



- LEGEND**
- EXISTING PROPOSED
- CURB
SIDEWALK
HANDICAP RAMP
BUILDING ENTRANCE
STANDARD PARKING SPACE
HANDICAP PARKING SPACE
SIGN
LIGHT
CHAIN LINK FENCE
STOCKADE FENCE (TOWN OF ISLP ITEM 106/107)
- NOTES**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF ISLP, THE SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION, AS APPLICABLE.
 2. 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.
 3. ALL PAVEMENT TO BE REMOVED SHALL BE SAWCUT.
 4. THE CONTRACTOR SHALL EMPLOY APPROPRIATE MAINTENANCE AND PROTECTION OF TRAFFIC MEASURES DURING CONSTRUCTION.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL UNSUITABLE MATERIALS OFFSITE.
 6. UNLESS OTHERWISE SHOWN ON THE PLAN, ALL DRAINAGE PIPE SHALL BE 15" N-12 OPP PIPE BY ADS OR APPROVED EQUAL DOWNSPOUTS TO BE CONNECTED TO DRAINAGE SYSTEM WITH 6" PVC SDR 35 PIPE.
 7. 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.
 8. ANY EXISTING STRUCTURES TO BE REMOVED SHALL BE REPLACED WITH CLEAN SAND AND GRAVEL COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
 9. ALL PAVEMENT AREAS TO REMAIN SHALL RECEIVE A 1" (MIN.) ASPHALT OVERLAY.
 10. SEE SEPARATE LIGHTING PLAN BY LSI INDUSTRIES FOR PROPOSED SITE LIGHTING INFORMATION.
 11. 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.
 12. 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.
 13. 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.
 14. ANY NY STATE ASSETS DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED AS ORDERED BY THE STATE ENGINEER.
 15. THE SUBJECT PROPERTY IS LOCATED ON THE NYS ROUTE 27 SOUTH SERVICE ROAD AT MILE MARKER 27 0705 1087.
 16. ANY UTILITY WORK WITHIN THE NYS DOT ROW WILL REQUIRE A SEPARATE APPLICATION TO NYS DOT.
 17. 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.
- TOWN OF ISLP STANDARD NOTES**
1. CONTACT THE ENGINEERING INSPECTOR (631) 224-5360 AT LEAST 48 HOURS PRIOR TO THE 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 SET 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 MARSHAL'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 RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (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 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 LIT TO SATISFY THE REQUIREMENTS OF ISLP ITEM 285 OR ITEM 238.
 10. ALL CONSTRUCTION & DEMOLITION 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 ISLP ENGINEERING INSPECTOR FOR THE RECORD.
 11. THE TOWN OF ISLP 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 (FAGES 54.75 AND 54.76) SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION DEBRIS 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/OWNER SHALL MAINTAIN REFUSE ENCLOSURE GATE IN A CLOSED POSITION EXCEPT AT TIMES THE UNITS ARE BEING ACCESSED FOR LOADING OR UNLOADING OF DUMPSTER.
 14. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE DEDICATION(S) TO THE TOWN OF ISLP 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.

KEY MAP
SCALE 1"=600'

SITE DATA

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

APPLICANT ELIAS PROPERTIES MANAGEMENT
500 NORTH BROADWAY
JERICHO, 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: 29,852 SF
(32,494 SF - INCLUDING OVERHANG)
PROPOSED BUILDING: 7,765 SF
(9,204 SF - INCLUDING OVERHANG)

	REQUIRED	PROPOSED
FRONT SETBACK (SUNRISE HWY)	50' (MIN.)	50.0'
SIDE SETBACK	10' / 14' (MIN.)	32.0'
REAR SETBACK	10' (MIN.)	19.9'
FLOOR AREA RATIO	40% (MAX.)	24.5% (37,607 S.F.)
BUILDING HEIGHT	35' (MAX.)	< 35'
LANDSCAPING (TOTAL)		14% (21,835 SF) (SEE NOTE)
LANDSCAPING (EXCL. BUFFERS)	20% (30,760 SF)	7.8% (12,100 SF) *
LANDSCAPING (FRONT YARD)	10% (15,380 SF)	4.9% (7,467 SF) *

* RELAXATION REQUIRED

NOTE: 13,900 SF OF LANDSCAPING CURRENTLY EXISTS ON THE SITE (57% 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:	18,293 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

Date	By	Revision
2/11/2022	SS	TOWN COMMENTS
12/3/2021	CM	TOWN COMMENTS
4/8/2021	DB	TOWN COMMENTS

Designed by: _____ Drafted by: _____ Checked by: _____

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

ELIAS PROPERTIES MANAGEMENT
SUNRISE HIGHWAY
TOWN OF ISLP 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: A050352B Sheet No: 1 of 6 © 2021 BBV PC

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