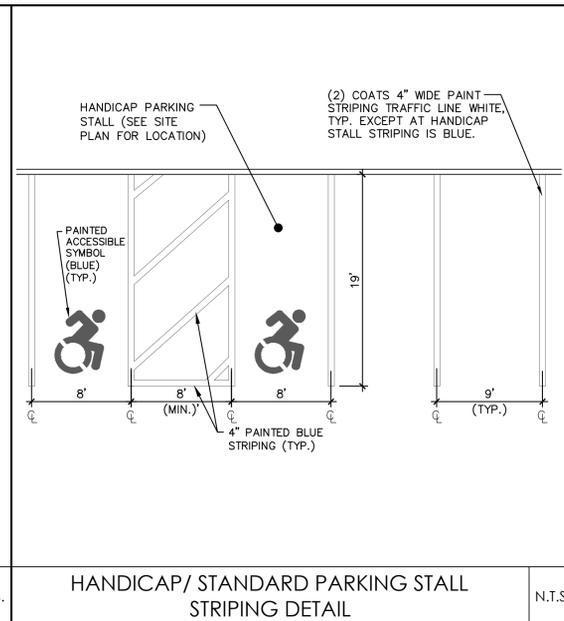
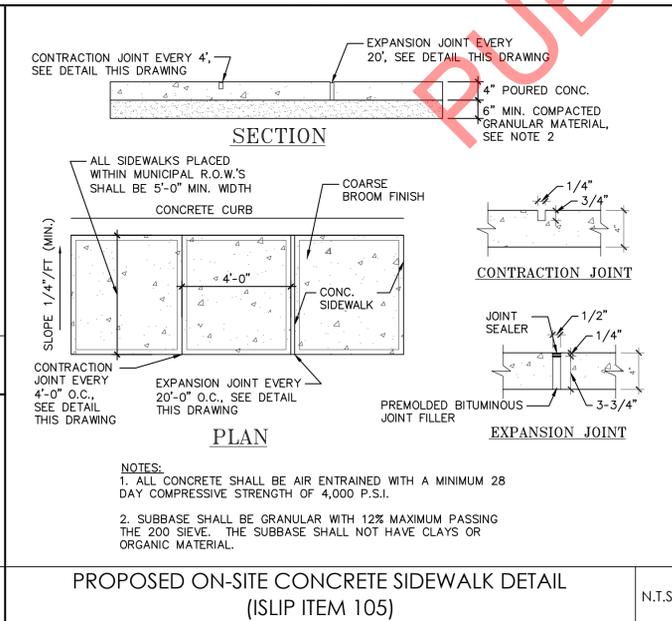
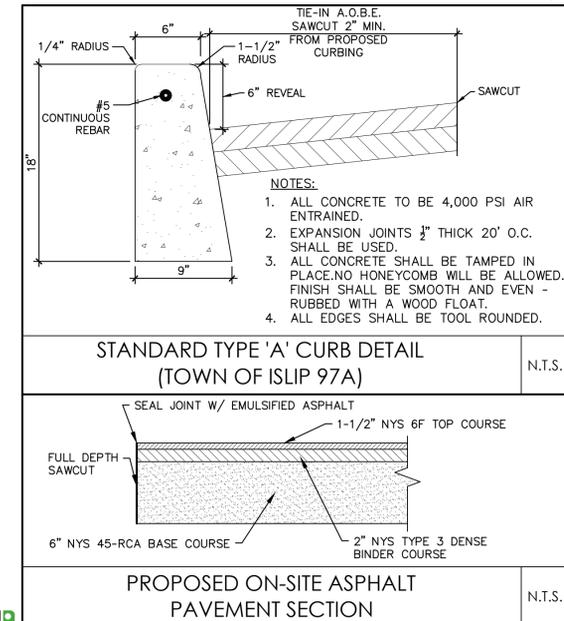
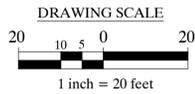
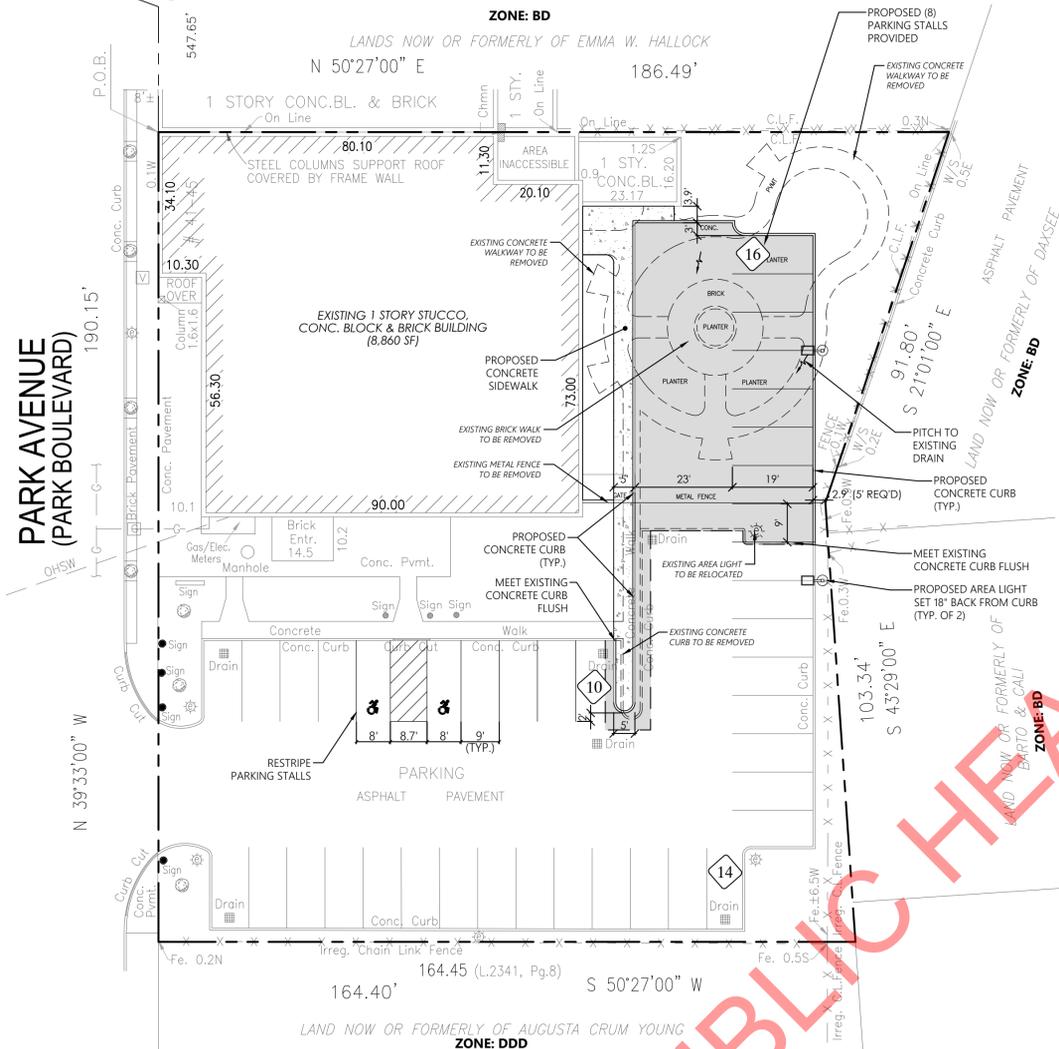


UNION BOULEVARD  
(WEST UNION STREET) (C.R. 50)



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.



**SITE DATA**

<b>OWNER / APPLICANT:</b>	MI BAYSHORE, LLC 400 POST AVENUE, SUITE 400 WESTBURY, NY 11590
<b>SURVEY BY:</b>	JOSEPH NICOLETTI ASSOCIATES PROFESSIONAL LAND SURVEYORS, P.C. 499 JERICHO TURNPIKE, SUITE 201 MINEOLA, NEW YORK 11501 UPDATED 2/26/2021
<b>TOWN OF ISLIP ZONE:</b>	BD
<b>S.C.T.M. #:</b>	500-393-02-911
<b>SITE AREA:</b>	31,545.8 (0.73 Ac)

- SITE NOTES**
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL INSPECT AND CORRELATE ALL DOCUMENTS PREPARED FOR THE PROJECT, THE EXISTING CURRENT CONDITIONS OF THE SITE AND ALL APPLICABLE JURISDICTIONAL REQUIREMENTS. ANY CLARIFICATIONS NECESSARY SHALL BE REQUESTED IN WRITING TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
  - ALL NECESSARY PRECAUTIONS TO PROTECT THE GENERAL PUBLIC, R.O.W.'S, ADJACENT PROPERTY, SITE ELEMENTS TO REMAIN, EMPLOYEES, etc., ARE THE RESPONSIBILITY OF THE CONTRACTOR INCLUDING SAFETY PROGRAMS, PROCEDURES, FENCING, TRAFFIC CONTROL, SIGNING, etc. SHOULD ANY OF THE ABOVE BE DAMAGED, THE CONTRACTOR SHALL REPAIR/REPLACE THEM AT HIS OWN EXPENSE. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA AND ALL OTHER APPLICABLE CODES.
  - UTILITY INFORMATION SHOWN HEREON IS A COMPILATION OF RECORDS, SURVEYS, FILE DOCUMENTS, etc. AVAILABLE AT THE TIME OF PLAN PREPARATION. THE CONTRACTOR SHALL VERIFY PRIOR TO CONSTRUCTION THE ACCURACY AND COMPLETENESS OF THIS INFORMATION. FURTHERMORE, THE CONTRACTOR SHALL CONTACT ALL UTILITIES AS WELL AS THE LOCAL "ONE CALL" SYSTEM TO ENSURE COMPLETE MARK-OUT IN THE FIELD. SHOULD ANY DISCREPANCIES OR UNCLEAR INFORMATION APPEAR, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IMMEDIATELY.
  - ALL UNSUITABLE AND/OR DELETERIOUS MATERIALS, EXCESS SOIL, CONSTRUCTION DEBRIS, etc. EXCAVATED OR REMOVED FROM THE SITE SHALL BE DISPOSED OF OFF-SITE AS REQUIRED AND AS SPECIFIED BY THE APPLICABLE JURISDICTIONAL AGENCIES AND THEIR LAWS, CODES OR ORDINANCES.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT AND COORDINATE THE REMOVAL, RELOCATION OR ADJUSTMENT OF UTILITY POLES/FACILITIES WITH THE OWNING COMPANY.
  - MAINTENANCE AND PROTECTION OF TRAFFIC IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY AND ALL MEASURES TO ENSURE VEHICULAR AND PEDESTRIAN TRAFFIC DURING AND AFTER CONSTRUCTION SHALL BE PROVIDED BY THE CONTRACTOR. INCLUDING BUT NOT LIMITED TO PAVEMENT MARKINGS, SIGNAGE, BARRIERS, LIGHTS, GUIDERAILS, etc. SUCH METHODS AND MEANS SHALL BE IN ACCORDANCE WITH THE NYS DOT-MUTCD.
  - METHODS AND MATERIALS OF CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE ASSOCIATED JURISDICTIONAL AGENCIES UNLESS OTHERWISE SPECIFIED HEREIN.
  - FORTY EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY WORK AT THE SITE, THE CONTRACTOR SHALL NOTIFY THE TOWN PLANNING/ENGINEERING DEPARTMENT.
  - ALL ADA ACCESSIBLE FACILITIES (PARKING, RAMPS, SIDEWALKS, TRAVEL PATHS, etc.) SHALL BE IN CONFORMANCE WITH THE NYSUBC, ICC/ANSI A117.1, AND ALL LOCAL, STATE AND FEDERAL AGENCY REQUIREMENTS.
  - THE CONTRACTOR SHALL NOT SUBSTITUTE MATERIALS, MAKE REVISIONS OR ALTERATIONS TO THE PLANS, OR DEViate FROM THE CONTRACT DOCUMENTS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER OF RECORD.
  - DUE TO DEVIATIONS CREATED BY DRAWING REPRODUCTION METHODS, THESE DOCUMENTS SHALL NOT BE SCALED FOR DETERMINING UNLABELED DIMENSIONS.
  - THE CONTRACTOR SHALL HAVE AN APPROPRIATELY LICENSED PROFESSIONAL GEOTECHNICAL ENGINEER ON-SITE TO INSPECT, MONITOR AND VERIFY SOIL CONDITIONS AND CAPACITIES AND THAT THEY ARE ADEQUATE TO SUPPORT THE PROPOSED SITE ELEMENTS DEPICTED HEREON. SHOULD DEVIATIONS OR INCONSISTENCIES APPEAR, HE SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY.
  - THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT APPROVALS AND PERMITS HAVE BEEN PROCURED AND ARE CURRENT PRIOR TO CONSTRUCTION ACTIVITIES. MOREOVER, HE SHALL ENSURE THAT APPROVED/PERMIT DOCUMENTS FROM THE VARIOUS AGENCIES CORRELATE WITH EACH OTHER AS NECESSARY FOR SAFE AND PROPER CONSTRUCTION OF THE PROJECT.

- REMOVAL NOTES**
- REMOVALS SHALL INCLUDE, BUT NOT BE LIMITED TO BUILDINGS (WALLS, SLABS, FOUNDATIONS, ETC.), PAVEMENT, CURBS, SIGNS, AND OTHER ITEMS INDICATED ON THE DRAWINGS THAT ARE OBSTRUCTIONS TO THE PROPOSED FACILITIES. UNIDENTIFIED ITEMS ENCOUNTERED SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO ITS DISTURBANCE.
  - ALL SAWCUTS SHALL BE ALONG THE DESIGNATED LINE INDICATED ON THE DRAWING, STRAIGHT AND VERTICAL, AND THE FULL DEPTH OF THE PAVEMENT. WHERE SAWCUT LINES ARE NOT DESIGNATED, THE LINE SHALL BE SET SO THAT THE LEAST AMOUNT OF PAVEMENT IS REMOVED BUT STILL ALLOWS FOR THE SAFE AND PROPER INSTALLATION OF THE PROPOSED SITE ELEMENT.
  - ALL EXISTING STORAGE TANKS, ASBESTOS AND/OR ASBESTOS CONTAINING MATERIAL OR ANY OTHER FOREIGN OR DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE PRIOR TO REMOVAL ACTIVITY COMMENCEMENT AND SHALL BE IN ACCORDANCE WITH ALL GOVERNING AGENCY REQUIREMENTS.
  - ALL EXCAVATIONS AND VOIDS SHALL BE PROPERLY AND COMPLETELY BACKFILLED ONCE FREE OF ANY AND ALL DELETERIOUS MATERIALS. BACKFILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER FOR CONTENT AND PLACEMENT PROCEDURES.

**BULK REQUIREMENTS**

ITEM	REQUIRED	PROPOSED
MAX. HEIGHT OF BUILDING	35' / 3 STORES	1 STORY
MAX. FLOOR AREA RATIO (FAR)	0.60	0.28
MIN. LOT SIZE	7,500 SF	31,545.8 SF
MIN. LOT WIDTH	65'	190.15'
MIN. FRONT YARD	1'	0*
MAX. FRONT YARD	25'	0'
MIN. SIDE YARD	N/A	1.2'
MIN. REAR YARD	10'	5'
MIN. BUFFER TO RESIDENTIAL USE OR ZONE	25'	N/A

**PARKING SUMMARY**

\* EXISTING NON-CONFORMING

MEDICAL OFFICE @ 1 STALL PER 150 SF  
8,860 SF + 150 = 59

TOTAL STALLS REQUIRED = 59

TOTAL STALLS PROVIDED = 40 (32.2% DEFICIT)\*

\* VARIANCE REQUIRED

**LANDSCAPE SUMMARY**

TOTAL SITE AREA = ±31,545.8 SF

OVERALL LANDSCAPE REQUIRED = 20% (6,309.6 SF)

OVERALL LANDSCAPE PROVIDED = 19.36% (6,108 SF)\*

FRONT YARD LANDSCAPE REQUIRED = 10% OF TOTAL REQUIRED LANDSCAPE (630.96 SF)

FRONT YARD LANDSCAPING PROVIDED = 10.72% (677 SF)

\* VARIANCE REQUIRED

- TOWN OF ISLIP NOTES**
- ALL CONSTRUCTION & DEMOLITION MATERIAL EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDDEC 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 SA.7.5 AND SA.7.6. 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 ACCESS 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.
  - 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 ERECTED 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 (C&D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-16.1 OF 6NYCRR 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 ISLIP ITEM 28F OR ITEM 25B.



**811**

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**REVISIONS**

NO.	DESCRIPTION

**T.J. FILAZZOLA**

PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 59841

PREPARED BY

**CIVILINSITES**  
Civil Engineering • Land Planning • Project Management

12 Gillette Avenue  
Sayville, NY 11782  
T-631.390.5985 | C-516.647.0472  
tjf@civilinsites.com

PROJECT

**Medical Office**  
41-45 Park Avenue  
Bay Shore, NY 11706

SCTM# 0500-393-02-91.1  
SP2022-008

TITLE

**Site Plan**

SHEET #  
**C-1** 1 OF 2

PROJECT No.: 21.park.11  
SCALE: As Shown DATED: 3/7/22  
REVISION: