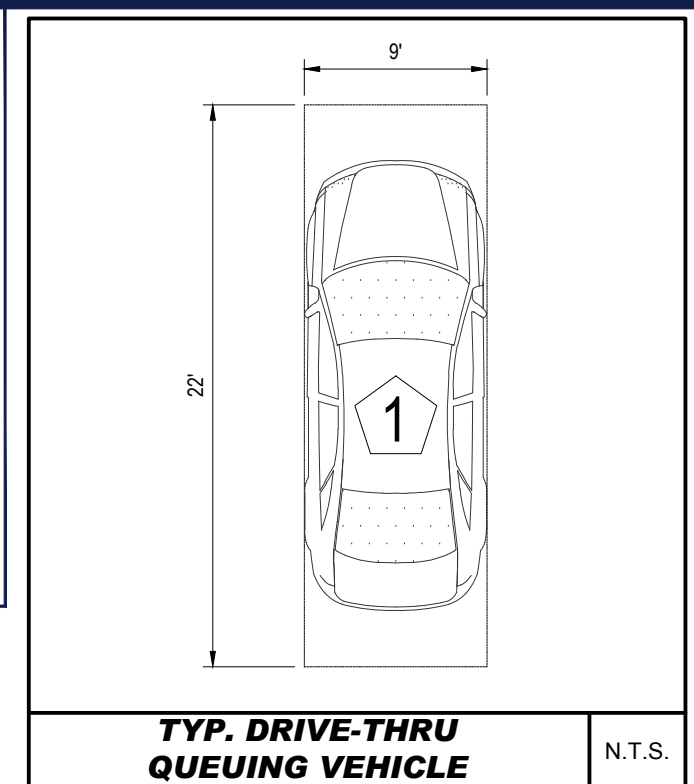
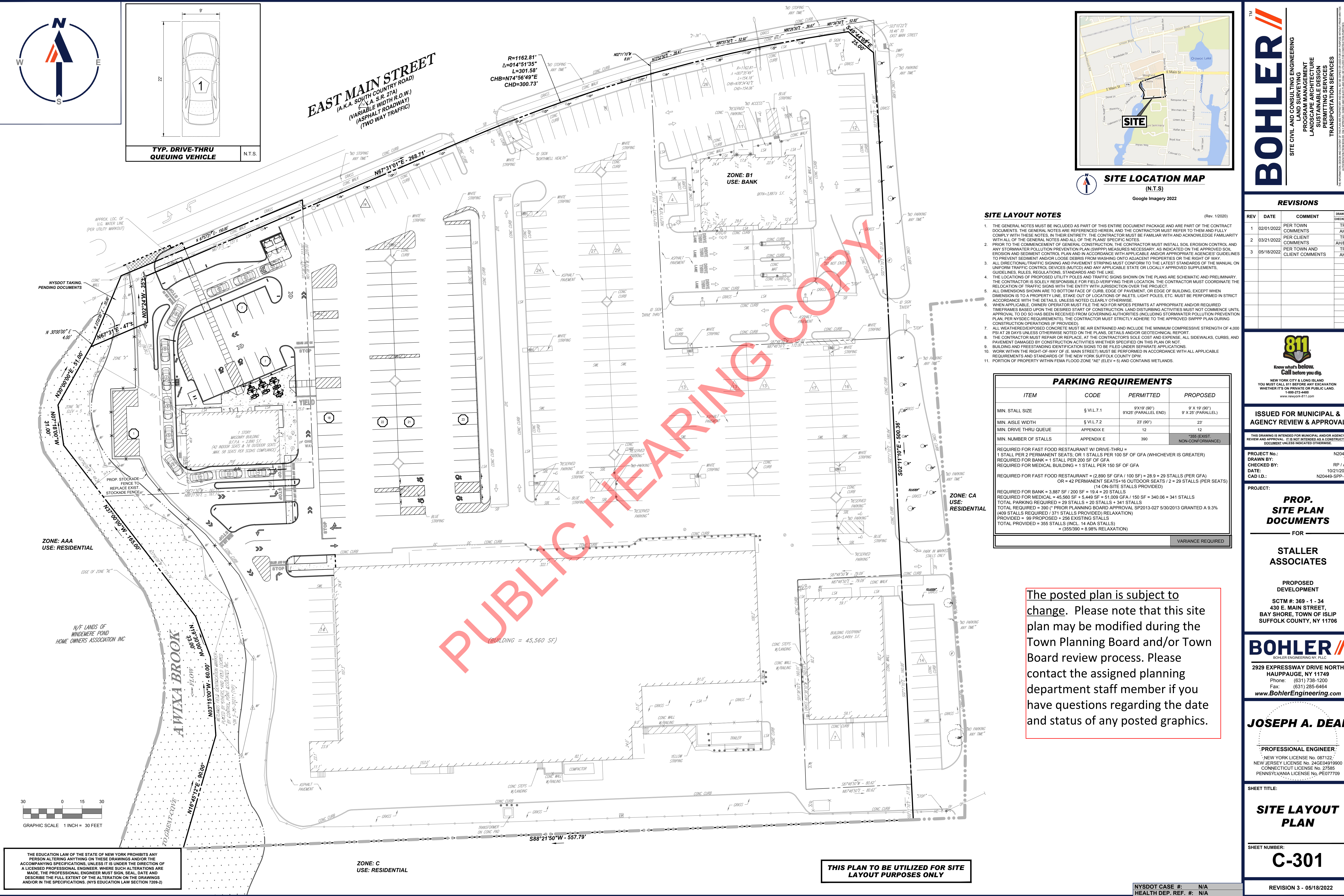


W:\2020\2024\48\DRAWINGS\CURRENT DRAWINGS\SITE PLAN\PACKAGING\2024-48-SPP-3B---LAYOUT C-301 OVERALL



**EAST MAIN STREET**  
(A.K.A. SOUTH COUNTRY ROAD)  
(A.S.R. 27A)  
(VARIABLE WIDTH R.O.W.)  
(ASPHALT ROADWAY)  
(TWO WAY TRAFFIC)

R=1162.81'  
Δ=014°51'35"  
L=301.58'  
CHB=N74°56'49"E  
CHD=300.73'



- SITE LAYOUT NOTES** (Rev. 1/2020)
- 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 WASHING ONTO 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 INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.
  - WHEN APPLICABLE, OWNER/OPERATOR 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 NYSDEC REQUIREMENTS). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
  - ALL WEATHERED/EXPOSED CONCRETE MUST BE AIR ENTRAINMENT AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL 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 FREE-STANDING IDENTIFICATION SIGNS TO BE FILED UNDER SEPARATE APPLICATIONS.
  - WORK WITHIN THE RIGHT-OF-WAY OF E. MAIN STREET MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE NEW YORK SUFFOLK COUNTY DPW.
  - PORTION OF PROPERTY WITHIN FEMA FLOOD ZONE "AE" (ELEV = 5) AND CONTAINS WETLANDS.

PARKING REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	§ V.I.L.7.1	9'X19' (90°)	9' X 19' (90°)
		9'X25' (PARALLEL END)	9' X 25' (PARALLEL)
MIN. AISLE WIDTH	§ V.I.L.7.2	23' (90°)	23'
MIN. DRIVE THRU QUEUE	APPENDIX E	12	12
MIN. NUMBER OF STALLS	APPENDIX E	390	355 (EXIST.) NON-CONFORMANCE
REQUIRED FOR FAST FOOD RESTAURANT W/ DRIVE-THRU = 1 STALL PER 2 PERMANENT SEATS; OR 1 STALLS PER 100 SF OF GFA (WHICHEVER IS GREATER)			
REQUIRED FOR BANK = 1 STALL PER 200 SF OF GFA			
REQUIRED FOR MEDICAL BUILDING = 1 STALL PER 150 SF OF GFA			
REQUIRED FOR FAST FOOD RESTAURANT = (2,890 SF GFA / 100 SF) = 28.9 = 29 STALLS (PER GFA)			
OR = 42 PERMANENT SEATS + 16 OUTDOOR SEATS / 2 = 29 STALLS (PER SEATS)			
(14 ON-SITE STALLS PROVIDED)			
REQUIRED FOR MEDICAL = 45,560 SF + 5,449 SF = 51,009 GFA / 150 SF = 340.06 = 341 STALLS			
TOTAL PARKING REQUIRED = 29 STALLS + 20 STALLS + 341 STALLS			
TOTAL REQUIRED = 390 (PRIOR PLANNING BOARD APPROVAL SP2013-027 5/30/2013 GRANTED A 9.3% (409 STALLS REQUIRED) / 371 STALLS (REQUIRED) RELAXATION)			
PROVIDED = 99 PROPOSED + 256 EXISTING STALLS			
TOTAL PROVIDED = 355 STALLS (INCL. 14 ADA STALLS)			
= (355/390 = 90.9% RELAXATION)			
VARIANCE REQUIRED			

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.

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 7208-2)

ZONE: C  
USE: RESIDENTIAL

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

NYS DOT CASE #: N/A  
HEALTH DEP. REF. #: N/A

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	CHECKED BY
1	02/01/2022	PER TOWN COMMENTS	TP
2	03/21/2022	PER CLIENT COMMENTS	AH
3	05/18/2022	PER TOWN AND CLIENT COMMENTS	AHEM

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

PROJECT NO.: N20449  
DRAWN BY: RP / AH  
CHECKED BY: 10/21/2024  
DATE: 10/21/2024  
CAD LID: N20449-SPP-3B

**PROJ. SITE PLAN DOCUMENTS**  
FOR  
**STALLER ASSOCIATES**

PROPOSED DEVELOPMENT  
SCTM #: 369 - 1 - 34  
430 E. MAIN STREET,  
BAY SHORE, TOWN OF ISLIP  
SUFFOLK COUNTY, NY 11706

**BOHLER**  
BOHLER ENGINEERING NY, PLLC  
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**JOSEPH A. DEAL**  
PROFESSIONAL ENGINEER  
NEW YORK LICENSE NO. 087122;  
NEW JERSEY LICENSE NO. 24GE04919900  
CONNECTICUT LICENSE NO. 27585  
PENNSYLVANIA LICENSE NO. PE077709

SHEET TITLE:  
**SITE LAYOUT PLAN**  
SHEET NUMBER:  
**C-301**  
REVISION 3 - 05/18/2022