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. **EXISTING** PROP. WEBB DRAINAGE PIPE ROOF LEADER DRAINAGE AREA HAWKINS SPOT ELEVATION R = 603.26' L = 213.47' **CURB ELEVATION** CH = N 72°53'53" E L = 212.36' -N/F POSILLICO DRYWELL WITH OPEN GRATE ZONE - INDUSTRIAL **CLEAN OUT** SCTM 500-105-1-5.3 **USE - LANDSCAPING SUPPLY** MARCONI AVE NOT CONSTRUCTED N/F LMAR REALTY CORP BORING HOLE LOCATION ZONE - INDUSTRIAL 1 DOOR LOCATION (STATUS UNKNOWN) **GARAGE DOOR** SCTM 500-104-3-16.6 LIGHTING FIXTURE N/F SHAVIN CORP. DRAINAGE FLOW ARROW ZONE - INDUSTRIAL L = 31.42' USE - BUSINESS BOLLARD HEIGHT LIMIT POLE (TYP) -SITE DATA 217,793 SF (5.0 ACRES) DIST.0500, SECT. 105, BLOCK. 01, LOT 11.2 SCTM 500-105-1-24.2 N/F J & D CORRADO REAL ESTATE LOT AREA: SCHOOL DISTRICT LAKELAND (837) ZONE - INDUSTRIAL 1 FIRE DISTRICT: WATER DISTRICT: BLDG. B POST OFFICE: **EXISTING ZONING:** SCTM 500-104-3-16.9 OUTDOOR STORAGE OF STORAGE TRAILERS AND I/F ASSOCIATION FOR MENTAL **HEALTH & WELLNESS INC** ZONE - INDUSTRIAL 1 USE - OFFICE ZONING REQUIREMENTS: BUSINESS 3 DISTRICT HAWKINS WEBB REAR YARD 120.2' / 109.4' 28.5' JAEGER PLLC BUILDING HEIGHT 8.05% FLOOR AREA RATIO (TOTAL) 217,793 SF 20,000 SF MIN. LOT AREA 355.61' LOT WIDTH ROJECT INDICATED, IS AN **OUTDOOR STORAGE HEIGHT** NSTRUMENT OF SERVICE ACCESSORY STRUCTURE FRONT YARD REAR YARD N/A - THROUGH LO SIDE YARD (MIN. / AVG. BOTH) 29.1' / 305.2' ALTERATION, OR 18' ASSUMED N/A - THROUGH LOT ROHIBITED WITHOUT THE PARKING REQUIREMENTS REQUIRED VEHICLE REPAIR / MAINTENANCE: 15,000 SF x 1/200 = 75 75 STALLS REPAIR GARAGE: 2,537 SF x 1/200 = 12.7 SCTM 500-104-3-16.27 N/F TOWN OF ISLIP **DEVELOPMENT AGENCY** ZONE - INDUSTRIAL 1 40 STALLS (INCLUDING 2 HANDICAP STALL) USE -WAREHOUSE 48 LANDBANKED STALLS TRUCK SALES AREA LANDSCAPING REQUIREMENTS MIN. LANDSCAPED AREA (RELAXATION GRANTED)\* MIN. FRONT YARD LANDSCAPING 8% (HALF OF REQ'D) 10.94% STREET FRONTAGE LANDSCAPING DEPTH\*\* 25' 25'-LAKELAND, 15'-OCEAN 57H STREET (AKA 5TH DRIVE)

\*(NOT CONSTRUCTED)

\*(NOT CONSTRUCTED) STREET TREES 20' O.C. 20' O.C. LANDSCAPING BUFFER PROPERTY LINE TO PARKING MIN. WIDTH 9.6' MIN. IRRIGATION REQUIRED PROVIDED TREE/LANDSCAPING ISLANDS IN PARKING 6' WIDTH SCTM 500-105-1-12.2 \* LANDSCAPING RELAXATION GRANTED FROM 20% TO 16% OF THE TOTAL SITE AREA N/F KRIEGER & MAKOWICZ AS PER T.C. 5277 CHANGE OF ZONE RESOLUTION, (7-27-2017). ZONE - INDUSTRIAL 1 DRAWING \*\* FRONT YARD LANDSCAPING RELAXATION GRANTED - MINIMUM OF 25' REQUIRED USE - AUTO SHOP SCTM 500-105-1-7 ALONG LAKELAND AVENUE AND 15' REQUIRED ALONG OCEAN AVENUE AS PER N/F HODGKINS T.C.5277 CHANGE OF ZONE RESOLUTION, (7-27-2017). **REVISIONS:** ZONE - INDUSTRIAL 1 USE - STORAGE / WAREHOUSE BLDG # DATE COMMENT 4-7-17 LOT CONFIGURATION 2 8-7-17 ENGINEERING COMMENTS **GENERAL NOTES:** 3 8-29-18 ENGINEERING COMMENTS 4 1-30-20 REVISED LAYOUT 5 9-30-20 ENGINEERING COMMENTS ALL WORK TO CONFORM TO THE LATEST PLANNING BOARD SPECIFICATIONS AND N82° 56' 38"E PROPOSED CROSS -6 10-19-20 REVISED LAYOUT SIGN LEGEND ACCESS OPENING ALL DEDICATIONS TO THE TOWN OF ISLIP FOR HIGHWAY PURPOSES SHALL BE FILED PRIOR TO ISSUANCE OF THE C.O. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE SCTM 500-105-1-10.2 ALL CONCRETE TO BE A MINIMUM OF 4000 P.S.I. 28 DAY STRENGTH. REQUIREMENTS OF THE FEDERAL MANUAL OF UNIFORM TRAFFIC SCTM 500-105-1-8 LAKELAND AVENUE LLC CONTROL DEVICES (MUTCD) AND THE NEW YORK STATE N/F 2009 OCEAN AVENUE ALL EXTERIOR MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW AND FOR ZONE - INDUSTRIAL 1 SUPPLEMENTAL, LATEST EDITIONS. SOUND ATTENUATION **ZONE - INDUSTRIAL 1** USE - VACANT SIGNS OTHER THAN N.Y.S.D.O.T. SPECIFIED, AS PER GRIMCO INC. USE - BUSINESS SIGN COMPANY ST. LOUIS, MO. OR APPROVED EQUAL. ALL LANDSCAPED AREAS TO HAVE UNDERGROUND SPRINKLER SYSTEMS IN ACCORDANCE ISSUE WITH TOWN SPECIFICATIONS. ALL SIGNS POLES AND FOOTINGS SHALL BE SET BACK A MINIMUM # DATE COMMENT OF TWO (2) FEET FROM THE CURB LINE TO ACCOMMODATE THE TOWN OF ISLIP NOTES: GRAPHIC SCALE TWO (2) FOOT PARKING BUMPER OVERHANG. SYMBOL CONTRACTOR MUST COMPLY WITH APPROVED WORKING CONTACT THE ENGINEERING INSPECTOR (631-224-5360) AT LEAST 48 HOURS PRIOR TO START OF ANY WORK, WORK PERFORMED WITHOUT INSPECTION DRAWING AND REQUIREMENT SHEETS. NO DEVIATION PERMITTED SHALL BE CERTIFIED TO THE ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE EXCEPT BY WRITTEN APPROVAL OF THE TOWN PLANNING BOARD. 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 (631-224-5610). PROPERTY INFORMATION 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 ( IN FEET ) **SURVEY NOTES:** SUFFOLK COUNTY TAX MAP NUMBER PLACEMENT OF FILL, INSTALLATION OF RETAINING WALLS, DUMPING 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 0500 - 105 - 01 -11.2 DISTRICT-SECTION-BLOCK-LOT 1. ELEVATIONS NAVD 88 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. SITE DATA PROJECT No. H13X16 NO PARKING ANY TIME ALL RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (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 BEARINGS SHOWN ARE IN THE NEW YORK STATE PLANE **BUILDING USE** INDUSTRIAL 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". COORDINATE SYSTEM. THIS MAP IS GRAPHICALLY SHOWN **PRODUCTS** 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 2BF OR ITEM 2SB. IN THE NEW YORK STATE PLANE COORDINATE SYSTEM. ALL CONSTRUCTION AND DEMOLITION MATERIALS 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 ISLIP ENGINEERING INSPECTOR FOR THE DRAWN BY: % 5.000 Ac 217,793 SF 100.00% OWNER/APPLICANT THE TOWN OF ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P, 5 SHALL BE FOLLOWED. **FRONTAGE** 751.7 FT (CONSTRUCTED RD) APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE SHALL FOLLOW THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL PAGES 5A.75 AND 5A.76. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL KUNZ FAMILY LTD BUILDING AREA 17,537 SF 8.05% NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS. IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145. PROFESSIONAL ENGINEERING AND LAND 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 1950 LAKELAND AVE. PAVEMENT/ GRAVEL AREA 163,523 SF SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED RONKONKOMA, NY 11779 23,816 SF 10.94% FRONT YARD LANDSCAPING PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ACCESSED FOR LOADING OR UNLOADING OF DUMPSTERS 631-585-7800 ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS 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. 36,733 SF TOTAL LANDSCAPING 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. SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC