

SITE AREA:		
GROSS:		9.70 AC
		422,330 SF
BUILDING FOOTPRINT:		121,270 SF
BUILDING USE:		
WAREHOUSE		115,207 SF
OFFICE	@ 5%	6,064 SF
COVERAGE:		
GROSS:		29%
NET:		36%
OVERALL LS %:	21%	87,687 SF
FRONT YARD LS %:	7%	29,295 SF
PARKING REQUIRED:		
TOTAL		195 STALLS
PARKING PROVIDED:		
AUTO:		108 STALLS
		@0.89/1000 SF
REQ. ACCESSIBLE		5 STALLS
FUTURE AUTO:		14 STALLS
VANS:		119 STALLS
TRUCK DOCKS:		
A DOCK-HIGH DOORS		2
$\triangle$ KNOCK-OUTS OR RATED		14
• GRADE-LEVEL DOORS		

20% REDUCTION IN PARKING REQ. PERMITTED

**DEVELOPMENT STANDARDS:** REQUIRED: ZONING:

<u>ICD</u> MAX. F.A.R.: 0.35 0.29 MAX. HEIGHT: 60 FT 44 TO TOP OF PRECAST BUILDING SETBACKS: FRONT: 100 FT 1 100 FT TO VETERANS

PROVIDED:

50 FT TO CROSSWAY E SIDE: 25 FT <sup>2</sup> 97 FT TO SOUTH PL 40 FT TO EAST PL

25 FT <sup>2</sup> N/A REAR:

LANDSCAPE SETBACKS:

FRONT: SEE NOTE 4 30 FT TO VETERANS 40 FT TO CROSSWAY E

SIDE: 5 FT 5 FT REAR: 5 FT 5 FT

LANDSCAPE REQ.: 20% 3 22%

OFF-STREET PARKING:

STANDARD: 9x19 9x19 23 FT 23 FT DRIVE AISLE:

REQ. PARKING RATIO BY USE:

WAREHOUSE: 1/1000 SF 1/1000 SF MANUF 1/1000 SF 1/1000 SF OFFICE: 1/200 SF 1/200 SF

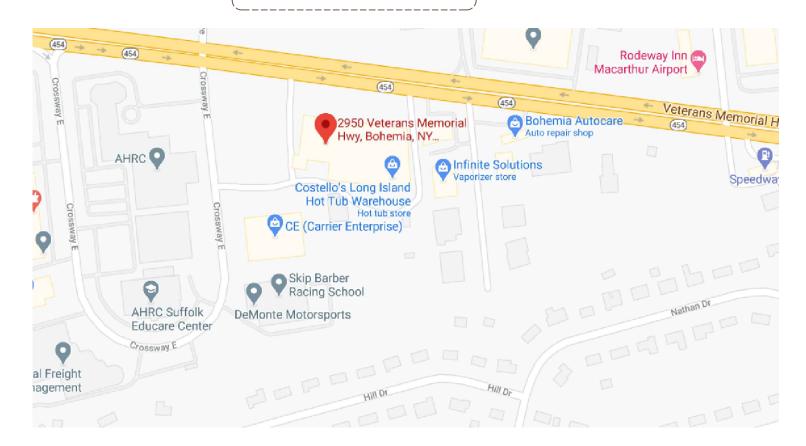
NOTES:

- 1 100 feet from Veterans Memorial Highway, 50 feet from other streets.
- 2 50 feet adjacent to residential.
- 3 Net lot area exclusive of buffers.

4 All buildings, except those listed below, shall have a primary front yard setback of 100 feet along Veterans Memorial Highway and a minimum secondary front yard setback of 50 feet along any other roadways. A minimum of 40 feet of that portion of said yard bordering Veterans Memorial Highway shall be landscaped in accordance with Town of Islip Subdivision and Land Development Regulations. A maximum of 10 feet of this requirement can be located in the Veterans Memorial Highway rightof-way. A minimum of 25 feet of that portion of the front yard bordering streets intersecting Veterans Memorial Highway shall be similarly landscaped. 5 Assumnig minimum 15% office area

THIS PLAN IS IN COMPLIANCE WITH THE LAND DEVELOPMENT ORDINANCE/LANDSCAPE ORDINANCE.

Boundary Source:



1" =60'



Venture Park ISP

Conceptual Site Plan scheme: 22