

# PRELIMINARY SITE PLANS

FOR:  
**CORNERSTONE MELVILLE**  
**AUGUST 26, 2026**

**REFERENCES**

APPLICANT:  
TERWILLIGER & BARTONE PROPERTIES  
141 MERRITTS ROAD  
FARMINGDALE, NY 11735

BOUNDARY AND TOPOGRAPHIC SURVEY:  
RUSSELL H. LEWIS CO.  
57 CONKLIN AVENUE  
WHEATLEY HEIGHTS, NY 11798

CIVIL/SITE ENGINEER:  
HAYDUK ENGINEERING, LLC  
2150 SMITHTOWN AVENUE, SUITE 8  
RONKONKOMA, NY 11779  
TEL: (631) 476-0600

**UTILITIES**

WATER  
SOUTH HUNTINGTON WATER DISTRICT  
75 5TH AVE S.  
HUNTINGTON STATION, NY 11746  
TEL: (631) 427-8190

SEWER  
SUFFOLK COUNTY SEWER DISTRICT NO. 3 - SOUTHWEST  
600 BERGEN AVENUE  
WEST BABYLON, NY 11704  
TEL: (631) 854-4150

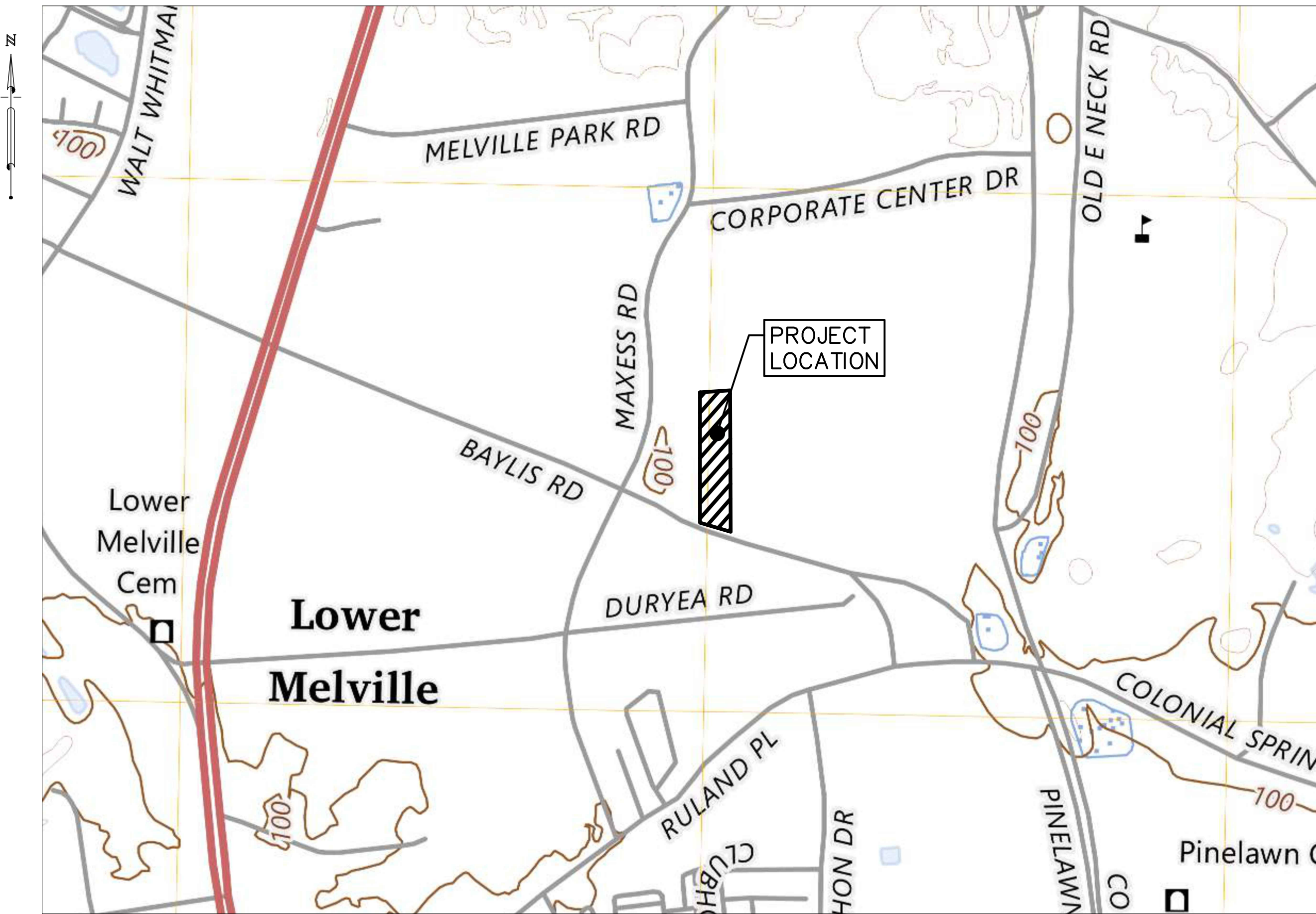
GAS  
NATIONAL GRID  
1650 ISLIP AVENUE  
BRENTWOOD, NY 11717  
TEL: 1(800)-930-5033

ELECTRIC  
PSEG LONG ISLAND  
1650 ISLIP AVENUE  
BRENTWOOD, NY 11717  
TEL: 1(800)-490-0025

**GOVERNING AGENCIES**

TOWN OF HUNTINGTON  
100 MAIN STREET  
HUNTINGTON, NY, 11743  
TEL (631) 351-3196

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES WASTEWATER MANAGEMENT  
360 YAPHANK AVENUE SUITE 2C  
YAPHANK, NY 11980  
TEL: (631) 852-5700



**LOCATION MAP**  
SCALE 1" = 600' ±

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GENERAL NOTES

GENERAL NOTES

- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE TOWN OF HUNTINGTON CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO RETAINING WALL PERMIT REQUIREMENTS, GRADING AND CONSTRUCTION PERMIT REQUIREMENTS, AND THE HUNTINGTON TOWN CODE (CHAPTER 87 AND CHAPTER 198), AND SHALL ALSO COMPLY WITH APPLICABLE NYSDOT STANDARD SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION METHODS, EXCEPT AS MODIFIED BY THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND INSPECTIONS FROM THE TOWN OF HUNTINGTON PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO AND DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO EXISTING WALL GEOMETRY, FOOTING EXTENTS, UTILITIES, GRADES, AND ADJACENT IMPROVEMENTS. EXISTING CONDITIONS SHOWN ARE BASED ON AVAILABLE RECORD INFORMATION, SURVEY DATA, AND LIMITED FIELD OBSERVATIONS AND MAY VARY FROM ACTUAL CONDITIONS. ANY DISCREPANCIES OR UNFORESEEN CONDITIONS ENCOUNTERED SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH WORK IN THE AFFECTED AREA.
- WORK SHALL BE LIMITED TO THE AREAS SHOWN ON THE PLANS AND TO AREAS DISTURBED BY DEMOLITION, EXCAVATION, RETAINING WALL CONSTRUCTION, GUIDERAIL INSTALLATION, AND ASSOCIATED GRADING AND RESTORATION. NO WORK SHALL BE PERFORMED OUTSIDE THE PROJECT LIMITS SHOWN WITHOUT PRIOR AUTHORIZATION FROM THE ENGINEER AND THE TOWN OF HUNTINGTON.
- ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATION NOT DESIGNATED FOR OTHER TREATMENT SHALL BE FINE GRADED, TOP SOILED AND SEEDED. FINE GRADING SHALL BE SHAPED TO ALLOW FOR SURFACE DRAINAGE AND RETURNED TO ITS ORIGINAL CONDITION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING PAVEMENT, CURBS, SIDEWALKS, LAWN AREAS, TREES, AND OTHER EXISTING FEATURES OUTSIDE OF THE CONSTRUCTION LIMITS CAUSED BY HIS/HER OPERATION. ALL SUCH DAMAGE SHALL BE REPAIRED OR REPLACED IN KIND TO THE SATISFACTION OF THE RESIDENT ENGINEER BY THE CONTRACTOR AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL POSITION EQUIPMENT, MATERIAL STOCKPILES, AND CONSTRUCTION LOADS SUCH THAT NO ADDITIONAL SURCHARGE LOADS ARE IMPOSED ON THE EXISTING OR PROPOSED WALL SYSTEM BEYOND THOSE CONSIDERED IN DESIGN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING STABILITY OF THE EXISTING WALL AND ADJACENT SOILS DURING ALL CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED LOCAL PERMITS AND APPROVALS NECESSARY FOR CONSTRUCTION. STATE AND FEDERAL PERMITS SHALL BE OBTAINED BY THE OWNER. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AND REQUIREMENTS OF APPLICABLE STATE AND FEDERAL PERMITS DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY PERMIT CONDITION THAT AFFECTS MEANS, METHODS, OR SEQUENCING.
- INGRESS AND EGRESS FOR INTERSECTING ROADWAYS, ADJACENT RESIDENCES, AND DRIVEWAYS SHALL BE MAINTAINED IN ACCORDANCE WITH SECTION 619 OF THE NYSDOT STANDARD SPECIFICATIONS AND THE APPROVED MAINTENANCE AND PROTECTION OF TRAFFIC (MPT) PLAN. TEMPORARY ACCESS RESTRICTIONS MAY BE REQUIRED DURING CONSTRUCTION AND SHALL BE COORDINATED WITH THE TOWN OF HUNTINGTON AND AFFECTED RESIDENTS IN ADVANCE.
- DETAILS ON THE DRAWINGS LABELED AS "NOT TO SCALE" ARE INTENTIONALLY DRAWN NOT TO SCALE FOR VISUAL CLARITY. ALL OTHER DETAILS FOR WHICH NO SCALE IS SHOWN ARE DRAWN PROPORTIONAL AND ARE FULLY DIMENSIONED.
- ALL SHOP DRAWINGS SUBMITTED FOR THIS PROJECT SHALL BE IN US CUSTOMARY UNITS.
- THE COST OF ALL JOINT MATERIAL SHALL BE INCLUDED IN THE UNIT PRICES BID FOR THE VARIOUS ITEMS OF THE CONTRACT, UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- NO SEPARATE PAYMENT WILL BE MADE FOR WORK CALLED FOR BY THE PLANS, NOTES, OR SPECIFICATIONS UNLESS SPECIFICALLY IDENTIFIED AS A SEPARATE PAY ITEM IN THE CONTRACT DOCUMENTS. ALL WORK SHOWN, NOTED, OR IMPLIED SHALL BE INCLUDED IN THE CONTRACT PRICE.

EROSION AND SEDIMENT CONTROL

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE START OF ANY SOIL DISTURBANCE ACTIVITIES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED FOR DAMAGE AT LEAST WEEKLY THROUGHOUT THE WORK, OR FOLLOWING ANY MAJOR STORM EVENT. ANY MEASURES WHICH BECOME DAMAGED OR INEFFECTIVE SHALL BE PROMPTLY REPAIRED.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL ("THE BLUE BOOK").
- SOIL STOCKPILES SHALL BE COMPLETELY SURROUNDED BY SILT FENCING.
- PROVIDE INLET PROTECTION FOR ALL DRAINAGE INLETS WHICH MAY BE IMPACTED BY THE WORK, WHETHER LOCATED ON-SITE OR IN THE PUBLIC RIGHT OF WAY.

MAINTENANCE AND PROTECTION OF TRAFFIC

- MAINTAIN A CONTROLLED CONSTRUCTION LIMIT TO RESTRICT ACCESS TO THE CONSTRUCTION AREA BY UNAUTHORIZED PERSONS.

EXCAVATION AND BACKFILL

- UNLESS OTHERWISE INDICATED, ALL BACKFILL UNDER ROADS AND STRUCTURES SHALL BE COMPACTED TO 95% MODIFIED PROCTOR TEST DENSITY UNDER CONDITIONS OF OPTIMAL MOISTURE CONTENT IN LIFTS NOT EXCEEDING 8" IN THICKNESS (PROVIDED THAT EQUIPMENT CAPABLE OF COMPACTING THAT LIFT THICKNESS IS USED). REFER TO THE TECHNICAL SPECIFICATIONS FOR DETAILED BACKFILL REQUIREMENTS.
- PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CALL THE APPLICABLE "CALL BEFORE YOU DIG" PHONE NUMBER, CONTACT THE APPLICABLE LOCAL UTILITY COMPANIES, AND SHALL ARRANGE FOR FULL MARK-OUT OF ALL UTILITIES WITHIN THE WORK AREA.
- ALL EXCAVATION WORK SHALL CONFORM WITH OSHA SAFETY REQUIREMENTS AND 16 NYCRR PART 753 "PROTECTION OF UNDERGROUND FACILITIES"
- CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF TRENCHING, SHEETING SHORING AND OTHER SIMILAR MEANS AND METHODS OF CONSTRUCTION.
- CONTRACTOR SHALL ARRANGE FOR ALL REQUIRED INSPECTIONS AND TESTS TO BE COMPLETED PRIOR TO BACKFILLING THE WORK.
- WHENEVER POSSIBLE, WORK SHALL BE SCHEDULED SUCH THAT EXCAVATIONS ARE NOT LEFT OPEN AT THE END OF THE WORK DAY. IF THIS IS NOT POSSIBLE, THE OPEN EXCAVATIONS SHALL BE COMPLETELY ENCLOSED BY TEMPORARY FENCING SUFFICIENT TO PRECLUDE ACCESS BY UNAUTHORIZED PERSONS OR COVERED WITH A SUITABLY SIZED STEEL PLATE. IN A TRAFFIC AREA, THE PLATE SHALL BE SIZED TO WITHSTAND AASHTO H-20 LOADING.
- CONTRACTOR SHALL LAWFULLY DISPOSE OF EXCESS EXCAVATED MATERIAL OFF-SITE UNLESS APPROVED OTHERWISE IN WRITING. IF THE DISPOSAL FACILITY REQUIRES TESTING OF THE MATERIAL BEFORE DISPOSAL, CONTRACTOR SHALL PROVIDE SUCH TESTING.
- SUITABLE EXCAVATED MATERIAL MAY BE REUSED ON-SITE FOR BACKFILL OR GRADING PURPOSES WHERE APPROPRIATE. DEBRIS AND UNSUITABLE MATERIAL SHALL BE LAWFULLY DISPOSED OF OFF-SITE AND SHALL NOT BE BURIED ON-SITE. REFER TO TECHNICAL SPECIFICATIONS FOR BACKFILL REQUIREMENTS.
- FOR EXCAVATION IN LANDSCAPED AREAS, STRIP AND STOCKPILE TOP SOIL SEPARATELY FROM OTHER SOIL. RE-USE EXCAVATED TOP SOIL ON-SITE FOR LANDSCAPING PURPOSES TO THE EXTENT PRACTICABLE.

DEMOLITION

- DEMOLITION WORK IS INDICATED ON THE PLAN BY COLOR CODING, BY TEXT, OR BY A COMBINATION OF THESE TWO METHODS. UNLESS OTHERWISE NOTED, THE INDICATED DEMOLITION ITEMS SHALL BE COMPLETELY REMOVED AND LAWFULLY DISPOSED OF OFF SITE. ITEMS WHICH ARE TO BE SALVAGED, RELOCATED, ABANDONED, OR OTHERWISE MODIFIED WILL BE SPECIALLY NOTED AS SUCH ON THE PLAN.
- CONTRACTOR SHALL RECORD AND MAINTAIN MEASUREMENTS OF ALL ITEMS BEING ABANDONED IN PLACE SUCH THAT THESE ITEMS MAY BE SHOWN ACCURATELY ON THE FINAL AS-BUILT DRAWINGS.
- BELOW GRADE PIPING LESS THAN 12" DIAMETER MAY BE ABANDONED IN PLACE INSTEAD OF REMOVED, UNLESS OTHERWISE NOTED.
- EXISTING FEATURES TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING THE WORK. RESTORE ANY FEATURES DAMAGED DURING THE WORK TO ORIGINAL CONDITION.
- IMMEDIATELY NOTIFY THE ENGINEER UPON ENCOUNTERING UNEXPECTED BURIED OBJECTS. DO NOT DEMOLISH OR ALTER UNKNOWN BELOW GRADE TANKAGE OR UTILITIES UNTIL EXAMINED BY THE ENGINEER.

GENERAL UTILITY REQUIREMENTS

- REFER TO THE ARCHITECTURAL DESIGN PACKAGE AND FLOOR PLANS FOR UTILITY WORK INSIDE BUILDINGS AND WITHIN 5' OF THE BUILDING WALL.
- CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH UTILITY COMPANIES AS REQUIRED TO COMPLETE THE WORK. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES FOR THOSE UTILITIES UNDER THEIR JURISDICTION.
- EXISTING UTILITY INFORMATION DEPICTED ON THE PLAN IS BASED UPON INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF DESIGN, SUCH AS SURVEY DATA, RECORD DOCUMENTS AND FIELD OBSERVATIONS. THE EXISTING UTILITY INFORMATION IS FOR REFERENCE AND IS NOT GUARANTEED COMPLETE. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF EXISTING UTILITIES WITHIN THE WORK AREA.
- CONTRACTOR SHALL HAND-DIG EXCAVATIONS IN CLOSE PROXIMITY TO EXISTING UTILITIES, OR WHEN THE PRESENCE OF EXISTING UTILITIES IS UNKNOWN. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITIES FROM DAMAGE.
- BEFORE ANY WORK NEAR EXISTING ACTIVE UTILITIES TO REMAIN, CONTRACTOR SHALL LOCATE ALL APPLICABLE CONTROL DEVICES SUCH AS VALVES, BREAKERS, SHUT-OFFS ETC. CONTRACTOR SHALL PREPARE A SUITABLE CONTINGENCY PLAN TO BE IMPLEMENTED IN CASE OF ACCIDENTAL DAMAGE TO EXISTING UTILITIES. OBTAIN AUTHORIZATION OR ASSISTANCE FROM THE OWNERS OF THE INVOLVED UTILITIES FOR ANY TEMPORARY SHUTDOWNS OR CONTROL MEASURES WHICH MAY BE NECESSARY.
- ALL UTILITIES SHALL BE INSTALLED WITH DETECTABLE MARKER TAPE INSTALLED 12" ABOVE TOP OF PIPE. THE TAPE SHALL BE LABELED WITH THE TYPE OF UTILITY AND A WARNING MESSAGE.
- PLASTIC PIPING OR CONDUIT EXPOSED TO SUNLIGHT SHALL BE UV PROTECTED.
- ALL BELOW GRADE UTILITY STRUCTURES, SUCH AS MAINTENANCE HOLES, VAULTS, AND TANKS, SHALL BE TRAFFIC RATED FOR H-20 LOADING UNLESS OTHERWISE INDICATED.
- TRANSFORMERS AND TRANSFORMER PADS SHOWN ON THE PLAN ARE FOR REFERENCE ONLY AND MUST BE CONFIRMED BY THE LOCAL ELECTRIC COMPANY. PROVIDE TRANSFORMERS AND TRANSFORMER PADS ACCEPTABLE TO THE LOCAL ELECTRIC COMPANY.

WATER AND SEWER ("WET UTILITIES")

- WATER AND SANITARY SEWER PIPES SHALL BE SEPARATED BY AT LEAST 10' HORIZONTALLY AND 18" VERTICALLY, MEASURED FROM OUTSIDE EDGE OF PIPING.
- AT CROSSINGS, SEWER PIPE SHALL RUN UNDERNEATH WATER PIPE AND NOT OVER THE TOP. IF THIS IS NOT POSSIBLE, THE SEWER PIPE WITHIN 10' OF THE CROSSING SHALL BE CONSTRUCTED OF PRESSURE RATED PIPE AND PRESSURE TESTED TO THE SATISFACTION OF THE ENGINEER. PROVIDE ADDITIONAL PROTECTION MEASURES AT CROSSINGS WHERE NOTED ON THE DRAWINGS.
- POTABLE WATER PIPES SHALL BE DISINFECTED BEFORE PLACING INTO SERVICE.
- NO CONNECTION TO PUBLIC WATER SHALL BE MADE, UNTIL ALL REQUIRED BACKFLOW PREVENTION DEVICES ARE INSTALLED, TESTED AND APPROVED.
- ALL BURIED WATER PIPES SHALL HAVE A' MINIMUM COVER OF 5'-0" ABOVE UNLESS INDICATED OTHERWISE ON THE PLANS.
- SANITARY HOUSE CONNECTIONS AND KITCHEN CONNECTIONS SHALL HAVE A MINIMUM SLOPE OF 2% AND A MINIMUM SIZE OF 4" UNLESS OTHERWISE INDICATED. CLEANOUTS SHALL BE PROVIDED NEAR THE FACE OF BUILDING.
- FIELD VERIFY EXISTING DOWNSTREAM SEWER INVERTS AT POINTS OF CONNECTION, BEFORE LAYING OUT PROPOSED SEWERS (IF APPLICABLE).

ELECTRIC, GAS & TELECOMMUNICATIONS ("DRY UTILITIES")

- REFER TO ARCHITECTURAL DESIGN PACKAGE AND FLOOR PLANS FOR UTILITY REQUIREMENTS WITHIN 5 FEET OF THE PROPOSED BUILDING.
- BURIED DRY UTILITIES SHALL HAVE A MINIMUM COVER OF 3' ABOVE THEM UNLESS OTHERWISE INDICATED ON THE PLAN OR DETAILS.
- BURIED DRY UTILITIES SHALL BE SEPARATED FROM EACH OTHER BY NOT LESS THAN 6" MEASURED FROM EDGE OF PIPE OR EDGE OF CONDUIT.
- ELECTRIC RISERS COMING OUT OF THE GROUND OUTDOORS SHALL BE CONSTRUCTED OF PVC-COATED RIGID GALVANIZED STEEL, STARTING FROM THE BELOW-GRADE ELBOW FITTING. FOR RISERS WITHIN 5' OF THE PROPOSED BUILDING, REFER TO ARCHITECTURAL PLANS FOR REQUIREMENTS.
- SIZES SHOWN ON THE DRAWINGS ARE MINIMUMS.
- FIELD VERIFY AVAILABLE GAS PRESSURES AT THE SITE, BEFORE ORDERING GENERATORS OR OTHER GAS POWERED EQUIPMENT.

ACCESSIBILITY

- ALL PROVISIONS FOR HANDICAP ACCESSIBILITY SHALL CONFORM WITH THE REQUIREMENTS OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, THE 2020 NY STATE BUILDING CODE, AND ICC A117.1-2009 "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES".
- ACCESSIBLE PARKING SPACES AND ACCESSIBLE AISLES SHALL BE CONSTRUCTED WITH A TARGET GRADE IN THE RANGE OF 1.0% TO 1.5% THROUGHOUT. GRADES IN EXCESS OF 2% ARE UNACCEPTABLE AND WILL BE REJECTED BY THE ENGINEER.
- SIDEWALKS ON AN ACCESSIBLE ROUTE SHALL HAVE A MINIMUM WIDTH OF 4' AND MAXIMUM CROSS GRADE OF 1.5%. RUNNING GRADES ON SIDEWALKS IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 4.5%.
- CURB RAMPS SHALL CONFORM TO NYSDOT REQUIREMENTS AND THE NYSDOT STANDARD DRAWING SHEETS. CURB RAMP GRADES SHALL NOT EXCEED 7.5% IN THE DIRECTION OF TRAVEL.
- LANDING SPACES SHALL BE PROVIDED BEFORE AND AFTER RAMPS AS REQUIRED. MINIMUM SIDEWALK LANDING SIZE IS 5' X 5'. LANDING GRADES SHALL BE IN THE RANGE 1% TO 1.5% THROUGHOUT.
- ANY SIDEWALK PANEL THAT HAS CRACKED OR SETTLED TO CREATE A GRADE DIFFERENCE OF MORE THAN 1/4" SHALL BE REPAIRED OR RECONSTRUCTED TO CREATE A FLUSH WALKING SURFACE.

GRADING AND DRAINAGE

- REFER TO ACCESSIBILITY NOTES ON THIS SHEET FOR ACCESSIBLE PATH GRADING REQUIREMENTS.
- MINIMUM GRADE FOR ANY OUTDOOR PAVEMENT SURFACE IS 1% FOR DRAINAGE PURPOSES. ALL PAVEMENT SURFACES SHALL SLOPE TOWARDS THE NEAREST APPROPRIATE DRAINAGE INLET OR DRAINAGE PRACTICE. LOCALIZED REGIONS OF PAVEMENT PONDING ("BIRDBATHS") ARE NOT ACCEPTABLE.
- NO PAVEMENT SLOPE FOR VEHICULAR TRAFFIC SHALL EXCEED 7.5% UNLESS OTHERWISE INDICATED ON THE PLAN.
- MAXIMUM GRADE FOR ANY LANDSCAPED AREA IS 33% UNLESS OTHERWISE NOTED ON THE PLAN. EXISTING GRADES STEEPER THAN THE LIMIT MAY REMAIN, IF UNDISTURBED BY THE WORK.
- SPOT ELEVATION LABELS SHOWN ON CURBS ARE BOTTOM-OF-CURB ELEVATIONS UNLESS OTHERWISE NOTED ON THE PLAN. ALL CURB REVEALS ARE 6" UNLESS OTHERWISE INDICATED ON THE PLAN.
- IN ALL AREAS BEING PAVED OR GRADED, ADJUST ALL EXISTING AND PROPOSED RIMS AND COVERS OF STRUCTURES, SUCH AS VALVE BOXES AND MAINTENANCE HOLES, TO BE FLUSH WITH FINISHED GRADE.
- MAINTAIN EXISTING DRAINAGE PATTERNS. DO NOT REDIRECT OR CONCENTRATE STORMWATER INTO NEW FLOW PATTERNS, EXCEPT AS INDICATED ON THE PLAN.
- CLEAN OUT EXISTING DRAINAGE STRUCTURES OF ACCUMULATED SEDIMENT AND DEBRIS AT THE COMPLETION OF CONSTRUCTION.
- CREATE A SMOOTH TRANSITION WHERE PROPOSED GRADES MEET EXISTING GRADES AT THE SAW CUT LINE.

ASPHALT PAVING

- ALL PAVING SHALL CONFORM WITH NYSDOT STANDARD SPECIFICATIONS, LATEST VERSION IN EFFECT, UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS.
- MINIMUM SURFACE TEMPERATURES FOR PAVING, MINIMUM ASPHALT TEMPERATURES, WEATHER RESTRICTIONS AND TIME-OF-YEAR RESTRICTIONS SHALL BE IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATIONS, LATEST VERSION IN EFFECT.
- LAYERS OF ASPHALT PLACED AND COMPACTED IN A SINGLE OPERATION SHALL BE BETWEEN 1" AND 3" THICK, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- JOINTS BETWEEN PROPOSED AND EXISTING ASPHALT SHALL BE NEATLY SAW CUT AND CLEANED, WITH LIQUID AC APPLIED. EXPOSED SAW-CUT EDGES OF EXISTING ASPHALT SHALL BE PROTECTED TO PREVENT DAMAGE BY EQUIPMENT AND VEHICLES.

TOWN OF HUNTINGTON STANDARD NOTES

- ALL IMPROVEMENTS SHALL BE IN COMPLIANCE WITH THE LATEST HUNTINGTON PLANNING BOARD SUBDIVISION REGULATIONS SITE IMPROVEMENT SPECIFICATIONS INCLUDING ADDENDUM 20
- PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN A 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/DEVELOPER/OWNER.
- FINAL CURB LOCATION TO BE DETERMINED IN THE FIELD BY THE TOWN ENGINEERING INSPECTOR.
- THE PROPOSED GUTTER GRADES (0.50% MIN.) SHALL BE ESTABLISHED BY MAINTAINING A CROSS SLOPE OF 1" - 1" DOWN FROM THE EXISTING EDGE OF PAVEMENT WHILE MAINTAINING A MINIMUM GUTTER SLOPE OF 0.50%.
- 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 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, SAME MUST BE APPROVED BY THE TOWN OF HUNTINGTON DEPARTMENT OF ENGINEERING SERVICES, DIVISION OF TRAFFIC SAFETY AND TRANSPORTATION PLANNING.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF ENGINEERING SERVICES SHALL BE SCHEDULED BY THE APPLICANT/OWNER/BUILDER/DEVELOPER.
- ALL HANDICAP RAMPS, PARKING SPACES AND ACCESS AISLES SHALL BE IN COMPLIANCE WITH THE LATEST BUILDING CODE OF NEW YORK STATE AND ICC/ANSI A117.1-1998 STANDARDS.

| LEGEND: SIGNAGE ABBREVIATIONS |                                  |
|-------------------------------|----------------------------------|
| ABBREVIATION                  | DESCRIPTION                      |
| S1                            | STOP SIGN                        |
| S2                            | VAN ACCESSIBLE RESERVED PARKING  |
| S3                            | NO PARKING ANYTIME               |
| S4                            | CORNERSTONE MELVILLE (8'X'4'X1') |

| LEGEND: UTILITY STRUCTURES |                                  |
|----------------------------|----------------------------------|
|                            | STORMWATER INLETS (CURB / GRATE) |
|                            | FIRE HYDRANT                     |
|                            | TRENCH DRAIN                     |
|                            | STORMWATER DRYWELL               |
|                            | STORMWATER CATCH BASIN           |
|                            | SANITARY GREASE TRAP             |
|                            | SANITARY MANHOLE                 |

| LEGEND: PIPE |                                     |
|--------------|-------------------------------------|
|              | WATER                               |
|              | NATURAL GAS OR PROPANE              |
|              | UNDERGROUND ELECTRIC                |
|              | OVERHEAD ELECTRIC                   |
|              | UNDERGROUND TELECOM. OR FIBER OPTIC |
|              | OVERHEAD TELECOM. OR FIBER OPTIC    |
|              | FORCE MAIN                          |
|              | SANITARY GRAVITY SEWER (SYMBOL)     |
|              | SANITARY GRAVITY SEWER (TO SCALE)   |
|              | STORMWATER PIPE (SYMBOL)            |
|              | STORMWATER PIPE (TO SCALE)          |

| LEGEND: SITE PLAN SYMBOLS |                  |
|---------------------------|------------------|
|                           | DOOR             |
|                           | CHAIN LINK FENCE |
|                           | RAILROAD         |
|                           | SIGN             |

| ABBREVIATIONS  |                                       |
|----------------|---------------------------------------|
| H.D. GALV.     | HOT DIPPED GALVANIZED                 |
| S.S.           | STAINLESS STEEL                       |
| SQ. HD. BOLT   | SQUARE HEAD BOLT                      |
| CPP            | CORRUGATED PLASTIC PIPE               |
| CMP            | CORRUGATED METAL PIPE                 |
| O.C.           | ON CENTER                             |
| DMH            | DRAINAGE MANHOLE                      |
| SMH            | SANITARY MANHOLE                      |
| INV            | INVERT ELEVATION                      |
| TYP            | TYPICAL                               |
| ø              | DIAMETER                              |
| ±              | APPROXIMATE VALUE                     |
| A/C            | ASPHALT CEMENT                        |
| D.I.           | DUCTILE IRON                          |
| W.W.M. / W.W.F | WELDED WIRE MESH / WELDED WIRE FABRIC |

SCM NO. 0400-266.00-02.00-016.000

NOTES AND LEGENDS

FOR CORNERSTONE MELVILLE

LOCATED AT:

MELVILLE, TOWN OF HUNTINGTON  
SUFFOLK COUNTY, NEW YORK

|             |               |
|-------------|---------------|
| JOB NO.     | N/A           |
| DRAWN BY    | AB/RF         |
| CHECKED BY  | EJ            |
| DATE        | JULY 20, 2026 |
| SCALE       | AS NOTED      |
| DRAWING NO. |               |

C-1.0



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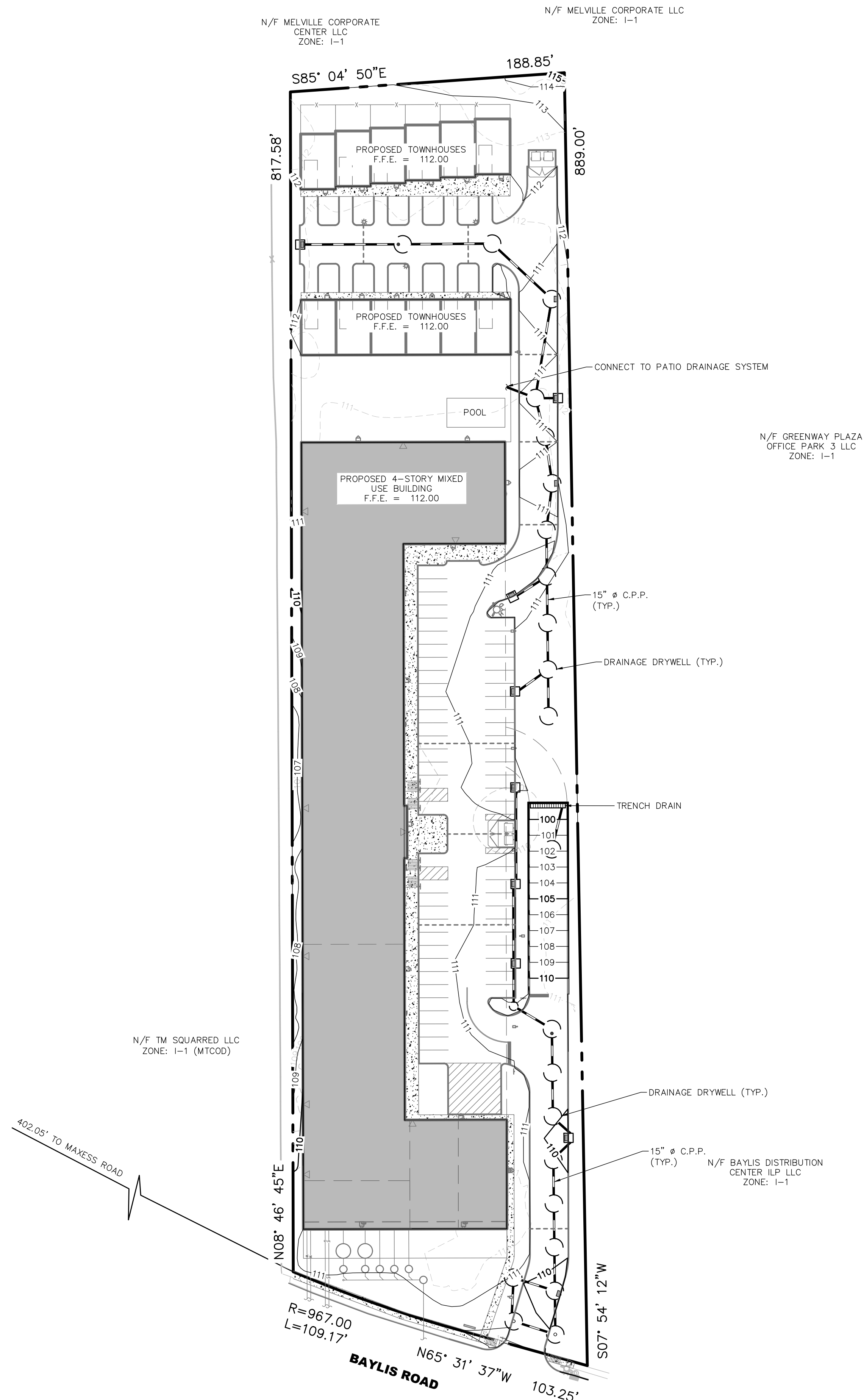
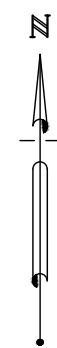
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consulting engineers

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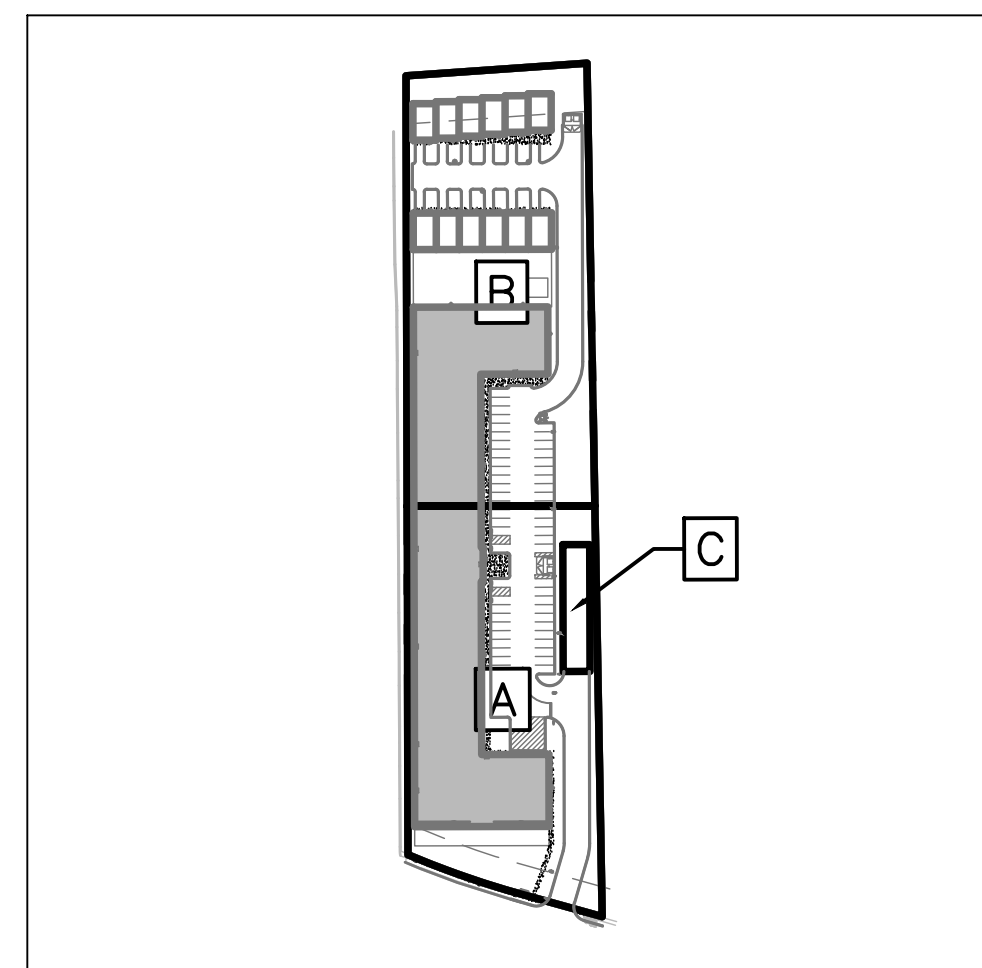
S.C.D.H.S. APPROVAL





| DRAINAGE DESIGN CRITERIA            |       |
|-------------------------------------|-------|
| PAVEMENT COEFFICIENT                | 1.0   |
| ROOF COEFFICIENT                    | 1.0   |
| LANDSCAPE COEFFICIENT               | 0.3   |
| RAINFALL DESIGN (IN)                | 3.0   |
| 12' $\phi$ DRYWELL CAPACITY (CF/VF) | 100.9 |

| DRAINAGE CALCULATIONS |           |                     |                          |                       |                    |                     |                     |
|-----------------------|-----------|---------------------|--------------------------|-----------------------|--------------------|---------------------|---------------------|
| SYSTEM NAME           | AREA      | TRIBUTARY AREA (SF) | 3" STORAGE REQUIRED (CF) | STORAGE REQUIRED (VF) | DRYWELL DEPTH (FT) | # DRYWELLS REQUIRED | # DRYWELLS PROVIDED |
| A                     | BUILDING  | 28,714              | 7,179                    | 71.16                 | 16                 | 4.45                | 10                  |
|                       | PAVEMENT  | 29,286              | 7,322                    | 72.58                 | 16                 | 4.54                |                     |
|                       | LANDSCAPE | 17,331              | 1,300                    | 12.87                 | 16                 | 0.80                |                     |
|                       | TOTAL     | 75,331              | 15,800                   | 156.61                | 16                 | 9.79                |                     |
| B                     | BUILDING  | 30,352              | 7,588                    | 75.22                 | 17                 | 4.42                | 11                  |
|                       | PAVEMENT  | 35,369              | 8,842                    | 87.70                 | 17                 | 5.16                |                     |
|                       | LANDSCAPE | 21,535              | 1,615                    | 16.01                 | 17                 | 0.94                |                     |
|                       | TOTAL     | 87,256              | 18,045                   | 178.93                | 17                 | 10.53               |                     |
| C                     | BUILDING  | 0                   | 0                        | 0.00                  | 10                 | 0.00                | 1                   |
|                       | PAVEMENT  | 3,696               | 924                      | 9.16                  | 10                 | 0.92                |                     |
|                       | LANDSCAPE | 0                   | 0                        | 0.00                  | 10                 | 0.00                |                     |
|                       | TOTAL     | 3,696               | 924                      | 9.16                  | 10                 | 0.92                |                     |



## **DRAINAGE AREA MAP**

SCALE: 1" = 200'

| No. | DESCRIPTION                                     | BY    | DATE      |
|-----|-------------------------------------------------|-------|-----------|
| 2   | REVISED AS PER CLIENT AND UPDATED BLOCKING PLAN | RF    | 8/26/2026 |
| 1   | REVISED AS PER CLIENT AND UPDATED BLOCKING PLAN | KB/RF | 7/22/2026 |



# Hayduk Engineering, LLC

2150 Smithtown Avenue, Suite 8, Ronkonkoma, NY 11779  
Tel: (631)-476-0600 | Fax: (631)-476-0606

consulting engineers

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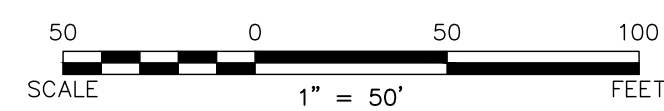
## OVERALL GRADING AND DRAINAGE PLAN

FOR:  
CORNERSTONE MELVILLE

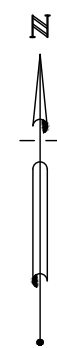
LOCATED AT:  
MELVILLE, TOWN OF HUNTINGTON  
SUFFOLK COUNTY, NEW YORK

|             |               |
|-------------|---------------|
| JOB NO.     | N/A           |
| DRAWN BY    | AB/RF         |
| CHECKED BY  | EJ            |
| DATE        | JULY 20, 2026 |
| SCALE       | AS NOTED      |
| DRAWING NO. | C-3.0         |

C-3.0



S.C.D.H.S. APPROVAL



N/F MELVILLE CORPORATE  
CENTER LLC  
ZONE: I-1

N/F MELVILLE CORPORATE LLC  
ZONE: I-1

N/F GREENWAY PLAZA  
OFFICE PARK 3 LLC  
ZONE: I-1

N/F BAYLIS DISTRIBUTION  
CENTER ILP LLC  
ZONE: I-1

N/F TM SQUARRED LLC  
ZONE: I-1 (MTCOD)

402.05' TO MAXESS ROAD

R=967.00  
L=109.17

N65  
**BAYLIS ROAD**

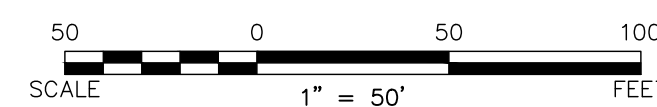
N65° 31' 35"

03.25'

| SCHEDULE: LIGHTING |                                          |                                          |         |          |
|--------------------|------------------------------------------|------------------------------------------|---------|----------|
| SYMBOL             | DESCRIPTION                              | SPECIFICATION                            | POWER   | OUTPUT   |
| ☐ P1 @ 12'         | LIGHT POLE, TYPE P1, & MOUNTING HEIGHT   | DSX0 LED P1 30K 70CRI T2M                | 33 WATT | 4,545 LU |
| ☐ P2 @ 12'         | LIGHT POLE, TYPE P2, & MOUNTING HEIGHT   | DSX0 LED P1 30K 70CRI T5LG               | 33 WATT | 4,814 LU |
| ☐ P3 @ 12'         | LIGHT POLE, TYPE P3, & MOUNTING HEIGHT   | DSX0 LED P1 30K 70CRI T5M                | 33 WATT | 4,801 LU |
| ☐ PT1 @ 12'        | LIGHT POLE, TYPE PT1, & MOUNTING HEIGHT  | 247L P102 30K R3 AY HSW                  | 30 WATT | 3,166 LU |
| ⌈ W1 @ 16'         | WALL LIGHT, TYPE W1, & MOUNTING HEIGHT   | DSX0 LED P1 30K 70CRI T4M WBA            | 33 WATT | 4,666 LU |
| ⌈ W1A @ 16'        | WALL LIGHT, TYPE W1A, & MOUNTING HEIGHT  | DSX0 LED P1 30K 70CRI T4M EGS @FRONT WBA | 33 WATT | 2,853 LU |
| ⌈ WP1 @ 16'        | WALL LIGHT, TYPE WP1, & MOUNTING HEIGHT  | DSXW2 LED P3 30K 70CRI T3M               | 41 WATT | 5,715 LU |
| ⌈ WP1A @ 16'       | WALL LIGHT, TYPE WP1A, & MOUNTING HEIGHT | DSXW2 LED P3 30K 70CRI T2M               | 41 WATT | 5,887 LU |
| ⌈ WP2 @ 16'        | WALL LIGHT, TYPE WP2, & MOUNTING HEIGHT  | DSXW2 LED P3 30K 70CRI T4M               | 41 WATT | 5,333 LU |
| ⌈ WP3 @ 12'        | WALL LIGHT, TYPE WP3, & MOUNTING HEIGHT  | DSXW1 LED P5 30K 70CRI T4M               | 37 WATT | 4,927 LU |
| ⌈ WP4 @ 12'        | WALL LIGHT, TYPE WP4, & MOUNTING HEIGHT  | DSXW1 LED P5 30K 70CRI T1FTM             | 37 WATT | 4,913 LU |
| ⌈ WP5 @ 8'         | WALL LIGHT, TYPE WP5, & MOUNTING HEIGHT  | 3419 LED 30 90 120V DV BLKE FRU          | 8 WATT  | 586 LU   |

NOTES:

1. THIS DRAWING IS BASED ON A SURVEY BY RUSSELL  
H LEWIS CO. DATED 03/27/2025.



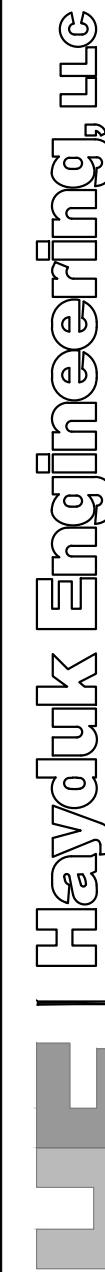
SCTM NO. 0400-268.00-02.00-018.000

|             |               |
|-------------|---------------|
| JOB NO.     | N/A           |
| DRAWN BY    | AB/RF         |
| CHECKED BY  | EJ            |
| DATE        | JULY 22, 2025 |
| SCALE       | AS NOTED      |
| DRAWING NO. | C-4.0         |

## LIGHTING PLAN

FOR: CORNERSTONE MELVILLE

LOCATED AT:  
MELVILLE, TOWN OF HUNTINGTON  
SUFFOLK COUNTY, NEW YORK

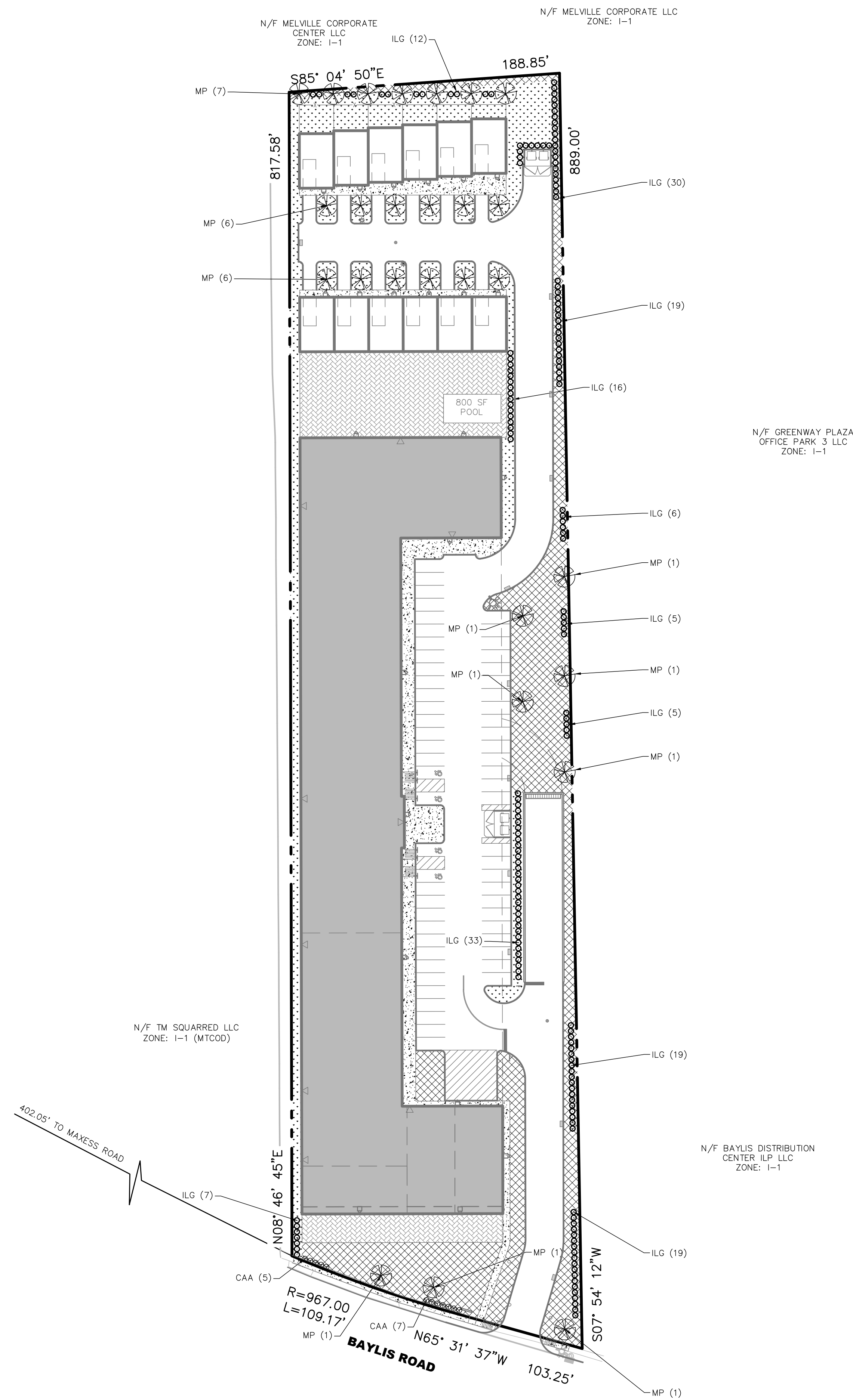
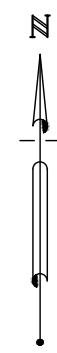


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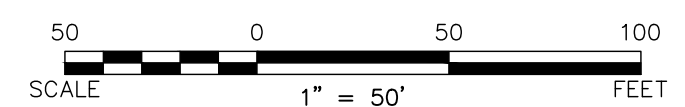
consulting engineers



| No. | DESCRIPTION                                     | BY    | DATE      |
|-----|-------------------------------------------------|-------|-----------|
| 2   | REVISED AS PER CLIENT AND UPDATED BLOCKING PLAN | RF    | 8/26/2026 |
| 1   | REVISED AS PER CLIENT AND UPDATED BLOCKING PLAN | KB/RF | 7/22/2026 |
|     |                                                 |       |           |
|     |                                                 |       |           |
|     |                                                 |       |           |
|     |                                                 |       |           |



| LANDSCAPING SCHEDULE                                                                  |      |           |                                       |                                  |                                |
|---------------------------------------------------------------------------------------|------|-----------|---------------------------------------|----------------------------------|--------------------------------|
| SYMBOL                                                                                | ABV. | QTY       | DESCRIPTION                           | BOTANICAL NAME                   | SIZE / SPACING                 |
|  | N/A  | 38,866 SF | GROUNDCOVER, GRASS SOD                | —                                | —                              |
|  | CAA  | 12        | GROUNDCOVER, FEATHER REED GRASS       | CALAMAGROSTIS ACUTIFLORA STRICTA | 1 QT. CONT / 2' O.C.           |
|  | ILG  | 171       | SHRUB, INKBERRY                       | ILEX GLABRA                      | 3 GAL. CONT / 4' O.C.          |
|  | MP   | 27        | TREE, PRAIRIEFIRE FLOWERING CRABAPPLE | MALUS 'PRAIRIEFIRE'              | 6'-7" HT. B&B HEAVY / 15' O.C. |



SCTM NO. 0400-268.00-02.00-018.000

|             |               |
|-------------|---------------|
| JOB NO.     | N/A           |
| DRAWN BY    | AB/RF         |
| CHECKED BY  | EJ            |
| DATE        | JULY 22, 2025 |
| SCALE       | AS NOTED      |
| DRAWING NO. | C-5.0         |

## PLANTING PLAN

FOR:  
CORNERSTONE MELVILLE

LOCATED AT:  
MELVILLE, TOWN OF HUNTINGTON  
SUFFOLK COUNTY, NEW YORK



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| No. | DESCRIPTION                                     | REVISIONS |      | DATE      |
|-----|-------------------------------------------------|-----------|------|-----------|
|     |                                                 | BY        | DATE |           |
| 2   | REVISED AS PER CLIENT AND UPDATED BLOCKING PLAN | RF        |      | 8/26/2026 |
| 1   | REVISED AS PER CLIENT AND UPDATED BLOCKING PLAN | KB/RF     |      | 7/22/2026 |