



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 APPLICANT'S 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 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.
- PLACEMENT OF FILL, INSTALLATION OF RETAINING WALLS, DUMPS 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 RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) AND FILL MATERIALS ARE TO BE FROM AN APPROVED SOURCE. RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) IS TO BE CERTIFIED DOCUMENT CON IS TO BE PROVIDED SHOWING THAT THE MATERIAL OBTAINED IS FROM A NYSDC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (CAD) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-6.1.1 OF ANY CORP 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 ISLIP ITEM 28P OR ITEM 28B.
- ALL CONSTRUCTION & DEMOLITION (CAD) MATERIAL EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSPORTED TO AN APPROVED NYSDC FACILITY. LOAD/TURNOUT 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.7.5 AND 5A.7.6, CONSTRUCTION AND DEMOLITION (CAD) 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 ODOORS AND / OR FUMES. APPLICANT / OWNER SHALL MAINTAIN REFUSE ENCLOSURES 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.

LEGEND

EXISTING	PROPOSED

PROPOSED KEY DESCRIPTIONS

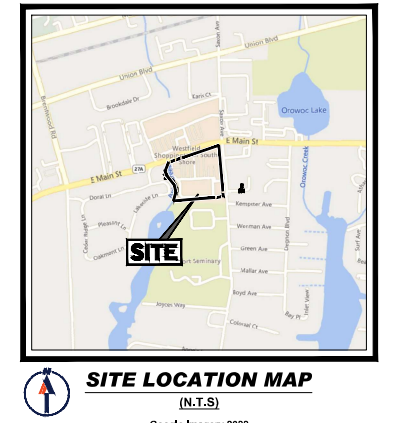
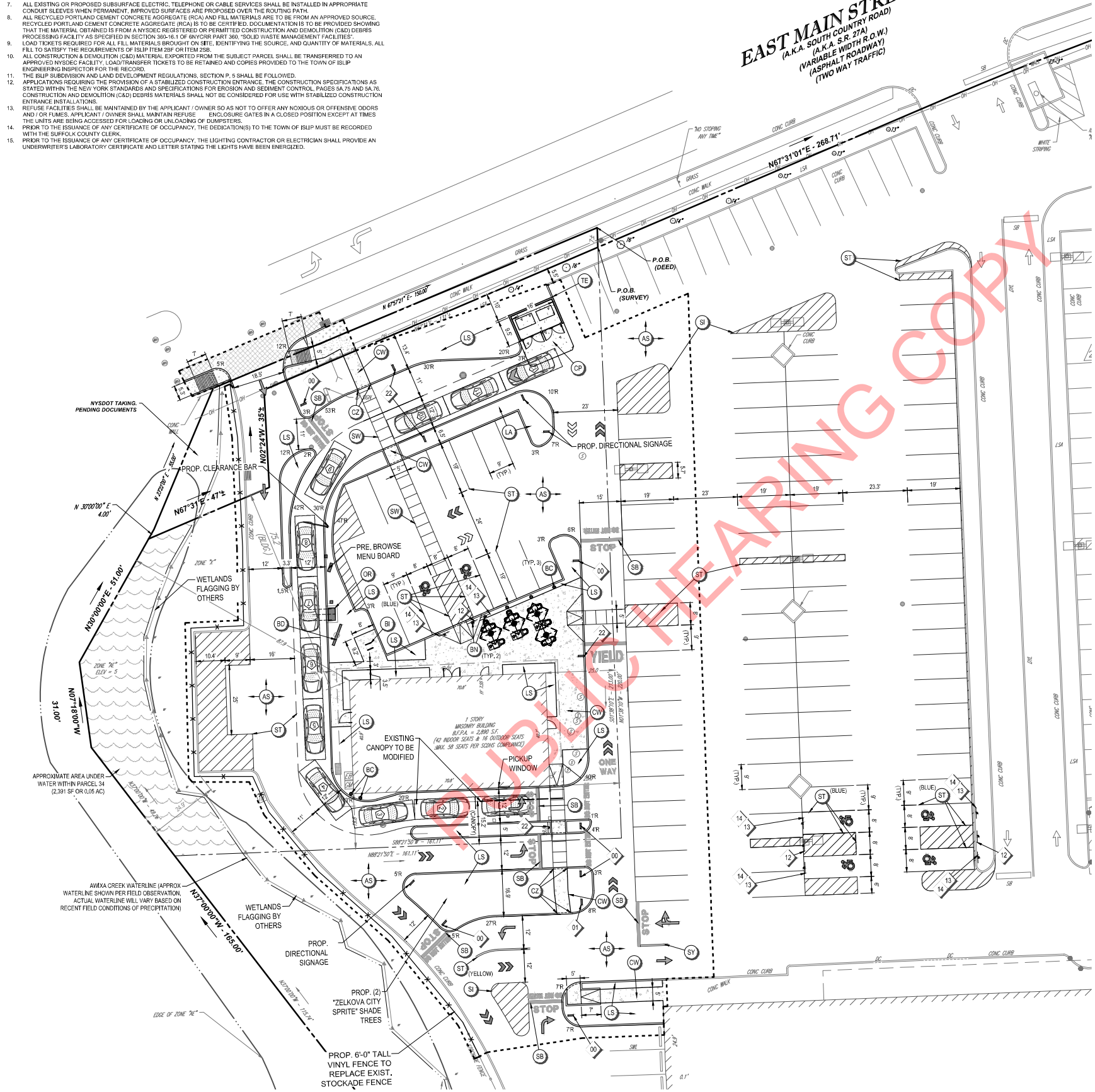
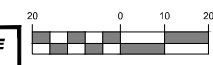
AS	ON-SITE ASPHALT PAVEMENT
BC	CONCRETE FILLED BOLLARD
BD	DRIVE THRU ORDER BOARD SIGN
BI	BIKE RACK
BN	BOLLARD SIGN POST
CP	CONCRETE PAD
CW	CONCRETE SIDEWALK
CZ	CURB NOSE / TAPERED CURB
LA	LANDSCAPED ISLAND
LS	LANDSCAPED AREA
OR	ORDER POINT
SB	PAINTED STOP BAR
SI	STRIPED ISLAND
ST	PAINTED STRIPING
SW	PAINTED PEDESTRIAN CROSSWALK
SY	DOUBLE PAINTED LINE (YELLOW)
TE	TRASH ENCLOSURE
R1	STOP SIGN MUTCD R-1
R5	DO NOT ENTER SIGN MUTCD R-5
R7	STOP SIGN MUTCD R-7
R7-1	STOP SIGN MUTCD R-7-1
R7-8	NO PARKING ANY TIME SIGN (GENERAL) MUTCD R-7-8 (MOD.)
R7-8	RESERVED PARKING SIGN (WITHOUT ARROW), MUTCD R-7-8 (MOD.)
R7-8	VAN ACCESSIBLE SIGN MUTCD R-7-8
R7-8	YIELD HERE TO PEDESTRIANS SIGN MUTCD R-7-8

HATCH LEGEND

HATCH	DESCRIPTION
	PROP. CONCRETE WALK
	PROP. CONCRETE PAVEMENT IN THE RIGHT-OF-WAY
	PROP. ASPHALT PAVEMENT IN THE RIGHT-OF-WAY
	PROP. GRASS AREA IN ROW
	APPROX. SITE AREA UNDER WATER

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 7209-2)

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



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 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 NOT FOR NOTES 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 NYSDC 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.

REFER TO OVERALL SITE LAYOUT PLAN SHEET C-301 FOR PARKING CALCULATIONS AND REQUIREMENTS.

ZONING TABLE

EXISTING ZONE: BUSINESS 3
 PROPOSED ZONE: BUSINESS 3
 USE: FAST FOOD RESTAURANT W/ DRIVE-THRU
 (PERMITTED BY TOWN BOARD SPECIAL PERMIT AFTER PUBLIC HEARING 668-302G)

APPLICANT/ OWNER INFORMATION

APPLICANT / PROPERTY OWNER: BAY ISLIP ASSOCIATES

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. LOT AREA	§ 68-308.F	40,000 SF	TOTAL LOT AREA: 30,277 SF (0.69 AC) LOT AREA UNDER WATER: 2,391 SF (0.05 AC) NET LOT AREA (NOT INCLUDING LOT AREA UNDER WATER): 27,886 SF (0.64 AC)
MIN. LOT WIDTH	§ 68-310.A	100'	130.9' (EXIST.)
MIN. FRONT YARD	§ 68-311.A	25'	75.2' (EXIST.)
MIN. SIDE YARD	§ 68-312.A	10'	23' (EXIST.)
MIN. REAR YARD	§ 38-313	10'	19.8' (EXIST. BUILDING) 15.2' (EXIST. CANOPY)
MAX. BUILDING HEIGHT	§ 68-306.A	35'	EXIST. TO REMAIN
MIN. LANDSCAPE BUFFER	§ VI.Q.3	5' (PARKING)	5.5' (EXIST. PARKING)
MIN. LANDSCAPE COVERAGE	§ VI.Q.3.1	20% (6,055 SF)	28.3% (8,576 SF)
MIN. LANDSCAPE COVERAGE IN FRONT YARD	§ VI.Q.3.1	50% OF REQUIRED LANDSCAPING (3,027 SF)	85.94% (5,204 SF)
REQUIRED STREET TREES	§ VI.Q.3.5	1/20' ON CENTER, 112,720 = 6 TREES REQUIRED	STREET TREES TO CONFORM WITH PB2006-006
MAX. FAR	§ 68-307.A	0.25	0.09 (EXIST.)
EXISTING NON-COMFORMANCE			VARIANCE REQUIRED

NYSOT CASE #: N/A
 HEALTH DEP. REF. #: N/A

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.

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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	AH/EM
3	05/18/2022	PER TOWN AND CLIENT COMMENTS	TP	AH
4	05/27/2022	PER TOWN AND CLIENT COMMENTS	TP	AH
5	06/29/2022	REV, PER TOWN ZONING COMMENTS	RJ	AH

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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

PROJECT NO.:	N20449
DRAWN BY:	TP
CHECKED BY:	RP / AH
DATE:	10/21/2021
CAD ID.:	N20449-SPP-SA

PROP. SITE PLAN DOCUMENTS
 FOR
STALLER ASSOCIATES
 PROPOSED DEVELOPMENT
 SCTM #: 369 - 1 - 34
 430 E. MAIN STREET,
 BAY SHORE, TOWN OF ISLIP
 SUFFOLK COUNTY, NY 11706

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 NEW JERSEY LICENSE No. 24GE04919000
 CONNECTICUT LICENSE No. 27566
 PENNSYLVANIA LICENSE No. PE077709

SHEET TITLE:
SITE LAYOUT PLAN
SHEET NUMBER:
C-301
 REVISION 5 - 06/29/2022