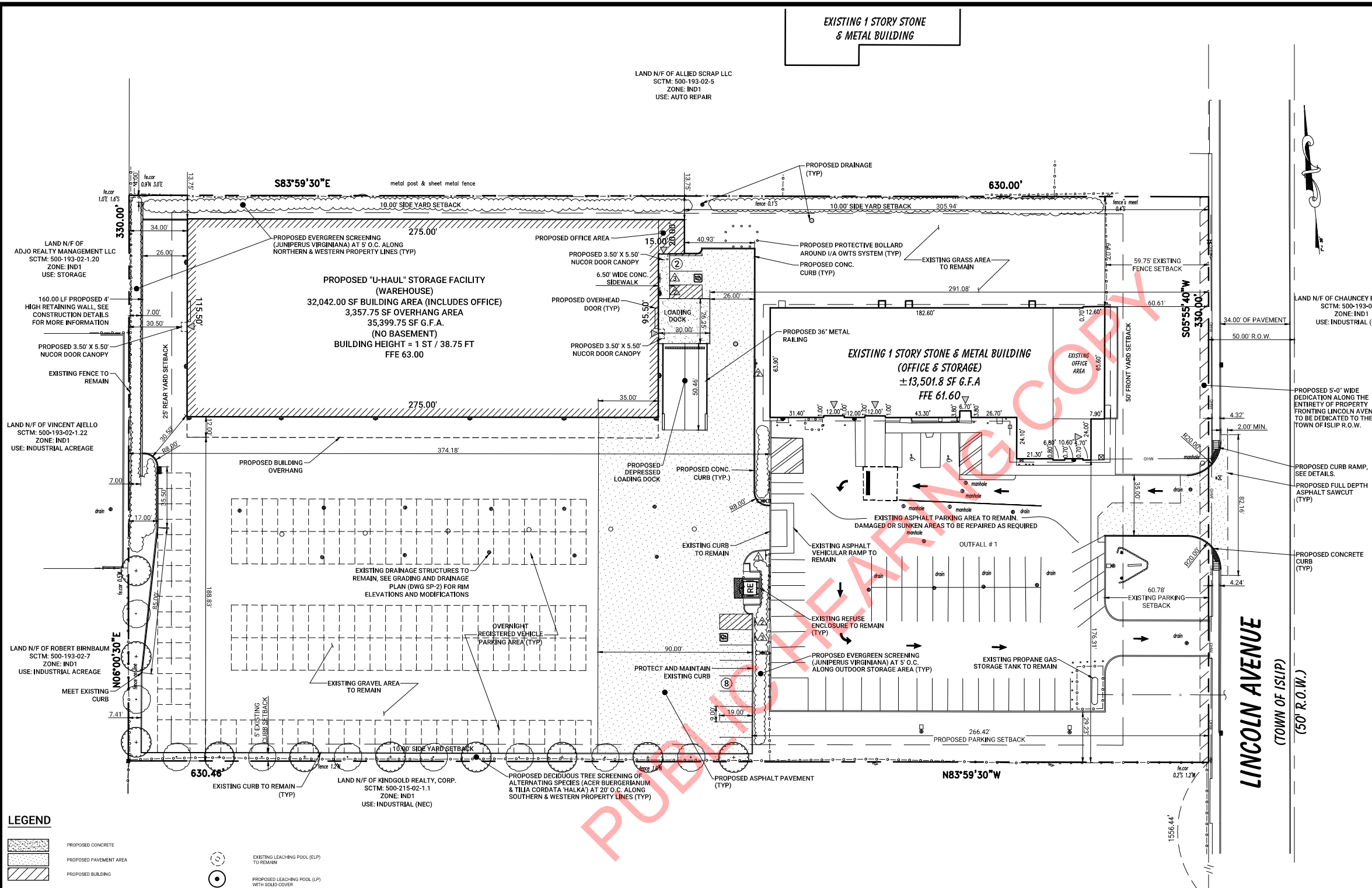
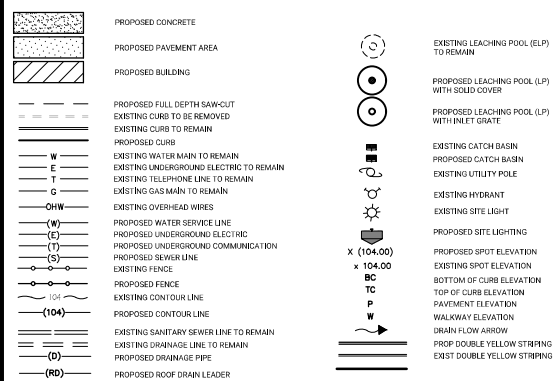


Drawing Name: P:\2007 Projects\2007-086\2007-086.dwg Date: 06/02/2022 09:07:08 Proposed Site Plan Drawing Last Modified: Jun 02, 2023 - 4:59pm Printed on: Jun 05, 2023 - 8:25am by jh1010



LEGEND



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 J.M. 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:

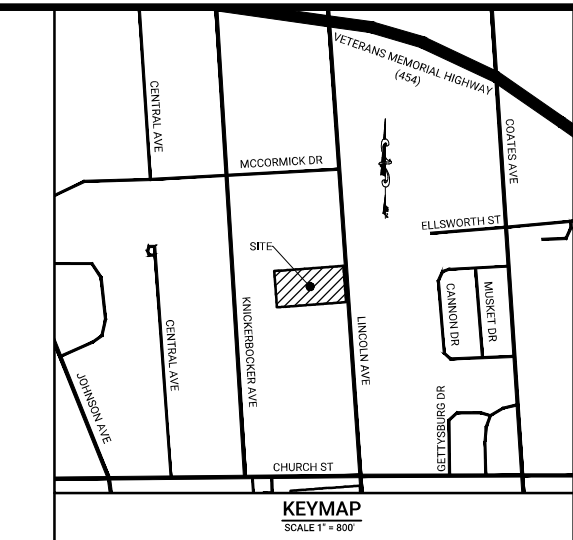
ITEM	(G.F.A.):
EXISTING 1 STORY STONE & METAL BUILDING	13,501.80 SF
PROPOSED "U-HAUL" STORAGE FACILITY	35,399.75 SF
TOTAL	48,901.55 SF

SIGN SCHEDULE

SYMBOL	TEXT	N.Y.S.D.O.T. SIGN NO.	SIZE OF SIGN (S.F.)	TYPE OF MOUNT	QTY.
1	STOP	R1-1	30" X 30"	GR. MNTD.	1
2	NO PARKING	NYR-4	12" X 18"	GR. MNTD.	2
3	NO PARKING	R7-B R7-BP	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.



SITE DATA

S.C.T.M.: 207,975.3 SF (4.77 Ac)
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
GWMZ: ZONE I

ZONING COMPLIANCE TABLE:

ITEM	REQUIRED:	EXISTING:	PROPOSED:
HEIGHT OF BUILDING (MAX.)	60.00 FT / 4 ST	35.00 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

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
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www.rmenengineering.com

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

OWN: BY: JVC
DATE: 03.10.22

CHKD: BY: MKA
DATE: 03.10.22

SCALE: 1" = 30'
JOB No.: 2007-086

SHEET: **SP-2**

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.