PROPERTY OWNER/ APPLICANT CONCRETE EP99.98 CONCRETE DRIVEWAY CATCH BASIN << 750 JOHNSON AVENUE LLC EXISTING RPZ TO REMAIN UNALTERED (TYP.) CONCRETE WALK NEW DEDICATION LINE TO BE 1'-0" BEHIND SIDEWALK LINE (DEDICATION TO BE FILED 4715 VETERANS MEMORIAL HIGHWAY HOLBROOK, N.Y. 11741 EP99.85 EDGE OF PAVEMENT EXISTING GAS SERVICE TO REMAIN UNALTERED # STOP 1C99.93 TC99.89 BC99.65 BC99.63 JOHNSON AVENUE PRIOR IQ ISSUANCE FO G/O CONTACT: AUGIE MALANDRUCCOLO JR. EXISTING WATER SERVICE TO REMAIN UNALTERED NEW STREET TREES 20'-0" O.C., 3' BEHIND THE PROPERTY LINE, 2 1/2"- 3" CALIPER, ALTERNATE SPECIES LONDON PLANE (VARIABLE WIDTH) (516) 369-1772 + CI 101.20 + CL100.39 EXISTING UTILITY POLE TO REMAIN UNALTERED (TYP.) (EXISTING UTILITIES REMAIN/ BE ALTERED + CL100.07 + CL99.99 + CL99.84 + CL99.96 KEY MAP + PIN OAK (TYP. ALL STREET FRONTAGE BC101.41 BC101.5 N83 22'30"E BC 100.40 100.00' BC 99.90 0 100.400 100 AS NECESSARY) 79°08'3' 200.00 100.00 SAW-CUT EXISTING PAVEMENT PRIOR TO PAVING MIN 2'-0" FROM NEW CURB LINE (TYPICAL) EXISTING FIRE HYDRANT 26.2013 EXISTING ENTRANCE TO REMAIN AND HAVE NEW CURBING INSTALLED (TYPICAL) "<u>DO NOT ENTER" SIGN FOR I WAY OUT</u> TRAFFIC EXISTING ENTRANCE TO REMAIN UNALTERED SYSTEM #5 EXISTING DRIVEWAY TO BE WIDENED NEW CONCRETE WALK (SEE DETAIL ON DWG 00 NEW H.C. RAMP (SEE DETAIL ON DWG. SP3) (TYP.) NEW DECORATIVE PLANTINGS (TYPICAL) (SEE LANDSCAPE PLAN ON DWG SP4) "NO PARKING ANYTIME" SIGN ITYPICAL ADJACENT TO H.C. SPACE NEW CONC. CURB AND ASPHALT PAVING (AS PER DETAIL ON DWG. SP3) (TYPICAL NEW LEACHING POOL (SEE CALCULATION @ RIGHT) (SEE DETAIL ON SP3) FREE STANDING HANDICAPPED PARKING SIGN TYPICAL FOR ALL H.C. SPACESI ISECTION "A" ON-SITE ASPHALT PAVEMENTI ISWING GATE TO BE INSTALLED AT FENCE NEW SEPTIC TANK ISEE CALCULATION @ OFFICE AREA SITE DATA RIGHT) (SEE DETAIL ON SP3) The posted FUTURE EXPANSION LEACHING POC PRÓPÒSEÓ 2 STÓRY MÁSONRY BUILDING CLEAN OUT TO BE PROVIDED AT BUILDING (67.056 SQ.FT, TOTAL) (OFFICE/SELF STORAGE) EXISTING DRAINAGE STRUCTURES TO REMAIN AND BE CLEANED (TYPICAL) MINI-STORAGE WAREHOUSES (NO BASEMENT) (BLDG HT.= 29'-0") NTENDED USE UILDING AREA UPPER LEVEL NEW POLE MOUNTED SITE LIGHT ITYPICALI (SEE DETAILS ON DWG SPS) 33,528 SQFT. (39.2%) 33,528 SQFT. (39.2%) 67,056 SQFT. (78.4%) EXISTING RAMP TO OVERHEAD DOOR TO REMAIN UNALTERED Please note LAND NOW OR FORMERLY OF 27,772 SOFT, 132.5% AVING AREA 2411 CHESTNUT AVENUE LLC ZONED - BUS. 3 TAL LANDSCAPE AREA 17,159 SQ.FT. (20.0%) that this site COMMERCIAL BUILDING 98.48 S.C.T.M.# 0500 - 063 - 01 - 4 + 5 plan may be PARKING EXISTING BUILDING TO BE RAISED TO 2 STORIES FOR SELF STORAGE LAND NOW OR POND ASSOCI. ZONED - INI. SED - INDUSTR 16' PARKING REQUIRED (PER TOI STANDARDS) 3W98.6 OFFICE = 2,400 /200 12.0 SPACES NEW 2 STORY BUILDING ADDITION 12.9 SPACES MINI-STORAGE = 64,656 /5,000 100.22 99.40 99.99 9 98.84 TOTAL= 4D. EXISTING CHAIN LINK FENCE TO REMAIN (TYPICAL) 28 SPACES INCLUDING 2 HC SPACES PARKING PROVIDED : Board and/ NEW PARKING STRIPING (TYPICAL TEST BORING EXISTING PAVEMENT TO REMAIN UNALTERED (TYPICAL) 4Ç∰. PER MCDONALD GEOSCIENCE DATED 04/02/ GRADE EL. 100.55 ASPHAL T SYSTEM #2 RIM: +99.75 NEW CONC. CURB IAS PER DETAIL ON DWG. 5P3) (TYPICAL) (SECTION ON-SITE ASPHALT BOLLARDS (TYP) (SEE DETAIL ON DWG SP3) DARK BROWN LOAM (OL) ASPHALT PAVEMEN 100.60 99.50 + 99.04 RIM97.4 4B BROWN CLAYEY SAND (SC) EXISTING 6' CHAIN LINK FENCE ON ADJACENT PROPERTY WALL MOUNTED SITE LIGHTING (TYPICAL) (SEE DETAILS ON DWG SP5) contact the **B**DRAIN EXISTING DRAINAGE TO REMAIN UNALTERED [TYPICAL] (NOTE WITHIN AREA OF PROPOSED SITE DRAINAGE STRUCTURES (SEE DRAINAGE CALCULATIONS AND DETAIL ON DWG SP3) (TYP. BROWN FINE TO COARSE SAND (SW) NO WATER ENCOUNTERED HIGHEST EXPECTED GROUND WATER PER MASONRY DUMPSTER ENCLOSURE (SEE DETAIL ON DWG 5P3) "NO TRUCKS BEYOND THIS POINT" SIGN department USGS ELEVATION ±46.0 0000 SANITARY SYSTEM GMZ I 6' HIGH SWING GATE TO BE INSTALLED AT FENCE LINE (TYP.) "DO NOT ENTER" SIGN FOR 1 WAY IN TRAFFIC TAND NOW OR FORMERLY OF GROUND WATER MANAGEMENT ZONE I LONG ISLAND RAILROAD DENSITY CALCULATION ZONED - RES. A USED - RAILROAD LIRR RAILROAD TRACKS OFFICE AREA 2.400 S.F. X .06 = DAMPSTER NOTE:
APPLICANT/OWNER SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT
TIMES UNITS ARE BEING ACCESSED FRO LOADING OR UNLOADING OF DUMPSTERS OR COMPACTOR.
GATES THAT OBSCURE OR LIMIT ACCESS TO TO ANY PARKING STALLS OR ACCESS AISLS SHALLS
CAUSE THOSE STALLS. TO BE DEEMED UNWAILABLE AND NOT SATISFY ANY PARKING REQUIREMENTS. 5.C.T.M.# 0500 - 063 - 02 - 69.1 EXISTING 6' CHAIN LINK FENCE TO REMAIN UNALTERED ON LIRR PROPERTY (TYP.) <u>SEPTIC TANK</u> = 2 DAYS FLOW 144 GPD X 2 = 288 GALLONS USE 8' X 4' LIQUID DEPTH : 1,200 GPD ALIGN NEW CURB WITH PROPERTY LINE the date and A METAL OPAQUE PANEL PEDESTRIAN ACCESS GATE SHALL BE PROVIDED AND SHALL BE INSTALLED WITH A SELF-CLOSING MECHANISM REFUSE FACILITY SHALL BE MAINTAINED BY THE LÉACHING AREA APPLICANT/OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND/OR FUMES. 144 / 1.5 = 96.0 SQ.FT. status of any JSE (1) 10'\$ X 10' LIQUID DEPTH = 312.5 SF PROPOSED SITE PLAN ALLOWABLE DENSITY 1.837 ACRES X 600 GPD 1,102.2 GPD BASED ON A SURVEY BY SCHNEPF + MURRELL, P.C., LAND SURVEYOR, DATED 03/13/19 ELEVATIONS PER NAV 88 DATED (1974) ABOUT A SURVEYOR OF THE HYDRANT LOCATION ON KEY PLAN ABOVE. ACTUAL DENSITY 144 < 1,102.2 .. OK NOTE: CONTACT ARCHITECT IF ANY POOLS ARE FOUND WITHIN THE WORK AREA OTHER THAN THOSE SHOWN ON THE PLANS ABOVE, REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK NOTE: BATHROOMS IN OFFICE ARE EMPLOYEE NOTE: THERE ARE NO KNOWN NEIGHBORING WELLS WITHIN 150' OF PROPERTY LINES. ONLY W/ NO FLOW FOR STORAGE AREA



<u>plan is</u>

<u>change</u>.

modified

during the

Town

Planning

or Town

Board

review

process.

Please

assigned planning

member if

you have

questions

regarding

posted

graphics.

staff

<u>subject to</u>





<u>950 JOHNSON AVENUE</u>

950 JOHNSON AVE., RONKONKOMA, N.Y. 11779

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