

PRELIMINARY SITE PLAN APPROVAL DRAWINGS



# NORTHEAST INTERSTATE LOGISTICS CENTER

PUTNAM COUNTY  
NY 312 & PUGSLEY ROAD  
TOWN OF SOUTHEAST, NEW YORK

**Applicant:**  
PUTNAM SEABURY PARTNERS, L.P.  
287 KING STREET  
CHAPPAQUA, NY 10514  
(212) 407-2170

**Site Planner, Civil & Traffic Engineer,  
and Landscape Architect:**  
120 BEDFORD ROAD  
ARMONK, NY 10504  
(914) 273-5225

**Attorney:**  
ZARIN & STEINMETZ  
810 MAIN ST  
SUITE 415  
WHITE PLAINS NY, 10601  
(914) 682-7800

**Architect:**  
LAWLESS & MANGIONE  
ARCHITECTS & ENGINEERS, LLP  
480 NORTH BROADWAY  
YONKERS, NY 10701  
(914) 423-8844

**Environmental Consultant:**  
EVANS ENVIRONMENTAL CONSULTING, INC.  
205 AMITY ROAD  
BETHANY, CT 06524  
(203) 393-0690

**Surveyor:**  
BADEY & WATSON, SURVEYING AND  
ENGINEERING, P.C.  
3063 ROUTE 9  
COLD SPRING, NEW YORK 10516  
(877) 314-1593



**JMC Drawing List:**

- C-000 COVER SHEET
- C-001 AERIAL PHOTOGRAPH
- C-010 OVERALL EXISTING CONDITIONS MAP
- C-020 EXISTING CONDITIONS MAP 'A'
- C-030 EXISTING CONDITIONS MAP 'B'
- C-040 EXISTING CONDITIONS MAP 'C'
- C-050 EXISTING CONDITIONS MAP 'D'
- C-060 EXISTING CONDITIONS MAP 'E'
- C-100 OVERALL LAYOUT PLAN
- C-101 LAYOUT PLAN 'A'
- C-102 LAYOUT PLAN 'B'
- C-103 LAYOUT PLAN 'C'
- C-104 LAYOUT PLAN 'D'
- C-105 LAYOUT PLAN 'E'
- C-200 OVERALL GRADING PLAN
- C-201 GRADING PLAN 'A'
- C-202 GRADING PLAN 'B'
- C-203 GRADING PLAN 'C'
- C-204 GRADING PLAN 'D'
- C-205 GRADING PLAN 'E'
- C-211 RIDGELINE CROSS SECTION 'A'-A'
- C-212 RIDGELINE CROSS SECTION 'B'-B'
- C-301 UTILITIES PLAN 'A'
- C-302 UTILITIES PLAN 'B'
- C-303 UTILITIES PLAN 'C'
- C-304 UTILITIES PLAN 'D'
- C-305 UTILITIES PLAN 'E'
- C-401 EROSION & SEDIMENT CONTROL PLAN 'A'
- C-402 EROSION & SEDIMENT CONTROL PLAN 'B'
- C-403 EROSION & SEDIMENT CONTROL PLAN 'C'
- C-404 EROSION & SEDIMENT CONTROL PLAN 'D'
- C-405 EROSION & SEDIMENT CONTROL PLAN 'E'
- C-501 LANDSCAPING PLAN 'A'
- C-502 LANDSCAPING PLAN 'B'
- C-503 LANDSCAPING PLAN 'C'
- C-504 LANDSCAPING PLAN 'D'
- C-505 LANDSCAPING PLAN 'E'
- C-601 LIGHTING PLAN 'A'
- C-602 LIGHTING PLAN 'B'
- C-603 LIGHTING PLAN 'C'
- C-604 LIGHTING PLAN 'D'
- C-605 LIGHTING PLAN 'E'
- C-701 TREE AND FOREST PRESERVATION PLAN 'A'
- C-702 TREE AND FOREST PRESERVATION PLAN 'B'
- C-703 TREE AND FOREST PRESERVATION PLAN 'C'
- C-704 TREE AND FOREST PRESERVATION PLAN 'D'
- C-705 TREE AND FOREST PRESERVATION PLAN 'E'
- C-711 TREE AND FOREST PRESERVATION LIST
- C-712 TREE AND FOREST PRESERVATION LIST
- C-900 CONSTRUCTION DETAILS
- C-901 CONSTRUCTION DETAILS
- C-902 CONSTRUCTION DETAILS
- C-903 CONSTRUCTION DETAILS
- C-904 CONSTRUCTION DETAILS
- C-905 CONSTRUCTION DETAILS
- C-906 CONSTRUCTION DETAILS

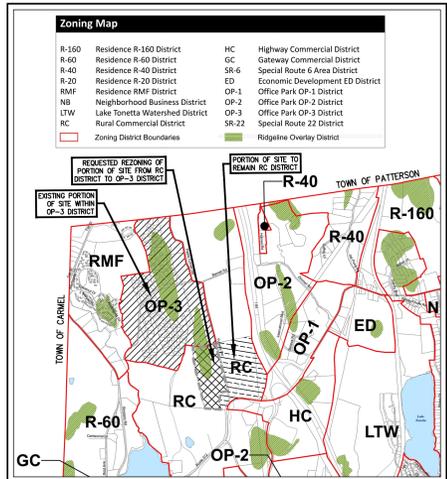
AREA MAP  
SCALE: 1" = 300'

TABLE OF LAND USE							
PROPOSED USE: LOGISTICS CENTER <sup>(1)</sup>							
EXISTING/PROPOSED ZONING DISTRICT: OFFICE PARK OP-3 DISTRICT <sup>(2)</sup>							
DESCRIPTION	REQUIRED /PERMITTED	PROVIDED					
		LOT 1	LOT 2	LOT 3	LOT 4 <sup>(7)</sup>	LOT 5 <sup>(8)</sup>	LOT 6
LOT AREA (MINIMUM) (SQUARE FEET/ACRES)	100,000/2.30	±3,043,310/±69.86	±4,328,499/±99.37	±4,251,060/±97.59	±2,495,104/±57.28	±1,377,436/±31.16	±33,559/±0.77
LOT WIDTH (MINIMUM) (FEET)	400	±3,550	±425	±2,180	±1,900	±570	±510
LOT FRONTAGE (MINIMUM) (FEET)	400	±3,565	±425	±2,260	±2,935	±630	±530
LOT DEPTH (MINIMUM) (FEET)	400	±750	±2,550	±975	±1,155	±235	±195
BUILDING HEIGHT (MAXIMUM) (FEET/STORIES)	45/3	43.6/1	43.6/1	43.6/1	-	-	-
GROSS FLOOR AREA (MAXIMUM) (SQUARE FEET)	(SEE NOTE 3)	435,095	323,076	366,404	-	-	-
BUILDING COVERAGE (MAXIMUM) (PERCENT)	25	14.30	7.46	8.62	-	-	-
LOT COVERAGE TOTAL (MAXIMUM) (PERCENT)	55	33.1	16.2	18.4	-	-	-
OPEN SPACE (MINIMUM) (PERCENT)	45	66.9	83.8	81.6	-	-	-
BUILDABLE AREA CALCULATIONS <sup>(4)</sup>							
STATE DESIGNATED WETLANDS (SQUARE FEET/ACRES)	-	±115,269/±2.65	±60,583/±1.39	±659,141/±15.13	-	-	-
SLOPES OVER 25% IN GRADE (SQUARE FEET/ACRES)	-	±77,529/±1.78	±277,522/±6.37	±227,060/±5.21	-	-	-
TOTAL DEDUCTIONS (50%) (SQUARE FEET/ACRES)	-	±96,399/±2.21	±169,053/±3.88	±443,101/±10.17	-	-	-
NET BUILDABLE AREA (SQUARE FEET/ACRES)	-	±2,946,911/±67.65	±4,159,446/±95.49	±3,807,959/±87.42	-	-	-
FLOOR AREA RATIO (MAXIMUM) <sup>(4)</sup> (RATIO)	0.15/0.25 <sup>(5)</sup>	0.148	0.078	0.096	-	-	-
<b>YARDS</b>							
FRONT BUILDING SETBACK (FEET)	100/50 <sup>(6)</sup>	212	907	593	-	-	-
REAR BUILDING SETBACK (FEET)	50	235	1,481	85	-	-	-
SIDE BUILDING SETBACK (FEET)	50	567	160	177	-	-	-
<b>PARKING SETBACKS</b>							
FRONT PARKING SETBACK (FEET)	50/25 <sup>(6)</sup>	142	734	441	-	-	-
REAR PARKING SETBACK (FEET)	25	61	1,328	33	-	-	-
SIDE PARKING SETBACK (FEET)	25	432	55	34	-	-	-
<b>PARKING REQUIREMENTS</b>							
REQUIREMENT (SEE PARKING AND LOADING TABLE)	-	173	128	145	-	-	-
STANDARD SPACES PROVIDED	-	279	210	238	-	-	-
ACCESSIBLE SPACES PROVIDED	-	14	7	8	-	-	-
TOTAL PROVIDED	-	293	217	246	-	-	-
<b>LOADING REQUIREMENTS</b>							
REQUIREMENT (1 SPACE PER 40,000 S.F.)	-	11	9	10	-	-	-
PROVIDED	-	91	51	70	-	-	-

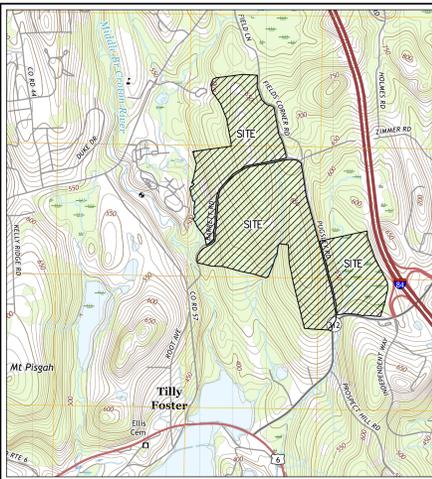
PARKING AND LOADING TABLE									
DESCRIPTION	BUILDING SIZE (S.F.)	ANTICIPATED EMPLOYEES <sup>(1)(3)</sup> (1 EMPLOYEE / 1,695 S.F.)	TOWN PARKING REQUIREMENT (1 SPACE / 1.5 EMPLOYEE)	PARKING PROVIDED			LOADING DOCKS AND TRAILER SPACES		
				PROPOSED	LANDBANKED	TOTAL <sup>(2)</sup> PROVIDED (0.67 SPACE / 1,000 S.F.)	LOADING DOCKS	TRAILER PARKING	TOTAL PROVIDED
BUILDING 1	261,320	154	104	104	72	176	39	55	94
BUILDING 2	173,775	103	69	69	48	117	52	23	75
BUILDING 3	323,076	191	128	128	89	217	51	62	113
BUILDING 4	366,404	217	145	145	101	246	70	52	122
<b>TOTAL</b>	1,124,575	665	446 <sup>(3)</sup>	446	310	756	212	192	404

- PARKING AND LOADING TABLE NOTES:**
- THE ANTICIPATED NUMBER OF EMPLOYEES IS BASED ON THE RATIO OF EMPLOYEES TO SQUARE FEET OF FLOOR AREA PUBLISHED BY ENR/ENR/STAR/GOV FOR TYPICAL WAREHOUSE SPACE. NEW CONSTRUCTION HIGHLY MECHANIZED WAREHOUSE SPACES HAVE LOWER EMPLOYEE DENSITIES.
  - THE TOTAL NUMBER OF PARKING SPACES PROVIDED IS CONSISTENT WITH PARKING RATIO FOR STORAGE OR WHOLESALE FACILITIES IN THE URBAN LAND INSTITUTE PUBLICATION, "THE DIMENSIONS OF PARKING, 5TH EDITION".
  - SEPTIC AREAS HAVE BEEN CONSERVATIVELY SIZED FOR THE POTENTIAL HIGHER EMPLOYEE TOTALS:
    - BUILDING 1: 264 EMPLOYEES
    - BUILDING 2: 176 EMPLOYEES
    - BUILDING 3: 326 EMPLOYEES
    - BUILDING 4: 369 EMPLOYEES
    - TOTAL: 1,135 EMPLOYEES

- TABLE OF LAND USE NOTES:**
- REFER TO PROPOSED SUPPLEMENTAL REGULATIONS FOR LOGISTICS CENTER WITHIN TOWN CODE SECTION 138.
  - A PORTION OF THE SITE IS PROPOSED TO BE REZONED FROM RC DISTRICT TO OP-3 DISTRICT. THE REMAINING PORTION OF THE SITE IS CURRENTLY ZONED WITHIN THE OP-3 DISTRICT. PROPOSED LOTS 4, 5, AND 6 ARE PROPOSED TO REMAIN ZONED IN THE RC DISTRICT.
  - MAXIMUM PERMITTED GROSS FLOOR AREA PER LOT IS EQUIVALENT TO 0.25 OF THE NET BUILDABLE AREA:
    - LOT 1: 736,727 SQUARE FEET
    - LOT 2: 1,036,961 SQUARE FEET
    - LOT 3: 951,239 SQUARE FEET
    - TOTAL: 2,724,927 SQUARE FEET
 THE TOTAL PROPOSED GROSS FLOOR AREA OF 1,124,575 SQUARE FEET IS 41 PERCENT OF THE TOTAL PERMITTED GROSS FLOOR AREA.
  - "FLOOR AREA RATIO" IS DEFINED BY THE ZONING CODE AS THE GROSS FLOOR AREA IN SQUARE FEET OF ALL BUILDINGS ON A LOT DIVIDED BY THE AREA OF SUCH LOT IN SQUARE FEET. "BUILDABLE AREA" IS DEFINED BY THE ZONING CODE AS ALL LAND MINUS 50% OF THE ACREAGE OF STATE DESIGNATED WETLANDS AND 50% OF THE ACREAGE OF SLOPES OVER 25% IN GRADE.
  - A FLOOR AREA RATIO OF 0.15 SHALL NOT BE EXCEEDED WITHOUT A TRANSPORTATION DISTRICT IN PLACE OR UNTIL THE ROAD IMPROVEMENTS NECESSARY TO ACCOMMODATE THE ADDITIONAL DEVELOPMENT ARE MADE.
  - FRONT YARD AND FRONT YARD PARKING SETBACK REQUIREMENTS MAY BE REDUCED BY UP TO 50% FOR ANY STREET OR ROAD OTHER THAN STATE OR COUNTY ROAD OR HIGHWAY.
  - BULK REQUIREMENTS OF PROPOSED LOT 4 DEPICTED INCLUDE TWO WELL PARCELS.
  - BULK REQUIREMENTS OF PROPOSED LOT 5 DEPICTED ARE BASED ON THE LAND DONATION OF PROPOSED LOT 6 TO NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT). THEREFORE, PROPOSED LOT 6 BECOMES PART OF THE EXISTING RIGHT-OF-WAY.



ZONING MAP  
SCALE: 1" = 2,500'  
SOURCE: TOWN OF SOUTHEAST



VICINITY MAP  
SCALE: 1" = 1,500'  
SOURCE: USGS Topography



No.	Revision	Date	By
1.	DESIGN COMPLETENESS SUBMISSION	05/11/2018	KRM
2.	DESIGN COMPLETENESS SUBMISSION	06/08/2018	KRM

**JMC**  
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
JMC Site Development Consultants, LLC  
John Meyer Consulting, Inc.  
120 BEDFORD ROAD - ARMONK, NY 10504  
voice 914.273.5225 • fax 914.273.2102  
www.jmcpilc.com

Scale: AS SHOWN  
Date: 11/06/2017  
Project No: 14012  
Sheet: COVER 9\_CENTER  
Drawing No: C-000

NOT FOR CONSTRUCTION