

SITE DATA:

OWNER: SUFFOLK REGIONAL OFF-TRACK BETTING CORPORATION
 425 OSER AVENUE, SUITE 2
 HAUPPAUGE, NY 11788

APPLICANT: SUFFOLK REGIONAL OFF-TRACK BETTING CORPORATION
 425 OSER AVENUE, SUITE 2
 HAUPPAUGE, NY 11788

SCTM NO: 200-736-1-2.2

AREA CALCULATIONS: TOTAL SITE AREA: 30.08 ACRES 1,310,412 SF
 ZONE "CR": 22.96 ACRES 1,000,091 SF
 ZONE "A1": 07.12 ACRES 310,321 SF

LANDSCAPE AREA: NATURAL TO REMAIN (ZONE A1) 310,321 SF
 FERTILIZER DEPENDENT (ZONE CR) 354,528 SF
 TOTAL LANDSCAPE AREA 664,849 SF

FRONT YARD LANDSCAPE (ZONE CR) 106,161 SF

BUILDING FLOOR AREA: GAMING FACILITY 123,790 SF
 AMENITIES 25,210 SF
 OFFICE 25,000 SF
 LOADING/STORAGE/MECHANICAL 18,332 SF
 SUBTOTAL, TWO STORY BUILDING 192,332 SF

STP BUILDING 4,800 SF
 TOTAL GFA 197,132 SF

SCHOOL DISTRICT: PATCHOGUE-MEDFORD UFSD
 FIRE DISTRICT: MEDFORD
 WATER DISTRICT: SOWA
 SURVEY DATUM: HORIZONTAL: NAD83, N.Y.S.P.C.S. LONG ISLAND ZONE
 VERTICAL: NAVD88

PARKING CALCULATIONS:

REQUIRED PARKING:
 GAMING, 123,790 SF @ 2 SP / 150 SF = 1,651 SP
 OFFICE, 25,000 SF @ 1 SP / 150 SF = 167 SP
 AMENITY, 25,210 SF @ 1 SP / 150 SF = 168 SP
 TOTAL 1,986 SP

PROPOSED PARKING:
 ABOVE GRADE, ACCESSIBLE 20 SP
 ABOVE GRADE, STANDARD 943 SP
 BELOW GRADE, ACCESSIBLE 24 SP
 BELOW GRADE, STANDARD 1,160 SP
 TOTAL 2,347 SP

NOTES:

- TOWN OF BROOKHAVEN GENERAL NOTES:**
- ALL CONCRETE CURBING, SIDEWALKS, AND DRAINAGE STRUCTURE SHALL CONFORM TO PLANNING BOARD STANDARD DETAIL AND SPECIFICATIONS.
 - TOWN OF BROOKHAVEN PLANNING BOARD SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ALL CONSTRUCTION.
 - LOCATIONS AND GRADES FOR CURBS AND WALKS TO BE VERIFIED WITH THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT, SCDPW, OR NYS DOT PRIOR TO CONSTRUCTION.
 - ALL TRAFFIC CONTROL DEVICES, I.E. SIGNALS, SIGNS, AND PAVEMENT MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH THE GUIDELINES OF THE NEW YORK STATE MANUAL OF TRAFFIC CONTROL DEVICES AND AS DIRECTED BY THE TOWN OF BROOKHAVEN, DIVISION OF TRAFFIC SAFETY.
 - THE CONTRACTORS PERFORMING ANY AND ALL TRAFFIC CONTROL DEVICES LAYOUT AND INSTALLATION WORK SHALL NOTIFY THE TOWN OF BROOKHAVEN DIVISION OF TRAFFIC SAFETY, 48 HOURS IN ADVANCE OF BEGINNING SUCH WORK ALONG A TOWN ROAD.
 - ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC (SUFFOLK COUNTY SPECIFICATIONS) UNLESS OTHERWISE NOTED ON PLAN.
 - STOP LINE SIGHT DISTANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS IN ACCORDANCE WITH AASHTO REQUIREMENTS.
 - A PRECONSTRUCTION MEETING WITH THE ENGINEERING INSPECTORS IS REQUIRED, PRIOR TO THE COMMENCING OF ANY WORK. THE TOWN OF BROOKHAVEN DIVISION OF ENGINEERING SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ALL CONSTRUCTION AT (631) 451-6400 MONDAY THRU FRIDAY BETWEEN THE HOURS OF 9:00 A.M. TO 4:30 P.M.
- ADDITIONAL NOTES:**
- THE SITE IS PRESENTLY VACANT, THERE ARE NO EXISTING BUILDINGS.
 - RELOCATION OF EXISTING UTILITY POLES, TRAFFIC SIGNS, ETC SHALL BE COORDINATED BY THE CONTRACTOR.
 - TEMPORARY CONSTRUCTION FENCING SHALL BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE TOWN OF BROOKHAVEN PRIOR TO ANY DISTURBANCE TO THE SITE.
 - TOWN OF BROOKHAVEN PAVEMENT SPECIFICATION:
 6" STABILIZED BASE
 3.5" DENSE BINDER COURSE
 1.5" TOP WEARING COURSE (6 F)

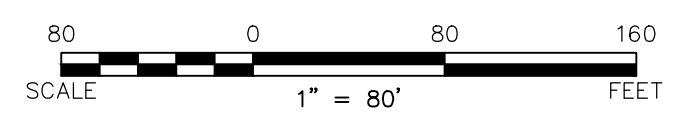
ZONING COMPLIANCE TABLE COMMERCIAL RECREATION (CR) DISTRICT:

TOWN CODE SECTION	DESCRIPTION	REQUIRED	EXISTING	PROPOSED	VARIANCE / WAIVER REQUIRED
DIMENSIONAL CRITERIA:					
85-520-A.1	MINIMUM LOT AREA*	3 ACRE	22.96 ACRE	22.96 ACRE	NO
85-520-B.1	MINIMUM LOT WIDTH	200'	787'	787'	NO
85-520-C.1	MINIMUM FRONT YARD SETBACK (85-844 BELOW)	100'	N/A	246.8'	NO
85-520-C.1	MINIMUM SIDE YARD SETBACK (2X HIGHEST BLDG)	90'	N/A	136.3'	NO
85-520-C.1	MINIMUM REAR YARD SETBACK (2X HIGHEST BLDG)	90'	N/A	528.3'	NO
85-520-D.1	MAXIMUM PERMITTED F.A.R.*	25% (250,024 SF)	N/A	19.71% (197,132 SF)	NO
85-520-E.1	MAXIMUM PERMITTED HEIGHT	45'	N/A	45'	NO
LAND DEVELOPMENT REGULATIONS:					
85-843-A.1	AREA OF LANDSCAPING*	20% (200,028 SF)	N/A	32.5% (354,528 SF)	NO
85-843-A.2	PORTION OF REQUIRED LANDSCAPING IN FRONT YARD*	50% (100,014 SF)	N/A	53.1% (106,161 SF)	NO
85-843-A.3	STREET TREES - 4" CAL @ 30' O.C.	YES	NO	YES	NO
85-843-A.7	PARKING AREA SCREENING (BERM / HEDGE)	YES	NO	YES	NO
85-843-A.8.a	PARKING AREAS - 50 SPACES CONTAIN 400 SF LANDSCAPING PER 25 SPACES	YES	NO	N/A	NO
85-843-B.1	PERIMETER BUFFER AREA OF 25' TO RESIDENTIAL ZONE EQUAL TO A SINGLE ROW OF EVERGREENS 7' HIGH, 5' O.C.	YES	NO	YES	NO
85-844	BUILDING SETBACK 100'-1495 & SERVICE ROAD (S.R. 112 TO RIVERHEAD TOWN LINE)	YES	N/A	YES	NO
PARKING REGULATIONS:					
85-852	PARKING SPACES REQUIRED (SEE CALCS)	1,986	N/A	2,347	NO
85-855-A	NO PARKING OR LOADING IN FRONT YARD SETBACK	YES	N/A	YES	NO
85-850-A	REQUIRED LOADING SPACES	6	N/A	6	NO

*CALCULATION ONLY INCLUDES AREAS WITH "CR" ZONING

PLAN NOTE:

- THIS PLAN SHOWS THE ENTIRE SITE ON A SINGLE SHEET FOR REFERENCE. REFER TO 50 SCALE PARTIAL PLANS ON THE FOLLOWING SHEETS FOR DETAILED INFORMATION.



DATE: _____ BY: _____

DESCRIPTION: _____ REVISIONS: _____

No. _____

Hayduk Engineering, LLC
 1010 Route 112, Suite 200, Port Jefferson Station, NY 11776
 Tel: (631)-476-0600 | Fax: (631)-476-0606

HE
 consulting engineers

OVERALL PLAN
 FOR SUFFOLK OTB MEDFORD
 TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NY

JOB NO: N/A
 DRAWN BY: DJS
 CHECKED BY: SGH
 DATE: SEPTEMBER 3, 2019
 SCALE: AS NOTED
 DRAWING NO: C2.0

SCTM NO. 200-736-1-2.2
 SDHS REF. NO. _____