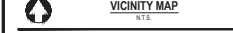


<b>MINIMUM FLOOR AREA</b>	999-750	8,000 SF MINIMUM FLOOR AREA OF 8 FOR PERMITTED BUILDINGS	6,000 SF (FAR 0.22)
<b>DUMPSTERS</b>	SOLID COLOR	(1) DUMPSTERS SHALL BE SCREENED FROM VIEW, WITH PLANTINGS DIRECTED BY DEPARTMENT OF PLANNING. (2) DUMPSTER ENCLOSURE SHOULD BE CONSTRUCTED ACCORDANCE WITH THE STANDARD DETAIL SHOWN IN APPENDIX C AND ENCLOSED TO A MASONRY STRUCTURE THAT COMPLEMENTS OTHER SITE ARCHITECTURAL ELEMENTS.	CORPUSES
<b>LANDSCAPING</b>	SOLID COLOR	A MINIMUM OF TWENTY (20) PERCENT OF THE LOT AREA SHALL BE LANDSCAPED AND MAINTAINED AS REQUIRED BY THE CITY PLAN. BUFFER AREAS SHALL NOT BE INCLUDED WHEN CALCULATING THE MINIMUM PERCENTAGE OF LANDSCAPED AREA.  A MINIMUM OF FIFTY (50) PERCENT OF ALL REQUIRED LANDSCAPING SHALL BE LOCATED ALONG PRIMARY OR SECONDARY FRONT YARD ALLEYS IF THE USES SPECIFICALLY MODIFIED BY THE COMMISSION'S PLANNING.  A LANDSCAPED AREA WITH A MINIMUM HEIGHT OF EIGHT (8) FEET SHALL BE PROVIDED ALONG ALL STREET FRONTSIDES.	TOTAL LOT AREA: 31,100 S.F. TOTAL LOT AREA: 20,426 S.F. COMPOUND: 7,975 S.F. (65.4%) REQUIRED FRONT YARD: 15,311 S.F. COMPOUND: 3,975 S.F. (63.8%)  P/M LANDSCAPED AREA PROVIDED ALONG ALL STREET FRONTSIDES CORPUSES

SITE LAYOUT & PARKING CALCULATIONS			
ITEM	SECTION	PERMITTED/REQUIRED	PROVIDED
PARKING	REQUIREMENTS & CALCULATIONS		
ACCESSIBLE PARKING	HYBIC 1108.1	(1) TOTAL SPACES PROVIDED = 38 TO 50 (2) MIN. ACCESSIBLE SPACES = 2	2 ADA SPACES WITH ADJACENT 8' WIDE ACCESSIBLE
MINIMUM NUMBER OF PARKING SPACES	SOLR APPROVED 4	1 PER 100 SF OF GFA, NOT LESS THAN 8 SPACES FOR MEDICAL OFFICE BUILDINGS 6,000 SF + 1 STALL / 100 SF + 4 STALLS REQUIRED.	45 45 PROPOSED SPACES INCLUDING 2 ADA SPACES <del>45</del> 45
MINIMUM AISLE WIDTH & TURNING RADIUS	SOLR VOL. 21	10' WITH 90° PARKING; 10' FT STALL SIZE 10' WITH 90° PARKING; 10' FT STALL SIZE	23' 0" MIN. AISLE WIDTH 23' 0" MIN. TURNING RADIUS

LEGEND		
EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	BUILDING	
	CONCRETE CURB	
	WOODEN FENCE	
	CHAIN LINK FENCE	
	OVERHEAD WIRES	
	SITE LIGHTING	
	TRAFFIC MARKING	
	MANHOLE COVER	
	DRAINAGE INLET	
	ADA PARKING SPACE	
	PARKING COUNT	
	CURB RAMP	
	LANDSCAPE AREA	
	TREE	
	CONCRETE AREA	
	SNOW STORAGE AREA	
	DOOR LOCATION	

[illegible][illegible][illegible]

APPLICATION OWNER	BROD LIPMAN SOLICAM PROPERTIES AT 136 EAST MAIN STREET LLC 37 PERAZIA AVENUE, SUITE B CEDARHURST, NY 11716 (415) 729-5251
TAX MAP NUMBER	Dia. 560, Sect. 373, Block 2, Lot(s) 47 & 48
SITE AREA	31,179 SF (0.72 Acre)
CURRENT ZONING	BUS1
PROPOSED ZONING	BUS1
CURRENT USE	OFFICE
PROPOSED USE	MEDICAL OFFICE
EXISTING FOOTPRINT	5,839 SF
PROPOSED FOOTPRINT	4,067 SF
GROSS FLOOR AREA (WITH AREA BREAKDOWN)	ENTRY LEVEL 4,067 SF SECOND LEVEL 2,833 SF TOTAL 6,900 SF

9	02/09/23	CD	REV. PER DOT COMMENT LETTER DATED 01/08/23
8	01/11/23	CD	REV. PER DOT COMMENT LETTER DATED 06/05/22
7	12/09/22	CD	REV. PER TOWN LANDSCAPE COMMENTS
6	08/05/22	CD	REV. PER TOWN COMMENTS & DOT COMMENTS
5	06/10/22	CD	SHEET UNAPPROVED
4	05/09/22	CD	REV. PER TOWN COMMENTS
3	03/10/22	CD	REV. PER TOWN COMMENTS
2	02/09/22	PD	REV. TO ADD MECHANICAL ENCLOSURES
1	01/06/22	PD	REV. PER TOWN COMMENTS
NO.	DATE	BY	DESCRIPTION


**KEY**  
**CIVIL ENGINEERING**  
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136 EAST MAIN STREET  
EAST ISLIP, NEW YORK 11730  
TOWN OF ISLIP, SUFFOLK COUNTY  
DIST.:500, SECT.: 373, BLOCK: 2, LOTS: 47.1 & 48  
GROUNDWATER MANAGEMENT ZONE VII

## SITE PLAN

DATE:	11/01/2021
SCALE:	1" = 20'
PROJECT NUMBER:	21008
DRAWING BY:	PD
CHECKED BY:	MP
APPROVED BY:	MP

TOI STAFF MARKUP  
FOR 3-1-23  
PLANNING BOARD  
MEETING

SEAL & SIGNATURE	ALL EXAMINATIONS APPLICABLE TO THIS DOCUMENT MUST BE SIGNED BY A LICENSED PROFESSIONAL ENGINEER. INVIOLATION IS A VIOLATION OF SECTION FOUR SUBSECTION 1.2 OF THE NYS ECE STATE EDUCATION LAW.
 <i>Marc Piotta</i>	DRAWING No:  <div style="font-size: 2em; text-align: center;">C-1</div>
MARC PIOTTA, P.E. NEW YORK STATE PROFESSIONAL ENGINEER 081589	PAGE No.: 1 OF 9