



TABLE OF MODIFICATIONS									
LOT NO.	LOT AREA	ESTABLISHED FRONT YARD SETBACK	MIN.	MAX.	REAR YARD SETBACK	LOT WIDTH AT SETBACK	CORNER LOT SETBACK		
1	5,275 S.F.	10'	0'	8'	10'	46.77'	-----		
2	5,339 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	4,633 S.F.	10'	0'	8'	10'	47.06'	-----		
6	4,369 S.F.	10'	0'	8'	10'	46.47'	-----		
7	5,271 S.F.	10'	0'	8'	10'	47.48'	-----		
8	5,025 S.F.	10'	0'	8'	10'	23.39'	-----		
9	4,837 S.F.	10'	0'	8'	10'	38.77'	-----		
10	4,629 S.F.	10'	0'	8'	10'	40.53'	-----		
11	4,475 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	4,081 S.F.	10'	0'	8'	10'	45.33'	-----		
16	4,067 S.F.	10'	0'	8'	10'	45.17'	-----		
17	4,052 S.F.	10'	0'	8'	10'	45.02'	-----		
18	4,097 S.F.	10'	0'	8'	10'	45.50'	-----		
19	4,234 S.F.	10'	0'	8'	10'	46.42'	-----		
20	7,075 S.F.	10'	0'	8'	10'	23.71'	-----		
21	7,553 S.F.	10'	0'	8'	10'	17.60'	-----		
22	8,879 S.F.	10'	0'	8'	10'	15.41'	-----		
23	8,828 S.F.	10'	0'	8'	10'	47.24'	-----		
24	4,489 S.F.	10'	0'	8'	10'	45.50'	-----		
25	4,087 S.F.	10'	0'	8'	10'	44.50'	-----		
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	4,076 S.F.	10'	0'	8'	10'	44.50'	-----		
31	5,218 S.F.	10'	0'	8'	10'	125.57'	-----		
32	3,976 S.F.	10'	0'	8'	10'	44.38'	-----		
33	4,076 S.F.	10'	0'	8'	10'	44.50'	-----		
34	4,076 S.F.	10'	0'	8'	10'	44.50'	-----		
35	3,945 S.F.	10'	0'	8'	10'	44.00'	-----		
37	4,294 S.F.	10'	0'	8'	10'	44.00'	-----		
38	4,001 S.F.	10'	0'	8'	10'	45.58'	-----		
39	4,902 S.F.	10'	0'	8'	10'	40.49'	-----		
40	5,050 S.F.	10'	0'	8'	10'	40.50'	-----		
41	4,451 S.F.	10'	0'	8'	10'	40.63'	-----		
42	4,807 S.F.	10'	0'	8'	10'	47.65'	-----		
43	5,231 S.F.	10'	0'	8'	10'	44.56'	-----		
44	4,558 S.F.	10'	0'	8'	10'	45.19'	-----		
45	4,655 S.F.	10'	0'	8'	10'	51.53'	-----		
46	5,091 S.F.	10'	0'	8'	10'	45.07'	-----		
47	5,510 S.F.	10'	0'	8'	10'	64.28'	-----		
48	4,186 S.F.	10'	0'	8'	10'	45.91'	-----		
49	5,424 S.F.	10'	0'	8'	10'	47.21'	-----		
50	5,449 S.F.	10'	0'	8'	10'	49.92'	-----		
51	7,792 S.F.	10'	0'	8'	10'	54.33'	-----		
52	4,210 S.F.	10'	0'	8'	10'	45.91'	-----		
53	4,837 S.F.	10'	0'	8'	10'	67.63'	-----		
54	5,684 S.F.	10'	0'	8'	10'	45.39'	-----		
55	4,341 S.F.	10'	0'	8'	10'	45.50'	-----		
56	4,341 S.F.	10'	0'	8'	10'	45.50'	-----		
57	4,341 S.F.	10'	0'	8'	10'	45.50'	-----		
58	4,341 S.F.	10'	0'	8'	10'	45.50'	-----		
59	4,338 S.F.	10'	0'	8'	10'	45.50'	-----		
60	5,560 S.F.	10'	0'	8'	10'	74.01'	-----		
61	3,976 S.F.	10'	0'	8'	10'	44.08'	-----		
62	3,980 S.F.	10'	0'	8'	10'	44.08'	-----		
63	4,686 S.F.	10'	0'	8'	10'	57.69'	-----		
64	4,183 S.F.	10'	0'	8'	10'	44.02'	-----		
65	5,308 S.F.	10'	0'	8'	10'	73.07'	-----		
66	3,981 S.F.	10'	0'	8'	10'	44.18'	-----		
67	4,112 S.F.	10'	0'	8'	10'	45.50'	-----		
68	4,141 S.F.	10'	0'	8'	10'	45.82'	-----		
69	4,082 S.F.	10'	0'	8'	10'	44.18'	-----		
70	4,141 S.F.	10'	0'	8'	10'	45.82'	-----		
71	4,141 S.F.	10'	0'	8'	10'	45.82'	-----		
72	3,976 S.F.	10'	0'	8'	10'	44.02'	-----		
73	5,847 S.F.	10'	0'	8'	10'	47.20'	-----		
74	4,985 S.F.	10'	0'	8'	10'	43.65'	-----		
75	4,985 S.F.	10'	0'	8'	10'	44.00'	-----		
76	3,902 S.F.	10'	0'	8'	10'	44.00'	-----		
77	4,823 S.F.	10'	0'	8'	10'	45.57'	-----		
78	4,213 S.F.	10'	0'	8'	10'	45.50'	-----		
79	4,213 S.F.	10'	0'	8'	10'	45.50'	-----		
80	4,076 S.F.	10'	0'	8'	10'	44.00'	-----		
81	4,871 S.F.	10'	0'	8'	10'	46.97'	-----		
82	4,023 S.F.	10'	0'	8'	10'	45.44'	-----		
83	4,023 S.F.	10'	0'	8'	10'	45.44'	-----		
84	4,023 S.F.	10'	0'	8'	10'	45.44'	-----		
85	4,023 S.F.	10'	0'	8'	10'	45.44'	-----		
86	4,023 S.F.	10'	0'	8'	10'	45.44'	-----		
87	19,274 S.F.	50'	20'	40'	50'	-----	-----		
88	19,274 S.F.	50'	20'	40'	50'	-----	-----		
89	19,274 S.F.	50'	20'	40'	50'	-----	-----		
90	19,274 S.F.	50'	20'	40'	50'	-----	-----		
91	19,274 S.F.	50'	20'	40'	50'	-----	-----		
92	19,274 S.F.	50'	20'	40'	50'	-----	-----		
93	19,274 S.F.	50'	20'	40'	50'	-----	-----		
94	19,274 S.F.	50'	20'	40'	50'	-----	-----		
95	19,274 S.F.	50'	20'	40'	50'	-----	-----		
96	19,274 S.F.	50'	20'	40'	50'	-----	-----		
97	19,274 S.F.	50'	20'	40'	50'	-----	-----		
98	19,274 S.F.	50'	20'	40'	50'	-----	-----		
99	19,274 S.F.	50'	20'	40'	50'	-----	-----		
100	19,274 S.F.	50'	20'	40'	50'	-----	-----		

**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 PLAN WAS MADE FROM AN ACTUAL SURVEY WAS COMPLETED BY C. CONNOR-PETITO, L.L.C. ON DECEMBER 7, 2017 AND CONCRETE MONUMENTS ARE TO BE SET AS SHOWN.

**ENGINEER:**  
I HEREBY CERTIFY THAT THE WATER SUPPLY (S) AND/OR SEWAGE DISPOSAL (SYSTEMS) FOR THE PROJECT WERE DESIGNED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THROUGH STUDY OF THE SOIL, SITE AND GROUNDWATER CONDITIONS, ALL LOTS AS PROPOSED, CONFORM TO THE APPLICABLE REQUIREMENTS OF THE TOWN OF HUNTINGTON, NEW YORK MUNICIPAL CODE, CHAPTER 202, § 1.2.2. THE REMOVAL, DESTRUCTION OR ALTERATION OF TREES AND WOODLAND SHALL BE SUBJECT TO TOWN CODE CHAPTER 186 - TREE PRESERVATION LAW.

SHEET INDEX:	
1. OVERALL PLAN (C-100)	
2. EXISTING FEATURES DEMOLITION PLAN (C-101)	
3. ALIGNMENT PLAN - NORTH PARCEL (C-102)	
4. ALIGNMENT PLAN - SOUTH PARCEL (C-103)	
5. CLUBHOUSE ALIGNMENT PLAN (C-104)	
6. GRADING PLAN 1 (C-105)	
7. GRADING PLAN 2 (C-106)	
8. GRADING PLAN 3 (C-107)	
9. GRADING PLAN 4 (C-108)	
10. GRADING PLAN 5 (C-109)	
11. GRADING PLAN 6 (C-110)	
12. GRADING PLAN 7 (C-111)	
13. GRADING PLAN 8 (C-112)	
14. GRADING PLAN 9 (C-113)	
15. GRADING PLAN 10 (C-114)	
16. UTILITY PLAN 1 (C-115)	
17. UTILITY PLAN 2 (C-116)	
18. UTILITY PLAN 3 (C-117)	
19. UTILITY PLAN 4 (C-118)	
20. UTILITY PLAN 5 (C-119)	
21. OVERALL DRAINAGE PLAN - NORTH PARCEL (C-120)	
22. OVERALL DRAINAGE PLAN - SOUTH PARCEL (C-121)	
23. PROFILES 1 (C-122)	
24. PROFILES 2 (C-123)	
25. PROFILES 3 (C-124)	
26. PROFILES 4 (C-125)	
27. SEDIMENT AND EROSION CONTROL PLAN 1 (C-126)	
28. SEDIMENT AND EROSION CONTROL PLAN 2 (C-127)	
29. SEDIMENT AND EROSION CONTROL PLAN 3 (C-128)	
30. LANDSCAPE PLAN 1 (L-101)	
31. LANDSCAPE PLAN 2 (L-102)	
32. LANDSCAPE PLAN 3 (L-103)	
33. LIGHTING PLAN - NORTH PARCEL (L-101)	
34. LIGHTING PLAN - SOUTH PARCEL (L-102)	
35. DRAINAGE DETAILS (C-501)	
36. SITE DETAILS (C-502)	
37. SEDIMENT AND EROSION CONTROL DETAILS (C-503)	
38. RETAINING WALL SECTIONS (C-504)	
39. RETAINING WALL DETAILS (C-505)	
40. ACCESSIBILITY DETAILS, RAMPS AND NOTES (C-506)	
41. TEST BORING PLAN - NORTH PARCEL (TB-101)	
42. TEST BORING PLAN - SOUTH PARCEL (TB-102)	
43. TEST BORING LOGS - 1 (TB-103)	
44. TEST BORING LOGS - 2 (TB-104)	
45. TEST BORING LOGS - 3 (TB-105)	

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. THE 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 ALL OTHERS NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THE TOWN OF HUNTINGTON, NEW YORK MUNICIPAL CODE, CHAPTER 202, § 1.2.2.
3. LOCATION OF ALL EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO EXCAVATION. CONTRACTOR SHALL NOTIFY OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION OF ANY FIELD LOCATIONS AND INFORMATION REPRESENTED ON PLAN FOR DIRECTION OF 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. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE MUNICIPAL AGENCY HAVING JURISDICTION AND AS A MINIMUM DEFINED IN SECTION 203 OF N.Y.S.D.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 FILL.
6. SELECT GRANULAR FILL 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.T. STANDARD SPECIFICATIONS, LATEST EDITION.
7. CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPAL AGENCY HAVING JURISDICTION AND AS A MINIMUM DEFINED IN SECTION 203 OF N.Y.S.D.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 98% MAXIMUM DENSITY AT OPTIMUM MOISTURE 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, INCLUDING ACCESS TO THE PROJECT BY MUNICIPAL AGENCIES, 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 LIGHT POLES, LIGHT FIXTURE CONFIGURATIONS, AND COLOR SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR THE INSTALLATION OF SIGNS.
16. SPOKE BUMPERS, BUMPERS 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. 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 ACCEPTED CONSTRUCTION BY LOCAL MUNICIPAL AGENCY 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 CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT ATTEMPT EXCAVATING OR APPROVED TRAFFIC CONTROL DEVICES WITHOUT EXPRESS PERMISSION OF ANY AGENCIES HAVING JURISDICTION OVER SUCH.
19. ALL DRAINAGE PIPE SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (C/P) AS MANUFACTURED BY ADS, TYPE N-12 SOIL TIGHT PIPE. 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.
20. NOTWITHSTANDING ANY CONTRARY COVENANTS, THE 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.
21. ALL HANDICAP RAMPS, PARKING RAMP, AND ACCESSIBLE ROUTES SHALL BE IN COMPLIANCE WITH THE LATEST BUILDING CODE OF NEW YORK STATE AND ICC/ANSI A117.1-2003 STANDARDS.
22. 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.
23. ALL AREAS THAT HAVE BEEN DISTURBED SHALL BE SEEDED UNLESS OTHERWISE NOTED.
24. THE PROPOSED GUTTER GRADES (0.00' MIN) SHALL BE ESTABLISHED BY MAINTAINING A CROSS SLOPE OF 1/4" FT. TO 1/2" FT. DOWN FROM THE EDGE OF PAVEMENT WHILE MAINTAINING A MINIMUM GUTTER SLOPE OF 0.50%.
25. ANY UTILITIES REQUIRED TO BE RELOCATED DUE TO INSTALLATION OF THE REQUIRED IMPROVEMENTS SHALL BE RELOCATED AT THE EXPENSE OF THE APPLICANT/DEVELOPER.
26. ANY RETAINING WALL 4' OR MORE IN HEIGHT SHALL REQUIRE APPROVAL BY THE TOWN ENGINEER AND A PERMIT ISSUED BY THE DIRECTOR OF BUILDING AND PLANNING. IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR ALL SUCH RETAINING WALL PRIOR TO CONSTRUCTION.
27. ALL DISTURBED SOIL AREAS EXCLUDING PAVED AREAS AND RECHARGE BASINS, SHALL BE COVERED WITH A MINIMUM OF 8" (INCHES) OF NATIVE TOPSOIL PRIOR TO THE REMOVAL OF EXCESS TOPSOIL. WHEN AVAILABLE SUPPLY OF ON-SITE TOPSOIL IS UNAVAILABLE, THE DEVELOPER SHALL BRING IN TOPSOIL TO PROVIDE A DEPTH OF 8" (INCHES). ALL FINISHED GRADE SLOPES SHALL BE STABILIZED AS SOON AS POSSIBLE.
28. ALL EXCAVATED SOIL SHALL REMAIN ON-SITE. THE REMOVAL OF TOPSOIL SHALL BE PROHIBITED. THE DEVELOPER/OWNER SHALL COMPLY WITH ARTICLE XII 186-76. REMOVAL OF EXCESS TOPSOIL, OR OTHER EARTH.
29. CONTRACTOR TO PROVIDE 3'-6" HIGH RAILING ALONG TOP OF RETAINING WALLS WITH A HEIGHT OF 2'0" AND GREATER ABOVE FINISHED GRADE.
30. ALL ROOF DRAIN PIPE TO BE SDR-35.
31. 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.
32. THE APPLICANT SHALL OBTAIN A DEMOLITION PERMIT FROM THE BUILDING DEPARTMENT PRIOR TO THE REMOVAL OF ANY STRUCTURE. STRUCTURES DEPOTED FOR REMOVAL SHALL BE REMOVED PRIOR TO THE SIGNING OF THE MAP AND PROOF OF COMPLIANCE SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT.
33. ALL IMPROVEMENTS SHALL BE IN COMPLIANCE WITH THE LATEST TOWN OF HUNTINGTON SUBDIVISION AND SITE PLAN REGULATIONS.
34. 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.
35. PRIOR TO THE START OF CONSTRUCTION, THE APPLICANT/OWNER/BUILDER/DEVELOPER SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF ENGINEERING SERVICES.
36. PRIOR TO THE START OF CONSTRUCTION, THE CLEARING AND GRADING LIMITS SHALL BE MARKED WITH BRIGHTLY COLORED CONSTRUCTION FENCE AND MAINTAINED THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
37. 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 202, § 8.4.
38. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
39. 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.
40. 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 SECTION 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.
41. NO LOT MAY BE SUBDIVIDED OR IMPROVED PRIOR TO THE REMOVAL, DESTRUCTION OR ALTERATION OF TREES AND WOODLAND SHALL BE SUBJECT TO TOWN CODE CHAPTER 186 - TREE PRESERVATION LAW.
42. NO LOT MAY BE SUBDIVIDED OR CHANGED IN ANY MANNER AT ANY FUTURE DATE EXCEPT BY SPECIAL ACTION OF THE HUNTINGTON TOWN PLANNING BOARD.
43. DATUM: NAVD 83
44. ALL DEBRIS SHALL BE REMOVED FROM THE SITE IN ACCORDANCE