

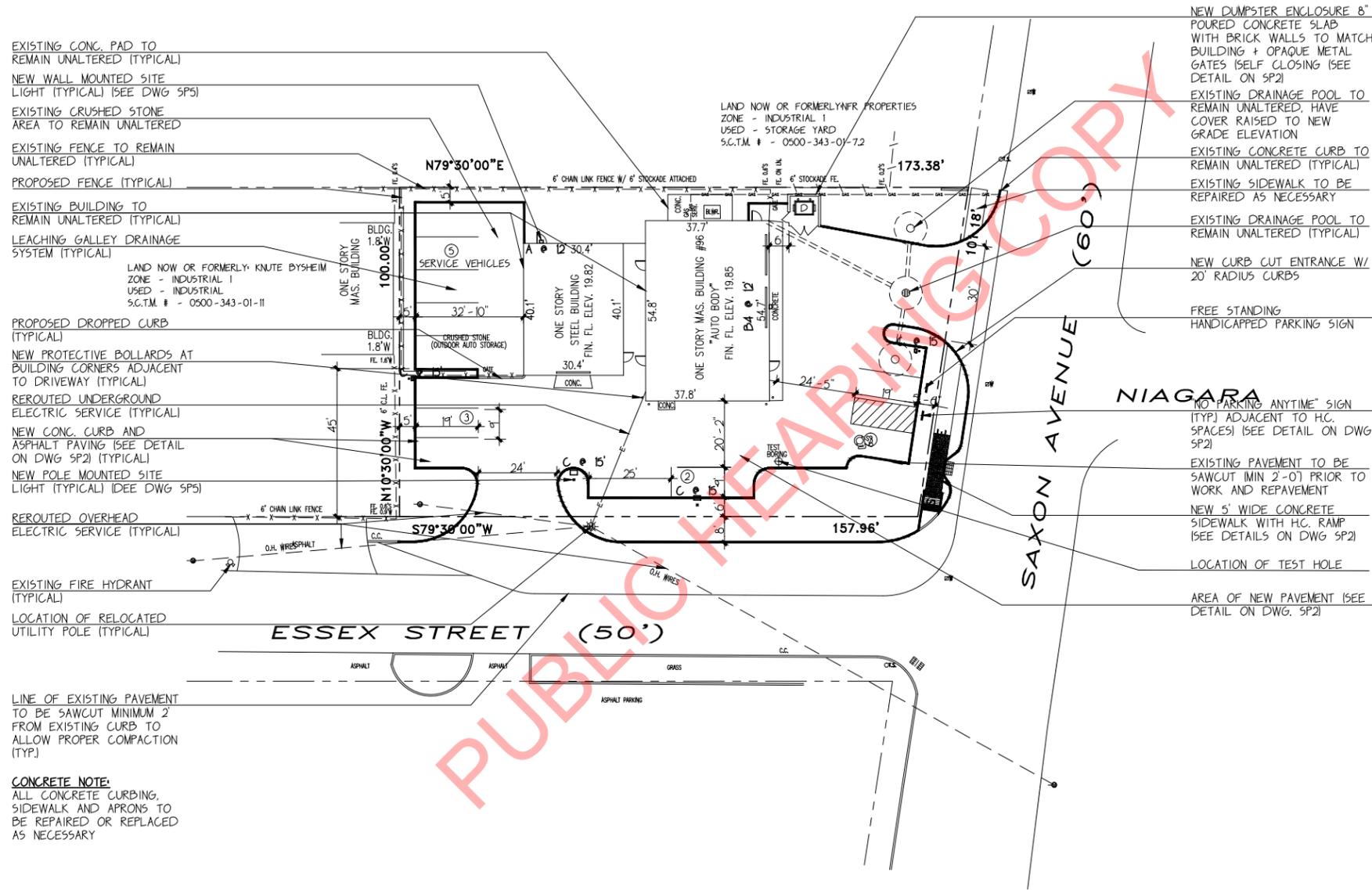
The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.

**NOTE:** ANY UTILITY INSTALLATIONS THAT ARE TO CROSS TOWN RIGHTS OF WAYS, THE INSTALLATIONS SHALL BE MADE BY DIRECTIONAL DRILLING TECHNIQUES. TRENCHING ACROSS PUBLIC RIGHTS OF WAYS SHALL NOT BE PERMITTED UNLESS APPROVED BY THE ISLIP DEPARTMENT OF PUBLIC WORKS, HIGHWAY DIVISION. ANY INSTALLATION NOT PROVIDED FOR EXTERIOR SITE PLACEMENT, SHALL BE PLACED INTERIOR TO THE BUILDING IRP'S, GAS/ELECTRIC, HVAC, ETC. ANY INSTALLATIONS NOT SHOWN ON THE APPROVED SITE PLAN SHALL NOT BE ACCEPTED FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY

**NOTE:** APPLICANT/OPERATOR SHALL MAINTAIN REFUSE ENCLOSURE GATES IN CLOSED POSITION EXCEPT AT TIMES UNITS ARE BEING ACCESSED FOR LOADING OR UNLOADING OF DUMPSTER'S.

REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT/OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND/OR FUMES

A HOSE BIB SHALL BE INSTALLED ADJACENT TO THE DUMPSTER TO ALLOW ROUTINE RINSING OF THE DUMPSTER AREA ON A DAILY BASIS.



**PROPOSED SITE PLAN**

BASED ON A SURVEY BY JOHN M. ABRUZZO PLS. LAND SURVEYOR, DATED 12/18/21

ELEVATIONS PER NAVD88 DATUM

**NOTE:** THERE ARE NO KNOWN NEIGHBORING WELLS WITHIN 150' OF PROPERTY LINES.

**NOTE:** CONTACT ARCHITECT IF ANY POOLS ARE FOUND WITHIN THE WORK AREA OTHER THAN THOSE SHOWN ON THE PLANS ABOVE. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.

SCALE: 1"=20'-0"



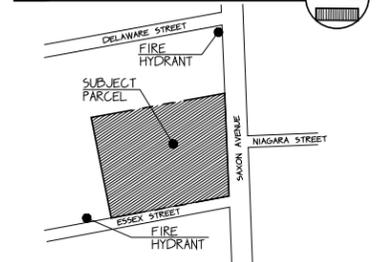
**SITE DATA**

AREA OF SITE	0.38 ACRES (16,567 SQ.FT.)
ZONING	INDUSTRIAL-1 DISTRICT
INTENDED USE	AUTO REPAIR
EXISTING BUILDING AREA #1	±2,066 SQ.FT. (12.5%)
EXISTING BUILDING AREA #2 (TO BE LEGALIZED)	±1,219 SQ.FT. (7.3%)
TOTAL EXISTING BUILDING AREA (FAR)	±3,285 SQ.FT. (19.8%)
PAVING / CONCRETE AREA	9,437 SQ.FT. (57.0%)
TOTAL LANDSCAPE AREA	3,845 SQ.FT. (23.2%)
FRONT YARD LANDSCAPE AREA	2,594 SQ.FT. (15.7%)

**PARKING**

<b>PARKING REQUIRED</b>	
AUTO REPAIR - 3.315 / 200 + 5 =	217 SPACES
<b>PARKING REQUIRED =</b>	217 SPACES
<b>PARKING PROVIDED =</b>	14 CAR SPACES (INCLUDING 1 H.C. SPACES)
(14 STALLS PROVIDED IS SUBSTANDARD GRAVEL PARKING BEHIND A GATE) 8 STALL RELAXATION NEEDED	

**KEY MAP**



**TEST BORING** N.T.S.

LI SOIL TESTING, DATED 11/10/19

GRADE	17.3'
2.0'	DARK BROWN FINE SAND (SP)
5.0'	BROWN MEDIUM SAND (SW), 10% FINE TO MEDIUM GRAVEL
8.0'	PALE BROWN FINE TO COARSE SAND, (SW) 10% FINE TO MEDIUM GRAVEL
15'	WATER IN PALE BROWN FINE TO (SW) COARSE SAND, 10% FINE TO COARSE GRAVEL

WATER ENCOUNTERED 8' BELOW SURFACE AT EL. 9.3'

PER TOI	05/27/23
PER TOI	11/18/22
REVISION	DATE



**NO LIMIT AUTO BODY**  
 96 SAXON AVENUE, BAY SHORE, NY 11706  
 S.C.T.M. # 0500-343.00-01.00-010.001  
 GERMAN & CLEMENS ARCHITECTURE, P.C.  
 3275 VETERANS MEMORIAL HWY., SUITE B-11, RONKONKOMA, N.Y. 11779  
 P 631 563-4848 GermanAndClemens@gmail.com

FILE NO. 22024  
 DATE 06/02/22  
 DRAWN DEC.  
 CHKD J.L.G.  
**SP1**  
 SP2022-051