



### 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		SYMBOL-PLANT TYPE QUANTITY IN AREA	
478.0	EXISTING ELEVATION		DIRECTION OF DRAINAGE FLOW
478.0	PROPOSED ELEVATION		SHADE TREE (SEE PLAN)
NOTE: PROPOSED ELEVATIONS ARE FLOW LINE ELEVATIONS EXCEPT WHERE NOTED. TOP OF CURB ELEVATIONS ARE 0.5' (6") HIGHER.			PROPOSED ORNAMENTAL PLANTINGS
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 SILL RUN OFF.			PROPOSED CONIFER EVERGREEN SPECIES
ALL LIGHTING SHOULD BE AIMED DOWNWARD AS TO NOT SHINE OFF-SITE.			PROPOSED SCREENING ARBOVITAE SPECIES
ALL SITE LIGHTING TO BE ON LIGHT SENSORS AND/OR TIMERS TO PREVENT DAYLIGHT OPERATION			PROPOSED SCREENING HEDGE (BOXWOOD, AZALEAS)
ANY PROPOSED SIGNS SHOWN ON SITE PLAN WOULD BE SUBJECT TO SEPARATE APPROVAL BY THE TOWN OF ISLIP PLANNING BOARD.			PROPOSED SCREENING EVERGREEN SPECIES
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.			EXISTING TREES TO BE REMOVED
NOTE: CONTRACTOR TO PROVIDE OWNER UTILITY MARK OUT PRIOR TO CONSTRUCTION			GROUND COVERS IN CEDAR MULCH (WEBBER JUNIPER)
DATING (NOV 2020)			
BEFORE ANY EXCAVATION THE CONTRACTOR MUST CALL 811 FOR UTILITY MARKOUT PRIOR TO CONSTRUCTION (SEE SHEET SP-5)			

#### DRAINAGE CALCULATIONS

DRAINAGE AREA 1	
BUILDING AREA (SEE SITE PLAN)	1,398 SQ. FT.
PAVED AREA	2,985 SQ. FT.
SIDEWALKS	0 SQ. FT.
LANDSCAPING (1,412 SQ.FT. x 0.15)	212 SQ. FT.
TOTAL	4,585 SQ. FT.
2" RAINFALL	x .167
VOLUME REQUIRED	766 CU. FT.
LIN. FT. OF STORM	1,68.4
POOL REQUIRED	11.1 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	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 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 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 MARSHALL'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 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 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 25F 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	0	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" 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.	57	CONTAINER

#### 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.	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

B.C	TOP OF CURB
T.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.)
Date	DECEMBER 2010
Scale	AS NOTED
Drawing	

#### 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.

#### KEY MAP

#### APPLICANT INFORMATION

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

#### ROSEBERY ARCHITECTURAL STUDIO

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

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  
SCTM NO. 500-118-1-76.1

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