

**HATCH LEGEND**

- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- DECORATIVE / STORMWATER POND

**PARKING LEGEND**

- PARKING SPACES
- LOADING BAYS / DOCKS
- LAND BANKED PARKING

**ZONING TABLE**

EXISTING ZONE: A RESIDENCE DISTRICT  
PROPOSED ZONE: P/U PLANNED INDUSTRIAL PARK DISTRICT-11  
USE: MULTI-TENANT WAREHOUSE CENTER (PERMITTED USE UNDER SECTION §213-573)

**APPLICANT/ OWNER INFORMATION**

BRISTOL SUFFOLK, LLC  
350 SANDSOME STREET, SUITE 900  
SAN FRANCISCO, CA 94104  
ATTN: JEFFREY S. KOTT

**BULK REQUIREMENTS**

ITEM	CODE	PERMITTED*	PROPOSED
MIN. LOT AREA	§213-575 (A)	90 ACRES (3,920,400 SF)	100.114 AC (4,360,949 SF)
MIN. LOT WIDTH	N/A	---	1,440.30'
MIN. FRONT YARD	§213-575 (D)	75'	77.7'
MIN. SIDE YARD	§213-575 (E)	65'	97.9'
MIN. REAR YARD	§213-575 (F)	60'	60'
MAX. BUILDING HEIGHT	§213-574	50'	LESS THAN 50'
MIN. SEPARATION BETWEEN BUILDINGS	N/A	---	84'
MAX. BUILDING COVERAGE	§213-575 (B)	40% (1,744,378.60 SF)	37.00% (1,617,471 SF)
MAX. IMPERVIOUS LOT COVERAGE	§213-575 (C)	80% (3,488,759.2 SF)	77.87% (3,365,829 SF)
MIN. LANDSCAPE COVERAGE	§213-580 (B)	20% (872,189.80 SF)	22.13% (965,120 SF)
MIN. SIDE YARD TO RESIDENTIAL	§213-575 (E)	100'	122.4'
MIN. LANDSCAPE BUFFER TO RESIDENTIAL	§213-575 (E)	50'	52'
MIN. SIDE YARD LANDSCAPE DEPTH	§213-575 (E)	10'	24.2'
MIN. REAR YARD LANDSCAPE DEPTH	§213-575 (F)	10'	10'
MIN. RIDE-SHARE SHUTTLE DROP OFF LOCATIONS	§213-585	2	3
MIN. BICYCLE RACKS	§213-585	1 PER BUILDING (8 TOTAL)	COMPLIES

**PARKING REQUIREMENTS**

ITEM	CODE	PERMITTED*	PROPOSED
MIN. FRONT YARD SETBACK TO PARKING	§213-575 (D)	50'	50'
MIN. FRONT YARD SETBACK TO DRIVE AISLES	§213-575 (D)	30' FOR A MAXIMUM OF 10% OF THE PROPERTY'S ROADWAY FRONTAGE	30'
MIN. PARKING SPACES REQUIRED	§213-577 (A)	1,618	1,880
MAX. PERCENTAGE OF LAND BANKED PARKING	§213-577 (B)	10%	0.5%
PROPOSED PARKING LOCATION	§213-578 (A)	NOT TO BE LOCATED ALONG INTERNAL ROADWAYS	COMPLIES
MIN. PARKING SPACE SIZE	§213-578 (B)	9' X 19'	9' X 19'
MAX. LOADING BERTHS REQUIRED	§213-579 (A)	405	403
MIN. LOADING BERTHS	§213-579 (B)	12' (W) X 55' (L) X 14.5' (H)	13' (W) X 60' (L) X 14.5' (H)
LOADING BERTHS AND OVERHEAD DOORS SHALL NOT DIRECTLY FACE ANY PUBLIC STREET, ADJOINING RESIDENTIAL USE OR PARK.	§213-579 (CAD)	---	COMPLIES

**MIN. PARKING SPACES REQUIRED CALCULATION**

REQUIREMENT: 1 SPACE FOR EACH 1,000 SF FLOOR AREA  
TOTAL BLDG FLOOR AREA: 1,617,471 SF  
REQUIRED: 1,617,471 SF X 1 SPACE / 1,000 SF = 1,617.471 = 1,618 SPACES REQUIRED

**TOTAL PROVIDED SPACES = 1,880 (INCL. 122 LAND BANKED SPACES AND 87 ADA ACCESSIBLE SPACES)**

**MIN. LOADING BERTHS REQUIRED CALCULATION**

REQUIREMENT: 1 BERTH FOR EACH 2,000 SF FLOOR AREA  
TOTAL BLDG FLOOR AREA: 1,617,471 SF  
REQUIRED: 1,617,471 SF X 1 BERTH / 2,000 SF = 808.7355 = 809 BERTHS REQUIRED

**TOTAL PROVIDED BERTHS = 883**

**SITE QUANTITIES TABLE**

1. TOTAL SITE AREA (SF)	4,360,949 (100.114 AC)
2. TOTAL BLDG AREA* (SF)	1,617,471 (37.13 AC)
3. FLOOR AREA RATIO (FAR)	37.09%

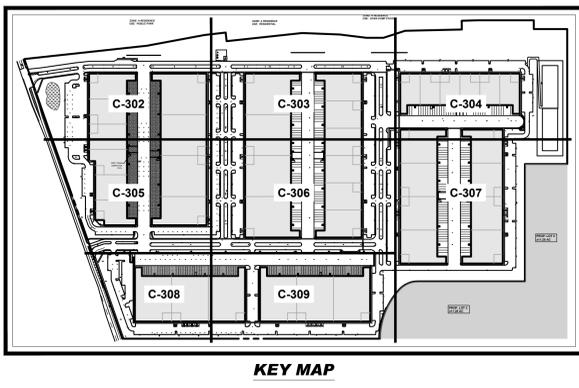
\*BLDG AREA INCLUDES OFFICE AND WAREHOUSE SPACE

**PARKING QUANTITIES TABLE**

1. TOTAL PARKING PROVIDED	1,880
2. TOTAL CONSTRUCTED PARKING	1,758
3. TOTAL LANDBANKED PARKING	122
4. ADA SPACES PROVIDED	87 (30 REQ.)
5. CONSTRUCTED PARKING RATIO PER BLDG SF	1.09 SPACES PER 1,000 SF
6. OVERALL PARKING RATIO PER BLDG SF	1.16 SPACES PER 1,000 SF
7. TOTAL LOADING SPACES	403
8. LOADING RATIO PER BLDG SF	1 SPACE PER 4,014 SF

**PARKING QUANTITIES TABLE (PER BUILDING)**

WAREHOUSE #	TOTAL BUILDING AREA (SF)	TOTAL PARKING STALLS PROVIDED FOR BUILDING	PARKING RATIO (STALLS PER 1,000 SF)
1	175,881	248	1.41
2	229,100	195	0.85
3	247,360	166	0.67
4	200,560	172	0.86
5A	166,240	250	1.50
5B	166,240	223	1.34
6	164,650	173	1.05
7	141,700	203	1.43
8	125,680	251	2.00



**TOWN OF BABYLON JOB # TBD**  
**TOWN OF BABYLON APPLICATION # TBD**  
**TOWN OF BABYLON APPROVAL STAMP SCHEDULE**

BUILDING DEPT.	PLANNING BOARD APPROVAL	DEPARTMENTAL APPROVAL
CONFORMS	RESOLUTION No. _____	JOB No. _____ APPLICANT DATE _____
VARIANCE	DATE _____	HIGHWAY DEPT. DATE _____
CONST. COST	DATE _____	TOWN ENGINEERING DIVISION DATE _____
DATE _____	SIGNATURE _____	PLANNING DIVISION DATE _____

SEE GENERAL NOTE FOR SPECIFIC INFORMATION PERTAINING TO A VARIANCE IF REQUIRED AND APPROVED.



**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



**PRELIMINARY**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: N21028  
DRAWN BY: DC  
CHECKED BY: JSN  
DATE: 06/22/2023  
CAD I.D.: N21028-SPD-DL

**SITE DEVELOPMENT PLANS**

FOR

**BRISTOL SUFFOLK, LLC**  
PROPOSED SUFFOLK TECHNOLOGY PARK WAREHOUSE DEVELOPMENT  
N/E/C LONG ISLAND AVENUE & LITTLE EAST NECK ROAD  
WYANDANCH  
TOWN OF BABYLON  
SUFFOLK COUNTY, NY 11798  
SCTMR: 100-38-1-1



**DALE E. KOCH**  
PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 009418

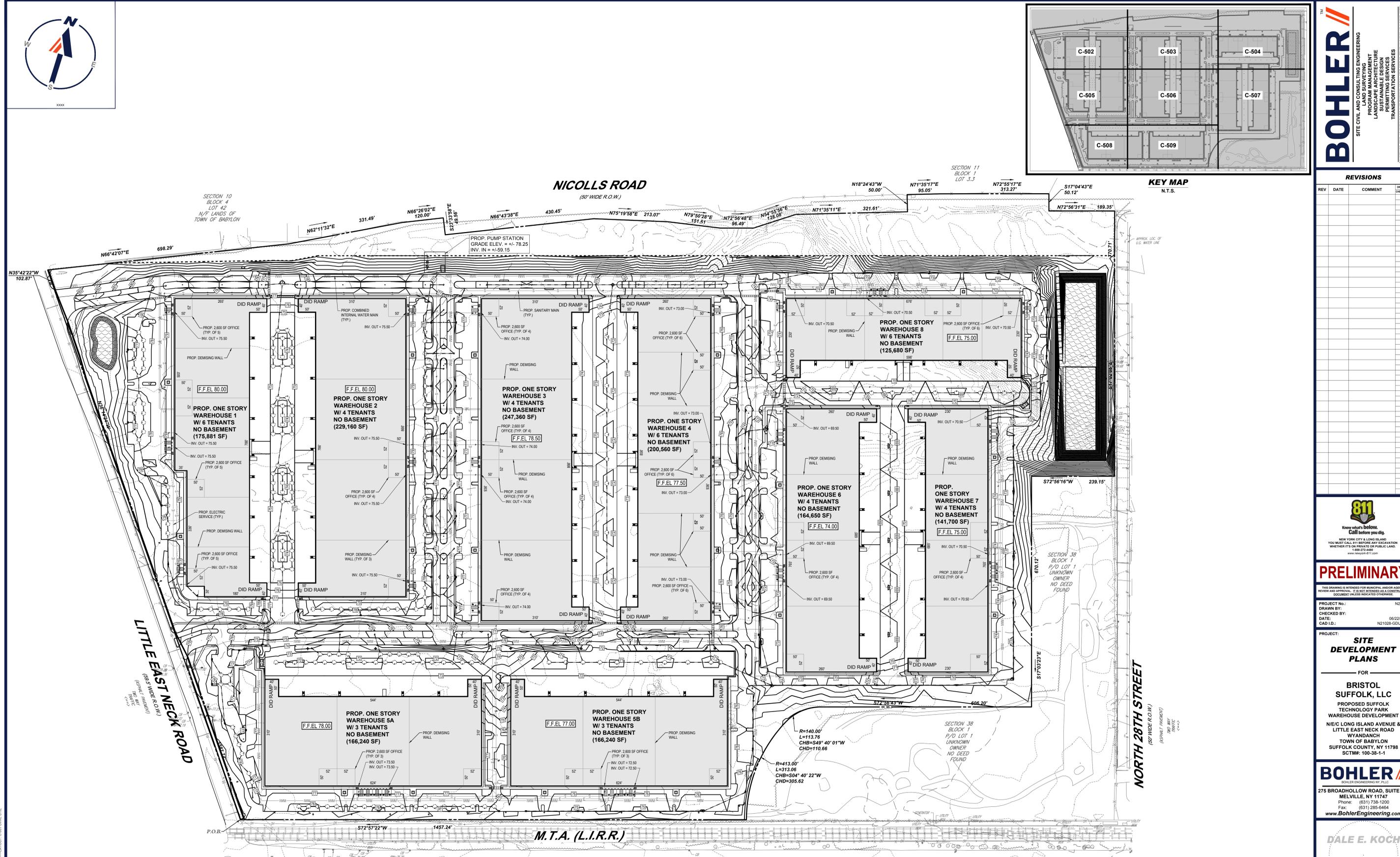
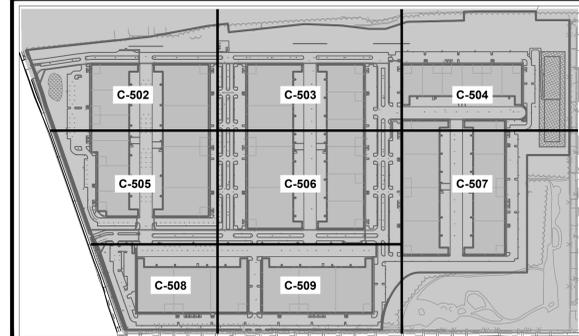
**OVERALL SITE PLAN**

SHEET NUMBER: **C-301**

ORG. DATE: 06/22/2023

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PROJECT No.: N21028  
 DRAWN BY: DC  
 CHECKED BY: JMN  
 DATE: 06/22/2023  
 CAD I.D.: N21028-GDUL-01

**SITE DEVELOPMENT PLANS**

FOR  
**BRISTOL SUFFOLK, LLC**  
 PROPOSED SUFFOLK TECHNOLOGY PARK WAREHOUSE DEVELOPMENT  
 N/E/C LONG ISLAND AVENUE & LITTLE EAST NECK ROAD  
 WYANDANCH  
 TOWN OF BABYLON  
 SUFFOLK COUNTY, NY 11798  
 SCTM#: 100-38-1-1

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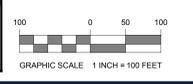
TOWN OF BABYLON JOB # TBD  
 TOWN OF BABYLON APPLICATION # TBD  
 TOWN OF BABYLON APPROVAL STAMP SCHEDULE

BUILDING DEPT.	PLANNING BOARD APPROVAL	DEPARTMENTAL APPROVAL
ZONING	RESOLUTION No. <td>JOB No. APPLICANT DATE</td>	JOB No. APPLICANT DATE
CONFORMS	DATE	HIGHWAY DEPT. DATE
VARIANCE	SIGNATURE	TOWN ENGINEERING DIVISION DATE
CONST. COST	SEE GENERAL NOTE FOR SPECIFIC INFORMATION PERTAINING TO A VARIANCE IF REQUIRED AND APPROVED.	PLANNING DIVISION DATE
DATE	SIGNATURE	

SHEET TITLE:  
**OVERALL UTILITY & SANITARY PLAN**  
 SHEET NUMBER:  
**C-501**  
 ORG. DATE: 06/22/2023

THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.

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NYSDOT CASE #: N/A  
 HEALTH DEP. REF. #: N/A