

SITE DATA:
 AREA OF SITE: 9.88 ACRES
 S.C.T.M.: 0200-488-06-1
 0200-517-04-1
 EXISTING ZONE: J-2 / A-1
 PROPOSED ZONE: L-1
 SCHOOL DISTRICT: MIDDLE COUNTRY
 WATER DISTRICT: SUFFOLK COUNTY WATER AUTHORITY
 FIRE DISTRICT: CENTERREACH
 POST OFFICE: CENTERREACH

HYDROGEOLOGIC SENSITIVE ZONE:
 THE PROPERTY IS LOCATED WITHIN THE HYDROGEOLOGIC SENSITIVE ZONE AS DESCRIBED IN THE TOWN OF BROOKHAVEN ZONING ORDINANCE §85-370(A).

SPECIAL PERMIT CRITERIA - MINI-STORAGE WAREHOUSE

CODE SECTION	REQUIRED	PROPOSED
§85-569(G)1	STORAGE SHALL BE LIMITED TO DEAD STORAGE ONLY. STORAGE OF EXPLOSIVES, FLAMMABLE, TOXIC OR OTHERWISE HAZARDOUS CHEMICALS AND/OR OTHER MATERIALS SHALL BE PROHIBITED.	COMPLIES
§85-569(G)2	EXTERIOR SIGNAGE AND BUILDING SIDING MATERIAL SHALL BE OF FLAT FINISHES ONLY; BRIGHT, VIVID AND/OR REFLECTIVE COLORS SHALL BE PROHIBITED. WALLS EXCEEDING ONE STORY IN HEIGHT SHALL BE ARCHITECTURALLY ENHANCED WITH PILASTERS, CORBELLED CORNICES, OR SIMILAR ORNAMENTATION.	COMPLIES
§85-569(G)3	STORAGE UNIT DOORS SHALL BE SCREENED FROM VISIBILITY FROM ADJOINING RESIDENTIALLY ZONED OR RESIDENTIALLY DEVELOPED PROPERTIES AND FROM PUBLIC STREETS.	COMPLIES
§85-569(G)4	A MINIMUM NATURAL OR LANDSCAPED AREA OF 50 FEET SHALL BE MAINTAINED ADJACENT TO ALL ROAD FRONTS.	12.1 FT (V)
§85-569(G)5	ALL PAVED AREAS, INCLUDING PARKING AND PARKING AISLES AREAS, SHALL BE SCREENED FROM VIEW WITH LANDSCAPING OR NATURAL AREAS AND/OR DECORATIVE FENCING.	COMPLIES
§85-569(G)6	DECORATIVE WALLS OR FENCING SHALL BE PROVIDED ALONG ALL SETBACK LINES.	COMPLIES
§85-569(G)7	PARKING STALLS AND LOADING AREAS ADJACENT TO STORAGE BUILDING MAY ENCRoACH ON INTERIOR ROADWAYS 30 FEET OR WIDER, EXCLUSIVE OF REQUIRED PARKING STALLS, FOR OFFICE(S) OR LIVING QUARTERS.	COMPLIES

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED PROJECT, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
 - ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
 - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
 - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
 - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
 - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
 - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
 - SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

SYMBOL DESCRIPTION

	PROPERTY LINE
	SETBACK LINE
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED CURB
	PROPOSED FLUSH CURB
	PROPOSED SIGNS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED AREA LIGHT
	PROPOSED BUILDING DOORS

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
	REQUIRED PARKING: MINI-STORAGE WAREHOUSE: 1 SPACE PER 2,000 SF (161,214 SF) (1 SPACE / 2,000 SF) = 81 SPACES	88 SPACES
	TOTAL REQUIRED: 81 SPACES	
§85-850(A)	REQUIRED LOADING: 100,000 TO 125,000 SF = 5 SPACES*	5 SPACES
§85-854(B)	PARKING DIMENSIONS: WIDTH = 9 FT DEPTH = 19 FT	WIDTH = 9 FT DEPTH = 19 FT

TABLE OF LAND USE AND ZONING

L INDUSTRIAL 1 (LIGHT INDUSTRY)*

ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	120,000 SF	430,411 SF (9.88 AC)
MINIMUM LOT FRONTAGE	200 FT	442 FT
MINIMUM ROAD FRONTAGE	100 FT	442 FT
MAXIMUM FAR	30%	37.5% (161,214 SF) (V)
MAXIMUM BUILDING HEIGHT	3 STORIES / 50 FT	2.5 STORIES / 35 FT
MINIMUM ROAD YARD SETBACK	100 FT	50.8 FT (V)
MINIMUM SIDE YARD SETBACK (ONE)	10 FT	74.6 FT
MINIMUM SIDE YARD SETBACK (BOTH)	30 FT	N/A
MINIMUM REAR YARD SETBACK	50 FT	N/A

SIGNAGE REQUIREMENTS

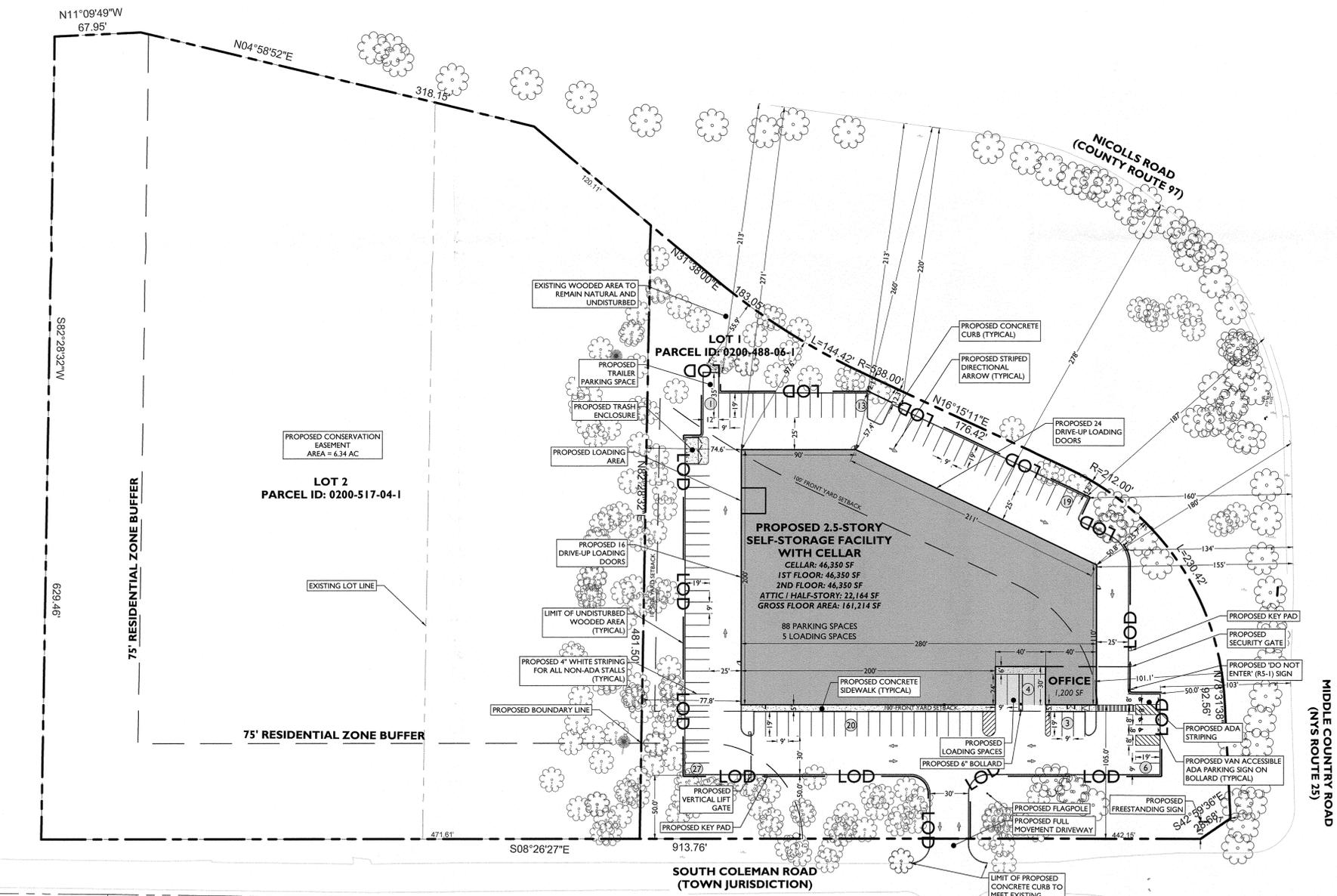
CODE SECTION	REQUIRED	PROPOSED
§57A-88	DETACHED OR GROUND SIGNS: ONE SIGN PERMITTED ALONG EACH STREET FRONTAGE	1 SIGN
	MAXIMUM SIGN AREA = 18 SF PER FACE MAXIMUM SIGN HEIGHT = 9 FT	TBD PER SIGN PACKAGE TBD PER SIGN PACKAGE
	SIGN MAY NOT BE DESIGNED TO MOVE, OSCILLATE OR ROTATE.	COMPLIES
§57A-12B	MIDDLE COUNTRY ROAD = 17 FT SOUTH COLEMAN ROAD = 12 FT	17 FT 13 FT

(*) EACH ADDITIONAL 200,000 SF REQUIRES 1 ADDITIONAL LOADING SPACE

TABLE OF LAND DEVELOPMENT STANDARDS

CODE SECTION	REQUIRED	PROPOSED
§85-843(A)1	MINIMUM NATURAL AREA/LANDSCAPING PERCENT, EXCEPT AS OTHERWISE PROVIDED HEREIN, A MINIMUM OF 20% OF A COMMERCIAL SITE SHALL BE MAINTAINED AS LANDSCAPED OR NATURAL AREA IN ACCORDANCE WITH TOWN STANDARDS AND GUIDELINES.	77.3%
§85-843(A)2	A MINIMUM OF 50% OF ALL REQUIRED LANDSCAPED OR NATURAL AREA SHALL BE LOCATED WITHIN THE FRONT YARD. 20% x 430,411 SF x 50% = 43,041 SF	50,958 SF
§85-843(A)3	STREET TREES WITH A MINIMUM CALIPER OF FOUR INCHES SHALL BE PLANTED AND/OR MAINTAINED ADJACENT TO ALL ROAD FRONTS IN ACCORDANCE WITH TOWN STANDARDS IN AN AMOUNT EQUAL TO 30 FEET ON CENTER.	TBD
§85-843(A)6.A	A MINIMUM LANDSCAPED OR NATURAL AREA OF 30% SHALL BE MAINTAINED IN CONNECTION WITH A COMMERCIAL CENTER, REGIONAL THEATER OR INDUSTRIAL OR OFFICE USE OCCUPYING A SITE OF FIVE ACRES OR MORE.	77.3%
§85-843(A)6.C	A MINIMUM OF 50 FEET OF LANDSCAPING OR NATURAL AREA SHALL BE MAINTAINED ALONG ALL ROAD FRONTS IN CONNECTION WITH A COMMERCIAL CENTER, REGIONAL THEATER OR INDUSTRIAL OR OFFICE USE OCCUPYING A SITE OF FIVE ACRES OR MORE.	12.1 FT (V)
§85-843(A)7	ALL PARKING AREAS SHALL BE SCREENED FROM VIEW WITH A HEDGE, BERRY AND/OR DECORATIVE WALL OR FENCE IN ACCORDANCE WITH TOWN STANDARDS.	COMPLIES
§85-843(A)8.A	PARKING AREAS OF 50 SPACES OR MORE SHALL CONTAIN 400 SQUARE FEET OF LANDSCAPING FOR EACH 25 SPACES. LARGE PARKING AREAS SHALL BE DIVIDED INTO SMALLER PARKING FIELDS OF 50 CARS WITH LANDSCAPE STRIPS, PENINSULAS OR GRADE SEPARATIONS TO REDUCE THE VISUAL IMPACT OF LARGE EXPANSES OF PAVING, TO DIRECT VEHICULAR TRAFFIC THROUGH THE PARKING LOT AND TO PROVIDE A LOCATION FOR PEDESTRIAN WALKS. 80 SPACES / 25 SPACES = 3 3 x 400 SF = 1,200 SF REQUIRED	1,290 SF
§85-843(A)8.B	LANDSCAPE STRIPS BETWEEN PARALLEL PARKING ROWS SHALL BE A MINIMUM OF 10 FEET IN WIDTH. WHEN INCORPORATING PEDESTRIAN WALKWAYS, SUCH STRIPS SHALL BE A MINIMUM OF 20 FEET IN WIDTH. LANDSCAPE AISLES AND STRIPS SHALL INCLUDE TREES WITH A MINIMUM CALIPER OF 4 INCHES AT A MINIMUM OF 1 TREE FOR EVERY 30 FT, IN ADDITION TO OTHER PARKING LOT LANDSCAPE REQUIREMENTS.	TBD
§85-843(A)9.A	PARKING LOT TREES LOCATED IN LANDSCAPE STRIPS SHALL BE LOCATED TO AVOID CONFLICT WITH OVERHANGING VEHICLES BY ALIGNING WITH THE LINES BETWEEN SPACES.	TBD
§85-843(A)10	ALL LANDSCAPED, BUFFER AND NATURAL AREAS SHALL BE IRRIGATED. IRRIGATION SHALL UTILIZE WATER-CONSERVING METHODS, IN ACCORDANCE WITH TOWN STANDARDS.	TBD
§85-843(A)11	REQUIRED LANDSCAPING SHALL UTILIZE DROUGHT-TOLERANT NATIVE AND ADAPTED SPECIES AND/OR WATER-CONSERVING PLANTS AND METHODS, TO REDUCE IRRIGATION DEMANDS, IN ACCORDANCE WITH TOWN STANDARDS.	TBD
§85-843(A)12	THE PRESERVATION OF EACH EXISTING LARGE TREE (GREATER THAN NINE INCHES DBH) SHALL RELIEVE THE APPLICANT FROM THE INSTALLATION OF THREE PARKING LOT OR STREET TREES IN THE VICINITY OF THE EXISTING TREE.	TBD
§85-843(B)2.A	A MINIMUM PERIMETER BUFFER AREA OF 25 FEET ADJACENT TO ANY RESIDENTIAL USE OR ZONE, WITH A DENSITY AND QUALITY OF PLANTINGS EQUAL TO A DOUBLE ROW OF EVERGREEN PLANTINGS SEVEN FEET HIGH AND FIVE FEET ON CENTER SHALL BE REQUIRED IN CONNECTION WITH AN L INDUSTRIAL 1 DISTRICT USE.	COMPLIES
§85-843(B)2.C	A MINIMUM PERIMETER BUFFER AREA OF 75 FEET ADJACENT TO ANY RESIDENTIAL USE OR ZONE, WITH A DENSITY AND QUALITY OF PLANTINGS EQUAL TO FIVE ROWS OF EVERGREEN PLANTINGS 7 FT HIGH AND 5 FT ON CENTER SHALL BE REQUIRED IN CONNECTION WITH A COMMERCIAL CENTER, REGIONAL THEATER, INDUSTRIAL USE OCCUPYING A SITE OF 5 ACRES OR MORE OR OUTDOOR RECREATIONAL USE.	50.0 FT (V) PLANTINGS TBD
§85-843(B)3	WHERE THE FRONTAGE ON ONE SIDE OF A STREET IS ZONED FOR COMMERCIAL USE AND THE FRONTAGE ON THE OPPOSITE SIDE OF THE STREET IS RESIDENTIALLY ZONED OR USED, A BUFFER IN ACCORDANCE WITH TOWN STANDARDS MUST BE MAINTAINED ALONG SAID COMMERCIAL SIDE FRONTAGE.	50.0 FT (V)

(V) VARIANCE



REVISION	DATE	DESCRIPTION
01	08/02/2018	FOR SUBMISSION
02	10/12/2018	FOR CLIENT REVIEW
03	03/04/2019	FOR TOWN REVISION
04	06/14/2019	REVISED PER TOWNSHIP COMMENTS

NOT APPROVED FOR CONSTRUCTION

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CONCEPTUAL SITE PLAN
CENTERREACH STORAGE LLC
 PROPOSED SELF-STORAGE FACILITY

DISTRICT 0200, SECTION 488, BLOCK 06, LOT 1
 MIDDLE COUNTRY ROAD & SOUTH COLEMAN ROAD
 HAMLET OF CENTERREACH, TOWN OF BROOKHAVEN
 SUFFOLK COUNTY, NEW YORK

STATE OF NEW YORK
 SEALS & MATRICES
 ENGINEERS

BERNARD M. TELL, P.E.
 LICENSE NO. 086502
 LICENSED PROFESSIONAL ENGINEER

STONEFIELD
 engineering & design

SCALE: 1" = 50' PROJECT ID: K-17043

TITLE:
CONCEPTUAL SITE PLAN

DRAWING:
1 OF 1