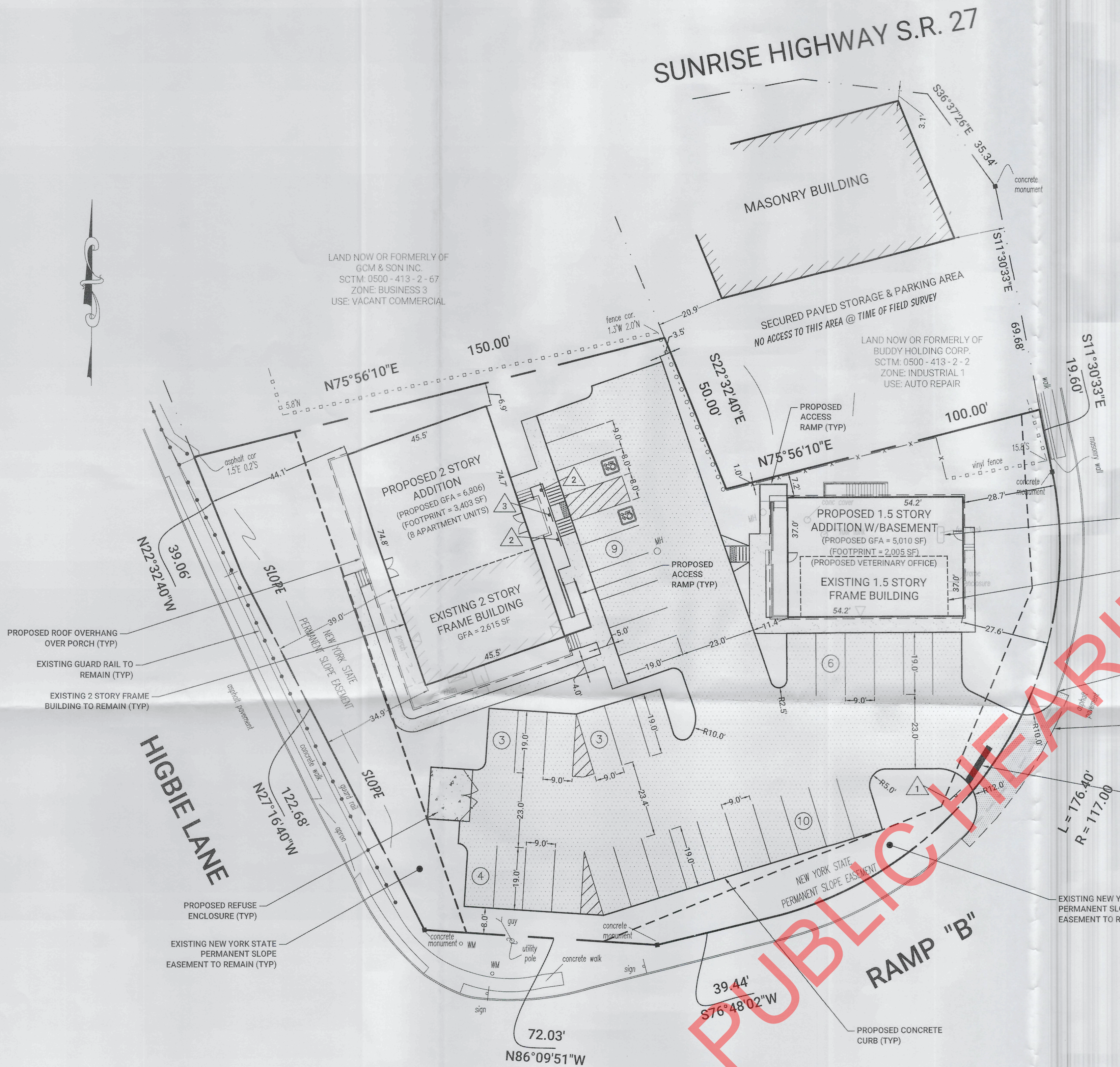


Drawing Name: P:\2019 Projects\2019-12188&M Conceptual\21-02-16\2019-121 Concept Plan CP1 Rev 4.dwg Last Modified: Feb 16, 2021 - 12:57pm Plotted on: Feb 16, 2021 - 12:00pm by Mayward

THIS SITE PLAN IS BASED ON A SURVEY PREPARED BY
JM LAND SURVEYING, DATED JUNE 25, 2019.



SITE DATA

| | |
|-----------------------|--|
| S.C.T.M.: | DIST. 0500, SECT. 413 BLK. 02, LOT 03 |
| LOT AREA: | 34,323 SF (0.79 Ac.) |
| EXISTING USE: | CONVERTED RESIDENCE |
| PROPOSED USE: | VETERINARY/APARTMENTS |
| EXISTING ZONE: | BUSINESS 3 |
| PROPOSED ZONE: | PLANNED LANDMARK PRESERVATION OVERLAY DISTRICT (PLP) |
| EXISTING USE: | RESIDENTIAL |
| PROPOSED USE: | OFFICE / APARTMENTS |
| SCHOOL DISTRICT: | WEST ISLIP |
| POST OFFICE DISTRICT: | 1179S, WEST ISLIP |
| SEWER DISTRICT: | SOUTHWEST SEWER DISTRICT (SD-3) |
| WATER DISTRICT: | SUFFOLK COUNTY WATER AUTHORITY |
| FIRE DISTRICT: | WEST ISLIP |

REQUIRED PARKING COMPUTATION

| | |
|--|--|
| PARKING REQUIRED | |
| VETERINARY OFFICE (3,005 SF) | 3,005 SF @ 1 STALL PER 200 SF OF GFA = 15.1 STALLS |
| BASEMENT KENNEL/GROOMING AREA (2,005 SF) | 2,005 SF @ 1 STALL PER 200 SF = 10.1 STALLS |
| DWELLING UNITS TOTAL | 8 UNITS @ 2 STALL PER UNIT = 16.0 STALLS |
| TOTAL PARKING REQUIRED | = 41.2 STALLS |
| | = 42.0 STALLS |

| | |
|--|-----------------|
| PARKING PROVIDED | |
| PROPOSED STALLS (INCLUDING 2 HANDICAPPED ACCESSIBLE) | = 35.0 STALLS |
| TOTAL PARKING PROVIDED | = 35.0 STALLS** |

** REQUIRES SEVEN (7) PARKING STALL RELAXATION (16.67%)

ZONING COMPLIANCE TABLE

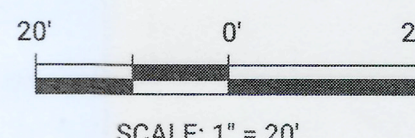
| TOWN OF ISLIP: ZONE PLP | | |
|------------------------------|-----------------------------|-----------|
| ITEM | REQUIRED | PROVIDED |
| LOT SIZE (MIN) | N/A | 34,323 SF |
| BUILDING HEIGHT (MAX) | N/A | 2 STY. |
| BUILDING COVERAGE | N/A | 18.70% |
| FLOOR AREA RATIO (FAR) | N/A | 37.37% |
| FRONT YARDS (MIN) | N/A | 27.6' |
| REAR YARD (MIN) | N/A | 5.8' |
| SIDE YARD (MIN) | N/A | 6.9' |
| LANDSCAPE AREA | 20% MIN | 36.27% |
| LANDSCAPE AREA IN FRONT YARD | 50% OF LANDSCAPING REQUIRED | >50% |

LOT COVERAGE

| | | | |
|-----------------|-------------|---|----------|
| ROOF AREA | 6,503.8 SF | / | 18.95 % |
| IMPERVIOUS AREA | 15,371.4 SF | / | 44.76 % |
| LANDSCAPED AREA | 12,447.8 SF | / | 36.27 % |
| | 34,323.0 SF | / | 100.00 % |

SCHEDULE OF SIGNS

| SYMBOL | TEXT | SIGN TYPE | M.U.T.C.D. | SIZE |
|--------|--|--------------------------|---------------|-------------------|
| 1 | STOP | STOP SIGN | R1-1 | 30" |
| 2 | HANDICAP PARKING WITH VAN ACCEPTABLE SUPPLEMENTAL PLAQUE | HANDICAP PARKING SIGN | R7-8 R7-8P | 12"x18" 12"x6" |
| 3 | NO STOPPING ANYTIME | NO STOPPING ANYTIME SIGN | NYR7-4 | 12"x18" |



| REVISIONS | | | |
|-----------|----------------------------|----------|-----|
| No. | REVISION DESCRIPTION | DATE | BY |
| 4. | UPDATE BASEMENT USE | 02.16.21 | MKA |
| 3. | UPDATE BUILDING FOOTPRINTS | 12.31.20 | PS |
| 2. | REVISE PER CLIENT REQUEST | 11.15.19 | PS |
| 1. | REVISE PER TOWN COMMENTS | 11.06.19 | PS |

OWNER:

APPLICANT:

Matthew K. Aylward, PE
NY State License No. 093172

CONCEPTUAL SITE PLAN

467 HIGBIE LANE
SITUATED IN
WEST ISLIP
TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

SCTM: DIST. 0500, SEC. 413, BLK. 02, LOT 03

Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

| | | | | | | | |
|----------|----------|-----------|----------|----------|----------|--------|------|
| DWN. BY: | TK | CHKD. BY: | WAM | SCALE: | 1" = 20' | SHEET: | CP-1 |
| DATE: | 07-18-19 | DATE: | 07-04-19 | JOB No.: | 2019-121 | | |

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.