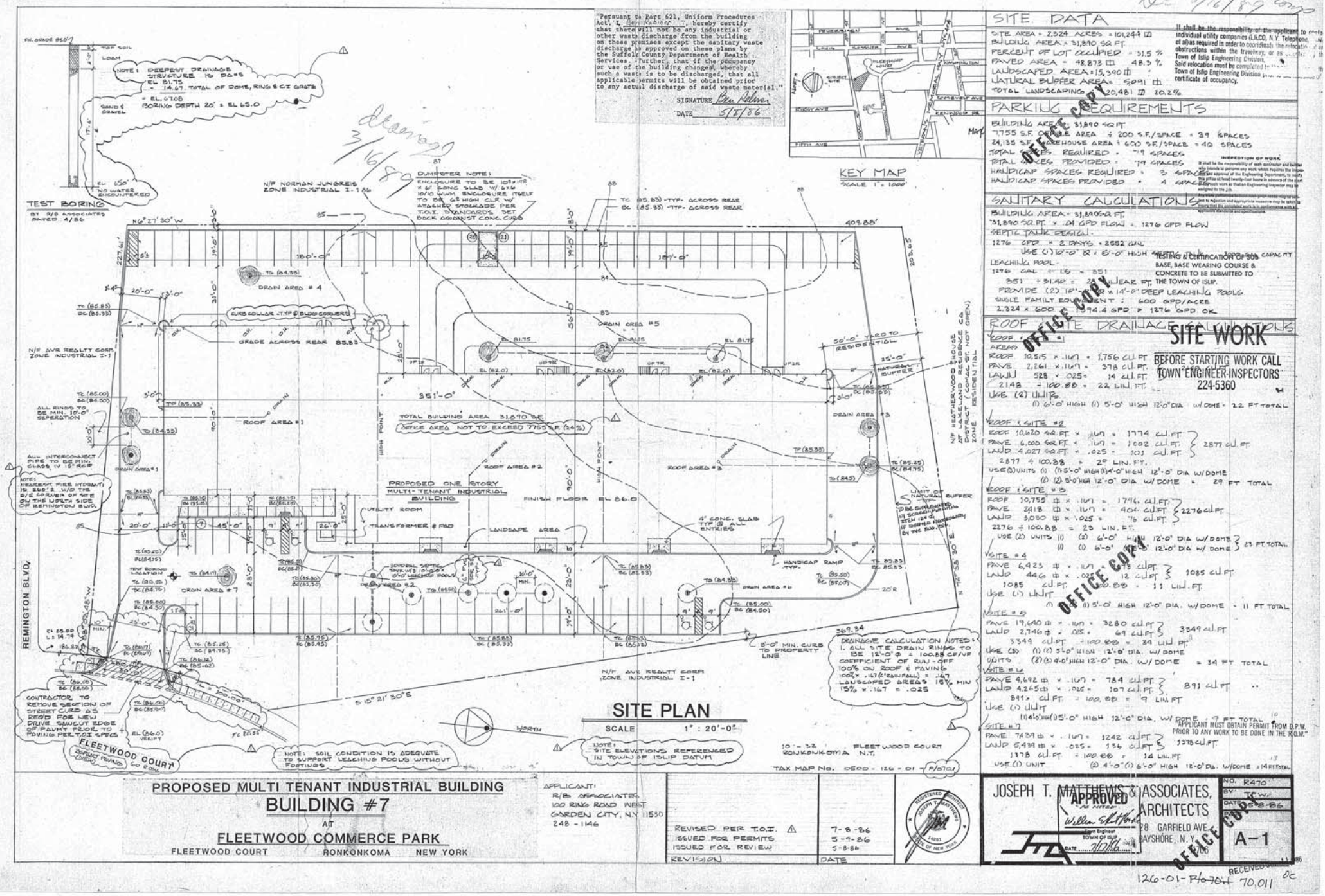
"Pursuant to Part 621, Uniform Procedures Act, I, Ben Kubiner, hereby certify that there will not be any industrial or other waste discharge from the building on these premises except the sanitary waste discharge as approved on these plans by the Suffolk County Department of Health Services. Further, that if the occupancy or use of the building changes, whereby such a waste is to be discharged, that all applicable permits will be obtained prior to any actual discharge of said waste material."
SIGNATURE Ben Kubiner
DATE 5/1/86
SITE DATA
SITE AREA = 2.324 ACRES = 101,244 ☐
BUILDING AREA = 31,890 SQ FT.
PERCENT OF LOT OCCUPIED = 31.5 %
PAVED AREA = 48,873 ☐ 48.3 %
LANDSCAPED AREA = 15,390 ☐
NATURAL BUFFER AREA = 5091 ☐
TOTAL LANDSCAPING = 20,481 ☐ 20.2%
PARKING REQUIREMENTS
BUILDING AREA = 31,890 SQ FT
7755 S.F. OFFICE AREA ÷ 200 S.F./SPACE = 39 SPACES
24,135 S.F. WAREHOUSE AREA ÷ 600 S.F./SPACE = 40 SPACES
TOTAL SPACES REQUIRED = 79 SPACES
TOTAL SPACES PROVIDED = 79 SPACES
HANDICAP SPACES REQUIRED = 3 SPACES
HANDICAP SPACES PROVIDED = 4 SPACES
SANITARY CALCULATIONS
BUILDING AREA = 31,890± SQ FT.
31,890 SQ.FT. x .04 GPD FLOW = 1276 GPD FLOW
SEPTIC TANK DESIGN:
1276 GPD x 2 DAYS = 2552 GAL
USE (1) 10'-0" Ø x 6'-0" HIGH
LEACHING POOL:
1276 GAL ÷ 1.5 = 851
851 ÷ 31.40 = 27 LINEAR FT.
PROVIDE (2) 12'-0" Ø x 14'-0" DEEP LEACHING POOLS
SINGLE FAMILY EQUIVALENT: 600 GPD/ACRE
2.324 x 600 = 1394.4 GPD > 1276 GPD OK
ROOF & SITE DRAINAGE CALCULATIONS
ROOF #1
AREAS
ROOF 10,515 x .167 = 1,756 CU.FT
PAVE 2,261 x .167 = 378 CU.FT.
LAWN 528 x .025 = 14 CU.FT.
2148 ÷ 100.88 = 22 LIN. FT.
USE (2) UNITS
(1) 6'-0" HIGH (1) 5'-0" HIGH 12'-0" DIA W/ DOME = 22 FT TOTAL
ROOF + SITE #2
ROOF 10,620 SQ.FT. x .167 = 1774 CU.FT.
PAVE 6,000 SQ.FT. x .167 = 1002 CU.FT.
LAND 9,027 SQ.FT. x .025 = 301 CU.FT.
2877 CU.FT.
2877 ÷ 100.88 = 29 LIN. FT.
USE (3) UNITS (1) (1) 5'-0" HIGH (1) 4'-0" HIGH 12'-0" DIA W/ DOME
(2) (2) 5'-0" HIGH 12'-0" DIA W/ DOME = 29 FT TOTAL
ROOF + SITE #3
ROOF 10,755 ☐ x .167 = 1796 CU.FT.
PAVE 2418 ☐ x .167 = 404 CU.FT.
LAND 3,030 ☐ x .025 = 76 CU.FT.
2276 CU.FT.
2276 ÷ 100.88 = 23 LIN. FT.
USE (2) UNITS (1) (2) 6'-0" HIGH 12'-0" DIA W/ DOME
(1) (1) 6'-0" HIGH 12'-0" DIA W/ DOME
23 FT TOTAL
SITE #4
PAVE 6,425 ☐ x .167 = 1073 CU.FT.
LAND 446 ☐ x .025 = 12 CU.FT.
1085 CU.FT.
1085 CU.FT. ÷ 100.88 = 11 LIN. FT.
USE (1) UNIT
(1) (1) 5'-0" HIGH 12'-0" DIA. W/ DOME = 11 FT TOTAL
SITE #5
PAVE 19,640 ☐ x .167 = 3280 CU.FT.
LAND 2,746 ☐ x .025 = 69 CU.FT.
3349 CU.FT.
3349 CU.FT. ÷ 100.88 = 34 LIN. FT.
USE (3) (1) (2) 5'-0" HIGH 12'-0" DIA. W/ DOME
UNITS (2) (3) 4'-0" HIGH 12'-0" DIA. W/ DOME = 34 FT TOTAL
SITE #6
PAVE 4,692 ☐ x .167 = 784 CU.FT.
LAND 4,265 ☐ x .025 = 107 CU.FT.
891 CU.FT.
891 CU.FT. ÷ 100.88 = 9 LIN. FT.
USE (1) UNIT
(1) 4'-0" HIGH (1) 5'-0" HIGH 12'-0" DIA. W/ DOME = 9 FT TOTAL
SITE #7
PAVE 7439 ☐ x .167 = 1242 CU.FT.
LAND 5,491 ☐ x .025 = 136 CU.FT.
1378 CU.FT.
1378 CU.FT. ÷ 100.88 = 14 LIN. FT.
USE (1) UNIT (2) 4'-0" (1) 6'-0" HIGH 12'-0" DIA. W/ DOME = 14 FT TOTAL
SITE WORK
BEFORE STARTING WORK CALL
TOWN ENGINEER-INSPECTORS
224-5360
OFFICE COPY
OFFICE COPY
OFFICE COPY
APPROVED
AS NOTED
William Schaffhauser
Town Engineer
TOWN OF ISLIP
DATE 7/7/86
APPLICANT MUST OBTAIN PERMIT FROM D.P.W. PRIOR TO ANY WORK TO BE DONE IN THE R.O.W.
INSPECTION OF WORK
It shall be the responsibility of each contractor and builder who intends to perform any work which requires the inspection and approval of the Engineering Department, to notify the office at least twenty-four hours in advance of the start of such work so that an Engineering Inspector may be assigned to the job.
Any work performed without such prior notice may be cause for rejection and appropriate measures may be taken to insure that the completed work is in conformance with all applicable standards and specifications.
TEST BORING
BY R/B ASSOCIATES
DATED 4/86
TOP SOIL
LOAM
SAND & GRAVEL
EL 650
NO WATER ENCOUNTERED
NOTE: DEEPEST DRAINAGE STRUCTURE IS DM#5
EL 81.75
- 14.67 TOTAL OF DOME, RING & C.I. GRATE
= EL 67.08
BORING DEPTH 20' = EL 65.0
FIN. GRADE 85.0
KEY MAP
SCALE 1" = 1000'
DUMPSTER NOTE:
ENCLOSURE TO BE 10'6" LONG x 6' HIGH SLAB W/ 6" x 10'10" VINYL ENCLOSURE ITSELF TO BE 6'0" HIGH CLF W/ ATTACHED STOCKADE PER T.O.I. STANDARDS SET BACK AGAINST CONC. CURB
N/F NORMAN JUNGREIS ZONE INDUSTRIAL I-1 86
N/F AVR REALTY CORP. ZONE INDUSTRIAL I-1
N/F HEATHERWOOD HOUSE AT LAKELAND RESIDENCE CA ZONE RESIDENTIAL (NOT OPEN)
TC (85.83) -TYP- ACROSS REAR
BC (85.33) -TYP- ACROSS REAR
GRADE ACROSS REAR 85.83
DRAIN AREA #4
DRAIN AREA #5
DRAIN AREA #3
DRAIN AREA #7
DRAIN AREA #6
ROOF AREA #1
ROOF AREA #2
ROOF AREA #3
CURB COLLAR -TYP @ BLDG CORNERS
ALL RINGS TO BE MIN. 10'-0" SEPERATION
ALL INTERCONNECT PIPE TO BE MIN. CLASS IV 15" RCP
TOTAL BUILDING AREA 31,890 S.F.
OFFICE AREA NOT TO EXCEED 7755 S.F. (24%)
PROPOSED ONE STORY MULTI-TENANT INDUSTRIAL BUILDING
FINISH FLOOR EL 86.0
UTILITY ROOM
TRANSFORMER & PAD
LANDSCAPE AREA
4" CONC. SLAB TYP @ ALL ENTRIES
HANDICAP RAMP -TYP-
UNIT OF NATURAL BUFFER -TYP-
TO BE SUPPLEMENTED W/ SCREEN ITEM 134 OF SECTION IV IF DEEMED NECESSARY BY THE BOARD
SCHOOL SEPTIC TANK W/3 10'0" Ø x 15'0" LEACHING POOLS
TENT BORING LOCATION
NEW AREA #2
6" PVC
10'-0" MIN.
HIGH POINT
NOTES: NEAREST FIRE HYDRANT IS 260'± W/O THE S/E CORNER OF M.E. ON THE NORTH SIDE OF REMINGTON BLVD.
CONTRACTOR TO REMOVE SECTION OF STREET CURB AS REQ'D FOR NEW DRIVE SAWCUT EDGE OF PAVMT PRIOR TO PAVING PER T.O.I. SPECS
EL 86.0 VERIFY
NOTE: SOIL CONDITION IS ADEQUATE TO SUPPORT LEACHING POOLS WITHOUT FOOTINGS
REMINGTON BLVD.
FLEETWOOD COURT
DEDICATED PAVING 60' R.O.W.
N 15° 21' 30" W
S 15° 21' 30" E
186.83'
L = 14.74
R = 100.00'
409.88'
369.34
351'-0"
261'-0"
227.64'
203.92'
N 6° 27' 30" W
DRAINAGE CALCULATION NOTES:
1. ALL SITE DRAIN RINGS TO BE 12'-0" Ø = 100.88 CF/VF
COEFFICIENT OF RUN-OFF
100% ON ROOF & PAVING
100% x .167 (6" RAINFALL) = .167
LANDSCAPED AREAS 15% MIN
15% x .167 = .025
8'-0" MIN. CURB TO PROPERTY LINE
N/F AVR REALTY CORP. ZONE INDUSTRIAL I-1
SITE PLAN
SCALE 1" : 20'-0"
NORTH
NOTE: SITE ELEVATIONS REFERENCED IN TOWN OF ISLIP DATUM
10 - 32 FLEETWOOD COURT RONKONKOMA N.Y.
TAX MAP No. 0500 - 126 - 01 - P/O 701
PROPOSED MULTI TENANT INDUSTRIAL BUILDING
BUILDING #7
AT
FLEETWOOD COMMERCE PARK
FLEETWOOD COURT RONKONKOMA NEW YORK
APPLICANT:
R/B ASSOCIATES
100 RING ROAD WEST
GARDEN CITY, N.Y. 11530
248 - 1146
REVISED PER T.O.I. 7-8-86
ISSUED FOR PERMITS 5-9-86
ISSUED FOR REVIEW 5-8-86
REVISION DATE
JOSEPH T. MATTHEWS & ASSOCIATES, ARCHITECTS
28 GARFIELD AVE.
BAYSHORE, N.Y.
NO. R470
BY: TCW
DATE 5-8-86
SCALE 1/16
A-1
126-01-P/o 701 70,011
RECEIVED