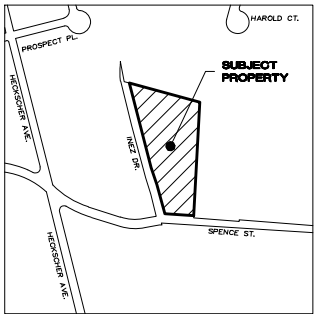


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



KEY MAP
SCALE: 1" = 600'

SITE DATA

OWNER/APPLICANT AG MRA INEZ LLC
245 PARK AVE, 24TH FLOOR
NEW YORK, NY 10167
212-350-3701
SITE AREA 274,959 SF (6.31 AC)
CURRENT ZONING INDUSTRIAL 1
EXISTING USE OFFICE / STORAGE
BUILDING AREA 93,735 SF (2.15 AC)

PER CODE (INDUSTRIAL 1) PROVIDED

MIN. LOT AREA 20,000 SF 274,959 SF
MIN. LOT WIDTH 100' 791.6'
MIN. FRONT YARD SETBACK 50' 23.5' *
MIN. 2ND FRONT YARD SETBACK 25' 60.6'
MIN. REAR YARD SETBACK 25' 31.9'
MIN. SIDE YARD SETBACK 10' 229'
MAX. BUILDING HEIGHT 60'/4 STORIES 24.6'
MAX. FLOOR AREA RATIO 35% (96,235 SF) 34.1% (93,735 SF)
MIN. LANDSCAPED AREA 20% (54,992 SF) 24.3% (66,928 SF)
MIN. LANDSCAPING IN FRONT YARD: 50% OF REQ'D (27,496 SF) 73.3% (40,318 SF)
* PRE-EXISTING CONDITION

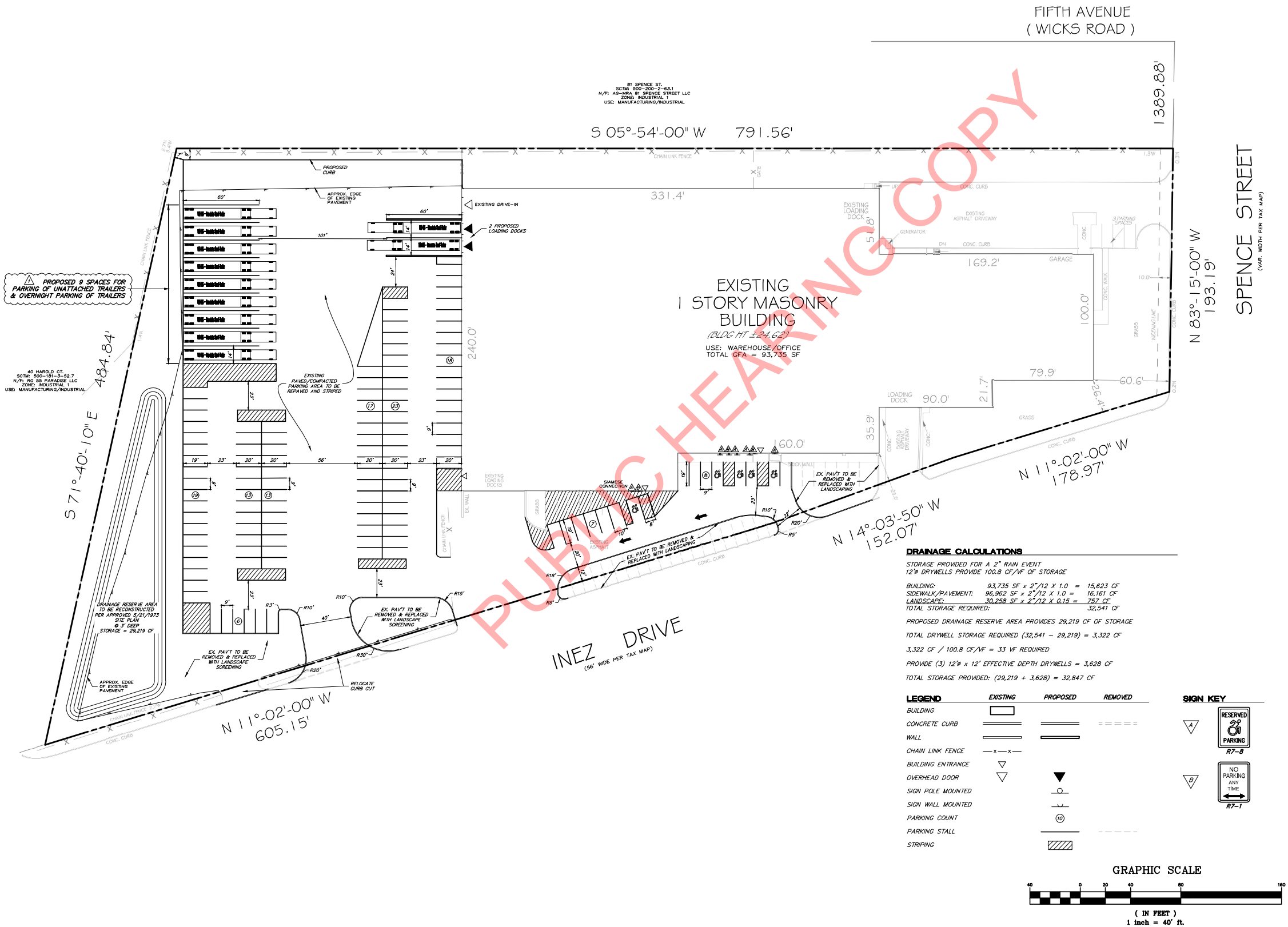
PARKING CALCULATIONS

TOTAL BUILDING AREA = 93,735 SF
15% MIN. CALCULATED AS OFFICE
PARKING REQUIRED:
OFFICE: 1 SPACE / 200 SF @ 15% TOTAL FLOOR AREA
14,060 SF x 1 SPACE/200 SF = 71 SPACES
WAREHOUSE: 1 SPACE / 1,000 SF @ 85% TOTAL FLOOR AREA
79,679 SF x 1 SPACE/1,000 SF = 80 SPACES
TOTAL PARKING REQUIRED: 80 + 71 = 151 SPACES
PARKING PROVIDED: 122 STANDARD SPACES
6 ACCESSIBLE SPACES
127 TOTAL SPACES*

* VARIANCE REQUIRED

GENERAL NOTES

1. EXISTING BACKGROUND INFORMATION TAKEN FROM BOUNDARY SURVEY PREPARED BY S BORO MAPPING DATED JULY 1, 2021.

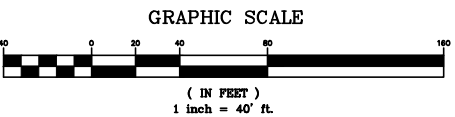


DRAINAGE CALCULATIONS

STORAGE PROVIDED FOR A 2" RAIN EVENT
12" DRYWELLS PROVIDE 100.8 CF/VF OF STORAGE
BUILDING: 93,735 SF x 2"/12 X 1.0 = 15,623 CF
SIDEWALK/PAVEMENT: 96,962 SF x 2"/12 X 1.0 = 16,161 CF
LANDSCAPE: 30,258 SF x 2"/12 X 0.15 = 757 CF
TOTAL STORAGE REQUIRED: 32,541 CF
PROPOSED DRAINAGE RESERVE AREA PROVIDES 29,219 CF OF STORAGE
TOTAL DRYWELL STORAGE REQUIRED (32,541 - 29,219) = 3,322 CF
3,322 CF / 100.8 CF/VF = 33 VF REQUIRED
PROVIDE (3) 12" x 12" EFFECTIVE DEPTH DRYWELLS = 3,628 CF
TOTAL STORAGE PROVIDED: (29,219 + 3,628) = 32,847 CF

LEGEND	EXISTING	PROPOSED	REMOVED
BUILDING	[Symbol]	[Symbol]	[Symbol]
CONCRETE CURB	[Symbol]	[Symbol]	[Symbol]
WALL	[Symbol]	[Symbol]	[Symbol]
CHAIN LINK FENCE	[Symbol]	[Symbol]	[Symbol]
BUILDING ENTRANCE	[Symbol]	[Symbol]	[Symbol]
OVERHEAD DOOR	[Symbol]	[Symbol]	[Symbol]
SIGN POLE MOUNTED	[Symbol]	[Symbol]	[Symbol]
SIGN WALL MOUNTED	[Symbol]	[Symbol]	[Symbol]
PARKING COUNT	[Symbol]	[Symbol]	[Symbol]
PARKING STALL	[Symbol]	[Symbol]	[Symbol]
STRIPING	[Symbol]	[Symbol]	[Symbol]

SIGN KEY
[Symbol] RESERVED PARKING
[Symbol] NO PARKING ANY TIME



10/25/23

AS

LABEL ONLY

Designed by: AS Drafted by: JS Checked by: AS

BBV

Barrett Bonacci & Van Wee, PC

Engineers • Surveyors • Planners

175A Commerce Drive Hauppauge, NY 11788

631.435.1111 • 631.435.1022

www.bbvp.com

Tax Map No.: DISTRICT 500 SECTION 200 BLOCK 2 LOT 62.1

5 INEZ DRIVE

BAY SHORE

TOWN OF ISUP SUFFOLK COUNTY, NY

PRELIMINARY

SITE PLAN

STATE OF NEW YORK

ANDREW STOLENBERG

1984

REGISTERED PROFESSIONAL ENGINEER

ALTERATION OF THIS DOCUMENT, EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH SECTION 2209 OF NEW YORK STATE EDUCATION LAW, IS ILLEGAL

Date: OCTOBER 12, 2023

Scale: 1"=40'

Project No: A210771

Sheet No: 1 of 1

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