

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

PROPOSED USE AUTOMOBILE INVENTORY LOT

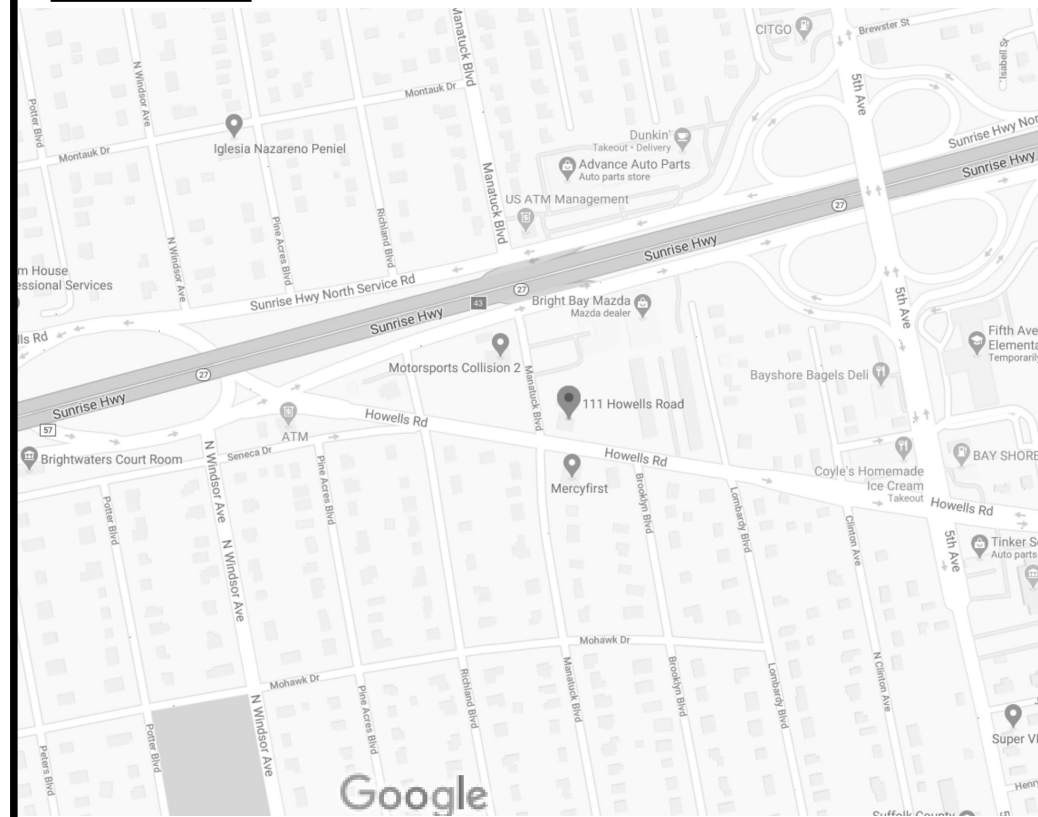
SITE AREA 14,730 s.f. / .338 Acres

PROPOSED INVENTORY PARKING SPACES 38 Spaces

PROPOSED 6' STOCKADE FENCE SETBACKS:
ALONG MANTATUCK BLVD 10'-0"
ALONG HOWELLS ROAD 15'-0"

LANDSCAPE AREA:
REQUIRED: 14,730 x .20 (20%) = 2,946.00 SF
PROVIDED LANDSCAPE AREA #1 2,681.19 SF (18.20%)

KEY MAP



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:

- Accurate.
- Comforms with the governing codes applicable at the time of submission.
- Comforms with reasonable standards of practice and with view to the safeguarding of life health, property and public welfare.
- Is the responsibility of the licensee.

Proposed Site Plan :
111 Howells Road
Bay Shore, New York 11706

MIG
ARCHITECT
PLLC

1050 OLD NICHOLS ROAD
SUITE 200
ISLANDIA, NEW YORK 11749
(631) 363-5924 (tel)
(631) 315-1404 (tel)
(631) 983-8820 (fax)
Mel@migarch.net

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

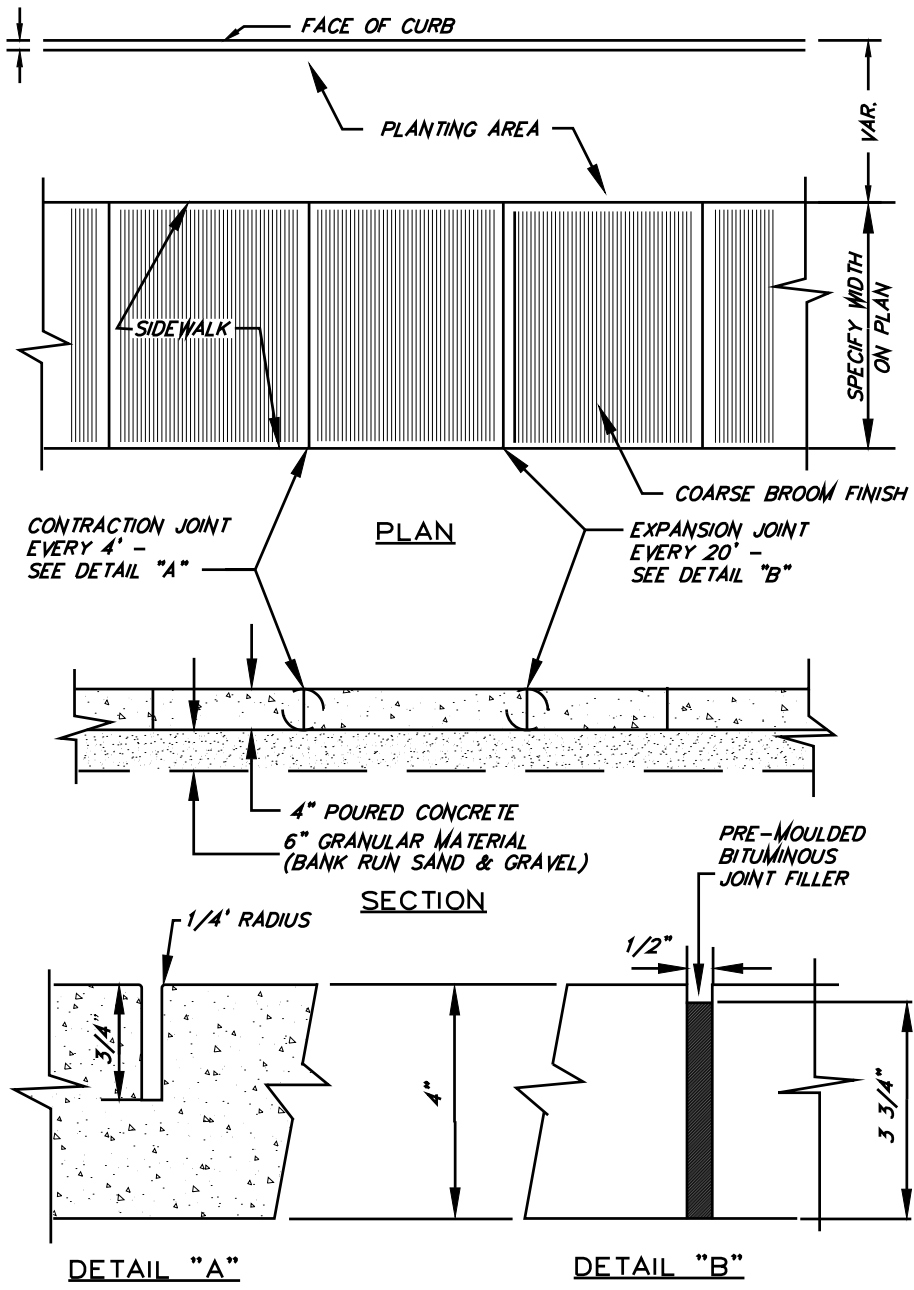
drawing no: **SP-1**
file no: 20:08

Architectural Site Plan

SCALE: 1" = 10'-0"

ARCHITECTURAL SITE PLAN INFORMATION TAKEN
FROM A SURVEY PREPARED BY MICHAEL W. MINTO
L.S.P.C. DATED JANUARY 17, 2020.

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.

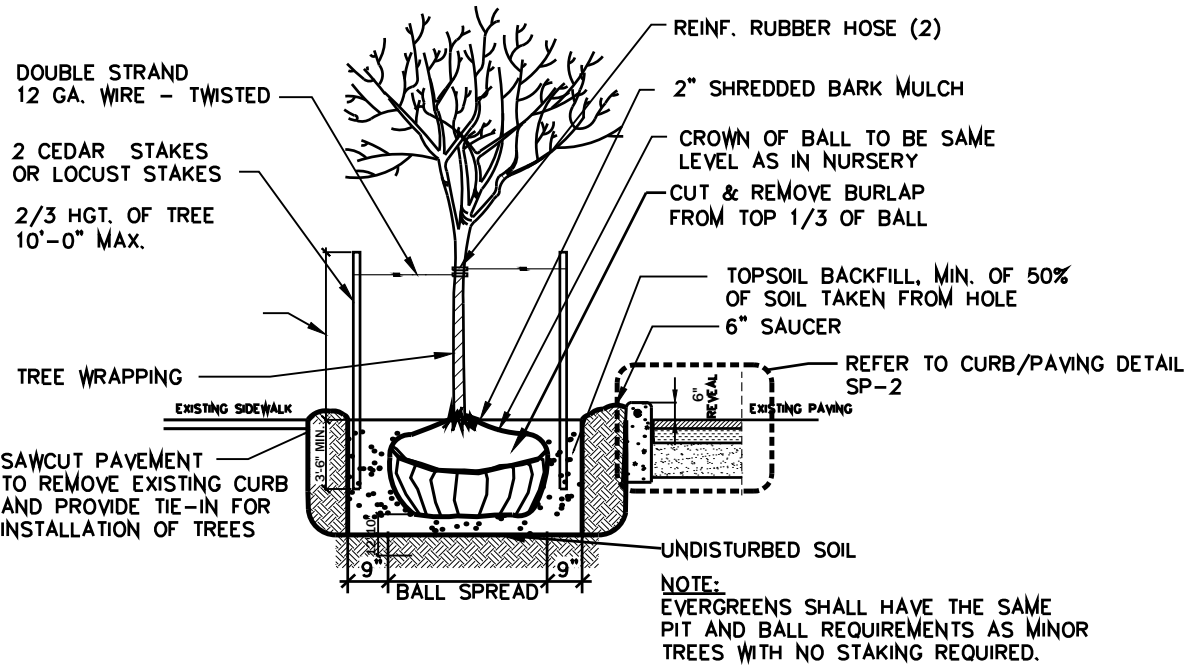


ALL CONCRETE SHALL BE AIR ENTRAINED, 4000 PSI
CYLINDER TESTING AS REQUIRED PER TOWN ENGINEER
ALL SIDEWALKS PLACED WITHIN MUNICIPAL
ROW SHALL BE 5' MIN. WIDTH

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

Concrete Sidewalk - Item 105

SCALE: N.T.S.



Planting Detail

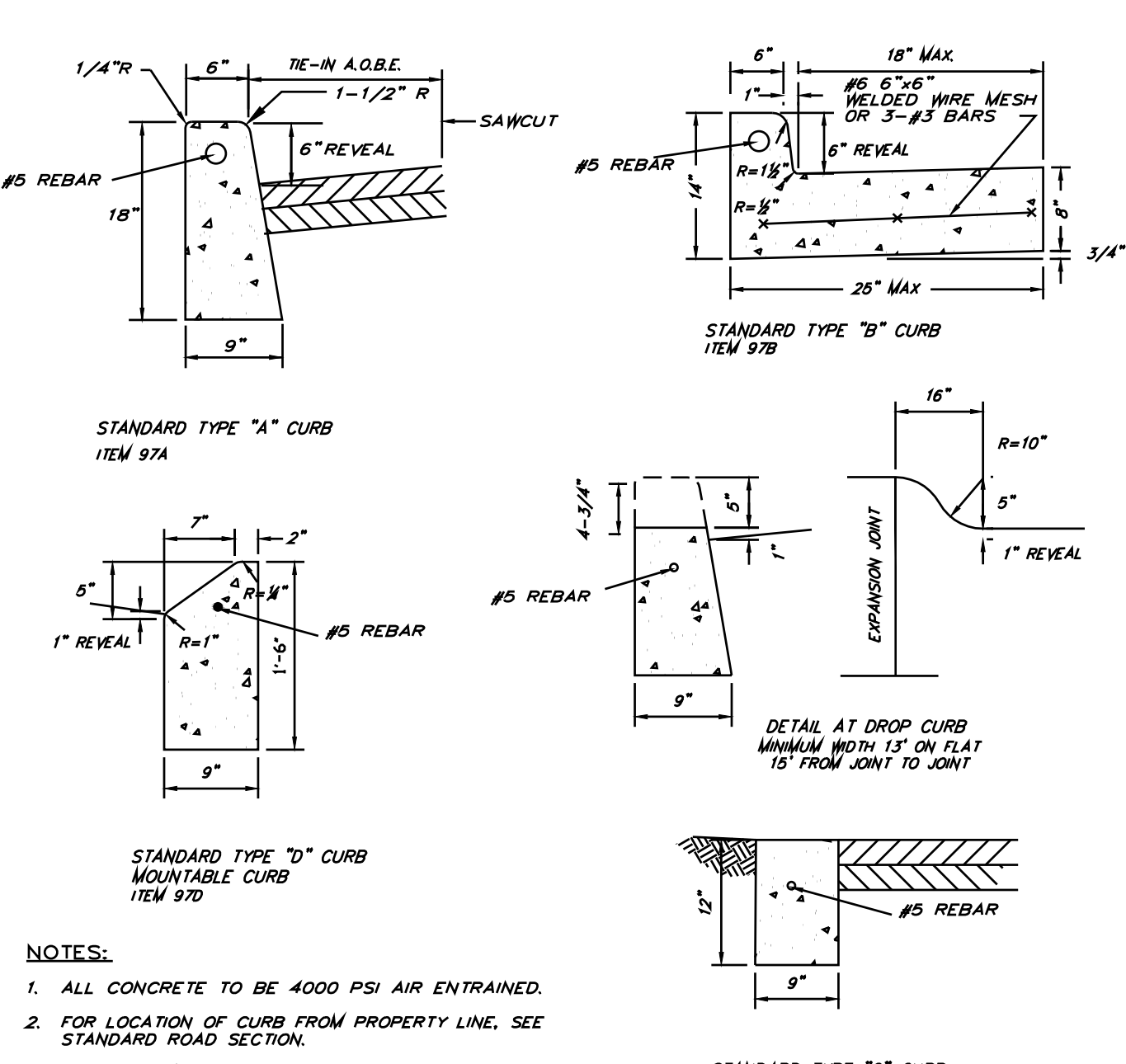
SCALE: N.T.S.

PLANTING SCHEDULE

	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
DECIDUOUS TREES	2	SML	Gleditsia Tricentron	Shodmaster Locust	2 1/2" - 3" cal.	30'-35' o.c.	● Monatuck
	4	LLL	Tilia Cordata	Little Leaf Lindens	2 1/2" - 3" cal.	25'-30' O.C.	● Howells
EVERGREENS							

NOTE:

- 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.
- HEIGHT OF PLANTING SAUCER SHALL BE 6".
- 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.
- MATERIALS FOR PROTECTION OF PLANTS SHALL BE A COMMERCIALY AVAILABLE PRODUCT OR SYSTEM FOR SUPPORTING OF TREES.
- ALL TAGS, LABELS, ETC. SHALL BE REMOVED FROM THE PLANTS.
- THIS DETAIL SHOWS ONE ABOVE GROUND TREE SUPPORT METHOD. ANY OTHER METHOD MUST USE COMMERCIALY AVAILABLE PRODUCTS INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
- THE ROOT FLARE SHALL BE VISIBLE AND LEVEL WITH SURROUNDING SOIL.

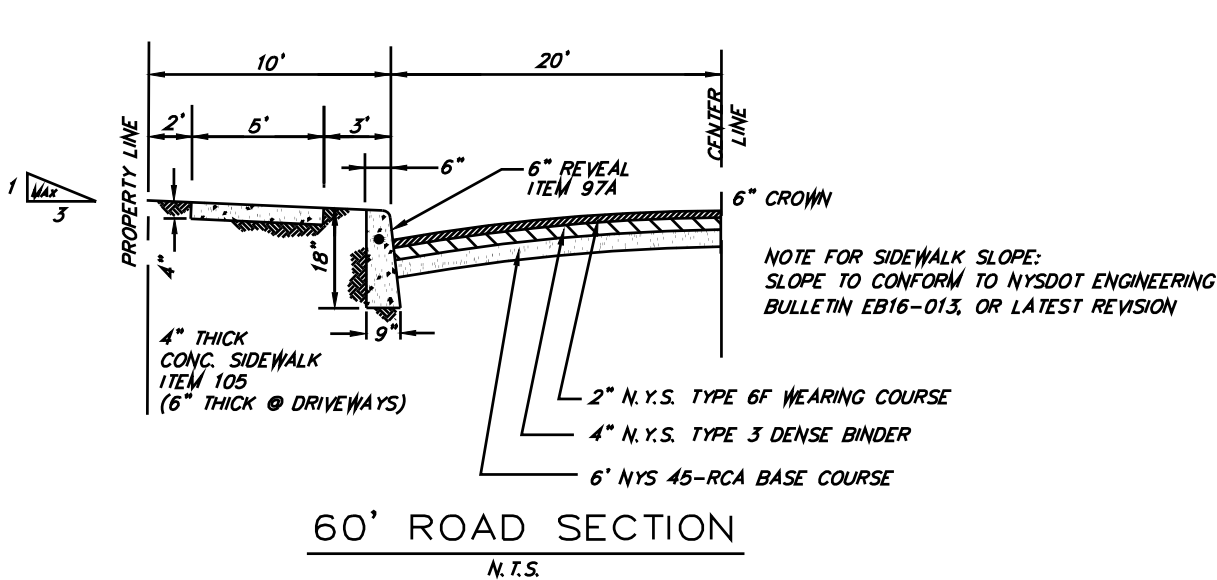


NOTES:

- ALL CONCRETE TO BE 4000 PSI AIR ENTRAINED.
- FOR LOCATION OF CURB FROM PROPERTY LINE, SEE STANDARD ROAD SECTION.
- STEEL FORMS OR EQUAL SHALL BE USED.
- EXPANSION JOINTS 1/2" THICK 20' O.C. SHALL BE USED.
- ALL CONCRETE SHALL BE TAMPED IN PLACE, NO HONEYCOMB WILL BE ALLOWED. FINISH SHALL BE SMOOTH AND EVEN - RUBBED WITH A WOOD FLOAT.
- ALL EDGES SHALL BE TOOL ROUNDED.
- CYLINDER TESTING AS REQUIRED PER TOWN ENGINEER.
- ALL EXPANSION JOINTS SHALL BE PRE-CUT TO CURB PROFILE PRIOR TO INSTALLATION.
- ALL CONCRETE CURBS SHALL UTILIZE A #5 REBAR

Concrete Curb Detail - Item 97

SCALE: N.T.S.



GENERAL NOTES:

- ALL ROAD SECTIONS SHALL BE SYMMETRICAL ABOUT CENTERLINE.
- ALL POLES, HYDRANTS, ETC. SHALL NOT BE PLACED 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 MAINTAINING 1'-6" CLEARANCE FROM EDGE OF CURB.
- ALL UTILITIES SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF SUB BASE.
- ROAD SECTIONS FOR WIDTHS OTHER THAN THOSE SHOWN, OR FOR SPECIAL TOPOGRAPHICAL CONDITIONS ARE TO BE SPECIALLY APPROVED.
- THE CROSS-SECTION SHALL BE SHOWN ON THIS SHEET OF TYPICAL ROAD SECTIONS.
- THEY SHALL BE PROPERLY SURFACED FOR THE FULL WIDTH OF THE TRAVEL WAY 1/4" +/-.
- THEY SHALL BE PROPERLY GRADED IN ACCORDANCE WITH THE APPROVED PROFILE 1/4" +/-.
- CONCRETE CURBS SHALL BE REQUIRED ON ALL STREETS.
- ALL MATERIALS SHALL CONFORM TO THE SPECIFICATIONS FOR THE ITEMS SHOWN.
- FIELD COMPACTION OF ASPHALT SHALL BE 95% OF DESIGN DENSITY A LABORATORY 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 MARSHALL HAMMER SHALL BE AS THE STANDARD FOR DENSITY COMPARISON.
- ASPHALT SURFACE SHALL HAVE A COMPRESSIVE STRENGTH OF 100 PSI.
- C.B.R. VALUE OF 6" DENSE GRADED AGGREGATE SHALL BE 80.
- ALL PAVEMENT SECTIONS ARE TO BE RESTORED AS INDICATED ABOVE.
- MINIMUM TRENCH WIDTH IS TO BE 24 IN TO ENSURE PROPER COMPACTION.
- ALL EDGES OF PAVEMENT ARE TO BE SAW CUT.

Existing Roadway Section

SCALE: N.T.S.

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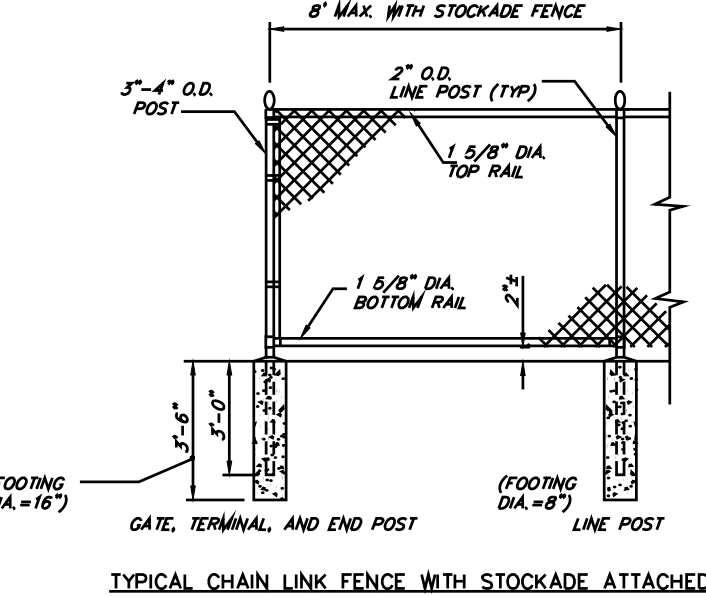
EXISTING GST

PROPOSED USE

AUTOMOBILE INVENTORY LOT

SITE AREA

14,730 s.f. / .338 Acres



NOTE:
1. STOCKADE FENCE TO BE NO. 1 WHITE WALLED CEDAR STOCKADE,
5/8" THICK PICKETS, OR HIGHER GRADE.
2. ALL FENCE FABRIC SHALL BE 9 GA. GALVANIZED WIRE. POSTS AND HARDWARE
SHALL BE SCHEDULE 40.
3. ALL CONCRETE TO BE 4,000 PSI.
4. STOCKADES FINISHED SIDE TO FACE RESIDENCE.

TOWN OF ISLIP - ITEM 106/107
6' HIGH CHAIN LINK W/ STOCKADE FENCE
SCALE: N.T.S.

Buffer Fence Detail

SCALE: N.T.S.

RAR

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 HED
• Universal mounting block optional; Mast arm filter option available for 2 3/8" OD arms (if ordering with poles, select B3 drill pattern)
• Lens distributions are field rotatable (in 90° increments) or exchangeable for job site fine tuning
• -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)
- Utilizes low current, high efficiency LEDs
- ANSI 3G rated for high vibration applications
- Listed to UL1598 for use in wet locations
- IP65 optical assembly

STOCK

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Mounting	Finish
RAR1-100-4K-3	12,000	100W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR1-100-4K-4W	12,000	100W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR2-140-4K-3	18,000	140W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR2-140-4K-4W	18,000	140W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR2-165-4K-3	21,000	165W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR2-165-4K-4W	21,000	165W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze

ACCESSORIES

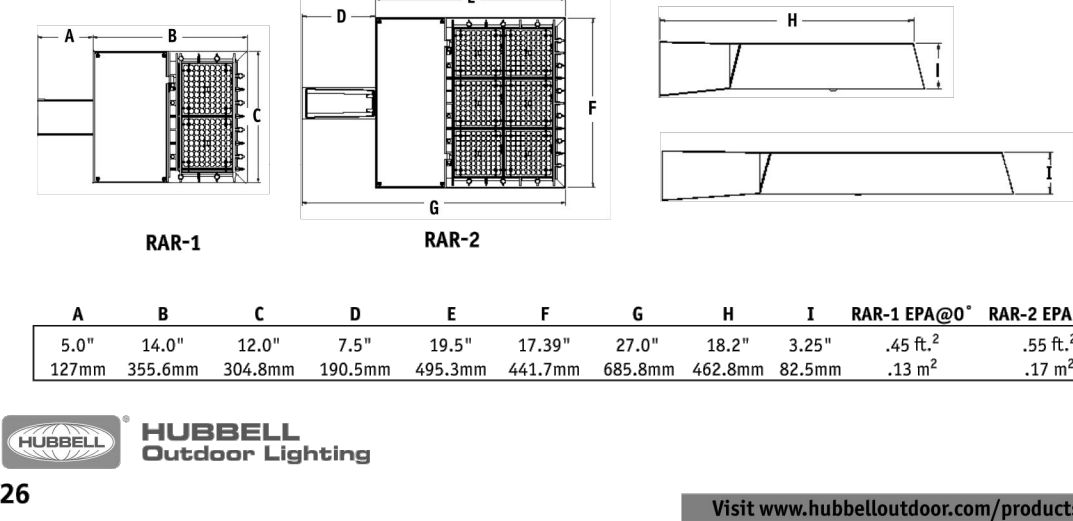
Catalog Number	Description
RARRPA3DB	RAR Round Pole Adapter 3.5" TO 4.13"
RARA3UD8	Universal Mount for square pole or round pole 3.5" TO 4.13"

* Available Summer 2018

EQUIVALENCY INFORMATION

Series Number	MH	7.5"	19.5"	27.0"	18.2"	3.25"	45 ft. 2"	56 ft. 2"	1.48 ft. 2"	4.5 ft. 2"
RAR1-80L	175W	150W	70%							
RAR1-160L	250W	250W	69%							
RAR2-320L	400W	400W	71%							
RAR2-480L	750W	750W	72%							

DIMENSIONS



226

Exterior Lighting

SCALE: N.T.S.

NOTES:

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:

1. 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 Engineer's satisfaction at applicant's expense.

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

3. Obtain a Town Right-of-Way work permit prior to construction within the Town right-of-way (631-224-5610)

4. 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.

5. 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.

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 coordination.

7. 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.

8. 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 6NYCRR Part 360, "Solid Waste Management Facilities".

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 2SB.

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 copies provided to the Town of Islip Engineering Inspector for the record.

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

12. Applications requiring the provision of a stabilized construction entrance shall follow the construction specifications as stated within the New York Standards and Specifications for Erosion and Sediment Control pages 5A.75 and 5A.76. Construction and Demolition debris materials shall not be considered for use with stabilized construction entrance installations.

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 for loading or unloading of dumpster.

14. Prior to the issuance of any Certificate of Occupancy, the dedication(s) to the Town of Islip must be recorded with the Suffolk County Clerk.

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 the lights have been energized.

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Mel@migarch.net



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as noted

revisions:

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SP-2

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