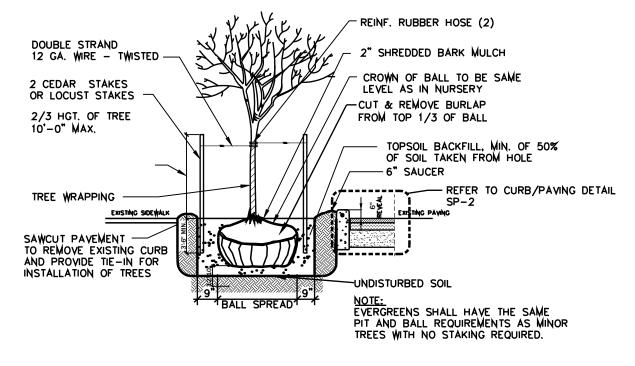


ALL CONCRETE SHALL BE AIR ENTRAINED, 4000 PSI CYLINDER TESTING AS REQUIRED PER TOWN ENGINEER ALL SIDEWALKS PLACED WITHIN MUNICIPAL ROW SHALL BE 5' MIN. WIDTH

> ALL CONCRETE SIDEWALKS, PATHWAYS, AND WALKWAYS TO RECEIVE A NON-SKID BROOM FINISH.

Concrete Sidewalk - Item 105

SCALE: N.T.S.



Planting Detail

SCALE: N.T.S.

PLANTING SCHEDULE

	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
DECIDUOUS TREES	2	SML	Gleditsia Tricanthos Shademaster	Shademaster Locust	2 1/2" -3" cal.	30'-35' o.c.	⊚ Manatuck
8≅	4	LLL	Tilia Cordata	Little Leaf Lindens	2 1/2" -3" cal.	25'-0" O.C.	⊕ Howells
B							
Ω							
EVERGREENS							
띭							
ω							

1. PLANTING BALL - ON B&B MATERIAL, BURLAP AND WIRE BASKET OR OTHER CONTAINER SHALL BE REMOVED FROM THE UPPER 1/3 OF THE ROOT BALL AND DISPOSE OF.

2. HEIGHT OF PLANTING SAUCER SHALL BE 6".

3. MULCH SHALL BE A MAXIMUM OF 3" DEEP AND TAPERED DOWN TO LEAVE THE ROOT FLARE EXPOSED. WHEN PLANTING ON SLOPES, DOWN HILL SIDE MUST BE STABILIZED APPROPRIATELY OR SEEDING ON DOWNHILL SIDE MAY BE SPECIFIED.

4. MATERIALS FOR PROTECTION OF PLATS SHALL BE A COMMERCIALLY AVAILABLE PRODUCT OR SYSTEM FOR SUPPORTING OF TREES.

5. ALL TAGS, LABELS, ETC. SHALL BE REMOVED FROM THE PLANTS.

6. THIS DETAIL SHOWS ONE ABOVE GROUND TREE SUPPORT METHOD. ANY OTHER METHOD MUST USE COMMERCIALLY AVAILABLE PRODUCTS INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.

7. THE ROOT FLARE SHALL BE VISIBLE AND LEVEL WITH SURROUNDING SOIL.

TIE-IN A.O.B.E. S"REVEAL STANDARD TYPE "A" CURB

ITEM 97A 1" REVEAL . #5 REBAR DETAIL AT DROP CURB MINIMUM MIDTH 13' ON FLAT 15' FROM JOINT TO JOINT

~ #5 REBAR

STANDARD TYPE "C" CURB

5. ALL CONCRETE SHALL BE TAMPED IN PLACE, NO HONEYCOMB WILL BE ALLOWED. FINISH SHALL BE SMOOTH AND EVEN — RUBBED WITH A WOOD FLOAT.

3. STEEL FORMS OR EQUAL SHALL BE USED.

1. ALL CONCRETE TO BE 4000 PSI AIR ENTRAINED.

2. FOR LOCATION OF CURB FROM PROPERTY LINE, SEE STANDARD ROAD SECTION.

4. EXPANSION JOINTS 1/2" THICK 20' O.C. SHALL BE

STANDARD TYPE "D" CURB

MOUNTABLE CURB

ITEM 970

NOTES:

6. ALL EDGES SHALL BE TOOL ROUNDED.

7. CYLINDER TESTING AS REQUIRED PER TOWN ENGINEER

8. ALL EXPANSION JOINTS SHALL BE PRE-CUT TO CURB PROFILE PRIOR TO INSTALLATION.

Concrete Curb Detail - Item 97

9. ALL CONCRETE CURBS SHALL UTILIZE A # 5 REBAR SCALE: N.T.S.

LANDSCAPING

- 1. ALL PLANT MATERIAL SUPPLIED AND INSTALLED SHALL BE IN ACCORDANCE WITH CURRENT A.A.N. (AMERICAN ASSOCIATION OF NURSERYMEN), AND ACCEPTED INDUSTRY
- 2. NO SUBSTITUTION OF MATERIAL SHALL BE MADE WITHOUT THE APPROVAL OF THE
- 3. BACKFILL ALL PLANT PITS WITH A BACKFILL MIXTURE OF 50% TOPSOIL TO 50% ORIGINAL SOIL EXCAVATED FROM THE PLANTING HOLE WITH PROPER AMOUNTS OF FERTILIZER.
- 4. ALL MAJOR, MINOR, AND EVERGREEN TREES SHALL BE PROPERLY STAKED OR ANCHORED ONLY IF ABSOLUTELY NECESSARY. IF STAKING IS NECESSARY GUY WIRES TO BE LEFT LOOSE AND STAKES AND WIRES TO BE REMOVED WITHIN ONE YEAR.
- 5. CULTIVATE AND RAKE OVER FINISHED PLANTING AREA AND LEAVE IN AN ORDERLY CONDITION.
- 6. FORM A SHALLOW 6" BASIN AROUND EACH PLANT SO AS TO HOLD WATER AND MULCH.
- 7. ALL TREE AND SHRUB AREAS TO BE MULCHED AS SHOWN ON THE PLANS WITH A MINIMUM OF 2" SHREDDED BARK MULCH.
- 8. REMOVE FROM ALL PLANT MATERIAL, BROKEN OR BRUISED BRANCHES WITH A CLEAN CUT.
- 9. AT THE TIME OF PLANTING, THE SOIL AROUND EACH PLANT SHALL BE THOROUGHLY SATURATED WITH WATER AND AS MANY TIMES LATER AS SEASON CONDITIONS REQUIRE FOR THE ENTIRE MAINTENANCE PERIOD.
- 10. ALL LAWN AREAS TO BE TOPSOILED WITH A MINIMUM OF 6" TOPSOIL AND SODDED AS DIRECTED BY THE OWNER OR AS SHOWN ON THE PLANS.
- 11. GROUND LIMESTONE SHALL BE EVENLY APPLIED AT THE RATE REQUIRED TO BRING THE SEED/SOD BED TO A PH READING OF BETWEEN 6.0 AND 7.0. THE LIMESTONE SHALL BE LIGHTLY WORKED INTO THE TOP THREE INCHES OF SOIL
- 12. COMMERCIAL FERTILIZER SHALL BE EVENLY APPLIED TO THE SEED/SOD BED AT THE RATE OF 1,000 LBS. PER ACRE AND INCORPORATED INTO THE TOP 3" OF SOIL. THE ELEMENTS OF THE FERTILIZER MAY BE ORGANIC, INORGANIC OR A COMBINATION.
- 13. PRE-EMERGENT WEED CONTROL SHALL BE APPLIED TO ALL AREAS FOR PLANTING INCLUDING TREES, SHRUBS, GROUND COVER AND LAWN AREAS. IF SEEDING OF LAWN AREAS IS REQUIRED, WEED CONTROL APPLIED MUST PERMIT IMMEDIATE SEEDING OF
- 14. ALL STREET TREES TO BE A MINIMUM OF 2 1/2" CAL
- 15. AREA OF EXISTING VEGETATION TO REMAIN TO BE PROTECTED DURING CONSTRUCTION BY A FENCE OF NOT LESS THAN FOUR (4) FEET IN HEIGHT. ALL BUILDING MATERIAL, DIRT AND DEBRIS SHALL BE KEPT OUT OF THIS AREA.
- 16. ALL DISTURBED AREAS TO BE TOPSOILED AND SEEDED 6" MINIMUM.

IRRIGATION

1. IRRIGATE ALL LAWN AND PLANTED AREAS, AS DIRECTED, WITH AN AUTOMATICALLY CONTROLLED SYSTEM AS APPROVED BY THE ENGINEER OR THE OWNER. 100% COVERAGE SHALL BE PROVIDED IN WINDS UP TO 25 MPH. PLAN TO BE SUBMITTED TO THE OWNER FOR APPROVAL. ALL HEADS, CONTROLLERS, ETC. SHALL BE HUNTER, TORO OR APPROVED EQUAL.

MAINTENANCE

- 1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK AND PARTS THEREOF TO FINAL ACCEPTANCE.
- 2. MAINTENANCE SHALL INCLUDE WATERING OF ALL PLANTED AND LAWN AREAS, MOWING, WEEDING, CLEANING UP, EDGING, REPAIRS OF WASHOUTS AND GULLIES, REPAIRS TO PROTECTING FENCES AND ALL OTHER NECESSARY WORK BY MAINTENANCE. MAINTENANCE OF ALL PLANTED AREAS, INCLUDING LAWN AREAS SHALL CONTINUE UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER UNLESS DIRECTED OTHERWISE BY THE OWNER. ALL LAWN AREAS SHALL BE CUT TO A HEIGHT OF 2 1/2" AFTER THE GROWTH REACHES A MAXIMUM OF 4",
- 3. THE CONTRACTOR SHALL REPLACE ALL PLANT MATERIAL AND LAWN AREAS THAT ARE DEAD, IN UNSIGHTLY CONDITION, UNHEALTHY, OR LOST THEIR NATURAL SHAPE DUE TO MAINTENANCE OR OTHER CAUSES, BY THE DATE OF ONE YEAR FROM THE COMPLETION AND FINAL ACCEPTANCE OF THE COMPLETE CONTRACT. THE COST OF REPLACEMENT SHALL BE INCLUDED IN THE BID PRICE. THE WARRANTY PERIOD SHALL BE 1 YEAR FROM DATE OF FINAL ACCEPTANCE OF WORK. OWNER MAY WAIVE WARRANTY IN CONTRACT.
- 4. ALL LANDSCAPING AS SHOWN ON AN APPROVED SITE PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE LIFE OF THE PROJECT. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH HEALTHY NEW PLANTS OF COMPARABLE SIZE, TYPE AND QUALITY AT THE BEGINNING OF THE NEXT (IMMEDIATELY FOLLOWING) GROWING SEASON.

CLEAN-UP

1. THE CONTRACTOR SHALL CLEAN UP AND REMOVE FROM THE SITE ALL HIS RUBBISH AND SURPLUS MATERIAL AS FAST AS IT ACCUMULATES AND SHALL NOT PERMIT IT TO BE SCATTERED ABOUT THE CONSTRUCTION SITE.

PROJECT AND SITE DATA

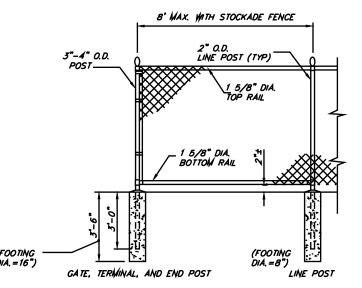
SUBJECT PROPERTY/APPLICANT

1174 SUNRISE HY. ASSOC., LLC 111 Howells Road Bay Shore, New York 11706 631-666-6720 VACANT LOT

SUFFOLK COUNTY TAX MAP District 0500; Sect. 339; Block 02; Lot 83

CURRENT ZONING EXISTING GST AUTOMOBILE INVENTORY LOT PROPOSED USE

SITE AREA 14,730 s.f. / .338 Acres



TYPICAL CHAIN LINK FENCE WITH STOCKADE ATTACHED

<u>NOTE:</u> 1. STOCKADE FENCE TO BE NO. 1 WHITE WILLED CEDAR STOCKADE,

5/8" THICK PICKETS, OR HIGHER GRADE

2. ALL FENCE FABRIC SHALL BE 9 GA. GALYANIZED WIRE. POSTS AND HARDWARE SHALL BE SCHEDULE 40. 3. ALL CONCRETE TO BE 4,000 PSI.

4. STOCKADES FINISHED SIDE TO FACE RESIDENCE. ΓΟWN OF ISLIP - ITEM 106/107

6' HIGH CHAIN LINK W/ STOCKADE FENCE

Buffer Fence Detail

SCALE: N.T.S.

RAR

NOTE FOR SIDEWALK SLOPE:

----- 4" N. Y. S. TYPE 3 DENSE BINDER

6' NYS 45-RCA BASE COURSE

<u>GENERAL NOTES:</u> 1. ALL ROAD SECTIONS SHALL BE SYMMETRICAL ABOUT CENTERLINE.

TOPOGRAPHICAL CONDITIONS ARE TO BE SPECIALLY APPROVED.

MAINTAINING 1'-6" CLEARANCE FROM EDGE OF CURB.

8. CONCRETE CURBS SHALL BE REQUIRED ON ALL STREETS.

2. ALL POLES, HYDRANTS, ETC. SHALL NOT BE PLACE WITHIN THE SEEDED SIDEWALK AREA, THE FACES OF SUCH POLES, HYDRANTS, ETC., SHALL NOT BE MORE THAN 1'-6" FROM THE EDGE OF THE TRAVEL WAY OR FACE OF CURB.

ENCROACHMENTS INTO SIDEWALK WILL BE PERMITTED TO ACCOMMODATE

3. ALL UTILITIES SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF SUB BASE.

4. ROAD SECTIONS FOR WIDTHS OTHER THAN THOSE SHOWN, OR FOR SPECIAL

5. THE CROSS-SECTION SHALL BE SHOWN ON THIS SHEET OF TYPICAL ROAD SECTIONS.

9. ALL MATERIALS SHALL CONFORM TO THE SPECIFICATIONS FOR THE ITEMS SHOWN.

MARSHALL HAMMER SHALL BE AS THE STANDARD FOR DENSITY COMPARISON.

11. ASPHALT SURFACE SHALL HAVE A COMPRESSIVE STRENGTH OF 100 PSI.

13. ALL PAVEMENT SECTIONS ARE TO BE RESTORED AS INDICATED ABOVE.

Existing Roadway Section

14. MINIMUM TRENCH WIDTH IS TO BE 24 IN TO ENSURE PROPER COMPACTION.

12. C.B.R. VALUE OF 6" DENSE GRADED AGGREGATE SHALL BE 80.

15. ALL EDGES OF PAVEMENT ARE TO BE SAW CUT.

SCALE: N.T.S.

10. FIELD COMPACTION OF ASPHALT SHALL BE 95% OF DESIGN DENSITY A LABORATORY

6. THEY SHALL BE PROPERLY SURFACED FOR THE FULL WIDTH OF THE TRAVEL WAY 1/4"+/-.

7. THEY SHALL BE PROPERLY GRADED IN ACCORDANCE WITH THE APPROVED PROFILE 1/4"+/-.

SPECIMEN MADE IN THE PROPORTIONS OF THE JOB MIX FORMULA FOR EACH CLASS MIX

COMPACTED BY 75 BLOWS ON EACH FACE OF A 2 1/2" THICK SPECIMEN BY A STANDARD

60' ROAD SECTION

4" THICK

CONC. SIDEWALK ITEM 105 (6" THICK @ DRIVEWAYS)

SLOPE TO CONFORM TO MYSDOT ENGINEERING BULLETIN EB16-013, OR LATEST REVISION

RATIO Area/Site Roadway



Timeless design with multiple optical configurations and easy installation features Applications include: area/site, roadway, and security lighting Replaces up to 750w HID

Universal mounting block optional: Mast arm fitter option available for 2 3/8" OD arms (if

 -40°C to 40°C ambient operation • Compact and lightweight design with low EPA

• 10KA surge protection standard; Automatically takes fixture off-line for protection when device is consumed 7-pin photocontrol receptacle option available for twist lock photocontrols or wireless control module (control

accessories sold separately) Lens distributions are field rotatable (in 90°
 ANSI 3G rated for high vibration applications increments) or exchangeable for job site fine

• Listed to UL1598 for use in wet locations

IP65 optical assembly

Lumens Wattage LED Count CCT/CRI Voltage Distribution Mounting Finish 12,000 100W 160L 4000K/70CRI 120-277V Type 4W Square Arm 18,000 140W 320L 21,000 165W 320L 4000K/70CRI 120-277V RAR2-140-4K-4W RAR2-165-4K-3 4000K/70CRI 120-277V 320L 320L Bronze RAR2-165-4K-4W 21,000 165W 4000K/70CRI 120-277V

ACCESSORIES						
Catalog Number	Description					
RARRPA3DB	RAR Round Pole Adapter 3.5" TO 4.13"					
RARA3UDB	Universal Mount for square pole or round pole 3.5" TO 4.13"					

* Available Summer 2018 EQUIVALENCY INFORMATION

	Equiva	Energy	
Series Number	МН	HPS	Savings
RAR1-80L	175W	150W	76%
RAR1-160L	250W	250W	69%
RAR2-320L	400W	400W	71%
RAR2-480L	750W	750W	72%

	10.11. 2											
Α	В	С	D	E	F	G	Н	I	RAR-1 EPA@0°	RAR-2 EPA@0°	RAR-1 EPA@30°	RAR-2 EPA@30
5.0"	14.0"	12.0"	7.5"	19.5"	17.39"	27.0"	18.2"	3.25"	.45 ft. ²	.55 ft. ²	.56 ft. ²	1.48 ft. ²
127mm	355.6mm	304.8mm	190.5mm	495.3mm	441.7mm	685.8mm	462.8mm	82.5mm	.13 m²	.17 m ²	.17 m²	.45 m²
												Weight
HUBBELL									RAR-1 1	3.5 lbs (6.12 kgs)		
Outdoor Lighting										RAR-2 2	4.0 lbs (10.8 kgs)	
	•											
							Vicit	name buch	hallautdaar sar	m/myadustafar	un to data susil	ability inform

Exterior Lighting

LIGHT FIXTURE TO BE MOUNTED ON SQUARE POLE NOT TO EXCEED 12' IN OVERALL HEIGHT. ALL LIGHTING TO BE DARK SKY COMPLIANT

Town of Islip Notes:

right-of-way (631-224-5610)

subject to legal action.

proposed over the routing path.

Facilities".

Inspector for the record.

to be certified. Documentation is to be provided

copies provided to the Town of Islip Engineering

stabilized construction entrance installations.

for loading or unloading of dumpster.

the lights have been energized.

360-16.1 of 6NYCRR Part 360, "Solid Waste Management

Engineer's satisfaction at applicant's expense.

1. Contact the Engineering Inspector (631-224-5360) at least 48 hours prior to start

2. Coordinate and complete all utility relocations. All utilities shall be installed below

3. Obtain a Town Right-of-Way work permit prior to construction within the Town

4. Clearing limit lines shall be staked out by a licensed land surveyor, and either

disturbance or encroachment prior to the start of any activities on site. Fencing shall

5. Placement of fill, installation of retaining walls, dumping of material, excavation,

Commencement of any legal action of the above without approval is prohibited and

7. All existing or proposed subsurface electric, telephone or cable services shall be

installed in appropriate conduit sleeves when permanent, improved surfaces are

8. All Recycled Portland Cement Concrete Aggregate (RCA) and Fill materials are

to be from an approved source. Recycled Portland Cement Concrete Aggregate is

construction and demolition (C&D) debris processing facility as specified in Section

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

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

11. The Town of Islip Subdivision and Land Development Regulations, Section P, 5

12. Applications requiring the provision of a stabilized construction entrance shall

Specifications for Erosion and Sediment Control pages 5A.75 and 5A.76.

follow the construction specifications as stated within the New York Standards and

Construction and Demolition debris materials shall not be considered for use with

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

14. Prior to the issuance of any Certificate of Occupancy, the dedication(s) to the

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

Town of Islip must be recorded with the Suffolk County Clerk.

showing that the material obtained is from a NYSDEC registered or permitted

snow fencing or construction fencing shall be erected to protect areas from

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

not be removed prior to completion of final site grading operations.

mining, or similar disturbance of land requires an approved site plan.

of any work. Work performed without inspection shall be certified to the Town

Town of Islip Plan Review Notice:

Town of Islip Building Plans Examiner shall review the enclosed document for minimum acceptable plan submittal requirements of the Town of Islip as specified in the Building and /or Residential 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 the document is:

Conforms with the governing codes applicable at the time of submission. Conforms with reasonable standards of practice and with view to the safeguarding <u>of life health, property and public welfare.</u>

Proposed Site Plan:

111 Howells Road

Is the responsibility of the licensee.

Bay Shore,

New York 11706

(631) 363-5924 (tel)

(631) 315-1404 (tel)

(631) 983-8820 (fax)

Mel@migarch.net

MIG **ARCHITECT**

PLLC

1050 OLD NICHOLS ROAD SUITE 200 ISLANDIA, NEW YORK 11749

drawing no:

7-10-2020 as noted revisions: 7-27-2020 8-13-2020

20:08 file no: