

LEGEND

FF = FIRST FLOOR
GF = GARAGE FLOOR
RG = RIDGE HEIGHT
ST = SEPTIC TANK
LP = LEACHING POOL
EP = EXPANSION POOL
DW = DRYWELL
TC = TOP OF CURB
BC = BOTTOM OF CURB
CB = CATCH BASIN
DI = DRAIN INLET
MH = MANHOLE COVER
WM = WATER METER
WV = WATER VALVE

TEST HOLE
PER PREVIOUS SURVEY
BY OTHERS
DATE: SEPTEMBER 10, 2008

CHANCE
MIXED SAND AND LOAM
6"
PALE BROWN FINE TO
COARSE SAND (SW)
17"
NO WATER ENCOUNTERED

FLOOR AREA—LOT 1&2:
1st FLOOR = 1,597.55 Sq.Ft.
2nd FLOOR = 1,597.55 Sq.Ft.
TOTAL AREA = 3,195.10 Sq.Ft.
F.A.R. = 14.69%

SANITARY DESIGN: LOTS 1 & 2

(SIX BEDROOM SYSTEM)
• 2,000 GALLON SEPTIC TANK.
• (1) 8"Ø DIAMETER X 16"Ø DEEP LEACHING POOL.
• 50% FUTURE EXPANSION.

OCCUPANCY CALCULATIONS: LOT 1&2

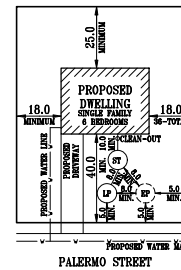
FRONT YARD AREA 2,972.50 Sq.Ft. = 0.0682 ACRES
DRIVEWAY: 546.53 Sq.Ft. = 16.39%

DRAINAGE CALCULATIONS: ROAD

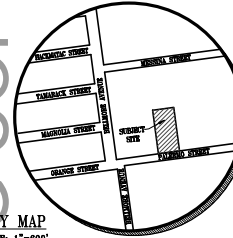
PROPOSED RIGHT OF WAY DRAINAGE
(DESIGNED FOR 2" RAIN FALL)
PAVEMENT: 8,865.55 Sq.Ft. X 0.1667 X (1) = 1,477.89 Cu.Ft.
LANDSCAPING: 2,149.23 Sq.Ft. X 0.1667 X (0.15) = 358.28 Cu.Ft.
1,477.89 Cu.Ft. + 358.28 Cu.Ft. = 1,836.17 Cu.Ft.
1,836.17 Cu.Ft. ÷ 68.42 = 26.84 VP REQ.
USE (3) 10"Ø DIAMETER X 10"Ø DEEP LEACHING DRYWELL

DRAINAGE CALCULATIONS: LOTS 1 & 2

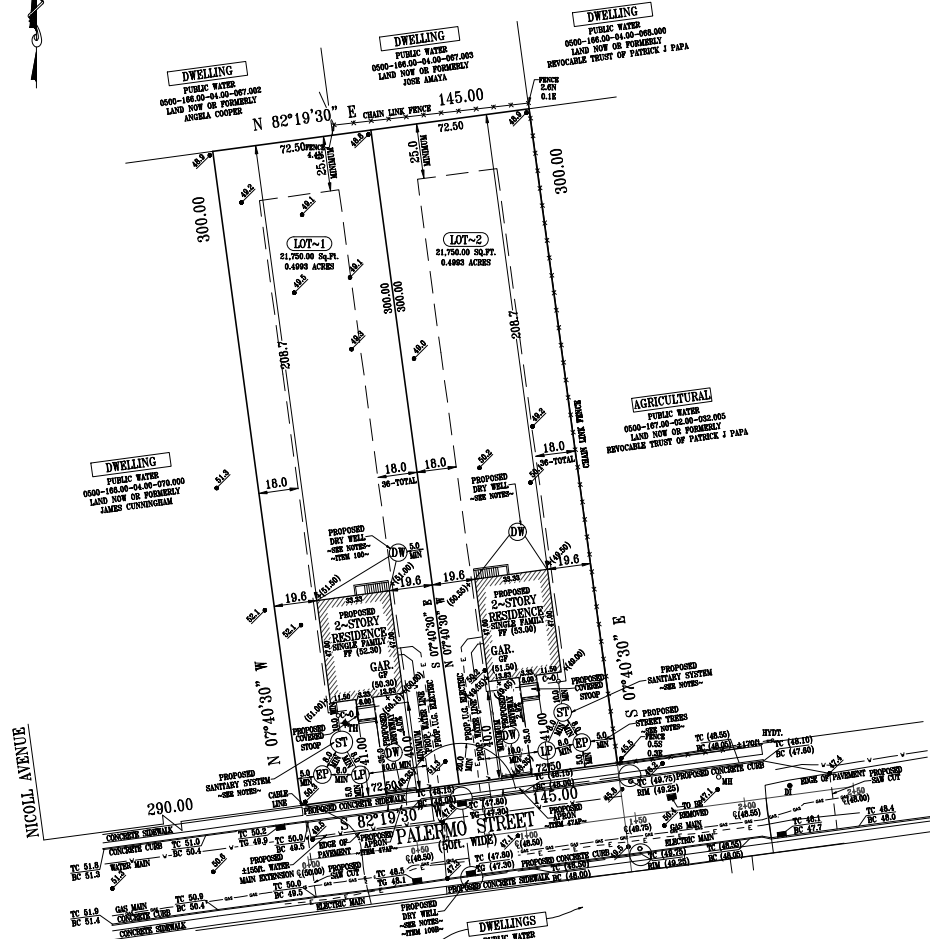
ROOF DRAINAGE TO BE DIVERTED VIA
LEADERS & GUTTERS TO DRY WELLS
(DESIGNED FOR 2" RAIN FALL)
HOUSE: 1,597.55 Sq.Ft. X 0.1667 X (1) = 266.31 Cu.Ft.
DRIVE: 613.08 Sq.Ft. X 0.1667 X (1) = 102.20 Cu.Ft.
266.31 Cu.Ft. + 102.20 Cu.Ft. = 368.51 Cu.Ft.
368.51 Cu.Ft. ÷ 42.24 = 8.72 VP REQ.
USE (1) 8"Ø DIAMETER X 5"Ø DEEP LEACHING DRYWELL
CONNECTED WITH 6" C/P



TYPICAL LOT LAYOUT
ZONED "AA" RESIDENCE
—NOT TO SCALE—



KEY MAP
SCALE: 1"=600'



NOTES:
• LOT IS CURRENTLY VACANT AND WOODED.
• ALL SURROUNDING DWELLINGS WITHIN 150.00' HAVE PUBLIC WATER.
• THERE ARE NO WELLS WITHIN 150.00' OF THE SUBJECT PROPERTY.
• EXISTING TREES THAT ARE IN HEALTHY CONDITION TO BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE.
• EXISTENCE OF ANY BASEMENTS SHOULD BE VERIFIED BY A COMPLETE TITLE SEARCH.
• LOCATION OF UTILITIES UNDERGROUND ARE AS PER MAKE-OUT BY UTILITY COMPANIES.
• SURVEYOR IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR STRUCTURES.

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.

SUBJECT TO COVENANTS AND RESTRICTIONS LIBER _____ PAGES _____

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES GREAT RIVER, NEW YORK

DATE: _____

THIS IS TO CERTIFY THAT THE PROPOSED REALTY SUBDIVISION OR DEVELOPMENT FOR PALERMO SPLIT
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 THESE STANDARDS. THIS APPROVAL SHALL BE VALID ONLY IF THE REALTY SUBDIVISION/DEVELOPMENT MAP IS 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.

DIRECTOR, DIVISION OF ENVIRONMENTAL QUALITY

I HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY DATED: JUNE 22, 2017, AND THAT THE 2 LOTS SHOWN HEREON ARE ALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE "AA" RESIDENCE ZONING DISTRICT OF THE TOWN OF ISLIP.

■=CONCRETE MONUMENT
●=REBAR MONUMENT

ELIZABETH McQUILKIN, LAND SURVEYOR LICENSE No: 050211

I HEREBY CERTIFY THAT THE WATER SUPPLY(S) AND/OR SEWAGE DISPOSAL SYSTEM(S) FOR THIS PROJECT WERE DESIGNED BY ME OR UNDER MY DIRECTION, BASED UPON A CAREFUL AND THOROUGH STUDY OF THE SOIL, SITE AND GROUNDWATER CONDITIONS ALL LOTS, AS PROPOSED, CONFORM TO SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES CONSTRUCTION STANDARDS IN EFFECTS OF THIS DATE."

JOHN G. GLEASON R.A. ~ LICENSE No: 024236

TOWN NOTES:

- CONTACT THE ENGINEERING INSPECTOR (224-5360) AT LEAST 48 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE ENGINEER'S SATISFACTION AT APPLICANTS EXPENSE.
- ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND. COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL EXISTING OR PROPOSED SUBSURFACE ELECTRIC, TELEPHONE OR CABLE SERVICES SHALL BE INSTALLED IN APPROPRIATE CONDUIT SLEEVES WHEN PERMANENT, IMPROVED SURFACES ARE PROPOSED OVER ROUTING PATH.
- PLACEMENT OF FILL, INSTALLATION OF WALLS, DUMPING OF MATERIAL.
- EXCAVATING, MINING, OR OTHER SIMILAR DISTURBANCE OF LAND REQUIRES A SITE PLAN. COMMENCEMENT OF ANY ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
- CLEARING LIMIT LINES SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR, AND SILT FENCING 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.
- RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) 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 NYCFC PART 360, "SOLID WASTE FACILITIES".
- ANY CRACKS OR DEFECTS WITHIN CONCRETE SHALL NOT BE ACCEPTABLE.
- PRIOR TO CO, A RAIN INSPECTION SHALL BE MADE.
- ALL TREES 10" CALIPER AND GREATER OR ANY SIGNIFICANT TREE ON SITE TO BE PRESERVED TO MAXIMUM EXTENT POSSIBLE UNLESS DISEASED OR COMPROMISED.
- ESTABLISHED LAWN TO THE SATISFACTION OF THE ENGINEERING INSPECTORS REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ANY SOIL BROUGHT ONTO OR REMOVED FROM SITE SHALL BE COORDINATED WITH THE ENGINEERING INSPECTORS (631-224-5360).
- FOR ROAD WORK: EXISTING EDGE OF PAVEMENT TO BE SAW CUT - PAVEMENT SPECIFICATION IS 6" RCS, 3" NYS TYPE 3 BINDER, 1-1/2" NYS 67 TOP COARSE.
- 60L HIGH CHAIN LINK OR EQUIVALENT CONSTRUCTION FENCING AROUND ALL SIDES OF PROPERTY REQUIRED TO SECURE SITE.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7200 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INDEX OR ENDORSED SEAL ARE NOT CONSIDERED TO BE A TRUE VALID COPY. DISTANCES SHOWN FROM PROPERTY LINES TO EXISTING STRUCTURES ARE FOR A SPECIFIC PURPOSE AND USE, AND ARE NOT INTENDED TO DEFINE THE LOCATION OF PRICES OR OTHER STRUCTURES. CERTIFICATION DATED HEREON SHALL BE VALID ONLY TO THE PERSON FOR WHOM THIS SURVEY IS PREPARED AND ON HIS BEHALF, TO THE COMPANY OR AGENCIES LISTED HEREON AND TO THE ASSIGNEES OF THE LISTED INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OFFICES.

NOTICE

THIS DRAWING, PREPARED FOR THE SPECIFIC PROPERTY INDICATED, IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF LISA McQUILKIN LAND SURVEYING. EMPLOYMENT ON ANY USE OF THIS DRAWING FOR ANY OTHER PROJECT IS PROHIBITED. ANY ALTERATION OR REPRODUCTION OF THIS DOCUMENT IS ALSO PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

OWNER:

FANNY DIAZ

APPLICANT:

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AS AGENT FOR JOSE MARTINEZ
1813 5th AVENUE
BAY SHORE, NEW YORK 11706
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E-MAIL: jmartinez@powerrealestate.com

DRAWING INFORMATION:

SCALE: 1"=40'
DRAWN BY: D.P.L.
FILE No: Q210-17
DATE: JUNE 22, 2017
ADDITIONAL DATING: MAY 27, 2021

PROPERTY INFORMATION:

ELEVATIONS IN NAVD83 DATUM
ZONED "AA" RESIDENCE DISTRICT

AREA CALCULATIONS:

TOTAL= 43,500.00 Sq.Ft.=0.9986 ACRES
LOT 1= 21,750.00 Sq.Ft.=0.4993 ACRES
LOT 2= 21,750.00 Sq.Ft.=0.4993 ACRES

LISA McQUILKIN LAND SURVEYING

274 EAST MAIN STREET
EAST ISLIP, N.Y. 11750
TEL: 631-277-3605
FAX: 631-277-3906

PROPOSED LAND DIVISION MAP OF
PALERMO SPLIT
AT CENTRAL ISLIP, TOWN OF ISLIP,
SUFFOLK COUNTY, NEW YORK

SURVEY OF LOT 35,
AS SHOWN ON MAP OF
GREAT RIVER ESTATES
SECTION: FOUR
FILED: SEPTEMBER 22, 2023 ~ MAP No: 252
AT CENTRAL ISLIP, TOWN OF ISLIP,
SUFFOLK COUNTY, NEW YORK
SCHE: 0500-186.00-04.00-069.00

30 10 40 80
40 20 0
SCALE:
1"=40'

__ PALERMO STREET, CENTRAL ISLIP Q210-17