



REFERENCES

THESE PLAN REFERENCE:

BOUNDARY AND TOPOGRAPHIC SURVEY
PREPARED BY:
GALLAS SURVEYING GROUP
2865 U.S. ROUTE 1
NORTH BRUNSWICK, NJ 08902
DATED: 12/20/2022

VICINITY MAP BACKGROUND DATA
PROVIDED BY MAPS.GOOGLE.COM

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PARKING CALCULATIONS

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
MINIMUM AISLE WIDTH & STALL SIZE	SOLDR VI-7.1	9' x 19' STALL SIZE (90' PARKING) WITH 22' AISLE WIDTH 10' x 19' STALL SIZE (90' PARKING) WITH 20' AISLE WIDTH	9' x 20' WITH 24' MINIMUM AISLE WIDTH
HANDICAPPED PARKING	IBC NYS 1108.1	8' x 19' STALL PLUS ADJACENT 8' x 19' TRANSFER AREA 3 REQUIRED ACCESSIBLE STALLS WHEN 50 TO 75 TOTAL STALLS REQUIRED	4 ADA STALLS PROVIDED 8' x 20' WITH 8' WIDE TRANSFER AREA
DRIVEWAY SLOPE	SOLDR VI-N.4	DRIVEWAY SLOPES MUST BE BETWEEN 1% AND 8%	COMPLIES
DRIVEWAY SETBACK	SOLDR VI-N.8	4 MIN. SETBACK SHALL BE MAINTAINED BETWEEN ALL DRIVEWAYS AND ADJACENT SIDE-AND/OR REAR YARDS)	COMPLIES
MINIMUM NUMBER OF STALLS	SOLDR APPENDIX E	MEDICAL OFFICE USE: 1 STALL PER 150 SF OF GFA AND NOT LESS THAN 8 STALLS 10,000 SF x 1 STALL / 150 SF = 66.7 STALLS 67 TOTAL STALLS REQUIRED 3 REQUIRED ACCESSIBLE STALLS WHEN 50 TO 75 TOTAL STALLS REQUIRED	67 STALLS INCLUDING 4 ACCESSIBLE STALLS AND 5 LANDBANKED STALLS

IBC NYS 2015 INTERNATIONAL BUILDING CODE (AS ADOPTED BY NEW YORK STATE)
SOLDR TOWN OF ISLIP - SUBDIVISION & LAND DEVELOPMENT REGULATIONS

BULK ZONING TABLE			
PROPOSED ZONING DISTRICT: GENERAL SERVICE T (GS-T)			
ITEM	SECTION	PERMITTED/REQUIRED GENERAL SERVICE T (GS-T)	PROPOSED
USE	§ 68-480C	OFFICES, INCLUDING MEDICAL OFFICES	MEDICAL OFFICE (NOT A HOSPITAL, OUTPATIENT FACILITY, REHABILITATION FACILITY OR OUTPATIENT PHYSICAL THERAPY FACILITY)
MINIMUM LOT AREA	§ 68-494D	10,000 SF	47,130 SF (1.0820 ACRES)
MAXIMUM LOT AREA	§ 68-494E	40,000 SF	47,130 SF (1.0820 ACRES) [V]
MINIMUM LOT WIDTH	§ 68-495B	100'	191.7'
MAXIMUM LOT OCCUPANCY (FAR)	§ 68-493A	0.25	10,000 SF / 47,130 SF = 0.21
MAXIMUM BUILDING HEIGHT	§ 68-492A § 68-494	35' OR 2 1/2 STORIES	2 STORIES
MINIMUM FRONT YARD	§ 68-496	ALL MAIN BUILDINGS ERECTED SUBSEQUENT TO THE ENACTMENT OF THIS ARTICLE SHALL HAVE A MINIMUM FRONT YARD FROM ALL STREETS OF 25 FEET OR SHALL BE BUILT IN LINE WITH THE ADJOINING STRUCTURES. OTHERWISE, 25' (ALONG HOWELLS ROAD AND ALONG N. CLINTON AVENUE)	25' (ALONG HOWELLS ROAD) 80.4' (ALONG N. CLINTON AVENUE)
MINIMUM SIDE YARD	§ 68-411	25' (ALONG 5TH AVENUE)	38.7' (ALONG 5TH AVENUE)
MINIMUM REAR YARD	§ 68-497 § 68-498A	10' 35'	N/A 103.8'
ACCESS TO SITE	§ 68-490C	THERE SHALL BE NO MORE THAN ONE ACCESS POINT PER ROADWAY	COMPLIES
SITE REQUIREMENTS	§ 68-501A	ALL YARD AREA SHALL BE PLANTED IN CONFORMANCE WITH AN APPROVED DETAILED LANDSCAPING PLAN AND SHALL BE MAINTAINED IN A NEAT AND ATTRACTIVE MANNER USE OF THE FRONT YARD FOR PURPOSES OTHER THAN A DRIVEWAY AND LANDSCAPING IS PROHIBITED	COMPLIES
	§ 68-501B	ALL PARKING SHALL BE LOCATED TO THE GREATEST POSSIBLE EXTENT IN THE REAR YARD AREA	PARKING PROVIDED IN THE FRONT YARDS [V]
	§ 68-501C	PARKING, CURBING, SIDEWALKS, DRAINAGE, SCREEN PLANTING, BUFFERS, STREET TREES, DUMPSTER ENCLOSURES, LIGHTING, PUBLIC IMPROVEMENTS AND ALL OTHER APPLICABLE REQUIREMENTS OF THE TOWN CODE AND THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL BE MAINTAINED UNLESS OTHERWISE MODIFIED OR WAIVED BY THE PLANNING BOARD OR TOWN BOARD	COMPLIES
	§ 68-501E	MINIMUM BUFFER TO RESIDENTIAL PROPERTY	25'
[V] VARIANCE REQUIRED			

GENERAL SITE REQUIREMENTS			
ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
DUMPSTERS	SOLDR VI-K	(1) DUMPSTERS SHALL BE SCREENED FROM VIEW WITH PLANTINGS DIRECTED BY DEPARTMENT OF PLANNING. (2) DUMPSTER ENCLOSURE SHOULD BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARD DETAIL SHOWN IN APPENDIX C, AND SHOULD BE A MASONRY STRUCTURE THAT COMPLIMENTS OTHER SITE ARCHITECTURAL ELEMENTS.	COMPLIES
LANDSCAPE DESIGN COMMERCIAL STANDARDS	SOLDR VI-Q-3.1	(a) 20% MIN. LOT AREA LANDSCAPED EXCLUDING BUFFERS (9,426 SF MINIMUM REQUIRED)	12,139 SF (25.8%) EXCLUDING BUFFERS
		(b) 50% MIN. OF LANDSCAPE LOCATED WITHIN PRIMARY OR SECONDARY FRONT YARD (9,426 SF / 2 = 4,713 SF MINIMUM REQUIRED)	11,152.3 SF (68.7%)
		(c) 8' MIN. LANDSCAPE DEPTH AREA ALONG ALL STREET FRONTAGES	8'
LANDSCAPE BUFFERS	SOLDR VI-Q-3.2	(a) 25' MIN. LANDSCAPE WIDTH SHALL BE REQUIRED WHENEVER A COMMERCIAL, INDUSTRIAL, OR SERVICE USE ADJAINS A RESIDENTIAL USE OR ZONE	28.8'
		(b) BUFFERS SHALL CONSIST OF A 6" CHAIN LINK FENCE WITH ATTACHED STOCKADE OR HIGHER GRADE MATERIAL LOCATED 8' MIN. FROM PROPERTY LINE. BUFFERS SHALL TAKE INTO CONSIDERATION EXISTING CONDITIONS, AND MAY REQUIRE THE NATURAL VEGETATION BE SUPPLEMENTED, OR INSTALLATION OF COMPLETE LANDSCAPE SCHEME INCLUDING INDIGENOUS, NATIVE LONG ISLAND SHRUBS & TREES WITH ENTIRE BUFFER.	COMPLIES
TREES	SOLDR VI-Q-3.5	PERMETER BUILDING AND PARKING LOT REQUIREMENTS SHALL INCLUDE THE FOLLOWING: (a) 20 FT MAX. O.C. TREES ON STREET FRONTAGES	STREET FRONTAGE TREES PROVIDED EVERY 25' ALONG NORTH CLINTON AVENUE AND EVERY 30' ALONG HOWELLS ROAD AND 5TH AVENUE
SCREENING	SOLDR VI-Q-3.5	(b) ALL PARKING AREAS, LOADING AREAS, DUMPSTERS AND STORAGE AREAS SHALL BE SCREENED FROM VIEW THROUGH: SCREEN PLANTINGS, A HEDGE, DECORATIVE FENCE AND / OR WALL OR BERM.	COMPLIES
LANDSCAPE		(c) 5 FT MIN. LANDSCAPE REQUIRED BETWEEN THE PROPERTY LINE AND ANY INTERIOR PARKING FACILITIES.	8'

SOLDR TOWN OF ISLIP - SUBDIVISION & LAND DEVELOPMENT REGULATIONS

LEGEND		
EXISTING	ITEM	PROPOSED
---	PROPERTY LINE	---
	BUILDING	
=====	CONCRETE CURB	=====
=====	DROP CURB	=====
	CONCRETE	
	LANDSCAPE AREA	
	SIGN	
	UTILITY POLE WITH ELECTRIC CONDUIT BOX	
	LIGHT POLE	
	UTILITY POLE / LIGHT POLE	
---	OVERHEAD WIRES	---
X	FENCE	X
	DRAINAGE INLET	
	DRAINAGE MANHOLE	
GOV	GAS VALVE	
WV	WATER VALVE	
	UTILITY MANHOLE COVER	
	FIRE HYDRANT	

- ### GENERAL SITE NOTES
- UNSATURABLE MATERIAL, CONSTRUCTION DEBRIS, EXCESS SOILS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.
 - THE CONTRACTOR IS RESPONSIBLE TO TAKE EROSION CONTROL MEASURES NECESSARY IN ACCORDANCE WITH NYS STANDARDS AND SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT ROADWAYS AND PROPERTIES.
 - ALL ON-SITE CONCRETE SHALL BE IN CONFORMANCE WITH ACI PROVISIONS. ALL CURBING SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
 - RELOCATION AND/OR REMOVAL OF EXISTING UTILITY POLES, TRAFFIC SIGNS, ETC. SHALL BE COORDINATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING THEIR PRESENCE.
 - WORK WITHIN THE R.O.W. OF HOWELLS ROAD AND 5TH AVENUE SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS (SDPW) REGULATIONS. WORK WITHIN THE R.O.W. OF NORTH CLINTON AVENUE SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE TOWN OF ISLIP, SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - ALL TRAFFIC CONTROL DEVICES, I.E. SIGNALS, SIGNS, AND PAVEMENT MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH THE GUIDELINES OF THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND AS DIRECTED BY THE TOWN OF ISLIP, DIVISION OF TRAFFIC SAFETY. ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC NYSDOT SPECIFICATIONS UNLESS OTHERWISE NOTED ON PLAN.
 - CONTRACTOR SHALL SAWCUT TO THE FULL DEPTH OF EXISTING PAVEMENT WITH A STRAIGHT VERTICAL EDGE FREE FROM IRREGULARITIES WHEREVER NEW PAVEMENT JOINS EXISTING PAVEMENT. CONTRACTOR SHALL DETERMINE EXACT LOCATION AND EXTENT OF THE REQUIRED SAWCUTTING IN ORDER TO PERFORM THE WORKSCOPE IDENTIFIED ON THE PLANS. TWO FT MINIMUM CURBS, PAIS, WALKS, AND WALLS TO PERMIT PROPER COMPACTION OF THE REPLACED SURFACES.
 - REMOVAL INCLUDES, BUT IS NOT LIMITED TO, CURBING, PAVEMENT, UNSATURABLE MATERIALS, AND UNDERGROUND PIPING. QUESTIONABLE ITEMS ENCOUNTERED (ABOVE AND/OR BELOW GRADE) SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD IMMEDIATELY IN WRITING BEFORE REMOVAL OR DISTURBANCE.
 - THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO EXISTING FOUNDATIONS AND OTHER STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO ENSURE THAT ALL UTILITIES ARE PROPERLY AND COMPLETELY MARKED OUT IN THE FIELD PRIOR TO ANY WORK AT THE SITE. ANY DISCREPANCIES BETWEEN THE FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IN WRITING IMMEDIATELY. THE CONTRACTOR IS ADVISED THAT UTILITY INFORMATION SHOWN ON THE PLAN IS A COMPARISON OF FIELD LOCATIONS, ABOVEGROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND RECORD DRAWINGS AVAILABLE AT THE TIME OF THE SURVEY AND MUST BE CONFIRMED ACCORDINGLY. THE CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTION WITH THE APPLICABLE UTILITY COMPANIES PRIOR TO REMOVAL ACTIVITIES. THE CONTRACTOR IS ALSO ADVISED THAT ALL SUCH FACILITIES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
 - IF SHORING AT A DEPTH GREATER THAN 5' IS REQUIRED TO ACCOMMODATE CONSTRUCTION ACTIVITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RETAIN A LICENSED PROFESSIONAL ENGINEER TO DESIGN THE REQUIRED SHEETING AND SHORING DETAILS. SHEETING SHALL BE IN CONFORMANCE WITH OSHA REQUIREMENTS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF UTILITIES, PIPING, DRIVEWELLS, ETC. PRIOR TO THE START OF ANY WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO ENSURE THAT ALL UTILITIES ARE PROPERLY AND COMPLETELY MARKED OUT IN THE FIELD PRIOR TO ANY WORK AT THE SITE. ANY DISCREPANCIES BETWEEN THE FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IN WRITING IMMEDIATELY. THE CONTRACTOR IS ADVISED THAT UTILITY INFORMATION SHOWN ON THE PLAN IS A COMPARISON OF FIELD LOCATIONS, ABOVEGROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND RECORD DRAWINGS AVAILABLE AT THE TIME OF THE SURVEY AND MUST BE CONFIRMED ACCORDINGLY. THE CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTION WITH THE APPLICABLE UTILITY COMPANIES PRIOR TO REMOVAL ACTIVITIES. THE CONTRACTOR IS ALSO ADVISED THAT ALL SUCH FACILITIES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL COMPLETELY FILL BELOW GRADE AREAS AND Voids RESULTING FROM THE REMOVAL OF STRUCTURES AND FOUNDATIONS WITH SOIL CONSISTING OF MATERIALS FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED SHALL NOT BE LARGER THAN 6" IN DIMENSION. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERLIE ALL NECESSARY ACTION IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6" INCES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTIGUOUS AND TO PROVIDE SURFACE DRAINAGE. REFER TO GEOTECHNICAL REPORT (IF PROVIDED) FOR FURTHER RECOMMENDATIONS. REFER TO GRADING PLAN FOR PROPOSED SURFACE ELEVATIONS.
 - UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, SHALL BE EMPTIED, CLEANED AND REMOVED FROM THE SITE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, AND LOCAL REQUIREMENTS.
 - PROPOSED TREE PROTECTION FENCE TO BE INSTALLED BEFORE THE START OF REMOVAL ACTIVITIES AND TO BE REMOVED AFTER CONSTRUCTION IS COMPLETE, REFER TO LANDSCAPE PLAN FOR DETAILS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES REGARDING MATERIALS AND INSTALLATION OF PROPOSED WORK. FOR OBTAINING THE REQUIRED PERMITS, SIGN OFFS, AND CONSTRUCTION INSPECTIONS, ACCORDING TO GOVERNING BUILDING CODES AND DISPOSAL OF ALL MATERIAL IN ACCORDANCE WITH STATE AND LOCAL LAW.
 - SIDEWALKS, CURBS, OR OTHER EXISTING SITE APPURTENANCES DAMAGED BY CONSTRUCTION SHALL BE REPAIRED OR REPLACED IN KIND OR UNLESS NOTED OTHERWISE (UNO), WHETHER SPECIFIED ON THIS PLAN OR NOT, AT THE SOLE COST OF THE CONTRACTOR.
 - THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS.
 - SEQUENCE AND COORDINATION OF CONSTRUCTION IS SOLELY THE CONTRACTOR'S RESPONSIBILITY.
 - PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN A SUFFOLK COUNTY RIGHT-OF-WAY THE APPLICANT/OWNER MUST OBTAIN A RIGHT-OF-WAY WORK PERMIT FROM THE SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS. PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN A TOWN OF ISLIP RIGHT-OF-WAY THE APPLICANT/OWNER MUST OBTAIN A RIGHT-OF-WAY WORK PERMIT FROM THE TOWN OF ISLIP DEPARTMENT OF PUBLIC WORKS.
 - ANY UTILITIES INCLUDING POLES REQUIRED TO BE RELOCATED DUE TO THE INSTALLATION OF THE REQUIRED IMPROVEMENTS SHALL BE RELOCATED AT THE EXPENSE OF THE APPLICANT/OWNER.
 - ALL TRAFFIC ROAD MARKINGS, ROAD SIGNS, AND LIGHT SIGNALS THAT MAY HAVE BEEN MOVED OR DAMAGED IN THE PROCESS OF CONSTRUCTION SHALL BE RESTORED AT THE APPLICANT'S EXPENSE TO AT LEAST THE SAME QUALITY AND CHARACTERISTICS THAT EXISTED BEFORE CONSTRUCTION BEGAN. THE APPLICANT SHALL BE FURTHER RESPONSIBLE TO INSURE THAT, IN THE ROADWAYS ADJACENT TO THE CONSTRUCTION SITE, THESE MARKINGS, SIGNS AND SIGNALS ARE MAINTAINED DURING THE ENTIRE PERIOD OF CONSTRUCTION. IF REPLACEMENT OR UPGRADE IS REQUIRED, SAME MUST BE APPROVED BY THE TOWN OF ISLIP DEPARTMENT OF ENGINEERING SERVICES, DIVISION OF TRAFFIC SAFETY AND TRANSPORTATION PLANNING AND SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS.
 - ALL ACCESSIBLE PARKING, CURB RAMPS, AND OTHER APPURTENANCES OF ACCESSIBLE ROUTES ARE TO MEET THE REQUIREMENTS OF THE 2020 NYS BUILDING CODE CHAPTER 11-ACCESSIBILITY, AND ICADSI A117.1 - 2009.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODE.
 - THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST O.S.H.A. STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF O.S.H.A., AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
 - THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEAN-OUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
 - IN CASE OF DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS, IMMEDIATELY NOTIFY THE PROJECT ENGINEER IN WRITING OF ANY CONFLICTS.
 - CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIALS HANDLING AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO PROJECT ENGINEER AND OWNER PRIOR TO INITIATING WORK.
 - CONTRACTOR SHALL DOCUMENT, WITH PHOTOS, CRITICAL STAGES OF CONSTRUCTION AND PROVIDE TO ENGINEER OF RECORD AT END OF CONSTRUCTION.
 - THE CONTRACTOR SHALL PERFORM THE WORK AS SHOWN ON THE PLANS AND SPECIFIED HEREIN. THE PLANS SHOW THE SCOPE OF THE WORK. THE SCOPE OF THE WORK SHALL BE RESPONSIBLE FOR REQUIRED FOR COMPLETE FINISHED WORKING SYSTEMS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS AND LABOR AS NECESSARY FOR THE CONSTRUCTION OF COMPLETE WORKING SYSTEMS.
 - ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
 - ALL EXCAVATIONS SHALL BE BACKFILLED AT THE END OF EACH WORK DAY OR PROTECTED WITH TEMPORARY FENCING IN COMPLIANCE WITH OSHA REQUIREMENTS.
 - DEWATERING (IF REQUIRED) SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL & STATE REGULATIONS, AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY NECESSARY ASSOCIATED DISCHARGE PERMITS.
 - SIGNS TO BE FILED UNDER SEPARATE APPLICATIONS BY OTHERS.

PROJECT DATA

APPLICANT/OWNER: DR. LUIS FANDOS
83 HARBOUR LANE
BAY SHORE, NY 11706
(817) 874-915
FANDOS@GMAIL.COM

TAX MAP NUMBER: D14, 500, Sect. 340, Block 2, Lot 30

SITE AREA: 47,130 SF (1.0820 Acres)

CURRENT ZONING: RESIDENCE B

PROPOSED ZONING: GENERAL SERVICE T (GS-T)

CURRENT USE: VACANT

PROPOSED USE: MEDICAL OFFICE

GROSS FLOOR AREA: 5,000 SF

PROPOSED FOOTPRINT: 5,000 SF

GROSS FLOOR AREA: 10,000 SF

LANDSCAPE/NATURAL AREA: 16,380 SF

PAVEMENT/CONCRETE AREA: 23,750 SF

NO.	DATE	BY	DESCRIPTION
1	08/09/23	AM	ISSUED FOR FILING

REVISIONS

KEY CIVIL ENGINEERING

654 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(831) 951-0505
www.KeyCivilEngineering.com

PROJECT NAME: PROPOSED 2-STORY MEDICAL OFFICE

207 NORTH CLINTON AVENUE, BAY SHORE, NY 11706

TOWN OF ISLIP, COUNTY OF SUFFOLK

DIST.: 500, SECT.: 340, BLOCK: 2, LOT: 30

CURRENT ZONE: RESIDENCE B

PROPOSED ZONE: GENERAL SERVICE T (GS-T)

DRAWING TITLE: SITE PLAN

DATE:	04/28/2023
SCALE:	1" = 20'
PROJECT NUMBER:	22164
DRAWING BY:	AM
CHECKED BY:	YT
APPROVED BY:	JP
SEAL & SIGNATURE:	
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DRAWING No:	

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JACLYN PERANTEAU, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #083937

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