

STREET LIGHTING

INSTALLATION REQUIREMENT

PRIOR TO INSTALLING LIGHTING
CALL DIVISION OF TRAFFIC SAFETY
224-5535

SITE WORK

BEFORE STARTING WORK CALL
TOWN ENGINEER-INSPECTORS
224-5360

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, N.Y.

Date _____

This is to certify that the proposed Realty Subdivision or Development for _____ with a total of _____ 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 those standards. This approval shall be valid only if the realty subdivision/development map is duly 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.

Walter Dawydak, P.E.
Director, Division of Environmental Quality

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 THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES CONSTRUCTION STANDARDS IN EFFECT AS OF THIS DATE.

SIGNED
NOTE:
ALL DWELLINGS WITHIN 150' OF PROPOSED SEWAGE DISPOSAL ARE CONNECTED TO PUBLIC WATER.

NOTE:
CROSSING BETWEEN WATER LINE AND ROOF DRAIN LINE TO HAVE A MINIMUM VERTICAL SEPARATION DISTANCE OF 18"

FAR CALCULATIONS:

LOT No.	G.F.A.	LOT AREA	F.A.R.
1	1,919 S.F.	20,000 s.f.	9.59%
2	1,919 S.F.	20,000 s.f.	9.59%
3	1,919 S.F.	23,452 S.F.	8.18%

FRONT YARD COVERAGE

LOT No.	FRONT YARD AREA	DRIVE AREA	% COVERAGE
1	8,041 S.F.	785 S.F.	9.76%
2	8,101 S.F.	785 S.F.	9.68%
3	5,334 S.F.	949 S.F.	17.79%

MAP OF LINCOLN AVENUE ESTATES
FILED LINE 20, 1996 FILE NO. 9854
RES. B ZONING

CLEARING NOTES:

TOTAL AREA OF LOTS = 64,224 S.F.
64,224 x 25% = 16,056 S.F. FOR NATURAL AREA
NATURAL AREA PROVIDED = 16,940 S.F. > 16,056 S.F.

DRAINAGE CALCULATIONS:

SYSTEM No. 1
PAVT. AREA = 14,473 S.F. x 2/12 x 100% = 2412 CU. FT.
WALK AREA = 2,225 S.F. x 2/12 x 100% = 371 CU. FT.
DRIVEWAY AREA = 1,220 S.F. x 2/12 x 100% = 203 CU. FT.
GRASS AREA = 33,211 S.F. x 2/12 x 15% = 830 CU. FT.
TOTAL REQ. CAP. = 3819 CU. FT.
USE 5-10" DIA. 12 V.F.T. = 4105 CU. FT. ACT. CAP.

SYSTEM No. 2
PAVT. AREA = 4,875 S.F. x 2/12 x 100% = 813 CU. FT.
WALK AREA = 748 S.F. x 2/12 x 100% = 125 CU. FT.
DRIVEWAY AREA = 850 S.F. x 2/12 x 100% = 142 CU. FT.
GRASS AREA = 2217 S.F. x 2/12 x 15% = 56 CU. FT.
TOTAL REQ. CAP. = 1136 CU. FT.
USE 2-10" DIA. 9 V.F.T. = 1231 CU. FT. ACT. CAP.

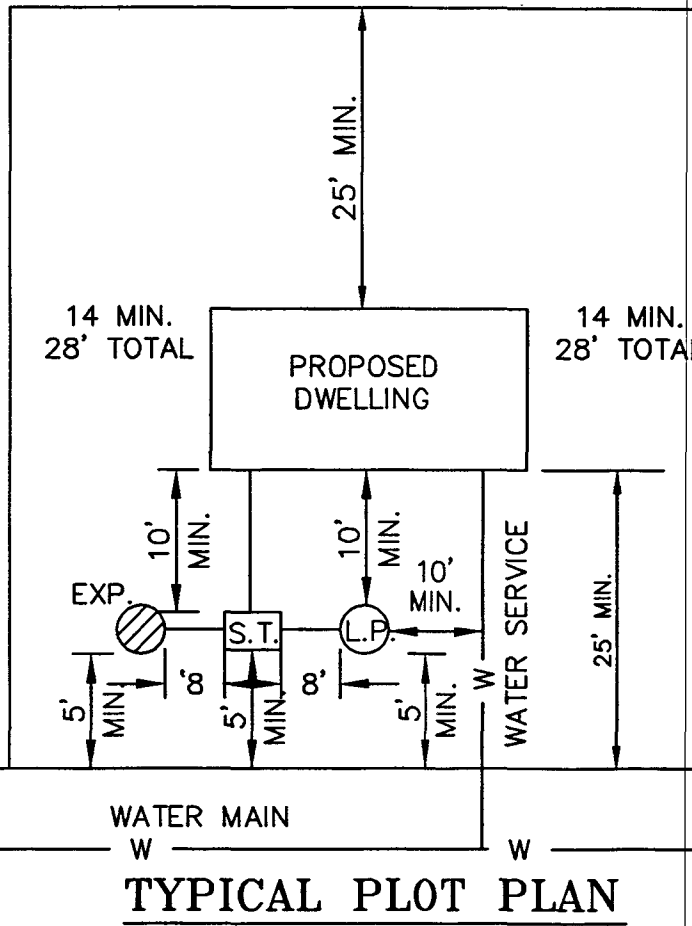
ROOF DRAINS
ROOF AREA = 1919 S.F. x 2/12 x 100% = 320 CU. FT.
1-8" DIA. 8 V.F.T. = 338 CU. FT. ACT. CAP.

DRAINAGE NOTES:

- ALL CONNECTING PIPES TO BE 15" RCP, CLIV OR CPP WITH A MINIMUM SEPARATION OF 10'.
- EACH DWELLING TO HAVE ROOF LEADERS AND GUTTER TO BE PIPED INTO A DRYWELL DESIGNED FOR A 2" RAINFALL (MIN. SIZE TO BE 8" DIA. 8 V.F.T. = 338 CU. FT. ACT. CAP.) ROOF DRAINAGE SHALL BE CONNECTED WITH MINIMUM 4" PVC SDR 35.
- EXISTING LEACHING BASINS ALONG THE LINCOLN AVE. FRONTAGE ARE TO BE CLEANED TO THE SATISFACTION OF THE TOWN ENGINEER OR DESIGNEE.

LEGEND:

- W WATER MAIN
- TC 66.0 TOP OF CURB ELEVATION
- BC 65.5 BOTTOM OF CURB ELEVATION
- EP 65.5 EDGE OF PAVEMENT ELEVATION
- CL 66.0 CENTERLINE ELEVATION
- C.B. CATCH BASIN
- D.I. DRAIN INLET
- FIRE HYDRANT
- UTILITY POLE
- EDGE OF CLEARING
- EXISTING TREES TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED STREET TREE (MIN. 5' BEHIND PROPERTY LINE & MIN. 2 1/2" - 3" CALIPER FROM TOWN OF ISIP APPROVED TREE LIST-NO MAPLES) 2 PER LOT, 4 ON CORNER LOT.



KEY MAP
SCALE: 1" = 600'

GENERAL NOTES:

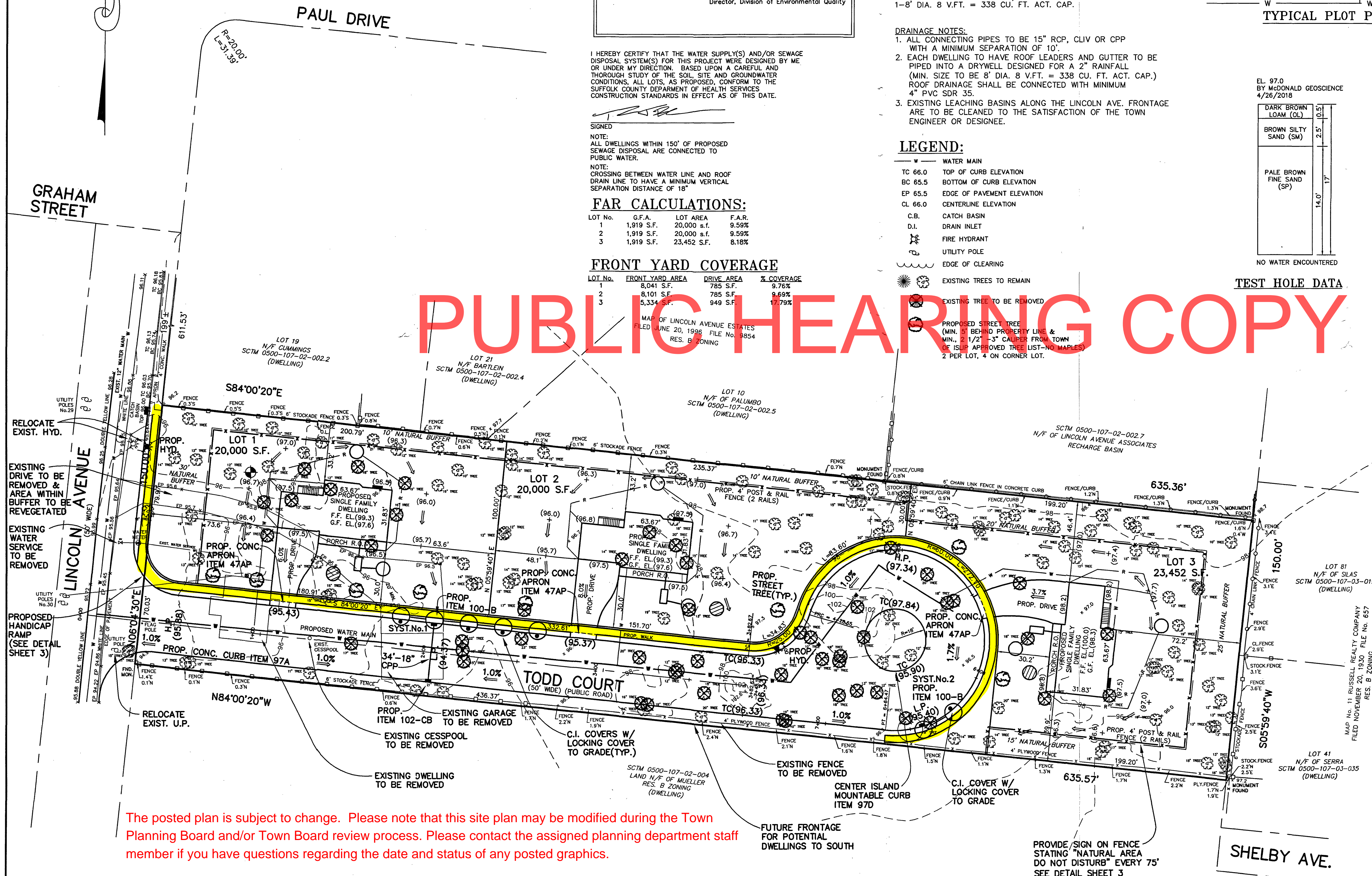
- TOTAL AREA OF SITE = 95,319 S.F. OR 2.18 ACRES
- ZONING = "B" RESIDENTIAL
- THIS PROPERTY LIES IN THE FOLLOWING DISTRICTS
SCHOOL SACHEM CENTRAL SCHOOL DISTRICT
POSTAL HOLBROOK
FIRE HOLBROOK
WATER SUFFOLK COUNTY WATER AUTHORITY
ELECTRIC PSEG
- TOTAL No. OF LOTS = 3
- ELEVATIONS SHOWN REFER TO NAVD 88 DATUM
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- 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 ENGINEERS SATISFACTION AT APPLICANTS EXPENSE
- COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS.
- 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.
- ANY DEFECTS OR CRACKS WITHIN CONCRETE SHALL NOT BE ACCEPTABLE.
- 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.
- 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 RCA AND FILL MATERIALS ARE TO BE FROM AN APPROVED SOURCE. RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) 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 MATERIAL BROUGHT IDENTIFYING THE SOURCE, AND QUANTITY OF MATERIALS. ALL FILL TO SATISFY THE REQUIREMENTS OF ISIP ITEM 2BF OR ITEM 2SB".
- "ALL C&D MATERIALS 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 ISIP ENGINEERING INSPECTOR FOR THE RECORD".
- "THE ISIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, P.5 SHALL BE FOLLOWED."
- "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.75 AND 5A.76 SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS".
- ALL EXISTING DWELLINGS AND STRUCTURES TO BE REMOVED. GAS SERVICE, EXISTING WATER SERVICE AND SEPTIC SYSTEMS TO BE ABANDONED OR REMOVED.
- THERE ARE NO WETLANDS WITHIN 300' OF THIS PARCEL.
- ANY EXISTING DEAD OR LEANING TREES THAT POSE A HAZARD TO THE SUBJECT PROPERTY OR TO THE ADJACENT PROPERTY ARE TO BE REMOVED.
- OBTAIN A TOWN RIGHT OF WAY WORK PERMIT.
- CONTRACTOR SHALL CONTACT THE FIRE MARSHALL'S OFFICE PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROVIDE FOR PROPER INSPECTION COORDINATION.
- PROPERTY ALSO KNOWN AS PART OF LOT 11, MAP OF THE JOHN A. KING, AVERY & J. HOMAN LOTS (FILED OCT. 2, 1886 FILE NO. 33)

TEST HOLE DATA

EL. 97.0
BY McDONALD GEOSCIENCE
4/26/2018

DARK BROWN LOAM (OL)	0.5'
BROWN SILTY SAND (SM)	2.5'
PALE BROWN FINE SAND (SP)	14.0'
NO WATER ENCOUNTERED	

PUBLIC HEARING COPY



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.

TOWN OF ISIP #MS2018-001

DEVELOPMENT PLAN

TODD COURT HOMES

SITUATED AT
HOLBROOK
TOWN OF ISIP, SUFFOLK COUNTY, NEW YORK
S.C.T.M. 0500-107-02-003

PREPARED BY:
KENNETH H. BECKMAN, L.S.
SURVEYING AND LAND PLANNING
1814 MIDDLE COUNTRY ROAD
SUITE D
RIDGE, N.Y. 11961

APPLICANT:
CAMPO BROTHERS
907 MAIN STREET
PORT JEFFERSON, NY 11757
631-474-8300

REVISIONS:
REV. 10/9/2018 B18-19286
REV. 6/23/2018 B18-19005
REV. 5/16/2018 B18-19005
REV. 5/16/2018 B18-19005
REV. 5/16/2018 B18-19005

DRAWN BY: KAK
CHECKED BY: KHB
SHEET: 1 OF 3

DATE: FEBRUARY 2018
JOB No. B18-18791

APPROVED
AS NOTED
TOWN ENGINEER
TOWN OF ISIP
DATE: 11/16/2018

OFFICE COPY