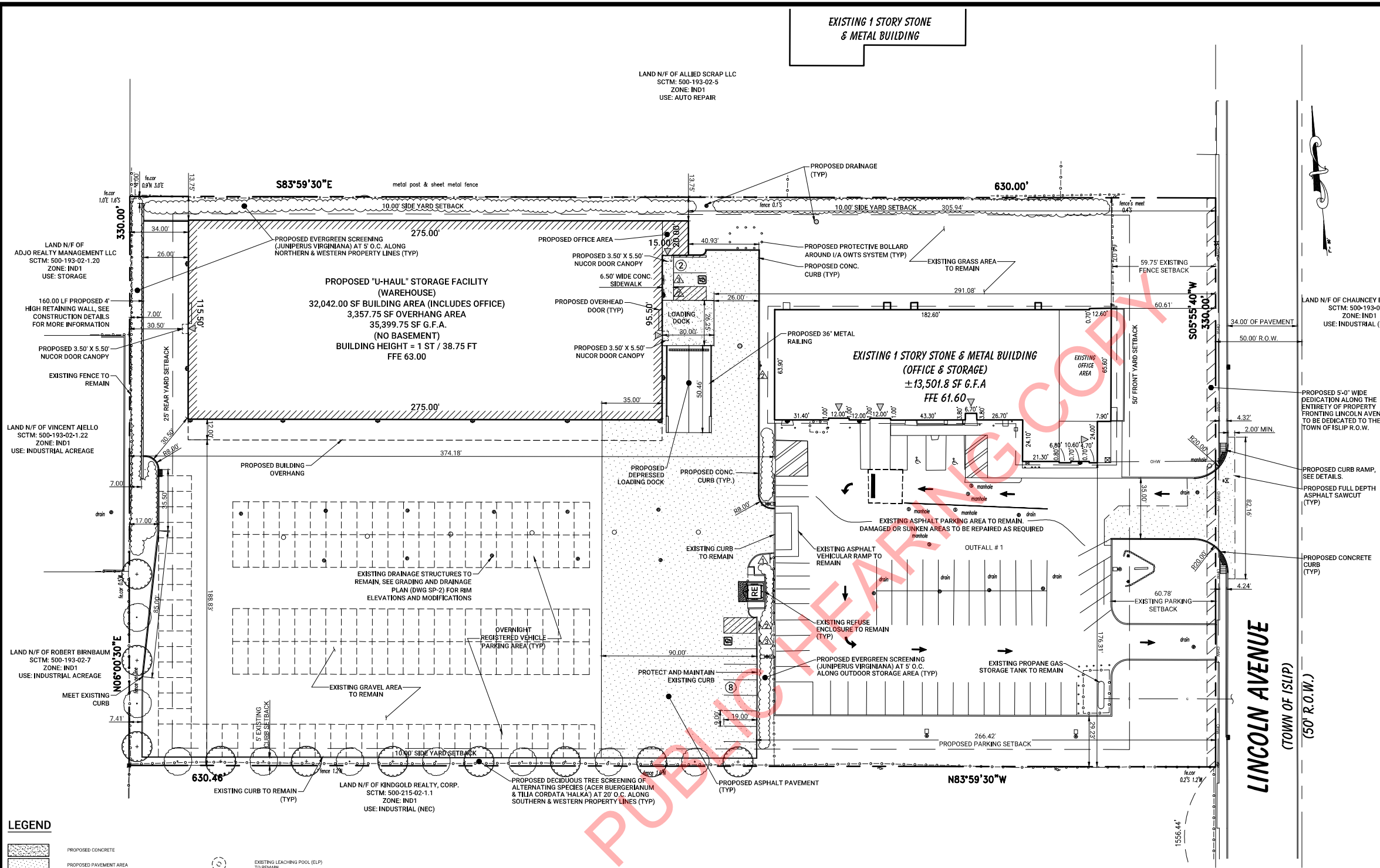
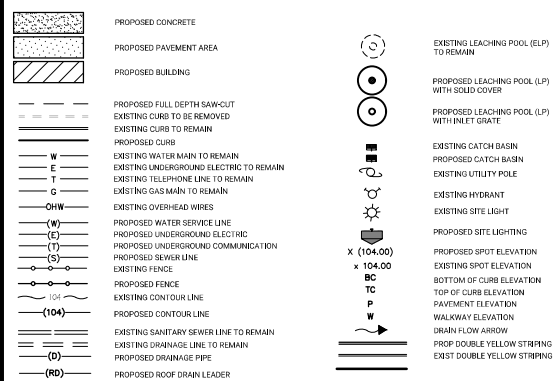


Drawing Name: P:\2007 Projects\2007-086\2007-086.dwg Date: 06/22/2007 09:07:00 Modified: Jun 05, 2023 11:45:00 Plotted on: Jun 05, 2023 11:45:00 by jh1010



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	41,595.06 SF (20.0%)	47,493.80 SF (22.8%)
STREET FRONTAGE	8'	262.8'
FRONT YARD LANDSCAPE	20,797.53 (10.0%)	15,698.3 SF (7.55%)*

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

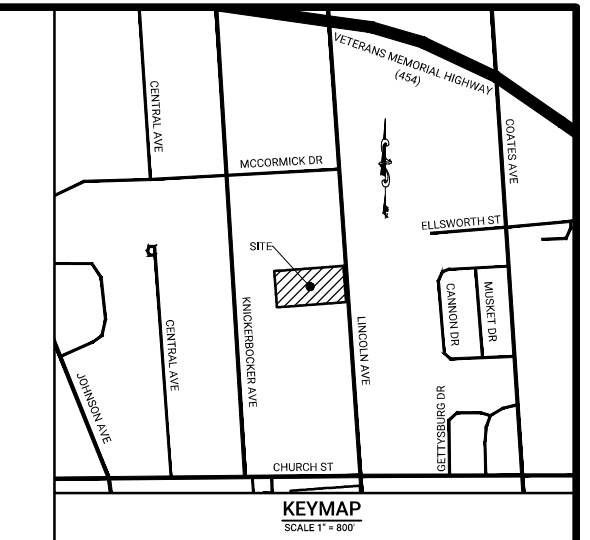
ITEM	(G.F.A.):
EXISTING 1 STORY STONE & METAL BUILDING	13,501.80 SF
PROPOSED "U-HAUL" STORAGE FACILITY	35,399.75 SF
TOTAL	48,901.55 SF

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.: 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  
GWMZ: ZONE I

ZONING COMPLIANCE TABLE:

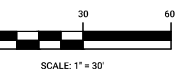
ITEM	REQUIRED:	EXISTING:	PROPOSED:
HEIGHT OF BUILDING (MAX.)	60.00 FT / 4 ST	35.00 FT	38.75 FT
FLOOR AREA RATIO (MAX.)	0.35	0.065	0.235
LOT AREA (MIN.)	20,000 SF	207,975.3 SF	207,975.3 SF
LOT WIDTH (MIN.)	100.00 FT	330.00 FT	330.00 FT
FRONT YARD (MIN.)	53.75 FT	60.60 FT	291.08 FT
SIDE YARD (MIN.)	10.00 + 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 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

\* PARKING RELAXATION REQUIRED



No.	REVISION DESCRIPTION	DATE	BY
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

OWNERS/APPLICANT:  
U-HAUL CO OF L.I. INC.  
PO BOX 2966  
PHOENIX AZ 85038  
410 HARTSON RIVER CONTRACTING CORP.  
PHONE: 845-362-1350 CELL: 845-222-4741  
PHILIP@PHILIPRIVER.COM  
SITE ADDRESS:  
1110 LINCOLN AVENUE  
HOLBROOK, NY 11741



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

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

ALIGNMENT PLAN

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

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



SP-2