

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.



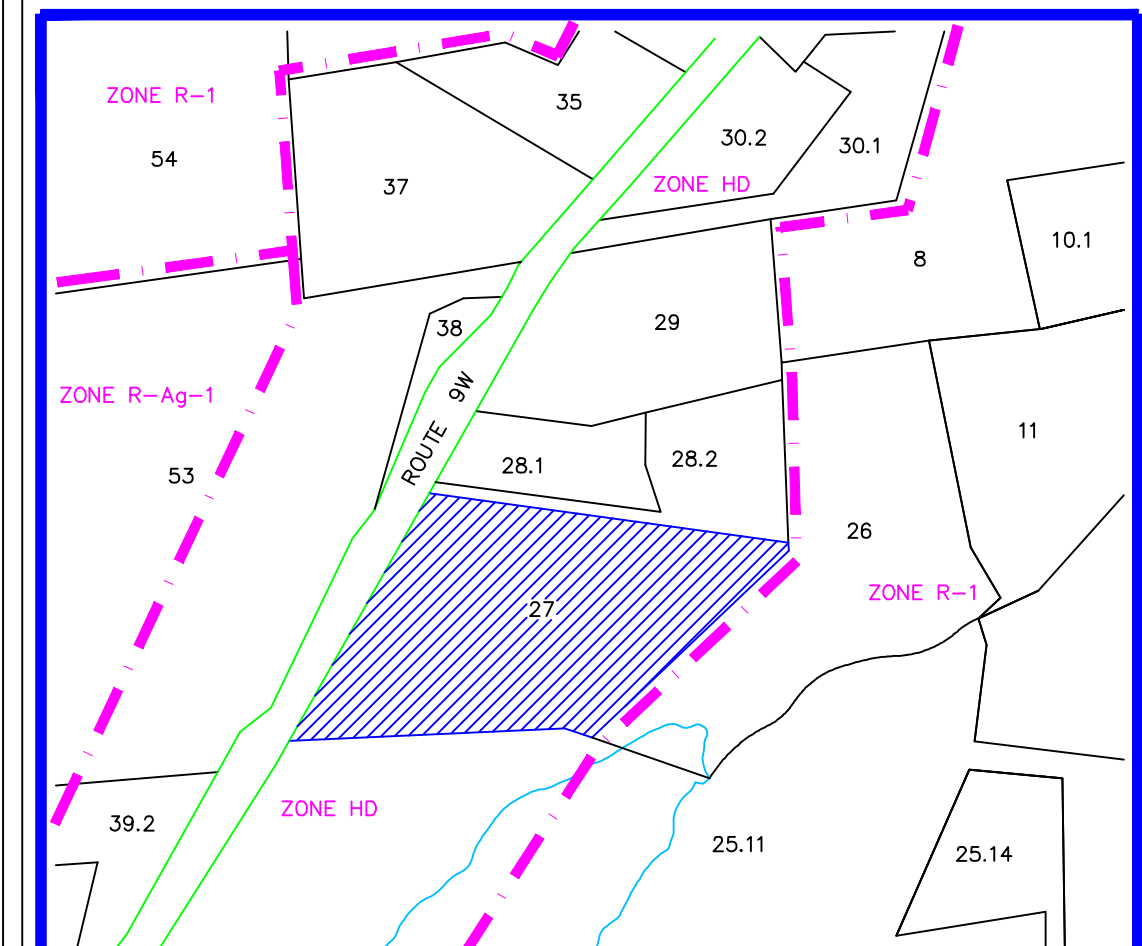
TOTAL AREA : ±7.8 ACRES

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



SECTION : 108.004, BLOCK : 5, LOT : 27

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) 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 UCBH in 2007, for 10 full time employees.

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, 1975 by Roy H. Pauli LS.

DB **BROOKS & BROOKS**
Land Surveyors, P.C.

11 Main Street,
Highland, NY 12528
845-691-7339



Patricia Pauli Brooks, L.S.
Registration No. 49795

Richard C. Brooks, L.S.
Registration No. 49600

HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field on 08 February, 2017 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.

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map drawn 7-12-17
plotting check
closure check

16 February, 2017

JOB#8421, DRAWING#8421site.DWG

DEED REFERENCE:

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

RECORD OWNER :

Marlboro Distr Rte9 LLC
c/o Gary Krupnick
687 Old Willets Path
Hauppauge, NY 11788

RECORD OWNER :

Magella Levesque
4 Priscella Court
Cortlandt Manor, NY 10567

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 _____

PLANNING BOARD ENDORSEMENT

SHEET INDEX

**EXISTING CONDITIONS
SITE PLAN & LANDSCAPING DETAILS**

EC-1
SP-1

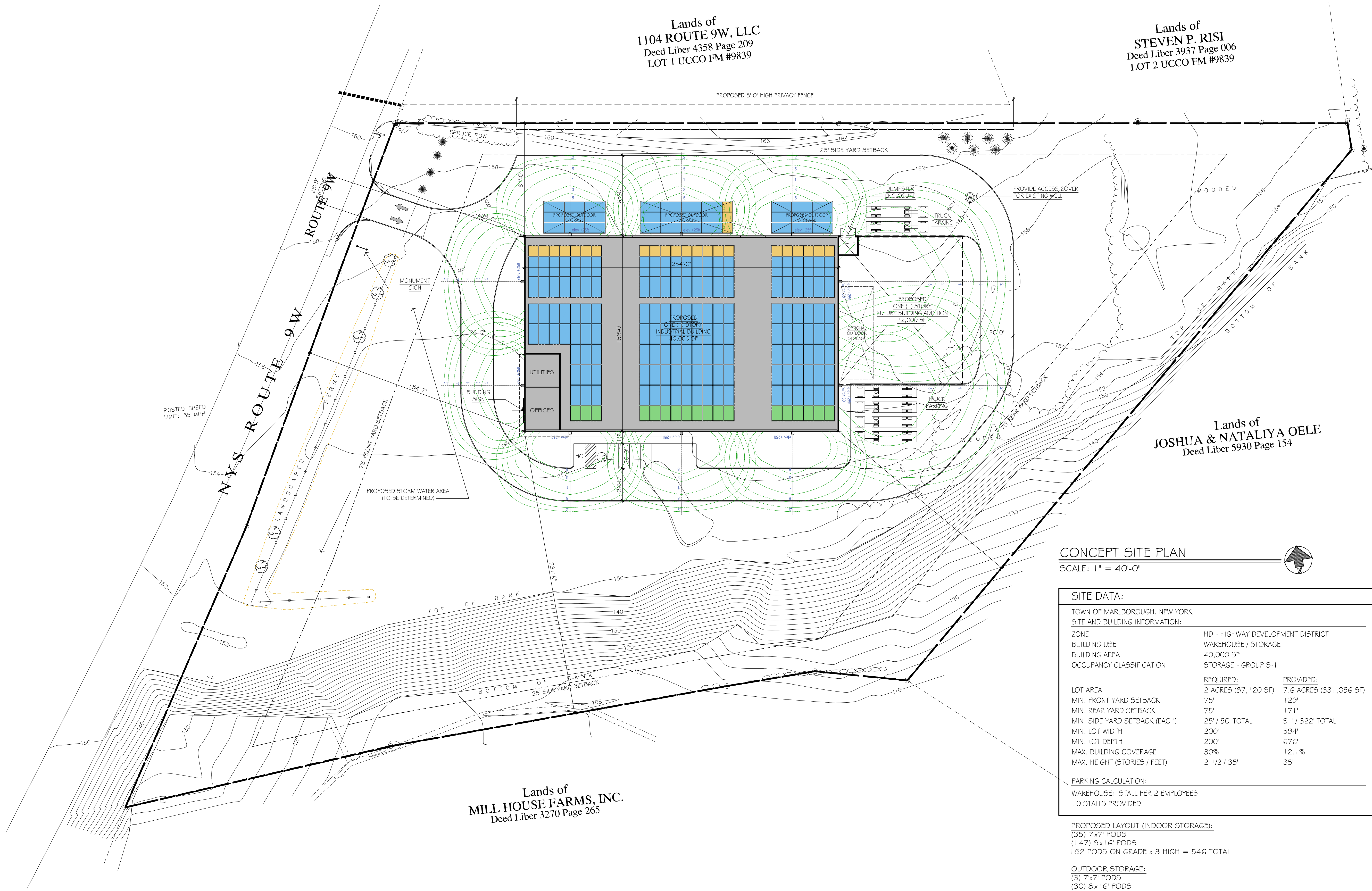
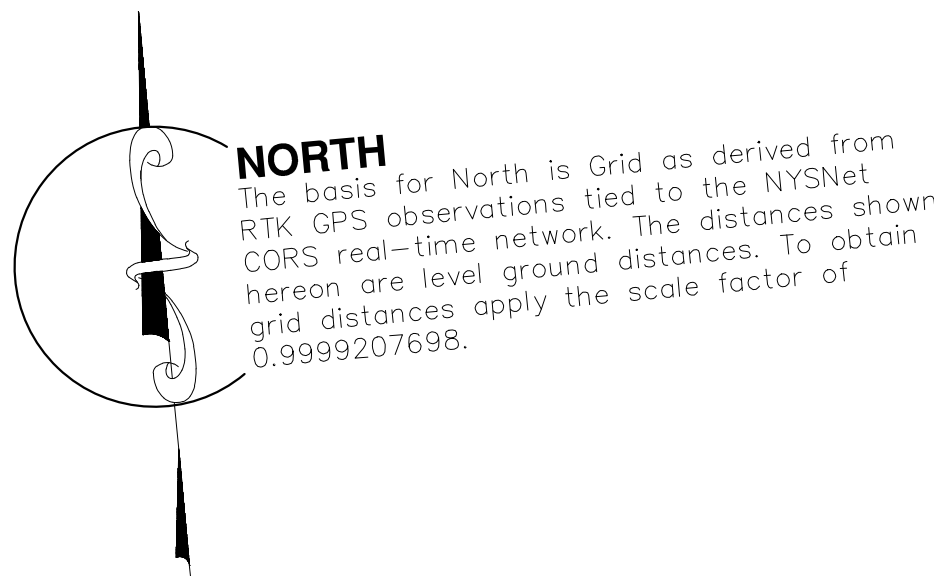
EXISTING CONDITIONS
MAP OF SITEPLAN
PREPARED FOR

MARLBORO
DISTR RTE9 LLC

- SITUATE -
TOWN OF MARLBOROUGH ULSTER COUNTY, NEW YORK

GRAPHIC SCALE (IN FEET)
1 inch = 50 ft.

SHEET EC



CONCEPT SITE PLAN
SCALE: 1" = 40'-0"

SITE DATA:		
TOWN OF MARLBOROUGH, NEW YORK		
SITE AND BUILDING INFORMATION:		
ZONE	HD - HIGHWAY DEVELOPMENT DISTRICT	
BUILDING USE	WAREHOUSE / STORAGE	
BUILDING AREA	40,000 SF	
OCCUPANCY CLASSIFICATION	STORAGE - GROUP S-1	
	REQUIRED:	PROVIDED:
LOT AREA	2 ACRES (87,120 SF)	7.6 ACRES (331,056 SF)
MIN. FRONT YARD SETBACK	75'	129'
MIN. REAR YARD SETBACK	75'	171'
MIN. SIDE YARD SETBACK (EACH)	25' / 50' TOTAL	91' / 322' TOTAL
MIN. LOT WIDTH	200'	594'
MIN. LOT DEPTH	200'	676'
MAX. BUILDING COVERAGE	30%	12.1%
MAX. HEIGHT (STORIES / FEET)	2 1/2 / 35'	35'
PARKING CALCULATION:		
WAREHOUSE: STALL PER 2 EMPLOYEES		
10 STALLS PROVIDED		

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

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

TOTAL STORAGE = 645 PODS

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

ARCHITECT:

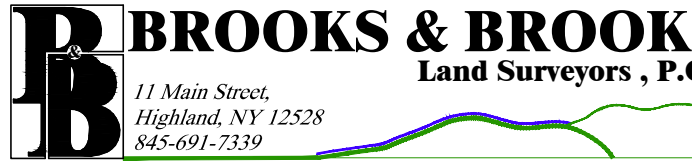
ARCHITECTURAL COLLABORATIVE, PLLC
687 OLD WILLETS PATH
HAUPPAUGE • NEW YORK • 11788
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rkent.tkac@gmail.com

DEVELOPER / BUILDER / APPLICANT:

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FAX: 631-273-7673

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Richard C. Brooks, L.S. Registration No. 49600

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10 MAIN STREET SUITE 321
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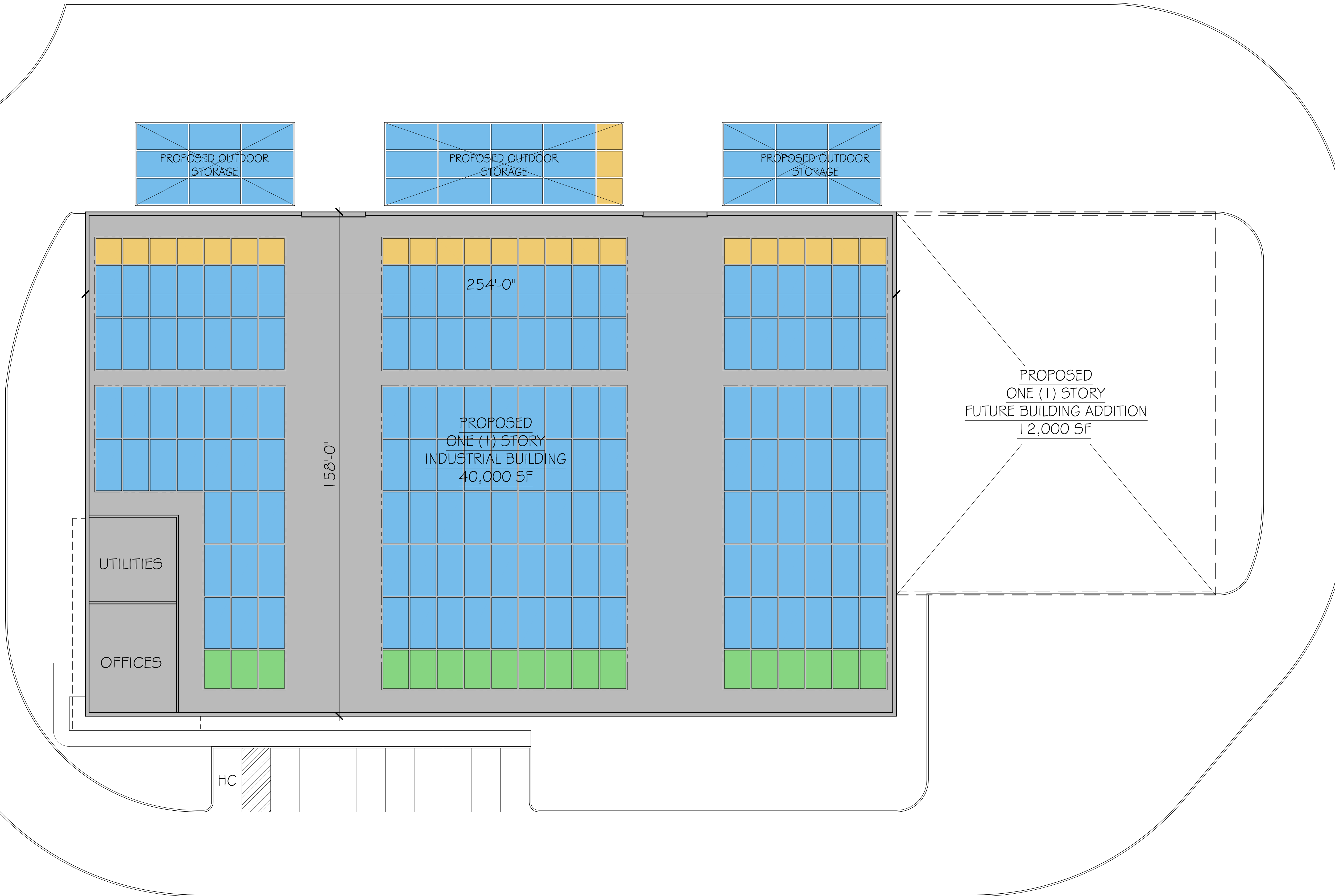
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PRELIMINARY DRAWING	2017.07.05
PRELIMINARY DRAWING	2017.03.07
REVISION:	DATE:

SEAL:

DRAWING TITLE:
CONCEPT SITE PLAN

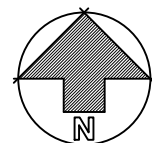
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DRAWN BY: RK/BF	SP1
PROJECT NO.: 17.06	

NYS ROUTE 9W



CONCEPT FLOOR PLAN

SCALE: NOT TO SCALE



PROPOSED LAYOUT (INDOOR STORAGE):
(35) 7'x7' PODS
(147) 8'x16' PODS
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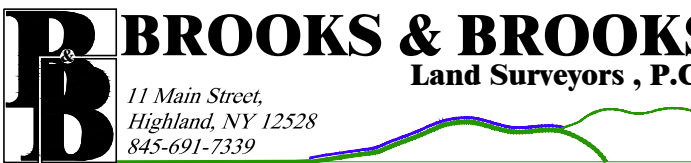
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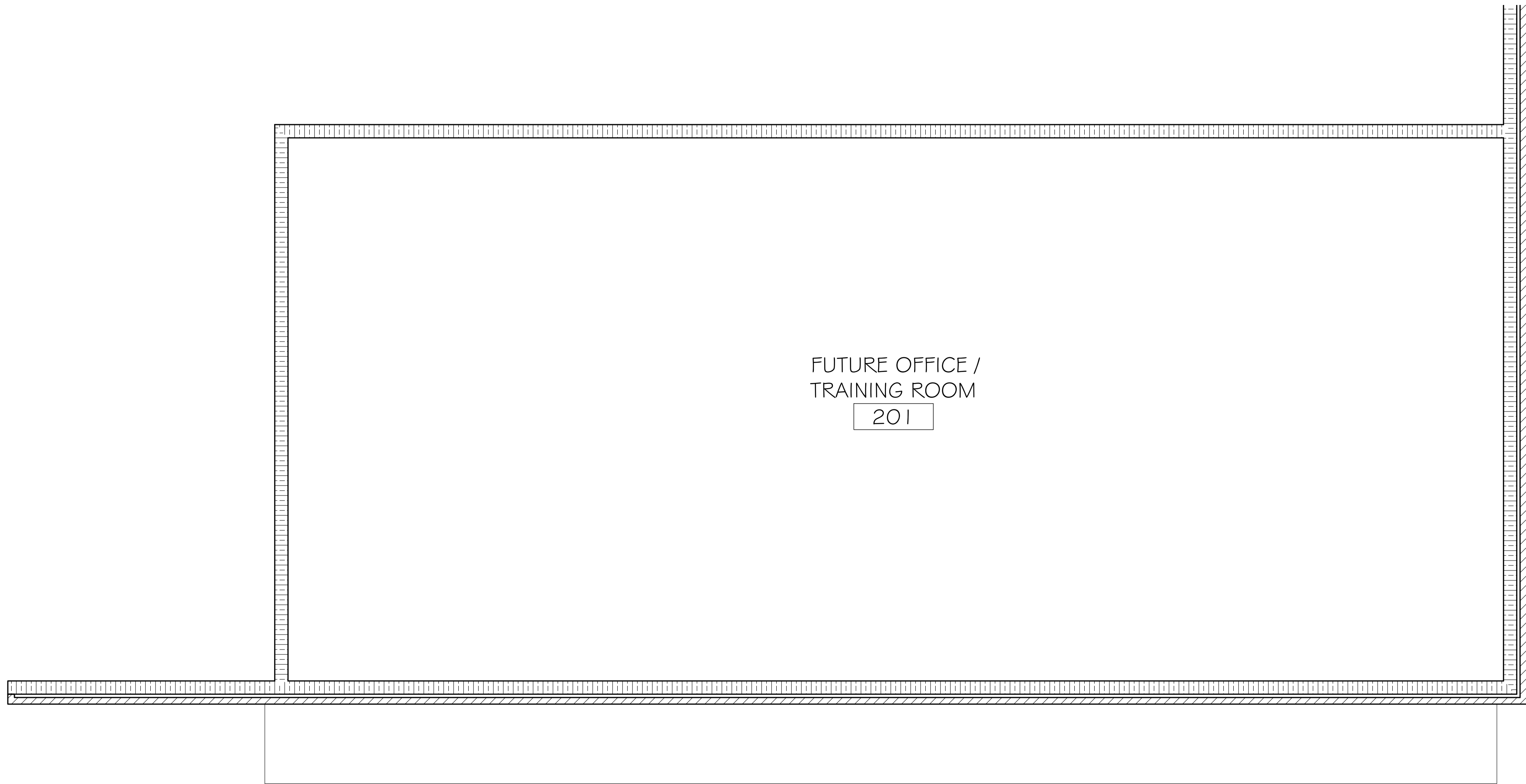
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REVISION: DATE:

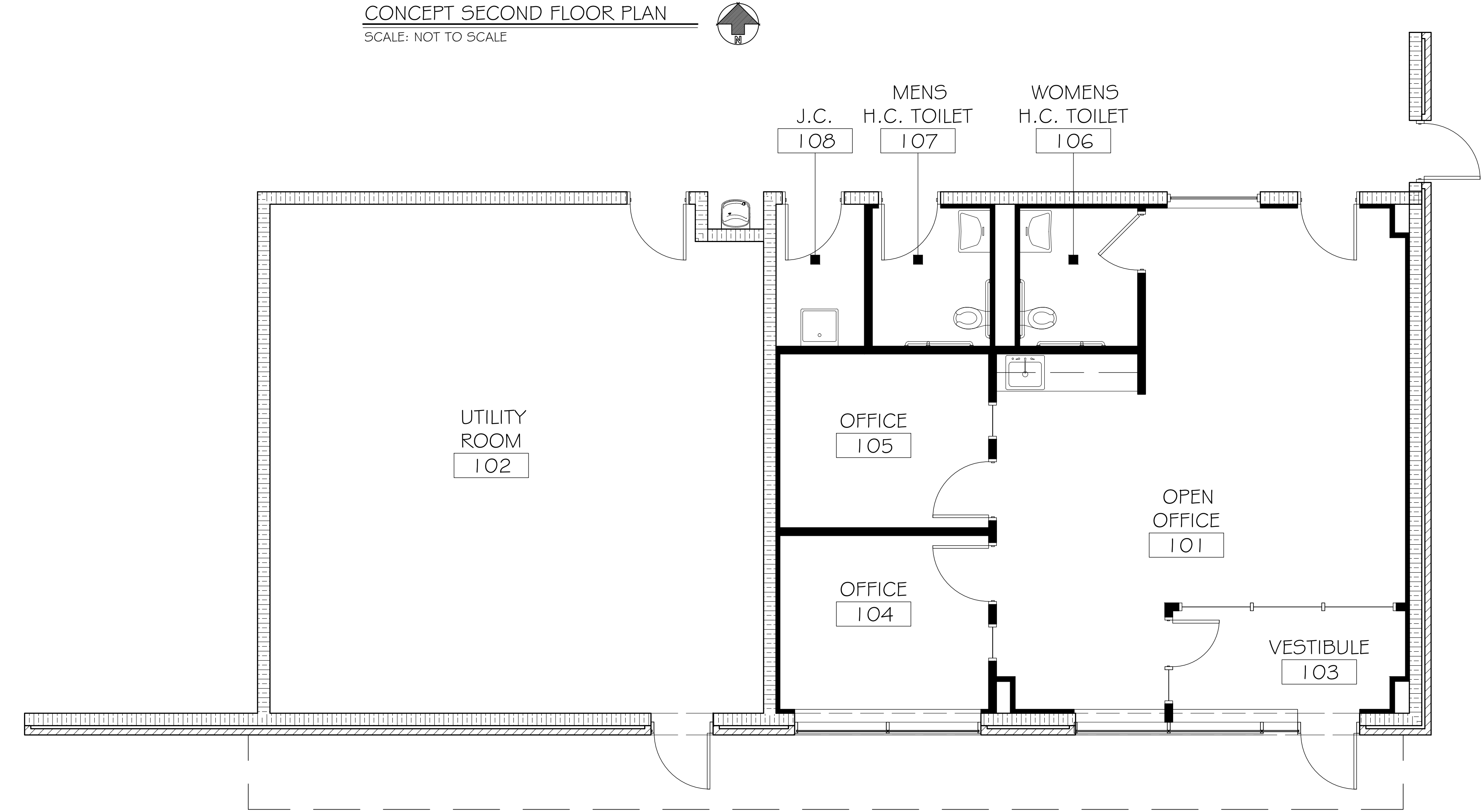
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CONCEPT FLOOR PLANS

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



CONCEPT SECOND FLOOR PLAN
SCALE: NOT TO SCALE



CONCEPT FIRST FLOOR PLAN
SCALE: NOT TO SCALE

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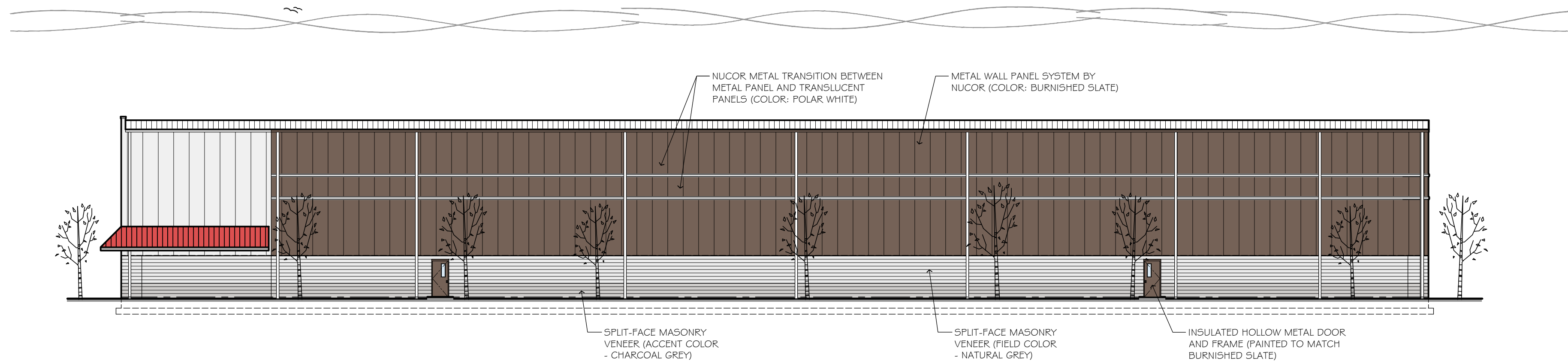
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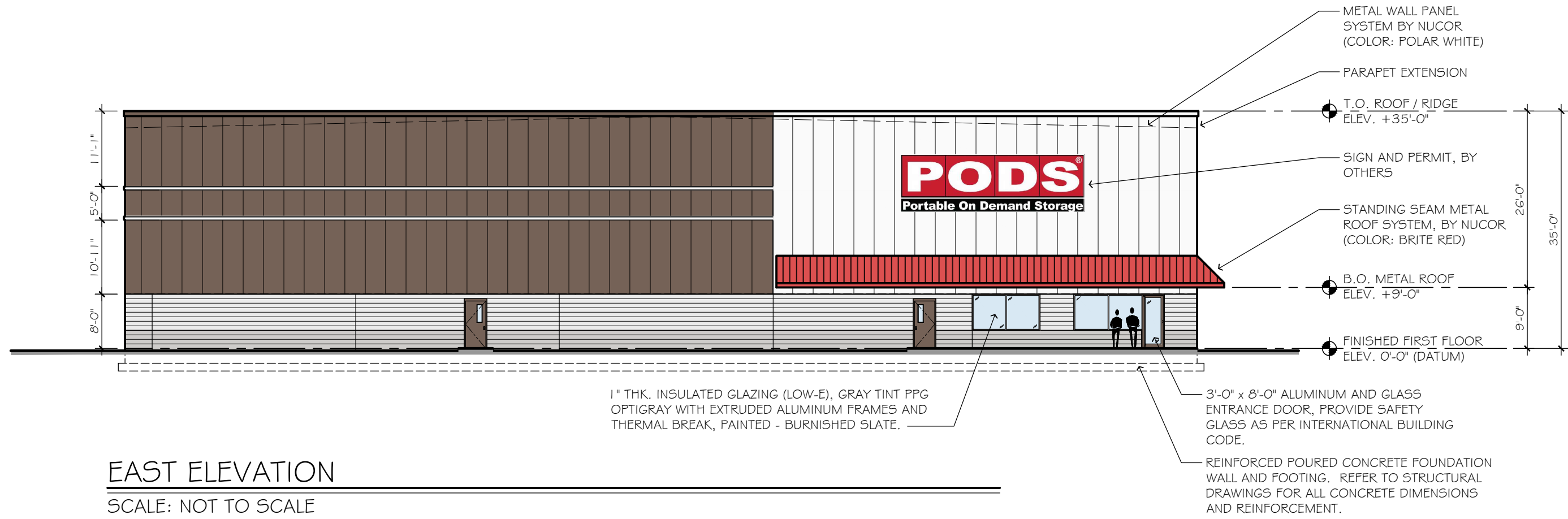
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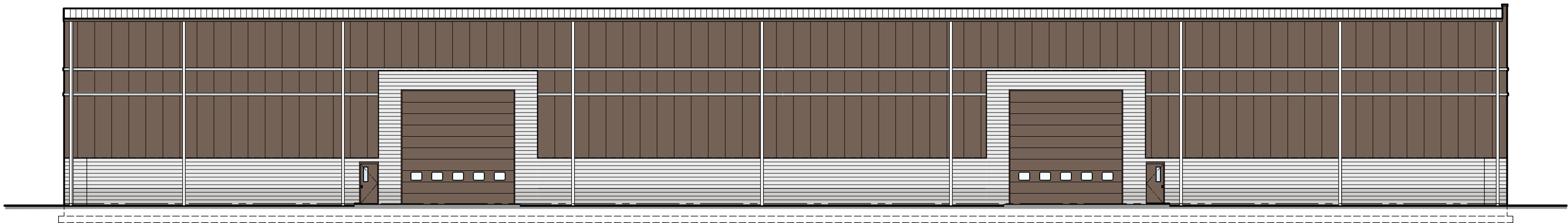
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PROJECT NO.: 17.06	



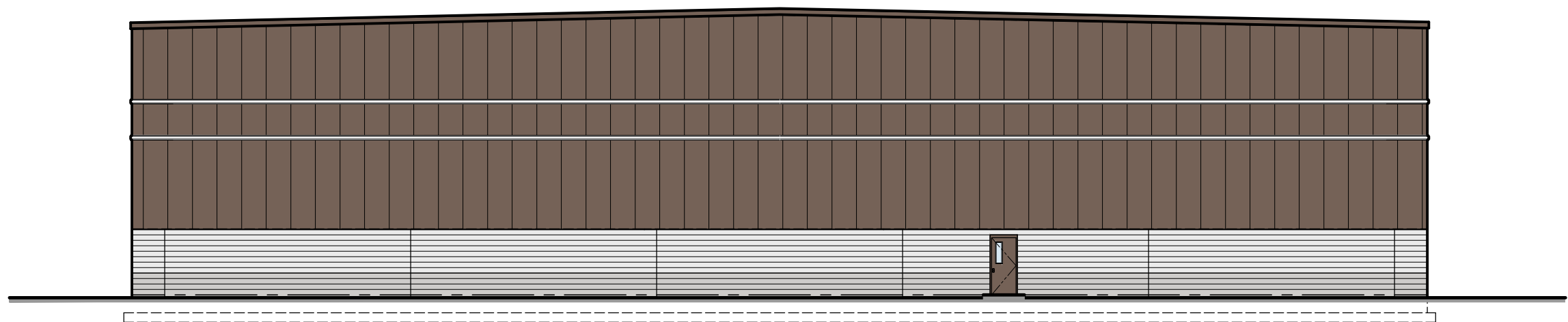
SOUTH ELEVATION
SCALE: NOT TO SCALE



EAST ELEVATION
SCALE: NOT TO SCALE



NORTH ELEVATION
SCALE: NOT TO SCALE



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

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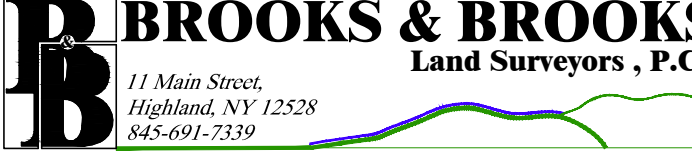
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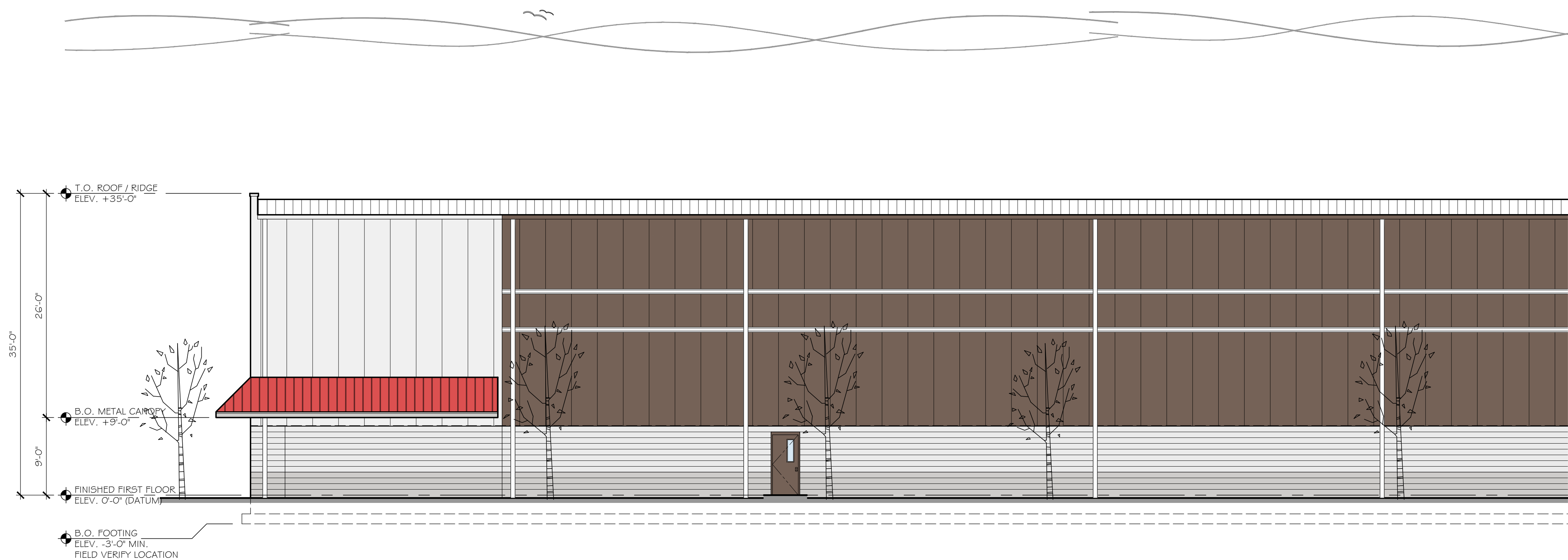
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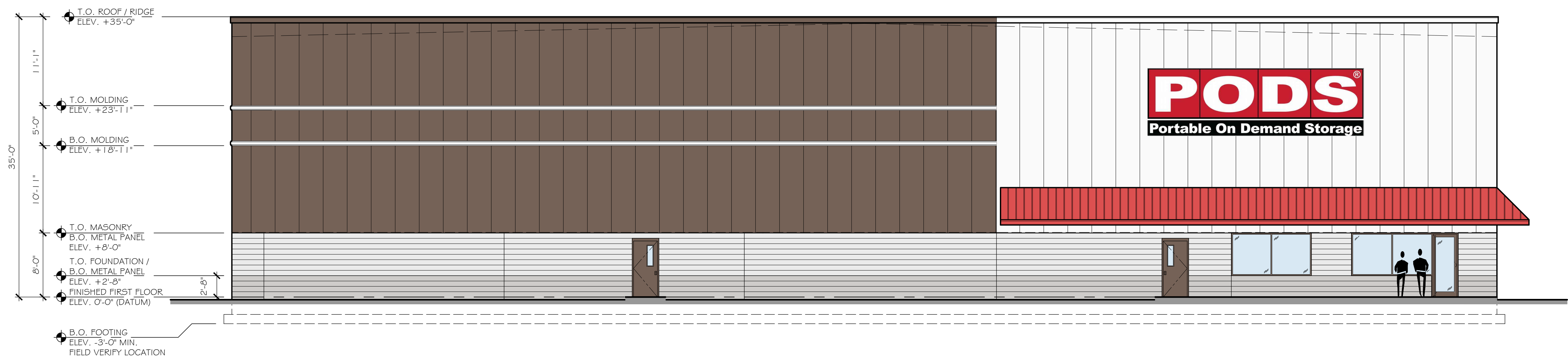
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CONCEPT EXTERIOR ELEVATIONS

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



SOUTH ELEVATION - OFFICE
SCALE: NOT TO SCALE



WEST ELEVATION - OFFICE
SCALE: 1/16" = 1'-0"

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ENGINEER:

we willingham

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SEAL:

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CONCEPT ENLARGED EXTERIOR
ELEVATIONS

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