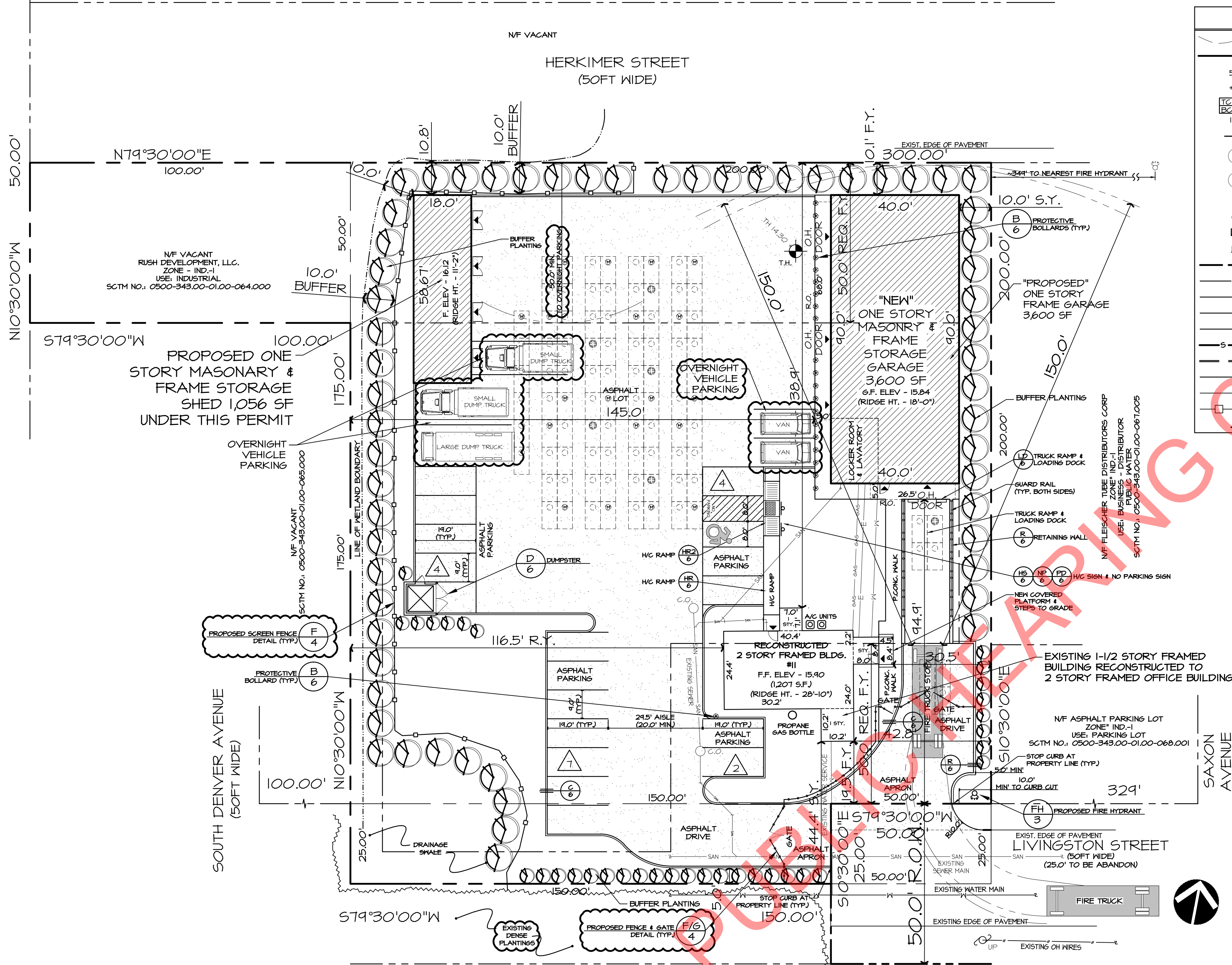


Office Building & Storage Garage

11 Livingston Street

RECONSTRUCTED COMMERCIAL BUILDING & NEW STORAGE GARAGE

Bay Shore, New York



LEGEND	
50	EXISTING CONTOUR
52.0	EXISTING SPOT GRADE
+ EL. 52.0	PROPOSED SPOT GRADE
TOP/BOTTOM OF CURB	TOP/BOTTOM OF CURB
INV	INVERT ELEVATION
→	DIRECTION OF SURFACE FLOW
○	SOLID COVER - (EXISTING / PROPOSED)
○	SLOTTED COVER - GRATE (EXISTING / PROPOSED)
○	MANHOLE
○	GRATE
○	STORM DRAIN GRATE
○	PROP. WALL MNTD LIGHTING
---	PROPERTY LINE
---	SETBACK LINE
---	WATER
---	ELECTRICAL
---	GAS
---	SANITARY SEWER
---	STORMWATER DRAIN PIPE
---	OVERHEAD WIRES
---	STOCKADE FENCE
---	DOOR

TOWN NOTES:

OBTAIN A TOWN RIGHT OF WAY PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHTS OF WAY (88-224-300).
CONTRACTOR SHALL CONTACT THE FIRE MARSHAL'S OFFICE (631-224-5471) PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROVIDE FOR PROPER INSPECTION COORDINATION.

CONTACT THE TOWN ENGINEERING INSPECTOR (631-224-5360) 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.
COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
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.

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 ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
CONTRACTOR SHALL CONTACT THE FIRE MARSHAL'S OFFICE PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROVIDE FOR PROPER INSPECTION COORDINATION.

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.
ALL RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) IS TO BE CERTIFIED. DOCUMENTATION IS TO BE PROVIDED SHOWING THAT THE MATERIAL OBTAINED IS FROM PROPOSED, REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C4D) DERIVED FACILITY AS SPECIFIED IN SECTION 360-161 OF NYCRR PART 360, "SOLID WASTE MANAGEMENT FACILITIES".

LOAD TESTS REQUIRED FOR ALL FILL MATERIALS BROUGHT ON SITE, IDENTIFYING THE SOURCE AND QUANTITY OF MATERIALS. ALL FILL TO SATISFY THE REQUIREMENTS OF ISLIP ITEM 208 OR ITEM 258.
ALL C4D MATERIALS EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSPORTED TO AN APPROVED NYSDOT FACILITY. LOAD/TRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD.
PRIOR TO C.O. A RAIN INSPECTION MUST BE MADE.

ALL TREES 10" CALIBER AND GREATER OR ANY SIGNIFICANT TREES ON SITE TO BE PRESERVED TO MAXIMUM EXTENT POSSIBLE UNLESS DISEASED OR CONFORMED.
APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE, THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES 5A, 7A AND 5A-10 SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
THE ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P5 SHALL BE FOLLOWED.

REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT / OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND / OR FUMES. APPLICANT / OWNER SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES THE UNITS ARE BEING ACCESSED FOR LOADING OR UNLOADING OF DUMPSTERS.
PRIOR TO THE ISSUANCE OF ANY C.O. THE LIGHTING CONTRACTOR OR ELECTRICIAN SHALL PROVIDE AN UNDERSTANDING LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED.

SURVEY SITE NOTE:

TOPOGRAPHICAL SURVEY INFORMATION
TAKEN FROM MAP PREPARED BY
LISA MCGILLIK LAND SURVEYING
274 EAST MAIN
EAST ISLIP, NY 11750
LIC. NO. - 050201
DATED - OCTOBER 10, 2017

APPLICANT INFO:

DARIUS MROZKOWSKI
P.O. BOX 360
COPAUGUE, NY 11726
PHONE: 631-841-3234

DRAWING LIST:

SHEET	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	DEMOLITION & STORMWATER PROTECTION PLAN
3	GRADING, DRAINAGE & UTILITY PLAN
4	LANDSCAPE
5	LIGHTING PLAN
6	DETAILS

GENERAL NOTES:

- ALL WORK TO CONFORM TO THE LATEST PLANNING BOARD SPECIFICATIONS AND STANDARDS.
- THE DEVELOPER MUST NOTIFY THE TOWN ENGINEERING DIVISION 48 HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY ON SITE DRAINAGE, CURBS OR PAVING WORK.
- THE DEVELOPER MUST NOTIFY THE HIGHWAY ENGINEERING DEPARTMENT 48 HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY OFF SITE DRAINAGE, CURBS, SIDEWALKS OR APRONS.
- ALL ELEVATIONS ARE ON NGVD 88 DATUM.
- ALL LANDSCAPED AREAS TO HAVE UNDERGROUND SPRINKLER SYSTEMS IN ACCORDANCE WITH THE TOWN SPECIFICATIONS.
- ALL CONCRETE SHALL BE TAMPED IN PLACE. NO HONEYCOMBS WILL BE ACCEPTED. FINISH SHALL BE SMOOTH RUBBED WITH A MOOD FLOAT.
- ALL CONCRETE TO BE A MINIMUM OF 4000 PSI-28 DAY STRENGTH.
- ALL SERVICES TO BE UNDERGROUND.
- ALL DAMAGED CONCRETE CURBS, SIDEWALKS OR DRIVEWAY APRONS ARE TO BE REMOVED AND REPLACED FROM EXCAVATION JOINT TO EXCAVATION JOINT TO FULL DEPTH WHETHER DAMAGES ARE INCURRED PRIOR TO OR DURING CONSTRUCTION.
- ALL CONCRETE CURBS, SIDEWALKS AND DRAINAGE STRUCTURES SHALL CONFORM TO PLANNING BOARD STANDARD DETAILS AND SPECIFICATIONS.
- TOWN PLANNING BOARD SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ALL CONSTRUCTION.
- LOCATION AND GRADES FOR CURBS AND WALKS TO BE VERIFIED WITH THE TOWN HIGHWAY DEPARTMENT AND NEW YORK STATE DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION.

SITE DATA

INDUSTRIAL - 1

CURRENT ZONING	INDUSTRIAL - 1
TAX MAP NO.	500-343-1-66.001
LOT AREA	20,000 S.F. (0.4591 ACRE)
LOT WIDTH @ STREET LINE	100'
FRONT YARD SETBACK	50'
REAR YARD	10'
SIDE YARD SETBACK (MIN)	10'
F.A.R. (% / SF)	35% 14,000 SF
BUILDING HEIGHT	60'

BUILDING DATA (EXISTING):

EXISTING FIRST FLOOR =	1,207 S.F.
EXISTING SECOND FLOOR =	424 S.F.
EXISTING GARAGE =	381 S.F.
EXISTING SHED =	141 S.F.
TOTAL EXISTING AREA =	2,153 S.F.

BUILDING DATA (PROPOSED) (F.A.R.):

BUILDING FLOOR AREA:	
PROPOSED FIRST FLOOR =	1,207 S.F.
PROPOSED SECOND FLOOR =	424 S.F.
PROPOSED COVERED PORCH =	38 S.F.
PROPOSED STORE GARAGE =	3,600 S.F.
PROPOSED SHED =	1,056 S.F.
TOTAL FLOOR AREA =	6,305 S.F.

F.A.R. CALCULATIONS:

ALLOWABLE (MAXIMUM 35%),
48,150 S.F. * 35% = 16,852 S.F. ALLOWABLE

PROPOSED:
6,305 S.F. / 48,150 S.F. * 100% = 13.15% PROPOSED

ESTIMATED QUANTITIES

LENGTH OF 4" SDR-35	~55'
HOUSE CONNECTIONS	1

DESIGN FLOW CALCULATIONS

OFFICE 0.06 GPD/SF	
RECONSTRUCTED OFFICE - 2/14 SF * 0.06 GPD/SF =	127 GPD
PROPOSED GARAGE 3,600 SF * 0.06 GPD/SF =	216 GPD
TOTAL DESIGN FLOW =	343 GPD

(TO BE HOOKED UP TO EXISTING ON-SITE SANITARY SEWER LINE)

PARKING CALCULATIONS:

REQUIRED:	
OFFICE:	
1 STALL PER 200 SF	
2114 SF / 200 =	10.57 STALLS REQUIRED
STORAGE GARAGE:	
1 STALL PER 600 SF	
3600 SF / 600 =	6 STALLS REQUIRED
TOTAL REQUIRED =	17 TOTAL STALLS REQUIRED
PROVIDED:	
ON-SITE =	17 STALLS PROVIDED

STORM DRAINAGE CALCULATIONS

PROPOSED DRAINAGE (2" RAINFALL):	
REQUIRED AREA I:	
ROOF - 5120 SF * 0.11" * 100% =	562 CF
PVMT - 1413 SF * 0.11" * 100% =	155 CF
LANDSCAPE - 20544 SF * 0.11" * 15% =	324 CF
TOTAL REQUIRED =	1042 CF

PROVIDED AREA I:

(86) HS-20 4'-4"x8'-6"x2'-0" EFF.D. (64 C.F.) = 4,800 C.F. PROVIDED

REQUIRED AREA II:

(4) HS-20 4'-4"x8'-6"x2'-0" EFF.D. (64 C.F.) = 256 C.F. PROVIDED

REQUIRED AREA III (TRUCK DOCK):

PVMT - 630 SF * 0.11" * 100% = 69 CF

PROVIDED AREA III:

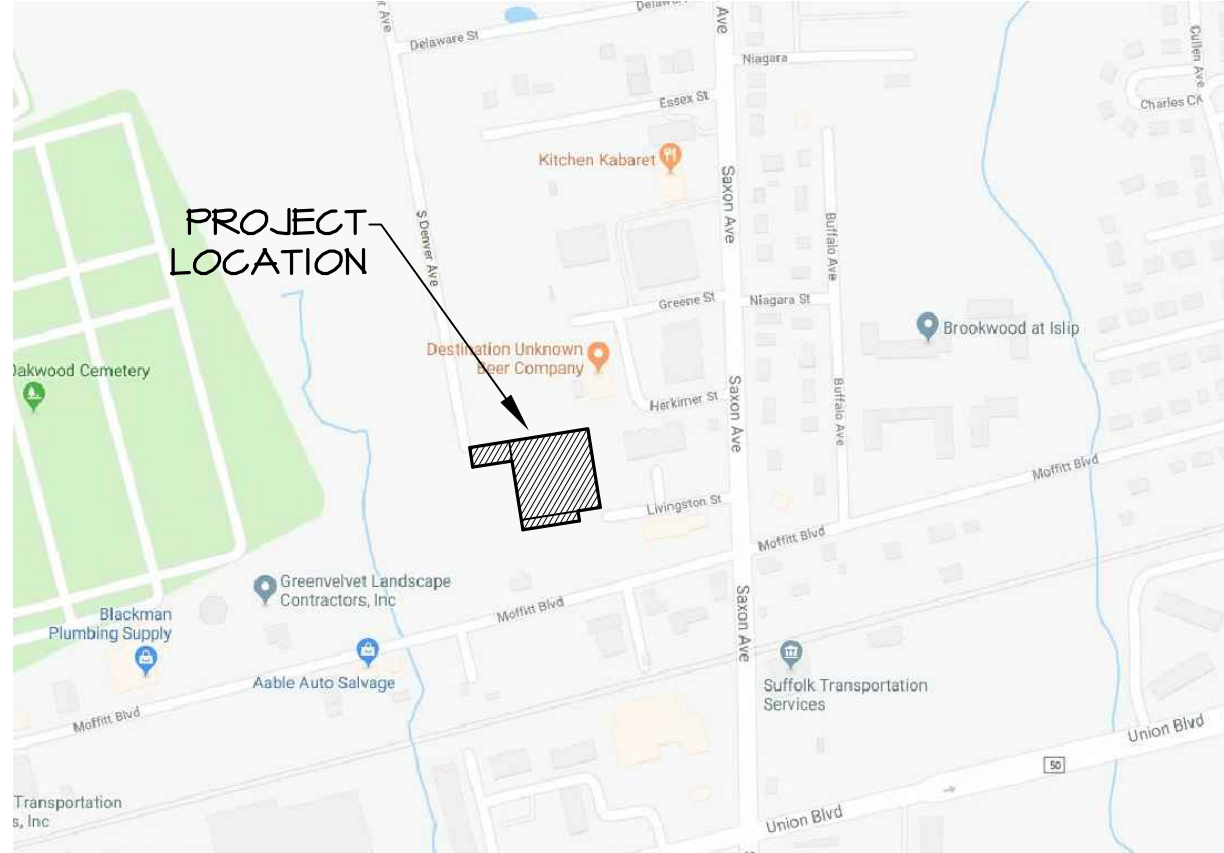
(4) HS-20 4'-4"x8'-6"x2'-0" EFF.D. (32 C.F.) = 128 C.F. PROVIDED

LANDSCAPE CALCULATIONS (TOTAL SITE):

REQUIRED MINIMUM 20%:	
48,150 S.F. * 20% =	9,630 S.F. MINIMUM
PROPOSED:	
20544 S.F. / 48,150 S.F. * 100% =	42.55% PROPOSED
NO RELAXATION REQUIRED	

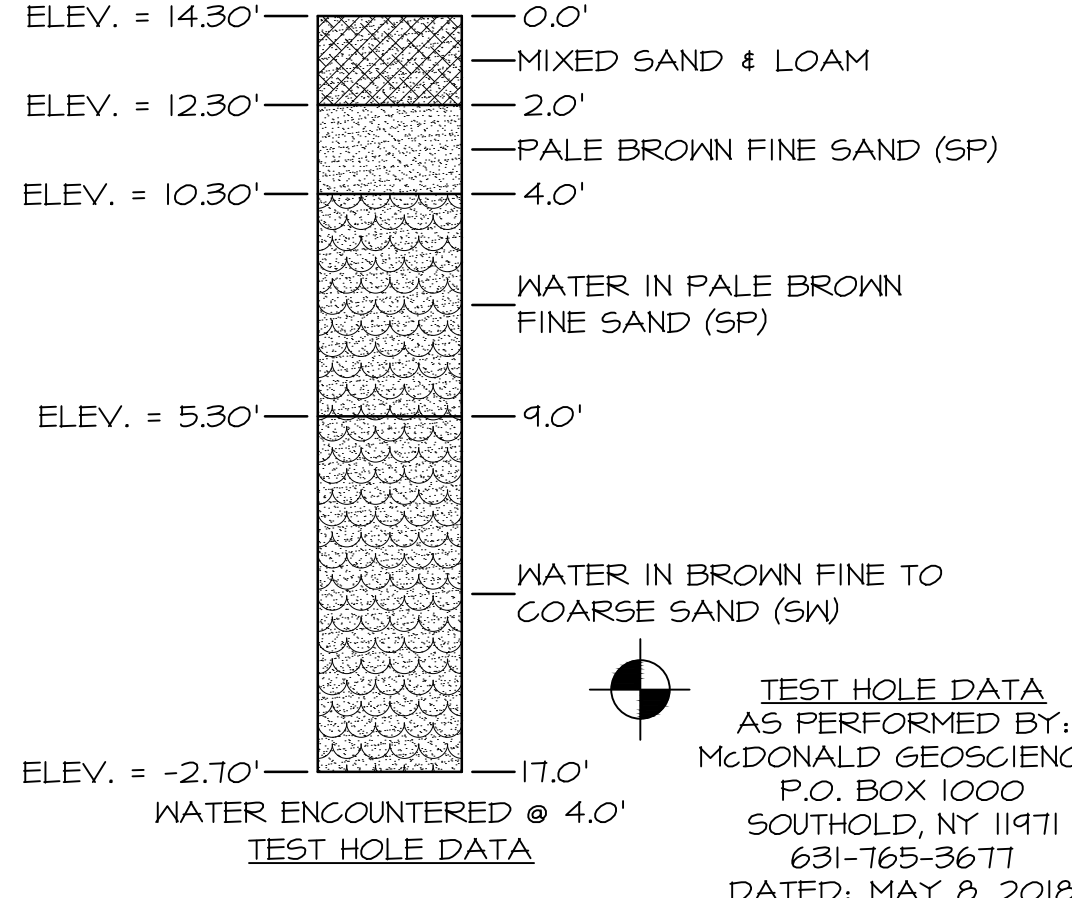
LANDSCAPE CALCULATIONS (FRONT YARD):

MINIMUM 50% OF TOTAL REQUIRED:	
4,150 S.F. * 50% =	2,075 S.F. MINIMUM
PROPOSED:	
6,461 S.F. / 4,150 S.F. * 100% =	66.33% PROPOSED
NO RELAXATION REQUIRED	



Key Map

SCALE: N.T.S.



Site Development Plan

SCALE: 1:20

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.



REV.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT

11 Livingston Street

BAY SHORE, NEW YORK

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designers . planners

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631-928-8668

associates

architectural engineering

am sutton

DATE 5/9/18

DRAWN BJR

CHKD

FILE

JOB No. 18001



SP2018-063

SCTM NO.: 500-343-1-66.001 NYSDC#1-4728-05843/00001

SP2018-063