

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.



**TEST BORING**

EL. 10.0'	TEST BORING	0.0'
8.0'	BROWN ASPHALT AND BSA	2.0'
6.0'	W/TRACE FINE GRAVEL (3M)	4.0'
4.0'	LIGHT BROWN SILTY MIST FINE	6.0'
2.0'	SANDS W/TRACE FINE GRAVEL	8.0'
0.0'	MOST TO 200.0000	10.0'
-2.0'	PALE BROWN FINE TO COURSE M/S	12.0'
-4.0'	TO COURSE GRAVEL DRY TO MET.	14.0'
-6.0'	WATER ENCOUNTERED 6.2'	16.0'
-8.0'	WATER ENCOUNTERED 6.2'	18.0'
-10.0'	WATER ENCOUNTERED 6.2'	20.0'
-12.0'	WATER ENCOUNTERED 6.2'	22.0'
-14.0'	WATER ENCOUNTERED 6.2'	24.0'
-16.0'	WATER ENCOUNTERED 6.2'	26.0'
-18.0'	WATER ENCOUNTERED 6.2'	28.0'
-20.0'	WATER ENCOUNTERED 6.2'	30.0'

NOTES: WATER ENCOUNTERED HIGHEST EXPECTED WATER AS PER TEST BORING 6.2' BELOW SURFACE OR EL. 3.8'

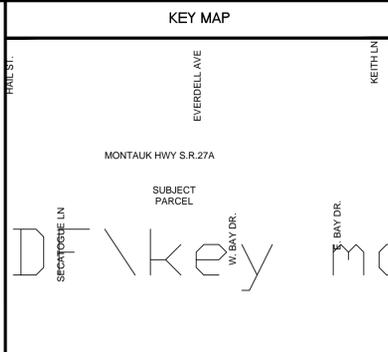
TEST HOLE DATA BY: SLACKE TEST BORING, INC. P.O. BOX 64, KINGS PARK, NY 11754 DATE: JANUARY 22, 2022

**SYMBOL KEY**

⊖	CATCH BASIN	○	UTILITY POLE	—	OVERHEAD WIRES
⊕	GAS VALVE	○	GUY WIRE	—	SEWER LINE
⊗	WATER VALVE	⊖	WETLANDS	—	WATER MAIN
⊙	MANHOLE COVER	⊖	SIGN	—	UNDER GROUND ELECTRIC
⊕	DRAINAGE MANHOLE COVER	⊖	WELL	—	GAS LINE
⊕	SEWER MANHOLE COVER	⊖	RECT. DROP INLET	—	EXISTING FENCE
⊕	LIGHT POST	⊖	DROP INLET	—	PROPOSED FENCE
⊕	MONUMENT	⊖	ELECTRIC BOX	—	SILT FENCE
⊕	STAKE	⊖	CABLE BOX	—	FENCE TO BE REMOVED
⊕	PIPE	⊖	TELEPHONE BOX	—	PROPOSED CONCRETE
⊕	DRILL HOLE	⊖	TRAFFIC SIGNAL BOX	—	PROPOSED GRASS TURF ESTABLISHMENT
⊕	HYDRANT	⊖	WETLANDS FLAG	—	
⊕	WATER METER	⊖	FLAG POLE	—	
⊕	BOLLARD	⊖	WETLANDS FLAG	—	
⊕	HANDICAPPED PARKING	⊖	DOOR LOCATION	—	
⊕	PROPOSED ELEVATION				
⊕	EXISTING ELEVATION				

**SPECIAL LINES**

—	OH	—	OVERHEAD WIRES
—	S	—	SEWER LINE
—	W	—	WATER MAIN
—	E	—	UNDER GROUND ELECTRIC
—	G	—	GAS LINE
—	X	—	EXISTING FENCE
—	X	—	PROPOSED FENCE
—	X	—	FENCE TO BE REMOVED
—	X	—	PROPOSED CONCRETE
—	X	—	PROPOSED GRASS TURF ESTABLISHMENT



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**SITE CRITERIA**

**SITE DATA:**

SITE AREA	0.652 ACRES	28,392.0	SQ.FT.
EXISTING BUILDING AREA		5,232.72	SQ.FT.
PROPOSED BUILDING FLOOR AREA		3,481.1	SQ.FT.
PROPOSED ROOF OVER AREA		94.7	SQ.FT.
PROPOSED BUILDING GROSS FLOOR AREA		7,474.3	SQ.FT.
PROPOSED F.A.R.		28.1	%
PARKING REQUIRED		50	STALLS
PARKING PROVIDED		46	STALLS
DATUM		NAVD 88	
ZONE		GENERAL SERVICE T DISTRICT	
USE		PROP. MEDICAL OFFICE - EXISTING RESTAURANT USE	

**GST DISTRICT REQUIREMENTS:**

SETBACK	REQUIRED	PROPOSED	
LOT AREA	10,000.0	28,392.0	SQ.FT.
FRONT YARD SETBACK	25.0	10.0	FEET
SECOND FRONT SETBACK	25.0	20.0	FEET
SIDE YARD SETBACK	10.0	70.5	FEET
TOTAL SIDE YARD SETBACK	N/A	N/A	FEET
REAR YARD SETBACK	35.0	96.4	FEET
MIN. WIDTH OF LOT	100.0	202.48	FEET
BUILDING HEIGHT	35.0/2-1/2	30/2	FT / STY
MAX. F.A.R.	25.0	28.63	%

**PARKING CALCULATIONS:**

MEDICAL (7,379.6 SQ.FT.) = 1 STALL PER 150 SQ.FT.	50	STALLS
REQ. HANDICAPPED STALLS	2	STALLS
TOTAL PROVIDED	46	STALLS

**REQUIRED LANDSCAPING:**

	REQ.	PROP.	
20% TOTAL SITE TO BE NATURAL AREA / LANDSCAPE	5,678.4	4,005.4	SQ.FT.
50% NATURAL AREA / LANDSCAPE TO BE IN FRONT YARD	2,839.2	3,330.6	SQ.FT.

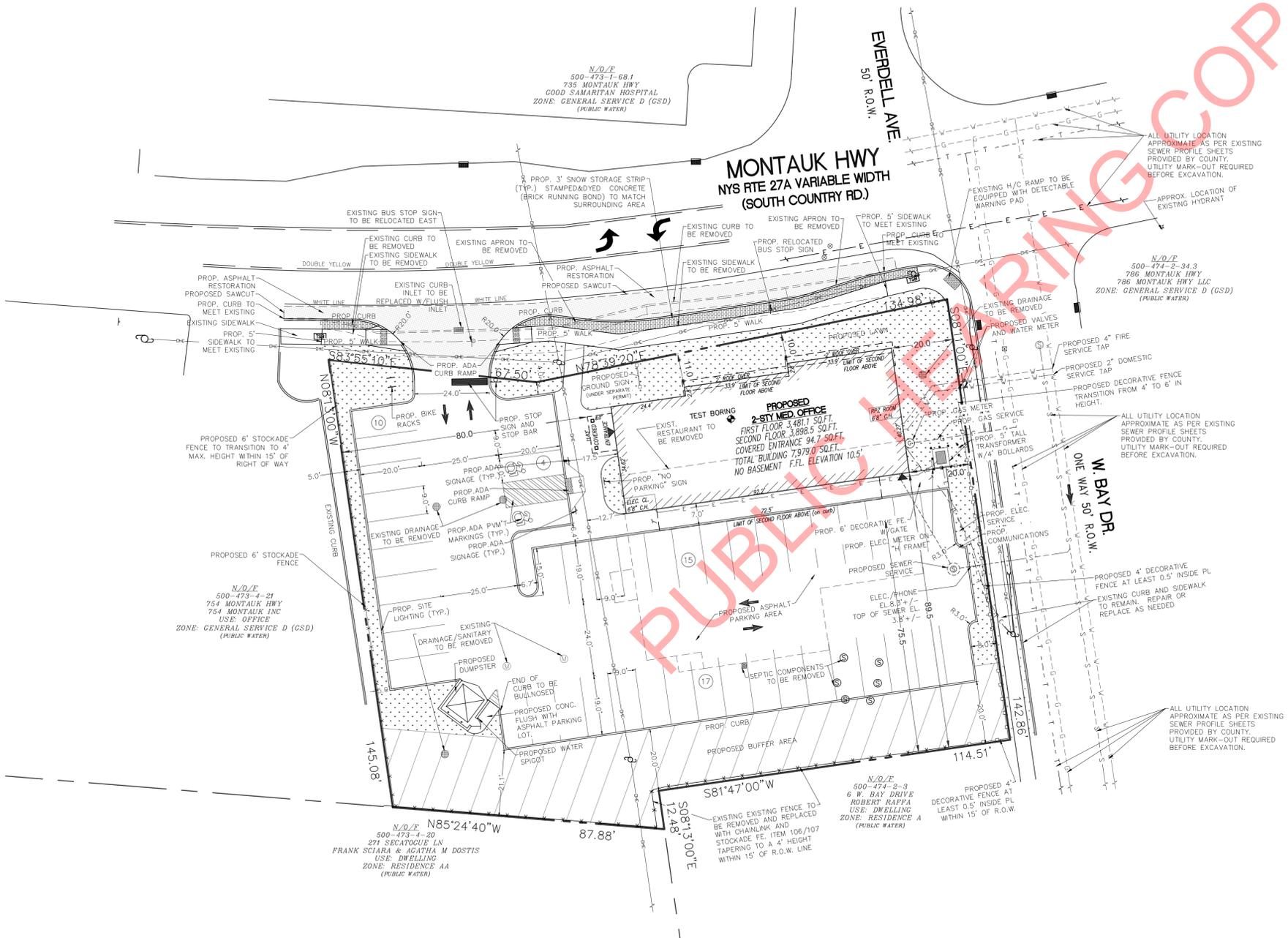
**TOWN OF ISLIP VARIANCES:**

THE FOLLOWING VARIANCES/SPECIAL PERMITS ARE REQUESTED FROM THE TOWN OF ISLIP:

- §68-493(A): Percent of Lot Occupancy: 25% permitted, 28.1% provided.
- §68-496: Front Yards 25' required; 10.0' provided to Montauk Hwy, 20.0' to W. Bay Drive.
- SLDR Q3.2(b): 25' Buffer required, 20.0' Buffer provided, 20% relaxation req'd.
- SLDR Appendix E: Required parking 50 stalls required, 46 stalls provided 4 Stalls or 8% relaxation req'd.
- SLDR Q3.1: 20% (5,678.4 sq ft.) of plot to be landscaped, 14.1% (4,005.4 sq ft.) provided, 29.4% relaxation.
- SLDR Q3.1: Landscape min. depth 8' along street frontages; 4' provided, 50.0% relaxation req'd.

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 778 Montauk Hwy  
 West Islip, NY 11795

**ALIGNMENT PLAN**

NO.	DATE	REVISION
1.	4/4/2022	INTAKE COMMENTS
2.	8/10/2022	ISLIP ENGINEERING COMMENTS
3.	10/5/2022	SCDHS COMMENTS
4.	11/18/2022	DOT COMMENTS
5.	2/24/2023	ISLIP ENGINEERING COMMENTS
6.	6/12/23	REVISED BUILDING

**AL-1**

SHEET NO. 1 OF 8

LOG#: SP2022-018

SCTM#: 0500 - 473.00 - 04.00 - 022.001