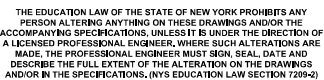
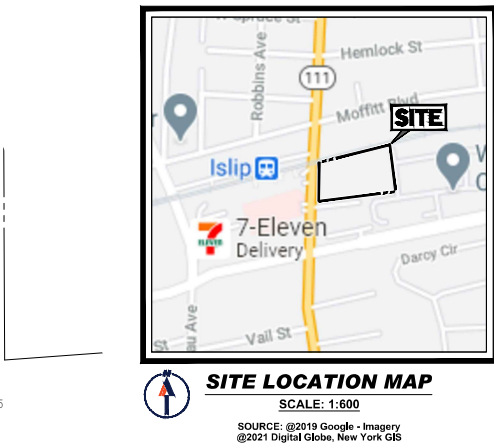
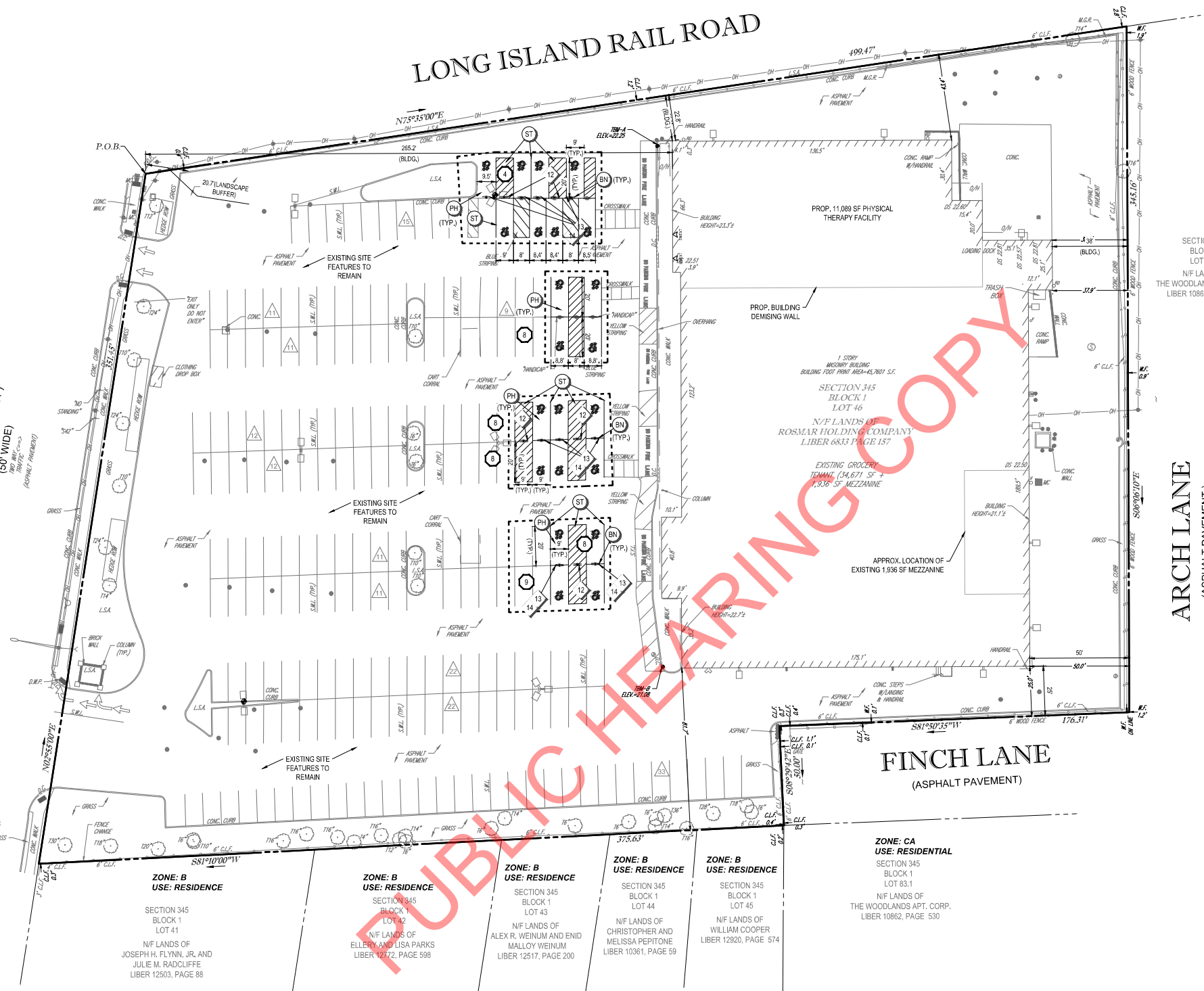




ISLIP AVENUE  
(AKA STATE ROUTE 111)  
(50' WIDE)  
2012



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.



1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE THE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HERE AND THE CONTRACT DOCUMENTS MUST BE READ IN CONJUNCTION WITH THE GENERAL NOTES. THE CONTRACTOR MUST BE FAMILIAR WITH AND KNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS SPECIFIC NOTES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL, AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES TO PREVENT EROSION, SEDIMENTATION, AND SILTATION. THE CONTRACTOR SHALL FOLLOW AND ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCY 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 STANDARD OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE AND LOCAL AGENCIES' TRAFFIC CONTROL AND SIGNING MANUALS, REGULATIONS, AND THE LIKE.
4. 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 JURISDICTIONAL AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ALL DIMENSIONS SHOWN ARE BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR INLETS LIGHT. EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE, STAKE OUT OF LOCATIONS OF INLETS, LIGHT LOCATIONS, AND PAVEMENT STRIPING SHALL BE APPROVED BY THE AGENCY. THE AGENCY NOTED CLEARLY OTHERWISE.
5. WHEN APPLICABLE, THE CONTRACTOR/OPERATOR MUST FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE AGENCY. ALL ACTIVITIES MUST BE BASED UPON THE DESIRED STATE OF CONSTRUCTION. LULU DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVED TO DO SO HAS BEEN RECEIVED FROM THE AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS (REQUIREMENTS). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BE AIR ENTRAINED AND INCLUDED THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS. DETAILS AND/OR GEOTECHNICAL REPORT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF THE CONSTRUCTION OF THE SIDEWALKS, CURBS, AND PAVEMENT DURING AT THE CONTRACTOR'S SOLE COST AND EXPENSE. ALL THE COSTS OF THE CONSTRUCTION OF THE SIDEWALKS, CURBS, AND PAVEMENT DURING THEIR SPECIFIED DISTURBANCE SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
8. BUILDING AND FREESTANDING IDENTIFICATION SIGNS TO BE HIELED UNDER SEPARATE APPLICATIONS. THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
9. ALL WORK WITHIN THE RIGHT-OF-WAY OF ILLINOIS AVENUE MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION.

<b>ZONING TABLE</b>			
ZONE: RD 1 USE: MEDICAL OFFICE/FACILITY			
<b>APPLICANT/ OWNER INFORMATION</b>			
APPLICANT/OWNER:		ROSEMAR HOLDING COMPANY LP 475 WOOD AVENUE, SW, #2A BAINSBIDGE ISLAND, WA 98110 206-399-1713	
<b>BULK REQUIREMENTS</b>			
ITEM	CODE	PERMITTED	EXISTING
MIN. LOT AREA	\$ 68-34-A	20,000 SF	183,175 SF
MIN. LOT WIDTH	\$ 68-34-A	100'	388.4'
MIN. FRONT YARD	\$ 68-34-A	50'	265.2'
MIN. SIDE YARD	\$ 68-34B	10'	
		50' ADJOINING RESIDENTIAL	22.8'
MIN. REAR YARD	\$ 68-34B	25'	38'
		50' ADJOINING RESIDENTIAL	
MAX. BUILDING HEIGHT	\$ 68-34-A	60' (4 STORIES)	23.3'
MAX. FAR	\$ 68-34-A	0.35	47,696 SF / 183,175 SF = 0.26
<b>PARKING REQUIREMENTS</b>			
ITEM	CODE	PERMITTED	PROVIDED
MIN. STALL SIZE	\$ VH-7.1	9' X 20'	9' X 20' (EXIST.)
MIN. AISLE WIDTH	\$ VH-7.1	23'	23' (EXIST.)
LOADING REQUIREMENTS	\$ 68-72.1	1	2 (EXIST.)
MIN. NUMBER OF STALLS	APPENDIX E		(214) (PROP.) (24.9% RELAXATION)
TOTAL BUILDING: 45,760 SF RETAIL: 34,671 SF REQUIREMENT FOR RETAIL USE: 1 STALL PER 175 SF OF GFA REQUIRED STALLS = 34,671 SF / 175 SF = 198.12 STALLS REQUIRED FOR MEZZANINE PORTION - 1,936 SF / 175 SF = 11.1 STALLS MEDICAL DOCTOR USE: 11,089 SF REQUIREMENT FOR MEDICAL DOCTOR: 1 STALL PER 150 SF OF GFA REQUIRED STALLS = 11,089 / 150 SF = 7.35 STALLS TOTAL REQUIREMENT: 198.12 + 73.93 + 11.1 = 283.15 STALLS = 284 STALLS			
**222 STALLS PER SP 2020-089, DATED 4/16/2021			
*EXIST. NON-CONFORMITY			
<b>LANDSCAPING REQUIREMENTS</b>			
ITEM	CODE	PERMITTED	EXISTING
MIN. LANDSCAPING AREA (EXCLUDING BUFFER)	VI-Q-3.1	20% LOT AREA (36,635.08 SF)	9.5% (17,445 SF)
MIN. LANDSCAPING IN FRONT YARD	VI-Q-3.1	50% OF REQUIRED (18,317.54 SF)	18.96% OF REQUIRED (6,945.29 SF)
MIN. DEPTH ALONG STREET FRONTAGES	VI-Q-3.1	8'	17.1'
MIN. FRONT YARD LANDSCAPE SETBACK	VI-Q-3.5	5'	17.1'
		10% LANDSCAPING PER PLANNING BOARD 5/27/92	*EXIST. NON-CONFORMITY
<b>THIS PLAN IS TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY</b>			
NYSDOT CASE #:		N/A	
HIGHLIGHTED REF. #:		N/A	

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

[illegible]

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## PERMIT SET

PROJECT No.:	N21563
DRAWN BY:	WH
CHECKED BY:	DP
DATE:	11/15/2021
CAD I.D.:	N21563-SPPD-0B

PROJECT:

**PROP.  
SITE PLAN  
DOCUMENTS**

**PROCARE  
OCCUPATIONAL  
THERAPY AND  
PHYSICAL THERAPY,  
PLLC**  
PROPOSED MEDICAL OFFICE

MAP: 345 | BLK: 1 | LOT: 46  
155 ISLIP AVENUE  
TOWN OF ISLIP, SUFFOLK COUNTY  
ISLIP, NY 11751

**BOHLER** //

**2929 EXPRESSWAY DRIVE NORTH  
HAUPPAUGE, NY 11749**  
Phone: (631) 738-1200  
Fax: (631) 285-6464  
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**SHEET TITLE:**

## SITE LAYOUT PLAN

SHEET NUMBER

**C-301**

ORG. DATE - 11/15/2021