



PROPOSED ONE-STORY MASONRY/FRAME BUILDING
 GFA: 11,232 SF.
 FIRST FLOOR: 5,526 SF.
 BASEMENT: 5,526 SF.
 CANOPY: 180 SF.
 F.F. ELV. 76.8'
 USE: CHURCH

EXIST. TWO-STORY FRAME DWELLING
 GFA: 2,079 SF.
 BASEMENT: 776 SF.
 FIRST FLOOR: 776 SF.
 SECOND FLOOR: 523 SF.
 F.F. ELV. 73.3'
 USE: PARSONAGE

MANATUCK BOULEVARD (60' WIDE)

SYMBOL KEY

- CATCH BASIN
- GAS VALVE
- WATER VALVE
- MANHOLE COVER
- DRAINAGE MANHOLE COVER
- LIGHT POST
- MONUMENT
- STAKE
- PIPE
- DRILL HOLE
- HYDRANT
- WATER METER
- BOLLARD
- UTILITY POLE
- GLY WIRE
- WETLANDS
- WELL
- RECT. DROP INLET
- DROP INLET
- ELECTRIC BOX
- CABLE BOX
- TRAFFIC SIGNAL BOX
- FLAG POLE
- WETLANDS FLAG
- HANDICAPPED PARKING
- DOOR LOCATION

SPECIAL LINES

- OH - OVERHEAD WIRES
- T - TELEPHONE LINE
- W - WATER MAIN
- E - UNDER GROUND ELECTRIC
- G - GAS LINE
- X - FENCE
- LANDSCAPE AREA
- CONCRETE

TEST HOLE DATA

EL. 72.0' 0.0'
 EL. 71.0' 1.0'
 EL. 70.0' 2.0'
 EL. 69.0' 3.0'
 EL. 68.0' 4.0'
 EL. 67.0' 5.0'
 EL. 66.0' 6.0'
 EL. 65.0' 7.0'
 EL. 64.0' 8.0'
 EL. 63.0' 9.0'
 EL. 62.0' 10.0'

KEY MAP

SITE CRITERIA

TOWN OF ISLIP GENERAL 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 LEGAL ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
- 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 RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) 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 NYSDC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-16.1 OF ENYCR 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 15 S.F. PER OCC. OR ITEM 25B.
- ALL CONSTRUCTION & DEMOLITION MATERIAL EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDC FACILITY. LOAD/TRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD.
- THE TOWN OF ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P, 5 SHALL BE FOLLOWED.
- APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE SHALL FOLLOW THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL PAGES 5A.75 AND 5A.76. 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 FUMES. APPLICANT/ OPERATOR SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES 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.

AA RESIDENTIAL - ZONING REQUIREMENTS:

SETBACK	REQUIRED	EXISTING	PROPOSED	SQ. FT.
MIN. LOT AREA	20,000	83,339	83,339	SQ. FT.
MIN. FRONT YARD SETBACK	40.0	33.4'	33.4'	FEET
MIN. SIDE YARD SETBACK	18.0	15.0'	15.0'	FEET
TOTAL MIN. SIDE YARD	36.0	218.5	108.5	FEET
MIN. REAR YARD SETBACK	25.0	276.0	96.3	FEET
MIN. WIDTH OF LOT	100.0	249.0	249.0	FEET
MAX BUILDING HEIGHT	35.0	24.9	30.0	FEET
MAX F.A.R.	25.0	2.5	15.9	%

ON SITE QUANTITIES:

	EXISTING	PROPOSED	
CONCRETE CURB	0	1,743	LN. FT.
CONCRETE SIDEWALK	0	632.2	LN. FT.
CATCH BASINS	0	0	LN. FT.
STORM POOLS	N/A	160	LN. FT.
CHAINLINK FENCE	0	1,103	LN. FT.
CONNECTOR PIPE	0	353	SQ. YD.
PAVED AREA	616.2	3,871.2	SQ. YD.
PAVER AREA / SIDEWALK	0	5,531	SQ. FT.
CONCRETE PAD	0	144	SQ. FT.

OCCUPANCY CALCULATIONS:

FLOOR	SEATING	PLATF.	OFFICE	FOYER	FIRST FLOOR TOTAL	BASEMENT	BUILDING TOTAL
ASSEMBLY AREA WITH FIXED SEATING	185				275		275
PLATF. (632 S.F. / 15 S.F. PER OCC.)		43			43		43
OFFICE: (230 S.F. / 100 S.F. PER OCC.)			3		3		3
FOYER: (657 S.F. / 15 S.F. PER OCC.)				44	44		44
FIRST FLOOR TOTAL:					275		275
BASEMENT:						12	12
(2) OFFICE: (634 S.F. / 100 S.F. PER OCC.)			64		64		64
(2) CLASSROOM: (634 S.F. / 20 S.F. PER OCC.)				76	76		76
BUILDING TOTAL:					275	12	287
FIRST FLOOR (275 OCC.) + BASEMENT (76 OCC.)					351		351

PARKING CALCULATIONS:

REQUIREMENT	STALLS
PROP. CHURCH 1 PER 4 PERSONS	69
FIRST FLOOR: 275 PERSONS / 1 STALL/4 PERSONS	19
BASEMENT: 76 PERSONS / 1 STALL/4 PERSONS	2
PASTOR RESIDENCE / 2 STALLS PER DWELLING	2
TOTAL REQUIRED	90
TOTAL PROVIDED W/ LAND BANKED	114
REQ. HANDICAPPED STALLS	4

LANDSCAPING REQUIREMENTS:

	REQ.	PROP.	SQ. FT.
NATURAL AREA/ LANDSCAPE 20% OF TOTAL SITE	16,337.8	8,948.2	SQ. FT.
FRONT YARD LANDSCAPE 10% OF TOTAL SITE	8,168.9	4,580.7	SQ. FT.

TOWN OF ISLIP VARIANCES:

- NATURAL LANDSCAPE AREA: (20% REQ., 10.74% PROV.)
- FRONT YARD LANDSCAPE: (10% REQ., 5.5% PROV.)

OWNER/APPLICANT: INGLESIA APOSTOLICA FUENTE DEL LIBANO ISIDRO GONZALEZ 1615 MANATUCK BLVD BAY SHORE, NY 11706 (631) 704-9075

SURVEY PREPARED BY: LISA McQUILKIN LAND SURVEYING ON: JUNE 19, 2008 UPDATED: MAY 23, 2017 274 EAST MAIN STREET EAST ISLIP, NY 11730 (631) 224-3605

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INGLESIA APOSTOLICA
 PROPOSED CHURCH
 1615 MANATUCK BLVD.
 BAY SHORE, NY 11706

ALIGNMENT PLAN
 S.C.T.M.# 0500-223.00-01.00-032.001

PROJECT TITLE

NO.	DATE	REVISION
1.	10/01/15	
2.	11/16/15	
3.	11/30/15	Revised as per Dept. Planning & Development
4.	04/11/16	Revised as per Dept. Engineering
5.	06/21/16	Revised as per Dept. Engineering
6.	07/20/17	Isip Division Engineering & Health Comments
7.	11/28/18	Isip Division Engineering & Health Comments
8.	5/15/18	Health Comments
9.	6/19/18	Health Comments
10.	12/20/18	Rev. Site Calcs per Owner changes
11.	04/23/19	Isip Department of Planning Comments
12.	11/14/19	Isip Engineering & SCVA Health Comments (set reissued)
13.	12/30/19	

PROJECT No: 16-073
DRAWN BY: TP
CHECKED: CTL
DATE: 5/15/2017
SCALE: 1" = 20'

AL-1
 SP2015-079
 SHEET NO. 1 OF 6

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.