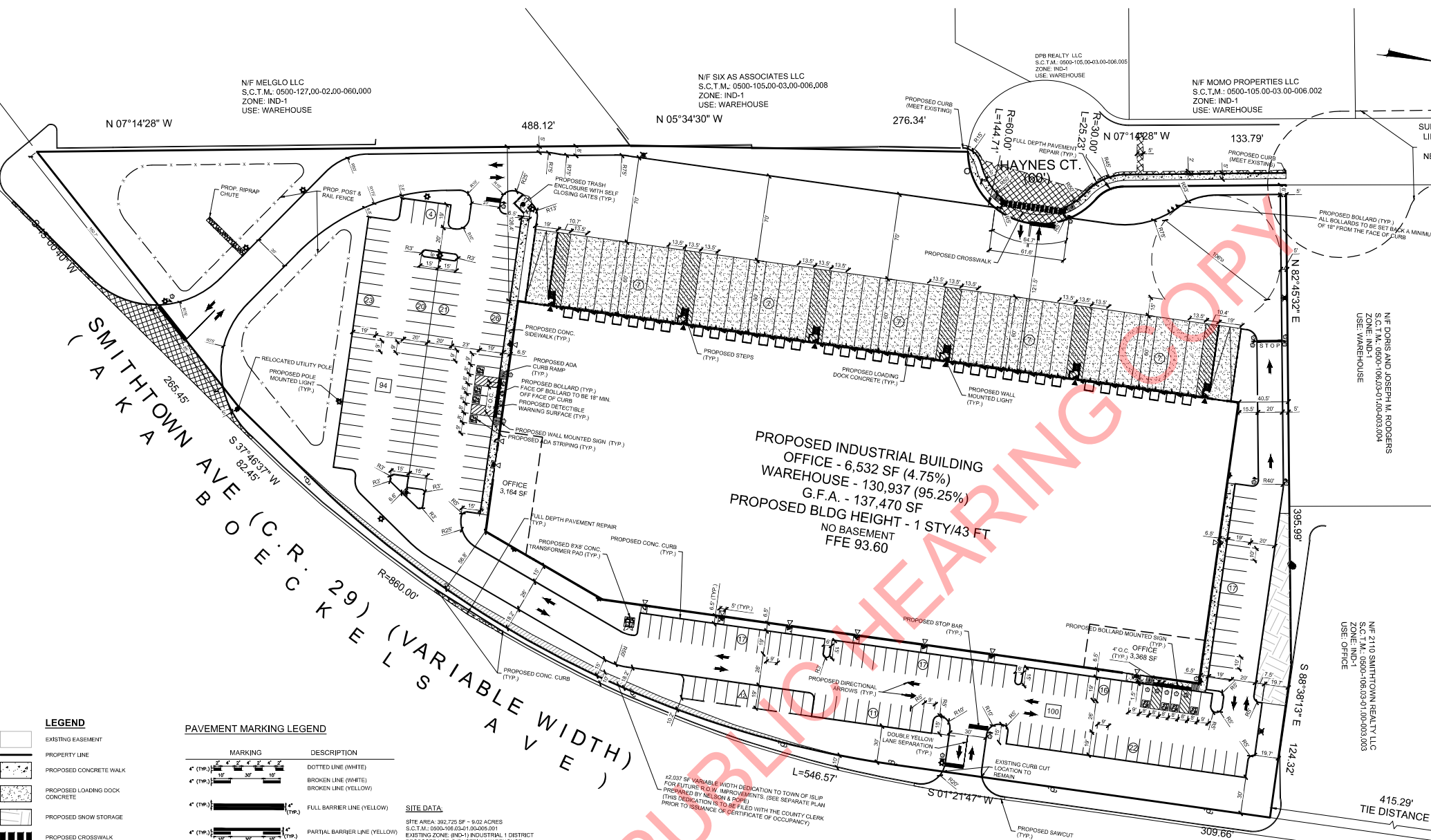
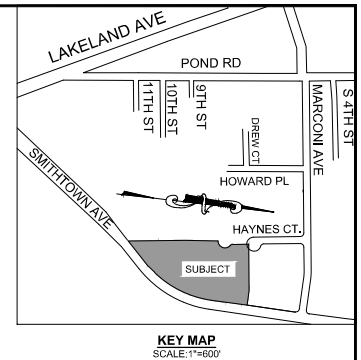


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



DESCRIPTION OF AREA TO BE DEDICATED TO THE TOWN OF ISLIP, SITUATED AT RONKONKOMA, TOWN OF ISLIP, COUNTY OF SUFFOLK, STATE OF NEW YORK

ALL THAT CERTAIN PLOT, PIECE, OR PARCEL OF LAND, LYING AND BEING AT RONKONKOMA, IN THE TOWN OF ISLIP, COUNTY OF SUFFOLK AND STATE OF NEW YORK BOUNDING AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF SMITHOWN AVENUE (BOECKELS AVENUE) (C.R. 20), SAD POINT BEING THE FOLLOWING TWO (2) COURSES AND DISTANCES FROM SOUTHEAST CORNER OF THE INTERSECTION OF THE SOUTHERLY SIDE OF MARCONI AVENUE WITH THE WESTERLY SIDE OF SMITHOWN AVENUE (BOECKELS AVENUE) (C.R. 20):

1. SOUTH 01 DEGREES 21 MINUTES 47 SECONDS WEST, 72.94 FEET.
2. SOUTHWESTERLY ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, HAVING A RADIUS OF 860.00 FEET AND AN ARC LENGTH OF 47.33 FEET, TO THE POINT OF BEGINNING.

RUNNING THENCE ALONG THE WESTERLY SIDE OF SMITHOWN AVENUE (BOECKELS AVENUE) (C.R. 20) THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTHWESTERLY ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, HAVING A RADIUS OF 860.00 FEET AND AN ARC LENGTH OF 498.16 FEET.
2. SOUTH 37 DEGREES 46 MINUTES 37 SECONDS WEST, 33.84 FEET.

THENCE NORTH 35 DEGREES 52 MINUTES 04 SECONDS EAST, 56.96 FEET;

THENCE NORTH 32 DEGREES 11 MINUTES 30 SECONDS EAST, 60.50 FEET;

THENCE NORTH 30 DEGREES 04 MINUTES 04 SECONDS EAST, 43.90 FEET;

THENCE NORTH 27 DEGREES 46 MINUTES 51 SECONDS EAST, 45.40 FEET;

THENCE NORTH 23 DEGREES 05 MINUTES 48 SECONDS EAST, 63.34 FEET;

THENCE NORTH 20 DEGREES 48 MINUTES 21 SECONDS EAST, 67.56 FEET;

THENCE NORTH 16 DEGREES 48 MINUTES 48 SECONDS EAST, 51.84 FEET;

THENCE NORTH 14 DEGREES 14 MINUTES 15 SECONDS EAST, 62.60 FEET;

THENCE NORTH 10 DEGREES 24 MINUTES 19 SECONDS EAST, 63.84 FEET;

THENCE NORTH 08 DEGREES 13 MINUTES 42 SECONDS EAST, 36.34 FEET TO THE WESTERLY SIDE OF SMITHOWN AVENUE (BOECKELS AVENUE) (C.R. 20) AND THE POINT OR PLACE OF BEGINNING.

CONTAINING WITHIN SAID BOUNDS 2,037 SF, OR 0.47 ACRES.

LEGEND

EXISTING EASEMENT	PROPERTY LINE	PROPOSED CONCRETE WALK	PROPOSED LOADING DOCK CONCRETE	PROPOSED SNOW STORAGE	PROPOSED CROSSWALK	PROPOSED SETBACK LINE	PROPOSED PARKING STRIP	PROPOSED LANDBANK PARKING	PROPOSED CONCRETE CURB	PROPOSED DEPRESSIONED CURB	PROPOSED ADA RAMP	PROPOSED DETECTABLE WARNING SURFACE	PROPOSED ADA PAVEMENT MARKING	PROPOSED SIGN	PARKING STALL COUNT	PROPOSED LOADING STALL COUNT	PROPOSED PARKING COUNT (SECTION)	PROPOSED LANDBANK PARKING COUNT	PROPOSED POLE MOUNTED LIGHT	PROPOSED WALL MOUNTED LIGHT	ADA ACCESSIBLE ENTRANCE	NON ADA ACCESSIBLE ENTRANCE	PROPOSED DOOR	PROPOSED LOADING DOCK

PAVEMENT MARKING LEGEND

MARKING	DESCRIPTION
	DOTTED LINE (WHITE)
	BROKEN LINE (WHITE)
	BROKEN LINE (YELLOW)
	FULL BARRIER LINE (YELLOW)
	PARTIAL BARRIER LINE (YELLOW)
	SOLID LINE (WHITE)
	SOLID LINE (YELLOW)
	STOP LINE (WHITE)
	CROSS WALK (WHITE)
	TURN ARROWS (WHITE)

GRAPHIC SCALE

(IN FEET)

BOUNDARY AND TOPOGRAPHICAL INFORMATION BASED ON ALTA SURVEY PREPARED BY NELSON & POPE DATED JULY, 2022. LAST REVISED OCTOBER 8, 2022.

IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ASSISTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR MUST AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

SITE DATA

SITE AREA: 302,725 SF - 6.92 ACRES
 S.C.T.M.: 0500-106.02-01.00-0005 01
 EXISTING ZONE: IND-1 INDUSTRIAL 1 DISTRICT
 PROPOSED USE: INDUSTRIAL/WAREHOUSE
 TOTAL BUILDING AREA: 137,470 SF
 F.A.R.: 30.00
 FIRE DISTRICT: LAKELAND FFD
 SCHOOL DISTRICT: CONNECTICUT CSD
 WATER DISTRICT: SCWA
 PROPERTY LOCATION: 2100 SMITHTOWN AVENUE, ROCKONKOMA, NY 11779
 WEST SIDE OF SMITHTOWN AVENUE, 2415' SOUTH OF MARCONI AVENUE (AKA FIFTH STREET)

SIGN LEGEND

SIGN	NYS MUTCD	SIZE	SYMBOL
	R7-8	12'X18"	1
	R7-8A	12'X30"	1
	R7-1	12'X18"	2
	R1-1	30'X30"	3
	W1-1	30'X30"	4
	R5-1	30'X30"	5
	R5-1R	18'X24"	6
	R5-1L	18'X24"	7


ZONING COMPLIANCE TABLE			
ZONING DATA	CODE	REQUIRED (RD 1)	PROVIDED (PRE-DEVELOPMENT)
MAX. BUILDING HEIGHT	60-34-3	60 FT/4 STY	43 FT
MAX. F.A.R.	60-34-3	30%	30%
MIN. LOT AREA	60-34-3	20,000 SF	392,725 FT ²
MIN. LOT WIDTH	60-34-3	100 FT	1,025.5 FT
MIN. FRONT YARD SETBACK	60-34-4	50 FT	56.6 FT
MIN. SIDE YARD SETBACK	60-34-3	10 FT	40.5 FT
MIN. REAR YARD SETBACK	60-34-4	25 FT	121.2 FT
*F.A.R. CALCULATION: 137,470 SF / 392,725 SF = 35.00%			
PARKING CALCULATIONS			
REQUIRED:			
OFFICE 1 STALL PER 200 SF GFA (MINIMUM 15%)	=	20,821 SF X 1 STALL / 200 SF	= 103.8 STALLS
WAREHOUSE: 1 STALL PER 1,000 SF GFA	=	118,948 SF X 1 STALL / 1,000 SF	= 118.9 STALLS
		TOTAL:	= 222.7 STALLS
PROVIDED:			
PROPOSED STALLS = 194 STALLS (INCLUDING 8 ACCESSIBLE STALLS)			
LANDSCAPED STALLS = 12 STALLS			
TOTAL = 206 STALLS			
**VARIANCE REQUIRED			
LANDSCAPE CALCULATION			
LANDSCAPE COVERAGE			
	REQUIRED	PROVIDED	
TOTAL LANDSCAPING	20% (17,845 SF)	20.10% (17,117 SF)	
FRONT YARD LANDSCAPING	50% (30,273 SF)	69.50% (44,063 SF)**	
** LANDSCAPE CALCULATION EXCLUDES LANDMARK PARKING			
VARIANCES REQUESTED			
1. TOWN OF ELP SUBDIVISION & LAND DEVELOPMENT REGULATIONS APPENDIX E - A MINIMUM OF 20 STALLS ARE REQUIRED WHEREAS ONLY 194 STALLS ARE PROPOSED, A PARKING RELAXATION OF 6.38% (14 STALLS) IS REQUESTED, WITH A REQUEST TO LANDMARK AN ADDITIONAL 12 STALLS AND CONTRIBUTE 18 STALLS.			
PLANNING BOARD CONSIDERATION			
1. TOWN OF ELP SUBDIVISION & LAND DEVELOPMENT REGULATIONS APPENDIX E - A MINIMUM OF 20 STALLS ARE REQUIRED WHEREAS ONLY 194 STALLS ARE PROPOSED, A PARKING RELAXATION OF 6.38% (14 STALLS) IS REQUESTED, WITH A REQUEST TO LANDMARK 12 ADDITIONAL STALLS AND CONTRIBUTE 18 STALLS.			
2. TOWN OF ELP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION VII, 13- THE LOCATION AND ORIENTATION OF ANY LOADING BAYS OR LOADING DOCKS WITHIN THE FRONT YARD SHALL BE PROHIBITED UNLESS SPECIFICALLY MODIFIED BY THE PLANNING BOARD, A RELAXATION OF THIS REQUIREMENT IS REQUESTED.			

ALIGNMENT NOTES

1. PRIOR TO COMMENCEMENT OF CONSTRUCTION CONTRACTOR IS RESPONSIBLE TO THE FOLLOWING:
 - a. PROVIDE UTILITY MARKING / TEST PITS & MEANS WITH WHICH TO IDENTIFY EXISTING UTILITIES & UNDERGROUND FEATURES.
 - b. SECURE ALL NECESSARY PERMITS.
 - c. INSTALL SOIL EROSION AND SEDIMENTATION PROTECTION MEASUREMENTS TO PREVENT STORMWATER POLLUTION.
 - d. EXISTING SURFACE CONTROL REQUIREMENTS BASED ON LOCAL JURISDICTION REQUIREMENTS.
2. CONTRACTOR SHALL NOT SCALE THE DRAWING, AND USE A LICENSED SURVEYOR FOR STATE OR COUNTY CERTIFICATION OF THE BUILDING USING APPROPRIATE CONSTRUCTION DOCUMENTS. ALL DIMENSIONS ARE BASED ON ARCHITECTURAL FLOOR PLAN PROVIDED BY THE ARCHITECT & SURVEY PROVIDED BY PROJECT SURVEYOR. CONTRACTOR SHALL COORDINATE WITH LATEST CITY RECORD DRAWING.
3. BUILDING SIGNS AND STAND-ONE SIGNS ARE NOT PART OF THE APPLICATION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SIGNAGE COMPLIANCE WITH LATEST MUTCD STANDARDS, AND ALL APPLICABLE STATE OR LOCAL JURISDICTIONS.
5. ALL APPLICABLE CONCRETE USE SHALL BE A 3500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION WITHIN THE DRIVEWAY LIMIT OF OBSTRUCTION AT THE CONTRACTOR'S SOLE COST & EXPENSE IF DAMAGED BY CONSTRUCTION ACTIVITIES.
6. ALL BOLLARDS TO BE SET BACK A MINIMUM OF 18" FROM THE FACE OF CURB.

6	02/20/2024	REVISED PER TOWN COMMENTS	JB
7	6/11/13/2023	REVISED PER TOWN COMMENTS	JB
8	08/16/2023	REVISED PER TOWN COMMENTS	JB
9	07/17/2023	REVISED PER SCWA COMMENTS	JB
4	06/21/2023	REVISED PER SCOWS COMMENTS	JB
3	05/09/2023	REVISED PER TOWN COMMENTS	JB
2	05/02/2023	REVISED PER SCOWS COMMENTS	JB
1	03/30/2023	REVISED PER TOWN COMMENTS & SCOWS COMMENTS	JB

NO.	DATE:	REVISIONS:	BY:
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ALIGNMENT PLAN

FOR

2100 SMITHTOWN AVENUE

SITUATED AT

RONKONKOMA

TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK
S.C.T.M. DISTRICT: 0500, SECT: 106.03, BLK. 01.00, LOT 005.01

PROJECT NO.: 22082

DRAWN BY: JB

CHECKED BY: KS

DATE: AUGUST 2023


SCALE: 1" = 40'

FILE NO.: 1

CADD: 22082-6P

DRAWING NO. **C-103**

SHEET NO. **3 of 17**



NELSON & POPE

engineers • architects • surveyors

70 Maxwells Road, Middleville, NY 11747 • 631.427.5665 • nlsrpopco.com

TOWN APPLICATION #: SP2022-053