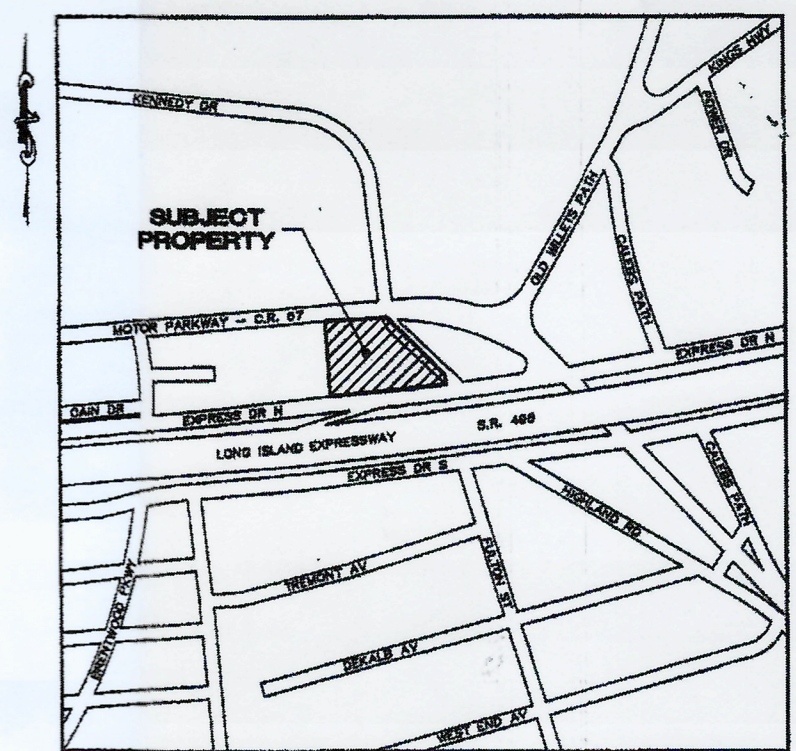


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.

OFFICE COPY

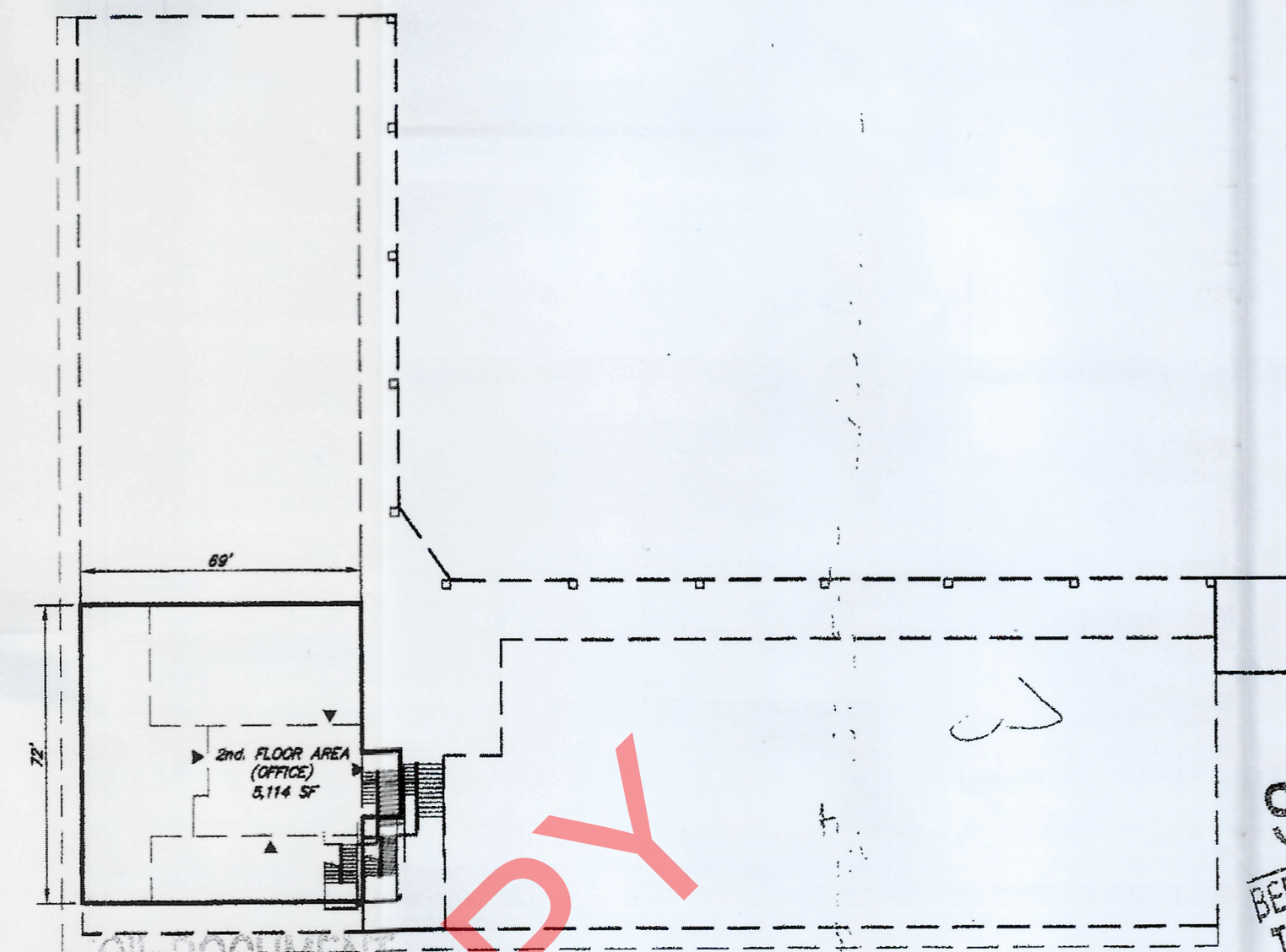


KEY MAP
SCALE: 1"=600'

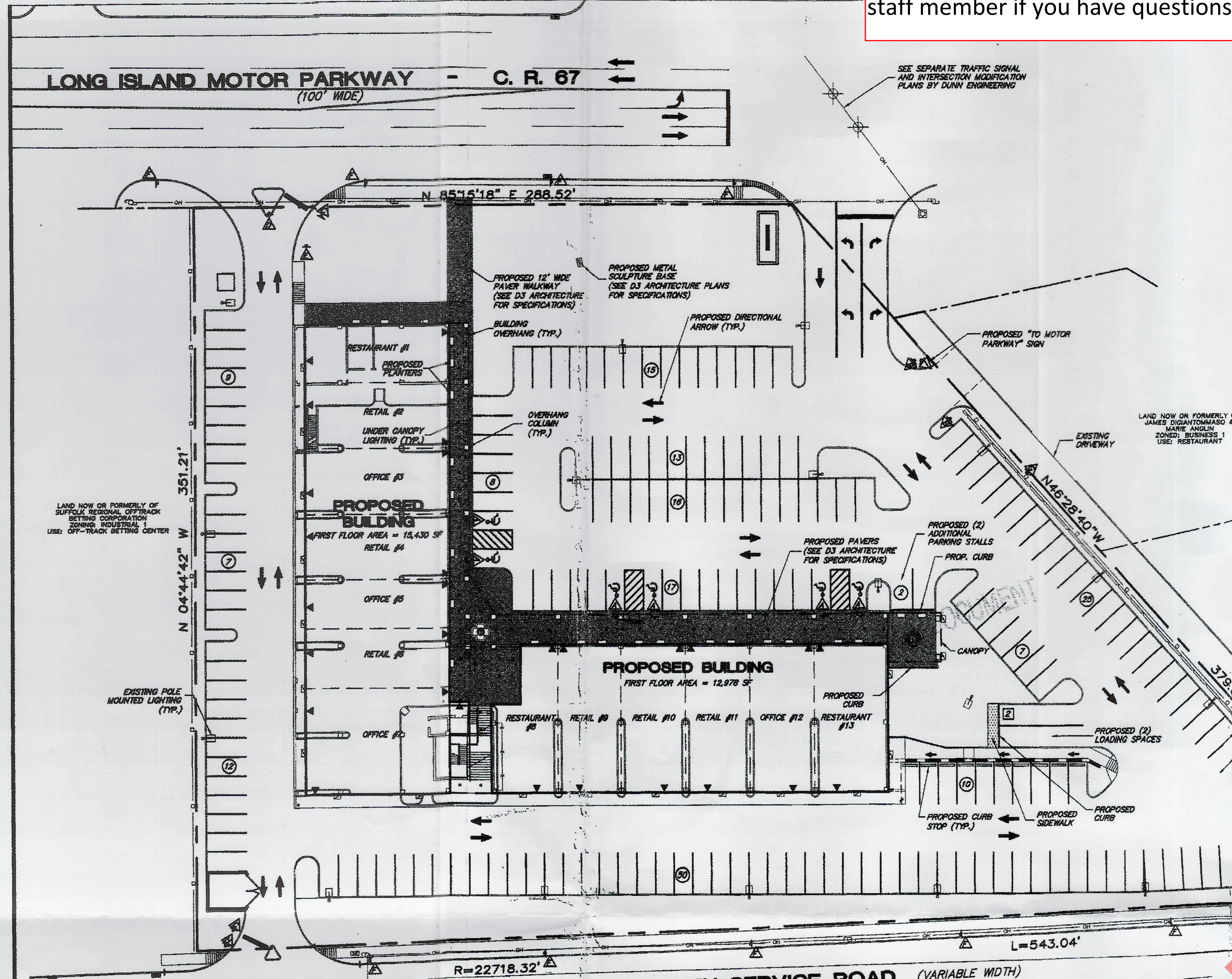
SITE WORK
BEFORE STARTING WORK CALL
TOWN ENGINEER-INSPECTORS
224-5380

APPROVED
TOWN ENGINEER
TOWN OF ISIP
DATE: 12-1-10

RECEIVED
JAN 20 2011



SECOND FLOOR PLAN
SCALE: 1"=30'



FIRST FLOOR PLAN
SCALE: 1"=30'

LEGEND	EXISTING	PROPOSED
EDGE OF PAVEMENT		
CONCRETE CURB		
SIDEWALK		
UTILITY POLE		
TRAFFIC POLE		
TRAFFIC BOX		
CHAIN LINK FENCE		
STOCKADE FENCE		
HANDICAP PARKING STALL		
NUMBER OF PARKING STALLS		
HANDICAP RAMP - TYPE A		
HANDICAP RAMP - TYPE B		
TRAFFIC FLOW ARROW		
BUILDING ENTRANCE		
SITE LIGHTING		
SIGN		
BLOCK RETAINING WALL		
STRUCTURAL RETAINING WALL		
4" HIGH DECORATIVE FENCE		

SITE DATA	
APPLICANT	QUADRANGLE PROPERTIES 30 JERICO EXECUTIVE PLAZA SUITE 3000 JERICO, NY 11753 (631) 421-1000
SITE AREA	148,888 SF (3.418 AC)
TAX MAP DESIGNATION	0500-017-1-25.7
CURRENT ZONING	BUSINESS 1
PROPOSED USE	RETAIL CENTER/OFFICE/RESTAURANT
GROSS FLOOR AREA	
CELLAR	2,508 SF
FIRST FLOOR	12,978 SF
SECOND FLOOR	5,114 SF
TOTAL	30,600 SF
BUILDING CHANGES	
FRONT OVERHANG W/ STAIR AREA	6,082 SF
BLANK OFFICE TRAIL	585 SF
TOTAL	6,667 SF
PER CODE	PROPOSED
LOT AREA	7,000 SF 148,888 SF
LOT WIDTH	100' 543.94'
FRONT YARD SETBACK	45' (MOTOR PKWY) 55.8' (MOTOR PKWY) 60' (L.I.E.) 81.5' (L.I.E.)
REAR YARD SETBACK	15' N/A
SIDE YARD SETBACK	10' 4'
LOT COVERAGE	40% 23%
HEIGHT OF BUILDING	35' 22'
FLOOR AREA RATIO	.40 .287
LANDSCAPING	20% 20.8%

SIGN KEY	
PARKING	77-8
DO NOT ENTER	77-9
STOP	77-10
ONE WAY	77-11
ONLY	77-12
NO PARKING ANY TIME	77-13
ONE WAY	77-14
ALL TRAFFIC	77-15
TO MOTOR PARKWAY	77-16

GENERAL NOTES			
1.	ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF ISIP, SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS AND OTHER GOVERNMENTAL AGENCIES, AS APPLICABLE.		
2.	ALL TRAFFIC CONTROL DEVICES, IE SIGNALS, SIGNS, AND PAVIDMENT MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH THE GUIDELINES OF THE FEDERAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.		
3.	ALL LANES MUST BE OPEN TO TRAFFIC BEFORE 10 AM AND AFTER 3 PM. NO LANE CLOSING ARE PERMITTED ON WEEKENDS AND HOLIDAYS. UNLAWFUL LANE CLOSURES WILL NOT BE PERMITTED WITHOUT PRIOR APPROVAL FROM THE STATE INSPECTOR.		
4.	REPAIR EXISTING SHOULDER, SIDEWALK AND CURBING AS ORDERED BY STATE INSPECTOR.		
5.	CLEAN OUT EXISTING DRAINAGE STRUCTURES AT COMPLETION OF CONSTRUCTION.		
6.	SURVEY INFORMATION FROM HILLBRAND LAND SURVEYING, P.C. DATED JAN. 30, 2007.		
PARKING CALCULATIONS			
TENANT	FLOOR AREA	STALLS REQ. PER SF	NO. OF STALLS
FIRST FLOOR OFFICES	8,492 SF	1/200	42.5
SECOND FLOOR OFFICES	5,114 SF	1/200	25.6
RESTAURANTS	6,186 SF	1/100	61.9
RETAIL STORES	12,720 SF	1/175	72.7
CELLAR UTILITY AREA	2,508 SF	1/200	12.5
TOTAL SPACES REQUIRED			215.2
TOTAL SPACES PROVIDED			250

LOADING SPACES
LOADING PROVIDED = 2 SPACES

DATE	ED/SS	ARCHITECTURE REVISION
10/28/10	ED	TRANSFORMER PAD LOCATION
4/16/10	ED	REVISED PER TOWN COMMENTS
1/21/10	ED	REVISED PER TOWN COMMENTS
9/2/09	ED	REVISED PER TOWN AND NYSDOT COMMENTS
6/7/09	ED	REVISED PER SCOPING COMMENTS
7/20/09	ED/SS	REVISED PER TOWN COMMENTS
DATE	BY	REVISION
Designed by: ED	Drawn by: ED/SS	Checked by:

BBV Barrett Bonacci & Van Weele, PC
Civil Engineers
Surveyors
Planners
175A Commack Dr.
Hauppauge, NY 11788
r 631.435.1111
f 631.435.1022
www.bbvp.com

Tax Map No.: DIST. 0500 SECT. 37 BLK. 1 LOT 25.7

MOTOR PARKWAY PLAZA
HAUPOUGUE
TOWN OF ISIP SUFFOLK COUNTY, NY
DIMENSIONAL PLAN
Scale: 1"=30' Project No: AD90159 Sheet No: 1 of 7
Date: JUNE 9, 2009