

Lands of  
1104 ROUTE 9W, L.  
Deed Liber 4358 Page 2  
LOT 1 UCCO FM #983

Lands of  
STEVEN P. RISI  
Deed Liber 3937 Page 000  
LOT 2 UCCO FM #9839

Lands of  
**MILL HOUSE FARMS, INC.**  
Deed Liber 3270 Page 265

## CONCEPT SITE PLAN

SCALE: 1" = 40'

<b>SITE DATA:</b>		
TOWN OF MARLBOROUGH, NEW YORK		
<b>SITE AND BUILDING INFORMATION:</b>		
ZONE	HD - HIGHWAY DEVELOPMENT DISTRICT	
<b>BUILDING USE</b>	<b>WAREHOUSE / STORAGE</b>	
BUILDING AREA	40,000 SF	
OCCUPANCY CLASSIFICATION	STORAGE - GROUP S-1	
	<b>REQUIRED:</b>	<b>PROVIDED:</b>
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 / 30'	35'
<b>PARKING CALCULATION:</b>		
WAREHOUSE: 1 PARKING STALL PER 2 EMPLOYEE		
10 STALLS PROVIDED		

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

OUTDOOR UNITS:  
(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 ID. NO. 108.4-5-27**

**DEVELOPER/BUILDER/APPLICANT:**

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CONSTRUCTION MANAGEMENT & GENERAL CONTRACTING  
687 OLD WILLETS PATH  
HAUPPAUGE, NEW YORK 11788  
TEL: 631-435-1818  
FAX: 631-273-7673

**STRUCTURAL ENGINEER:**  
**NUCOR BUILDING SYSTEMS**  
**P.O. Box 1000**  
**200 Whitelaw Road**  
**Sumter, SC 29106**  
**Tel: 803/772-2100**  
**Fax: 803/772-2121**

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ENGINEER:



**ISOLATED  
PRELIMINARY DRAWINGS  
PRELIMINARY DRAWINGS  
PRELIMINARY DRAWING**

**2017.07.  
2017.07.  
2017.07.  
2017.03.**

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**DRAWING TITLE:**  
**LIGHTING PLAN**

DATE: 01.30.17	DRAWING NO.:
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DRAWN BY: RK/BF	LP1
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PROJECT NO.:	17.06