DRAINAGE CALCULATIONS

BUILDING #42	DRAINAGE AREA 1	
ROOF AREA	1,831	SQ. FT.

BUILDING #44	DRAINAGE AREA 2	
ROOF AREA	1,405	SQ. FT.

COMBINED DRAINAGE AREA CALCULATIONS

ROOF AREA	3,236	SQ. FT.
PAVED AREA	5,006	SQ. FT.
SIDEWALKS & RAMPS	1,604	SQ. FT.
LANDSCAPING 5,115 SQ.FT. x 0.15)	768	SQ. FT.
TOTAL	10,614	SQ. FT.
2" RAINFALL	x .167	
VOLUME REQUIRED	1,770	CU. FT.

DRAINAGE CALCULATIONS

1.2" RAINFALL RETENTION

KEY	USE	MATERIAL	AREA (S.F.) X RUNOFF COEF. = EQUIV. DRAIN DESIGN X DESIGN RAINFALL = DESIGN VOL. (C.F.)
BUILDING NUMBER 42	ROOF AREA	FLAT ROOFING	1,831 SF X 1.0 = 1,831 X 0.1667 = 305 CF
BUILDING NUMBER 44	ROOF AREA	ASPHALTIC SHINGLES	1,405 SF X 1.0 = 1,405 X 0.1667 = 235 CF
PARKING LOT, AND SIDEWALKS	PARKING LOT	ASPHALT	6,610 SF X 1.0 = 6,6100 X 0.1667 = 1,102 CF
LANDSCAPE	LANDSCAPE	GRASS & PLANTING	5,115 SF X 0.15 = 768 X 0.1667 = 128 CF
	NEED: 1,770 C.F. REQUIRED + 32 FOR 8'-6"x4'-9"x1'-0" HEAVY DUTY STORM LEACHING GALLEY BY LONG ISLAND PRECAST = 55.3 UNITS USE: (57) 8'-6"x4'-9"x1'-0" UNITS		

SANITARY CALCULATIONS

BUILDING #44
SANITARY CALCULATIONS:
NON MEDICAL USE OFFICE = 1405 S.F.
@ 0.06 GPD/SF = 85 GPD
TOTAL = 85 GPD

BUILDING #42
SANITARY CALCULATIONS:
NON MEDICAL USE OFFICE = 675 S.F.
@ 0.06 GPD/SF = 41 GPD
TOTAL = 41 GPD

NON MEDICAL USE OFFICE = 1,156 S.F.
@ 0.06 GPD/SF = 69 GPD
TOTAL = 69 GPD

TIED INTO SOUTHWEST SEWER DISTRICT-SUBJECT TO SCDPW PERMIT -6" DIA. SANITARY SERVICE, SEE PLAN

SANITARY DESIGN SPECIFICATIONS:
EXISTING CONNECTION INTO SEWER DISTRICT

PARCEL IS LOCATED IN GROUNDWATER ZONE 7.

ESTIMATED ON SITE QUANTITIES

	EXISTING	PROPOSED	
CONCRETE CURB	0	241	LIN. FT.
CONCRETE SIDEWALK	0	1,604	SQ. FT.
PAVED AREA			
ASPHALT PAVEMENT	0	5,006	SQ. FT.
BLUESTONE	0	0	SQ. YDS.
CATCH BASINS	0	2	
STORM POOLS	0	0	LIN. FT.
STORAGE BIN	0	0	SQ. FT.
CONCRETE PAD	0	0	SQ. FT.
CHAIN LINK FENCE	0	227	LIN. FT.
LANDBANKED AREA	0	0	SQ. FT.

GENERAL NOTES

1. 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.
2. Coordinate and complete all utility relocations. All utilities shall be installed below grade.
3. Obtain a Town Right-of-Way work permit prior to construction within the Town right-of-way (631-224-5610)
4. 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.
5. 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.
6. 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.
7. 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.
8. 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 6NYCRR Part 360, "Solid Waste Management Facilities
9. 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 2BF or Item 2SB.
10. All construction & demolition material exported from the subject parcel shall be transferred to an approved NYSDEC facility, load/transfer tickets to be retained and copies provided to the Town of Islip Engineering nspector for the record.
11. The Town of Islip Subdivision and Land Development Regulations, Section P, 5 shall be followed.
12. 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.
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 dedication(s) to the Town of Islip must be recorded with the Suffolk County Clerk.
15. 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.

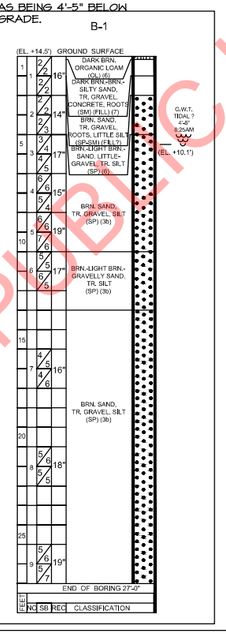
LANDSCAPING CALCULATION:

REQUIRED TWENTY (20) PERCENT OF LOT AREA
14,961SF X .2= 2,992SF REQUIRED OVERALL
MINIMUM OF FIFTY (50) PERCENT WITHIN THE FRONT YARD
2,992SF X .5 =1,496SF

1,134SF BUFFER AREA (NOT INCLUDED IN REQUIRED LANDSCAPING)
3,981SF OVERALL LANDSCAPE AREA PROVIDED, 26.6% OF LOT AREA
1,631.4SF FRONT YARD AREA PROVIDED 54.5% (50% 1,496SF REQUIRED)
5,115 SF OF TOTAL LANDSCAPED AREA INCLUDING BUFFER

TEST HOLE INFORMATION FROM SOIL MECHANICS DRILLING CORP. 10/12/2020

GROUND WATER DEPTH AS BEING 4'-5" BELOW GRADE.



In-ground irrigation system is required along entire road frontage and buffer zones, requiring Plumbing Permits from Building Division

Any lighting installed within the fronting rights of way shall be coordinated with the Lighting Division of the Department of Public Works'. Prior to bond release or issuance of Certificate of Occupancy the following shall be required to be submitted to the Engineering Division; a letter from the electrician or contractor stating the lights have been energized, and the provision of an Underwriters Certificate

TENANT INFORMATION

42 Main Street	Unit #4
Unit #1	Tenant Name: Joan A King
Tenant Name: Lucia Sanchez	Mailing Address: 42 E Main Street
Mailing Address: 42 East Main Street	East Islip NY 11730
East Islip NY 11730	Email Address:
Email Address:	Phone Number: 917-202-2091
Phone Number: 631-601-3600	Unit #5
Unit #2	Tenant Name: commercial unit / Westbury Spa
Tenant Name: John Lusterino	Mailing Address: 42 E Main St.
Mailing Address: 42 E Main Street	East Islip, NY 11730
East Islip NY 11730	Email Address:
Email Address:	Phone Number: 631-601-3600
Phone Number: 631-560-1212	
Unit #3	44 Main Street
Tenant Name: Guido E Nabrovskis	Tenant Name: Steven Bavaro
Mailing Address: 42 E Main Street	Mailing Address: PO Box 544
East Islip NY 11730	East Islip NY 11730
Email Address:	Email Address: sbavaro@LDKwholesale.com
Phone Number: 631-855-2202	Phone Number: 917-846-7285

OWNER & APPLICANT INFORMATION

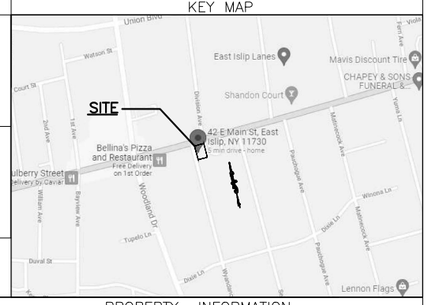
APPLICANT:
STEVEN BAVARO
STRATUS EQUITY GROUP LLC
P.O BOX 544
EAST ISLIP, NEW YORK 11730

42 MAIN STREET
EAST ISLIP, NY 11730
OWNER:
STEVEN BAVARO
BESH 2 LLC
85 PACE DRIVE SOUTH
WEST ISLIP, NEW YORK 11795

ARCHITECT:
CHRISTOPHER A ENG
93 MAIN STREET
WEST SAYVILLE, NY 11796
631-641-5025

44 MAIN STREET
EAST ISLIP, NY 11730
OWNER:
STEVEN BAVARO
STRATUS EQUITY GROUP LLC
P.O BOX 544
EAST ISLIP, NEW YORK 11730

KEY MAP



NOTICE

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

PARKING CALCULATIONS

OFFICE – BUILDING #44
UNIT 1– 1,446 SQ.FT. / 200 SQ.FT. STALL = 8 SPACES

SPA – BUILDING #42
UNIT 2– 675 / 150 SQ.FT. = 5 SPACES

RESIDENTIAL – BUILDING #42
UNIT 3– 1.75 PARKING SPACES
UNIT 4– 1.75 PARKING SPACES
UNIT 5– 1.75 PARKING SPACES
UNIT 6– 1.75 PARKING SPACES

TOTAL– 1.75 X 4 UNITS = 7 SPACES
TOTAL REQUIRED = 20 SPACES
TOTAL PROVIDED ON SITE = 13 SPACES

PAVING SPECIFICATIONS
6" NYS 45 RCA BASE COURSE
2" NYS TYPE 3 DENSE BINDER COARSE
1-1/2" N.Y.S. TYPE 6F TOP COARSE

PROPERTY INFORMATION

SUFFOLK COUNTY TAX MAP NUMBER
500-373-01-007 & 008
DISTRICT-SECTION-BLOCK-LOT

SITE DATA
BUILDING USE BUSINESS/RESIDENTIAL

ITEM	AMOUNT	%
LOT AREA	14,961 SQ.FT.	
LOT AREA (ACRES)	.34 ACRES	
LOT FRONTAGE	100.00'	
BUILDING AREA		
EXISTING (ALL STRUCTURES)	3,336	22.3
PROPOSED	–	–
LOT COVERAGE	3,236	21.6
FLOOR AREA RATIO	4,471/14,961	29.9
BUILDING AREA	4,471	29.9
PAVEMENT AREA	5,006	33.5
FRONT YARD LANDSCAPING	1,631	10.9% of OA
TOTAL LANDSCAPING	5,115	34.2
LANDBANKED PARKING AREA	0	0
BUFFER AREA	1,134	7.6

OCCUPANCY
- ■ B BUSINESS
- □ M MERCANTILE
- □ F INDUSTRIAL
- □ S STORAGE
- □ A ASSEMBLY

CONSTRUCTION
- ■ 5 WOOD FRAME
- □ 3 ORDINARY
- □ 2 NON-COMBUSTIBLE

FIRE HAZARD
- □ HIGH
- □ MODERATE
- ■ LOW

DATUM
- □ USC&GS
- ■ NGVD 88

NOTE: SITE PLAN FROM SURVEY COMPLETED BY BRIAN A DRUCKER, L.S. DATUM NGVD 88

LEGEND

00.00	EXISTING ELEVATION
(00.00)	PROPOSED ELEVATION
T.C	TOP OF CURB
B.C	BOTTOM OF CURB=FL=FLOWLINE
T.M.C.	TOP OF MANHOLE COVER (SOLID)
T.G	TOP OF GRATE (SLOTTED COVER)
EL.	ELEVATION
H.P	HIGH POINT
L.P	LOW POINT
●	SOLID COVER
⊜	SLOTTED COVER = GRATE
	LIGHT FIXTURE
	FLOW ARROW
E	UNDERGROUND ELECTRIC CABLE
G	GAS MAIN
N.Y.T	UNDERGROUND TELEPHONE CABLE
W	WATER MAIN

BUILDING DEPT.

ZONING BUSINESS – 1
CONFORMS
VARIANCE PARKING
CONST. COST TBD
DATE

SIGNATURE

SEE GENERAL NOTE FOR SPECIFIC INFORMATION PERTAINING TO A VARIANCE IF REQUIRED & APPROVED.

PLANNING BOARD APPROVAL

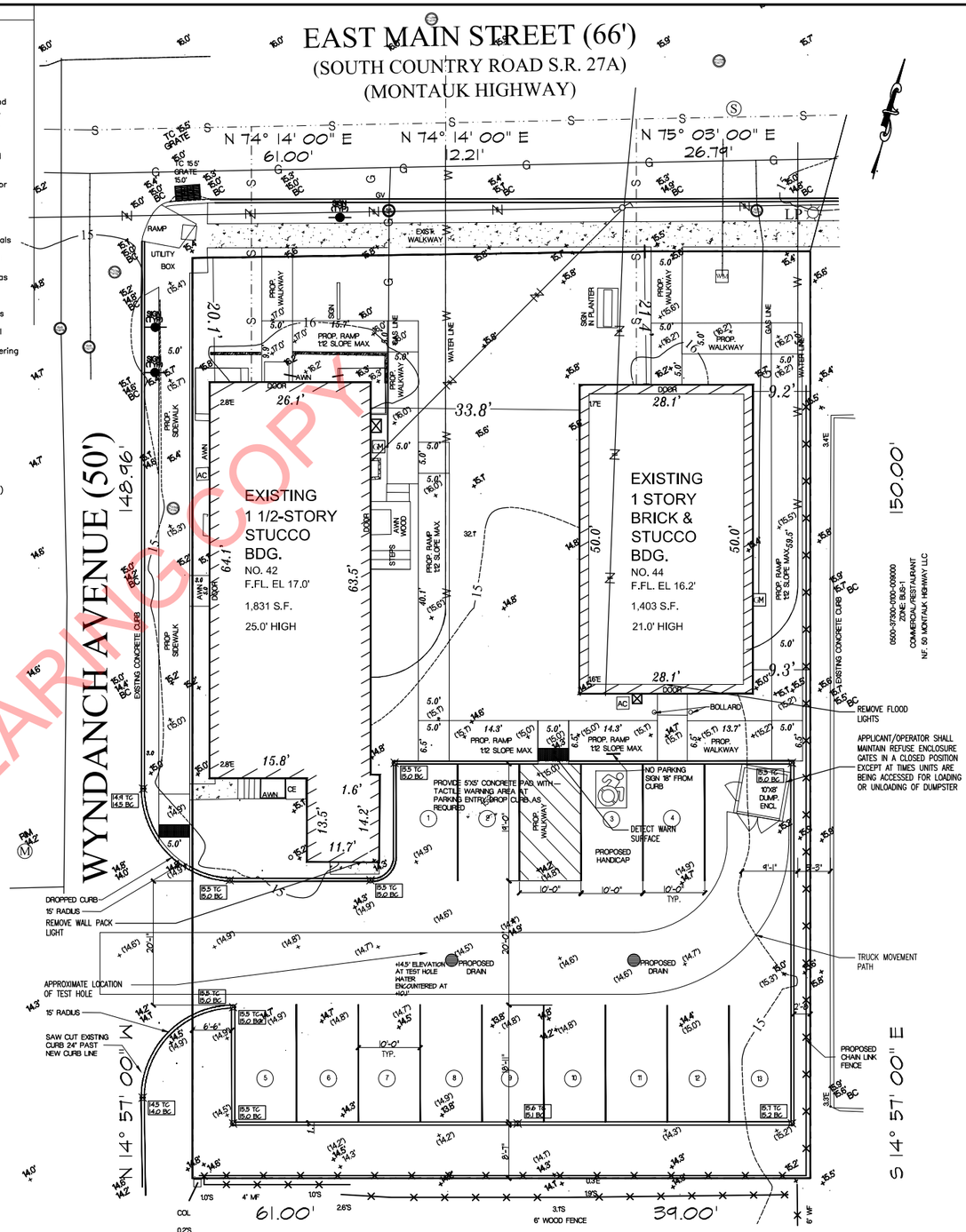
RESOLUTION NO.

DATE

SIGNATURE

DEPARTMENTAL APPROVAL

JOB NO.	APPLICANT	DATE
HIGHWAY DEPT.		DATE
TOWN ENGINEERING DIVISION		DATE
PLANNING DIVISION		DATE



ALL STORM DRAINAGE STRUCTURES ON SITE AND ALONG SITE FRONTAGES TO BE INSPECTED DURING WORK, AND CLEANED AT THE COMPLETION OF WORK. ANY ISSUED SHALL BE BROUGHT TO THE ATTENTION OF ISLIP ENGINEERING FIELD INSPECTORS FOR RESOLUTION INSTRUCTION.

SITE GRADING & ALIGNMENT PLAN
SCALE 1"=10'

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.

PUBLIC HEARING COPY

JOB • TBD
SCALE: AS NOTED
DATE: MARCH, 2021
DWG • A-01

REVISIONS:
2-21 Issued to Engineering
11-15-22 Rev. per Comments
12-07-22 Rev. per Comments
12-21-22 Rev. per Comments
04-11-23 Rev. per Comments

REGISTERED ARCHITECT CHRISTOPHER A. ENG STATE OF NEW YORK

THIS CERTIFIES THAT THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT COMPLY WITH THE LATEST PROVISIONS OF NEW YORK STATE UNIFORM FIRE PREVENTION AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.
CHRISTOPHER A ENG, R.A.

DRAWING TITLE:
PROPOSED SITE PLAN
PARKING LOT

CHRISTOPHER A ENG
BUILDING DESIGN LLC
Tel 631 647 5025
Email: cengarch@optonline.net
93 Main Street West Sayville, NY 11796

PROJECT:
44 / 42 MAIN STREET, EAST ISLIP, NY 11730
SUFFOLK COUNTY TAX MAP NUMBER
0500-37300-0100-007000
0500-37300-0100-008000