

SIGN CALCULATIONS:

SIGN VARIANCES

WALL SIGNS

Code Requirements

(877A-6 J-3 zone)

Number of signs 1 per wall

Area of sign 2' 3" x 11' 6" x 2' 3" x 11' 6" (MAX)

Height NOT TO EXCEED ROOF HEIGHT

Elevation	# of Signs	Variance	Area	Variance	Height	Variance
East	3	Y	285	N	42	N
South	NO SIGNAGE					
West	NO SIGNAGE					
North	NO SIGNAGE					

SIGN AREA SUMMARY

EAST ELEVATION	285 S.F.
WEST ELEVATION	285 S.F.
NO SIGNAGE	0 S.F.
TOTAL SIGNAGE	570 S.F.
INDIVIDUAL LETTER SIGN DATA	
FOR TYPE, QUANTITY AND LOCATION	
(SEE EXTERIOR ELEVATIONS)	

Pylon Signs

Code Requirements

(877A-6 J-3 zone)

Number of signs 1 PER SIDE OF LOT FACING STREET

Area of sign 9' 6" PER SIDE PLUS 18' 6" PER SHOPPING CENTER (MAX)

Height 15' MAX

Setback 31-40 mph = 25' MIN. FROM ROADWAY

STREET/ROAD	# of Signs	Variance	Area	Variance	Height	Variance	Setback	Variance
C.R. 16	1	N	96.0	Y	20'	Y	25'	N
NYS ROUTE 112	1	N	186.6	Y	35.0	Y	30'	N
NYS ROUTE 1-495	1	N	96.0	Y	20'	Y	25'	N

FENCE LEGEND

SYMBOL	DESCRIPTION
—X—X—	PROPOSED 6" BLACK VINYL CHAIN LINK FENCE
—O—O—	PROPOSED 4" BLACK VINYL CHAIN LINK FENCE
—	PROPOSED 6" BLACK VINYL CHAIN LINK FENCE

SITE DATA

ZONE: J-3 BUSINESS
PROPOSED USE: RETAIL AND RESTAURANT
AREA: 25.19 ACRES
S.C.T.M. DIST 0200, SECT 608, BLK 01, LOT 6
DIST 0200, SECT 609, BLK 01, LOTS 1-4, 6, 8-11, 12, 1
SCHOOL DISTRICT: PATCHOGUE-MEDFORD
FIRE DISTRICT: PPZ MEDFORD
WATER DISTRICT: S.C.W.A.
POST OFFICE: 11783
DEPTH TO GW: ±45.0'
DATE: N.G.V.D.
RESTAURANT AREA: (PHASE II) 7,245 S.F.
RETAIL BUILDING AREA: (PHASE II) 4,675 S.F.
LOWE'S BUILDING AREA: (PHASE I) 137,594 S.F.
LOWE'S GARDEN CENTER AREA: 25,843 S.F.
TOTAL BUILDING AREA: 173,577 S.F.

PERCENT LOT COVERAGE

BLDG. SITE	20.19 AC.	879,478 S.F.	/ 100 %
PRESERVATION LAND	5.00 AC.	217,800 S.F.	
TOTAL SITE	25.19 AC.	1,097,278 S.F.	
BLDG.	173,577 S.F.	= 15.8%	
PAVED	440,806 S.F.	= 40.1%	
TURF AND LANDSCAPING	481,013 S.F.	= 43.8%	

PARKING CALCULATIONS

REQUIRED
(PHASE I) LOWE'S: 163,437 S.F. x 1 STALL/150 S.F. = 1,089.58 STALLS
(PHASE II) RETAIL: 4,675 S.F. x 1 STALL/150 S.F. = 31.17 STALLS
(PHASE III) 300 SEATS / 1 STALL/SEAT = 100 STALLS
TOTAL PARKING REQUIRED = 1,220.75 STALLS ± 1221 STALLS

PROVIDED
(PHASE I) 824 PAVED 9' x 20' STALLS (INCLUDING 20 HC STALLS)
344 LANDBANKED STALLS
1,168 TOTAL STALLS PROVIDED
(PHASE II) 858 PAVED 9' x 20' STALLS (INCLUDING 22 HC STALLS)
344 LANDBANKED STALLS
1,202 TOTAL STALLS PROVIDED
(PHASE III) 871 PAVED 9' x 20' STALLS (INCLUDING 24 HC STALLS)
350 LANDBANKED STALLS
1,221 TOTAL STALLS PROVIDED

LOADING ZONES REQUIRED = 6
LOADING ZONES PROVIDED = 6

ZONING REQUIREMENTS

	REQUIRED	PROVIDED
FRONT YARD SETBACK **	104'	104'
SIDE YARD SETBACK *	57.0'	57.0'
REAR YARD SETBACK *	30.0'	113.49'
% TO REMAIN NATURAL	30%	30.4%
MAX. HEIGHT	35'/2 STY.	29'
* 75' REQUIRED ABUTTING RESIDENTIAL		
** 50' LANDSCAPED FRONT YARD REQUIRED ALONG HORSEBLOCK ROAD AND MIDDLE ISLAND AVE. AS PER RESOLUTION NO. 284 DATED 6-21-94.		
* 75' REQUIRED ABUTTING RESIDENTIAL		
** 50' LANDSCAPED FRONT YARD REQUIRED ALONG HORSEBLOCK ROAD AND MIDDLE ISLAND AVE. AS PER RESOLUTION NO. 284 DATED 6-21-94.		

ZONING BOARD OF APPEALS APPROVAL MARCH 16, 2000, CASE #10 FOR SPECIAL PERMIT (OUTDOOR STORAGE/SALES/GARDEN CENTER).

CONDITIONS AS FOLLOWS:
1. NO OUTDOOR STORAGE OR SALE OF PESTICIDES.
2. NO OUTDOOR STORAGE OF LUMBER.
3. HOURS OF OPERATION: 9 A.M. TO 9 P.M. 7 DAYS A WEEK.
4. NO OUTDOOR SPEAKERS.

ESTIMATE OF QUANTITIES (PHASE I)

CONCRETE CURB	10,200 LIN. FT.
ASPHALT CURB	N/A
WALKS	40,300 SQ. FT.
PAVING	400,806 SQ. FT.
CATCH BASINS	8 UNITS
LEACHING Pools	89 UNITS
TRENCH DRAINS	1 UNIT
DRAIN PIPE	4,208 LIN. FT.
STOCKADE FENCE	N/A
CHAIN LINK FENCE	3,027 LIN. FT.
SCREEN PLANTING	
TREES	196
SHRUBS	1102
RECHARGE BASIN	N/A
EXCAVATION	
FENCING	
PLANTING	

AREA AND % OF NATURAL VEGETATION PERMANENTLY TO REMAIN 30.4%
AREA AND % OF TURF AND LANDSCAPING 9.78%
AREA AND % OF NON-FERTILIZER DEPENDANT VEGETATION 0

SCHEDULE OF SIGNS

SYMBOL	SIGN TYPE	N.Y.S.D.O.T.	MANUFACTURER
△	STOP SIGN	84-10	84-10B14
△	HANDICAP PARKING	74-50	74-50B14
△	DO NOT ENTER	83-150	83-150B14
△	YIELD	81-20	81-20B14

NOTE: 1. SIGNS OTHER THAN N.Y.S.D.O.T. SPECIFIED, AS PER ORNICO INC. SIGN COMPANY ST. LOUIS, MO. OR APPROVED EQUAL.

SYMBOL	SIGN TYPE	SYMBOL	SIGN TYPE
△	STOP	△	YIELD
△	HANDICAP PARKING	△	DO NOT ENTER
△	DO NOT ENTER	△	YIELD

NOTE: THE SURVEYOR TO CONTACT NELSON & POPE FOR COORDINATE FILE FOR STAKING.

NO.	DATE	REVISION	BY
19	06/20/01	NO REVISIONS THIS SHEET	BY: TPL/TPL
18	06/15/01	REVISED PER SUFFOLK COUNTY WATER AUTHORITY COMMENTS DATED 06/12/01	BY: GCB/GCB
17	04/26/01	REVISED PER LOWE'S COMMENTS (WATER SYSTEM)	BY: SAM/GCB
16	10/10/00	REVISED PER LOWE'S COMMENTS	BY: SS
15	10-23-00	REVISED PER LOWE'S COMMENTS	BY: SS
14	9/8/00	REVISED PER SCDHS, DATED 08/27/00	BY: TD
13	9-8-00	REVISED SITE PLAN PER 8 FOOT DEDICATION	
12	7-19-00	REVISED PER LOWE'S COMMENTS	BY: JLR
11	6-27-00	REVISED WATER SERVICES PER CLIENTS REQUEST	BY: GCB
10	6-7-00	REVISED PER CLIENT AND TOWN COMMENTS DATED 5/3/00	BY: TD
9	5-2-00	REVISED PER TOWN COMMENTS DATED 4/27/00	BY: JLR
8	4-19-00	REVISED PER TOWN COMMENTS DATED 3/28/00	BY: JLR
7	3-7-00	REVISED PER TOWN COMMENTS	BY: JLR
6	3-18-00	REVISED PER TOWN COMMENTS	BY: JLR
5	2-06-00	REVISED PER SCDHS COMMENTS	BY: CJ/JLR
4	1-21-00	REVISED GARDEN CENTER NOTE PER TOWN COMMENTS	BY: JLR
3	12-16-99	REVISED PER TOWN AND CLIENT COMMENTS	BY: JLR
2	10-28-99	REVISED PER TOWN COMMENTS AND L.K. McLEAN ASSOC.	BY: JLR
1	10-4-99	REVISED PER TOWN COMMENTS	BY: JLR
No.	DATE	REVISION	BY:

ALIGNMENT PLAN
FOR
LOWE'S COMPANIES, INC.

SITUATED AT
MEDFORD
TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK
S.C.T.M. DISTRICT 0200, SECTION 608, BLOCK 01, LOT 6
S.C.T.M. DISTRICT 0200, SECTION 609, BLOCK 01, LOTS 1-4, 6, 8-11, 12, 1

N&P
NELSON & POPE
ENGINEERS AND SURVEYORS
872 WALT WHITMAN ROAD, MELVILLE, N.Y. 11747-2188
(631) 427-5665 FAX (631) 427-5620

OWNER/APPLICANT:

F.E.S. REALTY Co.
COLIN DEVELOPMENT CORP.
COLIN REALTY Co.
GARDEN CITY, N.Y. 11530

22	09/07/01	NO REVISIONS THIS SHEET	BY: DRP/GCB
21	07/25/01	REVISED PER SCWA COMMENTS OF 07/24/01	BY: SAM/TPL
20	07/09/01	REVISED PER CONTRACTOR'S COMMENTS	BY: DRP/GCB

