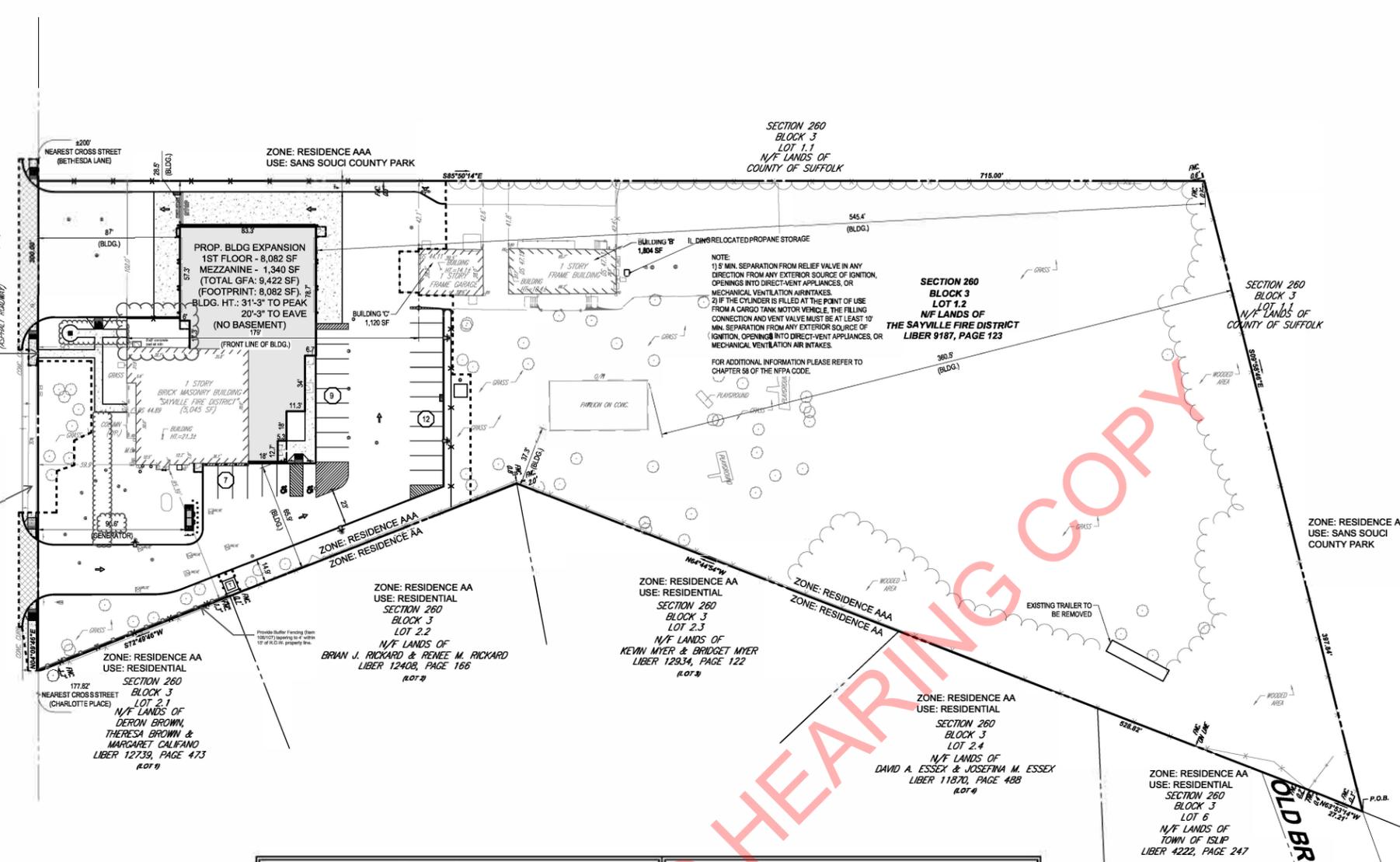




BROADWAY AVENUE
(VARIABLE WIDTH) (TYP. HWY)
(TOWN OF ISLIP R.O.W.) (TRAFFIC)
(ASPHALT TREATMENT)



- TOWN OF ISLIP NOTES**
- CONTACT THE ENGINEERING INSPECTOR (631-224-5360) 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.
 - 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).
 - 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.
 - 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 ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION AT APPLICANT'S EXPENSE.
 - 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 A NYSDOC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (CAD) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 366-16.1 OF ENVIRONMENTAL 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 ISLIP ITEM 28B OR ITEM 28B.
 - ALL CONSTRUCTION & DEMOLITION MATERIALS EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSPORTED TO AN APPROVED NYSDOC FACILITY. LOAD/TREASURY TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD.
 - THE ISLIP 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.78 SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS. REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT / OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND / OR FLAMES. APPLICANT / OWNER SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES THE UNITS ARE BEING ACCESSED FOR LOADING OR UNLOADING OF DUMPSTERS. 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.
 - 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.

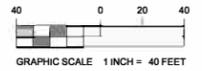
- SITE LAYOUT NOTES** (Rev. 10/2020)
- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
 - 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 ADJACENT PROPERTIES OR THE RIGHT OF WAY.
 - 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.
 - 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 POLES, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.
 - WHEN APPLICABLE, OWNER/INSPECTOR 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).
 - ALL WEATHER-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 TECHNICAL 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.
 - BUILDING AND FREESTANDING IDENTIFICATION SIGNS TO BE FILED UNDER SEPARATE APPLICATIONS. WORK WITHIN THE RIGHT-OF-WAY OF BROADWAY AVENUE MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE TOWN OF ISLIP HIGHWAY DIVISION.

ZONING TABLE			
ZONE: RESIDENCE AAA MUNICIPAL BUILDINGS PERMITTED AS-OF-RIGHT WITH SITE PLAN APPROVAL FROM THE PLANNING BOARD PER §68-45.B			
APPLICANT / OWNER: DON HODGKINSON - SAYVILLE FIRE DISTRICT 107 NORTH MAIN STREET SAYVILLE, NY 11782 (631) 445-4236			
BULK REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
MIN. LOT AREA	§ 68-51B	40,000 SF	300,484 SF (4.6 AC)
MIN. LOT WIDTH	§ 68-53A.2	150	300'
MIN. FRONT YARD (PRINCIPAL BLDG)	§ 68-54A	50'	54.5'
MIN. ACCESSORY STRUCTURE SETBACK BEHIND FRONT LINE OF MAIN BLDG.	§ 68-54D.1	4' (STRUCTURES <6') 20' (STRUCTURES >6')	90.6' (GENERATOR) 179' (EXISTING 1-STORY FRAME GARAGE)
MIN. SIDE YARD (PRINCIPAL BLDG)	§ 68-55B	30' (SINGLE) 60' (TOTAL)	*28.5' (SINGLE) 94.4' (TOTAL)
MIN. SIDE YARD (ACCESSORY STRUCTURE)	§ 68-55C	2' (<144 SF) 4' (144 - 499 SF) 10' (>500 SF)	37.3'
MIN. REAR YARD (PRINCIPAL BLDG)	§ 68-56A	40'	545.4'
MIN. REAR YARD (ACCESSORY STRUCTURE)	§ 68-56B.1	2' (<144 SF) 4' (144 - 499 SF) 10' (>500 SF)	360.5'
MIN. BUFFER TO RESIDENTIAL USES OR ZONES	§ 68-45B	25'	*7' & 14.9'
MAX. PRINCIPAL BLDG HEIGHT	§ 68-49A	35' (2 1/2 STORIES)	31'-3" TO PEAK 20'-3" TO EAVE
MAX. ACCESSORY STRUCTURE HEIGHT	§ 68-49B	14' (1 STORY)	EXIST. TO REMAIN
MAX. FLAGPOLE HEIGHT	§ 68-49C	18'	EXIST. TO REMAIN
MAX. FAR (TOTAL)	§ 68-50A	0.25	0.096
MAX. FAR (ACCESSORY BUILDINGS)	§ 68-50B	10% (TOTAL LOT AREA) 25% (REAR YARD AREA)	2.4% (TOTAL) 3.1% (REARYARD)
LANDSCAPE REQUIREMENTS	SUBDIVISION & LAND DEVELOPMENT REGULATIONS V.L.Q.(3.1)	20% SITE OVERALL, EXCLUDING BUFFER AREA (40,088.8 SF)	49.4% (99,052 SF)
LANDSCAPE REQUIREMENTS	SUBDIVISION & LAND DEVELOPMENT REGULATIONS V.L.Q.(3.1)	50% OF REQUIRED SHALL BE LOCATED WITHIN FRONT YARD (20,049.4 SF)	** 45.6% (OF THE 10% FRONT YARD SITE REQ.) (9,150.8 SF) **VARIANCE REQUIRED **RELAXATION REQUIRED BY PLANNING BOARD

PARKING REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	SUBDIVISION & LAND DEVELOPMENT REGULATIONS V.L.7.1	9' X 19'	9' X 19' (90') 9' X 21' (80')
MIN. AISLE WIDTH	SUBDIVISION & LAND DEVELOPMENT REGULATIONS V.L.7.1	22'	22'
MIN. NUMBER OF STALLS	SUBDIVISION & LAND DEVELOPMENT REGULATIONS APPENDIX E	AT DISCRETION OF TOWN OF ISLIP ZBA	28 STALLS (INCL. 2 ADA STALL)

THIS PLAN TO BE UTILIZED SITE LAYOUT & ZONING PURPOSES ONLY

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, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)



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.

SITE WORK BEFORE STARTING WORK CALL TOWN ENGINEERING FIELD INSPECTORS (631) 224 - 5360

APPROVED AS NOTED
Chish
TOWN ENGINEER
TOWN OF ISLIP
DATE: 11-6-2023

TOWN OF ISLIP APPROVALS
TOI PLANNING #: SP2021-021 R1
SCDHS REF. #: C-21-0144

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
5	02/01/22	REV. PER TOWN APPROVAL	RP	AK
6	11/14/2022	REVISED FIRE LINE	JSN	RP
7	02/01/2023	REV. PER SWPPP COORDINATION	SM	JSN
8	05/23/2023	REVISED SANI CONFIG PER BUILDING OUTLET	JSN	JSN
9	05/26/2023	REVISED DRAINAGE NORTH OF BUILDING	PD	JSN
10	06/01/2023	REVISED SANITARY STRUCT. ELEVATIONS	JSN	JSN
11	7/14/2023	REVISED SANITARY SYSTEM	RP	JSN
12	8/10/2023	CLIENT SITE PLAN COMMENTS	JSN	RP
13	8/14/2023	TOI INSPECTOR COMMENTS	JSN	JSN



NEW YORK CITY & LONG ISLAND YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT IS FOR PRIVATE OR PUBLIC LAND. 800-272-4488 www.nyc.gov/811

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT.

PROJECT NO.: N19198
DRAWN BY: RP
CHECKED BY: AK
DATE: 06/25/19
CAD ID.: N19198-SP-13A

PROP. SITE PLAN DOCUMENTS FOR SAYVILLE FIRE DISTRICT
PROPOSED DEVELOPMENT
281 BROADWAY AVENUE, SAYVILLE
TOWN OF ISLIP
SUFFOLK COUNTY, NY 11782
SCTM# 500 - 260 - 3 - 1.2

BOHLER//
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www.BohlerEngineering.com



SHEET TITLE: **OVERALL SITE PLAN**
SHEET NUMBER: **C-03**
REVISION 13 - 8/14/2023