



- ### TOWN OF ISLIP SITE PLAN NOTES
- CONTACT THE ENGINEERING INSPECTOR (631-224-2630) AT LEAST 48 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO BE INSTALLED BELOW GRADE.
 - COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE TIED TO THE FOLLOWING GRADE.
 - OBTAIN A TOWN RIGHT-OF-WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT-OF-WAY (631-224-2630).
 - CLEARING LIMIT LINES SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR AND OTHER SNOW FENCING OR CONSTRUCTION FENCING SHALL BE ERRECTED 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, DRAINING 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 MARSHALS OFFICE (631-224-4177) PRIOR TO INSTALLATION OF ANY FIRE SERVICE UTILITIES TO PROVIDE FOR PROPER INSPECTION COORDINATION.
 - ALL EXISTING OR PROPOSED SUBURFACE ELECTRIC, TELEPHONE OR CABLE SERVICES SHALL BE INSTALLED BY APPROVED TRADE PROFESSIONALS. WHEN PERMANENT, IMPROVED SURFACES ARE PROPOSED OVER THE ROUTING PATH.
 - ALL RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) AND FILL MATERIALS ARE TO BE OBTAINED FROM AN APPROVED SOURCE. RECYCLED PORTLAND CEMENT AGGREGATE (RCA) TO BE USED FOR CONSTRUCTION DOCUMENTATION & TO BE PROVIDED SHOWING THAT THE MATERIAL OBTAINED IS FROM A SOURCE IDENTIFIED OR VERIFIED THROUGH RIN AND DOCUMENTATION (SEE OTHER PROCESSING FACILITY AS SPECIFIED IN SECTION 306-2.6 OF ANY PART 249 SOLID WASTE MANAGEMENT REGULATIONS).
 - LOAD TICKETS REQUIRED FOR ALL FILL MATERIALS BROUGHT ON SITE, IDENTIFYING THE SOURCE AND QUANTITY OF MATERIALS. ALL FILL TO BE USED MUST MEET THE REQUIREMENTS OF 249 CMR 2.00(1) (2).
 - ALL CONSTRUCTION & DEMOLITION MATERIALS EXPORTED FROM THE SUBJECT PARCELS SHALL BE TRANSPORTED TO AN APPROVED WASTE FACILITY. LOADMANNERS TICKETS TO BE OBTAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD.
 - THE TOWN OF ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTION 306-2.6 WITH "PLACEMENT OF FILL" SHALL FOLLOW.
 - APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE SHALL FOLLOW THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (PARTS 624 AND 624.1), CONSTRUCTION AND DEMOLITION CONTROL MEASURES SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE RELOCATIONS.
 - REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT/OWNER AS SO AS NOT TO OFFER ANY NEIGHBOR OR OTHERS OFFENSE AND/OR PUNISH. APPLICANT/OWNER SHALL MAINTAIN REFUSE ENCLOSURE GATED TO THE STREET/COUNTY CURB.
 - PROVIDE EVIDENCE OF ANY CERTIFICATE OF OCCUPANCY, DEDICATIONS TO THE TOWN OF ISLIP AND ANY OTHER RECORDS TO THE TOWN OF ISLIP ENGINEERING INSPECTOR.
 - WORK TO THE SURFACE OF ANY CERTIFICATE OF OCCUPANCY, THE LIGHTING CONTRACTOR OR ELECTRICIAN SHALL PROVIDE AN UNDERWRITER'S LIABILITY CERTIFICATE AND LETTER STATING THE WORK HAS BEEN COMPLETED.
 - ALL UTILITY INSTALLATIONS THAT ARE TO CROSS TOWN RIGHT OF WAYS SHALL BE MADE BY THE UTILITY OWNERS AND TECHNICIANS. TRENCHING ACCESS PAVEMENT TO REMAIN SHALL BE POINTED UNLESS APPROVED BY THE TOWN OF ISLIP DEPARTMENT OF PUBLIC WORKS, HIGHWAY DESIGN.

- ### GENERAL SITE NOTES
- UNDESIRABLE MATERIAL, CONSTRUCTION DEBRIS, EXCESS SOILS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.
 - THE CONTRACTOR IS RESPONSIBLE TO TAKE EROSION CONTROL MEASURES NECESSARY IN ACCORDANCE WITH NYS STANDARDS AND SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT ROADWAYS AND PROPERTIES.
 - ALL ON-SITE CONCRETE SHALL BE IN CONFORMANCE WITH ALL PROVISIONS. ALL CURING SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
 - RELOCATION AND/OR REMOVAL OF EXISTING UTILITY POLES, TRAFFIC SIGNS, ETC. SHALL BE COORDINATED BY THE CONTRACTOR RESPONSIBLE FOR RELAYING THE UTILITIES.
 - WORK WITHIN THE R.O.W. OF GRAND BOULEVARD, HOWELLS ROAD, AND UDALL ROAD SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE TOWN OF ISLIP, SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - ALL TRAFFIC CONTROL DEVICES, SIGNS, BARRIERS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH THE GUIDELINES OF THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND AS DIRECTED BY THE TOWN OF ISLIP DEPARTMENT OF PUBLIC WORKS, HIGHWAY DESIGN.
 - CONTRACTOR SHALL MAINTAIN TO THE FULL DEPTH OF EXISTING PAVEMENT WITH A STRAIGHT VERTICAL EDGE PILE FROM BRIGGS/BLAIRS WHERE NEW PAVEMENT JOINS EXISTING PAVEMENT. CONTRACTOR SHALL DETERMINE EXACT LOCATION AND EXTENT OF THE REQUIRED SURFACING IN ORDER TO REPAIR TO EXISTING DEPTH DETECTED ON THE PLANS. 3" OF 1/2" GRANULAR CURB, PAVEMENT, AND WALLS TO PERMIT PROPER COMPACTION OF THE REPLACED SURFACES.
 - REMOVAL, BUT IS NOT LIMITED TO, CURBING, PAVEMENT, UNDESIRABLE MATERIALS, AND UNDERGROUND PIPES, QUESTIONABLE ITEMS BROUGHTER AHEAD, AND/OR BELOW GRADE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD IMMEDIATELY IN WRITING BEFORE REMOVAL OR DISTURBANCE.
 - THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO EXISTING FOUNDATIONS AND OTHER STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF EXISTING ADJACENT BELOW GRADE FOUNDATIONS AND PAVEMENT TO REMAIN AND SHALL PROVIDE A SAFE WORK AREA. ANY DAMAGE OR DISTURBANCE DUE TO SUBJECT WORKSCOPE SHALL BE REPAIRED TO LIKE-OR-BETTER CONDITIONS AT THE CONTRACTORS EXPENSE.
 - THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC DURING THE CONSTRUCTION PHASE. ANY TRAFFIC CONTROL, ACCESS, AND SWAYT PROVISIONS WITHIN THE PUBLIC AND ACCESS ROADS (E.G. ACCESSIBLE PARAPET, PEDESTRIAN CROSSWALKS, SIDEWALK STRIPING, ETC.) SHALL BE THE CONTRACTORS RESPONSIBILITY. THE CONTRACTOR SHALL EXTENSIVE APPROPRIATENESS OF REMOVAL ACTIVITIES AND PROVIDE TEMPORARY MEASURES FOR THE PROTECTION AND SAFETY OF THE PUBLIC. ANY TEMPORARY CONSTRUCTION ACCESS SHALL BE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
 - IF SHOWING AT A DEPTH GREATER THAN 4' IS REQUIRED TO ACCOMMODATE CONSTRUCTION ACTIVITIES, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO BE REQUIRED A LICENSED PROFESSIONAL ENGINEER TO DESIGN THE PROTECTIVE SHEETING AND SHORING DETAILS. SHEETING SHALL BE IN CONFORMANCE WITH OSHA REQUIREMENTS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF UTILITIES, PIPES, DRENCHERS, ETC. PRIOR TO START OF ANY WORK. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO ENSURE THAT ALL UTILITIES ARE PROPERLY AND COMPLETELY MARKED IN THE FIELD PRIOR TO ANY WORK. ANY DISCREPANCIES BETWEEN THE FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IN WRITING IMMEDIATELY. THE CONTRACTOR IS ADVISED THAT UTILITY INFORMATION SHOWN ON THE PLANS IS A COMPILATION OF FIELD LOCATIONS, ACCESSORIES, RECORDS, AND ACCESSIBLE RECORDS. THE CONTRACTOR SHALL VERIFY ALL RECORD DRAWINGS AVAILABLE AT THE TIME OF THE SURVEY AND MUST BE CONFIRMED ACCORDINGLY. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY OWNERS PRIOR TO ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVAL ACTIVITIES. THE CONTRACTOR IS ALSO ADVISED THAT ALL SUCH UTILITIES OBTAINED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
 - THE CONTRACTOR SHALL COMPLETELY FILL BELOW GRADE AREAS AND Voids RESULTING FROM THE REMOVAL OF STRUCTURES AND FOUNDATIONS WITH SOIL. CONCRETING OF MATERIALS FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED SHALL NOT BE LARGER THAN 4" INCHES IN DIAMETER. PRIOR TO PLACING MATERIALS, NECESSARY ACTS SHALL BE TAKEN TO ENSURE THAT THE AREA TO BE FILLED IS FREE OF STANDING WATER, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE ALL MATERIALS IN HORRICAL LAYERS AND COMPACTED IN EACH LAYER TO THE FULL DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 98% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT ELEVATIONS AND TO PROVIDE SURFACE DRAINAGE. REFER TO GEOTECHNICAL REPORT (IF PROVIDED) FOR FURTHER RECOMMENDATIONS. REFER TO GRADING PLAN FOR PROPOSED SURFACE ELEVATIONS.
 - UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, SHALL BE EMPTIED, CLEANED AND REMOVED FROM THE SITE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, AND LOCAL REQUIREMENTS.
 - PROPOSED TREE PROTECTION FENCE TO BE INSTALLED BEFORE THE START OF REMOVAL ACTIVITIES AND TO BE REMOVED AFTER CONSTRUCTION IS COMPLETE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES REGARDING WATER AND INSTALLATION OF PROTECTIVE CURBS FOR CURBING. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN NECESSARY PERMITS AND APPROVALS FOR CURBING. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN NECESSARY PERMITS AND APPROVALS FOR CURBING. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN NECESSARY PERMITS AND APPROVALS FOR CURBING.
 - SEWAGE, CURBS, OR OTHER EXISTING SITE APURTANCES DAMAGED BY CONSTRUCTION SHALL BE REPAIRED OR REPLACED IN KIND OR UNLESS OTHERWISE NOTED, WHETHER SPECIFIED ON THE PLAN OR NOT, AT THE SOLE COST OF THE CONTRACTOR.
 - THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS.
 - SEQUENCE AND COORDINATION OF CONSTRUCTION SHALL BE THE CONTRACTORS RESPONSIBILITY.
 - PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN A TOWN OF ISLIP RIGHT-OF-WAY THE APPLICANT/OWNER MUST OBTAIN A RIGHT-OF-WAY WORK PERMIT FROM THE TOWN OF ISLIP DEPARTMENT OF PUBLIC WORKS.
 - ANY UTILITIES INCLUDING POLES REQUIRED TO BE RELOCATED DUE TO THE INSTALLATION OF THE REQUIRED IMPROVEMENTS SHALL BE RELOCATED AT THE EXPENSE OF THE APPLICANT/OWNER.
 - ALL TRAFFIC ROAD MARKINGS, ROAD SIGNS AND LIGHT SIGNALS THAT HAVE BEEN MOVED OR DAMAGED IN THE PROCESS OF CONSTRUCTION SHALL BE RESTORED AT THE APPLICANTS EXPENSE TO AT LEAST THE SAME QUALITY AND CHARACTERISTICS THAT EXISTED BEFORE CONSTRUCTION BEGAN. THE APPLICANT SHALL BE FURTHER RESPONSIBLE TO REPAIR AND RESTORE ANY DAMAGE TO THE ROADWAY AND TRAFFIC SIGNALS. THESE MARKINGS, SIGNS AND SIGNALS, ARE MAINTAINED DURING THE ENTIRE PERIOD OF CONSTRUCTION. IF RELOCATED OR DAMAGED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TOWN OF ISLIP DEPARTMENT OF ENGINEERING SERVICES, DIVISION OF TRAFFIC SAFETY AND TRANSPORTATION PLANNING.
 - ALL ACCESSIBLE PARKING CURBS, RAMP, AND OTHER APURTANCES OF ACCESSIBLE ROUTES ARE TO MEET THE REQUIREMENTS OF THE 2003 NY BUILDING CODE CHAPTER 11-ACCESSIBILITY, AND KC0081811-1-2017.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL COMPLIANCE BY THE CONTRACTOR WITH THE SCOPE OF WORK AS SHOWN BY THE DRAWINGS AND FULL COMPLIANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
 - THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EDUCATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EDUCATION AND/OR TRENCHING PROCEDURES.
 - THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SIMILAR CLEAROUT TOPS SHALL BE ADJUSTED IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
 - IN CASE OF DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS, IMMEDIATELY NOTIFY THE PROJECT ENGINEER IN WRITING OF ANY CONFLICTS.
 - CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO PROJECT ENGINEER AND OWNER PRIOR TO BEGINNING WORK.
 - CONTRACTOR SHALL DOCUMENT WITH PHOTOS, CRITICAL STAGES OF CONSTRUCTION AND PROVIDE TO ENGINEER OF RECORD AT END OF CONSTRUCTION.
 - THE CONTRACTOR SHALL PERFORM THE WORK AS SHOWN ON THE PLANS AND SPECIFIED HEREIN. THE PLANS SHOW THE GENERAL SCOPE OF THE WORK AND DO NOT NECESSARILY SHOW ALL DETAILS REQUIRED FOR COMPLETE FINISHED WORKING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS AND LABOR AS NECESSARY FOR THE CONSTRUCTION OF COMPLETE WORKING SYSTEMS.
 - ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
 - ALL EXCAVATIONS SHALL BE BACKFILLED AT THE END OF EACH WORK DAY OR PROTECTED WITH TEMPORARY FENCING IN COMPLIANCE WITH OSHA REQUIREMENTS.
 - DEWATERING IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS, AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY NECESSARY ASSOCIATED DISCHARGE PERMITS.
 - SOILS TO BE FILLED UNDER SEPARATE APPLICATIONS BY OTHERS.

BULK ZONING TABLE

ZONING DISTRICT: INDUSTRIAL DISTRICT

ITEM	SECTION	PERMITTED/REQUIRED	PROHIBITED
PERMITTED USE	§ 63-263.A	ANY LAWFUL PERMITTED USE, UNLESS PROHIBITED HEREIN	WAREHOUSE & OFFICE WITH OUTDOOR STORAGE
MINIMUM BUILDING HEIGHT	§ 63-263.A	6' OR 4 STOREYS	COMPLEX 2 STOREYS
STORAGE OF TRAILERS, SHIPPING CONTAINERS, EQUIPMENT WITHIN FRONT YARD	§ 63-263.A	MINIMUM OF 200' FROM RESIDENTIAL USE OR ZONE (1) TO RESIDENTIAL USE OR ZONE (2) - EAST SIDE (M) (1) TO HOWELLS ROAD (M) (2) TO HOWELLS ROAD REDUCED TO 10' FROM HOWELLS ROAD (M) (1) TO GRAND BLVD. (M)	300' PREVIOUSLY APPROVED PER ZONING CASE NO. 102-17-001 (1) TO RESIDENTIAL USE OR ZONE (2) - WEST SIDE (M) (1) TO RESIDENTIAL USE OR ZONE (2) - EAST SIDE (M) (2) TO HOWELLS ROAD REDUCED TO 10' FROM HOWELLS ROAD (M) (1) TO GRAND BLVD. (M)
PERCENTAGE OF LOT OCCUPANCY (F.A.U.)	§ 63-263.B	0.35 0.35 x 527,817 SF = 184,438 SF	EXISTING BUILDING: 100.00 SF EXIST. TRAILER: 4 x 8 1/2 SF EXIST. CONCRETE: 4,498 SF EXIST. QUONSET HUT: 1,171 SF TOTAL: 110,228 SF 110,228 SF / 527,817 SF = 21.0%
MINIMUM AREA BENEFIT (LOT AREA)	§ 63-263.A	20,000 SF	527,017 SF (1,028.7 ACRES)
MINIMUM LOT WIDTH	§ 63-263.A	75'	89.5'
MINIMUM FRONT YARD CORNER LOT	§ 63-263.B	25'	84' (GRAND BLVD.) 174' (HOWELLS ROAD)
MINIMUM SIDE YARD	§ 63-263.A	10' (ADJ. TO RESIDENTIAL USE OR ZONE)	75'
MINIMUM REAR YARD (ADJ. BUILDING)	§ 63-263.A	10'	102.5'
MINIMUM REAR YARD ACCESSORY BUILDINGS	§ 63-263.C	10'	62' (OFFICE TRAILER X)
MINIMUM REAR YARD ACCESSORY BUILDINGS	§ 63-263.C	ACCESSORY BUILDINGS SHALL NOT OCCUPY MORE THAN 20% OF THE REAR YARD AREA 25%	6.9% 819 SF / 11,834 SF = 0.009
MINIMUM LANDSCAPE AREA	S.D.L.R. V.13.2.1	20% OF PLOT AREA 0.20 x 527,817 SF = 105,463 SF	9.5% 50,682 SF / 527,817 SF = 0.096 (M) (20% PREVIOUSLY GRANTED)
MINIMUM LANDSCAPE AREA	S.D.L.R. V.13.2.1	5% WITHIN FRONT YARD 0.05 x 105,463 SF = 5,273 SF (SCOLLING BUFFERS TO RESIDENTIAL)	24.1% 34,128 SF / 141,603 SF = 0.242 (M) (9% PREVIOUSLY GRANTED)
MINIMUM LANDSCAPE DEPTH	S.D.L.R. V.13.2.1	IF MINUS PROVIDED ALONG ALL STREET FRONTAGES	20'
MINIMUM LANDSCAPE BUFFER	S.D.L.R. V.13.2.2	25' (ADJ. TO RESIDENTIAL USE OR ZONE)	25'
STREET TREES	S.D.L.R. V.13.2.3	20' O.C. ALONG STREET FRONTAGES	9' SPACING TO REMAIN 24 PROPOSED 28 TOTAL

S.D.L.R. TOWN OF ISLIP - SUBDIVISION & LAND DEVELOPMENT REGULATIONS
(M) EXISTING MONOCORPORATION
(N) HANOVER RECORDED

SITE LAYOUT & PARKING CALCULATIONS

ITEM	SECTION	PERMITTED/REQUIRED	PROVIDED
PARKING	§ 63-263.B	170 TOTAL SPACES PROVIDED - 130 TO (2) 100' MIN. ACCESSIBLE SPACES - 5 FOR ACCESSIBILITY	7,626 SPACES 1474 ACCESSIBLE FT. WIDE ACCESSIBLE
ACCESSIBLE PARKING	§ 63-263.B	170 TOTAL SPACES PROVIDED - 130 TO (2) 100' MIN. ACCESSIBLE SPACES - 5 FOR ACCESSIBILITY	214 MIN. WHEEL WIDTH 114 MIN. STALL SIZE 877 x 20 FT STALL SIZE
MINIMUM AVAILABLE WITHIN STALL SIZE	§ 63-263.B	148 EXISTING STALLS (148 TOTAL STALLS INCLUDING 140 TOTAL STALLS (140) REPAIRS REQUIRED)	148 EXISTING STALLS (148 TOTAL STALLS INCLUDING 140 TOTAL STALLS (140) REPAIRS REQUIRED)
MINIMUM NUMBER OF PARKING SPACES	§ 63-263.B	10 STALLS PER BREAKDOWN BELOW	148 EXISTING STALLS (148 TOTAL STALLS INCLUDING 140 TOTAL STALLS (140) REPAIRS REQUIRED)
MINIMUM REQUIREMENT: 1.00% OF G.F.A. WAREHOUSE OFFICE REQUIREMENT: MINIMUM OF 1% OF G.F.A. MUST BE COMPUTED AS OFFICE SPACE AT 1 STALL = 200 SF OFFICE BUILDINGS (OFFICE: 100,000 REQUIREMENT: 1,000 STALLS)			
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