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**ATTACHMENT 1**  
**PREFERRED PLANS- Overall Sheets only**  
NPV, last revised January 2025

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MAP NO. 3, 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

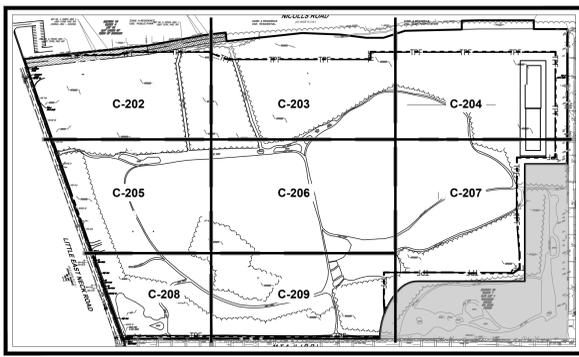
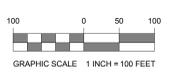
MAP NO. 6, PARCEL AREA 1  
LIBER 12791, PAGE 760



LEGEND	
EXISTING	REMOVALS
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	SAWOUT LINE AND / OR LIMIT OF DISTURBANCE
	CURB
	CONCRETE SIDEWALK IN ROW TO BE REMOVED
	ASPHALT PAVEMENT IN ROW TO BE REMOVED
	GRASS/LANDSCAPING IN ROW TO BE REMOVED
REMOVALS KEY DESCRIPTIONS (SEE DETAIL SHEET FOR MORE INFORMATION)	
	REMOVE EXIST. FENCE/GUIDE RAIL
	REMOVE EXIST. GROUND COVERS/GRASS/ LANDSCAPE
	REMOVE EXIST. TREES/ SHRUBS

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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	



REVISIONS			
REV	DATE	COMMENT	DRAWN BY
1	4/03/24	TOWN COMMENTS	MD
2	8/23/24	CODE REVISIONS	KS
3	12/20/24	TOWN COMMENTS	MD



**PRELIMINARY**

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PROJECT No.: N21028  
DRAWN BY: DC  
CHECKED BY: JSM / MD  
DATE: 06/22/2023  
CAD I.D.: N21028-SPD-3A

**PREFERRED ALTERNATE DEVELOPMENT PLANS**  
FOR  
**BRISTOL SUFFOLK, LLC**  
PROPOSED SUFFOLK TECHNOLOGY PARK WAREHOUSE DEVELOPMENT  
N/C 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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275 BROADHOLLOW ROAD, SUITE 100  
MELVILLE, NY 11747  
Phone: (631) 738-1200  
Fax: (631) 285-6464  
www.BohlerEngineering.com



SHEET TITLE:  
**OVERALL DEMOLITION PLAN**  
SHEET NUMBER:  
**C-201**  
REVISION 3 - 12/20/24

W:\2023\12\20\24\DRAWINGS\PLAN SET\3\01\12\20\24\SPD-3A-1-A\AYOUT\_C-201\_CIVIL.DWG



**REVISIONS**

REV	DATE	COMMENT	DRAWN BY
1	4/03/24	TOWN COMMENTS	MD
2	8/23/24	CODE REVISIONS	KS
3	12/20/24	TOWN COMMENTS	MD

**LEGEND**

**EXISTING**      **PROPOSED**

- PROPERTY LINE
- SAWTOOTH LINE / LIMIT OF DISTURBANCE
- CURB
- FLUSH CURB
- RETAINING WALL
- SIGN / BOLLARD SIGN
- BOLLARD
- FENCE
- GUIDE RAIL
- PROPOSED ASPHALT PAVEMENT IN ROW
- PROPOSED CONCRETE PAVEMENT IN ROW
- PROPOSED GRASS / LANDSCAPE IN ROW

**PROPOSED KEY DESCRIPTIONS**  
(SEE DETAIL SHEET FOR MORE INFORMATION)

- (AH) HEAVY DUTY ASPHALT PAVEMENT
- (AS) STANDARD DUTY ASPHALT PAVEMENT
- (B) BIKE RACK
- (CC) TYPICAL CONCRETE CURB
- (CH) HEAVY DUTY CONCRETE PAVEMENT
- (CW) CURB BREAK
- (CV) CONCRETE SIDEWALK
- (HP) ACCESSIBLE PARKING STALL
- (AC) ACCESSIBLE RAMP
- (HY) FIRE HYDRANT
- (LA) LANDSCAPED AREA
- (LI) LANDSCAPE ISLAND
- (PA) PAINTED TRAFFIC ARROW
- (PW) PAINTED PEDESTRIAN CROSSWALK
- (SB) PAINTED STOP BAR
- (SI) STRIPED ISLAND
- (ST) PAINTED STRIPING
- (SY) DOUBLE PAINTED LINE (YELLOW)
- (TE) TRASH ENCLOSURE

**STOP SIGN MUTCD R-1-1**  
**NO RIGHT TURN SIGN (SYMBOLIC) MUTCD R3-1 (MCO)**  
**NO PARKING ANY TIME SIGN (GENERAL) MUTCD R7-1 (MCO)**  
**RESERVED PARKING SIGN (WITHOUT ARROW) MUTCD R8 (MCO)**  
**RIGHT LANE MUST TURN RIGHT MUTCD R3-7R**  
**PEDESTRIAN CROSSING W11-2 & W16-4 MUTCD W15-9P**

**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: P1-U PLANNED INDUSTRIAL PARK DISTRICT-II  
USE: MULTI-TENANT WAREHOUSE CENTER (PERMITTED USE UNDER SECTION 2213-97.3)

**APPLICANT/ OWNER INFORMATION**

APPLICANT / PROPERTY OWNER: 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 (4,360,940 SF)
MIN. LOT WIDTH	N/A	—	1,460.90'
MIN. FRONT YARD	\$213-575 (D)	75'	75.7' (TO TAKING LINE)
MIN. SIDE YARD	\$213-575 (E)	65'	97.9'
MIN. REAR YARD	\$213-575 (F)	65'	65'
MAX. BUILDING HEIGHT	\$213-574	50'	LESS THAN 50'
MIN. SEPARATION BETWEEN BUILDINGS	N/A	—	64'
MAX. BUILDING COVERAGE	\$213-575 (B)	40% (1,744,370.80 SF)	36.62% (1,596,921 SF)
MAX. IMPERVIOUS LOT COVERAGE	\$213-575 (C)	80% (3,488,750.2 SF)	75.79% (3,305,090 SF)
MIN. LANDSCAPE COVERAGE	\$213-590 (B)	20% (872,180.80 SF)	24.21% (1,055,859 SF)
MIN. SIDE YARD TO RESIDENTIAL	\$213-575 (E)	100'	122.4'
MIN. LANDSCAPE BUFFER TO RESIDENTIAL	\$213-575 (E)	50'	52.4'
MIN. SIDE YARD LANDSCAPE DEPTH	\$213-575 (E)	10'	23.4'
MIN. REAR YARD LANDSCAPE DEPTH	\$213-575 (F)	10'	10'
MIN. RIDESHARE SHUTTLE DROP OFF LOCATIONS	\$213-585	2	2
MIN. BICYCLE RACKS	\$213-595	1 PER BUILDING (8 TOTAL)	COMPLIES (8 PROVIDED)

**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	144' = 9.99%
MIN. PARKING SPACES REQUIRED	\$213-577 (A)	1,587	1,938 (INCL. 90 LAND BANKED)
MAX. PERCENTAGE OF LAND BANKED PARKING	\$213-577 (B)	10%	4.6%
PROPOSED PARKING LOCATION	\$213-578 (A)	NOT TO BE LOCATED ALONG INTERNAL ROADWAYS	COMPLIES
MIN. PARKING SPACE SIZE	\$213-578 (B)	7' x 12'	9' x 12'
MAX. LOADING BERTHS PERMITTED	\$213-579 (A)	400	324
MIN. LOADING BERTH SIZE	\$213-579 (B)	12' (W) X 55' (L) X 14.5' (H)	13' (W) X 60' (L) X 14.5' (H)
TRUCK LOADING BAYS AND OVERHEAD DOORS SHALL NOT DIRECTLY ADJACENT TO ANY PUBLIC STREET, ADJOINING RESIDENTIAL USE OR PARK.			COMPLIES

**MIN. PARKING SPACES REQUIRED CALCULATION**

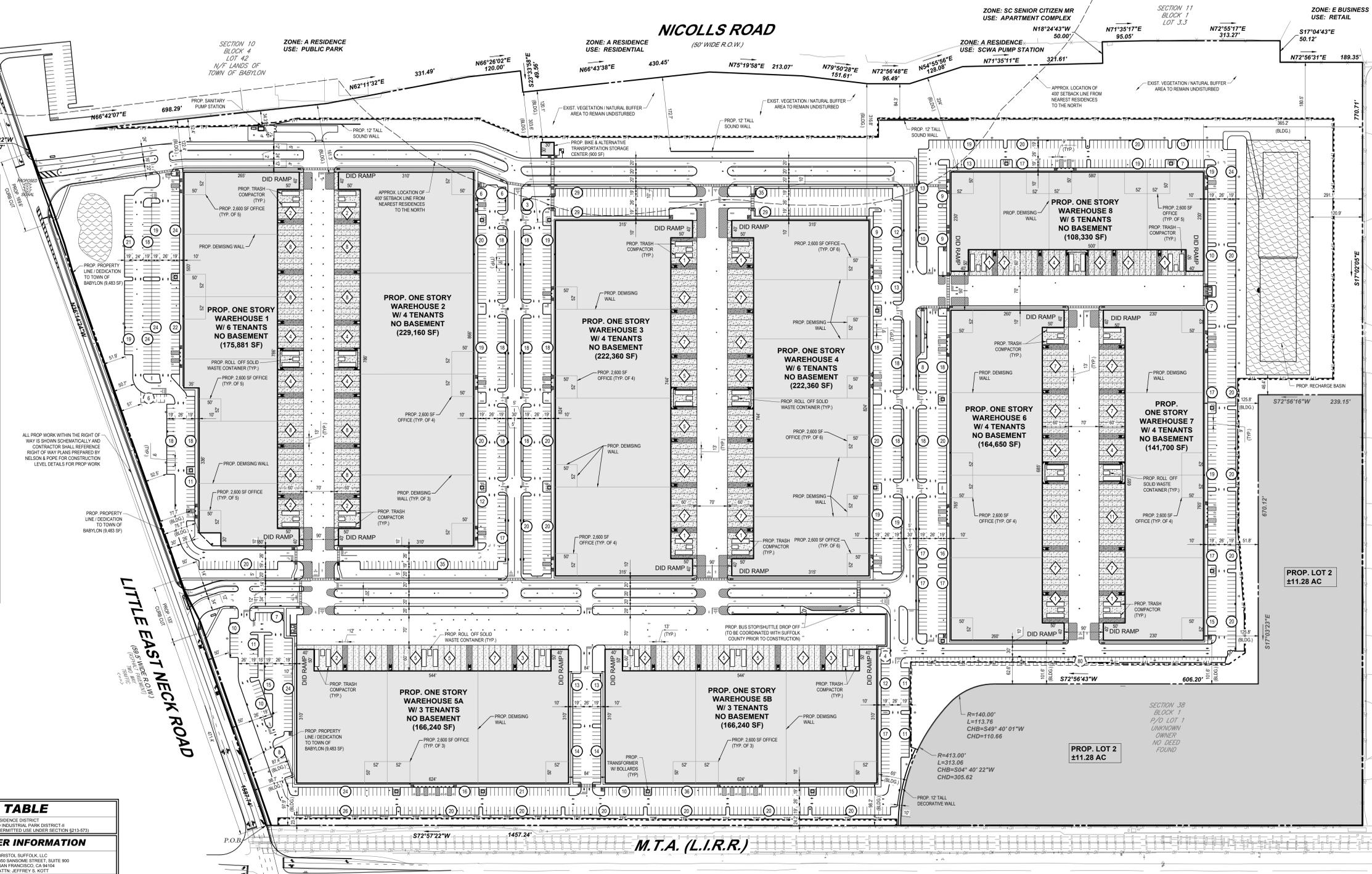
REQUIREMENT: 1 SPACE FOR EACH 1,000 SF FLOOR AREA  
TOTAL BLDG FLOOR AREA: 1,596,921 SF  
TOTAL PROVIDED SPACES: 1,938 (INCL. 90 LAND BANKED SPACES AND 61 ADA ACCESSIBLE SPACES)

**MAX. LOADING BERTHS PERMITTED CALCULATION**

REQUIREMENT: 1 BERTH FOR EACH 4,000 SF FLOOR AREA  
TOTAL BLDG FLOOR AREA: 1,596,921 SF  
MAXIMUM PERMITTED: 1,596,921 SF X 1 BERTH / 4,000 SF = 399.23 ≈ 400 BERTHS  
TOTAL PROVIDED BERTHS = 324

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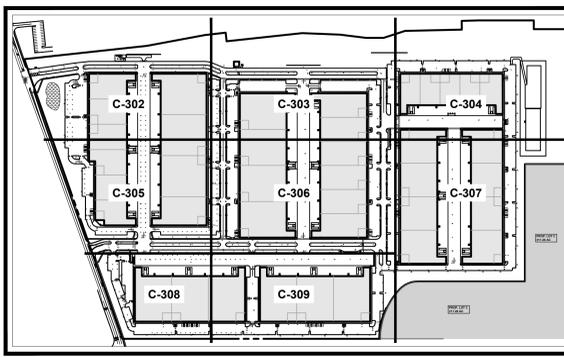
EACH PROPOSED BUILDING TO PROVIDE WIRING FOR TWO (2) EV TRUCK DOCKS AND TWO (2) EV PASSENGER VEHICLE SPACES

**PLAN QUANTITY REVISIONS**

	PREVIOUS PLAN	CURRENT PLAN	NET INCREASE (+) / DECREASE (-)
BUILDING AREA (SF)	1,617,471 (37.13 AC)	1,596,921 (36.66 AC)	-20,550 (0.47 AC)
PARKING SPACES	1,880	1,940	+60
LOADING STALLS	403	384	-19

**PARKING QUANTITIES PER BUILDING**

BUILDING #	PAVED PARKING STALLS PROVIDED	ACCESSIBLE PARKING STALLS PROVIDED	LANDBANKED PARKING STALLS PROVIDED	LOADING STALLS PROVIDED
WAREHOUSE 1	238	7	6	44
WAREHOUSE 2	189	6	0	44
WAREHOUSE 3	212	7	0	40
WAREHOUSE 4	223	7	0	40
WAREHOUSE 5A	245	7	0	29
WAREHOUSE 5B	213	7	4	29
WAREHOUSE 6	131	6	44	37
WAREHOUSE 7	148	7	36	37
WAREHOUSE 8	249	7	0	24
<b>TOTALS</b>	<b>1,848</b>	<b>61</b>	<b>90</b>	<b>324</b>



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

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

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DRAWN BY: JSM / MD  
CHECKED BY: JSM / MD  
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CAD I.D.: N21028-SPD-3A

**PREFERRED ALTERNATE DEVELOPMENT PLANS**

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

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SHEET TITLE:  
**OVERALL SITE PLAN**

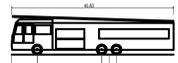
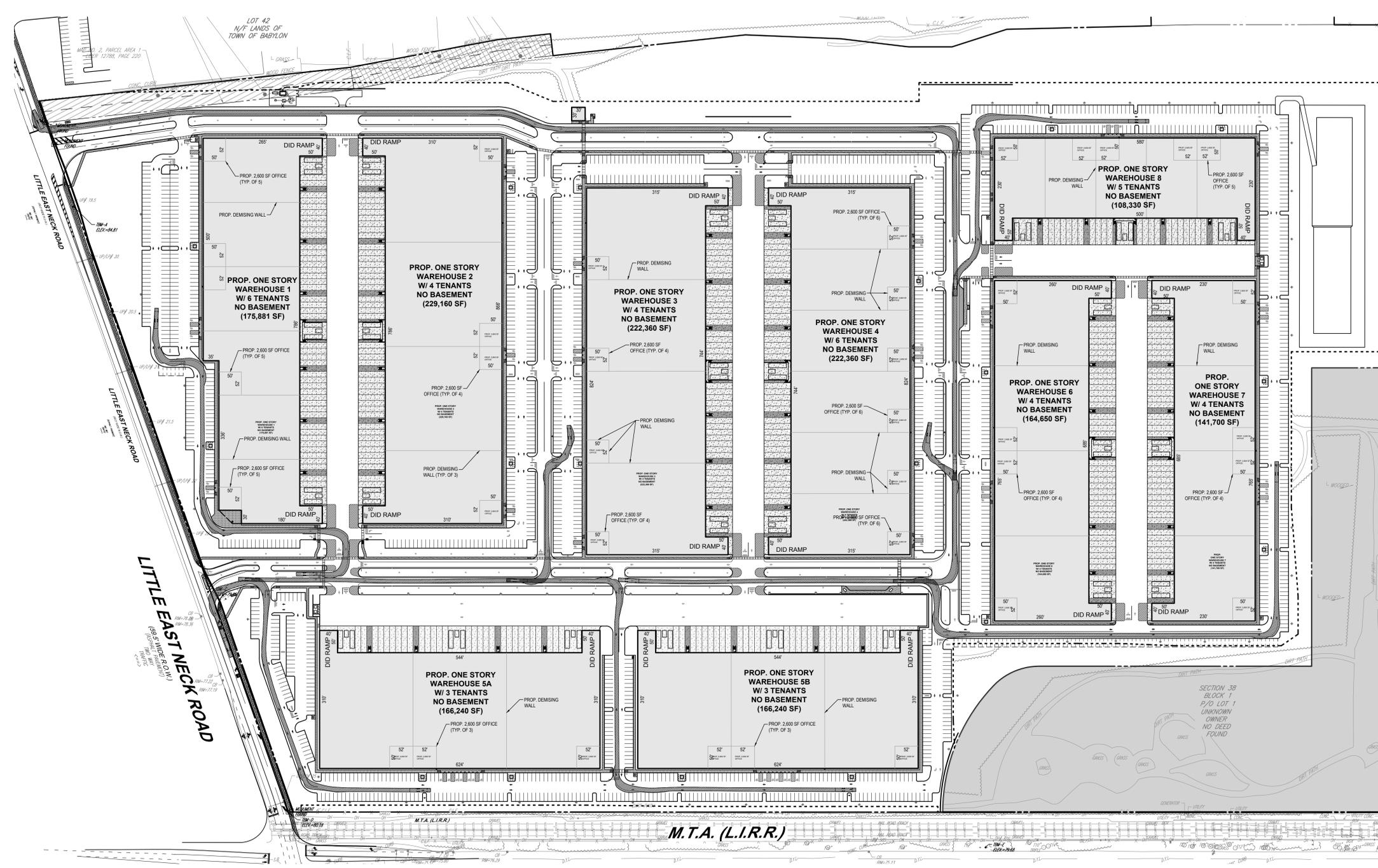
SHEET NUMBER:  
**C-301**

REVISION 3 - 12/20/24

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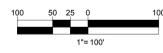


BEER TRUCK LADDER FIRE TRUCK

Overall Length	45.830R
Overall Width	11.000R
Overall Body Height	11.000R
Min Body Ground Clearance	1.500R
Track Width	8.000R
Lock-to-lock	8.000R
Curb to Curb Turning Radius	39.000R

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BUILDING DEPT. APPROVAL	PLANNING BOARD APPROVAL	DEPARTMENTAL APPROVAL
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NYSDOT CASE #: N/A  
HEALTH DEP. REF. #: N/A



REVISIONS

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**PREFERRED ALTERNATE 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



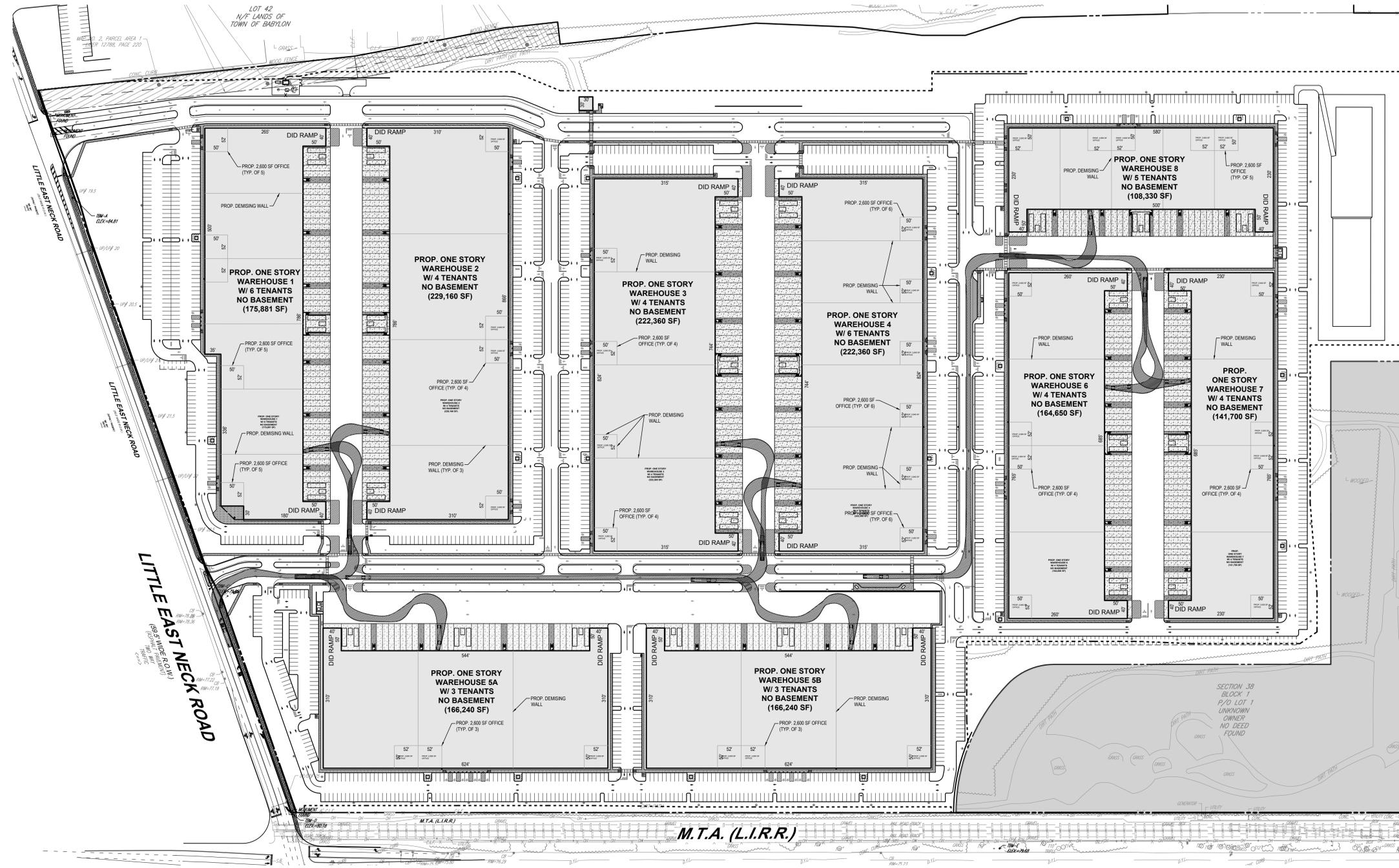
SHEET TITLE:  
**LADDER FIRE TRUCK CIRCULATION PLAN**  
SHEET NUMBER:  
**C-310**  
REVISION 3 - 12/20/24



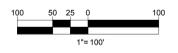




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WB-50 Intermediate Semi-Trailer  
Overall Length 85'00"  
Overall Height 12'10"  
Max Body Ground Clearance 13'04"  
Max Track Width 8'50"  
Lash Hook Spacing 9'50"  
Max Steering Angle (Virtual) 17'30"



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

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VARIANCE	SIGNATURE	TOWN ENGINEERING DIVISION DATE
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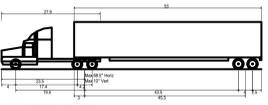
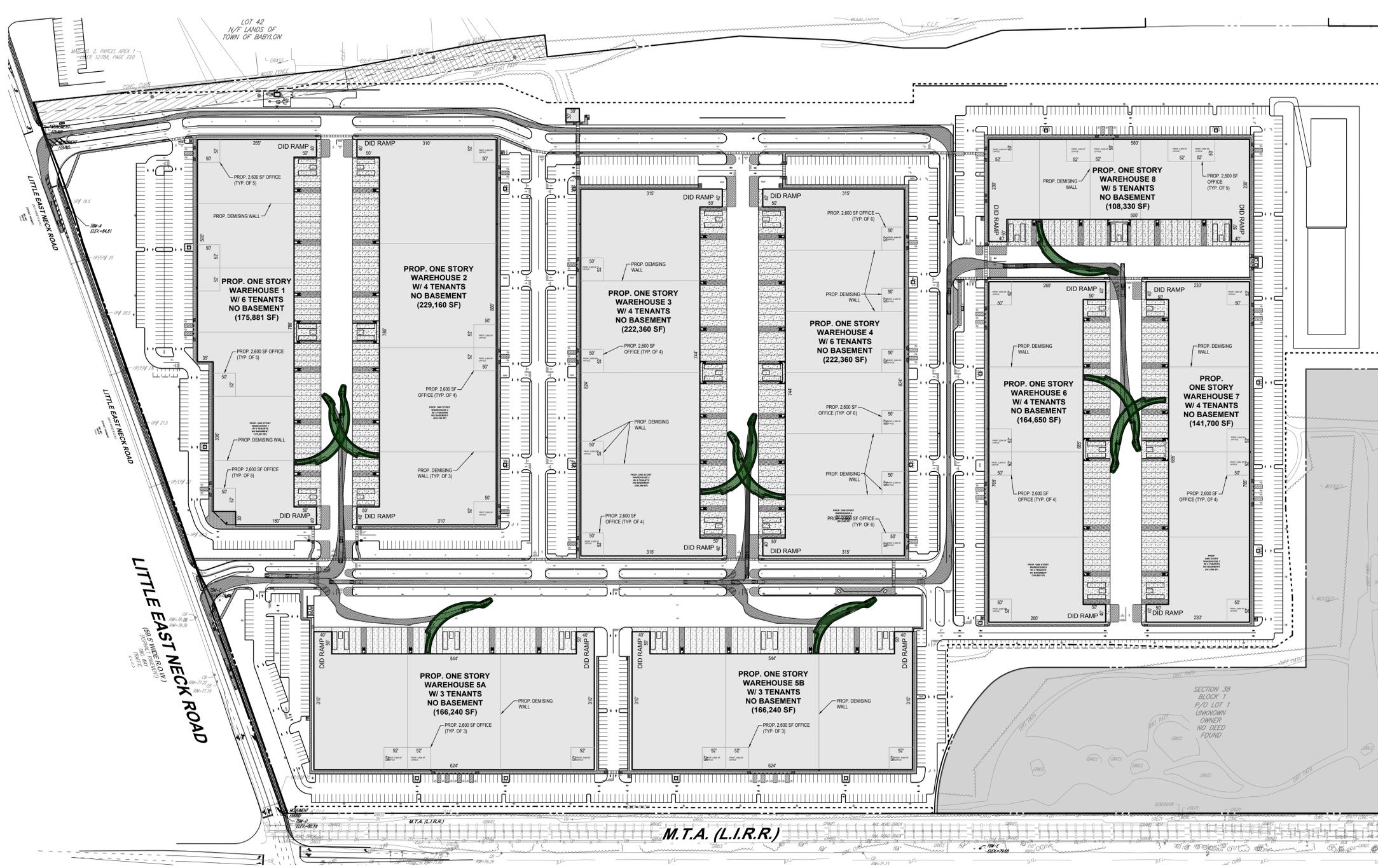
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N/E LONG ISLAND AVENUE & LITTLE EAST NECK ROAD  
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TOWN OF BABYLON  
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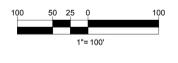
SHEET TITLE:  
**WB-50 SEMI-TRAILER CIRCULATION PLAN**  
SHEET NUMBER:  
**C-313**  
REVISION 3 - 12/20/24



WB-67 Interstate Semi-Trailer  
Overall Length 73.00ft  
Overall Width 8.50ft  
Overall Body Height 13.50ft  
Max Body Clearance 13.50ft  
Max Track Width 8.50ft  
Lock-to-lock time 0.00s  
Max Steering Angle (Virtual) 28.40°

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N/E/C LONG ISLAND AVENUE & LITTLE EAST NECK ROAD  
WYANDANCH TOWN OF BABYLON SUFFOLK COUNTY, NY 11798  
SCTMR: 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		
CONFORMS		JOB No. APPLICANT DATE
VARIANCE	RESOLUTION No.	HIGHWAY DEPT. DATE
CONST. COST	DATE	TOWN ENGINEERING DIVISION DATE
SIGNATURE	SIGNATURE	PLANNING DIVISION DATE
SEE GENERAL NOTE FOR SPECIFIC INFORMATION PERTAINING TO A VARIANCE IF REQUIRED AND APPROVED.		

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

SHEET TITLE:  
**WB-67 SEMI-TRAILER CIRCULATION PLAN**  
SHEET NUMBER:  
**C-314**  
REVISION 3 - 12/20/24

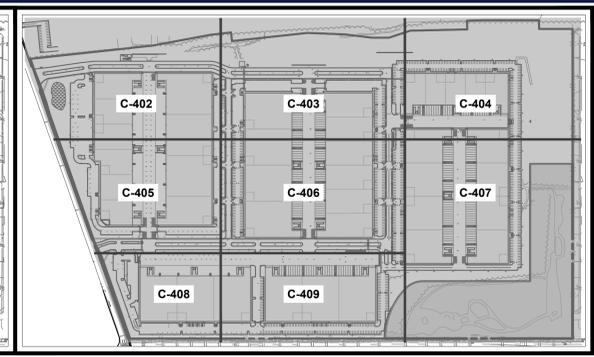
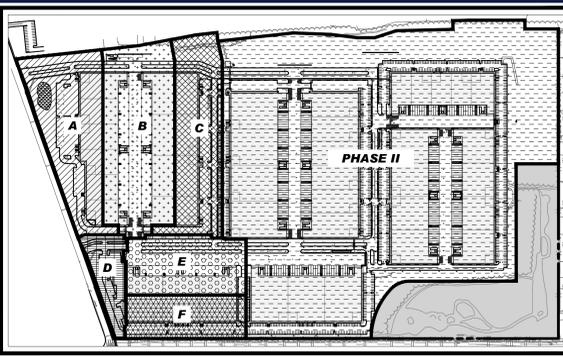


### DRAINAGE DESIGN CRITERIA

- 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 OFF 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	120,481				
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	42,242	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	65,058				
	ROOF	63,120	24,035.52	238.26	240	24,211.20
	LANDSCAPE	20,117				
TOTAL		1,582,979	226,746.28	2,247.68	2,292	231,216.96

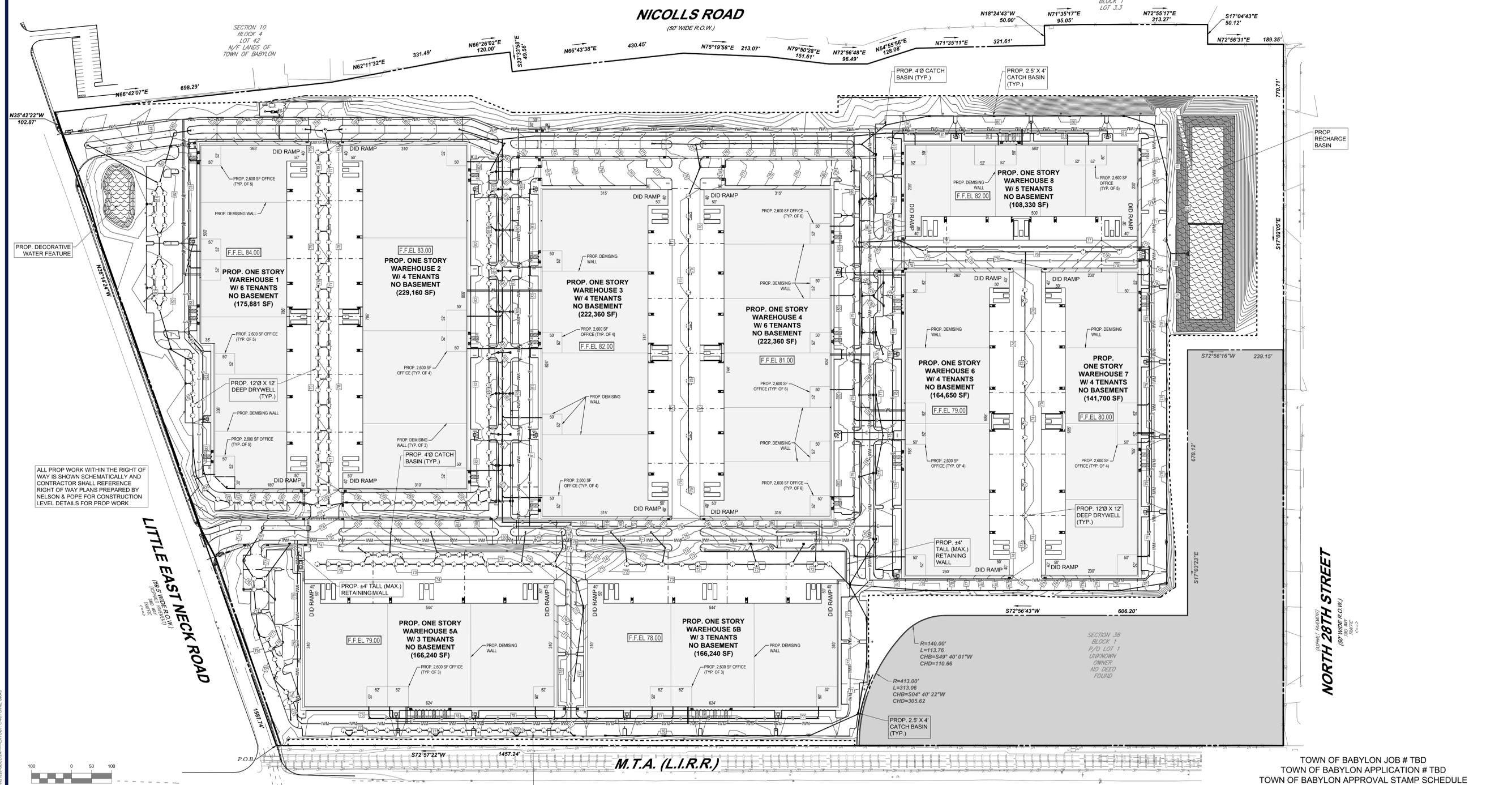
PHASE II DRAINAGE CALCULATIONS							
SYSTEM NAME	AREA	TRIBUTARY AREA (SF)	STORAGE REQ. (CF)	DRYWELL STORAGE DEPTH PROVIDED (VF)	DRYWELL STORAGE PROVIDED (CF)	RECHARGE BASIN VOLUME PROVIDED (CF)	TOTAL VOLUME PROVIDED (CF)
A	PAVEMENT	1,052,842					
	ROOF	1,046,190	959,405.33	480	48,422.40	914,553.45	962,975.85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



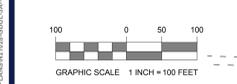
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### REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	4/03/24	TOWN COMMENTS	MD
2	8/23/24	CODE REVISIONS	KS
3	12/20/24	TOWN COMMENTS	MD



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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PROJECT NO.: N21028  
DRAWN BY: DC  
CHECKED BY: JSM / AMO  
DATE: 06/22/2023  
CAD I.D.: N21028-GDUL-3A

**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

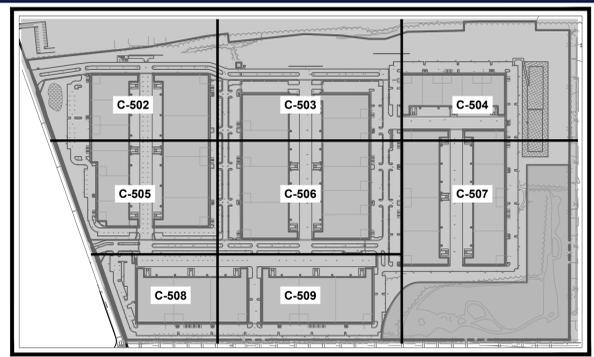
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BUILDING DEPT. APPROVAL	PLANNING BOARD APPROVAL	DEPARTMENTAL APPROVAL
CONFORMS	RESOLUTION No.	JOB No. APPLICANT DATE
VARIANCE	DATE	HIGHWAY DEPT. DATE
CONST. COST	SIGNATURE	TOWN ENGINEERING DIVISION DATE
DATE	SEE GENERAL NOTE FOR SPECIFIC INFORMATION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

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

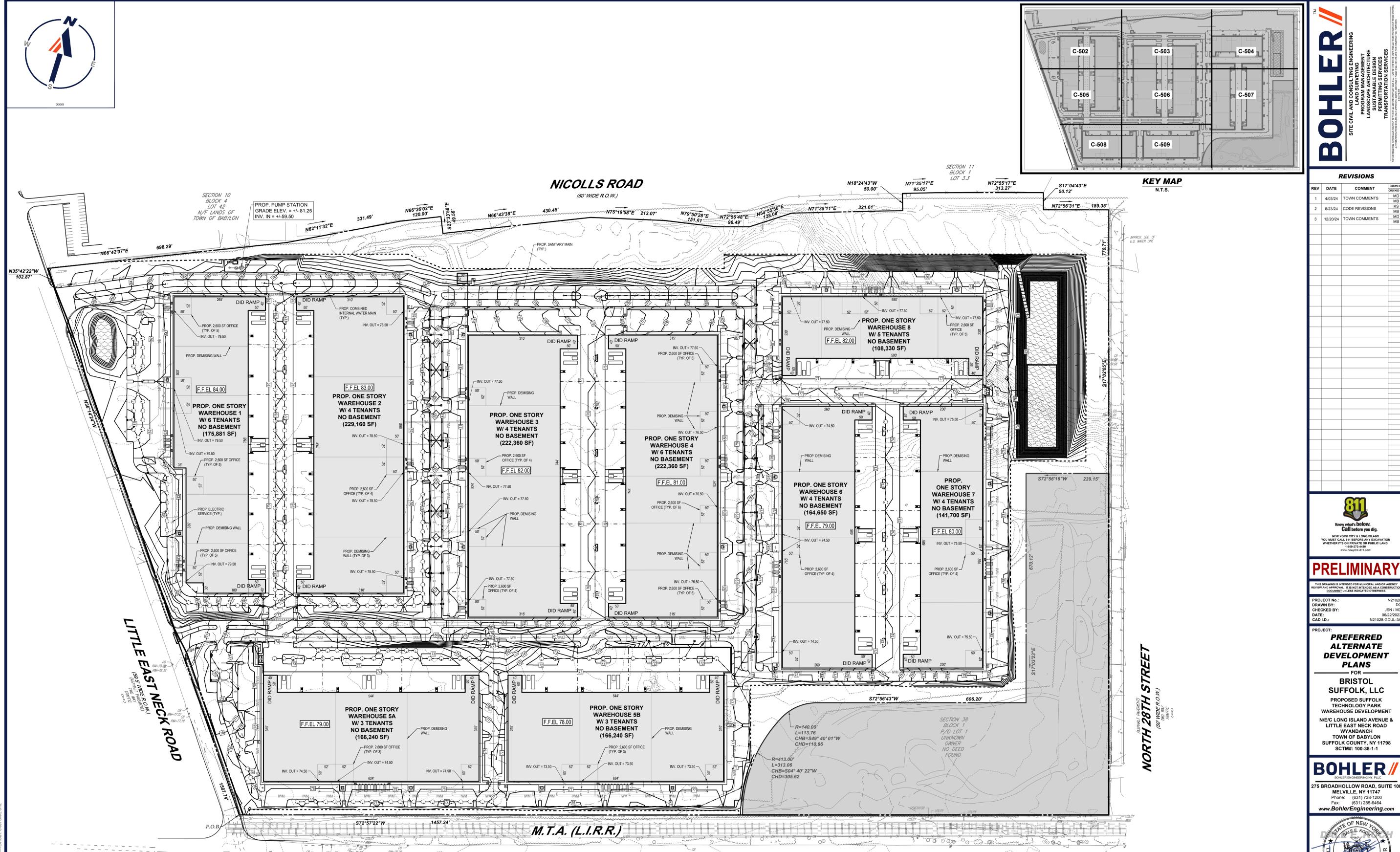
SHEET TITLE:  
**OVERALL GRADING & DRAINAGE PLAN**  
SHEET NUMBER:  
**C-401**  
REVISION 3 - 12/20/24



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 TRANSPORTATION SERVICES

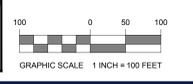
**REVISIONS**

REV	DATE	COMMENT	DRAWN BY
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2	8/23/24	CODE REVISIONS	KS
3	12/20/24	TOWN COMMENTS	MD



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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		

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

**OVERALL UTILITY & SANITARY PLAN**

SHEET NUMBER:  
**C-501**

REVISION 3 - 12/20/24



**PRELIMINARY**

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PROJECT No.: N21028  
 DRAWN BY: DC  
 CHECKED BY: JSM / AMO  
 DATE: 06/22/2023  
 CAD I.D.: N21028-GDUL-3A

**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  
 SCTM#: 100-36-1-1

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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.)

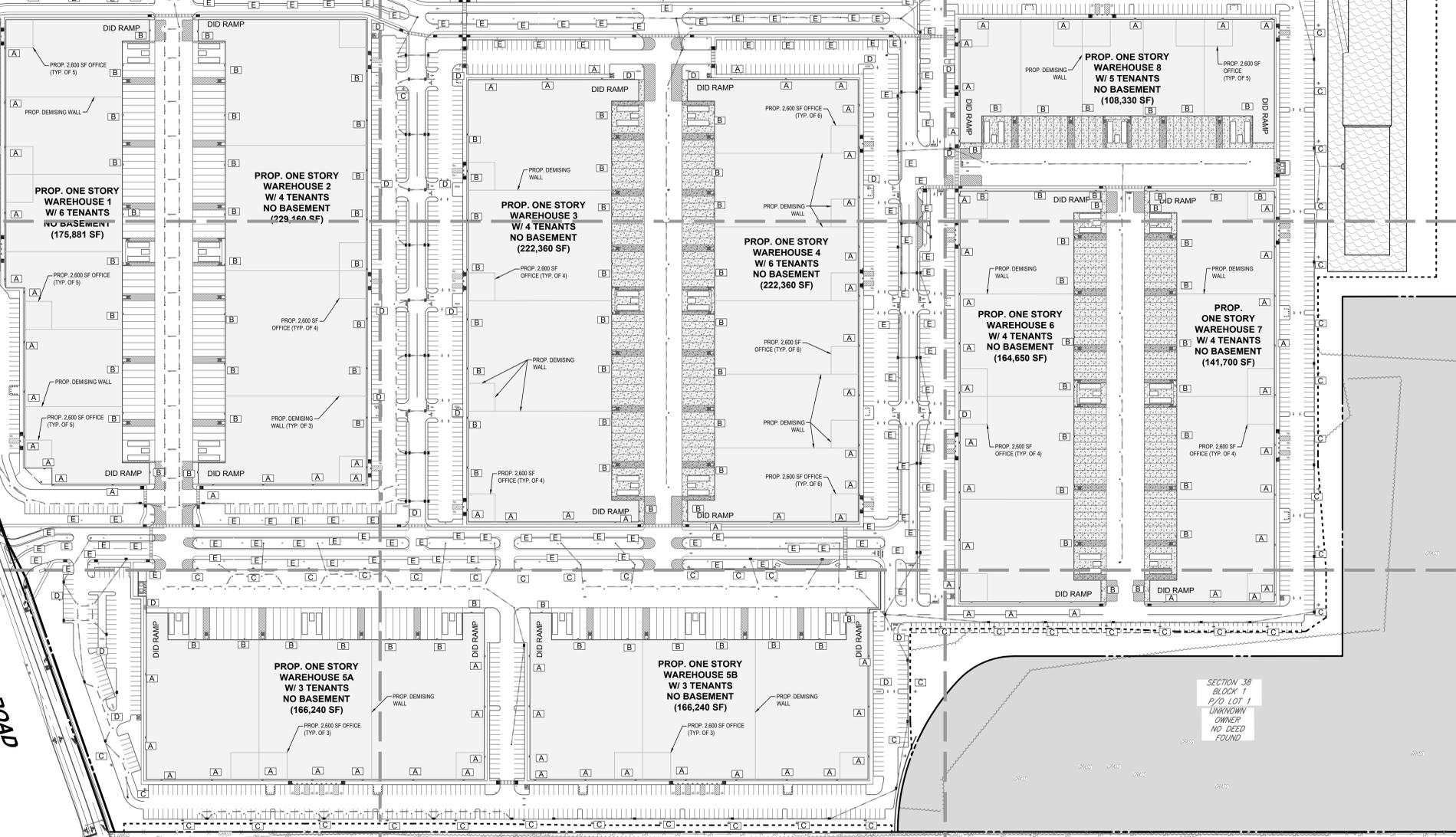
SECTION 11  
BLOCK 1  
LOT 3,3

**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.)**

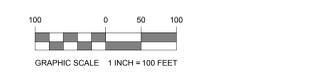
**LONG ISLAND AVENUE**  
(50' WIDE R.O.W.)  
(ASPHALT PAVEMENT)  
TWO WAY TRAFFIC



SECTION 3B  
BLOCK 1  
LOT 1  
UNKNOWN  
OWNER  
NO DEED  
FOUND

**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.



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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 FAST FOOD FACILITIES AREA SHOPPING CENTERS 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	0.60	5:1	

**SITE LIGHTING COMPLIANCE TABLE**

CODE	REQUIREMENT	PROVIDED
\$213-245 (D)	PLACEMENT AND HEIGHT OF FIXTURES FOR RESIDENTIAL AND NONRESIDENTIAL EXTERIOR LIGHTING	COMPLIES (20' MAX)
\$213-245 (E)	PERMISSIBLE LUMINAIRE LOCATION AND EFFECTS	COMPLIES (0.00 FC ADJACENT RESIDENTIAL) DOES NOT COMPLY (0.2 FC BRIGHT SPOT)
\$213-245 (F)	PERMISSIBLE LEVELS OF ILLUMINANCE	COMPLIES (0.1 FC ADJACENT COMMERCIAL LOT)
\$213-245 (H)		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-YK @ 15' MOUNTING HEIGHT

NOTE: LIGHT FIXTURES ARE MANUFACTURED BY LSI & RAB LIGHTING

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

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	DATE	TOWN ENGINEERING DIVISION DATE
CONST. COST	DATE	PLANNING DIVISION DATE

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PROJECT No.: N21028  
DRAWN BY: DC  
CHECKED BY: JSM / AMO  
DATE: 06/22/2023  
CAD L.D.: N21028-LGHT-3A

**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

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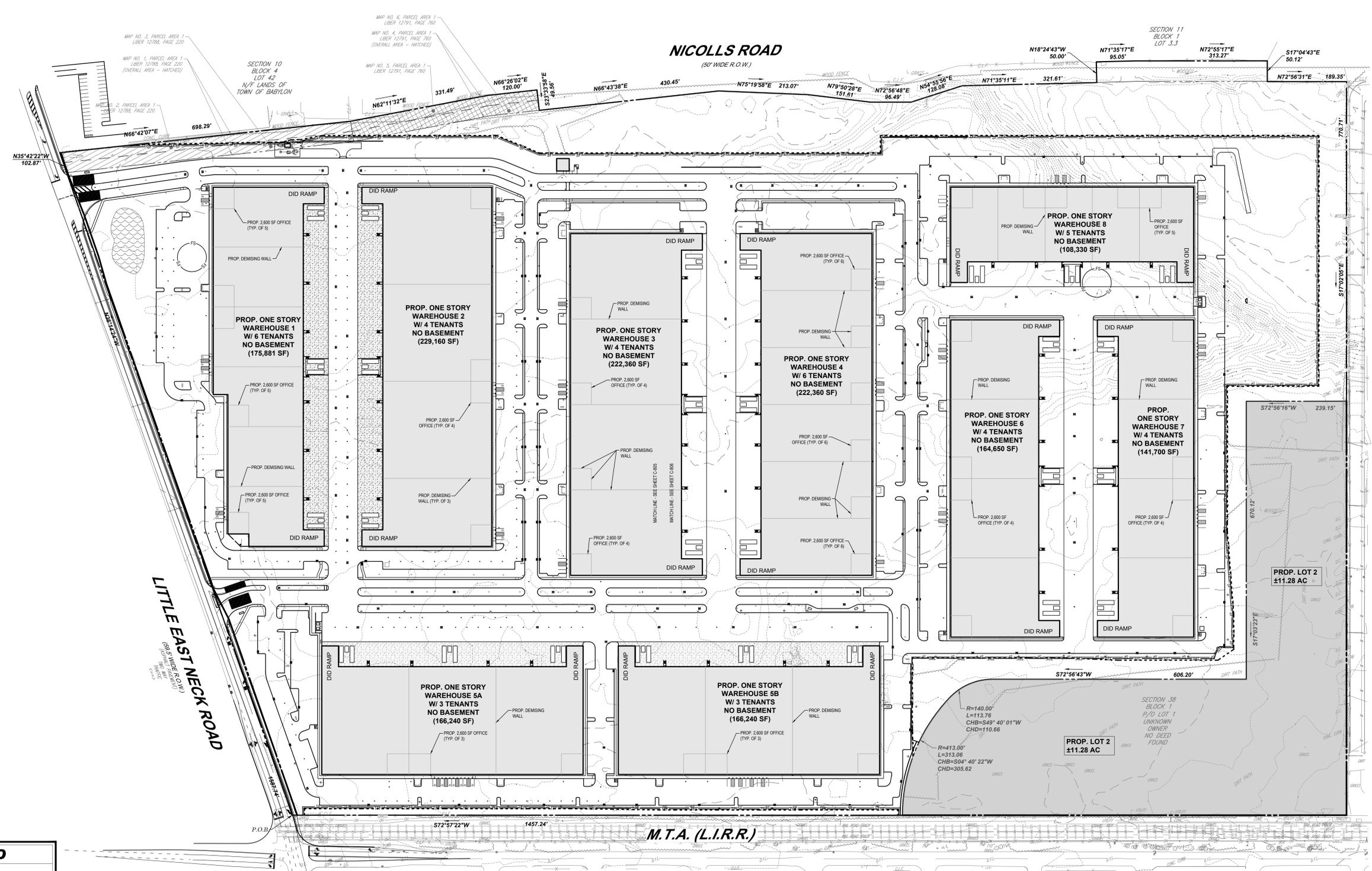


SHEET TITLE:  
**OVERALL LIGHTING PLAN**

SHEET NUMBER:  
**C-701**

REVISION 3 - 12/20/24





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

LITTLE EAST NECK ROAD  
(50' WIDE R.O.W.)

NORTH 28TH STREET  
(50' WIDE R.O.W.)

LONG ISLAND AVENUE  
(50' WIDE R.O.W.)

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

SOIL EROSION & SEDIMENT CONTROL PLAN NOTES

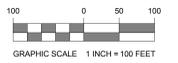
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2. EROSION CONTROL MEASURES MUST CONFORM TO THE NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, UNLESS OTHERWISE NOTED, OR UNLESS THE PROFESSIONAL OF RECORD CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
3. THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 80.84 ACRES.
4. THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
A. STABILIZED CONSTRUCTION ENTRANCE/EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON SITE.
B. SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK(S) AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND SOIL STOCKPILES.
C. INSTALL FILTER FABRIC DRAINAGE PROTECTION AND/OR GROUNDWATER COLLECTION STRUCTURES AS SHOWN ON THE PLAN.
5. INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA. INSTALL TEMPORARY C.
INSTALL FILTER FABRIC DRAINAGE PROTECTION AND/OR GROUNDWATER COLLECTION STRUCTURES AS SHOWN ON THE PLAN.
6. THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 1/4" COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND REPAIR AND REINSTATE SILT FROM DRAINAGE PROTECTION.
7. THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
8. THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF THE PROFESSIONAL OF RECORD SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT LAIDEN RUNOFF FROM EXITTING THE SITE.
9. THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURFLANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
10. THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
11. THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND SEDIMENT AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION.
12. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL, FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT LAIDEN RUNOFF FROM EXITTING THE SITE.
13. THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLANS FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
14. THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
15. THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
16. SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES.
17. THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.
18. THE CONTRACTOR MUST PERFORM DEWATERING (IF REQUIRED), IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY THE COSTS ASSOCIATED WITH ANY AND ALL NECESSARY DISCHARGE PERMITS ASSOCIATED WITH SAME.
19. THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE STORAGE AREAS TO MINIMIZE EXPOSURE TO STORMWATER. THE CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE IN ON-SITE STORAGE CONTAINERS UNTIL THAT CONSTRUCTION WASTE IS READY FOR OFF-SITE DISPOSAL. THE CONTRACTOR MUST MAINTAIN SPILL PREVENTION & RESPONSE EQUIPMENT AVAILABLE ON-SITE AT ALL TIMES. THE CONTRACTOR'S EMPLOYEES WHO MUST BE PROVIDED TRAINING IN THE APPLICATION OF SPILL PREVENTION & RESPONSE PROCEDURES.
20. EROSION CONTROL MEASURES MUST CONFORM TO THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, UNLESS OTHERWISE NOTED, OR UNLESS ENGINEER CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.

LEGEND

Table with 2 columns: Symbol and Description. Includes entries for INLET FILTER SOCK, SILT FENCE, CONSTRUCTION ENTRANCE/EXIT, DRAINAGE INLET PROTECTION, TREE PROTECTION FENCE, and TEMPORARY SOIL STOCKPILE.

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.

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERNING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS, (NY'S EDUCATION LAW SECTION 7209.2)



REVISIONS table with columns: REV, DATE, COMMENT, DRAWN BY, CHECKED BY. Includes three revision entries.

Large empty table area for additional revisions or notes.



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: JSM/AM

DATE: 06/22/2023

CAD I.D.: N21028-SEC-3A

PREFERRED ALTERNATE DEVELOPMENT PLANS

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



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

Approval stamp table with columns: BUILDING DEPT., PLANNING BOARD APPROVAL, DEPARTMENTAL APPROVAL, ZONING, CONFORMS, VARIANCE, CONST. COST, DATE, SIGNATURE, JOB No., APPLICANT, DATE, HIGHWAY DEPT., DATE, TOWN ENGINEERING DIVISION, DATE, PLANNING DIVISION, DATE.

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

SHEET TITLE: OVERALL SOIL EROSION & SEDIMENT CONTROL PLAN PHASE II SHEET NUMBER: C-804 REVISION 3 - 12/20/24