

SITE DATA

LOT AREA: 91,744 SF (2.106 ACRES)
DIST. 05th SECT. 127.00, BLOCK 01.00, LOT 008.002
SCHOOL DISTRICT: CONNETQUOT UFSD
FIRE DISTRICT: LAKELAND (837)
WATER DISTRICT: SCWA
POST OFFICE: 11779
EXISTING ZONING: INDUSTRIAL 1
PROPOSED ZONING: INDUSTRIAL 1
PERMITTED USE: OUTSIDE PARKING OF TRAILERS
SPECIAL USE: OUTSIDE OVERNIGHT PARKING OF VEHICLES

ZONING REQUIREMENTS: INDUSTRIAL 1 DISTRICT

	REQUIRED	PROVIDED
MIN. LOT AREA	20,000 SF	91,744 SF
BUILDING AREA	-	8,960 SF
GROSS FLOOR AREA (GFA)	-	8,960 SF
FLOOR AREA RATIO (TOTAL)	35%	9.77%
BUILDING HEIGHT	60'	15.8'
EXISTING BUILDING USES	-	OFFICE / CABINET MAKING MICA SHOP
PROPOSED BUILDING USES	-	OFFICE / CABINET MAKING MICA SHOP
FRONT YARD SETBACK	50'	52.8'
REAR YARD SETBACK	25'	77.0'
SIDE YARD SETBACK	10'	10.0'
LOT WIDTH	100'	331.16'

A SEPARATE SIGN PERMIT APPLICATION HAS BEEN FILED WITH ISLIP BUILDING DEPARTMENT FOR ONE PROPOSED FACIAL SIGN AND ONE PROPOSED GROUND SIGN SHOWN ON THIS PLAN.

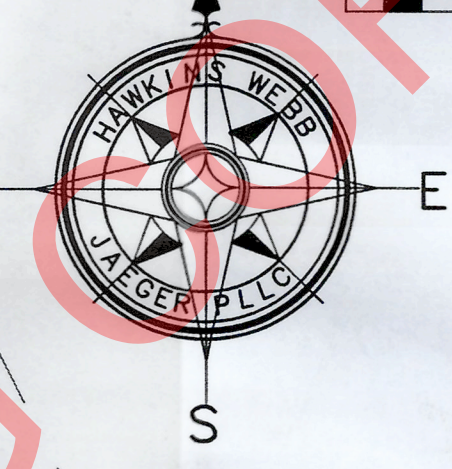
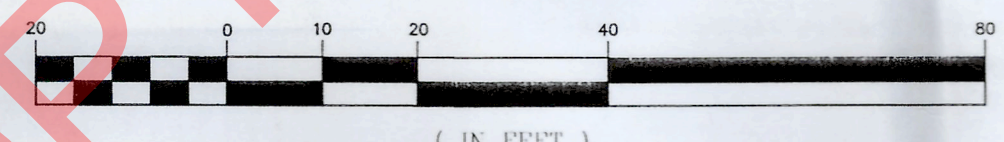
PARKING REQUIREMENTS

REQUIRED
OFFICE: 5,986 SF x 1/200 = 30 STALLS
CABINET MAKING MICA SHOP / WHOLESALE DISTRIBUTION: 2,974 SF (85) x 1/600 = 5 STALLS
2,974 SF (.15) x 1/200 = 3 STALLS
38 STALLS REQUIRED

PROVIDED
44 STALLS (INCLUDING 2 HANDICAP STALLS)
10 TRAILER PARKING
OUTSIDE OVERNIGHT PARKING AREA

LAKELAND AVENUE C.R. 93
(VARIABLE WIDTH)

GRAPHIC SCALE



LANDSCAPING REQUIREMENTS

	REQUIRED	PROVIDED
MIN. LANDSCAPED AREA	20%	30.16%
MIN. FRONT YARD LANDSCAPING	10% (HALF OF REQ'D)	11.74%
STREET FRONTAGE LANDSCAPING DEPTH	8'	8' - LAKELAND
STREET TREES	20' O.C.	20' O.C.
LANDSCAPING BUFFER	25' TO RES	N/A
PROPERTY LINE TO PARKING MIN. WIDTH	5'	5.95' MIN.
IRRIGATION	REQUIRED	PROVIDED
TREE/LANDSCAPING ISLANDS IN PARKING	6' WIDTH	6' MIN.

SIGN LEGEND

- ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FEDERAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE NEW YORK STATE SUPPLEMENTAL LATEST EDITIONS.
- SIGNS OTHER THAN N.Y.S.D.O.T. SPECIFIED, AS PER GRIMCO INC. SIGN COMPANY ST. LOUIS, MO. OR APPROVED EQUAL.
- ALL SIGNS POLES AND FOOTINGS SHALL BE SET BACK A MINIMUM OF TWO (2) FEET FROM THE CURB LINE TO ACCOMMODATE THE TWO (2) FOOT PARKING BUMPER OVERHANG.

SIGN	SYMBOL
RESERVED PARKING	1
NO PARKING ANY TIME	2
STOP	3
ACCESS AND EGRESS OF BUILDING	4

LEGEND

EXISTING	PROP.
PROPERTY LINE	CURB
BUILDING	BUILDING
FENCE	FENCE
SPOT ELEVATION	DRAINAGE PIPE
WATER VALVE	ROOF LEADER
SIGN	DRAINAGE AREA
UTILITY POLE	SPOT ELEVATION
HYDRANT	CURB ELEVATION
	DRYWELL WITH OPEN GRATE
	CLEAN OUT
	BORING HOLE LOCATION
	DOOR LOCATION
	GARAGE DOOR
	LIGHTING FIXTURE
	DRAINAGE FLOW ARROW
	BOLLARD
	SIGN

TOWN OF ISLIP NOTES:

- CONTACT THE ENGINEERING INSPECTOR (631-224-5369) AT LEAST 48 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE 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 ERECTED 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 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 (RCA) IS TO BE CERTIFIED. DOCUMENTATION IS TO BE PROVIDED SHOWING THAT THE MATERIAL OBTAINED IS FROM A NYSDC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C&D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-16.1 OF NYCRR 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 ISLIP ITEM 28F OR ITEM 28B.
- ALL CONSTRUCTION AND DEMOLITION MATERIALS EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSPORTED TO AN APPROVED NYSDC 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 P, 5 SHALL BE FOLLOWED.
- APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE SHALL FOLLOW THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES 5A.75 AND 5A.76 SHALL BE FOLLOWED. 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 UNITS ARE BEING ACCESSED FOR LOADING OR UNLOADING OF DUMPSTERS.
- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE DEDICATION(S) TO THE TOWN OF ISLIP SHALL BE RECORDED WITH THE SUFFOLK 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.

SURVEY NOTES:

- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM - SURVEY PERFORMED BY HAWKINS WEBB JAEGER ON JANUARY 17, 2018.
- ELEVATIONS NAVD 88
- BEARINGS SHOWN ARE IN THE NEW YORK STATE PLANE COORDINATE SYSTEM. THIS MAP IS GRAPHICALLY SHOWN IN THE NEW YORK STATE PLANE COORDINATE SYSTEM.

NOW OR FORMERLY
NOCADA INC
SCTM 500-127-1-5.18
ZONED: INDUSTRIAL 1
USE - WAREHOUSE
PUBLIC WATER

GENERAL NOTES:

- ALL WORK TO CONFORM TO THE LATEST PLANNING BOARD SPECIFICATIONS AND STANDARDS.
- ALL CONCRETE TO BE A MINIMUM OF 4000 P.S.I. 28 DAY STRENGTH.
- ALL EXTERIOR MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW AND FOR SOUND ATTENUATION.
- ALL LANDSCAPED AREAS TO HAVE UNDERGROUND SPRINKLER SYSTEMS IN ACCORDANCE WITH TOWN SPECIFICATIONS.

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.

NOTICE

CONTRACTOR MUST COMPLY WITH APPROVED WORKING DRAWING AND REQUIREMENT SHEETS. NO DEVIATION PERMITTED EXCEPT BY WRITTEN APPROVAL OF THE TOWN PLANNING BOARD.

PROPERTY INFORMATION

SP2018-076

SUFFOLK COUNTY TAX MAP NUMBER

0500 - 127.00 - 01.00 - 008.002

DISTRICT-SECTION-BLOCK-LOT

SITE DATA

BUILDING USE INDUSTRIAL

PRODUCTS

ITEM	AMOUNT	%
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PLOT SIZE	2.106 Ac	91,744 SF	100.00%
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FRONTAGE	352.87 FT (CONSTRUCTED RD)		
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BUILDING AREA	8,960 SF	9.77%	
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PAVEMENT	55,114 SF	60.07%	
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FRONT YARD LANDSCAPING	10,775 SF	11.74%	
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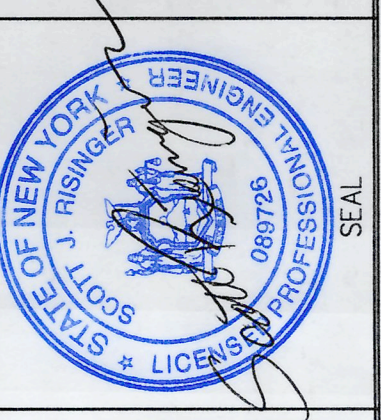
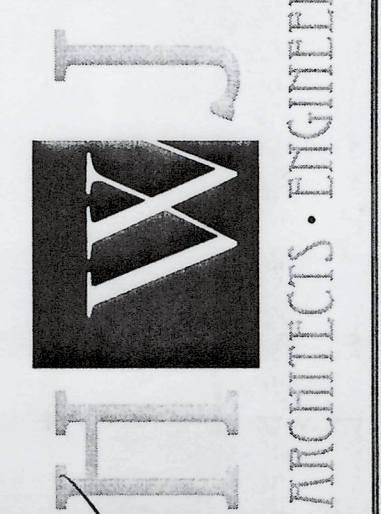
TOTAL LANDSCAPING	27,670 SF	30.16%	
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UNDEVELOPED AREA	0 SF		
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OWNER/APPLICANT

1900 LAKELAND AVE, LLC
1900 LAKELAND AVENUE
RONKONKOMA, NY 11779
631-565-7800

HAWKINS WEBB JAEGER
560 WALT WHITMAN RD
MELVILLE, NY 11747
P (631) 732-7777 F (631) 732-7760



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1900 LAKELAND AVE, LLC
1900 LAKELAND AVE.
ISLIP, NY 11779
ALIGNMENT PLAN
FOR
1900 LAKELAND AVENUE
PROJECT: DRAWING NAME
SCTM: 0500-127.00-01.00-008.002

REVISIONS:		
#	DATE	COMMENT
1	12-4-2018	DISPLAY AREA REMOVED
2	5/15/19	TOI REVISIONS
3	11/20/20	SPECIAL PERMIT - PARKING

ISSUE

#	DATE	COMMENT
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1	6/4/19	TOI RESUBMITTAL 1
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PROJECT No.

H17x113

DATE:

1/2/2018

DRAWN BY:

KVH

CKD. BY:

SJR

SCALE:

1" = 20'

C-101