

**SITE DATA**

S.C.T.M.: DIST. 0500, SECT. 193, BLK. 02, LOT 6  
 LOT AREA: 207,975.3 SF (4.77 Ac)  
 SITE ADDRESS: 1110 LINCOLN AVE., HOLBROOK NY 11741  
 SCHOOL DISTRICT: SACHEM CSD  
 FIRE DISTRICT: HOLBROOK  
 WATER DISTRICT: SUFFOLK COUNTY WATER AUTHORITY  
 EXISTING ZONE: INDUSTRIAL 1 DISTRICT (IND1)  
 EXISTING USE: U-HAUL STORAGE FACILITY  
 EXISTING BUILDING AREA: 13,501.80 SF  
 EXISTING F.A.R.: 0.065  
 ALL USES: U-HAUL STORAGE FACILITY; WAREHOUSE / TRUCK RENTAL  
 PROPOSED BUILDING AREA: 35,399.75 SF  
 PROPOSED F.A.R.: 0.235  
 G.W.M.Z.: ZONE I

**ZONING COMPLIANCE TABLE:**

**INDUSTRIAL 1 DISTRICT (IND1)**

| ITEM                      | REQUIRED:               | EXISTING:    | PROPOSED:    |
|---------------------------|-------------------------|--------------|--------------|
| HEIGHT OF BUILDING (MAX.) | 60.00 FT / 4 ST         | 435.00 FT    | 38.75 FT     |
| FLOOR AREA RATIO (MAX.)   | 0.35                    | 0.065        | 0.235        |
| LOT AREA (MIN.)           | 20,000 SF               | 207,975.3 SF | 207,975.3 SF |
| LOT WIDTH (MIN.)          | 100.00 FT               | 330.00 FT    | 330.00 FT    |
| FRONT YARD (MIN.)         | 53.75 FT                | 60.60 FT     | 291.08 FT    |
| SIDE YARD (MIN.)          | 10.00 + 3.75 = 13.75 FT | 64.07 FT     | 13.75 FT     |
| REAR YARD (MIN.)          | 25.00 + 3.75 = 28.75 FT | 374.18 FT    | 30.50 FT     |

**PARKING CALCULATIONS**

**PARKING REQUIRED:**

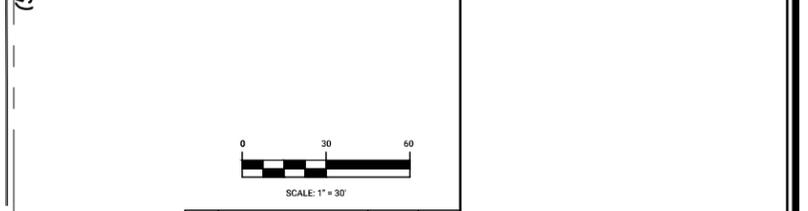
|   |  |
|---|--|
| EXIST. STORAGE BUILDING (A) - OFFICE USE  | 4,367.0 SF AT 1 STALL PER 200 SF = 21.8 STALLS   |
| EXIST. STORAGE BUILDING (A) - STORAGE USE | 9,134.8 SF AT 1 STALL PER 600 SF = 15.2 STALLS   |
| PROP. WAREHOUSE (B) - OFFICE              | 5,310.0 SF AT 1 STALL PER 200 SF = 26.6 STALLS   |
| PROP. WAREHOUSE (B) - WAREHOUSE           | 30,089.8 SF AT 1 STALL PER 1000 SF = 30.1 STALLS |
| <b>TOTAL PARKING REQUIRED</b>             | <b>= 94 STALLS*</b>                              |

\* PARKING RELAXATION REQUIRED

**PARKING PROVIDED:**

|   |                    |
|---|--------------------|
| EXISTING PAVED PARKING STALLS (INCLUDES 2 H.C.) | = 55 STALLS        |
| PROPOSED PAVED PARKING STALLS (INCLUDES 1 H.C.) | = 10 STALLS        |
| <b>TOTAL PARKING PROVIDED</b>                   | <b>= 65 STALLS</b> |

SCDHS # C-23-0090  
 TOWN OF ISLIP APPLICATION # 2022-070



|    |                            |          |     |
|----|----------------------------|----------|-----|
| 5. | REVISED PER SCDHS COMMENTS | 06-02-23 | KLM |
| 4. | REVISED PER SCDHS COMMENTS | 05-10-23 | JVC |
| 3. | REVISED PER TOWN COMMENTS  | 05-02-23 | JVC |
| 2. | REVISED PER SCDHS COMMENTS | 04-07-23 | KLM |
| 1. | REVISED PER TOWN COMMENTS  | 01-25-23 | JVC |

**OWNERS/APPLICANT:**  
 U-HAUL CO OF LI, INC  
 PO BOX 29666  
 PHOENIX AZ 85028  
 CONTRACTING CORP  
 PHONE: 845-562-1300 CELL: 845-222-4741  
 PHILIP@R&MENGINEERING.COM

**SITE ADDRESS:**  
 1110 LINCOLN AVENUE  
 HOLBROOK, NY 11741

**ALIGNMENT PLAN**

**U-HAUL**  
 SITUATED IN  
**HOLBROOK**  
 TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0500, SECTION 193, BLOCK 02, LOT 06

**R&M ENGINEERING**  
 Robinson & Muller Engineers, P.C.  
 50 Elm Street  
 Huntington, NY 11743  
 Office: (631) 271-0576  
 Fax: (631) 271-0592  
 www.rmengineering.com

Matthew K. Aylward, P.E.  
 NY State License No. 093172

DWN BY: JVC  
 DATE: 03.10.22

CHKD BY: MKA  
 DATE: 03.10.22

SCALE: 1" = 30'  
 JOB No.: 2007-086

SHEET: **SP-2**

**LEGEND**

|          |   |          |  |
|----------|---|----------|--|
| [Symbol] | PROPOSED CONCRETE                                       | [Symbol] | EXISTING LEACHING POOL (LP) TO REMAIN        |
| [Symbol] | PROPOSED PAVEMENT AREA                                  | [Symbol] | PROPOSED LEACHING POOL (LP) WITH SOLID COVER |
| [Symbol] | PROPOSED BUILDING                                       | [Symbol] | PROPOSED LEACHING POOL (LP) WITH INLET GRATE |
| [Symbol] | PROPOSED FULL DEPTH SAW-CUT EXISTING CURB TO BE REMOVED | [Symbol] | EXISTING CATCH BASIN                         |
| [Symbol] | EXISTING CURB TO REMAIN                                 | [Symbol] | EXISTING UTILITY POLE                        |
| [Symbol] | PROPOSED CURB   | [Symbol] | EXISTING HYDRANT                             |
| [Symbol] | EXISTING WATER MAIN TO REMAIN                           | [Symbol] | EXISTING SITE LIGHT                          |
| [Symbol] | EXISTING UNDERGROUND ELECTRIC                           | [Symbol] | PROPOSED SITE LIGHTING                       |
| [Symbol] | EXISTING TELEPHONE LINE TO REMAIN                       | [Symbol] | PROPOSED SPOT ELEVATION                      |
| [Symbol] | EXISTING GAS MAIN TO REMAIN                             | [Symbol] | EXISTING SPOT ELEVATION                      |
| [Symbol] | EXISTING OVERHEAD WIRES                                 | [Symbol] | BOTTOM OF CURB ELEVATION                     |
| [Symbol] | PROPOSED WATER SERVICE LINE                             | [Symbol] | TOP OF CURB ELEVATION                        |
| [Symbol] | PROPOSED UNDERGROUND COMMUNICATION                      | [Symbol] | PAVEMENT ELEVATION                           |
| [Symbol] | PROPOSED SEWER LINE                                     | [Symbol] | WALKWAY ELEVATION                            |
| [Symbol] | EXISTING FENCE  | [Symbol] | DRAIN FLOW ARROW                             |
| [Symbol] | PROPOSED FENCE  | [Symbol] | PROP DOUBLE YELLOW STRIPING                  |
| [Symbol] | EXISTING CONTOUR LINE                                   | [Symbol] | EXIST DOUBLE YELLOW STRIPING                 |
| [Symbol] | PROPOSED CONTOUR LINE                                   | [Symbol] | PROPOSED ROOF DRAIN LEADER                   |
| [Symbol] | EXISTING SANITARY SEWER LINE TO REMAIN                  | [Symbol] |  |
| [Symbol] | EXISTING DRAINAGE LINE TO REMAIN                        |          |  |
| [Symbol] | PROPOSED DRAINAGE PIPE                                  |          |  |
| [Symbol] | PROPOSED ROOF DRAIN LEADER                              |          |  |

**CAUTION - NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

SITE PLAN BASED ON SURVEY PREPARED BY JM LAND SURVEYING DATED NOVEMBER 18, 2021

**LOT COVERAGE**

|                   |                                |
|-------------------|--------------------------------|
| ROOF AREA         | 50,575.35 / 24.3%              |
| IMPERVIOUS AREA   | 58,470.15 / 28.1%              |
| LANDSCAPE AREA    | 47,493.80 / 22.8%              |
| GRAVEL AREA       | 51,436.00 / 24.8%              |
| <b>TOTAL AREA</b> | <b>207,975.30 SF / 100.00%</b> |

**LANDSCAPE TABLE:**

| ITEM  | REQUIRED:            | PROPOSED:            |
|---|----------------------|----------------------|
| OVERALL LANDSCAPE (20% MIN. EXCLUDING BUFFER AREA)      | 41,595.06 SF (20.0%) | 47,493.80 SF (22.8%) |
| STREET FRONTAGE   | 8'                   | 262.8'               |
| FRONT YARD LANDSCAPE (50% MIN. OF REQUIRED LANDSCAPING) | 20,797.53 (10.0%)    | 15,698.3 SF (7.55%)* |

\* VARIANCE REQUIRED FOR FRONT YARD LANDSCAPE

**GROSS FLOOR AREA (G.F.A.) TABLE:**

| ITEM                                    | (G.F.A.):           |
|---|---------------------|
| EXISTING 1 STORY STONE & METAL BUILDING | 13,501.80 SF        |
| PROPOSED U-HAUL STORAGE FACILITY        | 35,399.75 SF        |
| <b>TOTAL</b>                            | <b>48,901.55 SF</b> |

**SIGN SCHEDULE**

| SYMBOL   | TEXT       | N.Y.S.D.O.T. SIGN NO. | SIZE OF SIGN (S.F.) | TYPE OF MOUNT | QTY. |
|----------|------------|-----------------------|---------------------|---------------|------|
| [Symbol] | STOP       | R1-1                  | 30' X 30'           | GR. MNTD.     | 1    |
| [Symbol] | NO PARKING | NVR7-4                | 12' X 18'           | GR. MNTD.     | 2    |
| [Symbol] | MINUTE MAN | R7-8 R7-8P            | 12' X 18' 12' X 6'  | GR. MNTD.     | 1    |

**SIGN NOTES:**

- SIGN POST "MINUTE MAN" BREAKAWAY SYSTEM BY MARION STEEL COMPANY MARION, OHIO OR APPROVED EQUAL.
- 2" WIDE STOP LINES SHALL BE PAINTED AT ALL STOP SIGNS.
- ALL SIGNS SHALL HAVE A MOUNTING HEIGHT OF 7'-0", AS MEASURED FROM BOTTOM OF SIGN TO FINISHED GRADE.
- ALL SIGNS ARE TO BE REFLECTORIZED.
- A MINIMUM OF TWO CROSS BRACES SHALL BE PROVIDED ON ALL SINGLE CHANNEL SIGNS HAVING A DIMENSION GREATER THAN 24 INCHES.

The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.

Drawing Name: P:\2007 Projects\2007-086\2022\2022-0007-086 Proposed Site Plan\Planing Last Modified: Jun 05, 2023 - 8:25am by jphinson