



BULK ZONING TABLE			
ZONING DISTRICT: BUSINESS 1 (B1)			
ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
PERMITTED USES	§68-271.6	STORE, OFFICE, BANK, BROADCASTING STUDIO, LAUNDRY AND COMMUNITY BUILDING.	PROPOSED MEDICAL OFFICE - PERMITTED
MINIMUM LOT AREA	§68-277.6	20,000 SF FOR HEALTH RELATED FACILITIES	31,178 SF (0.72 ACRES)
MINIMUM LOT WIDTH	§68-279.6	60' MINIMUM	150'
MAXIMUM BUILDING HEIGHT	§68-275.6	30'	2 STORY/33.5'
MAXIMUM FRONT YARD	§68-280.6	10' MINIMUM, 10' FOR CORNER LOTS ON THE SIDE STREET & MAIN STREET FRONTAGE	22.2' TO EAST MAIN STREET 14.8' TO MATINECOCK AVENUE
MINIMUM SIDE YARD	§68-281.6	10' MINIMUM SIDE YARD	52.1' - COMPLIES
MINIMUM REAR YARD	SOLR V-Q-3.29	25' MINIMUM BUFFER TO RESIDENTIAL ZONE	25' - COMPLIES
MINIMUM FLOOR AREA	§68-279.6	8,000 SF; MAXIMUM FAR OF 0.40 FOR PERMITTED BUILDINGS	6,000 SF (FAR 0.2)
DUMPSTERS	SOLR V-K	(1) DUMPSTERS SHALL BE SCREENED FROM VIEW WITH PLANTINGS UNLESS BY DEPARTMENT OF PLANNING. (2) DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD DETAIL SHOWN IN APPENDIX C, AND SHOULD BE A MASONRY STRUCTURE THAT COMPLIMENTS OTHER SITE ARCHITECTURAL ELEMENTS.	COMPLIES
LANDSCAPING	SOLR V-Q-3.1	3.1: A MINIMUM OF TWENTY (20) PERCENT OF THE PLOT AREA SHALL BE LANDSCAPED AND MAINTAINED AS SPECIFIED ON THE SITE PLAN. BUFFER AREAS SHALL NOT BE INCLUDED WHEN CALCULATING THE PERCENTAGE OF LANDSCAPED AREA. A MINIMUM OF FIFTY (50) PERCENT OF ALL REQUIRED LANDSCAPING SHALL BE LOCATED WITHIN THE PRIMARY OR SECONDARY FRONT YARD AREAS OF THE SITE UNLESS SPECIFICALLY NOTED BY THE COMMISSIONER OF PLANNING. A LANDSCAPED AREA WITH A MINIMUM DEPTH OF EIGHT (8) FEET SHALL BE PROVIDED ALONG ALL STREET FRONTAGES.	TOTAL LOT AREA: 31,178 S.F. REQUIRED: 20%, 6,235.6 S.F. PROPOSED: 4,795 S.F. (15.4%), WALKER COMPLIES  REQUIRED (FRONT YARD): 3,117 S.F. (10.0%) PROPOSED: 3,975.2 S.F. (12.8%) COMPLIES  8 MIN. LANDSCAPE DEPTH AREA PROVIDED ALONG ALL STREET FRONTAGES. COMPLIES

SITE LAYOUT & PARKING CALCULATIONS			
ITEM	SECTION	PERMITTED/REQUIRED	PROVIDED
PARKING	REQUIREMENTS & CALCULATIONS		
ACCESSIBLE PARKING	NYSDC 1106.1	(1) TOTAL SPACES PROVIDED = 26 TO 50 (2) REQ. MIN. ACCESSIBLE SPACES = 2	2 ADA SPACES WITH ADJACENT 8 FT WIDE ACCESSIBLE
MINIMUM NUMBER OF PARKING SPACES	SOLR APPENDIX E.8	1 PER 150 SF OF GFA; NOT LESS THAN 8 SPACES FOR MEDICAL OFFICE BUILDINGS 6,900 SF x 1 STALL = 46 STALLS REQUIRED.	46 PROPOSED STALLS INCLUDING 2 ADA SPACES AND 1 LAND BANKED STALL
MINIMUM AISLE WIDTH & STALL SIZE	SOLR VALL-1	23 FT WITH 30' PARKING 9 FT x 19 FT STALL SIZE 20 FT WITH 30' PARKING 10 FT x 19 FT STALL SIZE	23 FT MIN AISLE WIDTH 9 FT x 19 FT STALL SIZE
NYSDC 2020 NEW YORK STATE BUILDING CODE SOLR STD 2020 STANDARD		2020 NEW YORK STATE BUILDING CODE SOLR STD 2020 STANDARD	

LEGEND		
EXISTING	ITEM	PROPOSED
---	PROPERTY LINE	---
[Hatched Box]	BUILDING	[Solid Grey Box]
---	CONCRETE CURB	---
---	WOODEN FENCE	---
X	CHAIN LINK FENCE	---
OH	OVERHEAD WIRES	---
[Lightning Bolt]	SITE LIGHTING	[Lightning Bolt]
[Arrow]	TRAFFIC MARKING	[Arrow]
[Circle]	MANHOLE COVER	[Circle]
[Pipe]	DRAINAGE INLET	[Pipe]
[Star]	ADA PARKING SPACE	[Star]
[Circle]	PARKING COUNT	[9]
[Hatched Box]	CURB RAMP	[Hatched Box]
[Dashed Box]	LANDSCAPE AREA	[Dashed Box]
[Tree]	TREE	[Tree]
[Dotted Box]	CONCRETE AREA	[Dotted Box]
[Cloud]	SNOW STORAGE AREA	[Cloud]
[Arrow]	DOOR LOCATION	[Arrow]

- ### TOWN OF ISLIP SITE PLAN NOTES
- CONTACT THE ENGINEERING INSPECTOR (631-224-3860) AT LEAST 48 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE TOWN ENGINEERS INTERACTUALLY AT APPLICANTS 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 (631-224-3810).
  - 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 FROM A NYSDC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C&D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 359-1.1 OF ANYOR PART 359 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 ISLP ITEM 808 OF ITEM 508.
  - ALL CONSTRUCTION & DEMOLITION MATERIAL EXPORTED FROM THE SUBDIVISION PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDC 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 ANY WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO ENSURE THAT ALL UTILITIES ARE PROTECTED IN THE FIELD PRIOR TO ANY WORK AT THE SITE. ANY DISCREPANCIES BETWEEN THE FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IN WRITING IMMEDIATELY. THE CONTRACTOR IS ADVISED THAT UTILITY INFORMATION SHOWN ON THE PLAN IS A COMPILATION OF FIELD LOCATIONS, ABOVEGROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND RECORD INFORMATION AVAILABLE AT THE TIME OF THE SURVEY AND MUST BE CONFIRMED ACCORDING TO THE CONTRACTOR'S ALSO ADVISED THAT ALL SUCH FACILITIES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
  - 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 UNDERWRITERS LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED.

- ### DOT SITE PLAN NOTES
- AFTER CONSTRUCTION, SIDEWALKS AND RAMPS MUST BE EVALUATED FOR COMPLIANCE WITH CURB/ADA STANDARDS. THE PERMITTEE (OR HIS DESIGNATED REPRESENTATIVE) SHALL FIELD VERIFY THAT THE PEDESTRIAN FEATURES WERE CONSTRUCTED TO CURRENT ADA STANDARDS NYSDC 1106.1-10 AND SUBMIT REQUIRED DOCUMENTATION TO THE STATE PERMIT ENGINEER. THE WORK CAN BE ACCEPTED AS COMPLETE AND THE PERMIT BE CLOSED. THE FEATURES THAT DO NOT COMPLY WITH ADA REQUIREMENTS UPON COMPLETION WILL REQUIRE REMOVAL AND RECONSTRUCTION.
  - REPAIR EXISTING SHOULDER, SIDEWALK, AND CURBING AS ORDERED BY STATE ENGINEER.
  - ANY SIDEWALK PANELS OR CONNECTING PAVEMENT THAT HAVE SETTLED WITH A GREATER THAN A 1/4" UP OR CRACK OVER 1/2" WIDE SHALL BE REPLACED TO MEET ADA REQUIREMENTS.
  - PEDESTRIAN RAMPS SHALL BE BUILT WITH A RUNNING SLOPE OF 7.5% MAXIMUM. RAMPS AND SIDEWALK SHOULD HAVE A MAXIMUM CROSS SLOPE OF 1.5%.
  - REMOVAL OF THE EXISTING CONCRETE CURB SHOULD BE DONE FROM THE BACK SIDE TO MINIMIZE ANY DAMAGE TO THE EXISTING PAVEMENT. THIS INVOLVES PULLING THE CURB OUT FROM THE BACK AND POURING NEW CURB UP AGAINST THE EXISTING PAVEMENT.
  - ALL SIGNPOSTS MUST BE INSTALLED IN PVC SLEEVES.
  - MINIMUM WIDTH OF ASPHALT RESTORATION SHOULD BE 4' FOR PROPER COMPACTION, ADD 1 FT OVERCUT FOR TOP COURSE.
  - ALL COLD JOINTS TO BE SEALED WITH APPLIED SEALANT.
  - COMPOSITE PAVEMENT RESTORATION SHALL BE IN ACCORDANCE WITH THE CURRENT REGIONAL PAVEMENT REPAIR GUIDE SHEETS.
  - TACK COAT IS REQUIRED BETWEEN ALL LIFTS AND JOINTS, REGARDLESS OF WHEN PLACED.
  - THE CONTRACTOR SHALL CLEAN EXISTING DRAINAGE BASINS ALONG AND IMMEDIATELY ADJACENT TO THE PROJECT LIMIT DURING AND AFTER CONSTRUCTION AS ORDERED BY THE STATE ENGINEER.
  - ALL PROPOSED ROAD IMPROVEMENTS DETAILED IN THE SITE PLANS MUST COMPLY WITH THE LATEST VERSIONS OF ASHRAE, AIA, NATIONAL MANUAL OF UNIFORM TRAFFIC CONTROL, WITH THE NYSDC SUPPLEMENT (MUTCD), NYSDOT HIGHWAY DESIGN MANUAL, AND THE POLICY AND STANDARDS FOR THE DESIGN OF ENTRANCES TO STATE HIGHWAYS. ROAD IMPROVEMENT PLANS MUST PROVIDE ALL APPROPRIATE NYSDOT STANDARD DETAILS AND NYSDOT STANDARD TIE NUMBERS.

- ### GENERAL SITE NOTES
- UNDESIRABLE MATERIAL, CONSTRUCTION DEBRIS, EXCESS SOILS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.
  - THE CONTRACTOR IS RESPONSIBLE TO TAKE EROSION CONTROL MEASURES NECESSARY IN ACCORDANCE WITH NYS STANDARDS AND SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT ROADWAYS AND PROPERTIES.
  - ALL ON-SITE CONCRETE SHALL BE IN CONFORMANCE WITH ACRIFORMATIONS. ALL CURBING SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
  - RELOCATION AND/OR REMOVAL OF EXISTING UTILITY POLES, TRAFFIC SIGNS, ETC. SHALL BE COORDINATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING THEIR PRESENCE.
  - WORK WITHIN THE R.O.W. OF EAST MAIN STREET, AND MATINECOCK AVENUE SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE TOWN OF ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
  - ALL TRAFFIC CONTROL DEVICES, I.E. SIGNALS, SIGNS, AND PAVEMENT MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH THE GUIDELINES OF THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND AS DIRECTED BY THE TOWN OF ISLIP DIVISION OF TRAFFIC SAFETY. ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC NYSDOT SPECIFICATIONS UNLESS OTHERWISE NOTED ON PLAN.
  - CONTRACTOR SHALL SANCUT TO THE FULL DEPTH OF EXISTING PAVEMENT WITH A STRAIGHT VERTICAL EDGE FREE FROM IRREGULARITIES WHEREVER NEW PAVEMENT JOINS EXISTING PAVEMENT. CONTRACTOR SHALL DETERMINE EXACT LOCATION AND EXTENT OF THE REQUIRED SAWCUTTING IN ORDER TO PERFORM THE WORKSCOPE DEPICTED ON THE PLANS. TWO FT MINIMUM FROM CURBS, PADS, WALKS, AND WALLS TO PERMIT PROPER COMPACTION OF THE REPAIRED SURFACES. EXISTING EDGES OF THE PAVEMENT TO BE NEATLY SAWCUT PRIOR TO PAVING, AND A MINIMUM OF 2 FEET FROM PROPOSED CURBING TO ALLOW FOR PROPER FORMING.
  - REMOVAL INCLUDES, BUT IS NOT LIMITED TO, CURBING, PAVEMENT, UNDESIRABLE MATERIALS, AND UNDERGROUND PIPING. QUESTIONABLE ITEMS ENCOUNTERED ABOVE AND/OR BELOW GRADE(S) SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD IMMEDIATELY IN WRITING BEFORE REMOVAL OR DISTURBANCE.
  - THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO EXISTING FOUNDATIONS AND OTHER STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF EXISTED AND/OR BELOW GRADE FOUNDATIONS' WALLS, SIDEWALKS AND PAVEMENT TO REMAIN, AND SHALL PROVIDE A SAFE WORK AREA. ANY DAMAGE OR DISTURBANCE DUE TO SUBJECT WORKSCOPE SHALL BE REPAIRED TO LIKE-AND-CONDITIONS AT THE CONTRACTORS EXPENSE.
  - THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC DURING REMOVAL ACTIVITIES. ANY TRAFFIC CONTROL, ACCESS, AND SAFETY PROVISIONS WITHIN THE R.O.W. AND ACCESS ROUTES (E.G. ACCESSIBLE RAMPS, PEDESTRIAN CROSSWALKS, SIDEWALKS, PAVEMENT STOPPING, ETC.) SHALL BE THE CONTRACTORS RESPONSIBILITY. THE CONTRACTOR SHALL DETERMINE APPROPRIATENESS OF REMOVAL ACTIVITIES AND PROVIDE TEMPORARY MEASURES FOR THE PROTECTION AND SAFETY OF THE PUBLIC UNTIL PERMANENT COMPONENTS/REPLACEMENTS CAN BE INSTALLED.
  - IF SHORING AT A DEPTH GREATER THAN 5' IS REQUIRED TO ACCOMMODATE CONSTRUCTION ACTIVITIES, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN A LICENSED PROFESSIONAL ENGINEER TO DESIGN THE REQUIRED SHEETING AND SHORING DETAILS. SHEETING SHALL BE IN CONFORMANCE WITH OSHA REQUIREMENTS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF UTILITIES, PIPING, DRYWELLS, ETC. PRIOR TO THE START OF ANY WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO ENSURE THAT ALL UTILITIES ARE PROTECTED IN THE FIELD PRIOR TO ANY WORK AT THE SITE. ANY DISCREPANCIES BETWEEN THE FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IN WRITING IMMEDIATELY. THE CONTRACTOR IS ADVISED THAT UTILITY INFORMATION SHOWN ON THE PLAN IS A COMPILATION OF FIELD LOCATIONS, ABOVEGROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND RECORD INFORMATION AVAILABLE AT THE TIME OF THE SURVEY AND MUST BE CONFIRMED ACCORDING TO THE CONTRACTOR'S ALSO ADVISED THAT ALL SUCH FACILITIES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
  - THE CONTRACTOR SHALL COMPLETELY FILL BELOW GRADE AREAS AND Voids RESULTING FROM THE REMOVAL OF STRUCTURES AND FOUNDATIONS WITH SOIL CONSISTING OF MATERIALS FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATERIAL. STONES USED SHALL NOT BE LARGER THAN 6 INCHES IN DIMENSION. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERLIE ALL NECESSARY ACTIONS IN ORDER TO ENSURE THAT THE FILL AREAS ARE FREE OF STANDING WATER, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 90% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE. REFER TO GEOTECHNICAL REPORT IF PROVIDED FOR FURTHER RECOMMENDATIONS. REFER TO GRADING PLAN FOR PROPOSED SURFACE ELEVATIONS.
  - UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, SHALL BE EMPTIED, CLEANED AND REMOVED FROM THE SITE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, AND LOCAL REQUIREMENTS.
  - PROPOSED TREE PROTECTION FENCE TO BE INSTALLED BEFORE THE START OF REMOVAL ACTIVITIES AND TO BE REMOVED AFTER CONSTRUCTION IS COMPLETE. REFER TO LANDSCAPE PLAN FOR DETAILS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES REGARDING MATERIALS AND INSTALLATION OF PROPOSED WORK. FOR OBTAINING THE REQUIRED PERMITS, SIGN OFFS, AND CONSTRUCTION INSPECTIONS. ACCORDING TO GOVERNING BUILDING CODES AND DISPOSAL OF ALL MATERIALS IN ACCORDANCE WITH STATE AND LOCAL LAW.
  - SIDEWALKS, CURBS, OR OTHER EXISTING SITE APPURTENANCES DAMAGED BY CONSTRUCTION SHALL BE REPAIRED OR REPLACED IN KIND OR UNLESS NOTED OTHERWISE (UN), WHETHER SPECIFIED ON THIS PLAN OR NOT, AT THE SOLE COST OF THE CONTRACTOR.
  - THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS.
  - SEQUENCE AND COORDINATION OF CONSTRUCTION IS SOLELY THE CONTRACTORS RESPONSIBILITY.
  - PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN A TOWN OF ISLIP RIGHT-OF-WAY THE APPLICANT/OWNER/DEVELOPER/CONTRACTOR MUST OBTAIN A RIGHT-OF-WAY WORK PERMIT FROM THE TOWN OF ISLIP DEPARTMENT OF PUBLIC WORKS.
  - ANY UTILITIES INCLUDING POLES REQUIRED TO BE RELOCATED DUE TO THE INSTALLATION OF THE REQUIRED IMPROVEMENTS SHALL BE RELOCATED AT THE EXPENSE OF THE APPLICANT/OWNER/DEVELOPER/CONTRACTOR.
  - ALL TRAFFIC ROAD MARKINGS, ROAD SIGNS, AND LIGHT SIGNALS THAT MAY HAVE BEEN MOVED OR DAMAGED IN THE PROCESS OF CONSTRUCTION SHALL BE RESTORED AT THE APPLICANTS EXPENSE TO AT LEAST THE SAME QUALITY AND CHARACTERISTICS THAT EXISTED BEFORE CONSTRUCTION BEGAN. THE APPLICANT SHALL BE FURTHER RESPONSIBLE TO INSURE THAT IN THE ROADWAYS ADJACENT TO THE CONSTRUCTION SITE, THESE MARKINGS, SIGNS AND SIGNALS, ARE MAINTAINED DURING THE ENTIRE PERIOD OF CONSTRUCTION. IF REPLACEMENT OR UPGRADE IS REQUIRED, SAME MUST BE APPROVED BY THE TOWN OF ISLIP DEPARTMENT OF ENGINEERING SERVICES. MAINTAIN OR IMPROVE TRAFFIC SAFETY AND TRANSPORTATION PLANNING.
  - ALL EXISTING PAVING, CURB RAMPS, AND OTHER APPURTENANCES OF ACCESSIBLE ROUTES ARE TO MEET THE REQUIREMENTS OF THE 2003 NYSDC BUILDING CODE CHAPTER 14-ACCESSIBILITY, AND ICC/ANSI A117.1 - 2008.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL, REGULATIONS AND CODE.
  - THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST O.S.H.A. STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF O.S.H.A., AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES.
  - THE TOPS OF EXISTING MANHOLES, UTIL STRUCTURES, AND SANITARY CLEAN-OUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
  - IN CASE OF DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS, IMMEDIATELY NOTIFY THE PROJECT ENGINEER IN WRITING OF ANY CONFLICTS.
  - CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO PROJECT ENGINEER AND OWNER PRIOR TO INITIATING WORK.
  - CONTRACTOR SHALL DOCUMENT, WITH PHOTOS, CRITICAL STAGES OF CONSTRUCTION AND PROVIDE TO ENGINEER OF RECORD AT END OF CONSTRUCTION.
  - THE CONTRACTOR SHALL PERFORM THE WORK AS SHOWN ON THE PLANS AND SPECIFIED HEREIN. THE PLANS SHOW THE GENERAL SCOPE OF THE WORK AND DO NOT NECESSARILY SHOW ALL DETAILS REQUIRED FOR COMPLETE FINISHED WORKING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS AND LABOR AS NECESSARY FOR THE CONSTRUCTION OF COMPLETE WORKING SYSTEMS.
  - ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
  - ALL EXCAVATIONS SHALL BE BACKFILLED AT THE END OF EACH WORK DAY OR PROTECTED WITH TEMPORARY FENCING IN COMPLIANCE WITH OSHA REQUIREMENTS.
  - CEMENTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL & STATE REGULATIONS, AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY NECESSARY ASSOCIATED DISCHARGE PERMITS.
  - SIGNS TO BE FILED UNDER SEPARATE APPLICATIONS BY OTHERS.
  - DISABILITY RAMPS PLACED WITHIN RIGHT OF WAY FRONTAGES SHALL CONFORM TO NYSDOT ENGINEERING REQUIREMENTS.
  - APPLICANT/OPERATOR SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES WHEN ARE BEING ACCESSSED FOR LOADING OR UNLOADING OF DUMPSTERS. REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT/OWNER SO AS NOT TO OFFER ANY NOBIOUS OR OFFENSIVE ODORS AND/OR FUDES.

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.

East Islip Lanes

Montauk Hwy

Amherst Ave

Amherst Ln

**SITE**

Map data ©2021 Google Terms of Use Report a map error

**VICINITY MAP**

N.T.S.

**PROJECT DATA**

APPLICANT/OWNER: ROAD UPRAN  
SOLDIAN PROPERTIES  
AT 136 EAST MAIN STREET LLC,  
377 PEARSON AVENUE, SUITE B  
CEDARHURST, NY 11716  
(631) 725-9076

TAX MAP NUMBER: 044.800.044.373.044.2 Lugs 47.1 & 48

SITE AREA: 31,178 SF (0.72 Acres)

CURRENT ZONING: BUS1

PROPOSED ZONING: BUS1

CURRENT USE: OFFICE

PROPOSED USE: MEDICAL OFFICE

EXISTING FOOTPRINT: 5,630 SF

PROPOSED FOOTPRINT: 4,067 SF

GROSS FLOOR AREA: ENTRY LEVEL: 4,067 SF  
(WITH AREA BREAKDOWN) SECOND LEVEL: 2,033 SF  
TOTAL: 6,100 SF

7	12/08/02	CD	REV. PER TOWN LANDSCAPE COMMENTS
8	08/05/07	CD	REV. PER TOWN COMMENTS & DOT COMMENTS
9	05/10/02	CD	SHEET UN/AFFECTED
4	05/19/02	CD	REV. PER TOWN COMMENTS
3	03/18/02	CD	REV. PER TOWN COMMENTS
2	02/04/02	PD	REV. TO ADD MECHANICAL ENCLOSURES
1	01/24/02	PD	REV. PER TOWN COMMENTS

NO. DATE BY DESCRIPTION

**REVISIONS**

**KEY**

**CIVIL ENGINEERING**

654 BLUE POINT ROAD, UNIT B  
HOLTSVILLE, NEW YORK 11742  
(631) 981-0508  
www.KeyCivilEngineering.com

**PROJECT NAME**

**PROPOSED MEDICAL OFFICE**

136 EAST MAIN STREET  
EAST ISLIP, NEW YORK 11730  
TOWN OF ISLIP, SUFFOLK COUNTY  
DIST. 500, SECT. 373, BLOCK 2, LOTS: 47.1 & 48  
GROUNDWATER MANAGEMENT ZONE VII

**DRAWING TITLE**

**SITE PLAN**

DATE: 11/01/2021

SCALE: 1" = 20'

PROJECT NUMBER: 21008

DRAWING BY: PD

CHECKED BY: MP

APPROVED BY: MP

SEAL & SIGNATURE:

STATE OF NEW YORK  
MARC PILOTTA  
LICENSED PROFESSIONAL ENGINEER  
081550

Marc Pilotta

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DRAWING No: C-1

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