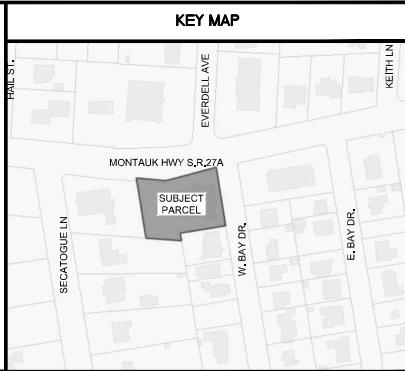


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



TEST BORING	SYMBOL KEY	SPECIAL LINES
EL. 10.0' 8.0' 6.0' 4.0' 3.8' 2.0' 0.0' -12.0' -15.0' NOTES: WATER ENCOUNTERED 6.2' BELOW SURFACE AS PER TEST BORING 6.2' BELOW SURFACE OR EL. 3.8' TEST HOLE DATA BY: SLACK TEST BORING, INC. P.O. BOX 64, KINGS PARK, NY 11754 DATE: JANUARY 22, 2022	N.T.S. CATCH BASIN GAS VALVE WATER VALVE MANHOLE COVER DRAINAGE MANHOLE COVER LIGHT POST MONUMENT STAKE PIPE DRILL HOLE HYDRANT WATER METER BOLLARD PROPOSED ELEVATION EXISTING ELEVATION	N.T.S. OVERHEAD WIRES SEWER LINE WATER MAIN UNDER GROUND ELECTRIC GAS LINE EXISTING FENCE PROPOSED FENCE SILT FENCE FENCE TO BE REMOVED PROPOSED CONCRETE PROPOSED GRAVE / TURF ESTABLISHMENT



TOWN OF ISLIP NOTES:

- 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.
- COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
- OBTAIN A TOWN RIGHT-OF-WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT-OF-WAY (631-224-5610).
- 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.
- 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 LEGAL ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
- CONTRACTOR SHALL CONTACT THE FIRE MARSHALL'S OFFICE (631-224-5477) PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROVIDE FOR PROPER INSPECTION COORDINATION.
- 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. 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 NYSDEC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C&D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-1.1 OF NYCRR PART 380, "SOLID WASTE MANAGEMENT FACILITIES".
- LOAD TICKETS REQUIRED FOR ALL FILL MATERIALS BROUGHT ON SITE. IDENTIFYING THE SOURCE AND QUANTITY OF MATERIALS. ALL FILL TO SATISFY THE REQUIREMENTS OF ISLIP ITEM 28F OR ITEM 28S.
- ALL CONSTRUCTION & DEMOLITION MATERIAL EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDEC FACILITY. LOAD/TRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD.
- THE TOWN OF ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 12, APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE SHALL FOLLOW THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES 5A.75 AND 5A.76. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
- REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT/OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND/OR FUMES. APPLICANT/OPERATOR SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES WHEN ACCESS FOR LOADING OR UNLOADING OR UNLOADING DUMPSTERS.
- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE DEDICATION(S) TO THE TOWN OF ISLIP MUST BE RECORDED BY THE COUNTY CLERK.
- PRIOR TO THE 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.

GENERAL NOTES:

- ALL LANDSCAPED AREAS WITHIN AREA OF WORK TO HAVE UNDERGROUND SPRINKLER SYSTEM IN ACCORDANCE WITH TOWN SPECIFICATIONS (GENERAL CONTRACTOR) - G.C. TO PROVIDE SPRINKLER DESIGN FOR REVIEW AND APPROVAL.
- ALL CONSTRUCTION SHOULD CONFORM TO THE REQUIREMENTS OF THE STATE UNIFORM FIRE PREVENTION & BUILDING CODE.
- ALL FEES AND PERMITS REQUIRED SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT. CONTRACTORS RESPECTIVELY (I.E. GENERAL CONTRACTOR, ELECTRICAL CONTRACTOR, PLUMBING CONTRACTOR, ETC.).
- ALL DOWNSPOUTS TO CONNECT TO UNDERGROUND DRYWELL SYSTEM. CONTRACTOR TO VERIFY LOCATIONS OF ALL DOWNSPOUTS AND DRYWELLS IN FIELD.
- HOURS OF CONSTRUCTION TO BE FOLLOWED AS PER THE TOWN SPECIFICATIONS.
- GENERAL CONTRACTOR TO PROVIDE SURVEYING SERVICES FOR ALL NEW WORK INCLUSIVE OF ALL LOCATIONS AND ELEVATIONS.
- CONTRACTOR MUST COMPLY WITH APPROVED WORKING DRAWING AND REQUIREMENT SHEETS. NO DEVIATION PERMITTED EXCEPT BY WRITTEN APPROVAL OF THE TOWN PLANNING BOARD.
- ALL ENGINEERING WORK TO BE PERFORMED TO THE LATEST PLANNING BOARD SPECIFICATIONS AND REQUIREMENTS.
- ALL DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF SILT AND DEBRIS AFTER CONSTRUCTION IS COMPLETE.
- ALL CONCRETE MATERIALS TO BE A MINIMUM OF 4000 P.S.I. AT 28 DAYS STRENGTH.
- UNDERGROUND, OVERHEAD AND GROUND LEVEL UTILITIES ARE NOT GUARANTEED AS TO ACCURACY, EXACT LOCATION, TYPE OR USE. ACTIVE OR INACTIVE. VERIFICATION IS MANDATORY WITH MUNICIPAL AGENCIES AND/OR PUBLIC OR PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- CONTRACTOR TO PROVIDE A SILT FENCE AT PERIMETER OF CONSTRUCTION AREAS. CONTRACTOR IS RESPONSIBLE TO INSURE THAT PERIMETER IS CONTAINED AT ALL TIMES.
- ANY UTILITY INSTALLATIONS THAT ARE TO CROSS TOWN RIGHTS OF WAYS, THE INSTALLATIONS SHALL BE MADE BY DIRECTIONAL DRILLING TECHNIQUES. TRENCHING ACROSS PUBLIC RIGHT OF WAYS SHALL NOT BE PERMITTED UNLESS APPROVED BY THE ISLIP DEPARTMENT OF PUBLIC WORKS, HIGHWAY DIVISION.
- ANY INSTALLATION NOT PROVIDED FOR EXTERIOR SITE PLACEMENT, SHALL BE PLACED INTERIOR TO THE BUILDING (R.P.Z.S, GAS/ELECTRIC, HVAC ETC.). ANY INSTALLATIONS NOT SHOWN ON THE APPROVED SITE PLAN SHALL NOT BE ACCEPTED FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL STORM DRAINAGE STRUCTURES ON SITE AND ALONG SITE FRONTAGE 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.

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3	SAN-2 SANITARY DETAILS PLAN
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5	LIG-1 LIGHTING PLAN
6	DET-1 SITE DETAILS
7	EC-1 EROSION CONTROL PLAN
8	DOT-1 NYSDOT PLAN

SITE CRITERIA

SITE DATA:

SITE AREA	0.652 ACRES	28,392.0	SQ.FT.
EXISTING BUILDING AREA		5,232.72	SQ.FT.
PROPOSED BUILDING FLOOR AREA		3,960.7	SQ.FT.
PROPOSED ROOF OVER AREA		94.7	SQ.FT.
PROPOSED BUILDING GROSS FLOOR AREA		8,130.7	SQ.FT.
PROPOSED F.A.R.		28.63	%
PARKING REQUIRED		54	STALLS
PARKING PROVIDED		46	STALLS
DATUM		NAVD 88	
ZONE		GENERAL SERVICE T DISTRICT	
USE		PROP. MEDICAL OFFICE - EXISTING RESTAURANT USE	

GST DISTRICT REQUIREMENTS:

SETBACK	REQUIRED	PROPOSED	
LOT AREA	10,000.0	28,392.0	SQ.FT.
FRONT YARD SETBACK	25.0	10.0	FEET
SECOND FRONT SETBACK	25.0	20.0	FEET
SIDE YARD SETBACK	10.0	70.5	FEET
TOTAL SIDE YARD SETBACK	N/A	N/A	FEET
REAR YARD SETBACK	35.0	96.4	FEET
MIN. WIDTH OF LOT	100.0	202.48	FEET
BUILDING HEIGHT	35.0 / 2-1/2	30 / 2	FT / STY
MAX. F.A.R.	25.0	28.63	%

PARKING CALCULATIONS:

MEDICAL (8,036.0 SQ.FT.) = 1 STALL PER 190 SQ.FT.	54	STALLS
REQ. HANDICAPPED STALLS	2	STALLS
TOTAL PROVIDED	46	STALLS
9720 SQ.FT. FOR STAIRS AND ELEVATOR		

REQUIRED LANDSCAPING:

	REQ.	PROP.	
20% TOTAL SITE TO BE NATURAL AREA / LANDSCAPE	5,678.4	4,187.6	SQ.FT.
50% NATURAL AREA / LANDSCAPE TO BE IN FRONT YARD	2,839.2	3,330.6	SQ.FT.

TOWN OF ISLIP VARIANCES:

THE FOLLOWING VARIANCES/SPECIAL PERMITS ARE REQUESTED FROM THE TOWN OF ISLIP:

- \$68-493(A) Percent of Lot Occupancy; 25% permitted, 28.63% provided.
- \$68-496: Front Yards 25' required; 10.0' provided to Montauk Hwy, 20.2' to W. Bay Drive.
- SLDR Q3.2(b): 25' Buffer required, 14.8' Buffer provided.
- SLDR Appendix E: Required parking 54 stalls required, 46 stalls provided
- SLDR Q3.1: 20% (5,678.4 sq.ft.) of plot to be landscaped; 14.7% (4,187.6 sq.ft.) provided, 26.3% relaxation

SURVEY PREPARED BY:
RUSSELL H. LEWIS Co.
57 CORKLIN AVE.
WHEATLEY HEIGHTS, NY 11798
Ph: 516-474-3665
SURVEYED ON 6/9/2021

APPLICANT/OWNER:
778 MK HWY, LLC
Dr. Augusto DeSilva
3072 JERICHO TPK
EAST NORTHPORT, NY 11731

SCTM#: 0500 - 473.00 - 04.00 - 022.001

LABCREW
ENGINEERING, P.C.
SITE DESIGN/PLANNING/CIVIL ENGINEERING
85 HAWKINS AVENUE
ROCKY HILL, CT 06067
PHONE (833) 476-4881
LABCREW@OPTONLINE.NET



LABCREW ENGINEERING, P.C.
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778 MK HWY, LLC
778 Montauk Hwy
West Islip, NY 11795
ALIGNMENT PLAN
SCTM#: 0500 - 473.00 - 04.00 - 022.001

NO.	DATE	REVISION
1.	4/4/2022	INTAKE COMMENTS
2.	8/10/2022	ISLIP ENGINEERING COMMENTS
3.	10/5/2022	SCDHS COMMENTS
4.	11/18/2022	DOT COMMENTS
5.	2/24/2023	ISLIP ENGINEERING COMMENTS

PROJECT No.	21-051
DRAWN BY	TP
CHECKED	CL
DATE	AUGUST 2021
SCALE	1" = 20'

AL-1

SHEET NO. 1 OF 8

LOG#: SP2022-018