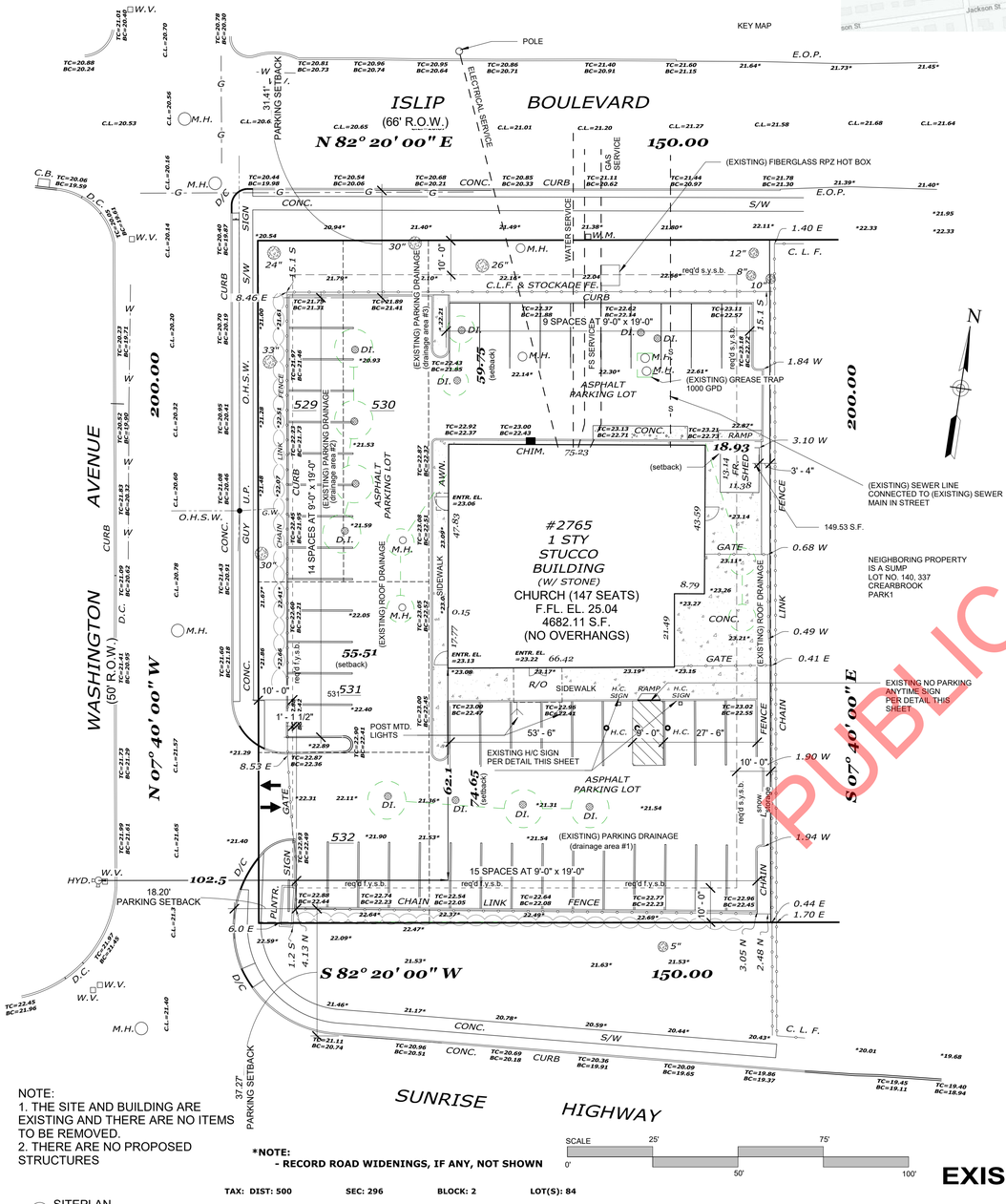
The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.

TABLE OF CONTENTS

SP-100.00	SITE PLAN
SP-200.00	EXISTING CONDITIONS & REMOVALS SITE PLAN
SP-300.00	GRADING AND DRAINAGE PLAN
SP-400.00	UTILITIES PLAN
SP-500.00	TREE PRESERVATION & PLANTING
SP-600.00	EXTERIOR LIGHTING PLAN
A-000.00	CODE COMPLIANCE FLOOR PLAN
A-200.00	CONSTRUCTION/DEMOLITION PLAN
A-300.00	EXTERIOR ELEVATIONS

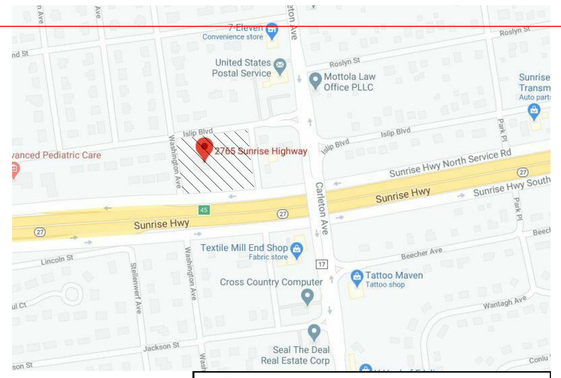


*NOTE:
- RECORD ROAD WIDENINGS, IF ANY, NOT SHOWN

TAX: DIST: 500 SEC: 296 BLOCK: 2 LOT(S): 84

1 SITEPLAN
1" = 20'-0"

NOTE:
1. THE SITE AND BUILDING ARE EXISTING AND THERE ARE NO ITEMS TO BE REMOVED.
2. THERE ARE NO PROPOSED STRUCTURES



NOTES

The following Town of Islip notes are on the plan:

"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."

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

"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."

"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 dumpsters."

"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."

"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."

NOTES

The following Town of Islip notes are on the plan:

"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."

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

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

"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 legal action of the above without approval is prohibited and subject to legal action."

"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."

"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."

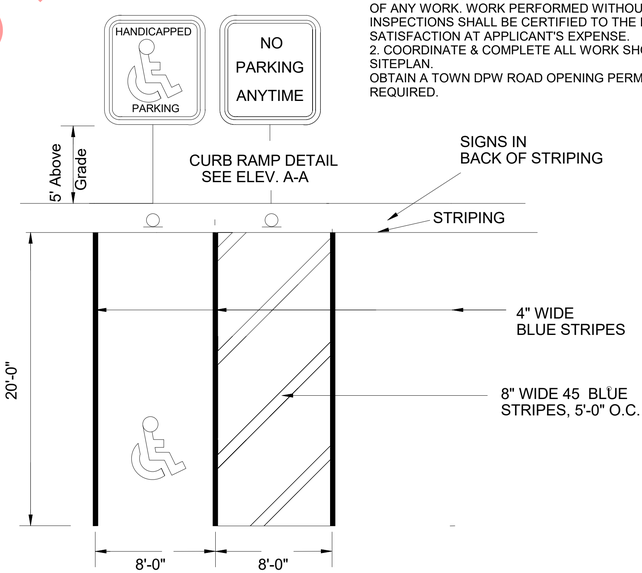
"All Recycled Portland Cement Concrete Aggregate (RCA) and Fill materials are to be from an approved source. Recycled Portland Cement Concrete Aggregate is to be certified. Documentation is to be provided showing that the material obtained is from a NYSDEC registered or permitted construction and demolition (C&D) debris processing facility as specified in Section 360-16.1 of 6NYCRR Part 360, "Solid Waste Management Facilities"."

"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."

PUBLIC HEARING Copy

EXISTING HANDICAPPED SIGN

WHITE ON BLUE BACKGROUND



EXISTING HANDICAP PARKING STALLS

NTS

TOWN OF ISLIP NOTES:
1. CONTACT THE ENGINEERING INSPECTOR @ 631-224-5360 AT LEAST TWO HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTIONS SHALL BE CERTIFIED TO THE ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE.
2. COORDINATE & COMPLETE ALL WORK SHOWN ON SITEPLAN.
OBTAIN A TOWN DPW ROAD OPENING PERMIT WHEN REQUIRED.

SITE DATA: (ZONE CLASSIFICATION: BUSINESS 1)
- SITEPLAN PREPARED BASED ON SURVEY #S-811-A-19 PREPARED BY PETER J. BRABAZON DATED 1/20/2020
- ZONE BUSINESS 1
- BUILDING AREA = 4682.11
- CURRENT BUILDING USE - RESTAURANT
- PROPOSED BUILDING USE - CHURCH
- SITE AREA= 0.688 ACRES = 30,000 S.F.
- PERCENT OF LOT OCCUPIED = 15.7%
- PAVING & SIDEWALK AREA = 19,313.16 S.F. = 64.3%
- PERMANENT INGROUND IRRIGATION IN PLACE AT EACH STREET FRONTAGE AND TO BE MAINTAINED.
- BUILDING CONSTRUCTION CLASSIFICATION = 2B
- FIRE HAZZARD CLASSIFICATION C5.1
- TOWN DATUM IS USED.
- GROSS FLOOR AREA - 4831.64 S.F.
- FLOOR AREA RATIO - 15.60
- BUILDING HEIGHT - 16.00'
- FAR - .16

SETBACK REQUIREMENTS:

FAR:	4.0
HEIGHT:	35.0'
FRONT YARD:	10.0'
REAR YARD:	10.0'
SIDE YARD 1:	10.0'
SIDE YARD 2:	10.0'

FLOOR AREA RATIO CLACS: (UNCHANGED)
BUILDING: 4682.11 S.F. (THERE ARE NO OVERHANGS)
SHED: 149.53 S.F.
TOTAL GROSS FLOOR AREA: 4831.64 S.F.
SITE AREA: 30,000 S.F.
F.A.R.= (4831.64 x 100)/30000 = .16

GROSS FLOOR AREA CLACS: (UNCHANGED)
BUILDING: 4682.11 S.F.
SHED: 149.53 S.F.
TOTAL GROSS FLOOR AREA: 4831.64 S.F.

LANDSCAPING CALCULATIONS:
LOT 30,000 S.F.
20% OVERALL LANDSCAPE REQUIRED 6,000 S.F. REQUIRED
12,640 S.F. PROVIDED
10% FRONT LANDSCAPE REQUIRED 3,000 S.F. REQUIRED
6,440 S.F. PROVIDED

PARKING CALCULATIONS:(PER LAND USE REGS)
CHURCH = 1 SPACE PER 4 SEATS.
147 SEATS / 4 SPACES PER SEAT = (36.75) 37 SPACES REQUIRED.
MULTI-USE(ASSEMBLY)= 1 SPACE PER 4 PEOPLE
20 PEOPLE/4 = 5 SPACES REQUIRED.
NURSERY(DAYCARE)= 1 SPACE /200 S.F.
144 S.F. = 1 SPACE REQUIRED
OFFICE= 1 SPACE/200 S.F.
245 S.F./200 = 2 (1.23) SPACES REQUIRED
TOTAL SPACES REQUIRED = 37+5+1+2= 45 SPACES
47 SPACES PROVIDED INCLUDING (2) H/C SPACES.

SANITARY CALCULATIONS:
PREVIOUSLY-APPROVED/UNCHANGED (CONNECTED TO EXISTING SEWER MAIN)
CHURCH
180 SEATS X 30 GPD= 5,400 GPD FLOW X 2 DAYS = 10,800 GDP TOTAL.
EXISTING 8'-0"x6'-0" GREASE TRAP TO REMAIN

DRAINAGE CALCULATIONS:
PREVIOUSLY-APPROVED/UNCHANGED
SITE RUNOFF = 2" RAINFALL @ 100%(PAVING & WALKS .167)
SITE RUNOFF = 2" RAINFALL X .255 COEFFICIENT OF RUN-OFF FOR LANDSCAPE AREAS = .04 (BASED ON 5% SLOPE)
PER TABLE 6.2 T.O.I. SUBDIVISION AND LAND DEV. REG.
STORAGE CAPACITY: 10'-0" RINGS=68.42 CU.FT/LIN.FT.
10'-0"x1'-6" DOME=54 CU.FT.
NOTE: ROOF DRAINAGE TO HAVE ITS' OWN SEPARATE LEACHING POOLS AS SHOWN IN DRAWINGS.

DRAIN AREA #1:
PAVING AND WALKS:8101 SFx.167 = 1352.9 CU.FT.
LANDSCAPE:2033 SF X .04 = 81.3 CU.FT.
TOTAL: 1434.2 CU.FT / 68.42=20.96 CU.FT.
(3)10'-0" x 7'-0" DEEP LEACHING POOL

DRAIN AREA #2:
PAVING AND WALKS:6674 SFx.167 = 1114.6 CU.FT.
LANDSCAPE:1742 SF X .04 = 69.7 CU.FT.
TOTAL: 1184.3 CU.FT / 68.42=17.3 CU.FT.
(3)10'-0" x 6'-0" DEEP LEACHING POOL

DRAIN AREA #3:
PAVING AND WALKS:4520.82 SFx.167 = 754.97 CU.FT.
LANDSCAPE:225.84 SF X .04 = 89.03 CU.FT.
TOTAL: 844 CU.FT / 68.42=12.33 CU.FT.
(2)10'-0" x 7'-0" DEEP LEACHING POOL

ROOF DRAINAGE AREA:
ROOF AREA:4686 SFx.167 = 782.56 CU.FT.
TOTAL: 782.56 CU.FT / 42.24=18.6 CU.FT.
(4)8'-0" x 5'-0" DEEP LEACHING POOL

LIGHTING:
EXISTING LIGHTING CONSISTS OF (2) POST MTD. SCONCES THERE IS NO NEW LIGHTING PROPOSED. AS PER TOI CODE SECTION 68-684 B: THE LIGHTING FOR THIS PROJECT IS EXISTING NON-CONFORMING.

LOAD NOTES:
1. LOAD DESIGN VALUES PER IBC 2015
2. ROOF LIVE LOAD 20 PSF
3. ROOF DEAD LOAD
4. ROOF SNOW LOAD 20 PSF
5. ULTIMATE WIND SPEED 140 MPH
6. SLOPED ROOF THEREFROE NO PONDING OR RAIN LOAD CALCS REQUIRED.
7. NEW CONST IS WOOD FRAMED AND
8. DOES NOT REQUIRE SEISMIC CONSIDERATION PER 1613.1 EXCEPTION 2

PROJECT ISSUE	1/22/21

REVISIONS

No.	Description	Date
	1/25/2021 9:08:52 AM	

" IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT ENGINEER, TO ALTER IN ANY WAY ANY ITEM ON THESE DRAWINGS. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT/ENGINEER IS ALTERED, THE ALTERING ARCHITECT/ ENGINEER SHALL AFFIX TO HIS/HER ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION ON THE DRAWING. " " THE PLANS AND SPECIFICATIONS HEREIN ARE INTENDED FOR THE SUBJECT PROJECT ONLY AS A RESULT OF CONTRACTUAL NEGOTIATIONS BETWEEN THE OWNER AND PHILIPP E. KAMPF. THESE PLANS AND SPECIFICATIONS WILL BE THE SUBJECT OF A COPYRIGHT PETITION AND MAY NOT BE REVISED OR REUSED BY ANYONE WITHOUT THE WRITTEN AUTHORITY OF PHILIPP E. KAMPF. "

PKAD
ARCHITECTURE & DESIGN
107 Center Street
Bay Shore, N.Y. 11706
Phone: 631-943-1081
Email: PhilippKampf@PKAD.NET

ARCHITECT:
PHILIPP KAMPF
107 CENTER STREET
BAY SHORE, NY 11706
631-943-1081

APPLICANT:
PHILIPP KAMPF
107 CENTER STREET
BAY SHORE, NY 11706
631-943-1081

PROJECT

ISLIP TERRACE CHURCH 2765 SUNRISE HIGHWAY ISLIP TERRACE, NY 11730

SCTM#: 0500-296-02-84

SITE PLAN

STAMP AREA: REGISTERED ARCHITECT PHILIPP E. KAMPF 032945 STATE OF NEW YORK

DATE: 1/22/21
PROJECT NUMBER: 200201
DRAWING BY: PEK
CHK BY: PEK
DWG No: SP-100.00
CAD FILE No: 200201

1/25/2021 9:08:52 AM