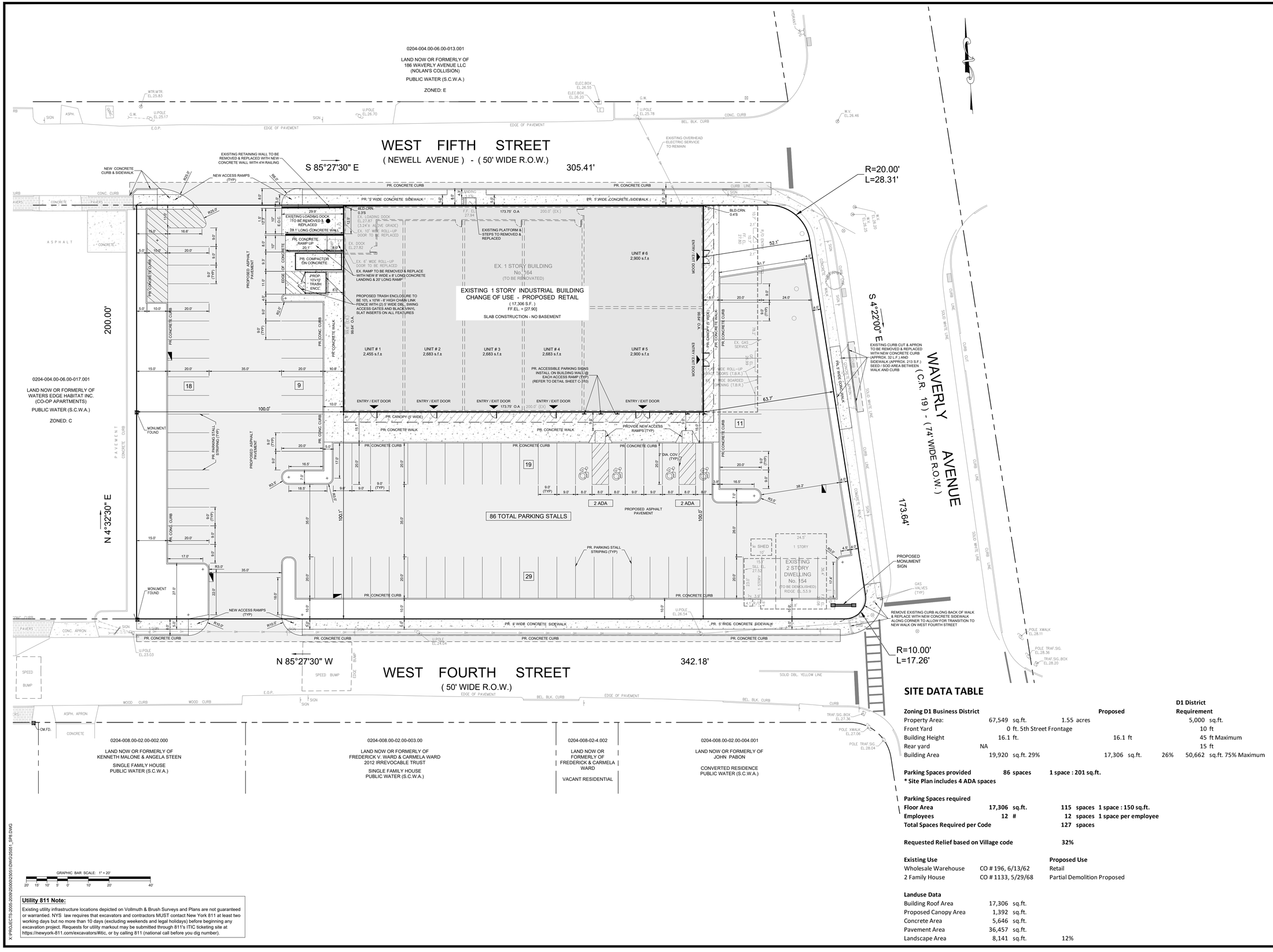


SITE DATA TABLE

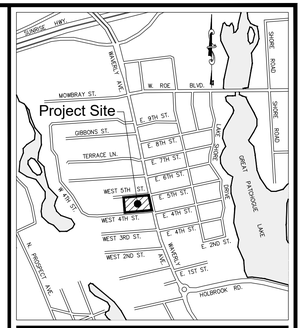
					D1 District Requirement
Zoning D1 Business District			**Proposed**		
Property Area:	67,549 sq.ft.	1.55 acres			5,000 sq.ft.
Front Yard	0 ft. 5th Street Frontage				10 ft
Building Height	16.1 ft.		16.1 ft		45 ft Maximum
Rear yard	NA				15 ft
Building Area	19,920 sq.ft. 29%		17,306 sq.ft.	26%	50,662 sq.ft. 75% Maximum
Parking Spaces provided	**86 spaces**	**1 space : 201 sq.ft.**			
*** Site Plan includes 4 ADA spaces**					
Parking Spaces required					
Floor Area	**17,306 sq.ft.**	**115 spaces**	**1 space : 150 sq.ft.**		
Employees	**12 #**	**12 spaces**	**1 space per employee**		
Total Spaces Required per Code		**127 spaces**			
Requested Relief based on Village code		**32%**			

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

Landuse Data	
Building Roof Area	17,306 sq.ft.
Proposed Canopy Area	1,392 sq.ft.
Concrete Area	5,646 sq.ft.
Pavement Area	36,457 sq.ft.
Landscape Area	8,141 sq.ft. 12%

Utility 811 Note:
Existing utility infrastructure locations depicted on Vollmuth & Brush Surveys and Plans are not guaranteed or warrantied. 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/#itic, or by calling 811 (national call before you dig number).

X:\PROJECTS-2005-2009\2005\2005100\WS25051_SP8.DWG



Vicinity Map: Scale: 1" = 1000' ±

LEGEND :

x 52.00	Exist. spot elevation	EX. / EXIST.	Existing
x [52.00]	Prop. spot elevation	PR. / PROP.	Proposed
EL. / ELEV.	Elevation	R= / RM.	Rim elev.
TC 52.50	Exist. top of curb elev.	I= / 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
T# 52.50	Exist. top of wall elev.	HYD.	Hydrant
B# 52.00	Exist. bottom of wall elev.	W.V.	Water valve
T# [52.50]	Prop. top of wall elev.	G.V.	Gate valve
B# [52.00]	Prop. bottom of wall elev.	C.I.	Cast iron
(T.B.R.)	To Be Removed	# / DIA.	Diameter
(T.R.)	To Remain	FF. / FIN.	Finished Floor
RCP	Reinforced concrete pipe	FE.	Fence
DIP	Ductile iron pipe	C.L.F.	Chain link fence
DMH.	Drainage manhole	STKD.	Stockade fence
D.I.	Drainage inlet	A.G.	Above ground
CB.	Catch basin inlet	U.G.	Under ground
DP.	Drainage pool	BOL.	Bollard
STM.	Storm	H.W.L.	High water line
SAN.	Sanitary	O.A.	Overall
SMH.	Sanitary manhole	ST	Septic tank
SP.	Sanitary pool	GT	Grease trap
DSP	Distribution sanitary pool	C.O.	Clean out
DS.MH	Distribution sanitary manhole		

LEGEND : (Symbols)

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

REVISONS :

NO.	DATE	COMMENT
1		

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

PROJECT NAME:
WAVERLY RETAIL
164 WAVERLY AVENUE
PATCHOGUE, NEW YORK 11772

SHEET TITLE:
DIMENSIONAL SITE PLAN

Vollmuth & Brush
Environmental Engineering & Land Surveying
200 Blue Point Avenue, Blue Point, New York 11715
TEL: (631) 363 - 2683 FAX: (631) 363 - 2062
© est. 1988 N.Y.C. (212) 775-0988

Project No.: 25051
Date: 5 / 05 / 26
Scale: 1" = 20'
Datum: NAVD 88
Drawn by: JCF

N.Y.S. LIC. NO. 62230
JEFFREY P. VOLLMUTH, P.E.

TAX MAP ID: 0204 - 004.00 - 06.00 - 018 & 019
CAD ID: 25051_SP8
Lat.: 40°46'13.13" Lon.: 73°01'40.79"
Company website: www.vollbrush.com

SHEET NUMBER: C-100