

**SIGNAGE:**

- H.C.L. NEW HANDICAP LOADING SIGN (SEE DETAIL 7 ON DWG. C-910)
- H.C.P. NEW HANDICAP PARKING SIGN (SEE DETAIL 7 ON DWG. C-910)
- N.P.F.L. NEW NO PARKING FIRE LANE SIGN (SEE DETAIL 12 ON DWG. C-910)
- RI-1 NEW STOP SIGN (30"x30")

NOTE:  
SIGNAGE TO BE INSTALLED 18" MIN. BEHIND THE FACE OF CURB.

CONSTRUCTION AND APPROVAL OF THIS SITE PLAN SUBJECT TO THE REVIEW AND APPROVAL OF THE CROSS ACCESS AGREEMENT WITH WESTERN PROPERTY

NOW OR FORMERLY ROSE RAC, LLC ZONE: INDUSTRIAL 1 EXISTING USE: VACANT USE: SELF-STORAGE (PUBLIC WATER)

NOW OR FORMERLY LEIBERMAN AND SANCHEZ ZONE: INDUSTRIAL 2 EXISTING USE: INDUSTRIAL (PUBLIC WATER)

MAP OF BROOK SIDE PLAZA (FILED DEC. 4, 1903; FILE NO. 473)

NOW OR FORMERLY BEYER SPUR REALTY, LLC ZONE: INDUSTRIAL 2 EXISTING USE: INDUSTRIAL (PUBLIC WATER)

MAP OF BROOK SIDE PLAZA (FILED DEC. 4, 1903; FILE NO. 473)

NOW OR FORMERLY PAUL CAPPUTO AND STEF BERGER ZONE: INDUSTRIAL 2 EXISTING USE: INDUSTRIAL (PUBLIC WATER)

- NOTE:
- SEE DRAWING C-920 FOR SITE NOTES AND FIRE APPARATUS ACCESS ROAD NOTES.
  - PER 68-173.1 AND 68-173.2, (24) AFFORDABLE HOUSING UNITS (25% OF THE TOTAL) ARE PROPOSED. 12 UNITS PER ACRE ARE PROVIDED IN ACCORDANCE WITH 68-173.1.D.
  - PER 68-170.b, AN ADDITIONAL STORY IS REQUESTED.
  - 0.30 HAS BEEN REQUESTED PER 68-171.a. SEE NOTE #2 ABOVE FOR DENSITY BONUSES REQUESTED.
  - ALL UNITS HAVE 1 OR 2 BEDROOMS AND NO BASEMENTS.
  - AS PER T.C. #263 CONDITION 6, THE ROADWAY SERVICING THE UNITS SHALL NOT BE OFFERED FOR DEDICATION. THE DECLARANT/OWNER IS TO PERMANENTLY MAINTAIN ALL ASPECTS OF THE ROADWAY INCLUDING, BUT NOT LIMITED TO SNOW REMOVAL, ALL REPAIR AND MAINTENANCE, LIGHTING, WALKWAYS, ETC.

ZONING ANALYSIS TABLE I				
GENERAL:	ZONE CRITERIA	REQUIRED	PROPOSED	NOTES
	ZONE DISTRICT	RESIDENCE CA		
	EXISTING USE	VACANT LAND		
	PROPOSED USE	RESIDENTIAL APARTMENTS		
LOT:	MIN. LOT AREA	80,000 S.F.	348,611.86 S.F.* (8.0 AC.)	*PRIOR TO DEDICATIONS
	LOT WIDTH (AT BUILDING)	200.00'	784.11'	
	MAX. PERMITTED DENSITY	9 UNITS/ACRE 72 UNITS	96 UNITS (SEE NOTE #2)	
LANDSCAPE:	MAINTAINED LANDSCAPE	20%	184,084.17 S.F. (52.80X)	
	% FRONT YARD LANDSCAPE	10%	24,951.25 S.F. (7.16X)	
PARKING:	STANDARD SPACES LEASING OFFICE (1 SP./200 S.F. OF F.A.) (1,764.33 SF/200=8.8)	1/200 S.F. OFFICE 9 REQUIRED		
	APARTMENT HOUSES (96 DWELLING UNITS)	1.75 PER UNIT 168 REQUIRED TOTAL=177	177	
	H.C. SPACES	1	2	
	LOADING SPACES	6	13	

ZONING ANALYSIS TABLE II					
BUILDING:	ZONE CRITERIA	REQUIRED	PROPOSED	NOTES	
#(1-4) RESIDENTIAL APARTMENTS	MIN. SETBACKS (PER T.C. #5263)				
	NORTHERN PROPERTY LINE	360.00' MIN.	388.42'		
	SOUTHERN PROPERTY LINE	95.00' MIN.	99.00'		
	EASTERN PROPERTY LINE	75.00' MIN.	75.23'		
	WESTERN PROPERTY LINE	100.00' MIN.	100.50'		
	MAX. HEIGHT	35.00' (2 STORIES)	34.7' (3 STORIES)	SEE NOTE #3	
	GROSS FLOOR AREA				
	APARTMENT BUILDING #1	-	27,491.71 S.F.		
	APARTMENT BUILDING #2	-	27,491.71 S.F.		
	APARTMENT BUILDING #3	-	27,491.71 S.F.		
APARTMENT BUILDING #4	-	19,275.44 S.F.			
FLOOR AREA RATIO					
	-	-	0.290		
#(5) LEASING OFFICE	MIN. SETBACKS				
	PRIMARY FRONT YARD	75.00'	88.05'		
	SECONDARY FRONT YARD	75.00'	108.57'		
	REAR YARD	50.00'	703.80'		
	SIDE YARD	50.00' MIN. 100.00' AGG.	128.92'		
	MAX. HEIGHT	35.00' (2 STORIES)	32.66'		
	GROSS FLOOR AREA				
		-	1,857.66 S.F.		
	FLOOR AREA RATIO				
		-	0.005		
GAZEBO	MAX. HEIGHT	18.00'	14.00'		
	GROSS FLOOR AREA	-	1,131.37 S.F.		
	FLOOR AREA RATIO	-	0.003		
	FLOOR AREA RATIO (TOTAL)	0.30	0.300	SEE NOTE #4	

**LEGEND:**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB
- NEW CURB
- EXISTING EDGE OF ASPHALT
- NEW FIRE HYDRANT
- NEW AREA LIGHT
- - - - - NEW FENCE
- ▤ NEW CONCRETE SIDEWALK
- 35.50 X NEW SPOT ELEVATION
- 35.50 + EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- NEW CONTOUR
- DRAINAGE FLOW ARROW
- tc NEW TOP OF CURB
- bc NEW BOTTOM OF CURB
- NEW CATCH BASIN
- NEW DRAINAGE STORMTECH CHAMBER
- NEW DRAINAGE MANHOLE WITH OPEN GRATE
- NEW DRAINAGE MANHOLE WITH SOLID COVER
- NEW DRAINAGE LEACHING POOL
- ⊕ BORING LOCATION
- FIRE ROUTE
- ▨ NEW PERMEABLE PAVERS

NOTE: PRIOR TO THE ISSUANCE OF ANY RIGHT-OF-WAY WORK PERMIT, THE APPLICANT MUST CONTACT THE TOWN DIVISION OF TRAFFIC SAFETY FOR REVIEW OF THE PROPOSED INGRESS/EGRESS DESIGN AND PRACTICES

**APPROVED AS NOTED**  
Town Engineer  
TOWN OF ISLIP  
DATE: 1-29-2021



NO.	DATE	REVISIONS
12/18/20		GENERAL REVISIONS
07/10/20		GENERAL REVISIONS
04/02/20		AS PER TOWN COMMENTS

SHEET TITLE: **OVERALL SITE PLAN**

PROJECT: **GRACEWOOD LUXURY APARTMENTS SPUR DRIVE SOUTH ISLIP, NEW YORK**

ENGINEER: **ISLAND STRUCTURES ENGINEERING, P.C.**  
319 SUNRISE HIGHWAY WEST ISLIP, NY 11795 PH. (631) 669-0693 FAX. (631) 669-1599

DRAWN BY: C. ERBIS	JOB NO. 2018-120	DWG. NO. C-110
CHECKED BY: S. DIBERARDINO	SCALE: AS NOTED	
DATE: 07-31-18		

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.



**OVERALL SITE PLAN**  
SCALE: 1"=40'-0"

- GENERAL NOTES:
- PRIOR TO ANY CLEARING WITHIN THE 50' NATURAL VEGETATION LANDSCAPE BUFFER AREA, THE CONTRACTOR SHALL VERIFY AND CONFIRM THE LIMITS OF DISTURBANCE AND VEGETATION TO BE PROTECTED WITH THE ENGINEERING FIELD INSPECTOR. JUSTIFICATION FOR ANY TREE REMOVAL IS REQUIRED WITHIN THIS AREA. DISTURBANCE IS TO BE KEPT AT A MINIMUM TO THE GREATEST EXTENT POSSIBLE.
  - CONSTRUCTION IS TO BE STAGED IN AN EFFORT TO MINIMIZE THE LENGTH OF TIME BETWEEN CLEARING & REPLANTING OF 50' NATURAL VEGETATION LANDSCAPE BUFFER AREA.

**SITE WORK**  
BEFORE STARTING WORK CALL  
TOWN ENGINEER-INSPECTORS  
631-224-5360

GRAPHIC SCALE  
(IN FEET)  
1 inch = 40 ft

SITE PLAN #SP2019-051

S.C.T.M.# DISTRICT 500 SECTION 249 BLOCK 02 LOTS 38.04, 38.09 AND 38.10  
S.C.T.M.# DISTRICT 500 SECTION 271 BLOCK 03 LOTS 18.11 AND P/O 18.10