



Engineering, Surveying & Landscape Architecture, PC
100 Motor Parkway
Suite 350
Hauppauge, NY 11788
631.787.3400

Engineer
I hereby certify that the water supply(s) and/or sewage disposal system(s) for this project were designed by me under my direction. Based upon careful and thorough study of the soil, site and groundwater conditions, all lots, as proposed, conform to the Suffolk County Department of Health Services construction standards in effect as of this date.

Angelo Laino, P.E. 00866718 11/15/2024
Date

Owner
This is to certify that all lots and parcels shown on this subdivision plat comply with the requirements of the Subdivision and Land Development Regulations of the Town of Islip and are suitable for development under the provisions of the regulations except as noted in the table of modifications.

Steel Campus LLC / Marcus ISP Apts Holdings
Steel Campus II LLC / JOL Islip Holdings LLC

Surveyor
I hereby certify that the boundary of this plat was made from an actual survey completed on January 10, 2018, last revised July 10, 2020, and that area comprises of 83.40 acres.

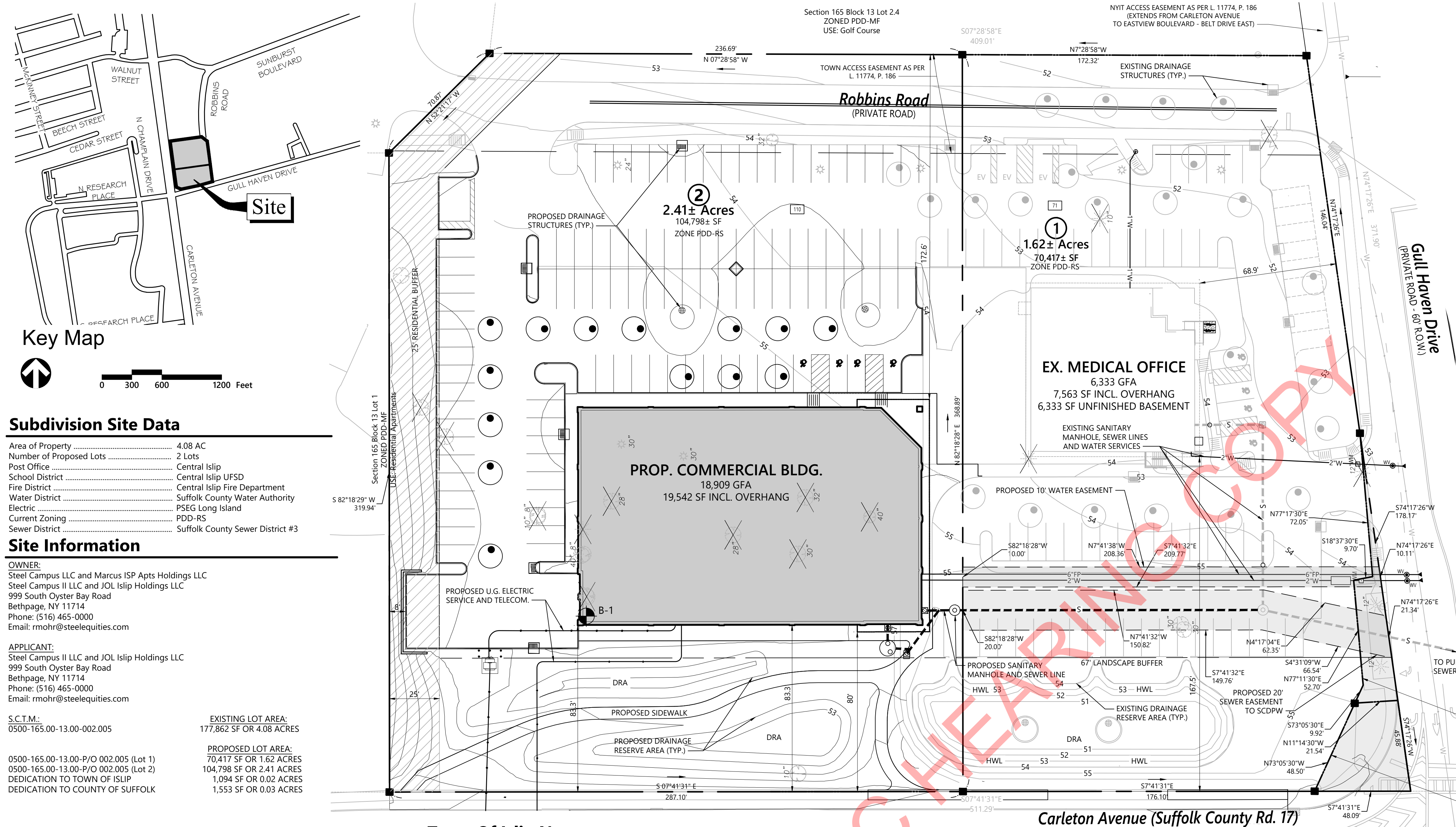
Carmen-Dunne, P.C., Surveyor Date

Legend

- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- PROPOSED LOT METES AND BOUNDS
- PROPOSED MONUMENT
- SPOT GRADE ELEVATION
- EXISTING TREE TO BE REMOVED
- 25' RESIDENTIAL BUFFER
- SEWER OR WATER EASEMENT
- EXISTING DRAINAGE
- PROPOSED DRAINAGE

Soil Boring Logs (B-1)

Client	Steel Campus LLC	Project	The Belmont at Eastview	Address	300 Carleton Avenue, Central Islip, NY	Soil Boring Log	Boring No. B-1	Page	1 of 2
Drilling Date	10/28/2024	Drilling Time	08:30	Drilling Location	300 Carleton Avenue, Central Islip, NY	Drilling Method	Open Pit	Drilling Operator	Michael J. Pappalardo
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Key Map

0 300 600 1200 Feet

Subdivision Site Data

Area of Property	4.08 AC
Number of Proposed Lots	2 Lots
Post Office	Central Islip
School District	Central Islip UFSD
Fire District	Central Islip Fire Department
Water District	Suffolk County Water Authority
Electric	PSEG Long Island
Current Zoning	PDD-RS
Sewer District	Suffolk County Sewer District #3

Site Information

OWNER:
Steel Campus LLC and Marcus ISP Apts Holdings LLC
Steel Campus II LLC and JOL Islip Holdings LLC
999 South Oyster Bay Road
Bethpage, NY 11714
Phone: (516) 465-0000
Email: rmohr@steelequities.com

APPLICANT:
Steel Campus II LLC and JOL Islip Holdings LLC
999 South Oyster Bay Road
Bethpage, NY 11714
Phone: (516) 465-0000
Email: rmohr@steelequities.com

S.C.T.M.:
0500-165.00-13.00-002.005

EXISTING LOT AREA:
177,862 SF OR 4.08 ACRES

PROPOSED LOT AREA:
70,417 SF OR 1.62 ACRES
104,798 SF OR 2.41 ACRES
1,094 SF OR 0.02 ACRES
1,553 SF OR 0.03 ACRES

0500-165.00-13.00-P/O 002.005 (Lot 1)
0500-165.00-13.00-P/O 002.005 (Lot 2)
DEDICATION TO TOWN OF ISLIP
DEDICATION TO COUNTY OF SUFFOLK

Parking Summary Chart

Parking Requirements:

MARKET-RETAIL (LOT 2)	19,542 SF	x	1 SPACES /	150 SF	130.3 SPACES*
MEDICAL OFFICE (LOT 1)	7,563 SF	x	1 SPACES /	150 SF	50.4 SPACES
TOTAL					180.7
TOTAL PARKING REQUIRED					181 SPACES

* 110 PARKING STALLS PROVIDED (16% VARIANCE) FOR LOT 2. PLANNING BOARD CAN GRANT WAIVER FOR VARIANCES LESS THAN 20%

Zoning Summary Chart

Zoning Regulation	REQUIRED	LOT 1	LOT 2
MAXIMUM BUILDING HEIGHT	40 ft.	1 Story (<40 ft.)	1 Story (<40 ft.)
MAX. PERCENTAGE OF LOT OCCUPANCY	25%	10.8%	19%
MAXIMUM FLOOR AREA RATIO (F.A.R.)	0.40	0.11	0.19
SUBDISTRICT BUFFER FROM CARLETON AV.	67 ft.	167.5 ft.	77.5 ft.
SETBACK FROM ALL PUBLIC ROADS	20 ft. min.	68.9 ft.(Gullhaven)	170.4 ft.(Robbins)
MINIMUM RESIDENTIAL BUFFER	25 ft.	NA	8 ft.*

* PLANNING BOARD WAIVER REQUIRED

Landscape Area

Site Designation/ Area (SF)	Landscaped Area	Percentage Of Total	Front Yard Landscaped Area	Percentage Of Total
177,862 SF	46,140 SF	25%	28,986 SF	16% ^{2,3}

¹ TOTAL LANDSCAPED AREAS LESS THAN 20% OF SITE AREA REQUIRE A VARIANCE.
² TOTAL LANDSCAPE AREA LESS THAN 20% OF SITE AND FRONT YARD LANDSCAPE AREA LESS THAN 10% OF SITE REQUIRE A VARIANCE.
³ AREAS WITHIN RESIDENTIAL BUFFER ARE NOT COUNTED TOWARD LANDSCAPE CALCULATIONS.

Town Of Islip 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 TOWN ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE.
- COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
- OBTAIN A TOWN RIGHT OF WAY WORK PERMIT FOR ANY WORK WITHIN A TOWN OF ISLIP RIGHT OF WAY AND A SUFFOLK COUNTY DPW HIGHWAY WORK PERMIT FOR ANY WORK WITHIN A SUFFOLK COUNTY RIGHT OF WAY.
- PLACEMENT OF FILL, INSTALLATION OF WALLS, DUMPING OF MATERIAL, EXCAVATION, MINING, OR SIMILAR DISTURBANCE OF LAND REQUIRES A SITE PLAN. COMMENCEMENT OF ANY ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
- 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".
- ALL TREES 10" CALIPER AND GREATER OR ANY SIGNIFICANT TREE ON SITE TO BE PRESERVED TO MAXIMUM EXTENT POSSIBLE UNLESS DISEASED OR COMPROMISED.
- ANY SOIL BROUGHT ONTO OR REMOVED FROM SITE SHALL BE COORDINATED WITH THE ENGINEERING INSPECTORS (631-224-5360)
- FOR ROAD WORK WITHIN TOWN OF ISLIP RIGHT OF WAYS: EXISTING EDGE OF PAVEMENT TO BE SAW CUT - PAVEMENT SPECIFICATION IS 6" RCA, 3" NYS TYPE 3 BINDER, 1-1/2" NYS 6F TOP COURSE.
- 6 FT. HIGH CHAIN LINK OR EQUIVALENT CONSTRUCTION FENCING AROUND ALL SIDES OF PROPERTY REQUIRED TO SECURE SITE.
- ANY CONFLICTS ARISE DURING CONSTRUCTION RELATED TO RESURFACE UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT TO SUBOLVE TO THE SATISFACTION OF THE ENGINEERING DIVISION.
- ALL SANITARY DESIGN IS UNDER THE JURISDICTION OF THE SUFFOLK COUNTY HEALTH DEPARTMENT AND IS ONLY ON THIS PLAN FOR REFERENCE. SUFFOLK COUNTY HEALTH DEPARTMENT APPROVAL REQUIRED FOR ANY SUBDIVISION AND IT IS THE APPLICANT'S RESPONSIBILITY TO CONTACT THEIR OFFICE TO INITIATE ANY PERMIT. NO APPROVAL HEREIN SHALL CONSTITUTE AN APPROVAL OF ANY SANITARY OR HEALTH DEPARTMENT COMPONENT.
- REFER TO SP2023-060 & SP2024-036 FOR SITE PLAN APPLICATIONS AND ANY RELEVANT SITE WORK AND RIGHT OF WAY IMPROVEMENTS.

Notes

- MAP REFERENCES SURVEY BY CARMAN-DUNNE, P.C. CONSULTING ENGINEERS AND SURVEYORS DATED SEPTEMBER 10, 2018, LAST REVISED JULY 10, 2023, WITH ADDITIONAL INFORMATION OF EXISTING DEVELOPMENT OF THE BELMONT AT EASTVIEW, PHASE I, AND ADDITIONAL INFORMATION OF PROPOSED DEVELOPMENT OF THE BELMONT AT EASTVIEW, PHASE II, SUPPLEMENTED BY VHB BASED ON DESIGN PLANS.
- EASEMENTS SHOWN REFERENCED AS PER "DECLARATION OF ESTABLISHMENT OF PROTECTIVE COVENANTS AND RESTRICTIONS AND GRANT EASEMENTS" IN L. 11774, P. 186.
- ALL DEVELOPED PROPERTIES WITHIN 150 FT OF THE PROPOSED SITE ARE CONNECTED TO PUBLIC WATER.
- THERE ARE NO SURFACE WATERS WITHIN 300 FEET OF THE SITE.
- ELEVATIONS ARE BASED ON NAVD88 DATUM.
- BLANKET CROSS-ACCESS AND PARKING EASEMENTS WILL BE FILED FOR ALL LOTS.
- SOIL BORING B-1 PERFORMED ON APRIL 30, 2024 BY LAUREL ENVIRONMENTAL GEOSCIENCE DPC, 53 W. HILLS ROAD, SUITE 1, HUNTINGTON STATION, NY 11746. APPROXIMATE GROUNDWATER ELEVATION IS 34.0.
- TOWN DEDICATION REFERENCES A FINAL SURVEY PREPARED BY BARRET BONACCI AND VAN WEELE, P.C. DATED AUGUST 29, 2024. DEDICATION TO COUNTY OF SUFFOLK REFERENCES A SURVEY PREPARED BY GREGORY BROUILLET, L.S. TO THE COUNTY OF SUFFOLK, DEPARTMENT OF PUBLIC WORKS DATED SEPTEMBER 27, 2024.

Sanitary Calculation Summary

ALLOWABLE SANITARY FLOW

PROPERTY LOCATED IN GROUNDWATER MANAGEMENT ZONE VII
ALLOWABLE DENSITY = 600 GPD/ACRE
SITE AREA = 4.08 ACRES
POPULATION DENSITY EQUIVALENT = 600 GPD/ACRE * 4.08 ACRES = 2,488 GPD

OVERALL SANITARY DENSITY DESIGN FLOW

The total average daily sanitary flow is computed based on SCDHS loading rates as follows:

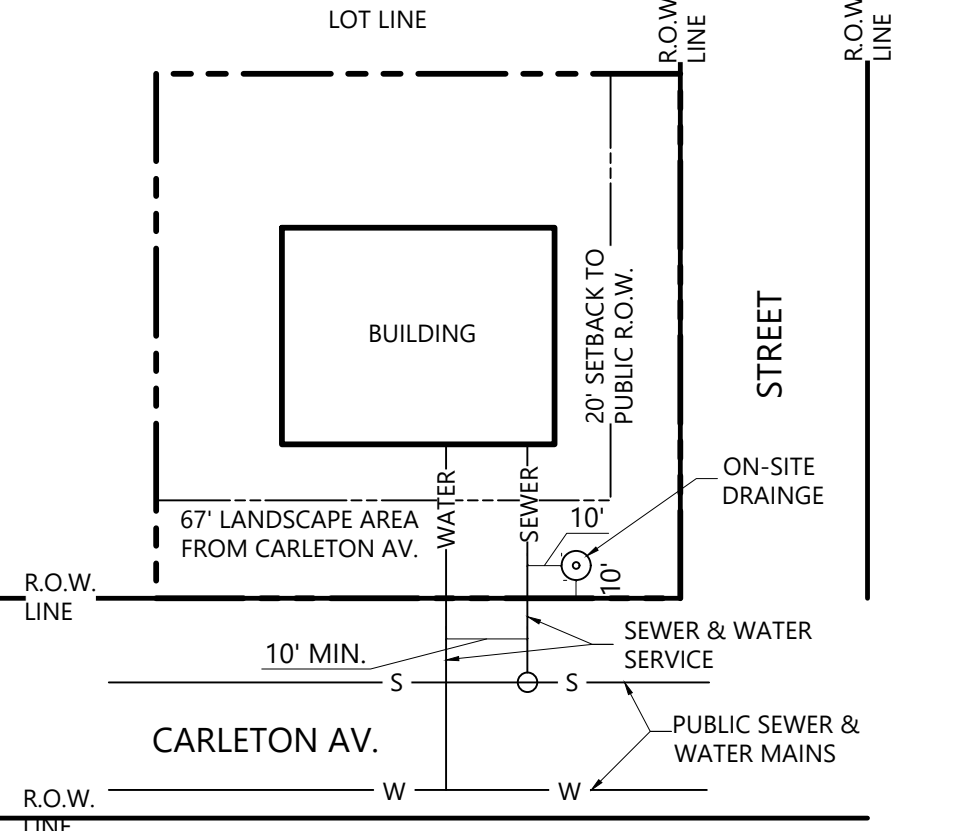
Existing Total Average Daily Sanitary Flow - Proposed Lot 1
Medical Office: 6,333 sf GFA x 0.1 gpd/sf = 633.3 GPD

Proposed Total Average Daily Sanitary Flow - Proposed Lot 2
Retail/Market: 18,909 sf GFA x 0.05 gpd/sf = 945.5 GPD

PROPOSED DAILY SANITARY FLOW = 945.5 GPD
TOTAL DAILY SANITARY FLOW = 1,578.8 GPD

PER SCDPW SEWER MAPS, THE SUBJECT PROPERTY IS LOCATED WITHIN THE SUFFOLK COUNTY SEWER DISTRICT No. 3 AND IS CURRENTLY SERVED BY AN EXISTING 15" Ø SEWER MAIN LOCATED WITHIN THE RIGHT-OF-WAY OF CARLETON AVENUE AS INDICATED ON THE PLAN.

Plot Plan - PDD-RS



NOTE: SETBACKS SHOWN PER TOWN OF ISLIP CODE § 68-324 C. (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.

MAP OF BELMONT AT EASTVIEW II PROPOSED TWO-LOT SUBDIVISION

CENTRAL ISLIP
SUFFOLK COUNTY, NEW YORK
November 15, 2024
Town of Islip Ref.# MN2024-014
SCTM#: 0500-165.00-13.00-002.005

