



Vicinity Map: Scale: 1" = 1000' ±

LEGEND:

52.00	Exist. spot elevation	EX / EXST.	Existing
[Symbol]	Prop. spot elevation	PR / PRCP.	Proposed
EL. / ELEV.	Elevation	RM / RM	Room elev.
TC 52.50	Exist. top of curb elev.	IN / INV.	Invert elev.
BC 52.00	Exist. bottom of curb elev.	LDR.	Leader
TC [52.50]	Prop. top of curb elev.	ASPH.	Asphalt
BC [52.00]	Prop. bottom of curb elev.	CONC.	Concrete
TW 52.50	Exist. top of wall elev.	HYDR.	Hydrant
BW 52.00	Exist. bottom of wall elev.	W.V.	Water valve
TW [52.50]	Prop. top of wall elev.	G.V.	Gate valve
BW [52.00]	Prop. bottom of wall elev.	C.I.	Cast iron
[52.50]	To Be Removed	Ø / DIA.	Diameter
(R.)	To Remain	FF / FIN.	Flushed Floor
RCP	Reinforced concrete pipe	FE	Fence
DIP	Drainage pipe	C.L.F.	Chain line fence
SMH	Sanitary manhole	SHD	Stockade fence
DL	Drainage ditch	A.G.	Above ground
CB	Catch basin inlet	U.G.	Under ground
GP	Drainage gully	BOL	Ballot
STM	Storm	H.W.L.	High water line
SAN	Sanitary	G.A.	Overfall
SMH	Sanitary manhole	ST	Street
SP	Sanitary pool	GT	Grease trap
DIP	Distribution sanitary pipe	C.D.	Clean out

LEGEND: (Symbols)

[Symbol]	Exist. contour	[Symbol]	Existing hydrant
[Symbol]	Prop. contour	[Symbol]	Proposed hydrant
[Symbol]	Wire fence	[Symbol]	Utility pole
[Symbol]	Chain link fence	[Symbol]	Gate valve
[Symbol]	Stockade fence	[Symbol]	Catch basin
[Symbol]	Water line	[Symbol]	Sign
[Symbol]	Fire line	[Symbol]	Light pole
[Symbol]	Gas line	[Symbol]	Tree location
[Symbol]	Electric lines		
[Symbol]	Telephone lines		
[Symbol]	Cable lines		

REVISIONS:

NO.	DATE	COMMENT
1	12/08/25	REVISED / UPDATED SITE DATA TABLE
2	2/06/26	REVISED / UPDATED PARKING LOT LAYOUT & SITE DATA TABLE

PROJECT OWNER / APPLICANT:  
**154-164 WAVERLY AVE. LLC**  
 2771 MERRICK AVENUE  
 MERRICK, NEW YORK 11566  
 TEL: (631) 559-5742 - allon@avgil.com - RAFFAEL AVGI (Member)

PROJECT NAME:  
**BARN & BASKET**  
 SPECIALTY NATURAL FOODS STORE  
 164 WAVERLY AVENUE  
 PATCHOGUE, NEW YORK 11772

SHEET TITLE:  
**COLOR SITE PLAN**

**Vollmuth & Brush**  
 Environmental Engineering & Land Surveying  
 200 Blue Point Avenue,  
 Blue Point, New York 11715  
 TEL: (631) 363-2663 FAX: (631) 363-2062  
 est. 1988 N.Y.C. (212) 775-0988

Project No.:	25051	N.Y.S. LIC. NO. 62230
Date:	11/11/25	
Scale:	1" = 20'	
Datum:	NAVD 88	
Drawn by:	JCF	JEFFREY P. VOLLMUTH, P.E.

TAX MAP ID: 0204-004-06-18 & 19  
 CAD ID: 25051\_SP3  
 Lat: 40°46'13.13" Lon: 73°01'40.79"  
 Company website: www.vollmuth.com  
 SHEET NUMBER: **C-000**

**SITE DATA TABLE**

Zoning D1 Business District		D1 District Requirement	
Property Area:	67,549 sq.ft. 1.55 acres	5,000 sq.ft.	
Front Yard:	0 ft. 5th Street Frontage	10 ft	
Building Height:	16.1 ft. 5th Street Frontage	45 ft Maximum	
Rear Yard:	NA	15 ft	
Building Area:	19,920 sq.ft. 29%	50,662 sq.ft. 75% Maximum	
Parking Spaces provided:	77 spaces	1 space : 259 sq.ft.	
Parking Spaces required:	133 spaces	1 space : 150 sq.ft.	
Requested Variance:	42% reduction		

Comparison of Village Code Parking Requirements vs. Actual Floor Area Use

Use	Actual	Requirement
Retail Market Area	15,435 sq.ft.	1 space : 150 sq.ft. 103 spaces
Storage/Cooler/ Freezer	4,485 sq.ft.	1 space : 400 sq.ft. 11 spaces
		114 spaces

Requested Reduction based on building uses: 32% Note Village Code requires that the parking required be based on retail ratio

Existing Use	Proposed Use	
Wholesale Warehouse	CO # 196, 6/13/62	Market
2 Family House	CO # 1133, 5/29/68	Demolition Proposed

**Landuse Data**

Building Roof Area	19,920 sq.ft.
Proposed Canopy Area	3,507 sq.ft.
Concrete Area	3,483 sq.ft. does not include canopy roof over area
Pavement Area	31,471 sq.ft.
Landscape Area	9,168 sq.ft. 14%

- PLANTING NOTES:**
- ALL PLANT MATERIALS TO BE OF HIGHEST QUALITY NURSERY GROWN STOCK.
  - REFER TO ENGINEERING DRAWINGS PRIOR TO ANY EXCAVATION FOR LOCATION OF MECHANICAL AND UTILITY LINES AND STRUCTURES. IF ANY CONFLICT EXISTS, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR SUGGESTED CHANGES.
  - ALL PLANT PITS TO BE BACK FILLED WITH TOPSOIL BLENDED WITH 0-20-0 FERTILIZER AT THE RATE OF 5 POUNDS PER YARD.
  - ALL TREE PITS AND SHRUB BEDS TO BE MULCHED WITH 4" DEEP FRESH MILLED SHREDDED BARK MULCH.
  - ALL TREES TO BE PLANTED AND STAKED AS PER DETAIL.
  - ALL PLANT MATERIALS TO BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER PLANTING.
  - IF ANY DISCREPANCY EXISTS BETWEEN THE PLAN AND PLANT LIST, THE PLAN SHALL GOVERN.
  - ALL PLANT MATERIALS ARE TO BE MAINTAINED WITH FERTILIZER AND OTHER REQUIRED MATERIALS TO MAINTAIN A NEAT AND HEALTHY APPEARANCE.
  - DRIP IRRIGATION SHALL BE PROVIDED ON ALL BUFFER AREAS AND SHRUB PLANTINGS, AND AUTOMATIC TIMERS, RAIN SENSORS AND MOISTURE METERS SHALL BE UTILIZED.
  - ALL PLANTS WHICH DIE OR BECOME DISEASED SHALL BE REPLACED BY THE CONTRACTOR.
  - ALL SOD AND SEED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL. SEEDED AREAS TO BE FESCUE VARIETY GRASSES AT THE RATE OF 5 POUNDS PER 1,000 SQUARE FEET. SOD TO BE BLUE GRASS AND FESCUE BLEND.

**Utility 811 Note:**  
 Existing utility infrastructure locations depicted on Vollmuth & Brush Surveys and Plans are not guaranteed or warranted. NYS law requires that excavators and contractors MUST contact New York 811 at least two working days but no more than 10 days (excluding weekends and legal holidays) before beginning any excavation project. Requests for utility markout may be submitted through 811's ITIC ticketing site at <https://newyork-811.com/excavators/itric>, or by calling 811 (national call before you dig number).