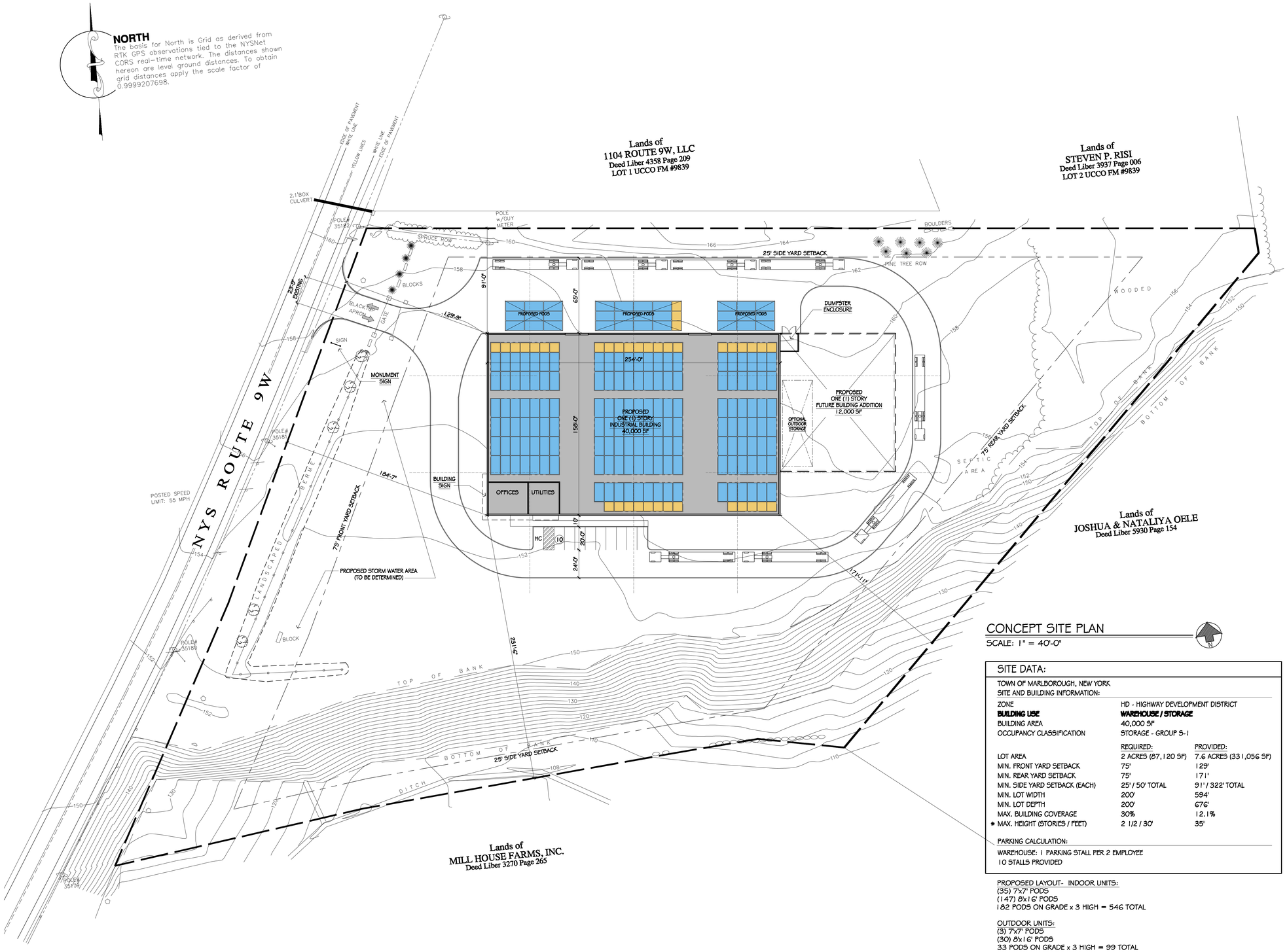

CONCEPT SITE PLAN

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	
	REQUIRED:	PROVIDED:
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'

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 I.D. NO. 108.4 - 5 - 27

ARCHITECT:
the KENT ARCHITECTURAL COLLABORATIVE, PLLC
657 OLD WILLETS PATH
HAUPPAUGE • NEW YORK • 11788
631.750.9904
rkent.fine@gmail.com

DEVELOPER / BUILDER / APPLICANT:
West Rac Contracting Corp.
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
220 Wilkinson Road
Summerville, SC 29483
Tel: 800.866.2100
Fax: 800.866.2121

reuther&bowen
Engineering, Design, Construction Services
326 WARD ST. SCRANTON, PA 18512-2424
PHONE (570) 496-7020 FAX (570) 496-7021

BROOKS & BROOKS Land Surveyors, P.C.
11 Main Street, Highland, NY 12528
845-691-7339
Patricia Pauli Brooks, L.S. Registration No. 49795
Richard C. Brooks, L.S. Registration No. 49600

ENGINEER:
we willingham
10 MAIN STREET SUITE 321
NEW PALTZ, NY 12561
T 845. 255.0210 F 845.256.8110

REVISION:	DATE:
ISSUED	2017.07.17
PRELIMINARY DRAWING	2017.07.11
PRELIMINARY DRAWING	2017.07.05
PRELIMINARY DRAWING	2017.03.07

SEAL:

DRAWING TITLE:
CONCEPT SITE PLAN

DATE: 01.30.17
DRAWN BY: RK/BF
PROJECT NO.: 17.06
DRAWING NO.: SP1