



Lands of
1104 ROUTE 9W, LLC
Deed Liber 4358 Page 209
LOT 1 UCCO FM #9839

Lands of
STEVEN P. RISI
Deed Liber 3937 Page 006
LOT 2 UCCO FM #9839

Lands of
JOSHUA & NATALIYA OELE
Deed Liber 5930 Page 154

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

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 / 12 / 35'	30'
PARKING CALCULATION:		
WAREHOUSE: 1 STALL PER 2 EMPLOYEES / 5-G STALLS REQUIRED		
10 STALLS PROVIDED		
PROPOSED LAYOUT (INDOOR STORAGE):		
(35) 7x7' PODS		
(147) 8x16' PODS		
182 PODS ON GRADE x 3 HIGH = 546 TOTAL		
OUTDOOR STORAGE:		
(3) 7x7' PODS		
(30) 8x16' 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
687 OLD WILLETTS PATH
HAUPPAUGE • NEW YORK • 11788
631.793.9684
rkent.tkac@gmail.com

DEVELOPER / BUILDER / APPLICANT:
West Rac
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
P.O. Box 1006
200 Whetstone Road
Swansea, SC 29160
Tel: 803.568.2100
Fax: 803.568.2121

reuther&bowen
Engineering, Design, Construction Services
326 WARD ST. SCRANTON, PA 18512-2424
PHONE (670) 496-7020 FAX (670) 496-7021

BROOKS & BROOKS
Land Surveyors, P.C.
11 Main Street, Highland, NY 12528
645-491-7239
Patricia Pauli Brooks, L.S. Registration No. 49795
Richard C. Brooks, L.S. Registration No. 49600

ENGINEER:
willingham
10 MAIN STREET SUITE 321
NEW PALTZ, NY 12561
T 845.255.0210 F 845.256.8110

B&B REVISIONS:	DATE:
PRELIMINARY DRAWING	2018.1.05
PRELIMINARY DRAWING	2017.12.06
PRELIMINARY DRAWING	2017.10.02
PRELIMINARY DRAWING	2017.07.17
PRELIMINARY DRAWING	2017.07.11
PRELIMINARY DRAWING	2017.07.05
PRELIMINARY DRAWING	2017.03.07
REVISION:	DATE:

SEAL:

DRAWING TITLE:
CONCEPT SITE PLAN

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