

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES

Hauppauge, New York

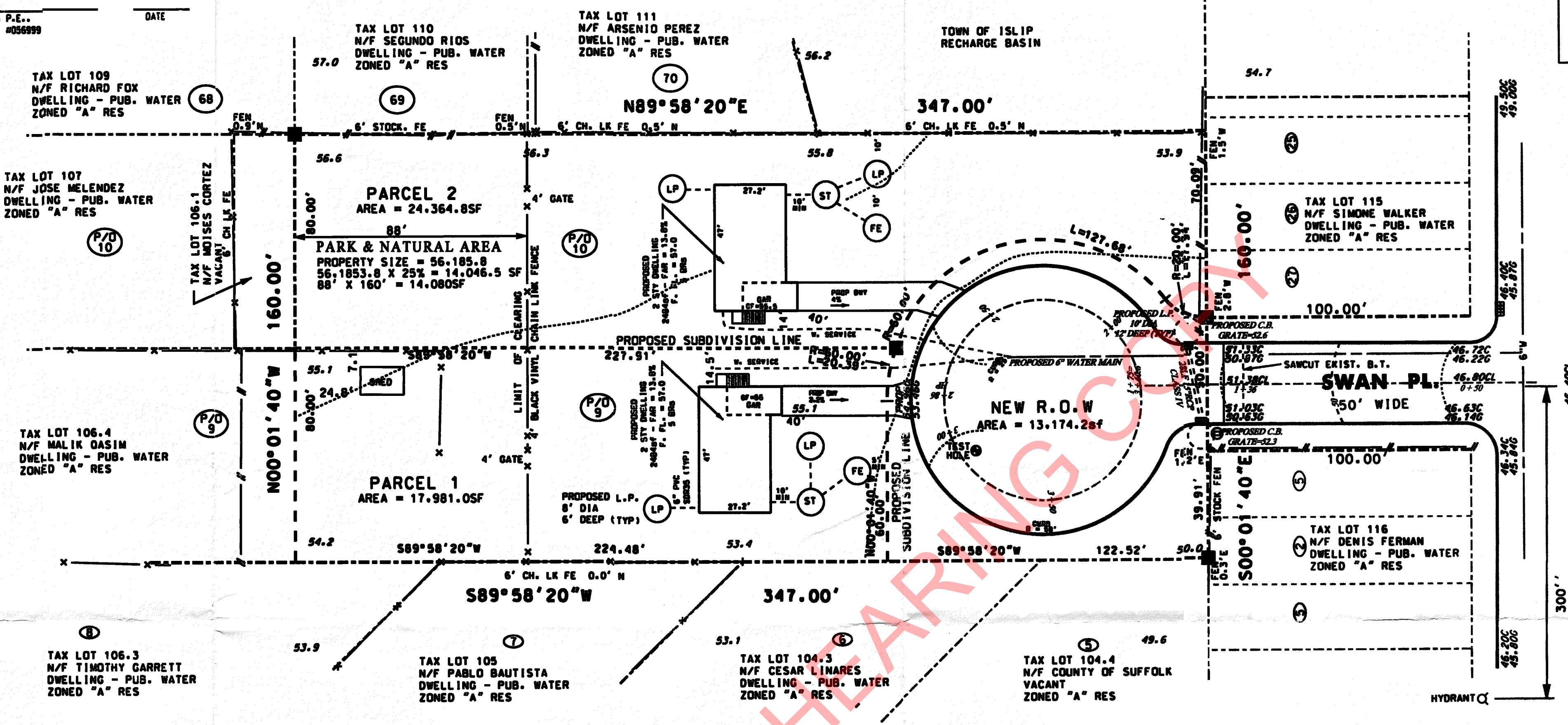
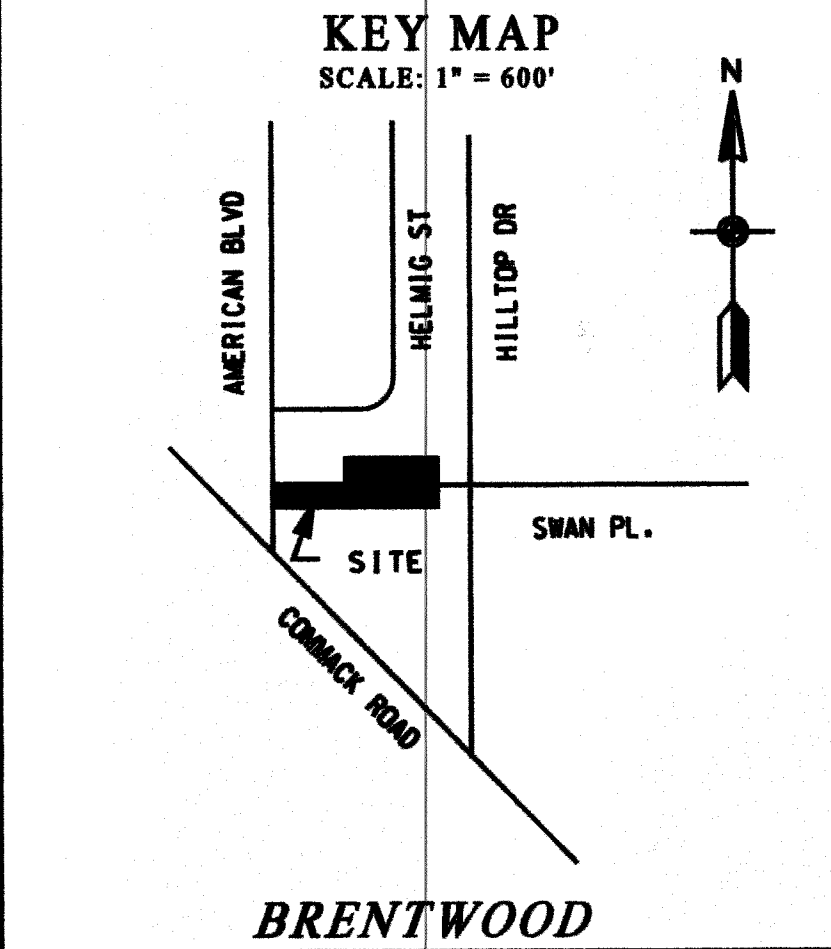
This is to certify that the proposed Realty Subdivision or Development for **AMERICAN BOULEVARD 2** in the **TOWN OF ISLIP** with a total of **2** lots was approved on the above date. Water Supplies and Sewage Disposal Facilities must conform to construction standards in effect at the time of construction and are subject to separate permits pursuant to those standards. This approval shall be valid only if the realty subdivision/development map is duly filed with the County Clerk within one year of this date. Consent is hereby given for the filing of this map on which this endorsement appears in the Office of the County Clerk in accordance with provisions of the Public Health Law and the Suffolk County Sanitary Code.

Vito A. Miazal, P.E.
Director, Division of Environmental Quality

I HEREBY CERTIFY THAT THE WATER SUPPLY(S) AND/OR THE SEWAGE DISPOSAL SYSTEM(S) FOR THIS PROJECT WERE DESIGNED UNDER MY DIRECTION, BASED UPON CAREFUL STUDY OF THE SOIL, SITE, AND GROUND WATER CONDITIONS. ALL LOTS, AS PROPOSED, CONFORM TO THE S.C.D.H.S. CONSTRUCTION STANDARDS AS OF THIS DATE.

DANIEL FALASCO, P.E., DATE
N.Y.S.P.E. LIC. #056999

MAP OF AMERICAN BOULEVARD 2
S.C.T.M. 500-226-2-106.5
SITUATED AT BRENTWOOD, TOWN OF ISLIP SUFFOLK COUNTY, NEW YORK
APPLICANT: BRENTWOOD REALTY INSURANCE CO. 2137 DEER PARK AVENUE SUITE 'A' DEER PARK, NY 11729 (631) 888-5602



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.

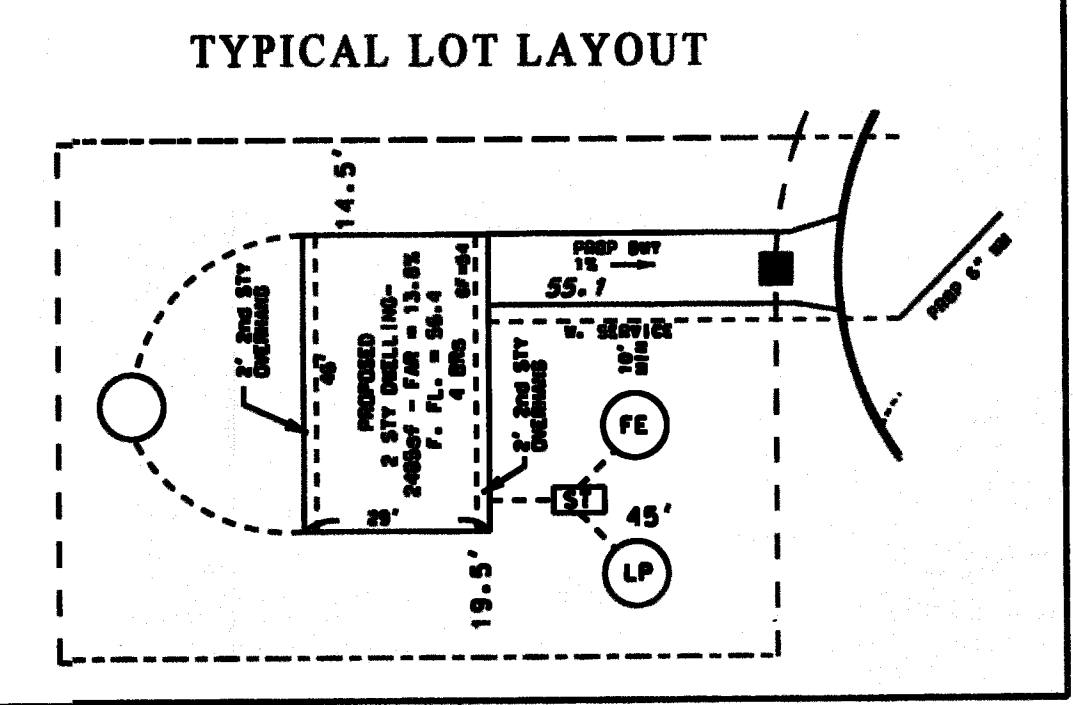
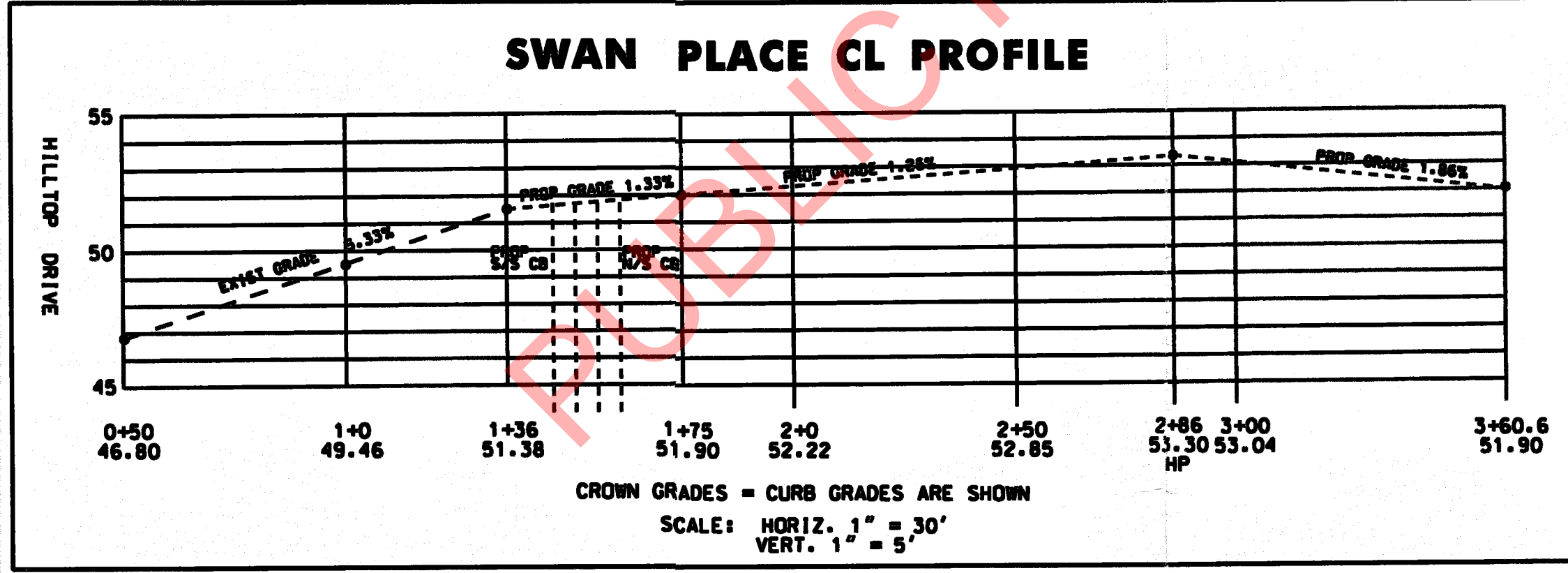
I HEREBY CERTIFY THAT THIS SUBDIVISION MAP WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON OCTOBER 8, 2003 AND THAT THE CONCRETE MONUMENTS (SHOWN THIS) WILL BE SET AS SHOWN MONUMENTS SET AS SHOWN 11/19/2020
BY: *John C. Mayer* 11/20/20
JOHN C. MAYER, L.S. (NYS L.S. #49987)

THIS IS TO CERTIFY THAT THIS MAP HAS BEEN APPROVED BY THE TOWN OF ISLIP PLANNING BOARD IN ACCORDANCE WITH ARTICLE 16 OF THE TOWN LAW.
DATE OF APPROVAL: _____
ISLIP TOWN PLANNING BOARD

ZONED IN "A" DISTRICT. MINIMUM LOT AREA: 11,250SF. THIS IS TO CERTIFY THAT THE LOTS SHOWN HEREON CONFORM TO THE EXISTING ZONING REGULATIONS.

BY: JOHN C. MAYER, L.S. (NYS L.S. #49987)

THIS SUBDIVISION WILL APPEAR IN DISTRICT 500 ON SECTION 226 OF THE SUFFOLK COUNTY TAX MAP.



SITE DATA

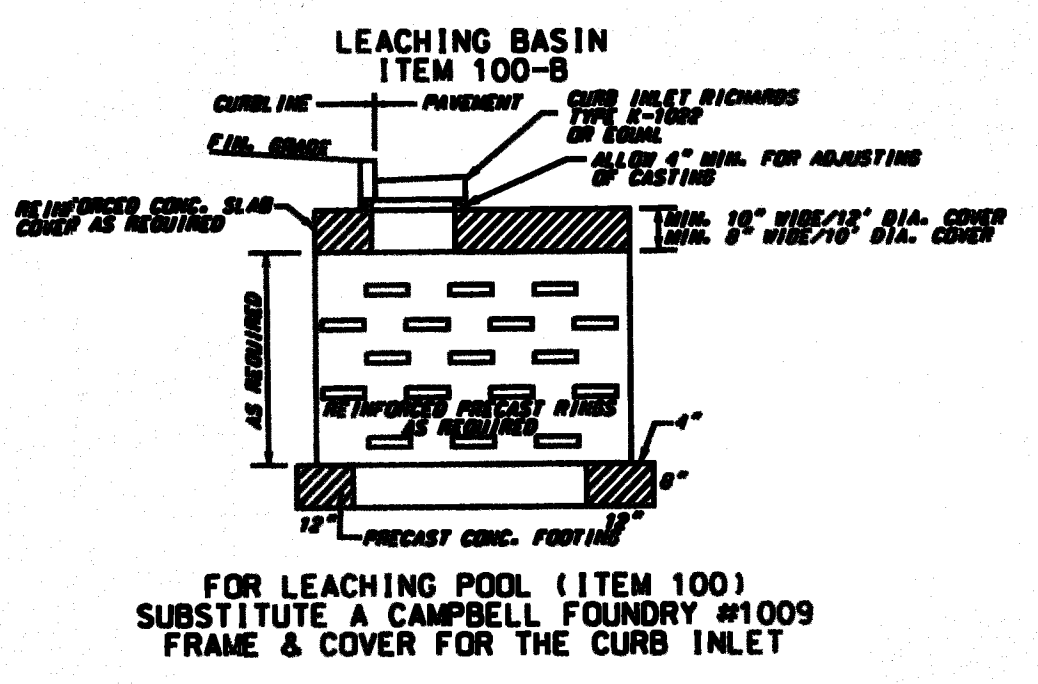
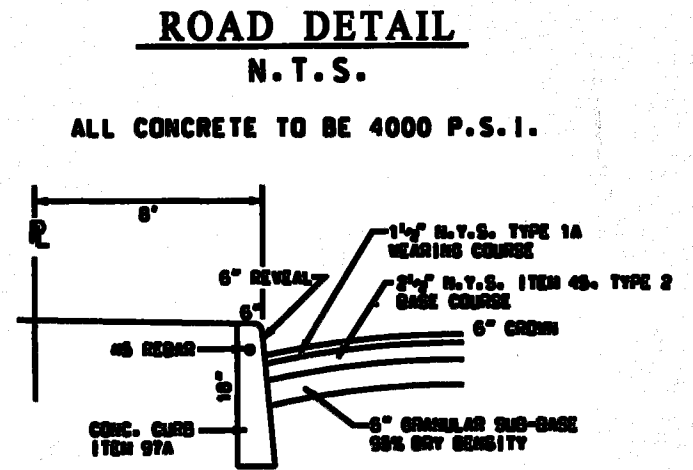
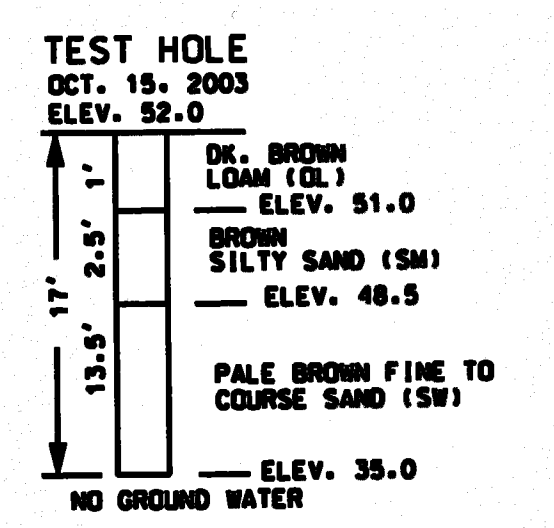
TOTAL LOT AREA	= 69,360sf
TOTAL ROAD AREA	= 13,174.2sf
PRESERVATION AREA REQ:	(69360-13174.2) X 0.20 = 11,237.16sf
PARK AREA REQ:	(69360-13174.2) X 0.05 = 2,809.29sf
TOTAL PRESERVATION & PARK AREA REQ	= 14,046.45sf
TOTAL PRESERVATION & PARK AREA PROVIDED	= 14,080sf

S.C.T.M. 500-226-2-106.5
PROPERTY SIZE = 69,360.0sf
ALL PROPERTIES ARE ZONED "A" RES.
SETBACKS - 40' FRONT 14' SIDE
ALL DWELLINGS WITHIN 150' USE PUBLIC WATER
AVERAGE PARCEL SIZE = 18,728.6sf
ELEVATIONS REFER TO NAVD

NOTES:
1. CONTACT THE ENGINEERING INSPECTOR (224-5360) AT LEAST 24 HOURS PRIOR TO THE START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE ENGINEER'S SATISFACTION AT THE APPLICANT'S EXPENSE.
2. COORDINATE & COMPLETE ALL UTILITY RELOCATIONS.
3. OBTAIN A TOWN DPW ROAD OPENING PERMIT.
4. ALL DWELLINGS WITHIN 150' UTILIZE PUBLIC WATER
5. ALL UTILITIES TO BE UNDERGROUND
6. 24.3 - ELEVATION IN TOWN DATUM
7. ANY DEFECT OR CRACKS WITHIN CONCRETE SHALL NOT BE ACCEPTABLE
8. MAXIMUM FERTILIZER DEPENDENT VEGETATION IS LIMITED TO 15%
9. NO FURTHER SUBDIVISION

LOTS: PART OF 9 & 10
BLOCK: AMERICAN FARMS
MAP OF: AMERICAN FARMS
LOCATION: TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK
FILED IN: SUFFOLK COUNTY CLERK'S OFFICE
FILE NUMBER: 1417 FILED: NOVEMBER 4, 1944
CERTIFIED TO
BRENTWOOD REALTY INSURANCE CO.
METROPOLITAN ABSTRACT
TITLE NO. 1 5347181
DWG. NO. 44882 BUDGET DRAWER NO. 396

- NOTES:**
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 - NO FURTHER SUBDIVISION



DRAINAGE CALC
PARCEL 1 DRAINAGE
HOUSE & GARAGE = 1335SF X 0.17 = 227CF
REQUIRED DRAINAGE = 227CF
DRAINAGE PROVIDED = 6" OF 8" DIAM. L.P. = 253.2CF
PARCEL 2 DRAINAGE
HOUSE & GARAGE = 1335SF X 0.17 = 227CF
REQUIRED DRAINAGE = 227CF
DRAINAGE PROVIDED = 6" OF 8" DIAM. L.P. = 253.2CF
NEW R.O.W. DRAINAGE
R.O.W. (PAVED) + DRIVEWAYS = 8,040SF X 0.17 = 1367CF
LANDSCAPED = 5134SF X 0.17 X 15% = 131CF
DRAINAGE REQUIRED = 1,498CF
DRAINAGE PROVIDED = 24LF OF 10" DIA. LP = 1,642CF

JOHN C. MAYER, L.S.
PROFESSIONAL LAND SURVEYOR
156 FOURTH AVENUE
BAY SHORE, NY 11706
(631) 665-0780
SCALE: 1" = 30'
DATE: 10/8/2003
REVISED: 5/11/2013
REVISED: 2/16/2018
DATE: 11/20/20
JOHN C. MAYER
N.Y.S.L.S. License No. 049987