

LOCATION MAP SCALE: 1" = 500'

ZONE CLASSIFICATION:	COP -Conservation Office Park
TAX MAP PARCEL No.	135689-6258-03-278358
TOTAL ACREAGE	30.81 Acres
WATER SUPPLY	Town of Wappinger
SANITARY DISPOSAL	Town of Wappinger

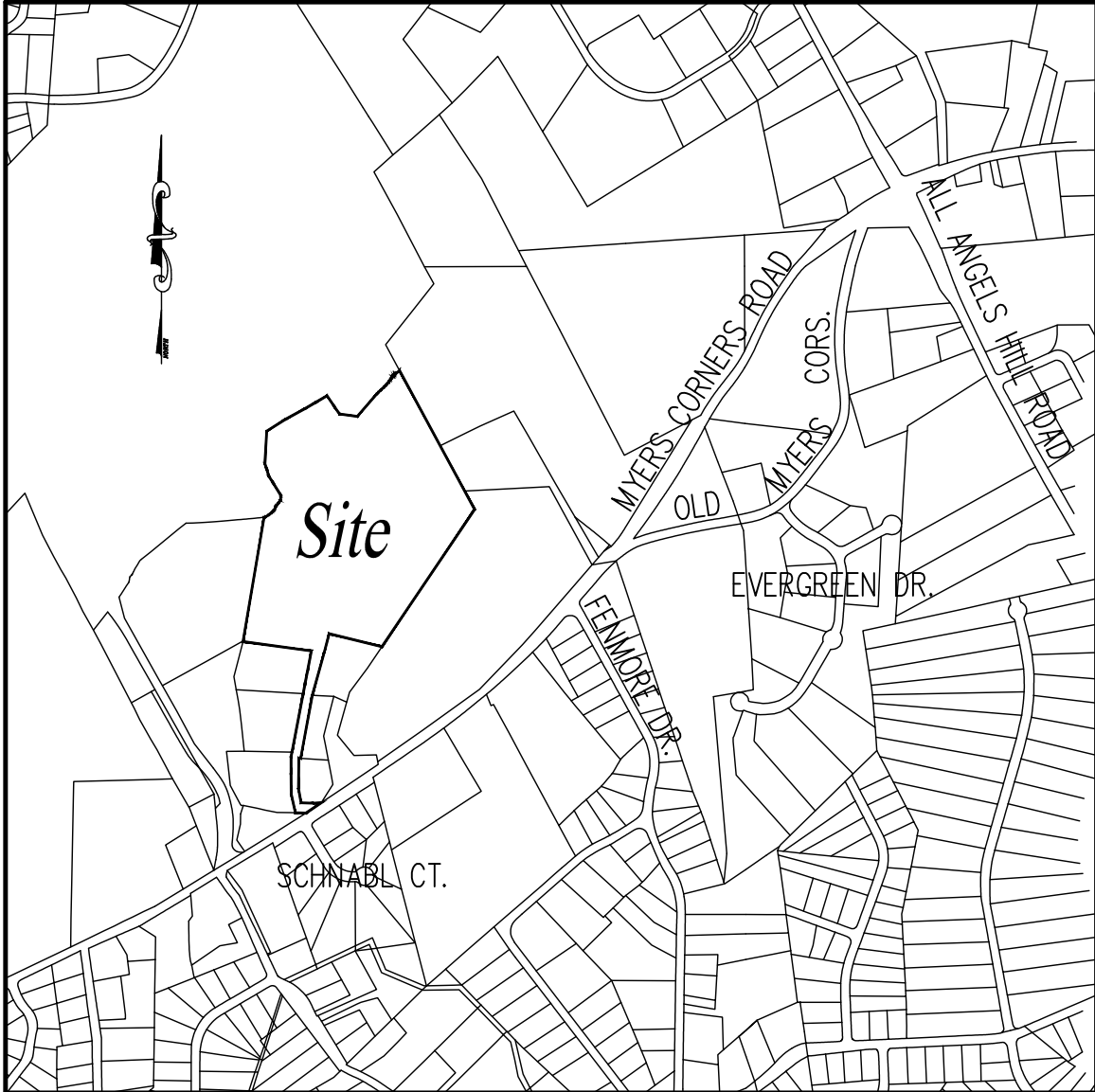
Town of Wappinger (COP)		
Bulk Regulations:	Required	Minimum Proposed
Minimum Lot Area (sf)	5 Acres	30.81 Acres
Minimum Lot Width (feet)	500	1,040
Minimum lot depth (feet)	500	727
Minimum lot frontage (feet)	300	83.46*
<u>Minimum Front Yard (feet) from:</u>		
County/State Highway	75	693
Center Line of Other Street	125	N/A
Front Lot Line of Other Street	100	N/A
Minimum Side Yard (feet)	50	320.9
Accessory Building <15' High	50	14.4**
Minimum Rear Yard (feet)	50	447.6000
Accessory Building <15' High	50	270.4***
Max. Bldg Height (stories/feet)	2.5/35	2.5/35
Maximum Building Coverage	15%	8.3%
Maximum Floor Area Ratio	0.20	0.166
Max. Impervious Surface (%)	40	29.7
Min. Landscaped Open Sp. (%)	60	70.3
Min. Parking Setback From:		
Front Lot Line	N/A	N/A
Side and Rear Lot Line	N/A	N/A

\* Existing Non-conforming  
\*\* Fire Water Booster Station  
\*\*\* Domestic Water Booster Station

Parking Requirements		
Storage/Warehouse	223,160 s.f.	1 sp. /1000 s.f.

<b>Proposed Parking</b>	
Storage/Warehouse	224 Parking Spaces
Total Parking Spaces Required	224 Parking Spaces
Total Parking Spaces Provided	558 Parking Spaces

- Matthew M. Dzierzanowski  
8 Four Fields Ct  
Wappingers Falls, NY 12590  
For Property:13568900625800032772790000
- Jaime Patrick Patino  
143 Myers Corners Rd  
Wappingers Falls, NY 12590  
For Property:13568900625800032752330000
- Mycor Holdings LLC  
805 Third Ave  
New York, NY 10022  
For Property:13568900625800033503030000
- Jeffrey S. Megahey  
2 Four Fields Ct  
Wappingers Falls, NY 12590  
For Property:13568900625800032622170000
- Sean Thompson  
22 Old Myers Corners Rd  
Wappingers Falls, NY 12590  
For Property:13568900625800033764320000
- Michael Lebovitch  
7 Fourfields Ct  
Wappingers Falls, NY 12590  
For Property:13568900625800032402750000
- Rosa Guaman  
5 Four Fields Ct  
Wappingers Falls, NY 12590  
For Property:13568900625800032372490000
- Gary Falkenstern  
54 Quaker Rd  
Wappingers Falls, NY 12590  
For Property:13568900625800031923100000
- Robert J. Fitzpatrick  
3 Four Fields Ct  
Wappingers Falls, NY 12590  
For Property:13568900625800032362170000
- CH G & E Corp  
284 South Ave  
Poughkeepsie, NY 12601  
For Property:13568900625800033693920000
- John Herzog  
6 Four Fields Ct  
Wappingers Falls, NY 12590  
For Property:13568900625800032642460000
- Adam Wesner  
135 Myers Corners Road  
Wappingers Falls, NY 12590  
For Property:13568900625800032291900000
- Wappingers RE LLC  
605 Third Ave  
New York, NY 10158  
For Property:13568900615800049513820000
- Town of Wappingers  
20 Middlebush Road  
Wappingers Falls, NY 12590  
For Property:135689006258032092460000
- Regina Lucas  
1 Schnabel Ave.  
Wappingers Falls, NY 12590  
For Property:13568900625800032731930000
- Eugene O'Brien  
2 Schnabel Ct.  
Wappingers Falls, NY 12590  
For Property:13568900625800032521780000



AREA MAP SCALE: 1" = 1,000'

# Amended Site Plan Building No. 169

169 Myers Corners Road  
Town of Wappinger  
Dutchess County, New York

## Table of Contents

Sheet No.	Sheet Title
TS.1	1 of 6 Title Sheet
EC.1	2 of 6 Existing Conditions
SP.1	3 of 6 Amended Site Plan
CD.1	4 of 6 Construction Details
CD.2	5 of 6 Construction Details
LP.1	6 of 6 Lighting Plan

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

	Mark A. Day, PE
Revisions	
Project No.	2021:xxx
	License No. 069646
<b>DAY   STOKOSA</b> ENGINEERING P.C.	
3 Van Wyck Lane Wappingers Falls, New York (845)-223-3202	
PROJECT CubeSmart 169 Meyers Corners Road Town of Wappinger Dutchess County, New York	
DRAWING <b>Title Sheet</b>	
SCALE No Scale	DRAWN BY MAD
DATE 10-23-21	CHECKED BY MAD
TS.1	





LEGEND

Property Line

100-Yr Flood Zone

Limits of Federal Wetland

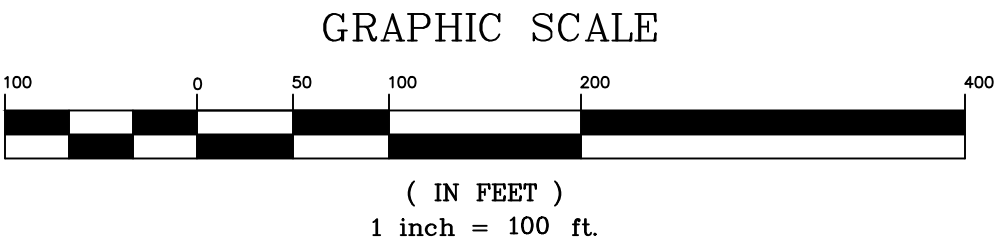
Limits of NYSDEC Wetland

Limits of Wooded Area

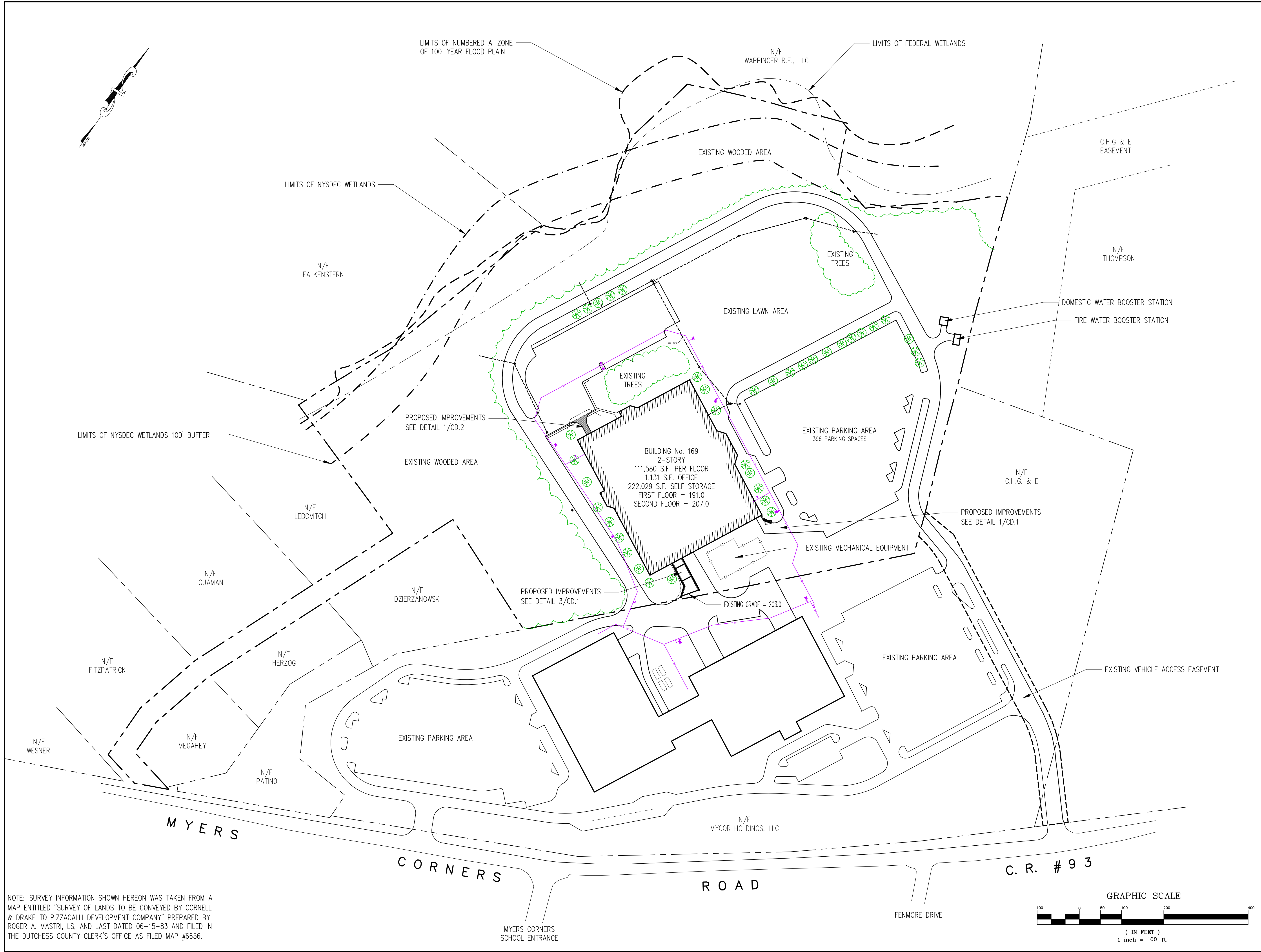
Existing Tree

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<b>DAYSTOKOSA</b> ENGINEERING P.C.	
3 Van Wyck Lane Wappingers Falls, New York (845)-223-3202	
PROJECT CubeSmart 169 Meyers Corners Road Town of Wappinger Dutchess County, New York	
DRAWING <b>Existing Conditions</b>	
SCALE 1" = 100'	DRAWN BY MAD
DATE 10-23-21	CHECKED BY MAD
EC.1	







LEGEND

Property Line

100-Yr Flood Zone

Limits of Federal Wetland

Limits of NYSDEC Wetland

Limits of Wooded Area

Existing Tree

Proposed Silt Fence

- SITE SPECIFIC NOTES:
1.

2.
- THE FLOODPLAIN INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM THE FIRM MAP No. 36027C0457E (PANEL 457 OF 602 SUFFIX "E") AND LAST REVISED MAY 2, 2012.

THE LIMITS OF THE NYSDEC AND FEDERAL WETLANDS SHOWN HEREON HAVE BEEN TAKEN FROM DUTCHESS COUNTY PARCEL ACCESS. IT SHOULD BE NOTED THAT NO DISTURBANCE WITHIN 100' OF THE LIMITS OF THE WETLANDS AS SHOWN IS PROPOSED UNDER THIS APPLICATION.

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Mark A. Day, PE

Revisions

Project No. 2021:xxx

License No. 069646

DAYSTOKOSA

ENGINEERING P.C.

3 Van Wyck Lane  
Wappingers Falls, New York  
(845)-223-3202

PROJECT

CubeSmart  
169 Meyers Corners Road  
Town of Wappinger  
Dutchess County, New York

DATE

10-23-21

CHECKED BY

MAD

DATE

2021:xxx

CHECKED BY

MAD

GRAPHIC SCALE

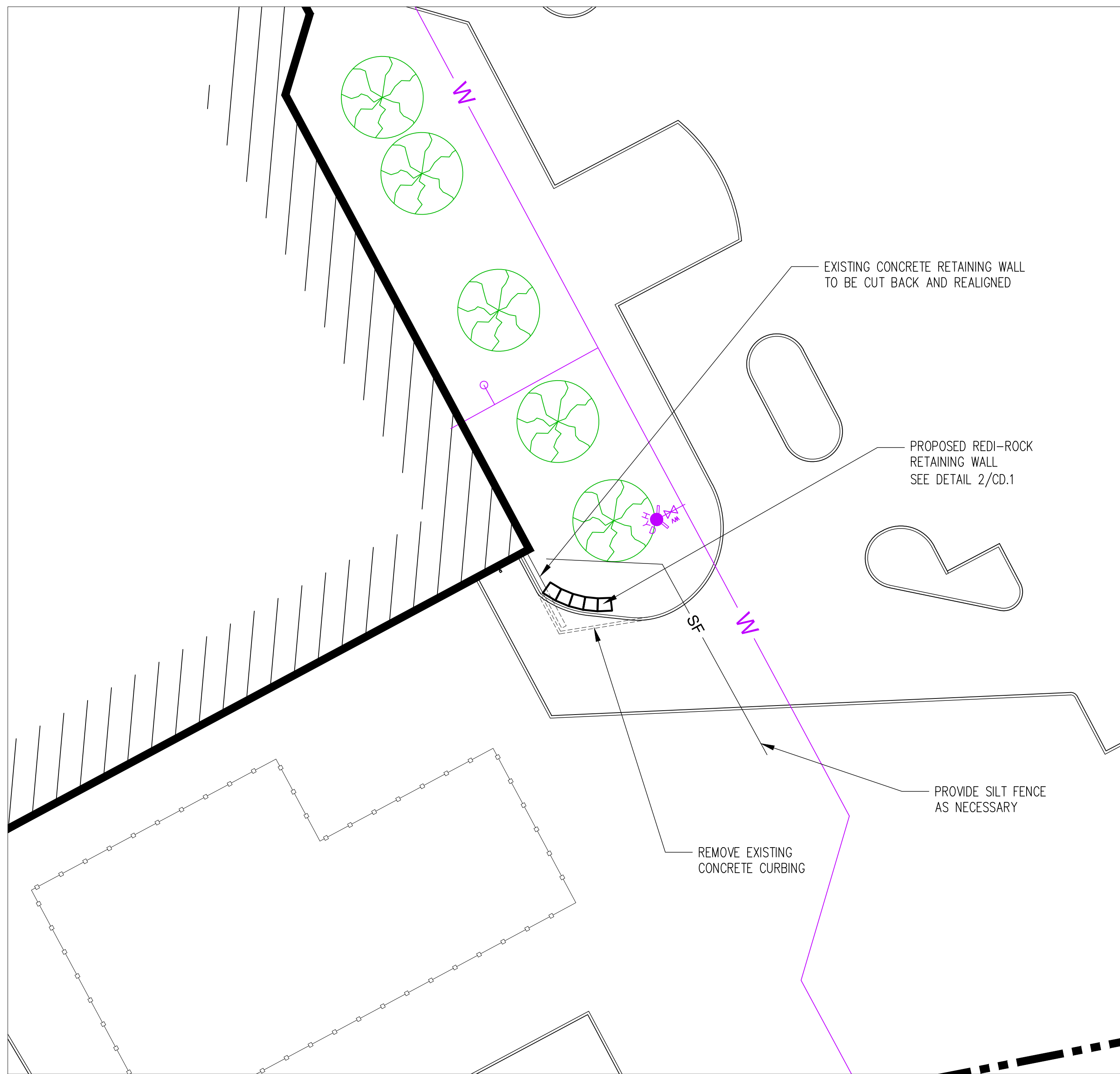
1" = 100'

1 inch = 100 ft.

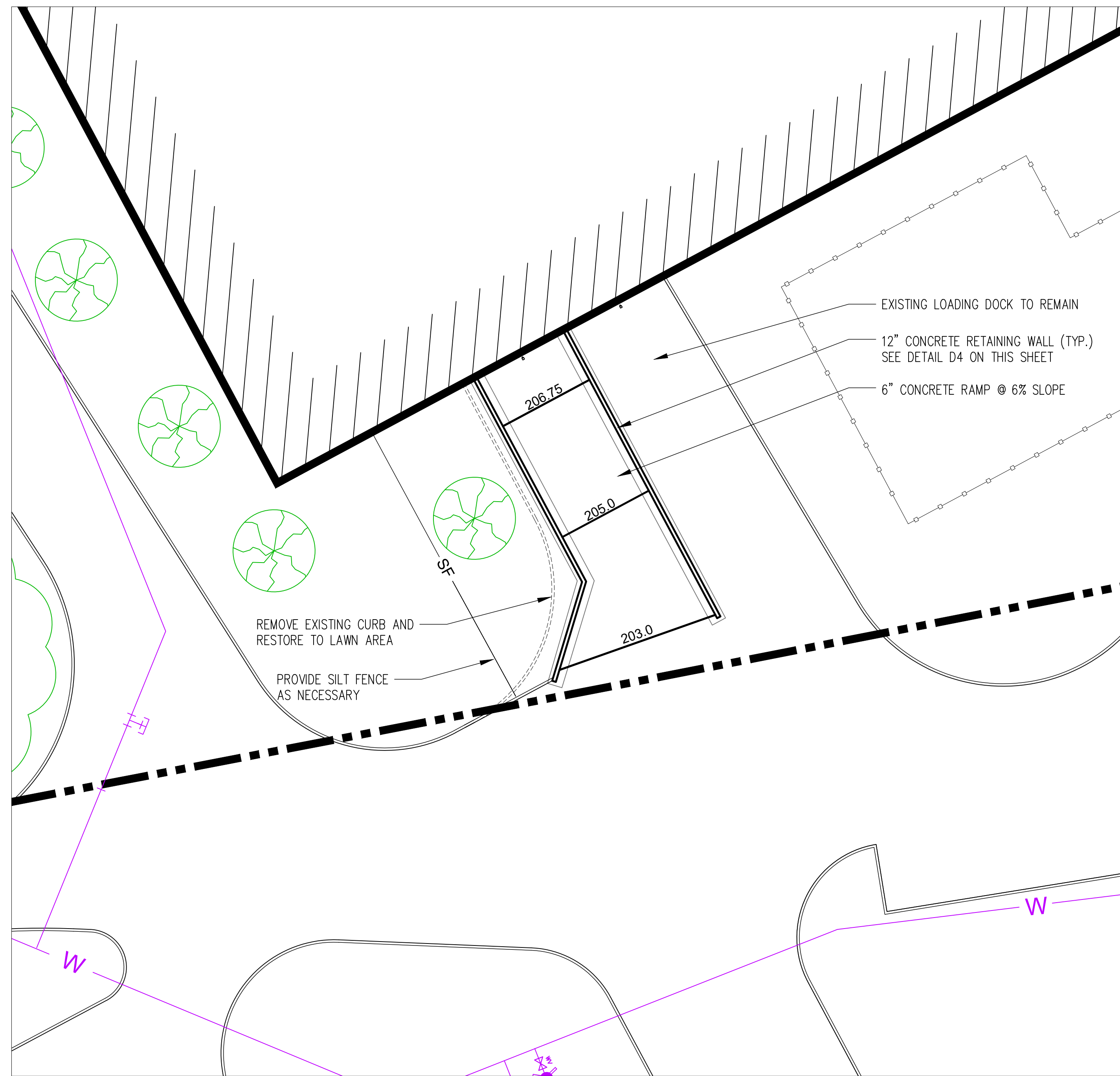
SP.1

NOTE: SURVEY INFORMATION SHOWN HEREON WAS TAKEN FROM A MAP ENTITLED "SURVEY OF LANDS TO BE CONVEYED BY CORNELL & DRAKE TO PIZZAGALLI DEVELOPMENT COMPANY" PREPARED BY ROGER A. MASTRI, LS, AND LAST DATED 06-15-83 AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS FILED MAP #6656.

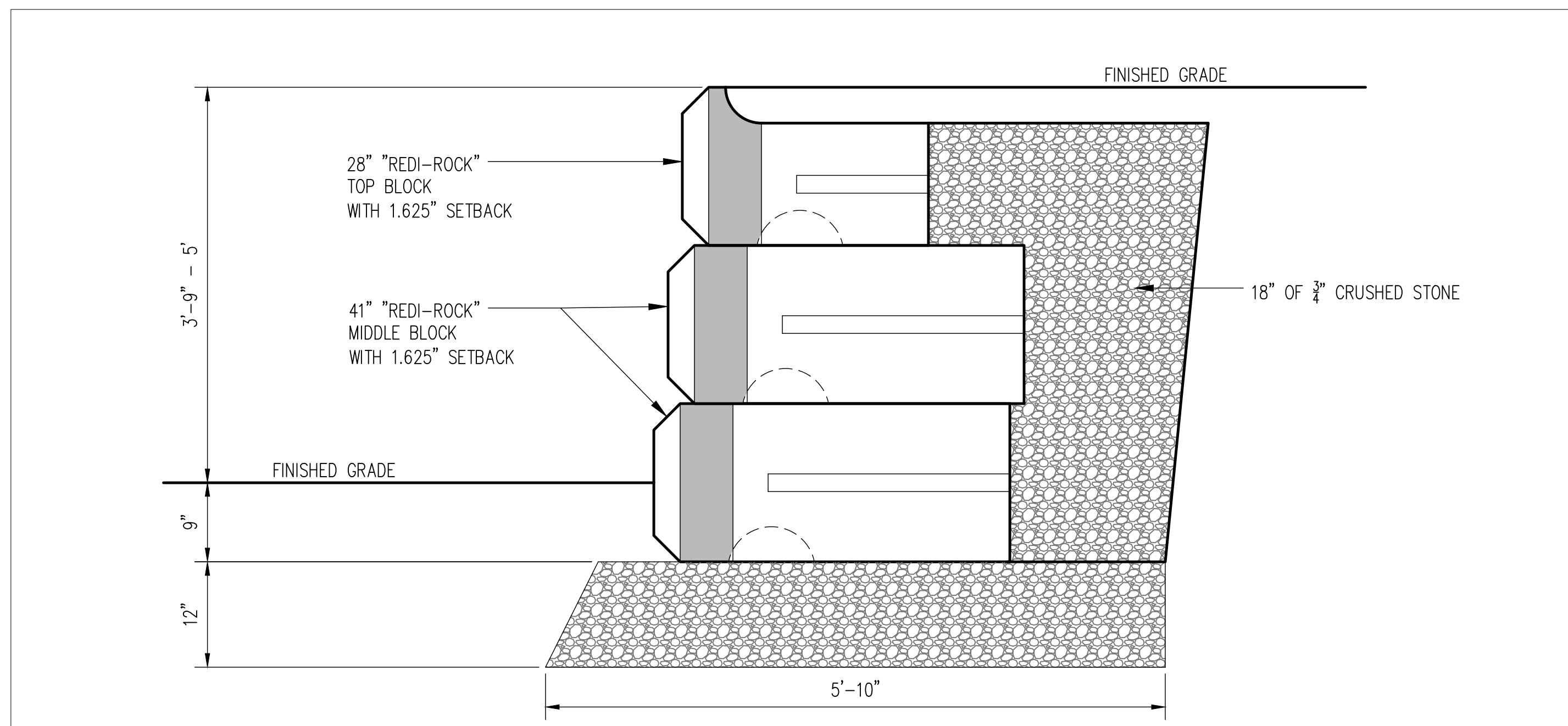




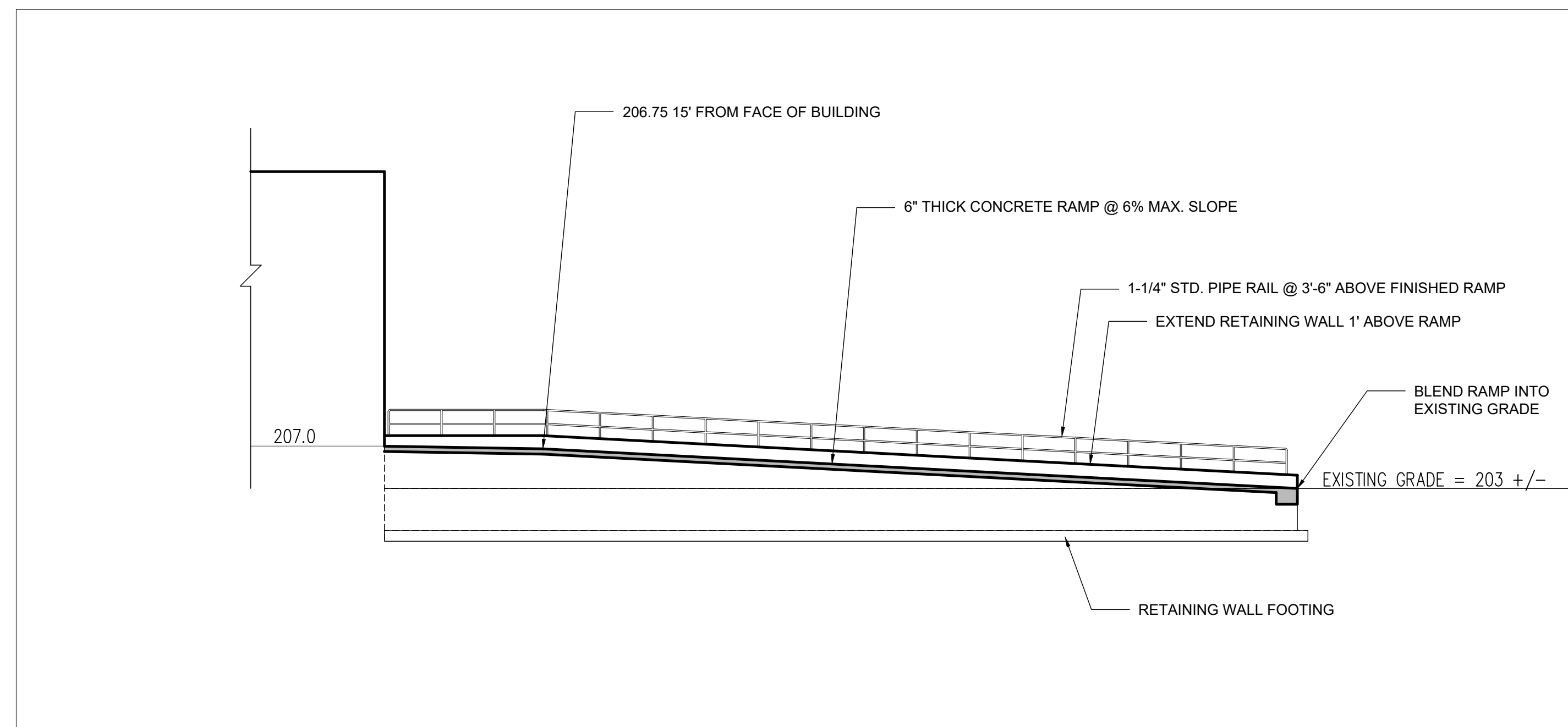
1 PARTIAL SITE PLAN @ LOADING DOCK AREA  
1" = 20'



3 PARTIAL SITE PLAN @ NEW RAMP AREA  
1" = 20'



2 REDI-ROCK WALL SECTION  
NOT TO SCALE

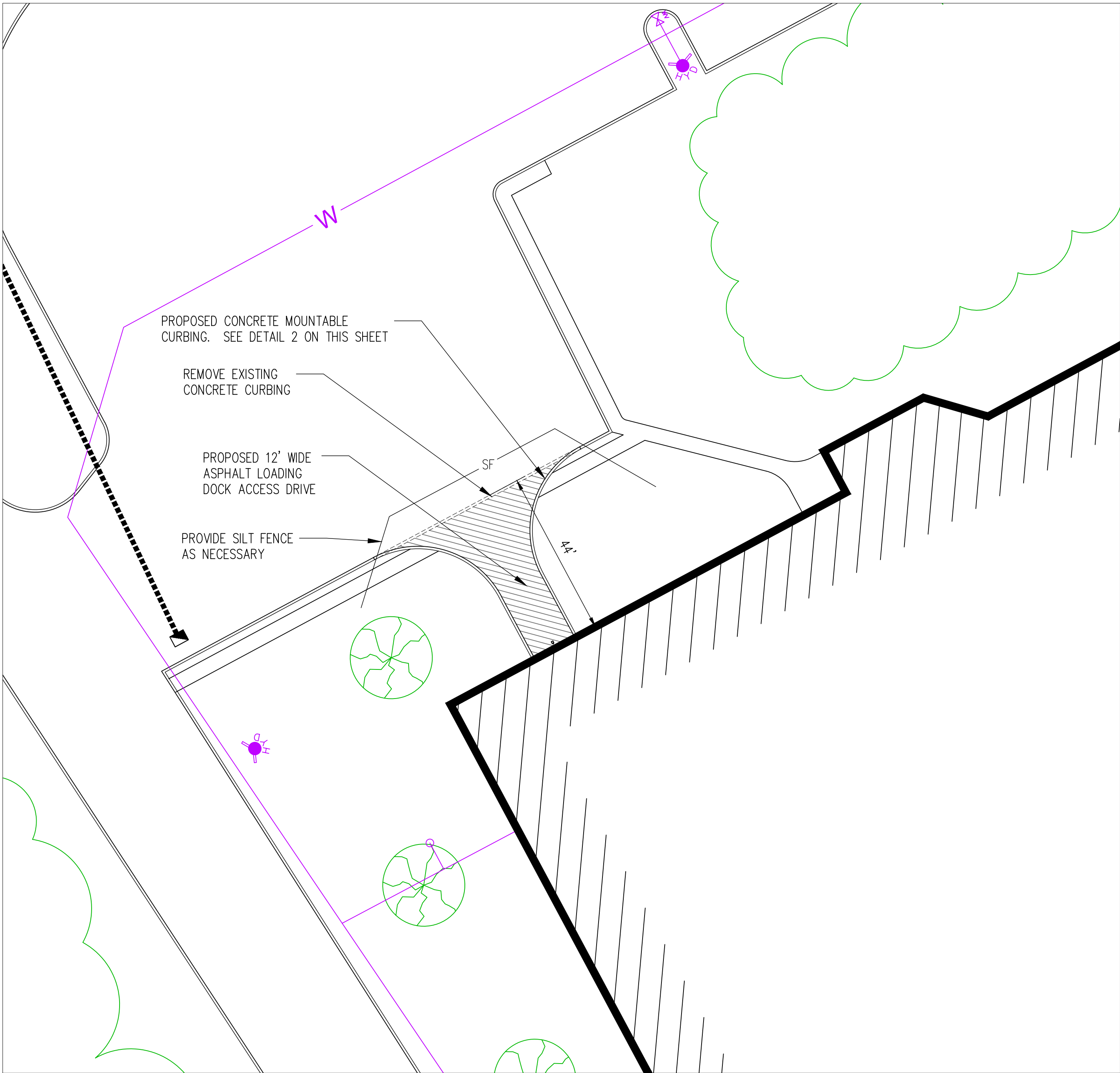


4 SECTION THROUGH PROPOSED RAMP  
NOT TO SCALE

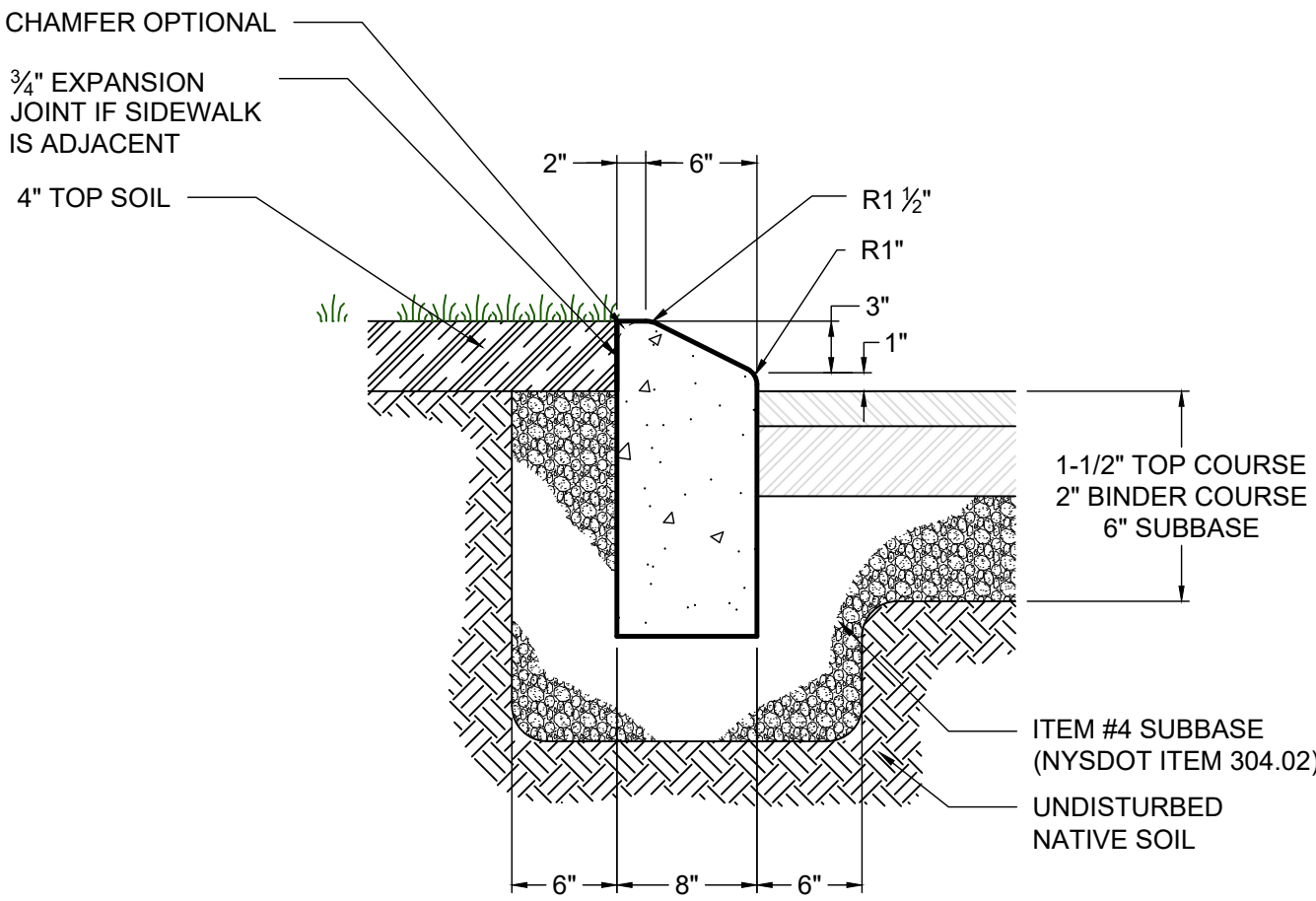
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Mark A. Day, PE	
Revisions	Project No. 2021.xxx
<b>DAY   STOKOSA</b> ENGINEERING P.C.	
3 Van Wyck Lane Wappingers Falls, New York (845)-223-3202	
PROJECT: CubeSmart 169 Meyers Corners Road Town of Wappinger Dutchess County, New York	
<b>Construction Details</b>	
SCALE: As Noted	DRAWN BY: MAD
DATE: 10-23-21	CHECKED BY: MAD
<b>CD.1</b>	



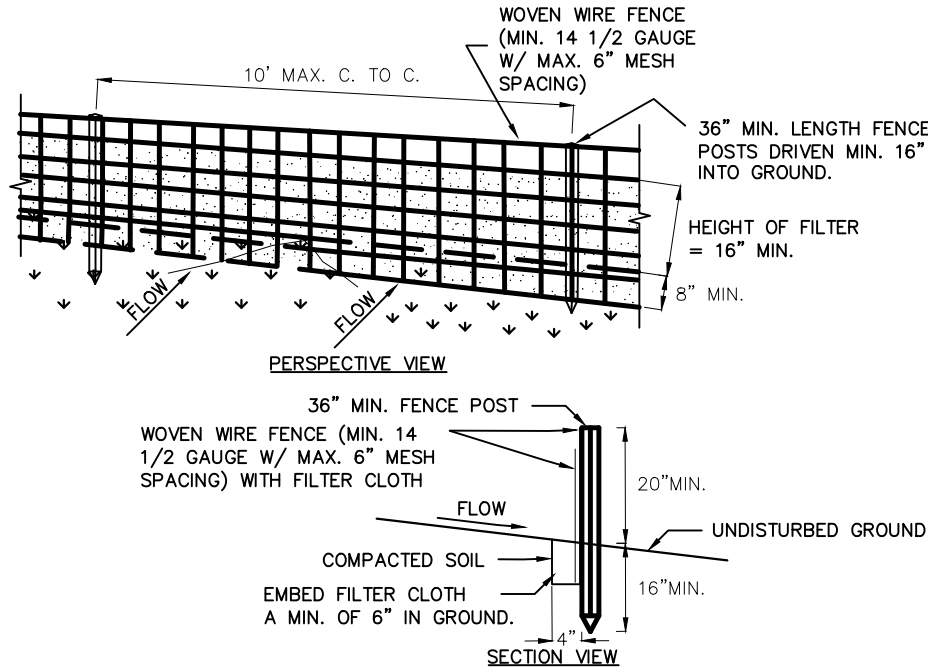


1 PARTIAL SITE PLAN @ NEW LOADING DOCK AREA  
1" = 20'



- NOTES:
- CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI
  - EXPANSION JOINTS SHALL BE PROVIDED EVERY 20 LINER FEET

2 CAST-IN-PLACE MOUNTABLE CURB & PAVING DETAIL  
NOT TO SCALE



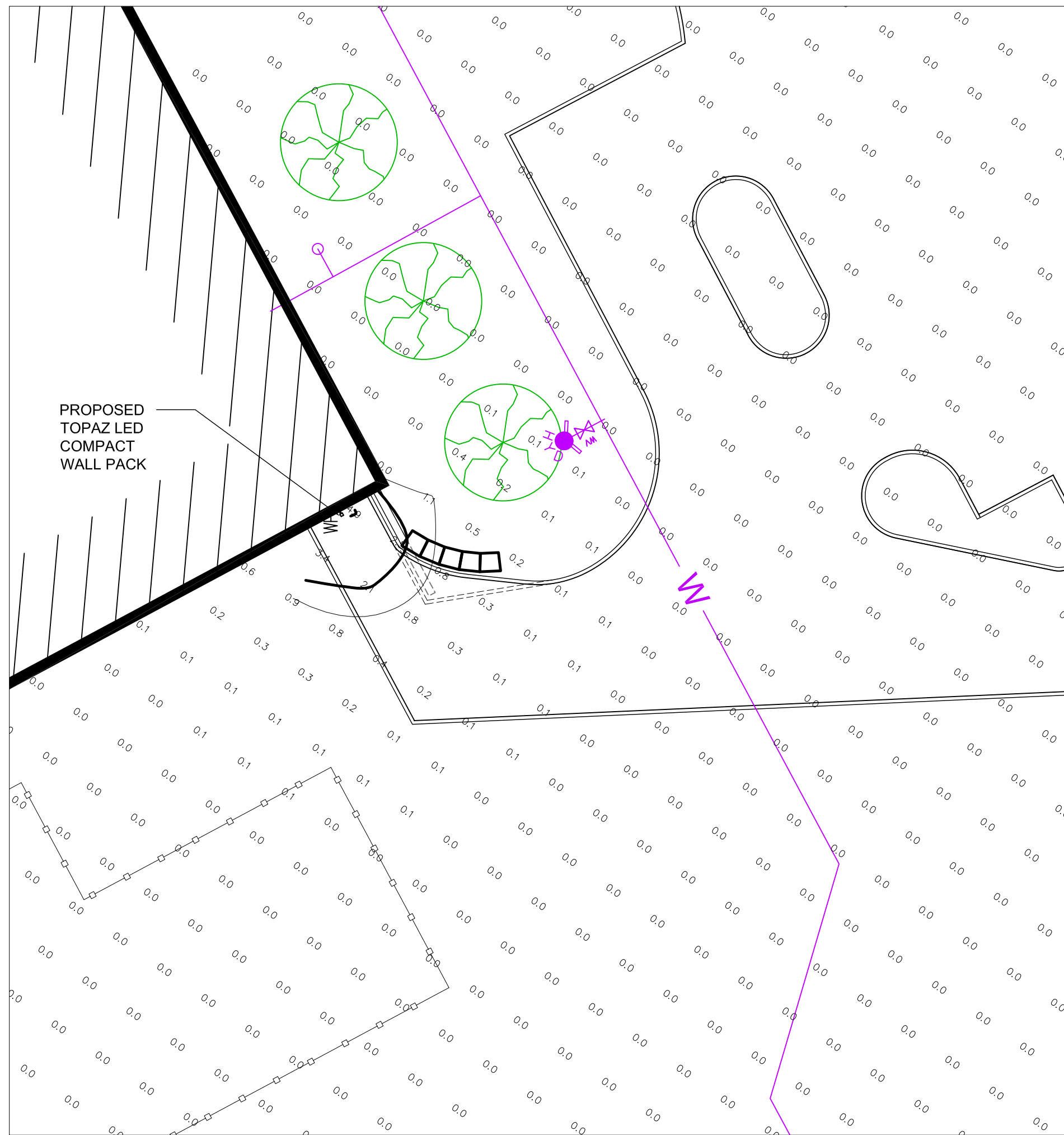
- CONSTRUCTION SPECIFICATIONS
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "I" OR "U" TYPE OR HARDWOOD.
  - FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
  - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
  - PREFABRICATED UNITS SHALL BE GEOFAB, ENVROFENCE, OR APPROVED EQUIVALENT.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

3 SILT FENCE DETAIL  
NOT TO SCALE

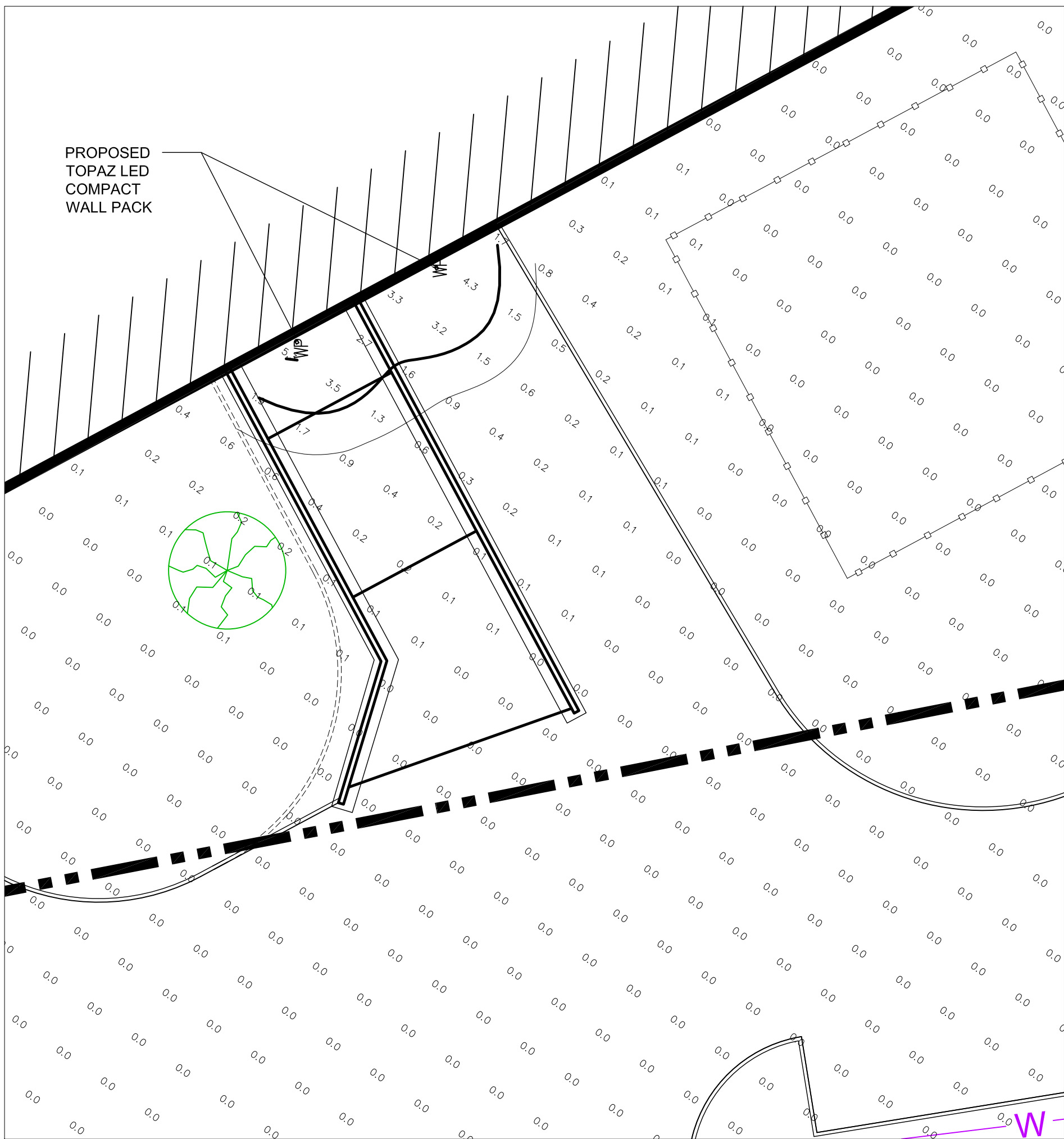
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PROJECT CubeSmart 169 Meyers Corners Road Town of WappingerDutchess County, New York			
DRAWING <b>Construction Details</b>			
SCALE	As Noted	DRAWN BY MAD	CD.2
DATE	10-23-21	CHECKED BY MAD	

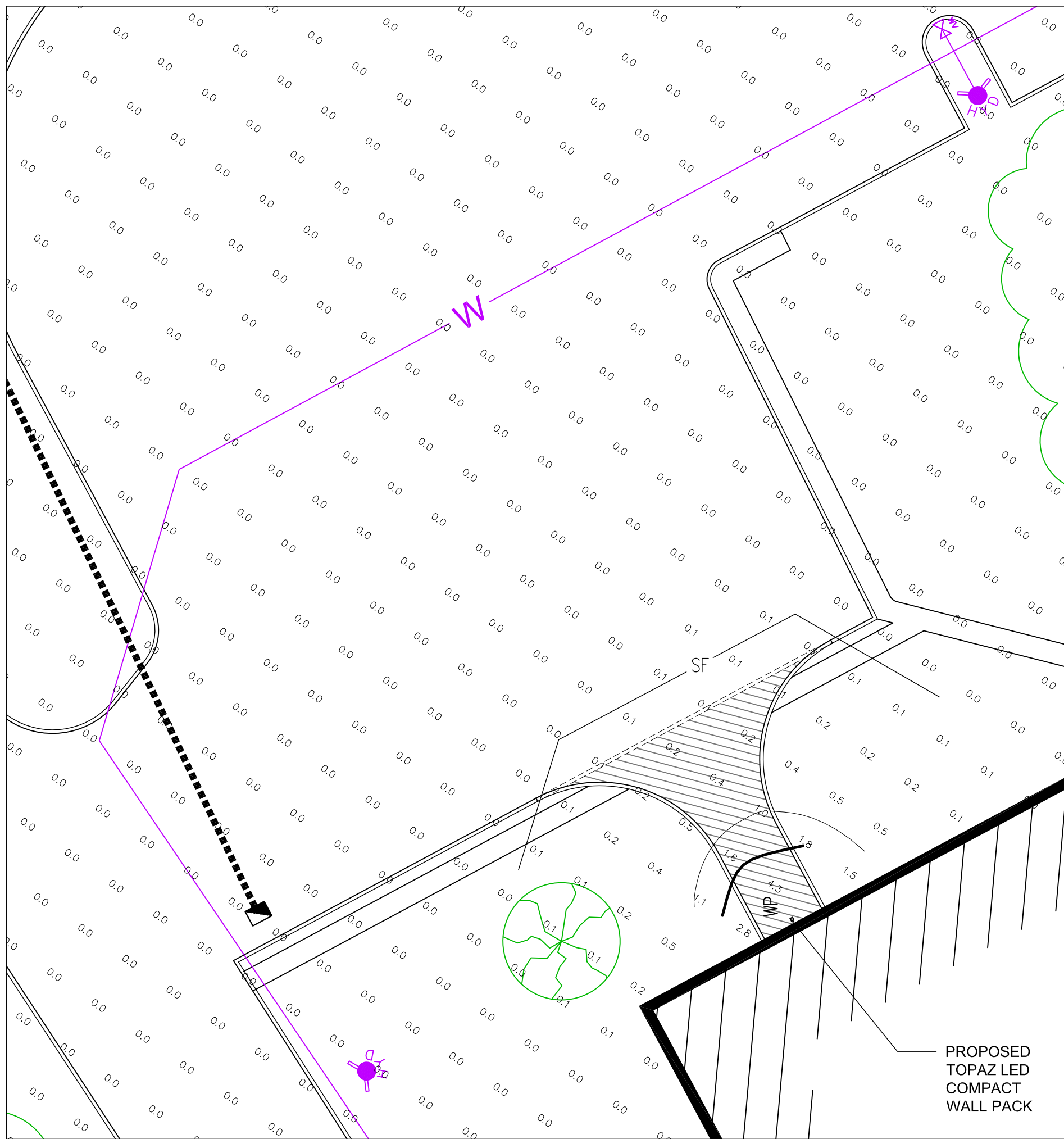




1 LIGHTING PLAN AT EXISTING LOADING DOCK  
1" = 20'



2 LIGHTING PLAN @ EXISTING LOADING DOCK & PROPOSED RAMP  
1" = 20'



3 LIGHTING PLAN @ NEW LOADING DOCK  
1" = 20'



4 TOPAZ LED COMPACT WALL PACK - PROVIDE (4) TOTAL  
NOT TO SCALE



Job Name/Title: \_\_\_\_\_ Catalog Number \_\_\_\_\_  
Contractor: \_\_\_\_\_ Notes: \_\_\_\_\_

### LED Compact Wall Pack

CCT SELECTABLE



3000K | 4000K | 5000K  
CCT SELECT

Topaz's LED Compact Wall Packs provide uniform and efficient lighting. Featuring a CCT selectable switch, these outdoor luminaires are ideal for a variety of applications including stairwells, pathways and entryways in commercial and residential settings. An energy-saving and long-life alternative to traditional light sources, these wall packs deliver incredible efficiency without sacrificing performance. Rated for 50,000 hours of functional life and constructed of rugged die-cast aluminum with a high impact polycarbonate lens, these wall packs are designed to withstand the demands of all weather conditions.

#### FEATURES

- 3 CCT Selectable switch: 3000K, 4000K, 5000K
- Integrated dusk-to-dawn photocell
- Aluminum housing with diffused polycarbonate lens
- Bronze or white finishes available
- Suitable for up to 15-foot mounting applications

#### SUGGESTED APPLICATIONS

- Outdoor commercial and residential
- Entryways
- Stairwells
- Hallways
- Security lighting



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Job Name/Title: \_\_\_\_\_ Catalog Number \_\_\_\_\_  
Contractor: \_\_\_\_\_ Notes: \_\_\_\_\_

### LED Compact Wall Pack

CCT SELECTABLE

#### GENERAL SPECIFICATIONS

Input Voltage, Frequency: 120-277V, 50/60Hz  
Power Factor, THD %: >0.9, ≤20%  
Dimmable: 0-10V  
Photocells Included: Yes  
Efficacy: 125 LPW  
CRI: 80

BUG Rating: BIU3GI (15W, 20W)  
BIU5GI (30W)  
Functional Life (L70): 50,000 Hours  
Location Rating: Wet  
IP Rating: IP65  
Ambient Operating Temperature: -40°F to 113°F

#### ITEM SPECIFICATIONS / ORDER INFO

Catalog Number	Order Code	UPC	Lumen	Wattage	Input Current	CCT	Beam Angle	DLC ID
F-WPC/15W/CTS/BZ-96	710277	751338036833	1,875	15W	0.15/0.05A	3000K   4000K   5000K	100°	PLJ-BAMRIHIE9
F-WPC/15W/CTS/WH-96	71028	751338036840	1,875	15W	0.15/0.05A	3000K   4000K   5000K	100°	PLJ-BAMRIHIE9
F-WPC/20W/CTS/BZ-96	71029	751338036857	2,500	20W	0.26/0.065A	3000K   4000K   5000K	100°	PLTJ4XSSIQ2N
F-WPC/20W/CTS/WH-96	71030	751338036864	2,500	20W	0.26/0.065A	3000K   4000K   5000K	100°	PLTJ4XSSIQ2N
F-WPC/30W/CTS/BZ-96	71031	751338036871	3,750	30W	0.33/0.1A	3000K   4000K   5000K	100°	PLV3ZGV5ZKE
F-WPC/30W/CTS/WH-96	71032	751338036888	3,750	30W	0.33/0.1A	3000K   4000K   5000K	100°	PLV3ZGV5ZKE

#### NOMENCLATURE

Example: F-WPC/15W/CTS/BZ  
F = Fixture / WPC = Wall Pack Compact / 15W = 15 Watts / CTS = Color Temperature Selectable / BZ = Bronze Finish  
/ 20W = 20 Watts  
/ 30W = 30 Watts  
WH = White Finish

#### ENERGY SAVINGS

Catalog Number	LED Wattage	Incandescent Replacement Wattage	Watts Saved	Yearly Savings	5 Year Savings
Based on 12 hours/day and \$0.11/kWh					
F-WPC/15W/CTS/xx-96	15W	150W	135W	\$65	\$325
F-WPC/20W/CTS/xx-96	20W	200W	180W	\$87	\$434
F-WPC/30W/CTS/xx-96	30W	300W	270W	\$130	\$650

#### PRODUCT DIMENSIONS / LINE DRAWINGS

Catalog Number	(A)	(B)	(C)	Weight
F-WPC/xxW/CTS/xx-96	5.79"	8.58"	3.07"	1.98 Lbs.




#### NOTES:

Specifications subject to change without prior notice. Replacement wattage shown depends on application and fixture.  
This device complies with Part 15 of the FCC Rules. Operation is subject to the following two conditions: (1) this device may not cause harmful interference, and (2) this device must accept any interference received, including interference that may cause undesired operation.  
Dimming with standard 0-10V control system or wall dimmers such as Leviton I770, D570 or Lutron DVSTV.  
Dimming complies with E163499 Annex E. Fixture may not be compatible with all dimmers. Visit [www.topaz-usa.com/led-dimmer-compatibility](http://www.topaz-usa.com/led-dimmer-compatibility) for up-to-date dimmer compatibility information.  
WARNING: Some products included in this specification sheet may be subject to the warning requirements of California's Proposition 65. Please refer to your product packaging for more information.  
September 2020

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PROJECT <b>CubeSmart</b> 169 Meyers Corners Road Town of Wappinger Dutchess County, New York	
DRAWING <b>Lighting Plan</b>	
SCALE As Noted	DRAWN BY MAD
DATE 10-23-21	CHECKED BY MAD
LP.1	