

DRAINAGE CALCULATIONS

BUILDING #42	DRAINAGE AREA 1	
ROOF AREA	1,831	SQ. FT.
BUILDING #44	DRAINAGE AREA 2	
ROOF AREA	1,405	SQ. FT.
COMBINED DRAINAGE AREA CALCULATIONS		
ROOF AREA	3,236	SQ. FT.
PAVED AREA	5,006	SQ. FT.
SIDEWALKS & RAMPS	1,604	SQ. FT.
LANDSCAPING 5,115 SQ.FT. x 0.15)	768	SQ. FT.
TOTAL	10,614	SQ. FT.
2" RAINFALL	x .167	
VOLUME REQUIRED	1,770	CU. FT.

DRAINAGE CALCULATIONS				(C.F. RAINFALL RETENTION)
KEY	USE	MATERIAL	AREA (S.F.) X RUNOFF COEF. = EQUIV. DRAIN DESIGN X DESIGN RAINFALL = DESIGN VOL. (C.F.)	
BUILDING NUMBER 42	ROOF AREA	FLAT ROOFING	1,831 SF X 1.0 = 1,831 X 0.1667 =	305 CF
BUILDING NUMBER 44	ROOF AREA	ASPHALTIC SHINGLES	1,405 SF X 1.0 = 1,405 X 0.1667 =	235 CF
PARKING LOT AND SIDE WALKS	PARKING LOT	ASPHALT	6,610 SF X 1.0 = 6,610 X 0.1667 =	1,102 CF
LANDSCAPE	LANDSCAPE	GRASS & PLANTING	5,115 SF X 0.15 = 768 X 0.1667 =	128 CF
<p>NEED: 1,770 C.F. REQUIRED + 32 FOR 8'-6"x4'-9"x1'-0" HEAVY DUTY PLANTING TRUNK LEACHING GALLEY, BY LONG ISLAND PRECAST = 55.3 UNITS</p> <p>USE: (57) 8'-6"x4'-9"x1'-0" UNITS</p>				

VOLUME REQUIRED	1,770	CU. FT.	SANITARY CALCULATIONS
-----------------	-------	---------	-----------------------

BUILDING #44
SANITARY CALCULATIONS:
NON MEDICAL USE OFFICE
 ● 0.06 GPD/SF
TOTAL
= 1405 S.F.
= 25 GPD
= 25 GPD

BUILDING #42
SANITARY CALCULATIONS:
NON MEDICAL USE OFFICE
 ● 0.06 GPD/SF
TOTAL
= 675 S.F.
= 41 GPD
= 41 GPD

NON MEDICAL USE OFFICE
 ● 0.06 GPD/SF
TOTAL
= 1,156 S.F.
= 69 GPD
= 69 GPD

TIED INTO SOUTHWEST SEWER DISTRICT-SUBJECT TO SCDPW
PERMIT -6" DIA. SANITARY SERVICE, SEE PLAN

SANITARY DESIGN SPECIFICATIONS;
EXISTING CONNECTION INTO SEWER DISTRICT

PARCEL IS LOCATED IN GROUNDWATER ZONE 7.

Mailing Address: 42 E Main Street East Islip, NY 11730 ESTIMATED ON SITE QUANTITIES

	EXISTING	PROPOSED	
CONCRETE CURB	0	241	LIN. FT.
CONCRETE SIDEWALK	0	1604	SQ. FT.
PAVED AREA	0		
ASPHALT PAVEMENT	0	5,006	SQ. FT.
BLUESTONE	0	0	SQ. YDS.
CATCH BASINS	0	2	
STORM POOLS	0	0	LIN. FT.
STORAGE BIN	0	0	SQ. FT.
CONCRETE PAD	0	0	SQ. FT.
CHAIN LINK FENCE	0	227	LIN. FT.
LANDBANKED AREA	0	0	SQ. FT.

OWNER & APPLICANT INFORMATION	KEY MAP
-------------------------------	---------

APPLICANT: STEVEN BAVARO STRATUS EQUITY GROUP LLC P.O BOX 544 EAST ISLIP, NEW YORK 11730	42 MAIN STREET EAST ISLIP, NY 11730 OWNER: STEVEN BAVARO BESH 2 LLC 85 PACE DRIVE SOUTH WEST ISLIP, NEW YORK 11790
--	--

ARCHITECT: CHRISTOPHER A ENG 93 MAIN STREET WEST SAYVILLE, NY 11796 631-641-5025	44 MAIN STREET EAST ISLIP, NY 11730 OWNER: STEVEN BAVARO STRATUS EQUITY GROUP P.O BOX 544 EAST ISLIP, NEW YORK 11730
--	--

NOTICE

CONTRACTOR MUST COMPLY WITH APPROVED WORKING DRAWING AND REQUIREMENT SHEETS. NO DEVIATION PERMITTED EXCEPT BY WRITTEN APPROVAL OF THE TOWN PLANNING BOARD.

PARKING CALCULATIONS	PROPERTY INFORMATION
----------------------	----------------------






OFFICE - BUILDING #44
UNIT 1- 1,446 SQ.FT. / 200 SQ.FT. STALL = 8 SPACES




SPA - BUILDING #42
UNIT 2- 675 / 150 SQ.FT. = 5 SPACES




RESIDENTIAL - BUILDING #42
UNIT 3- 1.75 PARKING SPACES
UNIT 4- 1.75 PARKING SPACES
UNIT 5- 1.75 PARKING SPACES
UNIT 6- 1.75 PARKING SPACES



TOTAL- 1.75 X 4 UNITS = 7 SPACES
TOTAL REQUIRED = 20 SPACES
TOTAL PROVIDED ON SITE = 13 SPACES

SUFFOLK COUNTY TAX MAP NUMBER			
500-373-01-007 & 008			
DISTRICT-SECTION-BLOCK-LOT			
SITE DATA			
BUILDING USE	BUSINESS/RESIDENTIAL		
ITEM	AMOUNT	%	
LOT AREA	14,961	SQ.FT.	
LOT AREA (ACRES)	.34	ACRES	
LOT FRONTAGE	100.00'		
BUILDING AREA			
EXISTING (ALL STRUCTURES)	3,336	22.3%	
PROPOSED	-	-	
LOT COVERAGE	3,236	21.6%	
FLOOR AREA RATIO	4,471/14,961	29.9%	
BUILDING AREA	4,471	29.9%	
PAVEMENT AREA	5,006	33.5%	
FRONT YARD LANDSCAPING	1,631	10.9% of 14,961	
TOTAL LANDSCAPING	5,115	34.0%	
LANDBANKED PARKING AREA	0	0	
BUFFER AREA	1,134	7.6%	

OCUPANCY
 B BUSINESS
 M MERCANTILE
 F INDUSTRIAL
 S STORAGE
 A ASSEMBLY





CONSTRUCTION
 5 WOOD FRAME
 3 ORDINARY
 2 NON-COMBUSTIBLE

FIRE HAZARD
 HIGH
 MODERATE
 LOW

DATUM
 USCG&GS
 NGVD 88

NOTE: SITE PLAN FROM SURVEY
 COMPLETED BY BRIAN A. DRUCKER, L.S.
 DATUM NGVD 88

LEGEND	BUILDING DEPT.	PLANNING BOARD	DEPARTMENTAL APPROVAL
--------	----------------	----------------	-----------------------

00.00	EXISTING ELEVATION
(00.00)	PROPOSED ELEVATION
T.C	TOP OF CURB
B.C	BOTTOM OF CURB=FL=FLOWLINE
T.M.C.	TOP OF MANHOLE COVER (SOLID)
T.G	TOP OF GRATE (SLOTTED COVER)
EL	ELEVATION
H.P	HIGH POINT
L.P	LOW POINT
	SOLID COVER
	SLOTTED COVER = GRATE
	LIGHT FIXTURE
	FLOW ARROW
E	UNDERGROUND ELECTRIC CABLE
G	Gas MAIN
N.Y.T	UNDERGROUND TELEPHONE CABLE
W	WATER MAIN

BUILDING DEPT.	
ZONING	BUSINESS - 1
CONFORMS	
VARIANCE	PARKING
CONST. COST	TBD
DATE	
SIGNATURE	
SEE GENERAL NOTE _____ FOR SPECIFIC INFORMATION PERTAINING TO A VARIANCE IF REQUIRED & APPROVED.	

PLANNING BOARD APPROVAL	
RESOLUTION NO. _____	
DATE _____	
SIGNATURE _____	

DEPARTMENTAL APPROVAL		
JOB NO.	APPLICANT	DATE
HIGHWAY DEPT.		DATE
TOWN ENGINEERING DIVISION		DATE
PLANNING DIVISION		DATE

GENERAL 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 applicant's 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 new fencing or construction fencing shall be erected to protect areas from disturbance or encroachment prior to the start of any activities on the site. Fencing shall not be removed prior to completion of final site grading operations.
5. Final 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.
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 any existing routing path.
8. 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 NYSDCE registered or permitted construction and demolition (C&D) debris processing facility as outlined in Section 360-16.1 of NYCRR 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 Item 28b.
10. All construction & demolition material exported from the subject parcel shall be transferred to an approved NYSDCE facility, load/transfer tickets to be retained and copies provided to the Town of Islip Engineering Inspector for the record.
11. The Town of Islip Subdivision and Land Development Regulations, Section P, 5 shall be followed.
12. 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 54.25 and 54.76. All construction of Demanded stabilized materials shall not be considered for use with stabilized construction entrance installations.
13. 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 enclosures (enclosed) gates in the lighting except at times units are being access for loading or unloading of dumpsters.
14. 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.
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.

LANDSCAPING CALCULATION:

REQUIRED TWENTY (20) PERCENT OF LOT AREA
14,961SF X .2= 2,992SF REQUIRED OVERALL
MINIMUM OF FIFTY (50) PERCENT WITHIN THE FRONT YARD
2,992SF X .5 =1,496SF

1,134SF BUFFER AREA (NOT INCLUDED IN REQUIRED LANDSCAPING)
3,981SF OVERALL LANDSCAPE AREA PROVIDED, 26.6% OF LOT AREA
1,631.4SF FRONT YARD AREA PROVIDED 54.5% (50% 1,496SF REQUIRED)
5,115 SF OF TOTAL LANDSCAPED AREA INCLUDING BUFFER

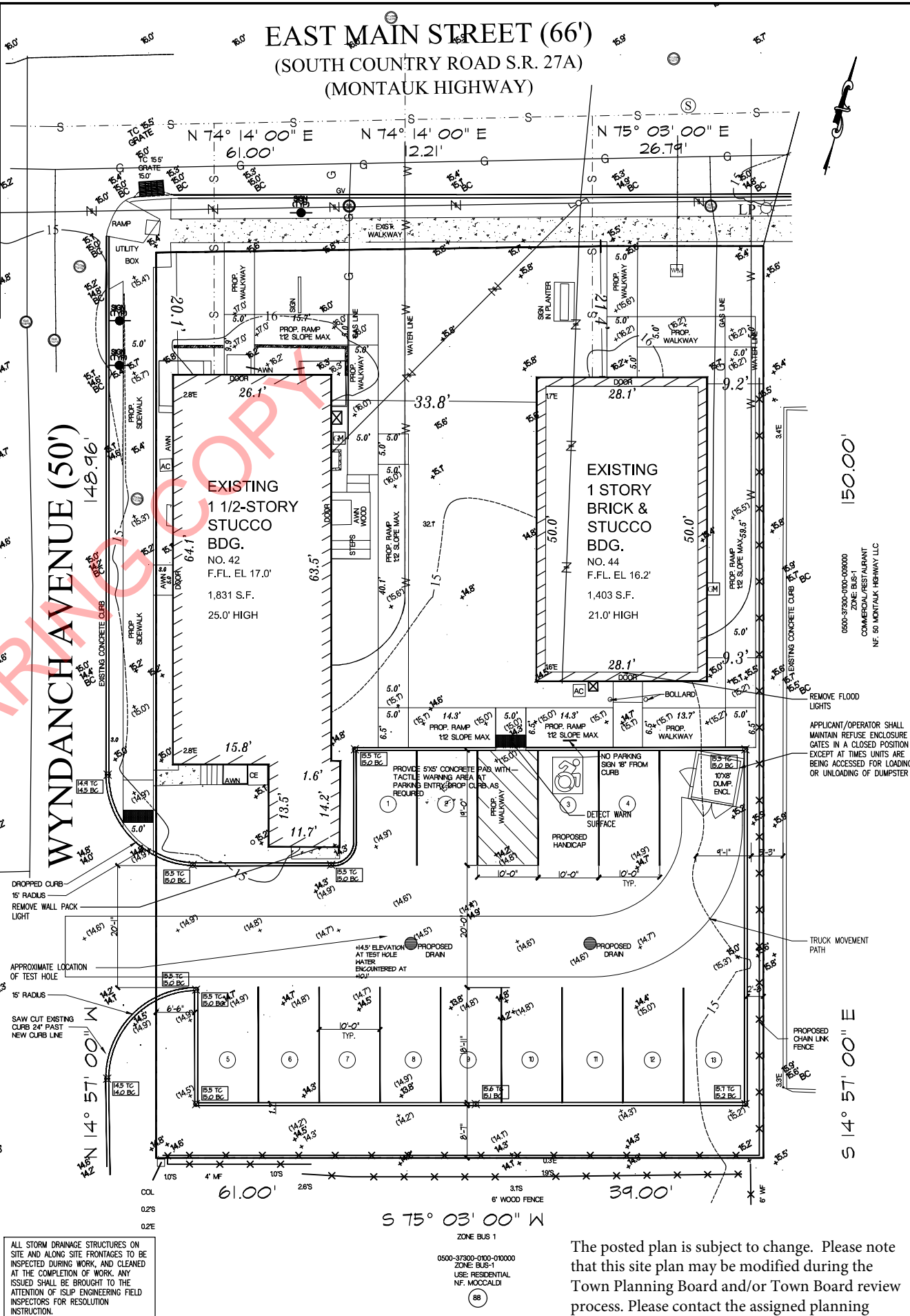
TEST HOLE
INFORMATION FROM
SOIL MECHANICS
DRILLING CORP.
10/12/2020

GROUND WATER DEPTH
AS BEING 4'-5" BELOW
GRADE.

(EL. +14.5')		GROUND SURFACE	
1	2	16"	DARK BRN. ORGANIC LOAM COLL.
2	2	16"	DARK BRN. BRN. SILT SAND, TR. GRAVEL
2	2	14"	CONCRETE. ROOTS (SM) (FILL 1)
5	3	17"	BRN. SAND, TR. GRAVEL ROOTS, LITTLE SILT (SP2M) (FILL 2)
3	4	17"	BRN. LIGHT BRN. SAND, LITTLE- GRAVELLY SILT (SP1) (G)
4	6	15"	BRN. SAND, TR. GRAVEL, SILT (SP) (3B)
5	6	19"	BRN. SAND, TR. GRAVEL, SILT (SP) (3B)
6	5	17"	BRN. LIGHT BRN. GRAVELLY SAND, TR. SILT (SP7) (3B)
15	4	16"	BRN. SAND, TR. GRAVEL, SILT (SP) (3B)
20	5	18"	BRN. SAND, TR. GRAVEL, SILT (SP) (3B)
8	5	18"	BRN. SAND, TR. GRAVEL, SILT (SP) (3B)
25	5	19"	BRN. SAND, TR. GRAVEL, SILT (SP) (3B)
END OF BORING 27'-4"			
<div style="display: flex; justify-content: space-between;"> 14 NC SB REC CLASSIFICATION </div>			

In-ground irrigation system is required along entire road frontage and buffer zones, requiring Plumbing Permits from Building Division


Any lighting installed within the fronting rights of way shall be coordinated with the Lighting Division of the Department of Public Works'. Prior to bond release or issuance of Certificate of Occupancy the following shall be required to be submitted to the Engineering Division; a letter from the electrician or contractor stating the lights have been energized, and the provision of an Underwriters Certificate



DRAWING TITLE:
PROPOSED SITE PLAN
PARKING LOT

CHRISTOPHER A ENG
BUILDING DESIGN LLC

PROJECT: **44 / 42 MAIN STREET, EAST ISLIP, NY 11730**

THIS CERTIFIES THAT THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THEY COMPLY WITH THE LATEST PROVISIONS OF THE BUILDING CODE AND THE CONSERVATION CONSTRUCTION CODE	CHRISTOPHER A. BING, R.A.		SCALE: AS NOTED	JOBS: TBD
			PERMITS: 11-23-22 Issued to Engineering 11-23-22 Rev. per Comments 12-27-22 Rev. per Comments 2-27-22 Rev. per Comments 11-23-22 Rev. per Comments 04-11-23 Rev. per Comments	DATE: MARCH, 2021 DWG: A-01

DRAWING TITLE: PROPOSED SITE PLAN PARKING LOT	
--	--

CHRISTOPHER A ENG
BUILDING DESIGN LLC

Tel 631 647 5025
Email: engdesigns@optonline.net
93 Main Street West Sayville, NY 11796

PROJECT:

44 / 42 MAIN STREET, EAST ISUP, NY 11730

SUFFOLK COUNTY TAX MAP NUMBER
3689-3730-0100-0000
3689-3730-0100-0000
3689-3730-0100-0000