

TOWN OF ISLIP REQUIRED NOTES

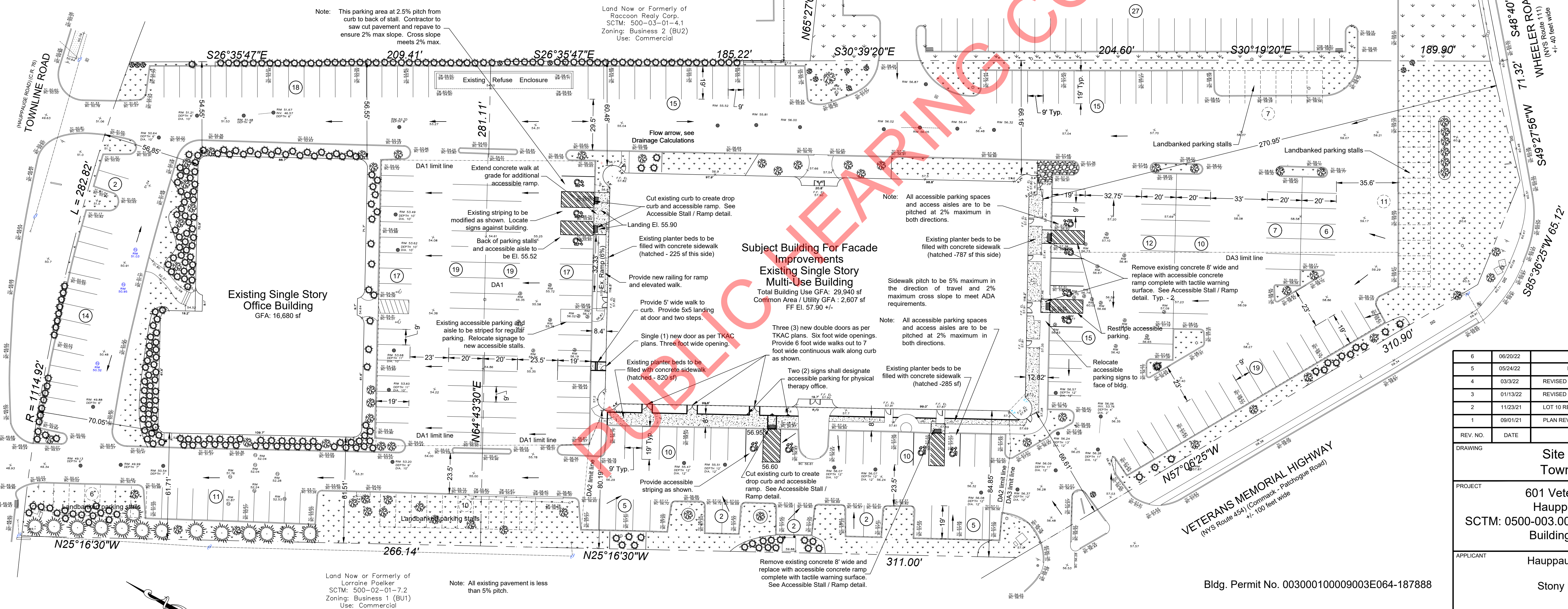
- Contact the Engineering Inspector (631-224-5360) at least 48 hours prior to start of any work. Work performed without inspection shall be certified to the Engineer's satisfaction at the applicant's expense.
- Coordinate and complete all utility relocations. All utilities shall be installed below grade.
- Obtain a Town Right of Way work 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 RCA and fill materials are to be from an approved source. Recycled Portland Cement Concrete Aggregate (RCA) 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 specified in Section 360-16.1 of 6NYCRR 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 2BF or Item 2SB.
- All C&D materials exported from the subject parcel shall be transferred to an approved NYSDEC facility, load / transfer tickets to be retained, copied and provided to the Town of Islip Engineering Inspector for the record.
- The Town of Islip Subdivision and Land Development Regulations, Section P, 5 shall be followed.
- Applications requiring the provisions 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.
- Refuse facilities shall be maintained by the applicant/towner 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. 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. (Not Applicable)
- 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 energized.

GENERAL NOTES

- Proposed grades within parking areas are to be provided at 1% minimum to 5% maximum range. Grades at disability parking areas shall not exceed 2%.
- Town of Islip Engineering site inspection found damaged curbs and uneven sidewalk areas. Curbs and sidewalks to be repaired and / or replaced as required.
- Provide building corner guards or bollards when structures or doors are adjacent to vehicular access areas. Any bollards placed shall comply with NYSFC 2020 Section 312, vehicle impact protection.
- All storm drainage structures on site and along site frontages to be inspected during work, and cleaned at the completion of work. Any issues shall be brought to the attention of the Islip Engineering Field Inspectors for resolution instruction.
- All lighting to be in compliance with Article LII of the Zoning Code (§68-682-694).
- No new plantings or lighting proposed.
- Existing edges of the pavement to be neatly saw cut prior to paving, and a minimum of 2 feet from proposed / existing curbing to allow for proper forming and compaction.

Reference Notes:

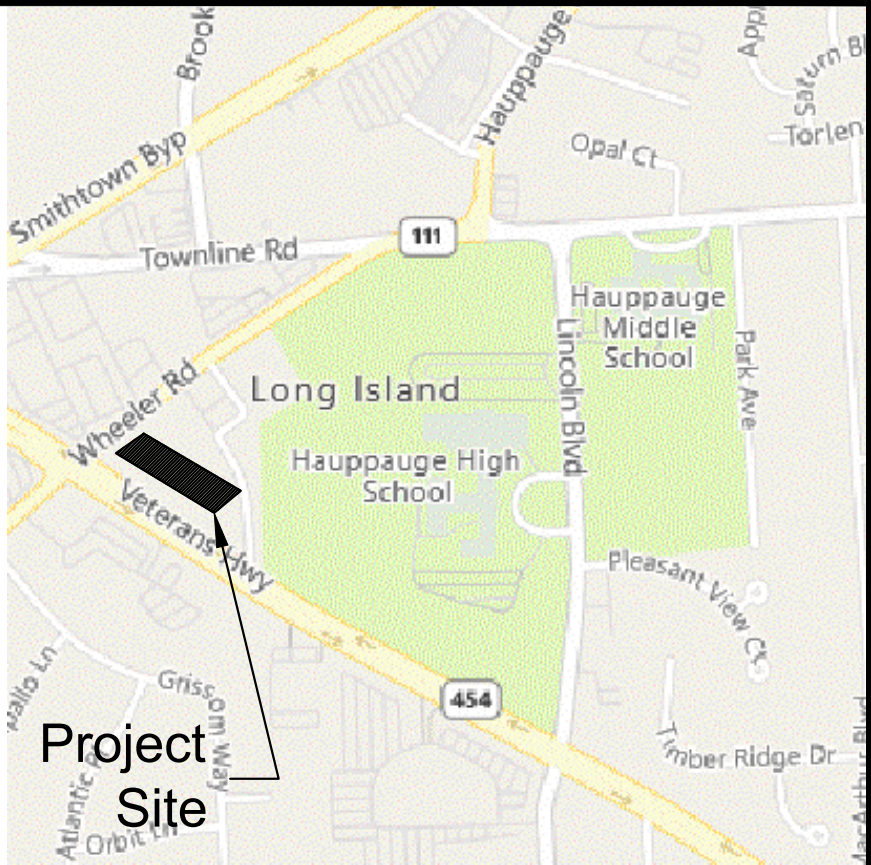
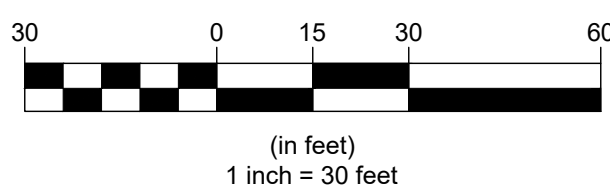
- Subject property boundary survey and topographic information from plan prepared by BBV dated October 20, 2021. Elevations are in NAVD 1988 datum.
- Hauppauge Corporate Center LLC building use areas from plan prepared by Design Development, last revision on August 30, 2006.
- Prior approval for Site Plan ST-1 prepared by Design Development included 23% total landscaping, 23.1% FAR and 265 parking spaces.



SITE IMPROVEMENT PLAN

Scale: 1" = 30'

GRAPHIC SCALE



KEY MAP

1" = 1,000'

6	06/20/22	PER TOWN COMMENT EMAIL DATED JUNE 16, 2022
5	05/24/22	PER TOWN COMMENT LETTER DATED APRIL 28, 2022
4	03/3/22	REVISED SIDEWALK INSTALLATION LIMITS ON WEST SIDE OF BUILDING
3	01/13/22	REVISED AS PER TOWN FOR NEW SURVEY AND TOPOGRAPHIC INFORMATION
2	11/23/21	LOT 10 REMOVED FROM PROJECT SCOPE AND CALCULATIONS PER TOWN
1	09/01/21	PLAN REVISIONS PER INITIAL REVIEW CHECKLIST ISSUED BY TOWN 08/26/21
REV. NO.	DATE	DESCRIPTION
DRAWING		
Site Improvement Plan Town SP# SP2021-058		
PROJECT		
601 Veterans Memorial Highway Hauppauge, New York 11788 SCTM: 0500-003.00-01.00-009.002, 009.003 & 010.000 Building Facade Improvements		
APPLICANT		
Hauppauge Corporate Center LLC 1113 Route 25A Stony Brook, New York 11790 (631) 689-1985 parviz@littlerockcc.com		
PREPARED BY		
R & W / Engineers, P.C. 380 Townline Road, Suite 150 Hauppauge, New York 11788 (631) 969-8535 mwilliams@randwengineers.com		
DWG. SCALE:	DESIGN BY:	PROJECT NO.
As Shown	MLW	LRC101
DRAWN BY:	CHECKED BY:	DATE:
MLW	MLW	Aug. 2021
DWG. NO.		
SP1.0		



SIGNED: Michael L. Williams, P.E. 68062

TOWN APPROVALS

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.