



SITE ALIGNMENT & LANDSCAPING PLAN

NOTE: ALL STORM DRAINAGE STRUCTURES INDICATED ON THE SITE AND SITE FRONTAGE SHALL BE INSPECTED DURING WORK AND CLEANED AT THE COMPLETION OF WORK. ANY ISSUES SHALL BE BROUGHT TO THE TOWN OF ISLIP FIELD INSPECTORS FOR RESOLUTION INSTRUCTION.

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.

KEY		SYMBOL-PLANT TYPE QUANTITY IN AREA	
478.0	EXISTING ELEVATION	478.0	PROPOSED ELEVATION
NOTE: PROPOSED ELEVATIONS ARE FLOW LINE ELEVATIONS EXCEPT WHERE NOTED. TOP OF CURB ELEVATIONS ARE 0.5' (6") HIGHER.		CONTRACTOR TO VERIFY DRAINAGE PIPING AND DRAINAGE BASINS DEPTHS PRIOR TO CONSTRUCTION. ALL EXISTING BASINS ARE TO BE CLEANED AT COMPLETION AND PROTECTED DURING CONSTRUCTION FOR SILT RUN OFF.	
ALL LIGHTING SHOULD BE AIMED DOWNWARD AS TO NOT SHINE OFF-SITE.		ALL SITE LIGHTING TO BE ON LIGHT SENSORS AND/OR TIMERS TO PREVENT DAYLIGHT OPERATION.	
ANY PROPOSED SIGNS SHOWN ON SITE PLAN WOULD BE SUBJECT TO SEPARATE APPROVAL BY THE TOWN OF ISLIP PLANNING BOARD.		ALL LANDSCAPED AREAS ARE TO HAVE AN IRRIGATION OR SPRINKLER SYSTEM. THE IRRIGATION SYSTEM IS TO BE INSTALLED AFTER THE RPZ VALVE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUFFOLK COUNTY WATER AUTHORITY.	
NOTE: CONTRACTOR TO PROVIDE OWNER UTILITY MARK OUT PRIOR TO CONSTRUCTION.		DATING (NOV 2020)	
BEFORE ANY EXCAVATION THE CONTRACTOR MUST CALL 811 FOR UTILITY MARKOUT PRIOR TO CONSTRUCTION (SEE SHEET SP-5)		1/2" NYS TYPE 3 DENSE BINDER	
		6" NYS 45-RCA BASE COURSE	
		SHADE TREE (SEE PLAN)	
		PROPOSED ORNAMENTAL PLANTINGS	
		PROPOSED CONIFER EVERGREEN SPECIES	
		PROPOSED SCREENING ARBOVITAE SPECIES	
		PROPOSED SCREENING HEDGE (BOUQUET, AZALEAS)	
		PROPOSED SCREENING EVERGREEN SPECIES	
		EXISTING TREES TO BE REMOVED	
		GROUND COVERS IN CEDAR MULCH (WEBBER JUNIPER)	

DRAINAGE CALCULATIONS

DRAINAGE AREA 1

BUILDING AREA (SEE SITE PLAN)

1388

SQ. FT.

PAVED AREA

2985

SQ. FT.

SIDEWALKS

0

SQ. FT.

LANDSCAPING (1,412 SQ.FT. x 0.15)

212

SQ. FT.

TOTAL

4585

SQ. FT.

2" RAINFALL

x .167

VOLUME REQUIRED

766

CU. FT.

LIN. FT. OF STORM

168.4

POOL REQUIRED

111

LIN. FT.

EXISTING DRAINAGE 1 LEACHING POOL 10' DIA.X 11' DEPTH

DRAINAGE AREA 2

BUILDING AREA (ALL REMAINING AREAS)

5,736

SQ. FT.

PAVED AREA

5,215

SQ. FT.

SIDEWALKS

1,281

SQ. FT.

LANDSCAPING (4,719 SQ.FT.x 0.15)

712

SQ. FT.

TOTAL

12,944

SQ. FT.

2" RAINFALL

x .167

VOLUME REQUIRED

2,161

CU. FT.

LIN. FT. OF STORM

168.4

POOL REQUIRED

31.6

LIN. FT.

DRAINAGE SPECIFICATIONS:

3 PROPOSED CATCH BASINS (CB #2 - #4) 10'DIA.X 11' DEPTH

CAPACITY = 2,257 CU.FT.

GENERAL NOTES

1. ALL SITE INFORMATION WAS TAKEN FROM A SURVEY BY HAWKINS WEBB JAEGER DATED AUGUST 2011. ALL GRADES SHOWN ARE IN N.G.V.D 88

2. 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 ENGINEERS SATISFACTION AT APPLICANTS EXPENSE.

3. COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE

4. OBTAIN A SCOPW HIGHWAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY. APPROVALS MUST BE SUBMITTED TO THE BUILDING DIVISION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, OR TO ENGINEERING IF REQUESTING A SITE WORK ONLY PERMIT.

5. 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.

6. 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.

7. 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.

8. 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 UTILITIES ARE TO BE BELOW GRADE. CONSULT INDIVIDUAL UTILITIES AS TO THEIR REQUIREMENTS.

9. 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 NYSDEC 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."

10. LAND 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 25F OR ITEM 25B

11. ALL CONSTRUCTION & DEMOLITION MATERIAL EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYDEC FACILITY, LOAD/TRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD

12. THE ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P.5 SHALL BE FOLLOWED. "APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE, THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES 5A.75 AND 5A.76 SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS."

13. 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."

14. 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.

15. ANY LIGHTING INSTALLED WITHIN THE FRONTING RIGHT OF WAY SHALL BE COORDINATED WITH THE LIGHTING DIVISION OF THE DEPT. OF PUBLIC WORKS. PRIOR TO BOND RELEASE OR ISSUANCE OF CERTIFICATE OF OCCUPANCY THE FOLLOWING SHALL BE REQUIRED TO THE ENGINEERING DIVISION A LETTER FROM THE ELECTRICIAN OR CONTRACTOR STATING THE LIGHTS HAVE BEEN ENERGIZED, AND THE PROVISION OF THE UNDERWRITERS CERTIFICATE.

GENERAL NOTES

1. ACCURATE

2. CONFORMS WITH GOVERNING CODES AT THE TIME OF SUBMISSION

3. CONFORMS WITH REASONABLE STANDARDS OF PRACTICE WITH THE VIEW OF THE SAFEGUARDING OF LIFE, HEALTH, PROPERTY AND PUBLIC WELFARE.

4. IS THE RESPONSIBILITY OF THE LICENSEE.

KEY MAP

APPLICANT INFORMATION

TINKER AUTO PARTS (EAST)

1091 SUFFOLK AVENUE

BRENTWOOD, NY 11719

PHONE (516) 427-4048 AL MILLER

NOTICE

CONTRACTOR MUST COMPLY WITH APPROVED WORKING DRAWING AND REQUIREMENT SHEETS. NO DEVIATION PERMITTED EXCEPT BY WRITTEN APPROVAL OF THE TOWN PLANNING BOARD.

LANDSCAPING SCHEDULE

NO.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACE	QTY.	NOTES
1	ERC	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'	5'	13	B4B
2	WP	PINUS STROBUS	WHITE PINE	6'	5'	13	B4B
3	AM	ILEX AMERICANUS	AMERICAN HOLLY	6'	5'	13	B4B
4	SC	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY	5'-6' (4" GAL.)	SEE PLN.	8	B4B
5	UY	TAXIS CUSPIDATA	UPRIGHT YEWS	5'	SEE PLN.	11	CONTAINER
6	WJ	JUNIPERUS HORIZONTALIS	WEBBER JUNIPER	6'-12"	SEE PLN.	51	CONTAINER

PARKING CALCULATIONS

BUILDING AREA = 5,378 SQ.FT. LOWER LEVEL, 1,422 SQ.FT. MEZZANINE - PROPOSED = 1,746 SQ.FT.

MERCANTILE AREA (AUTO PARTS) = 1,069 SQ.FT.

EXIST. STORAGE (AUTO PARTS) = 5581 SQ.FT.

EXISTING OFFICE SPACE = 150 SQ.FT.

PROPOSED RETAIL AREA = 633 SQ.FT.

PROP. STORAGE SPACE = 1,091 SQ.FT.

PARKING CALC. W/ TOWN CODE REQUIREMENTS:

MERCANTILE AREA (OVERALL) 1,742/150 = 12 STALLS

PROPOSED STORAGE 5581 S.F./ 150 S.F. STALL = 37 STALLS

OFFICE AREA 150 /200 = 1 STALLS

TOTAL: 50 STALLS

TOTAL PROVIDED = 16 SPACES+(1 H.G.)=17 STALLS NEW

NOTE: CELLAR SPACE IS NOT HABITABLE OR ACCESSIBLE TO PUBLIC AND IS NOT CONSIDERED FOR PARKING

PAVING SPECIFICATIONS

1 1/2" WEARING COURSE NYS TYPE 6F

2" NYS TYPE 3 DENSE BINDER

6" NYS 45-RCA BASE COURSE

PROPERTY INFORMATION

SUFFOLK COUNTY TAX MAP NUMBER

0500-118-1-76.1

DISTRICT-SECTION-BLOCK-LOT

SITE DATA

BUILDING USE

RETAIL/AUTO PARTS STORAGE

ZONING:

BUSINESS 1 & RESIDENCE A-A

BUILDING INFORMATION

AMOUNT

%

LOT AREA

21,485 SQ.FT.

LOT FRONTAGE

157.20'

EXISTING

5,378 SQ. FT.

MEZZANINE TO BE DOCUMENTED

1,422 SQ.FT.

PROPOSED

1,746 SQ.FT.

TOTAL BUILDING AREA

8,584 SQ.FT.

FLOOR AREA RATIO

39.9% (40% ALLOWED)

LOT COVERAGE

8,584 SQ.FT.

PAVEMENT (INCL. WALKS)

8,350 SQ.FT.

FRONT YARD LANDSCAPING

2,174 SQ.FT.

TOTAL LANDSCAPING

4,456 SQ.FT.

LANDBANKED PARKING AREA

0

NATURAL STATE AREA

0 SQ.FT.

OCCUPANCY

M MERCANTILE

S-1 STORAGE

CONSTRUCTION

3 ORDINARY

FIRE HAZARD

MODERATE (AUTO PARTS)

LOW

DATUM

NGVD 88

LEGEND

B.C TOP OF CURB

B.C BOTTOM OF CURB

T.M.C. TOP OF MANHOLE COVER (SOLID)

T.G TOP OF GRATE

EL. ELEVATION

H.P. HIGH POINT

L.P. LOW POINT

SOLID COVER

SLOTTED COVER

LIGHT FIXTURE

FLOW ARROW

E UNDERGROUND ELECTRIC CABLE

G GAS MAIN

W WATER MAIN

DEPARTMENTAL APPROVAL

Project Name and Address

TINKER AUTO PARTS (EAST STORE)

1091 SUFFOLK AVENUE

BRENTWOOD, NY

TOWN OF ISLIP

HEALTH DEPT. REF. 005-17-0069

SITE PLAN REF NO SP 2020-061

SCSTM NO. 500-118-1-76.1

Project

2020-40 (2010-35 REF.)

Date

DECEMBER 2010

Scale

AS NOTED

Drawing

SITE ALIGNMENT & LANDSCAPING PLAN

GENERAL NOTES

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TOWN OF ISLIP BUILDING PLANS EXAMINER SHALL REVIEW THE DOCUMENTS FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE TOWN OF ISLIP AS SPECIFIED IN THE BUILDING CODE OF THE STATE OF NEW YORK. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE. THE SEAL AND SIGNATURE OF THE DESIGN PROFESSIONAL HAS BEEN INTERPRETED AS AN ATTESTATION THAT, TO THE BEST OF THE LICENSEE'S BELIEF AND INFORMATION, THE WORK IN THESE DOCUMENTS ARE:

1. ACCURATE
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3. CONFORMS WITH REASONABLE STANDARDS OF PRACTICE WITH THE VIEW OF THE SAFEGUARDING OF LIFE, HEALTH, PROPERTY AND PUBLIC WELFARE.
4. IS THE RESPONSIBILITY OF THE LICENSEE.

No.	Revision/Issue	Date
3	TOWN, HEALTH AND OWNER REVISIONS	8/21
2	HEALTH DEPT COMMENTS	11/20
1	CHANGE APPLICATION TO PROP. 1-ST. ADDITION	11/20 (TOWN)
1	CHANGE APPLICATION TO PROP. 1-ST. ADDITION	10/20 (HEALTH)

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Project Name and Address
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1091 SUFFOLK AVENUE
BRENTWOOD, NY
TOWN OF ISLIP
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SP-2