


























SITE DATA	
1. S.C.T.M.: 0500-149.00-01.00-004.000	
2. ZONING : INDUSTRIAL I	
3. LOT AREA: 46,515 SQ.FT. 1.07 ACRES	
4. BUILDING AREA :	
(EXISTING FIRST FLOOR)	3,900 SQ.FT. TOTAL AREA
	2,540 SQ.FT. OFFICE AREA
	1,360 SQ.FT. DRIVE THROUGH MAINTENANCE BAY
	(TO BE CONVERTED TO TRUCK WASH BAY)
	1,945 SQ.FT. ROOFED OVER LOADING DOCK AREA
(EXISTING SECOND FLOOR)	1,660 SQ.FT. OFFICE AREA
TOTAL AREA	7,505 SQ.FT. TOTAL AREA
PROPOSED DEMOLITION / NEW CONSTRUCTION	
DEMOLITION AREA	1,945 SQ.FT. (ROOFED OVER LOADING DOCK AREA)
	420 SQ.FT. 2ND FLOOR AREA
	236 SQ.FT. PARTIAL DRIVE THROUGH MAINTENANCE BAY
FIRST FLOOR OFFICE AREA EXPANSION	236 SQ.FT.
WASH BAY ADDITION	1,084 SQ.FT.
TOTAL AREA	6,224 SQ.FT.
5. F.A.R. : 13.38 % (NEW CONSTRUCTION INCLUDED)	
5. PAVING & WALKS : 34,058 SQ.FT. (73.22 % OF LOT)	
6. REQUIRED LANDSCAPE 20% MINIMUM REQD	
	LANDSCAPED AREA : 7,473 SQ.FT. (TOTAL 16.07 % OF LOT)
	FRONT YARD AREA : 3,606 SQ.FT. (47.25 % OF TOTAL AREA)
7. PARKING CALCULATIONS : INDUSTRIAL BUILDING : 20,151 SQ.FT.	
OFFICE SPACE TOTAL:	4,016 S.F. ÷ 200 = 20.08 SPACES
MAINTENANCE AREA (FUTURE TRUCK WASH BAY):	1,124 S.F. ÷ 200 = 5.62 SPACES
PROPOSED WASH BAY AREA:	1,084 S.F. ÷ 200 = 5.42 SPACES
TOTAL SPACES REQUIRED:	31.12 USE 32 SPACES
TOTAL PROVIDED: 32 SPACES (INC. 1 HANDICAPPED ACCESSIBLE SPACES)	
** A 1 SPACE (3.1 %) VARIANCE IS REQUIRED **	

- ### 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 APPLICANTS 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 (631) 224-5610.
 - CLEARING LIMIT SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR, AND EITHER SHOW 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 MARSHALL'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 RCA AND FILL MATERIALS ARE TO BE FROM AN APPROVED SOURCE. RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) 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 360-1.2.1 OF GNYCCR PART 360, "SOLID WASTE MANAGEMENT FACILITIES".
 - LOAD TICKETS REQUIRED FOR ALL FILL MATERIALS BROUGHT ON SITE, IDENTIFYING THE SOURCE, AND QUALITY OF MATERIALS. ALL FILL TO SATISFY THE REQUIREMENTS OF ISLIP ITEM 2BF OR ITEM 2SB.
 - ALL C&D MATERIALS EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROPRIATE 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 REGULATIONS, SECTION P.5 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 5A.75 AND 5A.76 SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
 - PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, ANY DEDICATION TO THE TOWN OF ISLIP MUST BE RECORDED WITH THE SUFFOLK COUNTY CLERK.
 - REFUSE FACILITIES SHALL BE MAINTAINED BY THR APPLICANT/OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ORDORS AND/OR TIMES THE UNITS ARE BEING ACCESSED FOR LOADING OF DUMPSTER.)
 - PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE LIGHTING CONTRACTOR OR ELECTRICIAN SHALL PROVIDE AND UNDERWRITES LABORATORY CERTIFICATE AND LETTERING STATING THE LIGHTS HAVE BEEN ENERGIZED.

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.

LEGEND					
	PROPOSED CURB ELEVATIONS		EXISTING DRAIN POOL		HYDRANT
	PROPOSED TOP OF GRATE ELEVATION		PROPOSED DRAIN POOL W/OPEN C.I. GRATE		HANDICAP PARKING SPACE
	PROPOSED SPOT GRADE ELEVATION		PROPOSED DRAIN POOL W/ SOLID C.I. COVER		EXISTING LIGHT POLE
	EXISTING CURB ELEVATIONS		SEWER MANHOLE		CABLE PULL BOX
	EXISTING SPOT GRADE ELEVATION		UNKNOWN MANHOLE		H.T. HOUSE TRAP
	WATER LINE		CATCH BASIN		S.T. SEPTIC TANK
	ELECTRICAL LINE		SPRINKLER CONTROL BOX		L.P. LEACHING POOL
	GAS LINE		HIGH POINT		EXP. EXPANSION POOL
	"HEAVY DUTY" ASPHALT PAVEMET				

SLACKE TEST BORING, INC.

Subsurface Soils & Foundation Explorations

P.O. Box 64, Krippe Park, Long Island, New York 11754 • (631) 269-7990 • info@slacketestboring.com

Date: September 16, 2022

Client: 1589 Lakeland Ave Property LLC Phone: 631-472-4275 Temperature: 51°F

Job Number: 22-340 Boring Number: 1 Depth of Boring: 25 Feet

Job Location: 1589 Lakeland Ave, Bohemia NY 11716

Water Level: No Water Encountered

Drilling Method: Geoprobe

Depth		Classification of Soil	30" Blows Sample Spoon	Penetration of Spoon in Inches
To	From			
Ground Surface	2"	4" of Cement into 2" of RCA into Brown and Light Rust Brown Fine to Medium Silty Mix Size Sands with Trace Fine to Small Gravel, (SM) Sample #3 @ 0' to 2"	Hand Clear	
2'	4'	Light Brown Fine to Medium Mix Size Sands with Some Silts and Trace Fine to Large Gravel, (SW) Sample #2 @ 2' to 4'	Hand Clear	
4'	6'	Light Brown Fine to Medium Mix Size Sands with Some Fine to Large Gravel, (SW)	Hand Clear	
6'	8'	Light Brown Fine to Medium Mix Size Sands with Some Coarse Sands and Some Fine to Large Crushed Gravel, (SW) Sample #8 @ 6' to 8'	16-21:18-18	24"
8'	10'	Light Brown and Light Rust Brown Fine to Coarse Mix Size Sands with Trace Fine to Small Gravel, (SW) Sample #5 @ 8' to 10'	14-15:15-18	24"
10'	12'	Light Rust Brown and Light Brown Fine to Medium Mix Size Sands with Some Coarse Sands and Trace Fine to Small Gravel, (SW) Sample #6 @ 10' to 12'	14-15:14-18	24"
12'	14'	Light Brown Fine to Coarse Mix Size Sands with Some Fine to Large Gravel, (SW) Sample #7 @ 12' to 14'	12-14:16-22	24"
14'	16'	Light Brown Fine to Medium Mix Size Sands with Trace Fine to Small Gravel into Fine Sand Size Sands with No Gravel, (SW/SP) Sample #8 @ 14' to 16'	9-12:11-12	24"
16'	18'	Light Brown Fine to Medium Mix Size Sands with Trace Fine to Small Gravel, (SW)	12-12:9-12	24"
18'	20'	Light Brown Fine to Medium Mix Size Sands with Trace Fine to Small Gravel, (SW)		
20'	22'	Light Brown Fine to Medium Mix Size Sands with Trace Fine to Small Gravel, (SW)		
22'	25'	Light Brown Fine to Medium Mix Size Sands with Trace Fine to Small Gravel, (SW) Sample #9 @ 24' to 25'		
		END OF BORING 25'0"		