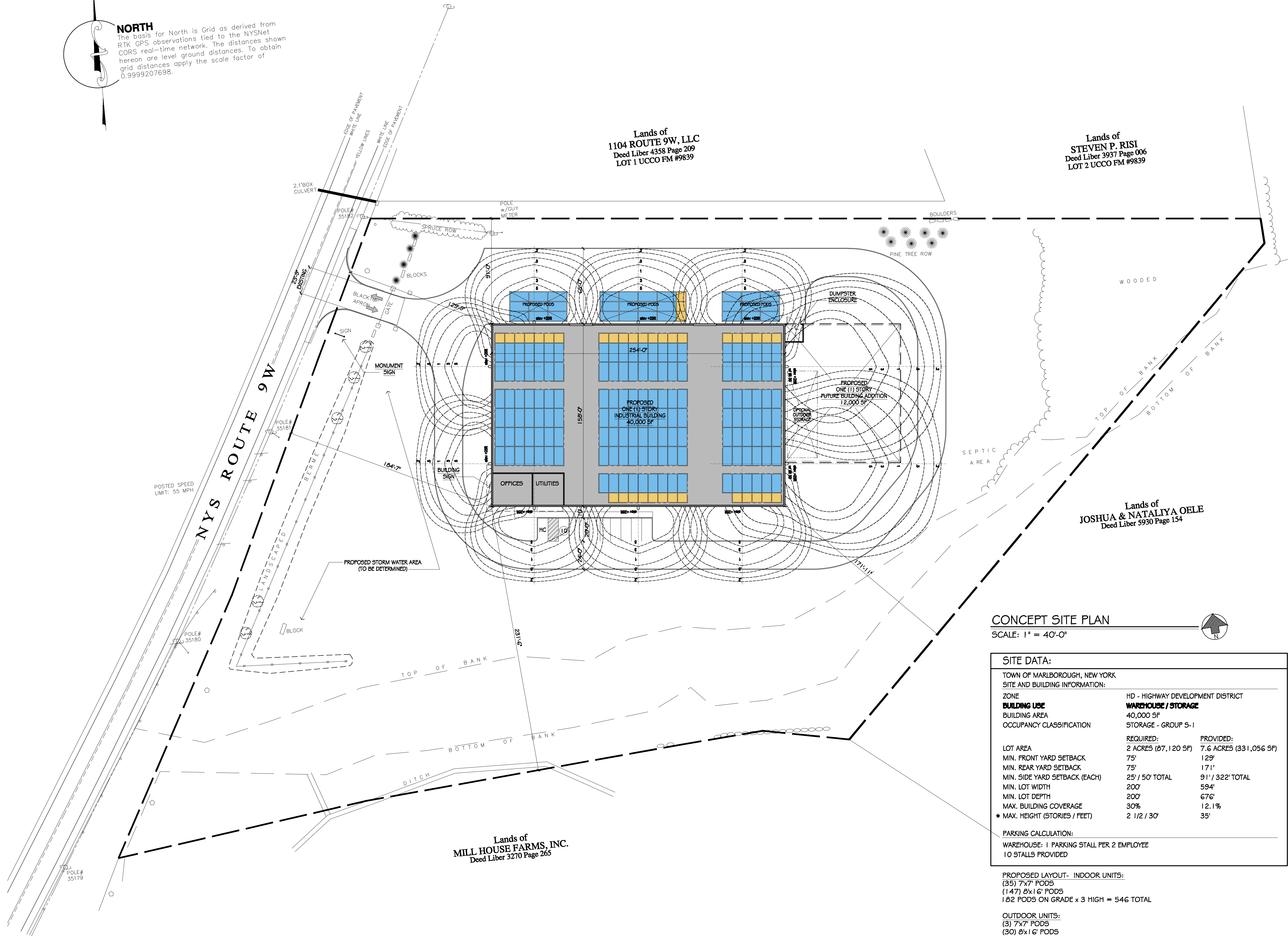


NORTH

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.



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		
LOT AREA	2 ACRES (87,120 SF)	REQUIRED:	PROVIDED:
MIN. FRONT YARD SETBACK	75'	129'	129'
MIN. REAR YARD SETBACK	75'	171'	171'
MIN. SIDE YARD SETBACK (EACH)	25' / 50' TOTAL	91' / 322' TOTAL	91' / 322' TOTAL
MIN. LOT WIDTH	200'	534'	534'
MIN. LOT DEPTH	200'	676'	676'
MAX. BUILDING COVERAGE	30%	12.1%	12.1%
* MAX. HEIGHT (STORIES / FEET)	2 1/2 / 30'	35'	35'
PARKING CALCULATION:			
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 LD. NO. 1084-5-27

ARCHITECT:
the KENT
ARCHITECTURAL COLLABORATIVE, PLLC
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HAUPPAUGE • NEW YORK • 11788
631.788.9094
kent.kent@gmail.com

DEVELOPER / BUILDER / APPLICANT:
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Contracting Corp.
CONSTRUCTION MANAGEMENT & GENERAL CONTRACTING
687 OLD WILLETTS PATH
HAUPPAUGE, NEW YORK 11788
TEL: 631-435-1818
FAX: 631-273-7673

STRUCTURAL ENGINEER:
NUCOR BUILDING SYSTEMS
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Tel: 847.888.2100
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reuther&bowen
Engineering, Design, Construction Services
326 WARD ST. SCRANTON, PA 18512-2424
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Patricia Pauli Brooks, L.S. Registration No. 49795
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ISSUED FOR REVIEW 2017.07.17
PRELIMINARY DRAWING 2017.07.11
PRELIMINARY DRAWING 2017.03.07
REVISION: DATE:

SEAL:

DRAWING TITLE:
LIGHTING PLAN

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