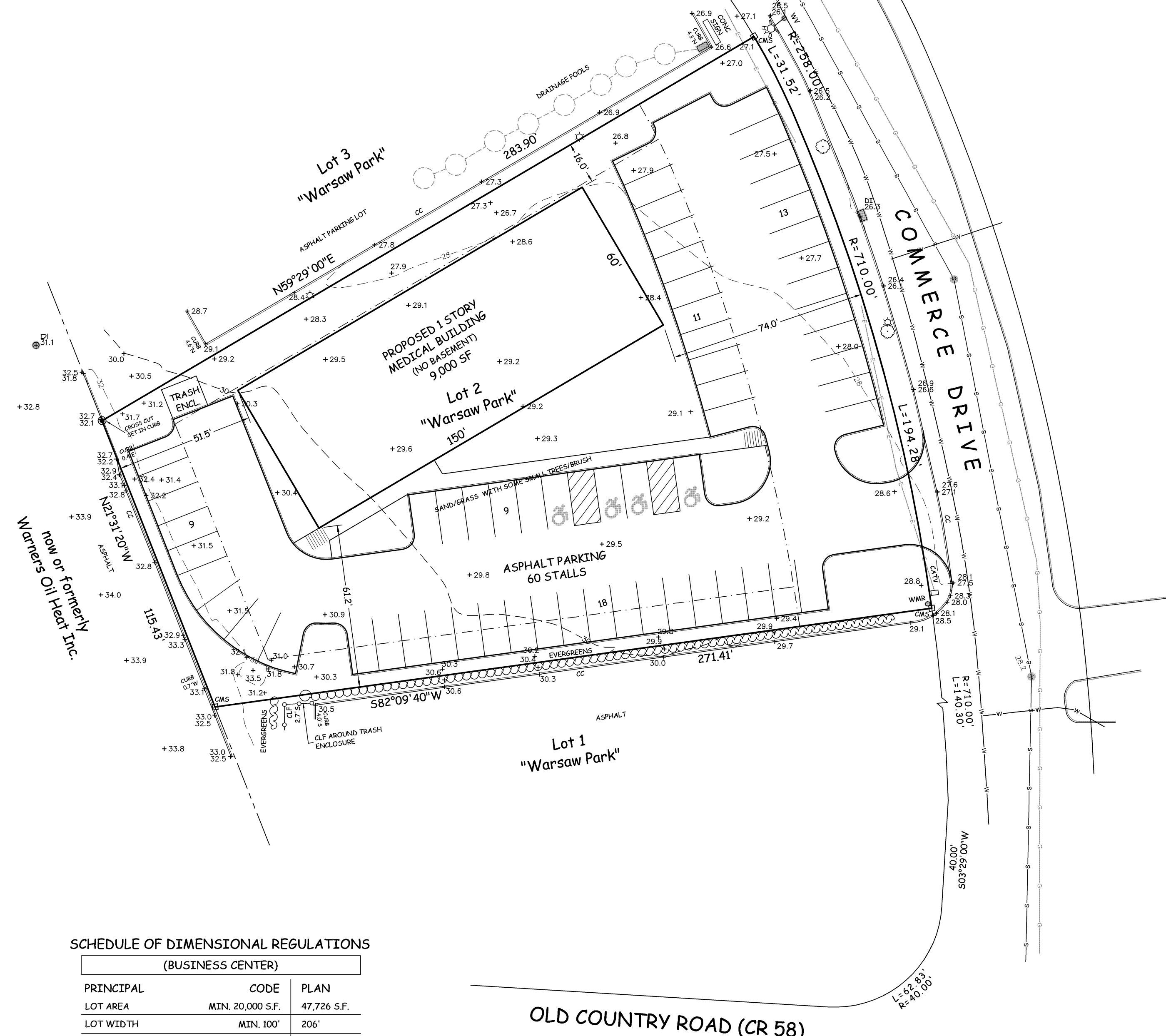
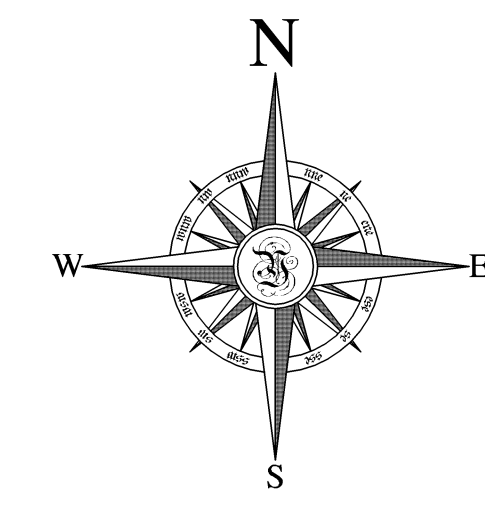


KEY MAP
SCALE: 1"=600'



SCHEDULE OF DIMENSIONAL REGULATIONS
(BUSINESS CENTER)

PRINCIPAL	CODE	PLAN
LOT AREA	MIN. 20,000 S.F.	47,726 S.F.
LOT WIDTH	MIN. 100'	206'
LOT COVERAGE:		
WITH SEWER	MAX. 20%	18.9%
IMPERVIOUS SURFACE	MAX. 75%	71.7% or 34,203 SF
HEIGHT OF BUILDINGS	MAX. 35'	< 35'
FLOOR AREA RATIO:		
WITH SEWER	MAX. 0.20	0.19
FRONT YARD DEPTH	MIN. 50'	74.0'
SIDE YARD DEPTH	MIN. 15'	16.0'
COMBINED SIDE YARD DEPTH	MIN. 30'	77.2'
REAR YARD DEPTH	MIN. 25'	51.5'

SITE DATA

AREA = 47,726 SQ. FT. OR 1.0956 ACRES

* SUBDIVISION - "WARSAW PARK" FILED IN THE OFFICE OF THE CLERK OF SUFFOLK COUNTY ON MAY 7, 1990 AS FILE NO. 8934.

* ZONING USE DISTRICT = BUSINESS CENTER (BC)

* VERTICAL DATUM = NAVD (1988)

PLANNING BOARD CERTIFICATION

THIS IS TO CERTIFY THAT THIS SITE PLAN HAS BEEN APPROVED BY THE PLANNING BOARD OF THE TOWN OF RIVERHEAD BY PLANNING BOARD RESOLUTION NUMBER _____ DATED _____

SIGNATURE OF PLANNING BOARD CHAIRPERSON _____
DATE OF SIGNATURE _____

ENGINEER'S CERTIFICATION

"I HEREBY CERTIFY THAT THE WATER SUPPLY(S) AND/OR SEWAGE DISPOSAL SYSTEM(S) FOR THIS PROJECT WERE DESIGNED BY ME OR UNDER MY DIRECTION, BASED UPON A CAREFUL AND THOROUGH STUDY OF THE SOIL, SITE AND GROUND WATER CONDITIONS, ALL FACILITIES, AS PROPOSED, CONFORM TO THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES CONSTRUCTION STANDARDS IN EFFECT AS OF THIS DATE."

HOWARD W. YOUNG, N.Y.S. L.S. NO. 45893h
THOMAS C. WOLPERT, N.Y.S. P.E. NO. 61483
DOUGLAS E. ADAMS, N.Y.S. P.E. NO. 60897

SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS MAP WAS PREPARED UTILIZING BOUNDARY AND TOPOGRAPHICAL SURVEYS MADE BY US AND/OR UNDER OUR DIRECTION"

HOWARD W. YOUNG, N.Y.S. L.S. NO. 45893
DANIEL A. WEAVER, N.Y.S. L.S. NO. 50771

27 WAVES LLC
LOT 2 "WARSAW PARK"
at Riverhead, Town of Riverhead
Suffolk County, New York

SITE PLAN

County Tax Map District 600 Section 101 Block 01 Lot 10.6
FIELD SURVEY COMPLETED MAY 31, 2023
MAP PREPARED AUG. 17, 2023

Record of Revisions

REVISION	DATE

Scale: 1" = 30'