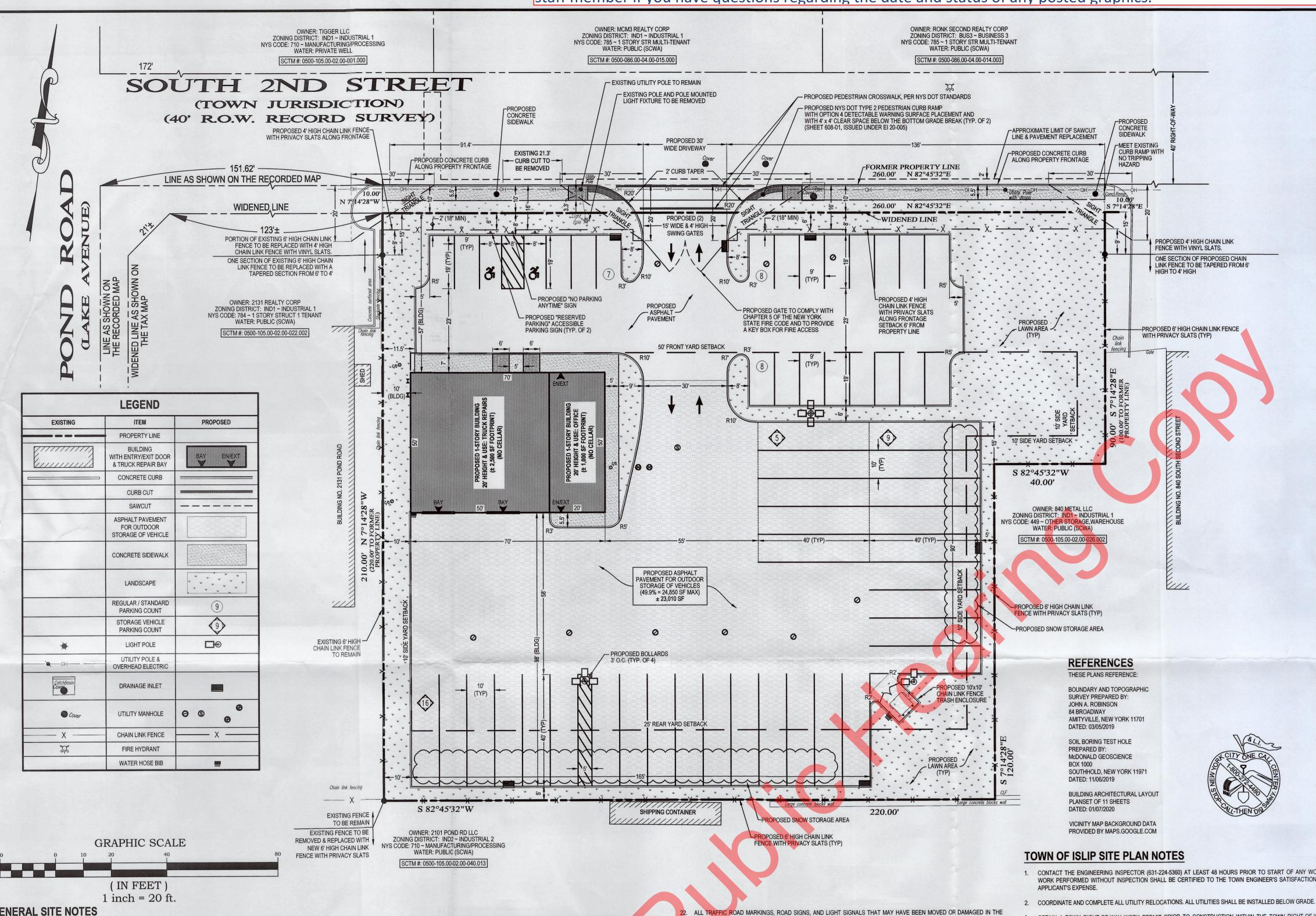
The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



- 1. 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
- 3. OBTAIN A TOWN RIGHT-OF-WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT-OF-WAY
- 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
- SIMILAR DISTURBANCE OF LAND REQUIRES AN APPROVED SITE PLAN. COMMENCEMENT OF ANY LEGAL ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION. CONTRACTOR SHALL CONTACT THE FIRE MARSHALL'S OFFICE (631-224-5477) PRIOR TO INSTALLATION OF ANY IBC NYS 2015 INTERNATIONAL BUILDING CODE (AS ADOPTED BY NEW YORK STATE)
- 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
- 8. 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 A NYSDEC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C&D) DEBRIS PROCESSING FACILITY AS
- 9. 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 2BF OR ITEM 2SB.

SPECIFIED IN SECTION 360-16.1 OF 6NYCRR PART 360, "SOLID WASTE MANAGEMENT FACILITIES."

- 10. ALL CONSTRUCTION & DEMOLITION MATERIAL 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.
- 11. THE TOWN OF ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P, 5 SHALL BE FOLLOWED. 12. APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE SHALL FOLLOW THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL PAGES 5A.75 AND 5A.76. CONSTRUCTION AND DEMOLITION DEBRIS
- MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
- 13 REFLISE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT/OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND/OR FUMES. APPLICANT/ OPERATOR SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES UNITS ARE BEING ACCESS FOR LOADING OR UNLOADING OF DUMPSTERS.

14. 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. 15. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE LIGHTING CONTRACTOR OR ELECTRICIAN SHALL PROVIDE AN UNDERWRITER'S LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN

(B) VEHICLE REPAIR SHOP B) VEHICLE REPAIR SHOP SES PERMITTED C) OUTDOOR PARKING W/ (C) OUTDOOR PARKING OF REGISTERED VEHICLES BY SPECIAL PERMIT § 68-340.1 INIMUM LOT STORAGE O WITH NON-PREDOMINANCE (LESS THAN 50% OF LOT) FROM PLANNING BOARD 49.9% (24,850 SF / 49,800 SF) USE DISTRICT REGULATIONS: INDUSTRIAL 1 DISTRICT ARTICLE XXV § 68-343 AXIMUM BUILDING HEIGH 20' / 1-STORY 35 (WITH ADDITIONAL 0.10 FOR MEZZANINES) 0.07 FAR PROPOSED AXIMUM FLOOR AREA ,430 SF (4,980 SF FOR MEZZANINES) PERMITTED 49,800 SF (1.14 ACRES) INIMUM LOT AREA § 68-345 § A78-PART2 | ALL "WIDTHS" SHALL BE NET, MEASURED TO OR FROM COMPLIES **MINIMUM LOT WIDTH** THE SIDES OF STREETS, ALLEYS, OR RIGHTS-OF-WAY. § 68-347-A 57' PROVIDED JINIMUM FRONT YARD 0' FOR EACH SIDE YARD INIMUM SIDE YARD FOR ADJOINING RESIDENTIAL USES OR DISTRICTS 5' FOR MAIN BUILDINGS 98' FOR MAIN BUILDINGS INIMUM REAR YARD 10' FOR ACCESSORY BUILDINGS NO ACCESSORY BUILDINGS § 68-350 NO ENCROACHMENTS ARE PERMITTED **ENCROACHMENTS** COMPLIES SIGHT OBSTRUCTIONS, FENCES AND WALLS ARTICLE XXX VISUAL OBSTRUCTIONS WITHIN SIGHT TRIANGLES ARE NOT PERMITTED AT STREET INTERSECTIONS OR NY SIGN, HEDGE, FENCE, SHRUBBERY, FOLIAGE. AUTOMOBILE OR OTHER OBJECT, WHICH IS HIGHER THAN SIGHT OBSTRUCTIONS B' AND LOWER THAN 8' ABOVE THE ADJACENT EDGE OF BSTRUCTIONS SHALL NOT INCLUDE: KISTING BUILDINGS. PUBLIC UTILITY POLES. TRAFFIC CONTROL DEVICES, NATURAL GRADES, SIGN POSTS O SMALL TREES (12" DIA. OR 38" CIRCUMFERENCE) A) INTERSECTING STREETS ALL CORNERS 30' FROM ACTUAL OR PROJECTED INTERSECTION OF TH SIGHT TRIANGLES (A) & (B) & PAVEMENT EDGES B) INTERSECTING STREETS AT DRIVEWAYS 30' BY 20' DEEP DRIVEWAY LEG LENGTH FT MAX. HEIGHT ABOVE THE GROUND, HOWEVER FT MAX. FOR OPEN CHAIN LINK FENCES (OR FENCES THAT DO NOT RESTRICT VISIBILITY MORE THAN 15%) T MAX. HEIGHT ABOVE THE GROUND THIN 15 FT OF STREET PROPERTY LINE **FENCES AND WALLS** T MAX, HEIGHT ABOVE ADJACENT PAVEMENT EDGE OR ALL FENCES, WALLS, OR OBSTRUCTIONS, WHEN: LOCATED WITHIN SIGHT TRIANGLE, OR SETBACK LESS THAN 8 FT FROM NY STREET PAVEMENT EDGE. NO GATE SHALL OPEN INTO ANY STREET. TOWN OF ISLIP - SUBDIVISION AND LAND DEVELOPMENT REGULATIONS DUMPSTERS SHALL BE SCREENED FROM VIEW, WITH ANTINGS DIRECTED BY DEPARTMENT OF PLANNING) DUMPSTER ENCLOSURE SHOULD BE CONSTRUCTED N ACCORDANCE WITH THE STANDARD DETAIL SHOWN IN APPENDIX C, AND SHOULD BE A MASONRY STRUCTURE THAT COMPLIMENTS OTHER SITE RCHITECTURAL ELEMENTS OT DEVELOPMENT AND EGRESS, DRIVEWAY GRADIENT SLOPE MUST BE BETWEEN 1% AND 8% 20% MIN. LOT AREA LANDSCAPED 24.19% PROVIDED LANDSCAPE (9.960 SF MINIMUM REQUIRED (12.046 SF / 49.800 SF) ANDSCAPE 52.87% PROVIDED LANDSCAP **DESIGN COMMERCIAL** (4,980 SF MINIMUM REQUIRED) (5,266 SF / 9,960 SF) (3) 8 FT MIN. LANDSCAPE DEPTH AREA COMPLIES LONG ALL STREET FRONTAGES PERIMETER BUILDING AND PARKING LOT REQUIREMENTS SHALL INCLUDE THE FOLLOWING (a) 20 FT MAX. O.C. TREES ON STREET FRONTAGES (a) 9 TREES PROPOSED (b) ALL PARKING AREAS, LOADING AREAS, DUMPSTERS CREENING AND STORAGE AREAS SHALL BE SCREENED FROM (b) SCREENING PROPOSED VI-Q-3.5 VIEW THROUGH: SCREEN PLANTINGS, A HEDGE, (c) COMPLIES DECORATIVE FENCE / WALL OR BERM. (c) 5 FT MIN. LANDSCAPE REQUIRED BETWEEN THE ANDSCAPE PROPERTY LINE AND ANY INTERIOR PARKING FACILITIES SDLDR IN-GROUND IRRIGATION SYSTEM IS REQUIRED **IN-GROUND** COMPLIES VI-Q-3.5 ALONG ENTIRE ROAD FRONTAGE IRRIGATION SYSTEM SDLDR TOWN OF ISLIP SUBDIVISION & LAND DEVELOPMENT REGULATIONS

BULK ZONING TABLE

EXISTING ZONING DISTRICT: INDUSTRIAL 1 (IND1

PERMITTED/REQUIRED

PROPOSED

SECTION

RMITTED USES

§ 68-338 (A) OFFICE

	PLANSET OF 11 SHEETS DATED: 01/07/2020		SITE LAYOUT & PARKING CALCULATIONS			
	VICINITY MAP BACKGROUND DATA		ITEM	SECTION	PERMITTED/REQUIRED	PROVIDED
	PROVIDED BY MAPS.GOOGLE.COM		ARTICLE XXIII	USE DISTRICT REGULATIONS: INDUSTRIAL DISTRICTS GENERALLY		
TOWN OF ISLIP SITE PLAN NOTES			SITE IMPROVEMENTS		CURB CUTS FOR PARKING FIELDS: MINIMUM OF 30' WIDE AT PROPERTY LINE / CURB RETURN	30' WIDE CURB CUT
1.	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	PARKING	REQUIREMENTS & CALCULATIONS			
2	PLICANT'S EXPENSE.		HANDICAPPED PARKING		(1) TOTAL SPACES PROVIDED = 26 TO 50 (2) REQ. MIN. ACCESSIBLE SPACES = 2	2 ADA SPACES WITH ADJACENT 8' WIDE ACCESS AISLE
3.	OBTAIN A TOWN RIGHT-OF-WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT-OF-WAY (631-224-5610)		MINIMUM NUMBER OF PARKING SPACES	SDLDR APPENDIX E 7 & 21	I = (1 STALL / 200 SE GEA) ^ (1 000 SE) = 5 SPACES	23 REGULAR / STND PARKING SPACES PROVIDED (2 ADA SPACES INCLUDED) 30 STORAGE VEHICLES OUTDOOR STORAGE SPACES PROVIDED
4.						
					TOTAL REQUIRED = 5 SPACES + 18 SPACES = 23 SPACES	
5.	PLACEMENT OF FILL, INSTALLATION OF RETAINING SIMILAR DISTURBANCE OF LAND REQUIRES AN APP OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED	WALLS, DUMPING OF MATERIAL, EXCAVATION, MINING, OR ROVED SITE PLAN. COMMENCEMENT OF ANY LEGAL ACTION AND SUBJECT TO LEGAL ACTION.	MINIMUM AISLE WIDTH & STALL SIZE	THE PERSON NAMED IN COLUMN TWO	23' WITH 90° PARKING 9' x 19' STALL SIZE 20' WITH 90° PARKING 10' x 19' STALL SIZE	23' MIN. AISLE WIDTH 9' x 19' STALL SIZE 10' x 40' CARTING STALL SIZE

SDLDR TOWN OF ISLIP - SUBDIVISION & LAND DEVELOPMENT REGULATIONS STND STANDARD

> PROPOSED DEVELOPMENT TO COMPLY WITH THE TOWN OF ISLIP PLANNING BOARD SPECIAL PERMIT CONDITIONS 1-18, AS RESOLVED AND APPROVED UNDER PB2019-030, DATED OCTOBER 3, 2019.



PROJECT DATA GATLAS ENTERPRISES, INC

549 CENTRAL AVENUE MASSAPEQUA, NEW YORK 1175 CONTACT: STEPHANIE GALLON PHONE: (516) 965-9126 EMAIL: SGALLONE1@GMAIL.COM DIST, 500, SECT, 105, BLOCK 2, LOT 2 49,800 SF (1.14 ACRES) WITH TAKING 52,400 SF (1,20 ACRES) WITHOUT TAKE

CURRENT ZONING INDUSTRIAL 1 (IND1 PROPOSED USE.. § 68-338, PERMITTED USES § 68-340.1, USES PERMITTED BY SPECIAL PERMIT FROM PLANNING BOARD

(B) VEHICLE REPAIR SHOP (C) OUTDOOR PARKING STORAGE GROSS FLOOR AREA..... OFFICE... VEHICLE REPAIR SHOP. (WITH AREA BREAKDOWN)

LANDSCAPE/NATURAL AREA... 12,046 SF PAVEMENT/CONCRETE AREA... 34,254 SF

NO. DATE BY DESCRIPTION

6 09/25/2020 LC REV. PER TOWN PLANNING DEPT. LET DATED 09/16/2020 5 05/06/2020 LM REV. PER 05/05/2020 TOWN ENGR CMT AND PER 04/07/2020 SCDHS WWM CMT 4 02/05/2020 LM SUBMISSION TO TOWN OF ISLIP ENGINEERI 09/30/2019 LM REV. PER 09/26/19 MTG 2 | 08/23/2019 | LM | REV. PER 07/22/19 TOWN CMTS ADJ FENCE HEIGHT 1 07/31/2019 LM REV. PER 07/26/19 TOWN CMTS

REVISIONS

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

PROPOSED **OUTDOOR STORAGE OF** REGISTERED VEHICLES 0 SOUTH 2ND STREET, RONKONKOMA, NY 11779

TOWN OF ISLIP, COUNTY OF SUFFOLK DIST.: 500, SECT.: 105, BLOCK: 2, LOT: 25.2 ZONE: INDUSTRIAL 1 (IND1) TOWN OF ISLIP # SP2020-007

DRAWING TITLE

DATE:	04/16/2019		
SCALE:	1" = 20'		
PROJECT NUMBER:	18193		
DRAWING BY:	LM		
CHECKED BY:	YT		
APPROVED BY:	JP		
OFAL A GIONATURE	ALTERATION OF ADDITION TO THIS		



STATE EDUCATION LAW DRAWING No:

LACLYN PERANTEAU, P.E. PAGE No:

GENERAL SITE NOTES

FROM WASHING ONTO ADJACENT ROADWAYS AND PROPERTIES.

- 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. 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
- ALL ON-SITE CONCRETE SHALL BE IN CONFORMANCE WITH ACI PROVISIONS. ALL CURBING SHALL BE CONCRETE UNLESS
- 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.
- WORK WITHIN THE R.O.W. OF SOUTH 2ND STREET SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE TOWN OF ISLIP, SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. 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
- THERMOPLASTIC NYSDOT SPECIFICATIONS) UNLESS OTHERWISE NOTED ON PLAN. 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

AS DIRECTED BY THE TOWN OF ISLIP, DIVISION OF TRAFFIC SAFETY. ALL PAVEMENT MARKINGS REQUIRED SHALL BE

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.

- 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 LIKE-KIND CONDITIONS AT THE CONTRACTOR'S EXPENSE.
- 0. 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.
- 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 TAKE APPROPRIATE MEASURES TO ENSURE THE SAFETY OF ITS EMPLOYEES, THE GENERAL PUBLIC, STRUCTURES TO REMAIN, ADJACENT PROPERTIES, PUBLIC R.O.W.'S, ETC. DURING ALL CONSTRUCTION AND REMOVAL ACTIVITIES IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL CODES AND REGULATIONS. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITIES FOR THE CONTRACTOR'S SAFETY PROGRAMS & PROCEDURES IN CONNECTION WITH THE WORK.
- 13. 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
- 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.

DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

- 15. UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, SHALL BE EMPTIED, CLEANED AND REMOVED FROM THE SITE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, AND LOCAL REQUIREMENTS.
- 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
- 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.
- 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

THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEAN-OUT TOPS SHALL BE ADJUSTED, IF

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

ALL ACCESSIBLE PARKING, CURB RAMPS, AND OTHER APPURTENANCES OF ACCESSIBLE ROUTES ARE TO MEET THE

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

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

REQUIREMENTS OF THE IBC 2015 CODE CHAPTER 11-ACCESSIBILTY ADOPTED BY NEW YORK STATE, THE 2016 UNIFORM

- 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
- 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.
- 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. SIGNS TO BE FILED UNDER SEPARATE APPLICATIONS BY OTHERS.

AND TRANSPORTATION PLANNING.

CODE SUPPLEMENT, AND ICC/ANSI A117.1 - 2009.