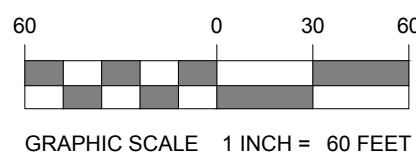




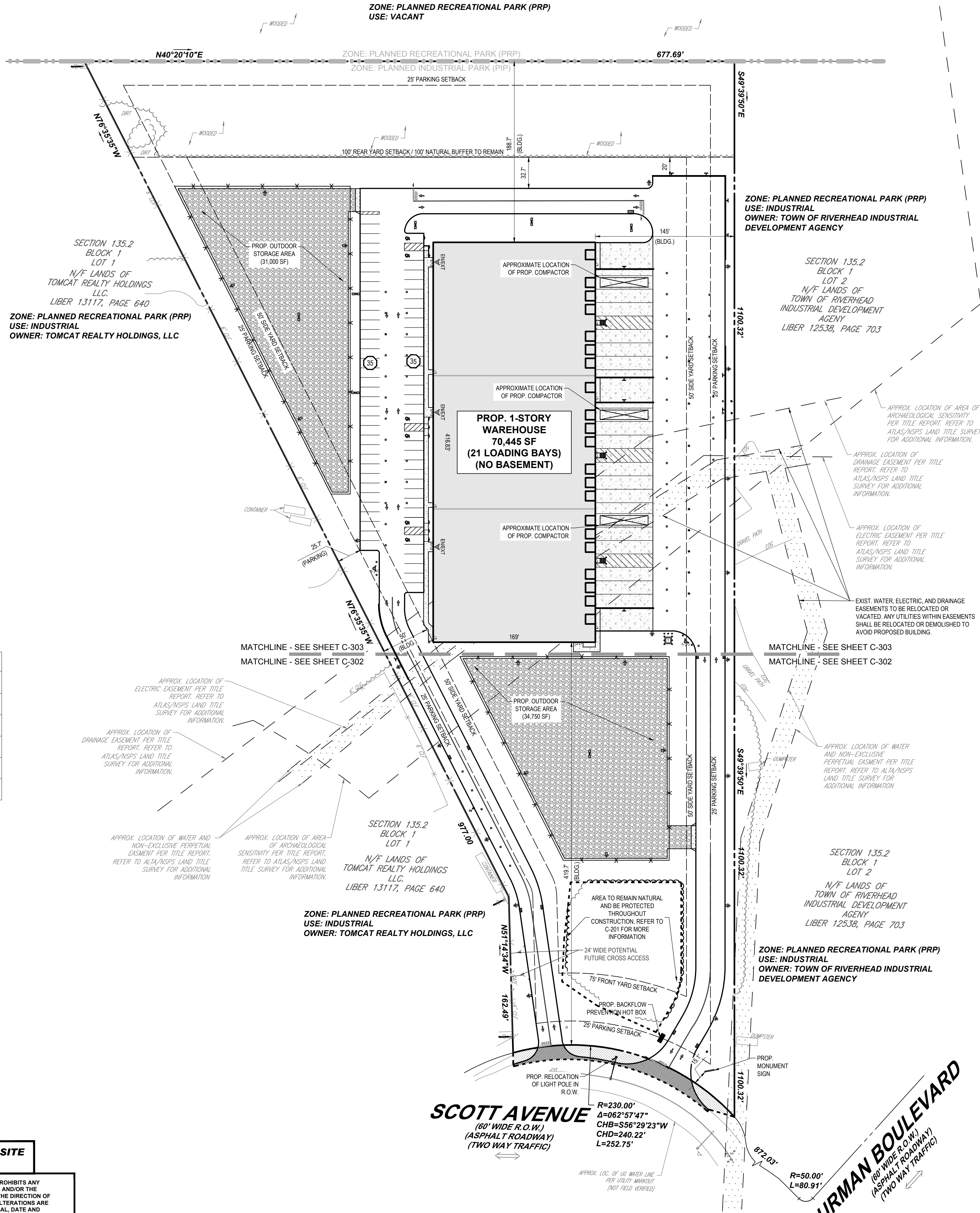
LEGEND	
EXISTING	PROPOSED

HATCH LEGEND		
AREA	HATCH	DESCRIPTION
65066.91 sf		PROP. GRAVEL
19490.12 sf		PROP. HEAVY DUTY CONCRETE PAVEMENT
3024.1 sf		PROP. CONCRETE PAVEMENT
1837.38 sf		PROP. ASPHALT PAVEMENT IN THE RIGHT-OF-WAY
1643.44 sf		PROP. GRASS AREA IN ROW



**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY**

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7208-2)



ZONING TABLE			
ZONE: PLANNED INDUSTRIAL PARK (PIP) USE: WAREHOUSE (PERMITTED AS OF RIGHT § 301-185.A.(2)) ACCESSORY USE: OUTDOOR STORAGE (PERMITTED AS PART OF SITE PLAN APPROVAL BY TOWN BOARD § 301-185.C.(9))			
APPLICANT/ OWNER INFORMATION			
APPLICANT / PROPERTY OWNER:		SCOTTS AVE OZ LLC 155 EAST 55TH STREET, SUITE 4H NEW YORK, NY 10022	
BULK REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
MIN. LOT AREA	§ 301-186.B.(1)	5 ACRES (217,800 SF)	10.047 ACRES (437,645 SF)
MIN. LOT WIDTH	§ 301-186.B.(2)	250'	*240.23'
MIN. STREET FRONTAGE	§ 301-186.B.(3)	200'	252.75'
MIN. FRONT YARD	§ 301-186.B.(4)	75'	419.7'
MIN. SIDE YARD	§ 301-186.B.(5)	50'	50'
MIN. REAR YARD	CALVERTON SUBDIVISION TABLE OF LOT RESTRICTIONS	100'	188.7'
MAX. FLOOR AREA RATIO	CALVERTON SUBDIVISION TABLE OF LOT RESTRICTIONS	0.16 (70,500 SF)	0.16 (70,445 SF)
MAX. IMPERVIOUS SURFACE COVERAGE	CALVERTON SUBDIVISION TABLE OF LOT RESTRICTIONS	86% AND / OR 378,000 SF	59.3% (289,310 SF) *INCLUDES OUTDOOR STORAGE AREA*
MAX. BUILDING HEIGHT	§ 301-186.B.(9)	40'	40'
MIN. PARKING SETBACK TO PROPERTY LINE	§ 301-186.B.(10)	25'	25.7'
AREA TO REMAIN NATURAL	CALVERTON SUBDIVISION TABLE OF LOT RESTRICTIONS	58,000 SF	80,305 SF (100' NATURAL BUFFER)

PARKING REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	§ 301-231.E.(2) § 301-321.M.(2)	10' X 20' 10' X 20' (ADA)	10' X 20'
MIN. AISLE WIDTH	§ 301-231.E.(1)	24'	24'
LOADING REQUIREMENTS	§ 301-232.A	3	21
MIN. LOADING SIZE	§ 301-232.B	12' X 14'	14' X 60'
MIN. NUMBER OF STALLS	§ 301 ATTACHMENT 1	58	70
REQUIRED FOR WAREHOUSE: 1 SPACE PER 1,000 SF OF FLOOR AREA UP TO 5,000 SF, AND 1 ADDITIONAL SPACE FOR EACH ADDITIONAL 10,000 SF OF FLOOR AREA REQUIRED = (5,000 SF / 1,000 SF) + ((70,445 SF - 5,000 SF) / 10,000 SF) = 11.54 SPACES = 12 SPACES			
REQUIRED FOR OFFICE: 1 SPACE PER 200 SF OF FLOOR AREA REQUIRED = 9,013 SF / 200 SF = 45.07 SPACES = 46 SPACES			
TOTAL REQUIRED = 58 SPACES TOTAL PROVIDED = 70 SPACES (INCL. 6 ADA ACCESSIBLE STALLS)			



**SITE LAYOUT NOTES** (Rev. 1/2020)

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY, THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
- ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.
- THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE, STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.
- WHEN APPLICABLE, OWNER/ OPERATOR MUST FILE THE NOT FOR NPDES PERMITS AT APPROPRIATE AND/OR REQUIRED TIMEFRAMES BASED UPON THE DESIRED START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN, PER NYSDEC REQUIREMENTS). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
- ALL WEATHER-EXPOSED CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
- THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT.
- BUILDING AND FREESTANDING IDENTIFICATION SIGNS TO BE FILED UNDER SEPARATE APPLICATIONS.
- WORK WITHIN THE RIGHT-OF-WAY OF SCOTT AVENUE MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE TOWN OF RIVERHEAD HIGHWAY DEPARTMENT.



**REVISIONS**

REV	DATE	COMMENT	CHECKED BY
1	09/13/2023	REV. PER TOR PLANNING DEPT.	SL
2	04/11/2024	REV. PER VARIOUS AGENCY COMMENTS	SD



**ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	NYA220002.00
DRAWN BY:	SD
CHECKED BY:	AK / AH / GT
DATE:	09/19/2022
CAD ID:	NYA220002.00-SPPD-2A

PROJECT:

**SITE DEVELOPMENT PLANS**  
FOR  
**HILDRETH ADVISORS**  
PROPOSED  
**WAREHOUSE & OUTDOOR STORAGE DEVELOPMENT**  
1001 SCOTT AVENUE  
CALVERTON  
TOWN OF RIVERHEAD  
SUFFOLK COUNTY, NY 11933  
SCTM #: 600 - 135.10 - 1 - 1



**JOSEPH A. DEAL**

PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 087122;  
NEW JERSEY LICENSE No. 24GE04919900  
CONNECTICUT LICENSE No. 27585  
PENNSYLVANIA LICENSE No. PE077709

SHEET TITLE:

**OVERALL SITE PLAN**

SHEET NUMBER:

**C-301**

REVISION 2 - 04/11/2024

TOWN REF. #: N/A  
HEALTH DEP. REF. #: N/A