

1. TAX MAP IDENTIFICATION NUMBER: 108.4-3-29.1, 109.1-3-13 & 14.2

2. OWNER: DMK DEVELOPMENT, LLC
453 SUNBURST LN
TEMPE, AZ 85284

3. CURRENT ZONING: 108.4-3-29.1 R-1 (RESIDENTIAL) 2.07± ACRES
109.1-3-13 IND (INDUSTRIAL) 19.89± ACRES
109.1-3-14.2 R-1 (RESIDENTIAL) 5.13± ACRES
27.19± ACRES

4. SITE AREA: 27.19± Ac.

TOWN OF MARLBOROUGH - ZONING DISTRICTS: IND & R-1			
MINIMUM BUILDING REQUIREMENTS	IND (INDUSTRIAL)	CONVENTIONAL R-1 (RESIDENTIAL)	CLUSTER R (RESIDENTIAL)
LOT AREA	5 ACRES	1.0 Ac	10,000 SF
LOT WIDTH	200 FEET	150 FEET	90 FEET
FRONT YARD	75 FEET	25 FEET	20 FEET
REAR YARD	75 FEET	50 FEET	20 FEET
SIDE YARD	25 FEET	35 FEET	10 FEET
MAXIMUM ALLOWABLE			
MAXIMUM BUILDING HEIGHT	35 FT	35 FT	35 FT
BUILDING COVERAGE	30%	20%	20%

TOWN OF MARLBOROUGH - ZONING DISTRICT R-1
RESIDENTIAL ACREAGE (LOTS 108.4-3-29.1 & 109.13-14.2) = 7.20 Ac.
CONVENTIONAL PERMITTED DENSITY 1 UNIT PER AC.
TOTAL NUMBER OF PERMITTED UNITS: 7.20 AC * 1 UNIT / AC. = 7.20 UNITS
OPEN SPACE PROVIDED: 4.26 AC.



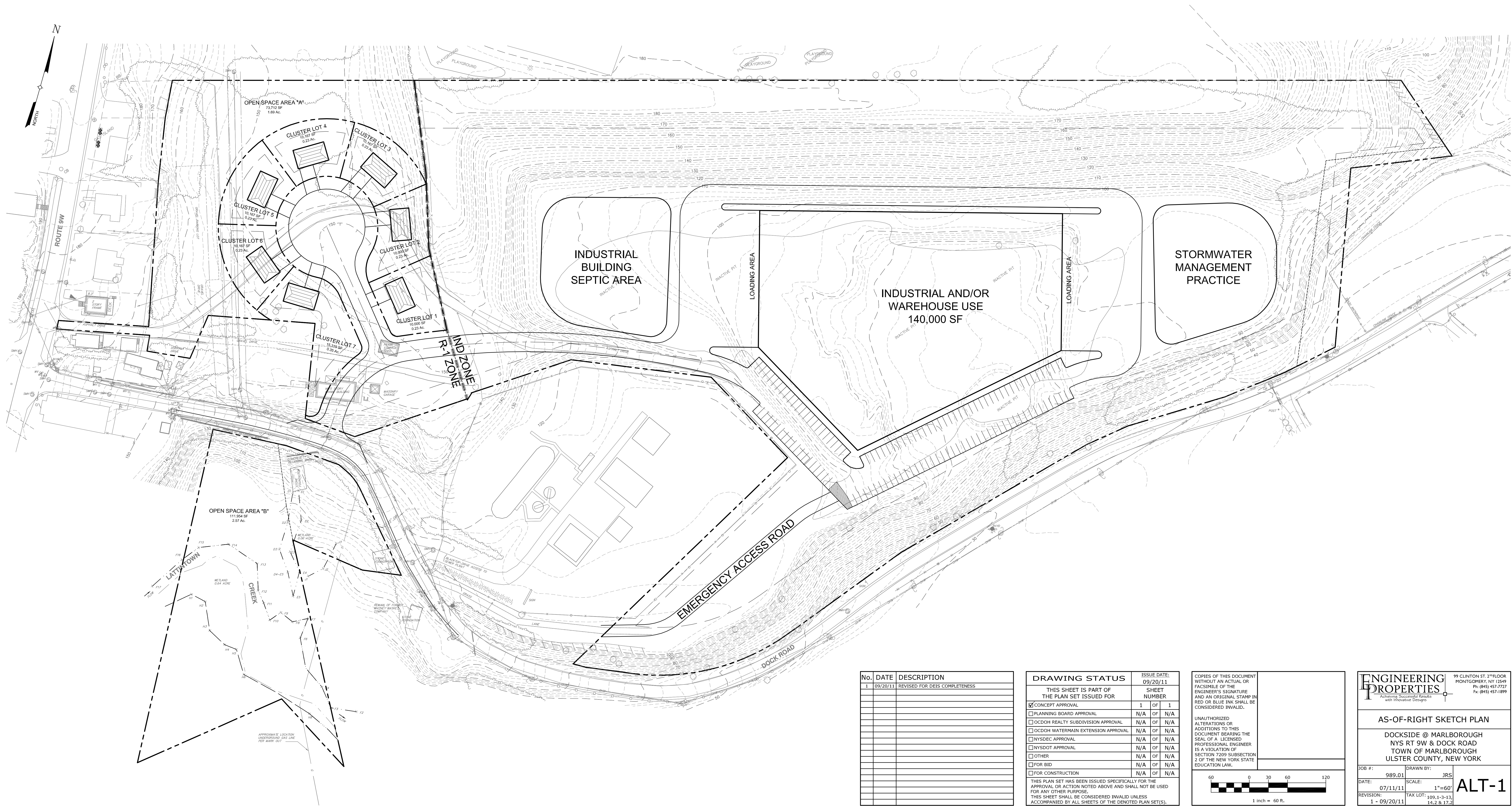
LOCATION MAP

TOTAL SQUARE FEET OF WAREHOUSE:	140,000 S.F.
REQUIRED PARKING AREA:	MIN 25% OF TOTAL S.F.
TOTAL PARKING AREA REQUIRED:	35,000 S.F.

REQUIRED PARKING SPACES: 1 PER 2 EMPLOYEES PER SHIFT
MAXIMUM EMPLOYEES PER SHIFT: ±140 EMPLOYEES
TOTAL PARKING SPACES REQUIRED: 70 SPACES

PARKING AREA PROVIDED: 38,807 S.F.
PARKING SPACES PROVIDED: 124 SPACES

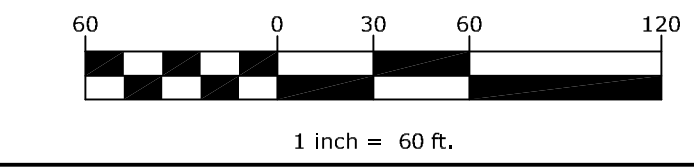
TOTAL SQUARE FEET OF WAREHOUSE:	140,000 S.F.
REQUIRED LOADING BERTHS:	5
LOADING BERTHS PROVIDED:	42

[illegible]

DRAWING STATUS		ISSUE DATE: 09/20/11	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		SHEET NUMBER	
☒ CONCEPT APPROVAL		1	OF 1
☐ PLANNING BOARD APPROVAL		N/A	GF N/A
☐ OGDH REALITY SUBDIVISION APPROVAL		N/A	GF N/A
☐ OGDH WATERMAIN EXTENSION APPROVAL		N/A	GF N/A
☐ NYSDEC APPROVAL		N/A	GF N/A
☐ NYSDOT APPROVAL		N/A	GF N/A
☐ OTHER		N/A	GF N/A
☐ FOR BID		N/A	GF N/A
☐ FOR CONSTRUCTION		N/A	GF N/A
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	AS-OCCUPANT SKETCH PLAN
DOCKSIDE @ MARLBOROUGH NYS RT 9W & DOCK ROAD TOWN OF MARLBOROUGH ULSTER COUNTY, NEW YORK	
JOB #: 989.01 DATE: 07/11/11 REVISION: 1 - 09/20/11	DRAWN BY: JRS SCALE: 1" = 60' TAX LOT: 109-1, 1-2, 14-2, 8 & 17-2
ALT-1	