

TOWN OF ISLIP SITE PLAN NOTES

- CONTACT THE ENGINEERING INSPECTOR (813-224-5300) 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 (813-224-6810).
- 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, COMBINATION OF ANY LEGAL ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
- CONTRACTOR SHALL CONTACT THE FIRE MARSHAL'S OFFICE (813-224-5477) 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 WISISC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (CAD) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360.8.1 OF SECTION 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 28B.
- ALL CONSTRUCTION & DEMOLITION MATERIAL EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSPORTED TO AN APPROVED WISISC FACILITY. LOADS SHALL BE PROPERLY RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD.
- THE TOWN OF ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTION VI-A'S "PLACEMENT OF FILL" 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 SA AND SA-76. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCES UNLESS THE GRANULAR MATERIALS MEET THE SPECIFICATIONS.
- REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT/OPERATOR SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND/OR FUMES. APPLICANT/OPERATOR SHALL MAINTAIN REFUSE ENCLOSURE (MAY BE PLACED) POSITION EXCEPT AT TIMES WHEN ARE BEING ACCESS FOR LOADING OR UNLOADING OF MATERIALS.
- PROVIDE THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, DEDICATIONS TO THE TOWN OF ISLIP MUST BE RECORDED WITH THE SUPPLICANT COUNTY CLERK.
- PROVIDE TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE LIGHTING CONTRACTOR OR ELECTRICIAN SHALL PROVIDE AN UNDERWRITER'S LABORATORY CERTIFICATE AND LETTER STATING THE REASON FOR THE REPLACEMENTS.
- MINI-UTILITY INSTALLATIONS THAT ARE TO CROSS TOWN RIGHT OF WAYS SHALL BE MADE BY DIRECTIONAL DRILLING TECHNIQUES. TRENCHING ACROSS PUBLIC RIGHT OF WAYS SHALL NOT BE PERMITTED UNLESS APPROVED BY THE TOWN OF ISLIP DEPARTMENT OF PUBLIC WORKS, HIGHWAY DIVISION.

GENERAL SITE NOTES

- UNSATURATED 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 PROPERTIES AND PROPERTIES.
- ALL ON-SITE CONCRETE SHALL BE IN CONFORMANCE WITH ACI PROVISIONS. ALL CURBSING SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
- RELOCATION AND/OR REMOVAL OF EXISTING UTILITY POLES, TRAFFIC SIGNS, ETC., SHALL BE COORDINATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THEIR PRESENCE.
- WORK WITHIN THE R.O.W. OF GRAND BOULEVARD, HOWELLS ROAD, AND UDALL ROAD SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS OF THE TOWN OF ISLIP, SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- ALL TRAFFIC CONTROL DEVICES, I.E. SIGNALS, SIGNS, 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 DIVISION OF TRAFFIC SAFETY. ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC NYSDOT SPECIFICATIONS UNLESS OTHERWISE NOTED ON PLAN.
- CONTRACTOR SHALL SAWCUT TO THE FULL DEPTH OF EXISTING PAVEMENT WITH A STRAIGHT VERTICAL EDGE FREE FROM IRREGULARITIES WHEREVER NEW PAVEMENT JOINS EXISTING PAVEMENT. CONTRACTOR SHALL DETERMINE EXACT LOCATION AND EXTENT OF THE REQUIRED SAWCUTTING IN ORDER TO REFORM THE WORKSCOPE DEPicted ON THE PLANS. TWO FT MINIMUM FROM CURBS, PADS, WALKS, AND WALLS TO PERMIT PROPER COMPACTION OF THE REPLACED SURFACES.
- REMOVAL INCLUDES, BUT IS NOT LIMITED TO, CURBSING, PAVEMENT, UNSATURATED MATERIALS, AND UNDERGROUND SPRINKLER SYSTEMS. QUESTIONABLE ITEMS ENCOUNTERED ABOVE AND/OR BELOW GRADE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OR RECORDED 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 FOUNDATIONS AND OTHER STRUCTURES TO REMAIN. CONTRACTOR SHALL PROVIDE A SAFE WORK AREA. ANY DAMAGE OR DISTURBANCE DUE TO SUBJECT WORKSCOPE SHALL BE REPAIRED TO LIKE-CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC DURING CONSTRUCTION ACTIVITIES. ALL TRAFFIC CONTROL, ACCESS, AND SAFETY PROVISIONS WITHIN THE R.O.W. AND ACCESS ROUTES (E.G. ACCESSIBLE RAMPS, PEDESTRIAN CROSSWALKS, SIDEWALKS, PAVEMENT STRIPINGS, ETC.) SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL DETERMINE APPROPRIATE TYPES OF REMOVAL ACTIVITIES AND PROVIDE TEMPORARY MEASURES FOR THE PROTECTION AND SAFETY OF THE PUBLIC UNTIL PERMANENT COMPONENTS/REPLACEMENTS CAN BE INSTALLED.
- IF SHOWING AT A DEPTH GREATER THAN 5' IS REQUIRED TO ACCOMMODATE CONSTRUCTION ACTIVITIES, I SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RETAIN A LICENSED PROFESSIONAL ENGINEER TO DESIGN THE REMOVAL AND RECONSTRUCTION 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, PIPING, DRYWALLS, ETC. PRIOR TO THE START OF ANY WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO ENSURE THAT ALL UTILITIES ARE PROPERLY AND COMPLETELY MARKED OUT IN THE FIELD PRIOR TO ANY WORK AT THE SITE. 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 PROVIDED IN THE PLAN IS A COMPILATION OF FIELD LOCATIONS, ABOVEGROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND RECORD DRAWINGS AVAILABLE AT THE TIME OF THE SURVEY AND MUST BE CONFIRMED ACCORDINGLY. THE CONTRACTOR SHALL CORROBORATE UTILITY DISCONNECTION WITH APPLICABLE UTILITY COMPANIES PRIOR TO REMOVAL ACTIVITIES. THE CONTRACTOR IS ALSO ADVISED THAT ALL SUCH FACILITIES DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO ORIGINAL OR BETTER CONDITION.
- THE CONTRACTOR SHALL COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE REMOVAL OF STRUCTURES AND FOUNDATIONS WITH SOIL CONSISTING OF MATERIALS FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED SHALL NOT BE LARGER THAN 6 INCHES IN DIMENSION. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTIONS IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT THICKER THAN 18 INCHES. LOOSE DEBRIS AND COMPACT EACH LAYER AT PLACEMENT TO 90% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE. REFER TO GEOTECHNICAL REPORT (IF PROVIDED) FOR FURTHER RECOMMENDATIONS. REFER TO THE GRADING PLAN FOR PROPOSED SURFACE ELEVATION.
- 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 MATERIALS AND INSTALLATION OF PROPOSED WORK, FOR OBTAINING THE REQUIRED PERMITS, SIGN OFFS, AND CONSTRUCTION INSPECTIONS, ACCORDING TO COVERING BUILDING CODES AND DISPOSAL OF ALL MATERIAL IN ACCORDANCE WITH STATE AND LOCAL LAW.
- SIDEWALKS, CURBS, OR OTHER EXISTING SITE APPURTENANCES DAMAGED BY CONSTRUCTION SHALL BE REPAIRED OR REPLACED IN KIND OR UNLESS NOTED OTHERWISE (UNUS), WHICH SPECIFIED ON THIS PLAN OR NOT AT THE DISCRETION OF THE CONTRACTOR.
- THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS.
- SEQUENCE AND COORDINATION OF CONSTRUCTION IS SOLELY THE CONTRACTOR'S 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 PERMIT FROM THE TOWN OF ISLIP DEPARTMENT OF PUBLIC WORKS.
- ANY UTILITIES INCLUDING HOLES 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 MAY HAVE BEEN MOVED OR DAMAGED IN THE PROCESS OF CONSTRUCTION SHALL BE RESTORED AT THE APPLICANT'S EXPENSE TO AT LEAST THE SAME QUALITY AND CHARACTERISTICS THAT EXISTED BEFORE CONSTRUCTION BEGAN. THE APPLICANT SHALL BE FURTHER RESPONSIBLE TO INSURE THAT, IN THE ROADWAYS ADJACENT TO THE CONSTRUCTION SITE, THESE MARKINGS, SIGNS, AND SIGNALS, ARE MAINTAINED DURING THE ENTIRE PERIOD OF CONSTRUCTION, IF RELOCATION OR UPGRADE IS REQUIRED. SAME SHALL BE MAINTAINED BY THE TOWN OF ISLIP DEPARTMENT OF ENGINEERING SERVICES, DIVISION OF TRAFFIC SAFETY AND TRANSPORTATION PLANNING.
- ALL ACCESSIBLE PARKING, CURB RAMPS, AND OTHER APPURTENANCES OF ACCESSIBLE ROUTES TO MEET THE REQUIREMENTS OF THE 2020 NY BUILDING CODE CHAPTER 11-ACCESSIBILITY, AND ICC/ANSI A117.1 - 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, THE CONTRACTOR SHALL CONDUCT A FIELD SURVEY TO VERIFY THE ACCURACY OF THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROJECT ENGINEER OF ANY DISCREPANCIES OR CONFLICTS WITHIN THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS SHOWN ON THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST O.S.H.A. STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF O.S.H.A., AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
- THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEAN-OUT 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 INITIATING 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 NOT NECESSARILY SHOW ALL DETAILS REQUIRED FOR COMPLETE FINISHED WORKING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PURCHASING 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 & STATE REGULATIONS, AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY NECESSARY ASSOCIATED DISCHARGE PERMITS.
- SIGNS TO BE FILED UNDER SEPARATE APPLICATIONS BY OTHERS.

BULK ZONING TABLE
ZONING DISTRICT: INDUSTRIAL 2 DISTRICT

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
PERMITTED USE	§68-354.A	ANY LAWFUL PERMITTED USE, UNLESS PROHIBITED HEREIN	WAREHOUSE & OFFICE WITH OUTDOOR STORAGE (E)
MAXIMUM BUILDING HEIGHT	§68-355.A	60 FT OR STORES	COMPLETES 2 STORES
STORAGE OF VEHICLES, SHIPPING CONTAINERS, EQUIPMENT WITHIN FRONT YARD	§68-356.1.H	MINIMUM OF 300' FROM RESIDENTIAL USE OR ZONE AND PROPERLY SCREENED FROM VIEW WITH FENCING AND/OR LANDSCAPING IN THE DIRECTION OF THE PLANNING BOARD	200' PREVIOUSLY APPROVED PER ZBA CASE NO. 432-12 50' (TO RESIDENTIAL USE OR ZONE - WEST SIDE OF BLDG.) 50' (TO RESIDENTIAL USE OR ZONE - EAST SIDE OF BLDG.) 40' (TO HOWELLS ROAD) 28' (TO HOWELLS ROAD REDUCED HEIGHT STORAGE TO 10' HIGH MAX. STORAGE) 14.4' (TO GRAND BLVD.) (M)
PERCENTAGE OF LOT OCCUPANCY (P.A.R.)	§68-360	0.35	0.35 x 527,017 SF = 184,456 SF
MINIMUM AREA DENSITY (LOT AREA)	§68-361.A	20,000 SF	527,017 SF (12.987 ACRES)
MINIMUM LOT WIDTH	§68-362.A	75'	869.9'
MINIMUM FRONT YARD (MAIN BUILDING)	§68-363.B	25'	80.4' (GRAND BLVD.) 178.7' (HOWELLS ROAD)
MINIMUM SIDE YARD (MAIN BUILDING)	§68-364.A	10'	75.8'
MINIMUM REAR YARD (MAIN BUILDING)	§68-365.A	10'	103.8'
MINIMUM REAR YARD (ACCESSORY BUILDINGS)	§68-365.(C1)	10'	92.8' (OFFICE TRAILER 'A')
MINIMUM REAR YARD (ACCESSORY BUILDINGS)	§68-365.(C2)	10'	92.8' (OFFICE TRAILER 'A')
MINIMUM LANDSCAPE AREA	SOLDR VI.Q.2.1	20% OF PLOT AREA	8.3%
MINIMUM LANDSCAPE AREA (FRONT YARD)	SOLDR VI.Q.2.1	50% WITHIN FRONT YARD	27.1%
MINIMUM LANDSCAPE DEPTH	SOLDR VI.Q.2.1	8' MINIMUM PROVIDED ALONG ALL STREET FRONTS	20.1'
MINIMUM LANDSCAPE BUFFER	SOLDR VI.Q.2.3.B	25' (ADJ. TO RESIDENTIAL USE OR ZONE)	50.0'
STREET TREES	SOLDR VI.Q.3.A	20' O.C. ALONG STREET FRONTS	5 EXISTING TO REMAIN 14 TO BE PLANTED 29 TOTAL (M)

LEGEND

EXISTING	ITEM	PROPOSED
---	PROPERTY LINE	---
---	EASEMENT	---
---	LIMIT OF OUTDOOR STORAGE AREA	---
---	BUILDING	---
---	CONCRETE CURB	---
---	EDGE OF PAVEMENT	---
X - X	CHAIN LINK FENCE	X - X
---	CHAIN LINK FENCE WITH CEDAR STOCKADE	---
---	PARKING COUNT	---
---	PARKING COUNTY	---
---	FIRE HYDRANT	---
---	AREA LIGHT	---
---	DRAINAGE INLET	---
---	BOLLARD	---
---	FIRE DEPARTMENT CONNECTION (FDC)	---
---	TREE	---

SITE LAYOUT & PARKING CALCULATIONS

ITEM	SECTION	PERMITTED/REQUIRED	PROVIDED
PARKING		REQUIREMENTS & CALCULATIONS	
ACCESSIBLE PARKING	BC NYS 1106.1	(1) TOTAL SPACES PROVIDED = 101 TO USE (2) REQ. MIN. ACCESSIBLE SPACES = 5 FOR EACH PARKING SPACE	7 ADA SPACES 94 REG. MIN. ACCESSIBLE SPACES = 5 ACCESSIBLE
MINIMUM ASIDE WIDTH & STALL SIZE	SOLDR VI.Q.1	23 FT WITH 9 FT x 9 FT STALL SIZE 23 FT WITH 9 FT x 9 FT STALL SIZE	23 FT MIN. ASIDE WIDTH 9 FT x 9 FT STALL SIZE 9 FT x 20 FT STALL SIZE
MINIMUM NUMBER OF PARKING SPACES	SOLDR APPROX 7.4.12	172 STALLS (SEE BREAKDOWN BELOW)	143 EXISTING STALLS (104 EXISTING STALLS INCLUDED) 143 TOTAL STALLS (16% RELIEF REQUIRED) 28% RELAXATION PREVIOUSLY GRANTED BY PLANNING BOARD APPROVAL DATED 10/27/04 PER 120901
WAREHOUSE REQUIREMENT	1 STALL, 1,000 SF G.F.A.		
OFFICE BUILDINGS (OFFICE TRAILERS) REQUIREMENT	1 STALL, 200 SF		
OFFICE SPACE (INCLUDES OFFICE TRAILERS)			
WAREHOUSE SPACE (INCLUDES ACCESSORY CANOPY & QUONSET HUT)			
TOTAL NUMBER OF PARKING SPACES PROVIDED			143 STALLS (INCLUDES ACCESSIBLE STALLS) TOTAL RELIEF REQUIRED: 39 STALLS (27%)
BC NYS 2015 INTERNATIONAL BUILDING CODE (AS ADOPTED BY NEW YORK STATE)			
SOLDR TOWN OF ISLIP - SUBDIVISION & LAND DEVELOPMENT REGULATIONS (THIS STANDARD)			
(M) W/AVENUE REQUIRED			

PRIOR APPROVALS BY TOWN OF ISLIP:

ZONING BOARD - CASE NO. 432-12, HEARD ON JULY 31, 2012
RELIEF GRANTED FROM TOWN CODE SECTION 58-356.1(H) FOR PERMISSION TO ALLOW FOR THE OUTSIDE STORAGE OF HEAVY CONSTRUCTION VEHICLES AND RELATED EQUIPMENT LOCATED WITHIN THE SECOND FRONT YARD.

TOWN BOARD - T.C. 5097A, GRANTED ON DECEMBER 11, 2012 AND REVISION GRANTED ON SEPTEMBER 2012
APPLICATION FOR MODIFICATION OF DEED COVENANTS AND RESTRICTIONS ASSOCIATED WITH TCA 2415 IN ORDER TO ALLOW FOR THE OUTSIDE STORAGE OF EQUIPMENT.

PLANNING BOARD - APPLICATION NO. C22012-18, DATED JUNE 28, 2012
PLANNING BOARD SPECIAL PERMITS FOR SALE, LEASE, OR RENTAL OF HEAVY CONSTRUCTION EQUIPMENT, A SPRAY BOOTH, AND VEHICLE REPAIR, PURSUANT TO TOWN CODE SECTIONS 68-356.1(H), (J), AND (B). SITE PLAN MODIFICATION ALSO REQUESTED.

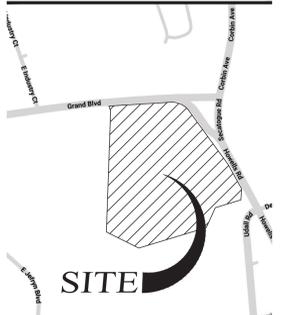
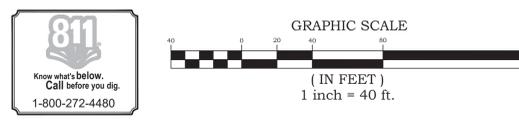
PLANNING BOARD DEED COVENANTS & RESTRICTIONS

- OUTDOOR STORAGE SHALL BE WITHIN THE TWO DESIGNATED AREAS ON THE SITE IN ACCORDANCE WITH THE APPROVED SITE PLAN. (3 AREAS OF OUTDOOR STORAGE PROPOSED)
- OUTDOOR STORAGE ON THE EAST SIDE OF SITE SHALL BE SETBACK:
 - 200' FROM RESIDENTIAL USE (50' PROPOSED - 52.9% RELIEF REQUIRED)
 - 200' FROM GRAND BOULEVARD (200' PROPOSED - COMPLES)
- OUTDOOR STORAGE ON THE WEST SIDE OF SITE SHALL BE SETBACK:
 - 10' FROM PROPERTY LINE (5.0' PROPOSED - 50.0% RELIEF REQUIRED, 5' PREVIOUSLY GRANTED)
 - 150' FROM GRAND BOULEVARD (140.4' PROPOSED - 6.4% RELIEF REQUIRED)
 - 200' FROM RESIDENTIAL USE (50' PROPOSED - 75.0% RELIEF REQUIRED)

STORAGE OF OUTDOOR EQUIPMENT

AREA A	AREA B	AREA C	AREA D
BOOMS	MESSAGE & ARROW BOARD HEATERS	ATTENUATOR TRUCKS	REGISTERED VEHICLES
AIR COMPRESSOR	CUSTOMER EQUIP	ROTATORS	RIGGING GEAR
DOWN EQUIPMENT	LIGHT TOWERS	FORKLIFTS	MECHANICAL EQUIPMENT
RETURN DUE INSPECTION		BRANCH TRANSFERS	CRANE BOOM TRUCKS
SCISSOR READY		DUMPSTERS	
VERTICAL LIFT		WASH NOW	
STAGING AREA		DROP ZONE	
GENERATORS		LIGHT TOWERS	
RISERS		FORKS	
TELEHANDLERS		TENT	
DIRT AND ATTACHMENTS			
WELDERS			

REFERENCES
THIS PLAN REFERENCE:
BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY:
GALLAS SURVEYING GROUP
300 W. 10TH STREET
NORTH BRASWICK, NJ 08902
DATE: 09/03/2024
VICINITY MAP BACKGROUND DATA PROVIDED BY MAPS.GOOGL.COM



VICINITY MAP
T.I.S.

PROJECT DATA

OWNER/APPLICANT: 10 GRAND BLVD REALTY LLC
1000 GRAND BLVD
DEER PARK, NY 11729
Dist. SOL. Sect. 221, Block L, Lot 1

TAX MAP NUMBER: 527,017 SF (12.987 Acres)

SITE AREA: 527,017 SF (12.987 Acres)

CURRENT ZONING: INDUSTRIAL 2 DISTRICT

CURRENT USE: WAREHOUSE BUILDING AND OFFICE WITH OUTDOOR STORAGE AREAS

PROPOSED USE: WAREHOUSE BUILDING AND OFFICE WITH OUTDOOR STORAGE AREAS, OFFICE TRAILERS, AND ACCESSORY BUILDINGS (QUONSET HUT & CANOPY)

EXISTING FOOTPRINT: 97,441 SF

PROPOSED FOOTPRINT: 101,192 SF (MAIN & ACCESSORY BUILDINGS)

LANDSCAPE/NATURAL AREA: 50,652 SF

PAVEMENT/CONCRETE AREA: 368,173 SF

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.

REVISIONS

NO.	DATE	LC	REV. PER TOWN COMMENTS
1	05/02/2025	LC	REV. PER TOWN COMMENTS

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(831) 861-0506
www.KeyCivilEngineering.com

UNITED RENTALS / ABLE RIGGING

1050 GRAND BOULEVARD
DEER PARK, NY 11729
TOWN OF ISLIP, COUNTY OF SUFFOLK
DIST. 500, SECT. 221, BLOCK L, LOT 1.1
ZONE: INDUSTRIAL 2

OVERALL SITE PLAN

DATE: 09/23/2024
SCALE: 1" = 40'
PROJECT NUMBER: 1263.01
DRAWING BY: NT
CHECKED BY: LC
APPROVED BY: JP

SEAL & SIGNATURE:
JACLYN PERANTEAU, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER 083937

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