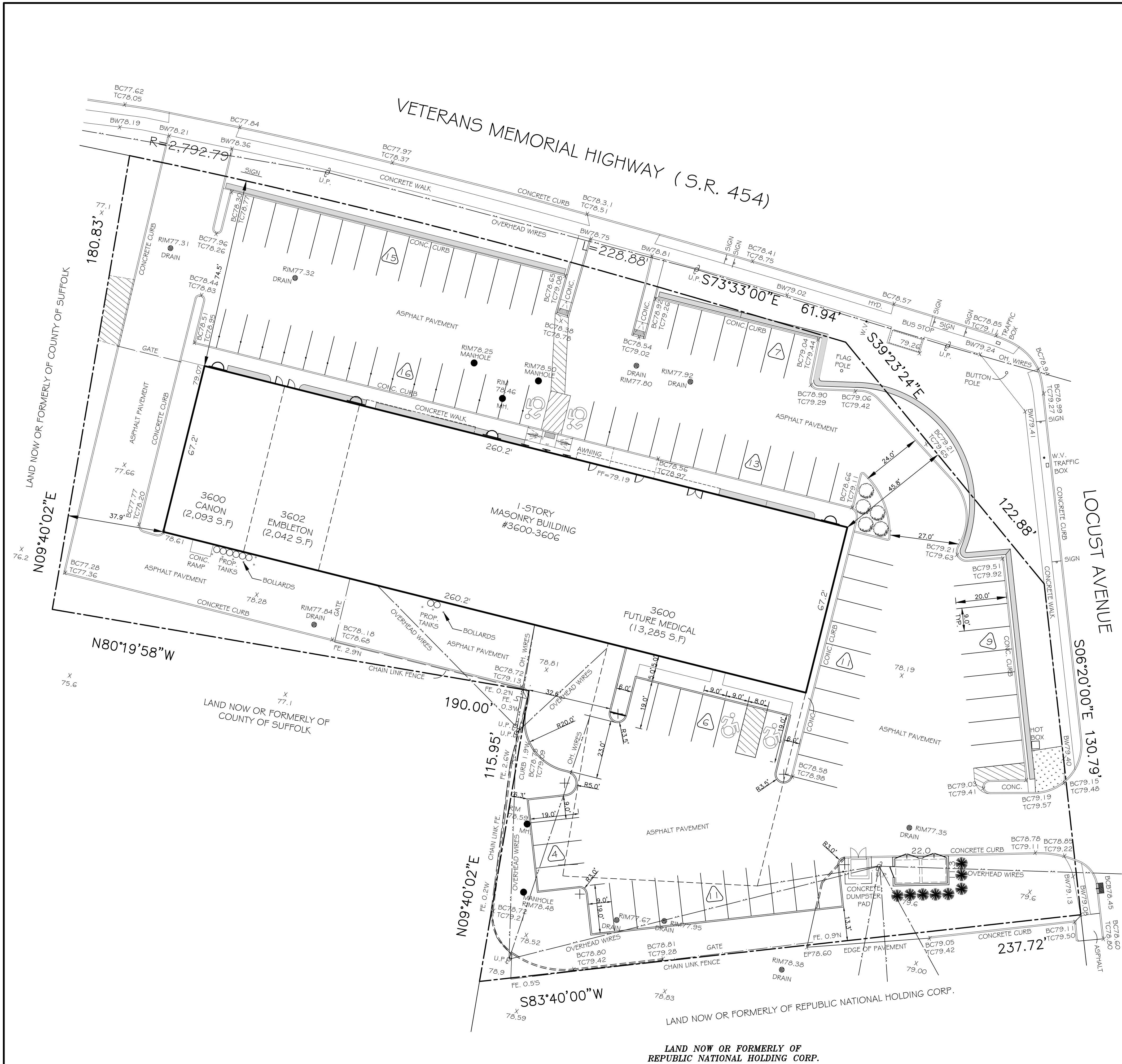




PRELIMINARY SITE PLAN

SCALE: 1"=20'-0"

SITE DATA					
SITE AREA		78,780 SQ. FT. (1.81 AC.)			
EXISTING BUILDING AREA		24,040 SQ. FT.			
PROPOSED BUILDING AREA TO BE DEMOLISHED		6,620 SQ. FT.			
PROPOSED TOTAL BUILDING AREA		17,420 SQ. FT.			
PROPOSED OCCUPANCY (FAR)		22.1%			
DATUM		U.S.C.&G.S.			
ZONED		(ICD) INDUSTRIAL CORRIDOR DISTRICT			
USE		RETAIL/ WAREHOUSE			
		REQ'D	EXISTING		PROVIDED
CORNER OF:			VETS HWY	LOCUST AVE	VETS HWY LOCUST AVE
MINIMUM FRONT YARD DEPTH		50 FEET	72.96 FEET	44.75 FEET	72.96 FEET 44.75 FEET
MINIMUM REAR YARD DEPTH		10 FEET	24.98 FEET		24.98 FEET
MINIMUM SIDE YARD		10 FEET	24.69 FEET		24.69 FEET
PARKING COMPUTATIONS					
SUITE	CURRENT TENANTS	USE	AREA	PARKING C.O.	REQ'D PKG. SPACES
3600	CANON	OFFICE	877 S.F	@1 STALL/ 200 S.F	4.39
		WAREHOUSE	1,216 S.F	@1 STALL/ 1,000 S.F	1.22
3602	EMBLETON	RETAIL	1,460 S.F	@1 STALL/ 150 S.F	9.74
		WAREHOUSE	582 S.F	@1 STALL/ 1,000 S.F	0.59
3604	MEDICAL	MEDICAL	13,285 S.F	@1 STALL/150 S.F	88.57
SUBTOTAL			17,420 S.F		105 SPACES
EXISTING PARKING					71 SPACES
PROPOSED ADDITIONAL PARKING					21 SPACES
TOTAL					92 SPACES
SHORTFALL					13 SPACES
SEWAGE DISPOSAL SYSTEM COMPUTATIONS					
SUITE	CURRENT TENANTS	USE	AREA	DESIGN SANITARY FLOW RATE	
3600	CANON	OFFICE	877 S.F	x 0.06 =	52.62 GPD
		WAREHOUSE	1,216 S.F	x 0.04 =	48.64 GPD
3602	EMBLETON	RETAIL	1,460 S.F	x 0.03 =	43.80 GPD
		WAREHOUSE	582 S.F	x 0.04 =	23.28 GPD
3604	MEDICAL	MEDICAL	13,285 S.F	x 0.10 =	1,328.50 GPD
SUBTOTAL			17,420 S.F		1,496.84 GPD
TOTAL					1,496.84 GPD
ALLOWABLE FLOW (600 GPD) x 1.81 AC					1,086.00 GPD
SHORTFALL					410.84 GPD
PINE BARREN CREDITS NEEDED (410.84/ 300 GPD)					1.37 PBC
GROUNDWATER MANAGEMENT ZONE I					

Architect
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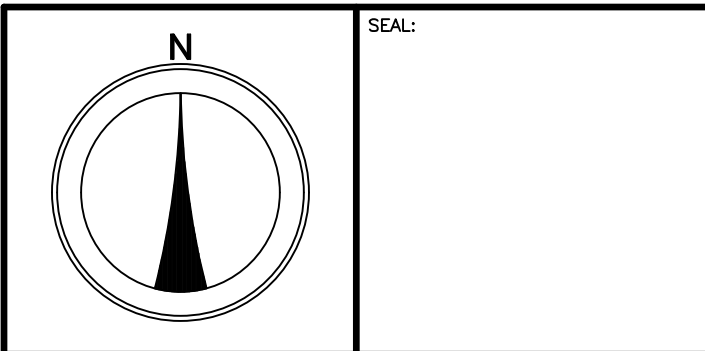
Mechanical, Electrical, Plumbing Consultant

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General Notes

No.	Date	Revision	Description
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PROJECT TITLE:
SITE PLAN
FOR
3600 VETERANS LLC
3606 VETERANS MEMORIAL HWY,
BOHEMIA, N.Y., 11716
SCTM# 0500-148-1-12

TITLE SHEET: PROPOSED PRELIMINARY SITE PLAN	
PROJECT NO. 25-116	SHEET NO.
DATE: 11-5-2025	
DESIGN BY: MICHAEL F. MORBILLO, AIA	
DRAWN BY: JAS	
CHECKED BY: MFM	
SCALE: AS NOTED	

SP-1