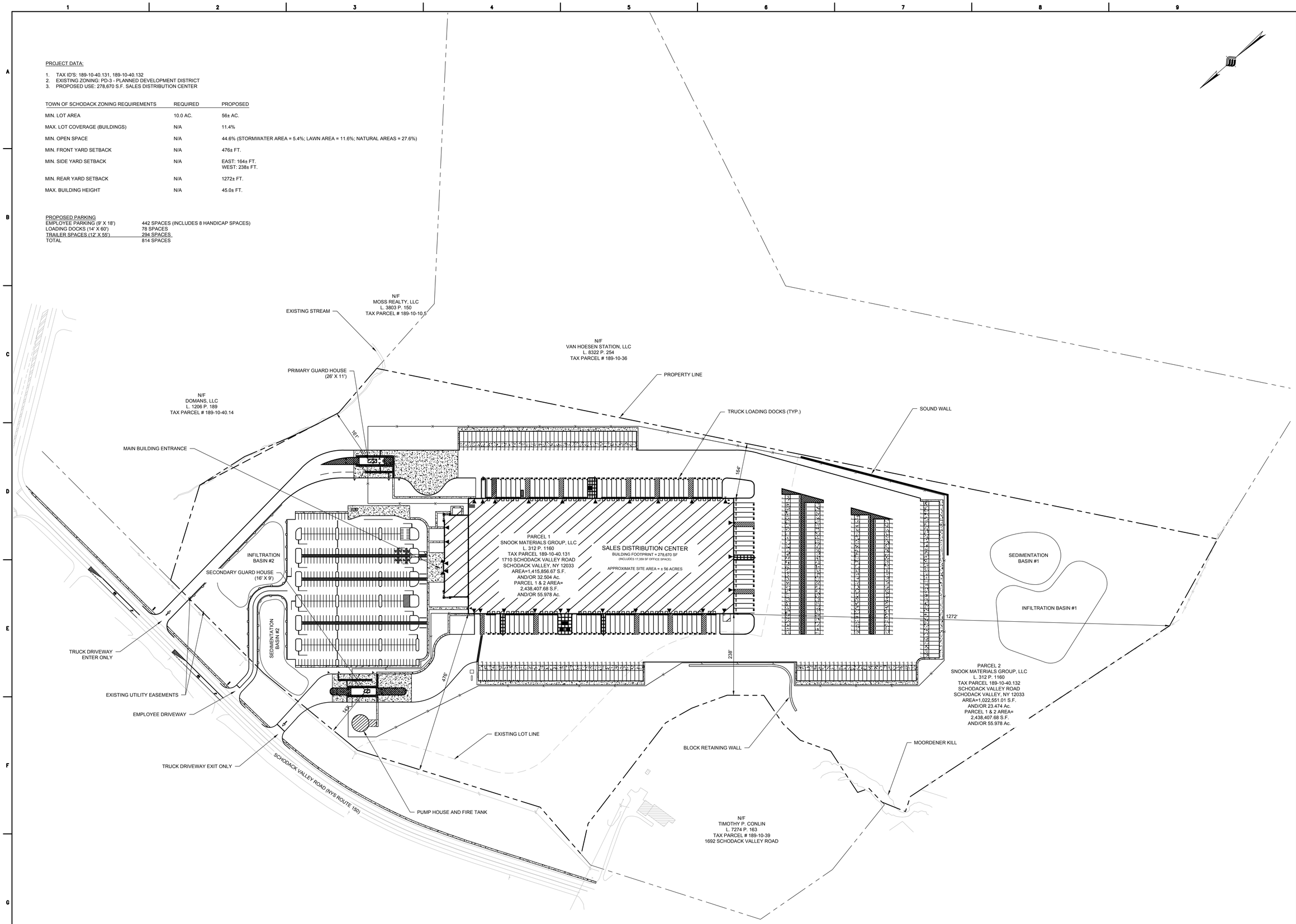
PROJECT DATA:

1. TAX ID'S: 189-10-40.131, 189-10-40.132
2. EXISTING ZONING: PD-3 - PLANNED DEVELOPMENT DISTRICT
3. PROPOSED USE: 278,670 S.F. SALES DISTRIBUTION CENTER

TOWN OF SCHODACK ZONING REQUIREMENTS	REQUIRED	PROPOSED
MIN. LOT AREA	10.0 AC.	56± AC.
MAX. LOT COVERAGE (BUILDINGS)	N/A	11.4%
MIN. OPEN SPACE	N/A	44.6% (STORMWATER AREA = 5.4%; LAWN AREA = 11.6%; NATURAL AREAS = 27.6%)
MIN. FRONT YARD SETBACK	N/A	476± FT.
MIN. SIDE YARD SETBACK	N/A	EAST: 164± FT. WEST: 238± FT.
MIN. REAR YARD SETBACK	N/A	1272± FT.
MAX. BUILDING HEIGHT	N/A	45.0± FT.

PROPOSED PARKING	
EMPLOYEE PARKING (9' X 18')	442 SPACES (INCLUDES 8 HANDICAP SPACES)
LOADING DOCKS (14' X 60')	78 SPACES
TRAILER SPACES (12' X 55')	294 SPACES
TOTAL	814 SPACES



McFarland Johnson
60 RAILROAD PLACE
SUITE 402
SARATOGA SPRINGS, NEW YORK 12866
P:518-580-9380 F:518-580-9383
SaratogaROM@mjinc.com

PROJECT MILESTONE

PRELIM. DESIGN PLANS

NO.	DATE	DESCRIPTION

CLIENT: SCANNELL PROPERTIES, LLC
TOWN OF SCHODACK, STATE OF NEW YORK

PROJECT: SALES DISTRIBUTION CENTER
1710 SCHODACK VALLEY ROAD

DRAWN	NSO
DESIGNED	BJL
CHECKED	AJF
SCALE	1"=100'
DATE	MARCH 31, 2021
PROJECT	18800.00

NOT FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION, "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

DRAWING TITLE

OVERALL LAYOUT PLAN

DRAWING NUMBER

C-00