

BUILDING LAYOUT:

| Building #:  | Building Area:<br>(S.F.) | Number of<br>Offices/Bathrooms | 10'x8'<br>Office Area<br>(S.F.) | 6.5'x7.5'<br>Bathroom Area<br>(S.F.) | Storage Area<br>(S.F.) | Parking<br>Provided. |
|--------------|--------------------------|--------------------------------|---------------------------------|--------------------------------------|------------------------|----------------------|
| Building 1 - | 7,000                    | 6                              | 480.00                          | 292.50                               | 6,227.50               | 9                    |
| Building 2 - | 11,934                   | 9                              | 720.00                          | 438.75                               | 10,775.25              | 18                   |
| Building 3 - | 11,960                   | 8                              | 640.00                          | 390.00                               | 10,930.00              | 17                   |
| Totals:      | 30,894                   | 23                             | 1,840.00                        | 1,121.25                             | 27,932.75              | 44                   |

PROPOSED HYDRAULIC LOADING FOR PROJECT:

| USE:                         | TOTAL AREA<br>(S.F.) | OFFICE SPACE<br>(S.F.) | STORAGE SPACE<br>(S.F.) | NUMBER OF<br>EMPLOYEES | HYDRAULIC<br>LOADING (GPD) | DESIGN FLOW<br>(GPD) |
|------------------------------|----------------------|------------------------|-------------------------|------------------------|----------------------------|----------------------|
| BUILDING #1:<br>OFFICE SPACE | 7,000                | 480                    | 6,520                   | 6                      | 15 GPD/EMPLOYEE            | 90                   |
| BUILDING #2:<br>OFFICE SPACE | 11,934               | 720                    | 11,214                  | 9                      | 15 GPD/EMPLOYEE            | 135                  |
| BUILDING #3:<br>OFFICE SPACE | 11,960               | 640                    | 11,320                  | 8                      | 15 GPD/EMPLOYEE            | 120                  |
| TOTAL:                       | 30,894               | 1,840                  | 29,054                  | 23                     | 345*(0.8 LOW FLOW) = 276   | 345                  |

276/0.8 APPLICATION RATE = 345 SAY 350 L.F.  
TRENCH LENGTH = 350/2 = 175\*0.75 INFILTRATOR SAVING = 131.25 L.F., SAY 150  
3 LATERALS @ 50 L.F. EACH  
SEPTIC TANK SIZE: 1,500 GALLON CONCRETE SEPTIC TANK

LANDS NOW OR FORMERLY  
**ISABELLE & FREDERICK BROWN**  
SECTION 103.1, BLOCK 1, LOT 1  
LIBER 4049 PAGE 44  
361 PERKINSVILLE ROAD

LANDS NOW OR FORMERLY  
**JOSEPH P. RUSSO**  
SECTION 103.1, BLOCK 1, LOT 2.1  
LIBER 1312 PAGE 877  
2011-2019 ROUTE 9W

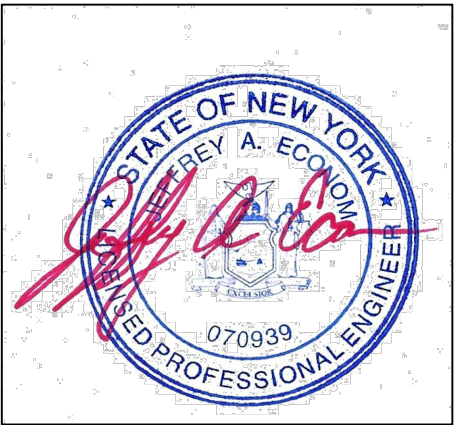
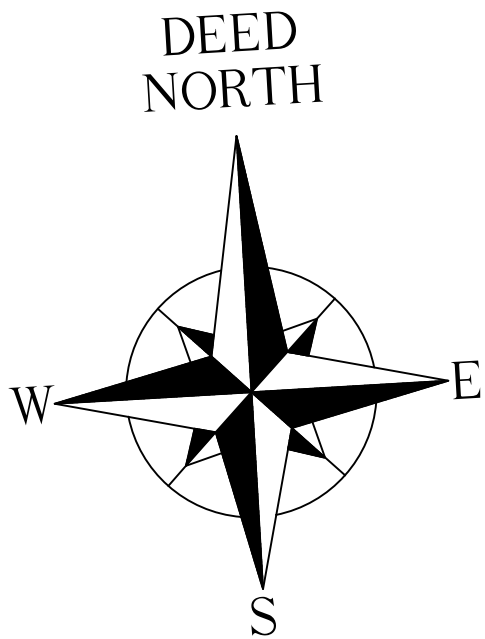
ZONING TABLE

HD ZONE- w/500 FT BUFFER  
HIGHWAY DEVELOPMENT DISTRICT  
TOTAL AREA = 3.52 ACRES

| SCHEDULE OF DIMENSIONAL REGULATIONS - NONRESIDENTIAL DISTRICT |            |           |
|---------------------------------------------------------------|------------|-----------|
|                                                               | ALLOWABLE: | PROPOSED: |
| MINIMUM LOT AREA (ACRES, UNLESS NOTED)                        | 2          | 3.52      |
| MINIMUM YARDS:                                                |            |           |
| FRONT YARD (FEET)                                             | 75         | 75        |
| REAR YARD (FEET)                                              | 75         | 75        |
| SIDE YARD (FEET)                                              |            |           |
| ONE                                                           | 25         | 25        |
| BOTH                                                          | 50         | 68.24     |
| MINIMUM LOT WIDTH (FEET)                                      | 200        | 300       |
| MINIMUM LOT DEPTH (FEET)                                      | 200        | 541.36    |
| MAXIMUM BUILDING HEIGHT (STORIES)                             | 4          | 2         |
| MAXIMUM BUILDING HEIGHT (FEET)                                | 45         | 20        |
| MAXIMUM BUILDING COVERAGE (PERCENT)                           | 40%        | 20.2%     |



LOCATION MAP:  
NTS



LEGEND

- UTILITY POLE
- OVERHEAD UTILITY LINES
- ANCHOR
- CULVERT
- STONEWALL
- PROPOSED PVC - SCH. 80  
ELECTRIC/TELECOMMUNICATION  
CONDUIT BANK
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN LINE
- PROPOSED BUILDING
- PROPOSED GRAVEL PARKING
- PROPOSED GRASS/LANDSCAPING

OVERHEAD UTILITY LINES (TYPICAL)

CENTERLINE OF  
DRAINAGE SWALE

PROP. SMH #2  
RIM 515.8  
INV 505.34

PROPOSED PVC SCH. 80  
ELECTRIC/COMMUNICATIONS  
CONDUIT BANK

LANDS NOW OR FORMERLY  
**DESMOND WALKER**  
SECTION 95.4, BLOCK 1, LOT 18  
LIBER 5815 PAGE 79  
3945 ROUTE 9W

FOUND IRON ROD

HEADWALL

UTILITY POLE  
CH #N26909

WATER VALVE

FIRE HYDRANT

EDGE OF PAVEMENT

ROUTE 9W

OVERHEAD UTILITY LINES (TYPICAL)

EDGE OF PAVEMENT

TO MAHONEY ROAD

SWEL

SWEL

SWEL

SWEL

SWEL

SWEL

SWEL

SWEL

SWEL

SWEL

SWEL

SWEL

SWEL

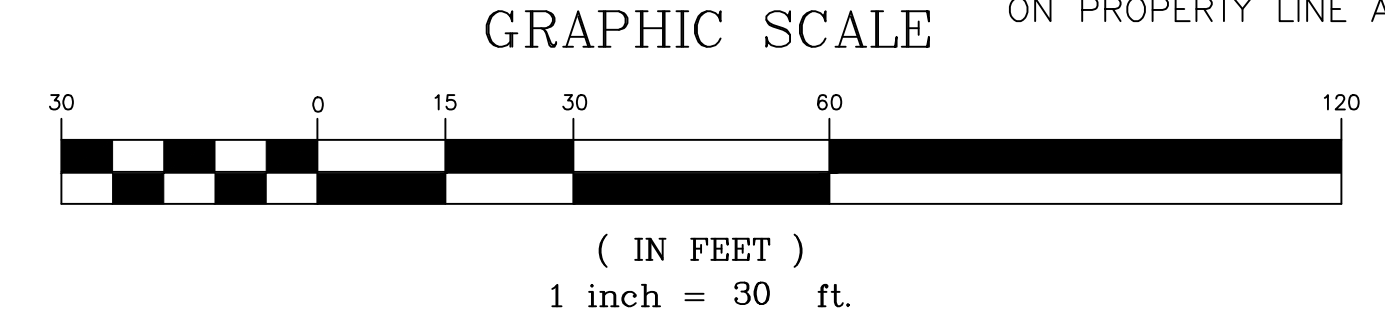
SWEL

SWEL

SWEL

SWEL

SWEL



General Notes

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209(2) OF NYS EDUCATION LAW.

NOTES:

SURVEY PREPARED BY:  
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DATE: NOVEMBER 12, 2019 - ORIGINAL SURVEY  
REVISED: AUGUST 9, 2021 - TOPOGRAPHY  
REVISED: APRIL 29, 2022 - ADDITIONALLY STAKED  
REVISED: DECEMBER 5, 2022 - REVISED TOPOGRAPHY  
REVISED: JANUARY 3, 2024 - CENTRAL HUDSON EASEMENT MAPPING SUPPLIED

- REFERENCING A MAP ENTITLED "MAP PREPARED FOR JOSEPH RUSSO", PREPARED BY ROY H. PAULI, L.L.S., REVISED 25, OCT. 1984 AND FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON FEBRUARY 11, 1985 AS MAP NUMBER 5612.  
- REFERENCING A MAP ENTITLED "FINAL MAP OF SUBDIVISION & LOT LINE REVISION OF LANDS OF JOSEPH RUSSO", PREPARED BY BROOKS AND BROOKS LAND SURVEYORS, P.C. AND FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON AUGUST 9, 2000 AS MAP NUMBER 11714.  
- TOPOGRAPHY BASED ON AN ASSUMED DATUM AND ACTUAL FIELD LOCATION, AND HAS BEEN UPDATED ON NOVEMBER 28, 2022.  
- SUBJECT TO ADDITIONAL HIGHWAY TAKINGS OF RECORD, IF ANY.  
- REFERENCING A MAP ENTITLED "CENTRAL HUDSON GAS & ELECTRIC CORP. DANKAMMER-REYNOLDS HILL 115 K.V. ELECTRIC TRANSMISSION LINE, MARLBORO-REYNOLDS HILL SECTION, FILE NO. 61-P-58419 SHEET 5 OF 7.

TAX IDENTIFICATION:  
SECTION: 103.1  
BLOCK: 1  
LOT: 2.200

LOT AREA:  
3.52 +/- ACRES, 153,219 S.F.

ZONING SETBACKS:  
FRONT YARD: 75'  
SIDE YARD: 25'  
REAR YARD: 75'

NOTES:  
THE UTILITY CROSSING UNDER THE CENTRAL HUDSON POWER LINES SHALL NOT BE ONLY LIMITED TO ELECTRIC AND GUIDE RAIL. THE FOLLOWING UTILITIES SHALL BE ALLOWED IN THE FUTURE, IF AVAILABLE:  
- WATER MAIN  
- GAS MAIN  
- STORM DRAINAGE  
- TELECOMMUNICATIONS

|   |                                                 |         |
|---|-------------------------------------------------|---------|
| 3 | REVISED PLANS FROM CONV STORAGE TO FLEX STORAGE | 5/18/24 |
| 2 | REMOVED GAS MAIN FROM PLAN PER CHG&E REQUEST    | 3/21/24 |
| 1 | ADDITION OF UTILITIES AND UTILITY NOTES         | 3/4/24  |

|     |                |      |
|-----|----------------|------|
| No. | Revision/Issue | Date |
|-----|----------------|------|

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PROPOSED SITE PLAN FOR  
FLEX OFFICE/SELF STORAGE FACILITY  
for  
THE TERRA GROUP, LLC  
2021-2025 ROUTE 9W  
MARLBOROUGH, NY 12542

|                                                              |              |
|--------------------------------------------------------------|--------------|
| Project<br>c:\john\23-10\ROUTE 9W SELF STORAGE SITE PLAN.DWG | Sheet<br>C-1 |
| Date<br>07-24-23                                             |              |
| Scale<br>AS NOTED                                            |              |