



Engineering, Surveying and Landscape Architecture, P.C.

Appendix B



Engineering, Surveying & Landscape Architecture, P.C.
 Transportation
 Land Development
 Environmental Services
 2150 Joshua's Path
 Suite 300
 Hauppauge, New York 11788
 631-234-3444 • FAX 631-234-3477



Locus Map
(NOT TO SCALE)

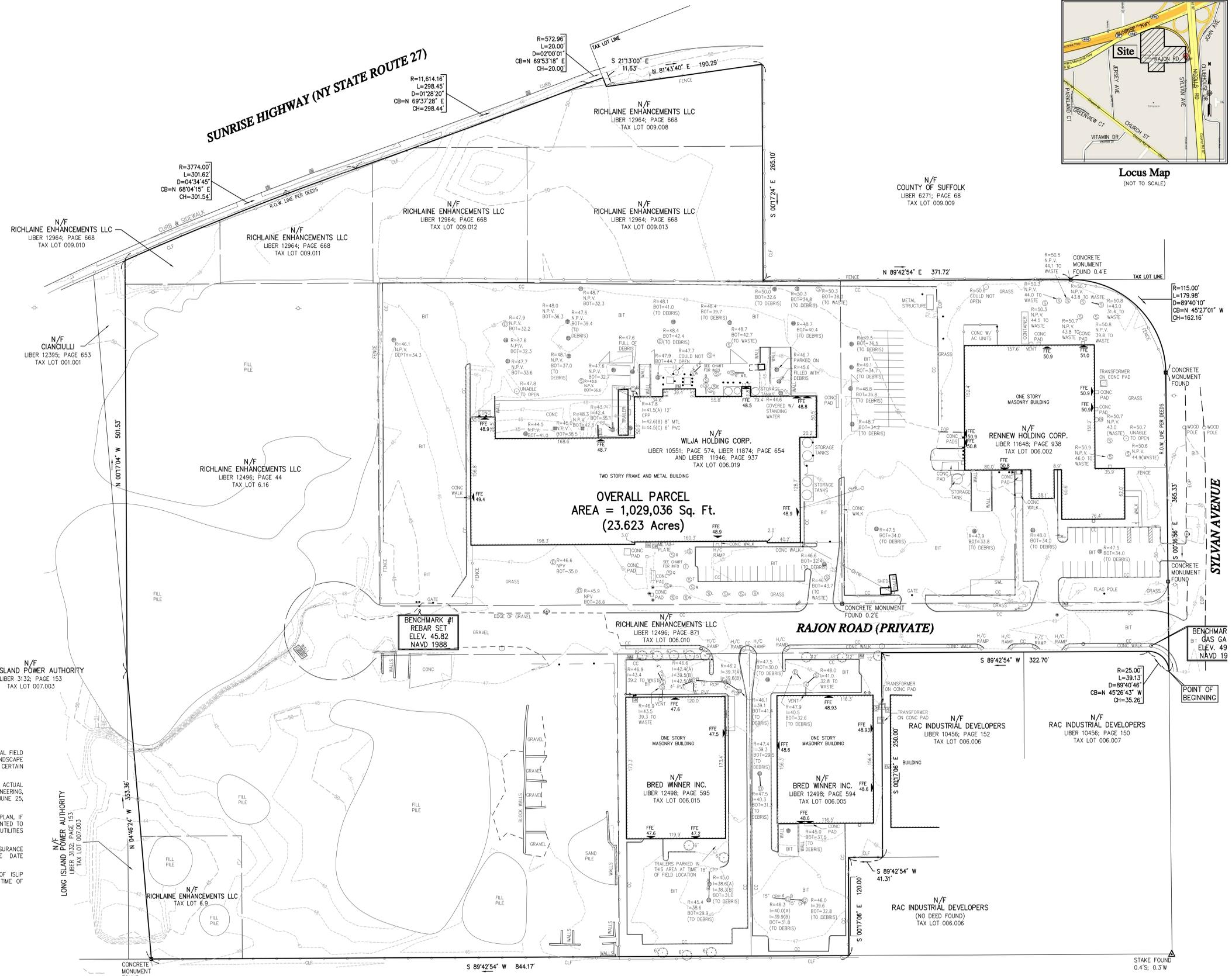
- Legend**
- ◇ SIGNAL POLE
 - ⊙ SEWER CLEANOUT
 - ⊙ WATER METER
 - ⊙ GAS METER
 - ⊙ ELECTRIC METER
 - ⊙ ELECTRIC BOX
 - ⊙ ELECTRIC BOX
 - ⊙ TRAFFIC SIGNAL
 - ⊙ SIGNAL BOX
 - ⊙ TRANSFORMER PAD
 - ⊙ SIAMSE CONNECTION
 - ⊙ CABLE TV BOX
 - ⊙ DRAIN INLET
 - ⊙ DRAIN MANHOLE
 - ⊙ CATCH BASIN
 - ⊙ SEWER MANHOLE
 - ⊙ ELECTRIC MANHOLE
 - ⊙ TELEPHONE MANHOLE
 - ⊙ MANHOLE (NOT IDENTIFIED)
 - ⊙ HH - HANDHOLE
 - ⊙ BOLLARD
 - ⊙ WATER GATE
 - ⊙ FIRE HYDRANT
 - ⊙ GAS GATE
 - ⊙ SIGN
 - ⊙ LIGHT POLE
 - ⊙ UTILITY POLE
 - ⊙ GUY POLE
 - ⊙ GUY WIRE
 - EDGE OF PAVEMENT
 - CONCRETE CURB
 - GUARD RAIL
 - OVERHEAD WIRE
 - BITUMINOUS
 - CHAIN LINK FENCE
 - BCC BELGIAN BLOCK CURB
 - CONC. CONCRETE
 - S/W SIDEWALK
 - SWL SINGLE WHITE LINE
 - EOP EDGE OF PAVEMENT
 - N/F NOW OR FORMERLY
 - PVC POLYVINYL CHLORIDE
 - FENCE
 - CLF CHAIN LINK FENCE
 - INTERIOR TAX LOT LINE

Sewer Structures Chart

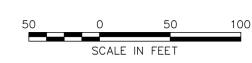
STRUCTURE	RIM ELEV.	INVERT ELEV.	BOTTOM ELEV.
STR A	48.0	44.0	-
STR B	48.2	NPV	44.0 (TO WASTE)
STR C	48.3	44.4	44.1 (TO WASTE)
STR D	48.4	NPV	44.5 (TO WASTE)
STR E	48.5	NPV	44.6 (TO WASTE)
STR F	48.2	NPV	44.1 (TO WASTE)
STR G	48.3	47.3	-
STR H	48.6	NPV	42.6 (TO WASTE)
STR I	48.5	NPV	43.9 (TO WASTE)
STR J	48.5	NPV	43.6 (TO WASTE)
STR K	48.7	NPV	43.7 (TO WASTE)
STR L	48.7	NPV	43.8 (TO WASTE)
STR M	48.3	NPV	43.2 (TO WASTE)
STR N	47.7	NPV	43.0 (TO WASTE)
STR O	47.4	NPV	42.7 (TO WASTE)
STR P	48.1	NPV	42.8 (TO WASTE)
STR Q	48.1	NPV	42.9 (TO WASTE)
STR R	48.3	NPV	43.0 (TO WASTE)
STR S	48.2	NPV	43.8 (TO WASTE)
STR T	48.4	NPV	43.6 (TO WASTE)

General Notes

- THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C. BETWEEN JUNE 7 AND JUNE 25, 2010 AND FROM CERTAIN DEEDS AND PLANS OF RECORD.
- THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C. BETWEEN JUNE 7 AND JUNE 25, 2010.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN, IF ANY, ARE BASED ON FIELD OBSERVATIONS ONLY; THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- THE LOT LIES ENTIRELY WITHIN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 36103C0693H, EFFECTIVE DATE SEPTEMBER 25, 2009.
- THE LOT LIES WITHIN ZONE BUSINESS 1/INDUSTRIAL 1 PER TOWN OF ISLIP ZONING MAP, DIMENSIONAL REQUIREMENTS PER SAID ZONING AT THE TIME OF THIS SURVEY ARE:
 MINIMUM LOT AREA NA
 MINIMUM FRONTAGE N/A
 MINIMUM FRONT YARD SETBACK 25'/50'
 MINIMUM SIDE YARD SETBACK 10'/10'
 MINIMUM REAR YARD SETBACK 10'/25'
 MAXIMUM BUILDING HEIGHT 35'/60'
 MAXIMUM BUILDING STORIES NA
- ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD88 DATUM
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT FOR THE OVERALL PROPERTY. ACCORDINGLY, ALL ENCUMBRANCES MAY NOT BE SHOWN. SEE TITLE NOTES AS THEY REFER TO A TITLE COMMITMENT FOR LOT 006.009 ONLY.
- EASEMENTS FOR INGRESS/EGRESS OVER RAJON ROAD PER RESEARCHED DOCUMENTS
- SURVEY SUBJECT TO ANY STATEMENT OF FACTS THAT RIGHT-OF-WAY MAPPING MAY PROVIDE FOR SUNRISE HIGHWAY AND NICHOLLS ROAD. SYLVAN AVENUE SHOWN IS PER DEED REFERENCE.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S SIGNATURE AND INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE VALID TRUE COPIES.



TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY
 LIBER 12572; PAGE 318
 TAX LOT 008.001



Certification

I HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE () IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005 AND INCLUDES ITEMS 2-7(c), 8-10, 11(a), 11(b), 13-16 OF TABLE A, THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW YORK, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

No.	Revision	Date	Apprv.
1	INCLUDE RECHARGE BASIN	12/13/11	

Designed by: _____ Drawn by: _____ Checked by: _____
 CAD checked by: _____ Approved by: _____
 Scale: 1"=50' Date: 07/20/10
 Project Title: _____

Richlaine Enhancements LLC
 Sunrise Highway and Sylvan Avenue
 Bayport, Suffolk County, NY
 Tax Lot Designation:
 SCTM District 0500 Section 239 Block 4
 Lots 6.2, 6.3, 6.9, 6.10, 6.11, 6.15,
 6.16, 6.19, 9.8, 9.10, 9.11, 9.12 & 9.13

Existing Conditions Plan of Land

Drawing Number:
Sv-1
 Sheet of 1
 Project Number:
 28002.00
 September 13, 2010
 Alexandra Hurley, PLS