

AREA SET ASIDE FOR COVENANTS, DECISIONS, ETC.

VILLAGE OF ISLANDIA STANDARD SITE NOTES:

These notes shall govern in there are discrepancies in other areas containing notes.

1.

All concrete curbing, sidewalks and drainage structures shall conform to Village standard details and specifications.
2.

The Village shall be notified 48 hours in advance of all construction.
3.

Horizontal location, horizontal alignment, vertical alignment and vertical grades for curbs and walks shall be verified with the Village, Suffolk County Department of Public Works and / or New York State Department of Transportation (NYSDOT) prior to construction.
4.

All traffic control devices, i.e. signals, signs and pavement markings, shall be installed in conformance with the guidelines of the New York State Manual of Uniform Traffic Control Devices and as designated by the Village.
5.

The Contractors performing any and all traffic control devices layout and installation work shall notify the Village 48 hours in advance of beginning such work along a Village road.
6.

All pavement markings required shall be thermoplastic (NYSDOT specifications) unless otherwise noted on the plan.

GENERAL GRADING NOTES

1.

Site grading shall be performed in accordance with these plans. The Contractor shall be responsible for removing and replacing all soft, yielding or unsuitable materials. All excavated or filled areas shall be compacted to 95% Modified Proctor maximum density per ASTM Test D-1557. Moisture content at time of placement shall not exceed 2% above nor 3% below optimum. Contractor shall submit a compaction report prepared by a qualified geotechnical engineer registered within New York State verifying that all filled areas to be paved have been compacted in accordance with these requirements and as shown on the Plans.
2.

The Contractor is responsible for verification of existing topographic information and utility invert elevations prior to commencement of any construction. Contractor to ensure 0.75% minimum slope against all islands, gutters and curbs on asphalt to prevent ponding. Any discrepancies that may effect the public safety must be identified immediately to the Village's inspector or the Engineer of Record. Proceeding with construction with design discrepancies is done so at the Contractor's own risk.
3.

Proposed top of curb elevations are typically 6" above local asphalt or concrete pavement grade, unless otherwise noted. Field adjust to create a minimum 0.75% gutter grade along curb face. Engineer to approve final grading cut sheets prior to paving.
4.

Refer to site plan drawings for additional notes.
5.

In case of discrepancies between plans, the Site Plan will supercede in all cases. The Contractor shall notify the Engineer of Record of all conflicts.
6.

Subbase material for sidewalks, curbs or asphalt pavement shall be free of organics and other unsuitable materials. Should the subbase be deemed unsuitable, material shall be removed and filled with approved material compacted to 95% optimum density (as determined by Modified Proctor Method).

SOIL EROSION AND SEDIMENT CONTROL NOTES

1.

The Contractor shall install all erosion control measures prior to earthwork operations and maintain all erosion control measures including seeded embankments during and for the duration of construction. Erosion control measures shall only be removed upon the establishment of all landscaped areas to the satisfaction of the Village of Islandia.
2.

The Contractor shall install and maintain sediment control measures following the installation of the catch basins and / or street inlets. Staked hay bales shall be installed and maintained until such time that the Village of Islandia accepts the pavement installation.
3.

The Contractor shall clean all drainage structures within the site and along the east side of Old Nicolls Road along the project frontage to the satisfaction of the Village and / or their designated representative.

DESCRIPTION OF PROPOSED IMPROVEMENTS

1.

This proposed development includes a total of 72 single family residential units, a community building, swimming pool and tennis court.
2.

Of the 72 proposed units, 47 will be age restricted to 55 and over and the other 25 will be non age restricted.
3.

The community will be gated with a security booth at the main entrance off of Old Nichols Road, centrally located along the property frontage.
4.

Sanitary disposal is proposed via an on site chromaglass system in conformance with Suffolk County Department of Public Works (SCDPW) and Suffolk County Department of Health Services (SCDHS) guidelines and design criteria. Approvals from both SCDPW and SCDHS are required and will be obtained.
5.

Gas and electric services will be coordinated with Keyspan / LIPA.
6.

Water supply for both domestic and fire fighting will be provided via connections to an existing 12 inch diameter main located within the Old Nichols Road Right of Way. Suffolk County Water Authority (SCWA) has provided a letter of water availability.
7.

Drainage will be contained on site via a series of collection structures and leaching pools.
8.

All site improvements shall conform to Village of Islandia Construction Standards.

PUBLIC UTILITIES/ SERVICES

Water:

SCWA / SCDHS

Electric:

Long Island Power Authority

Telephone:

New York Telephone

Gas:

Keyspan

Sewer:

SCDPW / SCDHS

Cable:

Cablevision

Old Nichols Rd.:

Village of Islandia

SITE DATA:

Contiguous area of site (Includes portion of Schley Abandonment)	441,130 sf
Area of buildings proposed	102,750 sf
Percent of lot occupancy	23.2%
Area of paving proposed	67,175 sf (n.i. driveways)
Area and percent of turf and landscaping proposed	238,380 sf / 53.8%
Unit Parking required / Parking provided (See SP4.0)	151 / 151
Community Bldg. Parking required / Parking provided	19 / 19
Handicap Parking Spaces req'd / Parking provided	4 / 4
Zoning	MF Residence
Intended use of property	Residential / Condominium
Elevation of Groundwater	35.10 +/-
Survey Datum	N.G.V.D.
Suffolk County Tax Number(s)	504-017-03-07 & 08

ESTIMATE OF QUANTITIES TABLE:

Does Not Include Old Nichols Road Right of Way

Concrete curb	4,370 lf
Concrete Sidewalks	11,600 sf
Asphalt Pavement	67,175 sf
Catch Basins	13
Leaching Pools	21
Storm Drain Piping (15")	300 lf
Screen Planting	4,000 sf (South Prop. Line)
Seeded / Lawn Area	150,000 sf

SCHEDULE OF OPERATIONS

The developers' schedule of operations, shall include:

1.

Meet with the Village of Islandia and the engineering inspector prior to start of any work.
2.

Installation of all perimeter erosion control measures to ensure on-site containment of all sediments.
3.

Installation of stabilized construction entrance.
4.

Clearing and rough grading of roads and building areas in accordance with approved plans. Stockpile topsoil.
5.

Installation of drainage system, including catch basins, leaching pools and piping.
6.

Installation of inlet protection.
7.

Foundation excavation, pouring and backfilling.
8.

Temporary stabilization by the use of erosion control measures immediately following backfilling of the foundation of each building, as required.
9.

Installation of curbs and sidewalks.
10.

Installation of sub surface utilities.
11.

Complete final grading, remove all temporary erosion control measures and install permanent vegetation following site stabilization.
12.

Completion of landscaping.
13.

Paving of road surfaces.
14.

Setting of required concrete monuments.
15.

Cleaning of all drainage structures silted up due to erosion incurred during construction.

ABBREVIATIONS

Asph	Asphalt
B	Bottom of Curb
BW	Back of Walk
Bldg	Building
BM	Bench Mark
CB	Catch Basin
CI	Cast Iron
CL	Center Line
CMU	Concrete Masonry Unit
CO	Cleanout
Conc	Concrete
CF	Curb Face
EL. or Elev	Elevation
Elec	Electric, Electrical
Ex or Exist	Existing
FF	Finished Floor
FG	Finished Grade (Landscape)
FS	Finished Surface (hardscape)
FH	Fire Hydrant
FL	Flow Line
Ft	Foot or Feet
G	Grate
GB	Grade Break
GV	Gate Valve
H/C	Handicap
HDPE	High Density Polyethylene
HP	High Point
Inv	Invert
LP	Leaching Pool
Max	Maximum
Min	Minimum
MH	Manhole
NTS	Not to Scale
PA	Planter Area
POC	Point of Connection
PIV	Post Indicator Valve
PCC	Portland Cement Concrete
PRV	Pressure Reducing Valve
PVC	Polyvinyl Chloride
R or Rad	Radius
RD	Roof Drain
SD	Storm Drain
SDMH	Storm Drain Manhole
SL	Sewer Lateral
SMH	Sanitary Manhole
SS	Sanitary Sewer
Std	Standard
T	Top of Curb
Tel	Telephone
TW	Top of Wall
TS	Traffic Signal
TSB	Traffic Signal Box
Typ	Typical
TV	Television
Vlt	Vault
W	Water
WM	Water Meter
WS	Water Service
WV	Water Valve

LEGEND:

	145	Existing Contour
	136	Proposed Contour
	143.7	Existing Elevation
	133.8 135.0	Proposed Elevation
	G	Existing Gas
	SS	Existing Sanitary Sewer
	SL	Proposed Sanitary Sewer
	SMH	Sanitary Sewer Manhole
		Sewer Cleanout
	W	Existing Water
	W	Proposed Water
		Proposed Fire Hydrant
		Proposed Gate Valve
	WS	Proposed Water Service
	SD	Existing Storm Drain
	SD	Proposed Storm Drain
		Proposed Leaching Pool
		Proposed Catch Basin
		Flow (Direction)

SCTM : 504-17-03-07&08

		APPLICANT		Islandia Partners LLC 399 West John Street Hicksville, New York 11801		
		PREPARED BY			R&W / Engineers, P.C. 132 East Main Street, Bay Shore, New York 11706 Ph (631) 969-8535 Fax (631) 969-8518	
DWG.SCALE	None	DESIGN BY:	MLW	PROJECT NO.	ip101	SP2.0
DRAWN BY:	MLW	CHECKED BY :	LAR	DATE:	NOV. 2007	
SIGNED: _____						