

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, DUMPING OF MATERIAL, EXCAVATION, MINING, OR SIMILAR DISTURBANCE OF LAND REQUIRES AN APPROVED SITE PLAN. COMMENCEMENT OF ANY LEGAL ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
- CONTRACTOR SHALL CONTACT THE FIRE MARSHAL'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 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 360-16.1 OF 6 NYCRR 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 28F OR ITEM 28B.
- ALL CONSTRUCTION & DEMOLITION MATERIAL EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDEC FACILITY. LOAD/TRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD.
- THE TOWN OF ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P. 5 SHALL BE FOLLOWED.
- APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE SHALL FOLLOW THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL PAGES 6A.75 AND 6A.76. 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 SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND/OR FUMES. APPLICANT/ OPERATOR SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES UNITS ARE BEING ACCESS 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.

GENERAL NOTES:

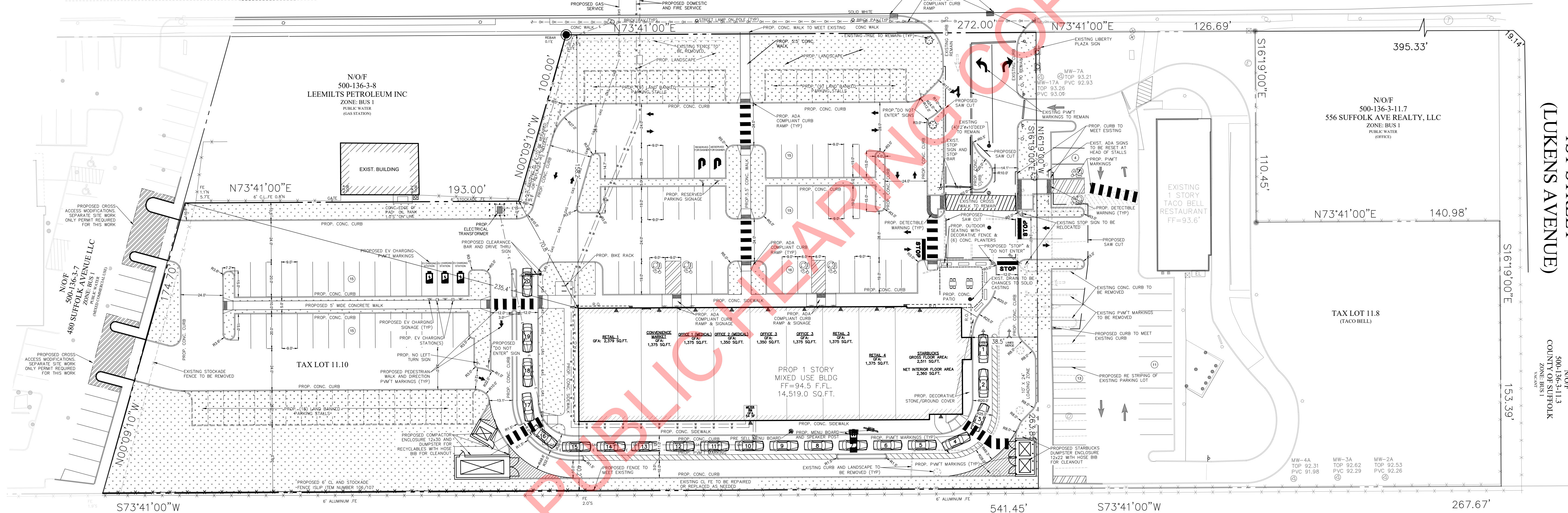
- ALL LANDSCAPED AREAS WITHIN AREA OF WORK TO HAVE UNDERGROUND SPRINKLER SYSTEM IN ACCORDANCE WITH TOWN SPECIFICATIONS. (GENERAL CONTRACTOR). - G.C. TO PROVIDE SPRINKLER DESIGN FOR REVIEW AND APPROVAL.
- ALL CONSTRUCTION SHOULD CONFORM TO THE REQUIREMENTS OF THE STATE UNIFORM FIRE PREVENTION & BUILDING CODE.
- ALL FEES AND PERMITS REQUIRED SHALL BE THE SOLE RESPONSIBILITY OF THE APPROPRIATE CONTRACTORS RESPECTIVELY (I.E. GENERAL CONTRACTOR, ELECTRICAL CONTRACTOR, PLUMBING CONTRACTOR, ETC.)
- ALL DOWNSPOUTS TO CONNECT TO UNDERGROUND DRYWELL. SYSTEM CONTRACTOR TO VERIFY LOCATIONS OF ALL DOWNSPOUTS AND DRYWELLS IN FIELD.
- HOURS OF CONSTRUCTION TO BE FOLLOWED AS PER THE TOWN SPECIFICATIONS.
- GENERAL CONTRACTOR TO PROVIDE SURVEYING SERVICES FOR ALL NEW WORK INCLUSIVE OF ALL LOCATIONS AND ELEVATIONS.
- CONTRACTOR MUST COMPLY WITH APPROVED WORKING DRAWING AND REQUIREMENT SHEETS. NO DEVIATION PERMITTED EXCEPT BY WRITTEN APPROVAL OF THE TOWN PLANNING BOARD.
- ALL ENGINEERING WORK TO BE PERFORMED TO THE LATEST PLANNING BOARD SPECIFICATIONS AND REQUIREMENTS.
- ALL DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF SILT AND DEBRIS AFTER CONSTRUCTION IS COMPLETE.
- ALL CONCRETE STRUCTURES TO BE A MINIMUM OF 4000 P.S.I. AT 28 DAYS STRENGTH.
- UNDERGROUND, OVERHEAD AND GROUND LEVEL UTILITIES ARE NOT GUARANTEED AS TO ACCURACY, EXACT LOCATION, TYPE OR USE. ACTIVE OR INACTIVE. VERIFICATION IS MANDATORY WITH MUNICIPAL AGENCIES AND/OR PUBLIC OR PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- CONTRACTOR TO PROVIDE A SILT FENCE AT PERIMETER OF CONSTRUCTION AREAS. CONTRACTOR IS RESPONSIBLE TO INSURE THAT PERIMETER IS CONTAINED AT ALL TIMES.
- FRONT YARD IMPROVEMENTS TO PARCEL A TO BE COMPLETED PRIOR TO THE ISSUANCE OF A C/O FOR PARCEL B.



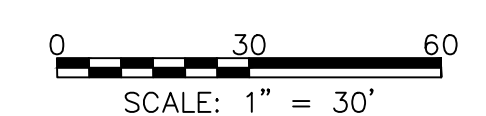
GRANT AVE.

ADAMS AVE.

SUFFOLK AVENUE (C.R. 100) (66' WIDTH)



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.



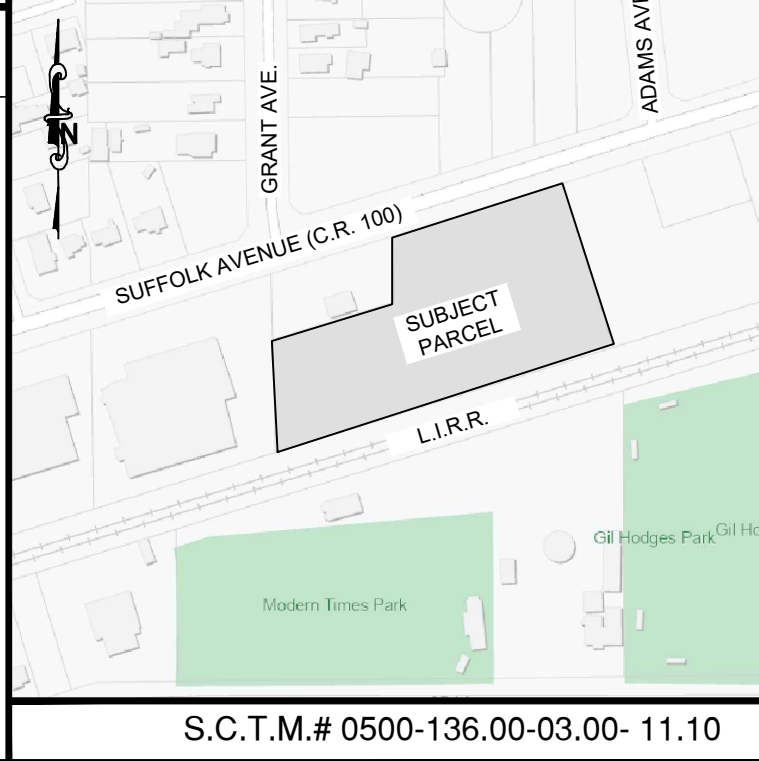
SITE CRITERIA

SITE DATA:		BUSINESS 3 - ZONING REQUIREMENTS:			PARKING CALCULATIONS:		TOWN OF ISLIP SPECIAL PERMIT & VARIANCES:		
SITE AREA	2,622 ACRES	114,238.04	SQ.FT.	SETBACK	PROPOSED	REQUIRED	PROPOSED RESTAURANT: 2,511 SQ.FT. 1 STALL/ 100 SF	26	STALLS
EXISTING BUILDINGS AREA	0	114,238.04	SQ.FT.	LOT AREA	114,238.04	45,000	PROPOSED RETAIL: 5,129 SQ. FT. / 150	35	STALLS
PROPOSED BUILDING AREA	14,519.0		SQ.FT.	FRONT YARD SETBACK	158.2	25	PROPOSED CONVENIENCE MARKET: 1,375 SQ. FT. / 100	14	STALLS
G.F.A.	14,519.0		SQ.FT.	MIN. SIDE YARD SETBACK	38.5	10	PROPOSED OFFICE: 2,725 SQ. FT. / 200	14	STALLS
PROP. F.A.R.	12.7	%		TOTAL SIDE YARD SETBACK	109.3	N/A	PROPOSED MEDICAL OFFICE: 2,725 SQ. FT. / 150	19	STALLS
PARKING PROVIDED	108	STALLS		REAR YARD SETBACK	40.2	35	PARKING REQUIRED	108	STALLS
PARKING PROVIDED WITH (36) STALLS LAND BANKED	112	STALLS		MIN. WIDTH OF LOT	272.0	100	PROVIDED PARKING	76	STALLS
DATUM	NAVD 88			BUILDING HEIGHT	< 35.0	35 MAX	LAND BANKED PARKING	36	STALLS
ZONE	BUSINESS 1 RE-ZONED TO BUSINESS 3			MAX F.A.R.	12.7	25	TOTAL PARKING PROVIDED W/ LAND BANKED	112	STALLS
USE	RESTAURANT, RETAIL, CONVENIENCE MARKET & OFFICE								

SURVEY PREPARED BY:
RUSSELL H. LEWIS CO.
UPDATED 09/14/2023
57 CONKLIN AVE.
WHEATLEY HEIGHTS, NY 11798
(516)-474-3665

OWNER/APPLICANT:
550 Liberty Plaza LLC
45 Cuttermill Rd STE 1,
Great Neck, NY 11021
(516)-487-9516

KEY MAP



SYMBOL KEY		SPECIAL LINES	
	UTILITY POLE	OH	OVERHEAD WIRES
	TELEPHONE LINE	T	TELEPHONE LINE
	WETLANDS	W	WATER MAIN
	SIGN	S	UNDERGROUND ELECTRIC
	WELL	E	GAS LINE
	RECT. DROP INLET	R	EXIST. CHAIN LINK FENCE
	DROP INLET	X	FENCE TO BE REMOVED
	ELECTRIC BOX	EB	PROP. CHAIN LINK FENCE
	CABLE BOX	CB	SILT FENCE
	TELEPHONE BOX	TB	
	TRAFFIC SIGNAL BOX	TBX	
	FLAG POLE	F	
	WETLANDS FLAG	WF	
	HANDICAPPED PARKING	HP	
	DOOR LOCATION	DL	
	MONITORING WELL	MW	

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PROJECT	550 LIBERTY PLAZA, LLC PROPOSED STARBUCKS 550 SUFFOLK AVE. BRENTWOOD, NY 10717
TITLE	ALIGNMENT PLAN

NO.	DATE	REVISION
1.	11/16/23	SINGLE LANE DRIVE THRU
2.	7/10/24	PLANNING BOARD COMMENTS

SHEET NO.
AL-1
SHEET NO. 1 OF XX
TOWN LOG NUMBER

LABCREW ENGINEERING, P.C.
SITE DESIGN/PLANNERS/CIVIL ENGINEERING
460 HAWKINS AVENUE
ROCKY HONKONKA, NEW YORK 11770
TELEPHONE: (631) 676-4881
LABCREW@OPTONLINE.NET

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