

SITE DATA

S.C.T.M.: DIST. 0500, SECT. 193, BLK. 02, LOT 6
 LOT AREA: 207,975.3 SF (4.77 Ac)
 SITE ADDRESS: 1110 LINCOLN AVE., HOLBROOK NY 11741
 SCHOOL DISTRICT: SACHEM CSD
 FIRE DISTRICT: HOLBROOK
 WATER DISTRICT: SUFFOLK COUNTY WATER AUTHORITY
 EXISTING ZONE: INDUSTRIAL 1 DISTRICT (IND1)
 EXISTING USE: U-HAUL STORAGE FACILITY
 EXISTING BUILDING AREA: 13,501.80 SF
 EXISTING F.A.R.: 0.065
 ALL USES: U-HAUL STORAGE FACILITY; WAREHOUSE / TRUCK RENTAL
 PROPOSED BUILDING AREA: 35,399.75 SF
 PROPOSED F.A.R.: 0.235
 G.W.M.Z.: ZONE I

ZONING COMPLIANCE TABLE:

INDUSTRIAL 1 DISTRICT (IND1)

ITEM	REQUIRED:	EXISTING:	PROPOSED:
HEIGHT OF BUILDING (MAX.)	60.00 FT / 4 ST	43.00 FT	38.75 FT
FLOOR AREA RATIO (MAX.)	0.35	0.065	0.235
LOT AREA (MIN.)	20,000 SF	207,975.3 SF	207,975.3 SF
LOT WIDTH (MIN.)	100.00 FT	330.00 FT	330.00 FT
FRONT YARD (MIN.)	53.75 FT	60.60 FT	291.08 FT
SIDE YARD (MIN.)	10.00 + 3.75 = 13.75 FT	64.07 FT	13.75 FT
REAR YARD (MIN.)	25.00 + 3.75 = 28.75 FT	374.18 FT	30.50 FT

PARKING CALCULATIONS

PARKING REQUIRED:

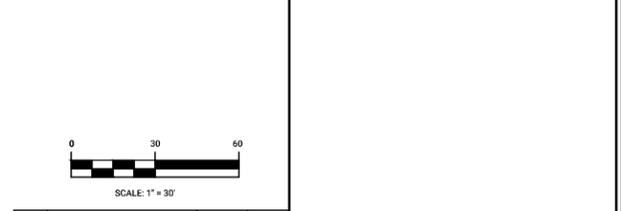
EXIST. STORAGE BUILDING (A) - OFFICE USE	4,367.0 SF AT 1 STALL PER 200 SF = 21.8 STALLS
EXIST. STORAGE BUILDING (A) - STORAGE USE	9,134.8 SF AT 1 STALL PER 600 SF = 15.2 STALLS
PROP. WAREHOUSE (B) - OFFICE	5,310.0 SF AT 1 STALL PER 200 SF = 26.6 STALLS
PROP. WAREHOUSE (B) - WAREHOUSE	30,089.8 SF AT 1 STALL PER 1000 SF = 30.1 STALLS
TOTAL PARKING REQUIRED	= 94 STALLS*

* PARKING RELAXATION REQUIRED

PARKING PROVIDED:

EXISTING PAVED PARKING STALLS (INCLUDES 2 H.C.)	= 55 STALLS
PROPOSED PAVED PARKING STALLS (INCLUDES 1 H.C.)	= 10 STALLS
TOTAL PARKING PROVIDED	= 65 STALLS

SCDHS # C-23-0090
 TOWN OF ISLIP APPLICATION # 2022-070



5.	REVISED PER SCDHS COMMENTS	06-02-23	KLM
4.	REVISED PER SCDHS COMMENTS	05-10-23	JVC
3.	REVISED PER TOWN COMMENTS	05-02-23	JVC
2.	REVISED PER SCDHS COMMENTS	04-07-23	KLM
1.	REVISED PER TOWN COMMENTS	01-25-23	JVC

OWNER/APPLICANT:
 U-HAUL CO OF LI, INC
 PO BOX 2966
 PHOENIX AZ 85028
 CONTRACTING CORP
 PHONE: 845-562-1300 CELL: 845-222-4741
 PHILIP@R&M-ENGINEERING.COM
 SITE ADDRESS:
 1110 LINCOLN AVENUE
 HOLBROOK, NY 11741



Matthew K. Aylward, P.E.
 NY State License No. 093172

ALIGNMENT PLAN

U-HAUL
 SITUATED IN
HOLBROOK
 TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0500, SECTION 193, BLOCK 02, LOT 06

R&M ENGINEERING

Robinson & Muller Engineers, P.C.
 50 Elm Street
 Huntington, NY 11743
 Office: (631) 271-0576
 Fax: (631) 271-0592
 www.rmengineering.com

DWN BY: JVC CHKD BY: MKA SCALE: 1" = 30'
 DATE: 03.10.22 DATE: 03.10.22 JOB No.: 2007-086 SHEET: **SP-2**

LEGEND

[Symbol]	PROPOSED CONCRETE	[Symbol]	EXISTING LEACHING POOL (LP) TO REMAIN
[Symbol]	PROPOSED PAVEMENT AREA	[Symbol]	PROPOSED LEACHING POOL (LP) WITH SOLID COVER
[Symbol]	PROPOSED BUILDING	[Symbol]	PROPOSED LEACHING POOL (LP) WITH INLET GRATE
[Symbol]	PROPOSED FULL DEPTH SAW-CUT EXISTING CURB TO BE REMOVED	[Symbol]	EXISTING CATCH BASIN
[Symbol]	EXISTING CURB TO REMAIN	[Symbol]	EXISTING UTILITY POLE
[Symbol]	PROPOSED CURB	[Symbol]	EXISTING HYDRANT
[Symbol]	EXISTING WATER MAIN TO REMAIN	[Symbol]	EXISTING SITE LIGHT
[Symbol]	EXISTING UNDERGROUND ELECTRIC	[Symbol]	PROPOSED SITE LIGHTING
[Symbol]	EXISTING TELEPHONE LINE TO REMAIN	[Symbol]	PROPOSED SPOT ELEVATION
[Symbol]	EXISTING GAS MAIN TO REMAIN	[Symbol]	EXISTING SPOT ELEVATION
[Symbol]	EXISTING OVERHEAD WIRING	[Symbol]	BOTTOM OF CURB ELEVATION
[Symbol]	PROPOSED WATER SERVICE LINE	[Symbol]	TOP OF CURB ELEVATION
[Symbol]	PROPOSED UNDERGROUND COMMUNICATION	[Symbol]	PAVEMENT ELEVATION
[Symbol]	PROPOSED SEWER LINE	[Symbol]	WALKWAY ELEVATION
[Symbol]	EXISTING FENCE	[Symbol]	DRAIN FLOW ARROW
[Symbol]	PROPOSED FENCE	[Symbol]	PROP DOUBLE YELLOW STRIPING
[Symbol]	EXISTING CONTOUR LINE	[Symbol]	EXIST DOUBLE YELLOW STRIPING
[Symbol]	PROPOSED CONTOUR LINE	[Symbol]	PROPOSED ROOF DRAIN LEADER
[Symbol]	EXISTING SANITARY SEWER LINE TO REMAIN	[Symbol]	
[Symbol]	EXISTING DRAINAGE LINE TO REMAIN	[Symbol]	
[Symbol]	PROPOSED DRAINAGE PIPE	[Symbol]	
[Symbol]	PROPOSED ROOF DRAIN LEADER	[Symbol]	

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

SITE PLAN BASED ON SURVEY PREPARED BY JM LAND SURVEYING DATED NOVEMBER 18, 2021

LOT COVERAGE

ROOF AREA	50,575.35 / 24.3%
IMPERVIOUS AREA	58,470.15 / 28.1%
LANDSCAPE AREA	47,493.80 / 22.8%
GRAVEL AREA	51,436.00 / 24.8%
TOTAL AREA	207,975.30 SF / 100.00%

LANDSCAPE TABLE:

ITEM	REQUIRED:	PROPOSED:
OVERALL LANDSCAPE (20% MIN, EXCLUDING BUFFER AREA)	41,595.06 SF (20.0%)	47,493.80 SF (22.8%)
STREET FRONTAGE	8'	262.8'
FRONT YARD LANDSCAPE (50% MIN. OF REQUIRED LANDSCAPING)	20,797.53 (10.0%)	15,698.3 SF (7.55%)*

* VARIANCE REQUIRED FOR FRONT YARD LANDSCAPE

GROSS FLOOR AREA (G.F.A.) TABLE:

ITEM	(G.F.A.):
EXISTING 1 STORY STONE & METAL BUILDING	13,501.80 SF
PROPOSED U-HAUL STORAGE FACILITY	35,399.75 SF
TOTAL	48,901.55 SF

SIGN SCHEDULE

SYMBOL	TEXT	N.Y.S.D.O.T. SIGN NO.	SIZE OF SIGN (S.F.)	TYPE OF MOUNT	QTY.
[Symbol]	STOP	R1-1	30" X 30"	GR. MNTD.	1
[Symbol]	NO PARKING	NVR7-4	12" X 18"	GR. MNTD.	2
[Symbol]	NO PARKING	R7-8 R7-8P	12" X 18" 12" X 6"	GR. MNTD.	1

- SIGN NOTES:**
- SIGN POST "MINUTE MAN" BREAKAWAY SYSTEM BY MARION STEEL COMPANY MARION, OHIO OR APPROVED EQUAL.
 - 2" WIDE STOP LINES SHALL BE PAINTED AT ALL STOP SIGNS.
 - ALL SIGNS SHALL HAVE A MOUNTING HEIGHT OF 7'-0", AS MEASURED FROM BOTTOM OF SIGN TO FINISHED GRADE.
 - ALL SIGNS ARE TO BE REFLECTORIZED.
 - A MINIMUM OF TWO CROSS BRACES SHALL BE PROVIDED ON ALL SINGLE CHANNEL SIGNS HAVING A DIMENSION GREATER THAN 24 INCHES.

The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.