



LEGEND		
SCALE OF SYMBOLS = 1" = 120'		
EXISTING	ITEM	PROPOSED
— · · —	PROPERTY LINE	■
	BUILDING	
	CONCRETE CURB	—
	CONCRETE SIDEWALK	· · · · · · · · · ·
	LANDSCAPE AREA	• • • • • • •
	PERVIOUS PAVERS	· · · · · · ·
	DUMPSTER ENCLOSURE	■ ■ ■ ■ ■ ■ ■
	12' x 34' LOADING SPACE	■ ■ ■ ■ ■ ■ ■
	LOADING DOCK RETAINING WALLS	—
	PAVED PARKING COUNT	9
	LANDBANKED PARKING COUNT	2
	OVERHEAD DOOR	□
	DOOR	◀
— x — x —	FENCE	— x — x — x —
	BIKE RACK	■

BULK ZONING TABLE			
ZONING DISTRICT: INDUSTRIAL C			
ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
PARKING STANDARDS	§ 301-124.B.2	PLANTED BERMS SHALL BE USED TO SCREEN AUTOMOBILES FROM PUBLIC R.O.W.	LANDSCAPE & PLANTED BERMS PROVIDED
PARKING STANDARDS	§ 301-124.B.3	OFF-STREET PARKING PROHIBITED IN FRONT YARD, WITHIN 20 FT OF SIDE YARD, AND 10 FT OF REAR YARD	NO PARKING IN FRONT YARD PROPOSED 20 FT OR GREATER FROM PROPOSED PARKING TO SIDE YARD PROPERTY LINE NO PARKING IN REAR PROPOSED
SUPPLEMENTARY GUIDELINES	§ 301-124.B	(4) IN ORDER TO SOFTEN THE APPEARANCE OF PARKING LOTS, LARGE AREAS OF SURFACE PARKING SHOULD BE BROKEN UP BY ROWS OF LANDSCAPING NO LESS THAN 10 FEET IN WIDTH, IN ORDER TO CREATE PARKING FIELDS OF NO MORE THAN 50 SPACES EACH. LANDSCAPING SHALL INCLUDE GROUND COVER, ORNAMENTAL GRASSES, OR LOW SHRUBS. THIS LANDSCAPING REQUIREMENT IS IN ADDITION TO THE TWENTY-PERCENT PARCEL-WIDE LANDSCAPING MENTIONED ABOVE.	COMPLIES PARKING LOT ISLANDS OF $\geq 10'$ IN WIDTH AND IS LANDSCAPED WITH GROUNDCOVER (JHBC) AND DECIDUOUS TREES (GTIS), (AR)
MAXIMUM IMPERVIOUS SURFACE	§ 301-ATTACHMENT 3	60% $\pm 1,317,884 \text{ SF} \times 0.60 = 790,730 \text{ SF}$	873,950 SF / 1,317,884 SF = 0.6631 66.31% [V]

PARKING CALCULATIONS

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
MINIMUM STALL SIZE	§ 301-231.E.2	10 FT x 20 FT	10' x 20' PAVED & LANDBANKED PARKING STALLS (8' x 20' ACCESSIBLE STALLS)
MINIMUM AISLE WIDTH	§ 301-231.E.1	24' (TWO WAY) WITH 90° PARKING 18' (ONE WAY) WITH 60° PARKING 12' (ONE WAY) WITH 45° PARKING	26' (TWO-WAY MIN.)
NUMBER OF LOADING SPACES REQUIRED	§ 301-232.A	FLOOR AREAS PER BUILDING 15,000 TO 25,000 = 1 SPACES 25,001 TO 40,000 = 2 SPACES 40,001 TO 100,000 = 3 SPACES +60,000 SF = 1 ADDITIONAL SPACE 3 SPACES REQUIRED PER BUILDING x 8 BUILDINGS = 24 SPACES REQUIRED	101 SPACES PROVIDED
MINIMUM LOADING SPACE SIZE	§ 301-232.B	12 FT WIDE x 14 FT LONG	(78) 12 FT WIDE x 34 FT LONG (2) 12 FT WIDE x 20 FT LONG (21) 13 FT WIDE x 55 FT LONG TOTAL PROVIDED = 101 SPACES
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301 ATTACHMENT 1	<u>BUILDINGS 1 & 3 (56,000 SF)</u> *PARKING PER BUILDING 25% MANUFACTURING SPACE (14,000 SF) 75% WAREHOUSE SPACE (42,000 SF) * MANUFACTURING ESTABLISHMENT (14,000 SF / BUILDING) 1 STALL PER 400 SF OF GFA 14,000 SF / 400 SF = 35 STALLS * WAREHOUSE (42,000 SF / BUILDING) 1 STALL PER 1,000 SF UP TO 5,000 SF + 1 STALL PER 10,000 SF 5,000 SF x 1 STALL PER 1,000 SF = 5 STALLS 37,000 SF x 1 STALL / 10,000 SF = 3.7 STALLS TOTAL PARKING FOR BUILDINGS 1 & 3 2 BUILDINGS x (35 + 5 + 3.7) STALLS = 87.4 STALLS	
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301 ATTACHMENT 1	<u>BUILDING 2 (56,672 SF)</u> *PARKING PER BUILDING 25% MANUFACTURING SPACE (14,168 SF) 75% WAREHOUSE SPACE (42,504 SF) *MANUFACTURING ESTABLISHMENT (14,168 SF) 1 STALL PER 400 SF OF GFA 14,168 SF / 400 SF = 35.4 STALLS * WAREHOUSE (42,504 SF) 1 STALL PER 1,000 SF UP TO 5,000 SF + 1 STALL PER 10,000 SF 5,000 SF x 1 STALL PER 1,000 SF = 5 STALLS 37,504 SF x 1 STALL / 10,000 SF = 3.8 STALLS TOTAL PARKING FOR BUILDING 2 = 44.2 STALLS	
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301 ATTACHMENT 1	<u>BUILDING 4 (56,297 SF)</u> *PARKING PER BUILDING 25% MANUFACTURING SPACE (14,074 SF) 75% WAREHOUSE SPACE (42,223 SF) *MANUFACTURING ESTABLISHMENT (14,074 SF) 1 STALL PER 400 SF OF GFA 14,074 SF / 400 SF = 35.2 STALLS * WAREHOUSE (42,223 SF) 1 STALL PER 1,000 SF UP TO 5,000 SF + 1 STALL PER 10,000 SF 5,000 SF x 1 STALL PER 1,000 SF = 5 STALLS 37,223 SF x 1 STALL / 10,000 SF = 3.7 STALLS TOTAL PARKING FOR BUILDING 4 = 43.9 STALLS	
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301 ATTACHMENT 1	<u>BUILDING 5 (49,000 SF)</u> *PARKING PER BUILDING 25% MANUFACTURING SPACE (12,250 SF) 75% WAREHOUSE SPACE (36,750 SF) *MANUFACTURING ESTABLISHMENT (12,250 SF) 1 STALL PER 400 SF OF GFA 12,250 SF / 400 SF = 30.6 STALLS * WAREHOUSE (36,750 SF) 1 STALL PER 1,000 SF UP TO 5,000 SF + 1 STALL PER 10,000 SF 5,000 SF x 1 STALL PER 1,000 SF = 5 STALLS 31,750 SF x 1 STALL / 10,000 SF = 3.2 STALLS TOTAL PARKING FOR BUILDING 5 = 38.8 STALLS	381 STALLS (INCLUDES 16 ACCESSIBLE STALLS) (INCLUDES 55 LANDBANKED PARKING STALLS)
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301 ATTACHMENT 1	<u>BUILDING 6 (48,510 SF)</u> *PARKING PER BUILDING 25% MANUFACTURING SPACE (12,128 SF) 75% WAREHOUSE SPACE (36,382 SF) *MANUFACTURING ESTABLISHMENT (12,128 SF) 1 STALL PER 400 SF OF GFA 12,128 SF / 400 SF = 30.3 STALLS * WAREHOUSE (36,382 SF) 1 STALL PER 1,000 SF UP TO 5,000 SF + 1 STALL PER 10,000 SF 5,000 SF x 1 STALL PER 1,000 SF = 5 STALLS 31,382 SF x 1 STALL / 10,000 SF = 3.1 STALLS TOTAL PARKING FOR BUILDING 6 = 38.4 STALLS	
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301 ATTACHMENT 1	<u>BUILDING 7 (44,100 SF)</u> *PARKING PER BUILDING 25% MANUFACTURING SPACE (11,025 SF) 75% WAREHOUSE SPACE (33,075 SF) *MANUFACTURING ESTABLISHMENT (11,025 SF) 1 STALL PER 400 SF OF GFA 11,025 SF / 400 SF = 27.6 STALLS * WAREHOUSE (33,075 SF) 1 STALL PER 1,000 SF UP TO 5,000 SF + 1 STALL PER 10,000 SF 5,000 SF x 1 STALL PER 1,000 SF = 5 STALLS 28,075 SF x 1 STALL / 10,000 SF = 2.8 STALLS TOTAL PARKING FOR BUILDING 7 = 35.4 STALLS	
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301 ATTACHMENT 1	<u>BUILDING 8 (44,550 SF)</u> *PARKING PER BUILDING 25% MANUFACTURING SPACE (11,137 SF) 75% WAREHOUSE SPACE (33,413 SF) *MANUFACTURING ESTABLISHMENT (11,137 SF) 1 STALL PER 400 SF OF GFA 11,137 SF / 400 SF = 27.8 STALLS * WAREHOUSE (33,413 SF) 1 STALL PER 1,000 SF UP TO 5,000 SF + 1 STALL PER 10,000 SF 5,000 SF x 1 STALL PER 1,000 SF = 5 STALLS 28,413 SF x 1 STALL / 10,000 SF = 2.8 STALLS TOTAL PARKING FOR BUILDING 8 = 35.6 STALLS	
TOTAL NUMBER OF PARKING STALLS REQUIRED FOR LOT	§ 301 ATTACHMENT 1	87.4 + 44.2 + 43.9 + 38.8 + 38.4 + 35.4 + 35.6 = 323.7 STALLS TOTAL STALLS REQUIRED = 324 STALLS	
ACCESSIBLE PARKING STALLS	§ 301-232.M.1	301 TO 400 TOTAL PARKING STALLS REQUIRED = 8	16 ACCESSIBLE STALLS



No.	DATE	BY	DESCRIPTION
5	12/15/2021	LC	FEIS SUBMISSION
4	04/02/2021	LC	RESUBMISSION TO TOWN
3	06/22/2020	LC	MISCELLANEOUS COORDINATION
2	06/03/2020	LC	ISSUED FOR TOWN SUBMISSION
1	05/15/2020	LC	ISSUED FOR REVIEW

SEAL & SIGNATURE:

DATE:	01/24/
SCALE:	1" =
PROJECT No.:	1
DRAWING BY:	
CHECKED BY:	
APPROVED BY:	



PROJECT NAME:

HK VENTURES, LLC

INDUSTRIAL PARK

4285 MIDDLE COUNTRY ROAD
CALVERTON, NY 11933
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK

DRAWING TITLE:

ALTERNATE LAND-BANKED PARKING DESIGN