOUTH ELEVATION

SCALE: NOT TO SCALE



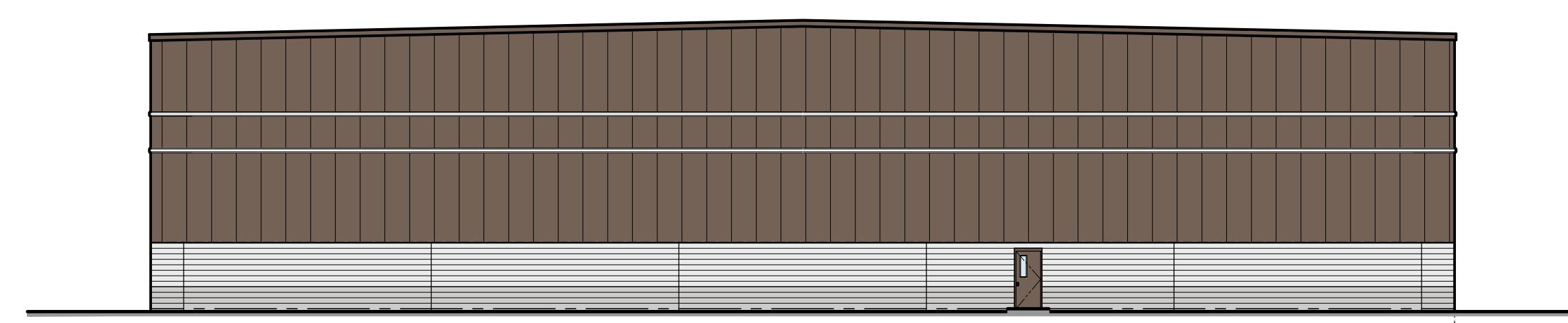
EAST ELEVATION

SCALE: NOT TO SCALE



NORTH ELEVATION

SCALE: NOT TO SCALE



WEST ELEVATION

SCALE: 1/16" = 1'-0"

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REVISION:  
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2017.12.06  
2017.10.02  
2017.07.17  
2017.07.11  
2017.07.05  
2017.03.07

SEAL:

DRAWING TITLE:  
CONCEPT EXTERIOR ELEVATIONS

DATE:  
01.30.17  
DRAWN BY:  
RK/BF  
PROJECT NO.:  
17.06  
DRAWING NO.:  
A2

PROJECT NAME / LOCATION:  
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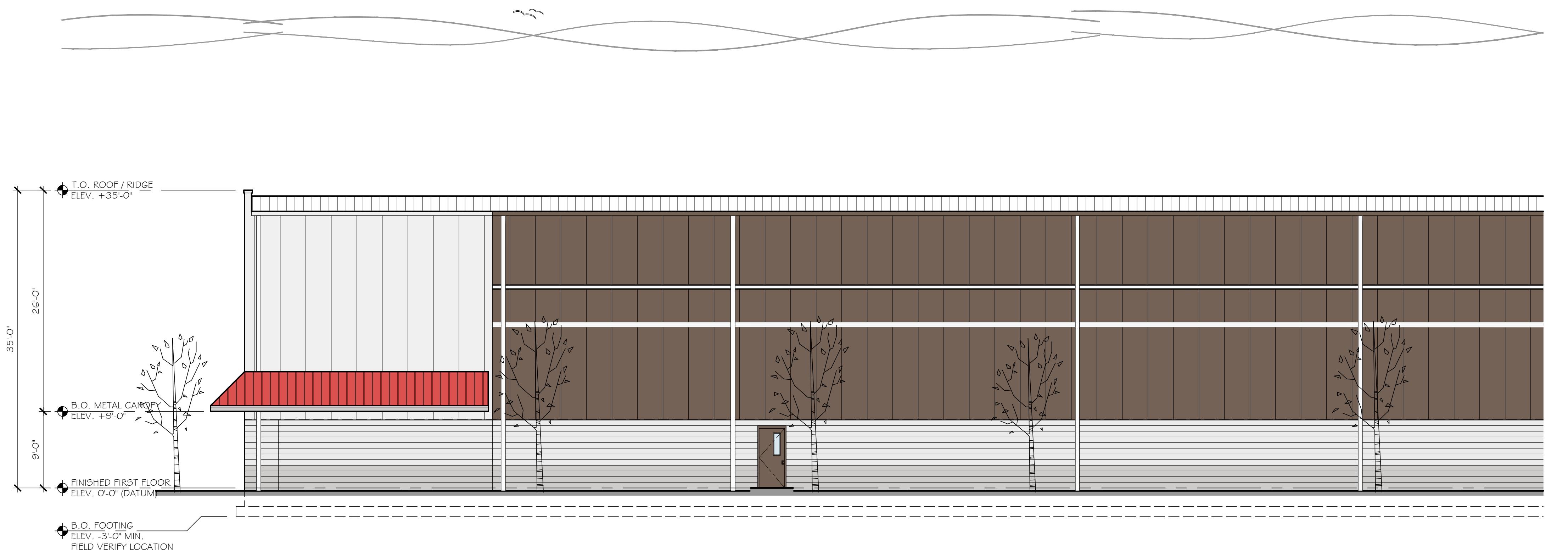
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2017.12.06  
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SEAL:

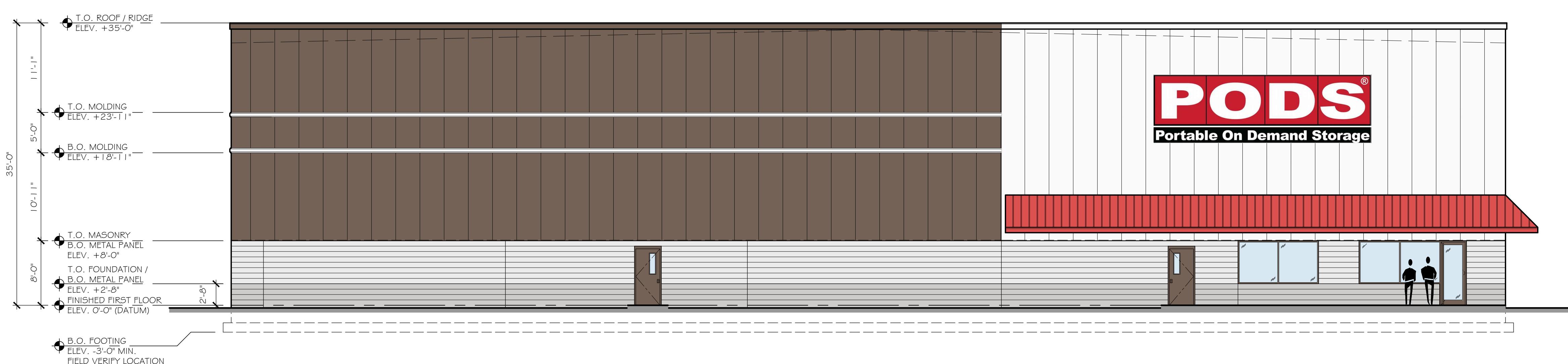
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CONCEPT ENLARGED EXTERIOR  
ELEVATIONS

DATE:  
01.30.17  
DRAWING NO.:  
A3  
DRAWN BY:  
RK/BF  
PROJECT NO.:  
17.06



SOUTH ELEVATION - OFFICE

SCALE: NOT TO SCALE



WEST ELEVATION - OFFICE

SCALE: 1/16" = 1'-0"