

### 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.

SYMBOL	PLANT TYPE	QUANTITY IN AREA
(Symbol)	SHADE TREE (SEE PLAN)	
(Symbol)	PROPOSED ORNAMENTAL PLANTINGS	
(Symbol)	PROPOSED CONIFER EVERGREEN SPECIES	
(Symbol)	PROPOSED SCREENING ARBUSTIVE SPECIES	
(Symbol)	PROPOSED SCREENING HEDGE (BOXWOOD, AZALEAS)	
(Symbol)	PROPOSED SCREENING EVERGREEN SPECIES	
(Symbol)	EXISTING TREES TO BE REMOVED	
(Symbol)	GROUND COVERS IN CEDAR MULCH (WEBBER JUNIPER)	

DRAINAGE CALCULATIONS		DRAINAGE AREA 2	
DRAINAGE AREA 1		BUILDING AREA (ALL REMAINING AREAS)	5,736 SQ. FT.
BUILDING AREA (SEE SITE PLAN)	1,398 SQ. FT.	PAVED AREA	5,215 SQ. FT.
PAVED AREA	2,985 SQ. FT.	SIDEWALKS	1,281 SQ. FT.
SIDEWALKS	0 SQ. FT.	LANDSCAPING (4,719 SQ.FT. x 0.15)	712 SQ. FT.
LANDSCAPING (1,412 SQ.FT. x 0.15)	212 SQ. FT.	TOTAL	12,944 SQ. FT.
TOTAL	4,585 SQ. FT.	2" RAINFALL	x .167
2" RAINFALL	x .167	VOLUME REQUIRED	766.4 CU. FT.
VOLUME REQUIRED	766 CU. FT.	LIN. FT. OF STORM POOL REQUIRED	1 / 68.4
LIN. FT. OF STORM POOL REQUIRED	11.1 LIN. FT.	DRAINAGE SPECIFICATIONS:	
EXISTING DRAINAGE 1 LEACHING POOL 10' DIA. X 11' DEPTH		3 PROPOSED CATCH BASINS (CB #2 - #4) 10'DIA. X 11' DEPTH CAPACITY = 2,257 CU.FT.	

### 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.
- CLEARING 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 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."
- 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	126	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) = 5501 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 5501 S.F. / 150 S.F. STALL = 37 STALLS  
 OFFICE AREA 150 / 200 = 1 STALLS  
 TOTAL: 50 STALLS

TOTAL PROVIDED = 16 SPACES+(1 H.C.)=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

### OCCUPANCY

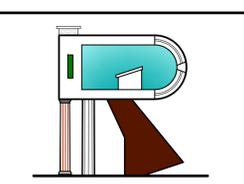
- M MERCANTILE
- S-1 STORAGE
- CONSTRUCTION
- 3 ORDINARY
- FIRE HAZARD
- MODERATE (AUTO PARTS)
- LOW
- DATUM
- NGVD 88

### 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

### DEPARTMENTAL APPROVAL

Project	2020-40 (2010-35 REF.)	Sheet	SP-2
Date	DECEMBER 2010		
Scale	AS NOTED		
Drawing	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.
- INFRINGEMENT OR ANY USE OF THIS PROJECT IS PROHIBITED. ANY ALTERATION, OR REPRODUCTION OF THIS DOCUMENT IS ALSO PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
- 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.



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)

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Project Name and Address  
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 BRENTWOOD, NY  
 TOWN OF ISLIP  
 HEALTH DEPT. REF. 005-17-0069  
 SITE PLAN REF NO SP 2020-061

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