



- TOWN OF ISLIP STANDARD NOTES**
1. CONTACT THE ENGINEERING INSPECTOR (ENR-224-5103) AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE TOWN ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE.
 2. COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BEFORE CONSTRUCTION.
 3. OBTAIN A TOWN RIGHT OF WAY PERMIT (ENR-224-5610).
 4. CLEARING LIMIT LINES SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR, AND EITHER SHOWN PERMANENT OR CONSTRUCTION FENCING SHALL BE USED TO PROTECT AREAS FROM DISTURBANCE OR ENCROACHMENT PRIOR TO THE START OF ANY ACTIVITIES ON SITE. FENCING SHALL NOT BE REMOVED PRIOR TO THE COMPLETION OF FINAL GRADING OPERATIONS.
 5. PLACEMENT OF FILL, INSTALLATION OF RETAINING WALLS, DUMPING OF MATERIAL, EXCAVATION WORK, OR SIMILAR DISTURBANCE OF LAND REQUIRES AN APPROVED SITE PLAN, COMPLETION OF ANY ACTION OF THE ABOVE WITHOUT AN APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
 6. CONTRACTOR SHALL CONTACT THE FIRE MARSHAL'S OFFICE (ENR-224-5477) PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROVIDE FOR PROPER INSPECTION COORDINATION.
 7. ALL EXISTING OR PROPOSED SUBSURFACE ELECTRIC, TELEPHONE OR CABLE SERVICES SHALL BE INSTALLED IN APPROPRIATE CONDUIT TUBES WITH PERMANENT, IMPROVED SURFACES AND PROTECTED OVER THE EXISTING PATH.
 8. ALL RCM 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 HYDRO-REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (CDM) USING PROCEEDING FACILITY AS SPECIFIED BY SECTION 300-15.1 OF ENVIRONMENTAL CONSTRUCTION MANAGEMENT PLAN.
 9. LOAD WEIGHTS FOR ALL FILL MATERIALS BROUGHT ON SITE, IDENTIFYING THE SOURCE, AND QUANTITY OF MATERIALS ALL FILL TO SATISFY THE REQUIREMENTS OF ISLIP TOWN BOARD OR TOWN BOARD.
 10. ALL CDM MATERIALS EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSPORTED TO AN APPROVED HYDRO FACILITY, LOAD/TRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING DEPARTMENT OF RECORD.
 11. THE ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P, 3 SHALL BE FOLLOWED.
 12. APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE, THE CONSTRUCTION SPECIFICATIONS AS STATED IN THE NEW YORK STANDARD AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES 10-1 AND 10-2 SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION WORKS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
- GENERAL NOTES**
1. THIS PLAN REFLECTS A BOUNDARY AND TOPOGRAPHIC SURVEY BY BARRETT, BONACCI & VAN WEELE, P.C. DATED JUNE 16, 2022.
 2. ELEVATIONS REFER TO M.A.S.L. 1985.
 3. SEE ARCHITECTURAL PLANS AND DETAILS BY ARCHITECT PLLC FOR BUILDING PLANS, ELEVATIONS AND ADDITIONAL DETAILS.

SITE DATA

OWNER	SPRINT ASSEMBLY OF BAHAMAS / OF BROOKHAVEN NY
APPLICANT	ABOVE ALL STORE FRONTS
LOT AREA	111,089 SF OR 2.5528 AC
CURRENT ZONING	A RESIDENCE
PROPOSED ZONING	INDUSTRIAL 1
CURRENT USE	VACANT / WOODED
PROPOSED USE	GENERAL INDUSTRIAL WAREHOUSE
GROSS BUILDING AREA	23,170 SF (WAREHOUSE)
	5,000 SF OFFICE (1,000)
	5,000 SF BASEMENT STORAGE
	23,170 SF TOTAL

LOT DATA

LOT AREA	EXPOSED	EXPOSED
20,000 SF MIN.	111,089 SF (2.55 AC)	
FRONT YARD SETBACK	50' MIN.	38.0'
REAR YARD SETBACK/ADJ. TO RES.	25'/30' MIN.	38.0'
SIDE YARD SETBACK/ADJ. TO RES.	10'/20' MIN.	38.0'
LOT WIDTH	100' MIN.	1,188.84'
HEIGHT OF BUILDING	30' / 4 STORIES	5.30'
FLOOR AREA RATIO	308 MAX.	308 MAX (23,170 SF)
LANDSCAPED AREA	208 (27,713 SF)	43.23% (48,024 SF)
LANDSCAPED AREA IN FRONT YARD	12.58% (13,687 SF)	28.38% (32,651 SF)

PARKING CALCULATIONS

INDUSTRIAL WAREHOUSE 1 STALL PER 1,000 SF	
OFFICE SPACE 1 STALL PER 200 SF	
INDUSTRIAL WAREHOUSE 1 STALL PER 1,000 SF	
OFFICE SPACE 1 STALL PER 200 SF	
INDUSTRIAL WAREHOUSE 1 STALL PER 1,000 SF	
OFFICE SPACE 1 STALL PER 200 SF	
INDUSTRIAL WAREHOUSE 1 STALL PER 1,000 SF	
OFFICE SPACE 1 STALL PER 200 SF	

PARKING PROVIDED

32 STANDARD STALLS	
32 ADJACENT STALLS	
32 TOTAL STALLS PROVIDED	

SANITARY CALCULATIONS

SUBJECT PROPERTY LOCATED IN ZONING A RESIDENCE	
INDUSTRIAL WAREHOUSE 1 STALL PER 1,000 SF	
OFFICE SPACE 1 STALL PER 200 SF	
INDUSTRIAL WAREHOUSE 1 STALL PER 1,000 SF	
OFFICE SPACE 1 STALL PER 200 SF	
INDUSTRIAL WAREHOUSE 1 STALL PER 1,000 SF	
OFFICE SPACE 1 STALL PER 200 SF	

GRAPHIC SCALE

1 inch = 30' ft.

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Tax Map No.: DIST. 500, SEC. 54, BLK. 3, LOT 43

ABOVE ALL STORE FRONTS
CENTRAL ISLIP

TOWN OF ISLIP SUFFOLK COUNTY

PRELIMINARY SITE PLAN

Scale: 1"=30' Project No.: A010287SP Sheet No.: 1 of 1
DECEMBER 2, 2022

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.