

# PREFERRED ALTERNATE DEVELOPMENT PLANS

FOR  
**BRISTOL SUFFOLK, LLC**

## PROPOSED SUFFOLK TECHNOLOGY PARK WAREHOUSE DEVELOPMENT

LOCATION OF SITE  
N/E/C LONG ISLAND AVENUE & LITTLE EAST NECK ROAD  
WYANDANCH  
TOWN OF BABYLON  
SUFFOLK COUNTY, NY 11798  
SCTM#: 100-38-1-1

### DRAWING SHEET INDEX

SHEET TITLE	NUMBER
COVER SHEET	C-101
NOTES AND REFERENCES	C-102
OVERALL DEMOLITION PLAN	C-201
PARTIAL DEMOLITION PLAN (NW)	C-202
PARTIAL DEMOLITION PLAN (N)	C-203
PARTIAL DEMOLITION PLAN (NE)	C-204
PARTIAL DEMOLITION PLAN (W)	C-205
PARTIAL DEMOLITION PLAN (C)	C-206
PARTIAL DEMOLITION PLAN (E)	C-207
PARTIAL DEMOLITION PLAN (SW)	C-208
PARTIAL DEMOLITION PLAN (S)	C-209
OVERALL SITE PLAN	C-301
PARTIAL SITE PLAN (NW)	C-302
PARTIAL SITE PLAN (N)	C-303
PARTIAL SITE PLAN (NE)	C-304
PARTIAL SITE PLAN (W)	C-305
PARTIAL SITE PLAN (C)	C-306
PARTIAL SITE PLAN (E)	C-307
PARTIAL SITE PLAN (SW)	C-308
PARTIAL SITE PLAN (S)	C-309
OVERALL GRADING & DRAINAGE PLAN	C-401
PARTIAL GRADING & DRAINAGE PLAN (NW)	C-402
PARTIAL GRADING & DRAINAGE PLAN (N)	C-403
PARTIAL GRADING & DRAINAGE PLAN (NE)	C-404
PARTIAL GRADING & DRAINAGE PLAN (W)	C-405
PARTIAL GRADING & DRAINAGE PLAN (C)	C-406
PARTIAL GRADING & DRAINAGE PLAN (E)	C-407
PARTIAL GRADING & DRAINAGE PLAN (SW)	C-408
PARTIAL GRADING & DRAINAGE PLAN (S)	C-409
OVERALL UTILITY & SANITARY PLAN	C-501
PARTIAL UTILITY & SANITARY PLAN (NW)	C-502
PARTIAL UTILITY & SANITARY PLAN (N)	C-503
PARTIAL UTILITY & SANITARY PLAN (NE)	C-504
PARTIAL UTILITY & SANITARY PLAN (W)	C-505
PARTIAL UTILITY & SANITARY PLAN (C)	C-506
PARTIAL UTILITY & SANITARY PLAN (E)	C-507
PARTIAL UTILITY & SANITARY PLAN (SW)	C-508
PARTIAL UTILITY & SANITARY PLAN (S)	C-509
OVERALL SOIL AND EROSION CONTROL PLAN PHASE I	C-601
PARTIAL SOIL AND EROSION CONTROL PLAN PHASE I (W)	C-602
PARTIAL SOIL AND EROSION CONTROL PLAN PHASE I (E)	C-603
OVERALL SOIL AND EROSION CONTROL PLAN PHASE II	C-604
PARTIAL SOIL AND EROSION CONTROL PLAN PHASE II (W)	C-605
PARTIAL SOIL AND EROSION CONTROL PLAN PHASE II (E)	C-606
SOIL AND EROSION CONTROL NOTES & DETAILS	C-607
OVERALL LIGHTING PLAN	C-701
PARTIAL LIGHTING PLAN (NW)	C-702
PARTIAL LIGHTING PLAN (N)	C-703
PARTIAL LIGHTING PLAN (NE)	C-704
PARTIAL LIGHTING PLAN (W)	C-705
PARTIAL LIGHTING PLAN (C)	C-706
PARTIAL LIGHTING PLAN (E)	C-707
PARTIAL LIGHTING PLAN (SW)	C-708
PARTIAL LIGHTING PLAN (S)	C-709
DETAIL SHEET	C-901
DETAIL SHEET	C-902
ALTA SURVEY (BY OTHERS)	1 OF 1

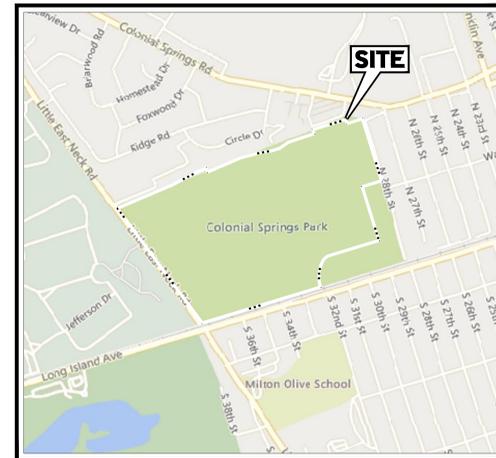
### REFERENCES AND CONTACTS

REFERENCES	UTILITIES
<ul style="list-style-type: none"> <li>ALTA/NSPS LAND TITLE SURVEY: CONTROL POINT ASSOCIATES, INC. 275 BROADHOLLOW ROAD, SUITE 100 MELVILLE, NY 11747 DATED: 04/07/21 SURVEY JOB #: 03-19-191-00 ELEVATIONS: NAVD83</li> <li>GEOTECHNICAL INVESTIGATION REPORT: WHITSTONE ASSOCIATES, INC. 30 INDEPENDENCE BLVD., SUITE 250 WARREN, NJ 07059 DATED: 03/17/21</li> <li>ARCHITECTURAL PLAN: NELSON AURE VORONIS 70 MAXESS ROAD MELVILLE, NY 11747 DATED: T80</li> <li>GOVERNING AGENCIES: TOWN OF BABYLON DEPARTMENT OF PLANNING &amp; DEVELOPMENT, BABYLON TOWN HALL, WEST WING 200 EAST SUNRISE HIGHWAY LINDENHURST, NY 11757 BUILDING DIVISION: (631) 957-3058 ENGINEERING DIVISION: (631) 957-3124 PLANNING DIVISION: (631) 957-3103 TRAFFIC SAFETY DIVISION: (631) 957-3106</li> </ul>	<ul style="list-style-type: none"> <li>ELECTRIC: PSEG LI 288 PLASKO ROAD GREENLAWN, NY 11740 (631) 452-3134</li> <li>SEWER: SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS SOUTHWEST SEWER DISTRICT 600 BIRCHEN AVENUE WEST BABYLON, NY 11704 (631) 654-4185</li> <li>WASTEWATER: SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES OFFICE OF WASTEWATER MANAGEMENT 360 YAPHANK AVENUE, SUITE 2C YAPHANK, NY 11980 (631) 852-5700</li> <li>WATER: SUFFOLK COUNTY WATER AUTHORITY (SCWA) 4000 SUNRISE HIGHWAY CRODULE, NY 11769 (631) 963-0244</li> <li>TELEPHONE: VERIZON ONE VERIZON WAY BARKING BROOK, NJ 07020 (908) 559-2001</li> <li>GAS: NATIONAL GRID 175 EAST OLD COUNTRY ROAD HICKSVILLE, NY 11801 (631) 305-6942</li> <li>ROW JURISDICTION: TOWN OF BABYLON DEPARTMENT OF PUBLIC WORKS 1023 N. INDIAN AVENUE LINDENHURST, NY 11757 (631) 957-4279</li> </ul>

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.



**AERIAL MAP**  
SCALE: N.T.S.  
NYS GIS Clearing House NYS00P  
High Resolution Imagery 2020



**LOCATION MAP**  
SCALE: N.T.S.  
Google Maps Map Data © 2024

### REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	4/03/24	TOWN COMMENTS	MD	MB



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### PRELIMINARY

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PROJECT NO.: N21028  
DRAWN BY: DC  
CHECKED BY: JSM / MD  
DATE: 06/22/2023  
CAD I.D.: N21028-COVR-1C

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TOWN OF BABYLON  
SUFFOLK COUNTY, NY 11798  
SCTM#: 100-38-1-1

### BOHLER

BOHLER ENGINEERING NY, PLLC  
275 BROADHOLLOW ROAD, SUITE 100  
MELVILLE, NY 11747  
Phone: (631) 738-1200  
Fax: (631) 285-6454  
www.BohlerEngineering.com



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.	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		

SHEET TITLE:  
**COVER SHEET**  
SHEET NUMBER:  
**C-101**  
REVISION 1 - 4/03/24

PREPARED BY

**BOHLER**

NYS DOT CASE #: N/A  
HEALTH DEP. REF. #: N/A







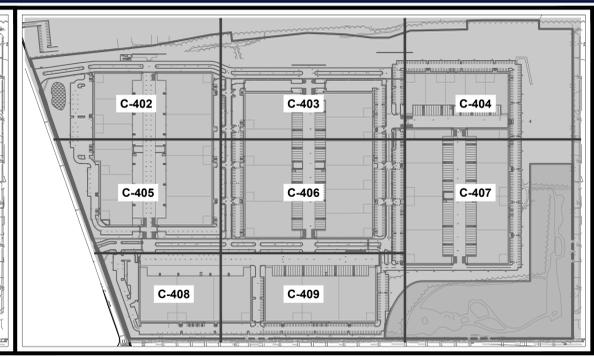
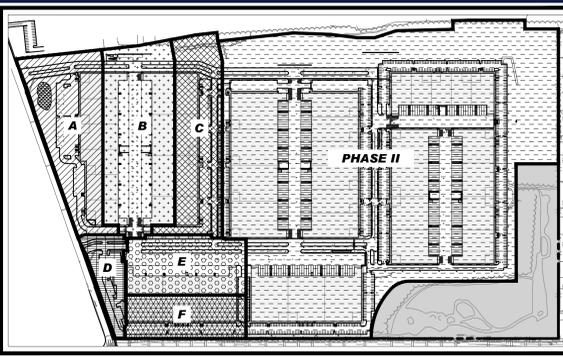


**DRAINAGE DESIGN CRITERIA**

- RUNOFF COEFFICIENTS  
PAVEMENT=1.00  
ROOF=1.00  
LANDSCAPE=0.30
- PROVIDE PHASE I STORAGE FOR 2" RAINFALL  
PROVIDE PHASE II STORAGE FOR 5" RAINFALL
- 12" DRYWELL CAPACITY = 100.88 CF
- CATCH BASIN DRYWELL INTERCONNECTING PIPE TO BE HOPE COP W/ SMOOTH INTERIOR @ 1.5% MIN. ALL ROOF DRAIN SHALL BE 6" PVC AT A MINIMUM SLOPE OF 1.5% UNLESS OTHERWISE NOTED.

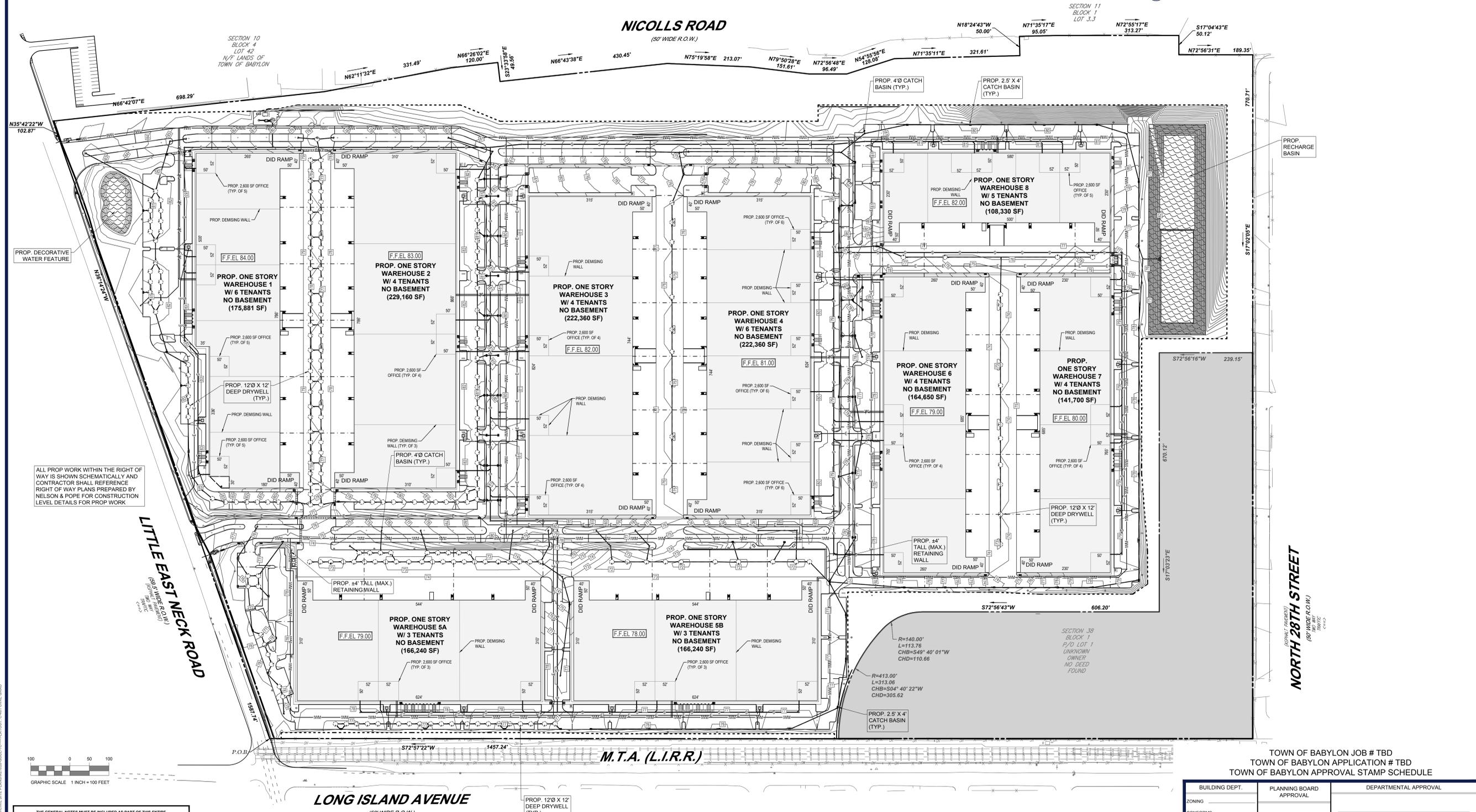
PHASE I DRAINAGE CALCULATIONS						
SYSTEM NAME	AREA	TRIBUTARY AREA (SF)	STORAGE REQ. (CF)	STORAGE DEPTH REQ. (VF)	STORAGE DEPTH PROVIDED (VF)	STORAGE PROVIDED (CF)
A	PAVEMENT	122,400				
	ROOF	18,211	41,124.88	407.66	408	41,159.04
	LANDSCAPE	120,441				
B	PAVEMENT	101,846				
	ROOF	202,791	67,920.23	673.28	696	70,212.48
	LANDSCAPE	42,948				
C	PAVEMENT	138,600				
	ROOF	114,280	45,084.35	447.01	456	46,001.28
	LANDSCAPE	46,207				
D	PAVEMENT	59,059				
	ROOF	4,242	11,961.93	118.58	120	12,105.60
	LANDSCAPE	128,455				
E	PAVEMENT	128,455				
	ROOF	83,120	36,609.37	362.90	372	37,527.36
	LANDSCAPE	26,804				
F	PAVEMENT	65,056				
	ROOF	63,120	24,036.52	238.26	240	24,211.20
	LANDSCAPE	20,117				
TOTAL		1,582,979	226,746.28	2,247.68	2,292	231,216.96

PHASE II DRAINAGE CALCULATIONS							
SYSTEM NAME	AREA	TRIBUTARY AREA (SF)	STORAGE REQ. (CF)	DRYWELL STORAGE DEPTH PROVIDED (VF)	DRYWELL STORAGE PROVIDED (CF)	RECHARGE BASIN VOLUME PROVIDED (CF)	TOTAL VOLUME PROVIDED (CF)
A	PAVEMENT	1,052,842					
	ROOF	1,046,190	959,405.33	480	48,422.40	914,553.45	962,975.85
	LANDSCAPE	676,136					

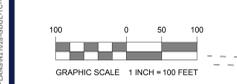


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PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY
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ALL PROP WORK WITHIN THE RIGHT OF WAY IS SHOWN SCHEMATICALLY AND CONTRACTOR SHALL REFERENCE RIGHT OF WAY PLANS PREPARED BY NELSON & POPE FOR CONSTRUCTION LEVEL DETAILS FOR PROP WORK



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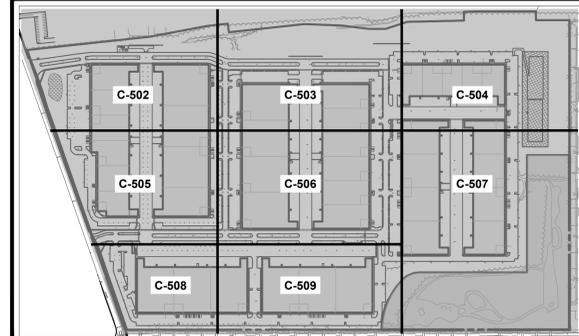
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SHEET TITLE:  
**OVERALL GRADING & DRAINAGE PLAN**

SHEET NUMBER:  
**C-401**

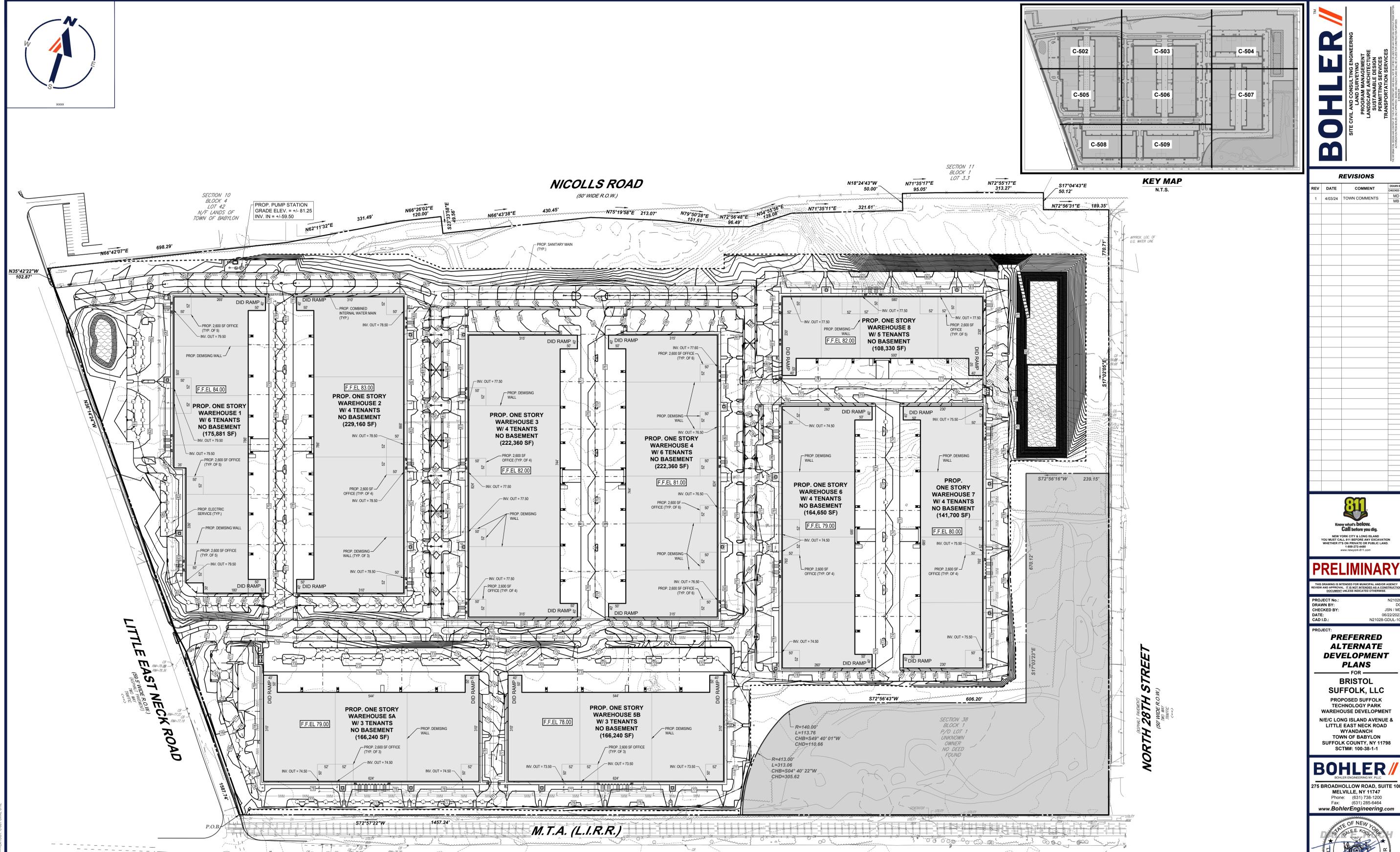
REVISION 1 - 4/03/24

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



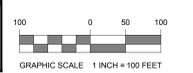
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 WYANDANCH TOWN OF BABYLON SUFFOLK COUNTY, NY 11798  
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TOWN OF BABYLON JOB # TBD  
 TOWN OF BABYLON APPLICATION # TBD  
 TOWN OF BABYLON APPROVAL STAMP SCHEDULE

SHEET TITLE:  
**OVERALL UTILITY & SANITARY PLAN**

SHEET NUMBER:  
**C-501**

REVISION 1 - 4/03/24

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



MAP NO. 3, PARCEL AREA 1  
LIBER 12788, PAGE 220  
(OVERALL AREA - HATCHED)

MAP NO. 1, PARCEL AREA 1  
LIBER 12788, PAGE 220  
(OVERALL AREA - HATCHED)

MAP NO. 2, PARCEL AREA 1  
LIBER 12788, PAGE 220

MAP NO. 4, PARCEL AREA 1  
LIBER 12791, PAGE 760  
(OVERALL AREA - HATCHED)

MAP NO. 5, PARCEL AREA 1  
LIBER 12791, PAGE 760

MAP NO. 6, PARCEL AREA 1  
LIBER 12791, PAGE 760

SECTION 10  
BLOCK 4  
LOT 42  
N/4 LANDS OF  
TOWN OF BABYLON

NICOLLS ROAD  
(50' WIDE R.O.W.)

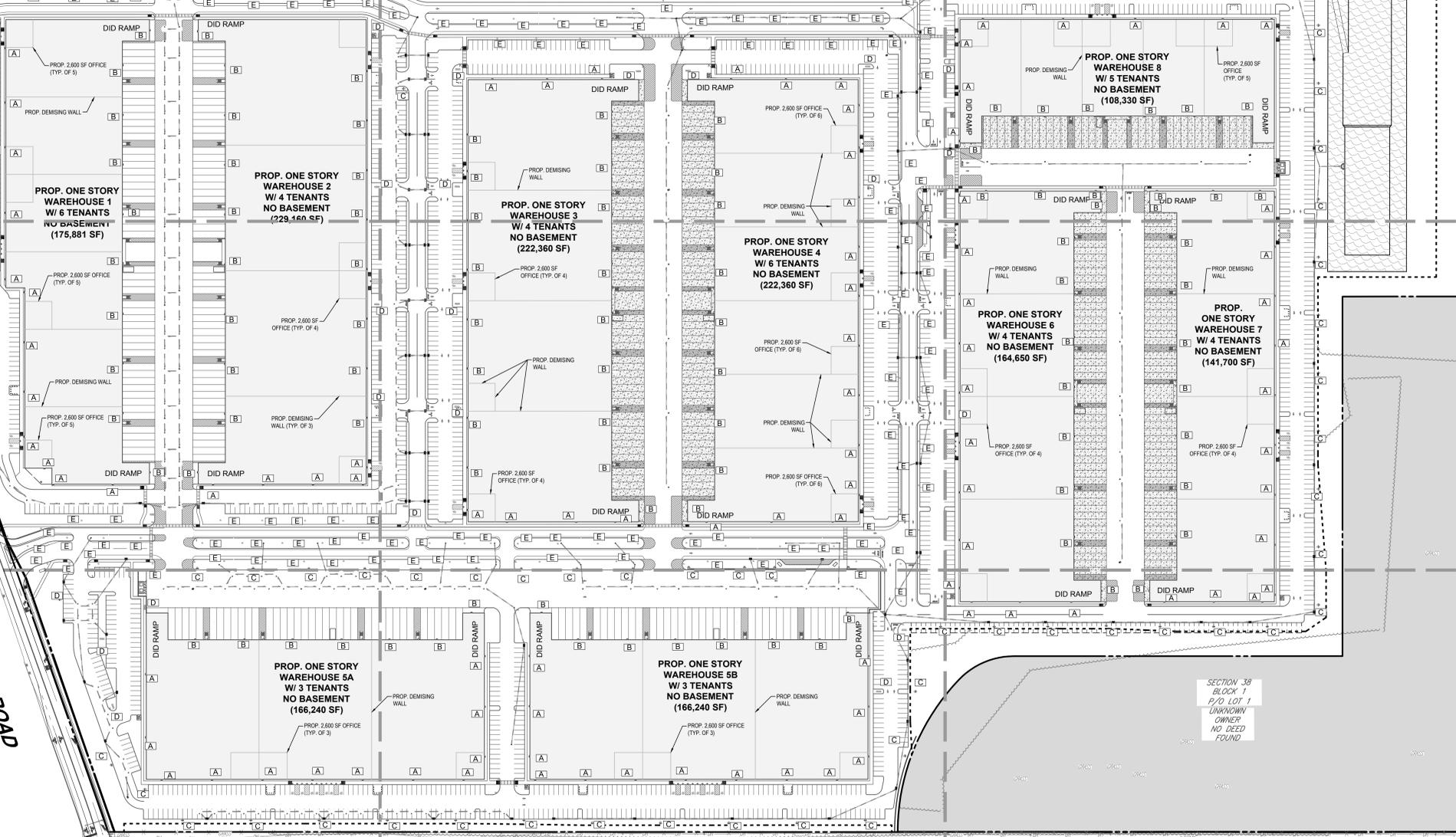
SECTION 11  
BLOCK 1  
LOT 3,3

LITTLE EAST NECK ROAD  
(60' WIDE R.O.W.)  
(ASPHALT PAVEMENT)

NORTH 28TH STREET  
(60' WIDE R.O.W.)  
(ASPHALT PAVEMENT)

M.T.A. (L.I.R.R.)

LONG ISLAND AVENUE  
(50' WIDE R.O.W.)  
(ASPHALT PAVEMENT)  
TWO WAY TRAFFIC



**TOWN OF BABYLON NOTES**

- ALL SECTIONS OF THE NATIONAL ELECTRICAL CODE SHALL BE STRICTLY MAINTAINED FOR BUILDING MOUNTED SITE LIGHTING AND INCORPORATED IN THEIR ENTIRETY INTO THESE SPECIFICATIONS. ALL POLE MOUNTED SITE LIGHTING SHALL MEET OR EXCEED THE REQUIREMENTS SET FORTH BY PSEG U AND THE STREET LIGHTING DEPARTMENT.
- ALL AREA LIGHTING SHALL BE DIRECTED SO AS TO ILLUMINATE THE SITE WITHOUT CAUSING UNDUE HARSHNESS ON THE ADJOINING SITE AND/OR PROPERTY OWNER.
- ALL LIGHT FIXTURES SHALL BE DARK SKY COMPLIANT.

100 0 50 100  
GRAPHIC SCALE 1 INCH = 100 FEET

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**REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.**

**THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY**

**TABLE VIII-1; TOWN OF BABYLON LIGHTING REQUIREMENTS**

AREA	FOOT CANDLES REQUIRED	UNIFORMITY RATIO	EXAMPLES OF AREAS
HIGH ACTIVITY	4	5:1	MAJOR LEAGUE ATHLETIC EVENTS MAJOR CULTURAL OR CIVIC EVENTS MAJOR REGIONAL SHOPPING AREA FAST FOOD FACILITIES HOSPITAL PARKING AREAS TRANSPORTATION PARKING (TRAIN STATIONS, ETC.) CULTURAL, CIVIC OR RECREATIONAL EVENTS RESIDENTIAL COMPLEX PARKING
MEDIUM ACTIVITY	2	5:1	LOCAL MERCHANT PARKING INDUSTRIAL EMPLOYEE PARKING EDUCATIONAL FACILITY PARKING
LOW ACTIVITY	0.80	5:1	

**SITE LIGHTING COMPLIANCE TABLE**

CODE	REQUIREMENT	PROVIDED
\$213-245 (1)	PLACEMENT AND HEIGHT OF FIXTURES FOR RESIDENTIAL AND NONRESIDENTIAL EXTERIOR LIGHTING	COMPLIES (20' MAX)
\$213-245 (1)	PERMISSIBLE LUMINAIRE LOCATION AND EFFECTS	COMPLIES (0.00 FC ADJACENT RESIDENTIAL)
\$213-245 (2)	PERMISSIBLE LEVELS OF ILLUMINANCE	COMPLIES
\$213-245 (4)		COMPLIES

**NUMERIC SUMMARY**

LABEL	CALC TYPE	UNITS	AVG.	MAX.	MIN.	AVG/MIN	MAX/MIN
AREA LIGHT	ILLUMINANCE	FOOTCANDLE	3.48	33.8	0.1	34.80	338.00

**LUMINAIRE SCHEDULE**

SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
A	96	WALL PACK	20,422	0.95	XVM-3-LED-21L-30K-BRZ @ 12' MOUNTING HEIGHT
B	96	WALL PACK	20,422	0.95	XVM-3-LED-21L-30K-BRZ @ 20' MOUNTING HEIGHT
C	60	SINGLE W/ SHIELD	36,614	0.95	MRM-LED-36L-SIL-3-30-70CRH-BRZ-IL @ 18' MOUNTING HEIGHT
D	20	DOUBLE @ 180	36,614	0.95	MRM-LED-36L-SIL-3-30-70CRH-BRZ @ 18' MOUNTING HEIGHT
E	112	DECORATIVE POST TOP LIGHT	9,430	0.95	ALED-6T-78-VK @ 15' MOUNTING HEIGHT

NOTE: LIGHT FIXTURES ARE MANUFACTURED BY LSI & RAB LIGHTING

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

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LAND SURVEYING  
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LAND ACQUISITION  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY
1	4/03/24	TOWN COMMENTS	MD ME

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PROJECT No.: N21028  
DRAWN BY: DC  
CHECKED BY: JSM / AMO  
DATE: 06/22/2023  
CAD I.D.: N21028-LGHT-1C

PROJECT:  
**PREFERRED ALTERNATE DEVELOPMENT PLANS**  
FOR  
**BRISTOL SUFFOLK, LLC**  
PROPOSED SUFFOLK TECHNOLOGY PARK WAREHOUSE DEVELOPMENT  
N/E LONG ISLAND AVENUE & LITTLE EAST NECK ROAD  
WYANDANCH  
TOWN OF BABYLON  
SUFFOLK COUNTY, NY 11798  
SCTMR: 100-36-1-1

**BOHLER**  
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**OVERALL LIGHTING PLAN**  
SHEET NUMBER: **C-701**  
REVISION 1 - 4/03/24

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







