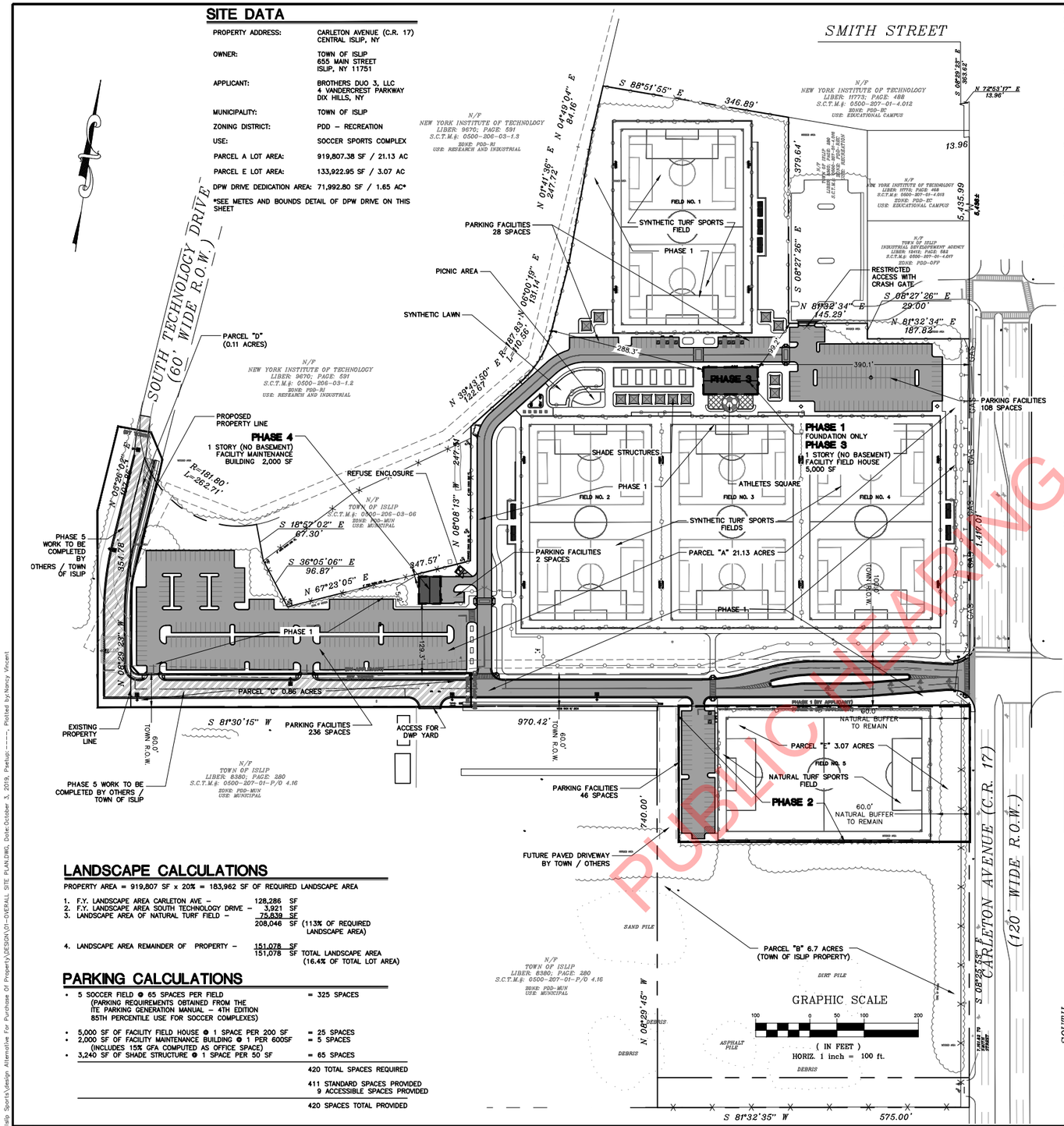
SITE DATA

PROPERTY ADDRESS:	CARLETON AVENUE (C.R. 17) CENTRAL ISLIP, NY
OWNER:	TOWN OF ISLIP 655 MAIN STREET ISLIP, NY 11751
APPLICANT:	BROTHERS DUO 3, LLC 4 VANDERCREST PARKWAY DIX HILLS, NY
MUNICIPALITY:	TOWN OF ISLIP
ZONING DISTRICT:	PDD – RECREATION
USE:	SOCCER SPORTS COMPLEX
PARCEL A LOT AREA:	919,807.38 SF / 21.13 AC
PARCEL E LOT AREA:	133,922.95 SF / 3.07 AC
DPW DRIVE DEDICATION AREA:	71,992.80 SF / 1.65 AC*

*SEE METES AND BOUNDS DETAIL OF DPW DRIVE ON THIS SHEET



LANDSCAPE CALCULATIONS

PROPERTY AREA = 919,807 SF x 20% = 183,962 SF OF REQUIRED LANDSCAPE AREA

1. F.Y. LANDSCAPE AREA CARLETON AVE – 128,286 SF
2. F.Y. LANDSCAPE AREA SOUTH TECHNOLOGY DRIVE – 3,921 SF
3. LANDSCAPE AREA OF NATURAL TURF FIELD – 75,839 SF
   208,046 SF (113% OF REQUIRED LANDSCAPE AREA)
4. LANDSCAPE AREA REMAINDER OF PROPERTY – 151,078 SF
   151,078 SF TOTAL LANDSCAPE AREA (16.4% OF TOTAL LOT AREA)

PARKING CALCULATIONS

- 5 SOCCER FIELD @ 65 SPACES PER FIELD (PARKING REQUIREMENTS OBTAINED FROM THE ITE PARKING GENERATION MANUAL – 4TH EDITION 85TH PERCENTILE USE FOR SOCCER COMPLEXES) = 325 SPACES
- 5,000 SF OF FACILITY FIELD HOUSE @ 1 SPACE PER 200 SF = 25 SPACES
- 2,000 SF OF FACILITY MAINTENANCE BUILDING @ 1 PER 600SF (INCLUDES 15% GFA COMPUTED AS OFFICE SPACE) = 5 SPACES
- 3,240 SF OF SHADE STRUCTURE @ 1 SPACE PER 50 SF = 65 SPACES

420 TOTAL SPACES REQUIRED

411 STANDARD SPACES PROVIDED
9 ACCESSIBLE SPACES PROVIDED

420 SPACES TOTAL PROVIDED

GENERAL NOTES

1. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO HIS COMMENCING WORK, AND NOTIFY ENGINEER OF SAID CONDITIONS.
2. ELEVATIONS SHOWN ARE IN REFER TO TOWN OF ISLIP DATUM AND NAVD88 DATUM PER THE SURVEY PREPARED BY MICHAEL K, WICKS, LICENSED LAND SURVEYOR LAST DATED 01/17/17.
3. ALL WORK SHALL CONFORM WITH THE LATEST TOWN OF ISLIP REQUIREMENTS.
4. THE LOCATION OF ALL EXISTING AND PROPOSED UTILITIES SHOWN ARE APPROXIMATE, AND SHALL BE CONFIRMED BY CONTRACTOR WITH LOCAL UTILITY COMPANIES PRIOR TO THE START OF WORK. SHOULD FIELD CONDITIONS VARY FROM THOSE DEPICTED ON THE PLANS, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER.
5. THE CONTRACTOR SHALL COORDINATE WITH THE SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS AND THE PROJECT ENGINEER FOR THE INSPECTION OF ANY AND ALL SEWER MAIN MODIFICATIONS AND SANITARY SEWER SERVICE CONNECTIONS.
6. CONTRACTOR SHALL ESTABLISH EROSION CONTROL MEASURES AS NECESSARY AND IN ACCORDANCE WITH THE ON-SITE SWPPP AND NYS GUIDELINES FOR URBAN EROSION & SEDIMENT CONTROL.
7. ALL LEACHING BASINS AND INTERCONNECTING DRAINAGE STRUCTURES SHALL BE CLEANED OF SILT, SEDIMENT AND DEBRIS AT THE COMPLETION OF THE PROJECT.
8. DEBRIS SHALL NOT BE BURIED ON SITE. CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIALS AND DEBRIS IN FULL ACCORDANCE WITH APPLICABLE LOCAL, TOWN, COUNTY, STATE AND FEDERAL REQUIREMENTS.
9. ALL CONCRETE USED FOR THE PROJECT SHALL BE MIN. OF 4,000 PSI STRENGTH ACHIEVED AT 28 DAYS.
10. DAMAGED OR BROKEN CURBS SHALL BE REPAIRED PRIOR TO THE INSTALLATION OF NEW SIDEWALK AND FLATWORK.
23. ALL ASPHALT PAVEMENT PARKING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE THE TOWN'S PAVEMENT SECTION DETAILS.
24. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF VEHICULAR AND PEDESTRIAN TRAFFIC FOR THE DURATION OF WORK.
25. ALL TRAFFIC SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION, MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
15. ALL CHAIN LINK FENCE COMPONENTS PROPOSED ON SITE SHALL BE BLACK VINYL CLAD, OR EQUAL APPROVED BY THE PLANNING DEPARTMENT.
16. ALL LANDSCAPE AREAS SHALL BE IN ACCORDANCE WITH THE TOWN'S REQUIREMENTS.
17. SITE LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE THE TOWN'S REQUIREMENTS AND SHALL BE PROPERLY SHIELDED TO PREVENT GLARE ONTO ADJACENT PROPERTIES.
18. THE APPLICANT SHALL:
    a. INSTALL ALL UTILITIES UNDERGROUND
    b. COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS
    c. OBTAIN SCDPW WORK PERMITS AS REQUIRED.
19. ANY EXISTING STORMWATER STRUCTURES WITHIN THE PROJECT AREA ARE TO BE INSPECTED AND CLEANED AT THE COMPLETION OF WORK. ANY ISSUES SHALL BE BROUGHT TO THE ATTENTION OF THE ISLIP ENGINEERING FIELD INSPECTOR FOR RESOLUTION INSTRUCTION.
20. BOUNDARY SURVEY AND TOPOGRAPHIC / UTILITY INFORMATION PROVIDED BY MICHAEL K, WICKS, LICENSED LAND SURVEYOR.
21. PAYMENT WILL BE PROVIDED TO THE TOWN OF ISLIP IN LIEU OF THE CONSTRUCTION OF CONCRETE CURB, CONCRETE SIDEWALK AND ASPHALT PAVEMENT ON SOUTH TECHNOLOGY DRIVE.

BULK ZONING REQUIREMENTS

ITEM	MAX / MIN. REQUIRED	PROVIDED (APPLICANT LOT W/ DEDICATION	PROVIDED (APPLICANT LOT W/O DEDICATION
MIN. LOT AREA	N/A	21.13 AC – 919,807 SF	19.45 AC – 847,615 SF
LOT OCCUPANCY (15% OF LOT AREA)	208,225.75 SF MAX.	28,900 SF (3.1% OF LOT AREA)	28,900 SF (3.4% OF LOT AREA)
F.A.R.	.30	.010	.010
MAX. PAVEMENT AREA	N/A	257,067 SF (27.9% OF LOT AREA)	257,067 SF (30.3% OF LOT AREA)
F.Y. SETBACK (CARLETON AVE.)	98'	390.1'	390.1'

TRAFFIC & PARKING SIGN SCHEDULE

SIGN SYMBOL	SIGN	MUTCD	LEGEND	SIZE	MOUNTING HEIGHT
S-1	STOP	R1-1	STOP	30"X30"	7'-0"
S-2		W11-2	PEDESTRIAN CROSSING	24"X24"	7'-0"
S-3		R7-8 R7-8P	RESERVED PARKING (HANDICAP SYMBOL /VAN ACCESSIBLE)	12"X18" 9"X18"	7'-0"
S-4	NO	R8-3	NO PARKING ANYTIME	12"X18"	7'-0"
S-5		R4-8C	KEEP RIGHT	30x30	7'-0"

NOTES:
1. SEE SHEET C-5 THROUGH SHEET C-7 FOR SIGN LOCATIONS
2. MOUNTING HEIGHT MEASURED FROM FINISHED GRADE OF WALKING SURFACE OR TOP OF CURB TO BOTTOM OF LARGEST SIGN.
3. CONTRACTOR TO PROVIDE PRODUCT SUBMITTAL OF ALL SIGNS TO OWNERS REPRESENTATIVE.
4. COORDINATE WITH TOWN OF ISLIP TRAFFIC SAFETY.

TOWN OF ISLIP SITE PLAN NOTES

1. CONTACT THE ENGINEERING INSPECTOR (631-224-5360) AT LEAST 48 HOURS
2. PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BECERTIFIED TO THE TOWN ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE.
3. COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
4. OBTAIN A TOWN RIGHT-OF-WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT-OF-WAY (631-224-5610)
5. 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.
6. 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.
7. 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 AND COORDINATION.
8. 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.
9. 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 NYSDEC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C&D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-16.1 OF 6NYCRR PART 360, SOLID WASTE MANAGEMENT FACILITIES.
10. LOAD TICKETS REQUIRED FOR ALL FILL MATERIALS BROUGHT ON SITE, IDENTIFIYING THE SOURCE AND QUANTITY OF MATERIALS. ALL FILL TO SATISFY THE REQUIREMENTS OF ISLIP ITEM 2BF OR ITEM 2SB.
11. ALL CONSTRUCTION & DEMOLITION MATERIAL EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDEC FACILITY. LOAD/TRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD.
12. THE TOWN OF ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P, 5 SHALL BE FOLLOWED.
13. APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE SHALL FOLLOW THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL PAGES 5A.75 AND 5A.76. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
14. 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 ACCESS FOR LOADING OR UNLOADING OF DUMPSTER.
15. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE DEDICATION(S) TO THE TOWN OF ISLIP MUST BE RECORDED WITH THE SUFFOLK COUNTY CLERK.
16. 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.

PHASING NOTES

1. ALL WORK IN PHASE 1,2,3, AND 4 TO BE PERFORMED BY APPLICANT (BROTHERS DUO 3, LLC)
2. ALL WORK IN ALONG DPW DRIVE WEST OF THE SUSA ENTRANCE ROAD AND ALONG SOUTH TECHNOLOGY DRIVE (PHASE 5) TO BE PERFORMED BY OTHERS / TOWN OF ISLIP.

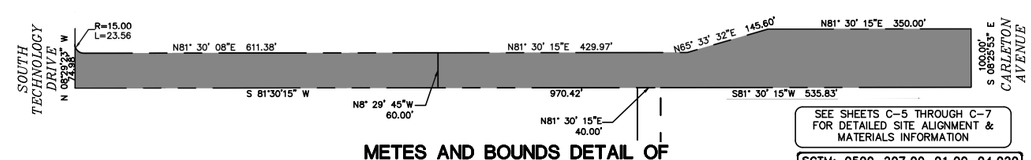
BUILDING FOOTPRINT AREA SUMMARY

1. FACILITY FIELD HOUSE – 5,000 SF
2. FACILITY MAINTENANCE BUILDING – 2,000 SF
   7,000 SF TOTAL

BUILDING FLOOR AREA SUMMARY

1. FACILITY FIELD HOUSE – 5,000 SF
2. FACILITY MAINTENANCE BUILDING – 2,000 SF
   7,000 SF TOTAL

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.



SEE SHEETS C-5 THROUGH C-7 FOR DETAILED SITE ALIGNMENT & MATERIALS INFORMATION

SCTM: 0500-207.00-01.00-04.020
SP2017-078

METES AND BOUNDS DETAIL OF DPW DRIVE

SCALE: NTS

NO.	DATE	REVISION DESCRIPTION	INT.
13	2/27/2019	REVISED PER SCDHS COMMENTS	
14	4/16/2019	AMENDED SITE PLAN RESUBMISSION TO THE TOWN	
15	4/30/2019	REVISED PER SCDHS COMMENTS	
16	6/06/2019	REVISED PER SCWA COMMENTS	
17	7/19/2019	REVISED PER TOWN OF ISLIP COMMENTS	
18	8/07/2019	REVISED PER SCWA COMMENTS	
19	10/3/2019	REVISED PER TOWN OF ISLIP COMMENTS	

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STATE OF NEW YORK JOSEPH R. AMATO 065884 LICENSED PROFESSIONAL ENGINEER

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PROJECT NAME: SUSA SPORTS COMPLEX

PROJECT LOCATION: CARLETON AVENUE (C.R. 17) TOWN OF ISLIP, SUFFOLK COUNTY, NY

TITLE: OVERALL SITE PLAN

DISCIPLINE: CIVIL

PROJECT ENGINEER:	PROJECT NO.	DRAWING NO.
WCS	CE2806A	C-1
DESIGNED BY: SF / WCS	JOB NO. CE2822A	DRAWING C-1 of C-41
DRAWN BY: WCS	DATE: 12/4/17	
CHECKED BY: KMM	SCALE: AS SHOWN	

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PLOT SCALE:\ce2806 – Central Islip Sports\design Alternative For Purchase Of Property\DESIGN\01-OVERALL SITE PLAN.DWG, Date: October 3, 2019, Plotted by: Nancy Vincent