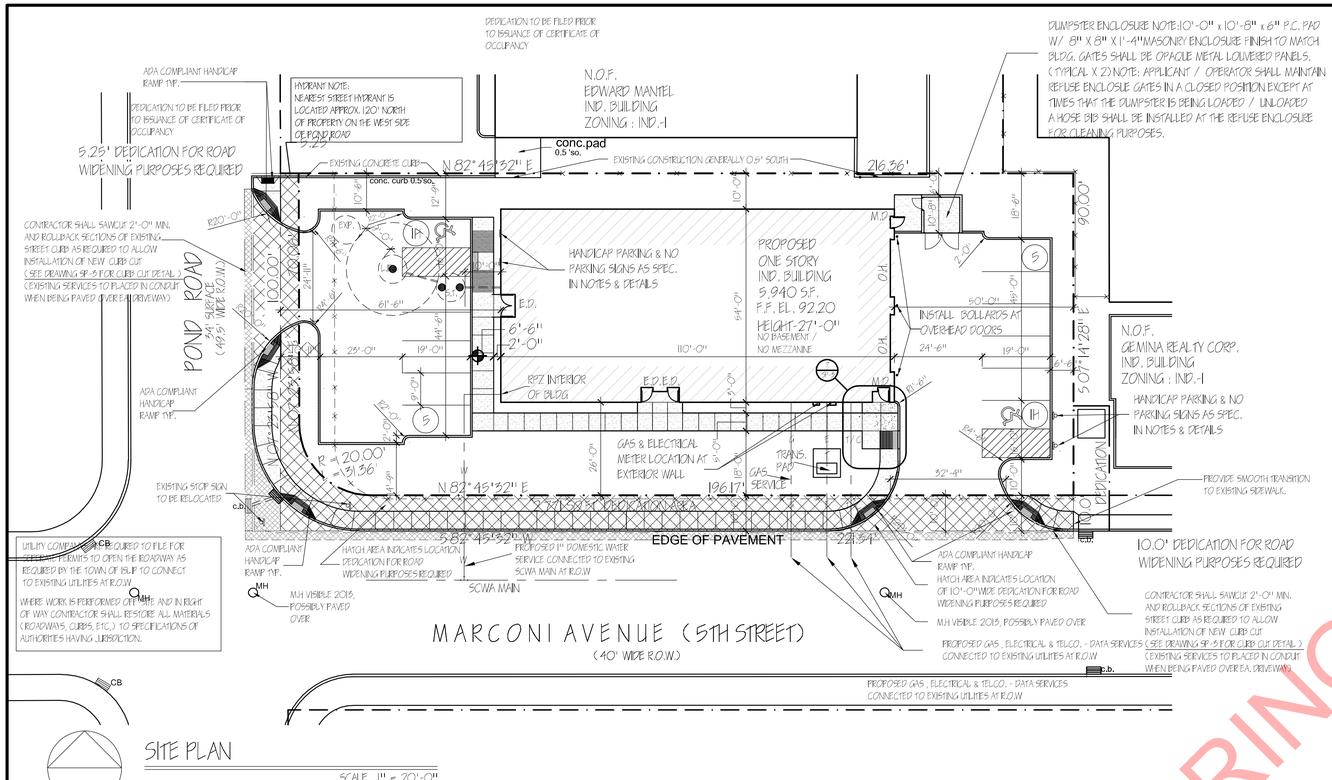
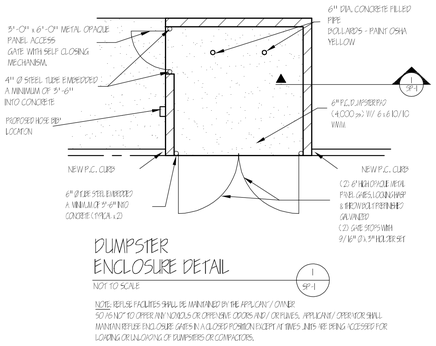




LEGEND

76.5	EXISTING GRADE	MD	MAN DOOR
+76.5	PROPOSED SPOT GRADE	ED	ENTRY DOOR
	EXISTING CURB TO REMAIN	TC 55.00 / BC 54.50	EXISTING TOP / BOTTOM OF CURB
	EXISTING CURB TO BE REMOVED		SIGN
76.5	EXISTING GRADE TO BE REMOVED		LIGHT POLE (EXISTING)
76.5	EXISTING GRADE TO REMAIN		EXISTING TREE (TO REMAIN)
76.5	PROPOSED GRADE		EXISTING TREE TO BE REMOVED
+ 76.5	PROPOSED SPOT GRADE ELEV.		CATCH BASIN (EXISTING)
TC / BC	PROPOSED TOP / BOTTOM OF CURB ELEVATIONS		FIRE HYDRANT (EXISTING)
TG	PROPOSED TOP OF GRATE ELEV.	E	ELECTRIC CONTROL BOX (EXISTING)
	PROPOSED CURB		WATER VALVE (EXISTING)
	PROPOSED OPEN C.I. GRATE	S.T.	SEPTIC TANK
	PROPOSED SOLID C.I. COVER	L.P.	LEACHING POOL
OHD	OVERHEAD DOOR	EXP.	EXPANSION POOL

TEST BORING

PROJECT NAME: "Vacant Lot" N/S/ C/POND & MARCONI
PROJECT ADDRESS: Northwest Corner of Pond Road Ronkonkoma, NY 11779
DRILLING CONTRACTOR: JC Broderick & Associates, Inc.
DRILLING METHOD: 3.25 inch OD Probe Rod System
DRILLING EQUIPMENT: Geoprobe® Model 7822DT
SAMPLING METHOD: SPT Automatic Drop Hammer Equipped with Split Spoon Sampler
HAMMER WEIGHT: 140 lbs. DROP: 30 inches

BORING NUMBER: GT-01
BORING LOCATION: West Side of Property
TOTAL DEPTH: 27 Feet MEASURING POINT: Ground Surface TIME STARTED: 11:20 AM
GROUND SURFACE ELEVATION: 92 Ft Above Sea Level DATE COMPLETED: 6/17/2021
DEPTH TO GROUNDWATER: Not Encountered WEATHER: Sunny TEMP.: 77°
RESPONSIBLE PROFESSIONAL: Jeffrey Nannini LOGGED BY: Jose Roldan

DEPTH (feet)	BLOWS/ 6 inches	LITHOLOGIC LOG	USCS SYMBOL	DESCRIPTION NAME (USCS); color, moisture, plasticity density
0	10			Fill Materials
1	12			
2	9		SW	Dark Tan Fine SAND, Trace Silt, Trace Gravels
3	8			
4	5			
5	14			Crushed Rock
6	10		SW	Tan Fine SAND, Trace Silt, Trace Gravels
7	13		SW	Brown Fine SAND, Trace Silt
8	9		SW	Tan Fine to Medium SAND, Few Gravels
9	10			
10	12		SW	Tan Fine to Medium SAND, Some Gravels
11	9			
12	10		SW	Tan Fine to Medium SAND, Trace Gravels
13	12			
14	14			
15	5			
16	8		SW	Reddish Brown Medium to Coarse SAND, Few Gravels
17	9			
18	10			
19				
20				
21	12			
22	10		SW	Tan Fine to Medium SAND, Few Gravels
23	11			
24	10			
25	10		SW	Tan Fine to Medium SAND, Few Gravels
26	10		SW	Reddish Brown Medium to Coarse SAND, Trace Silt
27	9		SW	Tan Medium to Coarse SAND, Few Gravels
28	11			End of Soil Boring at 27 Feet Below Surface Grade

GENERAL SITE NOTES

1. (1988) NAVD88 DATUM USED.
2. CONTRACTOR MUST COMPLY WITH APPROVED WORKING DRAWINGS AND REQUIREMENT SHEETS.
3. ALL UNDERGROUND UTILITIES ARE EXISTING AND SHALL REMAIN.
4. IN ADDITION TO ACCESSIBLE SIGNAGE, CONTRACTOR SHALL INSTALL " NO PARKING ANYTIME " SIGNAGE AT ACCESSIBLE AISLES.
5. LOCATION OF GRADES FOR CURBS AND WALKS TO BE VERIFIED WITH THE TOWN OF ISLIP HIGHWAY DEPARTMENT PRIOR TO CONSTRUCTION.
6. THIS SITE PLAN IS BASED ON INFORMATION CONTAINED IN A SURVEY BY WILLIAM R. SIMMONS 382., L.S. P.C. LAND SURVEYOR ENTITLED: SURVEYED FOR: HALF ACRE GROUP LLC LOCATED AT: RONKONKOMA, T OWN OF ISLIP, SUFFOLK COUNTY, NEW YORK. LOTS: 40 TO 45 AND PARTS OF LOTS 46 TO 50 INCLUSIVE, BLOCK B MAP OF: "PARKWAY MANOR, SECTION 2" (MAP # 262 - FILED: OCT. 4, 1909) S.C.T.M. # 0500-109-02-061, 0500-109-02-062

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 APPLICANTS 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 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 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".
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 2EB.
10. ALL C&D 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 ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P.5 SHALL BE FOLLOWED.
12. 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.7 AND 5A.7.6 SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
13. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, ANY DEDICATION TO THE TOWN OF ISLIP MUST BE RECORDED WITH THE SUFFOLK COUNTY CLERK.
14. 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.
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

SITE DATA

S.C.T.M.No.: 0500-109-02-062.1
SITE AREA : 22,148 SQ. FT. .5084 ACRES (PRE DEDICATION) 19,577 SQ.FT. (POST DEDICATION / TAKING)
AREA OF TAKING / DEDICATION @ MARCONI AVENUE : 2,405 SQ.FT.
ZONING : INDUSTRIAL 1
PROPOSED BUILDING HEIGHT: 27'-0"
BUILDING AREA : 5,940 SQ.FT.
PROPOSED USE: WAREHOUSE / OFFICE (MULTI-TENANT)

F.A.R. : 26.82 % (PRE DEDICATION) 30.65 % FAR POST DEDICATION, 35% MAXIMUM FAR PERMITTED
PAVED AREA : 7,275 SQ.FT. (37.55%) (POST DEDICATION)
LANDSCAPED AREA : 6,164 SQ.FT. (31.81%) (POST DEDICATION) 20% LANDSCAPE AREA TOTAL REQ'D = 3,875 SF
FRONT YARD AREA : 4,125 SQ.FT. (66.89% OF LANDSCAPED AREA) 10% FRONT YARD LANDSCAPE AREA REQ'D = 1,938 SF

PARKING CALCULATIONS

PER T.O.I. STANDARDS , INDUSTRIAL BUILDINGS SHALL BE PROVIDED WITH PARKING AS FOLLOWS :
OFFICE AREA : 1 SPACE PER 200 S.F. (MINIMUM 15% OF TOTAL AREA)
WAREHOUSE AREA : 1 SPACE PER 1000 S.F.

2,322 S.F. ÷ 200 S.F. SPACE = 11.61
3,618 S.F. ÷ 1,000 S.F. SPACE = 3.62
15.23 (16 SPACES REQUIRED)

TOTAL SPACES REQUIRED = 16 SPACES
TOTAL SPACES PROVIDED = 12 SPACES * (VARIANCE REQUIRED)

PUBLIC HEARING REQUIRED 29.0% OR 4 STALL RELAXATION TO BE REQUESTED.
1 HANDICAPPED SPACE REQUIRED IN EACH INDEPENDENT PARKING LOT- 1 PROVIDED IN EACH

SANITARY CALCULATIONS
PER S.C.D.H.S. STANDARDS , INDUSTRIAL BUILDING SANITARY FLOW
RATE IS .04 GPD / SQ.FT. BUILDING AREA .06 GPD / SQ.FT. OFFICE SPACE ABOVE 15% SQUARE FOOTAGE BREAKDOWN:

OFFICE AREA
2,322 SQ.FT. x .06 G.P.D. SQ.FT. = 139.32 G.P.D.

WAREHOUSE AREA
3,618 SQ.FT. x .04 G.P.D. SQ.FT. = 144.72 G.P.D.

TOTAL FLOW : 284.04 G.P.D

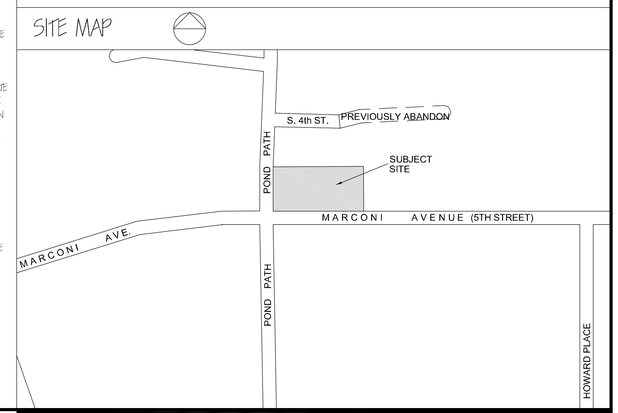
SINGLE FAMILY EQUIVALENT:
SCWA ZONE I (600 G.P.D. / ACRE)
.5084 ACRE x 600 G.P.D. / ACRE = 305 GPD
284.04 G.P.D. < 305 G.P.D. BUILDING DESIGN CONFORMS

SEPTIC TANK DESIGN
284.04 GPD X 2 DAYS FLOW = 568.08 GPD
INSTALL 8'-0" DIA. X 8'-0" DEEP (4'-0" LIQ DEPTH)
1200 GALLON SEPTIC TANK WITH TRAFFIC BEARING SLAB, CHIMNEYS & C.I. COVERS TO GRADE

LEACHING POOL DESIGN
284.04 GPD ÷ 1.5 GPD S.F. = 189.36 S.F. REQ'D
189.36 S.F. ÷ 31.4 S.F./ V.F. = 6.03 V.F. REQ'D USE 10 V.F.
INSTALL (1) 10'-0" DIA. X 11'-0" (10'-0" EFF. DEPTH) LEACHING POOL WITH SOLID DOME, CHIMNEY AND C.I. COVER TO GRADE

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.

SITE MAP



PROPOSED INDUSTRIAL BUILDING FOR:
HALF ACRE GROUP L.L.C.
1995 POND ROAD
RONKONKOMA NEW YORK

APPLICANT / PROPERTY OWNER:
HALF ACRE GROUP LLC
1507 SMITHTOWN AVENUE, SUITE 17
BOHEMIA, NEW YORK 11716
(631) 563-1318

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE, AND AS SUCH ARE THE PROPERTY OF THOMAS P. WALSH, ARCHITECT, P.C. ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

REVISIONS:	DATE:
ISSUED TO T.O.I. PLANNING	1-19-23
REISSUED TO T.O.I. FOR SITE PLAN REVIEW	8-18-22
REISSUED TO T.O.I. FOR SITE PLAN REVIEW	7-18-22
REISSUED TO T.O.I. FOR SITE PLAN REVIEW	5-10-22
REISSUED TO T.O.I. FOR SITE PLAN REVIEW	9-15-21
ISSUED TO T.O.I. FOR SITE PLAN REVIEW	8-26-21
ISSUED TO S.C.D.H.S.	6-21-21
ISSUED FOR REVIEW	5-5-21

THOMAS P. WALSH, ARCHITECT P.C.
700 VETERANS MEMORIAL HIGHWAY
SUITE CL 140
HAUPPAUGE, NEW YORK 11788
(631)348-4500

NO:	BY:	DATE:	PAGE:
			SP-1

S.C.T.M.No.: 0500-109-02-62.1
T.O.I. SITE PLAN No. SP2021-057

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