

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 DATA

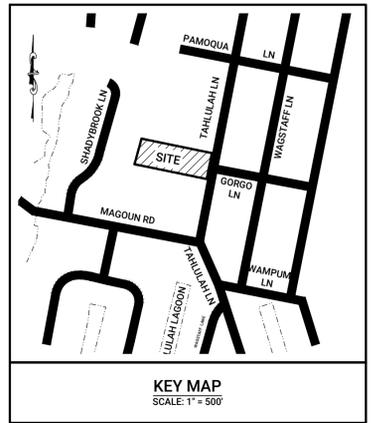
SCTM No. 0500-0473.00-02.00-046.00
 OWNER 214 TAHLULAH LLC, 214 TAHLULAH LA, WEST ISLIP, NY 11795
 SITE ADDRESS 214 TAHLULAH LANE, W. ISLIP NY 11795
 ZONING DISTRICT: RESIDENCE AA
 LOT AREA 66,631.8 SF (1.53 AC)
 EXISTING USE: SINGLE FAMILY RESIDENCE (SFR)
 PROPOSED USE: 2-LOT SUBDIVISION (SFR)
 POST OFFICE: WEST ISLIP
 SCHOOL DISTRICT: WEST ISLIP UFSD
 FIRE DISTRICT: WEST ISLIP FIRE DISTRICT
 WATER DISTRICT: S.C.W.A.
 SEWER DISTRICT: SUFFOLK COUNTY - SOUTH WEST DISTRICT

**ZONING COMPLIANCE TABLE:
 RESIDENCE AA DISTRICT**

SECTION	ITEM	CODE	LOT 1	LOT 2
\$68-64	HEIGHT (MAX)	35' / 2 1/2 STY.	2 STY	2 STY
\$68-65	FLOOR AREA RATIO (MAX)	0.25	0.106	0.153
\$68-66	AREA DENSITY (MIN)	20,000 SF	22,176.4 SF	22,940.8 SF
\$68-67	LIVING AREA (MIN)	650 SF	1,543.4 SF	1,750.0 SF
\$68-68	WIDTH OF LOT (MIN)	100'	85.4'	155.4'
\$68-69	FRONT YARD (MIN)	40'	87.5'	41.8'
\$68-70	SIDE YARD (MIN)	18'	13.4'	46.3'
\$68-70	COMBINED SIDE YARD (MIN)	36'	45.4'	105.4'
\$68-71	REAR YARD (MIN)	25'	58.6'	45.8'

GENERAL 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.
- ALL UTILITIES TO BE INSTALLED UNDERGROUND. COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. 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.
- PLACEMENT OF FILL, INSTALLATION OF WALLS, DUMPING OF MATERIAL, EXCAVATING, MINING, OR OTHER SIMILAR DISTURBANCE OF LAND REQUIRES A SITE PLAN. COMMENCEMENT OF ANY ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
- CLEARING LIMIT SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR, AND SILT FENCING 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.
- RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) 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 6NYCRR PART 360, "SOLID WASTE MANAGEMENT FACILITIES".
- ANY DEFECTS OR CRACKS WITHIN CONCRETE SHALL NOT BE ACCEPTABLE.
- PRIOR TO CO, A RAIN INSPECTION SHALL BE MADE.
- ALL TREES 10" CALIPER AND GREATER OR ANY SIGNIFICANT TREE ON SITE TO BE PRESERVED TO MAXIMUM EXTENT POSSIBLE UNLESS DISEASED OR COMPROMISED.
- ESTABLISHED LAWN TO THE SATISFACTION OF THE ENGINEERING INSPECTORS REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ANY SOIL BROUGHT TO OR REMOVED FROM SITE SHALL BE COORDINATED WITH THE ENGINEERING INSPECTORS (631-224-5360).
- FOR ROAD WORK: EXISTING EDGE OF PAVEMENT TO BE SAW CUT - PAVEMENT SPECIFICATION IS 6" RCA, 3" MVS TYPE 3 BINDER, 1-1/2" MVS 6F TOP COURSE.
- 6 FT. HIGH CHAIN LINK OR EQUIVALENT CONSTRUCTION FENCING AROUND ALL SIDES OF PROPERTY REQUIRED TO SECURE SITE.



SCDHS NOTES:

- THERE MUST BE A 10' MINIMUM SEPARATION BETWEEN ANY DRAINAGE LEACHING POOL STRUCTURE AND THE WATER MAIN.
- THERE MUST BE A 10' MINIMUM SEPARATION BETWEEN ANY SEWER LINE AND ANY WATER SERVICE LINES/MAINS.
- THERE MUST BE A 10' MINIMUM SEPARATION BETWEEN ANY SEWER LINES AND DRAINAGE STRUCTURES.
- ALL ADJACENT PROPERTIES ARE SERVED WITH PUBLIC WATER.
- THERE ARE NO WELL FIELDS WITHIN 1500' OF THE SUBJECT PROPERTY.
- THERE ARE NO WATER SUPPLY WELLS LOCATED WITHIN 150' OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTIES ARE LOCATED SOUTHWEST OF THE GREAT SOUTH BAY.
- GROUNDWATER MANAGEMENT ZONE VII.
- WATER LINES TO SERVICE EACH INDIVIDUAL LOT DIRECTLY OFF MAIN IN PACE DRIVE SOUTH.
- ELEVATIONS REFER TO NAVD 1988 DATUM.
- SITE IS LOCATED IN GROUNDWATER MANAGEMENT ZONE VII.

**SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
 Great River, NY
 Date: _____**

The proposed Development for 214 TAHLULAH LANE in the TOWN OF ISLIP with a total of 2 lots is EXEMPT from requirements pursuant to Article 6 of the Suffolk County Sanitary Code Section 760-612B. Water supply and sewage disposal facilities on each lot must conform to construction standards in effect at the time of construction and are subject to separate permits pursuant to those Standards.

Director, Division of Environmental Quality

**SUFFOLK COUNTY
 DEPARTMENT OF HEALTH SERVICES
 APPROVAL**

ALIGNMENT PLAN

214 TAHLULAH LANE
 SITUATED IN THE

HAMLET OF WEST ISLIP
 TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

SCTM: DIST. 0500, SECT. 473.00, BLK. 02.00, LOT 046.000



**Robinson & Muller
 Engineers, P.C.**

50 Elm Street
 Huntington, NY 11743
 Office: (631) 271-0576
 Fax: (631) 271-0592
 www.rmengineering.com

SCDHS # _____
 TOWN FILE # _____

No.	REVISION DESCRIPTION	DATE	BY

OWNER:
 214 TAHLULAH LLC
 214 TAHLULAH LA
 WEST ISLIP, NY 11795

APPLICANT:
 214 TAHLULAH LLC
 214 TAHLULAH LA
 WEST ISLIP, NY 11795



Matthew K. Aylward, P.E.
 NY State License No. 093172

DWN. BY: RKM/PS
 DATE: 07.11.25
 CHKD. BY: MKA
 DATE: 07.11.25
 SCALE: 1"=30'
 JOB No.: 2025-032

SHEET: **SP-1**

I HEREBY CERTIFY THAT THIS PLAT IS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON JULY 29, 2024 AND CONCRETE MONUMENTS WILL BE SET AS SHOWN.

LICENSE NUMBER _____ SIGNED _____ LS
 WARD BROOKS

I HEREBY CERTIFY THAT THE WATER SUPPLY(S) AND/OR SEWAGE DISPOSAL SYSTEM(S) FOR THIS PROJECT WERE DESIGNED UNDER MY DIRECTION. BASED UPON A CAREFUL AND THOROUGH STUDY OF THE SOIL, SITE AND GROUNDWATER CONDITIONS, ALL LOTS, AS PROPOSED, CONFORM TO THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES CONSTRUCTION STANDARDS IN EFFECT AS OF THIS DATE.

LICENSE NUMBER 093172 SIGNED _____ DATE _____
 Matthew K. Aylward, P.E.

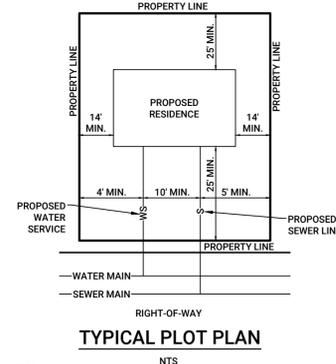
ZONED IN DISTRICT 'RESIDENCE AA'. MINIMUM LOT AREA: 20,000 SF. THIS IS TO CERTIFY THAT ALL LOTS SHOWN HEREON CONFORM TO EXISTING ZONING REGULATIONS.

R&M ENGINEERING
 LICENSE NUMBER 093172 SIGNED _____ DATE _____
 Matthew K. Aylward, P.E.

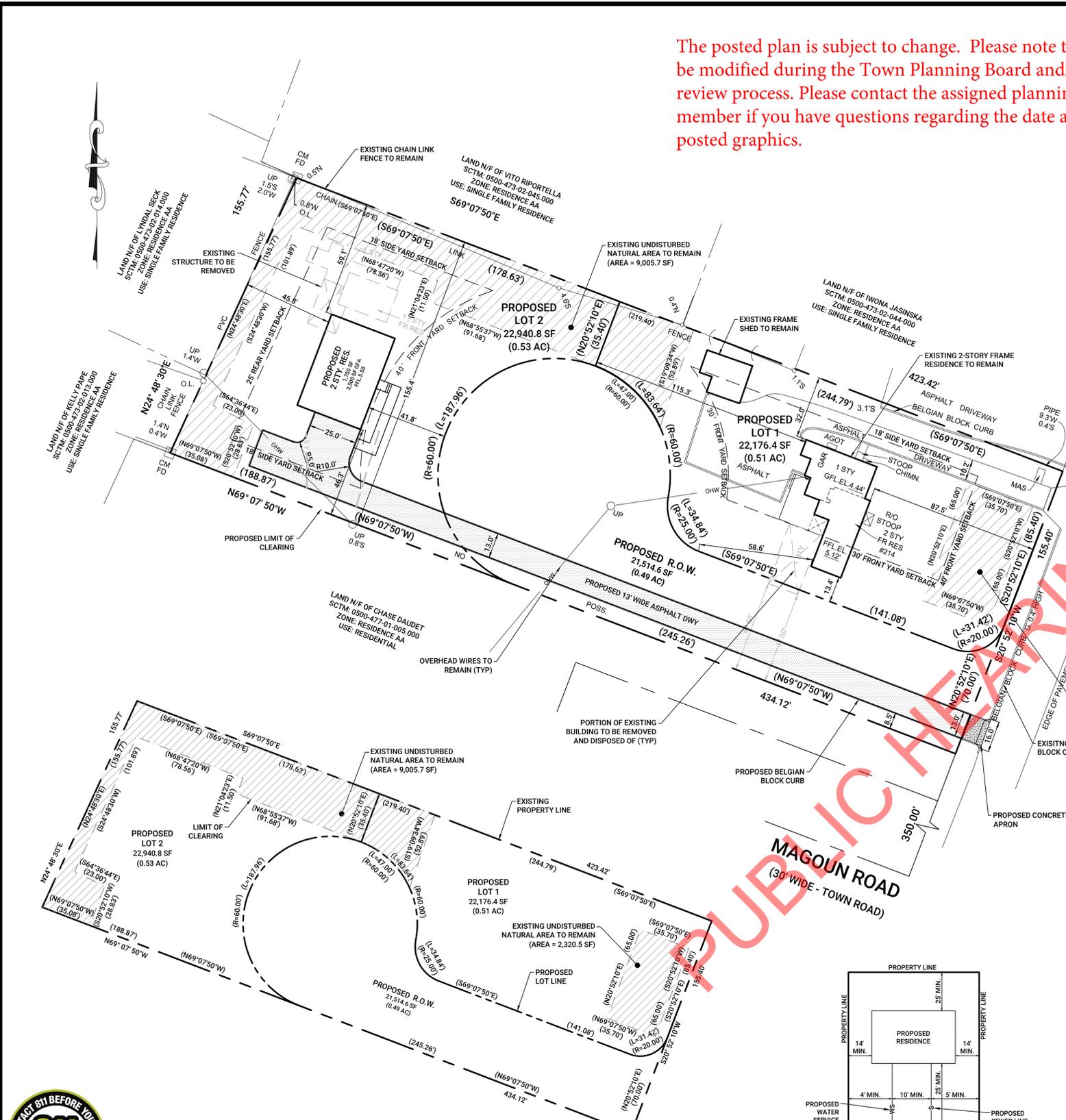
THIS IS TO CERTIFY THAT THIS MAP HAS BEEN APPROVED BY THE TOWN OF ISLIP TOWN PLANNING BOARD IN ACCORDANCE WITH ARTICLE 18 OF THE TOWN LAW.

DATE OF APPROVAL: _____

ISLIP TOWN PLANNING BOARD: _____



NOTE:
 THE WATER SUPPLY AND SEWAGE DISPOSAL FACILITIES FOR ALL LOTS IN THIS DEVELOPMENT SHALL COMPLY WITH THE STANDARDS AND REQUIREMENTS OF THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES AT THE TIME OF CONSTRUCTION.



NATURAL AREA BOUNDARY
 SCALE: 1" = 40'



CAUTION-NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THIS PLAN IS BASED UPON A SURVEY PREPARED BY WARD BROOKS, LS, DATED JULY 29, 2024, LAST REVISED MAY 3, 2025



Drawing Name: P:\2025\Projects\2025-032\2025-032-001-001.dwg, Date: 07/11/2025, 2:11pm, Plotter: epl, 11/2025, 3:15pm, by: psmith