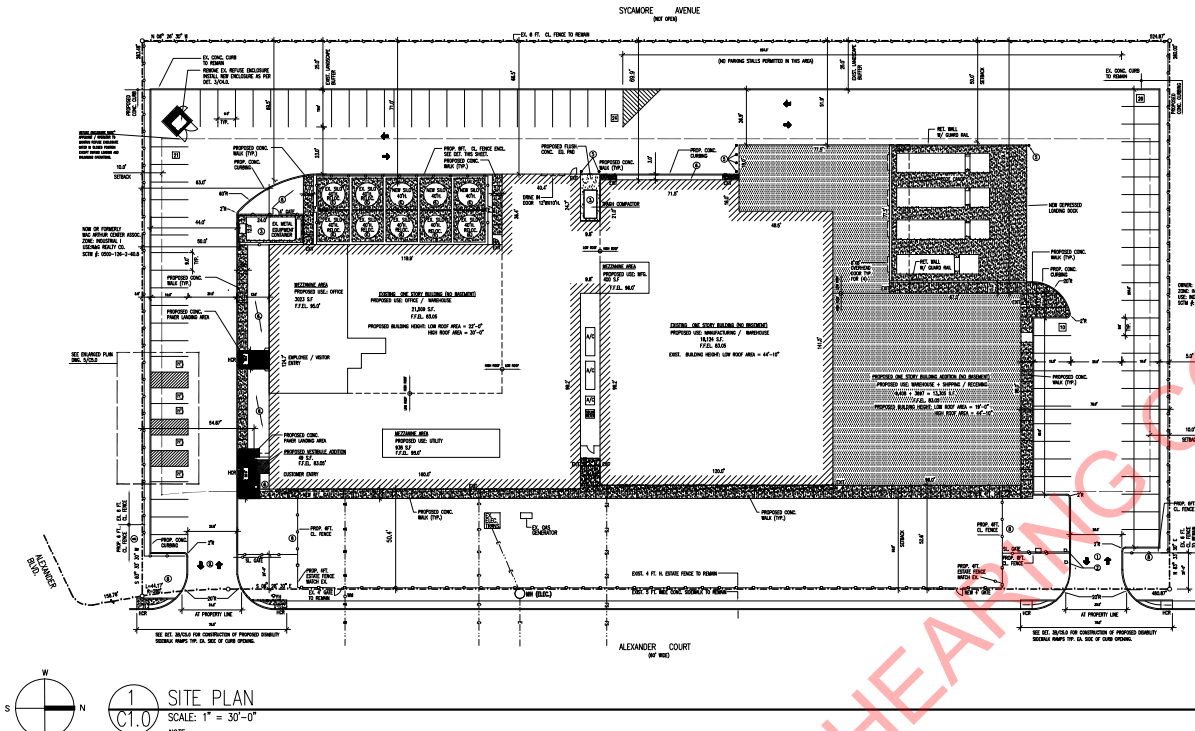


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.

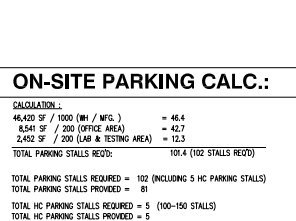
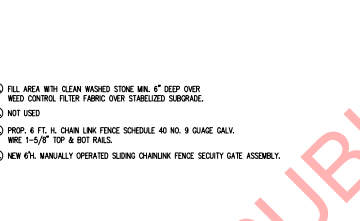


SITE PLAN
SCALE: 1" = 30'-0"

NOTE:
INFORMATION CONTAINED IN THE SITE PLAN HAS BEEN TRANSFORMED FROM SURVEY PREPARED BY WILLIAM R. SIMMONS, 3RD, L.S.P.C. DATED 9/16/2023 & BY DATA OBTAINED IN THE FIELD BY THIS OFFICE.

SITE PLAN KEY NOTES:

- EX. MOTORIZED CL. SECURITY GATE SALVAGED AND REINSTALLED IN NEW LOCATION.
- CHAIN LINK FENCE FOR MOTORIZED CL. SLIDING SECURITY GATE.
- RESET EXIST. ACCESSORY STRUCTURE ON 6" THICK REINFC. CONC. PAD SEE WALK / PAD DETAIL ON DWG. C-2.0.
- RELOCATE AND SET (7) EXIST. SLOES + (3) NEW SLOES ON 16"X16" REINFC. CONC. FOUNDATION PAD. SEE CONSTRUCTION DETAILS ON DWG. 2. ALL BOLLARDS TO COMPLY WITH NYS 2020 SPEC. 312. VEHICLE IMPACT PROTECTION.
- FILL AREA WITH CLEAN WASHED STONE MIN. 6" DEEP OVER NEED CONTROL FILTER FABRIC OVER STABILIZED SUBGRADE.
- NOT USED.
- PROP. 6 FT. H. CHAIN LINK FENCE SCHEDULE 40 NO. 9 GAUGE GALV. WIRE 1-1/2" TOP & BOT RAILS.
- NEW 6 1/2" MANUALLY OPERATED SLIDING CHAINLINK FENCE SECURITY GATE ASSEMBLY.
- CONC. FILLED STEEL BOLLARD 8" DIA. 48" ABOVE FIN. GRADE. SEE BOLLARD DETAIL THIS DRAWING FOR SPECIFICATION DETAILS. ALL BOLLARDS TO COMPLY WITH NYS 2020 SPEC. 312. VEHICLE IMPACT PROTECTION.



ON-SITE PARKING CALC.:

CALCULATION:
48,420 SF / 1000 (sq. ft. / 1000 sq. ft.) = 48.42
8,541 SF / 200 (OFFICE AREA) = 42.7
2,422 SF / 200 (LAB & TESTING AREA) = 12.11

TOTAL PARKING STALLS REQ'D: 104.4 (102 STALLS REQ'D)

TOTAL HC PARKING STALLS REQUIRED = 102 (INCLUDING 5 HC PARKING STALLS)

TOTAL PARKING STALLS PROVIDED = 91

TOTAL HC PARKING STALLS REQUIRED = 5 (100-150 STALLS)

TOTAL HC PARKING STALLS PROVIDED = 5

TOWN OF ISLIP GENERAL NOTES:

- THE CONTRACTOR OF RECORD MUST NOTIFY THE T.O. ENGINEERING INSPECTOR (631-224-5360) 48 HRS. PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE OWNERS SATISFACTION AT THE APPLICANT'S EXPENSE.
- COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES TO BE INSTALLED BELOW GRADE.
- LOCAL, IDENTIFY AND PROTECT ALL UTILITIES THAT REMAIN FROM DAMAGE.
- OBTAIN A TOWN RIGHT-OF-WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN TOWN RIGHT-OF-WAY (631-224-5610).
- ALL ELEVATIONS ARE MAY BE DATUM.
- ALL ON SITE CONCRETE WORK TO BE A MINIMUM OF Fc 4000 PSI @ 28 DAYS STRENGTH.
- ALL OFF SITE CONCRETE WORK TO BE A MINIMUM OF Fc 4000 PSI @ 28 DAYS STRENGTH.
- CLEAN ALL DRAINAGE STRUCTURES AND PIPE OF S&T AND DEBRIS AFTER CONSTRUCTION IS COMPLETE.
- INGROUND IRRIGATION SYSTEM REQUIRED FOR ALL LANDSCAPE AREAS. CONTRACTOR TO REPAIR, NOTIFY OR EXTEND AS REQ'D BY THE PROPOSED WORK IN ACCORDANCE WITH TOWN OF ISLIP STANDARDS.
- CLEARING LIMIT LINES SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR, AND OTHER SHOW FINISHES OR CONSTRUCTION FENCING SHALL BE ERECTED TO PROTECT AREAS FROM DISTURBANCE OR ENCROACHMENT PRIOR TO START OF ANY ACTIVITIES ON SITE. FENCING SHALL BE REMOVED PRIOR TO COMPLETION OF ANY FINAL GRADING OPERATIONS.
- PLACEMENT OF B&T, INSTALLATION OF RETAINING WALLS, DUMPING OF MATERIAL, EXCAVATION, MINING OR SIMILAR DISTURBANCE OF LAND REQUIRES AN APPROVED SITE PLAN. COMMENCEMENT OF ANY ACTION OR THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
- THE CONTRACTOR SHALL CONTACT THE FIRE MARSHAL'S OFFICE (621-224-5477) PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROVIDE FOR PROPER INSPECTION COORDINATION.
- ALL EXISTING OR PROPOSED SUBMERGED 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 MIXED RECYCLED OR PERMITTED CONSTRUCTION AND DEMOLITION (CAD) DEBRIS MANAGEMENT FACILITY AS SPECIFIED IN SECTION 306-161.1 OF ENVIRONMENTAL CONSTRUCTION AND DEMOLITION (E&D) DEBRIS MANAGEMENT FACILITIES.
- LOAD TESTS REQUIRED FOR ALL FILL MATERIALS BROUGHT ON SITE, IDENTIFYING THE SOURCE AND QUANTITY OF MATERIALS. ALL FILL TO SATISFY THE REQUIREMENTS OF ISLIP ITEM 28F OR ITEM 28B.
- ALL CONSTRUCTION & DEMOLITION MATERIALS EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED WYSSCO FACILITY. LOAD/TRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING DEPARTMENT OF RECORD.
- THE TOWN OF ISLIP SUPERVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P, 5 SHALL BE FOLLOWED.
- APPLICATIONS REQUESTING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE SHALL FOLLOW THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR BROOM AND SEEDMATT CONTROL, PAGES S-6.93 AND S-6.94.
- 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 AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODOORS AND / OR FUMES. APPLICANT / OPERATOR SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES LINES ARE BEING ACCESS FOR LOADING OR UNLOADING OF DUMPSTERS.
- PRIOR TO 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.
- PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, PROVIDE VERIFICATION OF ALL TOWN OF ISLIP, COVENANTS, RESTRICTIONS AND DEDICATIONS HAVE BEEN RECORDED WITH SUFFOLK COUNTY CLERK.

BUILDING AND ZONING INFORMATION:

LAND USE ZONE: TOWN OF ISLIP IND. 1
SECTION # 126 - 2 - 60.9
LOT AREA: 147,015 SF (3.37 ACRES)
BUILDING HT.: 60 FT. MAX. PERMITTED / EXISTING BUILDING HT. = 45 FT.

USE & OCCUPANCY CLASSIFICATION WITH FLOOR AREAS:
BUSINESS GROUP B 10,829 SF
FACTORY GROUP F (F-1 MODERATE HAZARD) 7,153 SF
STORAGE GROUP S (S-1 MODERATE HAZARD) 29,027 SF
TOTAL BLDG. FLOOR AREA: 57,348 SF

BUILDING G.F.A. & OCCUPANCY CLASSIFICATION WITH FLOOR AREAS:
EXIST. BLDG.: 39,633 SF
PROP. WAREHOUSE BLDG. ADDN: 13,205 SF
PROP. VESTIBULE BLDG. ADDN: 49 SF
EXIST. FACTORY USE MEZZANINE (TO REMAIN): 938 SF
PROP. MEZZANINE OFFICE ADDN: 3,023 SF
PROP. MEZZANINE W/ SHOP OFFICE ADDN: 400 SF
PROP. R/O LOADING DOCK ADDN: 775 SF
TOTAL BLDG. FLOOR AREA: 58,223 SF +

ACCESSORY STRUCTURE G.F.A.:
EXIST. (7) SLOES (12' DIA.): 791 SF
PROP. (3) SLOES (12' DIA.): 339 SF
EXIST. MIL. CONTAINER (12'X24'): 288 SF
TOTAL ACCESSORY AREA: 1,418 SF = 59,541 SF NEW G.F.A. (40.50%)

BULK REQUIREMENTS:

SITE DESCRIPTION :	REQUIRED:	PROPOSED:	
		BLDG.	ACCESSORY
LOT COVERAGE (FAR):	35 % (MAX.) OR 51,145 SF	40.50 % OR 59,541 SF	
FRONTAGE:	100 FT.(MIN.)	525.04 FT.	
FRONT YARD:	50 FT.(MIN.)	50.42 FT.	
SECOND FRONT / REAR:	50 FT.(MIN.)	51.90 FT.	69.50 FT.
SIDE YARD:	10 FT.(MIN.)	62.87 FT.	51.33 FT.
	10 FT.(MIN.)	73.00 FT.	

LANDSCAPING REQUIREMENTS:

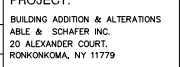
FRONT YARD:	10 % (MIN.) OR 14,702 SF	15.2 % OR 22,394 SF
		40,724 SF
		13,122 SF (REQ'D BUFFER)
TOTAL:	20 % (MIN.) OR 29,403 SF	18.77 % OR 27,602 SF



APPLICANT:
PIETER TRAP, PRESIDENT
ABLE & SCHAEFER INC.
E-MAIL: pieter.trap@compnetusa.com

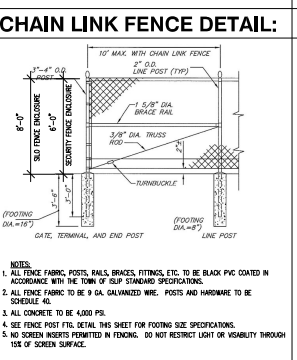
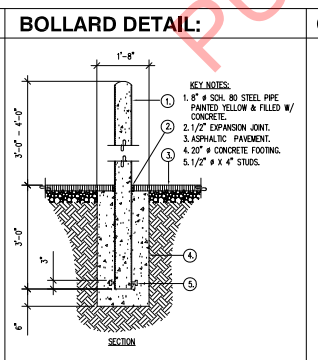
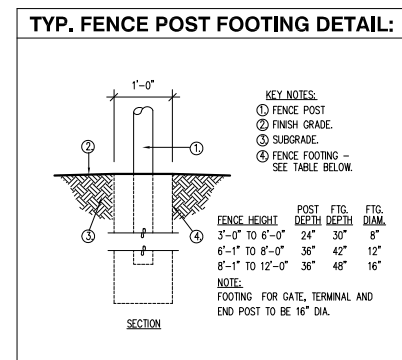
T.O. CL. SITE PLAN NO.: SP2023-071
0500 - 126.00 - 02.00 - 060.009

PROJECT:
BUILDING ADDITION & ALTERATIONS
ABLE & SCHAEFER INC.
20 ALEXANDER COURT,
RONKONKOMA, NY 11779



WARNING:
It is a violation of the law for any person unless acting under the direction of a licensed architect to alter any other data on this document in any way.

PROPIETARY INFORMATION:
The information herein is the property of the architect and shall be retained in confidence. It shall not be used for any other purpose without the written consent of the architect. The information contained herein is the property of the architect and shall be retained in confidence. It shall not be used for any other purpose without the written consent of the architect.



DRAWING LIST:

No.:	DRAWING TITLE:	DATE:
C1.0	SITE PLAN	06.14.24
C1.1	TRUCK MANEUVERING PLAN ENTERING THE SITE	06.14.24
C1.2	TRUCK MANEUVERING PLAN EXITING THE SITE	06.14.24
C2.0	SANITARY PLAN	06.14.24
C3.0	GRADING, DRAINAGE & UTILITY PLAN	06.14.24
C4.0	LANDSCAPE PLAN	06.14.24
C5.0	CHL DETAILS	06.14.24
C6.0	SITE DEMOLITION & STORM WATER POLLUTION PREVENTION PLAN	06.14.24
C7.0	SITE LIGHTING PLAN	06.14.24

LINE LEGEND:

LINE / SYMBOL	DESCRIPTION
---	WM WATER METER
---	MH UTILITY MAN HOLE
---	FH FIRE HYDRANT
---	PROPERTY LINE
---	SETBACK LINE
---	EXIST. BUILDING
---	BUILDING ADDITION
---	CURB
---	WALL
---	CHAIN LINK FENCE
---	ESTATE FENCE
---	CONC. WALK / PAD
---	PARKING STALL

AGENCY APPROVAL:

SIGNATURE _____ DATE _____

REVISIONS:

Δ	08.18.21	DESIGN REV.
Δ	07.17.23	DESIGN REV.
Δ	08.21.23	DESIGN REV.
Δ	09.12.24	SP REV. 1
Δ	04.15.24	SP REV. 2
Δ	10.05.24	SP REV. 3
Δ	11.06.24	SP REV. 4

ISSUE DATE: 01.03.19
For Municipal Approval

Drawn By: W.J.H.

SCALE: As Noted

TITLE: Site Plan

DWG. NO.: C1.0

PROJ. NO.: 02017-15A