



BULK ZONING TABLE

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
PERMITTED USES	§66-271.6	STORE, OFFICE, BANK, BROADCASTING STUDIO, LAUNDRY AND COMMUNITY BUILDINGS.	PROPOSED MEDICAL OFFICE - PERMITTED.
MINIMUM LOT AREA	§66-271.6	20,000 SF FOR HEALTH RELATED FACILITIES	31,170 SF (0.72 ACRES)
MINIMUM LOT WIDTH	§66-271.6	60' MINIMUM	150'
MAXIMUM BUILDING HEIGHT	§66-275.A	30'	2 STORY/33.5'
MAXIMUM FRONT YARD	§66-280.A & B	10' MINIMUM, 10' FOR CORNER LOTS ON THE SIDE STREET & MAIN STREET FRONTAGE	22.2' TO EAST MAIN STREET 14.6' TO MATINECOCK AVENUE
MINIMUM SIDE YARD	§66-281.A	10' MINIMUM SIDE YARD	52.1' - COMPLIES
MINIMUM REAR YARD	SOLR 18-Q.3.2B	25' MINIMUM BUFFER TO RESIDENTIAL ZONE	25' - COMPLIES
MINIMUM FLOOR AREA	§66-279	8,000 SF; MAXIMUM FLOOR OF 640 FOR PERMITTED BUILDINGS	6,600 SF (FAR 6.2)
DUMPSTERS	SOLR 18-Q.3.2B	(1) DUMPSTERS SHALL BE SCREENED FROM VIEW WITH PLANTINGS OR SCREENS AS SPECIFIED BY THE DEPARTMENT OF PLANNING. (2) DUMPSTER ENCLOSURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD DETAIL SHOWN IN APPENDIX C AND SHOULD BE A MASONRY STRUCTURE THAT COMPLIMENTS OTHER SITE ARCHITECTURAL ELEMENTS.	COMPLIES
LANDSCAPING	SOLR 18-Q.3.1	3.1. A MINIMUM OF TWENTY (20) PERCENT OF THE PLOT AREA SHALL BE LANDSCAPED AND MAINTAINED AS INDICATED ON THE SITE PLAN. BUFFER AREAS SHALL NOT BE INCLUDED WHEN CALCULATING THE MINIMUM REQUIRED TWENTY PERCENT (20%) LANDSCAPED AREA. 3.2. A MINIMUM OF FIFTY (50) PERCENT OF ALL REQUIRED LANDSCAPING SHALL BE LOCATED WITHIN THE PRIMARY OR SECONDARY FRONT YARD AREAS OF THE SITE UNLESS SPECIFICALLY NOTED BY THE COMMISSIONER OF PLANNING. 3.3. LANDSCAPING DEPTH AREA PROVIDED ALONG ALL STREET FRONTAGES. 3.4. A LANDSCAPED AREA WITH A MINIMUM DEPTH OF EIGHT (8) FEET SHALL BE PROVIDED ALONG ALL STREET FRONTAGES.	TOTAL LOT AREA: 31,170 S.F. REQUIRED: 20% = 6,234 S.F. PROPOSED: 4,795 S.F. (15.4%); WAIVER COMPLIES REQUIRED (FRONT YARD): 3,117 S.F. PROPOSED: 3,975 S.F. (63.8%); COMPLIES 8 IN. LANDSCAPING DEPTH AREA PROVIDED ALONG ALL STREET FRONTAGES, COMPLIES

SITE LAYOUT & PARKING CALCULATIONS

ITEM	SECTION	PERMITTED/REQUIRED	PROVIDED
PARKING	REQUIREMENTS & CALCULATIONS		
ACCESSIBLE PARKING	NYSRC 119.6.1	(1) TOTAL SPACES PROVIDED = 26 TO 50 (2) REG. MIN. ACCESSIBLE SPACES = 2	2 ADA SPACES WITH ADJACENT 8' FT WIDE ACCESS AISLE
MINIMUM NUMBER OF PARKING SPACES	SOLR APPENDIX E.1	1 PER 100 SF OF GFA, NOT LESS THAN 8 SPACES FOR MEDICAL OFFICE BUILDINGS 6,300 SF x 1 STALL / 100 SF = 46 STALLS REQUIRED.	46 PROPOSED STALLS INCLUDING 2 ADA SPACES AND 1 LAND BANKED STALL
MINIMUM AISLE WIDTH & STALL SIZE	SOLR VAL-7.1	23 FT WITH 90° PARKING: 8 FT x 19 FT STALL SIZE 22 FT WITH 90° PARKING: 9 FT x 19 FT STALL SIZE	23 FT MIN AISLE WIDTH 8 FT x 19 FT STALL SIZE

LEGEND

EXISTING	ITEM	PROPOSED
(Symbol)	PROPERTY LINE	(Symbol)
(Symbol)	BUILDING	(Symbol)
(Symbol)	CONCRETE CURB	(Symbol)
(Symbol)	WOODEN FENCE	(Symbol)
(Symbol)	CHAIN LINK FENCE	(Symbol)
(Symbol)	OVERHEAD WIRES	(Symbol)
(Symbol)	SITE LIGHTING	(Symbol)
(Symbol)	TRAFFIC MARKING	(Symbol)
(Symbol)	MANHOLE COVER	(Symbol)
(Symbol)	DRAINAGE INLET	(Symbol)
(Symbol)	ADA PARKING SPACE	(Symbol)
(Symbol)	PARKING COUNT	(Symbol)
(Symbol)	CURB RAMP	(Symbol)
(Symbol)	LANDSCAPE AREA	(Symbol)
(Symbol)	TREE	(Symbol)
(Symbol)	CONCRETE AREA	(Symbol)
(Symbol)	SNOW STORAGE AREA	(Symbol)
(Symbol)	DOOR LOCATION	(Symbol)

- ### TOWN OF ISLIP SITE PLAN NOTES
- CONTACT THE ENGINEERING INSPECTOR (831-2243360) AT LEAST 48 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE TOWN ENGINEER BY THE CONTRACTOR 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 (831-2243610).
 - CLEARING LIMIT LINES SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR, AND EITHER SNOW FENCING OR CONSTRUCTION FENCING SHALL BE ERRECTED TO PROTECT AREAS FROM ENCROACHMENT 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 LEGAL ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
 - CONTRACTOR SHALL CONTACT THE FIRE MARSHALL'S OFFICE (831-2244477) PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROMOTE 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 THROUGH 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 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 360-18.1 OF ANY OTHER PART (S&D) 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 88 OF ITEM 55B.
 - ALL CONSTRUCTION & DEMOLITION MATERIAL EXPORTED FROM THE PROJECT FACILITY SHALL BE TRANSPORTED IN A LICENSED NYSDC FACILITY. LOADS/EXPORT 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 9.5 SHALL BE FOLLOWED.
 - APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE SHALL FOLLOW THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE REQUIREMENTS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES 5A15 AND 5A.16. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
 - RESERVE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT/OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND/OR FUMES. APPLICANT/OWNER SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES UNITS ARE BEING ACCESS FOR LOADING OR UNLOADING OF DUMPSTERS.
 - PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE DESIGNATION OF THE TOWN OF ISLIP MUST 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.

- ### DOT SITE PLAN NOTES
- AFTER CONSTRUCTION, SIDEWALKS AND RAMPS MUST BE EVALUATED FOR COMPLIANCE WITH THE ADA STANDARDS. THE PERMITTEE OR HIS REPRESENTATIVE (OR ENGINEER OF RECORD) SHALL FIELD VERIFY THAT THE PEDESTRIAN FEATURES WERE CONSTRUCTED TO CURRENT ADA STANDARDS AND REQUIREMENTS AND HAVE BEEN RECORDED WITHIN THE STATE PERMIT BEFORE THE WORK CAN BE ACCEPTED AS COMPLETE AND THE PERMIT BE CLOSED. THE FEATURES THAT DO NOT COMPLY WITH ADA REQUIREMENTS UPON COMPLETION WILL BE REPAIRED AND RECONSTRUCTED.
 - REPAIR EXISTING SHOULDER, SIDEWALK, AND CURBS AS ORDERED BY STATE ENGINEER.
 - ANY SIDEWALK PANELS OR CONNECTING PAVEMENT THAT HAVE SETTLED WITH A GREATER THAN A 1/4" UP OR DOWN OVER 12" SHALL BE REPLACED TO MEET ADA REQUIREMENTS.
 - PEDESTRIAN RAMPS SHALL BE BUILT WITH A RUNNING SLOPE OF 7.5% MAXIMUM. RAMPS AND SIDEWALK SHOULD HAVE A MINIMUM CROSS SLOPE OF 1.5%.
 - REMOVAL OF THE EXISTING CONCRETE CURB SHOULD BE DONE FROM THE BACK SIDE TO MINIMIZE ANY DAMAGE TO THE EXISTING PAVEMENT. THIS INVOLVES PULLING THE CURB OUT FROM THE BACK AND POURING NEW CURB UP AGAINST THE EXISTING PAVEMENT.
 - ALL SIGNPOSTS MUST BE INSTALLED IN PVC SLEEVES.
 - MINIMUM WIDTH OF ASPHALT RESTORATION SHOULD BE 4' FOR PROPER COMPACTION. ADD 1 FT OVERCUT FOR TOP COURSE.
 - ALL COLD JOINTS TO BE SEALED WITH APPLIED SEALANT.
 - COMPOSITE PAVEMENT RESTORATION SHALL BE IN ACCORDANCE WITH THE CURRENT REGIONAL PAVEMENT REPAIR GUIDE SHEETS.
 - TACK COATS REQUIRED BETWEEN ALL LIFTS AND JOINTS, REGARDLESS OF WHEN PLACED.
 - THE CONTRACTOR SHALL CLEAN EXISTING DRAINAGE BASINS ALONG AND IMMEDIATELY ADJACENT TO THE PROJECT LIMIT DURING AND AFTER CONSTRUCTION AS ORDERED BY THE STATE ENGINEER.
 - ANY UTILITY WORK PROPOSED IN STATE HIGHWAY RIGHT-OF-WAY WILL REQUIRE SEPARATE APPLICATION AND SUBMISSION OF RESTORATION PLANS. FOLLOW THE GUIDELINES OF OUR UTILITY HANDBOOK, BLUE BOOK TITLED, "REQUIREMENTS FOR THE DESIGN AND CONSTRUCTION OF UNDERGROUND UTILITY INSTALLATIONS WITHIN THE STATE HIGHWAY RIGHT-OF-WAY."
 - ALL PROPOSED ROAD IMPROVEMENTS DETAILED IN THE SITE PLAN MUST COMPLY WITH THE LATEST VERSIONS OF ASHRAE, ADA NATIONAL MANUAL OF UNIFORM TRAFFIC CONTROL, WITH THE NYS SUPPLEMENT (MUTCO), NYSDOT HIGHWAY DESIGN MANUAL, AND THE POLICY AND STANDARDS FOR THE DESIGN OF ENTRANCES TO STATE HIGHWAYS. ROAD IMPROVEMENT PLANS MUST PROVIDE ALL APPROPRIATE NYSDOT STANDARD DETAILS AND NYSDOT STANDARD ITEM NUMBERS.

- ### GENERAL SITE NOTES
- UNDESIRABLE 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 ACP 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 EAST MAIN STREET, AND MATINECOCK 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 SMOOTH TO THE FULL DEPTH OF EXISTING PAVEMENT WITH A STRAIGHT VERGICAL 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 DIRECTED ON THE PLANS. TWO FT MINIMUM FROM CURBS, PAVES, WALKS, AND WALLS TO FORM PROPER COMPACTION OF THE REPLACED SURFACES. EXISTING EDGES OF THE PAVEMENT TO BE NEARLY SAWCUT PRIOR TO PAVING, AND A MINIMUM OF 2 FEET FROM PROPOSED CURBING TO ALLOW FOR PROPER FORMING.
 - REMOVAL INCLUDES, BUT IS NOT LIMITED TO, CURBING, PAVEMENT, UNDESIRABLE MATERIALS, AND UNDERGROUND PIPING. QUESTIONABLE ITEMS ENCOUNTERED ABOVE AND/OR BELOW GRADES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD IMMEDIATELY IN WRITING BEFORE REMOVAL OR SETBACKS.
 - 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 MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF EXISTING AND/OR BELOW GRADE FOUNDATIONS WALLS, SIDEWALKS AND PAVEMENT TO REMAIN, AND SHALL PROVIDE A SAFE WORK AREA. ANY DAMAGE OR DISTURBANCE DUE TO SUBJECT WORKSCOPE SHALL BE REPAIRED TO LIKE-AND-CONDITIONS AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC DURING REMOVAL ACTIVITIES. ANY TRAFFIC CONTROL, ACCESS AND SAFETY PROVISIONS WITHIN THE P.O.W. AND ACCESS ROUTES (I.E. ACCESSIBLE RAMPS) OF ALL NECESSARY PERSONNEL'S, SIDEWALKS, PAVEMENT STRIPING, ETC. SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL DETERMINE APPROPRIATENESS OF REMOVAL ACTIVITIES AND PROVIDE TEMPORARY MEASURES FOR THE PROTECTION AND SAFETY OF THE PUBLIC UNTIL PERMANENT COMPONENTS/REPLACEMENTS CAN BE INSTALLED.
 - IF SHORING AT A DEPTH GREATER THAN 8' IS REQUIRED TO ACCOMMODATE CONSTRUCTION ACTIVITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN 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, DRYWELLS, ETC. PRIOR TO THE START OF ANY WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO ENSURE THAT ALL UTILITIES ARE FIELD VERIFIED AND MARKED 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 COMPILATION 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 ACCORDING TO THE UTILITY INFORMATION SHOWN ON THE PLAN. A COMPILATION 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 ACCORDING TO THE UTILITY INFORMATION SHOWN ON THE PLAN. A COMPILATION 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 ACCORDING TO THE UTILITY INFORMATION SHOWN ON THE PLAN. A COMPILATION 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 ACCORDING TO THE UTILITY INFORMATION SHOWN ON THE PLAN.
 - 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 INCHES IN DIMENSION. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERLIE ALL NECESSARY ACTING IN ORDER TO ENSURE THAT THE FILL IS FREE OF STANDING WATER, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OF OPTIMUM CONTROLS AND TO MEET ADJACENT CONTROLS 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 (UNCL), WHETHER SPECIFIED ON THE 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 TOWN OF ISLIP RIGHT-OF-WAY THE APPLICANT/OWNER/DEVELOPER/CONTRACTOR 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/DEVELOPER/CONTRACTOR.
 - 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.
 - IN CASE OF DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS, IMMEDIATELY NOTIFY THE PROJECT ENGINEER IN WRITING OF ANY CONFLICTS.
 - CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL, SOURCES 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 GENERAL SCOPE OF THE WORK AND DO NOT NECESSARILY SHOW ALL DETAILS 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 ELEVATIONS SHALL BE BACKSOLLED 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 DEBRISH PERMITS.
 - SIGNS TO BE FILED UNDER SEPARATE APPLICATIONS BY OTHERS.
 - DISABILITY RAMPS PLACED WITHIN RIGHT OF WAY FRONTAGES SHALL CONFORM TO NYSDOT ENGINEERING REQUIREMENTS.
 - APPLICANT/OPERATOR SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES UNITS ARE BEING ACCESSED FOR LOADING OR UNLOADING OF DUMPSTERS. REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT/OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND/OR FUMES.

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.



PROJECT DATA

APPLICANT/OWNER: SOLO LIPMAN
SOLICITATION PROPERTIES AT 136 EAST MAIN STREET LLC, 377 PEARSALL AVENUE, SUITE B CEDARHURST, NY, 11516
(410) 728-9676
Dbl. Box, Bldg. 373, Bldg. 2, Lugs(1) 4.1 & 4.8

TAX MAP NUMBER: 11.173.5F (0.72 Acres)

SITE AREA: 31,170 SF

CURRENT ZONING: RUS1

PROPOSED ZONING: BUS1

CURRENT USE: OFFICE

PROPOSED USE: MEDICAL OFFICE

EXISTING FOOTPRINT: 6,600 SF

PROPOSED FOOTPRINT: 4,867 SF

GROSS FLOOR AREA: 4,067 SF
(WITH AREA BREAKDOWN)
TOTAL: 2,833 SF

NO.	DATE	BY	DESCRIPTION
7	12/08/22	CD	REV. PER TOWN LANDSCAPE COMMENTS
8	08/05/23	CD	REV. PER TOWN COMMENTS & DOT COMMENTS
9	06/10/22	CD	SHEET UNFINISHED
4	05/19/22	CD	REV. PER TOWN COMMENTS
3	03/08/22	CD	REV. PER TOWN COMMENTS
2	02/06/22	PD	REV. TO ADD MECHANICAL ENCLOSURES
1	01/20/22	PD	REV. PER TOWN COMMENTS

PROJECT NAME: PROPOSED MEDICAL OFFICE
136 EAST MAIN STREET
EAST ISLIP, NEW YORK 11730
TOWN OF ISLIP, SUFFOLK COUNTY
DIST. 500, SECT. 373, BLOCK 2, LOTS 47.1 & 48
GROUNDWATER MANAGEMENT ZONE VII

DRAWING TITLE

SITE PLAN

DATE: 11/01/2021
SCALE: 1" = 20'
PROJECT NUMBER: 21008
DRAWING BY: PD
CHECKED BY: MP
APPROVED BY: MP

SEAL & SIGNATURE: Marc Piolotta, P.E.
ALTERNATION ACCEPTED TO THIS PLAN BY THE SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER OF THE STATE OF NEW YORK.
DRAWING No: C-1
PAGE No: 1 OF 9

REFERENCES

THESE PLAN REFERENCES:

BOUNDARY AND TOPOGRAPHIC SURVEY
PREPARED BY: THOMAS MATARAZZO LAND SURVEYOR
32 SEDONA WAY
HOLBROOK, NY 11741
DATED: 01/06/2021

BUILDING ARCHITECTURAL LAYOUT
PREPARED BY: MANICINI ARCHITECTURE
222 MIDDLE COUNTRY ROAD, SUITE 114
SABRITOWN, NY 11787
DATED: 10/19/2021

FIELD INVESTIGATION PERFORMED BY:
KEY CIVIL ENGINEERING, P.C.
654 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NY 11742
DATE: 10/20/2021

RECORD SANITARY AS-BUILT
SOUTHWEST SENIOR DISTRICT No. 3
SUFFOLK COUNTY
PREPARED BY: BOWE, WALKER & ASSOCIATES
ENGINEERS
HUNTINGTON, NEW YORK

VICINITY MAP BACKGROUND DATA
PROVIDED BY: MAPS.COOGL.E.COM

SP2021-085

