

SITE ALIGNMENT & LANDSCAPING PLAN
SCALE 1" = 20'

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

28.0	EXISTING ELEVATION	PROPOSED ELEVATION	DIRECTION OF DRAINAGE FLOW	SYMBOL-PLANT TYPE	QUANTITY IN AREA
28.0	EXISTING ELEVATION	PROPOSED ELEVATION	DIRECTION OF DRAINAGE FLOW	SHADE TREE (SEE PLAN)	PROPOSED ORNAMENTAL PLANTINGS
28.0	EXISTING ELEVATION	PROPOSED ELEVATION	DIRECTION OF DRAINAGE FLOW	PROPOSED SCREENING EVERGREEN SPECIES	PROPOSED SCREENING EVERGREEN SPECIES
28.0	EXISTING ELEVATION	PROPOSED ELEVATION	DIRECTION OF DRAINAGE FLOW	PROPOSED SCREENING HEDGE (BOXWOOD, AZALEAS)	PROPOSED SCREENING HEDGE (BOXWOOD, AZALEAS)
28.0	EXISTING ELEVATION	PROPOSED ELEVATION	DIRECTION OF DRAINAGE FLOW	PROPOSED SCREENING EVERGREEN SPECIES	PROPOSED SCREENING EVERGREEN SPECIES
28.0	EXISTING ELEVATION	PROPOSED ELEVATION	DIRECTION OF DRAINAGE FLOW	EXISTING TREES TO BE REMOVED	EXISTING TREES TO BE REMOVED
28.0	EXISTING ELEVATION	PROPOSED ELEVATION	DIRECTION OF DRAINAGE FLOW	GROUND COVERS IN CEDAR MULCH (WEBBER JUNIPER)	GROUND COVERS IN CEDAR MULCH (WEBBER JUNIPER)

CONTRACTOR TO VERIFY DRAINAGE PIPING AND DRAINAGE BASIN 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

DATUM: NGVD 88

BEFORE ANY EXCAVATION THE CONTRACTOR MUST CALL 811 FOR UTILITY MARK OUT PRIOR TO CONSTRUCTION (SEE SHEET SP-5)

DRAINAGE CALCULATIONS

DRAINAGE AREA 1		DRAINAGE AREA 2	
BUILDING AREA (SEE SITE PLAN)	1,398 SQ. FT.	BUILDING AREA (ALL REMAINING AREAS)	5,736 SQ. FT.
PAVED AREA	2,985 SQ. FT.	PAVED AREA	5,215 SQ. FT.
SIDEWALKS	0 SQ. FT.	SIDEWALKS	1,281 SQ. FT.
LANDSCAPING (1,412 SQ.FT. x 0.15)	212 SQ. FT.	LANDSCAPING (4,719 SQ.FT. x 0.15)	712 SQ. FT.
TOTAL	4,585 SQ. FT.	TOTAL	12,944 SQ. FT.
2" RAINFALL	x .167	2" RAINFALL	x .167
VOLUME REQUIRED	766 CU. FT.	VOLUME REQUIRED	2,161 CU. FT.
LIN. FT. OF STORM	1,68.4	LIN. FT. OF STORM	1,68.4
POOL REQUIRED	1.11 LIN. FT.	POOL REQUIRED	31.6 LIN. FT.
EXISTING DRAINAGE LEACHING POOL 10' DIA. X 11' DEPTH		EXISTING DRAINAGE LEACHING POOL 10' DIA. X 11' DEPTH	

GENERAL NOTES

- 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
- 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.
- COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE
- 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.
- CLEANING LIMIT LINES SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR, AND EITHER SNOW FENCING OR CONSTRUCTION FENCING SHALL BE ERRECTED 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 MARSHALLS 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 UTILITIES ARE TO BE BELOW GRADE. CONSULT INDIVIDUAL UTILITIES AS TO THEIR REQUIREMENTS.
- 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 NYSPEC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C&D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-16.1 OF ENYCCR 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 23F OR ITEM 25B

ESTIMATED ON SITE QUANTITIES

	EXISTING	PROPOSED		
CONCRETE CURB	134	208	LIN. FT.	
CONCRETE SIDEWALK	0	1,281	SQ. FT.	
PAVED AREA				
ASPHALT PAVEMENT	162	630	SQ. YDS.	
CATCH BASINS	0	2	EA.	
LEACHING POOLS	1	4	EA.	
DRAINAGE PIPE	-	173	LIN. FT.	
PVC FENCE	0	126	LIN. FT.	
DUMPSTER ENCLOSURE	0	64	SQ. FT.	

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" CAL.)	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.	57	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) = 5,581 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 5,581 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

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.	25.0
MEZZANINE TO BE DOCUMENTED	1,422 SQ.FT.	6.5
PROPOSED	1,746 SQ.FT.	8.4
TOTAL BUILDING AREA	8,584 SQ.FT.	39.9
FLOOR AREA RATIO	39.9% (40% ALLOWED)	
LOT COVERAGE	8,584 SQ.FT.	40.4
PAVEMENT (INCL. WALKS)	8,350 SQ.FT.	38.8
FRONT YARD LANDSCAPING	2,174 SQ.FT.	0
TOTAL LANDSCAPING	4,456 SQ.FT.	20.7
LANDBANKED PARKING AREA	0	0
NATURAL STATE AREA	0 SQ.FT.	0

LEGEND

T.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

DRAINAGE AREA 2

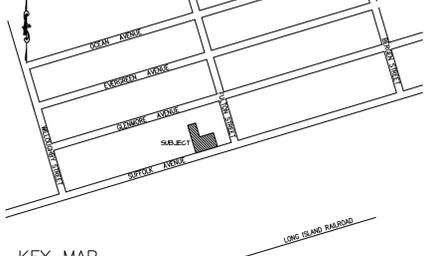
BUILDING AREA (ALL REMAINING AREAS) 5,736 SQ. FT.
PAVED AREA 5,215 SQ. FT.
SIDEWALKS 1,281 SQ. FT.
LANDSCAPING (4,719 SQ.FT. x 0.15) 712 SQ. FT.
TOTAL 12,944 SQ. FT.

2" RAINFALL x .167
VOLUME REQUIRED 2,161 CU. FT.
LIN. FT. OF STORM 1,68.4
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

- 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 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."
- 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.
- 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.
- 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.



APPLICANT INFORMATION

TINKER AUTO PARTS (EAST)
1091 SUFFOLK AVENUE
BRENTWOOD, NY 11719
PHONE (516) 427-4048 AL MILLER

No.	Revision/Issue	Date
3	TOWN, HEALTH AND OWNER REVISIONS	8/21
2	HEALTH DEPT COMMENTS	12/20
	CHANGE APPLICATION TO PROP. 1-ST. ADDITION	11/20 (TOWN)
1	CHANGE APPLICATION TO PROP. 1-ST. ADDITION	10/20 (HEALTH)

ROSEBERY ARCHITECTURAL STUDIO

1029 SIPP AVENUE
MEDFORD, N.Y 11763
PHONE: (631) 730-1262
FAX: (631) 730-5476
E-MAIL: rosebery@optonline.net

OCCUPANCY

■ M MERCANTILE
■ S-1 STORAGE
■ CONSTRUCTION
■ 3 ORDINARY
■ FIRE HAZARD
■ MODERATE (AUTO PARTS)
■ LOW
■ DATUM
■ NGVD 88

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

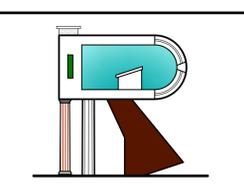
DEPARTMENTAL APPROVAL

SCM NO. 500-118-1-76.1

Project 2020-40 (2010-35 REF.)
Date DECEMBER 2010
Scale AS NOTED
Drawing

SP-2

SITE ALIGNMENT & LANDSCAPING PLAN



GENERAL NOTES

THIS DRAWING, PREPARED FOR THE SPECIFIC PROJECT INDICATED, IS AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF ROSEBERY ARCHITECTURAL STUDIO AND JOHN D. ROSEBERY ARCHITECT PLLC.

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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:

- ACCURATE
- CONFORMS WITH GOVERNING CODES AT THE TIME OF SUBMISSION
- CONFORMS WITH REASONABLE STANDARDS OF PRACTICE WITH THE VIEW OF THE SAFEGUARDING OF LIFE, HEALTH, PROPERTY AND PUBLIC WELFARE.
- IS THE RESPONSIBILITY OF THE LICENSEE.



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