

SANITARY CALCULATIONS

SITE DATA:
 SCTM #: 0500-117-3-93.2
 LOT AREA = 29,100 S.F. = 6.6 AC.
 TOTAL BUILDING AREA: EXISTING = 7,040 SF

EXISTING HD REF. NO.:
C-20-0323

ALLOWABLE SANITARY FLOW DENSITY:
 GROUNDWATER MANAGEMENT ZONE VII
 ALLOWABLE FLOW FOR SITE: 600 GPD/ACRE
 (600 GPD/ACRE) X (6.6 ACRES) = 400 GPD

SEWAGE DISPOSAL SYSTEM DESIGN CALCULATIONS:

USE	AREA/SEATS	SANITARY DENSITY (GPD)	KITCHEN GRAY LOAD (GPD)	TOTAL (GPD)
NON-MEDICAL OFFICE SPACE (TENANT #1)	DRY STORE 1400 SF.	1400 X .06=84		84
NON-MEDICAL OFFICE SPACE (TENANT #2)	DRY STORE 1400 SF.	1400 X .06=84		84
TAKE-OUT DELI (TENANT #3 & #4)	WET STORE 2216 SF.	2216 X .03=66	2216 X .12 = 330	422
MANICURES (TENANT #5)	WET STORE W/O FOOD 1400 SF.	1400 X .03=42		84
TOTAL PROPOSED DENSITY		TOTAL PROPOSED DENSITY = 244 GPD	330 GPD KITCHEN GRAY LOAD	674 TOTAL PROPOSED SYSTEM DENSITY

EXISTING SANITARY SYSTEMS:

SYSTEM #1
SEPTIC TANK: EXISTING: (1) 8" DIAM X 5' EFF. DEPTH = 1,500 GPD
LEACHING POOLS: EXISTING: (1) 10' DIA. X 10' DEPTH = (OK)
 31.4 SF/FT (FOR 10' DIA. RING) X 10 = 314 SF OF LEACHING AREA

SYSTEM #2
SEPTIC TANK: EXISTING: (1) 8" DIAM X 5' EFF. DEPTH = 1,500 GPD
LEACHING POOLS: EXISTING: (1) 10' DIA. X 10' DEPTH = (OK)
 31.4 SF/FT (FOR 10' DIA. RING) X 10 = 314 SF OF LEACHING AREA

GREASE TRAP: EXISTING: (1) 8" DIA. X 5' EFF. DEPTH = 1,500 GPD (OK)
 NOTES: 1. NO WELLS WITHIN 150 FT. OF PROPERTY.

ALLOCATION OF FLOWS:

USE	AREA/SEATS	SANITARY DENSITY (GPD)	KITCHEN GRAY LOAD (GPD)	TOTAL (GPD)
TAKE-OUT DELI (TENANT #3 & #4)	WET STORE W/O FOOD 2216 SF.	2216 X .03=66	2216 X .12 = 330	422
TOTAL PROPOSED DENSITY		TOTAL PROPOSED DENSITY = 244 GPD	330 GPD KITCHEN GRAY LOAD	674 TOTAL PROPOSED SYSTEM DENSITY

SYSTEM #2

OFFICE (NMO) TENANT #1 = 84 CPD
OFFICE (NMO) TENANT #2 = 84 CPD
TAKE-OUT DELI TENANT #3 & #4 = 422 CPD
TOTAL DENSITY = 590 CPD (REQUIRED)

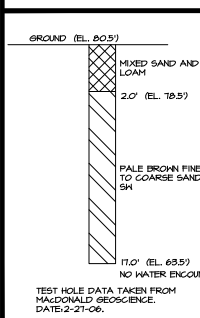
SEPTIC TANK: REQUIRED: 590 X 2 = 1,180 GPD
 EXISTING: (1) 8" DIAM. X 5' EFF. DEPTH = 1,500 GPD (OK)

LEACHING POOLS: REQUIRED: 590 GPD / 1.5 SF/GPD = 393 SFLA
 885 SFLA - 314 SFLA = 571 SF LEACHING AREA
 EXISTING: (1) 10' DIA. X 10' DEPTH = 314 SF LEACHING AREA

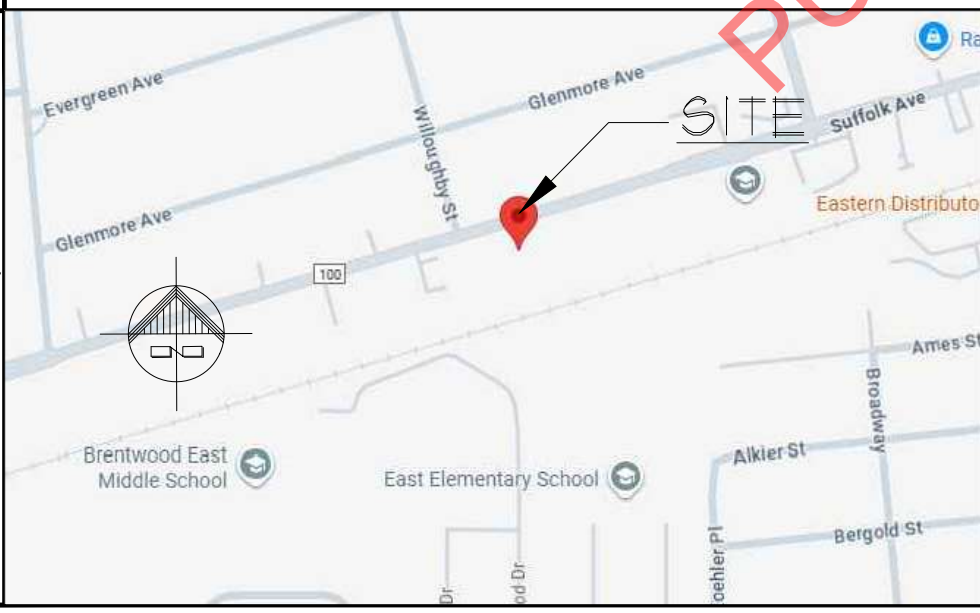
GREASE TRAP: REQUIRED: 338 GPD = 338 GPD
 EXISTING: (1) 8" DIA. X 5' EFF. DEPTH = 1,500 GPD (OK)

NOTE: 1. ALL KITCHEN WASTE FOR TAKE-OUT DELI (TENANTS #3 & #4) ARE BEING CONNECTED TO GREASE TRAP ON SYSTEM NO. 2 (EXISTING 1,500 GPD) THEREFORE OK.

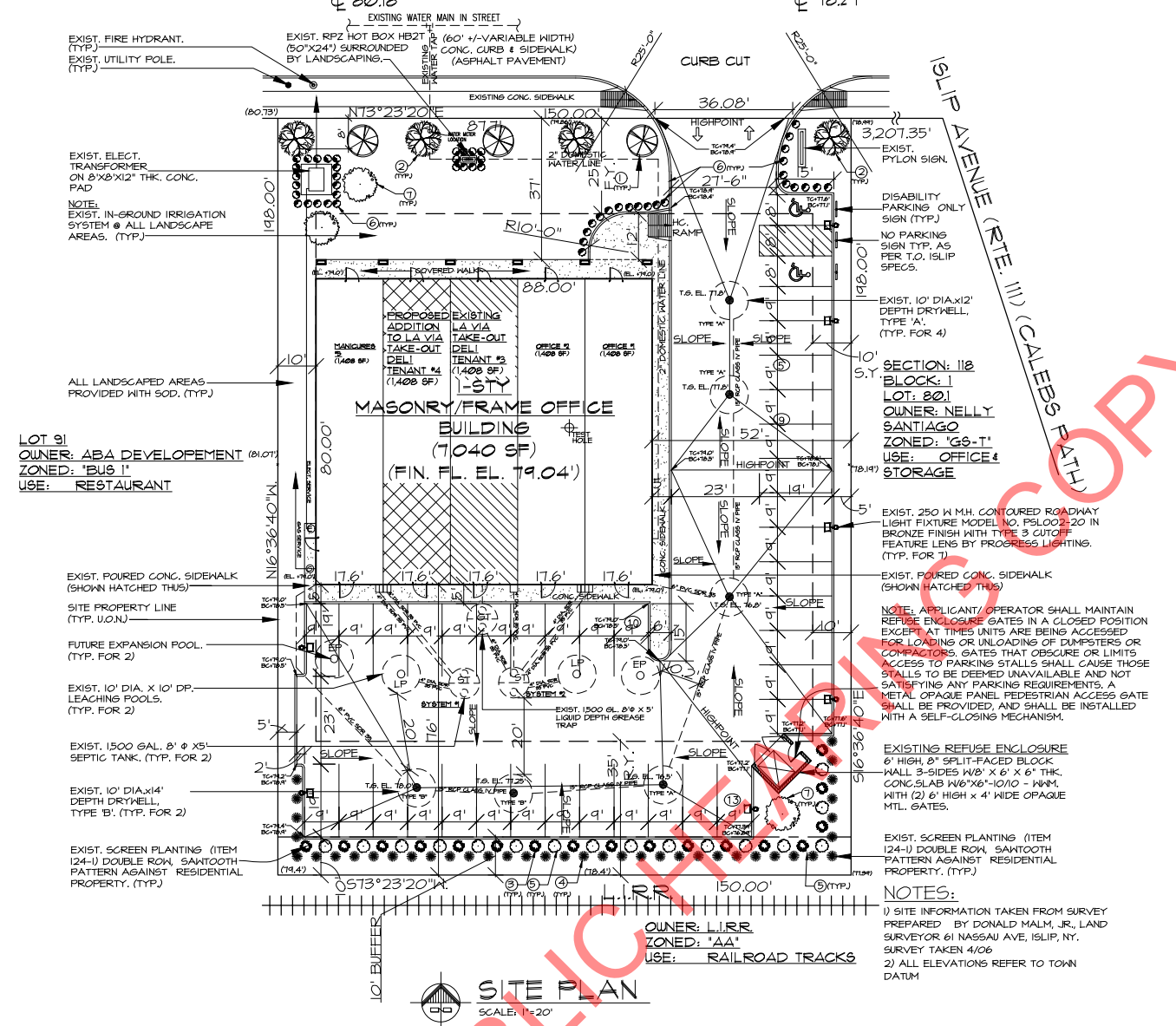
TEST HOLE (N.T.S.)



LOCATION MAP



SUFFOLK AVENUE CR 100



SITE PLAN
 SCALE: 1"=20'

DRAINAGE CALCULATIONS

(2" RAINFALL RETENTION)

KEY	USE	MATERIAL	AREA (S.F.) X RUNOFF COEF. = EQUIV. DRAIN DESIGN X DESIGN RAINFALL = DESIGN VOL. (C.F.)
AREA A	PAVED	ASPHALT/CONC.	14,887 S.F. X 1.0 = 14,887 X .17 = 2,530.8 C.F. + 68.42 (C.F. CAP./V.F. OF 10' DIA. RING) = 37 V.F.
	ROOF AREA		7,040 S.F. X 1.0 = 7,040 X .17 = 1,196.8 C.F. + 68.42 (C.F. CAP./V.F. OF 10' DIA. RING) = 20.8 V.F.
	LAND-SCAPED	GRASS	7,547 S.F. X .15 = 1,132.05 X .17 = 193.7 C.F. + 68.42 (C.F. CAP./V.F. OF 10' DIA. RING) = 2.8 V.F.
			TOTAL REQUIRED V.F. = 37 + 20.8 + 2.8 = 60.6 V.F. EXISTING (4) 10' DIA. X 12' DEPTH (TYPE 'A') EXISTING (2) 10' DIA. X 8' DEPTH (TYPE 'B')

GENERAL SITE NOTES

- ALL SITE WORK TO CONFORM TO LATEST T.O. ISLIP PLANNING BOARD SPECIFICATIONS AND STANDARDS.
- THE DEVELOPER SHALL NOTIFY THE T.O. ISLIP ENGINEERING DIVISION AT LEAST 24 HRS BEFORE COMMENCEMENT OF ANY ON-SITE DRAINAGE, CURB OR PAVING WORK.
- MINIMUM ELEVATION TOP OF NEW STREET CURB SHALL BE SAME AS CENTERLINE OF STREET OPPOSITE. MINIMUM ELEVATION TOP OF NEW CURBS SHALL BE 6" ABOVE PAVING.
- ALL PAVING TO CONFORM TO T.O. ISLIP AND NEW YORK STATE DEPT. OF TRANSPORTATION SPECIFICATIONS.
- SUBGRADE SHALL BE CONSTRUCTED TO A STABILIZED DEPTH OF 6" AND GRADED AS SHOWN ON PLOT PLAN.
- BASE COURSE SHALL BE 3" CRUSHED STONE BLEND (COMPACTED) (ITEM 201)
- TOP COURSE SHALL BE 2" ASPHALTIC CONCRETE (COMPACTED) DESIGNATED AS NEW YORK STATE ASPHALT TYPE "6F".
- ALL AREAS PLANTED WITH SHRUBS TO BE MULCHED WITH LARGE CEDAR BARK CHIPS.
- THE DEVELOPER SHALL COMPLY WITH APPROVED WORKING DRAWINGS AND REQUIREMENT SHEETS. NO DEVIATIONS WILL BE PERMITTED EXCEPT BY WRITTEN APPROVAL OF THE T.O. ISLIP PLANNING BOARD.
- AS SHOWN ON PLOT PLAN, CONNECT LEADERS TO DRYWELLS WITH 8" DIAMETER PVC PIPE AND INTERCONNECT DRYWELLS WITH 1/2" DIAMETER RCP PIPE.
- DRYWELLS SHALL BE CONSTRUCTED OF PRECAST CONCRETE SECTIONS, MINIMUM 4,000 PSI, REINFORCED CONCRETE.
- INSTALL MINIMUM 36" GRAVEL BACKFILL AS PER PLANNING BOARD SPECIFICATIONS AROUND ALL DRAINAGE DRYWELLS.
- ALL BUILDING OR POLE MOUNTED LIGHTING SHALL BE DIRECTED TO ILLUMINATE SUBJECT PROPERTY AND SHALL NOT PROJECT UPON ADJOINING ROADS OR PROPERTIES.
- ALL ELECTRICAL AND TELEPHONE SERVICES SHALL BE INSTALLED UNDERGROUND.
- MINIMUM ELEVATION TOP OF NEW STREET CURB SHALL BE SAME AS CENTERLINE OF STREET OPPOSITE. MINIMUM ELEVATION TOP OF NEW CURBS SHALL BE 6" ABOVE PAVING.
- ALL CONCRETE USED FOR ON-SITE CONSTRUCTION SHALL BE MINIMUM 4,000 PSI AFTER 28 DAYS.
- AT ENTRANCE DRIVEWAY, EXISTING CURB AND GUTTER TO BE REMOVED AND REPLACED WITH EXPANSION JOINT TO FULL DEPTH FOR CURB CUT INSTALLATION.
- THE DEVELOPER SHALL VERIFY ALL UTILITY LOCATIONS IN THE CONSTRUCTION AREA PRIOR TO COMMENCING WORK.
- CONTACT THE ENGINEERING INSPECTOR (224-5360) AT LEAST 24 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE.
- COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS.
- OBTAIN A TOWN OPEN ROAD OPENING PERMIT.

LANDSCAPE SCHEDULE

NO.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
1		RED OAK	3 1/2" DIA.	20' O.C.	3
2		PIN OAK	3 1/2" DIA.	20' O.C.	4
3		DOUGLAS FIR	5'-6"	5' O.C.	17
4	JUNI PERIS CHINESIS PYRAMIDALIS	NORWAY SPRUCE	5'-4"	5' O.C.	39
5	PICEA EXCELSA	CHINESE COLUMN JUNIPER	6'-7"	5' O.C.	16
6	RIBES ALPINUM	ALPINE CURRANT	3'-3.5"	3' O.C.	50
7	RIBES ALPINUM	WHITE PINE	MIN. 6' HL.	AS SHOWN	3

PROPERTY INFORMATION

COUNTY TAX MAP NO.:		SITE DATA:	
SECTION 117	BLOCK 3	LOT# 93.2	BUILDING USE: OFFICE
ITEM	AS REQUIRED BY ZONING	%	AS PROPOSED
LOT SIZE:	10,000 S.F.		29,100 S.F.
FRONTAGE:	100 F.T.		150'
BLDG. AREA:	-	20%	7,040 S.F.
FRONT YD. SETBACK:	25 F.T.		37'
REAR YD. SETBACK:	35 F.T.		76'
SIDE YD. SETBACK:	10 F.T./TOTAL SIDES = 20'		10'/52'
BUILDING HEIGHT:	35 F.T.		30'-0"

PARKING CALCULATIONS

PARKING CALCULATIONS:
 OFFICE = 7,040 SF @ 1/200 SF
 OFFICE SPACES REQ'D. = 7,040 / 200 = 35.2 STALLS
 TOTAL SPACES REQ'D. = 36 TOTAL SPACES

PROPOSED = 38 SPACES
 MISSING = 0 SPACES

HANDICAP STALLS: 2 SPACES PROVIDED

SYMBOLS LEGEND

- 00.00' - PROPOSED ELEVATION
- T.C. - TOP OF CURB
- B.C. - BOTTOM OF CURB
- T.B. - TOP OF GRATE
- T.M.G. - TOP OF MANHOLE COVER
- EL. - ELEVATION
- H.P. - HIGH POINT
- L.P. - LOW POINT
- - CAST IRON SOLID COVER
- - CAST IRON GRATING
- ⊙ - WATER METER
- ⊙ - GAS LINE
- ⊙ - GAS METER
- ⊙ - ELECTRIC LINE
- ⊙ - ELECTRIC METER
- ⊙ - SEWER LINE
- T. - TELEPHONE LINE
- E-54.0 - EXISTING ELEV
- N-56.0 - NEW ELEVATION
- N-71.0 - NEW T.O. CURB
- N-61 - NEW BLDG. CURB
- N-7 - NEW T.O. FRAME

MUNICIPAL APPROVALS

BUILDING DEPT.	PLANNING BOARD	DEPTL. APPROVALS
ZONING:	RESOLUTION NUMBER:	JOB NO. APPLICANT DATE
CONFORMS:	DATE:	HIGHWAY DEPT. DATE
VARIANCE:	DATE:	ENGINEERING DEPT. DATE
COST:	DATE:	PLANNING DEPT. DATE
SIGNATURE:	SIGNATURE:	SIGNATURE DATE

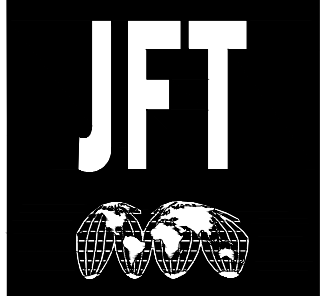
SEWAGE DISPOSAL NOTE

PURSUANT TO PART 621, UNIFORM PROCEDURES ACT, I HEREBY CERTIFY THAT THERE WILL BE NO INDUSTRIAL OR OTHER WASTE DISCHARGE FROM THE BUILDING ON THESE PREMISES EXCEPT THE SANITARY WASTE DISCHARGE AS APPROVED ON THESE PLANS BY THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES. FURTHER THAT IF THE OCCUPANCY OR USE OF THE BUILDING CHANGES, HEREBY SUCH A WASTE IS TO BE DISCHARGED THAT ALL APPLICABLE PERMITS WILL BE OBTAINED PRIOR TO ANY ACTUAL DISCHARGE OF SAID WASTE MATERIAL.

LANDSCAPE CALCULATION

ITEM	REQ'D	EXISTING	% OF LOT
LOT AREA	-	29,100 S.F.	-
BUILDING AREA	-	7,040 S.F.	23.7
TOTAL GRASS AREA INCLUDING BUFFER AREAS	-	7,836 S.F.	26
PAVED AREAS	-	14,823 S.F.	50
TOTAL LANDSCAPING REQ'D = 20% OF LOT EXCLUDING BUFFER ZONES	5,840 SF	6,335 SF	21
REQ'D FT.YD. LANDSCAPING EXCLUDING BUFFER ZONES = 50% OF TOTAL REQ'D LANDSCAPING	2,970 SF	4,125 S.F.	13.8

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.

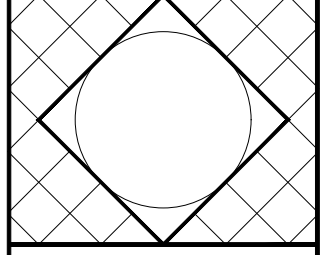


ARCHITECTURAL DESIGNS
 ARCHITECTURAL DRAFTING
 PLANNING
 INTERIOR DESIGN

P.O. BOX 1193
 WEST BAYLON, NY 11704
 TEL: (914) 370-2362
 FAX: (315) 927-6083
 MOBILE: (631) 894-6720
 E-MAIL: JFTARCH@AOL.COM

CARLOS PALOMEQUE
 PROFESSIONAL ENGINEER

P.O. BOX 1315
 WEST BAYLON, NY 11704
 TEL: (631) 416-9488
 EMAIL: robe13@icloud.com



THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF THE ENGINEER. INFRINGEMENTS WILL BE PROSECUTED.

REVISIONS

NO.	DATE	DESCRIPTION
△	-	-
△	-	-
△	-	-
△	-	-
△	-	-
△	-	-

PROJECT TITLE

CHANGE OF USE/ ADDITION TO LA VIA TAKE-OUT DELI

1034 SUFFOLK AVENUE
 BRENTWOOD, NY 11717
 SCTM #: 0500-117-3-93.2

DRAWING TITLE

SITE PLAN, LOCATION MAP, GENERAL NOTES, SANITARY CALCULATIONS

DRAWN BY: JFT	DRAWING NO.: SP-1
CHECKED BY: CFP	
DATE: 1/10/2026	
SCALE: AS SHOWN	PROJECT NO.: 2025-34