

DRAWING INDEX

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NOTE: PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF ENGINEERING SERVICES SHALL BE SCHEDULED BY THE APPLICANT/OWNER/BUILDER/DEVELOPER.

NOTE: REPAIR OR REPLACE EXISTING PERIMETER FENCING AS DETERMINED NECESSARY BY THE TOWN ENGINEERING INSPECTOR

NOTE: SIGN POLES, AREA LIGHT FOOTINGS, OR ANY OTHER OBJECTS MUST BE SET A MINIMUM OF TWO (2) FEET FROM ANY CURB LINE TO AVOID INTERFERENCE WITH THE DESIGNATED PARKING AREA

GOVERNMENT AGENCIES

TOWN OF HUNTINGTON
 PLANNING & ENVIRONMENT DIVISION (631) 351-3196
 BUILDING & HOUSING DIVISION (631) 351-2822
 FIRE PREVENTION BUREAU (631) 351-3138
 TRANSPORTATION AND TRAFFIC SAFETY DIVISION (631) 351-3053
 SUFFOLK COUNTY
 DEPARTMENT OF WASTEWATER MANAGEMENT (631) 852-2100

NYS DOT NOTES

- REPAIR EXISTING SHOULDER, SIDEWALK AND CURBING AS ORDERED BY THE STATE ENGINEER.
- CLEAN OUT EXISTING DRAINAGE STRUCTURES AT COMPLETION OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECT CABLE, DETECTOR CABLE, CONDUIT AND ALL UNDERGROUND ACCESSORY EQUIPMENT DURING CONSTRUCTION.
- ALL TRAFFIC SIGNALS SHALL BE MAINTAINED IN A TRAFFIC RESPONSIVE OPERATION AND ALL INTERCONNECT, WHERE EXISTING, SHALL BE MAINTAINED. THE CONTRACTOR SHALL PAY A LIQUIDATED DAMAGES CHARGE OF \$500.00 PER CALENDAR DAY IF ACTIVATION AND COORDINATION IS NOT MAINTAINED.
- ANY CONSTRUCTION AND/OR UTILITY WORK PROPOSED IN STATE HIGHWAY RIGHT OF WAY WILL REQUIRE SEPARATE APPLICATION AND SUBMISSION OF PLANS (INSTALLATION DETAILS, RESTORATION DETAILS AND WORK ZONE TRAFFIC CONTROL PLAN - ALL REFERENCED TO NYS DOT SPECIFICATION ITEMS NUMBERS AND THE NATIONAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES WITH NYS SUPPLEMENT) TO NYS DOT MELVILLE MAINTENANCE FACILITY. A UTILITY HWP ISSUANCE IS REQUIRED FOR SITE WORK. PRIOR TO STARTING ANY WORK AT THIS LOCATION, THE CONTRACTOR SHALL NOTIFY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION THAT A TONE-OUT OF SIGNAL EQUIPMENT IS NEEDED.
- SNOW STAKES SHALL BE LOCATED AND INSTALLED AS DIRECTED BY STATE ENGINEER.

GROUND WATER INFORMATION

SEE SHEETS 4 & 5 OF 15 FOR SOIL BORING LOCATION AND INFORMATION

LINE / SYMBOL LEGEND

PROPERTY LINE	---
SETBACK LINE	- - - - -
TO BE REMOVED
WATER	W
ELECTRICAL	E
GAS	G
TELEPHONE	T
SANITARY SEWER	SS
STORMWATER DRAIN PIPE	SD
OVERHEAD WIRES	///
CHAINLINK FENCE	X X X X X
STEEL BUMPER RAIL	
CLEANOUT	CO
PARKING I.D.	▲
UTILITY POLE	⊙

SITE PLAN NOTES

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE TOWN OF HUNTINGTON SUBDIVISION AND SITE PLAN REGULATIONS.
- ALL COMMERCIAL AND INDUSTRIAL PROPERTIES SHALL BE REQUIRED TO PROVIDE CURBS, SIDEWALKS AND STREET TREES AS PER THE TOWN OF HUNTINGTON SUBDIVISION AND SITE PLAN REGULATIONS.
- ALL SIGNS SHOWN ON THIS PLAN SHALL BE SUBMITTED UNDER SEPARATE APPLICATION TO THE APPROPRIATE AGENCIES.

SCOPE OF WORK

- CONSTRUCT ONE STORY 3,463 SQ.FT. ADDITION TO EXISTING BUILDING.
- INSTALL NEW CURBING, DRAINAGE, PAVING, LANDSCAPING, ETC.
- SEE SITE PLAN AND OTHER DRAWINGS FOR FURTHER DESCRIPTIONS & SPECIFICATIONS.

SITE DATA

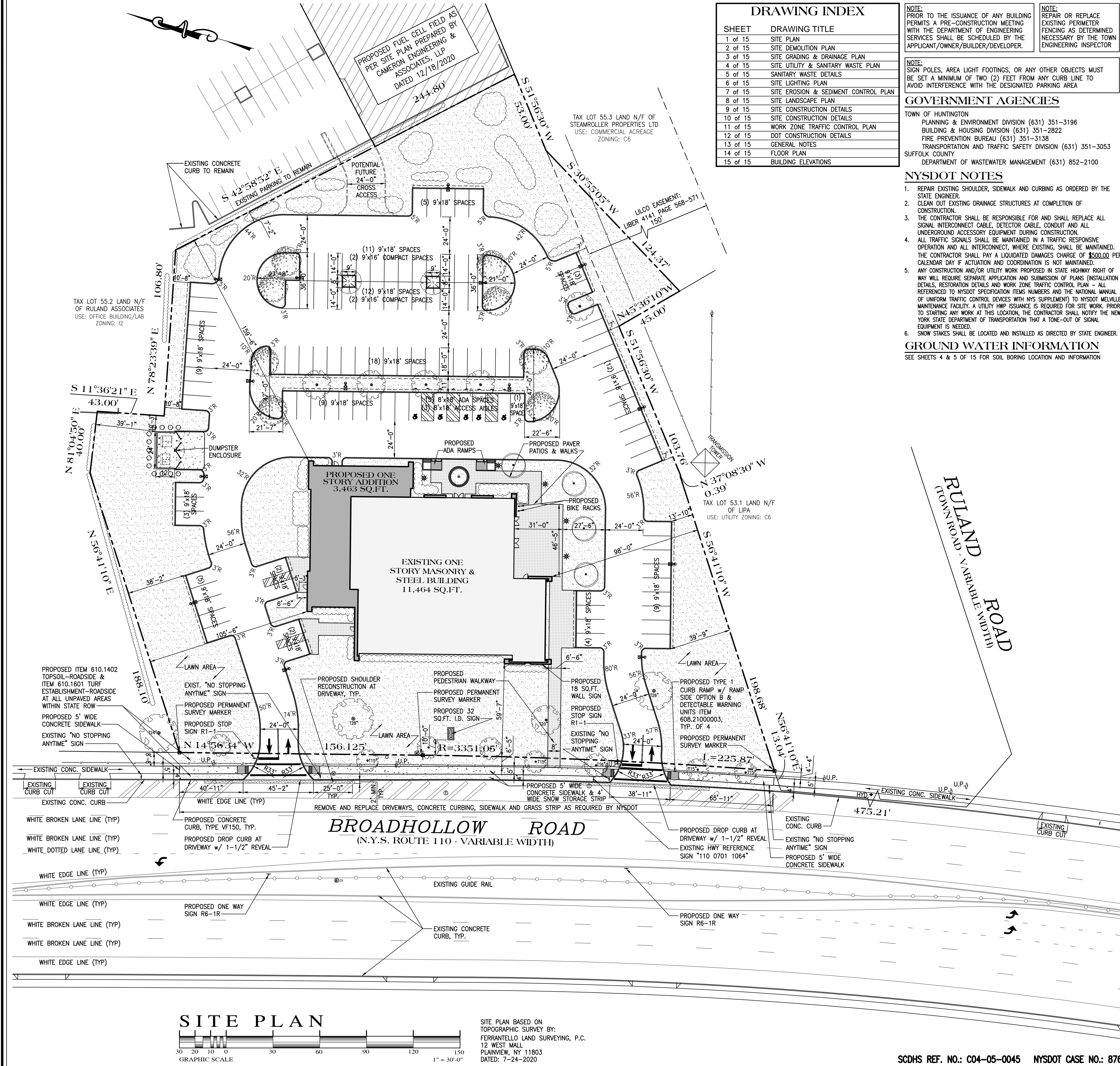
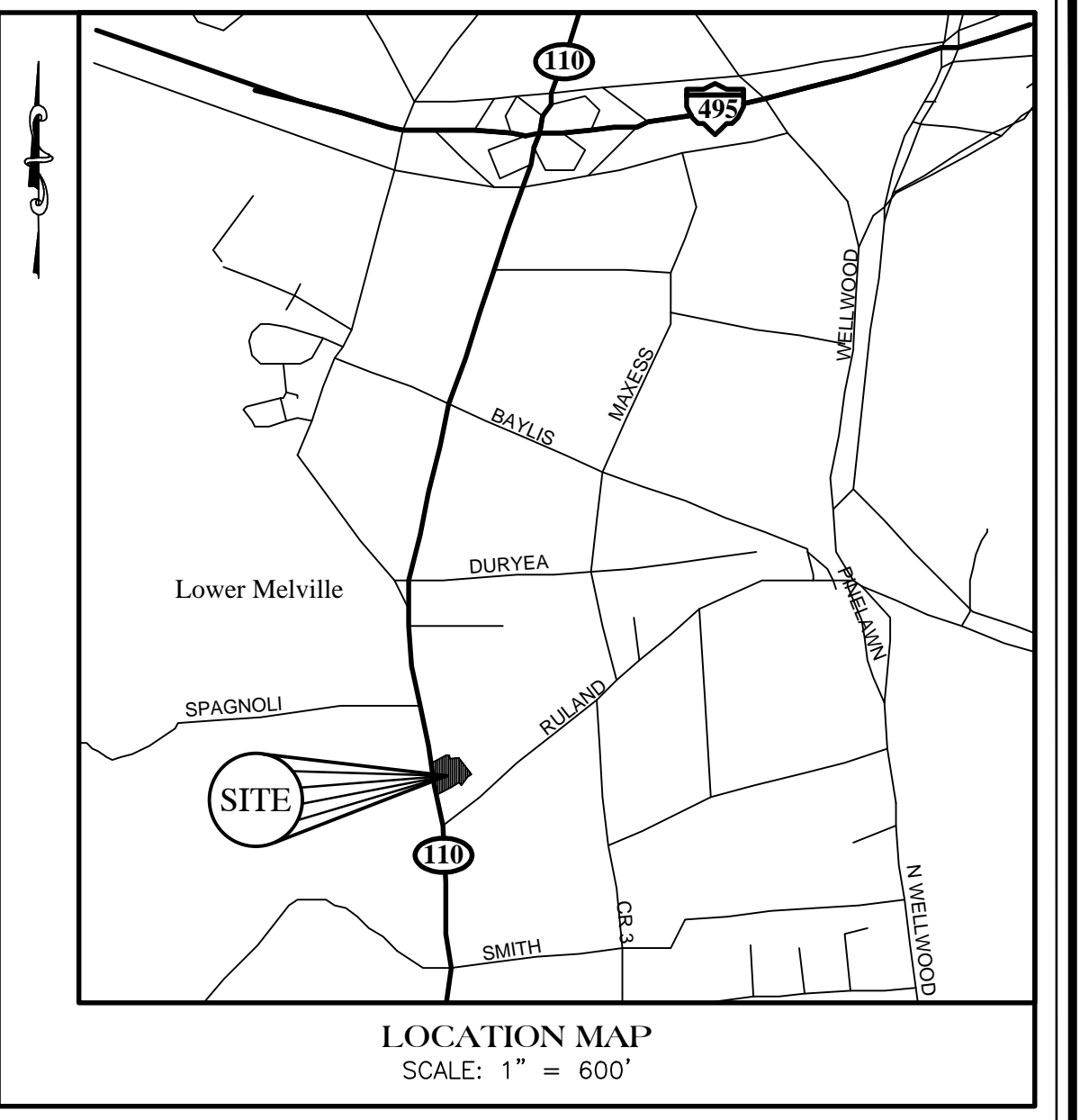
LOCATION: MELVILLE
 TOWN OF HUNTINGTON
 COUNTY OF SUFFOLK
 STATE OF NEW YORK
 DISTRICT: 400 SECTION: 267
 BLOCK: 1 LOT: 54.001
 SCHOOL DISTRICT: 5
 FIRE DISTRICT: 18
 USE: PROFESSIONAL OFFICES
 ZONING: (C-6) GENERAL BUSINESS DISTRICT
 OWNER: MVG REALTY LLC
 585 BROADHOLLOW ROAD
 MELVILLE, NEW YORK 11747

LOT AREA: 131,127 SQ.FT. (3.01 ACRE)
 LOT FRONTAGE: 382 FEET
 LOT DEPTH: 380 FEET (AVG.) (VARIES)
 LOT DEPTH: 326 FEET (AVG.) (VARIES)
 SETBACKS:
 FRONT YARD: 59'-7"
 SIDE YARD(S): 98'-0"
 REAR YARD: 159'-6"

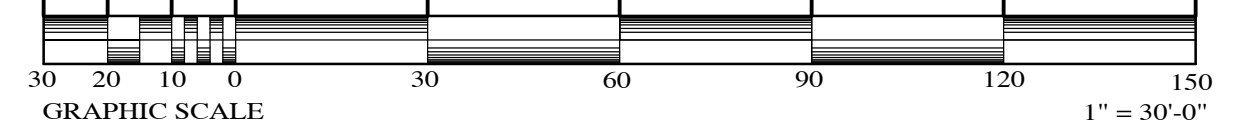
LANDSCAPING:
 AREA: 59,586 SQ.FT.
 PERCENTAGE LOT COVERAGE: 45.4%
 AREA TO REMAIN UNDEVELOPED = NONE [NO CHANGE]
 PERCENTAGE LOT COVERAGE: 0%
 PAVING:
 AREA: 56,614 SQ.FT.
 PERCENTAGE LOT COVERAGE: 43.2%
 PARKING CALCULATIONS:
 USE: PROFESSIONAL OFFICE SPACE
 REQUIREMENT = ONE SPACE PER 225 SQ.FT. OF GROSS FLOOR AREA
 BUILDING AREA FOR OFFICE SPACE = 14,927 SQ.FT.
 14,927/225 = 66.34 = 67 SPACES REQUIRED
 TOTAL PARKING PROVIDED = 114 SPACES (INCLUDING 5 ADA SPACES)

ZONING CHART (C-6 GENERAL BUSINESS DISTRICT)

	PERMITTED	PROVIDED
MAXIMUM BUILDING HEIGHT	3 STORIES/45 FEET	1/24'-7"
MINIMUM FRONT YARD SETBACK	N/A	58'-7"
MINIMUM REAR YARD SETBACK	N/A	159'-6"
MINIMUM SIDE YARD SETBACK	N/A	98'-0" & 105'-6"
MINIMUM LOT AREA	N/A	131,127 SQ.FT. (3.01 ACRES)
MINIMUM LOT WIDTH	N/A	287'-0"
MINIMUM LOT FRONTAGE	N/A	382'-0"
MAXIMUM % OF LOT COVERED BY BUILDING	N/A	11.4%



SITE PLAN



SITE PLAN BASED ON TOPOGRAPHIC SURVEY BY: FERRANTELLI LAND SURVEYING, P.C. 12 WEST MALL PLAINVIEW, NY 11803 DATED: 7-24-2020

FOR TOWN USE

No.	REVISIONS	DATE
1	REVISED AS PER TOWN COMMENTS DATED JUNE 17, 2020	10/8/20
2	REVISED AS PER SCDHS COMMENTS DATED NOVEMBER 23, 2020	5/19/21
3	REVISED AS PER NYS DOT COMMENTS DATED JANUARY 20, 2021	5/19/21
4	REVISED AS PER TOWN PLANNING & ENVIRONMENTAL COMMENTS DATED MARCH 3, 2021	5/19/21
5	REVISED AS PER SCDHS COMMENTS DATED JUNE 16, 2021	7/13/21

OWNER: MVG REALTY LLC
 585 BROADHOLLOW ROAD
 MELVILLE, NY 11747

APPLICANT: CATAPANO ENGINEERING & ARCHITECTURE, P.C.
 585 BROADHOLLOW ROAD
 MELVILLE, NY 11747

JOHN V. CATAPANO

SITE PLAN

*** CATAPANO ENGINEERING & ARCHITECTURE, P.C.

SITUATED AT 585 BROADHOLLOW ROAD MELVILLE

TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
 DISTRICT: 0400 SECTION: 267.00 BLOCK: 01.00 LOT: 054.001

CATAPANO ENGINEERING & ARCHITECTURE, P.C.

ENGINEERING SITE PLANNING ARCHITECTURE PERMITTING ENVIRONMENTAL CONSULTING
 585 BROADHOLLOW ROAD, MELVILLE, NY 11747
 TEL: (631) 694-9696 FAX: (631) 694-0394
 www.catapano.com

LICENSE NO. 70884

DRAWING NO.: 2020015C1.0

SCALE: AS SHOWN

DATE: 10/8/2020

SHEET: 1 OF 15