

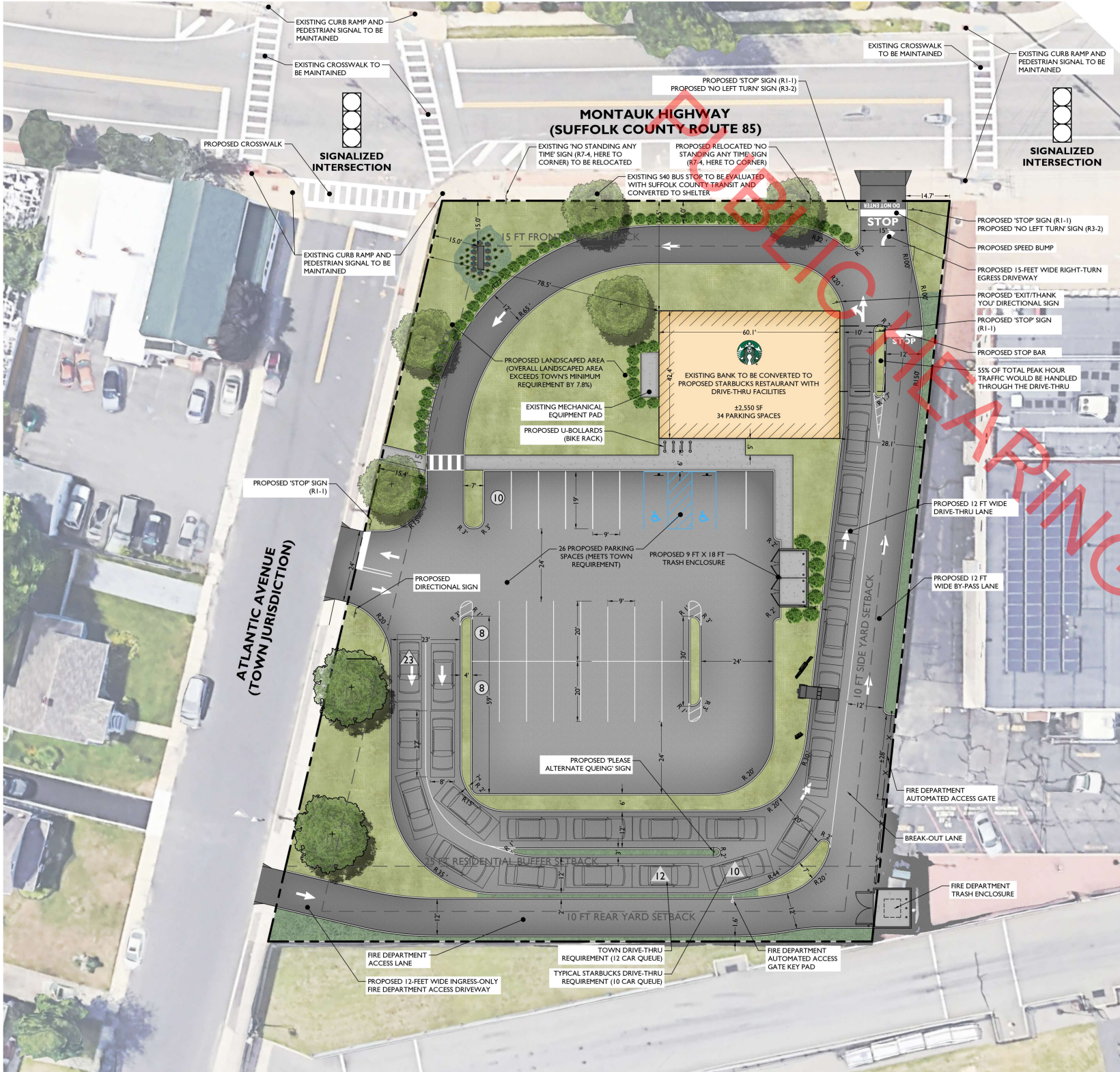
LAND USE AND ZONING			
SECTION, 407, BLOCK 5, LOT 23			
BUSINESS 3 DISTRICT (BUS 3)			
PROPOSED USE			
FAST FOOD RESTAURANT WITH DRIVE THRU FACILITIES		PERMITTED USE BY SPECIAL PERMIT FROM TOWN BOARD	
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	7,500 SF (0.17 AC)	45,445.75 SF (1.04 AC)	45,445.75 SF (1.04 AC)
MINIMUM LOT WIDTH	100 FT	168.71 FT	168.71 FT
MAXIMUM BUILDING FAR	0.25	0.06 (2,550 SF)	0.06 (2,550 SF)
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT
MINIMUM FRONT YARD SETBACK	15 FT	36.5 FT	36.5 FT
MINIMUM SIDE YARD SETBACK	10 FT	28.1 FT	28.1 FT
MINIMUM REAR YARD SETBACK	10 FT	167.1 FT	167.1 FT

DESIGN REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 68-315 C	A MINIMUM BUFFER AREA OF 25 FEET IN WIDTH SHALL BE PROVIDED AND MAINTAINED ADJACENT TO ANY RESIDENTIAL USE OR ZONE	1.6 FT (V)
§ VI-Q-3.1 LANDSCAPE DESIGN	COMMERCIAL LANDSCAPE REQUIREMENTS: MINIMUM LANDSCAPE AREA = 20% (9,089.2 SF) MINIMUM FRONT YARD = 50% OF TOTAL REQUIRED (4,544.6 SF) MINIMUM STREET FRONTAGE = 8 FT	27.8% (12,659 SF) 10,373 SF 8.0 FT
(V)	VARIANCE	
(V)	EXCLUDES REQUIRED BUFFER AREAS	

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
TABLE OF MINIMUM REQUIRED PARKING SPACES	FAST FOOD RESTAURANTS: 1 SPACE PER 2 SEATS OF PERMANENT SEATING OR 2 PER 100 SF OF GFA OR 1 PER 4 PERSONS LEGALLY ACCOMMODATED, WHICHEVER IS GREATER (2,550 SF) * (2 SPACES / 200 SF) = 26 SPACES REQUIRED	26 SPACES
TABLE OF MINIMUM REQUIRED PARKING SPACES	FAST FOOD RESTAURANTS: PLUS A QUEUE OF 12 CARS (LENGTH OF CAR = 22 FT)	23 CARS
L7.1	MINIMUM PARKING SPACE DIMENSIONS: LENGTH = 19 FT WIDTH = 9 FT	19 FT 9 FT
	MINIMUM DRIVE AISLE WIDTH: 23 FT	24 FT

SIGNAGE REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 68-398	GROUND SIGN REQUIREMENTS: MAXIMUM NUMBER ON PROPERTY: 1 MAXIMUM SIGN AREA: 48 SF MINIMUM SIGN HEIGHT: 15 FT MINIMUM SETBACK DISTANCE: EQUAL TO HEIGHT OF SIGN OR WITHIN 1 FT IF DESIGNED TO WITHSTAND 100 MILE PER HOUR WINDS	1 SIGN 48 SF 15 FT
§ 68-400 D	FAST FOOD PREVIEW BOARD REQUIREMENTS: MAXIMUM NUMBER ON PROPERTY: 1 MAXIMUM SIGN AREA: 25 SF MAXIMUM SIGN HEIGHT: 7 FT FAST-FOOD MENU BOARD REQUIREMENTS: MAXIMUM NUMBER ON PROPERTY: 1 MAXIMUM SIGN AREA: 50 SF MAXIMUM SIGN HEIGHT: 10 FT	1 SIGN TBD TBD
§ 68-395 B (12)	DIRECTIONAL SIGN REQUIREMENTS: MAXIMUM AREA: 12 SF	1 SIGN TBD TBD

SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - - -	SETBACK LINE
- - - -	SAW/CUT LINE
=====	PROPOSED CURB
=====	PROPOSED FLUSH CURB
○ ○ ○ ○	PROPOSED SIGNS / BOLLARDS
△ △ △ △	PROPOSED CONCRETE



PROPERTY REZONE NOTE:
THE ZONING REVIEW HAS BEEN PERFORMED UNDER THE ASSUMPTION THAT THE ENTIRETY OF THE SITE HAS BEEN REZONED FROM THE BUSINESS 1 (BUS 1) DISTRICT TO THE BUSINESS 3 DISTRICT (BUS 3).

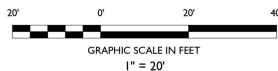
The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.

TOWN OF ISLIP NOTES

- CONTACT THE ENGINEERING INSPECTOR (631-224-5360) AT LEAST 48 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE TOWN ENGINEER'S SATISFACTION AT THE APPLICANT'S EXPENSE.
- COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
- OBTAIN A RIGHT-OF-WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT OF WAY (631-224-5610).
- CLEARING LIMIT LINE 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.
- 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 ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
- CONTRACTOR SHALL CONTACT THE FIRE MARSHAL'S OFFICE (631-224-5477) PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROVIDE FOR 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 OVER 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 NYSDEC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C&D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-6.1 OF NYCRR PART 360, "SOLID 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 SLIP ITEM 28B OR ITEM 28B. ALL C&D MATERIALS 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.
- THE ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATION, SECTION 15 SHALL BE FOLLOWED.
- APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE, THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES SA.75 AND SA.76 SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
- REFUSE 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 THE UNITS ARE BEING ACCESSED FOR LOADING OR UNLOADING OF DUMPSTERS.
- 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.
- 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.

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



STONEFIELD
engineering & design

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SITE PLAN EXHIBIT

J. NAZZARO PARTNERSHIP

PROPOSED STARBUCKS

ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 099748
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: K-19111

TITLE:
RENDERED SITE PLAN EXHIBIT

DRAWING:

1 OF 1