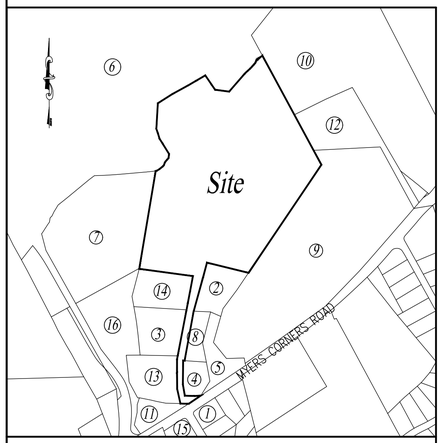


LOCATION MAP SCALE: 1" = 500'

1. **1 Schnabl LLC**
180 Stuart Ave
Valley Stream, NY 11580
For Property: 135689006258000327319300 00

2. **Matthew M. Dzierzanowski**
8 Four Fields Ct
Wappingers Falls, NY 12590
For Property: 135689006258000327279000 0

3. **Rosa Guaman**
5 Four Fields Ct
Wappingers Falls, NY 12590
For Property: 135689006258000323724900 00

4. **Jeffrey S. Megahey**
2 Four Fields Ct
Wappingers Falls, NY 12590
For Property: 135689006258000326221700 00

5. **Jaime Patrick Patino**
143 Myers Corners Rd
Wappingers Falls, NY 12590
For Property: 135689006258000327523300 00

6. **Wappingers RE LLC**
1290 Avenue of The Americas Ave
Fl 40
New York, NY 10104
For Property: 135689006158000495138200 00

SITE **165 Myers Corners Property**
430 Park Ave
Fl 12
New York, NY 10022
For Property: 135689006258000327835800 00

7. **Gary Falkenstern**
54 Quaker Rd
Wappingers Falls, NY 12590
For Property: 135689006258000319231000 00

8. **John Herzog**
6 Four Fields Ct
Wappingers Falls, NY 12590
For Property: 135689006258000326424600 00

9. **Mycor Holdings LLC**
805 Third Ave
New York, NY 10022
For Property: 135689006258000335030300 00

10. **Sean Thompson**
22 Old Myers Corners Rd
Wappingers Falls, NY 12590
For Property: 135689006258000337643200 00

11. **Adam Wesner**
135 Myers Corners Rd
Wappingers Falls, NY 12590
For Property: 135689006258000322919000 00

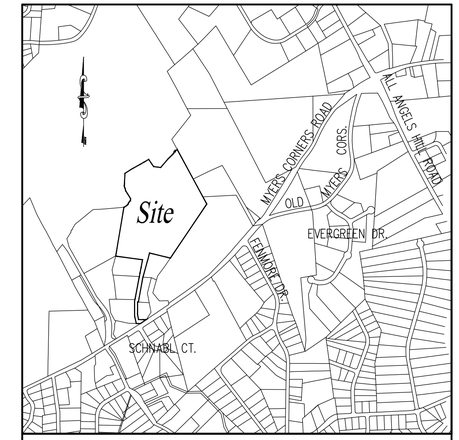
12. **C H G & E Corp**
284 South Ave
Poughkeepsie, NY 12601
For Property: 135689006258000336939200 00

13. **Robert J. Fitzpatrick**
3 Four Fields Ct
Wappingers Falls, NY 12590
For Property: 135689006258000323362170 00

14. **Michael Lebovitch**
7 Fourfields Ct
Wappingers Falls, NY 12590
For Property: 135689006258000324027500 00

15. **Eugene O'Brien**
2 Schnabl Ct
Wappingers Falls, NY 12590
For Property: 135689006258000325217800 00

16. **Town Of Wappinger**
20 Middlebush Rd
Wappingers Falls, NY 12590
For Property: 135689006258000320924600 00



AREA MAP SCALE: 1" = 1,000'

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*
Minimum Front Yard (feet) from:		
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

Storarge/Warehouse	223,160 s.f.	1 sp. /1000 s.f.

Proposed Parking

Storage/Warehouse	224 Parking Spaces
Total Parking Spaces Required	224 Parking Spaces
Total Parking Spaces Provided	446 Parking Spaces

NOTE: SURVEY INFORMATION SHOWN HEREON WAS TAKEN FROM AN ELECTRONIC FILE PREPARED BY LaBELLA ASSOCIATES RECIEVED BY THIS OFFICE ON OCTOBER 3, 2023.

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

STATE OF NEW YORK · MARK A. DAY · No. 069646 · LICENSED PROFESSIONAL ENGINEER

Revisions

Project No. 2021:413

License No. 069646

DAY STOKOSA 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
Title Sheet

SCALE	DRAWN BY	DRAWING No.
No Scale	MAD	TS.1
DATE 09-29-23	CHECKED BY MAD	

Applicant

165 Myers Corners Road, LLC
430 PARK AVE
12TH FLOOR
NEW YORK, NY 10022

Owner

165 Myers Corners Road, LLC
430 PARK AVE
12TH FLOOR
NEW YORK, NY 10022

Town of Wappinger Planning Board

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGER NEW YORK ON THE _____ DAY OF_____, 2024 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THIS APPROVAL.

TOWN OF WAPPINGER PLANNING BOARD

SIGNED THIS_____ DAY OF _____, 2024

Mr. Bruce Flower, TOWN OF WAPPINGER PLANNING BOARD CHAIR

Applicant's Consent Note

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON

Nick Bienstock, Managing Member DATE

Owner's Consent Note

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON

Nick Bienstock, Managing Member DATE

LOOP ROAD

LIMITS OF 100-YR FLOOD PLAIN

RELOCATE EXISTING REFUSE ENCLOSURE

REMOVE TREES 20' BACK FROM NEW CHAIN LINK FENCE

REMOVE TREES 20' BACK FROM NEW CHAIN LINK FENCE

EXISTING LIGHT POLES TO BE REMOVED

100' WETLAND BUFFER

LIMITS OF NYSDEC WETLAND

BUILDING No. 169
2-STORY
111,580 S.F. PER FLOOR
1,131 S.F. OFFICE
222,029 S.F. SELF STORAGE
FIRST FLOOR = 191.0
SECOND FLOOR = 207.0

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND:

EXISTING CONDITIONS:

- PROPERTY LINE NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT GRADE
- EXISTING PROPERTY EASEMENT
- EXISTING RIGHT OF WAY
- 100-YR FLOOD ZONE LINE
- EXISTING BUILDING
- EXISTING CURB
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING STONE WALL
- EXISTING POND
- EXISTING TREE LINE
- EXISTING BRUSH LINE
- EXISTING OVERHEAD WIRES
- EXISTING WATER LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND STORM LINE
- EXISTING UNDERGROUND TELEPHONE LINE

SYMBOLS:

- EXISTING SIGN (1 POST)
- EXISTING SIGN (2 POSTS)
- EXISTING BOLLARD
- EXISTING FENCE POST
- EXISTING GATE POST
- EXISTING POST
- EXISTING CONFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE STUMP
- EXISTING SHRUB
- EXISTING MONUMENT
- EXISTING IRON PIPE FOUND
- EXISTING IRON ROD FOUND
- EXISTING CAPPED IRON ROD
- EXISTING MAGNETIC NAIL FOUND
- EXISTING BENCHMARK
- EXISTING TREE W/ WIRE
- EXISTING SANITARY MANHOLE
- EXISTING CLEANOUT
- EXISTING CATCH BASIN
- EXISTING CATCH BASIN ROUND
- EXISTING END SECTION
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC BOX
- EXISTING ELECTRIC TRANSFORMER
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE W/ LIGHT
- EXISTING LIGHT POLE
- EXISTING AIR CONDITION COMPRESSOR
- EXISTING PANEL/SWITCH BOX
- EXISTING CONDUIT TO/FROM UNDERGROUND
- EXISTING GAS LINE MARKER
- EXISTING HYDRANT
- EXISTING AUTO SPRLR. HYDRANT
- EXISTING WATER VALVE
- EXISTING POST INDICATOR VALVE
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TELEPHONE MANHOLE
- EXISTING SPOT GRADE BOTTOM CURB
- EXISTING SPOT GRADE TOP CURB
- EXISTING SPOT GRADE BOTTOM WALL
- EXISTING SPOT GRADE TOP WALL
- EXISTING FINISHED FLOOR ELEVATION
- EXISTING RIM ELEVATION
- EXISTING INVERT ELEVATION

SITE SPECIFIC NOTES:

1. 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.

2. 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.

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.

Revisions

Mark A. Day, PE

STATE OF NEW YORK · MARK A. DAY · 069646 · LICENSED PROFESSIONAL ENGINEER

Project No. 2021:413

License No. 069646

DAY | STOKOSA
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

Existing Conditions

SCALE	DRAWN BY	DRAWING No.
1" = 50'	MAD	EC.1
DATE	CHECKED BY	
09-29-23	MAD	

LOOP ROAD

LIMITS OF 100-YR FLOOD PLAIN

PROPOSED 24' WIDE EXIT LANE

SLIDING GATE

RELOCATE EXISTING REFUSE ENCLOSURE

REFUSE ENCLOSURE

SLIDING GATE

KEY PAD & BOLLARDS

100' WETLAND BUFFER

LIMITS OF NYSDEC WETLAND

BUILDING No. 169
2-STORY
111,580 S.F. PER FLOOR
1,131 S.F. OFFICE
222,029 S.F. SELF STORAGE
FIRST FLOOR = 191.0
SECOND FLOOR = 207.0

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND:

EXISTING CONDITIONS:

- PROPERTY LINE NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT GRADE
- EXISTING PROPERTY EASEMENT
- EXISTING RIGHT OF WAY
- 100-YR FLOOD ZONE LINE
- EXISTING BUILDING
- EXISTING CURB
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING STONE WALL
- EXISTING POND
- EXISTING TREE LINE
- EXISTING BRUSH LINE
- EXISTING OVERHEAD WIRES
- EXISTING WATER LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND STORM LINE
- EXISTING UNDERGROUND TELEPHONE LINE

SYMBOLS:

- EXISTING SIGN (1 POST)
- EXISTING SIGN (2 POSTS)
- EXISTING BOLLARD
- EXISTING FENCE POST
- EXISTING GATE POST
- EXISTING POST
- EXISTING CONFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE STUMP
- EXISTING SHRUB
- EXISTING MONUMENT
- EXISTING IRON PIPE FOUND
- EXISTING IRON ROD FOUND
- EXISTING CAPPED IRON ROD
- EXISTING MAGNETIC NAIL FOUND
- EXISTING BENCHMARK
- EXISTING TREE W/ WIRE
- EXISTING SANITARY MANHOLE
- EXISTING CLEANOUT
- EXISTING CATCH BASIN
- EXISTING CATCH BASIN ROUND
- EXISTING END SECTION
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC BOX
- EXISTING ELECTRIC TRANSFORMER
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE W/ LIGHT
- EXISTING LIGHT POLE
- EXISTING AIR CONDITION COMPRESSOR
- EXISTING PANEL/SWITCH BOX
- EXISTING CONDUIT TO/FROM UNDERGROUND
- EXISTING GAS LINE MARKER
- EXISTING HYDRANT
- EXISTING AUTO SPRLR. HYDRANT
- EXISTING WATER VALVE
- EXISTING POST INDICATOR VALVE
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TELEPHONE MANHOLE
- EXISTING SPOT GRADE BOTTOM CURB
- EXISTING SPOT GRADE TOP CURB
- EXISTING SPOT GRADE BOTTOM WALL
- EXISTING SPOT GRADE TOP WALL
- EXISTING FINISHED FLOOR ELEVATION
- EXISTING RIM ELEVATION
- EXISTING INVERT ELEVATION

SITE SPECIFIC NOTES:

1. 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.

2. 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.

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

STATE OF NEW YORK · MARK A. DAY · No. 069646 · LICENSED PROFESSIONAL ENGINEER

Revisions

Project No. 2021:413

License No. 069646

DAY | STOKOSA
ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

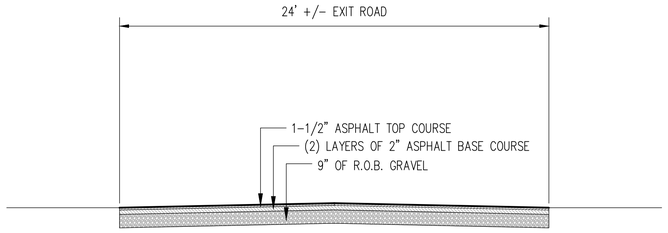
PROJECT

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

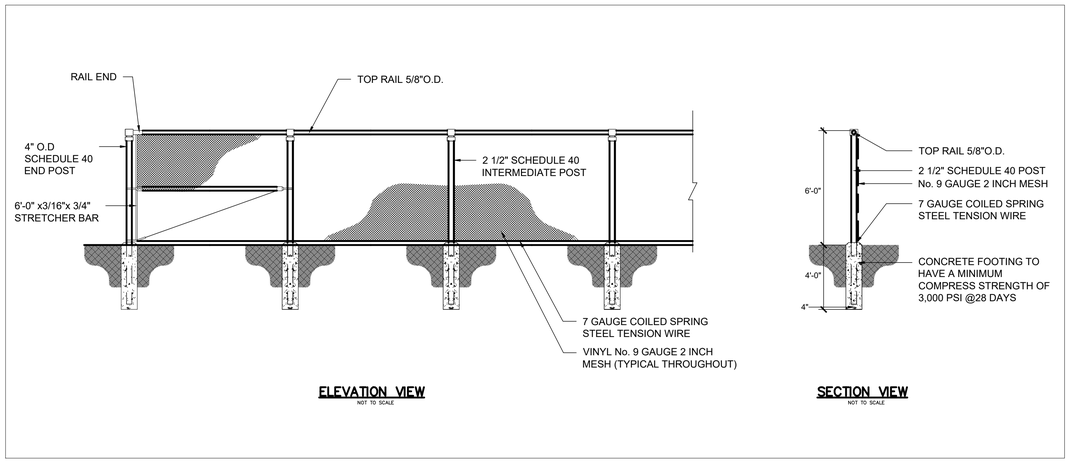
DRAWING

Amended Site Plan

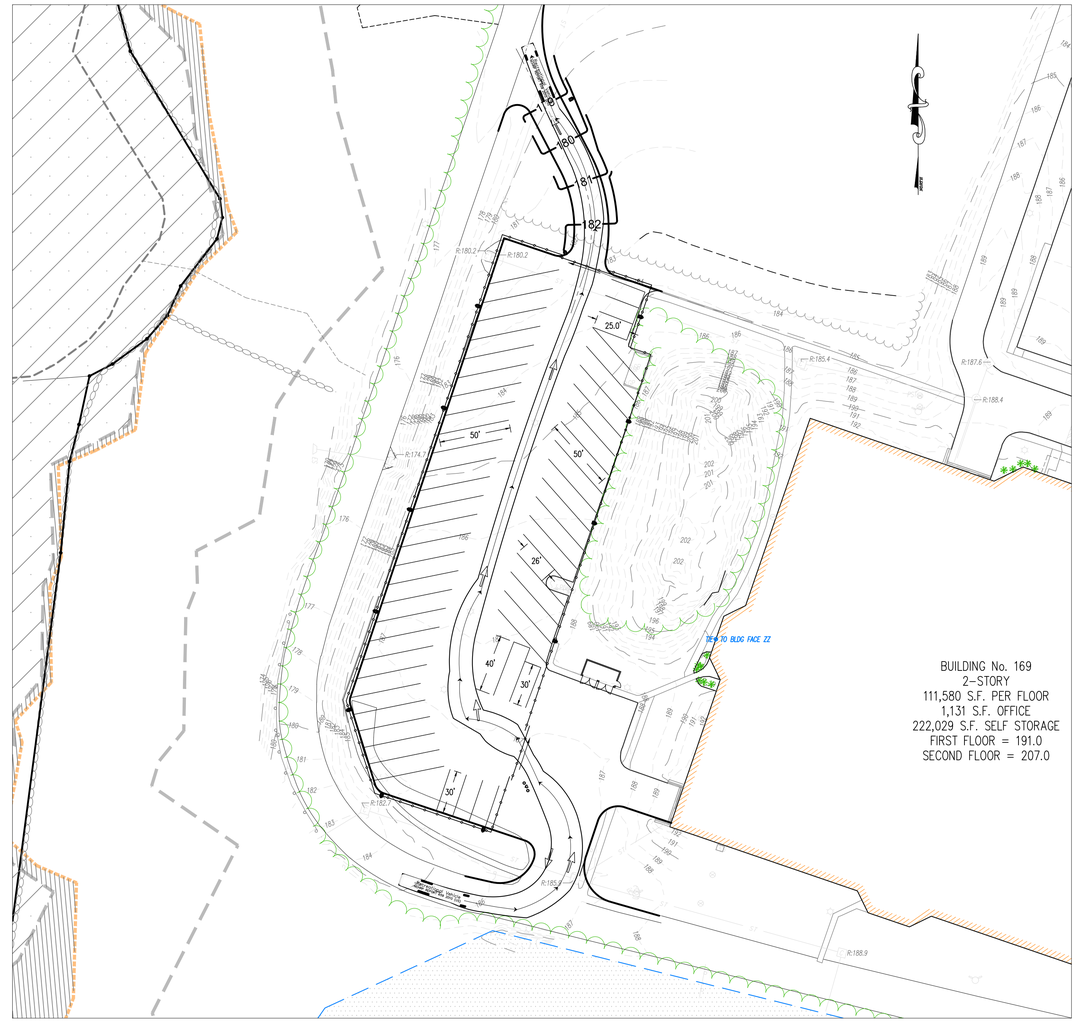
SCALE	DRAWN BY	DRAWING No.
1" = 50'	MAD	SP.1
DATE 09-29-23	CHECKED BY MAD	



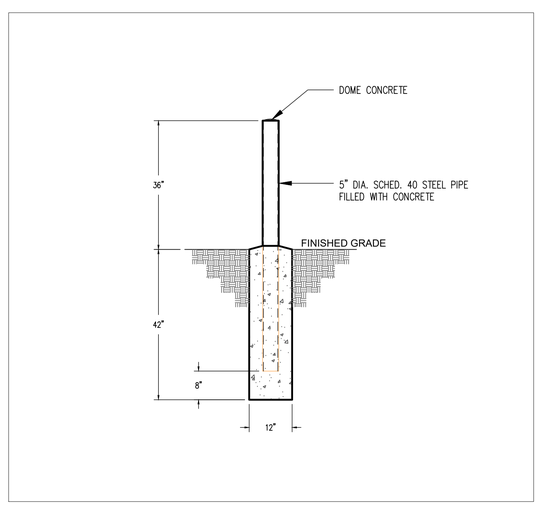
1 ASPHALT EXIT ROAD TO LOOP ROAD
NOT TO SCALE



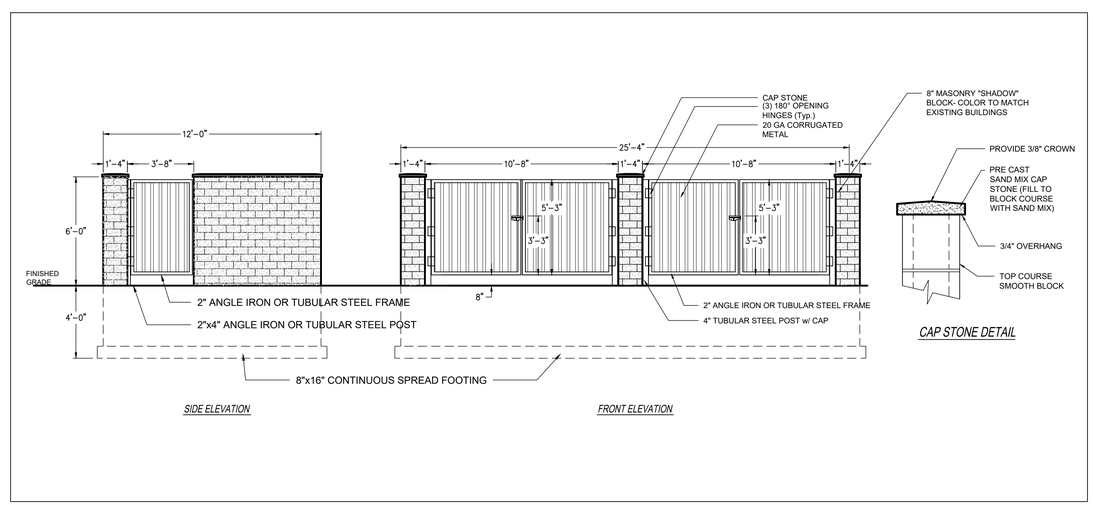
2 CHAIN LINK FENCE DETAIL
NOT TO SCALE



3 RV VEHICLE MOVEMENT PLAN
1" = 50'



4 BOLLARD DETAIL
NOT TO SCALE



5 REFUSE ENCLOSURE DETAIL
NOT TO SCALE

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

STATE OF NEW YORK · MARK A. DAY · No. 069646 · LICENSED PROFESSIONAL ENGINEER

Revisions

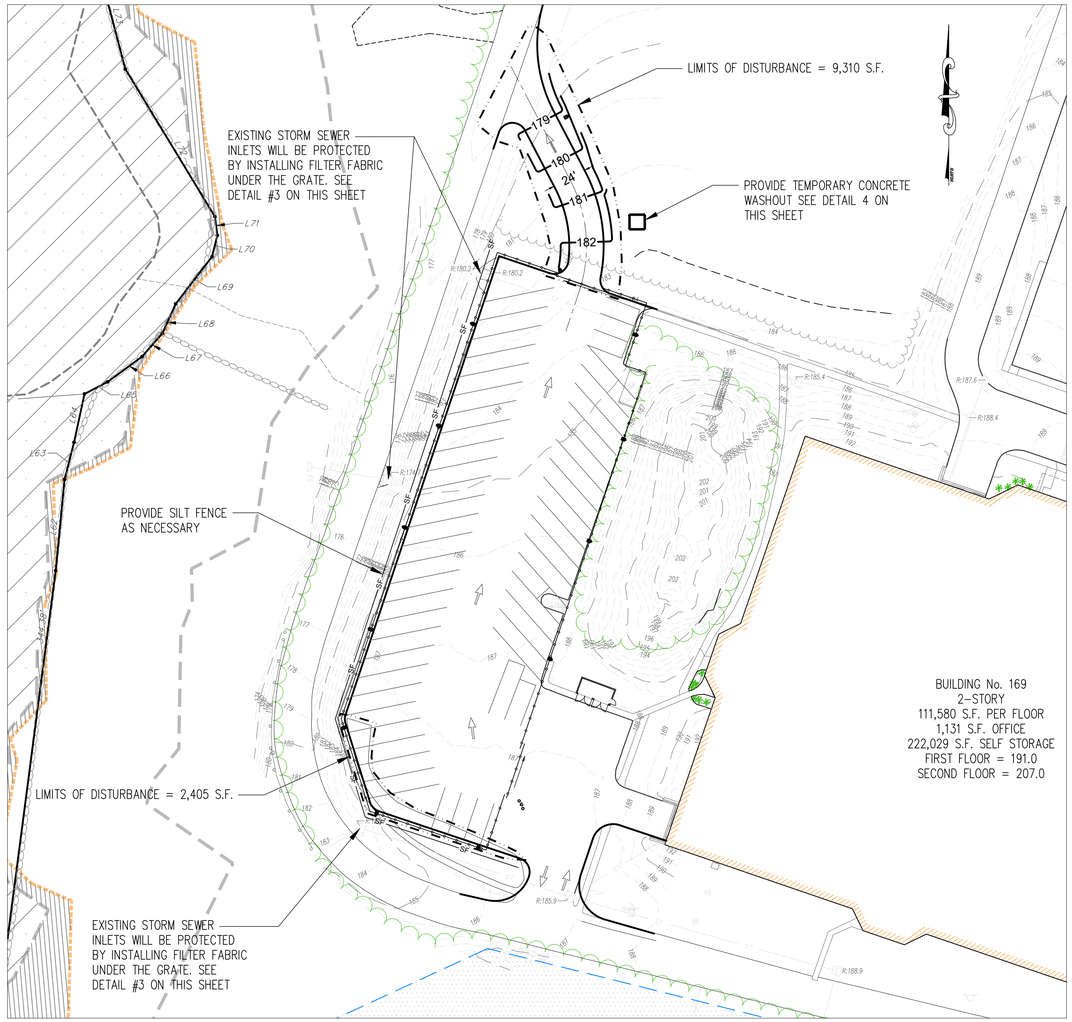
Project No. 2021:413 License No. 069646

DAY | STOKOSA 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

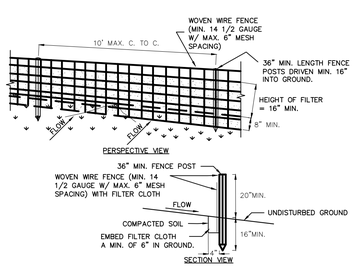
DRAWING
Construction Details

SCALE	DRAWN BY	DRAWING No.
As Noted	MAD	CD.1
DATE 09-29-23	CHECKED BY MAD	



1 EROSION CONTROL PLAN
1" = 50'

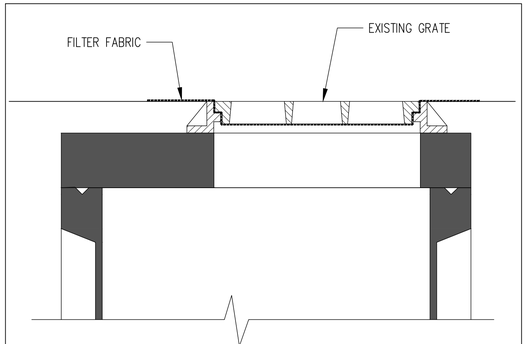
IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.



CONSTRUCTION SPECIFICATIONS

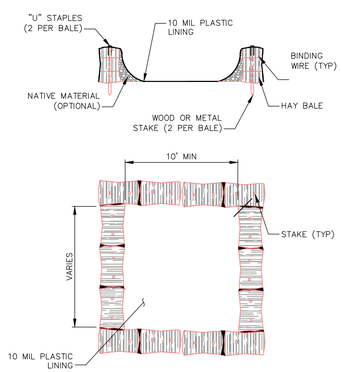
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE,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

2 SILT FENCE DETAIL
NOT TO SCALE



1. THE FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
2. THE FILTER SHALL BE PLACED UNDER THE EXISTING GRATE AND HELD FIRMLY AT THE FRAME BY THE WEIGHT OF THE GRATE.
3. THE FILTER SHALL BE A CONTINUOUS PIECE WITH NO JOINTS OR SEAMS.

3 FILTER FABRIC DROP INLET PROTECTION DETAIL
NOT TO SCALE



NOTES:
1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. REMOVE HARDEN CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL.
4. LINERS, HAYBALES, ET.C SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIR PROMPTLY.

4 TEMPORARY CONCRETE WASHOUT DETAIL
NOT TO SCALE

Mark A. Day, PE

STATE OF NEW YORK · MARK A. DAY · No. 069646 · LICENSED PROFESSIONAL ENGINEER

Revisions

Project No. 2021:413

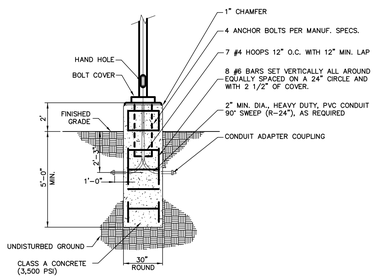
License No. 069646

DAY | STOKOSA 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
Construction Details

SCALE	DRAWN BY	DRAWING No.
As Noted	MAD	CD.2
DATE 09-29-23	CHECKED BY MAD	



NOTES

1. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
2. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE.

1 LIGHT POLE BASE
NOT TO SCALE

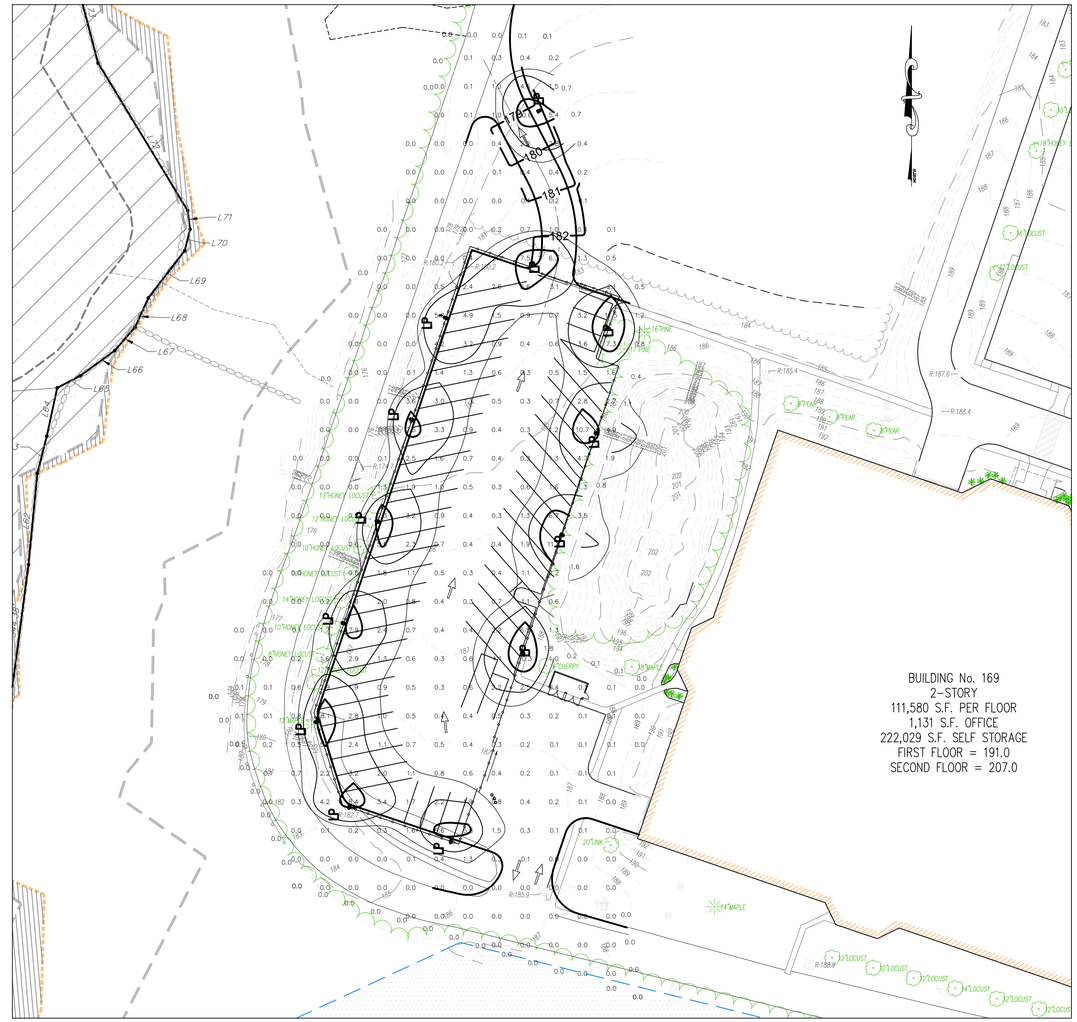
COLOR TEMPERATURE	3000K
LUMENS:	13,000
BEAM ANGLE:	TYPE III-M IV-M

ALL LIGHT FIXTURES SHALL BE MOUNTED ON 15' HIGH POLES

2 100W LED LIGHT SHOEBOX LIGHT FIXTURE
NOT TO SCALE

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY
LP		(1)	BB-LD-100W-S-A-WW-DR4-B-SF	ELECTRONIC	POLE	SHEN ZHEN BBIER LIGHTING CO.LTD.	120V 1P 2W	13



1 LIGHTING PLAN
1" = 50'

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

STATE OF NEW YORK · MARK A. DAY · No. 069646 · LICENSED PROFESSIONAL ENGINEER

Revisions

Project No. 2021:413

License No. 069646

DAY | STOKOSA 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
Lighting Plan

SCALE	DRAWN BY	DRAWING No.
As Noted	MAD	LP.1
DATE	CHECKED BY	
09-29-23	MAD	