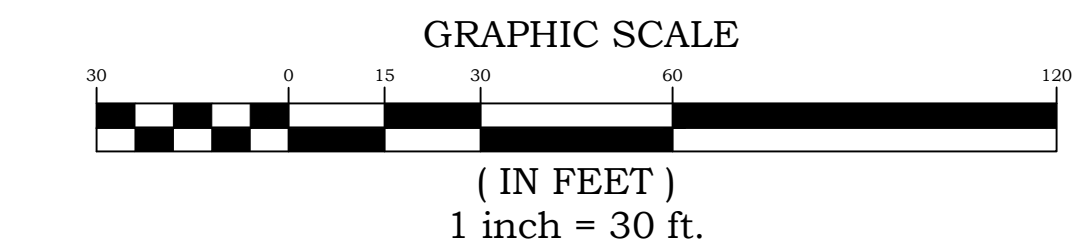


1. CONTACT THE TOWN OF ISLIP ENGINEERING INSPECTOR (831-224-5560) AT LEAST 48 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE TOWN ENGINEERS SATISFACTION AT APPLICANT'S RELOCATION.
2. COOPERATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
3. OBTAIN A TOWN RIGHT OF WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT OF WAY (831-224-6610).
4. PRIOR TO INSTALLATION OF RETAINING WALLS, DUMPING OF MATERIAL, EXCAVATION, MINING OR SIMILAR DISTURBANCE OF LAND REQUIRES AN APPROVED SITE PLAN. COMMENCEMENT OF ANY ACTION ON THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
5. CONTRACTOR SHALL CONTACT THE FIRE MARSHAL OFFICE (831-224-4477) PRIOR TO INSTALLATION OF ANY UNDERGROUND UTILITIES.
6. 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.
7. ALL PORTLAND CEMENT CONCRETE AGGREGATE (PCA) 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 NYSDOT REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (CD) DEBRIS PROCESSING FACILITY AS WELL AS A NYSDOT APPROVED "CLEAN" SOURCE MATERIAL FACILITIES.
8. 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 26P OR ITEM 28B.
9. ALL CD MATERIALS EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED FACILITY. ALL LOADS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD.
10. THE ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P, SHALL BE FOLLOWED.
11. APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE, THE PROVISION OF SPECIFIC EROSION CONTROL MEASURES, AND THE PROVISION OF SPECIFIC MEASURES FOR EROSION AND SEDIMENT CONTROL, PAGES 5A.7S AND 5A.7E SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
12. ALL LIGHTS SHALL BE PROVIDED BY THE OWNER / APPLICANT SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND / OR SMELLS AND GATES SHALL BE MAINTAINED IN A CLOSED POSITION EXCEPT AT TIMES UNITS ARE BEING ACCESSSED.
13. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE LIGHTING CONTRACTOR OR ELECTRICAL CONTRACTOR SHALL PROVIDE THE UNDERWRITERS LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED.
14. CLEARING LINE UNITS SHALL BE STAKED OUT BY LICENSED LAND SURVEYOR AND EITHER SNOOZE FENCING OR CONSTRUCTION FENCING SHALL BE ERECTED TO PROTECT AREAS FROM DISTURBANCE OR DAMAGE. ALL LIGHTS SHALL BE MAINTAINED IN A CLOSED POSITION ON SITE FENCING SHALL NOT BE REMOVED PRIOR TO COMPLETION OF FINAL SITE GRADING OPERATIONS.
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LEGEND		
EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	BUILDING	
	DOOR LOCATION	
	CONCRETE CURB	
	SIGN	
	PAVEMENT MARKING ARROW	
	PARKING SPACE COUNT	
	CHAIN LINK FENCE	
	STOCKADE FENCE	
	DECORATIVE FENCE	
	ZONE LINE	
	AREA LIGHT	
	FIRE HYDRANT	
	ELECTRIC MANHOLE	
	MANHOLE	
	INLET	
	TREE	
	CONCRETE SIDEWALK/PAD	
	LANDSCAPE AREA	



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.

THIS PLAN REFERENCES:

SURVEY OF PROPERTY  
PREPARED BY:  
SCALICE LAND SURVEYING  
1 S BAY AVE  
ISLIP, NY 11751  
DATED: 08/24/2020

VICINITY MAP BACKGROUND DATA  
PROVIDED BY MAPS.GOOGLE.COM

TOWN OF ISLIP ZONING DISTRICT: INDUSTRIAL 1 (IND1) (BUSINESS 2 PROPERTY TO BE REZONED TO INDUSTRIAL 1)				
ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED	
ARTICLE XXV	USE DISTRICT REGULATIONS: INDUSTRIAL 1 DISTRICT			
PERMITTED USES	§ 68-338	(A) OFFICE (B) MINI STORAGE WAREHOUSES	(A) OFFICE (B) MINI STORAGE	
MAXIMUM BUILDING HEIGHT	§ 68-343	(A) 60' 4" STORES (B) 18' MAXIMUM FOR ACCESSORY STRUCTURES  (B) FOR MINI-STORAGE WAREHOUSE: TOTAL BUILDING AREA, INCLUDING ALL STRUCTURES, SHALL NOT OCCUPY MORE THAN 4% OF THE LOT.  THE FLOOR AREA RATIO MAY BE INCREASED TO A MAXIMUM OF 1.0, SUBJECT TO COMPLYING WITH CRITERIA UNDER THIS CODE SECTION:  (1) THE SUBMISSION OF A SURETY BOND TO COVER THE COSTS OF DEMOLITION OF ALL OR OF THE MINI-STORAGE WAREHOUSE TO ALLOW FOR ITS FUTURE CONVERSION TO OTHER PERMITTED USES IN A FASHION COMPLIANT WITH THE PERMISSIBLE USES IN THE INDUSTRIAL 1 DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. (2) PLANNING BOARD SHALL HAVE AUTHORITY TO WAIVE OR MODIFY THIS REQUIREMENT.	3 STORY PROVIDED (NOT TO EXCEED 90' HEIGHT)  33.7% FAR PROVIDED (49,200 SF / 147,742 LOT)  98.9% FAR PROVIDED (147,600 SF / 147,742 LOT)	
MAXIMUM FLOOR AREA	§ 68-344-B	(1) (25% MIN. OF LOT AREA IS LANDSCAPED (36,935.55 MINIMUM REQUIRED))  (2) (50% MIN. LOCATED WIN FRONT YARD (17,474.28 MINIMUM REQUIRED))  (3) THE INCORPORATION OF RENEWABLE ENERGY THAT PROVIDES FOR A MINIMUM OF 5% OF THE BUILDING'S ENERGY DEMAND.  (4) USE OF "SUPERIOR ARCHITECTURE" AS DEFINED IN § 68-3 WORD USAGE AND DEFINITIONS, ON THE FACADE FOR BUILDING ELEVATIONS VISIBLE FROM STREETS.  (5) USE OF ARCHITECTURE SIMILAR TO THE SUPERIOR ARCHITECTURE ON THE FACADE FOR BUILDING ELEVATIONS THAT ARE NOT VISIBLE FROM STREETS.	25.3% PROVIDED LANDSCAPE (37,337.42 SQ FT)  68.3% PROVIDED LANDSCAPE (25,986 / 36,935.55 SF)  BUILDING WILL COMPLY  BUILDING WILL COMPLY	
MINIMUM LOT AREA	§ 68-345	20,000 SF	147,742 SF (3.39 ACRES)	
MINIMUM LOT WIDTH	§ 68-346 § 68-347 § 68-348	100' THROUGHOUT ALL WIDTHS SHALL BE MEASURED TO AND FROM THE 300'S OF STREETS, OR TO THE RIGHT-OF-WAY	COMPLIES	
MINIMUM FRONT YARD	§ 68-347-A	40' REQUIRED	108' 4"	
MINIMUM SIDE YARD	§ 68-348	(A) 10' FOR EACH SIDE YARD (B) 25' FOR ADJOINING RESIDENTIAL USES OR DISTRICTS	(A) 43.2' PROVIDED AT EAST (B) 50.0' PROVIDED AT EAST	
MINIMUM REAR YARD	§ 68-349	(A) 25' FOR MAIN BUILDINGS (B) 10' FOR ACCESSORY BUILDINGS	(A) 35.0' PROVIDED (B) N/A	
ENCROACHMENTS	§ 68-350	NO ENCROACHMENTS ARE PERMITTED	COMPLIES	
ARTICLE XXX	SIGHT OBSTRUCTIONS, FENCES AND WALLS			
SIGHT OBSTRUCTIONS	§ 68-404-B Figure 404	VISUAL OBSTRUCTIONS WIN SIGHT TRIANGLES ARE NOT PERMITTED AT STREET INTERSECTIONS OR DRIVEWAYS. OBSTRUCTIONS SHALL INCLUDE: ANY SIGN, HEDGE, FENCE, SHRUBBERY, FOLIAGE, AUTOMOBILE OR OTHER OBJECT, WHICH IS HIGHER THAN THE SIGN, LOWER THAN 8' ABOVE THE ADJACENT EAVE OF PAYMENT. OBSTRUCTIONS SHALL NOT INCLUDE: EXISTING BUILDINGS, PUBLIC UTILITY POLES, TRAFFIC CONTROL DEVICES, NATURAL GRASSES, SIGN POSTS OR SMALL TREES (1/2" DIA. OR 30" CIRCUMFERENCE)	COMPLIES	
SIGHT TRIANGLES	§ 68-405 (A) 8' & 10' (B) 4' & 10' Figure 405	(A) INTERSECTING STREETS ALL CORNERS (B) FROM ACTUAL OR PROJECTED INTERSECTION OF THE PAVEMENT EDGES (C) INTERSECTING STREET AT DRIVEWAYS 30' BY 30' DEEP DRIVEWAY LENGTH	COMPLIES	
FENCES AND WALLS	§ 68-406-A  § 68-406-B  § 68-406-C  § 68-406-D	6 FT MAX. HEIGHT ABOVE THE GROUND, HOWEVER 8 FT MAX. FOR OPEN CHAIN LINK FENCES (OR FENCES THAT DO NOT RESTRICT VISIBILITY MORE THAN 15%)  4 FT MAX. HEIGHT ABOVE THE GROUND, WITHIN 15 FT OF STREET ADJACENT LINE.  3 FT MAX. HEIGHT ABOVE ADJACENT PAYMENT EDGE, FOR ALL FENCES, WALLS, OR OBSTRUCTIONS, WHEN (1) LOCATED WITHIN SIGHT TRIANGLE, OR (2) SETBACK LESS THAN 8 FT FROM ANY STREET PAYMENT EDGE.  NO GATE SHALL OPEN INTO ANY STREET	COMPLIES  N/A  N/A  COMPLIES	
SOLDR	TOWN OF ISLIP - SUBDIVISION AND LAND DEVELOPMENT REGULATIONS			
DUMPSTERS	SOLDR V-K	(1) DUMPSTERS SHALL BE SCREENED FROM VIEW, WITH PLANTINGS DIRECTED BY DEPARTMENT OF PLANNING (2) DUMPSTER ENCLOSURE SHOULD BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD DETAIL SHOWN IN APPENDIX C, AND SHOULD BE A MASONRY STRUCTURE THAT COMPLEMENTS OTHER SITE ARCHITECTURAL ELEMENTS.	COMPLIES	
LOT DEVELOPMENT	SOLDR V-N-4	DRIVEWAY SLOPES SHALL BE BETWEEN 1% AND 8%	COMPLIES	
MINIMUM DRIVEWAY SETBACK	SOLDR V-N-8	4 MIN. SETBACK SHALL BE MAINTAINED BETWEEN THE DRIVEWAYS AND ADJACENT SIDE AND/OR REAR YARDS	18' EXIST AT WEST DRIVE 31' EXIST AT EAST DRIVE	
LANDSCAPE DESIGN COMMERCIAL STANDARDS	SOLDR V-Q-3.1	(A) 20% MIN. LOT AREA LANDSCAPED (25,944.52 MINIMUM REQUIRED)  (B) 50% MIN. OF LANDSCAPE LOCATED WIN FRONT YARD (14,774.28 MINIMUM REQUIRED)  (C) 8" MIN. LANDSCAPE DEPTH AREA ALONG ALL STREET FRONTS  (D) 25" MIN. LANDSCAPE WITH SHALL BE REQUIRED WHENEVER A COMMERCIAL, INDUSTRIAL, OR SERVICE USE ADJOINS A RESIDENTIAL USE OR ZONE	SUPERSEDED BY § 68-344 (2)  SUPERSEDED BY § 68-344 (2)	
LANDSCAPE BUFFERS	SOLDR V-Q-3.2	(A) BUFFERS SHALL CONSIST OF A CHAIN LINK FENCE WITH ATTACHED STOCKADE OR HIGHER GRADE MATERIAL, LOCATED 4 FT MIN. FROM PROPERTY LINE. (B) BUFFERS SHALL TAKE INTO CONSIDERATION EXISTING CONDITIONS, AND MAY REQUIRE THE SCREENING VEGETATION BE SUPPLEMENTED, OR INSTALLATION OF COMPLETE LANDSCAPE SCHEMES INCLUDING INDIGENOUS, NATIVE LONG LEAF SHIRAZ & TREES WITHIN BUFFER.	25'  COMPLIES	
TREES		PERMETER BUILDING AND PARKING LOT REQUIREMENTS SHALL INCLUDE THE FOLLOWING: (A) 50' FT MAX. O.C. TREES ON STREET FRONTS (B) 3' MIN. FRONTAGE TREES REQUIRED EVERY 50' (14.27' x 33.33' x 27.16' x 10' x 13' x 17' x 21' x 25' x 30' x 35' x 40' x 45' x 50' x 55' x 60' x 65' x 70' x 75' x 80' x 85' x 90' x 95' x 100' x 105' x 110' x 115' x 120' x 125' x 130' x 135' x 140' x 145' x 150' x 155' x 160' x 165' x 170' x 175' x 180' x 185' x 190' x 195' x 200' x 205' x 210' x 215' x 220' x 225' x 230' x 235' x 240' x 245' x 250' x 255' x 260' x 265' x 270' x 275' x 280' x 285' x 290' x 295' x 300' x 305' x 310' x 315' x 320' x 325' x 330' x 335' x 340' x 345' x 350' x 355' x 360' x 365' x 370' x 375' x 380' x 385' x 390' x 395' x 400' x 405' x 410' x 415' x 420' x 425' x 430' x 435' x 440' x 445' x 450' x 455' x 460' x 465' x 470' x 475' x 480' x 485' x 490' x 495' x 500' x 505' x 510' x 515' x 520' x 525' x 530' x 535' x 540' x 545' x 550' x 555' x 560' x 565' x 570' x 575' x 580' x 585' x 590' x 595' x 600' x 605' x 610' x 615' x 620' x 625' x 630' x 635' x 640' x 645' x 650' x 655' x 660' x 665' x 670' x 675' x 680' x 685' x 690' x 695' x 700' x 705' x 710' x 715' x 720' x 725' x 730' x 735' x 740' x 745' x 750' x 755' x 760' x 765' x 770' x 775' x 780' x 785' x 790' x 795' x 800' x 805' x 810' x 815' x 820' x 825' x 830' x 835' x 840' x 845' x 850' x 855' x 860' x 865' x 870' x 875' x 880' x 885' x 890' x 895' x 900' x 905' x 910' x 915' x 920' x 925' x 930' x 935' x 940' x 945' x 950' x 955' x 960' x 965' x 970' x 975' x 980' x 985' x 990' x 995' x 1000' x 1005' x 1010' x 1015' x 1020' x 1025' x 1030' x 1035' x 1040' x 1045' x 1050' x 1055' x 1060' x 1065' x 1070' x 1075' x 1080' x 1085' x 1090' x 1095' x 1100' x 1105' x 1110' x 1115' x 112		

TOWN OF ISLIP ZONING DISTRICT: INDUSTRIAL 1 (IND1)			
ITEM	SECTION	PERMITTED/REQUIRED	PROVIDED
PARKING	REQUIREMENTS & CALCULATIONS		
HANDICAPPED PARKING	IBC NYS 1106.1	(1) TOTAL SPACES PROVIDED = 26 TO 50 (2) REQ. MIN. ACCESSIBLE SPACES = 2	2 ADA SPACES
		MIN. STORAGE WAREHOUSE = (1) STALL, 5,000 SQ. GFA + (1 ST/ 5,000 SQ. Y) (147,000 SQ. GFA/MIN STORAGE) + 294 SPACES	
MINIMUM NUMBER OF PARKING SPACES	SOLDR APPENDIX E 7 & 21	MIN. STORAGE WAREHOUSE OFFICE AREA = (1) STALL, 120 SQ. GFA & (NOT LESS THAN 10 SPACES) = (1) STALL, 120 SQ. GFA   (600 OFFICE AREA) = 30 SPACES	33 SPACES PROVIDED (2 ADA SPACES INCLUDED)
		TOTAL = 294 SPACES - 30 SPACES = 324 SPACES THEREFORE, TOTAL SPACES REQUIRED = 32 SPACES	
		23' ASILE WITH 90° PARKING 9' x 19' STALL SIZE 20' ASILE WITH 90° PARKING 10' x 19' STALL SIZE	
MINIMUM ASILE WIDTH & MINIMUM STALL SIZE	SOLDR 104.1.1	PERPENDICULAR STALLS SHALL PROVIDE 20' MINIMUM STALL LENGTH W/ ISLAND RETURNERS AT MINIMUM 15' LONG x 6' WIDE W/ MINIMUM 3' OVERHANG PROVIDED AS NEEDED	25.5' MINIMUM ASILE WIDTH W/ 9.0' x 19.0' STALLS PROVIDED
		PARALLEL STALLS PROVIDED AT 9' x 23' STALL SIZE, WITH END STALLS PROVIDED AT 9' x 25' STALL SIZE.	23' EXISTING ASILE WIDTH OF EXISTING CROSS ACCESS CONNECTION TO REMAIN
BCIS NYS 2015 INTERNATIONAL BUILDING CODE (AS ADOPTED BY NEW YORK STATE)			
SOLDR TOWN OF ISLIP, SUBDIVISION AND LAND DEVELOPMENT REGULATIONS			

1. UNSUITABLE MATERIAL, CONSTRUCTION DEBRIS, EXCESS SOLIDS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.
2. 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 LOESS DEBRIS FROM WASHING ONTO ADJACENT ROADWAYS AND PROPERTIES.
3. ALL ON-SITE CONCRETE SHALL BE IN CONFORMANCE WITH ACI PROVISIONS. ALL CURBING SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
4. RELOCATION AND REMOVAL OF EXISTING UTILITY POLES, TRAFFIC SIGNS, ETC. SHALL BE COORDINATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING THEIR PRESENCE.
5. WORK WITHIN THE R.O.W. OF SUNNYSIDE HIGHWAY SOUTH SERVICE ROAD SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE NYSOTD AND THE TOWN OF SHELPS. SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
6. ALL PAVEMENT 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 (MUTCD) AS REQUIRED BY THE TOWN OF SHELPS DIVISION OF TRAFFIC SAFETY. ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC NYSOTD SPECIFICATIONS) UNLESS OTHERWISE NOTED ON PLAN.
7. CONTRACTOR SHALL SAVE 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 PERFORM THE WORKSCOPE DEPICTED ON THE PLANS. TWO (2) MINIMUM FEET OF PAVEMENT, PAVES, WALKS, AND WALLS TO PERMIT PROPER COMPACTION OF THE REPLACED SURFACES.
8. REMOVAL INCLUDES, BUT IS NOT LIMITED TO, CURBING, PAVEMENT, UNSUITABLE MATERIALS, AND UNDERGROUND PIPING. QUESTIONABLE ITEMS ENCOUNTERED (ABOVE AND/or BELOW GRADE) SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD IMMEDIATELY IN WRITING BEFORE REMOVAL OR DISTURBANCE.
9. 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 STABILITY OF EXPOSED AND/OR BELOW GRADE FOUNDATIONS WALLS SIDEWALKS AND PAVEMENT TO REMAIN, AND SHALL PROVIDE A SAFE WORK AREA. ANY DAMAGE OR DISTURBANCE DUE TO SUBJECT WORKSCOPE SHALL BE REPAIRED TO LIKE-IND CONDITIONS AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC DURING REMOVAL ACTIVITIES. ANY TRAFFIC CONTROL, ACCESS, AND SAFETY MEASURES TO MAINTAIN F.L.O.W. AND ACCESS ROUTES (E.G. ACCESSIBLE RAMPS, PEDESTRIAN CROSSLAKES, SIDEWALKS, PAVEMENT STRIPING, ETC.) SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL DETERMINE APPROPRIATENESS OF REMOVAL ACTIVITIES AND PROVIDE TEMPORARY MEASURES FOR THE PROTECTION AND SAFETY OF THE PUBLIC UNTIL PERMANENT COMPONENTS/REPLACEMENTS CAN BE INSTALLED.
11. IF SHORING AT A DEPTH GREATER THAN 5' IS REQUIRED TO ACCOMMODATE CONSTRUCTION STAGING, THE CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN A LICENSED PROFESSIONAL ENGINEER TO DESIGN THE REQUIRED SHEETING AND SHORING DETAILS. SHEETING SHALL BE IN CONFORMANCE WITH OSHA REQUIREMENTS.



APPLICANT/OWNER.....	MR. DENNIS FORMAN 10 SALT MEADOW LANE BAYPORT, NY 11705 631-375-1731
TAX MAP NUMBER.....	Dist. 500, Sect.236, Block 3, Lot 21.2
SITE AREA.....	147,742 SF (3.39 Acres)
ZONING.....	SPLIT SOME WINDINDUSTRIAL 1 & BUSINESS 2
PROPOSED USE.....	OFFICE & MINI STORAGE WAREHOUSE
PROPOSED FOOTPRINT.....	49,200 SF
LANDSCAPE/NATURAL AREA.....	49,444 SF
PAVEMENT/CONCRETE AREA.....	49,098 SF

[illegible]







5449 WEST SUNRISE HIGHWAY  
HOLBROOK, NY 11743  
TOWN OF ISLIP, SUFFOLK COUNTY  
DIST.:500, SECT.: 236, BLOCK: 3, LOT: 21.2  
ZONE: SPLIT (INDUSTRIAL & BUSINESS 2)

DATE:	11/04/2020
SCALE:	1" = 30'
PROJECT NUMBER:	1471
DRAWING BY:	JR
CHECKED BY:	YT
APPROVED BY:	MP

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NOT VALID UNTIL SEALED

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MARC PILOTTA, P.E. | PAGE No:

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