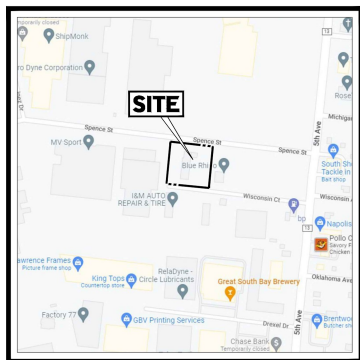




APPROX. LOCATION
OF EXIST. HYDRANT

SPENCE STREET
(TOWN OF ISLIP R.O.W.)
(VARIABLE WIDTH)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

NEAREST CROSS STREET
5TH AVENUE 550' EAST



SITE LOCATION MAP
SCALE: 1"=500'
Google Image
Copyright Map Data © 2022 Google

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LANDSCAPE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	3/17/2022	CLIENT COMMENTS	AS	GT / DP
2	3/24/2022	CLIENT COMMENTS	AS	GT / DP
3	5/12/2022	CLIENT COMMENTS	AS	GT / DP
4	9/13/2022	PRELIMINARY PLANNING COMMENTS	DP	AS
5	12/20/2022	SITE PLAN PACKAGE	AS	GT
6	7/25/2023	TOWN ENGINEERING COMMENTS	CR / DP	AS
7	8/21/2023	ADDITIONAL LANDSCAPE BUFFER	DP	AS
8	11/1/2023	TOWN ENGINEERING COMMENTS	MT	AS
9	3/21/2024	FIRE ACCESS WIDENING	DP	AS



NEW YORK CITY & LONG ISLAND
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-272-6481
www.newyork-811.com

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: N22013
DRAWN BY: AS
CHECKED BY: DP
DATE: 3/22/2022
CAD ID.: N22013-SPPD-06

PROJECT:

SITE DEVELOPMENT PLANS

FOR

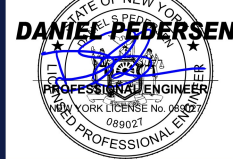
VEOLIA NORTH AMERICA

PROPOSED SITE IMPROVEMENTS

DIST: 500 | SEC: 201 | BLK: 1 | LOT: 22.1
22 SPENCE STREET
TOWN OF ISLIP
SUFFOLK COUNTY
BAY SHORE, NY 11706

BOHLER
BOHLER ENGINEERING NY, PLLC

275 BROADHOLLOW ROAD, SUITE 100
MELVILLE, NY 11747
Phone: (631) 738-1200
Fax: (631) 285-6454
www.BohlerEngineering.com



SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

REVISION 9 - 3/21/2024

LEGEND	
EXISTING	PROPOSED
PROPOSED KEY DESCRIPTIONS (SEE DETAIL SHEET FOR MORE INFORMATION)	
AS	ON-SITE ASPHALT PAVEMENT
CC	CONCRETE CURB
CE	FLUSH CURB
OW	CONCRETE SIDEWALK
CZ	CURB NOSE / TAPERED CURB
HR	ACCESSIBLE RAMP
LS	LANDSCAPED AREA
PH	ACCESSIBLE PARKING STALL
SB	PAINTED STOP BAR
ST	PAINTED STRIPING
TE	TRASH ENCLOSURE
PROPOSED SIGN DESCRIPTIONS	
00	'STOP' SIGN MUTCD R1-1 DO NOT ENTER SIGN MUTCD RS-1
01	'STOP' SIGN MUTCD R1-1
12	'NO PARKING ANY TIME' SIGN (GENERAL) MUTCD R7-1 (MOD.)
13	'RESERVED PARKING' SIGN (WITHOUT ARROW) MUTCD R7-8 (MOD.)
14	'VAN ACCESSIBLE' SIGN MUTCD R7-8p

HATCH	DESCRIPTION
	PROP. CONCRETE WALK
	PROP. DETECTABLE WARNING
	PROP. CONCRETE PAVEMENT IN THE RIGHT-OF-WAY
	PROP. CONCRETE PAVEMENT
	PROP. ASPHALT PAVEMENT IN THE RIGHT-OF-WAY
	PROP. GRASS AREA IN ROW

SYMBOL	DESCRIPTION
	PASSENGER VEHICLE
	SU-30 (13.25 FT. OVERALL HEIGHT)
	WB-67 (13.5 FT. OVERALL HEIGHT)

SITE PLAN NOTES

- THE GENERAL NOTES ON THE COVER SHEET SHALL BE PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ON THE COVER SHEET ARE REFERENCED HEREIN AND ARE TO BE REFERRED TO BY THE CONTRACTOR. THE CONTRACTOR IS TO FAMILIARIZE HIMSELF AND ACKNOWLEDGES HIS FAMILIARITY WITH ALL THE GENERAL NOTES AS WELL AS ANY AND ALL DRAWING SHEET SPECIFIC NOTES BELOW.
- SIGNS TO BE FILED UNDER SEPARATE DEPARTMENT APPLICATIONS.
- LOCATION OF EXISTING AND PROPOSED SERVICES SHOWN ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR WITH THE UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF DISCREPANCIES EXIST, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING.
- UNUSABLE MATERIAL, CONSTRUCTION DEBRIS, EXCESS SOILS, ETC. SHALL BE PROPERLY REMOVED & DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES & LAWS.
- THE CONTRACTOR IS RESPONSIBLE TO TAKE EROSION CONTROL MEASURES NECESSARY IN ACCORDANCE WITH NYS GUIDELINES FOR URBAN EROSION & SEDIMENT CONTROL TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES.
- DIRECTIONAL SIGNAGE TO COMPLY WITH THE LATEST NYS MUTCD STANDARDS.
- ALL SIDEWALKS, CURBS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED, WHETHER SPECIFIED ON THIS PLAN OR NOT.
- ALL ON-SITE CURBING TO BE CONCRETE UNLESS NOTED OTHERWISE.
- RELOCATION AND/OR REMOVAL OF EXISTING UTILITY POLES, TRAFFIC SIGNS, ETC., SHALL BE COORDINATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING THEIR PRESENCE.
- EXCAVATION SHALL BE PROPERLY BACKFILLED WITH CLEAN MATERIALS. CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEER REPORTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION TESTING AND SHALL SUBMIT SUCH REPORTS AND RESULTS TO THE ENGINEER OF RECORD AND OWNER.
- WORK WITHIN THE R.O.W. OF SPENCE STREET (TOWN OF ISLIP) SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE TOWN OF ISLIP DEPARTMENT OF PUBLIC WORKS STANDARDS.

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 ENGINEER'S SATISFACTION AT APPLICANTS EXPENSE.
- COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
- OBTAIN A TOWN RIGHT OF WAY PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT-OF-WAY (631-224-5610).
- CLEARING LIMIT LINES SHALL BE STAKED 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.
- 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.
- 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.
- 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. RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE IS TO BE CERTIFIED. DOCUMENTATION IS TO BE PROVIDED SHOWING THAT THE MATERIAL OBTAINED IS FROM NYSDEC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C&D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-16.1 OF 6NYCCR PART 360, "SOLID WASTE MANAGEMENT FACILITIES".
- 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 25B.
- ALL CONSTRUCTION & DEMOLITION (C&D) 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 ISLIP ENGINEERING INSPECTOR FOR THE RECORD.
- THE ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P, 5 SHALL BE FOLLOWED.
- 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, PAGES 5A.75 AND 5A.76 SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
- 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 GATES IN A CLOSED POSITION EXCEPT AT TIMES THE UNITS ARE BEING ACCESSED FOR LOADING OR UNLOADING OF DUMPSTERS.
- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE DEDICATION(S) TO THE TOWN OF ISLIP MUST BE RECORDED WITH THE SUFFOLK COUNTY CLERK.
- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE LIGHTING CONTRACTOR OR ELECTRICIAN SHALL PROVIDE AN UNDERWRITERS LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

TOI TOWN BOARD #: CZ2022-027
TOI ZBA #: 213838
TOI SITE PLAN #: SP2023-025
NYSDEC CASE #: N/A
HEALTH DEP. REF. #: N/A

TOWN OF ISLIP APPROVAL

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.