





KEY MAP

ALL CONCRETE CURBING, SIDEWALKS, AND DRAINAGE STRUCTURES SHALL CONFORM TO TOWN OF ISLIP PLANNING BOARD STANDARD DETAILS AND SPECIFICATIONS, UNLESS AS MODIFIED AND SHOWN ON THESE PLANS. CONTACT THE REQIRETERING INSPECTOR, 61:2-22:350) AT LEAST 44 HOURS PRIOR TO START OF ANY WORK, WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE TOWN ENGINEER'S ANTISACTION AT APPLICANT'S EXPENSE. COORDINATE AND COMPLETE ALL UTLITY RELOCATIONS, ALL UTLITES SHALL BE INSTALLED BELOW GRADE. (CORDINATE AND COMPLETE ALL UTLITY RELOCATIONS, ALL UTLITES SHALL BAND SURVEYOR, AND ETHCE SHOW FENCING OR CONSTRUCTION FENCING SHALL BE CERTIFIED TO THE TOWN ENGINEER'S AND SAND SURVEYOR, AND ETHCES SHOW FENCING OR CONSTRUCTION FENCING SHALL BE CRECTED TO PROTECT AREAS FROM DISTURBANCE OR ENCROACHMENT PRIOR TO THE START OF ANY ACTIVITIES ON SITE. FENCING SHALL BE ERECTED TO PROTECT AREAS FROM DISTURBANCE OR ENCROACHMENT PRIOR TO THE START OF ANY ACTIVITIES ON SITE. FENCING SHALL NOT BE PLACEMENT OF FILL, INSTALLATION OF RETAINING WALLS, DUMPING OF MATERIAL, EXCAVITION, MINING, OR SURLAR DISTURBANCE OF LAND RECURRES APPROVED PROTECT OCOMPLETION OF FINAL SITU CRADING WITHING TO THE START OF ANY ACTIVITIES ON SITE. FENCING SHALL NOT BE PLACEMENT OF FILL, INSTALLATION OF RETAINING WALLS, DUMPING OF MATERIAL, EXCAVITION, MINING, OR SURLAR DISTURBANCE OF LAND RECURRES APPROVED RETE PLAN COMMENCEMENT FOR ANY ACTIVITIES AND START OF ANY ACTIVITIES ON SITE. FENCING SHALL NOT BE PLACEMENT OF FILL, INSTALLATION OF RETAINING WALLS, DUMPING OF MATERIAL, EXCAVATION, MINING, OR CONSTILICTION FENCING ACTIVITIES ON SITULE AND AND ANY ACTIVITIES AND STRUCTION FENCING ACTIVITIES AND ACT

NEMOVED YRUR 10 COMPLETION OF PERIAINS OF MALLS INCREMENTIONS. PLOCEMENT OF LL INSTALLATION OF PERIAINS WALLS COMPLETIONS OF MATERIAL EXCAVATION, MINING, OR STUTUBENAGE OF LAND REQUIRES AN PLOCEMENT OF LL INSTALLATION OF PERIAINS WALLS. DOWNED AND STALL SCAVATION, MINING, OR STUTUBENAGE OF LAND REQUIRES AN CONTRACTOR SHALL CONTACT THE RIFE MARSHALL'S OFFICE (631-224-5477) PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO JEGAL ACTION CONTRACTOR SHALL CONTACT THE RIFE MARSHALL'S OFFICE (631-224-5477) PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO JEGAL ACTION CONTRACTOR SHALL CONTACT THE RIFE MARSHALL'S OFFICE (631-224-5477) PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO JEGAL ACTION CONTRACTOR SHALL CONTACT THE RIFE MARSHALL'S OFFICE (631-224-5477) PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO JEGAL ACTION ALL EXISTING OR PROPOSED SUBSURFACE ELECTRIC, TELEPHONE OR CABLE SERVICES SHALL BE INSTALLED IN APPROVED SOURCE, RECYCLED PORTLAND CEMENT CONCRETE AGGREGATES ARE PROPOSED OVER THE ROUTING PATH. ALL RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) AND FILL MATERIALS ARE TO BE FROM AN PAPROVED SOURCE, RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE IS TO BE CERTIFIED, DOLUMENT TAITION IS TO BE PROVIDED SHOWING THAT THE MATERIAL, BITANDE STALL DISTALLED BASED SOLITON STEMANODEMENT FACILITIES: LOAD TICKETS RECURED FOR ALL FILL MATERIALS BROUGHT ON SITE, IDENTIFYING THE SOURCE AND QUANTITY OF MATERIALS, ALL FILL TO SATISFY THE SULL CONSTRUCTION A DEMONDATION. AND LEND EXCITE AGGREGATION SOLITON CONSTRUCTION A DEMONDATION AND LEND EXCIT. LOAD TICKETS RECURED FOR ALL FILL MATERIAL SPORTED FOR THE SUBJECT CARGE. SHALL BE TRANSFERRED TO AN APPROVED IN STORE CHARGE TICKETS TO BE RETAINED AND DOYES PROVIDED TO THE SUBJECT CARGE. SHALL BE TRANSFERRED TO AN PROVED DE TAGE CHALLTY. LOAD TICKETS RECURED FOR ALL FILL MATERIAL SPORTED FOR THE SUBJECT CARGE. SHALL BE TRANSFERRED TO AN APPROVED INSTORE CHARGE TICKETS TO BE RETAINED AND DOYES PROVIDED TO THE SUBJECT CONTRUCTION

APPLICANT/OPERATOR SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED PUSITION EXCEPT AT TIMES UNITS ARE DETING AULGASED FOR LOAD OR UNLOADING OF DUMPSTERS. 15. 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. 16. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. THE LIGHTING CONTRACTOR OR ELECTRICIAN SHALL PROVIDE AN UNDERWRITER'S LABORATORY CERTIFICATE AND LETTER STATION THE LUSH'S HAVE BEEN ENRERGIZED. 17. THE ENGINEERING DIVISION OF ISLIP IS LOCATED AT 655 MAIN STREET, ISLIP, NY 11751.

ALIGNMENT NOTES

PROR TO COMMENSEMENT OF CONSTRUCTION CONTRACTOR IS RESPONSIBLE TO THE FOLLOWING A REVEAL TUILTY MARKOUT I FEST PRIS & MEANS WITH WHICH TO IDENTIFY EXISTING UTILITIES & UNDERGROUND FEATURES, SECURE ALL INCCESSARY FERMIT C. INSTALL SOLIE ROSION AND SEDIMENTATION PROTECTION MEASUREMENTS TO PREVENT STORWATER POLLUTION 0. INSTALL SIGNS & ROTECTION MEASUREMENTS FOR PEDESTRIAN, STAFF, EMPLOYEE, PATRONS, OF THE HOSPITAL BASED OF THE FACULITIES TEAM

THE FACILITIES TEAM
INTEGRATING MEASUREMENTS BASED ON STAFF, PEDESTRIANS, & LOCAL JURISICITION REQUIREMENTS,
I, INSTALL MEASURES FOR COVID PROTECTION AS REQUIRED BY THE HOSPITAL FACILITIES TEAM, FEDERAL, STATE & LOCAL JURISICITION,
C, CONTRACTOR SHALL NOT SOLALE THE DRAWING, AND USE A LICENSED SURVEYOR FOR STAKE OUT & LOCATION OF THE BULDING USING APPROPRIATE
CONSTRUCTION DOCUMENTS, ID PROTECTION AS REQUIRED BY THE HOSPITAL FACILITIES TEAM, FEDERAL, STATE & LOCAL JURISICITION,
ALL DIRENSIONS ARE BASED ON ARCHITECTURAL FLOOR PHAN PROVIDED BY THE ARCHITECT & SURVEY PROVIDED BY PROLECT SURVEY CONTRACTOR
SHALL COORDINATE WITH LATEST CONSTRUCTION DRAWING & CONTACT ENGINEER OF RECORD IF ANY DISCREPANCY IS FOUND.
ALL DIRECTIONAL SIGNS AR DATABALONE SIGNS ARE NOT PART OF THES APPLICADE OF RECORD IF ANY DISCREPANCY IS FOUND.
ALL DIRECTIONAL SIGNS ARE ADATABALONE SIGNS ARE OT PART OF THES APPLICADE
CONTRUCTOR SHALL NOT SUBJECT ON A CHIEFICIAN OF ANY DIVESS OF THE ARCHITECT SURVEY PROVIDED BY PROLECT SURVEY CONTRACTOR
SHALL COORDINATE WITH LATEST CONSTRUCTION DRAWING & CONTACT ENGINEER OF RECORD IF ANY DISCREPANCY IS FOUND.
ALL DIRECTIONAL SIGNS AR DATABALONE SIGNS ARE NOT PART OF THES APPLICATION
C, ALL DRECTIONAL SIGNS ARE ADDIVENT MARKINGS SHALL CONFORM WITH LATEST MUTCO STANDARDS & ALL APPLICABLE STATE OR LOCAL JURISIDICTIONS
C, ALL DRECE CONCRETE USED SHALL BE ARE OT PART OF ANY ON UNESS OFTED.
C, ALL DRECE CONCRETE USED SHALL BE ADAY ON SURVESS OFTED.
C, ALL DRECE CONCRETE USED SHALL BE CARD STATE THE FATURES WITHIN A OUTSIDE THE LIMIT OF DISTURBANCE AT THE CONTRACTOR'S SOLE COST &
EXPENSE IF DAMAGED BY CONSTRUCTION ACTIVITES.

ZONING COMPLIANCE TABLE CODE REQUIRED PROVIDED ZONING DATA MIN. LOT AREA MIN. LOT WIDTH MAX. BUILDING HEIGHT (EXCEPT FOR FAA RESTRICTIONS) MIN, FRONT VARD SETBACK MIN, SIDE YARD SETBACK MIN, SIDE YARD SETBACK MIN, SIDE YARD SETBACK MIN, SIDE YARD SETBACK 01.00-030.00 & 097.000 EXISTING ZONE: (ICD) INDUSTRIAL CORRIDOR DISTRICT - GOVERNS (IND-1) INDUSTRIAL 1 DISTRICT ±216,914 SF 426 FT 40 FT N/A 300 FT 60 FT § 68-471-A § 68-468-A EHOUSE § 68-472-A § 68-474 § 68-473-A § 68-469-A 100 FT 25 FT 25 FT 35% 59.1 FT 40 FT 79.1 FT 34.78% F.A.R.: 34.78% FIRE DISTRICT: LAKELAND FD ZONE 2 / BOHEMIA FD IS IND : LARELAND PD ZONE 27 BOHEMIA PD D DISTRICT: SCWA R DISTRICT: SCWA RTY LOCATION: NORTH SIDE OF VETERANS MEMORIAL HIGHWAY (S.R. 454) AND ±927' EAST OF FIFTH AVENUE. * VARIANCE REQUIRED REQUIRED: = 11,315 SF X 1 STALL /200 SF = 56.8 STALLS WAREHOUSE: 1 STALL PER 1,000 SF GFA = 64,117 SF X 1 STALL /1000 SF = 64.2 STALLS TOTAL: = 10.8 STALLS (121 S PROPOSED STALLS = 107 STALLS (INCLUDING 5 ACCESSIBLE STALLS) LANDBANKED STALLS = 14 STALLS TOTAL = 121 STALLS NOTE: PROPOSED LANDBANKED STALLS REQUIRE THE FILING OF A DEED PER SDLDR'S IV D 2.24 REQUIRED PROVIDED 20% (43,383 SF 50% (21,692 SF 18.87% (40,937 SF) 51.22% (22,220 SF) NOTE: LANDBANKED PARKING AREA INCLUDED IN LANDSCAPED AREA REVISION ALIGNMENT PLAN 21385 ROJECT NO .: NAWN BY VENTURE ONE ACQUISITIONS LLC IECKED BY: STUATEDA RONKONKOMA FEBRUARY 20 DATE: TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK S.C.T.M.: DISTRICT: 0500, SECT. 126.00, BLK. 01.00, LOT 002.001 T.M.: DISTRICT: 0500, SECT. 147.00, BLK. 01.00, LOT 003.00 & 009 CALE: 1" = 3LE NO. 21385-SP.D **NELSON+POPE** JL. 71 C-102 engineers • architects • surveyors 70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpop 3 oF 18

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