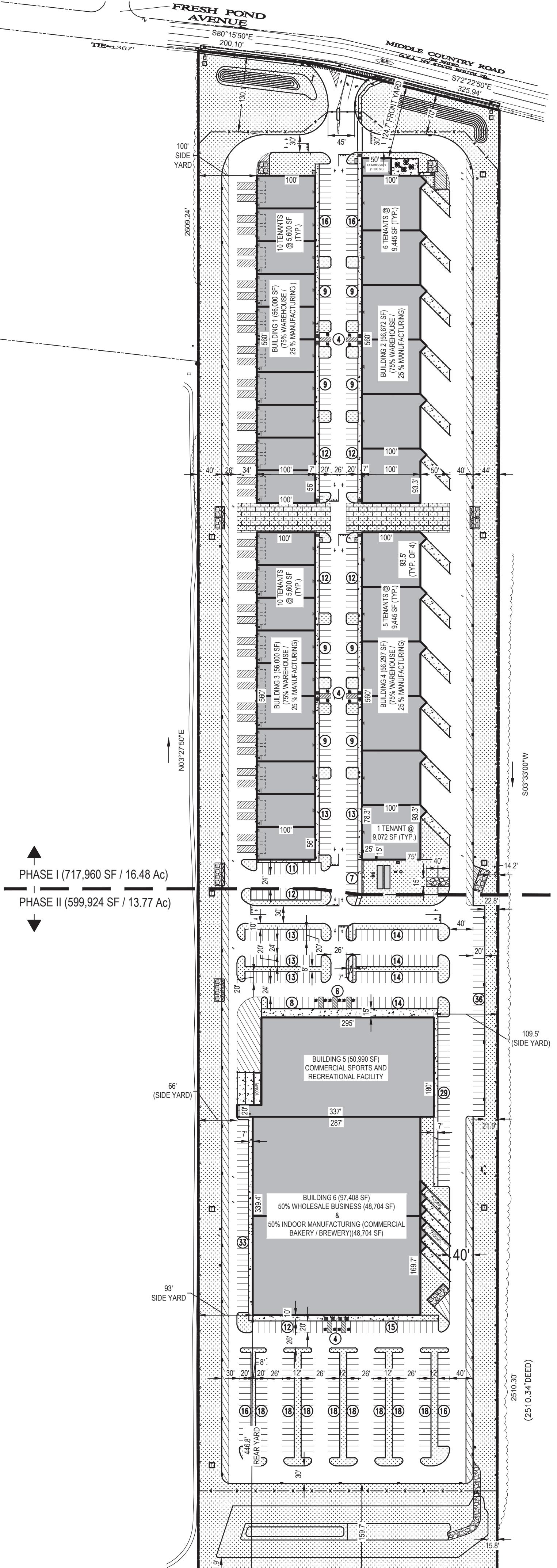


## **APPENDIX Q**

### **Alternative Site Plans and Related Correspondence**



LEGEND		
SCALE OF SYMBOLS = 1" = 120'		
EXISTING	ITEM	PROPOSED
—	PROPERTY LINE	■
—	BUILDING	■
—	CONCRETE CURB	—
—	CONCRETE SIDEWALK	—
—	LANDSCAPE AREA	—
—	PERVIOUS PAVERS	—
—	DUMPSSTER ENCLOSURE	—
—	12 x 34' LOADING SPACE	—
—	LOADING DOCK RETAINING WALLS	—
—	PARKING COUNT (9)	—
—	OVERHEAD DOOR	—
—	DOOR	—
—	FENCE	—
—	BIKE RACK	—
—	HYDRANT	—



1 04/02/2021 LC ISSUE TO TOWN  
No. DATE BY DESCRIPTION

REVISIONS

SANITARY CALCULATIONS			
SITE IS LOCATED IN GROUNDWATER MANAGEMENT ZONE III = 300 GPD/ACRE			
PERMITTED DENSITY = 30.2545 ACRES x 300 GPD/ACRE = 9,076 GPD			
SANITARY DENSITY FLOW			
PHASE I PROPOSED COMMISSARY FLOW (COMMISARY NOT OPEN TO PUBLIC) - 0.04 GPD / SF x 1,500 SF = 60 GPD PROPOSED BUILDING 1 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 56,000 SF = 2,240 GPD PROPOSED BUILDING 2 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 56,672 SF = 2,267 GPD PROPOSED BUILDING 3 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 56,000 SF = 2,240 GPD PROPOSED BUILDING 4 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 56,297 SF = 2,252 GPD PHASE I TOTAL = 9,069 GPD			
PHASE II PROPOSED SPORTS FACILITY BUILDING 5 FLOW (FITNESS CENTER WITH SHOWERS) - 0.1 GPD / SF x 50,990 SF = 5,099 GPD PROPOSED WHOLESALE BUSINESS BUILDING 6 FLOW (RETAIL) - 0.03 GPD / SF x 48,704 SF = 1,462 GPD PROPOSED INDOOR MANUFACTURING BUILDING 6 FLOW (COMMERCIAL BAKERY) - 0.04 GPD / SF x 48,704 SF = 1,949 GPD PHASE II TOTAL = 8,510 GPD			
PHASE I + PHASE II TOTAL SANITARY DENSITY FLOW = 17,569 GPD			
8,493 GPD OVER PERMITTED DENSITY. SEWAGE TREATMENT PLANT (STP) PROPOSED. REFER TO PLANS BY OTHERS FOR STP DETAILS.			
KITCHEN / GRAY LOAD FLOW			
PHASE I PROPOSED COMMISSARY FLOW (COMMISARY NOT OPEN TO PUBLIC) - 2.5 GPD / SF x 40 SEATS = 100 GPD PROPOSED BUILDING 1 FLOW (GENERAL INDUSTRIAL) - ASSUMED TENANT DOES NOT PRODUCE INDUSTRIAL PROCESS WATER PROPOSED BUILDING 2 FLOW (GENERAL INDUSTRIAL) - ASSUMED TENANT DOES NOT PRODUCE INDUSTRIAL PROCESS WATER PROPOSED BUILDING 3 FLOW (GENERAL INDUSTRIAL) - ASSUMED TENANT DOES NOT PRODUCE INDUSTRIAL PROCESS WATER PROPOSED BUILDING 4 FLOW (GENERAL INDUSTRIAL) - ASSUMED TENANT DOES NOT PRODUCE INDUSTRIAL PROCESS WATER PHASE I TOTAL = 100 GPD			
PHASE II PROPOSED SPORTS FACILITY BUILDING 5 FLOW (FITNESS CENTER WITH SHOWERS) - 0.2 GPD / SF x 50,990 SF = 10,198 GPD (ASSUMED TENANT DOES NOT HAVE FOOD SERVICE) PROPOSED WHOLESALE BUSINESS BUILDING 6 FLOW (RETAIL) - N/A PROPOSED INDOOR MANUFACTURING BUILDING 6 FLOW (COMMERCIAL BAKERY) - 0.02 GPD / SF x 48,704 SF = 975 GPD PHASE II TOTAL = 11,173 GPD			
PHASE I + PHASE II TOTAL KITCHEN / GRAY LOAD FLOW = 11,273 GPD			
TOTAL HYDRAULIC FLOW (SANITARY DENSITY FLOW + KITCHEN / GRAY LOAD FLOW)			
PHASE I = (9,059 GPD + 100 GPD) = 9,159 GPD PHASE II = (8,510 GPD + 11,173 GPD) = 19,683 GPD PHASE I + PHASE II = 28,842 GPD			

BULK ZONING TABLE			
ZONING DISTRICT: INDUSTRIAL C			
ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
PERMITTED USES	§ 301-122.A (2), (4), & (12)	(2) BUSINESSES, (4) WHOLESALE BUSINESSES, (10) COMMERCIAL SPORTS & RECREATION FACILITIES (12) MANUFACTURING (INDOR)	(2) WHOLESALE BUSINESSES, (4) WHOLESALE BUSINESSES, (10) COMMERCIAL SPORTS & RECREATION FACILITIES (12) MANUFACTURING (INDOR)
ACCESSORY USES	§ 301-122.C.1	COMMISSARY FOR OTHER BUILDING	COMMISSARY FOR BUILDINGS PROVIDED (1,500 SF)
ACCESSORY USES	§ 301-122.C.2.B	PARCEL SHALL HAVE FRONTAGE ON AN ARTERIAL ROAD	FRONTAGE ALONG MIDDLE COUNTRY ROAD (NYS ROUTE 25)
PROHIBITED USES	§ 301-122.D.3	OUTDOOR STORAGE	NO OUTDOOR STORAGE OF VEHICLES, ALL VEHICLES SHALL BE STORED INSIDE
LOT, YARD, & BULK REQUIREMENTS	§ 301-123.B	20% OF LOT SHALL BE CONTIGUOUS OPEN SPACE AREAS WHICH SHIELD VIEWS OF THE DEVELOPMENT FROM ARTERIAL ROADS	304,841 SF (23.13%) OF CONTIGUOUS OPEN SPACE LANDSCAPE AREA PROVIDED.
SUPPLEMENTARY GUIDELINES	§ 301-124.A.1	DEVELOPMENT OF MULTIPLE BUILDINGS IN THE INDUSTRIAL C DISTRICT SHALL BE PLANNED IN A CAMPUS LAYOUT	COMPLIES
SUPPLEMENTARY GUIDELINES	§ 301-124.A.2	CONTINUOUS SIDEWALKS AND BIKE RACKS CLOSE TO BUSINESS ENTRANCES SHALL BE PROVIDED FOR PROPERTIES FRONTING ROUTE 25	CONTINUOUS SIDEWALKS AND BIKE RACKS PROVIDED
SUPPLEMENTARY GUIDELINES	§ 301-124.A.4.A	DUMPSSTER AREAS SHALL BE SCREENED BY WOOD FENCES OR LANDSCAPING	DUMPSTERS SHALL BE IN 6 FT HIGH WOOD FENCE ENCLOSURES
DUMPSTERS	§ 245-B	DUMPSSTER SCREENING OF 5 FT MIN / 6 FT MAX HEIGHT	DUMPSTERS SHALL BE IN 6 FT HIGH WOOD FENCE ENCLOSURES
SCREENING AND BUFFER REGULATIONS SETBACK	§ 301-124.A.4.B	20 FT OF PLANTING BUFFER ALONG FRONTEAGE & 10 FT PLANTING BUFFER ALONG ALL OTHER PROPERTY LINES	70 FT MINIMUM PLANTED BUFFER ALONG FRONTAGE, 14.2 FT MINIMUM BUFFER ON SIDE YARDS, & 159.7 FT MINIMUM BUFFER IN REAR YARD
PARKING STANDARDS	§ 301-124.B.2	PLANTED BERM SHALL BE USED TO SCREEN AUTOMOBILES FROM PUBLIC R.O.W.	LANDSCAPE & PLANTED BERM 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
MINIMUM LOT AREA	§ 301-ATTACHMENT 3	80,000 SF	± 1,317,884 SF
MINIMUM LOT WIDTH	§ 301-ATTACHMENT 3	300 FT	511.18 FT
BUILDING COVERAGE (FOOTPRINT) (WITHOUT SEWER)	§ 301-ATTACHMENT 3	40% ± 1,317,884 SF x 0.40 = 527,154 SF	28.44% 374,867 SF / ± 1,317,884 SF = 0.2844
MAXIMUM IMPERVIOUS SURFACE	§ 301-ATTACHMENT 3	60% ± 1,317,884 SF x 0.60 = 790,730 SF	70.98% 935,488 SF / 1,317,884 SF = 0.7098 [V]
MAXIMUM HEIGHT OF BUILDINGS	§ 301-ATTACHMENT 3	30 FT	30 FT
MINIMUM FRONT YARD DEPTH	§ 301-ATTACHMENT 3	30 FT	124.7 FT
MINIMUM SIDE YARD DEPTH	§ 301-ATTACHMENT 3	30 FT / 60 COMBINED FOR BOTH SIDES	66 FT / 209.5 FT
MINIMUM REAR YARD DEPTH	§ 301-ATTACHMENT 3	50 FT	446.8 FT

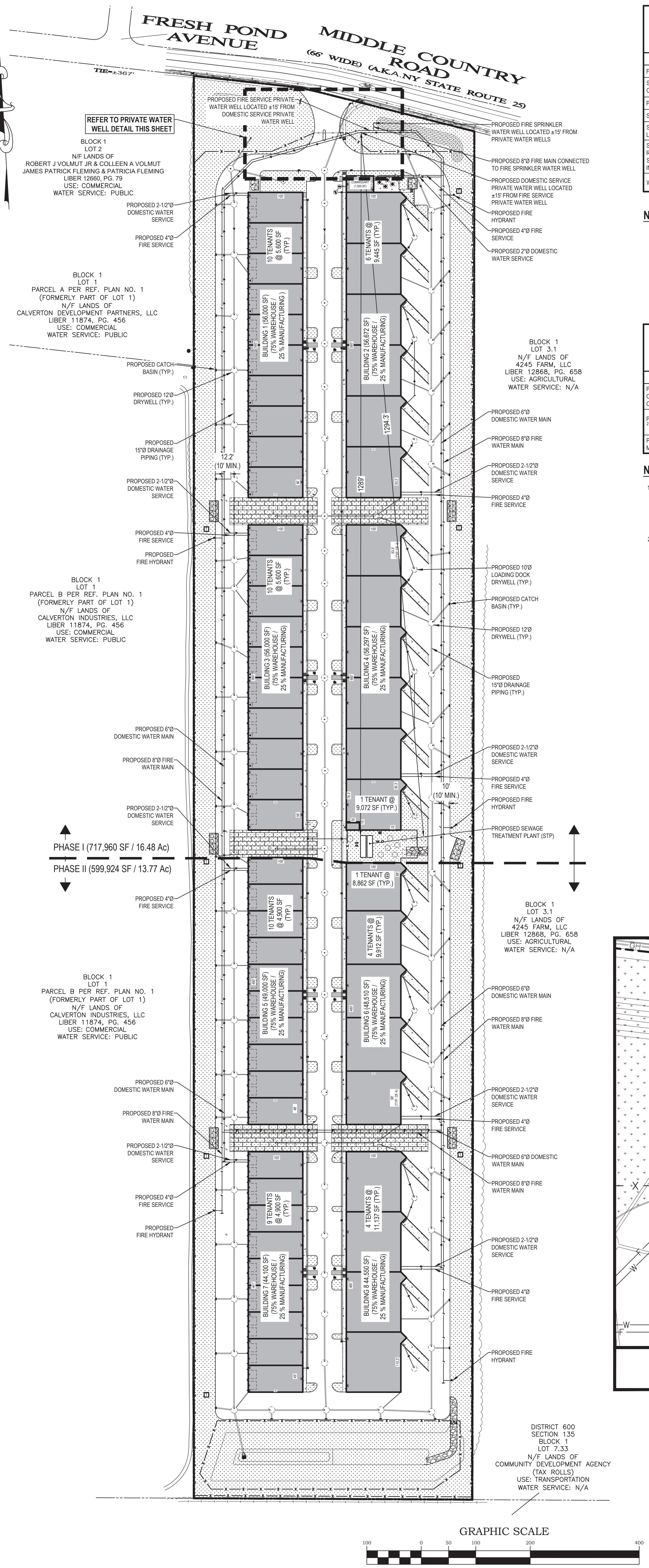
[R] - PLANNING BOARD RELAXATION REQUIRED. CAMPUS LAYOUT NOT ACHIEVABLE DUE TO SITE GEOMETRY

[V] - VARIANCE REQUIRED

PROJECT DATA	
SITE ADDRESS	4285 MIDDLE COUNTRY ROAD CALVERTON, NY 11933
OWNER / APPLICANT	HK VENTURES, LLC 399 W. JOHN STREET HICKSVILLE, NY 11801 c/o URI HASON
TAX MAP NUMBER	DISTRICT: 600, SECTION: 116, BLOCK: 1, LOT: 2
SITE AREA	1,317,884 SF (30.2545 Ac)
CURRENT ZONING	INDUSTRIAL C
EXISTING USE	VACANT
PROPOSED USE	PRIMARY USES: WAREHOUSE WHOLESALE BUSINESS COMMERCIAL SPORTS & RECREATION FACILITIES MANUFACTURING (INDOOR)
PROPOSED BUILDING AREA (GFA)	PHASE I BUILDING 1 = 56,000 SF BUILDING 2 = 56,672 SF BUILDING 3 = 56,000 SF BUILDING 4 = 56,297 SF COMMISSARY = 1,500 SF TOTAL = 226,469 SF  PHASE II (TO BE CONSTRUCTED ONCE PHASE I IS COMPLETED AND OPERATING) BUILDING 5 = 50,990 SF BUILDING 6 = 97,408 SF TOTAL = 148,398 SF  PHASE I + PHASE II = 374,867 SF (28.44%)
PREVIOUS PAVERS / LANDSCAPE AREA	382,396 SF (29.02%)
IMPERVIOUS / PAVEMENT / CONCRETE AREA (EXCLUDES BUILDING AREAS)	560,621 SF (42.54%)

LEGEND		
SCALE OF SYMBOLS = 1" = 30' (REFER TO PARTIAL SITE PLANS)		
EXISTING	ITEM	PROPOSED
—	PROPERTY LINE	■
—	BUILDING	■
—	CONCRETE CURB	—
—	EDGE OF PAVEMENT	—
—	CONCRETE SIDEWALK	—
—	LANDSCAPE AREA	—
—	PERVIOUS PAVERS	—
—	TRASH ENCLOSURE	—
—	PARKING COUNT	9
—	ACCESSIBLE STRIPING SYMBOL	●
—	BIKE RACK MOUNTED ON CONCRETE PAD	—
—	OVERHEAD DOOR	—
—	LOADING STALL STRIPING	—
—	LOADING DOCK WALL WITH FALL PROTECTION RAILING	—
—	CROSSWALK	—
—	FIRE LANE STRIPING	—
—	DOOR	—
—	SIGN	—
—	UTILITY POLE	—
—	GROUND SIGN	—
—	FENCE	—
—	POLE MOUNTED LIGHTING	—

PARKING CALCULATIONS			
ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
MINIMUM STALL SIZE	§ 301-231.E.2	10 FT x 20 FT	10' x 20' (8' x 20' ACCESSIBLE STALLS)
MINIMUM AISLE WIDTH	§ 301-231.E.1	24' TWO WAY (10' 9" x 9' 6") + 12' ONE WAY WITH 45° PARKING	24'-0" (MIN. TWO-WAY)
NUMBER OF LOADING SPACES REQUIRED	§ 301-232.A	15,000 TO 25,000 SF = 1 SPACES 25,001 TO 40,000 SF = 2 SPACES 40,001 TO 100,000 SF = 3 SPACES +60,000 SF = 1 ADDITIONAL SPACE	60 SPACES PROVIDED
MINIMUM LOADING SPACE SIZE	§ 301-232.B	12 FT WIDE x 14 FT LONG (40) 12 FT WIDE x 34 FT LONG (2) 12 FT WIDE x 20 FT LONG (18) 13 FT WIDE x 55 FT LONG TOTAL PROVIDED = 60 SPACES	
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301- ATTACHMENT 1	BUILDINGS 1 & 2 (56,000 SF) *PARKING PER BUILDING 25% MANUFACTURING SPACE (14,000 SF) 75% WAREHOUSE SPACE (42,	



<b>SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES</b>		
<b>PRIVATE WATER SYSTEMS STANDARDS, DATED 07/1992</b>		
<b>TABLE 1 - SEPARATION REQUIREMENTS</b>		
ITEM	PERMITTED/REQUIRED	PROPOSED
FOUNDATIONS <sup>1</sup>	10 FT	79 FT
SANITARY LEACHING POOLS (ON & OFF-SITE)	150 FT	1,294.3 FT
PROPERTY LINES	1 FT	52.7 FT
SEPTIC TANKS	75 FT	102.1 FT
SEWER LINES & SEPTIC SYSTEM MAIN LINES	50 FT	112.8 FT
STORM DRAINS, CATCH BASINS, SUMPS, RECHARGE BASINS, DRAINAGE DITCHES, STORMWATER DRYWELLS, DRAINAGE INLETS	50 FT	55.1 FT
WASHING MACHINE DRYWELLS	100 FT	N / A

## **NOTES:**

1. ALL PRIVATE WATER SYSTEM WELLS MUST BE LOCATED OUTSIDE OF BUILDINGS AT LEAST FIVE FEET BEYOND ANY ROOF OVERHANG AND TEN FEET FROM FOUNDATION WALLS. NYSDEC REGULATIONS ON TERMITICIDE APPLICATIONS PROHIBIT TREATMENT WHERE WELLS ARE LESS THAN 10 FEET FROM FOUNDATION WALLS, AND RESTRICT TREATMENT WHERE WELLS ARE LOCATED 10 TO 25 FEET THEREFORE, A DISTANCE OF 25 FEET BETWEEN WELLS AND FOUNDATION WALLS IS RECOMMENDED, ALTHOUGH NOT STRICTLY REQUIRED.

**SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES**

**STANDARDS FOR APPROVAL OF PLANS AND CONSTRUCTION FOR SEWAGE DISPOSAL SYSTEMS FOR**

**OTHER THAN SINGLE-FAMILY RESIDENCES**

**TABLE 2 - MINIMUM HORIZONTAL SEPARATION DISTANCES**

## NOTES:

**NOTE:**

1. INCREASED DISTANCE BETWEEN LEACHING POOLS AND PRIVATE WELLS MAY BE REQUIRED BASED UPON THE DEPTH OF THE WELL(S) INVOLVED AND THE DIRECTION OF GROUNDWATER FLOW. REFER TO STANDARDS FOR THE DESIGN OF INDIVIDUAL WATER SUPPLY SYSTEMS. DISCHARGES FROM TREATMENT WORKS SHALL BE LOCATED DOWN GRADIENT OF THE WELL OR OUT OF THE GROUNDWATER FLOW PATH TOWARDS THE WELL. PRECISE GROUNDWATER FLOW DIRECTION MEASUREMENTS MAY BE REQUIRED.
2. LEACHING POOLS FOR TREATMENT WORKS HAVE DIFFERENT DISTANCE REQUIREMENTS. SEE APPENDIX A AND APPENDIX B FOR DISTANCE REQUIREMENTS FOR LEACHING POOLS OR RECHARGE BEDS ASSOCIATED WITH MODIFIED SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND TREATMENT WORKS, RESPECTIVELY.

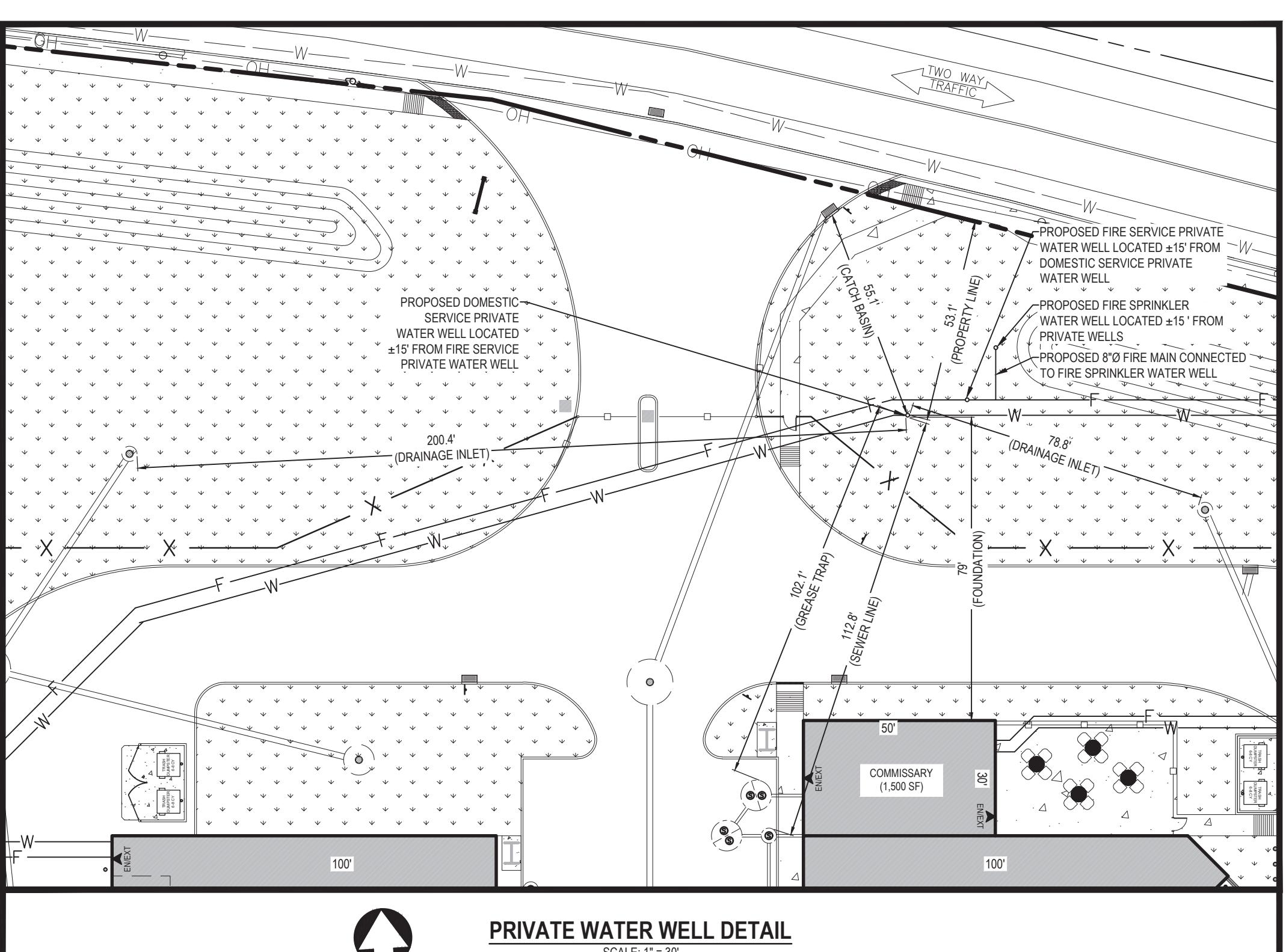
**NEW YORK STATE DEPARTMENT OF HEALTH**  
**PART 5, SUBPART 5-1, PUBLIC WATER SYSTEMS - APPENDIX 5D**

ITEM	PERMITTED/REQUIRED	PROPOSED
CHEMICAL STORAGE SITES NOT PROTECTED FROM THE ELEMENTS (I.E. SALT AND SAND / SALT STORAGE)	300 FT	N / A
LANDFILL WASTE DISPOSAL AREA, OR HAZARDOUS OR RADIOLOGICAL WASTE DISPOSAL AREA	300 FT	N / A
LAND SURFACE APPLICATION OR SUBSTANCE INJECTION OF EFFLUENT OR DIGESTED SLUDGE FROM A MUNICIPAL OR PUBLIC WASTEWATER TREATMENT FACILITY	300 FT	N / A
LAND SURFACE APPLICATION OR SUBSURFACE INJECTION OF SEPTAGE WASTE	300 FT	1,294.3 FT
LAND SURFACE SPREADING OR SUBSURFACE INJECTION OF LIQUID OR SOLID MANURE	200 FT	N / A
STORAGE AREAS FOR MANURE PILES	200 FT	N / A
BARNYARD, SILO, BARN GUTTERS AND ANIMAL PENS	200 FT	N / A
CESSPOOLS (I.E. PITS WITH NO SEPTIC TANK PRETREATMENT)	200 FT	N / A
WASTEWATER TREATMENT ABSORPTION SYSTEMS LOCATED IN COARSE GRAVEL OR IN THE DIRECT PATH OF DRAINAGE TO A WELL	200 FT	N / A
FERTILIZER AND OR PESTICIDE MIXING AND OR CLEAN UP AREAS	200 FT	N / A
SEEPAGE PIT (FOLLOWING SEPTIC TANK)	200 FT	1,294.3 FT
UNDERGROUND SINGLE WALLED CHEMICAL OR PETROLEUM STORAGE VESSELS	200 FT	N / A
ABSORPTION FIELD OR BED	200 FT	1,294.3 FT
CONTAINED CHEMICAL STORAGE SITES PROTECTED FROM THE ELEMENTS (I.E. SALT AND SAND/SALT STORAGE WITHIN COVERED STRUCTURES)	200 FT	N / A
SEPTIC SYSTEM COMPONENTS (NON-WATERTIGHT)	200 FT	N / A
INTERMITTENT SAND FILTER WITHOUT A WATERTIGHT LINER	200 FT	N / A
SANITARY PRIVY PIT	200 FT	N / A
SURFACE WASTEWATER RECHARGE ABSORPTION SYSTEM FOR STORM WATER FROM PARKING LOTS, ROADWAYS, OR DRIVEWAYS	200 FT	200.1 FT
CEMETERIES	200 FT	N / A
SANITARY PRIVY WITH A WATERTIGHT VAULT	200 FT	N / A
SEPTIC TANK, AEROBIC UNIT, WATERTIGHT EFFLUENT LINE TO DISTRIBUTION BOX	100 FT	102.1 FT
SANITARY SEWER OR COMBINED SEWER	50 FT	112.8 FT
SURFACE WATER RECHARGE ABSORPTION SYSTEM WITH NO AUTOMOTIVE-RELATED WASTES (I.E. CLEAR-WATER BASIN, CLEAR-WATER DRYWELL)	NONE <sup>5</sup>	N / A
STREAM, LAKE, WATERCOURSE DRAINAGE DITCH, OR WETLAND	NONE <sup>5</sup>	N / A
ALL KNOWN SOURCES OF CONTAMINATION OTHERWISE NOT	200 FT	N / A

**NOTES:**

**NOTES:**

1. THE LISTED WATER WELL SEPARATION DISTANCES FROM CONTAMINANT SOURCES SHALL BE INCREASED BY 50% WHENEVER AQUIFER WATER ENTERS THE WATER WELL AT LESS THAN 50 FEET BELOW GRADE. IF A 50% INCREASE IN SEPARATION DISTANCES CAN NOT BE ACHIEVED, THEN THE GREATEST POSSIBLE INCREASE IN SEPARATION DISTANCE SHALL BE PROVIDED WITH SUCH ADDITIONAL MEASURES AS NEEDED TO PREVENT CONTAMINATION.
2. WATER WELLS SHALL NOT BE LOCATED IN A DIRECT LINE OF FLOW FROM THESE ITEMS, NOR IN ANY CONTAMINANT PLUME CREATED BY THESE ITEMS, EXCEPT WITH SUCH ADDITIONAL MEASURES (E.G., SENTINEL GROUNDWATER MONITORING, HYDRAULIC CONTAINMENT, SOURCE WATER TREATMENT) AS NEEDED TO PREVENT CONTAMINATION.
3. WATER WELLS MAY BE LOCATED 100 FEET FROM TEMPORARY (30 DAYS OR LESS) MANURE PILES/STAGING AREAS THAT ARE CONTROLLED TO PRECLUDE CONTAMINATION OF SURFACE OR GROUNDWATER OR 100 FEET FROM OTHERWISE MANAGED MANURE PILES THAT ARE CONTROLLED PURSUANT TO REGULATION IN A MANNER THAT PREVENTS CONTAMINATION OF SURFACE OR GROUNDWATER. WELLS SERVING PUBLIC WATER SYSTEMS MAY BE LOCATED 100 FEET FROM TEMPORARY BARNYARDS, SILOS, BARN GUTTERS, OR ANIMAL PENS THAT ARE SIMILARLY CONTROLLED TO PREVENT CONTAMINATION OF SURFACE OR GROUND WATER.
4. CHEMICAL STORAGE SITES AS USED IN THIS ENTRY DO NOT INCLUDE PROPERLY MAINTAINED STORAGE AREAS OF CHEMICALS USED FOR WATER TREATMENT.
5. WELLS SERVING PUBLIC WATER SYSTEMS MAY BE LOCATED NEAR WATER BODIES OR SURFACE WATER RECHARGE SYSTEMS BUT ARE SUBJECT TO MONITORING TO DETERMINE IF GROUNDWATER AT THE POINT OF WITHDRAWAL IS DIRECTLY INFLUENCED BY SURFACE WATER AND CORRESPONDING TREATMENT REQUIREMENTS. SUCH WELLS MUST ALSO BE PROTECTED FROM EFLUORIDATION PURSUANT TO SUBDIVISION 5.5(6) OF THIS PART.



LEGEND		
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	
	OVERHEAD DOOR	
	DOOR	
— X — X —	FENCE	
	BIKE RACK	
	HYDRANT	
	DRYWELL	
	CATCH BASIN	
	WATER SERVICE / MAIN	
		

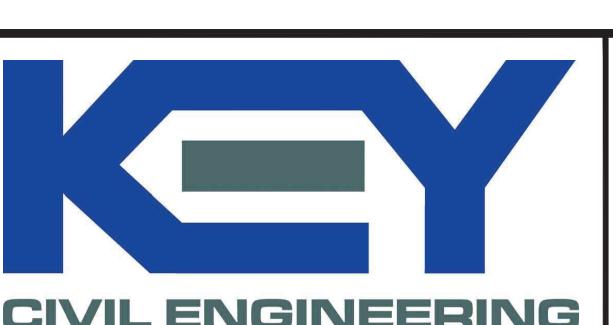
## **REFERENCES**

THIS PLAN REFERENCES:  
BOUNDARY & TOPOGRAPHICAL  
SURVEY PREPARED BY:  
GALLAS SURVEYING GROUP  
2865 US ROUTE 1  
NORTH BRUNSWICK, NY 08902  
DATED: 11/03/2016

VICINITY MAP BACKGROUND  
DATA PROVIDED BY  
[MAPS.GOOGLE.COM](https://maps.google.com)

**SEAL & SIGNATURE:**

DATE:	03/23/2021
SCALE:	1" = 100'
PROJECT No.:	19026
DRAWING BY:	LOC
CHECKED BY:	YTL
APPROVED BY:	JIP



**664 BLUE POINT ROAD, UNIT B  
HOLTSVILLE, NEW YORK 11742  
(631) 961-0506**

PROJECT NAME:

# HK VENTURES, LLC INDUSTRIAL PARK

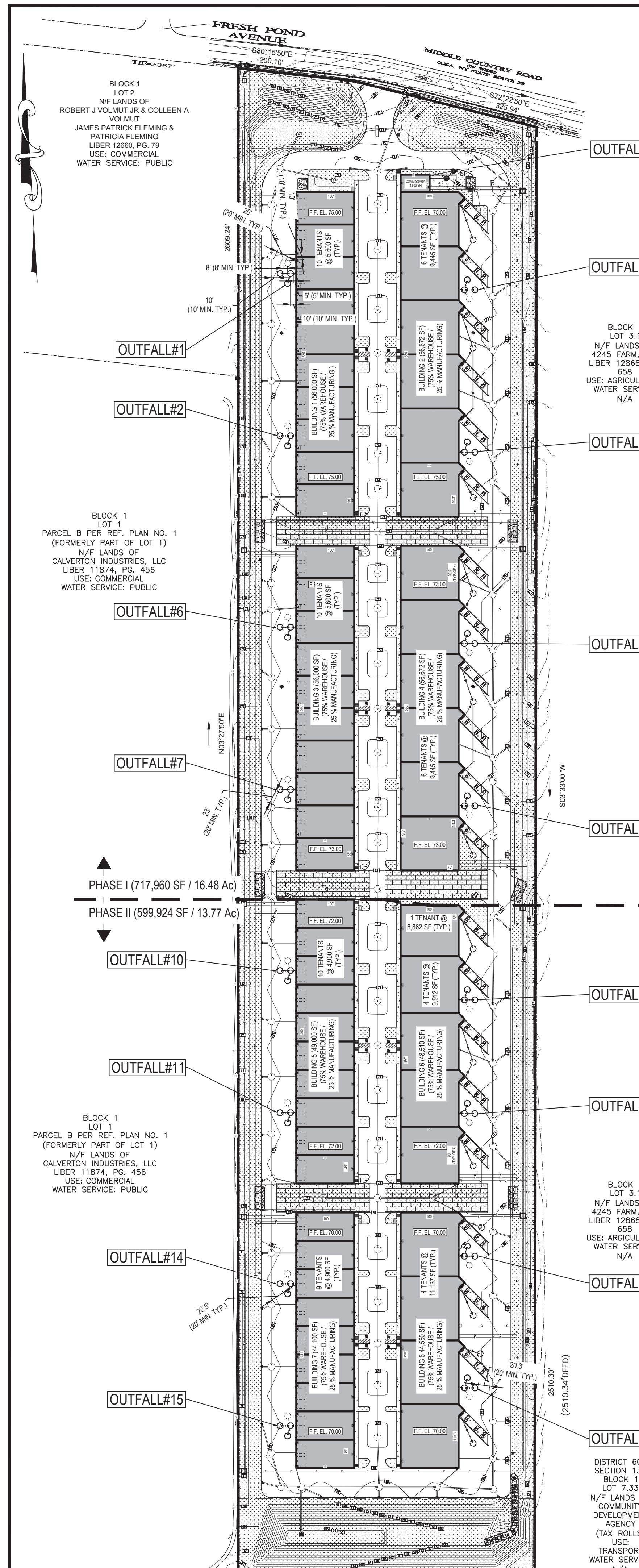
4285 MIDDLE COUNTRY ROAD  
CALVERTON, NY 11933  
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK  
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2  
ZONE: INDUSTRIAL C

## ANSWER

# ALTERNATE 3

## (WATER SOURCE PLAN)

## ALT - 3



#### SANITARY DENSITY CALCULATIONS

SITE IS LOCATED IN GROUNDWATER MANAGEMENT ZONE III = 300 GPD/ACRE  
PERMITTED DENSITY = 30.2545 ACRES x 300 GPD/ACRE = 9,076 GPD  
PHASE I  
PROPOSED COMMERCIAL FLOW (COMMERCE NOT OFFICE PUBLIC) - 0.04 GPD / SF x 1,500 SF = 60 GPD  
PROPOSED BUILDING 1 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 49,000 SF = 2,360 GPD  
PROPOSED BUILDING 2 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 56,672 SF = 2,267 GPD  
PROPOSED BUILDING 3 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 56,000 SF = 2,240 GPD  
PROPOSED BUILDING 4 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 55,297 SF = 2,252 GPD  
PHASE I TOTAL = 9,059 GPD  
PHASE II  
PROPOSED BUILDING 5 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 49,000 SF = 1,960 GPD  
PROPOSED BUILDING 6 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 48,510 SF = 1,941 GPD  
PROPOSED BUILDING 7 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 44,100 SF = 1,764 GPD  
PROPOSED BUILDING 8 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 44,550 SF = 1,782 GPD  
PHASE II TOTAL = 7,447 GPD  
PHASE I + PHASE II TOTAL = 16,506 GPD  
TRANSFER OF DEVELOPMENT RIGHTS CREDITS REQUIRED FOR ADDITIONAL DENSITY.  
16,506 GPD - 9,076 GPD = 7,430 GPD OVER PERMITTED DENSITY / 300 GPD PER CREDIT = 24.7 CREDITS REQUIRED

PROJECT DATA	
SITE ADDRESS	4285 MIDDLE COUNTRY ROAD CALVERTON, NY 11933
OWNER / APPLICANT	HK VENTURES, LLC 399 W. JOHN STREET HICKSVILLE, NY 11801 c/o URI HASON
TAX MAP NUMBER	DISTRICT: 600, SECTION: 116, BLOCK: 1, LOT: 2
SITE AREA	1,317.884 SF (30.2545 Ac)
CURRENT ZONING	INDUSTRIAL C
EXISTING USE	VACANT
PROPOSED USE	PRIMARY USES: WAREHOUSE & MANUFACTURING (INDOOR)
PHASE I	BUILDING 1 = 56,000 SF BUILDING 2 = 56,672 SF BUILDING 3 = 56,000 SF BUILDING 4 = 56,297 SF COMMISSARY = 1,500 SF TOTAL = 226,469 SF
PHASE II	(TO BE CONSTRUCTED ONCE PHASE I IS COMPLETED AND OPERATING) BUILDING 5 = 49,000 SF BUILDING 6 = 48,510 SF BUILDING 7 = 44,100 SF BUILDING 8 = 44,550 SF TOTAL = 186,160 SF
PERVIOUS PAVERS / LANDSCAPE AREA	382,783 SF (29.05%)
IMPERVIOUS / PAVEMENT / CONCRETE AREA (EXCLUDES BUILDING AREAS)	522,472 SF (39.64%)

LEGEND		
SCALE OF SYMBOLS = 1" = 30' (REFER TO PARTIAL SANITARY & UTILITY PLANS)		
EXISTING	ITEM	PROPOSED
—	PROPERTY LINE	—
—	BUILDING	■
—	CONCRETE CURB	—
—	EDGE OF PAVEMENT	—
—	CONCRETE SIDEWALK	—
—	LANDSCAPE AREA	—
—	PERVIOUS PAVERS	—
—	TRASH ENCLOSURE	—
—	BIKE RACK MOUNTED ON CONCRETE PAD	—
—	OVERHEAD DOOR	—
—	LOADING DOCK WALL WITH FALL PROTECTION RAILING	—
—	DOOR	—
—	SIGN	—
—	FIRE HYDRANT	—
—	UTILITY POLE	—
—	GROUND SIGN	—
—	FENCE	—
—	POLE MOUNTED LIGHTING	—
—	DRYWELL	—
—	2'-6" x 4'-0" CONCRETE CURB INLET	—
—	4'0" DRAINAGE MANHOLE	—
—	24" NYLOPLAST DRAIN BASIN	—
—	CONCRETE HEADWALL	—
—	36" HDPE DRAINAGE PIPE	—
—	24" HDPE DRAINAGE PIPE	—
—	18" HDPE DRAINAGE PIPE	—
—	10" PVC ROOF DRAIN PIPE	—
—	ELEVATION CONTOUR	75
—	WATER / FIRE SERVICE	—
—	ELECTRIC SERVICE	—
—	GAS SERVICE	—
—	OVERHEAD WIRES	—
—	WATER VALVE	—
—	THRUST BLOCK	—
—	GAS VALVE	—
—	SOIL BORING	—
—	6" PVC (SDR-35) SANITARY PIPE	—
—	UTILITY CROSSING	—

GRAPHIC SCALE

(IN FEET)  
1 inch = 120 ft.

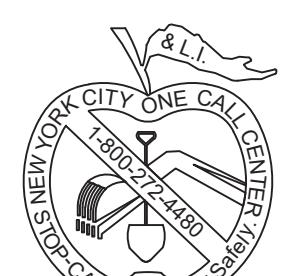
LEGEND		
SCALE OF SYMBOLS = 1" = 120'		
EXISTING	ITEM	PROPOSED
—	PROPERTY LINE	—
—	BUILDING	■
—	CONCRETE CURB	—
—	CONCRETE SIDEWALK	—
—	LANDSCAPE AREA	—
—	PERVIOUS PAVERS	—
—	DUMPSTER ENCLOSURE	—
—	12' x 34' LOADING SPACE	—
—	LOADING DOCK	—
—	RETAINING WALLS	—
—	PARKING COUNT	①
—	OVERHEAD DOOR	—
—	DOOR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

#### REFERENCES

THIS PLAN REFERENCES:

BOUNDARY & TOPOGRAPHICAL SURVEY PREPARED BY:  
GALLAS SURVEYING GROUP  
2865 US ROUTE 1  
NORTH BRUNSWICK, NY 08902  
DATED: 11/08/2019

VICINITY MAP BACKGROUND  
DATA PROVIDED BY  
MAPS.GOOGLE.COM



1	04/2021	LC	ISSUE TO TOWN
No.	DATE	BY	DESCRIPTION
			REVISIONS

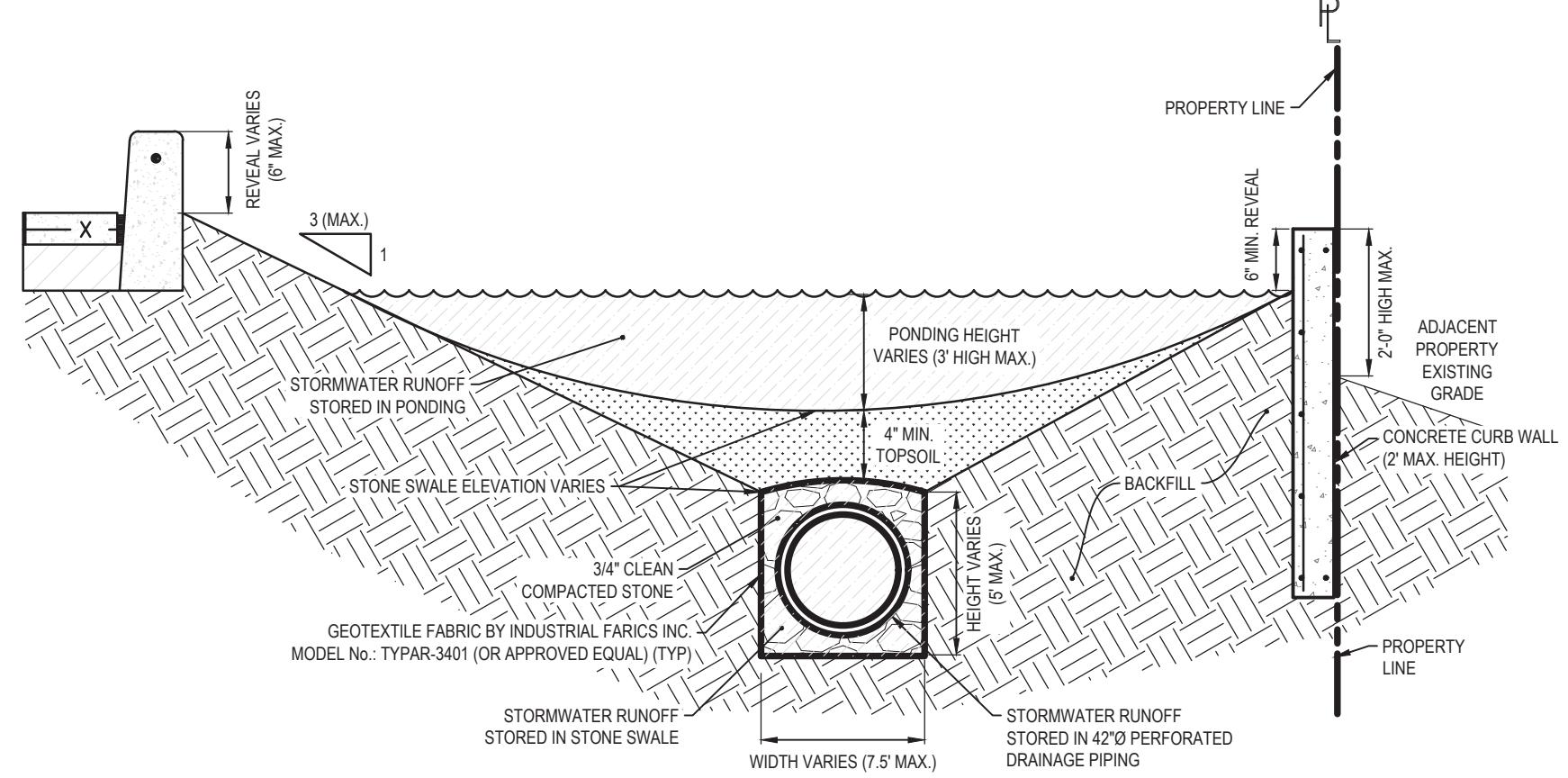
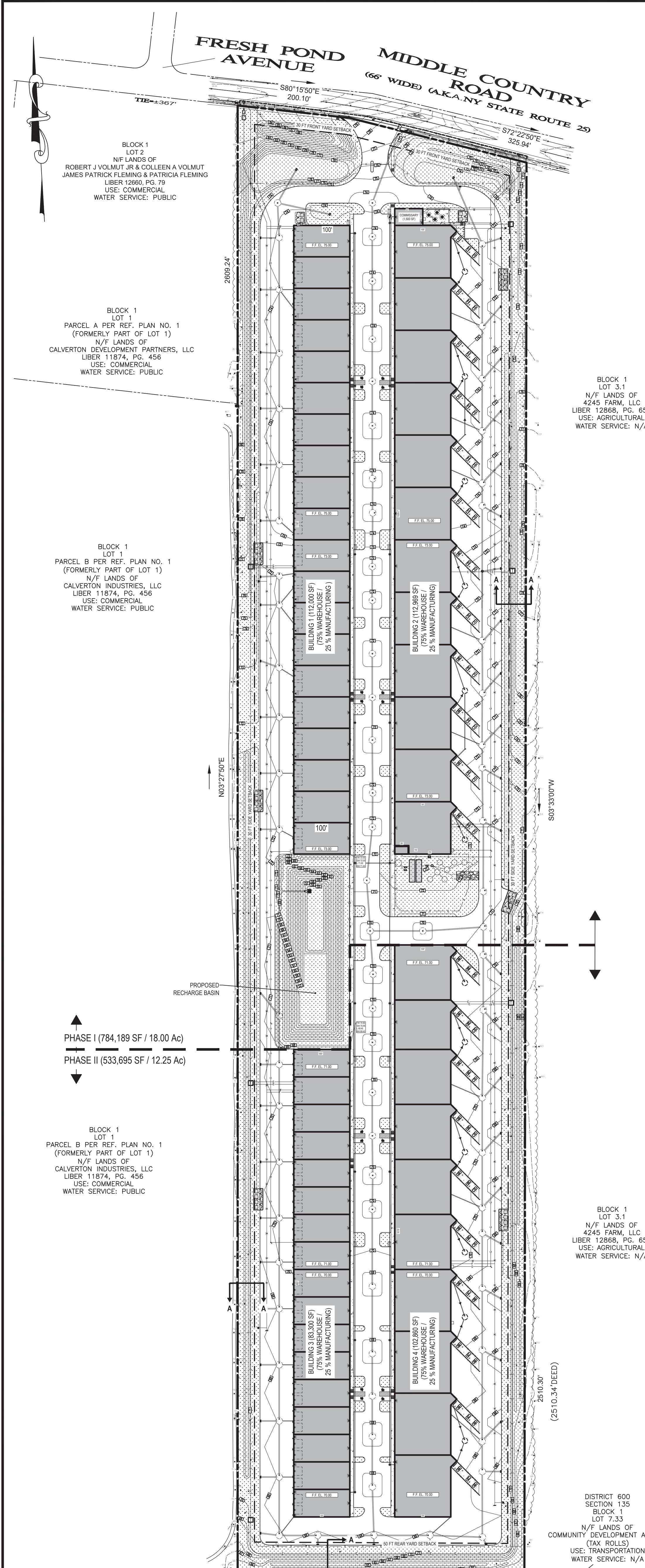
SEAL & SIGNATURE:  
NOT VALID UNTIL SEALED  
JACLYN PERANTEAU, P.E.  
NEW YORK STATE PROFESSIONAL ENGINEER #033937

DATE: 03/23/2021  
SCALE: 1" = 120'  
PROJECT No.: 19026  
DRAWING BY: LC  
CHECKED BY: YT  
APPROVED BY: JP

**KY**  
CIVIL ENGINEERING  
654 BLUE POINT ROAD, UNIT B  
HOLTSVILLE, NEW YORK 11742  
(631) 961-0506  
www.KeyCivilEngineering.com

PROJECT NAME:  
HK VENTURES, LLC  
INDUSTRIAL PARK  
4285 MIDDLE COUNTRY ROAD  
CALVERTON, NY 11933  
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK  
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2  
ZONE: INDUSTRIAL C

DRAWING TITLE:  
**ALTERNATE 5**  
(SANITARY SEPTIC SYSTEM PLAN)  
DRAWING No.: ALT - 5  
PAGE No.: 1 OF 1



**TYPICAL DRAINAGE SWALE DETAIL  
SECTION A-A**

LEGEND		
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	—
—	OVERHEAD DOOR	—
—	DOOR	—
—	FENCE	—
—	BIKE RACK	—
—	HYDRANT	—
—	DRYWELL	—
—	CATCH BASIN	—

PARKING REQUIRED = 324  
PARKING PROVIDED = 362 (INCLUDES 16 ADA PARKING STALLS)

**REFERENCES**

THIS PLAN REFERENCES:

BOUNDARY & TOPOGRAPHICAL SURVEY PREPARED BY:  
GALLAS SURVEYING GROUP  
2865 US ROUTE 1  
NORTH BRUNSWICK, NY 08902  
DATED: 11/08/2019

VICINITY MAP BACKGROUND  
DATA PROVIDED BY  
MAPS.GOOGLE.COM



GRAPHIC SCALE  
(IN FEET)  
1 inch = 100 ft.

100 0 50 100 200 300 400

1	04/02/2021	LC	ISSUE TO TOWN
No.	DATE	BY	DESCRIPTION
REVISIONS			

SEAL & SIGNATURE:  
NOT VALID UNTIL SEALED  
JACLYN PERANTEAU, P.E.  
NEW YORK STATE PROFESSIONAL ENGINEER #08397

DATE: 03/23/2021  
SCALE: 1" = 100'  
PROJECT No.: 19026  
DRAWING BY: LC  
CHECKED BY: YT  
APPROVED BY: JP

**KY**  
CIVIL ENGINEERING  
664 BLUE POINT ROAD, UNIT B  
HOLTSVILLE, NEW YORK 11742  
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PROJECT NAME:  
**HK VENTURES, LLC  
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4285 MIDDLE COUNTRY ROAD  
CALVERTON, NY 11933  
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK  
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2  
ZONE: INDUSTRIAL C

DRAWING TITLE:  
**ALTERNATE 6  
(DRAINAGE SYSTEM PLAN)**  
DRAWING No.:  
**ALT - 6**  
PAGE No.:  
1 OF 1

## Calverton Industries LLC

Mailing Address: PO Box 9  
Speonk, NY 11972  
Phone (631) 325-1492  
Fax (631) 325-1580

March 9, 2021

**HK Ventures, LLC**  
**100 Crossways Park West**  
**Woodbury, NY 11797**  
**Attn: David Zere**

Good afternoon David,

As per our prior conversation, we at Calverton Industries, feel that allowing access thru our property to yours, would be detrimental to our future plans. Unfortunately we cannot accommodate your request.

Sincerely,



John Montecalvo  
Managing Member

Calverton Industries, LLC