



ORNAMENTAL LIGHTING DETAIL  
HACCO P-3510 WITH A T-14 FIXTURE

## KEY MAP

<u>SITE DATA</u>			
SITE AREA	0.46 ACRES	20,000	SQ.FT.
EXISTING BUILDINGS AREA		2,276	SQ.FT.
PROPOSED BUILDINGS AREA		0	SQ.FT.
TOTAL BUILDINGS AREA		566.8	SQ.FT.
EXIST. F.A.R.		11.3	%
PARKING REQUIRED		8	STALLS
PARKING PROVIDED w/ LANDBANKED		8	STALLS
DATUM		NAV'D 1988	
ZONE		CAA	
USE		4 Family Dwelling	

CAA ZONING REQUIREMENTS				
SETBACK	REQ.	EXIST.	PROP.	
MINIMUM LOT AREA	15,000	20,000	---	SQ.FT.
MINIMUM ROAD FRONTAGE	100	100	---	FEET
FRONT YARD SETBACK	25	51.7	---	FEET
REAR YARD SETBACK	25	94.7	---	FEET
SIDE YARD SETBACK	15	23.4	---	FEET
MAXIMUM F.A.R.	25% MAX.	11.3	---	%
FRONT YARD OPEN AREA	65	46.1	60.6	%
REAR YARD OPEN AREA	15	29.3	7.1	%

(2) STALL PER DWELLING	8	STALLS
TOTAL PARKING REQUIRED	8	STALLS
TOTAL PARKING PROVIDED	8	STALLS
RELAXATION REQUIRED	0	%

LOT 1  
SITE WITHIN GROUNDWATER MANAGEMENT ZONE VII = 600 GPD/AC/F  
2- FAMILY GRANDFATHER = 600 GPD

PROPOSED 4 FAMILY DWELLING  
1,200 REQ, 600 PROV. - SEWER CAPACITY AVAILABLE.

THE FOLLOWING VARIANCES/ SPECIAL PERMITS ARE REQUESTED FROM THE TOWN OF ISLIP TOWN BOARD, PLANNING BOARD AND/OR ZONING BOARD:

§ 68-155 (B.) - THE REAR YARD CONSISTS OF 15% OPEN SPACE EXCLUSIVE OF BUFFER AND PARKING AREAS.

	LABCREW ENGINEERING P.C.
	THIS DRAWING, PREPARED FOR THE SPECIFIC PROJECT INDICATED IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF LABCREW ENGINEERING P.C. INFRINGEMENT OR ANY USE OF THIS PROJECT IS PROHIBITED. ANY ALTERATION OR REPRODUCTION OF THIS DOCUMENT IS ALSO PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER

41 CARLETON AVENUE

PROPOSED (4) FAMILY RESIDENCE  
SLIP TERRACE, NY 11752

# PRELIMINARY PLAN 1

SCTM# 0500-273.00-02.00- 006.000

[illegible]

PROJECT NO.	21-102
DRAWN BY	J.A.
CHECKED BY	C.L.
DATE	JAN, 2022
SCALE	1" = 20'

PRE-1