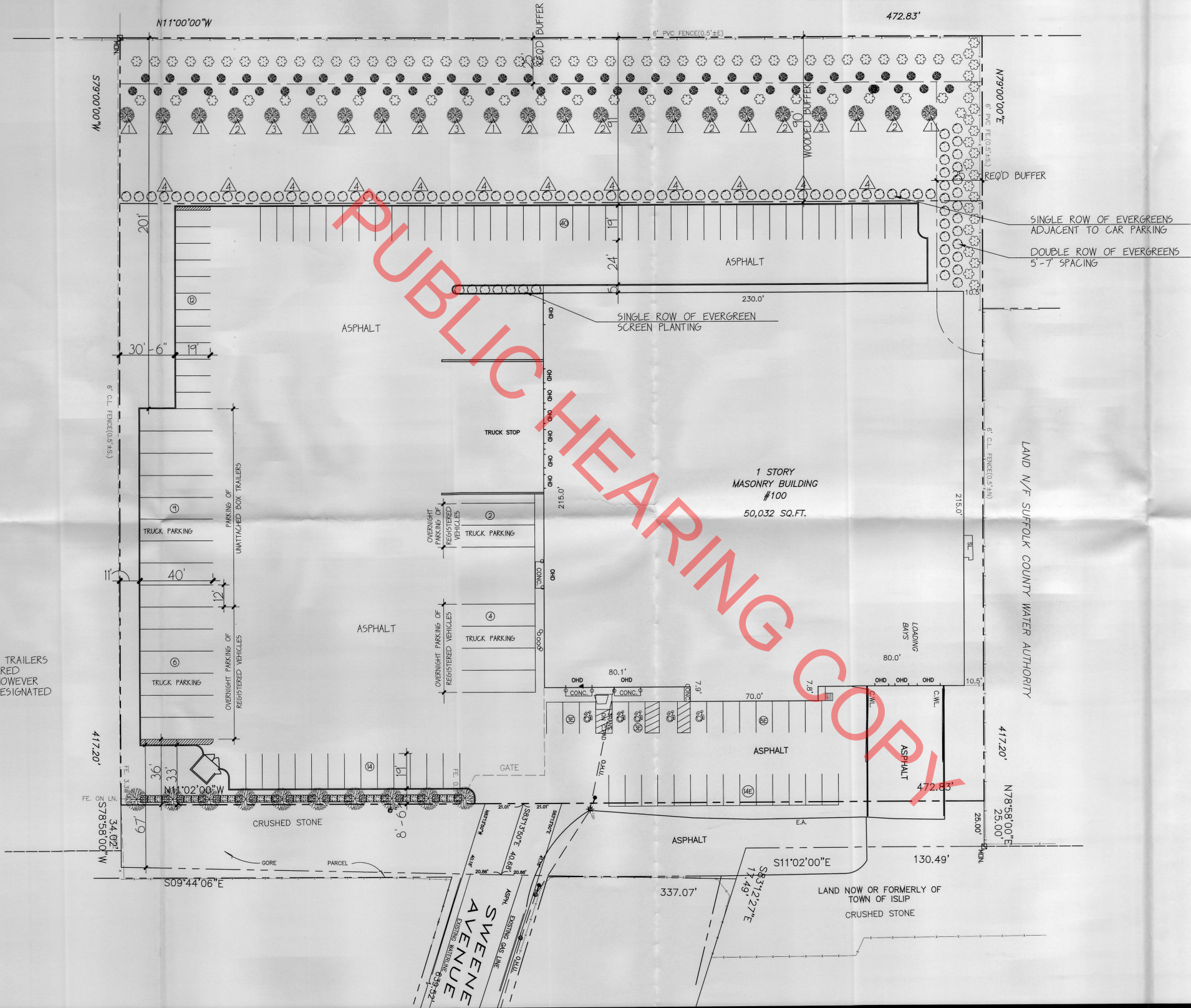


LANDSCAPE SCHEDULE					
(PER TOI RECOMMENDATIONS)					
NO.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.
1	JAPANESE ZELKOVA SERRATA	JAPANESE ZELKOVA	3"-4"	20' O.C.	10
2	TILIA CORDATA	LITTLE LEAF LINDEN	3"-4"	20' O.C.	9
3	ACER RUBRUM	RED MAPLE	3"-4"	20' O.C.	4
4	THUJA OCCIDENTALIS	ARBORVITAE	6'-8'	7' O.C.	64

MAP OF "PINE-AIRE FARMS"
MAP NO. 1253 FILED MAR. 8, 1938

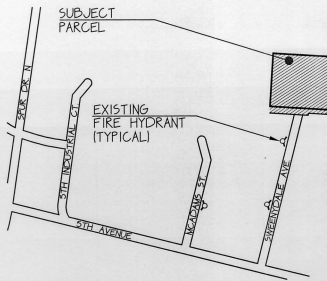


TRUCK PARKING NOTE:
THE LOCATION OF UNATTACHED BOX TRAILERS
AND OVERNIGHT PARKING OF REGISTERED
VEHICLES IS SUBJECT TO CHANGE; HOWEVER
SHALL BE LIMITED TO THE AREAS DESIGNATED
SPECIFICALLY AS "TRUCK PARKING".

PROPERTY OWNER/ APPLICANT

AMI RASHIDZADA REALTY INC. CONTACT:
100 SWEENEYDALE AVENUE ALLEN RASHIDZADA
BAY SHORE, NEW YORK 11706

KEY MAP



SITE DATA

(DOES NOT INCLUDE EASEMENT AREA)

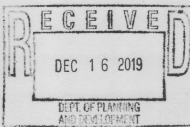
AREA OF SITE	4.5 ACRES (197,264 SQ.FT.)
ZONING	INDUSTRIAL I
INTENDED USE	OFFICE / WAREHOUSE
BUILDING AREA	GFA FAR
EXISTING BUILDING	50,032 SQ.FT. (25.42)
PAVING AREA (PAVEMENT + GRAVEL)	92,301 SQ.FT. (46.82)
FRONT YARD LANDSCAPE AREA	2,904 SQ.FT. (1.52)
TOTAL LANDSCAPE AREA	39,907 SQ.FT. (20.22)
(W/O 25' REQUIRED BUFFER AREA)	
25' REQUIRED BUFFER AREA	15,024 SQ.FT. (7.62)
TOTAL LANDSCAPE AREA	54,931 SQ.FT. (27.82)
(W/ 25' REQUIRED BUFFER AREA)	

PARKING

NOTE: DISABILITY PARKING TO COMPLY WITH
SECTION 106 OF THE IBC.

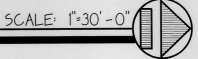
PARKING REQUIRED	
OFFICE - 50,032 X .15 /200 *	37.5 SPACES
WAREHOUSE - 50,032 X 0.85 /600 *	70.9 SPACES
	108.4 SPACES
PARKING PROVIDED *	
CARS *	94 SPACES
TRUCKS	
UNATTACHED BOX TRAILER SPACES	9 SPACES
OVERNIGHT PARKING OF REGISTERED VEHICLES	12 SPACES
	21 SPACES
	115 SPACES
	(INCLUDING 5 H.C. SPACES)

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.



PRELIMINARY SITE PLAN

BASED ON A SURVEY BY AMERICAN ENGINEERING + LAND SURVEYING P.C., LAND SURVEYORS, DATED 01/15/2019



100 SWEENEYDALE AVE.
SWEENEYDALE AVE., BAY SHORE, N.Y. 11706
S.C.T.M.# 0500-223-02-29.1 & 29.2
GERMAN & CLEMENS ARCHITECTURE, P.C.
(SUCCESSOR FIRM TO GARY J. BRUNO ARCHITECT, P.C.)
3275 VETERANS MEMORIAL HWY., SUITE B-11, RONKONKOMA, N.Y. 11779
P 631 563-4848 GermanAndClemens@gmail.com

FILE NO. 18097
DATE 11/15/19
DRAWN DEC.
CHKD JLG.

SK1E