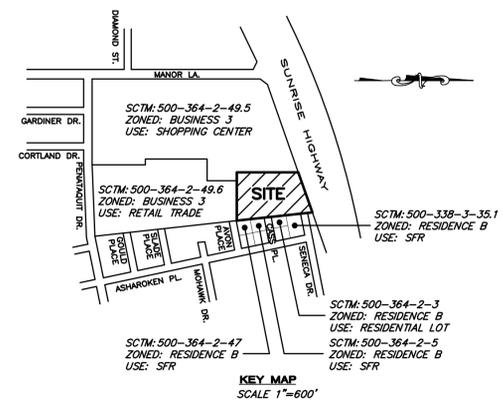
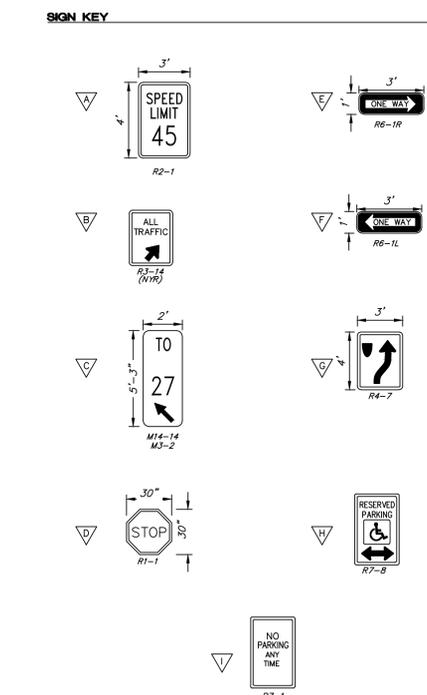


- NOTES**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF ISLIP, THE SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION, AS APPLICABLE.
  - UTILITY INFORMATION SHOWN ON THE PLAN IS BASED ON VISIBLE FIELD EVIDENCE AND AVAILABLE RECORDS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCING WORK. CARE SHALL BE TAKEN NOT TO DISTURB EXISTING UTILITIES AND SERVICE CONNECTIONS (OR PORTIONS THEREOF) TO REMAIN.
  - ALL PAVEMENT TO BE REMOVED SHALL BE SAWCUT.
  - THE CONTRACTOR SHALL EMPLOY APPROPRIATE MAINTENANCE AND PROTECTION OF TRAFFIC MEASURES DURING CONSTRUCTION.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL UNSUITABLE MATERIALS OFFSITE.
  - UNLESS OTHERWISE SHOWN ON THE PLAN, ALL DRAINAGE PIPE SHALL BE 15" N-12 CPP PIPE BY ADS OR APPROVED EQUAL. DOWNSPOUTS TO BE CONNECTED TO DRAINAGE SYSTEM WITH 6" PVC SDR 35 PIPE.
  - THE CONTRACTOR SHALL CONFIRM THE INTEGRITY OF EXISTING DRAINAGE STRUCTURES TO REMAIN. ANY CRACKED OR DEFECTIVE STRUCTURES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. FOLLOWING CONSTRUCTION, ALL DRAINAGE STRUCTURES (ON SITE AND FRONTING THE SITE ON NYS ROUTE 27) SHALL BE CLEANED.
  - ANY EXISTING STRUCTURES TO BE REMOVED SHALL BE REPLACED WITH CLEAN SAND AND GRAVEL COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
  - ALL PAVEMENT AREAS TO REMAIN SHALL RECEIVE A 1" (MIN.) ASPHALT OVERLAY.
  - SEE SEPARATE LIGHTING PLAN BY LSI INDUSTRIES FOR PROPOSED SITE LIGHTING INFORMATION.
  - CONTACT THE ENGINEERING INSPECTOR (224-5360) AT LEAST 24 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE.
  - CONTRACTOR SHALL COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE. ELECTRIC/GAS SERVICES TO BE COORDINATED WITH LIPA & NATIONAL GRID.
  - CONTRACTOR SHALL REPAIR EXISTING SHOULDER, SIDEWALK AND CURBING ON ROUTE 27 AS ORDERED BY STATE ENGINEER. CONTRACTOR SHALL REMOVE, RESTORE OR REPLACE ALL EXISTING SIGNS AS ORDERED BY STATE ENGINEER.
  - ANY NY STATE ASSETS DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED AS ORDERED BY THE STATE ENGINEER.
  - THE SUBJECT PROPERTY IS LOCATED ON THE NYS ROUTE 27 SOUTH SERVICE ROAD AT MILE MARKER 27 0705 1087.
  - ANY UTILITY WORK WITHIN THE NYS DOT ROW WILL REQUIRE A SEPARATE APPLICATION TO NYS DOT.
  - WATER SERVICES, METERING AND BACKFLOW PREVENTION TO BE COORDINATED WITH THE SUFFOLK COUNTY WATER AUTHORITY.  
 PROPOSED FIRE SERVICE - 4" DIA. CLASS 150 PVC DR -18  
 PROPOSED DOMESTIC SERVICE - 2" DIA. HIGH DENSITY POLYETHYLENE TUBING (AWWA C901).  
 SEE SEPARATE PLANS BY OTHERS FOR INTERIOR RPZ DETAILS.
  - ELEVATIONS NOTED IN NAVD88.
  - SEE ARCHITECTURAL PLANS BY MANCINI MUI FOR ADDITIONAL INFORMATION.



**SITE DATA**

OWNER: ELIAS PROPERTIES GARDINERS MANOR, LLC  
 500 NORTH BROADWAY  
 JERICO, NY 11753  
 (516) 822-8844

APPLICANT: ELIAS PROPERTIES MANAGEMENT  
 500 NORTH BROADWAY  
 JERICO, NY 11753  
 (516) 822-8844

ZONE: BUSINESS 1 & BUSINESS 2  
 BUILDING USES: FITNESS & RETAIL  
 SITE AREA: 3.53 ACRES (153,798 S.F.)  
 BUILDING AREA: EXISTING BUILDING: 29,766 SF  
 (32,408 SF - INCLUDING OVERHANG)  
 PROPOSED BUILDING: 7,754 SF  
 (8,416 SF - INCLUDING OVERHANG)

	REQUIRED	PROPOSED
FRONT SETBACK (SUNRISE HWY)	50' (MIN.)	50.0'
SIDE SETBACK	10' / 14' (MIN.)	25.0'
REAR SETBACK	10' (MIN.)	19.9'
FLOOR AREA RATIO	40% (MAX.)	26.5% (40,824 SF)
BUILDING HEIGHT	35' (MAX.)	< 35'
LANDSCAPING (TOTAL)		15% (23,108 SF) (SEE NOTE)
LANDSCAPING (EXCL. BUFFERS)	20% (30,903 SF)	7.1% (11,028 SF) *
LANDSCAPING (FRONT YARD)	10% (15,452 SF)	4.6% (7,126 SF) *

\* RELAXATION REQUIRED

NOTE: 13,900 SF OF LANDSCAPING CURRENTLY EXISTS ON THE SITE (66% INCREASE).

**PARKING CALCULATIONS**

PARKING REQUIRED IS BASED ON 1 SPACE PER 175 SF G.F.A FOR SHOPPING CENTER AND 1 SPACE PER 200 SF G.F.A FOR HEALTH CLUB SPACE

BUILDING 1A: 11,474 SF x 1 SPACE PER 175 G.F.A = 66 SPACES  
 BUILDING 1B: 18,292 SF x 1 SPACE PER 200 G.F.A = 91 SPACES  
 BUILDING 2: 7,754 SF x 1 SPACE PER 175 G.F.A = 44 SPACES  
 TOTAL PARKING SPACES REQUIRED = 201 SPACES

PROPOSED STANDARD SPACES: 149 SPACES  
 PROPOSED HANDICAP SPACES: 12 SPACES  
 TOTAL PARKING SPACES PROVIDED: 161 SPACES\*

\* 40 STALL (19.9%) PARKING RELAXATION REQUIRED

**TABLE OF BUILDING AREAS**

PLANET FITNESS	18,292 SF
DOLLAR TREE	11,474 SF
EXISTING BUILDING	29,766 SF
CANOPY	2,642 SF
PROPOSED BUILDING	7,754 SF
CANOPY	662 SF

Date	By	Revision	TOWN COMMENTS
6/3/21	SS		TOWN COMMENTS
4/20/21	DB		TOWN COMMENTS

Designed by: \_\_\_\_\_ Drafted by: \_\_\_\_\_ Checked by: \_\_\_\_\_

**BBV** Barrett Bonacci & Van Weele, PC  
 Engineers • Surveyors • Planners  
 175A Commerce Drive Hauppauge, NY 11788  
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 www.bbvp.com

Tax Map No.: DIST. 500 SECTION 364 BLOCK 2 LOT 2.2 & 2.4

**ELIAS PROPERTIES MANAGEMENT**  
 894 SUNRISE HIGHWAY, BAY SHORE  
 TOWN OF ISLIP SUFFOLK COUNTY, NY

**DIMENSIONAL PLAN**

ALTERATION OF THIS DOCUMENT, EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH SECTION 2209 OF NEW YORK STATE EDUCATION LAW, IS ILLEGAL.

Date: MARCH 16, 2021 Scale: 1"=30' Project No: A0503528 Sheet No: 1 of 7

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.

