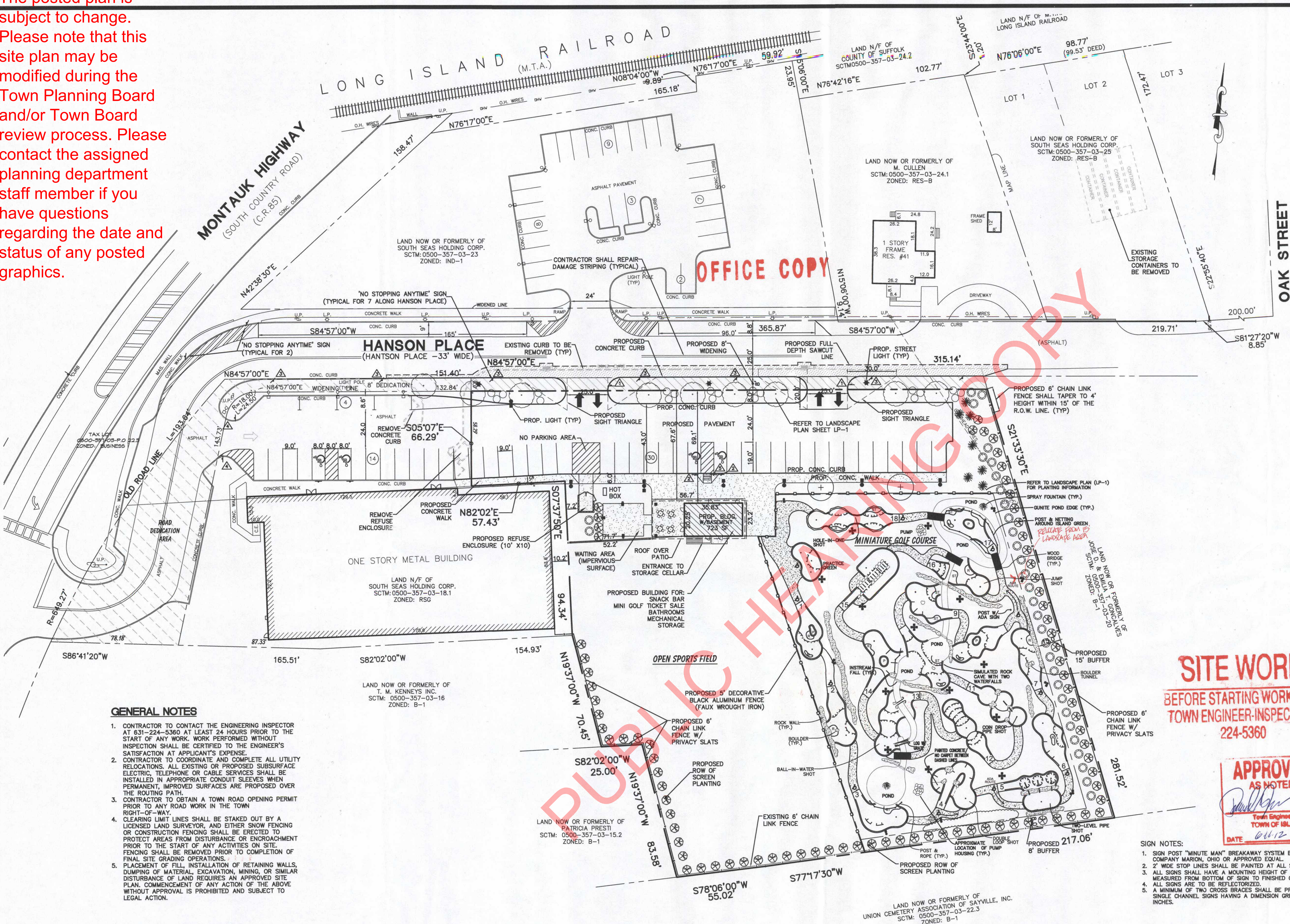


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



SITE DATA
APPLICANT: LONG ISLAND SPORTSPLEX, INC.
ADDRESS: 246 NORTH MAIN STREET, SAYVILLE, NY 11782
PHONE: (631) 244-0400
SCTM: 0500-357-03-19
ZONE: RSG-RECREATION SERVICE G DISTRICT
PROPOSED USE: MINI GOLF FACILITY W/ SNACKBAR/TICKET SALE BUILDING & PATRON PARKING
ORIGINAL SITE AREA: 85,663 SF (1.966 ACRES)
SITE AREA TO BE DEDICATED TO TOWN: 2,531 SF
NET SITE AREA: 83,132 SF
PROP. BUILDING FOOTPRINT: 723 SF
PROP. BUILDING COVERAGE: 723 SF + 592 SF (ROOF) = 1,315 SF (1.5%)
PROP. BUILDING GFA: 723(F.T.PRINT) + 592(ROOF) + 723(BASMT) = 2,038 SF (2.4%)
MINIGOLF AREA: 32,484 SF
PAVING: 19,548 SF (INCL. CONC. WALK)

ZONING COMPLIANCE TABLE
RSG-RECREATION SERVICE G DISTRICT

ITEM	AS REQUIRED	PROVIDED
F.A.R.	0.40 MAX	0.02
LOT WIDTH	100' MIN.	265'-315.4'
MIN LOT AREA	20,000 SF	85,663 SF
MAIN BLDG SETBACKS:		
BUILDING HEIGHT	35' MAX.	20'
FRONT YARD	25' MIN.	77.7'
SIDE YARD (COMBINE)	30' MIN.	>30'
SIDE YARD (ONE SIDE)	15' MIN.	23.2'
REAR YARD	35' MIN.	92.1'
REAR YARD ACCESSORY STRUCTURE	N/A	N/A
PARKING BUFFER TO RES. DISTRICT	25' MIN.	25'

LOT COVERAGE

BUILDING/ROOF AREA	1,315 S.F. / 1.5 %
PAVEMENT AREA	13,228 S.F. / 15.9 %
CONCRETE PATIO & WALK	3,241 S.F. / 3.9 %
MINI-GOLF AREA	29,812 S.F. / 35.6 %
TURF & LANDSCAPING AREA	10,756 S.F. / 12.9 %
PERVIOUS SPORTS FIELD	24,970 S.F. / 30.2 %
TOTAL LOT AREA	83,132 S.F. / 100.0 %

* REPRESENTS TOTAL PROVIDED LANDSCAPE AREA FOR ENTIRE PARCEL FOR SPECIFIC LANDSCAPE COMPLIANCE INFORMATION WITH SEC. 16, SUB-SEC. 2 OF THE TOWN OF ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. REFER TO LANDSCAPE CALCULATIONS BELOW.

LANDSCAPE CALCULATION

TOTAL LOT = 83,132 SF (EXCL. TOWN DEDICATION AREA)	
LANDSCAPE REQUIRED:	
20% OF TOTAL LOT AREA	83,132 SF x 20% = 16,626 SF
50% OF REQUIRED IN FRONT YARD	16,626 SF x 50% = 8,313 SF
LANDSCAPE PROVIDED:	
TOTAL LANDSCAPING	= 36,417 SF
TOTAL LANDSCAPE IN FRONT YARD	= 8,530 SF

PARKING CALCULATIONS

PARKING REQUIRED	
GOLF COURSE: 18 GOLF HOLES @ 1.5 STALL/PER HOLE = 27 STALLS	
TOTAL STALLS REQUIRED = 27 STALLS	
PARKING PROVIDED	
FULL SIZE STALLS (INCLUDING HANDICAP) = 30 STALLS	
TOTAL STALLS PROVIDED = 30 STALLS	

ZONE CHANGE
ZONE CHANGE GRANTED FROM BUSINESS 1 TO RSG-RECREATION SERVICE G DISTRICT MAY 31, 2012, APPLICATION #C2012-10.

SCHEDULE OF SIGNS

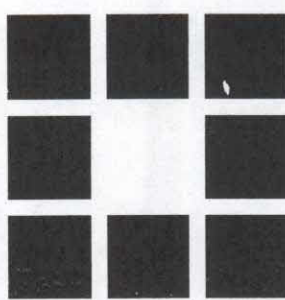
SIGN	SYMBOL	SIGN DESCRIPTION	*NAT. SIGN CODE	QUANTITY
STOP	1	"STOP" SIGN	R1-1	2
RESERVED PARKING	2	"HANDICAP PARKING" SIGN WITH "VAN ACCESSIBLE"	R7-8 R7-8P	4
NO STOPPING ANY TIME	3	"NO STOPPING ANY TIME"	R7-4	5
DO NOT ENTER	4	"DO NOT ENTER"	R5-1	2
NO PARKING	5	"NO PARKING"	R8-3A	1

SITE WORK
BEFORE STARTING WORK CALL
TOWN ENGINEER-INSPECTORS
224-5360

APPROVED
AS NOTED
TOWN ENGINEER
TOWN OF ISLIP
DATE: 06/12

SIGN NOTES:
1. SIGN POST "MINUTE MAN" BREAKAWAY SYSTEM BY MARION STEEL COMPANY MARION, OHIO OR APPROVED EQUAL.
2. 2" WIDE STOP LINES SHALL BE PAINTED AT ALL STOP SIGNS.
3. ALL SIGNS SHALL HAVE A MOUNTING HEIGHT OF 7'-0", AS MEASURED FROM BOTTOM OF SIGN TO FINISHED GRADE.
4. ALL SIGNS ARE TO BE REFLECTORIZED.
5. A MINIMUM OF TWO CROSS BRACES SHALL BE PROVIDED ON ALL SINGLE CHANNEL SIGNS HAVING A DIMENSION GREATER THAN 24 INCHES.

THIS SITE PLAN IS BASED ON SURVEY'S PREPARED BY SCHNEPF & MURELL, PC - PROFESSIONAL LAND SURVEYORS, DATED FEBRUARY 9, 2012, REVISED MARCH 26, 2012



RMS ENGINEERING
Robinson, Muller & Schiavone Engineers, PC

355 New York Avenue, Huntington, New York 11743
Phone 631-271-0576 Fax 631-271-0592 www.rmsengineering.com



Christopher W. Robinson, PE
NY State License No. 07519

LONG ISLAND SPORTSPLEX, INC.
SITUATED AT
SAYVILLE
TOWN OF ISLIP
SUFFOLK COUNTY, NEW YORK
SCTM: DIST. 0500, SEC. 357, BLK. 03, LOTS 19

ALIGNMENT PLAN

OWNER: UNION CEMETERY ASSOCIATION OF SAYVILLE, INC. PH. 631-563-8203
114 BENSON AVENUE SAYVILLE, NY 11782
APPLICANT: LONG ISLAND SPORTSPLEX, INC.
246 N. MAIN ST., SAYVILLE, NY 11782-3242
JOHN FORSTER PH. 631-244-0400

SCTM: DIST: 500, SEC: 357, BLK: 03, LOT 19

DWN. BY: BD	CHK'D. BY: CWR	SCALE: 1" = 30'	SHEET: SP-2
DATE: 03/27/12	DATE: 3/30/12	JOB No.: 2007-001	