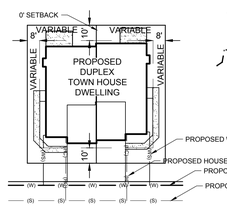
KEY MAP

1" = 600'



TYPICAL PLOT PLAN

NOT TO SCALE

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

TABLE OF MODIFICATIONS

LOT No.	LOT AREA	ESTABLISHED FRONT YARD SETBACK	SIDE YARD SETBACK MIN.	SIDE YARD SETBACK TOTAL	REAR YARD SETBACK	LOT WIDTH AT SETBACK	CORNER LOT SETBACK
1	5,275 S.F.	10'	0'	8'	10'	46.77'	---------
2	5,337 S.F.	10'	0'	8'	10'	47.17'	---------
3	5,173 S.F.	10'	0'	8'	10'	48.17'	---------
4	4,483 S.F.	10'	0'	8'	10'	47.29'	---------
5	4,632 S.F.	10'	0'	8'	10'	47.06'	---------
6	4,369 S.F.	10'	0'	8'	10'	46.47'	---------
7	4,751 S.F.	10'	0'	8'	10'	47.48'	---------
8	5,025 S.F.	10'	0'	8'	10'	23.39'	---------
9	4,877 S.F.	10'	0'	8'	10'	36.77'	---------
10	4,629 S.F.	10'	0'	8'	10'	40.53'	---------
11	4,676 S.F.	10'	0'	8'	10'	40.52'	---------
12	4,771 S.F.	10'	0'	8'	10'	41.01'	---------
13	4,004 S.F.	10'	0'	8'	10'	42.51'	---------
14	4,097 S.F.	10'	0'	8'	10'	45.50'	---------
15	4,082 S.F.	10'	0'	8'	10'	45.33'	---------
16	4,067 S.F.	10'	0'	8'	10'	45.17'	---------
17	4,097 S.F.	10'	0'	8'	10'	45.50'	---------
18	4,097 S.F.	10'	0'	8'	10'	45.50'	---------
19	4,204 S.F.	10'	0'	8'	10'	46.42'	---------
20	7,076 S.F.	10'	0'	8'	10'	29.71'	---------
21	7,553 S.F.	10'	0'	8'	10'	17.60'	---------
22	8,679 S.F.	10'	0'	8'	10'	17.11'	---------
23	6,828 S.F.	10'	0'	8'	10'	18.41'	---------
24	4,489 S.F.	10'	0'	8'	10'	47.24'	---------
25	4,087 S.F.	10'	0'	8'	10'	45.50'	---------
26	3,976 S.F.	10'	0'	8'	10'	44.38'	---------
27	3,975 S.F.	10'	0'	8'	10'	44.37'	---------
28	4,076 S.F.	10'	0'	8'	10'	44.50'	---------
29	4,076 S.F.	10'	0'	8'	10'	44.50'	---------
30	3,836 S.F.	10'	0'	8'	10'	45.29'	---------
31	5,218 S.F.	10'	0'	8'	10'	125.57'	---------
32	3,976 S.F.	10'	0'	8'	10'	44.38'	---------
33	3,975 S.F.	10'	0'	8'	10'	44.37'	---------
34	4,076 S.F.	10'	0'	8'	10'	44.50'	---------
35	4,076 S.F.	10'	0'	8'	10'	44.50'	---------
36	3,942 S.F.	10'	0'	8'	10'	44.00'	---------
37	4,294 S.F.	10'	0'	8'	10'	44.00'	---------
38	4,740 S.F.	10'	0'	8'	10'	48.58	---------
39	4,902 S.F.	10'	0'	8'	10'	49.45'	---------
40	5,049 S.F.	10'	0'	8'	10'	40.50'	---------
41	4,431 S.F.	10'	0'	8'	10'	40.63'	---------
42	4,807 S.F.	10'	0'	8'	10'	47.60'	---------
43	5,237 S.F.	10'	0'	8'	10'	48.59'	---------
44	4,581 S.F.	10'	0'	8'	10'	46.15'	---------
45	4,656 S.F.	10'	0'	8'	10'	51.53'	---------
46	5,090 S.F.	10'	0'	8'	10'	46.87'	---------
47	5,516 S.F.	10'	0'	8'	10'	64.28'	---------
48	4,180 S.F.	10'	0'	8'	10'	45.91'	---------
49	5,242 S.F.	10'	0'	8'	10'	47.51'	---------
50	5,499 S.F.	10'	0'	8'	10'	22.92'	---------
51	3,872 S.F.	10'	0'	8'	10'	44.00'	---------
52	5,514 S.F.	10'	0'	8'	10'	47.85'	---------
53	3,872 S.F.	10'	0'	8'	10'	44.00'	---------
54	4,818 S.F.	10'	0'	8'	10'	45.82'	---------
55	4,004 S.F.	10'	0'	8'	10'	45.50'	---------
56	5,551 S.F.	10'	0'	8'	10'	50.77'	---------
57	5,246 S.F.	10'	0'	8'	10'	55.66'	---------
58	3,872 S.F.	10'	0'	8'	10'	44.00'	---------
59	4,229 S.F.	10'	0'	8'	10'	44.00'	---------
60	6,674 S.F.	10'	0'	8'	10'	92.70'	---------
61	4,072 S.F.	10'	0'	8'	10'	44.00'	---------
62	4,731 S.F.	10'	0'	8'	10'	57.09'	---------
63	4,055 S.F.	10'	0'	8'	10'	44.89'	---------
64	4,999 S.F.	10'	0'	8'	10'	66.31'	---------
65	3,872 S.F.	10'	0'	8'	10'	44.00'	---------
66	3,889 S.F.	10'	0'	8'	10'	44.00'	---------
67	4,677 S.F.	10'	0'	8'	10'	57.67'	---------
68	3,927 S.F.	10'	0'	8'	10'	44.00'	---------
69	5,324 S.F.	10'	0'	8'	10'	73.00'	---------
70	3,872 S.F.	10'	0'	8'	10'	44.00'	---------
71	3,976 S.F.	10'	0'	8'	10'	44.00'	---------
72	4,112 S.F.	10'	0'	8'	10'	45.50'	---------
73	4,112 S.F.	10'	0'	8'	10'	45.50'	---------
74	4,141 S.F.	10'	0'	8'	10'	45.82'	---------
75	4,082 S.F.	10'	0'	8'	10'	45.18'	---------
76	4,141 S.F.	10'	0'	8'	10'	45.82'	---------
77	4,141 S.F.	10'	0'	8'	10'	45.82'	---------
78	3,976 S.F.	10'	0'	8'	10'	44.00'	---------
79	5,947 S.F.	10'	0'	8'	10'	47.20'	---------
80	4,660 S.F.	10'	0'	8'	10'	43.65'	---------
81	4,793 S.F.	10'	0'	8'	10'	43.60'	---------
82	3,902 S.F.	10'	0'	8'	10'	44.00'	---------
83	4,825 S.F.	10'	0'	8'	10'	46.57'	---------
84	4,213 S.F.	10'	0'	8'	10'	45.50'	---------
85	4,213 S.F.	10'	0'	8'	10'	45.50'	---------
86	4,074 S.F.	10'	0'	8'	10'	44.00'	---------
87	4,871 S.F.	10'	0'	8'	10'	46.97'	---------
88	4,023 S.F.	10'	0'	8'	10'	45.44'	---------
89	4,023 S.F.	10'	0'	8'	10'	45.44'	---------
90	4,028 S.F.	10'	0'	8'	10'	45.50'	---------
91	3,960 S.F.	10'	0'	8'	10'	44.00'	---------
92	4,080 S.F.	10'	0'	8'	10'	45.33'	---------
93	4,080 S.F.	10'	0'	8'	10'	45.34'	---------
94	4,080 S.F.	10'	0'	8'	10'	45.33'	---------
95	4,080 S.F.	10'	0'	8'	10'	45.34'	---------
96	4,080 S.F.	10'	0'	8'	10'	45.33'	---------
97	4,080 S.F.	10'	0'	8'	10'	45.34'	---------
98	3,960 S.F.	10'	0'	8'	10'	44.00'	---------
99	---------	---------	20'	50'	35'	---------	---------

SURVEYOR

ALL LOTS IN THIS DEVELOPMENT COMPLY FULLY WITH THE ZONING REQUIREMENTS OF R - 40 EXCEPT FOR THE MODIFICATIONS AS STATED ABOVE. WE HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY WAS COMPLETED BY O'CONNER - PETITO, L.L.C. ON DECEMBER 7, 2017 AND CONCRETE MONUMENTS ARE TO BE SET AS SHOWN.

JOSEPH M. PETITO P.L.S. LIC. No. 050335-1

ENGINEER:

I HEREBY CERTIFY THAT THE WATER SUPPLY (S) AND/OR SEWAGE DISPOSAL SYSTEM(S) FOR THIS PROJECT WERE DESIGNED BY ME OR UNDER MY DIRECTION. BASED UPON A CAREFUL AND THOROUGH STUDY OF THE SOIL, SITE AND GROUNDWATER CONDITIONS, ALL LOTS, AS PROPOSED, CONFORM TO THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES CONSTRUCTION STANDARDS IN EFFECT AS OF THIS DATE.

THOMAS C. DIXON, P.E. LIC. No. 80973

SITE DATA:

AREA OF SITE:
NORTH PARCEL:

AREA IN LOTS:	5.48 ACRES
AREA IN WIDENING (DED, TO T.O.H.)	0.13 ACRES
AREA IN H.O.A (OPEN SPACE):	5.09 ACRES
AREA IN H.O.A (ROAD):	2.05 ACRES
AREA IN GOLF ASSOCIATION LOTS:	113.39 ACRES
TOTAL AREA:	126.14 ACRES

SOUTH PARCEL:

AREA IN LOTS;	10.64 ACRES
AREA IN WIDENING (DED, TO T.O.H.)	0.01 ACRES
AREA IN H.O.A. (OPEN SPACE) :	8.70 ACRES
AREA IN H.O.A (ROAD):	3.64 ACRES
AREA IN GOLF ASSOCIATION LOTS:	5.43 ACRES
TOTAL AREA:	28.42 ACRES
TOTAL SITE AREA:	154.56 ACRES

LOTS
NORTHWEST: 36 LOTS
NORTHEAST: 14 LOTS
SOUTH 49 LOTS
TOTAL: 99 LOTS

ZONE: R-40
S.C.T.M.: 0400-014-04-1, 2
0400-015-01- 3,3 11, 12, 16, 19 AND P/O 22
SCHOOL DISTRICT: NORTHPORT
WATER DISTRICT: SUFFOLK COUNTY WATER AUTHORITY
FIRE DISTRICT: NORTHPORT
REFUSE DISTRICT: No. 02 - ALPHA CARTING
POST OFFICE: NORTHPORT

BOUNDARY INFORMATION WAS COMPILED FROM A TOPOGRAPHIC SURVEY PREPARED BY O'CONNOR-PETITO, LLP DATED JUNE 11, 2012, AND UPDATED DECEMBER 7, 2017

THIS PROPERTY LIES WHOLLY WITHIN ZONE X OF THE FEMA FLOOD INSURANCE RATE MAP. MAP ID 36103C0341H EFFECTIVE DATE 9-25-09.
COMMUNITY: TOWN OF HUNTINGTON COMMUNITY No. 360796 PANEL 341 of 3626
MAP SUFFIX: H.

GENERAL NOTES:

1. ALL LOTS IN THIS DEVELOPMENT COMPLY FULLY WITH THE ZONING REQUIREMENTS OF R-40 RESIDENCE ZONING DISTRICT IN RESPECT TO AREA AND WIDTH. EXCEPT AS MODIFIED IN CHART SHOWN ON THIS SHEET
2. THE APPLICANT SHALL OBTAIN A DEMOLITION PERMIT FROM THE BUILDING DEPARTMENT PRIOR TO THE REMOVAL OF ANY STRUCTURE. STRUCTURES DEPICTED FOR REMOVAL SHALL BE REMOVED PRIOR TO THE SIGNING OF THE MAP AND PROOF OF COMPLIANCE SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT.
3. ALL IMPROVEMENTS SHALL BE IN COMPLIANCE WITH THE LATEST TOWN OF HUNTINGTON SUBDIVISION AND SITE PLAN REGULATIONS.
4. A HIGHWAY WORK PERMIT / HOLD HARMLESS AGREEMENT SHALL BE OBTAINED FROM THE TOWN HIGHWAY OFFICE PRIOR TO ANY WORK PERFORMED IN AN EXISTING TOWN RIGHT OF WAY.
5. PRIOR TO THE START OF CONSTRUCTION, THE APPLICANT/OWNER/BUILDER/DEVELOPER SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF ENGINEERING SERVICES.
6. PRIOR TO THE START OF CONSTRUCTION, THE CLEARING AND GRADING LIMITS SHALL BE MARKED WITH BRIGHTLY COLORED CONSTRUCTION FENCE.
7. GRADING OF LOTS INCLUDING OF SLOPES ON THIS MAP SHALL BE LIMITED TO THE EXTENT OF CLEARING AND GRADING AS SHOWN ON THE APPROVED SITE PLANS. EACH INDIVIDUAL LOT SHALL BE TEMPORARILY AND/ OR PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING THE BACKFILLING OF THE FOUNDATION IN ACCORDANCE WITH HUNTINGTON, NEW YORK MUNICIPAL CODE, CHAPTER A202, § 8.4.
8. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
9. ANY UTILITIES REQUIRED TO BE REMOVED/ RELOCATED DUE TO THE INSTALLATION OF THE REQUIRED IMPROVEMENTS SHALL BE DONE SO AT THE EXPENSE OF THE APPLICANT/DEVELOPER.
10. 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 AND THAT PROTECTION OF TRAFFIC IS MAINTAINED DURING THE ENTIRE PERIOD OF CONSTRUCTION. IF REPLACEMENT OR UPGRADE IS REQUIRED, IT MUST BE APPROVED BY THE TOWN OF HUNTINGTON DEPARTMENT OF TRANSPORTATION AND TRAFFIC SAFETY.
11. FOLLOWING SUBDIVISION AND IMPLEMENTATION OF APPROVED PLANS, THE REMOVAL, DESTRUCTION OR ALTERATION OF TREES AND WOODLAND SHALL BE SUBJECT TO TOWN CODE CHAPTER 186- TREE PRESERVATION LAW.
12. NO PLOT MAY BE SUBDIVIDED OR CHANGED IN ANY MANNER AT ANY FUTURE DATE EXCEPT BY SPECIAL ACTION OF THE HUNTINGTON TOWN PLANNING BOARD.
13. DATUM: NAVD 88
14. ALL DEBRIS SHALL BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL STATE, COUNTY, TOWN, AND HEALTH DEPARTMENT REQUIREMENTS.
15. SELECT GRANULAR MATERIAL SHALL BE AS DEFINED IN SECTION 203 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS.
16. COMPACTION SHALL CONFORM TO SECTION 203 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS.
17. THERE ARE NO WELLS WITHIN 150' OF THE SITE.
18. THE TOWN RIGHT - OF - WAY IS NOT TO BE USED FOR STORAGE OR STAGING OF EQUIPMENT OR MATERIALS DURING CONSTRUCTION. THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTAINING THE TOWN RIGHT - OF - WAY DURING CONSTRUCTION AND SHOULD INSTALL FENCING ALONG THE PROPERTY FRONTAGE TO LIMIT ACCESS FOR CONSTRUCTION VEHICLES TO DEFINED POINTS OF INGRESS/EGRESS.
19. AS-BUILT DRAINAGE AND AS-BUILT CURB PLANS SHALL BE SUBMITTED TO THE TOWN ENGINEER IN THE PROPER SEQUENCE IN ACCORDANCE WITH HUNTINGTON, NEW YORK, MUNICIPAL CODE, CHAPTER A202, § 7.3.2.
20. ALL EXISTING STRUCTURES, UTILITIES AND RELATED APPERTENCES TO BE REMOVED IN ACCORDANCE WITH TOWN AND S.C.D.H.S. REGULATIONS.

EXISTING

150.99	PAVEMENT ELEVATION
TC50.99	TOP OF CURB ELEVATION
BC50.2	BOTTOM OF CURB ELEVATION
49.0	SPOT ELEVATION
	ELECTRIC BOX
	FIRE HYDRANT
	GAS VALVE
	WATER VALVE
	TRANSFORMER
	ELECTRIC POLE
	LIGHT POLE
	HIGH TENSION TOWER
W.M.	WATER MAIN
W.S.	WATER SERVICE
G.M.	GAS MAIN
94	CONTOUR
E	ELECTRIC
W	WATER
G	GAS
X	FENCE
S	SANITARY SEWER
T	TELEPHONE
OHW	OVERHEAD WIRE
D	DRAINAGE
CATV	TELEVISION
	DRAINAGE MANHOLE
	CATCH BASINS
	TREE TO BE REMOVED
	DECIDUOUS TREE TO REMAIN
	EVERGREEN TREE TO REMAIN
	MONUMENT

PROPOSED

(TC92.00)	TOP OF CURB ELEVATION
(BC91.5)	BOTTOM OF CURB ELEVATION
x92.0)	SPOT ELEVATION
LP	LEACHING POOL
CB	CATCH BASIN
SMH	SANITARY MANHOLE
DMH	DRAINAGE MANHOLE
93	CONTOUR
	LEACHING POOL W/ OPEN GRATE
	LEACHING POOL W/ SOLID COVER
	DRAINAGE BASIN
	CATCH BASIN (TC – TOP OF CURB BOX)
	HYDRANT
PS	STREET TREE W / SYMBOL
(W)	WATER
(FS)	FIRE SERVICE
(WS)	WATER SERVICE
(E)	ELECTRIC
(G)	GAS
X	FENCE
(HC)	SANITARY HOUSE CONNECTION
(D)	DRAINAGE
(RD)	ROOF DRAIN
(T)	TELEPHONE
(CATV)	TELEVISION
	CONCRETE WALK
	LIMIT OF CLEARING AND GRADING DURING CONSTRUCTION
	SAWCUT W/ PAVEMENT TO BE REMOVED
	TEST HOLE
	DRAINAGE RIDGELINE
	PROPOSED MONUMENT

GENERAL NOTES

1. NELSON & POPE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS THAT WILL BE REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT FROM START TO FINISH, INCLUDING BUT NOT LIMITED TO PERMITS FOR MUNICIPAL ROAD AND CURB CUT CONSTRUCTION; GAS, ELECTRIC, TELEPHONE, AND CABLE INSTALLATION; WATER MAIN AND SERVICE INSTALLATION; SITE CLEARING AND TREE REMOVAL; EXCAVATION; SITE IMPROVEMENTS; DEMOLITION; AND BUILDING CONSTRUCTION. CONTRACTOR SHALL COORDINATE THE REQUIRED UTILITY AND MUNICIPAL INSPECTIONS.
3. LOCATION OF ALL EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO EXCAVATION. CONTRACTOR SHALL NOTIFY OWNER PRIOR TO COMMENCING CONSTRUCTION OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD LOCATIONS AND INFORMATION REPRESENTED ON PLAN, FOR DIRECTION. EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS IS BASED ON AVAILABLE INFORMATION AND FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR LOCATING AND IDENTIFYING ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR THE REMOVAL AND DISPOSAL OF ANY EXCAVATED AND DEMOLISHED MATERIALS AND DEBRIS.
5. UNSUITABLE MATERIAL (AS DEFINED IN THE REQUIREMENTS OF THE MUNICIPAL AGENCY HAVING JURISDICTION AND AS A MINIMUM DEFINED IN SECTION 203 OF N.Y.S.D.O.T. STANDARD SPECIFICATIONS, LATEST EDITION) UNDER PAVEMENT, WALKS AND CONCRETE SLABS OR AS INDICATED WITHIN THE SITE WORK CONTRACT DOCUMENTS, SHALL BE REMOVED AND REPLACED WITH SELECT GRANULAR MATERIAL.
6. SELECT GRANULAR FILL/MATERIAL SHALL BE AS DEFINED IN THE REQUIREMENTS OF THE MUNICIPAL AGENCY HAVING JURISDICTION AND AS A MINIMUM DEFINED IN SECTION 203 OF N.Y.S.D.O.T. STANDARD SPECIFICATIONS, LATEST EDITION.
7. COMPACTION SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPAL AGENCY HAVING JURISDICTION AND AS A MINIMUM DEFINED IN SECTION 203 OF N.Y.S.D.O.T. STANDARD SPECIFICATIONS, LATEST EDITION.
8. ALL EXISTING STRUCTURES AND SITE IMPROVEMENTS SPECIFIED TO BE REMOVED, SHALL BE COMPLETELY REMOVED AND BACKFILLED. BACKFILL TO BE SELECT GRANULAR FILL, COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, AS DETERMINED BY MODIFIED PROCTOR TEST, UNLESS OTHERWISE NOTED.
9. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL, SURPLUS MATERIAL AND DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.
10. ALL MUNICIPAL AGENCIES HAVING JURISDICTION DURING CONSTRUCTION SHALL BE NOTIFIED A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE OF ALL CONSTRUCTION, UNLESS OTHERWISE INDICATED AS A CONDITION OF MUNICIPAL APPROVAL OR PERMIT. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND INSURING ALL NECESSARY MUNICIPAL INSPECTIONS, CONDITIONS OF APPROVAL, AND CERTIFICATIONS ARE PERFORMED AND OBTAINED IN ACCORDANCE TO THE APPLICABLE PERMITS AND MUNICIPAL REQUIREMENTS.
11. INSTALLATION AND SERVICE COORDINATION OF GAS SERVICE IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK SHALL CONFORM, AS A MINIMUM, TO THE REQUIREMENTS OF NATIONAL GRID.
12. INSTALLATION AND SERVICE COORDINATION OF ELECTRIC SERVICE IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK SHALL CONFORM, AS A MINIMUM, TO THE REQUIREMENTS OF PSEG LONG ISLAND.
13. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS VESTIBULES, SLOPED PAVING, PORCHES, RAMPS, GARAGES, ROOF LEADERS, PRECISE BUILDING DIMENSIONS AND BUILDING UTILITY ENTRANCES.
14. ALL PARKING LOT LIGHTING POLES, LIGHTING FIXTURE CONFIGURATIONS, AND COLOR SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION. INSTALLATION OF SITE ELECTRIC SHALL BE AS DETAILED BY OTHERS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR THE INSTALLATION OF SIGNS.
16. SPEED BUMPS, BUMPER STOPS, OR WHEEL STOPS ARE NOT PERMITTED.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF EROSION CONTROL MEASURES PROTECTING NEW AND EXISTING IMPROVEMENTS AND ADJACENT PROPERTIES CONFORMING TO THE FEDERAL, STATE, COUNTY, AND LOCAL MUNICIPAL REQUIREMENTS. EROSION CONTROL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND IN PLACE PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY. MEASURES SHALL BE MAINTAINED AND MODIFIED AS NECESSARY THROUGHOUT THE IMPROVEMENT CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL ACCEPTANCE OF IMPROVEMENT CONSTRUCTION BY LOCAL MUNICIPALITY HAVING JURISDICTION.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING PERMANENT TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, IN CONJUNCTION WITH THE LATEST EDITION OF ANY NEW YORK STATE SUPPLEMENTS TO SUCH. THE CONTRACTOR SHALL ADHERE TO ANY ADDITIONAL LOCAL REQUIREMENTS AND/OR CONDITIONS OF ANY MUNICIPAL PERMITS AND THE APPROVED CONTRACTOR DOCUMENTS. THE CONTRACTOR SHALL NOT AMEND EXISTING OR APPROVED TRAFFIC CONTROL DEVICES WITHOUT EXPRESSED WRITTEN APPROVAL OF ANY AGENCIES HAVING JURISDICTION OVER SUCH.
19. ALL DRAINAGE PIPE SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (CPP) AS MANUFACTURED BY ADS, TYPE N-12 SOIL TIGHT PIPE.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING HANDICAP ACCESS RELATED IMPROVEMENTS IN ACCORDANCE WITH THE LATEST APPLICABLE FEDERAL, STATE AND LOCAL HANDICAP ACCESSIBILITY REGULATIONS, REQUIREMENTS AND LAWS INCLUDING, BUT NOT LIMITED TO: BUILDING ACCESS, HANDICAP ACCESSIBLE ROUTE, LANDINGS, PARKING, RAILINGS AND SIGNAGE.
21. NOTWITHSTANDING ANYTHING HEREON TO THE CONTRARY, CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION OF ALL ACCESSIBLE ROUTES TO ALL REQUIRED ACCESSIBLE FIRST FLOOR UNITS AND COMMON AREAS (INCLUDING TRASH DISPOSAL AND MAIL PICK-UP) STRICTLY IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, INCLUDING, WITHOUT LIMITATION, THE FAIR HOUSING ACT, AMERICANS WITH DISABILITIES ACT ("ADA"), NEW YORK STATE BUILDING CODE, TOWN AND COUNTY STANDARDS, AND REFERENCE STANDARDS CONTAINED THEREIN. ACCESSIBLE ROUTES SHALL COMPLY WITH THE ACCESSIBILITY DETAILS AND NOTES CONTAINED HEREIN.
22. AS-BUILT DRAINAGE AND AS-BUILT CURB PLANS SHALL BE SUBMITTED TO THE TOWN ENGINEER IN THE PROPER SEQUENCE IN COMPLIANCE WITH SECTION 7.3 OF THE HUNTINGTON TOWN PLANNING BOARD SUBDIVISION AND SITE PLAN REGULATIONS.
23. ALL HANDICAP RAMPS, PARKING SPACES AND ACCESS ISLES SHALL BE IN COMPLIANCE WITH THE LATEST BUILDING CODE OF NEW YORK STATE AND ICC/ANSI A117.1-2003 STANDARDS.
24. PREPARATION OF SOIL AND PLANTINGS SHALL BE ACCORDING TO SPECIFICATIONS SET FORTH UNDER SECTION 8.3 OF THE TOWN OF HUNTINGTON SUBDIVISION AND SITE PLAN REGULATIONS.
25. ALL AREAS THAT HAVE BEEN DISTURBED SHALL BE SEEDED UNLESS OTHERWISE NOTED.
26. ALL DEBRIS SHALL BE REMOVED IN ACCORDANCE WITH STATE, AND LOCAL REQUIREMENTS.
27. ELEVATIONS REFER TO NAVD 88.
28. A BRIGHTLY COLORED CONSTRUCTION FENCE SHALL BE ERECTED ALONG THE LIMIT OF CLEARING AND GRADING LINE PRIOR TO AND DURING ANY CONSTRUCTION ACTIVITY.
29. ALL IMPROVEMENTS SHALL BE IN CONFORMANCE WITH