

SCHEDULE OF SIGNS

SYMBOL	TEXT	SIGN TYPE	M.U.T.C.D.	SIZE	QUANTITY
1	HANDICAP PARKING WITH VAN ACCEPTABLE SUPPLEMENTAL PLAQUE	R7-8 R7-8P		12' x 18" 12' x 6"	6
2	NO STOPPING ANYTIME	NYR-7-4		12' x 18"	4
3	STOP SIGN	R1-1		30" X 30"	2

- NOTES:**
- SIGN POST 'MINUTE MAN' BREAKAWAY SYSTEM BY MARION STEEL COMPANY MARION, OHIO OR APPROVED EQUAL.
 - ALL SIGNS SHALL HAVE A MOUNTING HEIGHT OF 7'-0", AS MEASURED FROM BOTTOM OF SIGN TO FINISHED GRADE.
 - ALL SIGNS ARE TO BE RELECTORIZED.
 - A MINIMUM OF TWO CROSS BRACES SHALL BE PROVIDED ON ALL SINGLE CHANNEL SIGNS HAVING A DIMENSION GREATER THAN 24 INCHES.

R&M GENERAL NOTES

- R&M ENGINEERING SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- ALL EXISTING STRUCTURES SPECIFIED TO BE REMOVED, SHALL BE REMOVED AND BACKFILLED. BACKFILL TO BE SELECT GRANULAR FILL, COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, AS DETERMINED BY MODIFIED PROCTOR TEST.
- ALL FILL SHALL BE SELECT GRANULAR MATERIAL COMPACTED TO 95% OF THE MAXIMUM DENSITY AT THE OPTIMUM MOISTURE CONTENT, AS DETERMINED BY THE MODIFIED PROCTOR TEST.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO EXCAVATION.
- ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN, COUNTY, STATE OR AS SPECIFIED HEREIN, LATEST EDITIONS.
- INSTALLATION OF ELECTRIC AND GAS SERVICE IS THE RESPONSIBILITY OF THE CONTRACTOR, BY WHICH ALL WORK SHALL CONFORM, AS A MINIMUM TO THE REQUIREMENTS OF PSEG LONG ISLAND AND NATIONAL GRID.
- INSTALLATION OF TELEPHONE SERVICE IS THE RESPONSIBILITY OF THE CONTRACTOR, BY WHICH ALL WORK SHALL CONFORM, AS A MINIMUM, TO THE REQUIREMENTS OF VERIZON.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR INSTALLATION OF ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL REQUIREMENTS FOR THE PRECONSTRUCTION OF ANY SANITARY SYSTEM FROM ALL GOVERNING AGENCIES. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL THE UTILITY OR MUNICIPAL AGENCY HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE THE REQUIRED UTILITY AND MUNICIPAL INSPECTIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY AND FOR THE INSTALLATION OF SIGNS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY TO REMOVE ANY EXCAVATED MATERIALS.
- UNSUITABLE MATERIAL, AS DEFINED IN SECTION 203 OF N.Y.S.D.O.T. STANDARD SPECIFICATIONS EDITION, UNDER PAVEMENT, WALKS AND CONCRETE SLABS SHALL BE REMOVED AND REPLACED WITH SELECT GRANULAR MATERIAL.
- SELECT GRANULAR MATERIAL SHALL BE AS DEFINED IN SECTION 203 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS.
- COMPACTION SHALL CONFORM TO N.Y.S.D.O.T. SECTION 203.
- ALL CONCRETE CURBING, SIDEWALK, AND DRAINAGE STRUCTURES SHALL CONFORM TO THE PLANNING BOARD STANDARD DETAILS AND SPECIFICATIONS.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE, ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.
- ELEVATIONS REFER TO NAVD 88 DATUM.
- ALL DRAINAGE STRUCTURES SHALL BE PRECAST, WITH PRECAST OPENINGS FOR DRAINAGE PIPE(S) AND SHALL CONFORM TO THE TOWN STANDARD DETAILS AND SPECIFICATIONS.
- CONSTRUCTION OF APPLICABLE WATER AND SEWAGE FACILITIES IN THE SITE SHALL CONFORM TO PART 74, TITLE 10 AND PART 653, TITLE 6 OF THE OFFICIAL COMPILATION OF CODES, RULES AND REGULATIONS OF THE STATE OF NEW YORK.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS, DIMENSIONS OF LOADING DOCKS, SLOPED PAVING, EXIT DOORS, ROOF DRAINS, AND RAMPS
- ALL PARKING LOT LIGHTING POLES, LIGHTING FIXTURE CONFIGURATIONS, AND COLOR SHALL BE APPROVED BY TOWN OF HUNTINGTON, PRIOR TO ORDERING.
- ALL IMPROVEMENTS SHALL BE IN COMPLIANCE WITH THE LATEST HUNTINGTON SUBDIVISION AND SITE PLAN REGULATIONS.
- ALL UTILITIES SHALL BE UNDERGROUND, AS PER PLANNING BOARD SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF TEMPORARY TRAFFIC CONTROLS WITHIN THE SITE AND ALONG SURROUNDING ROADWAYS AS REQUIRED TO CONTROL CONSTRUCTION TRAFFIC. THE INSTALLATION OF ALL TEMPORARY TRAFFIC CONTROLS SHALL CONFORM TO NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR, AT HIS EXPENSE, SHALL ALSO BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES WITHIN THE SITE AND SHALL NOT AMEND THE SIGNAGE AND/OR PAVEMENT MARKINGS WITHOUT HAVING A NEW YORK STATE PROFESSIONAL ENGINEER PREPARE AND SUBMIT A TRAFFIC PLAN TO THE BUILDING DEPARTMENT.
- TEMPORARY CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO THE START CONSTRUCTION TO ASSURE SAFETY OF THE PUBLIC.
- EXISTING CURBS, SIDEWALKS AND DRIVEWAY APRONS ARE TO BE REMOVED AND REPLACED FROM EXPANSION JOINT TO EXPANSION JOINT TO ITS FULL DEPTH FOR INSTALLATION AND/OR REMOVAL OF CURB CUTS AND FOR THE REPLACEMENT OF DAMAGES WHETHER INCURRED PRIOR TO OR DURING CONSTRUCTION.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL MANUAL AND THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, LATEST EDITIONS. CONTRACTOR SHALL REFER TO THESE GUIDELINES FOR ADDITIONAL INFORMATION AND SHALL MAINTAIN THE REQUIRED MEASURES FOR THE DURATION OF CONSTRUCTION.
- 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/BUILDER/DEVELOPER.
- PERIMETER SLOPES - ALL EMBANKMENT SIDE SLOPES SHALL NOT EXCEED A MAXIMUM 3:1 RATIO.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL SITE IMPROVEMENT ITEMS FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS.
- ALL POLES AND TRAFFIC SIGNS SHALL BE A MINIMUM 18" OFF FACE OF CURB.

TOWN OF HUNTINGTON NOTES:

- ALL IMPROVEMENTS SHALL BE IN COMPLIANCE WITH THE LATEST HUNTINGTON SUBDIVISION AND SITE PLAN REGULATIONS.
- PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN THE TOWN OF HUNTINGTON RIGHT-OF-WAY THE APPLICANT/OWNER/CONTRACTOR/DEVELOPER MUST OBTAIN A WORK PERMIT FROM THE TOWN OF HUNTINGTON HIGHWAY DEPARTMENT.
- 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.
- ALL TRAFFIC ROAD MARKINGS, ROAD SIGNS, AND TRAFFIC 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 AND THAT APPROPRIATE PROTECTION OF TRAFFIC, BOTH VEHICULAR AND PEDESTRIAN IS PROVIDED AT ALL TIMES THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION. IF REPLACEMENT OR UPGRADE IS REQUIRED, SAME MUST BE APPROVED BY THE TOWN OF HUNTINGTON DEPARTMENT OF TRANSPORTATION AND TRAFFIC SAFETY.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS A PRE-CONSTRUCTION MEETING WITH THE TOWN OF HUNTINGTON DEPARTMENT OF ENGINEERING SERVICES MUST BE SCHEDULED BY THE APPLICANT/OWNER/BUILDER/DEVELOPER.
- ALL SIDEWALK CURB RAMPS, PARKING SPACES AND ACCESS ISLES SHALL BE IN COMPLIANCE WITH THE LATEST BUILDING CODE OF NEW YORK STATE AND ICC/ANSI A117.1 STANDARDS.

ZONING COMPLIANCE TABLE

CODE	DESCRIPTION	REQUIRED	PROPOSED
§198-55	BUILDING HEIGHT	45' MAX	45'
§198-55	FRONT YARD SETBACK	100' MIN.	100'
§198-55	REAR YARD SETBACK	50' MIN.	82.6'
§198-55	SIDE YARD WIDTH - INTERIOR	50' MIN.	103.0'
§198-55	SIDE YARD WIDTH - STREET SIDE	50' MIN.	53.4'
§198-55	LOT AREA	6.00 ACRE MIN.	5.895 ACRE [V1]
§198-55	LOT WIDTH	400' MIN.	455.11'
§198-55	LOT FRONTAGE	200' MIN.	455.11'
§198-55	LOT COVERAGE	30% MAX.	29.92%
§198-34(C)(1)	PARKING LOT SETBACK (RESIDENTIAL)	50' MIN.	83.33'
§198-34(C)(1)	PARKING LOT SETBACK (SIDE YARD)	25' MIN.	55.53'
§198-34(C)(1)	PARKING LOT SETBACK (REAR YARD)	25' MIN.	27.0'
§198-34(C)(2)	PARKING LOT SETBACK (FRONT YARD)	50' MIN.	52.9'
§198-34(C)(2)	FRONT YARD PARKING SPACES	10 MAX.	10 SPACES

GRANTED RELIEF

[V1] §198-55 LOT AREA 6.00 ACRES MIN., 5.895 PROVIDED, GRANTED CASE No. 9205, MARCH 23, 1978

CAUTION-NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



No.	REVISION DESCRIPTION	DATE	BY
1.	REVISED PER TOWN COMMENTS	05-15-23	SB

ALIGNMENT PLAN

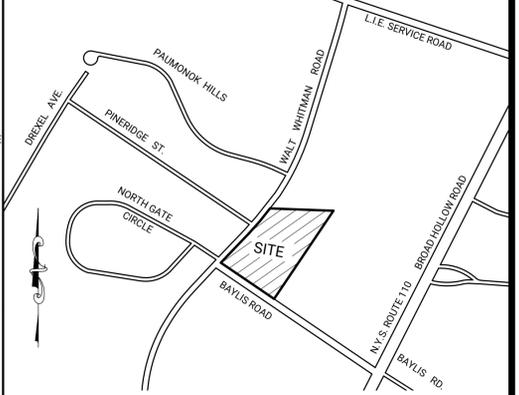
1700 WALT WHITMAN ROAD
SITUATED IN
MELVILLE
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0400, SECTION 268, BLOCK 01, LOT 14

Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com



OWNER:	535 BROADHOLLOW REALTY LLC 12008 JAMAICA AVE RICHMOND HILL, NY 11418
APPLICANT:	535 BROADHOLLOW REALTY LLC 12008 JAMAICA AVE RICHMOND HILL, NY 11418
DATE:	2022-06-28
DATE:	2022-06-28
JOB No.:	2010-073
SHEET:	SP-1



KEY MAP
1" = 600'

CIVIL ENGINEERING DRAWINGS

SHEET No.	TITLE
SP-1	ALIGNMENT PLAN
SP-2	DEMOLITION & EROSION CONTROL PLAN
SP-3	GRADING & DRAINAGE PLAN
SP-3a	SOIL BORING LOCATION PLAN
SP-4	UTILITY PLAN
SP-4A	HOUSE CONNECTION PLAN
SP-4B	SEWER CONNECTION PLAN
SP-5	PHOTOMETRIC PLAN
SP-6	CONSTRUCTION DETAILS
SP-7	CONSTRUCTION DETAILS CONT.
SP-8	DRAINAGE & UTILITY DETAILS
SP-9	SANITARY SEWER DETAILS
SP-10	SANITARY SEWER DETAILS CONT.
SP-11	WATER SUPPLY DETAILS
SP-12	EROSION CONTROL DETAILS

SITE DATA

S.C.T.M.	= DISTRICT 0400, SECTION 268 BLOCK 01, LOT 14
EXISTING SITE AREA:	= 256,847 SF (5.895 Ac)
EXISTING ZONE:	= I-1 INDUSTRIAL 1
EXISTING SITE USE:	= OFFICE BUILDING
PROPOSED SITE USE:	= WAREHOUSE
PROPOSED BLDG SF:	= 76,860 SF (FAR = 0.2992)
PROPOSED GROSS FLOOR AREA:	= NAVD88
DATUM:	= MELVILLE
FIRE DISTRICT:	= HALF HOLLOW HILLS
SCHOOL DISTRICT:	= SOUTH HUNTINGTON WATER DISTRICT
WATER DISTRICT:	= 1700 WALT WHITMAN ROAD, MELVILLE, NY 11747

PARKING CALCULATIONS

PARKING REQUIRED		
WAREHOUSE	74,460 SF @ 1 STALL/500 SF GFA	= 149 STALLS
OFFICE	2,400 SF @ 1 STALL/300 SF GFA	= 8 STALLS
TOTAL PARKING REQUIRED		= 157 STALLS

PARKING PROVIDED		
PROPOSED PAVED STALLS (INCLUDES 6 ACCESSIBLE STALLS)		= 88 STALLS
PROPOSED LANDBANKED STALLS		= 72 STALLS
TOTAL PARKING PROVIDED		= 160 STALLS

THIS SITE PLAN IS BASED UPON A SURVEY PREPARED BY AMERICAN ENGINEERING & LANDSCAPING P.C., DATED NOVEMBER 22, 2021.

Drawing Name: C:\Users\muller\OneDrive\Documents\13702\2023-06-08_Site Plan_2010-073.dwg, Unit: Modified: Jul 05, 2023, 1:08pm, Plotted on: Jul 06, 2023, 1:08pm, Plotted by: sb