

NOTES:

CONTACT ENGINEERING INSPECTOR @ (631) 224-5966 AT LEAST 48 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE.

COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

OBTAIN A TOWN RIGHT OF WAY PERMIT (631) 224-5640

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 WALLS, DUMPING OF MATERIAL, EXCAVATING, MINING, OR OTHER SIMILAR DISTURBANCE OF LAND REQUIRED A SITE PLAN. COMMENCEMENT OF ANY ACTIONS WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.

CONTRACTOR SHALL CONTACT THE FIRE MARSHALL'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 RCA AND FILL MATERIALS ARE TO BE FROM AN APPROVED SOURCE. RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) IS TO BE CERTIFIED. DOCUMENTATION IS TO BE PROVIDED SHOWING THAT THE MATERIAL OBTAINED IS FROM NYSDEC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C&D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-161 OF ANYCRR 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 ISLP ITEM 22F OR ITEM 25B.

THE ISLP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P, 5 SHALL BE FOLLOWED.

APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE, THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES 5A, 75 AND 5A, 76 SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED ENTRANCE INSTALLATIONS.

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 ISLP ENGINEERING INSPECTOR FOR THE RECORD.

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 ACCESSED FOR LOADING OR UNLOADING OF DUMPSTER.

PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE DEDICATION(S) TO THE TOWN OF ISLP 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.

NOTES FOR DISABILITY PARKING:

DISABILITY PARKING SHALL BE IN COMPLIANCE WITH SECTION 106 OF THE NEW YORK STATE BUILDING CODE.

5'-0" MINIMUM WIDTH OF RAMPS WITH 1:12 SLOPES INCORPORATING TACTILE WARNING SURFACES.

SIGNS DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AT A CLEAR HEIGHT OF BETWEEN 60" AND 84" ABOVE GRADE, AND SETBACK A MINIMUM OF 18" FOR PARKING STALLS. EACH ACCESS AISLE SHALL BE VAN ACCESSIBLE (8'-0" WIDTH), AND BE PROVIDED WITH SIGNAGE READING "NO PARKING ANYTIME". SIGNS SHALL NOT INTERFERE WITH AN ACCESSIBLE ROUTE FROM AN ACCESS AISLE.

DISABILITY PARKING STALLS SHALL BE PLACED TO PROVIDE THE SHORTEST ACCESS ROUTE TO THE BUILDING DISABILITY ACCESSIBLE ENTRANCE, IN COMPLIANCE WITH THE NEW YORK STATE BUILDING CODE SECTION 106.6.

THE TOWN OF ISLP BUILDING DEPARTMENT SHALL REVIEW THE CONSTRUCTION DOCUMENT PACKAGE FOR MINIMUM CODE COMPLIANCE AS SPECIFIED IN THE BUILDING AND / OR RESIDENTIAL CODES OF THE STATE OF NEW YORK. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE - THE SEAL AND SIGNATURE OF THE DESIGN PROFESSIONAL SHALL BE INTERPRETED AS AN ATTESTATION THAT, TO THE BEST OF THE LICENSEE'S BELIEF THAT THE WORK IN SAID DOCUMENTS ARE:

- ACCURATE
- CONFORMS TO GOVERNING CODES APPLICABLE AT THE TIME OF SUBMISSION
- CONFORMS WITH ACCEPTED STANDARDS AND PRACTICE AND WITH A VIEW OF SAFEGUARD LIFE, PROPERTY AND PUBLIC WELFARE
- IS THE RESPONSIBILITY OF THE LICENSEE

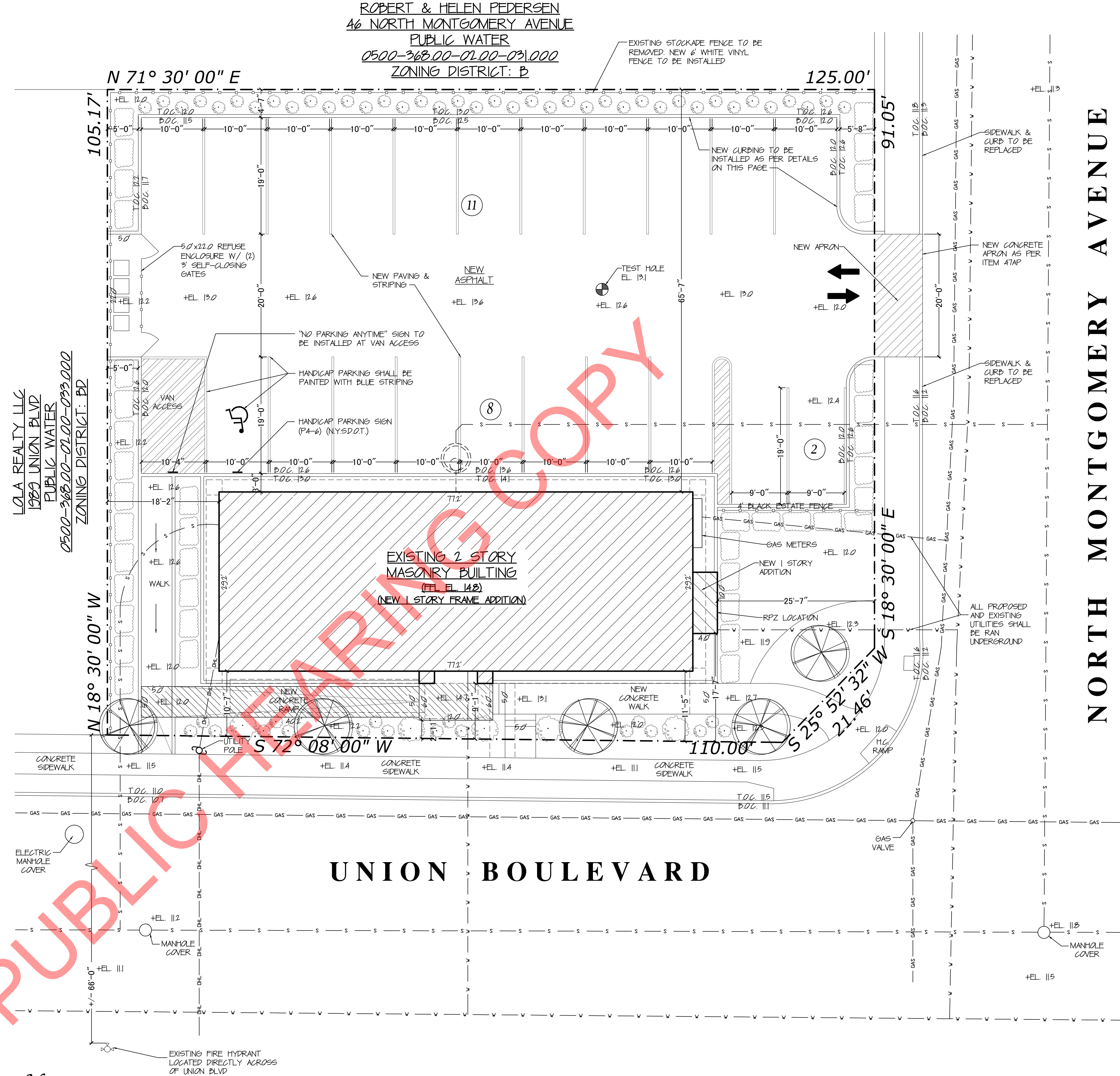
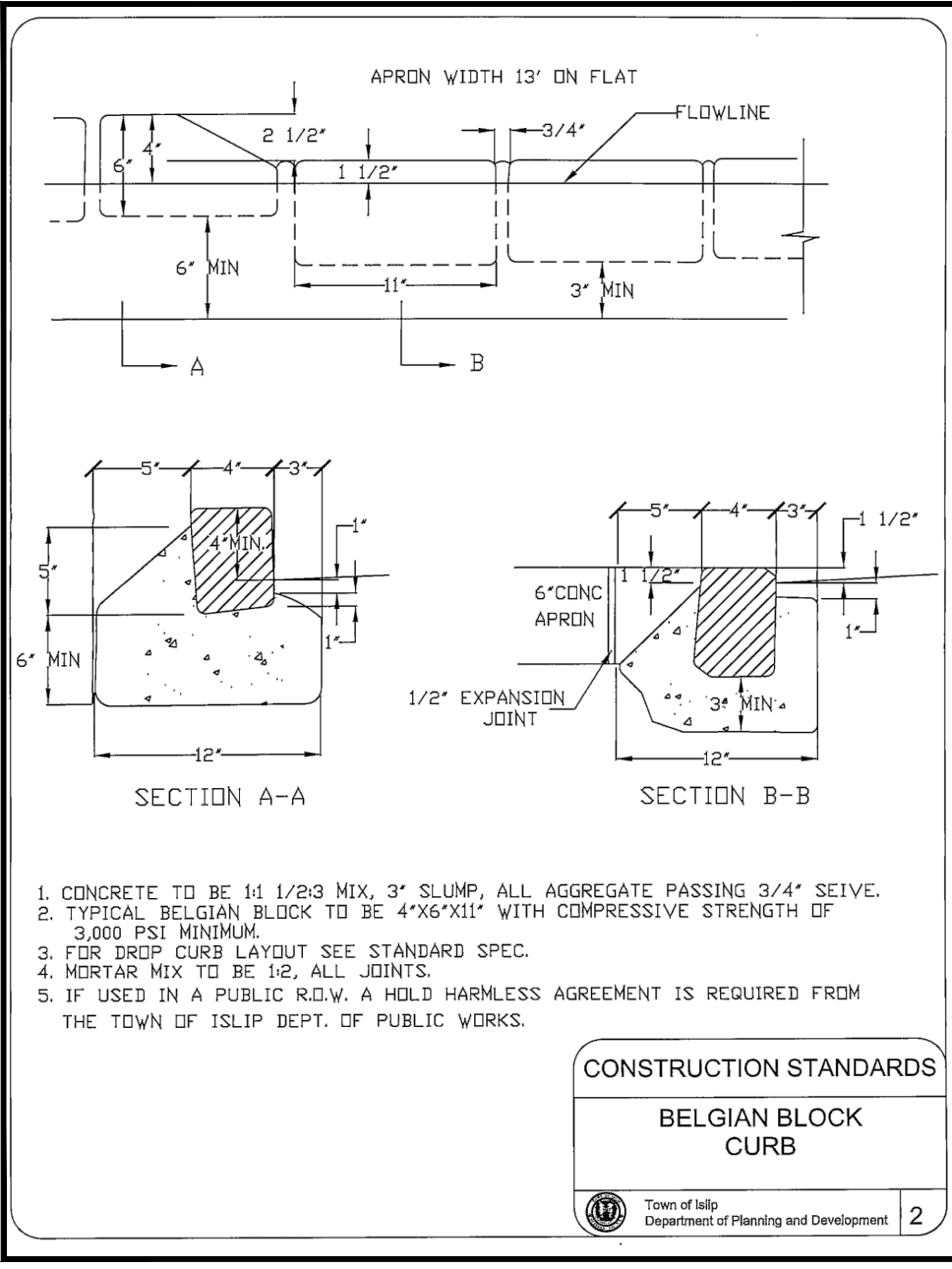
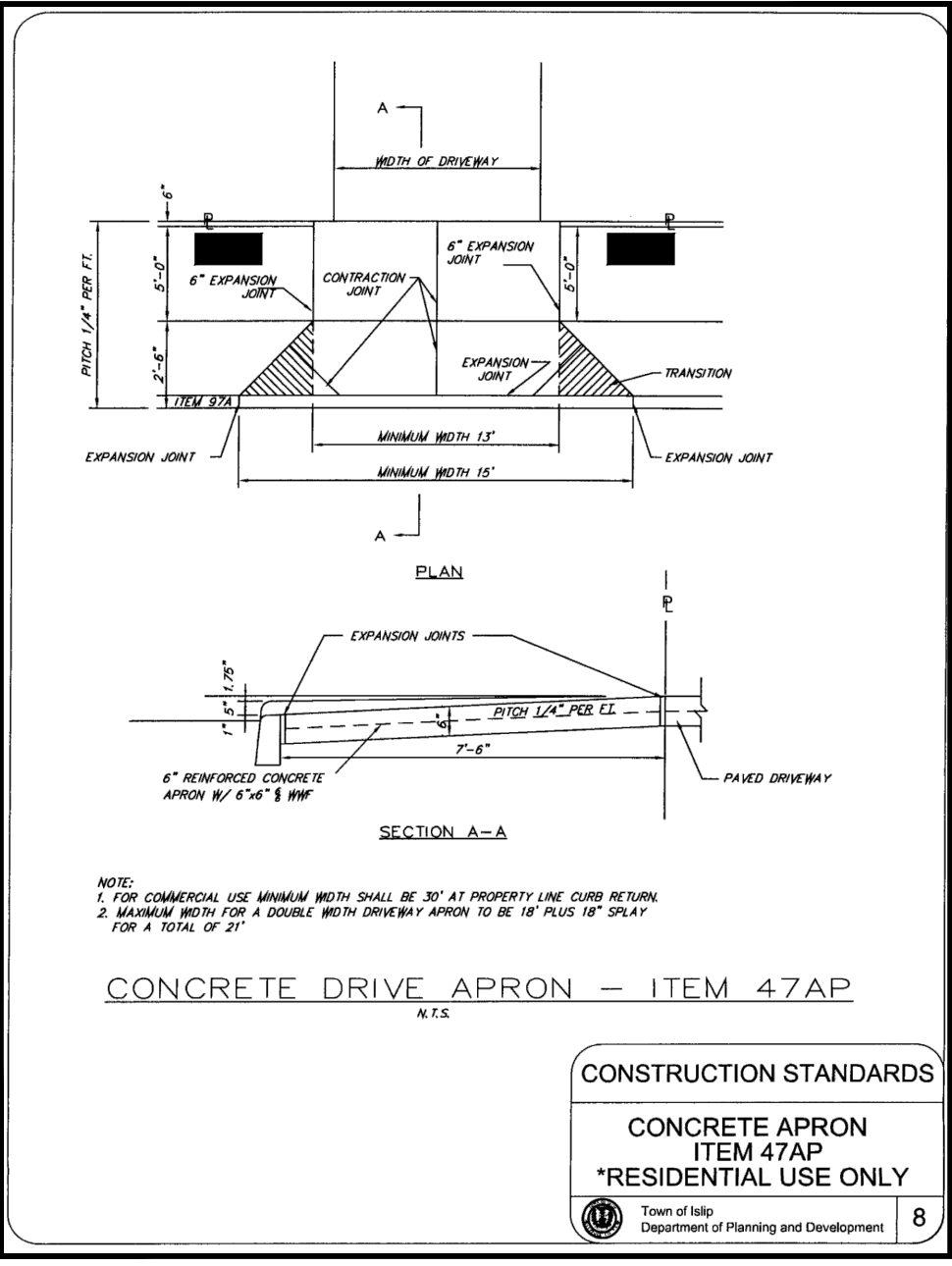
TOPOGRAPHIC ELEVATIONS ARE IN NAV 88 DATUM

100% OF ALL STORM WATER TO BE CONTAINED ON SITE

NO EXISTING STREET DRAINING IN FRONT OF SITE

THE DESIGN AND METHODS OF CONSTRUCTION TO BE USED MEET THE APPLICABLE CRITERIA OF THE 2020 BUILDING CODE OF NEW YORK STATE AND CHAPTER 68 OF THE TOWN OF ISLP ZONING CODE SECTION 68-442.

SITE PLAN LEGEND	
PROPERTY LINE	----
ADJACENT PROPERTY LINE	----
SAWTOOTH LINE	----
CONCRETE CURB	=====
UTILITY POLE	●
PAINTED ARROW	→
ACCESSIBLE SYMBOL	♿
BOLLARD	●
INLET	○
MANHOLE	○
FIRE HYDRANT	⊕
STORM PIPE	=====
OVERHEAD WIRES	-----
UNDERGROUND WIRE	-----
GAS SERVICE	-----
WATER SERVICE	-----
SEWER LINE	-----
TELEPHONE LINE	-----
PARKING COUNT	①



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

SITE PLAN BASED ON A SURVEY DONE BY:
LISA MCQUILKIN LAND SURVEYING
274 EAST MAIN STREET
EAST ISLP, NEW YORK 11790
PHONE: 631-271-3605
FAX: 631-271-3906

PROPOSED PARKING CALCULATIONS	
BUILDING FOOTPRINT: 2,554.00 SF.	
OFFICE SPACE: = 1 SPACE / 1,000.00 SF.	
OFFICE SPACE: 2,554.00 SF. / 1,000.00 SF.	
5 SPACES REQUIRED	
APARTMENTS: 175 SPACES PER APARTMENT	
10 APARTMENTS = 10 SPACES	
15 SPACES REQUIRED	
21 SPACES PROVIDED	

EXISTING F.A.R. CALCULATIONS		
SITE:	19,140.00 SF.	100.00%
EXISTING FIRST FLOOR:	2,254.00 SF.	11.8%
EXISTING FRONT COVERED ENTRANCE:	50.00 SF.	0.3%
EXISTING SECOND FLOOR:	2,254.00 SF.	11.8%
TOTAL EXISTING F.A.R.	4,558.00 SF.	24.14%

PROPOSED F.A.R. CALCULATIONS		
SITE:	19,140.00 SF.	100.00%
EXISTING FIRST FLOOR:	2,254.00 SF.	11.8%
PROPOSED FRONT COVERED ENTRANCE:	72.00 SF.	0.5%
EXISTING SECOND FLOOR:	2,254.00 SF.	11.8%
PROPOSED THIRD FLOOR:	2,254.00 SF.	11.8%
TOTAL PROPOSED F.A.R.	6,834.00 SF.	35.7%

ZONING CHART			
ZONE: COMMERCIAL BD		19,140.00 SF. LOT AREA	
SETBACKS:	ALLOWED:	EXISTING:	PROPOSED:
FRONT YARD:	1'-0" 25'-0" MAX.	3'-3"	2'-11"
REAR YARD:	0'-0"	6'-7"	6'-7"
SIDE YARD 1:	0'-0"	2'-5"	2'-5"
SIDE YARD 2:	0'-0"	16'-1"	16'-1"
MAX HEIGHT:	35'-0"	21'-4"	32'-8"
FLOOR AREA RATIO:	ALLOWED:	EXISTING:	PROPOSED:
TOTAL:	60.00%	24.14%	35.7%

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.

NUMBER	DATE	DESCRIPTION
1	8-10-2020	PRELIMINARY SITE CONCEPTS
2	8-11-2020	PROPOSED CONCEPTS
3	8-20-2020	OWNER COMMENTS
4	8-31-2020	OWNER COMMENTS
5	9-9-2020	OWNER COMMENTS
6	9-10-2020	PLANNING BOARD MEETING
7	11-13-2020	PLANNING BOARD COMMENTS
8	12-9-2020	RESUBMISSION TO PLANNING

MICHAEL DUNN ARCHITECT

1981 UNION BOULEVARD
BAY SHORE, NEW YORK, 11706

PHONE: 631-665-9619
FAX: 631-969-0115

EMAIL:
MIKE.MKDARCHITECT@GMAIL.COM

CONTACT INFORMATION:

MARK SAGLIOCCA

1991 UNION BLVD
BAY SHORE, NEW YORK 11706

SCM: 0500-36800-0200-032000

PHONE: 631-741-8411

EMAIL:
BRIGHTWATERSBUILDINGCOMPANY@GMAIL.COM

COMMERCIAL ZONE: BD

FEMA ZONE: N/A

PROPOSED OFFICE & APARTMENTS

1991 UNION PLAZA

1991 UNION BLVD
BAY SHORE, NEW YORK, 11706

TOWN OF ISLP

DRAWING TITLE:
SITE PLAN
NOTES

SCALE:
AS NOTED

DRAWN BY:
SAY

CHECKED BY:
MKD

JOB NUMBER:
20-145

DRAWING NUMBER:

SP1-1