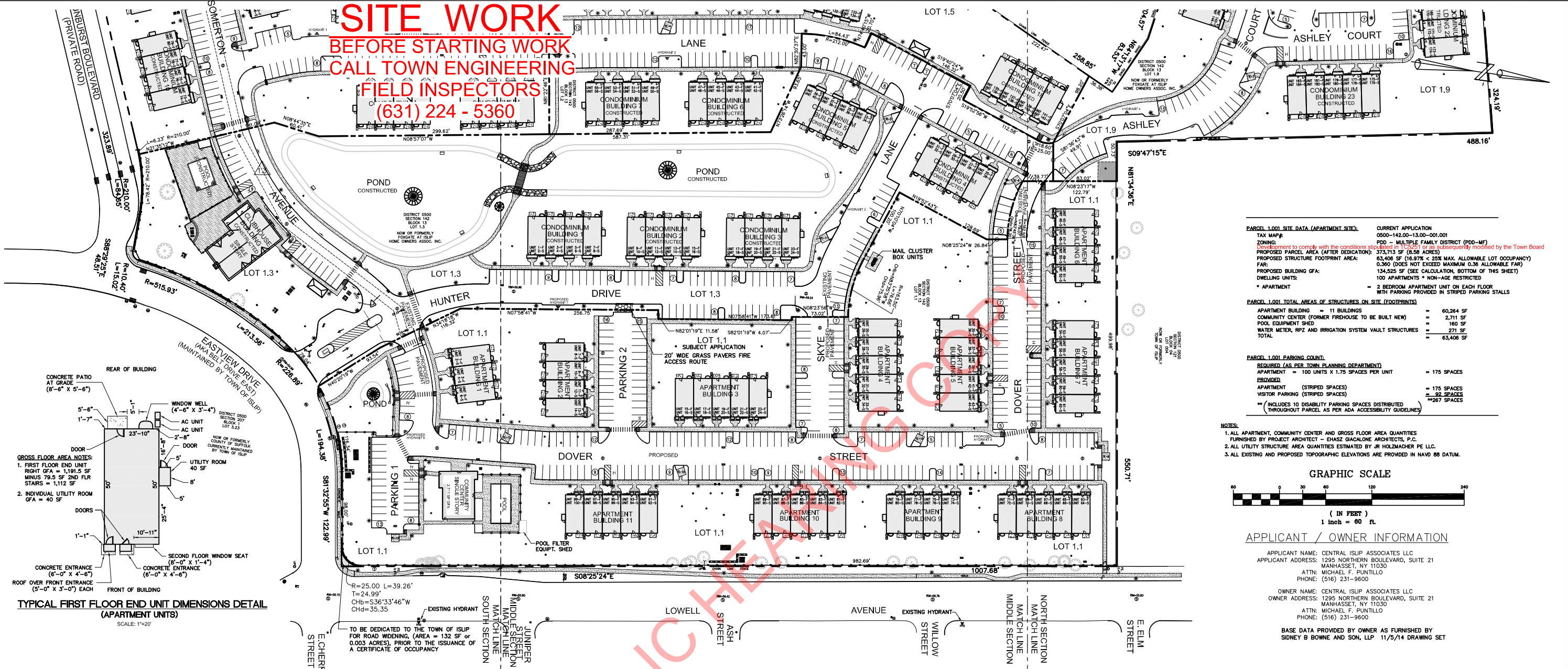


**SITE WORK  
BEFORE STARTING WORK  
CALL TOWN ENGINEERING  
FIELD INSPECTORS  
(631) 224 - 5360**



PARCEL 1.001 SITE DATA (APARTMENT SITE)	CURRENT APPLICATION
TAX MAP#:	0500-142.00-13.00-001.001
ZONING:	PDD - MULTIPLE FAMILY DISTRICT (PDD-MF)
PROPOSED PARCEL AREA (AFTER DEDICATION):	63,406 SF (14.97% ± 22% MAX. ALLOWABLE LOT OCCUPANCY)
PROPOSED STRUCTURE FOOTPRINT AREA:	373,713 SF (5.96 ACRES)
FAR:	0.360 (DOES NOT EXCEED MAXIMUM 0.36 ALLOWABLE FAR)
PROPOSED BUILDING GFA:	134,525 SF (SEE CALCULATION, BOTTOM OF THIS SHEET)
DWELLING UNITS:	100 APARTMENTS * NON-AGE RESTRICTED
* APARTMENT	= 2 BEDROOM APARTMENT UNIT ON EACH FLOOR WITH PARKING PROVIDED IN STRIPED PARKING STALLS

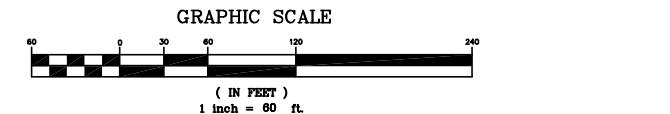
  

PARCEL 1.001 TOTAL AREAS OF STRUCTURES ON SITE (FOOTPRINTS)	
APARTMENT BUILDING	= 11 BUILDINGS
COMMUNITY CENTER (FORMER FIREHOUSE TO BE BUILT NEW)	= 2,711 SF
POOL EQUIPMENT SHED	= 160 SF
WATER METER, RP2 AND IRRIGATION SYSTEM VAULT STRUCTURES	= 271 SF
TOTAL	= 63,406 SF

PARCEL 1.001 PARKING COUNT:	
REQUIRED (AS PER TOWN PLANNING DEPARTMENT)	
APARTMENT	= 100 UNITS X 1.75 SPACES PER UNIT
PROVIDED:	
APARTMENT (STRIPED SPACES)	= 175 SPACES
VISITOR PARKING (STRIPED SPACES)	= 92 SPACES
** (INCLUDES 10 DISABILITY PARKING SPACES DISTRIBUTED THROUGHOUT PARCEL AS PER ADA ACCESSIBILITY GUIDELINES)	= 267 SPACES

- NOTES:**  
1. ALL APARTMENT, COMMUNITY CENTER AND GROSS FLOOR AREA QUANTITIES FURNISHED BY PROJECT ARCHITECT - EHASZ GACALONE ARCHITECTS, P.C.  
2. ALL UTILITY STRUCTURE AREA QUANTITIES ESTIMATED BY JR. HOLZMACHER P.E. LLC.  
3. ALL EXISTING AND PROPOSED TOPOGRAPHIC ELEVATIONS ARE PROVIDED IN NAVD 88 DATUM.



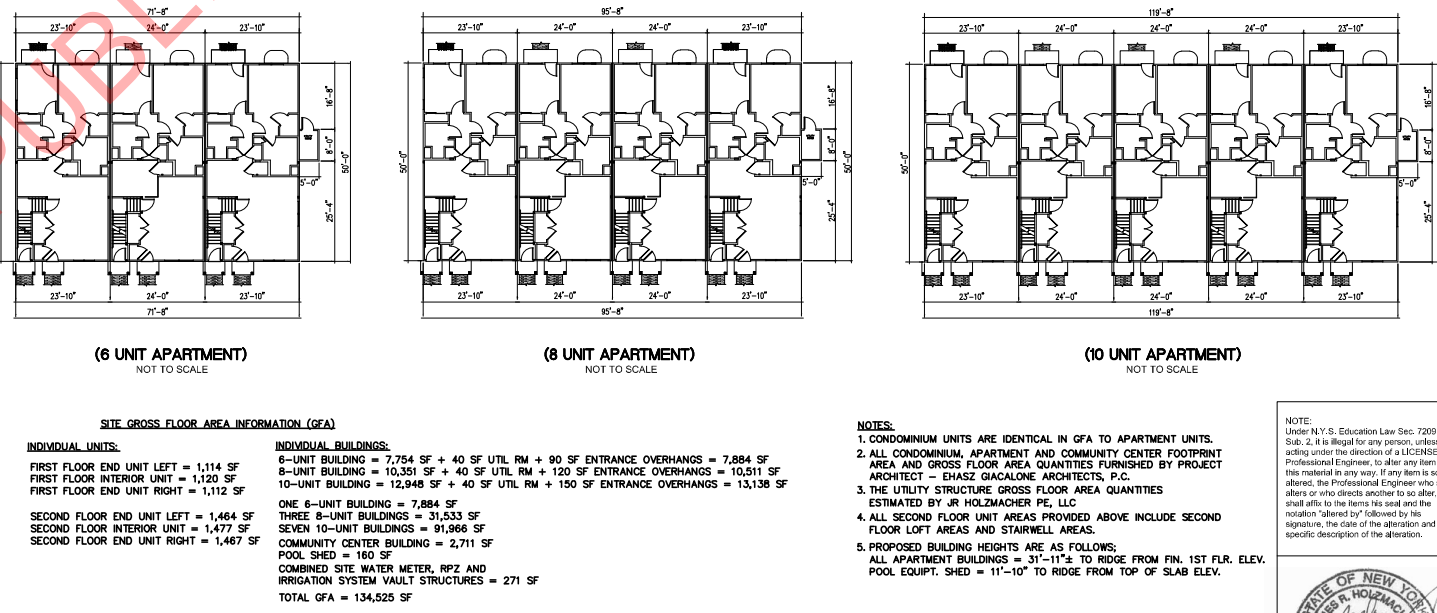
**APPLICANT / OWNER INFORMATION**

**APPLICANT NAME:** CENTRAL ISLIP ASSOCIATES LLC  
**APPLICANT ADDRESS:** 1295 NORTHERN BOULEVARD, SUITE 21  
MANHASSET, NY 11030  
**ATTN:** MICHAEL F. PUNTILLO  
**PHONE:** (516) 231-9600

**OWNER NAME:** CENTRAL ISLIP ASSOCIATES LLC  
**OWNER ADDRESS:** 1295 NORTHERN BOULEVARD, SUITE 21  
MANHASSET, NY 11030  
**ATTN:** MICHAEL F. PUNTILLO  
**PHONE:** (516) 231-9600

**BASE DATA PROVIDED BY OWNER AS FURNISHED BY**  
SIDNEY B BOWNE AND SON, LLP 11/5/14 DRAWING SET

- GENERAL NOTES:**
1. ALL WORK TO CONFORM TO THE LATEST PLANNING BOARD SPECIFICATIONS AND STANDARDS.
  2. CONTACT THE ENGINEERING INSPECTOR (631-224-5360) AT LEAST 48 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE TOWN ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE.
  3. COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
  4. OBTAIN A TOWN RIGHT OF WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT OF WAY. (631-224-5610)
  5. CLEARING LIMIT LINES SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR, AND EITHER SNOW FENCING OR CONSTRUCTION FENCING SHALL BE ERRECTED TO PROTECT AREAS FROM DISTURBANCE OR ENCROACHMENT PRIOR TO THE START OF ANY ACTIVITIES ON SITE. FENCING SHALL NOT BE REMOVED PRIOR TO COMPLETION OF FINAL SITE GRADING OPERATIONS.
  6. PLACEMENT OF FILL, INSTALLATION OF RETAINING WALLS, DUMPING OF MATERIAL, EXCAVATION, MINING, OR SIMILAR DISTURBANCE OF LAND REQUIRES AN APPROVED SITE PLAN. COMMENCEMENT OF ANY ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
  7. CONTRACTOR SHALL CONTACT THE FIRE MARSHALS' OFFICE (631-224-5477) PRIOR TO INSTALLING ANY FIRE SERVICE WATER LINES TO PROVIDE FOR PROPER INSPECTION COORDINATION.
  8. ALL EXISTING OR PROPOSED SUBSURFACE ELECTRIC, TELEPHONE OR CABLE SERVICES SHALL BE INSTALLED IN APPROPRIATE CONDUIT SLEEVES, WHEN PERMANENT, IMPROVED SURFACES ARE PROPOSED OVER THE ROUTING PATH.
  9. ALL RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) AND FILL MATERIALS ARE TO BE FROM AN APPROVED SOURCE. RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE IS TO BE CERTIFIED. DOCUMENTATION IS TO BE PROVIDED SHOWING THAT THE MATERIAL OBTAINED IS FROM A NYSDC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C&D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-16.1 OF ENYCR PART 360. \* SOLID WASTE MANAGEMENT FACILITIES.
  10. LOAD TICKETS REQUIRED FOR ALL FILL MATERIALS BROUGHT ON SITE, IDENTIFYING THE SOURCE, AND QUANTITY OF MATERIALS. ALL FILL TO SATISFY THE REQUIREMENT OF ISLIP ITEM 28F OR ITEM 25B.
  11. ALL C&D MATERIALS EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDC FACILITY, LOAD/TRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD.
  12. THE ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P.5 SHALL BE FOLLOWED.
  13. APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE. THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES 5A.75 AND 5A.76 SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
  14. UNDERGROUND SPRINKLER SYSTEM PIPING AND/OR SPRINKLER HEADS SHALL BE CONSTRUCTED TO PROVIDE PROPER WATER COVERAGE IN PLANTING AREAS.
  15. ALL CONCRETE TO BE A MINIMUM 4,000 PSI - 28 DAY STRENGTH.
  16. ALL ONGOING MAINTENANCE OF ALL PAVED SURFACES INCLUDING DRIVEWAYS, PARKING AREAS, SIDEWALKS, PAVEMENT MARKINGS, AND SIGNAGE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER (HOMEOWNER ASSOCIATION).
  17. NO PARKING IS PERMITTED ALONG ROADWAYS. ALL PARKING SHALL BE WITHIN STRIPED PARKING STALLS.
  18. IN COMPLIANCE WITH #19 TO TC5070A AND AS DISCUSSED WITH THE PLANNING COMMISSIONER, CENTRAL ISLIP ASSOCIATES, LLC AGREES TO MAKE AN IN-KIND CONTRIBUTION TO THE TOWN EQUAL TO COST OF 1,600 LINEAR FEET OF 4" HIGH CHAIN LINK FENCE, PROVIDE COPY OF RECEIPT DEMONSTRATING SATISFACTION.
  19. ANY EXISTING RCA OR SOIL STOCKPILES ON SITE SHALL BE TESTED FOR COMPOSITION AND CONFORMANCE TO THE APPLICABLE STANDARD FOR THE INTENDED USE OF THE MATERIALS, PRIOR TO PLACEMENT. A COPY OF THE TESTING REPORT SHALL BE SUBMITTED TO THE TOWN ENGINEER FOR CONSIDERATION.
  20. PRIOR TO C.O. A RAIN INSPECTION MUST BE MADE.
  21. ALL TREES 10" CALIPER AND GREATER OR ANY SIGNIFICANT TREE ON SITE TO BE PRESERVED TO MAXIMUM EXTENT POSSIBLE UNLESS DISEASED OR COMPROMISED.
  22. ESTABLISHED LAWN TO THE SATISFACTION OF THE ENGINEERING INSPECTORS REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
  23. ANY SOIL BROUGHT ONTO OR REMOVED FROM SITE SHALL BE COORDINATED WITH THE ENGINEERING INSPECTORS (631-224-5360).
  24. FOR OFF SITE ROAD WORK: EXISTING EDGE OF PAVEMENT TO BE SAW CUT - PAVEMENT SPECIFICATION IS 6" RCA, 4" NYS TYPE 3 BINDER, 2" NYS 6F TOP COURSE.
  25. ANY BROKEN STREET IMPROVEMENTS SHALL BE REPAIRED/REPLACED TO THE SATISFACTION OF THE ENGINEERING INSPECTORS.
  26. 6 FT. HIGH CHAIN LINK OR EQUIVALENT CONSTRUCTION FENCING AROUND ALL SIDES OF PROPERTY REQUIRED TO SECURE SITE.
  27. REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT/OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODOORS AND/OR FUMES. APPLICANT/OWNER SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES THE UNITS ARE BEING ACCESSED FOR LOADING OR UNLOADING OF DUMPSTERS.
  28. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE DEDICATION(S) TO THE TOWN OF ISLIP MUST BE RECORDED WITH THE SUFFOLK COUNTY CLERK.
  29. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE LIGHTING CONTRACTOR OR ELECTRICIAN SHALL PROVIDE AN UNDERWRITER'S LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED.
  30. ALL STORM DRAINAGE STRUCTURES ON SITE AND ALONG SITE FRONTS TO BE INSPECTED DURING WORK, AND CLEANED AT THE COMPLETION OF WORK, ANY ISSUES SHALL BE BROUGHT TO THE ATTENTION OF THE ISLIP ENGINEERING FIELD INSPECTORS FOR RESOLUTION INSTRUCTION.
- TRASH ENCLOSURE LOCATIONS**
- 14 TRASH ENCLOSURE LOCATIONS THROUGHOUT SITE
- TRASH ENCLOSURES ARE PROVIDED FOR THE USE OF THE COMMUNITY CENTER, CONDOMINIUM AND APARTMENT UNITS. ALL TRASH COLLECTION WITHIN SITE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- COVENANTS AND RESTRICTIONS NOTES:**
1. THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH THE CONDITIONS AND TERMS STATED WITHIN TC5070A, TC5231 AND TC5251.



**APPROVED  
AS NOTED**  
*Ch...*  
TOWN ENGINEER  
TOWN OF ISLIP  
DATE: 8/18/2020

2	7/27/22	REVISE AS PER TOWN COMMENT LETTER DATED 7/12/22	JRH
1	5/23/22	REVISE AS PER TOWN COMMENT LETTER DATED 4/6/22	JRH
NO.	DATE	REVISION	BY

OVERALL LAYOUT PLAN	
FOXGATE AT ISLIP APARTMENT DEVELOPMENT CENTRAL ISLIP, NEW YORK	
TOI SITE PLAN #: SP2022 - 005	
SCTM# 0500-142.00-13.00-001.001	
<b>J.R. HOLZMACHER P.E., LLC</b>	
The Third Generation of Excellence In Water Supply, Water Resources, Civil and Environmental Engineering	
3555 Veterans Memorial Highway, Suite A, Ronkonkoma, NY 11779 PHONE: (811) 234-2220 FAX: (811) 234-2221 E-MAIL: info@jrholzmacher.com	
DESIGNED BY: JRHH	DRAFTED BY: DAH
CHECKED BY: AJZ	PROJECT NO: MRECJ15-01
SHEET NUMBER <b>C-1</b>	
SCALE: PLAN: 1"=60' PROFILE: N/A VERT: N/A DATE: 12-27-21	

The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.