

EXISTING PROPOSED 6 œ⊕ å □

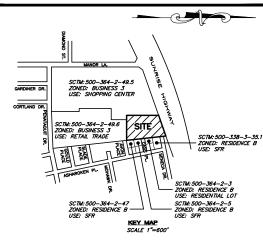
- 2. UTILITY INFORMATION SHOWN ON THE PLAN IS BASED ON VISIBLE FIELD EVIDENCE AND AVAILABLE RECORDS. THE CONTRACTOR SHALL FIELD VERTITHE LOCATION OF ALL UTILITIES PRIOR TO COMMENCING WORK. CARE SHALL BE TAKEN NOT TO DISTURB ENSITING UTILITIES AND SERVICE CONNECTIONS OR PORTIONS THEREOFT OR RELIAN.
- 3. 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.
- THE CONTRACTOR SHALL CONFIRM THE INTERITY 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) SHELL 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.
- 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.

- ANY UTILITY WORK WITHIN THE NYSDOT ROW WILL REQUIRE A SEPARATE APPLICATION TO NYSDOT.
- 17. WATER SERVICES, METERING AND BACKFLOW PREVENTION TO BE COORDINATED WITH THE SUFFOLK COUNTY WATER AUTHORITY. PROPOSED FIRE SERVICE 4° DIA. CLASS 150 PVC OR -18 PROPOSED DOMESTIC SERVICE 2° DIA. HIGH DENSITY POLYETHYLENE TUBE (AWMA COOL) SEE SEPARATE PLANS BY OTHERS FOR INTERIOR RPZ DÉTAILS.

- . COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.

- PLACEMENT OF FILL, INSTALLATION OF RETAINING WALLS, DUMPING OF MATERIA EXCAVATION, MINING, OR SWILLER DISTURBANCE OF LAND REQUIRES AN APPROV SITE PLAN. COMMENCEMENT OF ANY ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
- 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.
- ALL RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) AND FILL MATERIALS ARE TO BE FROM AN APPROVED SOURCE.
- 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 258.
- . ALL CONSTRUCTION & DEMOLITION MATERIALS EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AM APPROVED INSDEC FACILITY, LOAD/TRANSFER TOKICES TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISUP ENGINEERING INSPECTOR FOR THE RECORD.
- THE TOWN OF ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P,5 SHALL BE FOLLOWED.

- 15. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE LIGHTING



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: BUILDING USES: SITE AREA:	FITNESS & RETAIL
BUILDING AREA:	EXISTING BUILDING: 29,852 SF (32,494 SF — INCLUDING OVERHANG) PROPOSED BUILDING: 7,755 SF (9,204 SF — INCLUDING OVERHANG)

	<u>REQUIRED</u>	<u>PROPOSED</u>
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 SF.)
BUILDING HEIGHT	35' (MAX.)	< 35'
LANDSCAPING (TOTAL)		14% (21,835 SF) (SEE NOTE)
LANDSCAPING (EXCL. BUFFERS)	20% (30,760 SF)	7.9% (12,100 SF) *
LANDSCAPING (FRONT YARD)	10% (15,380 SF)	4.9% (7,467 SF) *
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NOTE: 13,900 SF OF LANDSCAPING CURRENTLY EXISTS ON THE SITE (57% INCREASE).

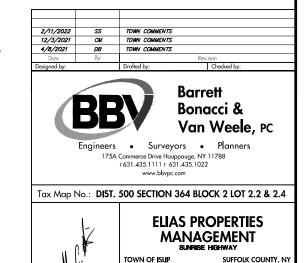
PARKING CALCULATIONS

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

149 SPACES 12 SPACES

* 40 STALL (19.9%) PARKING RELAXATION REQUIRED

MARCH 16, 2021



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PLAN

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