LEGEND

FF = FIRST FLOOR
GF = GARAGE FLOOR
RG = RIDGE HEIGHT
ST = SEPTIC TANK
LP = LEACHING POOL
EP = EXPANSION POOL
DW = DRYWELL
TC = TOP OF CURB
BC = BOTTOM OF CURB
CB = CATCH BASIN
DI = DRAIN INLET
MH = MANHOLE COVER
WM = WATER METER
WV = WATER VALVE

TEST HOLES (PITS):
WITNESSED BY SCDHS
OCTOBER 29, 2019
S05-18-0001

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

ALL CURBING AND SIDEWALK ON AMERICAN BLVD FRONTING LOTS 1 & 2 TO BE REPAIRED/REPLACED TO THE SATISFACTION OF THE ENGINEERING INSPECTORS

AS-BUILT SANITARY~LOTS 1-2:

(AS PER OWNER)
- 1,000 GALLON SEPTIC TANK.
- (1) 8'0"DIAMETER X 12'0"DEEP LEACHING POOL.

SANITARY DESIGN~LOTS 3-6:

(SIX BEDROOM SYSTEM)
- 1,750 GALLON SEPTIC TANK.
- (2) 8'0"DIAMETER X 8'0"DEEP LEACHING POOLS.
- (1) EXPANSION POOL.

OCCUPANCY CALCULATIONS:

LOT 1: FRONT YARD AREA = 1,968.00 Sq.Ft. = 0.0452 ACRES
EXISTING DRIVEWAY: 271.08 Sq.Ft. = 13.77%
EXISTING WALK: 111.29 Sq.Ft. = 5.65%
LOT 2: FRONT YARD AREA = 3,880.00 Sq.Ft. = 0.0891 ACRES
EXISTING DRIVEWAY: 573.66 Sq.Ft. = 14.79%
EXISTING WALK: 133.42 Sq.Ft. = 3.44%
LOT 3: FRONT YARD AREA = 4,616.62 Sq.Ft. = 0.1060 ACRES
PROPOSED DRIVEWAY: 733.61 Sq.Ft. = 15.88%
LOT 4: FRONT YARD AREA = 4,763.91 Sq.Ft. = 0.1094 ACRES
PROPOSED DRIVEWAY: 734.01 Sq.Ft. = 15.41%
LOT 5: FRONT YARD AREA = 4,612.69 Sq.Ft. = 0.1059 ACRES
PROPOSED DRIVEWAY: 728.71 Sq.Ft. = 15.80%
LOT 6: FRONT YARD AREA = 3,725.07 Sq.Ft. = 0.0855 ACRES
PROPOSED DRIVEWAY: 732.15 Sq.Ft. = 19.65%

HOUSE DRAINAGE CALCULATIONS~LOTS 3,4&6:

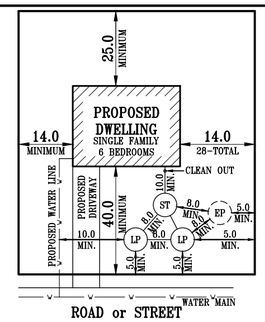
ROOF DRAINAGE TO BE DIVERTED VIA
LEADERS & GUTTERS TO DRY WELLS
(DESIGNED FOR 2" RAIN FALL)
HOUSE: 1,636.00± Sq.Ft. X 0.1667 X (1) = 272.72 Cu.Ft.
272.72 Cu.Ft. ÷ 42.24 = 6.46 VF REQ.
USE (1) 8'0"DIAMETER X 8'0"DEEP LEACHING DRYWELL,
PROVIDING 8.0 VF, CONNECTED WITH 4" PVC SDR 35.

HOUSE DRAINAGE CALCULATIONS~LOT 5:

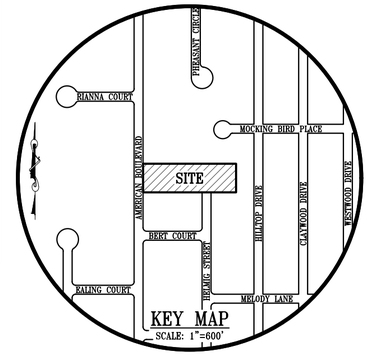
ROOF DRAINAGE TO BE DIVERTED VIA
LEADERS & GUTTERS TO DRY WELLS
(DESIGNED FOR 2" RAIN FALL)
HOUSE: 1,575.00± Sq.Ft. X 0.1667 X (1) = 262.55 Cu.Ft.
262.55 Cu.Ft. ÷ 42.24 = 6.22 VF REQ.
USE (1) 8'0"DIAMETER X 8'0"DEEP LEACHING DRYWELL,
PROVIDING 8.0 VF, CONNECTED WITH 4" PVC SDR 35.

ROAD DRAINAGE CALCULATIONS:

FOR HELMIG STREET. (DESIGNED FOR 2" RAIN FALL)
ROADWAY: ±9,877.20 Sq.Ft. X 0.1667 X (1) = 1,646.53 Cu.Ft.
SIDEWALKS: ±1,469.06 Sq.Ft. X 0.1667 X (1) = 244.89 Cu.Ft.
DRIVEWAY: ±3,204 Sq.Ft. X 0.1667 X (1) = 534.11 Cu.Ft.
LANDSCAPE: ±1,267.76 Sq.Ft. X 0.1667 X (0.15) = 31.70 Cu.Ft.
TOTAL Cu.Ft.: 2,457.23 Cu.Ft. ÷ 68.42 = 35.91 VF REQ.
- USE (4) 10'0"DIAMETER X 10'0"DEEP LEACHING POOLS (ITEM 100B) PROVIDING 40VF, CONNECTED WITH 15" RCP CLIV OR CPP.



ROAD or STREET
TYPICAL LOT LAYOUT
ZONED "A" RESIDENCE
NOT TO SCALE



SUBJECT TO COVENANTS AND RESTRICTIONS LIBER _____ PAGES _____

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, NEW YORK

DATE:_____

THIS IS TO CERTIFY THAT THE PROPOSED REALTY SUBDIVISION OR DEVELOPMENT FOR MARTINEZ ESTATES IN THE TOWN OF ISLIP WITH A TOTAL OF 6 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.

DIRECTOR, DIVISION OF ENVIRONMENTAL QUALITY

I HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY DATED: APRIL 13, 2017 AND THAT THE 6 LOTS SHOWN HEREON ARE ALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE "A" RESIDENCE ZONING DISTRICT OF THE TOWN OF ISLIP.

◘ =PROP. CONCRETE MONUMENT
■ =CONCRETE MONUMENT
● =REBAR MONUMENT

ELIZABETH McQUILKIN, LAND SURVEYOR ~ LICENSE No: 050211

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 THROUGH STUDY OF THE SOIL, SITE AND GROUNDWATER CONDITIONS ALL LOTS, AS PROPOSED, CONFORM TO SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES CONSTRUCTION STANDARDS IN EFFECTS OF THIS DATE."

JOSEPH GABRIEL, A.I.A. ~ LICENSE NO: 016388

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED OR EMBOSSED SEAL ARE NOT CONSIDERED TO BE A TRUE VALID COPY. DISTANCES SHOWN FROM PROPERTY LINES TO EXISTING STRUCTURES ARE FOR A SPECIFIC PURPOSE AND USE, AND ARE NOT INTENDED TO GUIDE IN THE ERECTION OF FENCES OR OTHER STRUCTURES. CERTIFICATION INDICTED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF, TO THE COMPANY OR AGENCIES LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

NOTICE

THIS DRAWING, PREPARED FOR THE SPECIFIC PROJECT INDICATED, IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF LISA McQUILKIN LAND SURVEYING. INFRINGEMENT OR ANY USE OF THIS DRAWING FOR ANY OTHER PROJECT IS PROHIBITED. ANY ALTERATION OR REPRODUCTION OF THIS DOCUMENT IS ALSO PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

APPLICANT:

JOSE MARTINEZ
1813 5th AVENUE
BAY SHORE, NEW YORK 11706
PHONE: (631)-231-8000
E-MAIL: jmartinez@powerteamrealty.com

PROPERTY OWNERS:

T.L. 001.000: HEM DEVELOPMENT CORP.
T.L. 002.000: HEM II DEVELOPMENT CORP.
(FANNY DIAZ)
9 SAINT LOUIS AVENUE
BAY SHORE, NEW YORK 11706
PHONE: (631)-231-8000

DRAWING INFORMATION:

SCALE: 1"=40'
DRAWN BY: R.K.H.
FILE No.: Q130-17-OVERALL
DATE: APRIL 13, 2017
SCDHS REVISION: FEBRUARY 1, 2018
TOWN REVISIONS: DECEMBER 1, 2018
AMENDED: MAY 15, 2019
TOWN COMMENTS: OCTOBER 04, 2019
TOWN COMMENTS: AUGUST 27, 2020
TOWN COMMENTS: JANUARY 19, 2021

PROPERTY INFORMATION:

ELEVATIONS IN NAVD88 DATUM
ZONED "A" RESIDENCE DISTRICT

AREA CALCULATIONS:

LOT 1 =	12,000.00 Sq.Ft.=0.2755 ACRES
LOT 2 =	12,000.00 Sq.Ft.=0.2755 ACRES
LOT 3 =	11,744.30 Sq.Ft.=0.2696 ACRES
LOT 4 =	11,889.59 Sq.Ft.=0.2729 ACRES
LOT 5 =	11,677.36 Sq.Ft.=0.2681 ACRES
LOT 6 =	11,274.73 Sq.Ft.=0.2588 ACRES
ROAD =	12,614.02 Sq.Ft.=0.2896 ACRES
TOTAL =	83,200.00 Sq.Ft.=1.9100 ACRES

STATE OF NEW YORK · ELIZABETH G. McQUILKIN · No 050211 · LICENSED LAND SURVEYOR

LISA McQUILKIN
LAND SURVEYING
274 EAST MAIN STREET
EAST ISLIP, N.Y. 11730
TEL: 631-277-3605
FAX: 631-277-3906

PROPOSED DEVELOPMENT PLAN OF
MARTINEZ ESTATES
AT BRENTWOOD, TOWN OF ISLIP,
SUFFOLK COUNTY, NEW YORK

ALSO KNOWN AS LOTS 36 & 37,
AS SHOWN ON MAP OF
AMERICAN FARMS
FILED: NOVEMBER 4, 1944 - MAP No: 1417
AT BRENTWOOD, TOWN OF ISLIP,
SUFFOLK COUNTY, NEW YORK
SCTM: 0500-203.00-03.00-001.000 & 002.000

EASEMENT A INFORMATION

SIDE	BEARING	DISTANCE
A1	N 00°01'40" W	10.00
A2	N 89°58'20" E	150.00
A3	S 00°01'40" E	80.00
A4	S 89°58'20" W	20.00
A5	N 00°01'40" W	60.00
A6	N 45°01'40" W	14.14
A7	S 89°58'20" W	120.00

EASEMENT B INFORMATION

SIDE	BEARING	DISTANCE
B1	S 89°58'20" W	14.00
B2	N 00°01'40" W	80.00
B3	N 89°58'20" E	24.00
B4	S 44°58'20" W	14.14
B5	S 00°01'40" E	70.00

EASEMENT C INFORMATION

SIDE	BEARING	DISTANCE
C1	N 45°01'40" W	7.77
C2	N 00°01'40" W	30.00
C3	N 45°01'40" W	23.28
C4	N 89°58'20" E	75.00
C5	S 00°01'40" E	20.00
C6	R=60.00	65.07

EASEMENT D INFORMATION

SIDE	BEARING	DISTANCE
D1	N 00°01'40" W	20.00
D2	N 89°58'20" E	75.16
D3	S 44°58'20" W	23.28
D4	S 00°01'40" E	30.00
D5	S 44°58'20" W	7.92
D6	R=60.00	65.19

EASEMENT E INFORMATION

SIDE	BEARING	DISTANCE
E1	S 45°01'40" E	7.66
E2	S 00°01'40" E	34.58
E3	S 45°01'40" E	10.00
E4	N 89°58'20" E	20.17
E5	S 45°01'40" E	8.49
E6	S 89°58'20" W	46.00
E7	R=75.00	19.51
E8	R=30.00	26.69
E9	R=60.00	9.85

EASEMENT F INFORMATION

SIDE	BEARING	DISTANCE
F1	S 89°58'20" W	69.14
F2	N 44°58'20" E	19.66
F3	N 00°01'40" W	33.71
F4	N 44°58'20" E	7.61
F5	R=60.00	45.56
F6	R=25.00	30.65

EASEMENT G INFORMATION

SIDE	BEARING	DISTANCE
G1	S 89°58'20" W	24.00
G2	N 00°01'40" W	80.00
G3	N 89°58'20" E	14.00
G4	S 00°01'40" E	70.00
G5	S 45°01'40" E	14.14

EASEMENT H INFORMATION

SIDE	BEARING	DISTANCE
H1	N 00°01'40" W	15.00
H2	N 45°01'40" W	16.97
H3	N 00°01'40" W	53.00
H4	N 89°58'20" E	20.00
H5	S 00°01'40" E	80.00
H6	S 89°58'20" W	8.00

FLOOR AREA RATIO CALCULATIONS:

LOT 1: 12,000.00 SQ.FT.= 0.2755 ACRES
EXISTING 1st FLOOR AREA: ±935.95 Sq.Ft.
TOTAL AREA: ±935.95 Sq.Ft.
F.A.R. OF LOT 1: = 7.80%

LOT 2: 12,000.00 Sq.Ft.= 0.2755 ACRES
EXISTING 1st FLOOR AREA: ±1,326.02 Sq.Ft.
EXISTING GARAGE: ±395.62 Sq.Ft.
TOTAL AREA: ±1,721.64 Sq.Ft.
F.A.R. OF LOT 2: = 14.35%

LOT 3: 11,744.30 Sq.Ft.= 0..2696 ACRES
1st FLOOR AREA: ±1,592.00 Sq.Ft.
2nd FLOOR AREA: ±1,342.90 Sq.Ft.
TOTAL AREA: ±2,934.90 Sq.Ft.
F.A.R. OF LOT 3: = 24.99%

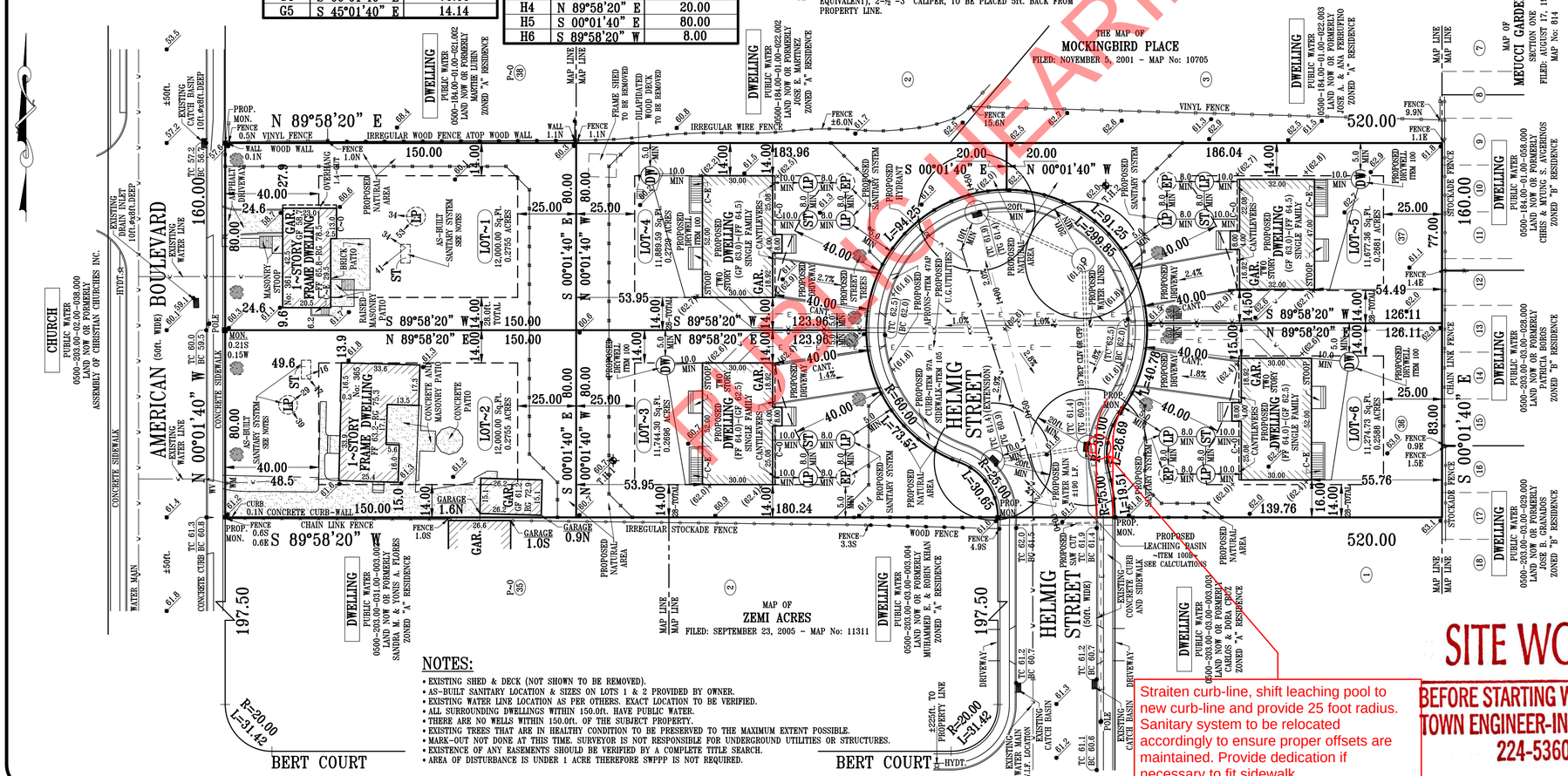
LOT 4: 11,889.59 Sq.Ft.= 0.2729 ACRES
1st FLOOR AREA: ±1,592.00 Sq.Ft.
2nd FLOOR AREA: ±1,379.21 Sq.Ft.
TOTAL AREA: ±2,971.21 Sq.Ft.
F.A.R. OF LOT 4: = 24.99%

LOT 5: 11,677.36 Sq.Ft.= 0.2681 ACRES
1st FLOOR AREA: ±1,536.00 Sq.Ft.
2nd FLOOR AREA: ±1,382.17 Sq.Ft.
TOTAL AREA: ±2,918.17 Sq.Ft.
F.A.R. OF LOT 5: = 24.99%

LOT 6: 11,274.73 Sq.Ft.= 0.2588 ACRES
1st FLOOR AREA: ±1,592.00 Sq.Ft.
2nd FLOOR AREA: ±1,225.56 Sq.Ft.
TOTAL AREA: ±2,817.56 Sq.Ft.
F.A.R. OF LOT 6: = 24.99%

No offer of dedication of any street is made to the public, nor is the Town of Islip in any way responsible for them until such time as the road is dedicated.

= NEW AMERICAN DOGWOOD TREES (OR TOWN OF ISLIP APPROVED EQUIVALENT), 2-½"-3" CALIPER, TO BE PLACED 5ft. BACK FROM PROPERTY LINE.



NOTES:

- EXISTING SHED & DECK (NOT SHOWN TO BE REMOVED).
- AS-BUILT SANITARY LOCATION & SIZES ON LOTS 1 & 2 PROVIDED BY OWNER.
- EXISTING WATER LINE LOCATION AS PER OTHERS. EXACT LOCATION TO BE VERIFIED.
- ALL SURROUNDING DWELLINGS WITHIN 150.0ft. HAVE PUBLIC WATER.
- THERE ARE NO WELLS WITHIN 150.0ft. OF THE SUBJECT PROPERTY.
- EXISTING TREES THAT ARE IN HEALTHY CONDITION TO BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE.
- MARK-OUT NOT DONE AT THIS TIME. SURVEYOR IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR STRUCTURES.
- EXISTENCE OF ANY EASEMENTS SHOULD BE VERIFIED BY A COMPLETE TITLE SEARCH.
- AREA OF DISTURBANCE IS UNDER 1 ACRE THEREFORE SWPPP IS NOT REQUIRED.

TOWN NOTES:

- 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 ENGINEER'S SATISFACTION AT APPLICANTS EXPENSE.
- COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS.
- ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND.
- OBTAIN A TOWN RIGHT OF WAY PERMIT.
- INSTALLATION OF (2) STREET TREES ALONG EACH FRONTAGE FOR ALL LOTS. (MINIMUM 2½"-3" CALIPER AND A MINIMUM OF 5 ft. BEHIND PROPERTY LINES).
- 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.
- 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.
- CONTRACTOR SHALL CONTACT FIRE MARSHALL'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.
- 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 MATERIALS BROUGHT ON SITE, IDENTIFYING THE SOURCE, AND QUANTITY OF MATERIALS. ALL FILL TO SATISFY THE REQUIREMENTS OF ISLIP ITEM 28F OR ITEM 28R.
- 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 ISLIP ENGINEERING INSPECTOR FOR THE RECORD.
- THE ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 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.
- EXISTING EDGE OF PAVEMENT TO BE SAW CUT FOR WORK ON HELMIG STREET AND AMERICAN BOULEVARD.
- ANY DEFECT OR CRACKS WITHIN CONCRETES SHALL NOT BE ACCEPTABLE.
- ALL CURBING AND SIDEWALK ALONG AMERICAN BOULEVARD FRONTING FOR LOTS 1 & 2 SHALL BE REPAIRED/REPLACED TO THE SATISFACTION OF THE ENGINEERING DIVISION.
- DOMES IN DRAINAGE STRUCTURES TO BE EXCLUDED FROM STORAGE CAPACITY.
- ESTABLISHED LAWN TO THE SATISFACTION OF THE ENGINEERING INSPECTORS REQUIRED PRIOR ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ANY SOIL BROUGHT ONTO OR REMOVED FROM SITE SHALL BE COORDINATED WITH THE ENGINEERING INSPECTORS (631-224-5360).

-No offer of dedication of any street is made to the public, nor is the Town of Islip in any way responsible for them until such time as the road is dedicated.
-As-Built Dwgs. to be summited to Town of Islip prior to bond release. As-Builts to include monument certification.
-Any defect or cracks within concrete shall not be accepted

Straiten curb-line, shift leaching pool to new curb-line and provide 25 foot radius. Sanitary system to be relocated accordingly to ensure proper offsets are maintained. Provide dedication if necessary to fit sidewalk.

SITE WORK
BEFORE STARTING WORK CALL TOWN ENGINEER-INSPECTORS
224-5360

APPROVED AS NOTED
Town Engineer
TOWN OF ISLIP
DATE 6-28-2021

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.

361 & 365 AMERICAN BOULEVARD, BRENTWOOD
(MS2017-003)

Q130-17
DEVELOPMENT PLAN