

EAST MAIN STREET
(A.K.A. SOUTH COUNTRY ROAD)
(A.K.A. S.R. 27A)
(VARIABLE WIDTH ROADWAY)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

R=1162.81'
Δ=014°51'51"
L=301.58'
CHB=N74°56'49"E
CHD=300.73'



SITE LOCATION MAP
(N.T.S.)
Google Imagery 2022

SITE LAYOUT NOTES

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY, THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
- ALL DIRECTIONAL TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.
- THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE, STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.
- WHEN APPLICABLE, OWNER/OPERATOR MUST FILE THE NOTIFICATION PERMITS AT APPROPRIATE AND/OR REQUIRED TIMEFRAMES BASED UPON THE DESIRED START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN, PER NYSDEC REQUIREMENTS). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
- ALL WEATHER-EXPOSED CONCRETE MUST BE AIR ENTRAINMENT AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS. DETAILS AND/OR GEOTECHNICAL REPORT.
- THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT.
- BUILDING AND FREESTANDING IDENTIFICATION SIGNS TO BE FILED UNDER SEPARATE APPLICATIONS.
- WORK WITHIN THE RIGHT-OF-WAY OF (E. MAIN STREET) MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE NEW YORK SUFFOLK COUNTY DPW.
- PORTION OF PROPERTY WITHIN FEMA FLOOD ZONE "AE" (ELEV = 5) AND CONTAINS WETLANDS.
- AREA OF DISTURBANCE: 40,995 SF. AREA BUILDING TO REMAIN: 2,890 SF.
- THEREFORE THE NET AREA OF DISTURBANCE IS 38,105 SF.

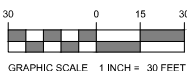
PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	§ V.L.7.1	9'X19' (90')	9' X 19' (90')
MIN. DRIVE THRU QUEUE	APPENDIX E	12	12
MIN. NUMBER OF STALLS	APPENDIX E	350	355
REQUIRED FOR FAST FOOD RESTAURANT W/ DRIVE-THRU =			
1 STALL PER 2 PERMANENT SEATS, OR 1 STALLS PER 100 SF OF GFA (WHICHEVER IS GREATER)			
REQUIRED FOR BANK = 1 STALL PER 200 SF OF GFA			
REQUIRED FOR MEDICAL BUILDING = 1 STALL PER 150 SF OF GFA			
REQUIRED FOR FAST FOOD RESTAURANT = (2,890 SF GFA / 100 SF) = 28.9 = 29 STALLS (PER GFA)			
OR = 42 PERMANENT SEATS + 16 OUTDOOR SEATS / 2 = 29 STALLS (PER SEATS)			
(14 ON-SITE STALLS PROVIDED)			
REQUIRED FOR MEDICAL = 45,560 SF + 5,449 SF = 51,009 GFA / 150 SF = 340.06 = 341 STALLS			
TOTAL PARKING REQUIRED = 29 STALLS + 20 STALLS + 341 STALLS			
TOTAL REQUIRED = 390 (1 PRIOR PLANNING BOARD APPROVAL, SP2013-027 5/30/2013 GRANTED A 9.3%			
(409 STALLS REQUIRED / 371 STALLS PROVIDED) (RELAXATION)			
PROVIDED = 99 PROPOSED + 256 EXISTING STALLS			
TOTAL PROVIDED = 355 STALLS (INCL. 14 ADA STALLS)			
= (355/390) = 9.09% RELAXATION)			
EXISTING NON-CONFORMANCE			

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.

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHERE SUCH ALTERATIONS ARE MADE. THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS, (NYS EDUCATION LAW SECTION 7209-4)

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



TOWN OF ISLIP APPROVALS
SITE PLAN APPLICATION #: SP2022-073

TOI RECORD #: P68EH2
TOI PERMIT #: 205265
NYS DOT CASE #: N/A
HEALTH DEP. REF. #: N/A

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	02/01/2022	PER TOWN COMMENTS	TP	AH
2	03/21/2022	PER CLIENT COMMENTS	TP	AHEM
3	05/18/2022	PER TOWN AND CLIENT COMMENTS	TP	AH
4	05/27/2022	PER TOWN AND CLIENT COMMENTS	TP	AH
5	08/29/2022	REV. PER TOWN ZONING COMMENTS	RJ / PD	AH
6	01/06/2023	REV. PER TOWN COMMENTS	PD	AH



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WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
800-477-4488
www.newyork-811.com

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: N20449
DRAWN BY: TP
CHECKED BY: RP / AH
DATE: 10/21/2023
CAD I.D.: N20449-SP22-0A

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

STALLER ASSOCIATES

PROPOSED DEVELOPMENT
SITE PLAN APP. #: SP2022-073
SCTM #: 0500 - 369.00 - 01.00 - 034.000,
P/O 33.000
430 & 444 E. MAIN STREET,
BAY SHORE, TOWN OF ISLIP
SUFFOLK COUNTY, NY 11706

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STATE OF NEW YORK
JOSEPH A. DEAL
PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 00765
NEW YORK LICENSE NO. 2056819800
PENNSYLVANIA LICENSE NO. PE077709

SHEET TITLE:

OVERALL SITE LAYOUT PLAN

SHEET NUMBER:

C-102

REVISION 6 - 01/06/2023