

### 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 (COMMISSARY 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 = 9,059 GPD

PHASE II  
 PROPOSED SPORTS FACILITY BUILDING 5 FLOW (FITNESS CENTER WITH SHOWERS) - 0.1 GPD / SF x 50,308 SF = 5,031 GPD  
 PROPOSED WHOLESALE BUSINESS BUILDING 6 FLOW (RETAIL) - 0.03 GPD / SF x 31,786 SF = 954 GPD  
 PROPOSED INDOOR MANUFACTURING BUILDING 6 FLOW (COMMERCIAL BAKERY) - 0.04 GPD / SF x 30,703 SF = 1,228 GPD  
 PHASE II TOTAL = 7,213 GPD

PHASE I + PHASE II TOTAL SANITARY DENSITY FLOW = 16,272 GPD

7,196 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 (COMMISSARY NOT OPEN TO PUBLIC) - 2.5 GPD / SEAT 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 BUILDING 5 FLOW (SPORTS FACILITY)(FITNESS CENTER WITH SHOWERS) - 0.2 GPD / SF x 50,308 SF = 10,062 GPD\*  
 \* ASSUMED TENANT DOES NOT HAVE FOOD SERVICE  
 PROPOSED BUILDING 6 FLOW (WHOLESALE BUSINESS)(RETAIL) - N/A  
 PROPOSED BUILDING 6 FLOW (INDOOR MANUFACTURING)(COMMERCIAL BAKERY) - 0.02 GPD / SF x 30,703 SF = 614 GPD  
 PHASE II TOTAL = 10,676 GPD

PHASE I + PHASE II TOTAL KITCHEN / GRAY LOAD FLOW = 10,776 GPD

#### TOTAL HYDRAULIC FLOW (SANITARY DENSITY FLOW + KITCHEN / GRAY LOAD FLOW)

PHASE I = 9,059 GPD + 100 GPD = 9,159 GPD  
 PHASE II = 7,213 GPD + 10,776 GPD = 17,989 GPD  
 PHASE I + PHASE II = 27,148 GPD

### BULK ZONING TABLE

ZONING DISTRICT: INDUSTRIAL C

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
PERMITTED USES	§ 301-122.A (2), (4), & (12)	(2) WAREHOUSE, (4) WHOLESALE BUSINESSES, (10) COMMERCIAL SPORTS & RECREATION FACILITIES (12) MANUFACTURING (INDOOR)	(2) WAREHOUSE, (4) WHOLESALE BUSINESSES, (10) COMMERCIAL SPORTS & RECREATION FACILITIES (12) MANUFACTURING (INDOOR)
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 PROPOSED
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 0.20 x 1,317,884 SF = 263,577 SF	435,522 SF (33.05%) OF CONTIGUOUS OPEN SPACE LANDSCAPE AREA PROVIDED. DENSE LANDSCAPE BUFFER IN FRONT YARD TO SHIELD DEVELOPMENT 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	DUMPSTER AREAS SHALL BE SCREENED BY WOOD FENCES OR LANDSCAPING	DUMPSTERS SHALL BE IN 6 FT HIGH WOOD FENCE ENCLOSURES
DUMPSTERS	§ 245-8	DUMPSTER 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 FRONTAGE & 10 FT PLANTING BUFFER ALONG ALL OTHER PROPERTY LINES	55.4 FT MINIMUM PLANTED BUFFER ALONG FRONT YARD, 14.2 FT MINIMUM BUFFER ON SIDE YARDS, & 40 FT MINIMUM BUFFER IN REAR YARD
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
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	25.74% 339,266 SF / ± 1,317,884 SF = 0.2574
MAXIMUM IMPERVIOUS SURFACE	§ 301-ATTACHMENT 3	60% ± 1,317,884 SF x 0.60 = 790,730 SF	59.24% 780,759 SF / 1,317,884 SF = 0.5924
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	100 FT / 209.9 FT
MINIMUM REAR YARD DEPTH	§ 301-ATTACHMENT 3	50 FT	460.2 FT

### PROJECT DATA

SITE ADDRESS	4285 MIDDLE COUNTRY ROAD CALVERTON, NY 11933
OWNER / APPLICANT	HK VENTURES, LLC 147 STEAMBOAT ROAD GREAT NECK, NY 11024 c/o SCOTT JOHNS
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 = 50,308 SF BUILDING 6 = 62,489 SF TOTAL = 112,797 SF  PHASE I + PHASE II = 339,266 SF (25.74%)
PERVIOUS PAVERS / LANDSCAPE AREA	537,125 SF (40.76%)
IMPERVIOUS / PAVEMENT / CONCRETE AREA (EXCLUDES BUILDING AREAS)	441,493 SF (33.50%)

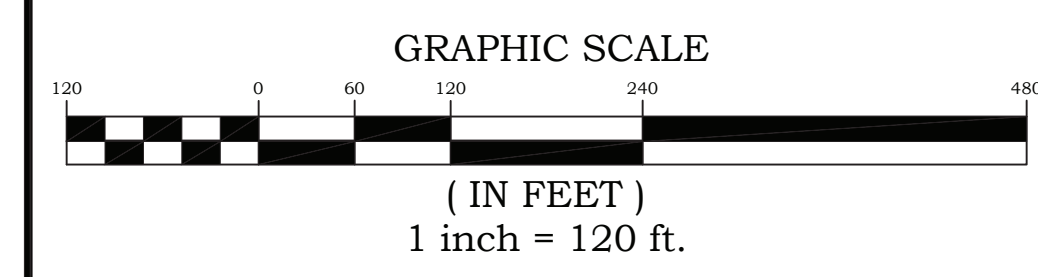
### PARKING CALCULATIONS

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) WITH 50' PARKING 18' (ONE WAY) WITH 60' PARKING 12' (ONE WAY) WITH 45' PARKING	24'-0" (MIN. TWO-WAY)
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	60 SPACES PROVIDED
MINIMUM LOADING SPACE SIZE	§ 301-232.B	3 SPACES REQUIRED PER BUILDING x 6 BUILDINGS = 18 SPACES REQUIRED	(40) 12 FT WIDE x 34 FT LONG (2) 12 FT WIDE x 20 FT LONG (18) 13 FT WIDE x 45 FT LONG TOTAL PROVIDED = 60 SPACES
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301 ATTACHMENT 1	BUILDINGS 1 & 3 (56,000 SF) *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 + 3.7) STALLS = 87.4 STALLS BUILDING 2 (56,672 SF) *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 BUILDING 4 (56,297 SF) *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 BUILDING 5 (50,308 SF) SPORTS & RECREATIONAL FACILITY (50,308 SF) 1 STALL PER 300 SF OF GFA 50,308 SF / 300 SF = 167.7 STALLS TOTAL PARKING FOR BUILDING 5 = 167.7 STALLS BUILDING 6 (62,489 SF) WHOLESALE BUSINESS (31,786 SF) 1 STALL PER 300 SF OF GFA 31,786 SF / 300 SF = 106.0 STALLS MANUFACTURING (30,703 SF) 1 STALL PER 2 EMPLOYEES BUT NOT LESS THAN 1 PER 400 SF 1 STALL PER 400 SF OF GFA 30,703 SF / 400 SF = 76.8 STALLS TOTAL PARKING FOR BUILDING 6 = 106.0 + 76.8 = 182.8 STALLS TOTAL PARKING FOR BUILDING 5 + 106.0 + 76.8 + 182.8 = 526.0 STALLS TOTAL STALLS REQUIRED = 526 STALLS	
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301 ATTACHMENT 1	BUILDING 5 (50,308 SF) SPORTS & RECREATIONAL FACILITY (50,308 SF) 1 STALL PER 300 SF OF GFA 50,308 SF / 300 SF = 167.7 STALLS TOTAL PARKING FOR BUILDING 5 = 167.7 STALLS BUILDING 6 (62,489 SF) WHOLESALE BUSINESS (31,786 SF) 1 STALL PER 300 SF OF GFA 31,786 SF / 300 SF = 106.0 STALLS MANUFACTURING (30,703 SF) 1 STALL PER 2 EMPLOYEES BUT NOT LESS THAN 1 PER 400 SF 1 STALL PER 400 SF OF GFA 30,703 SF / 400 SF = 76.8 STALLS TOTAL PARKING FOR BUILDING 6 = 106.0 + 76.8 = 182.8 STALLS TOTAL PARKING FOR BUILDING 5 + 106.0 + 76.8 + 182.8 = 526.0 STALLS TOTAL STALLS REQUIRED = 526 STALLS	
TOTAL NUMBER OF PARKING STALLS REQUIRED FOR LOT	§ 301 ATTACHMENT 1	87.4 + 44.2 + 43.9 + 167.7 + 182.8 = 526.0 STALLS TOTAL STALLS REQUIRED = 526 STALLS	
ACCESSIBLE PARKING STALLS	§ 301-232.M.1	2% OF TOTAL REQUIRED PARKING = 526 x 2.0% = 10.52 11 ACCESSIBLE PARKING STALLS	14 ACCESSIBLE STALLS

### 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	---
---	FIRE HYDRANT	---
---	UTILITY POLE	---
---	GROUND SIGN	---
---	FENCE	---
---	POLE MOUNTED LIGHTING	---



### LEGEND

SCALE OF SYMBOLS = 1" = 120'

EXISTING	ITEM	PROPOSED
---	PROPERTY LINE	---
▭	BUILDING	▭
---	CONCRETE CURB	---
---	CONCRETE SIDEWALK	---
---	LANDSCAPE AREA	---
---	PERVIOUS PAVERS	---
---	DUMPSTER ENCLOSURE	---
---	LOADING DOCK	---
---	RETAINING WALLS	---
---	PARKING COUNT	9
---	OVERHEAD DOOR	---
---	DOOR	---
---	FENCE	---
---	BIKE RACK	---
---	HYDRANT	---

No.	DATE	BY	DESCRIPTION
2	11/19/2021	LC	FEIS SUBMISSION
1	04/02/2021	LC	ISSUE TO TOWN
No.	DATE	BY	DESCRIPTION

REVISIONS

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

NOT VALID UNTIL SEALED

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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 2  
 (MAXIMUM BUILD OUT PLAN)**

DRAWING No.: **ALT - 2**

PAGE No.: 1 OF 1