

- DRAWING INDEX:**
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 - SP-200 - PARTIAL SITE PLAN & EROSION PLAN
 - SP-300 - DETAILS
 - SP-400 - GRADING & DRAINAGE PLAN
 - SP-500 - DETAILS
 - SP-600 - LANDSCAPE PLAN & DETAILS
 - SP-700 - LIGHTING PLAN & SCHEDULE, PHOTOMETRIC

GRUNDY AVENUE

N 06°04'10" E OWNER: INTERCONTINENTAL TRADING CONSULTANTS INC.
191.57' VACANT LOT
 ZONE: BUS 1

KEY MAP

SCTM# 67.00 - 01.00 - 083.004
 COSTE FAMILY LIMITED PARTNERSHIP
 VACANT LOT
 ZONE: BUS 1

N 83°55'00" W 60.02'

S 56°06'30" W 77.05'

SCTM# 67.00 - 01.00 - 017.001
 COSTE FAMILY LIMITED PARTNERSHIP
 ZONE: BUS 1

S 33°53'30" E

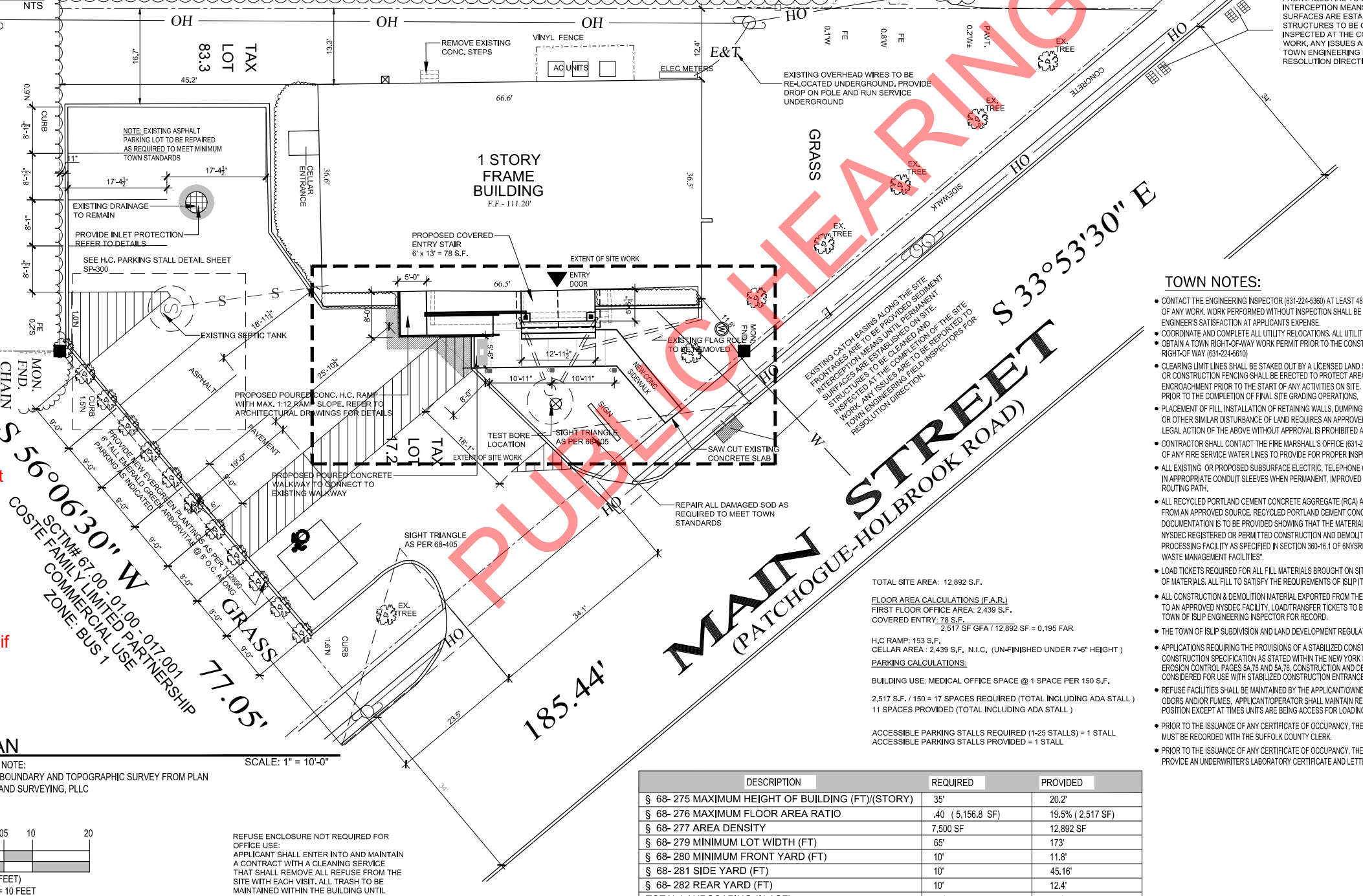
185.44'

579.01'

77.05'

185.44'

579.01'



- SITE LEGEND**
- PROPERTY LINE
 - EXISTING CONCRETE CURB
 - PROPOSED CONCRETE CURB
 - EXISTING CONCRETE CURB TO BE REMOVED
 - INLET PROTECTION
 - EXISTING DRAINAGE POOL
 - PROPOSED DRAINAGE POOL
 - SILT FENCE
 - EXISTING FENCE TO REMAIN
 - TRAFFIC SIGNAGE
 - PARKING STALL COUNT
 - OVERHEAD WIRES
 - PROPOSED ON SITE CONCRETE
 - PROPOSED GRASS AREAS
 - TOP OF CURB ELEVATION
 - BOTTOM OF CURB ELEVATION
 - GRADE ELEVATION
 - PAVEMENT DIRECTIONAL ARROWS

APPLICANT:
 OWNER: DANIELLE BISSEETT
 NAME: DB HOLBROOK REALTY LLC
 ADDRESS: 102 MAIN STREET, HOLBROOK, N.Y. 11741
 PHONE #: 631-533-0254
 EMAIL: DBISSETT4@GMAIL.COM

SUFFOLK COUNTY TAX MAP #
 0500 - 067.00 - 01.00 - 083.003 & 0500 - 067.00 - 02.00 - 017.002
 PROPERTY ZONE:
 BUSINESS 1

TOWN REFERENCE SITE PLAN
 NO: SP 2023-084



THESE PLANS ARE AN INSTRUMENT OF SERVICE AND OR THE PROPERTY OF THE ARCHITECT INFRINGEMENTS WILL BE PROSECUTED.

REVISIONS:

#	DATE	DESCRIPTION	BY

PROPOSED ALTERATION TO:
1022 MAIN STREET
 1022 MAIN STREET
 HOLBROOK

DRAWING TITLE:
SITE PLAN

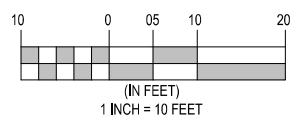
SEAL & SIGNATURE: [REGISTERED ARCHITECT RICHARD MUESECHER STATE OF NEW YORK]

DATE: **12-22-22**
 PROJECT #: **22051**
 DRAWING BY: [Signature]
 CHK BY: **XX**
 DRAWING #: **SP-100**

Disclaimer:
 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.

PLOT PLAN

SURVEY REFERENCE NOTE:
 SUBJECT PROPERTY BOUNDARY AND TOPOGRAPHIC SURVEY FROM PLAN PREPARED BY PJM LAND SURVEYING, PLLC DATED 09/13/23



REFUSE ENCLOSURE NOT REQUIRED FOR OFFICE USE.
 APPLICANT SHALL ENTER INTO AND MAINTAIN A CONTRACT WITH A CLEANING SERVICE THAT SHALL REMOVE ALL REFUSE FROM THE SITE WITH EACH VISIT. ALL TRASH TO BE MAINTAINED WITHIN THE BUILDING UNTIL THOSE SERVICE VISITS.

TOTAL SITE AREA: 12,892 S.F.
 FLOOR AREA CALCULATIONS (F.A.R.):
 FIRST FLOOR OFFICE AREA: 2,439 S.F.
 COVERED ENTRY: 78 S.F.
 2,517 SF GFA / 12,892 SF = 0.195 FAR
 H.C RAMP: 153 S.F.
 CELLAR AREA: 2,439 S.F., N.L.C. (UN-FINISHED UNDER 7'-6" HEIGHT)
 PARKING CALCULATIONS:
 BUILDING USE: MEDICAL OFFICE SPACE @ 1 SPACE PER 150 S.F.
 2,517 S.F. / 150 = 17 SPACES REQUIRED (TOTAL INCLUDING ADA STALL)
 11 SPACES PROVIDED (TOTAL INCLUDING ADA STALL)
 ACCESSIBLE PARKING TOTALS REQUIRED (1-25 STALLS) = 1 STALL
 ACCESSIBLE PARKING STALLS PROVIDED = 1 STALL

DESCRIPTION	REQUIRED	PROVIDED
§ 68- 275 MAXIMUM HEIGHT OF BUILDING (FT)/(STORY)	35'	20.2'
§ 68- 276 MAXIMUM FLOOR AREA RATIO	.40 (5,156.8 SF)	19.5% (2,517 SF)
§ 68- 277 AREA DENSITY	7,500 SF	12,892 SF
§ 68- 279 MINIMUM LOT WIDTH (FT)	65'	173'
§ 68- 280 MINIMUM FRONT YARD (FT)	10'	11.8'
§ 68- 281 SIDE YARD (FT)	10'	45.16'
§ 68- 282 REAR YARD (FT)	10'	12.4'
TOTAL LANDSCAPING (% / SF)	20/2578.4	43.2 / 5,573
FRONT YARD LANDSCAPING (% / SF)	50 / 1,289.2	50.3 / 3,674

TOWN 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 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 THE CONSTRUCTION WITHIN THE TOWN RIGHT-OF-WAY (631-224-5670).
- 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 THE COMPLETION OF FINAL SITE GRADING OPERATIONS.
- PLACEMENT OF FILL, INSTALLATION OF RETAINING WALLS, DUMPING OF MATERIAL, EXCAVATING, MINING, OR OTHER 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 MARSHALL'S OFFICE (631-224-5477) PRIOR TO THE 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 CERTIFIED 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 NYSDCE REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C&D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-16.1 OF 8 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 NYSDCE FACILITY. LOAD/TRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR RECORD.
- THE TOWN OF ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P, SHALL BE FOLLOWED.
- APPLICATIONS REQUIRING THE PROVISIONS OF A STABILIZED CONSTRUCTION ENTRANCE SHALL FOLLOW THE CONSTRUCTION SPECIFICATION AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION CONTROL, PAGES SA.75 AND SA.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 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.