Know what's below.
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LEGEND

Existing	Item	Proposed
	Building	
	Property Line	
	Sawcut Line	
	Hydrant	
	Dep. Curb	
	Curb	
	Utility Pole/Light Pole	
	Area Light	
	Building Light	
	Sign	
	Bollards	
	Traffic Arrows	
	Tree Line	
	Fence	
	Inlet	
	Overhead Wire	
	Pick up Parking Designation	
	Monument ID Sign	

PROPOSED COMMERCIAL CENTER (Section 656, Block 1, Lots 25.6)

BULK REQUIREMENTS

ZONE: J BUSINESS 2
USE: COMMERCIAL CENTER

ITEM	CODE	REQUIRED	PROPOSED
Min. Lot Area	§85-432.A(3)	5.0 Acres	677,505 sf 15.55 Ac. (Overall) 3.38 Ac. Conservation Easements (12.16 Ac. J Bus. 2)
Min. Road Frontage	§85-432.B(3)	300'	1,212'±
Front Yard Setback	§85-432.C(2)	100'	35' (Rest."B") (Variance Required)
Min. Side Yard Setback	§85-432.D(3)	50'	34.4' (Rest. "B") (Variance Required)
Min. Rear Yard Setback	§85-432.E(3)	75'	101.1' (Retail "A")
Max. F.A.R. *	§85-432.F(2)	20%	7.17% (Overall) 9.16% (J Bus. 2)
Max. Height	§85-432.H	35' (2 1/2 STORIES)	35'
Transition Front Yard (50' into Business Zone)	§85-138.B	50' (Match adjacent Residential Zone)	37.8' (to Parking at Retail"A") Compliant per TBD C+R 2/13/2020

*F.A.R. Computation excludes conservation easements

PARKING SUMMARY

ITEM	CODE	REQUIRED	PROPOSED
Parking Required Commercial Center = 1 space per 175 sf GFA Gross Floor Area = 48,553 sf 48,553 x 1/175 = 277.4 spaces	§85-852	278 spaces	414 spaces (348 + 66 LB)
Minimum stall size	§85-854.B	9'x19'	9'x19'
Loading Required Retail "A" =35,053 SF = 3 Restaurant "B" = 10,000 SF = 1 Bank "C" = 3,500 SF = 1	§85-850	5	5 (Exact Locations to be determined during Site Plan Review)
Drive-thru Bank Queue	§85-854D	6/window @ 9' x 22'	Complies

LAND DEVELOPMENT STANDARDS (85-843)

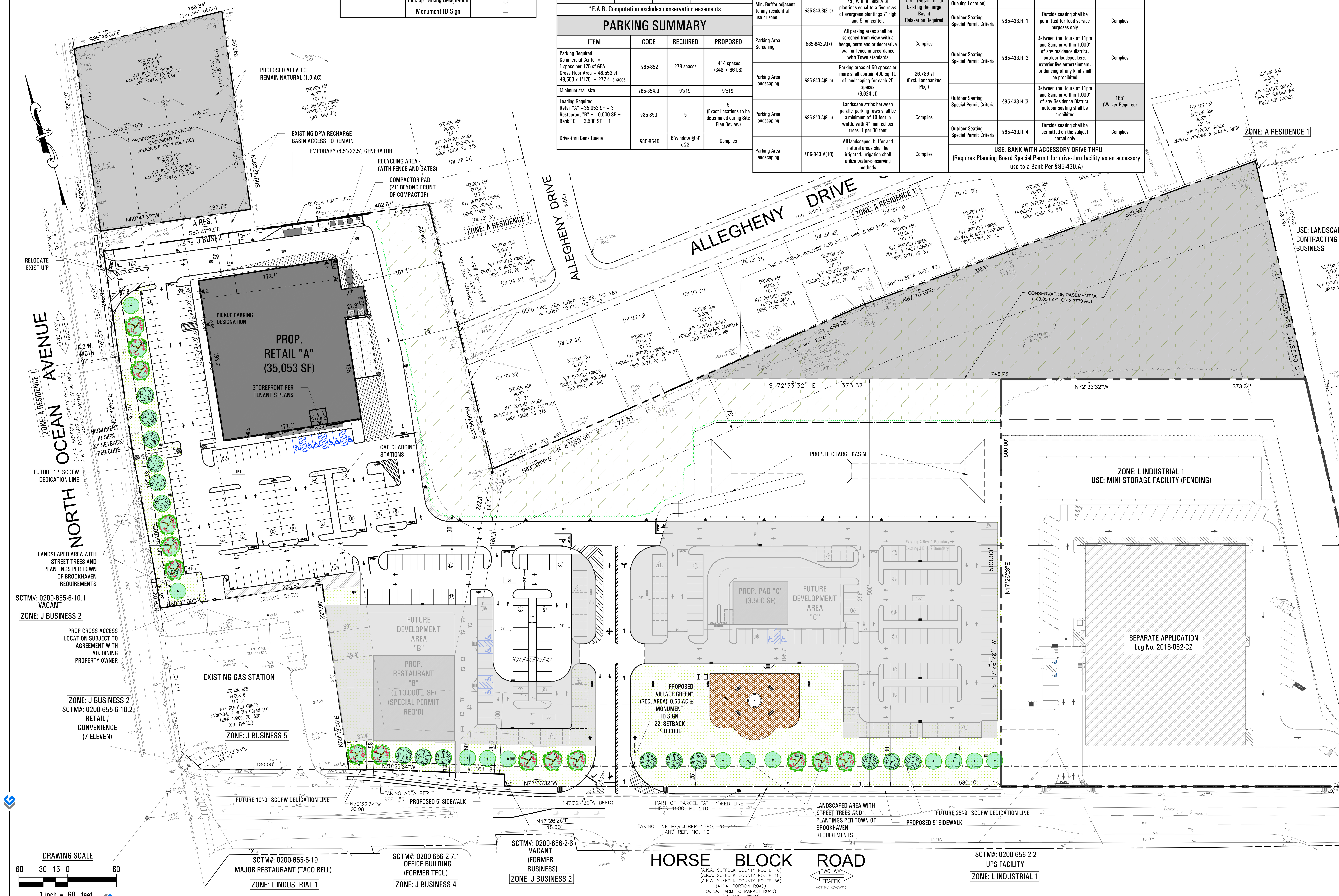
ITEM	CODE	REQUIRED	PROPOSED
Min. Landscaped or Natural Area	§85-843. A(1)	20% (3.11 Ac) (135,501 SF)	Complies 57.1 % (8.8 Ac) (387,029 SF)
Min. Natural Area/Landscaping in Front Yard	§85-843. A(2)	50% of all required landscaping shall be located in front yard (67,742.7 sf) (2.34 Ac - See requirements for §85-843.A(6)(a) below)	68.9 % (2.14 Ac) 93,420 sf
Street Trees	§85-843. A(3)	Min. 4" caliper adjacent to all road frontages, separated 30' on center (or "in an amount equal to")	Complies
Min. Natural Area/Landscaping along Street Frontage	§85-843. A(4)	Min. 15' of landscaped or natural area along all street frontages	37.8' (Retail "A") 35' (Rest. "B")
Min. Landscaped/Natural area	§85-843.A(6)(a)	30% (4.67 Ac)	57.1% (8.80 Ac) (Excl. Landbanked Pkg)
Street Front Lndscp. Buffer	§85-843.A(6)(c)	50' 25' min. per TBD C+R 2/13/2020	37.8' (Retail "A") 35' (Rest. "B")
Min. Buffer adjacent to any residential use or zone	§85-843.B(2)(c)	75', with a density of plantings equal to a five rows of evergreen plantings 7' high and 5' on center.	0.5' (Retail "A" to Existing Recharge Basin) Relaxation Required
Parking Area Screening	§85-843.A(7)	All parking areas shall be screened from view with a hedge, berm and/or decorative wall or fence in accordance with Town standards	Complies
Parking Area Landscaping	§85-843.A(8)(a)	Parking areas of 50 spaces or more shall contain 400 sq. ft. of landscaping for each 25 spaces (6,624 sf)	26,786 sf (Excl. Landbanked Pkg.)
Parking Area Landscaping	§85-843.A(8)(b)	Landscape strips between parallel parking rows shall be a minimum of 10 feet in width, with 4" min. caliper trees, 1 per 30 feet	Complies
Parking Area Landscaping	§85-843.A(10)	All landscaped, buffer and natural areas shall be irrigated. Irrigation shall utilize water-conserving methods	Complies

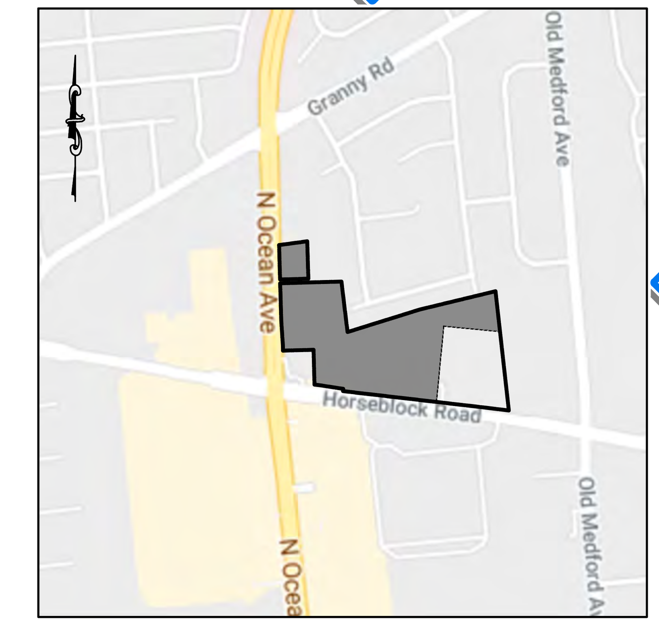
SPECIAL PERMIT CRITERIA

USE: MAJOR RESTAURANT WITH OUTDOOR SEATING ("Restaurant B")
(Planning Board Special Permits for accessory use for major restaurant and outdoor seating as an accessory use to a major restaurant Per §85-430.B&F)

ITEM	CODE	REQUIRED	PROPOSED
Min. Road Front Landscape Buffer	§85-433.C.(1)	50'	35' (Waiver Req'd)
Min. Landscaped/Natural Area	§85-433.C.(2)	35%	50.5% (Excl. L'banked Pkng)
Architectural Elevation review by Planning Board	§85-433.C.(3)	Elev's to be reviewed by Planning Board	Elev's to be submitted with Site Plan Application
Min. Buffers	§85-433.C.(6)	See Land Development Standards Table, this Sheet	See Land Development Standards Table, this Sheet
Additional Special Permit Criteria pertaining to Major Restaurant (Menu Boards, Play Areas, Drive-thru Queuing Location)	§85-433.C.(4,5,7)	[85-433.C.(4,5,7)]	Not Proposed
Outdoor Seating Special Permit Criteria	§85-433.H.(1)	Outside seating shall be permitted for food service purposes only	Complies
Outdoor Seating Special Permit Criteria	§85-433.H.(2)	Between the Hours of 11pm and 8am, or within 1,000' of any residence district, outdoor loudspeakers, exterior live entertainment, or dancing of any kind shall be prohibited	Complies
Outdoor Seating Special Permit Criteria	§85-433.H.(3)	Between the Hours of 11pm and 8am, or within 1,000' of any Residence District, outdoor seating shall be prohibited	185' (Waiver Required)
Outdoor Seating Special Permit Criteria	§85-433.H.(4)	Outside seating shall be permitted on the subject parcel only	Complies

USE: BANK WITH ACCESSORY DRIVE-THRU
(Requires Planning Board Special Permit for drive-thru facility as an accessory use to a Bank Per §85-430.A)





VICINITY MAP

1" = 1000'

SITE DATA

OWNER INFORMATION:
SCTM#: 0200-656-1-25.6
North Block Ventures, LLC
1601 Veterans Memorial Hwy
Ste 315
Islandia, NY 11749

TOWN OF BROOKHAVEN NOTES

1. All concrete curbing, sidewalks, and drainage structures shall conform to planning board standard details and specifications.
2. Town of Brookhaven Engineering Inspector in the Department of Planning Environment and Land Management shall be notified 48 hours in advance of all construction at (631) 451-6400 between the hours of 9:00AM and 4:30PM, Monday through Friday.
3. Location and grades for curbs and walks shall be verified with the Town of Brookhaven Highway Department prior to construction
4. All traffic control devices (i.e. signals, signs, and pavement markings) shall be installed in conformance with the guidelines of the New York State Manual of Uniform Ttraffic Control Devices and as directed by the Town of Brookhaven Division of Traffic Safety.
5. The contractors performing any and all traffic control device layouts and installation work shall notify the town of Brookhaven Division of Traffic Safety 48 hours in advance of beginning such work along a Town road.
6. All pavement marking required shall be thermoplastic (Suffolk County specifications) unless otherwise noted on plan.
7. Stop line sight distance shall be maintained at all intersections in accordance with AASHTO requirements.
8. The applicant or contractor shall contact the Division of Engineering at (631) 451-6400 to schedule a pre-construction meeting in advance of the commencement of any and all construction activities.

SITE PLAN NOTES

1. The General Notes shall be part of this entire document package and are part of the contract documents. The contractor is to familiarize himself and acknowledges his familiarity with all the General Notes as well as any and all drawing sheet specific notes below.
2. Signs (Freestanding and Building wall) to be filed under separate applications.
3. Lighting fixtures shall be "full cutoff" type and shall be shielded so as not to produce glare or direct illumination across boundary property lines.
4. Location of existing and proposed services shown are approximate and must be confirmed independently by the contractor with the utility companies prior to commencement of construction. If discrepancies exist, notify the engineer immediately in writing.
5. Stormwater runoff within property shall be collected on-site with no overland runoff onto right-of-way or adjacent properties.
6. Unsuitable material, construction debris, excess soils, etc. shall be properly removed & disposed of off-site in accordance with all applicable codes, ordinances & laws.
7. The contractor is responsible to take erosion control measures necessary in accordance with NY Standards and Specification for Sediment and Erosion Control to prevent sediment and/or loose debris from washing onto adjacent properties.
8. Directional signage to comply with the latest NYS MUTCD standards.
9. All sidewalks, curbs, and pavement damaged by construction activities shall be repaired or replaced, whether specified on this plan or not.
10. All on-site curbing to be concrete curb unless noted otherwise.
11. Relocation and/or removal of existing utility poles, traffic signs, etc., shall be coordinated by the contractor. The contractor is responsible for field-verifying their presence.
12. Excavation shall be properly backfilled with clean materials. The contractor shall refer to geotechnical reports. The contractor shall be responsible for compaction testing and shall submit such reports and results to the geotechnical engineer of record and owner.
13. All concrete curbing, sidewalks, and drainage structures shall conform to Planning Board standard details & specifications.
14. Stop line sight distance shall be maintained at all intersections in accordance with AASHTO requirements.
15. Contractor or Applicant shall contact the Division of Engineering at (631) 451-6400 to schedule a pre-construction meeting in advance of the commencement of any and all construction activities.
16. Town of Brookhaven Engineering Inspector in the Department of Planning, Environment and Land Management shall be notified 48 hours in advance of all construction at 631-451-6400 between the hours of 9:00am – 4:30pm Monday through Friday.
17. The contractors performing any and all traffic control device layout and installation work shall notify the Town of Brookhaven Division of Traffic Safety 48 hours in advance of beginning such work along a Town road.
18. All traffic control devices, i.e. signals, signs, and pavement markings shall be installed in conformance with the guidelines of the New York State Manual of Uniform Traffic Control Devices and as directed by the Town of Brookhaven, Division of Traffic Safety.
19. Location and grades for curbs and walks to be verified with the Town of Brookhaven Highway Department, SCDPW, or NYSDOT prior to construction.
20. All pavement markings required shall be thermoplastic (Suffolk County specifications) unless otherwise noted on the plans.
21. Contractor shall clean out all existing catch basins to remain in right-of-way fronting site.
22. Landscape Contractor and Site General Contractor shall coordinate during site preparation so that appropriate construction methods are implemented to reduce and mitigate soil compaction prior to landscape installation.
23. Town of Brookhaven Pavement Specification:
    - 1½" Top Wearing Course
    - 3½" Dense Binder Course
    - 6" Stabilized Base (RCA)

GROUND SIGNS

Item	Code	Permitted	Proposed
Max. Ground Signs	§57A-8 B(1)	1 per street frontage	2
Max. Sign Area	§57A-8 B(2)	18 sf per sign face	18 sf
Max. Sign Height	§ 57A-8 B(2)	9' from mean ground level	9'
Min. Sign Setback	§ 57A-12 B	22' from property line abutting a roadway with a posted speed limit of 41-55 mph	22'

Note: All proposed Signs under separate Applications

NOTE: FUTURE DEVELOPMENT AREAS "B" AND "C" (DENOTED BY LIGHT GREY HATCH) TO BE CLEARED, ROUGH GRADED, AND SEEDED.

TOTAL PERMITS

No.	Date	By	Revision

THE LAURO GROUP
DIVERSIFIED ALLIANCES IN LAND USE
One Suffolk Square 1601 Veterans Memorial Hwy Suite 330 Islandia, NY 11749
T 631.656.3222 F 631.750.8050 Project #: LGS11-0467-CP0b

STATE OF NEW YORK · WAYNE MARKHAM BENNETT · 087973 · LICENSED PROFESSIONAL ENGINEER
Wayne M. Bennett
Professional Engineer
New York License No. 087973-1

Project #: LGS11-0467 Drawn by: LB/TG Drawing #: LGS11-0467-CP0b Date: 12/8/20

Oerall Site Plan for Proposed
Poposed Retail "A"
Horseblock Road CR 16 & North Ocean Avenue
Farmingville, NY 11738
S.C.T.M. #: 200-656-1-25.6

OVERALL SITE PLAN
SHEET C1.0
2 OF 12