

PROPOSED SITE PLAN INFO

SITE INFORMATION TAKEN FROM SURVEY
 UPDATED: FEBRUARY 13, 2019
 BY: JOHN C. MATYER, L.S.
 631-665-0780

NEW WAREHOUSE #1:	2,800	SQ. FT.
LOT COVERAGE:	6.90%	
NEW WAREHOUSE #2:	2,800	SQ. FT.
LOT COVERAGE:	6.90%	
NEW COVERED ENTRY:	1,400	SQ. FT.
LOT COVERAGE:	3.45%	
NEW 2 STORY OFFICE/WAREHOUSE:	3,000	SQ. FT.
LOT COVERAGE:	7.34%	
EXTERIOR STAIR:	40	SQ. FT.
LOT COVERAGE:	0.09%	
STORAGE BUILDING:	414.2	SQ. FT.
LOT COVERAGE:	1.02%	
STORAGE COVERED AREA:	408	SQ. FT.
LOT COVERAGE:	1.00%	
TOTAL SITE:	40,559.14	SQ. FT.
F.A.R. =	10,862.12	SQ. FT. / 40,559.14 = 26.78%

ZONE: IND-1
 USAGE: OFFICE WAREHOUSE
 OCCUPANCY: B, 9-2
 CONSTRUCTION CLASS: 2B

PARKING CRITERIA:
 CALCULATION:
 1 STALL PER 1000 S.F. OF GFA MIN 15% TO BE CALCULATED AS OFFICE AT 1 STALL PER 200 S.F. OF GFA
 NEW WAREHOUSE #1 (2,800 S.F. x 0.85% / 1000 = 4.76
 OFFICE 3000 S.F. 15% / 200 = 4.20
 NEW 2 STORY BUILDING 1200 S.F. / 1000 = 1.2
 OFFICE 1800 S.F. / 200 = 9
 1 STRY. STORAGE BUILDING = 414.2 SQ. FT. 414.2 S.F. x 0.85% / 1000 = 0.35
 1 STRY. STORAGE BUILDING = 414.2 SQ. FT. 414.2 S.F. x 15% / 200 = 0.31
TOTAL PARKING SPACES REQUIRED 19.22
 20 PARKING SPACES REQUIRED (FROM 1-25 STALLS (1) ADA STALL 15 REQUIRED AS PER 2015 IBC TABLE 1106.1)

PROVIDED PARKING:
 24 PARKING STALLS PROVIDED INCLUDING 2 HANDICAPPED PARKING STALLS

REVISION	DESCRIPTION	NAME	DATE
1	PRELIMINARY DESIGN	GFH	10.3.17
2	REVISED DESIGN	GFH	10.10.17
3	BULKHEAD PLAN	GFH	7.5.18
4	SITE PLAN	JFG	2.22.2020
5	REVISED SITE PLAN AS PER TOWN COMMENTS	JFG	2.25.2021
6	REVISED SITE PLAN AS PER TOWN COMMENTS	JFG	5.25.2021

FOR ALL LANDSCAPED AREAS
 ALL LANDSCAPED AREAS TO HAVE PERMANENT IN-GROUND IRRIGATION SYSTEM

***** FOR REFUSE ENCLOSURE**
 APPLICANT / OPERATOR SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES UNITS ARE BEING ACCESSED FOR LOADING OR UNLOADING OF DUMPSTERS OR COMPACTORS

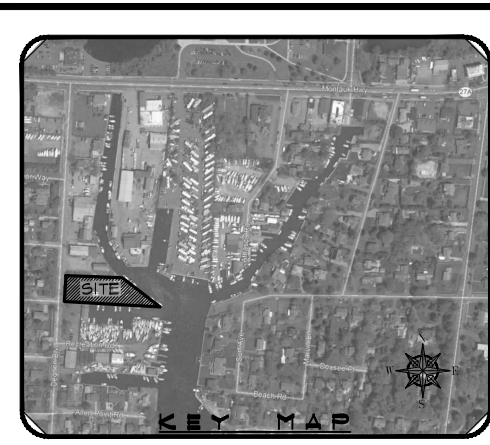
PRIOR TO BOND RELEASE OR ISSUANCE OF CERTIFICATE OF OCCUPANCY THE FOLLOWING SHALL BE REQUIRED TO BE SUBMITTED TO THE ENGINEERING DIVISION; A LETTER FROM THE ELECTRICIAN OR CONTRACTOR STATING THE LIGHTS HAVE BEEN ENERGIZED, AND THE PROVISION OF AN UNDERWRITERS CERTIFICATE

NOTE:
 THE DEVELOPER MUST NOTIFY THE HIGHWAY ENGINEERING DEPARTMENT 48 HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY OFFSITE DRAINAGE, CURB, SIDEWALK, DRIVEWAY APRON, OR PAVING WORK

ALL CONCRETE USED FOR OFFSITE CONSTRUCTION SHALL BE MIN. 4000 PSI @ 28 DAYS

ALL ELEVATIONS BASED ON NAVD83

NOTE:
 ALL ON-SITE CONCRETE IS TO BE A MINIMUM OF FIVE INCHES THICK WITH REINFORCING



ZONING DATA

APPLICANT INFO
 DOCKSEA POINT, LLC
 24 DEGNON BLVD
 BAY SHORE, NY 11706
 LOUIS FRABIZIO, PRESIDENT
 (631) 648-8652

SCTM
 500 - 945 - 3 - 21

GRAHAM ASSOCIATES
 PERMIT ACQUISITION AND EXPEDITERS

MICHAEL DUNN, R.A.
 1981 UNION BLVD BAYSHORE, NY 11706
 (631) 665-9619 FAX 969-0115

*ENVIRONMENTAL COMPLIANCE *PETROLEUM SPECIALISTS
 *COMMERCIAL SITE PLANNING *PERMIT EXPEDITING

DOCKSEA POINT, LLC
 24 DEGNON BLVD
 BAY SHORE, NY 11706
 SP2020-012

PROJECT DESCRIPTION: SITE IMPROVEMENTS
 SHEET DESCRIPTION: COVER PAGE/SITE PLAN

REGISTERED ARCHITECT
 MICHAEL K. DUNN
 STATE OF NEW YORK

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7-209 OF THE ENVIRONMENTAL CONSTRUCTION LAW. COPIES OF THIS PLAN NOT BEARING THE PROFESSIONAL ENGINEER'S INKED SEAL SHALL NOT BE A VALID TRUE COPY.

TAX MAP# 500 - 945 - 3 - 21
 SCALE: AS INDICATED
 DWG.#: 171001
 DRAWN BY: GNG
 DATE: 10.2.17
 DWG.#: 4 OF 12

CHK'D BY: GNG
 SHEET: C1

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.