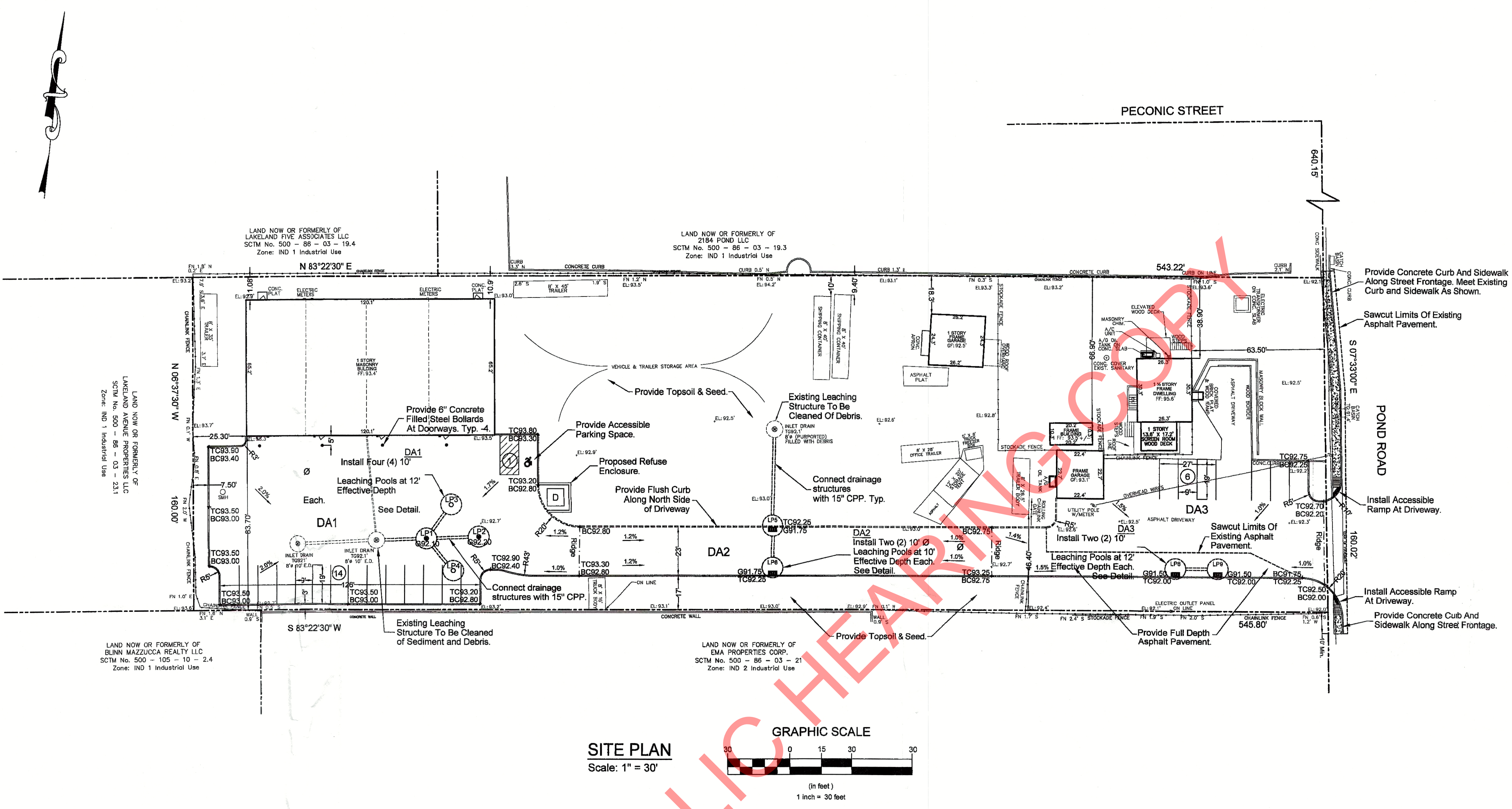




ZONING TABLE - ZONE: (IND 1)

Description	Code	Provided
Lot Area (sf)	20,000	87,120
Maximum Height of Building (ft) (Main / Accessory)	60 / 18	20 +/-
Minimum Front Yard Setback (ft)	50	63.50
Minimum Rear Yard Setback (ft) (Main / Accessory)	25 / 10	25.30
Minimum Side Yard Setback (ft)	10	10.90
Maximum F.A.R.	35%	12.19%

SITE DATA

2174 Pond Road
Ronkonkoma, New York 11779
SCTM No. 500 - 86 - 03 - 20
Lot Area: 87,120 SF (2.00 Acres)

TOWN OF ISLIP DRAINAGE DESIGN CRITERIA

- Paved areas and building areas - 100% runoff (Impervious)
- Natural and small grass area - 15% runoff (Pervious)
- Provide 2" Runoff Storage = 0.167'

All pipes between catch basins shall be 15" CPP, smooth lined interior.
All leaders in similar roof drain areas are to be connected via buried 6" Dia. PVC SDR-35 piping.

Minimum separation distance between drainage pools and any part of sanitary disposal system is 20 feet.

10' Dia Leaching Pool Capacity = 68 cf/vlf
8' Dia Leaching Pool Capacity = 42 cf/vlf

DRAINAGE CALCULATIONS

DA1 (29,802 sf)
Impervious: 21,050 sf x 0.167' x 1.0 = 3,515 cf
Pervious: 8,752 sf x 0.167' x 0.15 = 220 cf
Total Runoff Volume = 3,735 cf
Existing Leaching Structures = Two (2) 8'Ø Pools @ 10ft Effective Depth* = 840 cf
Provide Four (4) 10'Ø Pools at 12ft Effective Depth = 3,264 cf
Total Storage Proposed = 4,104 cf

DA2 (32,135 sf)
Impervious: 4,651 sf x 0.167' x 1.0 = 777 cf
Pervious: 27,484 sf x 0.167' x 0.15 = 689 cf
Total Runoff Volume = 1,466 cf
Existing Leaching Structures = One (1) 8'Ø Pool @ 10ft Effective Depth* = 420 cf
Provide Two (2) 10'Ø Pools at 10ft Effective Depth = 1,360 cf
Total Storage Proposed = 1,780 cf

DA3 (11,590 sf)
Impervious: 8,795 sf x 0.167' x 1.0 = 1,469 cf
Pervious: 2,795 sf x 0.167' x 0.15 = 71 cf
Total Runoff Volume = 1,540 cf
Provide Two (2) 10'Ø Pools at 12ft Effective Depth = 1,632 cf

* Existing Leaching Structures to be Cleaned of All Sediment And Debris.

PARKING CALCULATIONS

Building Use: Industrial Warehouse (7,830 sf)
Single Family Dwelling

Requirements: Warehouse / Industrial: 1 stall per 1,000 sf
15% Office Space (Min.): 1 stall per 200 sf
Single Family Dwelling: 2 Stalls

Stalls Required per Use: Warehouse / Industrial = 6656 sf / 1,000 sf/stall = 6.65 stalls
15% Office Space = 1,174.5 sf / 200 sf/stall = 5.87 stalls
Single Family Dwelling = 2 Stalls

Total Stalls Required: 6.65 Stalls + 5.87 Stalls + 2 Stalls = 14.52 = 15 Stalls

Total Stalls Provided: 21 Stalls

Per the Americans with Disabilities Act (ADA) Requirements:
Accessible Parking Stalls Required (1-25 Stalls) = 1 Stall (Van Accessible)
Accessible Parking Stalls Provided = 1 Stall (Van Accessible)

Survey Note:
Subject property boundary survey and topographic information from plan prepared by Schnepf & Murrell, P.C. Land Surveyors, 125 Main Street, Sayville NY 11782, Dated August 1, 2019. Elevations are in NAVD 1988 datum.

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.

REV. NO.	DATE	DESCRIPTION
DRAWING		
PROJECT		
2174 Pond Road Ronkonkoma, New York 11779 SCTM: 500 - 86 - 03 - 20		
APPLICANT		
Mr. Kenneth Pastor 2174 Pond Road Ronkonkoma, New York 11779		
PREPARED BY		
R & W / Engineers, P.C. 380 Townline Road, Ste. 150 Hauppauge, New York 11788 (631) 969-8535		
DWG. SCALE:	DESIGN BY:	PROJECT NO.
As Noted	MLW	BA101
DRAWN BY:	CHECKED BY:	DATE:
MCO	LAR	FEB. 2020
DWG. NO.		SP2.0