

**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 / 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:  
  
 ARCHITECTURAL COLLABORATIVE, PLLC  
 687 OLD WILLETTS PATH  
 HAUPPAUGE • NEW YORK • 11788  
 631.793.9684  
 rkent.tkac@gmail.com

DEVELOPER / BUILDER / APPLICANT:  
  
 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

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

  
 11 Main Street, Highland, NY 12528  
 845-491-7239  
 Patricia Pauli Brooks, L.S. Registration No. 49795  
 Richard C. Brooks, L.S. Registration No. 49600

ENGINEER:  
  
 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	<b>SP1</b>
PROJECT NO.:	
17.06	