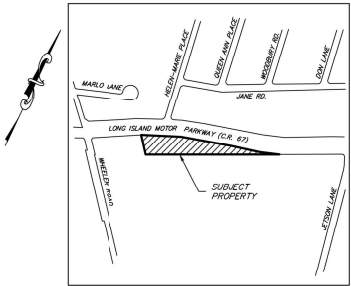
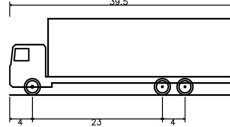
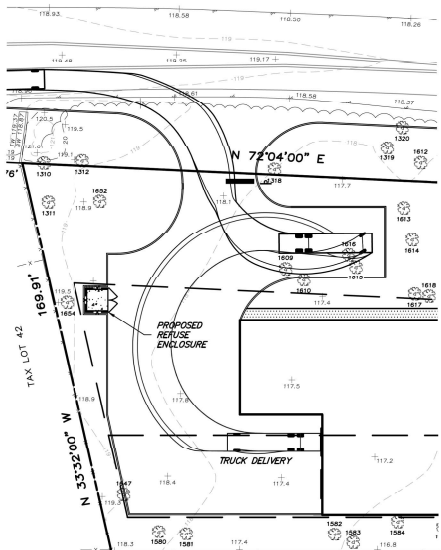
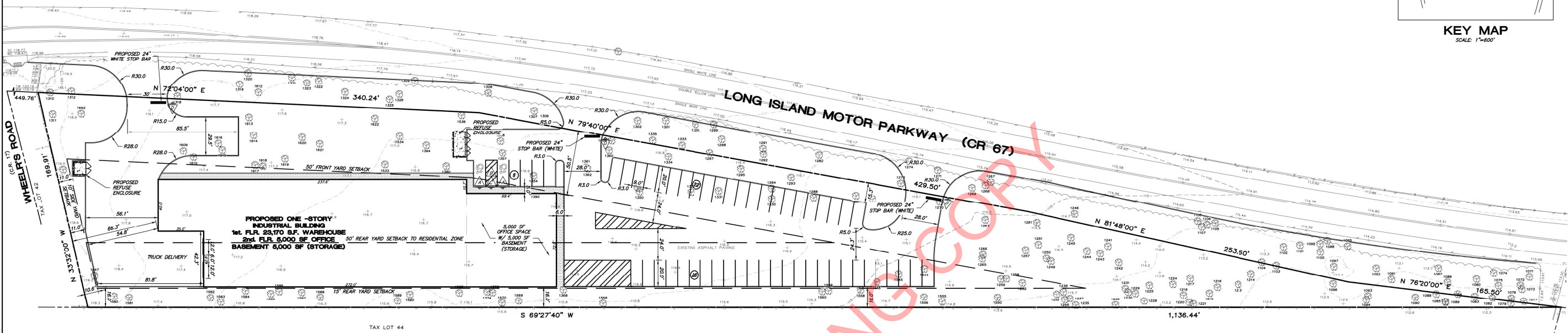


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



KEY MAP
SCALE: 1"=600'



SU-40 - Single Unit Truck
Overall Length 39.50ft
Overall Width 8.00ft
Overall Body Height 13.50ft
Min Body Ground Clearance 1.367ft
Track Width 8.00ft
Lock-to-lock time 5.00s
Max Steering Angle (Virtual) 31.80°

LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- CONCRETE CURB
- DROP CURB
- CONCRETE CURB TYPE "B"
- WALL
- BUILDING ENTRANCE
- CONCRETE SIDEWALK
- BUILDING
- TRANSFORMER
- CHAIN LINK FENCE
- STOCKADE FENCE
- FENCE
- GRADE PAIR
- TREE LINE
- UTILITY POLE
- UTILITY POLE / LIGHT
- BOLLARD
- SIGN
- LIGHT-POLE
- SITE LIGHTING
- LIGHT-CANOPY
- LIGHT-BUILDING
- FIRE HYDRANT
- HANDICAP PARKING
- PARKING STALL COUNT
- HANDICAP RAMP - TYPE A
- HANDICAP RAMP - TYPE B
- HANDICAP RAMP - TYPE C

SIGN KEY

- PARKING
- RESERVED
- NO PARKING ANY TIME
- VAN ACCESSIBLE
- STOP

SITE DATA

OWNER SPIRITUAL ASSEMBLY OF BAHAI'S / OF BROOKHAVEN NY
50 KARL AVE #202
SWINTOWN NY 11787-2741 C009
C/O M ECHRIARI ESO
APPLICANT ADRIE ALL STORE FRONTS
50 OLIPH AVENUE
HAUPPAUGE, NY 11788
C/O JOHN CASHIEL
LOT AREA 111,089 SF OR 2.5502 AC
CURRENT ZONING A RESIDENCE
PROPOSED ZONING INDUSTRIAL 1
CURRENT USE VACANT / WOODED
PROPOSED USE GENERAL INDUSTRIAL WAREHOUSE
W/ OFFICE SPACE AND BASEMENT STORAGE SPACE
GROSS BUILDING AREA 23,170 SF (WAREHOUSE)
5,000 SF (OFFICE) (15%)
5,000 SF (BASEMENT STORAGE)
33,170 SF (TOTAL)

PER IND. 1 DIST.	PROPOSED
LOT AREA	20,000 SF MIN. 111,089 SF (2.55 AC.)
FRONT YARD SETBACK	50' MIN. 50.5'
REAR YARD SETBACK/ADJ. TO RES.	25'/50' MIN. 16.0'
SIDE YARD SETBACK/ADJ. TO RES.	10'/50' MIN. 66.25'
LOT WIDTH	100' MIN. 1,188.84'
HEIGHT OF BUILDING	60' / 4 STORIES ≤ 30'
FLOOR AREA RATIO	35% MAX. 29.86% (33,170 SF)
LANDSCAPED / NATURAL AREA	25% (27,773 SF) 43.23% (48,024 SF)
LANDSCAPED AREA IN FRONT YARD	12.5% (13,887 SF) 29.39% (32,651 SF)

PARKING CALCULATIONS

INDUSTRIAL WAREHOUSE 1 STALL PER 1,000 SF
OFFICE SPACE 1 STALL PER 2,000 SF
(15% MIN. BLDG. AREA MUST BE CALCULATED AS OFFICE SPACE)
PARKING REQUIRED: 23,170 SF INDUSTRIAL WAREHOUSE / 1,000 SF = 24 STALLS
5,000 SF BASEMENT / 1,000 SF = 5 STALLS
5,000 SF OFFICE / 200 SF = 25 STALLS
PARKING PROVIDED: 52 STANDARD STALLS
2 ACCESSIBLE STALL
54 TOTAL STALLS PROVIDED

SANITARY CALCULATIONS

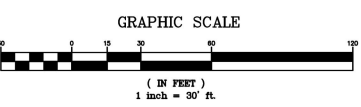
SUBJECT PROPERTY LOCATED IN GMMZ-1 @ 600 GPD / ACRE
GEN. IND. DENSITY LOAD = 0.04 GPD/SF
OFFICE DENSITY = 0.08 GPD/SF
ALLOWABLE SITE DENSITY (SCM #500-54-3-43):
2.550 ACRES x 600 GPD/ACRE = 1,530 IPD
PROPOSED SITE SANITARY DENSITY:
23,170 SF x 0.04 GPD/SF (GEN. IND.) = 926.8 IPD
5,000 SF x 0.04 GPD/SF (STORAGE) = 200 IPD
5,000 SF x 0.04 GPD/SF (OFFICE) = 200 IPD
TOTAL = 1,326.8 IPD
*ALLOWABLE 15% OFFICE SPACE MAX. CALCULATED AT 0.04 GPD/SF
SUPPLEMENTAL TO PROPOSED INDUSTRIAL USE PER SCDS STANDARDS

TOWN OF ISLP STANDARD NOTES

- CONTACT THE ENGINEERING INSPECTOR (831-224-5360) AT LEAST 48 HOURS PRIOR TO THE 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 PERMIT (831-224-5810).
- CLEARING LIMIT LINES SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR, AND EITHER SNOW FENCING OR CONSTRUCTION FENCING SHALL BE ERECTED TO PROTECT AREAS FROM DISTURBANCE OR ENCROACHMENT PRIOR TO THE START OF ANY ACTIVITIES OF SITE. FENCING SHALL NOT BE REMOVED PRIOR TO THE COMPLETION OF FINAL 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 ACTION OF THE ABOVE WITHOUT AN APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
- CONTRACTOR SHALL CONTACT THE FIRE MARSHAL'S OFFICE (831-224-5477) 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 PERMANENTLY IMBEDDED SURFACES ARE PROPOSED OVER THE EXISTING PATH.
- ALL RCA AND FILL MATERIALS ARE TO BE FROM AN APPROVED SOURCE. RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) IS TO BE CERTIFIED. DOCUMENTATION IS TO BE PROVIDED SHOWING THAT THE MATERIAL OBTAINED IS FROM A NYSDOT REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (CAD) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-16.1 OF NYSDOT PART 360, "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 ISLP ITEM 28F OR ITEM 25B.
- ALL CAD MATERIALS EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSPORTED TO AN APPROVED NYSDOT FACILITY. LOAD/TRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLP ENGINEERING INSPECTOR OF RECORD.
- THE ISLP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P, 5 SHALL BE FOLLOWED.
- APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE: THE CONSTRUCTION SPECIFICATIONS AS STATED IN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES 54.75 AND 54.76 SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.

GENERAL NOTES

- THIS PLAN REFLECTS A BOUNDARY AND TOPOGRAPHIC SURVEY BY BARRETT, BONACCI & VAN WEELE, P.C. DATED JUNE 16, 2022.
- ELEVATIONS REFER TO N.A.V.D. 1988.
- SEE ARCHITECTURAL PLANS AND DETAILS BY MIG ARCHITECT PLLC FOR BUILDING PLANS, ELEVATIONS AND ADDITIONAL DETAILS.



Date	By	Revision
Designed by: JM	Drafted by: JM	Checked by: JM

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www.bbvp.com

Tax Map No.: DIST. 500, SEC. 54, BLK. 3, LOT 43

ABOVE ALL STORE FRONTS
CENTRAL ISLP
TOWN OF ISLP SUFFOLK COUNTY
PRELIMINARY
SITE PLAN