

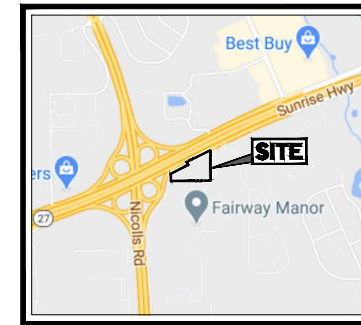


**SITE LAYOUT NOTES**

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
3. ALL DIRECTIONAL TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE. THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
4. ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE. STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.
5. WHEN APPLICABLE, OWNER/OPERATOR MUST FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE AND/OR REQUIRED TIMEFRAMES BASED UPON THE DESIRED START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN, PER NPDES REQUIREMENTS). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
6. ALL WEATHERED/EXPOSED CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT. THE CONTRACTOR MUST REPAIR OR REPLACE AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT.
7. BUILDING AND FREESTANDING IDENTIFICATION SIGNS TO BE FILED UNDER SEPARATE APPLICATIONS.
8. WORK WITHIN THE RIGHT-OF-WAY OF SUNRISE HIGHWAY (NYS RT. 27) MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE NEW YORK DEPARTMENT OF TRANSPORTATION.

**TOWN OF ISLIP NOTES**

1. CONTACT THE ENGINEERING INSPECTOR (851-224-5300) 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.
2. COORDINATE 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.
4. CLEARING LIMIT LINES SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR, AND EITHER SNOW FENCING OR CONSTRUCTION FENCING SHALL BE ERRECTED 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.
5. THE ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P. 5 SHALL BE FOLLOWED.
6. APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE, THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES SA.75 AND SA.76 SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
7. REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT/OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND/OR FUMES. APPLICANT/OWNER SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES THE UNITS ARE BEING ACCESSED FOR LOADING OR UNLOADING OF WASTE.
8. 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.
9. 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.
10. 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 A NYSDC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (CAD) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-16.1 OF 6NYCRR PART 360, "SOLID WASTE MANAGEMENT FACILITIES".
11. 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 2B OR ITEM 2SB.
12. ALL CONSTRUCTION AND DEMOLITION MATERIALS EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSPORTED TO AN APPROVED NYSDC FACILITY. LOAD TRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD.
13. THE ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P. 5 SHALL BE FOLLOWED.
14. APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE, THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES SA.75 AND SA.76 SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
15. REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT/OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND/OR FUMES. APPLICANT/OWNER SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES THE UNITS ARE BEING ACCESSED FOR LOADING OR UNLOADING OF WASTE.



**SITE LOCATION MAP**  
(N.T.S.)  
SOURCE: Google Maps 2021

LEGEND	
EXISTING	PROPOSED
PROPOSED KEY DESCRIPTIONS	
	NO PARKING ANY TIME SIGN (GENERAL)
	RESERVED PARKING SIGN (WITHOUT ARROW)
	VAN ACCESSIBLE SIGN MUTCD RT-3p

**ZONING TABLE**

ZONE: BUSINESS 1 & BUSINESS 3  
USE: OFFICE (PERMITTED AS OF RIGHT PER §68-271.0)  
(TRAFFIC IMPACT STUDY REQUIRED PER THE ZONES GOVERNANCE AND RESTRICTIONS)

ITEM	CODE	PERMITTED	EXISTING
MIN. LOT AREA	§ 68-277.C	7,500 SF	162,486 SF
MIN. LOT WIDTH	§ 68-279.A.2	65'	641.7'
MIN. FRONT YARD	§ 68-411	60'	69.6'
MIN. SIDE YARD	§ 68-281.A	10'	63'
MIN. REAR YARD	§ 68-282.B	15'	102.3'
MAX. BUILDING HEIGHT	§ 68-275.A(1)	35'	1-STORY (COMPLIES)
MAX. LOT OCCUPANCY (FAR)	§ 68-276.A	0.40	0.33

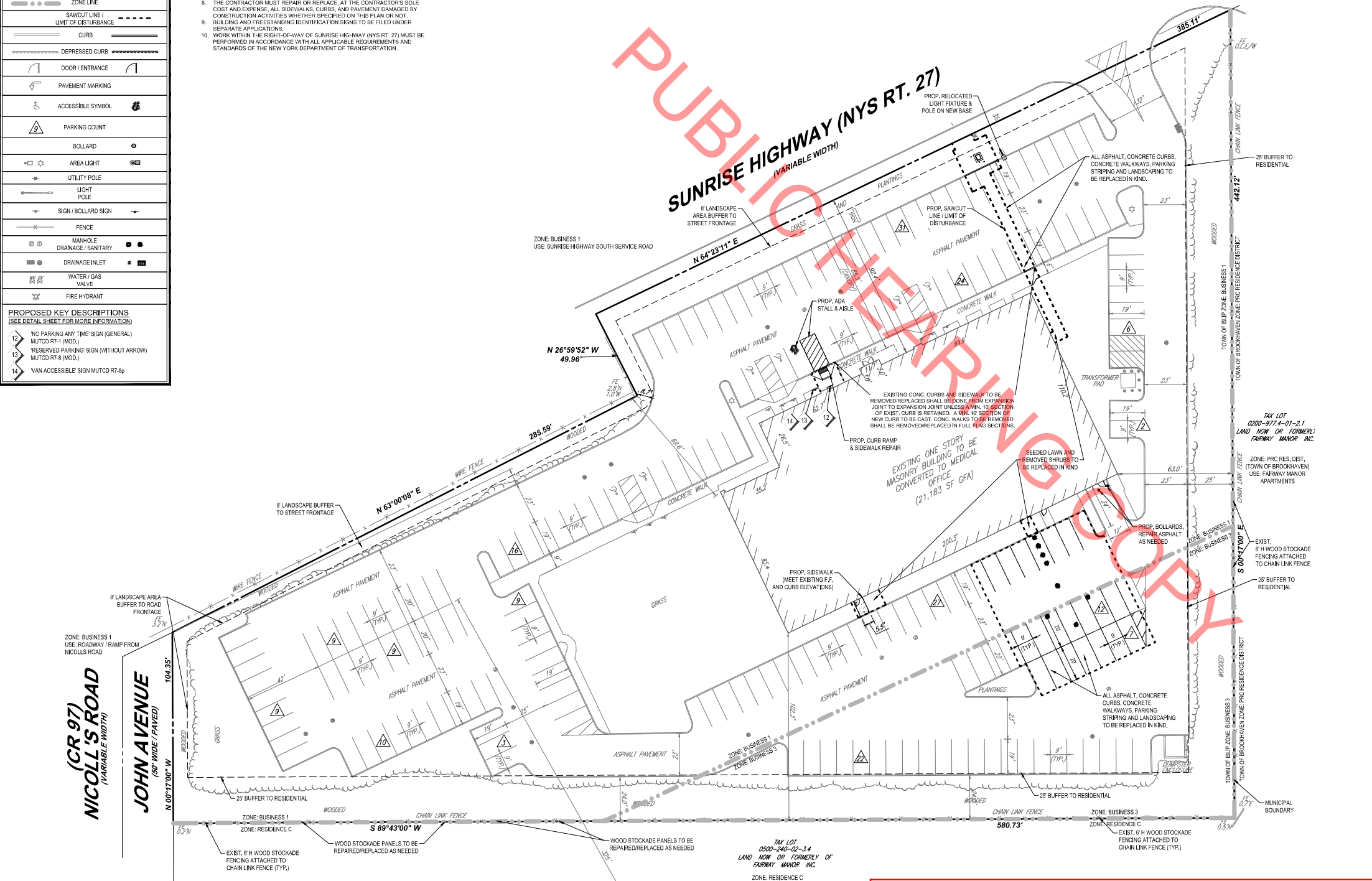
**LANDSCAPE REQUIREMENTS**

ITEM	CODE	PERMITTED	EXISTING
MIN. BUFFER TO RESIDENTIAL ZONE/USE	§ 68-284.C	25'	*24'
LANDSCAPE REQUIREMENTS	SUBDIVISION & LAND DEVELOPMENT REGULATIONS VI.Q.(3.1)	20% SITE OVERALL; EXCLUDING BUFFER AREA (32,497.2 SF)	*16.7% (27,096 SF)
LANDSCAPE REQUIREMENTS	SUBDIVISION & LAND DEVELOPMENT REGULATIONS VI.Q.(3.1)	50% OF REQUIRED SHALL BE LOCATED WITHIN FRONT YARD (16,248.6 SF)	*18.6% (6,040 SF)
LANDSCAPE REQUIREMENTS	SUBDIVISION & LAND DEVELOPMENT REGULATIONS VI.Q.(3.1)	LANDSCAPED AREA WITH MIN. DEPTH OF 6' ALONG ALL STREET FRONTAGES	8.7' MIN.
LANDSCAPE REQUIREMENTS	SUBDIVISION & LAND DEVELOPMENT REGULATIONS VI.Q.(3.2)B	A BUFFER AREA OF 25' SHALL BE REQUIRED WHENEVER A COMMERCIAL USE ADJOINS A RESIDENTIAL USE OR ZONE.	*24'
LANDSCAPE REQUIREMENTS	SUBDIVISION & LAND DEVELOPMENT REGULATIONS VI.Q.(3.5)A	TREES SHALL BE MAINTAINED 20' ON CENTER ALONG STREET FRONTAGES	*23' EXIST. TREES
LANDSCAPE REQUIREMENTS	SUBDIVISION & LAND DEVELOPMENT REGULATIONS VI.Q.(3.5)C	MIN. 9' OF LANDSCAPE BETWEEN PROPERTY LINE AND PARKING FACILITIES	6.7'

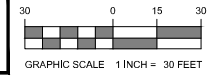
**PARKING REQUIREMENTS**

ITEM	CODE	PERMITTED	EXISTING
MIN. STALL SIZE & AISLE WIDTH	SUBDIVISION & LAND DEVELOPMENT REGULATIONS VI.L.7.1	9'X19' (90') WITH 23' AISLE 10'X19' (90') WITH 20' AISLE	9' X 19' (90') WITH 23' AISLES
MIN. PARKING SETBACK	SUBDIVISION & LAND DEVELOPMENT REGULATIONS VI.Q.3.1 & 3.5.C	8' (STREET FRONTAGE) 5' (SIDEREAR YARD)	6.7' MIN.
MIN. NUMBER OF STALLS	SUBDIVISION & LAND DEVELOPMENT REGULATIONS APPENDIX E	142	189 (INCL. 7 ADA)

MEDICAL OFFICE BUILDING: REQUIRED FOR MEDICAL OFFICE = 21,183 SF X (1 STALL PER 150 SF) = 141.22 STALLS = 142 STALLS  
TOTAL PROVIDED = 189 STALLS, INCLUDING 7 ACCESSIBLE STALLS (NOTE 5 ADA STALLS PROVIDED FOR MEDICAL OFFICE BASED ON PARKING REQUIREMENT, 2 EXISTING ADA STALLS TO REMAIN FOR POTENTIAL FUTURE USE.)



THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHERE SUCH ALTERATIONS ARE MADE. THE PROFESSIONAL ENGINEER MUST SIGN, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS, (NYS EDUCATION LAW SECTION 7209-4)



**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY**

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.

TOWN OF ISLIP APPROVALS  
S.C.T.M. #: 500-219-2-1.001  
TOWN OF ISLIP SP #: SP2021-011  
HEALTH DEP. REF. #: N/A

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	01/28/21	UTILITY PLAN ADDED	TP	JSN
2	03/16/21	TOWN COMMENTS	TPSD	JSN
3	05/28/21	TOWN COMMENTS	TP	JSN
4	07/08/21	LIGHTING PLAN PER TOWN COMMENTS	TP	JSN

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**ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL**  
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT TO BE USED FOR CONSTRUCTION DOCUMENTS UNLESS INDICATED OTHERWISE.

PROJECT NO.: N19220  
DRAWN BY: SD & TP  
CHECKED BY: AK / JSN  
DATE: 2/24/2020  
CAD I.D.: N19220-SPP-4A  
**PROP. SITE PLAN DOCUMENTS**  
FOR  
**EMBLEM LL**  
PROPOSED DEVELOPMENT  
700 SUNRISE HIGHWAY  
SOUTH SERVICE ROAD  
PATCHOGUE  
TOWN OF ISLIP  
SUFFOLK COUNTY, NY 11772  
SCTM: 500-219-2-1.001

**BOHLER**  
BOHLER ENGINEERING NY, PLLC  
2929 EXPRESSWAY DRIVE NORTH  
HAUPPAUGE, NY 11749  
Phone: (631) 738-1200  
Fax: (631) 255-6464  
www.BohlerEngineering.com



SHEET TITLE: **SITE PLAN**  
SHEET NUMBER: **C-301**  
REVISION 4 - 07/08/21