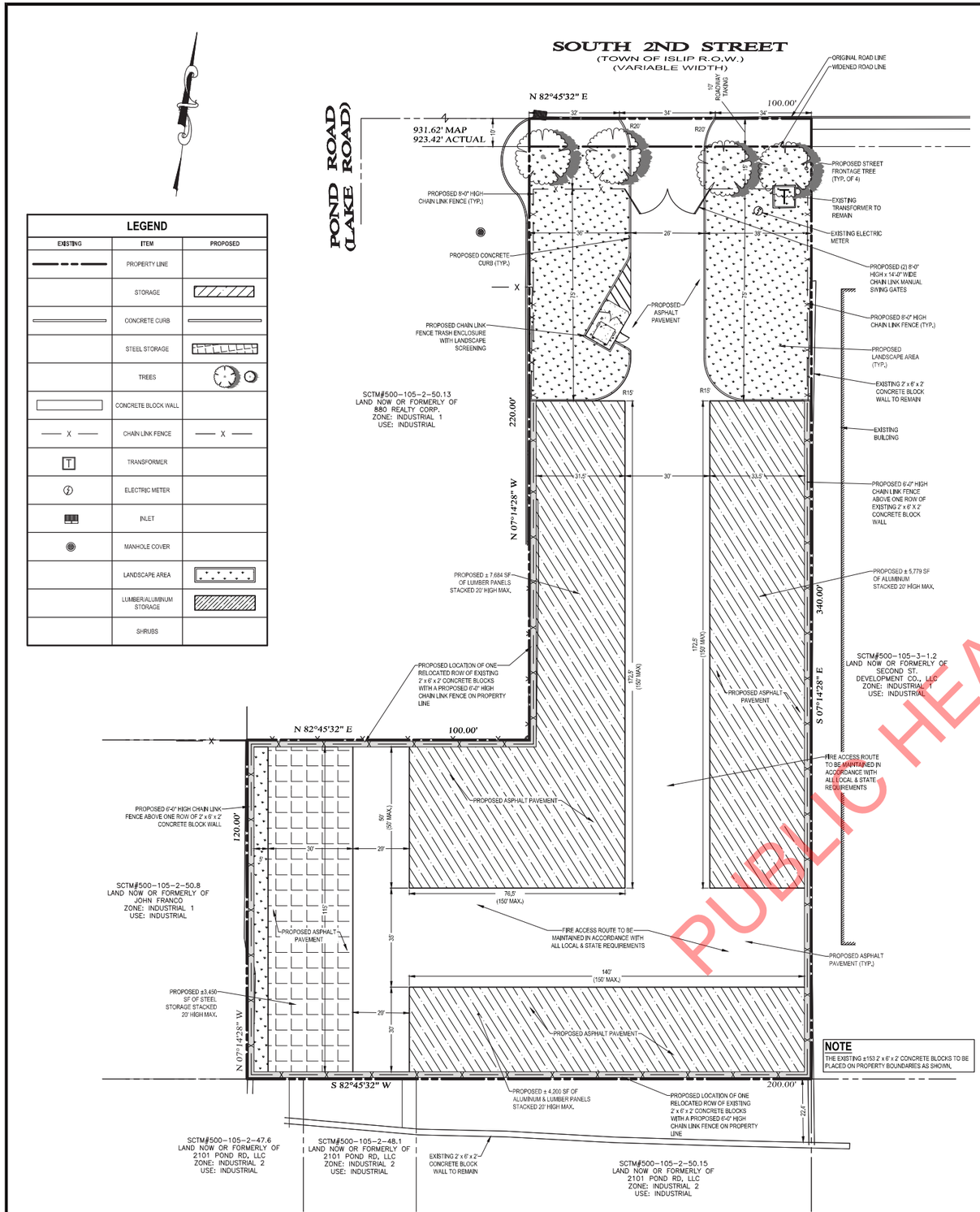


LEGEND

EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	STORAGE	
	CONCRETE CURB	
	STEEL STORAGE	
	TREES	
	CONCRETE BLOCK WALL	
— X —	CHAIN LINK FENCE	— X —
	TRANSFORMER	
	ELECTRIC METER	
	INLET	
	MANHOLE COVER	
	LANDSCAPE AREA	
	LUMBER/ALUMINUM STORAGE	
	SHRUBS	

BULK ZONING TABLE

EXISTING ZONING DISTRICT: INDUSTRIAL 1 (I-1)

PROPOSED ZONING DISTRICT: INDUSTRIAL 2 (I-2)

ITEM	SECTION	PERMITTED/REQUIRED	PROVIDED
LUMBERYARDS AND WOOD/WORKING PLANTS, OPEN YARD STORAGE	§ 19-112-A	LUMBER SHALL BE PILED WITH DUE REGARD TO STABELITY OF PILES AND IN NO CASE HIGHER THAN 20 FT	20 FT
MINIMUM STANDARD REQUIREMENTS	§ 19-112-B	(1) DRIVEWAYS BETWEEN AND AROUND LUMBER PILES SHALL BE AT LEAST 15 FT WIDE AND (2) MAINTAINED FREE FROM ACCUMULATION OR RUBBISH, EQUIPMENT OR OTHER ARTICLES OR MATERIALS. (3) DRIVEWAYS SHALL BE SO SPACED THAT A MAXIMUM GRID SYSTEM UNIT OF 50 FT x 150 FT IS PRODUCED.	(1) 20 FT WIDE DRIVEWAYS BETWEEN AND AROUND LUMBER PILES (2) COMPLIES (3) 50 FT x 172.5 FT GRID SYSTEM
MINIMUM STANDARD REQUIREMENTS	§ 19-112-C	PERMANENT LUMBER STORAGE, OPERATING UNDER A PERMIT, SHALL BE SURROUNDED WITH A SUITABLE FENCE AT LEAST 6 FT HIGH, UNLESS STORAGE IS WITHIN A BUILDING	8'-0" HIGH CHAIN LINK FENCE
MINIMUM STANDARD REQUIREMENTS	§ 68-30-C-4-b-7	NO PARKING IN FIRE ZONES, NO PERSON SHALL PARK OR LEAVE STANDING ANY VEHICLE IN ANY AREA DESIGNATED OR MARKED AS A FIRE ZONE, NOR SHALL ANY AREA DESIGNATED BE USED FOR THE STORAGE OF ANY MATERIAL OR USED IN ANY WAY THAT WILL OBSTRUCT THE SAME OR RENDER THE SAME INACCESSIBLE BY FIRE APPARATUS,	LOT ACCESSIBLE BY FIRE APPARATUS
CHARTS (MATERIALS REQUIRING A STORAGE PERMIT)	§ 68-30-C-13	* FLAMMABLE LIQUIDS: 5 GALLONS INSIDE OR OUTSIDE IF FLASH POINT IS LESS THAN 100° F. * LUMBER: 100,000 BOARD FEET	* 5 GALLONS OUTSIDE STORAGE OF LIQUID PROPANE * 100,000 BOARD FEET
USE PERMITTED BY SPECIAL PERMIT FROM PLANNING BOARD AFTER PUBLIC HEARING	§ 68-356.1-H	SALE, LEASE, OR RENTAL OF HEAVY CONSTRUCTION VEHICLES, AND RELATED EQUIPMENT, PROVIDED SUCH VEHICLE OR EQUIPMENT IS NOT LOCATED WITHIN THE FRONT YARD, OR SECOND FRONT YARD, AND IS SET BACK A MINIMUM OF 200 FEET FROM ANY RESIDENTIAL USE OR ZONE, AND FURTHER PROVIDED SUCH VEHICLE OR EQUIPMENT IS PROPERLY SCREENED FROM VIEW WITH FENCING AND / OR LANDSCAPING AT THE DIRECTION OF THE PLANNING BOARD	OUTSIDE STORAGE OF CONSTRUCTION MATERIALS
MAXIMUM BUILDING HEIGHT	§ 68-359-A & B	60 FT OR 4 STORIES ACCESSORY STRUCTURES MAY NOT EXCEED 18 FT	N / A
MAXIMUM LOT OCCUPANCY	§ 68-360	FAR OF 0.35 (35%)	N / A
MINIMUM AREA DENSITY (LOT AREA)	§ 68-361-A	20,000 SF (0.46 Ac)	45,000 SF (1.03 Ac)
MINIMUM LOT WIDTH	§ 68-362-A	75 FT	100 FT
MINIMUM FRONT YARD	§ 68-363-A	50 FT	N / A
MINIMUM SIDE YARD	§ 68-364	10 FT FOR EACH SIDE YARD	N / A
MINIMUM REAR YARD	§ 68-365	10 FT	N / A
FENCES & WALLS (HEIGHT)	§ 68-405-A	8 FT	8 FT HIGH (2 FT HIGH CONCRETE BLOCK WITH 6 FT HIGH FENCE)
FENCES & WALLS (TYPE)	§ 68-405-A	OPEN CHAIN LINK OR ONE WHICH DOES NOT RESTRICT LIGHT OR VISIBILITY THROUGH MORE THAN 15% OF ITS SURFACE	CHAIN LINK FENCING
	§ 68-405-D	NO GATE SHALL OPEN INTO ANY STREET	COMPLIES
	§ 68-406-E	BARBED WIRE, RAZOR WIRE, CONCERTINA WIRE OR ANY OTHER SIMILAR WIRE OR DEVICE DESIGNED TO INJURE PERSONS COMING IN CONTACT WITH THE SAME IS PROHIBITED	COMPLIES
	§ 68-406-F	**WALLS GREATER THAN 18 INCHES IN HEIGHT SHALL BE SETBACK FROM ANY PROPERTY LINE A MINIMUM OF 4 FT OR A DISTANCE EQUAL TO THE HEIGHT OF THE WALL**	**PROPOSED CONCRETE BLOCK (2 FT HIGH SET ON PROPERTY LINE) [V]**
DUMPSTERS	SDLDR K-1	DUMPSTERS TO BE SCREENED FROM VIEW IN AN APPROPRIATE ENCLOSURE WITH PLANTINGS PURSUANT TO THE DIRECTION OF THE PLANNING DEPARTMENT.	COMPLIES (LANDSCAPE PLANTINGS AROUND DUMPSTER PROPOSED)
	SDLDR K-4	**MODIFICATION OR WAIVER OF THESE REQUIREMENTS FOR ON-SITE DUMPSTER AND MODIFICATION OF THE REQUIREMENTS FOR MATERIAL, LANDSCAPING AND/OR FENCING IN CONNECTION WITH DUMPSTER ENCLOSURES MAY BE MADE AT THE DISCRETION OF THE COMMISSIONER OF PLANNING OR THE TOWN ENGINEER.**	**CHAIN LINK FENCE WITH PLANTING AROUND DUMPSTER [W]**
CURBS AND SIDEWALKS	68-319-C	CURBS SHALL BE INSTALLED ALONG ALL STREET, HIGHWAY, OR ROAD FRONTAGES IN ACCORDANCE WITH TOWN OF ISLIP STANDARD HIGHWAY SPECIFICATIONS. THE AREA BETWEEN THE STREET, HIGHWAY, OR ROAD CURBING AND THE IMPROVED TRAVELWAY OF THE ROAD SHALL BE HARD SURFACED WITH A MINIMUM OF TWO INCHES' THICKNESS OF STABILIZED BITUMINOUS PLANT MIX AND SEAL COAT OF EMULSIFIED OIL AND CHIP BLOTTER, SIDEWALKS MAY BE REQUIRED AS DIRECTED BY THE PLANNING BOARD	COMPLIES
	68-319-E-1	CURB CUTS FOR ENTRANCES AND EXITS SHALL NOT BE LESS THAN 10 FEET IN WIDTH NOR MORE THAN 25 FEET	34' WIDE CURB CUT
	68-319-E-2	CURB CUTS SHALL BE NO CLOSER TO EACH OTHER THAN 25'	N / A
PROHIBITED STORAGE	68-420	IT SHALL BE UNLAWFUL TO ALLOW OR MAINTAIN THE OUTDOOR STORAGE OF UNREGISTERED VEHICLES, REFRIGERATORS, WASHING MACHINES, DRYING MACHINES, OTHER HOUSEHOLD APPLIANCES, SINKS, TOILETS, RADIATORS, FREEZERS, TIRES, STOVES AND BATHTUBS IN ALL USE DISTRICTS EXCEPT IN THE BUSINESS 3 DISTRICT WITH TOWN BOARD SPECIAL PERMISSION AND THE INDUSTRIAL 2 DISTRICT	COMPLIES
LOT DEVELOPMENT	SDLDR N-4	DRIVEWAY GRADIENT MUST BE BETWEEN 1% AND 8% SLOPE	COMPLIES
LANDSCAPING	SDLDR O-3.1	**MINIMUM 20% OF PLOT AREA MUST BE LANDSCAPED** **45,000 SF * 0.2 = 9,000 SF (20%)**	**6,689 SF (14.90%) [W]**
		50% OF LANDSCAPING MUST BE LOCATED WITHIN FRONT YARD AREA 9,000 SF * 0.5 = 4,500 SF (50%)	6,689 SF (74.3%)
		LANDSCAPE AREA MUST HAVE A MINIMUM DEPTH OF 8' ALONG STREET FRONTAGES	90 FT
PERIMETER BUILDING AND PARKING LOT REQUIREMENTS	SDLDR O-3.5	PERIMETER BUILDING AND PARKING LOT REQUIREMENTS SHALL INCLUDE THE FOLLOWING: (a) 20 FT MAX. O.C. TREES ON STREET FRONTAGES (a) STREET FRONTAGE TREES REQUIRED EVERY 30' (100' FRONTAGE / 30' = 4 TREES REQUIRED) (b) ALL PARKING AREAS, LOADING AREAS, DUMPSTERS AND STORAGE AREAS SHALL BE SCREENED FROM VIEW THROUGH SCREEN PLANTINGS, A HEDGE, DECORATIVE FENCE / WALL OR BERM. (c) 5 FT MIN. LANDSCAPE REQUIRED BETWEEN THE PROPERTY LINE AND ANY INTERIOR PARKING FACILITIES. (d) ALL LANDSCAPED AREAS SHALL BE MAINTAINED WITH PERMANENT IN-GROUND IRRIGATION SYSTEMS	(a) 4 TREES PROPOSED (b) SCREENING PROPOSED (c) N /A (d) COMPLIES

[V] VARIANCE REQUIRED
SDLDR - TOWN OF ISLIP SUBDIVISION & LAND DEVELOPMENT REGULATIONS
[W] PLANNING BOARD WAIVER REQUIRED

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.

GENERAL SITE NOTES

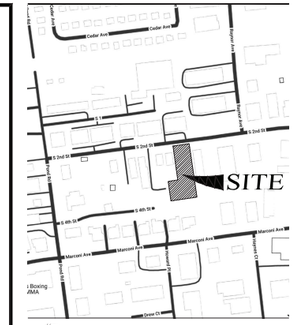
1. UNSUITABLE MATERIAL, CONSTRUCTION DEBRIS, EXCESS SOILS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.
2. THE CONTRACTOR IS RESPONSIBLE TO TAKE EROSION CONTROL MEASURES NECESSARY IN ACCORDANCE WITH NYS STANDARDS AND SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT ROADWAYS AND PROPERTIES.
3. ALL ON-SITE CONCRETE SHALL BE IN CONFORMANCE WITH ACI PROVISIONS. ALL CURBING SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
4. 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.
5. WORK WITHIN THE R.O.W. OF SOUTH 2ND STREET AND HALLOW ROAD SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE TOWN OF ISLIP, SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
6. ALL TRAFFIC CONTROL DEVICES, I.E. SIGNALS, SIGNS, AND PAVEMENT MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH THE GUIDELINES OF THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND AS DIRECTED BY THE TOWN OF ISLIP, DIVISION OF TRAFFIC SAFETY. ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC NYSDOT SPECIFICATIONS) UNLESS OTHERWISE NOTED ON PLAN.
7. CONTRACTOR SHALL SAWCUT TO THE FULL DEPTH OF EXISTING PAVEMENT WITH A STRAIGHT VERTICAL EDGE FREE FROM IRREGULARITIES WHEREVER NEW PAVEMENT JOINS EXISTING PAVEMENT. CONTRACTOR SHALL DETERMINE EXACT LOCATION AND EXTENT OF THE REQUIRED SAWCUTTING IN ORDER TO PERFORM THE WORKSCOPE DEPICTED ON THE PLANS. TWO FT MINIMUM FROM CURBS, PADS, WALKS, AND WALLS TO PERMIT PROPER COMPACTION OF THE REPLACED SURFACES.
8. REMOVAL INCLUDES, BUT IS NOT LIMITED TO, CURBING, PAVEMENT, UNSUITABLE MATERIALS, AND UNDERGROUND PIPING. QUESTIONABLE ITEMS ENCOUNTERED (ABOVE AND/OR BELOW GRADE) SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD IMMEDIATELY IN WRITING BEFORE REMOVAL OR DISTURBANCE.
9. THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO EXISTING FOUNDATIONS AND OTHER STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF EXPOSED AND/OR BELOW GRADE FOUNDATIONS/ WALLS/ SIDEWALKS AND PAVEMENT TO REMAIN, AND SHALL PROVIDE A SAFE WORK AREA. ANY DAMAGE OR DISTURBANCE DUE TO SUBJECT WORKSCOPE SHALL BE REPAIRED TO LINE-KIND CONDITIONS AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC DURING REMOVAL ACTIVITIES. ANY TRAFFIC CONTROL ACCESS, AND SAFETY PROVISIONS WITHIN THE R.O.W. AND ACCESS ROUTES (E.G. ACCESSIBLE RAMPS, PEDESTRIAN CROSSWALKS, SIDEWALKS, PAVEMENT STRIPING, ETC.) SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL DETERMINE APPROPRIATENESS OF REMOVAL ACTIVITIES AND PROVIDE TEMPORARY MEASURES FOR THE PROTECTION AND SAFETY OF THE PUBLIC UNTIL PERMANENT COMPONENTS/REPLACEMENTS CAN BE INSTALLED.
11. IF SHORING AT A DEPTH GREATER THAN 5' IS REQUIRED TO ACCOMMODATE CONSTRUCTION ACTIVITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RETAIN A LICENSED PROFESSIONAL ENGINEER TO DESIGN THE REQUIRED SHEETING AND SHORING DETAILS. SHEETING SHALL BE IN CONFORMANCE WITH OSHA REQUIREMENTS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF UTILITIES, PIPING, DRYWELLS, ETC. PRIOR TO THE START OF ANY WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO ENSURE THAT ALL UTILITIES ARE PROPERLY AND COMPLETELY MARKED OUT IN THE FIELD PRIOR TO ANY WORK AT THE SITE. ANY DISCREPANCIES BETWEEN THE FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IN WRITING IMMEDIATELY. THE CONTRACTOR IS ADVISED THAT UTILITY INFORMATION SHOWN ON THE PLAN IS A COMPILATION OF FIELD LOCATIONS, ABOVEGROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND RECORD DRAWINGS AVAILABLE AT THE TIME OF THE SURVEY AND MUST BE CONFIRMED ACCORDINGLY. THE CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTION WITH THE APPLICABLE UTILITY COMPANIES PRIOR TO REMOVAL ACTIVITIES. THE CONTRACTOR IS ALSO ADVISED THAT ALL SUCH FACILITIES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
13. THE CONTRACTOR SHALL COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE REMOVAL OF STRUCTURES AND FOUNDATIONS WITH SOIL CONSISTING OF MATERIALS FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED SHALL NOT BE LARGER THAN 6 INCHES IN DIMENSION. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTIONS IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE. REFER TO GEOTECHNICAL REPORT (IF PROVIDED) FOR FURTHER RECOMMENDATIONS. REFER TO GRADING PLAN FOR PROPOSED SURFACE ELEVATIONS.
14. UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, SHALL BE EMPTIED, CLEANED AND REMOVED FROM THE SITE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, AND LOCAL REQUIREMENTS.
15. PROPOSED TREE PROTECTION FENCE TO BE INSTALLED BEFORE THE START OF REMOVAL ACTIVITIES AND TO BE REMOVED AFTER CONSTRUCTION IS COMPLETE. REFER TO LANDSCAPE PLAN FOR DETAILS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES REGARDING MATERIALS AND INSTALLATION OF PROPOSED WORK. FOR OBTAINING THE REQUIRED PERMITS, SIGN OFFS, AND CONSTRUCTION INSPECTIONS, ACCORDING TO GOVERNING BUILDING CODES AND DISPOSAL OF ALL MATERIAL IN ACCORDANCE WITH STATE AND LOCAL LAW.
17. SIDEWALKS, CURBS, OR OTHER EXISTING SITE APPURTENANCES DAMAGED BY CONSTRUCTION SHALL BE REPAIRED OR REPLACED IN KIND OR UNLESS NOTED OTHERWISE (UNO), WHETHER SPECIFIED ON THIS PLAN OR NOT, AT THE SOLE COST OF THE CONTRACTOR.
18. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS.
19. SEQUENCE AND COORDINATION OF CONSTRUCTION IS SOLELY THE CONTRACTOR'S RESPONSIBILITY.
20. PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN A TOWN OF ISLIP RIGHT-OF-WAY THE APPLICANT/OWNER/DEVELOPER/CONTRACTOR MUST OBTAIN A RIGHT-OF-WAY WORK PERMIT FROM THE TOWN OF ISLIP DEPARTMENT OF PUBLIC WORKS.
21. ANY UTILITIES INCLUDING POLES REQUIRED TO BE RELOCATED DUE TO THE INSTALLATION OF THE REQUIRED IMPROVEMENTS SHALL BE RELOCATED AT THE EXPENSE OF THE APPLICANT/OWNER/DEVELOPER/CONTRACTOR.
22. ALL TRAFFIC ROAD MARKINGS, ROAD SIGNS, AND LIGHT SIGNALS THAT MAY HAVE BEEN MOVED OR DAMAGED IN THE PROCESS OF CONSTRUCTION SHALL BE RESTORED AT THE APPLICANT'S EXPENSE TO AT LEAST THE SAME QUALITY AND CHARACTERISTICS THAT EXISTED BEFORE CONSTRUCTION BEGAN. THE APPLICANT SHALL BE FURTHER RESPONSIBLE TO INSURE THAT, IN THE ROADWAYS ADJACENT TO THE CONSTRUCTION SITE, THESE MARKINGS, SIGNS AND SIGNALS, ARE MAINTAINED DURING THE ENTIRE PERIOD OF CONSTRUCTION. IF REPLACEMENT OR UPGRADE IS REQUIRED, SAME MUST BE APPROVED BY THE TOWN OF ISLIP DEPARTMENT OF ENGINEERING SERVICES, DIVISION OF TRAFFIC SAFETY AND TRANSPORTATION PLANNING.
23. ALL ACCESSIBLE PARKING, CURB RAMPS, AND OTHER APPURTENANCES OF ACCESSIBLE ROUTES ARE TO MEET THE REQUIREMENTS OF THE 2020 NYS BUILDING CODE CHAPTER 11-ACCESSIBILITY, AND ICC/ANSI A117.1 - 2017.
24. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODE.
25. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST O.S.H.A. STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF O.S.H.A. AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
26. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEAN-OUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
27. IN CASE OF DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS, IMMEDIATELY NOTIFY THE PROJECT ENGINEER IN WRITING OF ANY CONFLICTS.
28. CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO PROJECT ENGINEER AND OWNER PRIOR TO INITIATING WORK.
29. CONTRACTOR SHALL DOCUMENT, WITH PHOTOS, CRITICAL STAGES OF CONSTRUCTION AND PROVIDE TO ENGINEER OF RECORD AT END OF CONSTRUCTION.
30. THE CONTRACTOR SHALL PERFORM THE WORK AS SHOWN ON THE PLANS AND SPECIFIED HEREIN. THE PLANS SHOW THE GENERAL SCOPE OF THE WORK AND DO NOT NECESSARILY SHOW ALL DETAILS REQUIRED FOR COMPLETE FINISHED WORKING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS AND LABOR AS NECESSARY FOR THE CONSTRUCTION OF COMPLETE WORKING SYSTEMS.
31. ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
32. ALL EXCAVATIONS SHALL BE BACKFILLED AT THE END OF EACH WORK DAY OR PROTECTED WITH TEMPORARY FENCING IN COMPLIANCE WITH OSHA REQUIREMENTS.
33. DEWATERING (IF REQUIRED) SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL & STATE REGULATIONS, AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY NECESSARY ASSOCIATED DISCHARGE PERMITS.
34. SIGNS TO BE FILED UNDER SEPARATE APPLICATIONS BY OTHERS.

REFERENCES

THIS PLAN REFERENCES:

BOUNDARY AND TOPOGRAPHIC SURVEY
PREPARED BY:
PINNACLE LAND SURVEYORS LLP.
4155 VETERANS HIGHWAY, SUITE 11
RONKONKOMA, NEW YORK 11779
DATED: 06/01/2021

VICINITY MAP BACKGROUND DATA
PROVIDED BY MAPS.GOOGLE.COM



VICINITY MAP

N.T.S.

PROJECT DATA

OWNER / APPLICANT	SOUTH 2ND STREET ENTERPRISE, LLC 39-70 REVIEW AVENUE LONG ISLAND CITY, NY 11101
TAX MAP NUMBER	Dist. 500, Sect. 105, Block 2, Lot 50.12
SITE AREA	TOTAL AREA.....46,000 SF (1.05 Acres) AREA OF TAKING.....1,000 SF (0.02 Acres) USABLE AREA.....45,000 SF (1.03 Acres)
CURRENT ZONING	INDUSTRIAL (I-1)
PROPOSED ZONING	**INDUSTRIAL (I-2)**
CURRENT USE	VACANT (NOT DEVELOPED)
PROPOSED USE	OUTSIDE STORAGE OF CONSTRUCTION MATERIALS
OUTDOOR STORAGE AREA	21,113 SF
LANDSCAPE/NATURAL AREA	6,689 SF
PAVEMENT/CONCRETE AREA	17,198 SF

NO.	DATE	BY	DESCRIPTION

REVISIONS

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(631) 961-0506
www.KeyCivilEngineering.com

PROJECT NAME

SOUTH 2ND STREET ENTERPRISE, LLC

890 2ND STREET
RONKONKOMA, NY 11779
TOWN OF ISLIP, COUNTY OF SUFFOLK
DIST.: 500, SECT.: 105, BLOCK: 2, LOT: 50.12
ZONE: INDUSTRIAL 1
PROPOSED ZONE: INDUSTRIAL 2

DRAWING TITLE

SITE PLAN

DATE:	07/06/2021
SCALE:	1" = 20'
PROJECT NUMBER:	21061
DRAWING BY:	KA
CHECKED BY:	YT
APPROVED BY:	JP

SEAL & SIGNATURE:

NOT VALID UNTIL SEALED

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C-1

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NEW YORK STATE PROFESSIONAL ENGINEER #083937

PAGE No: 1 OF 8

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