

SAWCUT LINE / SOUND ATTENUATION WALL HEDGE LINE PAVEMENT MARKING ACCESSIBLE SYMBOL PARKING COUNT LANDBANKED PARKING COUNT STALL COUNT AREA LIGHT CONC. FILLED BOLLARD UTILITY POLE POLE SIGN

MANHOI F DRAINAGE / SANITARY DRAINAGE INLET PROPOSED ASPHALT PAVEMENT

DOOR LOCATION

FENCE

PROPOSED CONCRETE PAVEMENT PROPOSED GRASS/ LANDSCAPE

PROPOSED ON-SITE CONCRETE PROPOSED ON-SITE HEAVY DUTY

ASPHALT PAVEMENT

PROPOSED KEY DESCRIPTIONS

(AH) HEAVY DUTY ASPHALT PAVEMENT AS ON-SITE ASPHALT PAVEMENT

(BC) CONCRETE FILLED BOLLARD

(CC) CONCRETE CURB

(CH) HEAVY DUTY CONCRETE PAVEMENT (CW) CONCRETE SIDEWALK

(HR) ACCESSIBLE RAMP

(LS) LANDSCAPED AREA

(SB) PAINTED STOP BAR (ST) PAINTED STRIPING

(SY) DOUBLE PAINTED LINE (YELLOW)

TE) TRASH ENCLOSURE

01 'STOP' SIGN MUTCD R1-1

'RIGHT TURN ONLY' SIGN MUTCD NYR3-20 'NO PARKING ANY TIME' SIGN (GENERAL)

MUTCD R7-1 (MOD.) 'RESERVED PARKING' SIGN (WITHOUT ARROW),

MUTCD R7-8 (MOD.)

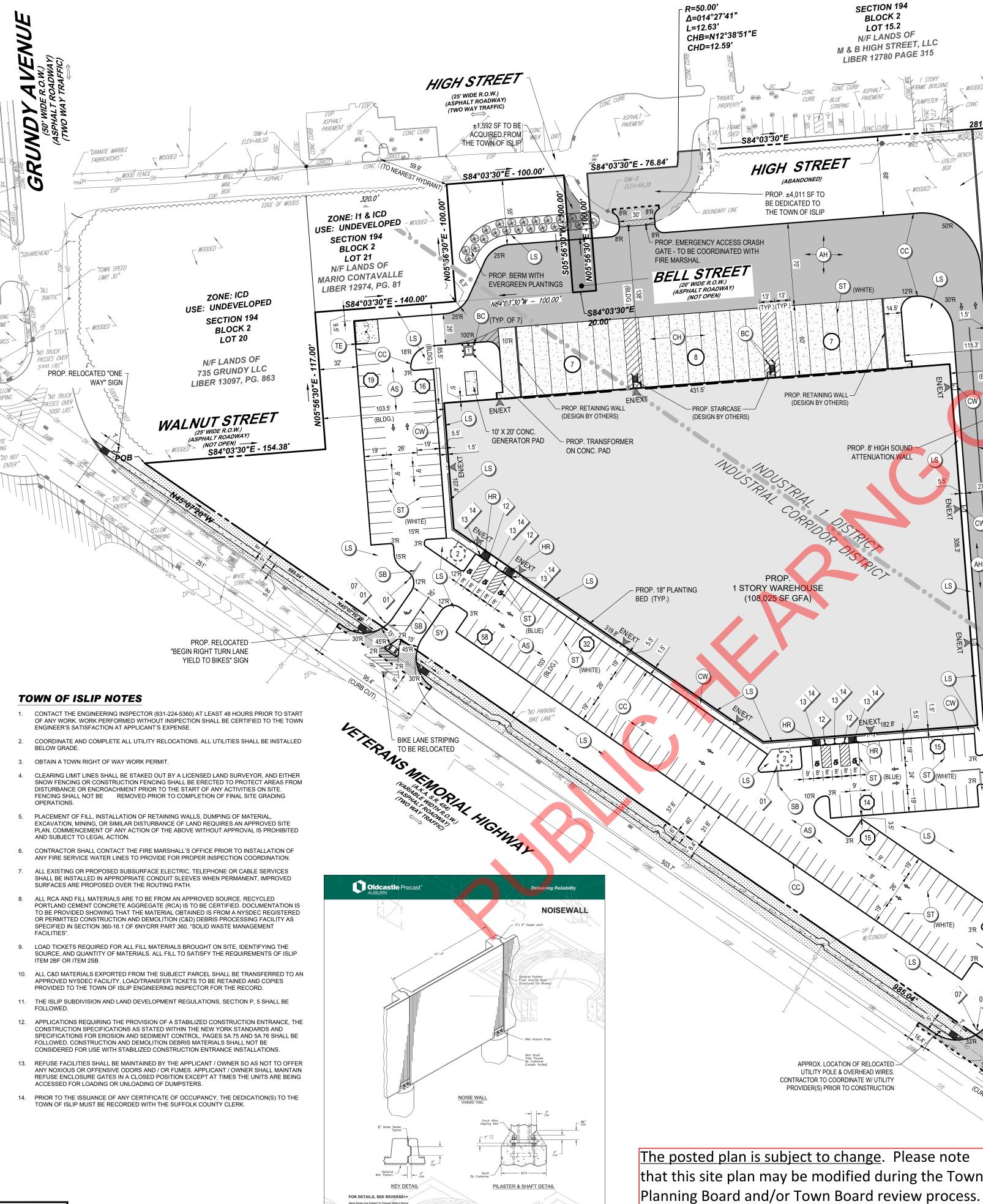
14 'VAN ACCESSIBLE' SIGN MUTCD R7-8p

GRAPHIC SCALE 1 INCH = 50 FEET

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

AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

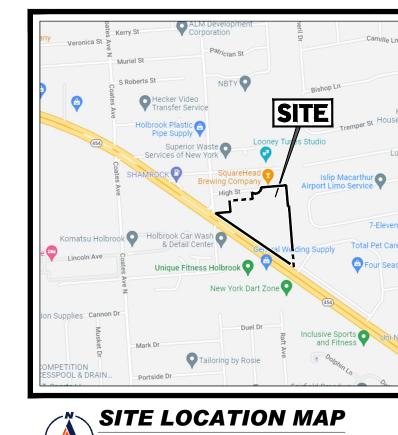


BLOCK 2 LOT 15.2

Please contact the assigned planning department

staff member if you have questions regarding the

date and status of any posted graphics.



Google Imagery Map Data @2022

ZONING TABLE ZONE: INDUSTRIAL CORRIDOR DISTRICT & INDUSTRIAL 1 USE: WAREHOUSE (REQUIRES PLANNING BOARD SPECIAL PERMIT PER SECTION §68-466.1 B.)

BULK REQUIREMENTS						
ITEM	CODE	PERMITTED ICD	PROPOSED			
MIN. LOT AREA	§ 68-470-C	120,000 SF	±354,849 SF (8.15 AC)			
MIN. LOT WIDTH	§ 68-471-A	300'	985.04'			
MIN. FRONT YARD	§ 68-472-A	100'	103' (VETERANS MEMORIAL HIGHWAY)			
WIIIV. FRONT TARD	300-412-11	100	138' (HIGH STREET)			
MIN. SIDE YARD	§ 68-473-A	25' (50' ADJOINING RESIDENTIAL)	65'			
MIN. REAR YARD	§ 68-474-A	25' (50' ADJOINING RESIDENTIAL)	85.5'			
MAX. BUILDING HEIGHT	§ 68-468-A	60'	LESS THAN 50'			
MAX. FAR	§ 68-469-A	0.35	0.30 (108,025 SF)			
LOADING SETBACK	§ 68-476	NO LOADING WITHIN FRONT YARD OR WITHIN 100' FROM A RESIDENCE DISTRICT	115.3' FROM RESIDENTIAL			
MIN. LANDSCAPE AREA	§ VI-Q-3.1	20% (71,453.8 SF)	25.85% (91,720 SF)			
MIN. LANDSCAPE AREA AT FRONT YARD	§ VI-Q-3.1	50% OF REQUIRED (35,726.9 SF)	COMPLIES (52,133 SF)			
MIN. LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL	§ 68-482.1-C	50' OR 30' WITH SOUND ATTENUATION WALL & VEGETATIVE BUFFER	30' W/ SOUND ATTENUATION WALL & VEGETATED BUFFER			

PARKING REQUIREMENTS							
ITEM	CODE	PERMITTED	PROPOSED				
MIN. STALL SIZE	§ VI-L-7.1	9' x 19'	9' x 19'				
MIN. AISLE WIDTH	§ VI-L-7.1	23'	24'				
LOADING STALLS	N/A	N/A	22				
MIN. NUMBER OF STALLS	§ 68-408 A.	173	173 (INCL. 4 LANDBANKED STALLS)				

REQUIRED FOR OFFICE USE = 1 STALL PER 200 SF OF GFA REQUIRED: 16,203.75 SF x 1/200 = **81.02 STALLS**

SECTION 194 BLOCK 2

N/F LANDS OF ANDRECHUK

JOSEPH

AND ANDRECHUK

SECTION 194

BLOCK 2

LOT 75

N/F LANDS OF THE

84°03'30"E

COUNTY OF

SUFFOLK

SECTION 194

BLOCK 2

LOT 55

N/F LANDS OF

BURNS DANIEL

S. AND

SECTION 194

BLOCK 2

LOT 56

N/F LANDS OF DOMINIC CATURANO AND

MADELINE CATURANO

LIBER 6754, PG. 190

ZONE: AA

USE: RESIDENTIAL

SECTION 194

BLOCK 2

LOT 57 N/F LANDS OF

VINCENT D'IORIO &

ANNA DIORIOI

LIBER 12046, PG. 179

ZONE: AA

USE: RESIDENTIAL

SECTION 194

BLOCK 2

LOT 66

N/F LANDS OF

HOMES, INC DEED SERIAL

BLOCK 2

LOT 69.3

N/F LANDS OF

WILMSLOW (LONG ISLAND)

ZONE: I1 & ICD USE: INDUSTRIAL

- LOCATION OF RELOCATED STATE ROAD

MILE MARKER. CONTRACTOR TO

COORDINATE W/ NYSDOT PRIOR TO

PROPERTIES LLC LIBER 12480, PG. 946

USE: RESIDENTIAL

BURNS AMY R.

SANDRA

USE: RESIDENTIAL

ZONE: AA

USE: RESIDENTIAL

REQUIRED FOR WAREHOUSE USE = 1 STALL / 1,000 SF OF GFA REQUIRED: 91,821.25 SF x 1/1000 = **91.82 STALLS**

TOTAL REQUIRED STALLS: 81.02 + 91.82 = 172.84 STALLS TOTAL REQUIRED STALLS: 173 STALLS

TOTAL PROPOSED STALLS: 173 (INCLUDING 4 LANDBANKED STALLS) SSUMES 15% OF BUILDING AREA DEDICATED TO OFFICE USE

> LOT AREA: 357,269 SF **EXISTING** 8.20 AC 3,53,258 SF AFTER ±4,011 SF DEDICATION TO TOI 8.11 AC 354,849 SF AFTER ±1,592 SF ACQUISITION FROM TOI 8.15 AC

SITE LAYOUT NOTES

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. 2. 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

3. 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. 4. THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINAR

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 NOLFOR 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 SWPP

PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED). ALL WEATHERED/EXPOSED CONCRETE MUST BE AIR ENTRAINED 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 FREESTANDING IDENTIFICATION SIGNS TO BE FILED UNDER SEPARATE APPLICATIONS. WORK WITHIN THE RIGHT-OF-WAY OF VETERANS MEMORIAL HIGHWAY MUST BE PERFORMED IN ACCORDANCE WITH ALL

APPLICABLE REQUIREMENTS AND STANDARDS OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION. WORK WITHIN THE RIGHT-OF-WAY OF HIGH STREET MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE TOWN OF ISLIP HIGHWAY DEPARTMENT.

> NYSDOT CASE #: HEALTH DEP. REF. #: TBD

REVISIONS

1 08/02/2022 PRELIMINARY TOWN COMMENTS DP	REV	DATE	COMMENT	DRAWN BY
1 08/02/2022	KEV	DATE	COMMENT	CHECKED BY
TOO/02/2022 COMMENTS DP	4	1 08/02/2022	PRELIMINARY TOWN	ML
	'		COMMENTS	DP



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1-800-272-4480 www.newyork-811.com

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVA

EVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUC **PROJECT No.:**

CAD I.D.: PROJECT:

DRAWN BY:

SITE **DEVELOPMENT PLANS**

N22002-SPPD-1

VETS HOLBROOK LLC, **WAREHOUSE**

DEVELOPMENT SCTM #: 500-194-2-73.3 N/E/C GRUNDY AVENUE & **VETERANS MEMORIAL HIGHWAY** (NYS ROUTE 454) **HOLBROOK, NY 11741** TOWN OF ISLIP **SUFFOLK COUNTY**

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

www.BohlerEngineering.com

SHEET TITLE:

OVERALL SITE PLAN

C-301

REVISION 1 - 08/02/2022