



N.T.S



KEY MAP

1. BULK REQUIREMENTS, J-5 BUSINESS DISTRICT: CODE SECTION

MIN. LOT AREA: § 85-466 (A)(3) 65,000 SF MIN. WIDTH OF LOT THROUGHOUT: § 85-466 (B)(1) 25% or 12,125.75 SF

<u>PERMITTED</u>

35' or 2 1/2 STORIES

20% or 9,671 SF MIN. REQ'D

50% of 9,671 or 4,835 SF

1 PER 75' OF FRONTAGE

472'/75' = 6.29

9' X 19'

1 STALL/100 SF

2,960 SF/ 100 = 30 STALLS

BLDG. AREA <8,000 SF = 1

MIN. 4" CAL. @ 30' O.C. - 15

<u>PERMITTED</u>

MIN. FRONT YARD SETBACK: § 85-466 (C)(1)

MIN. SIDE YARD: § 85-466 (D)(1) 25'

MIN. REAR YARD: § 85-466 (E)(1) MAX. BUILDING HEIGHT: MAX. SALES AREA: MAX. TOTAL BUILDING AREA: § 85-467 (B)(3)

MAX. YARD ENCROACHMENT:\*\*\* 2. LAND DEVELOPMENT STANDARDS: CODE SECTION MIN. NATURAL AREA/ LANDSCAPING REQUIREMENTS:

MIN. PERCENTAGE COMM. LOT: § 85-843 (A) (1) MIN. IN FRONT YARD (OF TOTAL REQ'D): § 85-843 (A) (2) STREET TREES: § 85-843 (A) (3) **BUFFER REQUIREMENTS:** BUFFER TO RESIDENTIAL USE OR ZONE: § 85-843 (B)(2)(b)

MIN. BUFFER ALONG STREET FRONTAGES: § 85-843 (A) (4) 15'

CURB CUT REQUIREMENTS: § 85-467 (G)(8) MAX. NUMBER OF CURB CUTS MIN. DIST. FROM ADJ. PROPERTY § 85-467 (G)(8) § 85-467 (G)(8) MIN. DRIVEWAY WIDTH § 85-467 (G)(8) MAX. DRIVEWAY WIDTH MIN. DIST. BETWEEN DRIVEWAYS § 85-467 (G)(8)

3. PARKING/LOADING STALL REQUIREMENTS: MIN. PARKING STALL SIZE: § 85-854 (B) MIN. NUMBER OF PARKING STALLS: § 85-852

MIN. NUMBER OF LOADING STALLS: § 85-850 AISLE WIDTH: MIN. PARKING/ LOADING SETBACK TO STREET: § 85-855 (A) CHRIS M. TARTAGLIA

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ENGINEERING

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REV NO. DATE REVISION 1 5/27/16 REV. PER CLIENT COMMENT

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 AND SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWING AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

<u>SITE ADDRESS:</u>

PROPOSED CONVENIENCE STORE

MIDDLE COUNTRY ROAD & ROCKY POINT ROAD, MIDDLE ISLAND, TOWN OF BROOKHAVEN SUFFOLK COUNTY, NY 11953

DISTRICT: BLOCK:

LOT(S): AS SHOWN HPE #: NEL116-01E DWG #: NELI16-01E-CP.1 DRAWN BY: LD/RV CHECKED BY: ZC

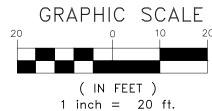
SECTION:

CONCEPT PLAN

<u>SHEET NO:</u>

CP-1

REV.



MIDDLE COUNTRY ROAD (NEW YORK STATE ROUTE 25) TRAFFIC FLOW