



**SYMBOL KEY**  
N.T.S.  
CATCH BASIN  
GAS VALVE  
WATER VALVE  
MANHOLE COVER  
DRAINAGE MANHOLE COVER  
LIGHT POST  
MONUMENT  
STAKE  
PIPE  
DRILL HOLE  
HYDRANT  
WATER METER  
BOLLARD  
UTILITY POLE  
GUY WIRE  
WETLANDS  
WELL  
RECT. DROP INLET  
DROP INLET  
ELECTRIC BOX  
CABLE BOX  
TELEPHONE BOX  
TRAFFIC SIGNAL BOX  
FLAG POLE  
WETLANDS FLAG  
HANDICAPPED PARKING  
DOOR LOCATION

**SPECIAL LINES**  
OH  
T  
W  
E  
G  
X  
OVERHEAD WIRES  
TELEPHONE LINE  
WATER MAIN  
UNDER GROUND ELECTRIC  
GAS LINE  
FENCE  
LANDSCAPE AREA  
CONCRETE

**TEST HOLE DATA**  
EL. 72.0' DARK BROWN LOAM (OL)  
EL. 71.0' BROWN CLAY SAND (SC)  
EL. 70.0' BROWN SAND CLAY (CL)  
EL. 69.0' PALE BROWN FINE TO COARSE SAND WITH 5% GRAVEL (SW)  
EL. 49.0' NO WATER ENCOUNTERED  
HIGHEST EXPECTED GROUNDWATER 42" AS PER USGS, HYDROLOGICAL SURVEY, 2013  
TEST HOLE DATA BY  
MCDONALD GEOSCIENCE  
PO BOX 1000, SOUTHOLD, NY 11971  
631-765-3677  
DATE: 12/13/2010

**KEY MAP**

**LABCREW ENGINEERING, P.C.**  
SITE DESIGN/PLANNERS/CIVIL ENGINEERING  
273 HAWKINS AVENUE  
ROCKY HILL, CT 06154  
PHONE (831)-676-4881  
FAX (831)-676-4882  
LABCREW@GPTONLINE.NET

**SITE CRITERIA**

<b>SITE DATA:</b>			
SITE AREA	1.913 ACRES	83.339	SQ. FT.
EXISTING BUILDINGS AREA		2,079	SQ. FT.
PROPOSED BUILDING AREA		11,232	SQ. FT.
TOTAL BUILDING AREA		13,311	SQ. FT.
PROP. F.A.R.		15.9	%
PARKING REQUIRED		90	STALLS
PARKING PROVIDED W/LANDBANKED		114	STALLS
DATUM		NAV88	
ZONE		AA RESIDENCE	
USE		CHURCH / PARSONAGE	

**TOWN OF ISLIP GENERAL NOTES:**

- 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 MARSHAL'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 NYCRR 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 28B.
- ALL CONSTRUCTION & DEMOLITION MATERIAL EXPORTED FROM THE SUBJECT 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 EROSION AND SEDIMENT CONTROL PAGES 5A.75 AND 5A.76. 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/OWNER SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES WHEN ACCESS FOR LOADING OR UNLOADING OF DUMPSTERS OR COMPACTORS IS REQUIRED.
- 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.

**AA RESIDENTIAL - ZONING REQUIREMENTS:**

SETBACK	REQUIRED	EXISTING	PROPOSED	SQ. FT.
MIN. LOT AREA	20,000	83,339	83,339	
MIN. FRONT YARD SETBACK	40.0	33.4*	33.4*	FEET
MIN. SIDE YARD SETBACK	18.0	15.0*	15.0*	FEET
TOTAL MIN. SIDE YARD	36.0	218.5	108.5	FEET
MIN. REAR YARD SETBACK	25.0	276.0	98.3	FEET
MIN. WIDTH OF LOT	100.0	249.0	249.0	FEET
MAX BUILDING HEIGHT	35.0	24.9	30.0	FEET
MAX F.A.R.	25.0	2.5	15.9	%

\* EXISTING NON CONFORMING CONDITIONS

**ON SITE QUANTITIES:**

	EXISTING	PROPOSED	
CONCRETE CURB	0	1,743	LN. FT.
CONCRETE SIDEWALK	0	632.2	LN. FT.
CATCH BASINS	0	0	LN. FT.
STORM POOLS	N/A	160	LN. FT.
CHAINLINK FENCE	0	1,103	LN. FT.
CONNECTOR PIPE	0	353	SQ. YD.
PAVED AREA	616.2	3,871.2	SQ. YD.
PAVER AREA / SIDEWALK	0	5,531	SQ. FT.
CONCRETE PAD	0	144	SQ. FT.

**OCCUPANCY CALCULATIONS:**

<b>FIRST FLOOR:</b>		
ASSEMBLY AREA WITH FIXED SEATING	185	OCC.
PLATFORM: (632 S.F. / 15 S.F. PER OCC.)	43	OCC.
OFFICE: (230 S.F. / 100 S.F. PER OCC.)	3	OCC.
FOYER: (657 S.F. / 15 S.F. PER OCC.)	44	OCC.
FIRST FLOOR TOTAL:	275	OCC.
<b>BASEMENT:</b>		
(2) OFFICE: (532 S.F. / 100 S.F. PER OCC.)	12	OCC.
(2) CLASSROOM: (634 S.F. / 20 S.F. PER OCC.)	64	OCC.
BASEMENT TOTAL:	76	OCC.
FIRST FLOOR (275 OCC.) + BASEMENT (76 OCC.)	351	OCC.

**PARKING CALCULATIONS:**

PROP. CHURCH 1 PER 4 PERSONS		
FIRST FLOOR: 275 PERSONS / 1 STALL/4 PERSONS	69	STALLS
BASEMENT: 76 PERSONS / 1 STALL/4 PERSONS	19	STALLS
PASTOR RESIDENCE / 2 STALLS PER DWELLING	2	STALLS
TOTAL REQUIRED	90	STALLS
TOTAL PROVIDED W/ LAND BANKED	114	STALLS
REQ. HANDICAPPED STALLS	4	STALLS

**LANDSCAPING REQUIREMENTS:**

	REQ.	PROP.	
NATURAL AREA/ LANDSCAPE 20% OF TOTAL SITE	16,337.8	8,948.2	SQ. FT.
FRONT YARD LANDSCAPE 10% OF TOTAL SITE	8,168.9	4,500.7	SQ. FT.

\*25' RES. BUFFER & LAND BANKED PARKING EXCLUDED

**TOWN OF ISLIP VARIANCES:**

THE FOLLOWING VARIANCES ARE REQUESTED FROM THE TOWN ISLIP TOWN BOARD, PLANNING BOARD AND ZONING BOARD:

- NATURAL LANDSCAPE AREA: (20% REQ., 10.74% PROV.)
- FRONT YARD LANDSCAPE: (10% REQ., 5.5% PROV.)

<b>OWNER/APPLICANT:</b>	<b>SURVEY PREPARED BY:</b>
INGLESIA APOSTOLICA FUENTE DEL LIBANO ISIDRO GONZALEZ 1615 MANATUCK BLVD BAY SHORE, NY 11706 (631) 704-9075	LISA McQUILKIN LAND SURVEYING ON JUNE 19, 2008 UPDATED: MAY 23, 2017 274 EAST MAIN STREET EAST ISLIP, NY 11709 (631) 227-3605

**INGLESIA APOSTOLICA**  
PROPOSED CHURCH  
1615 MANATUCK BLVD.  
BAY SHORE, NY 11706

**ALIGNMENT PLAN**  
S.C.T.M.# 0500-223.00-01.00-032.001

NO.	DATE	REVISION
1.	10/01/15	
2.	11/16/15	
3.	11/30/15	Revised as per Dept. Planning & Development
4.	04/11/16	Revised as per Dept. Engineering
5.	06/21/16	Revised as per Dept. Engineering
6.	07/20/17	Labcrew Engineering
7.	11/28/18	Dept. Eng. Comments
8.	5/15/18	Islip Division Engineering & Health Comments
9.	6/19/18	Health Comments
10.	12/20/18	Reg. Site Calcs per Owner changes
11.	04/23/19	Islip Department of Planning Comments
12.	11/14/19	Islip Engineering & Surveying Comments
13.	12/30/19	Islip Engineering (set reissued)

PROJECT No.	16-073
DRAWN BY	TP
CHECKED	CTL
DATE	5/15/2017
SCALE	1" = 20'

**AL-1**  
SP2015-079  
SHEET NO. 1 OF 6

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.