GENERAL NOTES

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)	19.99± ACRES
109.1-3-14.2	R-1 (RESIDENTIAL)	5.13± ACRES
		27.19± ACRES

4. SITE AREA: 27.19± Ac.

PARKING REQUIREMENTS

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

LOADING REQUIREMENTS

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

LOADING BERTHS PROVIDED: 42

BULK REQUIREMENTS

TOWN OF MARLBOROUGH - ZONING DISTRICTS: IND & R-1

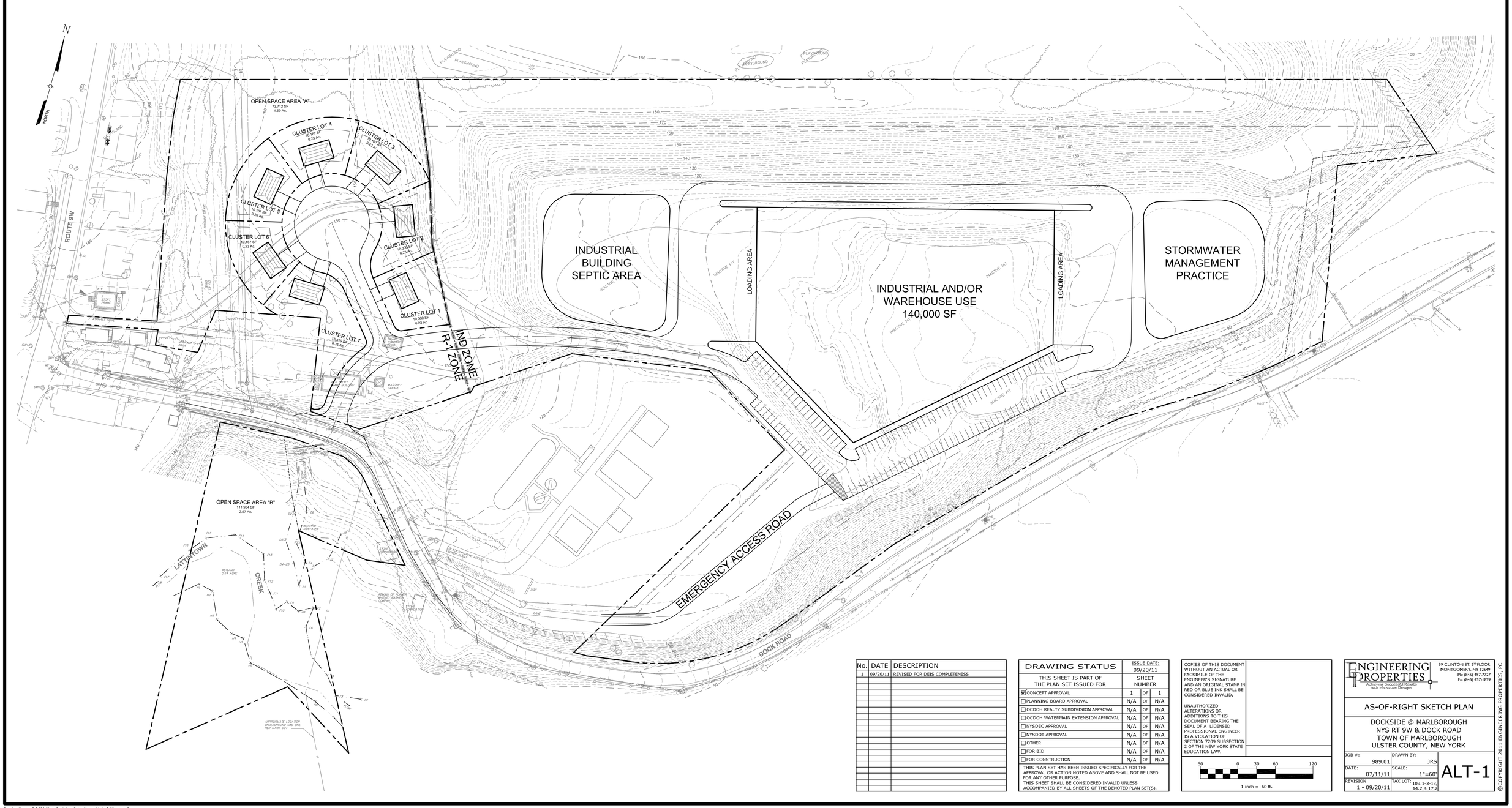
MINIMUM BUILDING REQUIREMENTS	IND (INDUSTRIAL)	CONVENTIONAL R-1(RESIDENTIAL)	CLUSTER R(ESIDENTIAL)
LOT AREA	5 ACRES	1.0 Ac	10,000 SF
LOT WIDTH	200 FEET	150 FEET	90 FEET
FRONT YARD	75 FEET	25 FEET	20 FEET
REAR YARD	75 FEET	50 FEET	20 FEET
SIDE YARD	25 FEET	35 FEET	10 FEET
MAXIMUM ALLOWABLE			
MAXIMUM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

DENSITY CALCULATION

TOWN OF MARLBOROUGH - ZONING DISTRICT R-1

RESIDENTIAL ACREAGE (LOTS 108.4-3-29.1 & 109.1-3-14.2) = 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



No.	DATE	DESCRIPTION
1	09/20/11	REVISED FOR DEIS COMPLETENESS

DRAWING STATUS — ISSUE DATE: 09/20/11

THIS SHEET IS PART OF THE PLAN SET ISSUED FOR — SHEET NUMBER 1 OF 1

☑ CONCEPT APPROVAL	1	OF	1
☐ PLANNING BOARD APPROVAL	N/A	OF	N/A
☐ OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ NYSDEC APPROVAL	N/A	OF	N/A
☐ NYSDOT APPROVAL	N/A	OF	N/A
☐ OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

60 0 30 60 120
1 inch = 60 ft.

ENGINEERING PROPERTIES
Achieving Successful Results with Innovative Designs
99 CLINTON ST. 2ND FLOOR
MONTGOMERY, NY 12549
Ph: (845) 457-7727
Fx: (845) 457-1899

AS-OF-RIGHT SKETCH PLAN

DOCKSIDE @ MARLBOROUGH
NYS RT 9W & DOCK ROAD
TOWN OF MARLBOROUGH
ULSTER COUNTY, NEW YORK

JOB #:	989.01	DRAWN BY:	JRS
DATE:	07/11/11	SCALE:	1"=60'
REVISION:	1 - 09/20/11	TAX LOT:	109.1-3-13, 14.2 & 17.2

ALT-1

©COPYRIGHT 2011 ENGINEERING PROPERTIES, PC

Drawing Name: Z:\989.01 – Dockside @ Marlborough\dwg\Alternate 3.dwg
Date Printed: Sep 20, 2011, 2:26pm