DEVELOPMENT OF REGIONAL SIGNIFICANCE APPLICATION

EXPRESSWAY DRIVE NORTH WAREHOUSE BUILDINGS

Compatible Growth Area, Central Pine Barrens Zone

Hamlet of Yaphank, Town of Brookhaven
Suffolk County New York

NPV No. 02045

Prepared for Submission to:

Central Pine Barrens Joint Planning &
Policy Commission (CPBJPPC)
624 Old Riverhead Road
Westhampton Beach, NY 11978

Prepared by:

NELSON POPE VOORHIS
environmental • land use • planning

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September 1, 2022

DEVELOPMENT OF REGIONAL SIGNIFICANCE APPLICATION

Expressway Drive North Warehouse Buildings

Compatible Growth Area, Central Pine Barrens Zone

Hamlet of Yaphank, Town of Brookhaven
Suffolk County, New York

Applicant:
WF Industrial XII LLC
80 8th Avenue, Suite 1602
New York, New York 10011
Contact: Matthew Dicker, Authorized Signatory

For Submission to:
Central Pine Barrens Joint Planning & Policy Commission
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September 1, 2022

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Overall Site Plan, Proposed Warehouse, Key Civil Engineering, *revised 05/03/2022*

Existing Slope Analysis Plan, **Proposed Warehouse**, Key Civil Engineering, *revised 05/03/2022*

TRANSMITTAL LETTER

DEVELOPMENT OF REGIONAL SIGNIFICANCE APPLICATION
TRANSMITTAL LETTER

Dear Commissioners:

Please accept this package as an application for development review of the project known as

Expressway Drive North Warehouse Buildings

submitted on September 1, 2022 (Date) by WF Industrial XII LLC (Applicant's Name)

This project is located within the Compatible Growth Area of the Central Pine Barrens as described in Section 57-0107 of the New York State Environmental Conservation Law. I realize that this proposal is a **Development of Regional Significance** and must meet the **Standards and Guidelines for Land Use** as per the Central Pine Barrens Comprehensive Land Use Plan including the Final Generic Environmental Impact Statement filed June 12, 1995.

I believe that this project meets all of the standards and guidelines, and appropriate supporting documentation is included in this application. Please find below an explanation, and specific page references to the accompanying support materials, showing consistency with the standards and guidelines. I have also enclosed the required additional materials as noted below. I understand that it is important that I read the enclosed standards and guidelines thoroughly and that my application may be considered incomplete if an explanation is not provided for each of the items described therein and listed below.

In addition to the information noted above, the following requisite material has also been included in this packet: *(please check those items that are included)*

N/A A copy of any and all approvals that have been received to date

N/A Three copies of the final approved map or site plan including any required conditions or revisions.

✔ Copies of other maps or data that document and support the information presented in the attached forms.

✔ Forms pursuant to the State Environmental Quality Review Act or findings statement and supporting documentation (Environmental Assessment Form, Draft and Final Environmental Impact Statements) **(in Attachment A)**

N/A A copy of the Suffolk County Planning Commission determination (if applicable) regarding this application.

N/A Completed and Notarized Owner's Affidavit (form attached) - only required if the applicant does not own the property.

I understand that public hearing will be scheduled for this project once my application has been deemed complete.

(Applicant's Signature)

Matthew Dicker, Authorized Signatory
(Applicant's Name Printed)

I authorize the following individual to act as my agent throughout the review process for this application. Please contact them with all information pertaining to this matter.

Agent's Name, Address and Phone Number:

Charles J. Voorhis, CEP, AICP; Principal

Nelson, Pope & Voorhis, LLC

70 Maxess Road

Melville, New York 11747

(Agent's Signature)

PROJECT DATA SHEET

DEVELOPMENT OF REGIONAL SIGNIFICANCE APPLICATION
PROJECT DATA SHEET

September 1, 2022

Applicant Information	
Name	WF Industrial XII LLC; Matthew Dicker, Authorized Signatory
Address	80 8th Avenue, Suite 1602, New York, NY 10011
Phone/Fax	(310) 490-0526 (phone)
Agent's Name	Charles J. Voorhis, CEP, AICP: Principal Nelson Pope Voorhis LLC
Address	70 Maxess Road Melville, NY 11747
Phone/Fax	(631) 427-5665/ (631) 427-5620
Project Information	
Project Name	Expressway Drive North Warehouse Buildings
Tax Map Number(s)	District 0200; Section 662; Block 2, Lot 5.16
Street Location	North side of LIE North Service Road, west of Sills Road; SCTM: 200-662-5.16
Hamlet & Town	Yaphank, Brookhaven
Total Acreage	71.45 acres
Existing Land Use	Vacant, wooded
Present Zoning	Industrial Warehouses
Project Description	The proposed project involves a Site Plan application for 549,942 SF of warehouse space in three structures, on a 71.45-acre portion of the overall 192±-acre Silver Corporate Park property. The Silver Corporate Park project underwent review under SEQRA, and subsequent litigation between the Applicant and the Town. That litigation concluded in a Stipulation of Settlement to allow development of a 14-lot subdivision of the site, for about 550,000 SF of warehouse space. A Subdivision application was submitted to the Town. The Town Planning Board adopted a Negative Declaration for the Subdivision Plan, indicating that, in its judgement, the Subdivision Plan would not result in significant adverse environmental impacts. It is noteworthy that the Subdivision Plan was also reviewed by the Central Pine Barrens Joint Planning & Policy Commission (CPBJPPC), which adopted its own Findings Statement that supports the DRS approval and is further described in Section 2.0 of **Appendix A**. Subsequently, the Applicant revised the project to occur on a single lot and reduce the area of steep slopes that would be impacted. A Town Site Plan application is being processed. The Site Plan conforms to the CLUP and therefore is expected to gain the same approvals as were granted for the Subdivision Plan. A Consistency Analysis (dated February 8, 2022) comparing the anticipated impacts of the approved subdivision against those of the site plan was prepared for the Brookhaven Planning Board, to demonstrate that the latter was at least as protective of steep slopes as the former, so that no further analysis under SEQRA would be warranted. It should be noted that, since the Consistency Analysis was prepared, the Site Plan has been subject to further revisions to reduce impacts to steep slopes. Consequently, the Consistency Analysis was revised to reflect these Site Plan revisions. A copy of the revised Consistency Analysis (dated May 9, 2022) is contained in **Appendix A**. The Site Plan revisions are presented in the attached **Existing Slope Analysis Plan** *(revised 5/3/22)* and **Overall Site Plan** *(revised 5/3/22)*, and are the subject of this DRS application.

	The applicant submitted a Development of Regional Significance (DRS) application on May 9, 2022, and a Compatible Growth Area (CGA) Hardship application on June 13, 2022. Staff of the Central Pine Barrens Joint Planning & Policy Commission (CPBC or Commission) prepared a Draft Staff Report for the Commission meeting of August 17, 2022, for the subject application. The hearing was adjourned on August 17, 2022, in order for the applicant to provide an updated application that reflects modified conditions on the subject site, specifically, limited clearing for test borings that was conducted by the prior site owner, prior to WF Industrial XII LLC taking ownership of the property. **Appendix B** includes a response to the Draft Staff Report dated August 17, 2022 and a full set of project plans.

PERMIT INFORMATION

Permit Information (please note which permits or plans are required and why, if they have been received and as of what date)	
State Environmental Quality Review Act (SEQRA) (please note if positive declaration, date of DEIS and FEIS, etc)	DEIS- Silver Corporate Park Subdivision October 2005 FEIS- Silver Corporate Park Subdivision December 2005 Findings- Silver Corporate Park Subdivision December 2005 Stipulation of Settlement February 2015 Negative Declaration Stipulation of Settlement March 2015 Negative Declaration Subdivision January 2020 Adopted Decision to Approve Subdivision, CPBJPPC June 2020
Town Permits - subdivision, site plan, tree clearing, variance, special permit (please note from which board)	Special Permit - Town Planning Board (overnight outdoor parking) Site Plan- Town Planning Board Variance- Town Planning Board (landscaping in front yard)
Project Plans Enclosed (site plan, subdivision, etc.) Including drainage or landscape plans	(in pouches at the back of this document)
NYS DEC - wetlands, WSR, mining, SPDES, etc.	SWPPP
Suffolk County Department of Health Services - Article 6, 7, 12	SCSC Article 6
Suffolk County Planning Commission	N/A

STANDARDS AND GUIDELINES FOR LAND USE

STANDARDS AND GUIDELINES FOR LAND USE

Standard (S)/Guideline (G)		Explanation and Document Page Reference
5.3.3.1 Nitrate-nitrogen		
S 5.3.3.1.1	SCSC Article 6 compliance	The project's sanitary wastewater will be treated and recharged via on-site septic systems conforming to SCSC Article 6 requirements. The estimated 549,942 SF of warehouse spaces would generate an estimated 21,998 gpd of sanitary wastewater. This would exceed the allowable sanitary flow under SCSC Article 6, which is 21,423 gpd. The proposed project is far along through review by Suffolk County Department of Health Services (SCDHS) for compliance with Article 6 of the Suffolk County Sanitary Code (SCSC). The most recent Notice of Incomplete (NOI), dated July 29, 2022, has only three (3) outstanding items listed. All three (3) items are being addressed. Conformance with Article 6 density requirements will be achieved by use of Pine Barrens Credits which are currently owned by WF Industrial and will be redeemed as part of the SCDHS project review. The project will conform with this Standard based on SCDHS review and redemption of Pine Barrens Credits.
S 5.3.3.1.2	STP discharge	The proposed project will conform to SCSC Article 6 requirements, so that no STP will be necessary. It is acknowledged that the project's effluent will be recharged within the CGA. However, the project will operate under the jurisdiction of the SCDHS and in conformance with SCSC Article 6, thereby assuring that no impact to underlying groundwater quality will occur.
G 5.3.3.1.3	Nitrate-nitrogen goal	No surface water bodies or wetlands are present on the site or in the vicinity that could be impacted by the site's recharge and as a result, this Guideline does not apply. The proposed project includes measures that will minimize potential nitrogen impacts to groundwater (i.e., conformance to SCSC Article 6, use of an Innovative/Alternative septic system, elimination of fertilizer use on landscaping). The project density is unchanged and therefore if applicable, the nitrogen concentration in recharge will be less than 2.5 mg/l.
5.3.3.2 Other chemical contaminants of concern		
S 5.3.3.2.1	SCSC Articles 7 & 12 compliance	The Site Plan will be consistent with SCSC Article 7 in that it will not involve an industrial process or use hazardous or toxic materials in excess of the quantities allowed under Article 7 of the SCSC. The project will conform to the applicable storage and handling restrictions and requirements of SCSC Article 12. The proposed project will obtain proper permits, if needed and required.
5.3.3.3 Wellhead protection		
S 5.3.3.3.1	Significant discharges and public supply well locations	There are no public water supply wellfields within 200 feet of the subject site. The nearest public drinking water supply well is the Suffolk County Water Authority (SCWA) Patchogue-Yaphank Road well field located on the west side of Sills Road (CR 101) generally south of the Long Island Expressway between the Long Island Railroad and Horseblock Road. This well field is more than 3,500 feet south of the subject site. Groundwater flow is toward the east, southeast in the vicinity of the subject site. As a result, there are no potential impacts of site use upon the well field.
G 5.3.3.3.2	Private well protection	The project conforms to SCSC Articles 6 and 7, and all wastewater recharge will flow in an east-southeasterly direction. There are no SCWA public water supply wellfields in this direction that are near enough to the project site to be impacted by the site's sanitary recharge.
5.3.3.4 Wetlands and surface waters		
S 5.3.3.4.1	Non-disturbance buffers	There are no surface water bodies or freshwater wetlands on the subject site.
S 5.3.3.4.2	Buffer delineations, covenants, and conservation easements	The eastern and northern portions of the site, and the naturally-vegetated buffer along the LIE (totaling 30.15 acres), will be retained in their naturally-vegetated condition, and permanently protected by covenant filed with the County Clerk.
S 5.3.3.4.3	WSRR Act compliance	The subject site is not within the regulated distance from any State-designated WSRR.
G 5.3.3.4.4	Additional non-disturbance buffers	No additional buffer areas are necessary or proposed.
5.3.3.5 Stormwater runoff		
S 5.3.3.5.1	Stormwater recharge	All stormwater runoff generated on developed surfaces will be retained on-site and recharged to groundwater. The project's drainage system will utilize a recharge basin. The system will be subject to the review and approval of the Town engineering and planning staff and the project will comply with SPDES GP 0-15-002 for stormwater project notification and preparation of a SWPPP. The applicant has obtained SWPPP approval by the appropriate authority, the Town of Brookhaven. The applicant will obtain all necessary SWPPP and SPDES coverage and will file the necessary submissions with the New York State Department of Environmental Conservation (NYSDEC) prior to site disturbance.
G 5.3.3.5.2	Natural recharge and drainage	No suitable natural low areas are present on the site that could be used for drainage purposes.
G 5.3.3.5.3	Ponds	No artificial ponds are proposed.
G 5.3.3.5.4	Natural topography in lieu of recharge basins	No natural topographic low points or swales are available to be utilized for stormwater recharge.
G 5.3.3.5.5	Soil erosion and	The project's drainage system will be subject to the review and approval of the Town engineering and planning staff and the project will comply with SPDES GP 0-15-002 for stormwater project

	stormwater runoff control during construction	notification and preparation of a SWPPP. The applicant has obtained SWPPP approval by the appropriate authority, the Town of Brookhaven. The applicant will obtain all necessary SWPPP and SPDES coverage and will file the necessary submissions with the New York State Department of Environmental Conservation (NYSDEC) prior to site disturbance.
5.3.3.6 Natural vegetation and plant habitat		
S 5.3.3.6.1	Vegetation Clearance Limits	The subject parcel is now and was zoned L-1 in 1995, when the CPB CLUP was adopted. Figure 5-2 of the CLUP indicates that the overall maximum allowed site clearance is 65% (46.44 acres; conversely, a minimum of 35% of the site, or 25.01 acres, would have to be preserved as natural). Based on the May submission, the proposed project will clear an estimated 41.30 acres of the site (57.80%), thereby conforming to this requirement. Conversely, the Site Plan would retain 30.15 acres on natural vegetation, or 42.20% of the site. Since the May submission, it was determined that limited clearing occurred on the site and was completed by the prior owner for the purpose of test hole installation. It is noted that all of that clearing is within areas of the site that will be cleared as a result of the proposed development except for 3,803 SF. The clearing and grading that is depicted on the site plan is needed in order to construct the project. The proposed project is designed to conform to both Standard 5.3.3.6.1 Vegetation Clearance Limits. In terms of clearing, the amount of clearing noted on the Site Plan included with the original application is 1,799,176 SF, or 41.30 acres (57.81% of the site). As noted, limited additional clearing occurred by a prior owner to install test borings. Prior clearing that occurred in areas intended to remain natural on the current plans amounts to 3,803 SF, or 0.087 acres. When considering this area, the clearing calculation is as follows: 1,799,176 SF + 3,803 SF = 1,802,979 SF (57.93% of the site) The maximum clearing allowed is 65% of the 71.45-acre site or 46.44 acres. The proposed clearing is 41.391 acres, or 57.93% of the site as compared to a clearing limit of 65% of the site. Therefore, clearing is 5.05 acres, or 7.07%, less than what is allowed by the Standard.
S 5.3.3.6.2	Unfragmented open space	This standard concerns preservation of natural vegetation in large unbroken blocks to establish open spaces contiguous to on-site and, if possible, off-site property. As a result, substantial areas of natural contiguous habitat will be retained; these areas will be contiguous to naturally-vegetated spaces adjacent to the north, east and west, thus forming an open space continuum as intended by this standard.
S 5.3.3.6.3	Fertilizer dependent vegetation limit	The Standard allows 15% fertilizer-dependent vegetation. In fact, the fertilizer dependent vegetation is limited to 4.2% of the overall site, which is more than 10%, or 10.8 acres less than the Standard. Landscape species consistent with the species list in Figure 5-2 (Planting Recommendations) of the CLUP are shown on the site plan landscape design plans.
S 5.3.3.6.4	Native Plantings	Landscape species consistent with the species list in Figure 5-2 (Planting Recommendations) of the CLUP are shown on the site plan landscape design plans.
5.3.3.7 Species and communities of special concern		
S 5.3.3.7.1	Special Species and Ecological Communities	• The Applicant will ensure that the Site Plan will conform to NYSDEC guidance regarding habitat protection and accommodation for rare, threatened endangered and species of special concern. • As directed by the NHP, clearing will be limited to occur within the time period specified by the NYSDEC, to protect the habitat of the Northern Long-eared Bat. No clearing will occur on the Project Site from April 1 to October 31 of any given year to protect the habitat of the Northern Long-eared Bat unless otherwise authorized by NYSDEC. • Host plants for the Persius Duskywing are not expected within proposed development areas.
5.3.3.8 Soils		
G 5.3.3.8.1	Clearing envelopes	The Site Plan was revised in part to maximize use of slopes less than 10%, and reduce impacts to slopes 10 to 15%, as well as to slopes in excess of 15%. This goal is achieved to a large degree by the Site Plan, where more of the site's slopes of less than 10% will be disturbed than the Subdivision Plan, but less of the site's 10 to 15% slopes and less of the site's 15+% slopes will be impacted. Guideline 5.3.3.8.1 states, *"Clearing envelopes should be placed upon lots within a subdivision so as to maximize the placement of those envelopes on slopes less than ten percent (10%)."* Technically, the application is not a subdivision. However, avoidance of slopes is accomplished on the proposed project plans as is evident in review of the plan superimposed on the slope analysis (see Existing Slope Analysis Plan ESAP-1 in the Hardship Application, Key Civil Engineering, last dated 5/03/2022).
G 5.3.3.8.2	Stabilization and erosion control	An Erosion & Sediment Control Plan has been prepared as part of the Site Plan for the project. Erosion prevention measures to be taken during construction include groundcovers (vegetative or artificial), drainage diversions, soil traps, minimizing the area of soil exposed to erosive elements at one time, and minimizing the time span that soil is exposed to erosive elements. Soil removed during grading and excavation will be used as backfill (if it displays acceptable bearing capacity and leaching characteristics) to produce acceptable slopes for construction. The proposed stormwater design conforms to the intent of this standard. Guideline 5.3.3.8.2 states, *"Construction of homes, roadways and private driveways on slopes greater than ten percent (10%) may be approved if technical review shows that sufficient care has been taken in the design of stabilization measures, erosion control practices and structures so as to mitigate negative environmental impacts."* This Guideline clearly states that homes (structures), roads and drives may be approved on slopes greater than 10% if there are sufficient site stabilization measures and erosion control to avoid environmental impacts. The site plan includes Soil Erosion & Sediment Control Plan in Sheets 17 (C-15) and 18 (C-16) of the package. These plans clearly show stabilization and erosion control practices that mitigate potential environmental impacts.
G 5.3.3.8.3	Slope analysis	A map has been prepared depicting slope intervals of 0-10%, 10-15% and greater than 15%. As shown in the **Existing Slope Analysis Plan**, **Proposed Warehouse** for the Site Plan, there are 8.33 acres of steep slopes (defined as >15%) on the subject site. It should be noted that 91.67% of the site has slopes of less than 15%. Natural steep slopes are found in the central and northern parts of the site. For the proposed project, regrading is not expected to produce slopes in excess of 1:3. Guideline 5.3.3.8.3 states, *"Project review is facilitated if submissions contain a slope analysis showing slopes in the ranges 0-10%, 11-15% and 15% and greater. In areas with steep slopes, slope analysis maps should be required. This can be satisfied with cross hatching or shading on the site plan for the appropriate areas."* This Guideline is met as a result of submission of detailed slope mapping using the slope intervals identified in the Guideline (see Existing Slope Analysis Plan ESAP-1 in the Hardship Application, Key Civil Engineering, last dated 5/03/2022).
G 5.3.3.8.4	Erosion and sediment	The potential for erosion to occur during construction or after construction is completed will be controlled by implementing the SWPPP, which includes engineered Erosion Control Plans that are

	control plans	approved through the site plan review process. Guideline 5.3.3.8.4 states, "Erosion and sediment control plans should be required in areas of fifteen percent (15%) or greater slopes." As noted, full erosion and sediment control plans are included in with the site plan, which include the Soil Erosion & Sediment Control Plan. These plans demonstrate conformance with this Guideline and further show stabilization and erosion control practices that mitigate potential environmental impacts.
G 5.3.3.8.5	Placement of roadways	One of the goals of the Site Plan is to reduce the area of impact to slopes in excess of 10% to a greater degree than achieved for the Subdivision Plan. It is estimated that 0.98 acres of slopes 10% and greater will be impacted by the Site Plan. In comparison, the Subdivision Plan (assuming the current slope map) would impact 1.45 acres of slopes in excess of 10%. Guideline 5.3.3.8.5 states, "Roads and driveways should be designed to minimize the traversing of slopes greater than ten percent (10%) and to minimize cuts and fills." This Guideline works in conjunction with G 5.3.3.8.2 which states that construction on slopes greater than 10% may be approved with proper erosion control. The site plan provides erosion control. The Existing Slope Analysis Plan ESAP-1 in the Hardship Application, Key Civil Engineering, last dated 5/03/2022 clearly identifies that driveways are designed to avoid slopes greater than 10%.
G 5.3.3.8.6	Retaining walls and control structures	It is estimated that 0.20 acres of slopes 15% and greater will be impacted by the Site Plan. In comparison, the Subdivision Plan (assuming the current slope map) would impact 0.32 acres of slopes in excess of 15%. Use of naturally vegetated slopes is not feasible in all cases. Based on site plan design, retaining walls are used for grade transitions where a vegetated slope is not possible. Retaining walls are effective in making grade transitions in order to retain greater natural open space as a vegetated slope would require more clearing. The Grading & Drainage Plan(s), including retaining walls, are included in Drawings C-4 through C-6 (Sheets 4-6) of the KCE Site Plan, Proposed Warehouse. Review of the applicable Guideline finds that the proposed project is in conformance. Guideline 5.3.3.8.6 states, "Details of retaining walls and erosion control structures should be provided for roads and driveways which traverse slopes greater than ten percent (10%)." As noted, the site plan provides retaining wall details and erosion control structures for roads/driveways that traverse slopes greater than 10%.
5.3.3.9 Coordinated design for open space management		
S 5.3.3.9.1	Receiving entity for open space dedications	No dedication of the open space on the site is proposed. The open space will be protected by a Conservation Easement or other appropriate instrument as required by the Commission. An appropriate delineator will be placed at the limit of the cleared area/open space to ensure that no additional clearing occurs. Temporary fencing will be installed prior to clearing and will be maintained during construction.
G 5.3.3.9.2	Clustering	Clustering of the project is a central tenet of the Site Plan, to allow for retention of substantial acreages of natural vegetation in the site's eastern and northern portions, to abut similar areas on adjacent properties. This principle also enables the Applicant to locate the disturbed area preferentially on the low-slope areas of the site.
G 5.3.3.9.3	Protection of dedicated open space	The Applicant will participate in the preparation of a covenant to permanently protect the open spaces on the site. The open space will be protected by a Conservation Easement or other appropriate instrument as required by the Commission. An appropriate delineator will be placed at the limit of the cleared area/open space to ensure that no additional clearing occurs. Temporary fencing will be installed prior to clearing and will be maintained during construction.
5.3.3.10 Agriculture and horticulture		
G 5.3.3.10.1	Best Management Practices	N/A; the project is a warehouse in nature, and no new or expanded agricultural or horticultural uses are included.
5.3.3.11 Scenic, historic, and cultural resources		
G 5.3.3.11.1	Cultural resource consideration	The project design will retain a 100 foot-deep naturally-vegetated buffer along the site's southern boundary with the LIE. Additionally, plantings of appropriate landscape species to protect and enhance the natural aesthetics of the site and area will be made within the disturbed area. The project's buildings and amenities will employ an attractive architectural treatment and complementary landscape design that would be consistent with the aesthetics of the area and congruent with the surrounding land uses. Site reconnaissance and aerial photograph review finds that there are no passive hiking corridors on the subject site. There are trails on the 120 acres owned by the Town that was previously of SCP. These can align with open space and adjoining trail opportunities. The subject site is visible from the LIE North Service Road. A wide natural buffer is present along the LIE frontage. Two (2) curb cuts are required per NYS Fire Code. One (1) curb cut has been considered but cannot be accommodated as a result of the Fire Code requirements.
G 5.3.3.11.2	Inclusion of cultural resources in application	N/A; there are no known or suspected cultural resources on the subject site that could be impacted by the proposed project, based on review of NYS OPRHP records. There are no known "established" recreational trails on the site. The site does adjoin the LIE North Service Road. The site plan provides a wide natural buffer adjoining the LIE.
G 5.3.3.11.3	Protection of scenic and recreational resources	The project design will retain a 100 foot-deep naturally-vegetated buffer along the site's southern boundary with the LIE. Additionally, plantings of appropriate landscape species to protect and enhance the natural aesthetics of the site and area will be made within the disturbed area. The project's buildings and amenities will employ an attractive architectural treatment and complementary landscape design that would be consistent with the aesthetics of the area and congruent with the surrounding land uses.
G 5.3.3.11.4	Roadside design and management	Unlike the Subdivision Plan, the Site Plan includes two ingress/egress curb cuts on the site's frontage on the LIE North Service Road. One (1), 9-foot high monument sign is provided to the east of the east curb cut. The sign is of small size and will be reviewed by the Town Planning Board in connection with site plan review. All site lighting will be dark sky compliant. All lighting and signage will be reviewed by the Town Planning Board for conformance with stringent Town Code requirements.
5.3.3.12 Commercial and industrial development		
S 5.3.3.12.1	Commercial and industrial compliance with SCSC	The proposed project will comply with all applicable Town, County and/or State regulations and requirements insofar as practicable; where variances would be necessary, each will be applied for to the appropriate entity having jurisdiction.

APPENDICES

APPENDIX A
CONSISTENCY ANALYSIS

Nelson Pope Voorhis, *May 9, 2022*

CONSISTENCY ANALYSIS

Expressway Drive North Warehouse Buildings

Hamlet of Yaphank, Town of Brookhaven
Suffolk County, New York

NPV No. 02045

Prepared for Submission to:
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Prepared by:

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May 9, 2022

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May 9, 2022

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B **Adopted Negative Declaration**, Silver Corporate Park Subdivision, Brookhaven Town Planning Board, *January 13, 2020*

C **Adopted Decision to Approve**, Silver Corporate Park Industrial Subdivision, Central Pine Barrens Joint Planning & Policy Commission, *June 17, 2020*

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PLANS *(in pouches at the back of this document)*

Overall Site Plan, Proposed Warehouse, Key Civil Engineering, *05/03/2022*

Overall Site Plan, Proposed Industrial Park Subdivision, Key Civil Engineering, *revised 04/21/2020*

Existing Slope Analysis Plan, **Proposed Warehouse**, Key Civil Engineering, *05/03/2022*

1.0 INTRODUCTION

This document supports a site plan application for a proposed revision to a pending industrial development project that has undergone a complete review under the New York State (NYS) Environmental Quality Review Act (SEQRA), and subsequent litigation between the Applicant and the Town of Brookhaven. That litigation concluded in a Stipulation of Settlement between the two parties. This document compares the anticipated impacts of the two development plans for the subject site, one for a previously-reviewed subdivision (hereafter, "the Subdivision Plan") against those of the currently-proposed site plan application (hereafter, "the Site Plan"), , to demonstrate to the Brookhaven Planning Board that no further analysis under SEQRA is warranted. Copies of these plans can be found in pouches at the back of this document, and are titled, "**Overall Site Plan, Proposed Industrial Park Subdivision**" and "**Overall Site Plan, Proposed Warehouse**", respectively.

It is noted that the Subdivision Plan was prepared based on a site survey and slope map that indicated the site as approximately 71.41 acres in size (3,110,611 square feet [SF]), while the Site Plan has been prepared on a more recent site survey and slope map that indicates the site is 71.45 acres in size, or 3,112,444 SF. While the site differs by a relatively insignificant 0.04 acres (1,833 SF) between these two plans, there are more substantial differences in the slopes delineated on the site. Therefore, in order to provide the "apple-to-apples" comparison of the Subdivision Plan and the Site Plan with respect to impacts to slopes, this document analyzes these two scenarios based on the current, 71.45-acre site acreage and slope map (see **Existing Slope Analysis Plan, Proposed Warehouse**) which is the most current and accurate information available.

The subject site is a 72±-acre portion of the overall 192±-acre Silver Corporate Park site, the review for which has been completed (see **Section 2.0** below). The history of the project is outlined herein for the purpose of background information and supporting information as to the reasons to undertake the requested plan changes.

It is noteworthy that the Subdivision Plan was also reviewed by the Central Pine Barrens Joint Planning & Policy Commission (CPBJPPC) for the required Development of Regional Significance (DRS) and Hardship application. The CPBJPPC adopted their own Findings Statement that supports the project and is further described in Section 2.0.

2.0 PROJECT BACKGROUND AND HISTORY

The narrative in this section describes the history of the Subdivision Plan (**see Overall Site Plan, Proposed Industrial Park Subdivision**) and has been adapted from the Town Board Negative Declaration on the Stipulation of Settlement for the overall Silver Corporate Park Industrial Subdivision application (see **Appendix A**).

In August of 2003, a Change of Zone application from L-Industrial-1 to PRCHC was submitted to the Office of the Town Clerk for portions of the 192 acres of subject properties. A SEQRA Positive Declaration was adopted by the Town Board in August of 2005 and a Draft Environmental Impact Statement (DEIS) was accepted for public review in October of 2005. A public hearing was held on November 15, 2005, and public comments were received until November 25, 2005. A Final Environmental Impact Statement (FEIS) was prepared in response to the comments received and was adopted by the Town Board on December 6, 2005. On December 20, 2005, a SEQRA Findings Statement was adopted for the approval of a Change of Zone of portions of the subject property from L-Industrial-1 to PRCHC to include 117 acres of PRCHC uses and 75 acres of L-Industrial-1 [on what would be the subject site].

Subsequently, the Town Board approved the Change of Zone from L-Industrial-1 to PRCHC for 22,400 square feet [SF] of office/retail space, a 59-acre industrial park of 19 lots not less than three (3) acres, each, and 544 units comprised of 50 single-family, 82 attached Townhomes, 120 Assisted Living units, 240 Independent Living apartments, 50 one-story duplexes, and two resident manager units. The Change of Zone approval was amended on December 30, 2005, to correct a "scrivener errors" to change the above 544 unit mix to a 622-unit mix comprised of 50 single family, 82 attached Townhomes, 120 Assisted Living units, 240 Independent Living apartments, 50 one-story duplexes (Village I), 78 one-story duplexes (Village II) and 2 resident manager units.

A Town Board resolution rescinding both the December 20 and 30, 2005 grants was adopted on January 24, 2006. This resolution cited that both approvals failed to condition a CPBJPPC DRS decision, allowed additional construction, changed buffers, and allowed an on-site STP [sewage treatment plant] without updated SEQRA Findings, as well as modified conditions and covenants without a public hearing and resolved to hold the application until successful CPBJPPC application, full SEQRA review and a public hearing.

On April 19, 2006, the applicant commenced a special proceeding against the Town and Town Board, pursuant to Article 78 of the New York Civil Practice Law and Rules (Index No. 06-10360), which seeks, among other things, a judgment annulling, reversing, and setting aside the Town Board's January 24, 2006, resolution on the basis that it was unlawful, arbitrary, and capricious, and an abuse of discretion. In an effort to avoid the expense of further litigation, the parties desired to resolve the claims in the proceeding/action upon the terms and conditions contained in a Stipulation of Settlement.

In the Stipulation,

…the Town Board proposed adoption and implementation of a settlement between the property owner and the Town that would result in a land division dividing the 192-acre subject property into 7 lots: one (1) 50-acre lot and five (5) 14-acre lots (totaling 120 acres) to be acquired by the Town, and one (1) 72-acre lot to be retained by the property owner.

The 72-acre lot referred to in the foregoing is the subject site. The Stipulation continues:

> Future industrial subdivision, land division, or future site plan(s) on the 72-acre lot to be retained by the property owner is contemplated wherein a 47-acre portion of the 72-acre lot is proposed for future development and a 25-acre portion proposed to satisfy the requirements for open space set forth in Section 5.3.3.6 of the Central Pine Barrens Comprehensive Land Use Plan [CLUP] and Town Code § 85-723(E).

Subsequently, the applicant revised the 192-acre plan to an industrial subdivision and submitted a revised application to the Town Planning Board. The following has been taken from the Planning Board's Negative Declaration on the Silver Corporate Park project (see **Appendix B**).

> The Town Board of the Town of Brookhaven at their March 26, 2015 meeting adopted a SEQRA Negative Declaration and a Stipulation of Settlement between the property owner and the Town of Brookhaven resulting in a land division of the 192-acre subject property into 7 lots: one (1) 50- acre lot and five (5) 14-acre lots (totaling 120 acres), to be acquired by the Town of Brookhaven, and one (1) 72-acre lot to be retained by the property owner.
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> It was further stipulated that the 72 acres retained by the applicant were to be the subject of a twelve (12) lot subdivision to comply with the current requirements of the Town of Brookhaven L-Industrial-1 zoning use district to develop the property as an industrial subdivision.
>
> The property is located in the Central Pine Barrens Compatible Growth Area [CGA] and is subject to the Vegetation Clearance Limits set forth in Section 5.3.3.6.1 and Figure 5-1 of the Central Pine Barrens CLUP and Town Code § 85-723(E)(1), the boundaries of the 72-acre lot were delineated by the Town's surveyor, in consultation with the Town's Planning Department to ensure that a 47-acre portion of the 72-acre lot can be fully cleared for future development and that the 47-acre portion does not contain any environmental constraints (i.e., steep slopes areas, wetlands, etc.) that would restrict the applicants ability to clear and develop that portion of the lot in the future, and that a 25-acre portion of the 72-acre lot will satisfy the requirements for Unfragmented Open Space set forth in Section 5.3.3.6.2 of the CLUP and Town Code §85-723(E)(2).
>
> On January 25, 2018, the applicant submitted a subdivision application for the 72-acre lot to the Planning Board of the Town of Brookhaven which was deemed a Type I action and coordinated to the involved and interested agencies for the purposes of Lead Agency Determination on February 6, 2018. The Planning Board, after receiving no objections, assumed Lead Agency on March 6, 2018. Comments were received from the involved and interested agencies including the CPBJPPC, the SCDHS [Suffolk County Department of Health Services], the SCDPW [Suffolk County Department of Public Works], and the Town of Brookhaven Open Space and Farmland Acquisition Advisory Committee.

> Due to the proposed 550,000 square foot size of the [industrial] development, as per the Stipulation of Settlement and the applicant request to eliminate areas of steep slopes on lots 3, 6 and 7 totaling an estimated 18,948 SF or 0.435 acres, a DRS and CGA Hardship Waiver application was submitted to the CPBJPPC on December 7, 2018, with an amended hardship waiver application submitted on January 7, 2019. A public hearing on the application was held by the CPBJPPC on January 23, 2019, and subsequently adjourned for the applicant to provide supplemental information. On February 11th the CPBJPPC deferred lead agency status and sent the Town all materials received by the CPBJPPC related to the Silver Corporate Park application including the January 23rd hearing transcript.
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> At the February 27, 2019, and June 19, 2019, CPBJPPC meetings, motions were approved to grant extensions of the decision deadline of the application. At the July 17, 2019, CPBJPPC meeting a draft letter was authorized to be sent to the Town of Brookhaven Planning Board in response to revised plans, dated July 17, 2019. Then, at the September 18, 2019, CPBJPPC meeting a six-month extension of the decision deadline was approved. The CPBJPPC, as an involved agency pursuant to the SEQRA, is awaiting a determination of significance from the Town of Brookhaven Planning Board as the lead agency. [The Town Planning Board classified the proposed project as a Type I Action under SEQRA; see **Appendix B**.]
>
> The proposed twelve (12) lot commercial and/or industrial subdivision to develop approximately 550,000 SF of commercial and/or industrial land uses as allowed in the L-Industrial-1 Light Industrial Zoning District of the Town of Brookhaven is considered consistent with the adopted Stipulation of Settlement.

Upon the Planning Board's issuance of its SEQRA Negative Declaration, the CPBJPPC was free to reach a decision on the DRS and Hardship application pending before it. The SEQRA Negative Declaration (dated June 17, 2020; see **Appendix C**) stated the following:

> Angelo Silveri c/o Silver Corporate Park LLC owns a 71.41-acre unimproved parcel of land identified as Suffolk County Tax Map Number 200-662-2-5.16 (the Project Site), in the CGA of the Central Pine Barrens. The Project Site is located on the north side of the North Service Road of the Long Island Expressway (LIE; NYS Route 495), west of Sills Road, in Yaphank, Town of Brookhaven. The Project Site is in the L1 Industrial Zoning District.
>
> On December 7, 2018, the Applicant, through their agent, Philip Butler of Farrell Fritz, P.C., applied to the CPBJPPC for a DRS and CGA Hardship Exemption for development of a 12-lot subdivision with 550,000 SF of commercial/industrial land uses. The Applicant seeks to have the CPBJPPC waive strict compliance with the Central Pine Barrens CLUP to remove 18,948 SF of steep slopes on the Project Site. The Application for the DRS and hardship waiver request are collectively referred to as the Project.

The Existing Slope Analysis Plan, Proposed Industrial Park Subdivision, last dated April 21, 2020, prepared by Key Engineering, provides clearing data and slope analyses on each lot and on the overall Project Site. The Slope Plan identifies three lots, Lots 3, 6 and 7, that are the subject of the waiver request to remove 18,948 SF of steep slopes. The same three lots (3, 6 and 7) also contain 1.74 acres of steep slopes that will remain undisturbed and be voluntarily protected by the Applicant.

Except for 1.74 acres of undisturbed area on Lots 3, 6 and 7, the 12 building lots, ranging in size from 2.76 acres to 4.93 acres, will be cleared in their entirety. The subtotal of clearing in building lots is 41.94 acres and 4.48 acres of clearing will occur to develop a new access road named Silver Corporate Park Boulevard. The total clearing limit on the Project Site is 46.41 acres or 65%. The open space is placed in Lots 13 and 14 totaling 25 acres or 35%. The Applicant is required to maintain at least 25 acres as natural.

The Project Site is in Groundwater Management Zone III. Conventional sanitary systems will be constructed and discharge wastewater to groundwater. Each building lot has frontage on the new interior road, which terminates in a cul-de-sac. A 1.02-acre recharge basin with an 8-inch rainfall capacity will be constructed in the cul-de-sac.

Public water will be supplied to the Project Site by a new water main extension that will be constructed from Sills Road for a length of 4,038 feet on the North Service Road. The nearest public water supply well field is more than 1,500 feet away.

A Stormwater Pollution Prevention Plan (SWPPP) will be prepared and submitted to NYSDEC [New York State Department of Environmental Conservation] for review and approval prior to disturbance. The SWPPP is a requirement to manage stormwater and implement erosion controls during construction. Reinforcing silt fencing will be installed. Erosion and sediment control plans will be prepared to develop Lot 7 where steep slopes of 15% or greater are present.

Disturbance to steep slopes has been significantly minimized to cluster the extent of natural steep slopes in the open space, outside of building lots, except for the waiver request. The Existing Slope Analysis Plan, Proposed Industrial Park Subdivision identifies categories of existing slopes, vegetation clearance limits, and steep slope disturbance. On the Project Site, areas of slopes of 0 to 10% grade comprises 58.25 acres; the area of 10-15% slopes is 7.83 acres; and the area of slopes 15-59.8% comprises 5.32 acres. Construction on slopes greater than 10% will not occur, except in the steep slope waiver area including:

- Lot 3: 2,847 SF (10 to 15% grade slopes)
- Lot 6: 3,514 SF (10 to 15% grade slopes)
- Lot 7: 12,256.4 SF including:
  - 11,218.52 SF (10 to 15% grade slopes)

  - 1,368.35 SF (15 to 59.8% grade slopes)
- Total disturbance: 18,947.87 SF (0.43 acres) (17,579.52 SF on 10 to 15% slopes and 1,368.35 SF on slopes greater than 15%)

Silver Corporate Park Boulevard will be constructed on slopes less than 10% grade. Details of retaining walls on slopes greater than 10% will be prepared and submitted to the Town Engineer. Where feasible, planted slopes are preferred over hard structures such as retaining walls.

In its correspondence dated January 18, 2019, and February 12, 2019, the New York Natural Heritage Program (NHP) reported that a Federal or State-listed Threatened mammal, specifically the Northern Long Eared Bat (NLEB), has been documented within one mile of the Project Site and may utilize the site's natural habitat. The impact of concern is for cutting and removal of potential roost trees. To protect the NLEB habitat in Suffolk County, no clearing will occur on the Project Site from April 1 to October 31 of any given year. The NHP reported an historical documented occurrence of the Persius Duskywing, a New York State-listed Endangered butterfly species. NYSDEC recommended surveys be performed to determine the presence or absence of host plants for this species.

In its December 20, 2018, correspondence, the New York State Office of Parks, Recreation and Historic Preservation stated the Project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

3.0 DESCRIPTION OF SITE PLAN AND COMPARISON TO SUBDIVISION PLAN

Table 1 presents a comparative listing of some of the site and project characteristics and impacts discussed herein for the Subdivision and the Site Plans. The following provides a discussion of the characteristics of the Subdivision and Site Plans to demonstrate the differences between these two development scenarios as well as consistency for the purpose of SEQRA comparison.

- The Subdivision Plan was a 14-lot subdivision of the 71.41-acre site, for industrial development. Lots 1 through 12 of the subdivision would be disturbed, leaving Lots 13 and 14 as naturally-vegetated open spaces (24.99 acres total of both). The Subdivision Plan would provide an additional 6.71 acres, for a total of 31.70 acres (44.39% of the site) to remain natural. The additional voluntary natural areas are in a roadside buffer and undisturbed steep slopes within the lots.

- The Site Plan does not involve a subdivision of the site; instead, it includes three warehouse structures totaling 549,942 SF of floor space, with preservation of 42.20% of the site (30.15 acres) in its naturally-vegetated condition (see renderings in **Appendix D**).

Table 1
Comparison of Site and Development Characteristics
Subdivision Plan & Site Plan

Parameter	Subdivision Plan	Site Plan
Use	Industrial, Warehouse, and/or Office	Warehouse
Yield	550,000 SF	549,942 SF
Application Type	Subdivision	Site Plan (1)
Zoning	L-Industrial-1	
Sanitary System (2)	Innovative/Alternative Septic Systems	
Coverages (acres):	---	---
Building	12.63	12.62
Paved	22.17	20.46
Landscaped	4.91 (3)	8.22 (3)
Natural	31.70	30.15
Total Site	71.41	71.45
Domestic Water Use (4)	22,000	21,998
Parking Spaces Required, min.	1,375	1,375
Parking Spaces Provided	1,376 (5)	1,375 (6)

(1) Requires Variance per Town Code 85-843 A. 2: minimum of half of all required landscaping or natural must be in front yard: 466,866 SF required; 309,188 SF provided.
(2) Both conform with SCSC Article 6 for allowable density using conventional sanitary system.
(3) Assuming irrigated but not fertilized.
(4) Assuming SCSC Article 6 design rate of 0.04 gpd/SF.
(5) Includes 727 spaces landbanked.
(6) Includes 608 spaces landbanked.

- For a site zoned L-Industrial-1, the CLUP allows up to 65% to be cleared for development; conversely, a minimum of 35% of the site shall remain in an undisturbed condition. For this 71.45-acre site, at most 46.44 acres may be cleared, and at least 25.01 acres shall remain in a naturally-vegetated condition.

- The Subdivision Plan would clear 39.71 acres, or 55.61% of the site. The Site Plan would clear 41.30 acres of the site, or 57.80%. Thus, both scenarios would conform to their respective CLUP standard for clearing, though the Site Plan would clear more (1.59 acres) area than the Subdivision Plan. This difference is because the Site Plan includes more landscaped area than the Subdivision Plan and has a larger recharge basin than the Subdivision Plan. As a result, the Site Plan requires a somewhat larger disturbed area than the Subdivision Plan, which leaves slightly less natural land available to be retained in a natural condition.

- The Subdivision Plan was designed to locate development to the greatest extent practicable on the portion of the site having slopes of 10% and less, which is found in the central part of

the property, along the LIE North Service Road. The Site Plan essentially, if not exactly, stays within the same precisely-approved cleared area of the Subdivision Plan.

- The Town and CLUP tend to encourage avoidance of impacts to slope areas, so that an underlying goal of the Site Plan was to shift the disturbed area into those portions of the property that have low (i.e., less than 10% grade) slopes. As a result, the disturbed area of the Site Plan is in the site's central area near and along the LIE North Service Road to a greater degree than that shown in the Subdivision Plan (see **Table 2**). This shift results in greater impact to slopes less than 10%, less impacts to slopes in excess of 10%, and less impacts to slopes in excess of 15%, as compared to the impacts of the Subdivision Plan.

- Specifically, assuming the current slope map is applied to the Subdivision Plan (see **Existing Slope Analysis Plan**, **Proposed Warehouse**, *in a pouch at the back of this document*), the Subdivision Plan would disturb 1,666,482 SF (38.26 acres) of slopes less than 10%, 49,201 SF (1.13 acres) of slopes between 10 and 15%, and 14,153 SF (0.32 acres) of slopes in excess of 15%, while the Site Plan would disturb 1,756,347 SF (40.32 acres) of slopes of less than 10%, 33,981 SF (0.78 acres) to slopes between 10 and 15%, and 8,898 SF (0.20 acres) to slopes in excess of 15%.

- The Subdivision Plan would utilize a single vehicle access point on the LIE North Service Road, at the site's southwestern corner. It would be configured for right turns entering and right turns exiting, and would be controlled by a Stop sign for exiting drivers. There would be no other vehicle access to the site.

- The Site Plan would utilize two vehicle accesses, one located near the site's southeastern corner (configured for right turns entering and right turns exiting), and the other at the site's southwestern corner (configured for right turns exiting only). Both accesses would be controlled by a Stop sign for exiting drivers. There would be no other vehicle access to the site.

- Both scenarios would utilize on-site sanitary, drainage and lighting systems. Conventional sanitary systems would be allowed under Suffolk County Sanitary Code Article 6 and are proposed. The drainage system for either scenario would utilize a single recharge basin. However, the recharge basin for the Site Plan would be significantly larger than that for the Subdivision Plan, necessitating greater excavation and associated slope disturbance for the Site Plan compared to the Subdivision Plan. This ensures conformance with Town drainage requirements pursuant to design standards. Lighting would be provided at the site accesses, along the building facades, and within and along the perimeter of the parking areas and roadways. All lighting will comply with Town "dark sky" lighting requirements.

Table 2 is a comparative listing of the anticipated impacts to slope areas of the site, for both the Subdivision and the Site Plans, assuming the current slope map. As can be seen, compared to

the Subdivision Plan, the Site Plan would clear more land having slopes of 10% and less, less land having slopes between 10 and 15%, and less land having slopes in excess of 15%. It is noteworthy that the Applicant, when preparing the Site Plan, sought to limit the disturbed/impacted area as near as practicable to the same outline as that of the Subdivision Plan.

Table 2
Comparison of Slope Impact Areas
Subdivision Plan & Site Plan

Slope Interval	Subdivision Plan (with Current Slope Map)		Site Plan (with Current Slope Map)	
	Existing Condition (SF)	To Be Disturbed (SF)	Existing Condition (SF)	To Be Disturbed (SF)
0 to 10%	2,443,225	1,666,482	2,443,225	1,756,347
10% to 15%	306,334	49,201	306,334	33,981
15+%	362,885	14,153	362,885	8,898

The above comparison of the Site Plan to the Subdivision Plan quantifies and describes the two plans and their characteristics. Based on the description and analysis, the two plans are comparable with only minor differences, and in each case, the differences will not result in significant adverse environmental impacts compared to those of the Subdivision Plan. The Subdivision Plan was already found to not have any significant adverse environmental impacts as documented in the Town's Negative Declaration dated January 13, 202 and the CPBJPPC decision to approve the DRS dated June 17, 2020. Minor changes involving drainage are justified and necessary based on Town drainage requirements. For the Site Plan, reductions in the area of disturbance of steep slope will reduce impacts to steep slopes, and are logical in terms of design and layout of the plan and conformance to the original approval. These are considered to be beneficial changes, maintain conformance with the CLUP and will not result in any significant adverse environmental impacts. The slight change in open space retention is minor and the Site Plan will remain within the clearing limits of the CLUP. **Tables 1** and **2** demonstrate the minor nature of any differences between the two plans and the discussion demonstrates that the plans are comparable, and no significant adverse impact is expected as a result of the Site Plan.

4.0 COMPARISON OF IMPACTS OF SITE PLAN TO IMPACTS OF SUBDIVISION PLAN

4.1 Land Use, Zoning and Community Character

- Development under the Site Plan will change the land use of the site, from vacant and wooded to warehouse, with a similar amount of development (in terms of building square

footage) as the Subdivision Plan. As a result, the potential for impact on the pattern of land uses in the area would be similar in degree and manner to the Subdivision Plan.

- As neither the Subdivision Plan nor the Site Plan would change the zoning of site, neither scenario would represent a potential impact on the pattern of zoning in the area.

- Both the Subdivision Plan and the Site Plan conform to the standards and guidelines of the CLUP see **Appendix E**).

- Like the Subdivision Plan, the Site Plan will conform to the industrial use recommended for the site in the 1996 Town Comprehensive Land Use Plan.

- The Longwood Mini-Master Plan recommends that the property (and the area west to County Road 101, north and south of the LIE) be disturbed under L-1 zoning. Both the Subdivision Plan and the Site Plan conform to this recommendation.

- The overall Silver Corporate Park project, of which the subject site is a part, would provide a total of about 120 acres of contiguous open space, of which approximately 30 acres would be retained on the subject site under the Subdivision Plan and the Site Plan. Thus, either the Subdivision Plan or the Site Plan would enable this vision for the overall property to be realized by the Town and will preserve the present community character in perpetuity.

Potential impacts of both the Subdivision Plan and the Site Plan are comparable with respect to land use, and no significant adverse environmental impacts are expected as a result of the Site Plan.

4.2 Topography and Soils

- The applicable CLUP clearing standard would allow up to 65% of the site (46.42 acres for the Subdivision Plan and 46.44 acres for the Site Plan) to be cleared for development. The Subdivision Plan would clear 39.71 acres, or 55.61% of the site. The Site Plan would clear 41.30 acres, or 57.80%. Thus, both scenarios would conform to their respective CLUP standard for clearing, though the Site Plan would clear 1.59 more acres than the Subdivision Plan, and would retain 1.55 acres less land in a natural condition. This difference is because the Site Plan includes more landscaped area than the Subdivision Plan and has a larger recharge basin than the Subdivision Plan. As a result, the Site Plan requires a somewhat larger disturbed area than the Subdivision Plan, which leaves slightly less natural land available to be retained in a natural condition.

- The Subdivision Plan was designed to locate development to the greatest extent practicable on the portion of the site having slopes of 10% and less, which is found in the central part of

the property, along the LIE North Service Road. The Site Plan essentially, if not exactly, stays within the same precisely-approved cleared area of the Subdivision Plan.

- The Town and CLUP encourage avoidance of impacts to slope areas, so that an underlying goal of the Site Plan was to shift the disturbed area into those portions of the property that have low (i.e., less than 10% grade) slopes. As a result, the disturbed area of the Site Plan is in the site's central area near and along the LIE North Service Road to a greater degree than that shown in the Subdivision Plan. This shift results in greater impact to slopes less than 10%, less impacts to slopes in excess of 10%, and less impacts to slopes in excess of 15%, as compared to the impacts of the Subdivision Plan.

- Specifically, the Subdivision Plan would disturb 1,666,482 SF (38.26 acres) of slopes less than 10%, 49,201 SF (1.13 acres) of slopes between 10 and 15%, and 14,153 SF (0.32 acres) of slopes in excess of 15%, while the Site Plan would disturb 1,756,347 SF (40.32 acres) of slopes of less than 10%, 33,981 SF (0.78 acres) to slopes between 10 and 15%, and 8,898 SF (0.20 acres) to slopes in excess of 15%.

Potential impacts of both the Subdivision Plan and the Site Plan are comparable with respect to topography and soils, and no significant adverse environmental impacts are expected as a result of the Site Plan.

4.3 Water Resources

- Both the Subdivision Plan and the Site Plan assume that each building would be served by Innovative/Alternative septic systems for sanitary wastewater treatment and that the sanitary systems will conform with Article 6 of the SCSC.

- Both the Subdivision Plan and the Site Plan assume drainage containment that will conform with Town requirements; however, the Site Plan advanced drainage design and determined that additional drainage capacity was needed. As a result, the Site Plan is better able to conform with Town drainage requirements for storage and recharge of stormwater.

- Neither scenario would generate a volume of recharge large enough to cause a change in the direction of groundwater flow beneath the site or in the vicinity from a mounding in the water table.

- The depth to the water table beneath the site is sufficient to not represent a potential impact on the operation of the site's Innovative/Alternative septic system or drainage system.

- As there are little differences in the acreage of impervious surfaces and the amount of wastewater generated, it is expected that the volume of water recharged on the site will not differ significantly between the Subdivision Plan and the Site Plan.

- As the wastewater volumes are similar for the Subdivision Plan and the Site Plan, and no fertilizers would be used for either scenario, the anticipated concentration of nitrogen in recharge is expected to be similar as well.

- As the acreage of landscaping is anticipated to be larger for the Site Plan than for the Subdivision Plan, the volume of water to be used for irrigation would be larger for the Site Plan than for the Subdivision Plan. However, the difference in the volumes of water for irrigation is not significant, as the difference in acreage irrigated is only 3.31 acres.

- As the Subdivision Plan assumes industrial use of the site while the Site Plan assumes warehouse use, it is expected that the potential for the presence and use (and, therefore, of leakage or spillage) of hazardous liquids on the site would be greater for the Subdivision Plan than for the Site Plan. Thus, the Site Plan would represent a somewhat lower potential for impact to groundwater quality than the Subdivision Plan.

- As both scenarios will utilize conforming on-site drainage systems, it is expected that the potential for impact to the Carman's River from surface flow of stormwater or from site recharge would not be significant.

- For either the Subdivision Plan or the Site Plan, a SWPPP will be prepared and will include erosion and sedimentation controls and methods by which stormwater will be accommodated during construction, consistent with the New York Standards and Specifications for Erosion and Sediment Control and the NYS Stormwater Management Design Manual. Therefore, no significant adverse impacts related to erosion, sedimentation or storm water runoff will result from proposed construction activities for either scenario.

Potential impacts of both the Subdivision Plan and the Site Plan are comparable with respect to water resources, and no significant adverse environmental impacts are expected as a result of the Site Plan.

4.4 Pine Barrens/Ecology

- No rare, threatened, or endangered plants were observed on site during the SEQRA review of the overall Silver Corporate Park project. The NHP has no records of known occurrences of rare or state-listed plants, significant natural communities, or other significant habitats on or in the vicinity of the subject site. Christmas fem, bayberry and striped wintergreen are "exploitably vulnerable" species that have been identified on the property. "Exploitably vulnerable" plants are species which are not currently threatened or endangered, but which

are commonly collected for flower arrangements or other uses. As per the NYS Environmental Conservation Law, the Applicant (i.e., owner) would not be restricted in utilizing the site for the intended purpose because the exploitably vulnerable plants are not protected from harm by the landowner. As such, neither the Subdivision Plan nor the Site Plan is impacted by rare, threatened, or endangered plants or significant habitats.

- To protect the NLEB habitat, no clearing will occur on the Project Site from April 1 to October 31 of any given year. As directed by the NHP, clearing will be limited to occur within the time period specified by the NYSDEC, to protect the habitat of the NLEB.

- The site is a large naturally vegetated tract in proximity to Town and County Open Space and the Carmans River and regional impacts to habitat and wildlife will be mitigated as approximately 120 acres of the subject property will be preserved in a natural state. Either the Subdivision Plan or the Site Plan will contribute a similar amount of open space (30± acres) to this total.

- The Subdivision Plan gained approval of the CPBJPPC. The Site Plan is not substantially different than the Subdivision Plan and as a result, CLUP conforms will still be maintained.

Potential impacts of both the Subdivision Plan and the Site Plan are comparable with respect to pine barrens and ecology, and no significant adverse environmental impacts are expected as a result of the Site Plan.

4.5 Community Facilities and Services

- As neither the Subdivision Plan nor the Site Plan includes a residential component, no residents will be generated by either scenario. As a result, no school-age residents are expected, so that no enrollment impact to the Longwood Central School District would occur for either plan.

- It was determined during the overall Silver Corporate Park SEQRA review that that project would not adversely impact community facilities and services (i.e., fire and police protection, the local school district, and solid waste facilities or regional solid waste management practices). As neither the Subdivision Plan nor the Site Plan would include a new land use not previously evaluated, neither scenario would represent a significant potential impact on community facilities or services.

Potential impacts of both the Subdivision Plan and the Site Plan are comparable with respect to community facilities and services, and no significant adverse environmental impacts are expected as a result of the Site Plan.

4.6 Transportation

- The Traffic Impact Study for the Subdivision Plan indicated that the local roads and intersections would have accommodated the expected trips generated by that scenario and would operate satisfactorily.

- The Site Plan requests nearly the same yield as the Subdivision Plan but would generate fewer vehicle trips than the Subdivision Plan, as the warehouse use would generate fewer jobs, and so vehicle trips to and from the site would primarily be from trucks delivering to the site and removing stored products from the site.

- Like the Subdivision Plan, no significant impacts are expected to local roads or intersections from the Site Plan, as the Site Plan would have no access onto the local road network. All trips to and from the site would be from the westbound LIE North Service Road.

Potential impacts of both the Subdivision Plan and the Site Plan are comparable with respect to transportation, and no significant adverse environmental impacts are expected as a result of the Site Plan.

4.7 Aesthetics and Cultural Resources

- It was determined during the overall Silver Corporate Park SEQRA review that there are no cultural resources listed on the State or National Registers of Historic Places within, or substantially contiguous to, the subject site. A Phase I archaeological investigation was conducted for the subject property and consisted of a Phase IA documentary study and a Phase IB archeological survey. Results of the Phase IA study did not identify any records or files which would indicate the presence of prehistoric sites on or in the area of the subject property. As such, there are no known or suspected cultural resources on the site that could be impacted by either the Subdivision Plan or the Site Plan.

- Both the Subdivision Plan and the Site Plan include a 100-foot-deep buffer including natural vegetation along the site's southern boundary, along the LIE North Service Road, to serve as a visual and aesthetic buffer for passing motorists.

Potential impacts of both the Subdivision Plan and the Site Plan are comparable with respect to aesthetics and cultural resources, and no significant adverse environmental impacts are expected as a result of the Site Plan.

5.0 COMPARISON OF CONFORMANCE TO CENTRAL PINE BARRENS CLUP

The table in **Appendix E** compares conformance to the standards and guidelines of the CLUP for both the Subdivision and Site Plans; the table has been adapted from the version contained in the CPBJPPC Decision on the Subdivision Plan (see **Appendix C**).

The table demonstrates that the Site Plan, like the Subdivision Plan, would conform to all of the CLUP standards and guidelines. Where the Site Plan would present a lesser degree of conformance than the Subdivision Plan (i.e., clearing and slopes in excess of 15%), the differences are not significant.

6.0 SUMMARY AND CONCLUSIONS

This document supports a site plan application for a proposed revision to a pending industrial development project that has undergone a complete review under SEQRA, and subsequent litigation between the Applicant and the Town of Brookhaven. Toward this goal, this document compares the anticipated impacts of the Site Plan against those of the Subdivision Plan for the site, to demonstrate to the Brookhaven Planning Board that no further analysis under SEQRA is warranted.

Compared to the Subdivision Plan, the Site Plan will:

- Clear slightly more of the site than the Subdivision Plan but maintain compliance with the CLUP,
- Impact more area of slopes less than 10% than the Subdivision Plan, impact less area of slopes 10% to 15% than the Subdivision Plan, and impact less area of slopes 15% and greater than the Subdivision Plan, and on balance will not be substantially different than the Subdivision Plan, will not significantly impact steep slope areas, and will maintain conformance with the CLUP.

The Town Planning Board adopted a Negative Declaration for the Subdivision Plan, indicating that, in its judgement, the Subdivision Plan would not result in any significant adverse impacts on the environment. The Site Plan has been devised to further reduce potential impacts from the proposed warehouse use of the site.

It is noteworthy that the Subdivision Plan was also reviewed by the CPBJPPC (the Subdivision Plan is, and the Site Plan would be, a DRS under the CLUP) and requires a Hardship Exemption, and the CPBJPPC voted to approve both requests. That review included an evaluation of the Subdivision Plan's conformance to the CLUP standards and guidelines. Ultimately, the CPBJPPC adopted a SEQRA Findings Statement that supports the Subdivision Plan. Similar to the request

for Town approvals, the Site Plan is expected to conform to the CPBJPPC reviews and similarly gain the same approvals as were granted for the Subdivision Plan.

The evaluation in this document shows that the proposed Site Plan would incrementally reduce the impacts associated with community character, grading of slopes 10 to 15%, and grading of slopes in excess of 15%, as compared to those of the Subdivision Plan. With respect to the other types of impact evaluated here (i.e., zoning, ecology, water resources, community facilities and services, transportation, and aesthetics), the impacts from the Site Plan would generally be similar to those of the Subdivision Plan. Only the acreage of clearing would be greater for the Site Plan than for the Subdivision Plan, and this difference would be only 1.59 acres.

Based on the above, it can be concluded that the proposed Site Plan would conform to the prior agency impact analyses and reviews at least as well as the Subdivision Plan and would not result in any significant adverse environmental impacts. As such, no further SEQRA review is necessary or warranted.

APPENDIX A

Adopted Negative Declaration, Settlement of Silver Corporate Park Subdivision

Brookhaven Town Board

March 26, 2015

NPV

SEQR
NEGATIVE DECLARATION
NOTICE OF DETERMINATION OF SIGNIFICANCE

Lead Agency: The Town Board of the Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Title of Action: Settlement of Silver Corporate Park, LLC v. Town of Brookhaven Litigation

Applicant/Sponsor: The Town Board of the Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

SEQRA Status: Type I

Description of Action: The adoption and implementation of a stipulation of settlement between the property owner and the Town of Brookhaven resulting in a land division dividing the 192 acre subject property into 7 lots: one (1) 50-acre lot and five (5) 14-acre lots (totaling 120 acres) to be acquired by the Town of Brookhaven (see Exhibit "A" "Map of the Property" and Exhibit "B" "Conceptual Land Transaction with Town of Brookhaven", dated November 13, 2014) and one (1) 72-acre lot to be retained by the property owner.

Future industrial subdivision, land division, or future site plan(s) on the 72-acre lot to be retained by the property owner is contemplated wherein a 47-acre portion of the 72-acre lot is proposed for future development and a 25-acre portion (depicted on the map attached hereto as Exhibit "J") proposed to satisfy the requirements for open space set forth in Section 5.3.3.6 of the Central Pine Barrens Comprehensive Land Use Plan and Town Code § 85-723(E).

Location: N/s Long Island Expressway (SR 495) North Service Road, approx. 95 feet W/o Patchogue-Yaphank Road (CR 101), Yaphank

Suffolk County Tax Map Parcel Nos. District 200, Section 611, Block 2, Lots 33 and 40; District 200, Section 636, Block 1, Lot 6.1; District 200, Section 662, Block 2, Lots 5.12, 5.13, 5.14 and 5.15; Section 663, Block 1, Lot 1.1, 2, 3.5, 4, 7.2, 10.1, 11.1, 12.1 and 17.2

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Town Board of the Town of Brookhaven, as lead agency for the action contemplated herein, and after due deliberation, review and analysis of the proposed action, the criteria set forth in 6 NYCRR §617.7, and thresholds set forth in 6 NYCRR § 617.4 and 6 NYCRR § 617.5 hereby determines that the proposed action will not result in significant adverse impacts to the environment. This determination is supported by the following:

Reasons Supporting Determination:

SEQRA History

In August of 2003, a Change of Zone application from L-Industrial-1 to PRCHC was submitted to the Office of the Town Clerk for portions of the 192 acres of subject properties. A SEQR Positive Declaration was adopted by the Town Board in August of 2005 and a Draft Environmental Impact Statement (DEIS) was accepted for public review in October of 2005. A public hearing was held on November 15, 2005 and public comments were received until November 25, 2005. A Final Environmental Impact Statement (FEIS) was prepared in response to the comments received and was adopted by the Town Board on December 6, 2005. On December 20, 2005, a SEQR Findings Statement was adopted for the approval of a Change of Zone of portions of the subject property from L Industrial 1 to PRCHC to include 117 acres of PRCHC uses and 75 acres of L-Industrial-1.

Subsequently, the Town Board approved the Change of Zone from L-Industrial-1 to PRCHC for 22,400 square feet of office/retail space, a 59 acre industrial park of 19 lots not less than three (3) acres, each, and 544 units comprised of 50 single-family, 82 attached Townhomes, 120 Assisted Living units, 240 Independent Living apartments, 50 one-story duplexes, and two resident manager units. The Change of Zone approval was amended on December 30, 2005 to correct a "scrivener errors" to change the above 544 unit mix to a 622 unit mix comprised of 50 single-family, 82 attached Townhomes, 120 Assisted Living units, 240 Independent Living apartments, 50 one-story duplexes (Village I), 78 one-story duplexes (Village II) and 2 resident manger units.

A Town Board resolution rescinding both the December 20 and 30, 2005 grants was adopted on January 24, 2006. This resolution cited that both approvals failed to condition a CPBJPPC regional significance decision, allowed additional construction, changed buffers and allowed an on-site STP without updated SEQR Findings, as well as modified conditions and covenants without a public hearing and resolved to hold the application until successful CPBJPPC application, full SEQR review and a public hearing.

On April 19, 2006, the applicant commenced a special proceeding against the Town and Town Board, pursuant to Article 78 of the New York Civil Practice Law and Rules ("CPLR") (Index No. 06-10360), which seeks, among other things, a judgment annulling, reversing and setting aside the Town Board's January 24, 2006 resolution on the basis that it was unlawful, arbitrary and capricious, and an abuse of discretion. In an effort to avoid the expense of further litigation, the parties desire to resolve the claims in the proceeding/action upon the terms and conditions contained in the Stipulation of Settlement.

The action before the Town Board proposes adoption and implementation of a stipulation of settlement between the property owner and the Town of Brookhaven resulting in a land division dividing the 192 acre subject property into 7 lots: one (1) 50-acre lot and five (5) 14-acre lots (totaling 120 acres) to be acquired by the Town of Brookhaven (see Exhibit "A" "Map of the Property" and Exhibit "B" "Conceptual Land Transaction with Town of Brookhaven", dated November 13, 2014) and one (1) 72-acre lot to be retained by the property owner.

Future industrial subdivision, land division, or future site plan(s) on the 72-acre lot to be retained by the property owner is contemplated wherein a 47-acre portion of the 72-acre lot is proposed for future development and a 25-acre portion (depicted on the map attached hereto as Exhibit "J") proposed to satisfy the requirements for open space set forth in Section 5.3.3.6 of the Central Pine Barrens Comprehensive Land Use Plan and Town Code § 85-723(E).

This determination is further supported by the following subjects that were analyzed in the previously adopted DEIS, FEIS and Findings Statement:

Land Use, Zoning and Community Character

The subject property is a square shaped parcel totaling approximately 192 acres and is one of the largest vacant L-Industrial-1 zoned properties in the Town of Brookhaven. The site is primarily naturally vegetated, vacant woodland, with the exception of the existing Long Island Power Authority (LIPA) right-of-way (ROW) which allows access to tower-mounted power lines that traverse the south-central portion of the site from east to west. Present within but not included as part of the subject site is a land parcel identified as Suffolk County Tax Map District 200, Section 663, Block 1, Lot 21 which is owned by LIPA. A provision had been provided within the Bargain and Sale Deed for this lot which allows for the construction of a cross over roadway to allow access for adjacent parcels to the north and south. Preservation of the northern section of the property will render this provision mute.

Land use patterns directly abutting the northern border of the property are comprised of detached, single-family dwellings south of Mill Road along Garden Lane and Landsberger Streets. The land use to the north of Mill Road is currently agricultural. The remainder of the land use in this vicinity is vacant woodland and undeveloped including open space dedications along the eastern property boundary associated with the Enchanted Forest Subdivision. Residential use continues east of the open space parcels along Patchogue-Yaphank Road as detached, single family residences. However, at the southeast corner of the subject property, at the intersection of Patchogue-Yaphank Road and Long Island Avenue, there are commercial uses which include a gasoline service station and a local farm stand. Eastward of Patchogue-Yaphank Road is predominately vacant woodland and intermittent residential use.

The site is subject to restrictions and development guidelines under several land use plans and described below.

Central Pine Barrens District — Town Code Chapter 85

The subject property is located within the Compatible Growth Area (CGA) of the Central Pine Barrens District of the Town of Brookhaven. Pursuant to Article 57 of the State Environmental Conservation Law the "Long Island Pine Barrens Protection Act" ("the Act") requires: Each local government with land use jurisdiction over lands within the Central Pine Barrens area shall enact land use regulations, which conform to the Central Pine Barrens Comprehensive Land Use Plan. In addition this project has been deemed a Development of Regional Significance by the Central Pine Barrens Joint Policy and Planning Commission and is therefore subject to the requirements of all standards and guidelines contained within the Central Pine Barrens Comprehensive Management Plan.

Article XXXVII is promulgated in accordance with the mandates of Article 57 of the Environmental Conservation Law with the express intent of implementing the objectives and goals of the Central Pine Barrens Comprehensive Land Use Plan. These goals and objectives are outlined in the Central Pine Barrens Comprehensive Land Use Plan which is part of the Town of Brookhaven Code which is intended to protect the sole source aquifer watershed of Suffolk County and ensure preservation of important habitat.

1996 Brookhaven Draft Comprehensive Land Use Plan

Brookhaven Town completed an update to the Town's Comprehensive Plan in 1996. This plan reviewed zoning, land use, demographic and environmental trends and provided a basis for land use recommendations to guide the Town into the 21st Century. The subject property is recognized in this plan as appropriate for light industrial (L-Industrial-1) land use.

The Longwood Mini-Master Plan

The Longwood mini-master plan was submitted to the Town of Brookhaven on behalf of the Longwood Alliance to provide a supplement to the Town's Comprehensive Plan. The purpose of the mini-master plan is to provide planning goals, recognize existing problems, identify needed public community facilities and provide guidance for planned future development regarding the specific needs and concerns of the hamlets included within the Longwood set of communities. The plan does recognize that industrial activities are necessary for job generation and stabilization of tax base in the area. The plan recommends that the property (which it identifies as "Racannelli's property"), located west to County Road 101, north and south of the Long Island Expressway, be developed under the L-Industrial-l zoning classification.

The proposed action would include approximately 120 acres of contiguous open space to be purchased by the Town, approximately 25 acres to be retained in a natural and undisturbed state pursuant to the Standards of the Central Pine Barrens Comprehensive Land Use Plan. Thus, the proposed action will result in the preservation of approximately 75 percent of the subject site as dedicated open space. This open space acquisition with potential clustered development adjacent to the Long Island Expressway will preserve the present community character in perpetuity.

The 72 acres retained by the applicant will remain in L-Industrial-1 zoning in conformance with the above mentioned Land Use Plans and no significant adverse impacts to Land Use, Zoning and Community Character are anticipated if the applicant retained properties are developed in compliance with the L-Industrial-1 zoning requirements of the Town Code of the Town of Brookhaven.

Topography and Soils

Regionally the area surrounding the site is dominated by a glacial outwash channel which extends from just north of the Ronkonkoma terminal moraine in Middle Island to outwash plains which begin within Southaven Park. The subject site exhibits a maximum elevation of 120 feet above mean sea level (msl) within the western portion of the property and a minimum elevation of 60 feet in the eastern portion of the property. The uppermost elevated portion of the property lies atop the western bank of the glacial outwash channel and descends towards the northeast exhibiting a slope of approximately 15 percent. At the base of this slope the remainder and majority of the property exhibits a relatively flat topography gently sloping east to the Carman's River.

The USDA Soil Survey of Suffolk County, New York (Warner et al., 1975) identifies the subject site as lying within an area characterized by Riverhead-Plymouth-Carver Association soils which consist of deep, nearly level to gently sloping, well drained and excessively drained, moderately coarse textured and coarse textured soils on the southern outwash plain. The majority of the site consists of Carver and Plymouth sands (CpE) with areas of Riverhead sandy loam in the north and eastern sections and Plymouth loamy sand (PlA) in the southern section of the properties.

Test holes were completed on the subject property in line with the LIPA right-of-way in order to avoid substantial disturbance to the site. Test holes were installed to determine the quality of subsurface soils for leaching of storm water and sanitary effluent, as well as to determine the sand-site content for preliminary structural design. The borings were installed to depths for 20 feet, and all borings showed SP and/or SW rated fine to coarse sand below a surface layer of silty sand which existed to a maximum depth of 3 feet. Test hole profiles were shown on the Slope Analysis plan included as Plate 2 of the DEIS. It is noted that no groundwater was encountered in any of the test holes.

As approximately 120 acres of the subject property will be preserved in a natural state and twenty-five of the 72 acres retained by the applicant will most likely be preserved in conjunction with the Standards of the Central Pine Barrens Comprehensive Land Use Plan as administered by the Central Pine Barrens Joint Policy and Planning Commission, no significant adverse impacts to Topography and Soils are anticipated if the applicant retained properties are developed in compliance with the L-Industrial-1 zoning requirements of the Town Code of the Town of Brookhaven.

Water Resources

It is estimated that groundwater is encountered from 24 to 79 feet below ground surface (bgs). Regionally, groundwater is observed to flow in a southeasterly direction, however, groundwater at the site exhibits a more easterly component due to the Carmans River located 1,400' east of the site and Lower Lake located 1,800' northeast of the subject site. It is noted that the landform of the site slopes down to the east and slightly north of east. It is anticipated that groundwater flow from the site will eventually enter the river as indicated in the Carmans River Conservation and Management Plan. A small portion of the properties in the northeast corner are in the estimated 2 to 5 year travel time to the Carmans River where the remainder of the properties are within the 5 to 10 year and 10 to 25 year travel time to the Carmans River.

The subject site is located in Groundwater Management Zone III, and is characterized as a deep flow system possessing considerable potential for water supply development due to good groundwater quality and the high hydraulic conductivity's in both the Upper Glacial and Magothy aquifers (SCDHS, 1985). The site is located within a Special Groundwater Protection Area (SGPA) as defined in the Long Island Comprehensive Special Groundwater Protection Area Plan published by the Long Island Regional Planning Board because of the potential for development of future drinking water supplies.

Test holes conducted on the site documented no encountered groundwater to twenty (20) feet below ground surface (bgs). This depth is sufficient for the proper functioning of drainage structures and sanitary leaching structures, which will protect groundwater. Any sanitary waste resulting from the applicant retained properties, developed in compliance with the L-Industrial-1 zoning requirements of the Town Code of the Town of Brookhaven, will be accommodated by individual on-site sanitary systems, which will be designed in accordance with Article 6 of the Suffolk County Sanitary Code ("SCSC"). Moreover, sanitary discharge will be within the limits established by Article 6 of the SCSC. Therefore, no significant adverse impacts to groundwater associated with on-site sanitary discharge will result from implementation of the proposed action.

The proposed development would be situated over 150 feet from existing wetlands, and therefore, no significant adverse impacts to wetlands will result from implementation of the proposed action.

In the event of development of the applicant retained properties, a Storm Water Pollution Prevention Plan ("SWPPP") will be prepared and will include erosion and sedimentation controls and methods by which storm water will be accommodated during construction, consistent with the New York Standards and Specifications for Erosion and Sediment Control and the New York State Stormwater Management Design Manual. Therefore, no significant adverse impacts related to erosion, sedimentation or storm water runoff will result from proposed construction activities.

As approximately 120 acres of the subject property will be preserved in a natural state and twenty-five of the 72 acres retained by the applicant will be preserved in conjunction with the Standards of the Central Pine Barrens Comprehensive Land Use Plan as administered by the

Central Pine Barrens Joint Policy and Planning Commission, no significant adverse impacts to Water Resources are anticipated if the applicant retained properties are developed in compliance with the L-Industrial-1 zoning requirements of the Town Code of the Town of Brookhaven.

Ecology
No rare, threatened or endangered plants were observed on site, although only one site visit was conducted during the preparation of the EIS, so this observation cannot be considered final. The N.Y. Natural Heritage Program (ECL 9-1503) was contacted to determine if there is any record of rare plants, habitats or wildlife in the vicinity. The Natural Heritage Program has no records of known occurrences of rare or state-listed plants, significant natural communities or other significant habitats on or in the vicinity of the subject site. Christmas fern, bayberry and striped wintergreen are "exploitably vulnerable" species that have been identified on the property. "Exploitably vulnerable" plants are species which are not currently threatened or endangered, but which are commonly collected for flower arrangements or other uses. As per this section of the ECL the Applicant (i.e. owner) would not be restricted in utilizing the site for the intended purpose because the exploitably vulnerable plants are not protected from harm by the land owner.

The site is a large naturally vegetated tract in proximity to Town and County Open Space and the Carmans River and regional impacts to habitat and wildlife will be mitigated as approximately 120 acres of the subject property will be preserved in a natural state. Approximately twenty-five (25) of the seventy two (72) acres retained by the applicant will be preserved in conjunction with the Standards of the Central Pine Barrens Comprehensive Land Use Plan, no significant adverse impacts to Ecology are anticipated if the applicant retained properties are developed in compliance with the L-Industrial-1 zoning requirements of the Town Code of the Town of Brookhaven.

Community Facilities and Services
It was determined during the development of the DEIS that implementation of the proposed action will not adversely impact community facilities and services (i.e., fire and police protection, health care providers, local school district, and solid waste facilities or regional solid waste management practices). As approximately 120 acres of the subject property will now be preserved in a natural state rather than a high-density residential development and twenty-five of the 72 acres retained by the applicant will be preserved in conjunction with the Standards of the Central Pine Barrens Comprehensive Land Use Plan, no significant adverse impacts to Community Facilities and Services are anticipated if the applicant retained properties are developed in compliance with the L-Industrial-1 zoning requirements of the Town Code of the Town of Brookhaven.

Transportation
Based on the Traffic Impact Analysis prepared for the original proposal, the roadways adjacent to the subject site and key intersections would have accommodated the projected additional traffic volumes from the proposed action and will operate satisfactorily upon completion of the proposed project. As approximately 120 acres of the subject property will now be preserved in a natural state rather than a high-density residential development and twenty-five of the 72 acres retained by the applicant will be preserved in conjunction with the Standards of the Central Pine Barrens Comprehensive Land Use Plan, no significant adverse impacts to the Traffic of the local roadway network are anticipated if the applicant retained properties are developed in compliance with the L-Industrial-1 zoning requirements of the Town Code of the Town of Brookhaven.

Aesthetics and Cultural Resources

There are no cultural resources listed on the State or National Registers of Historic Places within, or substantially contiguous to, the subject site. A Phase I archaeological investigation was conducted for the subject property and consisted of a Phase IA documentary study and a Phase IB archeological survey. A copy of the complete report was included as Appendix H of the DEIS. A map identifying the location of the archaeological test pit locations was included as Plate 3 of the DEIS. Results of the Phase IA study did not identify any records or files which would indicate the presence of prehistoric sites on or in the area of the subject property. However, the review did reveal that the site is located on level to steeply sloping terrain with well drained soils and that an intermittent stream once flowed through the northeast section of the project area that eventually emptied into the Carmans River located 1,440 feet east of the project site. Reviews of historic files revealed that several historic trails and structures were or are situated nearby but not on or adjacent to the subject property.

As approximately 120 acres of the subject property will now be preserved in a natural state rather than a high-density residential development and twenty-five of the 72 acres retained by the applicant will be preserved in conjunction with the Standards of the Central Pine Barrens Comprehensive Land Use Plan, no significant adverse impacts to the Traffic of the local roadway network are anticipated if the applicant retained properties are developed in compliance with the L-Industrial-1 zoning requirements of the Town Code of the Town of Brookhaven.

The layout of the proposed acquisition clusters the L-Industrial-1 areas primarily in the south central portion of the subject site, adjacent to the existing Long Island Expressway which allows approximately 120 acres to be preserved. Therefore, the proposed subdivision will not result in significant adverse impacts related to aesthetics.

Other Impacts
The proposed action will not result in a major change in the use of either the quantity or type of energy.

The uses associated with the proposed action would not result in a significant adverse change in existing air quality or noise levels.

Implementation of the proposed action will not result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a significant adverse impact on the environment.

Implementation of the proposed action will not result in cumulative impacts that would meet any of the criteria set forth in 6 NYCRR §617.7.

Parts I and II of the Environmental Assessment Form were completed and reviewed. While environmental impacts will occur as a result of the proposed activity, located within the watershed area of the Carmans River, the impacts are below the threshold that requires an Environmental Impact Statement under the State Environmental Quality Review Act. Environmental impacts have been mitigated through an agreement that has resulted in contiguous open space dedications amounting to approximately 145 acres, equivalent to 75% of the project area and development of the remaining 47 acres of property as far from the Carmans River as reasonably practicable. Site visits, review of aerial photographs, topographic maps, zoning maps, New York State Department of Environmental Conservation Wild, Scenic and Recreational maps, and New York State Heritage Program maps was completed. No <u>significant</u> impact is expected to occur to: air, land, aesthetic, ground water, surface water, cultural, open space, recreational, transportation or energy resources.

Review Agency:	The Town Board of the Town of Brookhaven
Contact Person:	Peter E. Fountaine, Division of Environmental Protection
Address:	One Independence Hill, Farmingville, NY 11738
Phone:	(631) 451-6455

Copies of this notice sent to:

Town of Brookhaven:
Tullio Bertoli, Commissioner PELM
Chip Wiebelt, Sr. Site Plan Reviewer
Anthony Graves, Chief Environmental Analyst
SILVER CORPORATE PARK, LLC
Petitioner/Plaintiff
Angelo Silveri, Managing Member
NORTH SILVER PARK, LLC
Petitioner/Plaintiff
Angelo Silveri, Managing Member
TOWN OF BROOKHAVEN and
TOWN BOARD OF THE TOWN OF BROOKHAVEN
Respondents/Defendants
Hon. Edward P. Romaine, Town Supervisor
Hon. Joseph C. Pastoressa, JSC
Keith Williams, Town of Brookhaven, Division of Fire Prevention
Daniel P. Losquadro, Town of Brookhaven, Highway Department
John Pavacic, Central Pine Barrens Joint Planning & Policy Commission
Gilbert Anderson, Suffolk County, Department of Public Works
James Tomarken, Suffolk County, Department of Health Services
Mark Wolfgang, New York State, Department of Transportation

This determination is not authorized and complete until signed and dated as follows:

Town Clerk: _____
Signature

Date Resolution Adopted: _____

APPENDIX B

Adopted Negative Declaration, Silver Corporate Park Subdivision

Brookhaven Town Planning Board

January 13, 2020

Town of Brookhaven Long Island

Edward P. Romaine, Supervisor

DATE: January 22, 2020

TO: John Pavacic, Central Pine Barrens Joint Planning & Policy Commission
Gilbert Anderson, Suffolk County Department of Public Works
James Tomarken, Suffolk County Department of Health Services
Kimberly Kennedy, Suffolk County Water Authority
Claire Werner, New York State Department of Environmental Conservation
Shaik A. Saad, P.E., New York State Department of Transportation

FROM: Peter E. Fountaine
Division of Environmental Protection

RE: Subdivision of Silver Corporate Park, LLC, Log # 2018-001-PS
12 Lot subdivision
N/s NYS Route 495, W/o Sills Rd., Brookhaven
Suffolk County Tax Map #: 0200 66200 0200 005016 (72 acres)

Please be advised that the Planning Board of the Town of Brookhaven adopted a Type I Negative Declaration at their January 13, 2020 meeting for the above referenced action. For your review and consideration, please find enclosed a copy of the Negative Declaration.

Thank you for your continued cooperation. If you have any questions or need any further information, please contact this Division.

Enclosure

Cc: Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html
Applicant: Silver Corporate Park, LLC, Angelo Silveri, Managing Member
Town of Brookhaven:
Beth Reilly, Assistant Town Attorney, Department of Law
Tullio Bertoli, Commissioner, PELM
Chip Wiebelt, Sr. Site Plan Reviewer, PELM
Anthony Graves, Chief Environmental Analyst, PELM
John Lessler, Open Space Committee, Department of Law
Keith Williams, Division of Fire Prevention
Daniel P. Losquadro, Highway Department

State Environmental Quality Review (SEQR)
NEGATIVE DECLARATION
NOTICE OF DETERMINATION OF SIGNIFICANCE

Lead Agency: The Planning Board of the Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Title of Action: Subdivision of Silver Corporate Park, LLC

Applicant/Sponsor: Silver Corporate Park, LLC
520 Old Country Road
Hicksville, NY 11801

SEQRA Status: Type I

Description of Action:
The implementation of a stipulation of settlement (Index No.:06-10360 and 06-10359) between the property owner and the Town of Brookhaven resulted in a land division dividing the 192 acre subject property into 7 lots: one (1) 50-acre lot and five (5) 14-acre lots, totaling 120 acres, to be acquired by the Town of Brookhaven and one (1) approximately 72-acre lot to be retained by the property owner.

The proposed action involves the subdivision of the lot, consisting of 71.41-acres, into twelve (12) buildable lots of between 2.76 acres and 4.93 acres, each, intended for approximately 550,000 square feet of industrial, warehouse, and/or office space use as per the current requirements of the Town of Brookhaven's L-Industrial-1 zoning district, a 60-foot wide roadway, and two (2) open space lots. The project is intended to be a phased project to allow for the immediate development of the proposed roadway and recharge basin. The remaining twelve (12) buildable lots will be developed in separate phases of design, site plan review, permitting, and construction.

The twelve (12) buildable lots and 60-foot right of way will occupy 46.42 acres (65%) of the 71.41-acre parcel. The remaining 24.99 acres (35%) of the 71.41-acre parcel will remain as open space as per the stipulation of settlement and to satisfy the standards of the Central Pine Barrens Comprehensive Land Use Plan and Town Code.

Location: N/s Long Island Expressway (SR 495) North Service Road, approx. 95 feet W/o Patchogue-Yaphank Road (CR 101), Yaphank

Suffolk County Tax Map #: 0200 66200 0200 005016 (72.0 acres)

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Planning Board of the Town of Brookhaven, as lead agency for the action contemplated herein, and after due deliberation, review and analysis of the proposed action, the criteria set forth in 6 NYCRR §617.7, and thresholds set forth in 6 NYCRR § 617.4 and 6 NYCRR § 617.5 hereby determines that the proposed action will not result in significant adverse impacts to the environment. This determination is supported by the following:

SEQR History:

On April 19, 2006, the applicant commenced a special proceeding against the Town and Town Board, pursuant to Article 78 of the New York Civil Practice Law and Rules ("CPLR") (Index No. 06-10360), which seeks, among other things, a judgment annulling, reversing and setting aside the Town Board's January 24, 2006 resolution on the basis that it was unlawful, arbitrary and capricious, and an abuse of discretion. To avoid the expense of further litigation, the parties desire to resolve the claims in the proceeding/action upon the terms and conditions contained in the Stipulation of Settlement.

The Town Board of the Town of Brookhaven at their March 26, 2015 meeting adopted a SEQRA Negative Declaration and a stipulation of settlement between the property owner and the Town of Brookhaven resulting in a land division of the 192 acre subject property into 7 lots: one (1) 50-acre lot and five (5) 14-acre lots (totaling 120 acres), to be acquired by the Town of Brookhaven, and one (1) 72-acre lot to be retained by the property owner.

The adopted stipulation required that the Town of Brookhaven subdivide the 192-acre parcel into 120 acres to be purchased by the Town of Brookhaven and 72 acres to be retained by the applicant. It was further stipulated that the 72 acres retained by the applicant were to be the subject of a twelve (12) lot subdivision to comply with the current requirements of the Town of Brookhaven L-Industrial-1 zoning use district to develop the property as an industrial subdivision.

The property is located in the Central Pine Barrens Compatible Growth Area and is subject to the Vegetation Clearance Limits set forth in Section 5.3.3.6.1 and Figure 5-1 of the Central Pine Barrens Comprehensive Land Use Plan (hereinafter the "Pine Barrens Plan") and Town Code § 85-723(E)(1), the boundaries of the 72-acre lot were delineated by the Town's surveyor, in consultation with the Town's Planning Department to ensure that a 47-acre portion of the 72-acre lot can be fully cleared for future development and that the 47-acre portion does not contain any environmental constraints (i.e., steep slopes areas, wetlands, etc.) that would restrict the applicants ability to clear and develop that portion of the lot in the future, and that a 25-acre portion of the 72-acre lot will satisfy the requirements for Unfragmented Open Space set forth in Section 5.3.3.6.2 of the Pine Barrens Plan and Town Code § 75-723(E)(2).

On January 25, 2018, the applicant submitted a subdivision application for the 72-acre lot to the Planning Board of the Town of Brookhaven which was deemed a Type I action and coordinated to the involved and interested agencies for the purposes of Lead Agency Determination on February 6, 2018. The Planning Board, after receiving no objections, assumed Lead Agency on March 6, 2018. Comments were received from the involved and interested agencies including the Central Pine Barrens Joint Policy and Planning Commission (CPBJPPC), the Suffolk County Department of Health Services (SCDHS), the Suffolk County Department of Public Works (SCDPW), and the Town of Brookhaven Open Space and Farmland Acquisition Advisory Committee (OSFAAC).

Due to the proposed 550,000 square foot size of the development, as per the stipulation of settlement, and the applicant request to eliminate areas of steep slopes on lots 3, 6 and 7, totaling an estimated 18,948 square feet or 0.435 acres, a Development of Regional Significance and Compatible Growth Area Hardship Waiver application was submitted to the Central Pine Barrens Joint Policy and Planning Commission (CPBJPPC) on December 7, 2018 with an amended hardship waiver application submitted on January 7, 2019.

A public hearing on the application was held by the CPBJPPC on January 23, 2019 and subsequently adjourned for the applicant to provide supplemental information. On February 11th the Commission deferred lead agency status and sent the Town all materials received by the Commission related to the Silver Corporate Park application including the January 23rd hearing transcript.

At the February 27, 2019 and June 19, 2019 CPBJPPC Meetings motions were approved to grant extensions of the decision deadline of the application. At the July 17, 2019 CPBJPPC Meeting a draft letter was authorized to be sent to the Town of Brookhaven Planning Board in response to revised plans, dated July 17, 2019. Then, at the September 18, 2019 CPBJPPC Meeting a six-month extension of the decision deadline was approved. The CPBJPPC, as an involved agency pursuant to the SEQRA, is awaiting a determination of significance from the Town of Brookhaven Planning Board as the lead agency.

The proposed twelve (12) lot commercial and/or industrial subdivision to develop approximately 550,000 square feet of commercial and/or industrial land uses as allowed in the L-Industrial-1 Light Industrial Zoning District of the Town of Brookhaven is considered consistent with the adopted stipulation of settlement.

Reasons Supporting This Determination:

Significant environmental impacts have been mitigated through an agreement between the Town of Brookhaven and the applicant that has resulted in contiguous open space dedications amounting to approximately 145 acres of the original 192-acre parcel and allowed for development of the remaining 47 acres in compliance with the L-Industrial-1 zoning requirements of the Town Code of the Town of Brookhaven. The twelve (12) buildable lots will be developed in separate phases of design, site plan review, permitting, and construction.

Site visits, historical aerial photographs, topographic maps, zoning maps, NYSDEC environmental databases, the previously adopted Draft Environmental Impact Statement (DEIS) (October 2005), Final Environmental Impact Statement (FEIS) (December 2005) and SEQRA Findings Statement (December 20, 2005) for the previous proposal, the 2006 special proceeding against the Town and Town Board, pursuant to Article 78 of the New York Civil Practice Law and Rules ("CPLR") (Index No. 06-10360), materials submitted by the applicant including engineering analysis, correspondence with the involved agencies and the above mentioned Development of Regional Significance and Compatible Growth Area Hardship Waiver application have been reviewed and considered.

The proposed action would result in concise and orderly L-Industrial-1 uses concentrated on 46.42-acres of the approximately 72-acre property adjacent to the Long Island Expressway and intense agricultural uses. Approximately 25 acres will be retained in a natural and undisturbed state pursuant to the Standards of the Central Pine Barrens Comprehensive Land Use Plan (CLUP) and a 100' natural and undisturbed buffer will be maintained along the north service road of the Long Island Expressway.

Parts 1, 2, and 3 of the Full Environmental Assessment Form were completed and reviewed. While environmental impacts will occur as a result of the proposed activity, the impacts are below the threshold that requires an Environmental Impact Statement under the State Environmental Quality Review Act (SEQRA).

No significant adverse impacts are expected to occur to: land, geologic features, surface water, groundwater, flooding, air, plants and animals, agricultural resources, aesthetic resources, historic and archeological resources, open space and recreation, critical environmental areas, transportation, energy, noise, odor, light, human health, community plans and/or community character.

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Planning Board of the Town of Brookhaven, as lead agency for the action contemplated herein, and after due deliberation, review and analysis of the proposed action, the criteria set forth in 6 NYCRR §617.7, and thresholds set forth in 6 NYCRR § 617.4 and 6 NYCRR § 617.5 hereby determines that the proposed action will not result in significant adverse impacts to the environment.

Review Agency:	The Planning Board of the Town of Brookhaven
Contact Person:	Peter E. Fountaine, Division of Environmental Protection
Address:	One Independence Hill, Farmingville, NY 11738
Phone:	(631) 451-6455

Copies of this notice sent to:

Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html
Applicant: Silver Corporate Park, LLC, Angelo Silveri, Managing Member
Town of Brookhaven:
Beth Reilly, Assistant Town Attorney, Department of Law
Tullio Bertoli, Commissioner, PELM
Chip Wiebelt, Sr. Site Plan Reviewer, PELM
Anthony Graves, Chief Environmental Analyst, PELM
John Lessler, Open Space Committee, Department of Law
Bruce P. Schroder, Division of Street Lighting
Keith Williams, Division of Fire Prevention
Daniel P. Losquadro, Highway Department
Interested/Involved Agencies:
John Pavacic, Central Pine Barrens Joint Planning & Policy Commission
Gilbert Anderson, Suffolk County Department of Public Works
James Tomarken, Suffolk County Department of Health Services
Kimberly Kennedy, Suffolk County Water Authority
Claire Werner, New York State Department of Environmental Conservation
Shaik A. Saad, P.E., New York State Department of Transportation

This determination is not authorized and complete until signed and dated as follows:

Vincent T. Pascale
Signature

Date Resolution Adopted: 1/13/20

APPENDIX C

Adopted Decision to Approve, Silver Corporate Park Industrial Subdivision

Central Pine Barrens Joint Planning & Policy Commission

June 17, 2020

NPV

Central Pine Barrens Joint Planning and Policy Commission
June 17, 2020
Adopted Decision to Approve
Silver Corporate Park Industrial Subdivision
Development of Regional Significance Compatible Growth Area Hardship
Yaphank, Town of Brookhaven, Suffolk County Tax Map Number 200-662-2-5.16

Present: Ms. Gallagher, for the Governor of the State of New York
Mr. Dale, for the Suffolk County Executive
Mr. Romaine, Brookhaven Town Supervisor
Ms. Aguiar, Riverhead Town Supervisor
Mr. Schneiderman, Southampton Town Supervisor

I. The Project, Project Site, and Application

Angelo Silveri c/o Silver Corporate Park LLC (the Applicant) owns a 71.41-acre unimproved parcel of land identified as Suffolk County Tax Map Number 200-662-2-5.16 (the Project Site), in the Compatible Growth Area (CGA) of the Central Pine Barrens. The Project Site is located on the north side of the North Service Road of the Long Island Expressway (New York State Route 495, LIE), west of Sills Road, in Yaphank, Town of Brookhaven. The Project Site is in the L1 Industrial Zoning District.

On December 7, 2018, the Applicant, through their agent, Philip Butler of Farrell Fritz, P.C., applied to the Central Pine Barrens Joint Planning and Policy Commission (the Commission) for a Development of Regional Significance (DRS) and Compatible Growth Area (CGA) Hardship Exemption for development of a 12-lot subdivision with 550,000 square feet of commercial/industrial land uses. The Applicant seeks to have the Commission waive strict compliance with the Central Pine Barrens Comprehensive Land Use Plan (the Plan) to remove 18,948 square feet of steep slopes on the Project Site. The Application for the DRS and hardship waiver request are collectively referred to as the Project.

The Slope Analysis Plan, last dated April 21, 2020, prepared by Key Engineering, provides clearing data and slope analyses on each lot and on the overall Project Site. The Slope Plan identifies three lots, Lots 3, 6 and 7, that are the subject of the waiver request to remove 18,948 square feet of steep slopes. The same three lots (3, 6 and 7) also contain 1.74 acres of steep slopes that will remain undisturbed and be voluntarily protected by the Applicant.

Except for 1.74 acres of undisturbed area on Lots 3, 6 and 7, the 12 building lots, ranging in size from 2.76 acres to 4.93 acres, will be cleared in their entirety. The subtotal of clearing in building lots is 41.94 acres and 4.48 acres of clearing will occur to develop a new access road named Silver Corporate Park Boulevard. The total clearing limit on the Project Site is 46.41 acres or 65%. The open space is placed in Lots 13 and 14 totaling 25 acres or 35%. The Applicant is required to maintain 25 acres as natural. The Applicant exceeds that by 6.71 acres, for a total of 31.71 acres to remain natural. The additional voluntary natural areas are in a roadside buffer (4.93 acres) and undisturbed steep slopes (1.74 acres).

The Project Site is in Groundwater Management Zone III. Conventional sanitary systems will be constructed and discharge wastewater to groundwater. Each building lot has frontage on the new interior road, which terminates in a cul-de-sac. A 1.02-acre recharge basin with an 8" rainfall capacity will be constructed in the cul-de-sac.

Public water will be supplied to the Project Site by a new water main extension that will be constructed from Sills Road for a length of 4,038 feet on the North Service Road. The nearest public water supply well field is more than 1,500 feet away.

A Stormwater Pollution Prevention Plan (SWPPP) will be prepared and submitted to NYSDEC for review and approval prior to disturbance. The SWPPP is a requirement to manage stormwater and implement erosion controls during construction. Reinforcing silt fencing will be installed. Erosion and sediment control plans will be prepared to develop Lot 7 where steep slopes of 15% or greater are present.

Disturbance to steep slopes has been significantly minimized to cluster the extent of natural steep slopes in the open space, outside of building lots, except for the waiver request. The Slope Analysis Plan identifies categories of existing slopes, vegetation clearance limits, and steep slope disturbance. The Project Site area of slopes of 0 to 10% grade comprises 58.25 acres; the area of 10-15% slopes comprises 7.83 acres; and the area of slopes 15-59.8% comprises 5.32 acres. Construction on slopes greater than 10% will not occur, except in the steep slope waiver area including:

- Lot 3: 2,847 square feet (10 to 15% grade slopes)
- Lot 6: 3,514 square feet (10 to 15% grade slopes)
- Lot 7: 12,256.4 square feet including:
    - 11,218.52 square feet (10 to 15% grade slopes)
    - 1,368.35 square feet (15 to 59.8% grade slopes)
- Total disturbance: 18,947.87 square feet (0.43 acres) (17,579.52 square feet on 10 to 15% slopes and 1,368.35 square feet on slopes greater than 15%)

Silver Corporate Park Boulevard will be developed on slopes less than 10% grade. Details of retaining walls on slopes greater than 10% will be prepared and submitted to the Town Engineer. Where feasible, planted slopes are preferred over hard structures such as retaining walls.

In its correspondence dated January 18, 2019 and February 12, 2019, the New York Natural Heritage Program (NHP) reported that a Federal or State-listed Threatened mammal, specifically the Northern Long Eared Bat (NLEB), has been documented within one mile of the Project Site and may utilize the site's natural habitat. The impact of concern is for cutting and removal of potential roost trees. To protect the NLEB habitat, no clearing will occur on the Project Site from April 1 to October 31 of any given year. The NHP reported an historical documented occurrence of the Persius Duskywing, a New York State-listed Endangered butterfly species. NYSDEC recommended surveys be performed to determine the presence or absence of host plants for this species.

In its December 20, 2018 correspondence, the New York State Office of Parks, Recreation and Historic Preservation stated the Project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

II. The Long Island Pine Barrens Protection Act of 1993, the Commission, Development and the Central Pine Barrens Comprehensive Land Use Plan

The Commission was created by the Long Island Pine Barrens Protection Act (the "Act") adopted in 1993 and codified in Article 57 of the Environmental Conservation Law (ECL). The Act empowered the Commission to, among other things, oversee land use activities within the specially designated Central Pine Barrens Area. Section §57-0107(13) of the ECL defines development to be the "performance of any building activity, . . ., the making of any material change in the use or intensity of use of any . . . land and the creation . . . of rights of access."

ECL Section §57-0123(3)(a)) provides that, "[s]ubsequent to the adoption of the land use plan, the provisions of any other law, ordinance, rule or regulation to the contrary notwithstanding, no application for development within the Central Pine Barrens area shall be approved by . . . the [C]ommission . . . unless such approval or grant conforms to the provisions of such land use plan; provided, however, that the [C]ommission by majority vote is hereby authorized to waive strict compliance with such plan or with any element or standard contained therein, for an application for development of any person, upon finding that such waiver is necessary to alleviate hardship for proposed development in the core preservation area according to the conditions and finding of extraordinary hardship . . . pursuant to subdivision ten of section 57-0121 of this title, and every application is consistent with the purposes and provisions of this article and would not result in substantial impairment of the resources of the Central Pine Barrens."

The Project is a Development of Regional Significance (DRS) as defined in Section 4.5.5.1 since it exceeds 300,000 square foot gross floor area for commercial/industrial development. As a DRS, the Applicant must demonstrate that the Project conforms to Standards and Guidelines, outlined in Chapter 5 of the Plan, and seek a hardship waiver to disturb the slopes as identified.

III. The Public Process, Testimony, and Supplemental Materials

The Application includes a Part I of the Full Environmental Assessment Form (EAF), a review of Standards and Guidelines for Land Use, the Subdivision Map, a Slope Analysis Plan, Stipulation of Settlement dated 2014, and a narrative addressing the hardship exemption pursuant to the Act.

On December 19, 2018, the Commission scheduled a public hearing on the Application. The hearing was held on January 23, 2019. At the hearing, a Commission Staff Report with Exhibits was introduced into the record. The Applicant, under sworn testimony, expressed they would address the concerns in the Staff Report and provide responses. Only one member of the public commented. A stenographic transcript was made of the hearing and provided to Commission members.

On April 10, 2019, the Applicant submitted supplemental and revised materials, plans, a review of Standards and Guidelines and a response to items raised in the Staff Report. A Traffic Impact Study, dated and submitted on April 18, 2019, prepared by Stonefield Engineering and Design, concluded no significant level of service changes or increases occur from the Project.

On April 6, 2020, the Applicant submitted a copy of plans prepared by Key Engineering that were transmitted to the Town to address Town concerns on road design and lot layout. This revision affected and reduced the overall number of lots from 15 to 14. The Applicant prepared a revised Slope Analysis Map, dated April 21, 2020, and prepared by Key Engineering, to provide clearing and slope analysis data necessary to identify and assess impacts to steep slopes, as per the comments in the Staff Report.

IV. State Environmental Quality Review Act (SEQRA) and Other Agency Jurisdictions

On December 19, 2018, the Commission commenced the State Environmental Quality Review Act (SEQRA) process and performed a coordinated review with Involved Agencies for this Type I action. Additional material submitted on January 3, 2019 included Part I of the EAF and a revised slope analysis plan, in which a third lot was added to the steep slope waiver request.

On February 6, 2019, the Town of Brookhaven Planning Board coordinated Lead Agency with the Commission. On February 11, 2019, the Commission deferred Lead Agency to the Town which subsequently assumed Lead Agency status.

On July 2, 2019, the Town sent the Commission a revised Site Plan accompanied by a referral letter and indicated a Traffic Impact Study was underway, which once completed, would also conclude the SEQRA process. On July 17, 2019, Commission staff responded to the referral and provided comments on the referral materials for the Town's consideration.

The Town, as Lead Agency, prepared a Part II of the EAF, dated October 8, 2019, and Part 3 dated December 5, 2019, and adopted a Negative Declaration on January 13, 2020. On January 21, 2020 and February 10, 2020, the Applicant and the Town forwarded copies of the SEQRA documents to the Commission. Collectively, these materials constitute the SEQRA Record. Extensions of the decision deadline were submitted by the Applicant and granted by the Commission during this time, the latest of which was submitted on February 12, 2020 with the decision deadline extended to June 17, 2020.

The Project requires additional permits and/or approvals from other involved agencies including the New York State Department of Transportation (NYSDOT), Suffolk County Department of Health Services, New York State Department of Environmental Conservation, and the Town of Brookhaven.

V. History of the Project Site

The Applicant has made numerous proposals for the Project Site. In 2003 when a development proposal for a Planned Retirement Community on 192 acres and a request to change the zoning district from L1 and A1 to Planned Retirement Congregate Housing Community (PRCHC) was

submitted to the Town Board of the Town of Brookhaven. At that time, the proposals were under entitled Silver Island Pines, Silver Glen and Silver Corporate Park. The change of zone was approved on December 20, 2005 with a correction on December 30, 2005 to incorporate items omitted in the approval. In January 2006, the Town Board rescinded the approval.

In April 2006, the Applicant commenced an Article 78 proceeding against the Town. The Stipulation is the result of the litigation. The acquisition by the Town of 120 acres of the original 192-acre site area as natural public open space was a key element of the Stipulation. To date, approximately 63% of the original site has been protected. The Applicant proposes to protect 31.71 acres of the Project Site, resulting in 79% or 151 acres of the original site in open space.

VI. The Project Site and the Study Area

At the Commission's public hearing, the Staff Report described the Project Site and defined a Study Area that extends one mile from the site in all directions. The Study Area describes the land use pattern in the vicinity of the Project Site.

The Project Site is presently undeveloped and contains a natural terrestrial habitat that is generally classified as a pitch pine-oak heath woodland ecological community type, except in the maintained overhead electric utility right of way corridor subject to a LIPA Easement. Historical aerial photography going back roughly 72 years to 1947, reveals the site has not been the subject of large-scale disturbance. It has remained the intact terrestrial woodland habitat it is today with a healthy dispersion of large pitch pine and oak trees, an understory of heath shrubs (e.g., huckleberry), natural leaf litter, and groundcover including spotted wintergreen and trailing arbutus.

In the immediate vicinity of the site, the south side borders on the North Service Road of the LIE. The west side adjoins a composting facility, and the northern and eastern boundaries adjoin public land. The LIE bisects the Study Area in half and forms the southern boundary of the Central Pine Barrens in this area. The area south of the LIE is outside of the Central Pine Barrens, although it is in the Study Area, and is therefore out of the Commission's jurisdiction. However, this area contains non-residential uses consistent with the proposed land use.

North of the LIE, on the east side of the Study Area and east of Sills Road, is an area of land that was placed in the Core Preservation Area in the 2014 expansion of the Central Pine Barrens to further protect the Carmans River and its watershed. The undeveloped, wooded Map of Enchanted Forest, located in this area, was subsequently protected by conservation easements through the Pine Barrens Credit Program.

The remainder of the Study Area is in the CGA. The north side of the Project Site adjoins natural open space owned by the Town. Residential land use development is located in the northerly portion of the Study Area. Adjoining the site to the west is a large agricultural/composting land use, beyond which are situated residentially developed communities.

VII. Development of Regional Significance Review and Plan Conformance

Summary

The Act authorizes the Commission, by majority vote, to waive strict compliance with the Plan upon finding that such waiver is necessary to alleviate a demonstrated hardship. Chapter 4 of the Plan outlines the review process for development that meets the thresholds constituting a DRS. The Commission's review is limited to compliance with the Standards and Guidelines set forth in Volume 1, Chapter 5 of the Plan.

The Application demonstrates conformance with Standards and Guidelines, except for the area that is the subject of a hardship waiver, i.e., removal of steep slopes on 18,948 square feet of the Project Site.

Standards and Guidelines that are Not Applicable

Not all Standards and Guidelines apply to the Project. This section identifies the Standards and Guidelines that do not apply to the Project either because the Project does not include a facility or structure that will cause an impact, the resource is not present, or the activity is not occurring. Specifically, no sewage treatment plant is proposed (S5.3.3.1.2); freshwater wetland habitat is not present (S5.3.3.4.1); the site is not within the jurisdiction of the Wild, Scenic and Recreational Rivers Act (S5.3.3.4.3); no ponds are proposed (G5.3.3.5.3); the vegetation clearing limit is met (S5.3.3.6.1); open space is unfragmented to the maximum extent (S5.3.3.6.2); the Project maximizes the clustering technique (G5.3.3.9.2); no land dedications will occur therefore no receiving entity is identified, and covenants will be recorded to protect natural areas (G5.3.3.9.3).

Applicable Standards and Guidelines

A summary of the Standards and Guidelines identifies the status of conformance. Details are provided where relevant and applicable to explain conclusions of conformity. It is noted where conformance is deferred to other agencies such as the Suffolk County Department of Health Services or NYSDEC who regulates protection of public health, groundwater and other natural resources. Since the proposed land use is commercial/industrial, the uses may be subject to regulations that pertain to management and storage of chemicals and hazardous materials and control of stormwater runoff to minimize water pollution. Site specific land uses for each lot and site plans have not been identified or prepared by the Applicant. The Applicant will adhere to these regulations and seek to obtain permits or seek a hardship waiver(s).

Standard or Guideline	Title	Conformance
Standard 5.3.3.1.1	**Suffolk County Sanitary Code Article 6 Compliance**	**Compliance to be demonstrated upon Suffolk County Department of Health Services approval. Absent redemption of Pine Barrens Credits, the sewage flow is capped at 21,423 gallons per day.**
Guideline 5.3.3.1.3	**Nitrate-nitrogen goal of 2.5 mg/l**	• **The Applicant shall provide proof that this Guideline will be met in the full buildout of the Project, prior to disturbance and development on the Project Site.** • **If conformance is not demonstrated, a waiver request must be submitted, subject to review and decision.**

Standard 5.3.3.2.1	**Suffolk County Sanitary Code Articles 7 & 12 compliance**	**Compliance to be demonstrated upon Suffolk County Department of Health Services approval.**
Standard 5.3.3.3.1	**Significant discharges and public supply well locations**	**Compliance to be demonstrated upon Suffolk County Department of Health Services (SCDHS) and New York State Department of Environmental Conservation approval.**
Guideline 5.3.3.3.2	**Private well protection**	**Compliance to be demonstrated SCDHS and NYSDEC approval.**
Standard 5.3.3.5.1	**Stormwater recharge**	**Compliance to be demonstrated upon other agency approval of a Stormwater Pollution Prevention Plan**
Guideline 5.3.3.5.2	**Natural recharge and drainage**	**The Project conforms.**
Guideline 5.3.3.5.4	**Natural topography in lieu of recharge basins**	**A recharge basin will be constructed in a less steeply sloped area of the Project Site; however, natural wales and depressions are not proposed.**
Guideline 5.3.3.5.5	**Soil erosion and stormwater runoff control during construction**	**Compliance to be demonstrated upon other agency approval of a Stormwater Pollution Prevention Plan**
Standard 5.3.3.6.1	**Vegetation Clearance Limits**	• **The Project conforms** • **65% or 46.41 acres of the site will be cleared** • **35% or 21.79 acres will remain natural consisting of existing pitch pine oak ecological community in Lot 13 (11.41 acres) and Lot 14 (13.58 acres).** • **Voluntary protection of 6.71 acres including:** o **4.97 acres in a 100-foot-wide natural roadside buffer on Lots 1, 8, 9, 10, 11 and 12** o **1.74 acres of undisturbed steep slopes on Lots 3, 6 and 7** • **Natural areas will be fenced before, during, and after construction.**
Standard 5.3.3.6.2	**Unfragmented open space**	• **The Project conforms** • **Unfragmented open space on Lots 13 and 14 totals 25 acres** • **Connectivity of open space with the adjacent 120 acres of Town-owned open space** • **Open space protects natural ecological communities including terrestrial habitat and steep slope topographic features**
Standard 5.3.3.6.3	**Fertilizer-dependent vegetation limit**	**The Project appears to demonstrate compliance with this Standard.**
Standard 5.3.3.6.4	**Native Plantings**	• **Landscaping plans will be reviewed by the Town and submitted to the Commission office as necessary.** • **Utilize native species of local genotypes.** • **Transplanting is encouraged but not required.** • **Flag trees to be protected in place during construction.**
Standard 5.3.3.7.1	**Special species and ecological communities**	• **The Project conforms if the Applicant adheres to NYSDEC guidance.** • **In its correspondence dated January 18, 2019 and February 12, 2019, the New York Natural Heritage Program (NHP) reported that a Federal and New York State-listed Threatened mammal, specifically the Northern Long Eared Bat (NLEB) (*Myotis septentrionalis)*, has been documented within one mile of the Project Site and may utilize the site's natural habitat. These bats may travel 1.5 miles or more from documented locations. The impact of concern for bats is the cutting or removal of potential roost trees. No clearing will occur on the Project Site from April 1 to October 31 of any given year to protect the habitat of the**

		Northern Long-eared Bat. • **The NHP reported an historical documented occurrence from 1979 of the Persius Duskywing, a New York State-listed Endangered butterfly species. NYSDEC recommended surveys be performed to determine the presence or absence of host plants for this species. If suitable habitat for this animal is present in the vicinity of the Project Site, it is possible that it may still occur there. Field Surveys are recommended to include a search for this species particularly at sites currently undeveloped that may contain suitable habitat. Seek NYSDEC Guidance.**
Guideline 5.3.3.8.1	**Clearing envelopes**	**Each lot will be cleared in its entirety including steep slopes, except for 1.74 acres of undisturbed steep slopes on Lots 3, 6 and 7.**
Guideline 5.3.3.8.2	**Stabilization and erosion control**	**Construction will not occur on slopes greater than 10% except for the waiver request to remove steep slopes including:** **•Lot 3: 2,847 square feet (10 to 15% slopes)** **•Lot 6: 3,514 square feet (10 to 15% slopes)** **•Lot 7: Total of 12,256.4 square feet** o **11,218.52 square feet (10 to 15% slopes)** o **1,368.35 square feet (15% and greater slopes)** **•Total steep slope disturbance: 18,947.87 square feet (0.43 acres) (17,579.52 square feet on 10 to 15% slopes and 1,368.35 square feet on 15% or greater slopes)**
Guideline 5.3.3.8.3	**Slope analysis**	**The Slope Analysis Plan contains a detailed analysis on the amount and location of disturbance and areas of lots left "undisturbed." Disturbance to steep slopes has been significantly minimized in the Plan to 1) protect steep slopes where possible within building lots, and 2) to cluster building lots outside of steep slope areas and inversely cluster steep slopes in the open space.**
Guideline 5.3.3.8.4	**Erosion and sediment control plans**	**Erosion and sediment control plans will be prepared where development occurs in areas of 15% slopes or greater.**
Guideline 5.3.3.8.5	**Placement of roadways**	• **Development of the Boulevard and recharge basin will occur on slopes 10% or less. The activity will displace 11,229 cubic yards of topsoil. The cut material will be temporarily distributed over the lots in the 100-foot wide roadside buffer on the North Service Road. This equates to an estimated 0.75 inches per square foot within the buffer. No other disturbance will occur in the buffer.** • **Construction plans will be submitted to the Town Engineer.**
Guideline 5.3.3.8.6	**Retaining walls and control structures**	• **Details of retaining walls for development including roads on slopes greater than 10% will be prepared and submitted to the Town Engineer.** • **Disturbance of 1,368.35 square feet containing slopes 15 to 59.8% grade will occur on Lot 7. This is part of the waiver request.** • **Planted slopes are encouraged where feasible over hard structures.**
Guideline 5.3.3.9.2	**Clustering**	**Conforms, clustering is maximized to enhance adjacent open space and provide contiguous open space connections**
Guideline 5.3.3.9.3	**Protection of dedicated open space**	• **Open space will be protected with covenants, covenants should be provided for review prior to recording.** • **No dedications are proposed.**
Guideline 5.3.3.11.1	**Cultural resource consideration**	• **The Project provides protection measures for viewsheds, character and undisturbed roadsides and connects to adjacent open space, hiking trails.** • **SHPO concluded no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.**
Guideline	**Inclusion of cultural**	• **The existing undisturbed roadside character will be preserved in a**

5.3.3.11.2	**resources in applications**	**100-foot wide natural buffer to protect the Project Site and regional resources.** • **No State or National Register resources are present.**
Guideline 5.3.3.11.3	**Protection of scenic and recreational resources**	• **The Project retains a visually shielding natural roadside buffer.** • **The future monument signage should be in keeping in both style and scale with the community character. Signage details shall be provided for review and comment.**
Guideline 5.3.3.11.4	**Roadside design and management**	**One ingress/egress curb cut for the access road is proposed on the North Service Road. The remaining roadside area will be undisturbed and protected in a 100-foot wide natural buffer. Manmade structures such as signage and lighting will be compliant and in keeping with the character of the CGA.**
Guideline 5.3.3.12.1	**Commercial and industrial compliance with Suffolk County Sanitary Code**	**Compliance to be demonstrated upon Suffolk County Department of Health Services approval, as applicable.**

VIII. Commission Review of the Hardship Exemption Request

Pursuant to the Act, in determining whether to grant a CGA hardship exemption for the Project, the Commission shall consider, among other things, the criteria set forth in New York State Town Law §267-b(2) and determine whether the Project is consistent with the purposes and provisions of the Act and whether the Project will result in a substantial impairment of the resources of the Central Pine Barrens area.

In considering the criteria set forth in Town Law §267-b(2)(b)(1), the Applicant asserts that the Project requires the development of all 12 lots to be financially viable and the entire Project is jeopardized if the hardship is not granted. The Application states that fundamental to the Applicant's decision to sell 120 acres to the Town and the Town's decision to acquire land at the negotiated price was a collective expectation that the Applicant would be able to develop a 12 lot subdivision on the balance of the property without the need for relief, as per the Stipulation of Settlement. As engineering design progressed, the parties discovered that the Project would disturb steep slopes and require a hardship. After several attempts to redesign the layout, the alternative of leaving steep slopes undeveloped, would require that Lots 6 and 7 be underdeveloped or not developed at all. This would not only alter the expectations of the parties but could jeopardize the entire Project, which requires the development of all 12 lots in order the Project to be financially viable. The waiver area is strictly and significantly limited to specific isolated patches on building Lots 3, 6 and 7 and is 0.58% of the Project Site.

The majority of the 13 acres of existing natural steep slopes distributed on the Project Site is preserved in a clustered plan layout and contained in the area to remain as natural open space, outside of building lots and envelopes. The Applicant attempted to design the Project to avoid the waiver utilizing different layouts and adjusting lot lines, however, the Applicant asserts the financial viability of the Project cannot be achieved if not for a waiver that affects removal of steep slopes on 18,948 square feet or 0.58% of the Project Site.

In considering the criteria set forth in Town Law §267-b(2)(b)(2), the Commission finds that the hardship is unique due the Project Site's history. The Applicant asserts the waiver is the result of the Stipulation of Settlement to develop 12 lots on the Project Site. These circumstances and

history are unique to this Applicant and Project and does not apply to a substantial portion of the neighborhood. The Applicant further protects approximately 6.71 acres as natural open space in excess of the Stipulation resulting in protection of 79% or 151 acres of the original 192 acres.

Natural open space connectivity is accomplished by situating open space contiguous to the northerly adjacent natural, Town-owned open space. The subdivision layout creates protects terrestrial ecological communities and succeeds in connecting northerly adjacent public lands to adjoin natural resources. The clustering technique is maximized in the open space arrangement and building lot layout. The Application encourages compatible industrial development in the CGA to accommodate regional growth influences in an orderly way while protecting the pine barrens environment from the individual cumulative adverse impacts thereof. The roadside character of the CGA is protected through the 100-foot wide natural buffer.

In considering the criteria set forth in Town Law §267-b(2)(b)(3), as it relates to character of the neighborhood, the Project is consistent with the Study Area. The Project Site is on a major transportation corridor (the LIE). The Project mimics the industrial development and plan layout for sites in the Study Area, on the south side of the LIE. The Project adjoins the developed westerly adjacent cleared site of a composting facility.

The Project adjoins development on its west and south sides. And where open space is adjacent, the cluster plan connects open space uses. The presence of the overhead utility corridor causes an intrusive developed element in the Project Site. The Project's industrial land use is consistent with the existing zoning district and permitted uses; no Town Board action is needed such as a change of zone that deviates from the Town Code. The Project is not inconsistent with the existing character of the area, uses, and generally conforms to its surroundings and pattern of development and land uses. The Project may become a commercial/industrial distribution center that is well situated on a major highway. The Commission finds that the Project will not alter the essential character of the neighborhood.

Pursuant to Town Law §267-b(2)(b)(4), the Commission finds that the hardship is not self-created. The Applicant asserts the Project is the result of a process that included the sale of a large portion of the original 192 acre site to the Town to preserve open space, leaving the balance to the Applicant to develop 72 acres and the Applicant's expectation to realize a financially viable Project. The Applicant and Town have achieved protection of 120 acres and reduced the scale of development significantly from its inception to arrive at the Application. The Project is consistent with the current industrial zoning classification in effect since before the Act. Prior proposals required Town Board actions and resulted in greater development in size and scale than the Project.

IX. Conclusion

The Project entitled Silver Corporate Park Compatible Growth Area Development of Regional Significance and Compatible Growth Area Hardship Waiver is depicted in the Slope Analysis Plan, Drawing No. SAP-1, and the Overall Site Plan, last dated April 21, 2020, and prepared by Key Civil Engineering is entitled to a hardship exemption for the foregoing reasons, is approved, and is subject to the following conditions.

1. General conditions

    a. Sewage flow is capped at 21,423 gallons per day.
    b. The final Subdivision Map and Site Plans identify clearing limits, open space, and fertilizer dependent vegetation limits.
    c. Copies of the recorded subdivision map and future approved site plans are provided to the Commission office.

2. Protection of natural vegetation and clearing

    a. Open space
        i. The Project protects 31.71 acres of natural open space as identified on the map. The natural area must remain in its natural condition. No disturbance, clearing, encroachments, landbanked parking, other uses, emergency access, road widening, or other development shall occur in the natural area. The open space must remain protected and noted as sterilized and yielding no additional density or intensity, disturbance or wastewater flow, except as defined in the Application.
        ii. Protect large trees as street trees, where feasible, in their existing place Delineate the road clearing limits and flag trees that may remain in place during and after construction.
        iii. The natural open space shall be identified in all maps for the Project.

    b. Clearing
        i. No more than 46.42 acres of the Project Site will be cleared.
        ii. No clearing activity shall occur from November 1 to March 31 of any calendar year to protect the Federal and New York State-listed Threatened Northern Long Eared Bat and its habitat, unless otherwise directed by NYSDEC.

    c. Declaration of Covenants and Restrictions shall protect a total of 31.71 acres of the site as natural open space. The Draft Covenants and Restrictions shall be prepared for review by the Commission Counsel and upon approval of Commission Counsel, filed with the Suffolk County Clerk within one year of this resolution, prior to disturbance on the Project Site. The Applicant shall provide proof of recording to the Commission

    d. Prior to the commencement of development activities on the Project Site, the Applicant shall:

        i. Install and maintain snow fencing along the clearing limits/natural area to protect the area to remain natural during construction. Notify the Commission office within one week prior to disturbance to inspect the clearing limits. No clearing shall occur until the Commission office has field inspected and issued

written approval to the Applicant. Notify the Commission when all construction is completed on the Project Site.

ii. Install and maintain permanent split rail fencing on the open space on the boundaries of Lots 13 and 14, as per the Map, which states “proposed spilt rail wood fence delineating unfragmented open space and areas of steep slopes” and including the undisturbed steep slopes on Lots 3, 6, and 7, as per the Map, which states “proposed split rail wood fence delineating unfragmented open space and areas of steep slopes” and “undisturbed area as per steep slope requirement to be protected with fencing and covenants and restrictions.”

iii. For efficient and expedited site plan review, consider uniform fencing and other design standards including signage color palette, material, height, and other details for when each of the 12 site plans is developed.

iv. Once development of each phase is complete, remove snow fencing and install split rail fencing in its place along clearing limit boundaries to delineate areas to remain natural.

3. Commission shall have the right to inspect the open space on an annual basis.

4. Prior to disturbance, contact NYSDEC for guidance on performing a survey to identify the presence or absence of Persius Duskywing butterfly habitat in the LIPA right of way easement area. Perform the survey as per NYSDEC guidelines. Submit results of the survey to NYSDEC and the Commission office. If the species and/or its habitat are present, wait for further instructions from NYSDEC before commencing development including clearing and preparation of the site for construction.

5. Lighting must be minimal and should not spill off site. It should consist of downward facing fixtures. The Lighting Plan, Sheet SD-5, contains specifications for illuminating the Project Site. Light posts are 25 feet tall. Reduce the pole height to a maximum of 12 feet to minimize excess lighting, energy, and cost to achieve the same amount of lighting necessary on site.

6. A maximum of 11,229 cubic yards of soil may temporarily be distributed over the 100-foot wide natural roadside buffer. Once this is complete, no further disturbance may occur in buffer.

7. Site specific landscaping and signage plans must be prepared, submitted to the Town for review and referred to the Commission office for approval.

    a. Landscaping plans must be composed of native species of local genotypes. Transplanting is encouraged but not required. And where feasible, flagging of existing trees should be conducted to designate trees to be protected and kept in place during construction.
    b. Space is reserved at the curb cut to accommodate a monument sign. Keep colors, materials, height, and lighting minimal and consistent with the landscape to protect the Central Pine Barren’s character and resources
    c. If lighting is proposed on the sign or if it is backlit, it will be dark sky compliant in accordance with the Town Code and in keeping with the character of the CGA.

8. Submit a Stormwater Pollution Prevention Plan for review and approval to the NYSDEC. If not approved by NYSDEC, no activity may occur under this approval. Provide evidence of NYSDEC approval.

9. Construction phasing

    a. Development of each of the 12 lots may occur individually or simultaneously, depending on interested tenants and needs.
    b. This approval shall expire five (5) years from the date of this Resolution. The Applicant may seek an extension of this approval in one (1) year increments and reauthorization from the Commission, subject to its review.

10. Any changes of the Project, as approved, must be reviewed and approved by the Commission.

Motion to Approve Silver Corporate Park Compatible Growth Area Development of Regional Significance and Hardship Waiver

Date: June 17, 2020
Motion By: Mr. Romaine
Seconded: Ms. Gallagher
Vote:
Yes: Ms. Gallagher, Mr. Dale, Mr. Romaine, Ms. Aguiar and Mr. Schneiderman
No: None
Abstain: None
Absent: None

Copies of This Decision Will be Sent To:

New York State Department of Environmental Conservation, Division of Environmental Permits, Region 1
New York State Department of Transportation
Suffolk County Planning Commission
Suffolk County Department of Health Services
Suffolk County Department of Public Works
Suffolk County Sewer Agency
Suffolk County Water Authority
Town of Brookhaven Supervisor
Town of Brookhaven Town Clerk
Town of Brookhaven Town Board
Town of Brookhaven Board of Zoning Appeals
Town of Brookhaven Planning Environment and Land Management (PELM)
Town of Brookhaven Building Department
Town of Brookhaven Parks and Recreation Department
Applicant/Attorney

APPENDIX D
Project Renderings

LOGISTICS INC.

APPENDIX E
Comparison of Conformance to Central Pine Barrens CLUP, Subdivision Plan & Site Plan

NPV

COMPARISON OF CONFORMANCE TO CENTRAL PINE BARRENS CLUP
Subdivision Plan & Site Plan

Standard (S)/Guideline (G)			Explanation and Document Page Reference	
			Subdivision Plan	**Site Plan**
5.3.3.1 Nitrate-nitrogen				
S 5.3.3.1.1	Suffolk County Sanitary Code Article 6 compliance	All development proposals subject to Article 6 of the Suffolk County Sanitary Code (SCSC) shall meet all applicable requirements of the Suffolk County Department of Health Services (SCDHS). Projects which require variances from the provisions of Article 6 shall meet all requirements of the SCDHS Board of Review in order to be deemed to have met the requirements of this standard.	Compliance to be demonstrated upon SCDHS approval. Absent redemption of Pine Barrens Credits, the sewage flow is capped at 21,423 gpd.	The project's sanitary wastewater will be treated and recharged via on-site septic systems conforming to SCSC Article 6 requirements. The estimated 549,942 SF of warehouse spaces would generate an estimated 21,998 gpd of sanitary wastewater. This would exceed the allowable sanitary flow under SCSC Article 6, which is 21,423 gpd. However, according to the Town Planning Board Negative Declaration and the Stipulation of Settlement, the Town acknowledges that the site may yield 550,000 SF of industrial space, which the Site Plan satisfies. The Site Plan will obtain all necessary and appropriate variances and/or permits, including the SCDHS Board of Review.
S 5.3.3.1.2	Sewage treatment plant discharge	Where deemed practical by the County or State, sewage treatment plant discharge shall be outside and downgradient of the Central Pine Barrens. Denitrification systems that are approved by the New York State Department of Environmental Conservation (NYSDEC) or the SCDHS may be used in lieu of a sewage treatment plant.	N/A; no sewage treatment plant is proposed	The proposed project will conform to SCSC Article 6 requirements, so that no STP will be necessary. It is acknowledged that the project's effluent will be recharged within the CGA. However, the project will operate under the jurisdiction of the SCDHS and in conformance with SCSC Article 6, thereby assuring that no impact to underlying groundwater quality will occur.
G 5.3.3.1.3	Nitrate-nitrogen goal	A more protective goal of two and one half (2.5) ppm may be achieved for new projects through an average residential density of one (1) unit per two (2) acres (or its commercial or industrial equivalent), through clustering, or through other mechanisms to protect surface water quality for projects in the vicinity of ponds and wetlands.	• The Applicant shall provide proof that this Guideline will be met in the full buildout of the Project, prior to disturbance and development on the Project Site. • If conformance is not demonstrated, a waiver request must be submitted, subject to review and decision.	No surface water bodies or wetlands are present on the site or in the vicinity that could be impacted by the site's recharge and as a result, this Guideline does not apply. The proposed project includes measures that will minimize potential nitrogen impacts to groundwater (i.e., conformance to SCSC Article 6, use of an Innovative/Alternative septic system, elimination of fertilizer use on landscaping). The project density is unchanged and therefore if applicable, the nitrogen concentration in recharge will be less than 2.5 mg/l.
5.3.3.2 Other chemical contaminants of concern				
S 5.3.3.2.1	Suffolk County Sanitary Code Articles 7 & 12 compliance	All development projects must comply with the provisions of Articles 7 and 12 of the SCSC, including any provisions for variances or waivers if needed, and all applicable state laws and regulations in order to ensure that all necessary water resource and wastewater management infrastructure shall be in place prior to, or as part of, the commencement of construction.	Compliance to be demonstrated upon SCDHS approval.	The Site Plan will be consistent with SCSC Article 7 in that it would not involve an industrial process or use hazardous or toxic materials in excess of the quantities allowed under Article 7 of the SCSC. The project will conform to the applicable storage and handling restrictions and requirements of SCSC Article 12. The proposed project will obtain proper permits, if needed and required.

5.3.3.3 Wellhead protection				
S 5.3.3.3.1	Significant discharges and public supply well locations	The location of nearby public supply wells shall be considered in all applications involving significant discharges to groundwater, as required under the New York State (NYS) Environmental Conservation Law (ECL) Article 17.	Compliance to be demonstrated upon SCDHS and NYSDEC approvals.	There are no public water supply wellfields within 200 feet of the subject site.
G 5.3.3.3.2	Private well protection	The SCDHS guidelines for private wells should be used for wellhead protection.	Compliance to be demonstrated SCDHS and NYSDEC approvals.	The project conforms to SCSC Articles 6 and 7, and all wastewater recharge will flow in an east-southeasterly direction. There are no SCWA public water supply wellfields in this direction that are near enough to the project site to be impacted by the site's sanitary recharge.
5.3.3.4 Wetlands and surface waters				
S 5.3.3.4.1	Nondisturbance buffers	Development proposals for sites containing or abutting freshwater or tidal wetlands or surface waters must be separated by a nondisturbance buffer area which shall be no less than that required by the NYS Tidal Wetland, Freshwater Wetland, or Wild, Scenic and Recreational Rivers (WSRR) Act or local ordinance. Distances shall be measured horizontally from the wetland edge as mapped by the NYSDEC, field delineation or local ordinance. Projects which require variances or exceptions from these state laws, local ordinances, and associated regulations, shall meet all requirements imposed in a permit by the NYSDEC or a municipality in order to be deemed to have met the requirements of this standard.	N/A; freshwater wetland habitat is not present.	There are no surface water bodies or freshwater wetlands on the subject site.
S 5.3.3.4.2	Buffer delineations, covenants, and conservation easements	Buffer areas shall be delineated on the site plan, and covenants and/or conservation easements, pursuant to the NYS ECL and local ordinances, shall be imposed to protect these areas as deemed necessary.	N/A	The eastern and northern portions of the site, and the naturally-vegetated buffer along the LIE (totaling 30.15 acres), will be retained in their naturally-vegetated condition, and permanently protected by covenant filed with the County Clerk.
S 5.3.3.4.3	Wild, Scenic & Recreational Rivers Act compliance	Development shall conform to the provisions of the New York State WSRR Act, where applicable. Projects which require variances or exceptions under the NYS WSRR Act shall meet all requirements imposed by the NYSDEC in order to be deemed to have met the requirements of this standard.	N/A; the site is not within the jurisdiction of the WSRR Act	The subject site is not within the regulated distance from any State-designated WSRR.
G 5.3.3.4.4	Additional nondisturbance buffers	Stricter nondisturbance buffer areas may be established for wetlands as appropriate.	N/A	No additional buffer areas are necessary or proposed.
5.3.3.5 Stormwater runoff				
S 5.3.3.5.1	Stormwater recharge	Development projects must provide that all stormwater runoff originating from development on the property is recharged on site unless surplus capacity exists in an off-site drainage system.	Compliance to be demonstrated upon other agency approval of a SWPPP.	All stormwater runoff generated on developed surfaces will be retained on-site and recharged to groundwater. The project's drainage system will utilize a recharge basin. The system will be subject to the review and approval of the Town engineering and planning staff and the project will comply with SPDES GP 0-15-002 for stormwater project notification and preparation of a SWPPP.
G 5.3.3.5.2	Natural recharge and drainage	Natural recharge areas and/or drainage system designs that cause minimal disturbance of native vegetation should be employed, where practical, in lieu of recharge basins or ponds that would require removal of significant areas of native vegetation.	The Project conforms.	No suitable natural low areas are present on the site that could be used for drainage purposes.
G 5.3.3.5.3	Ponds	Ponds should only be created if they are to accommodate stormwater runoff, not solely for aesthetic purposes.	N/A; no ponds are proposed.	No artificial ponds are proposed.
G 5.3.3.5.4	Natural topography in lieu	The use of natural swales and depressions should be permitted and encouraged	A recharge basin will be constructed in a less	No natural topographic low points or swales are available

	of recharge basins	instead of excavated recharge basins, whenever feasible	steeply sloped area of the Project Site; however, natural wales and depressions are not proposed.	to be utilized for stormwater recharge.
G 5.3.3.5.5	Soil erosion and stormwater runoff control during construction	During construction, the standards and guidelines promulgated by the NYSDEC pursuant to state law, which are designed to prevent soil erosion and control stormwater runoff, should be adhered to.	Compliance to be demonstrated upon other agency approval of a SWPPP.	The project's drainage system will be subject to the review and approval of the Town engineering and planning staff and the project will comply with SPDES GP 0-15-002 for stormwater project notification and preparation of a SWPPP.
5.3.3.6 Natural vegetation and plant habitat				
S 5.3.3.6.1	Vegetation Clearance Limits	The clearance of natural vegetation shall be strictly limited. Site plans, surveys and subdivision maps shall delineate the existing naturally vegetated areas and calculate those portions of the site that are already cleared due to previous activities. Areas of the site proposed to be cleared combined with previously cleared areas shall not exceed the percentages in Figure 5-1 [of the Plan]. These percentages shall be taken over the total site and shall include, but not be limited to, roads, building sites and drainage structures. The clearance standard that would be applied to a project site if developed under the existing residential zoning category may be applied if the proposal involves multi-family units, attached housing, clustering or modified lot designs. Site plans, surveys and subdivision maps shall be delineated with a clearing limit line and calculations for clearing to demonstrate compliance with this standard. To the extent that a portion of a site includes Core property, and for the purpose of calculating the clearance limits, the site shall be construed to be the combined Core and CGA portions. However, the Core portion may not be cleared except in accordance with Section 5.2 of the Plan.	• The Project conforms • 65% or 46.41 acres of the site will be cleared • 35% or 21.79 acres will remain natural consisting of existing pitch pine oak ecological community in Lot 13 (11.41 acres) and Lot 14 (13.58 acres). • Voluntary protection of 6.71 acres including: o 4.97 acres in a 100-foot-wide natural roadside buffer on Lots 1, 8, 9, 10, 11 and 12 o 1.74 acres of undisturbed steep slopes on Lots 3, 6 and 7 • Natural areas will be fenced before, during, and after construction.	The subject parcel is now and was zoned L-1 in 1995, when the CPB CLUP was adopted. Figure 5-2 of the CLUP indicates that the overall maximum allowed site clearance is 65% (46.44 acres; conversely, a minimum of 35% of the site, or 25.01 acres, would have to be preserved as natural). The proposed project will clear an estimated 41.30 acres of the site (57.80%), thereby conforming to this requirement. Conversely, the Site Plan would retain 30.15 acres on natural vegetation, or 42.20% of the site. In summary, the Site Plan will conform to the CLUP clearing standard, though it will clear 1.59 acres more land than the Subdivision Plan, and will retain 1.55 acres less of the site's naturally-vegetated land than the Subdivision Plan. These differences are because the Site Plan includes more landscaped area than the Subdivision Plan and has a larger recharge basin than the Subdivision Plan. As a result, the Site Plan requires a somewhat larger disturbed area than the Subdivision Plan, which leaves slightly less natural land available to be retained in a natural condition.
S 5.3.3.6.2	Unfragmented open space	Subdivision and site design shall support preservation of natural vegetation in large unbroken blocks that allow contiguous open spaces to be established when adjacent parcels are developed. Subdivision and site designs should also be configured in such a way so as to prioritize the preservation of native pine barrens vegetation to the maximum extent practicable. For the purpose of this paragraph, native pine barrens vegetation shall include pitch pines and various species of oak trees, understory, and ground cover plants such as blueberry, wintergreen, bearberry and bracken fern, grasses, and sedges such as little bluestem, Pennsylvania sedge and indian grass as well as those ecological communities listed in sections 5.6 and 5.7 in Chapter 5, Volume 2 of the Plan. It is recognized that the preservation of nonnative but ecologically important habitats may be consistent with the intent and goals of the plan when such action would result in the creation of large contiguous natural open space areas and or the protection of rare, threatened, or endangered species or their habitat.	• The Project conforms • Unfragmented open space on Lots 13 and 14 totals 25 acres • Connectivity of open space with the adjacent 120 acres of Town-owned open space •Open space protects natural ecological communities including terrestrial habitat and steep slope topographic features.	This standard concerns preservation of natural vegetation in large unbroken blocks to establish open spaces contiguous to on-site and, if possible, off-site property. As a result, substantial areas of natural contiguous habitat will be retained; these areas will be contiguous to naturally-vegetated spaces adjacent to the north, east and west, thus forming an open space continuum as intended by this standard.
S 5.3.3.6.3	Fertilizer dependent	No more than 15% of an entire development project site shall be established in	The Project appears to demonstrate compliance	The Applicant does not intend to include fertilizer-

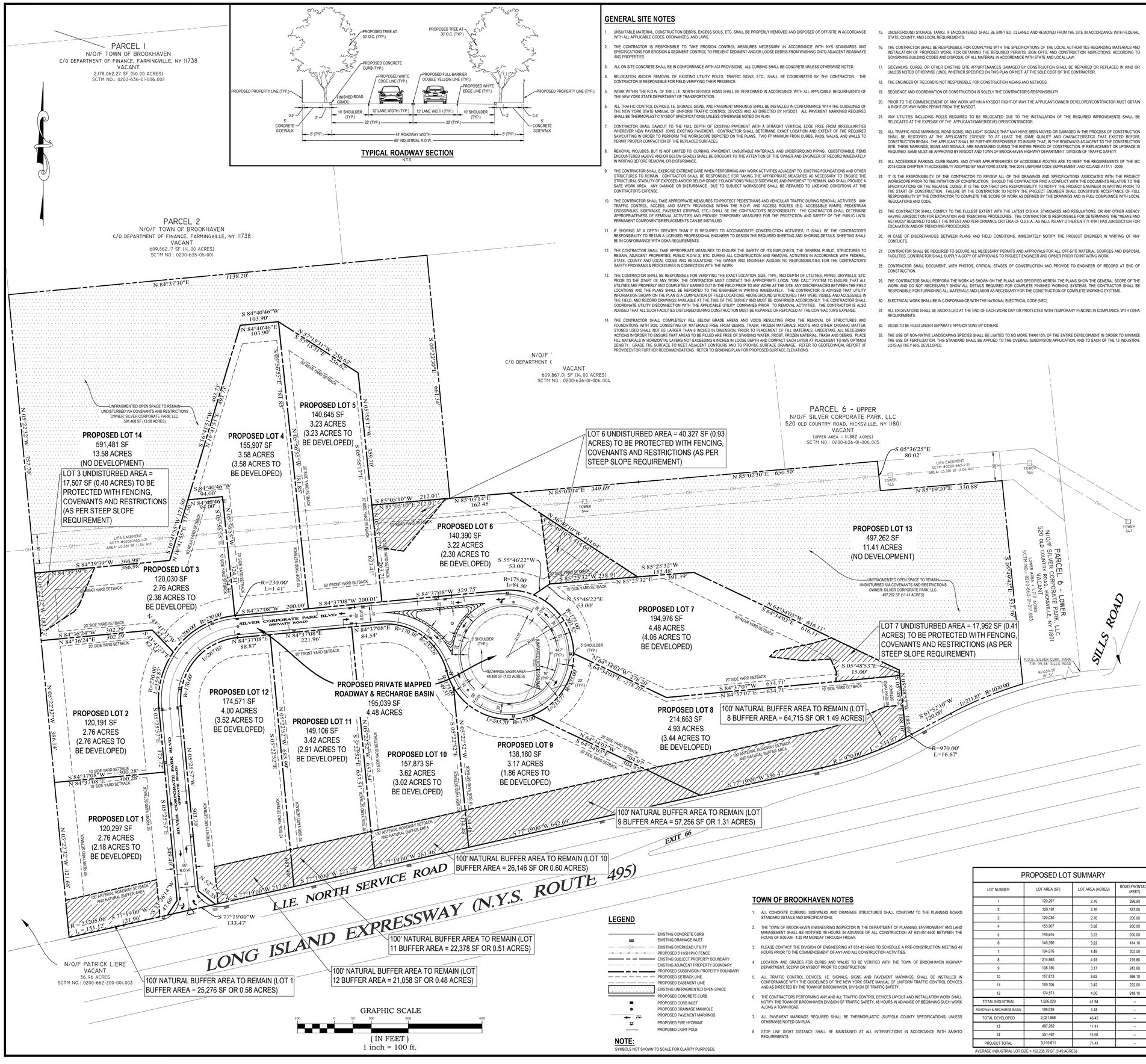
	vegetation limit	fertilizer-dependant vegetation including formalized turf areas. Generally, nonnative species require fertilization; therefore, planting of such nonnative species shall be limited to the maximum extent practicable. The use of the nonnative plants in Figure 5-2 [of the Plan] is specifically not recommended.	with this Standard.	dependent landscape species in the project's landscape design, other than a potential initial application, to establish healthy growth. Landscape species consistent with the species list in Figure 5-2 (Planting Recommendations) of the CLUP will be used in the final site plan landscape design plans.
S 5.3.3.6.4	Native Plantings	Development designs shall consider the native planting suggestions contained in Figure 5-2 [of the Plan].	• Landscaping plans will be reviewed by the Town and submitted to the CPBJPPC office as necessary. • Utilize native species of local genotypes. • Transplanting is encouraged but not required. • Flag trees to be protected in place during construction	Landscape species consistent with the species list in Figure 5-2 (Planting Recommendations) of the CLUP will be used as part of the final site plan landscape design plans.
5.3.3.7 Species and communities of special concern				
S 5.3.3.7.1	Special Species and Ecological Communities	Where a significant negative impact upon a habitat essential to those species identified on the New York State maintained lists as rare, threatened, endangered or of special concern, or upon natural communities classified by the New York State Natural Heritage Program as G1, G2, G3 or S1, S2 or S3, or on any federally listed endangered or threatened species is proposed, appropriate mitigation measures as determined by the appropriate state, county or local government agency shall be taken to protect these species.	• The Project conforms if the Applicant adheres to NYSDEC guidance. • In its correspondence dated January 18, 2019, and February 12, 2019, the New York Natural Heritage Program (NHP) reported that a Federal and New York State-listed Threatened mammal, specifically the Northern Long Eared Bat (NLEB) (*Myotis septentrionalis)*, has been documented within one mile of the Project Site and may utilize the site's natural habitat. These bats may travel 1.5 miles or more from documented locations. The impact of concern for bats is the cutting or removal of potential roost trees. No clearing will occur on the Project Site from April 1 to October 31 of any given year to protect the habitat of the Northern Long-eared Bat. • The NHP reported an historical documented occurrence from 1979 of the Persius Duskywing, a New York State-listed Endangered butterfly species. NYSDEC recommended surveys be performed to determine the presence or absence of host plants for this species. • If suitable habitat for this animal is present in the vicinity of the Project Site, it is possible that it may still occur there. Field Surveys are recommended to include a search for this species particularly at sites currently undeveloped that may contain suitable habitat. Seek NYSDEC Guidance.	• The Applicant will ensure that the Site Plan will conform to NYSDEC guidance regarding habitat protection and accommodation for rare, threatened endangered and species of special concern. • As directed by the NHP, clearing will be limited to occur within the time period specified by the NYSDEC, to protect the habitat of the Northern Long-eared Bat. No clearing will occur on the Project Site from April 1 to October 31 of any given year to protect the habitat of the Northern Long-eared Bat unless otherwise authorized by NYSDEC. • Host plants for the Persius Duskywing are not expected within proposed development areas.
5.3.3.8 Soils				
G 5.3.3.8.1	Clearing envelopes	Clearing envelopes should be placed upon lots within a subdivision so as to maximize	Each lot will be cleared in its entirety including	The Site Plan was revised in part to maximize use of slopes

		the placement of those envelopes on slopes less than ten percent (10%).	steep slopes, except for 1.74 acres of undisturbed steep slopes on Lots 3, 6 and 7.	less than 10%, and reduce impacts to slopes 10 to 15%, as well as to slopes in excess of 15%. This goal is achieved to a large degree by the Site Plan, where more of the site's slopes of less than 10% will be disturbed than the Subdivision Plan, but less of the site's 10 to 15% slopes and less of the site's 15+% slopes will be impacted.
G 5.3.3.8.2	Stabilization and erosion control	Construction of homes, roadways, and private driveways on slopes greater than ten percent (10%) may be approved if technical review shows that sufficient care has been taken in the design of stabilization measures, erosion control practices and structures so as to mitigate negative environmental impacts.	• Construction will not occur on slopes greater than 10% except for the waiver request to remove steep slopes including: o Lot 3: 2,847 SF (10 to 15% slopes) o Lot 6: 3,514 SF (10 to 15% slopes) • Lot 7: Total of 12,256.4 SF o 11,218.52 SF (10 to 15% slopes) o 1,368.35 SF (15% and greater slopes) • Total steep slope disturbance: 18,947.87 SF (0.43 acres): o (17,579.52 SF on 10 to 15% slopes o 1,368.35 SF on 15% or greater slopes	An Erosion & Sediment Control Plan will be prepared as part of the Site Plan for the project. Erosion prevention measures to be taken during construction may include groundcovers (vegetative or artificial), drainage diversions, soil traps, minimizing the area of soil exposed to erosive elements at one time, and minimizing the time span that soil is exposed to erosive elements. Soil removed during grading and excavation will be used as backfill (if it displays acceptable bearing capacity and leaching characteristics) to produce acceptable slopes for construction. The proposed stormwater design conforms to the intent of this standard.
G 5.3.3.8.3	Slope analysis	Project review is facilitated if submissions contain a slope analysis showing slopes in the ranges 0-10%, 11-15% and 15% and greater. In areas with steep slopes, slope analysis maps should be required. This can be satisfied with cross hatching or shading on the site plan for the appropriate areas.	The **Existing Slope Analysis Plan** [for the Subdivision Plan] contains a detailed analysis on the amount and location of disturbance and areas of lots left "undisturbed." Disturbance to steep slopes has been significantly minimized in the Subdivision Plan to 1) protect steep slopes where possible within building lots, and 2) to cluster building lots outside of steep slope areas and inversely cluster steep slopes in the open space.	A map has been prepared depicting slope intervals of 0-10%, 10-15% and greater than 15%. As shown in the **Existing Slope Analysis Plan**, **Proposed Warehouse** for the Site Plan, there are 8.33 acres of steep slopes (defined as >15%) on the subject site. It should be noted that 91.67% of the site has slopes of less than 15%. Natural steep slopes are found in the central and northern parts of the site. For the proposed project, regrading is not expected to produce slopes in excess of 1:3.
G 5.3.3.8.4	Erosion and sediment control plans	Erosion and sediment control plans should be required in areas of fifteen percent (15%) or greater slopes.	Erosion and sediment control plans will be prepared where development occurs in areas of 15% slopes or greater.	The potential for erosion to occur during construction or after construction is completed will be controlled by implementing a SWPPP, which will include engineered Erosion Control Plans during the site plan review process.
G 5.3.3.8.5	Placement of roadways	Roads and driveways should be designed to minimize the traversing of slopes greater than ten percent (10%) and to minimize cuts and fills.	• Development of the Boulevard and recharge basin will occur on slopes 10% or less. The activity will displace 11,229 cubic yards of topsoil. The cut material will be temporarily distributed over the lots in the 100-foot wide roadside buffer on the North Service Road. This equates to an estimated 0.75 inches per square foot within the buffer. No other disturbance will occur in the buffer. • Construction plans will be submitted to the Town Engineer.	One of the goals of the Site Plan was to reduce the area of impact to slopes in excess of 10% to a greater degree than achieved for the Subdivision Plan. It is estimated that 0.98 acres of slopes 10% and greater will be impacted by the Site Plan. In comparison, the Subdivision Plan (assuming the current slope map) would impact 1.45 acres of slopes in excess of 10%.
G 5.3.3.8.6	Retaining walls and control structures	Details of retaining walls and erosion control structures should be provided for roads and driveways which traverse slopes greater than ten percent (10%).	• Details of retaining walls for development including roads on slopes greater than 10% will be prepared and submitted to the Town	One of the goals of the Site Plan was to reduce the potential need of retaining walls by reducing impacts to

			Engineer. • Disturbance of 1,368.35 SF containing slopes 15 to 59.8% grade will occur on Lot 7. This is part of the waiver request. • Planted slopes are encouraged where feasible over hard structures	steep slope areas. However, should retaining walls still be needed, details will be prepared for and submitted to the Town Engineer. It is estimated that 0.20 acres of slopes 15% and greater will be impacted by the Site Plan. In comparison, the Subdivision Plan (assuming the current slope map) would impact 0.32 acres of slopes in excess of 15%.
5.3.3.9 Coordinated design for open space management				
S 5.3.3.9.1	Receiving entity for open space dedications	Applications must specify the entity to which dedicated open space will be transferred.	N/A	No dedication of the open space on the site is proposed.
G 5.3.3.9.2	Clustering	Municipalities are strongly urged to maximize the use of the clustering technique where its usage would enhance adjacent open space or provide contiguous open space connections with adjacent open space parcels.	Conforms; clustering is maximized to enhance adjacent open space and provide contiguous open space connections.	Clustering of the project is a central tenet of the Site Plan, to allow for retention of substantial acreages of natural vegetation in the site's eastern and northern portions, to abut similar areas on adjacent properties. This principle also enables the Applicant to locate the disturbed area preferentially on the low-slope areas of the site.
G 5.3.3.9.3	Protection of dedicated open space	Proposed open space should be protected with covenants, conservation easements or dedications that specify proper restrictions on its use and contingencies for its future management.	• Open space will be protected with covenants, covenants should be provided for review to recording. • No dedications are proposed	The Applicant will participate in the preparation of a covenant to permanently protect the open spaces on the site.
5.3.3.10 Agriculture and horticulture				
G 5.3.3.10.1	Best Management Practices	Any existing, expanded, or new activity involving agriculture or horticulture in the CGA should comply with best management practices as defined herein and relevant requirements including local law. Best management practices are, for purposes of this Plan, the same practices stated in the most recent version of *Controlling Agricultural Nonpoint Source Water Pollution in New York State* (Bureau of Technical Services and Research, Division of Water, NYSDEC, 1991 and as later amended).	N/A	N/A; the project is a warehouse in nature, and no new or expanded agricultural or horticultural uses are included.
5.3.3.11 Scenic, historic, and cultural resources				
G 5.3.3.11.1	Cultural resource consideration	Development should account for, review, & provide protection measures for: 1. Established recreational and educational trails and trail corridors, including but not limited to those trail corridors inventoried elsewhere in this Plan. 2. Active recreation sites, including existing sites and those proposed as part of a development. 3. Scenic corridors, roads, vistas, and viewpoints located in Critical Resource Areas, and along the Long Island Expressway, Sunrise Highway, County Road 111, and William Floyd Parkway. 4. Sites of historical or cultural significance, including historic districts, sites on the State or National Registers of Historic Places, and historic structures listed on the State or National Registers of Historic Places, or recognized by local municipal law or statute. 5. Sensitive archaeological areas as identified by the New York State Historic Preservation Office or the New York State Museum.	• The Project provides protection measures for viewsheds, character and undisturbed roadsides and connects to adjacent open space, hiking trails. • SHPO concluded no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.	The project design will retain a 100 foot-deep naturally-vegetated buffer along the site's southern boundary with the LIE. Additionally, plantings of appropriate landscape species to protect and enhance the natural aesthetics of the site and area will be made within the disturbed area. The project's buildings and amenities will employ an attractive architectural treatment and complementary landscape design that would be consistent with the aesthetics of the area and congruent with the surrounding land uses.
G 5.3.3.11.2	Inclusion of cultural	Development proposals should note established recreation and educational trails and		N/A; there are no known or suspected cultural resources

	resources in application	trail corridors; active recreation sites; scenic corridors, roads, vistas and viewpoints located in Critical Resource Areas and undisturbed portions of the roadsides of the Long Island Expressway, Sunrise Highway, County Road 111 and William Floyd Parkway; sites on the State or National Register of Historic Places, and historic structures and landmarks recognized by municipal law or statute, or listed on the State or National Registers of Historic Places; and sensitive archaeological areas as identified by the New York State Historic Preservation Office or the New York State Museum within a five hundred (500) foot radius of the outside perimeter of the project site, including any project parcels which are physically separate from the bulk of the proposed development area. A development proposal may be disapproved or altered if the local municipality determines that the development proposal, in its current form, may have a significant negative impact on any of the above resources.	• The existing undisturbed roadside character will be preserved in a 100 foot-wide natural buffer to protect the Project Site and regional resources. • No State or National Register resources are present.	on the subject site that could be impacted by the proposed project, based on review of NYS OPRHP records.
G 5.3.3.11.3	Protection of scenic and recreational resources	Protection measures for scenic and recreational resources should include, but not be limited to, retention of visually shielding natural buffers, replacement of degraded or removed natural visual buffers using native species, use of signs which are in keeping in both style and scale with the community character, and similar measures.	• The Project retains a visually shielding natural roadside buffer. • The future monument signage should be in keeping in both style and scale with the community character. • Signage details shall be provided for review and comment.	The project design will retain a 100 foot-deep naturally-vegetated buffer along the site's southern boundary with the LIE. Additionally, plantings of appropriate landscape species to protect and enhance the natural aesthetics of the site and area will be made within the disturbed area. The project's buildings and amenities will employ an attractive architectural treatment and complementary landscape design that would be consistent with the aesthetics of the area and congruent with the surrounding land uses.
G 5.3.3.11.4	Roadside design and management	Undisturbed portions of the roadside should be maintained in a manner that protects the scenic features of these areas. Clearing (including that for aisles, driveways, access, and parking) is not precluded within these roadside areas, provided that appropriate buffers are maintained, and that manmade structures meet standards consistent with the character of the area.	• One ingress/egress curb cut for the access road is proposed on the North Service Road. The remaining roadside area will be undisturbed and protected in a 100 foot-wide natural buffer. • Manmade structures such as signage and lighting will be compliant and in keeping with the character of the CGA.	• Unlike the Subdivision Plan, the Site Plan includes two ingress/egress curb cuts on the site's frontage on the LIE North Service Road. • The project's signage and lighting will be compliant and in keeping with the character of the area.
5.3.3.12 Commercial and industrial development				
S 5.3.3.12.1	Commercial and industrial compliance with Suffolk County Sanitary Code	All commercial and industrial development applications shall comply with the provisions of the SCSC as applied by the SCDHS, and all other applicable federal, state, or local laws. Projects which require variances from the provisions of the SCSC shall meet all requirements of the SCDHS Board of Review in order to be deemed to have met the requirements of this standard.	Compliance to be demonstrated upon SCDHS approval, as applicable.	The proposed project will comply with all applicable Town, County and/or State regulations and requirements insofar as practicable; where variances would be necessary, each will be applied for to the appropriate entity having jurisdiction.

PLANS



GENERAL SITE NOTES

1. UNSUITABLE MATERIAL, CONSTRUCTION DEBRIS, EXCESS SOILS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.
2. THE CONTRACTOR IS RESPONSIBLE TO TAKE EROSION CONTROL MEASURES NECESSARY IN ACCORDANCE WITH NYS STANDARDS AND SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT ROADWAYS AND PROPERTIES.
3. ALL ON-SITE CONCRETE SHALL BE IN CONFORMANCE WITH ACI PROVISIONS. ALL CURBING SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
4. RELOCATION AND/OR REMOVAL OF EXISTING UTILITY POLES, TRAFFIC SIGNS, ETC., SHALL BE COORDINATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING THEIR PRESENCE.
5. WORK WITHIN THE R.O.W. OF THE L.I.E. NORTH SERVICE ROAD SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION.
6. 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 DIRECTED BY NYSDOT. ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC (NYSDOT SPECIFICATIONS) UNLESS OTHERWISE NOTED ON PLAN.
7. CONTRACTOR SHALL SAWCUT TO THE FULL DEPTH OF EXISTING PAVEMENT WITH A STRAIGHT VERTICAL EDGE FREE FROM IRREGULARITIES WHEREVER NEW PAVEMENT JOINS EXISTING PAVEMENT. CONTRACTOR SHALL DETERMINE EXACT LOCATION AND EXTENT OF THE REQUIRED SAWCUTTING IN ORDER TO PERFORM THE WORKSCOPE DEPICTED ON THE PLANS. TWO FT MINIMUM FROM CURBS, PADS, WALKS, AND WALLS TO PERMIT PROPER COMPACTION OF THE REPLACED SURFACES.
8. REMOVAL INCLUDES, BUT IS NOT LIMITED TO, CURBING, PAVEMENT, UNSUITABLE MATERIALS, AND UNDERGROUND PIPING. QUESTIONABLE ITEMS ENCOUNTERED (ABOVE AND/OR BELOW GRADE) SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD IMMEDIATELY IN WRITING BEFORE REMOVAL OR DISTURBANCE.
9. THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO EXISTING FOUNDATIONS AND OTHER STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF EXPOSED AND/OR BELOW GRADE FOUNDATIONS/ WALLS/ SIDEWALKS AND PAVEMENT TO REMAIN, AND SHALL PROVIDE A SAFE WORK AREA FREE DAMAGE OR DISTURBANCE DUE TO SUBJECT WORKSCOPE SHALL BE REPAIRED TO LIKE-KIND CONDITIONS AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC DURING REMOVAL ACTIVITIES. ANY TRAFFIC CONTROL, ACCESS, AND SAFETY PROVISIONS WITHIN THE R.O.W. AND ACCESS ROUTES (E.G. ACCESSIBLE RAMPS, PEDESTRIAN CROSSWALKS, SIDEWALKS, PAVEMENT STRIPING, ETC.) SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL DETERMINE APPROPRIATENESS OF REMOVAL ACTIVITIES AND PROVIDE TEMPORARY MEASURES FOR THE PROTECTION AND SAFETY OF THE PUBLIC UNTIL PERMANENT COMPONENTS/REPLACEMENTS CAN BE INSTALLED.
11. IF SHORING AT A DEPTH GREATER THAN 5' IS REQUIRED TO ACCOMMODATE CONSTRUCTION ACTIVITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RETAIN A LICENSED PROFESSIONAL ENGINEER TO DESIGN THE REQUIRED SHEETING AND SHORING DETAILS. SHEETING SHALL BE IN CONFORMANCE WITH OSHA REQUIREMENTS.
12. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THE SAFETY OF ITS EMPLOYEES, THE GENERAL PUBLIC, STRUCTURES TO REMAIN, ADJACENT PROPERTIES, PUBLIC R.O.W.S, ETC. DURING ALL CONSTRUCTION AND REMOVAL ACTIVITIES IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL CODES AND REGULATIONS. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITIES FOR THE CONTRACTOR'S SAFETY PROGRAMS & PROCEDURES IN CONNECTION WITH THE WORK.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF UTILITIES, PIPING, DRYWELLS, ETC. PRIOR TO THE START OF ANY WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO ENSURE THAT ALL UTILITIES ARE PROPERLY AND COMPLETELY MARKED OUT IN THE FIELD PRIOR TO ANY WORK AT THE SITE. ANY DISCREPANCIES BETWEEN THE FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IN WRITING IMMEDIATELY. THE CONTRACTOR IS ADVISED THAT UTILITY INFORMATION SHOWN ON THE PLAN IS A COMPILATION OF FIELD LOCATIONS, ABOVEGROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND RECORD DRAWINGS AVAILABLE AT THE TIME OF THE SURVEY AND MUST BE CONFIRMED ACCORDINGLY. THE CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTION WITH THE APPLICABLE UTILITY COMPANIES PRIOR TO REMOVAL ACTIVITIES. THE CONTRACTOR IS ALSO ADVISED THAT ALL SUCH FACILITIES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
14. THE CONTRACTOR SHALL COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE REMOVAL OF STRUCTURES AND FOUNDATIONS WITH SOIL CONSISTING OF MATERIALS FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED SHALL NOT BE LARGER THAN 6 INCHES IN DIMENSION. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTIONS IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE. REFER TO GEOTECHNICAL REPORT (IF PROVIDED) FOR FURTHER RECOMMENDATIONS. REFER TO GRADING PLAN FOR PROPOSED SURFACE ELEVATIONS.
15. UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, SHALL BE EMPTIED, CLEANED AND REMOVED FROM THE SITE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, AND LOCAL REQUIREMENTS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES REGARDING MATERIALS AND INSTALLATION OF PROPOSED WORK. FOR OBTAINING THE REQUIRED PERMITS, SIGN OFFS, AND CONSTRUCTION INSPECTIONS, ACCORDING TO GOVERNING BUILDING CODES AND DISPOSAL OF ALL MATERIAL IN ACCORDANCE WITH STATE AND LOCAL LAW.
17. SIDEWALKS, CURBS, OR OTHER EXISTING SITE APPURTENANCES DAMAGED BY CONSTRUCTION SHALL BE REPAIRED OR REPLACED IN KIND OR UNLESS NOTED OTHERWISE (UNO). WHETHER SPECIFIED ON THIS PLAN OR NOT, AT THE SOLE COST OF THE CONTRACTOR.
18. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS.
19. SEQUENCE AND COORDINATION OF CONSTRUCTION IS SOLELY THE CONTRACTOR'S RESPONSIBILITY.
20. PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN A NYSDOT RIGHT-OF-WAY THE APPLICANT/OWNER/ DEVELOPER/CONTRACTOR MUST OBTAIN A RIGHT-OF-WAY WORK PERMIT FROM THE NYSDOT.
21. 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/CONTRACTOR.
22. 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 DURING THE ENTIRE PERIOD OF CONSTRUCTION. IF REPLACEMENT OR UPGRADE IS REQUIRED, SAME MUST BE APPROVED BY NYSDOT AND TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT, DIVISION OF TRAFFIC SAFETY.
23. ALL ACCESSIBLE PARKING, CURB RAMPS, AND OTHER APPURTENANCES OF ACCESSIBLE ROUTES ARE TO MEET THE REQUIREMENTS OF THE IBC 2015 CODE CHAPTER 11-ACCESSIBILITY ADOPTED BY NEW YORK STATE, THE 2016 UNIFORM CODE SUPPLEMENT, AND ICC/ANSI A117.1 - 2009.
24. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODE.
25. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST O.S.H.A. STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF O.S.H.A., AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
26. IN CASE OF DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS, IMMEDIATELY NOTIFY THE PROJECT ENGINEER IN WRITING OF ANY CONFLICTS.
27. CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO PROJECT ENGINEER AND OWNER PRIOR TO INITIATING WORK.
28. CONTRACTOR SHALL DOCUMENT, WITH PHOTOS, CRITICAL STAGES OF CONSTRUCTION AND PROVIDE TO ENGINEER OF RECORD AT END OF CONSTRUCTION.
29. THE CONTRACTOR SHALL PERFORM THE WORK AS SHOWN ON THE PLANS AND SPECIFIED HEREIN. THE PLANS SHOW THE GENERAL SCOPE OF THE WORK AND DO NOT NECESSARILY SHOW ALL DETAILS REQUIRED FOR COMPLETE FINISHED WORKING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS AND LABOR AS NECESSARY FOR THE CONSTRUCTION OF COMPLETE WORKING SYSTEMS.
30. ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
31. ALL EXCAVATIONS SHALL BE BACKFILLED AT THE END OF EACH WORK DAY OR PROTECTED WITH TEMPORARY FENCING IN COMPLIANCE WITH OSHA REQUIREMENTS.
32. SIGNS TO BE FILED UNDER SEPARATE APPLICATIONS BY OTHERS.
33. THE USE OF NON-NATIVE LANDSCAPING SPECIES SHALL BE LIMITED TO NO MORE THAN 15% OF THE ENTIRE DEVELOPMENT IN ORDER TO MINIMIZE THE USE OF FERTILIZATION. THIS STANDARD SHALL BE APPLIED TO THE OVERALL SUBDIVISION APPLICATION, AND TO EACH OF THE 12 INDUSTRIAL LOTS AS THEY ARE DEVELOPED.

BULK ZONING TABLE

ZONING DISTRICT: L INDUSTRIAL 1 (LIGHT INDUSTRY)
WITHIN HYDROLOGIC SENSITIVE ZONE

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
MINIMUM LOT AREA	85-568-A.3	120,000 SF (2.75 ACRES)	COMPLIES
MINIMUM WIDTH OF LOT THROUGHOUT	85-568-B.3	200'	COMPLIES
MINIMUM ROAD FRONTANGE	85-568-B.3	200' FOR PARCELS WITHIN HYDROGEOLOGIC SENSITIVE ZONE (SEE PROPOSED LOT SUMMARY TABLE, THIS SHEET)	COMPLIES
MINIMUM FRONT YARD SETBACK	85-568-C.1	50'	COMPLIES
	85-568-C.2	100' FOR PARCELS 5 ACRES OR MORE IN SIZE	N/A
MINIMUM SIDE YARD SETBACK	85-568-D.1	10' WITH A TOTAL SIDE YARD SETBACK OF 30'	COMPLIES
	85-568-D.3	50' FOR PARCELS 5 ACRES OR MORE IN SIZE	N/A
MINIMUM REAR YARD SETBACK	85-568-E.1	50'	COMPLIES
MAXIMUM PERMITTED FLOOR AREA RATIO (FAR)	85-568-F.2	30% IN HYDROLOGIC SENSITIVE ZONE	COMPLIES
MAXIMUM PERMITTED HEIGHT	85-568-G.1	50' OR 3 STORIES	COMPLIES
UNFRAGMENTED OPEN SPACE	85-723-E.2	SUBDIVISION AND SITE PLAN DESIGN SHALL SUPPORT THE PRESERVATION OF NATURAL VEGETATION IN LARGE UNBROKEN BLOCKS THAT ALLOW CONTIGUOUS OPEN SPACES TO BE ESTABLISHED WHEN ADJACENT PARCELS ARE DEVELOPED. SUBDIVISION AND SITE PLAN DESIGNS SHOULD ALSO BE CONFIGURED IN SUCH A WAY AS TO PRIORITIZE THE PRESERVATION OF NATIVE PINE BARRENS VEGETATION TO THE MAXIMUM EXTENT PRACTICABLE.	COMPLIES
MINIMUM LANDSCAPING	85-843-A.1	20%	COMPLIES
MINIMUM LANDSCAPING IN FRONT YARD	85-843-A.2	50%	COMPLIES
STREET TREE REQUIREMENT	85-843-A.3	MINIMUM 4" CALIPER STREET TREES PLANTED AT 30' ON CENTER	COMPLIES
MINIMUM LANDSCAPING ALONG STREET FRONTAGE	85-843-A.4	15'	COMPLIES
MINIMUM LANDSCAPING AREA	85-843-A.6.a	30% FOR COMMERCIAL CENTER, REGIONAL THEATER OR INDUSTRIAL OR OFFICE USE OCCUPYING A SITE OF 5 ACRES OR MORE	COMPLIES
MINIMUM LANDSCAPING ALONG STREET FRONTAGE	85-843-A.6.c	50' FOR COMMERCIAL CENTER, REGIONAL THEATER OR INDUSTRIAL OR OFFICE USE OCCUPYING A SITE OF 5 ACRES OR MORE	COMPLIES
PARKING AREA SCREENING	85-843-A.7	ALL PARKING AREAS SHALL BE SCREENED FROM VIEW WITH A HEDGE, BERM AND/OR DECORATIVE WALL OR FENCE	COMPLIES
PARKING AREA LANDSCAPING	85-843-A.8.a	PARKING AREAS OF 50 SPACES OR MORE SHALL CONTAIN 400 SF OF LANDSCAPING FOR EACH 25 SPACES	COMPLIES
	85-843-A.8.b	LANDSCAPE STRIPS BETWEEN PARALLEL PARKING ROWS SHALL BE A MINIMUM OF 10' IN WIDTH. WHEN INCORPORATING PEDESTRIAN WALKWAYS, SUCH STRIPS SHALL BE A MINIMUM OF 20' IN WIDTH. LANDSCAPE AISLES AND STRIPS SHALL INCLUDE TREES WITH A MINIMUM CALIPER OF 4" AT A MINIMUM OF ONE TREE FOR EVERY 30'	COMPLIES
IRRIGATION REQUIRED	85-843-A.9	ALL LANDSCAPED, BUFFER AND NATURAL AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH TOWN STANDARDS	COMPLIES
MINIMUM BUFFER TO RESIDENTIAL USE OR ZONE	85-843-B.2.a	25' WITH A DENSITY AND QUALITY OF PLANTINGS EQUAL TO A DOUBLE ROW OF EVERGREEN PLANTINGS 7' HIGH AND 5' ON CENTER	N/A
	85-843-B.2.c	75' WITH A DENSITY AND QUALITY OF PLANTINGS EQUAL TO 5 ROWS OF EVERGREEN PLANTINGS 7' HIGH AND 5' ON CENTER, SHALL BE REQUIRED IN CONNECTION WITH A COMMERCIAL CENTER, REGIONAL THEATER, INDUSTRIAL USE OCCUPYING A SITE OF 5 ACRES OR MORE IN SIZE	N/A
MINIMUM SETBACK AND BUFFER TO ROADWAYS	85-844	100' FOR BUILDINGS LOCATED ALONG INTERSTATE 495 AND SERVICE ROADS	COMPLIES
CUL-DE-SAC STREETS	SR-19-C	CUL-DE-SAC STREETS GENERALLY ARE NOT DESIRABLE. IF PROVIDED, THEY GENERALLY SHALL NOT EXCEED 400' IN LENGTH AND SHALL TERMINATE IN A CIRCULAR TURNAROUND HAVING A MINIMUM RIGHT-OF-WAY RADIUS OF 50'	N/A FOR INDUSTRIAL SUBDIVISIONS
MINIMUM STREET WIDTHS	TOWN STANDARD	60' OR 70' RIGHT-OF-WAY WIDTH 44' PAVEMENT WIDTH	60' R.O.W. 44' PAVEMENT WIDTH
LOT SIZE	SR-20-A	THE LOT SIZE SHALL NOT BE LARGE ENOUGH TO PERMIT RESUBDIVIDING	COMPLIES
BLOCK LENGTH	SR-20-B	NO BLOCK SHOULD BE MORE THAN 1,200' IN LENGTH	N/A FOR INDUSTRIAL SUBDIVISIONS
RECREATIONAL AREA	SR-23-A	EACH SUBDIVIDER SHALL DEDICATE TO THE TOWN OF BROOKHAVEN AN AREA FOR RECREATIONAL PURPOSES SUITABLE IN CHARACTER AND OF AN AREA REPRESENTING 1,300 SF FOR EACH BUILDABLE PLOT AS SHOWN ON THE FINAL MAP OR MAPS APPROVED BY THE PLANNING BOARD.	FEE IN LIEU OF PROPERTY DEDICATION TO BE OFFERED TO TOWN OF BROOKHAVEN
PINE BARRENS COMPATIBLE GROWTH AREA	G 5.3.3.1.3	NITRATE-NITROGEN GOAL - A MORE PROTECTIVE GOAL OF TWO AND ONE HALF (2.5) MGL MAY BE ACHIEVED FOR NEW PROJECTS THROUGH AN AVERAGE RESIDENTIAL DENSITY OF ONE (1) UNIT PER TWO (2) ACRES (OR ITS COMMERCIAL OR INDUSTRIAL EQUIVALENT), THROUGH CLUSTERING, OR THROUGH OTHER MECHANISMS TO PROTECT SURFACE WATER QUALITY FOR PROJECTS IN THE VICINITY OF PONDS OR WETLANDS.	AS THIS PROJECT IS NOT IN THE VICINITY OF PONDS AND/OR WETLANDS, THE MORE PROTECTIVE GUIDELINE OF A CONCENTRATION OF 2.5 MG/L OF NITRATE IN EFFLUENT IS NOT REQUIRED.
	G 5.3.3.5.1	STORMWATER RECHARGE - RECHARGE BASIN IS PROPOSED FOR THE PRIVATE ROADWAY INFRASTRUCTURE AND THE STORMWATER DISCHARGE FOR EACH SUBDIVIDED LOT TO DISCHARGE DIRECTLY TO SUBSURFACE VIA RETENTION SYSTEMS.	COMPLIES
	G 5.3.3.5.4	NATURAL TOPOGRAPHY IN LIEU OF RECHARGE BASINS - THE USE OF NATURAL SWALES AND DEPRESSIONS SHOULD BE PERMITTED AND ENCOURAGED INSTEAD OF EXCAVATED RECHARGE BASINS, WHENEVER FEASIBLE.	COMPLIES
	S 5.3.3.6.1 FIGURE 5-1	MAXIMUM SITE CLEARANCE FOR INDUSTRIAL USE IS 65%	COMPLIES
	G 5.3.3.6.2	UNFRAGMENTED OPEN SPACE - THE 71.41 ACRE PARCEL OF LAND, OF WHICH 47 ACRES WILL BE SUBDIVIDED INTO 12 BUILDABLE INDUSTRIAL LOTS WITH A 60' WIDE RIGHT-OF-WAY. THE REMAINING 25 ACRES OF THE 71.47 ACRE PARCEL WILL REMAIN AS UNFRAGMENTED OPEN SPACE, AS PER THE STIPULATION OF SETTLEMENT (INDEX NO. 06-10360 & 06-10359)	COMPLIES
	G 5.3.3.8.1	CLEARING ENVELOPES - THE PROPOSED SUBDIVISION LOCATES THE PROPOSED BUILDABLE LOTS IN THE SITE AREAS THAT CONSIST OF SLOPES LESS THAN 10%. THE CLEARING ENVELOPE IS PROVIDED FOR EACH SUBDIVIDED LOT AND SHOWN ON THE SITE PLAN.	COMPLIES
	G 5.3.3.8.3	SLOPE ANALYSIS - SLOPE ANALYSIS SHOWING THE SLOPES IN THE RANGES 0-10%, 11-15% AND 15% AND GREATER ARE INDICATED ON THE ENCLOSED SUBDIVISION DRAWINGS.	COMPLIES
	G 5.3.3.9.1	RECEIVING ENTITY FOR OPEN SPACE DEDICATIONS - THE OPEN SPACE TO BE MAINTAINED UNDER THE OWNERSHIP OF THE PROPERTY OWNER (SILVER CORPORATE PARK, LLC)	COMPLIES

PROPOSED LOT SUMMARY

LOT NUMBER	LOT AREA (SF)	LOT AREA (ACRES)	ROAD FRONTAGE (FEET)
1	120,297	2.76	396.90
2	120,191	2.76	337.00
3	120,030	2.76	200.00
4	155,907	3.58	200.00
5	140,645	3.23	200.00
6	140,390	3.22	414.10
7	194,976	4.48	203.50
8	214,663	4.93	215.80
9	138,180	3.17	243.60
10	157,873	3.62	366.10
11	149,106	3.42	222.00
12	174,571	4.00	918.10
TOTAL INDUSTRIAL	1,826,829	41.94	--
ROADWAY & RECHARGE BASIN	195,039	4.48	--
TOTAL DEVELOPED	2,021,868	46.42	--
13	497,262	11.41	--
14	591,481	13.58	--
PROJECT TOTAL	3,110,611	71.41	--

AVERAGE INDUSTRIAL LOT SIZE = 152,235.79 SF (3.49 ACRES)

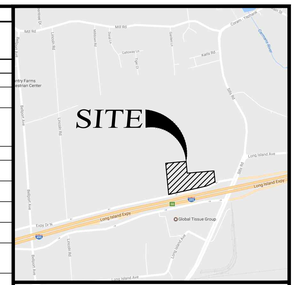
LEGEND

- EXISTING CONCRETE CURB
- EXISTING DRAINAGE INLET
- EXISTING OVERHEAD UTILITY
- PROPOSED 6' HIGH PVC FENCE
- EXISTING SUBJECT PROPERTY BOUNDARY
- EXISTING ADJACENT PROPERTY BOUNDARY
- PROPOSED SUBDIVISION PROPERTY BOUNDARY
- PROPOSED SETBACK LINE
- PROPOSED EASEMENT LINE
- EXISTING UNFRAGMENTED OPEN SPACE
- PROPOSED CONCRETE CURB
- PROPOSED CURB INLET
- PROPOSED DRAINAGE MANHOLE
- PROPOSED PAVEMENT MARKINGS
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE

NOTE:
SYMBOLS NOT SHOWN TO SCALE FOR CLARITY PURPOSES.

TOWN OF BROOKHAVEN NOTES

1. ALL CONCRETE CURBING, SIDEWALKS AND DRAINAGE STRUCTURES SHALL CONFORM TO THE PLANNING BOARD STANDARD DETAILS AND SPECIFICATIONS
2. THE TOWN OF BROOKHAVEN ENGINEERING INSPECTOR IN THE DEPARTMENT OF PLANNING, ENVIRONMENT AND LAND MANAGEMENT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ALL CONSTRUCTION AT 631-451-6400 BETWEEN THE HOURS OF 9:00 AM - 4:30 PM MONDAY THROUGH FRIDAY.
3. PLEASE CONTACT THE DIVISION OF ENGINEERING AT 631-451-6400 TO SCHEDULE A PRE-CONSTRUCTION MEETING 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION ACTIVITIES.
4. LOCATION AND GRADES FOR CURBS AND WALKS TO BE VERIFIED WITH THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT, SCDPW OR NYSDOT PRIOR TO CONSTRUCTION.
5. 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 DIRECTED BY THE TOWN OF BROOKHAVEN, DIVISION OF TRAFFIC SAFETY.
6. THE CONTRACTORS PERFORMING ANY AND ALL TRAFFIC CONTROL DEVICES LAYOUT AND INSTALLATION WORK SHALL NOTIFY THE TOWN OF BROOKHAVEN DIVISION OF TRAFFIC SAFETY, 48 HOURS IN ADVANCE OF BEGINNING SUCH WORK ALONG A TOWN ROAD.
7. ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC (SUFFOLK COUNTY SPECIFICATIONS) UNLESS OTHERWISE NOTED ON PLAN.
8. STOP LINE SIGHT DISTANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS IN ACCORDANCE WITH AASHTO REQUIREMENTS.


SITE
Long Island Expy
Global Tiss

EXISTING CONDITIONS SLOPE ANALYSIS (OVERALL SITE)					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA (SF)	AREA (ACRES)	COLOR
1	0.00%	10.00%	2,443,225	56.09	
2	10.00%	15.00%	306,334	7.03	
3	15.00%	100.00%	362,885	8.33	

EXISTING CONDITIONS SLOPE ANALYSIS (WITHIN PROPOSED DISTURBED AREA)					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA (SF)	AREA (ACRES)	COLOR
1	0.00%	10.00%	1,756,347	40.32	
2	10.00%	15.00%	33,981	0.78	
3	15.00%	100.00%	8,848	0.20	

PREVIOUSLY APPROVED DISTURBED AREA CONDITIONS SLOPE ANALYSIS					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA (SF)	AREA (ACRES)	COLOR
1	0.00%	10.00%	1,666,482	38.26	
2	10.00%	15.00%	49,201	1.13	
3	15.00%	100.00%	14,153	0.33	

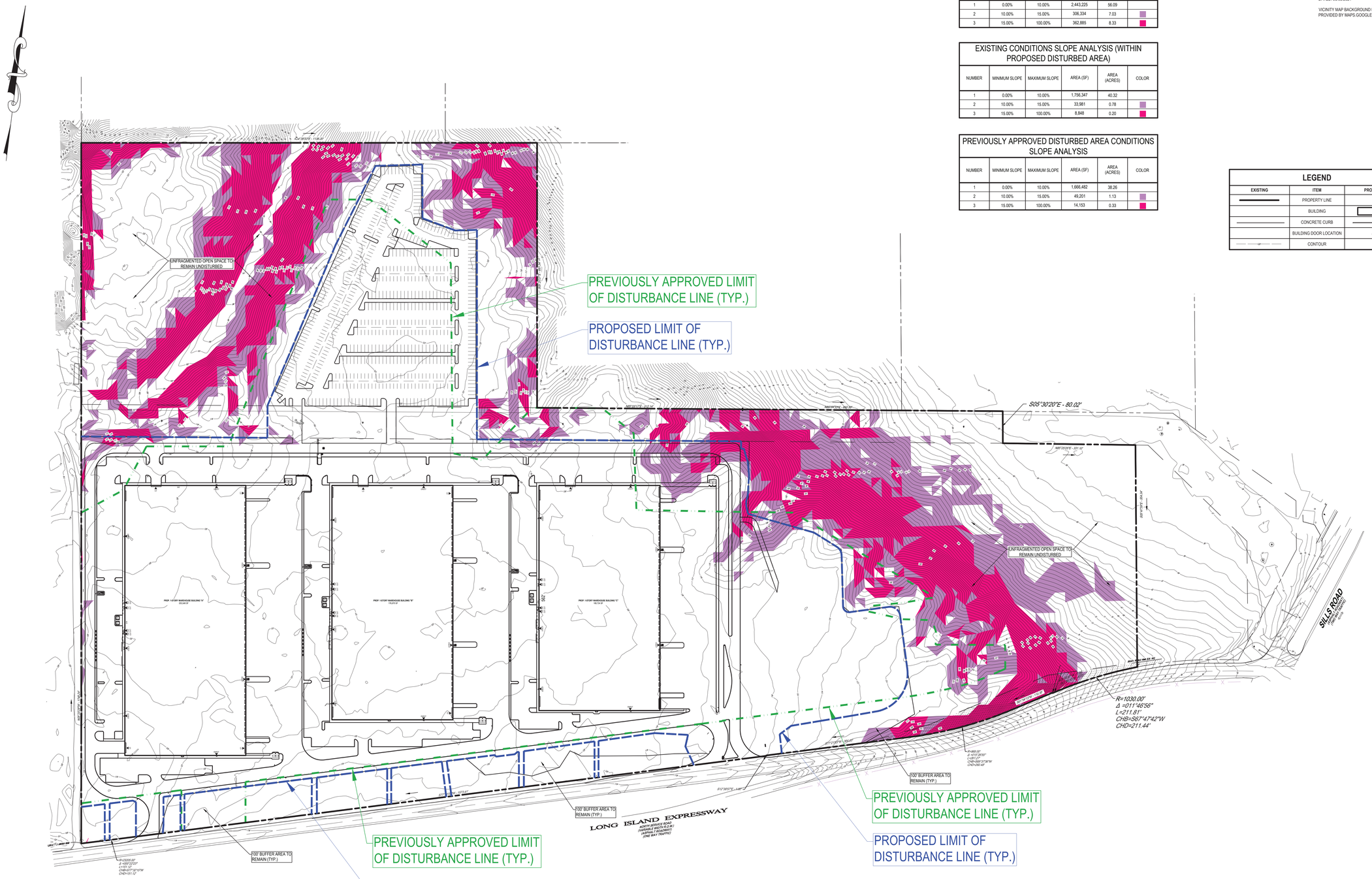
REFERENCES

THIS PLAN REFERENCES:

LAND TITLE SURVEY SURVEY
PREPARED BY:
CONTROL POINT ASSOCIATES, INC. PC
9 TIMES SQUARE, 200 WEST 41ST STREET, SUITE 1203
NEW YORK, NY 10036
DATED: 09/03/2021

VICINITY MAP BACKGROUND DATA
PROVIDED BY MAPS.GOOGLE.COM

LEGEND		
EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	BUILDING	
	CONCRETE CURB	
	BUILDING DOOR LOCATION	
	CONTOUR	



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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VICINITY MAP
N.T.S.

REVISIONS			
NO.	DATE	BY	DESCRIPTION
6	05/03/22	DP	MISC. REVISIONS
5	4/15/22	JR	REV. PER TOWN COMMENTS
4	3/29/22	DP	MISC. REVISIONS
3	2/18/22	DP	REV. TO SLOPE COLORS
2	01/14/22	JR	MISCELLANEOUS REVS.
1	10/08/21	JR	REV. PREVIOUSLY APPROVED LIMIT OF DISTURBANCE LINE

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(631) 961-0506
www.KeyCivilEngineering.com

PROJECT NAME

PROPOSED WAREHOUSE

NORTH OF NYS ROUTE 495 & WEST OF SILLS ROAD
YAPHANK, NEW YORK 11980
TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK
DIST.:0200, SECT.: 662, BLOCK: 2, LOT: 5.16
ZONE: L INDUSTRIAL 1

DRAWING TITLE

EXISTING SLOPE ANALYSIS PLAN

DATE:	09/16/2021
SCALE:	1" = 100'
PROJECT NUMBER:	21063
DRAWING BY:	JR
CHECKED BY:	DP
APPROVED BY:	JP

SEAL & SIGNATURE:

STATE OF NEW YORK · DANIEL J. PEVERARO · 089025 · LICENSED PROFESSIONAL ENGINEER

ALTERATION OR ADDITION TO THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

DRAWING No:

ESAP-1

DANIEL J. PEVERARO, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #089025

PAGE No: 1 OF 1

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REFERENCES

THESE PLANS REFERENCE:

LAND TITLE SURVEY SURVEY
PREPARED BY:
CONTROL POINT ASSOCIATES, INC. PC
9 TIMES SQUARE, 200 WEST 41ST STREET, SUITE 1203
NEW YORK, NY 10036
DATED: 06/03/2021

FINAL GEOTECHNICAL REPORT
PREPARED BY:
TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C.
1279 ROUTE 300, 2ND FLOOR
NEWBURGH, NY 12550
DATED: 12/06/2021

VICINITY MAP BACKGROUND DATA
PROVIDED BY MAPS.GOOGLE.COM

OWNER

SILVER CORPORATE PARK, LLC
520 OLD COUNTRY ROAD
HICKSVILLE, NY 11801
516-840-0592

APPLICANT

WF INDUSTRIAL XII LLC
80 8TH AVENUE, SUITE 1602
NEW YORK, NY 10011
310-490-0526

TOWN OF BROOKHAVEN NOTES

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7. ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC (SUFFOLK COUNTY SPECIFICATIONS) UNLESS OTHERWISE NOTED ON PLAN.
8. STOP LINE SIGHT DISTANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS IN ACCORDANCE WITH AASHTO REQUIREMENTS.
9. NO CLEARING OR OTHER CONSTRUCTION ACTIVITY SHALL COMMENCE UNTIL SUCH TIME A BUILDING PERMIT HAS BEEN ISSUED.

TOWN OF BROOKHAVEN SPECIAL PERMIT REQUIREMENTS

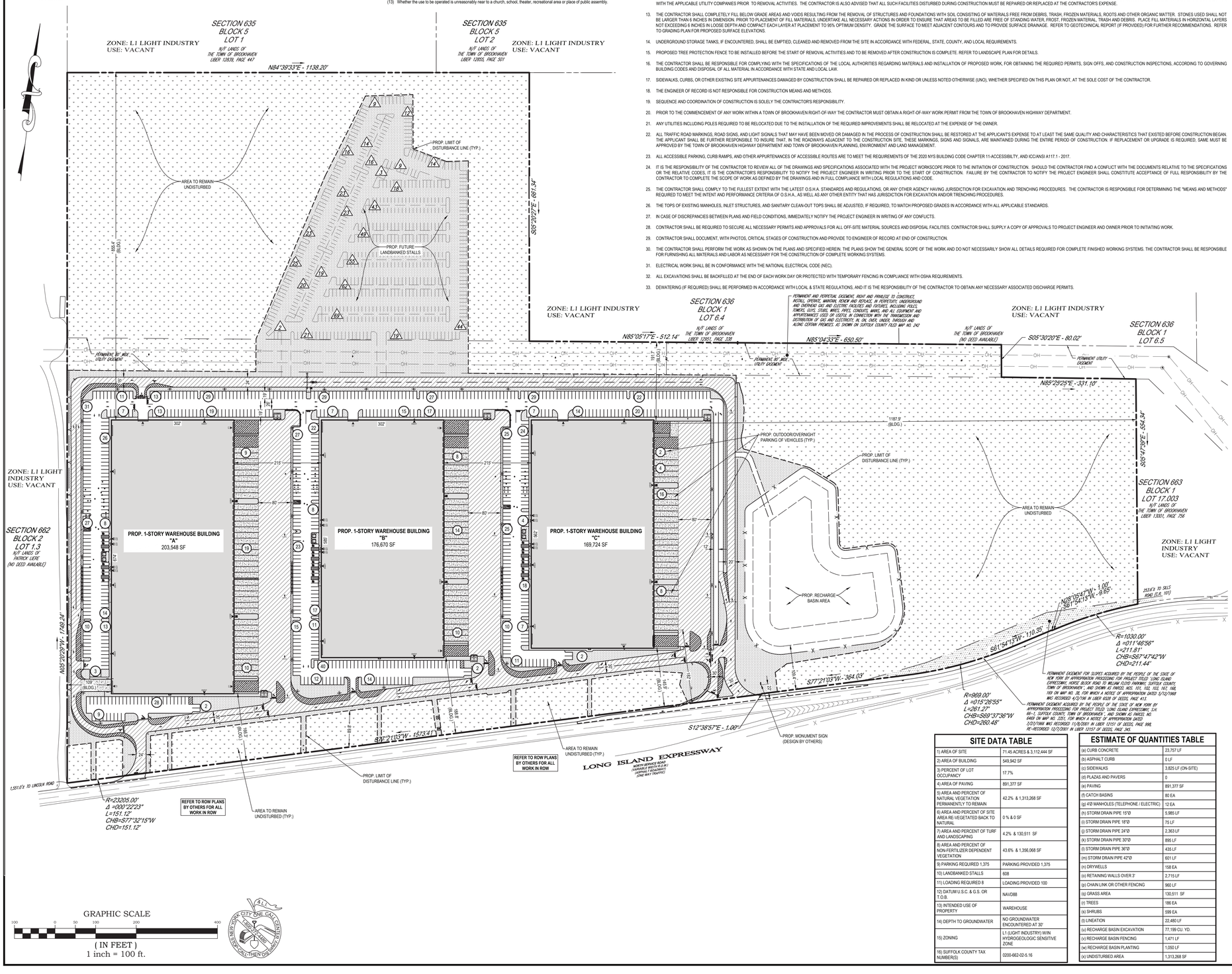
(SPECIAL PERMIT REQUIRED FOR OUTDOOR/OVERNIGHT PARKING)

§ 85-107
Special permits from Planning Board.
A.
As provided by this chapter, special permits from the Planning Board shall be granted only where said Board shall determine:
(1) That the use will not prevent the orderly and reasonable use of adjacent proportion or of properties in the surrounding area or impair the value thereof.
(2) That the use will not prevent the orderly and reasonable use of permitted or legally established uses in the district wherein the proposed use is to be located or of permitted or legally established uses in adjacent districts.
(3) That the safety, health, welfare, comfort, convenience or order of the Town will not be adversely affected by the proposed use and its location.
(4) That the use will be in harmony with and promote the general purposes and intent of this chapter.

B.
In making such determination, the Planning Board shall give consideration, among other things, to:
(1) The character of the existing and probable development of uses in the district and the peculiar suitability of such district for the location of any of such permissive uses.
(2) The conservation of property values and the encouragement of the most appropriate uses of land.
(3) The effect that the location of the proposed use may have upon the creation or undue increase of traffic congestion on public streets, highways or waterways.
(4) The availability of adequate and proper public or private facilities for the treatment, removal or discharge of sewage, refuse or other effluent, whether liquid, solid, gaseous or otherwise, that may be caused or created by or as a result of the use.
(5) Whether the use or materials incidental thereto or produced thereby may give off obnoxious gases, odors, smoke or soot.
(6) Whether the use will cause disturbing emission of electrical discharges, dust, light, vibration or noise.
(7) Whether the operation in pursuance of the use will cause undue interference with the orderly enjoyment by the public of parking or of recreational facilities, if existing or if proposed by the Town or other competent governmental agency.
(8) The necessity for an asphaltic or concrete surfaced area for purposes of off-street parking and loading of vehicles incidental to the use and whether such area is reasonably adequate and appropriate and can be furnished by the owner of the plot sought to be used within or adjacent to the plot wherein the use shall be held.
(9) Whether a hazard to life, limb or property because of fire, flood, erosion or panic may be created by reason or as a result of the use or by the structures to be used therefor or by the inaccessibility of the plot or structures thereon for the convenient entry and operation of fire and other emergency apparatus or by the undue concentration or assemblage of persons upon such plot.
(10) Whether the use or the structures to be used therefor all cause an overcrowding of land or undue concentration of population.
(11) Whether the plot area is sufficient, appropriate and adequate for the use and the reasonable anticipated operation and expansion thereof.
(12) The physical characteristics and topography of the land.
(13) Whether the use to be operated is unreasonably near to a church, school, theater, recreational area or place of public assembly.

GENERAL SITE NOTES

1. UNSUITABLE MATERIAL, CONSTRUCTION DEBRIS, EXCESS SOILS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.
2. THE CONTRACTOR IS RESPONSIBLE TO TAKE EROSION CONTROL MEASURES NECESSARY IN ACCORDANCE WITH NYS STANDARDS AND SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT ROADWAYS AND PROPERTIES.
3. ALL ON-SITE CONCRETE SHALL BE IN CONFORMANCE WITH ACI PROVISIONS. ALL CURBING SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
4. RELOCATION AND/OR REMOVAL OF EXISTING UTILITY POLES, TRAFFIC SIGNS, ETC., SHALL BE COORDINATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING THEIR PRESENCE.
5. WORK WITHIN THE R.O.W. OF LONG ISLAND EXPRESSWAY (NORTH SERVICE ROAD) SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE NEW YORK STATE DOT.
6. 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 DIRECTED BY THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT. ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC NYSDOT SPECIFICATIONS) UNLESS OTHERWISE NOTED ON PLAN.
7. CONTRACTOR SHALL SAWCUT TO THE FULL DEPTH OF EXISTING PAVEMENT WITH A STRAIGHT VERTICAL EDGE FREE FROM IRREGULARITIES WHEREVER NEW PAVEMENT JOINS EXISTING PAVEMENT. CONTRACTOR SHALL DETERMINE EXACT LOCATION AND EXTENT OF THE REQUIRED SAWCUTTING IN ORDER TO PERFORM THE WORK/SCOPE DEPICTED ON THE PLANS. TWO FT MINIMUM FROM CURBS, PADS, WALKS, AND WALLS TO PERMIT PROPER COMPACTION OF THE REPLACED SURFACES.
8. REMOVAL INCLUDES, BUT IS NOT LIMITED TO, CURBING, PAVEMENT, UNSUITABLE MATERIALS, AND UNDERGROUND PIPING. QUESTIONABLE ITEMS ENCOUNTERED (ABOVE AND/OR BELOW GRADE) SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD IMMEDIATELY IN WRITING BEFORE REMOVAL OR DISTURBANCE.
9. THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO EXISTING FOUNDATIONS AND OTHER STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF EXPOSED AND/OR BELOW GRADE FOUNDATIONS/ WALLS/ SIDEWALKS AND PAVEMENT TO REMAIN, AND SHALL PROVIDE A SAFE WORK AREA. ANY DAMAGE OR DISTURBANCE DUE TO SUBJECT WORK/SCOPE SHALL BE REPAIRED TO LIKE-KIND CONDITIONS AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC DURING REMOVAL ACTIVITIES. ANY TRAFFIC CONTROL, ACCESS, AND SAFETY PROVISIONS WITHIN THE R.O.W. AND ACCESS ROUTES (E.G. ACCESSIBLE RAMPS, PEDESTRIAN CROSSWALKS, SIDEWALKS, PAVEMENT STRIPING, ETC.) SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL DETERMINE APPROPRIATENESS OF REMOVAL ACTIVITIES AND PROVIDE TEMPORARY MEASURES FOR THE PROTECTION AND SAFETY OF THE PUBLIC UNTIL PERMANENT COMPONENTS/REPLACEMENTS CAN BE INSTALLED.
11. IF SHORING AT A DEPTH GREATER THAN 5' IS REQUIRED TO ACCOMMODATE CONSTRUCTION ACTIVITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RETAIN A LICENSED PROFESSIONAL ENGINEER TO DESIGN THE REQUIRED SHEETING AND SHORING DETAILS. SHEETING SHALL BE IN CONFORMANCE WITH OSHA REQUIREMENTS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF UTILITIES, PIPING, DRYWELLS, ETC. PRIOR TO THE START OF ANY WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO ENSURE THAT ALL UTILITIES ARE PROPERLY AND COMPLETELY MARKED OUT IN THE FIELD PRIOR TO ANY WORK AT THE SITE. ANY DISCREPANCIES BETWEEN THE FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IN WRITING IMMEDIATELY. THE CONTRACTOR IS ADVISED THAT UTILITY INFORMATION SHOWN ON THE PLAN IS A COMPILATION OF FIELD LOCATIONS, ABOVEGROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND RECORD DRAWINGS AVAILABLE AT THE TIME OF THE SURVEY AND MUST BE CONFIRMED ACCORDINGLY. THE CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTION WITH THE APPLICABLE UTILITY COMPANIES PRIOR TO REMOVAL ACTIVITIES. THE CONTRACTOR IS ALSO ADVISED THAT ALL SUCH FACILITIES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
13. THE CONTRACTOR SHALL COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE REMOVAL OF STRUCTURES AND FOUNDATIONS WITH SOIL CONSISTING OF MATERIALS FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED SHALL NOT BE LARGER THAN 6 INCHES IN DIMENSION. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTIONS IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE. REFER TO GEOTECHNICAL REPORT (IF PROVIDED) FOR FURTHER RECOMMENDATIONS. REFER TO GRADING PLAN FOR PROPOSED SURFACE ELEVATIONS.
14. UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, SHALL BE EMPTIED, CLEANED AND REMOVED FROM THE SITE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, AND LOCAL REQUIREMENTS.
15. PROPOSED TREE PROTECTION FENCE TO BE INSTALLED BEFORE THE START OF REMOVAL ACTIVITIES AND TO BE REMOVED AFTER CONSTRUCTION IS COMPLETE. REFER TO LANDSCAPE PLAN FOR DETAILS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES REGARDING MATERIALS AND INSTALLATION OF PROPOSED WORK, FOR OBTAINING THE REQUIRED PERMITS, SIGN OFFS, AND CONSTRUCTION INSPECTIONS, ACCORDING TO GOVERNING BUILDING CODES AND DISPOSAL OF ALL MATERIAL IN ACCORDANCE WITH STATE AND LOCAL LAW.
17. SIDEWALKS, CURBS, OR OTHER EXISTING SITE APPURTENANCES DAMAGED BY CONSTRUCTION SHALL BE REPAIRED OR REPLACED IN KIND OR UNLESS NOTED OTHERWISE (UNO), WHETHER SPECIFIED ON THIS PLAN OR NOT, AT THE SOLE COST OF THE CONTRACTOR.
18. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS.
19. SEQUENCE AND COORDINATION OF CONSTRUCTION IS SOLELY THE CONTRACTOR'S RESPONSIBILITY.
20. PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN A TOWN OF BROOKHAVEN RIGHT-OF-WAY THE CONTRACTOR MUST OBTAIN A RIGHT-OF-WAY WORK PERMIT FROM THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT.
21. ANY UTILITIES INCLUDING POLES REQUIRED TO BE RELOCATED DUE TO THE INSTALLATION OF THE REQUIRED IMPROVEMENTS SHALL BE RELOCATED AT THE EXPENSE OF THE OWNER.
22. 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 DURING THE ENTIRE PERIOD OF CONSTRUCTION. IF REPLACEMENT OR UPGRADE IS REQUIRED, SAME MUST BE APPROVED BY THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT AND TOWN OF BROOKHAVEN PLANNING, ENVIRONMENT AND LAND MANAGEMENT.
23. ALL ACCESSIBLE PARKING, CURB RAMPS, AND OTHER APPURTENANCES OF ACCESSIBLE ROUTES ARE TO MEET THE REQUIREMENTS OF THE 2020 NYS BUILDING CODE CHAPTER 11-ACCESSIBILTY, AND ICC/ANSI A117.1 - 2017.
24. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK/SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODE.
25. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST O.S.H.A. STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF O.S.H.A., AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
26. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEAN-OUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
27. IN CASE OF DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS, IMMEDIATELY NOTIFY THE PROJECT ENGINEER IN WRITING OF ANY CONFLICTS.
28. CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO PROJECT ENGINEER AND OWNER PRIOR TO INITIATING WORK.
29. CONTRACTOR SHALL DOCUMENT, WITH PHOTOS, CRITICAL STAGES OF CONSTRUCTION AND PROVIDE TO ENGINEER OF RECORD AT END OF CONSTRUCTION.
30. THE CONTRACTOR SHALL PERFORM THE WORK AS SHOWN ON THE PLANS AND SPECIFIED HEREIN. THE PLANS SHOW THE GENERAL SCOPE OF THE WORK AND DO NOT NECESSARILY SHOW ALL DETAILS REQUIRED FOR COMPLETE FINISHED WORKING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS AND LABOR AS NECESSARY FOR THE CONSTRUCTION OF COMPLETE WORKING SYSTEMS.
31. ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
32. ALL EXCAVATIONS SHALL BE BACKFILLED AT THE END OF EACH WORK DAY OR PROTECTED WITH TEMPORARY FENCING IN COMPLIANCE WITH OSHA REQUIREMENTS.
33. DEWATERING (IF REQUIRED) SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL & STATE REGULATIONS, AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY NECESSARY ASSOCIATED DISCHARGE PERMITS.



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

811 DIG SAFELY. NEW YORK ONE CALL CENTER, INC. 1-800-962-7962 IT'S THE LAW

SITE DATA TABLE

1) AREA OF SITE	71.45 ACRES & 3,112,444 SF
2) AREA OF BUILDING	549,942 SF
3) PERCENT OF LOT OCCUPANCY	17.7%
4) AREA OF PAVING	891,377 SF
5) AREA AND PERCENT OF NATURAL VEGETATION PERMANENTLY TO REMAIN	42.2% & 1,313,268 SF
6) AREA AND PERCENT OF SITE AREA RE-VEGETATED BACK TO NATURAL	0 % & 0 SF
7) AREA AND PERCENT OF TURF AND LANDSCAPING	4.2% & 130,511 SF
8) AREA AND PERCENT OF NON-FERTILIZER DEPENDENT VEGETATION	43.6% & 1,356,068 SF
9) PARKING REQUIRED 1,375	PARKING PROVIDED 1,375
10) LANDBANKED STALLS	608
11) LOADING REQUIRED 8	LOADING PROVIDED 100
12) DATUM U.S.C. & G.S. OR T.O.B.	NAVD88
13) INTENDED USE OF PROPERTY	WAREHOUSE
14) DEPTH TO GROUNDWATER	NO GROUNDWATER ENCOUNTERED AT 30'
15) ZONING	L1 (LIGHT INDUSTRY) W/IN HYDROGEOLOGIC SENSITIVE ZONE
16) SUFFOLK COUNTY TAX NUMBER(S)	0200-662-02-5.16

ESTIMATE OF QUANTITIES TABLE

(a) CURB CONCRETE	23,757 LF
(b) ASPHALT CURB	0 LF
(c) SIDEWALKS	3,825 LF (ON-SITE)
(d) PLAZAS AND PAVERS	0
(e) PAVING	891,377 SF
(f) CATCH BASINS	80 EA
(g) 4'Ø MANHOLES (TELEPHONE / ELECTRIC)	12 EA
(h) STORM DRAIN PIPE 15"Ø	5,985 LF
(i) STORM DRAIN PIPE 18"Ø	75 LF
(j) STORM DRAIN PIPE 24"Ø	2,363 LF
(k) STORM DRAIN PIPE 30"Ø	895 LF
(l) STORM DRAIN PIPE 36"Ø	435 LF
(m) STORM DRAIN PIPE 42"Ø	601 LF
(n) DRYWELLS	158 EA
(o) RETAINING WALLS OVER 3'	2,715 LF
(p) CHAIN LINK OR OTHER FENCING	960 LF
(q) GRASS AREA	130,511 SF
(r) TREES	186 EA
(s) SHRUBS	599 EA
(t) LINEATION	22,480 LF
(u) RECHARGE BASIN EXCAVATION	77,199 CU. YD.
(v) RECHARGE BASIN FENCING	1,471 LF
(w) RECHARGE BASIN PLANTING	1,050 LF
(x) UNDISTURBED AREA	1,313,268 SF

BULK ZONING TABLE

ZONING DISTRICT: L INDUSTRIAL 1 DISTRICT (LIGHT INDUSTRY) W/IN HYDROGEOLOGIC SENSITIVE ZONE
USE: WAREHOUSE FACILITY
OUTDOOR/OVERNIGHT PARKING OF REGISTERED VEHICLES (PERMITTED ACCESSORY USE BY PLANNING BOARD SPECIAL PERMIT)

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
MINIMUM LOT AREA	85-567.A.3	WITHIN A DESIGNATED HYDROGEOLOGIC SENSITIVE ZONE SHALL BE 120,000 SF	3,112,444 SF (71.45 AC)
MINIMUM ROAD FRONTAGE	85-567.B.3	WITHIN A DESIGNATED HYDROGEOLOGIC SENSITIVE ZONE SHALL BE 200'	2,681'
MINIMUM FRONT YARD SETBACK	85-567 C. (2)	100' FOR PARCELS FIVE ACRES OR MORE	145.9'
MINIMUM SIDE YARD SETBACK	85-567 D. (3)	50' FOR PARCELS FIVE ACRES OR MORE	109'
MINIMUM REAR YARD	85-567 E. (1)	50'	191.7'
MAXIMUM PERMITTED FLOOR AREA RATIO	85-567 F. (2)	WITHIN A DESIGNATED HYDROGEOLOGIC SENSITIVE ZONE SHALL BE 30%.	549,942 SF / 3,112,444 SF 17.7%
MAXIMUM PERMITTED HEIGHT	85-567 G. (1)	50' OR 3 STORIES	44'-8" (1 STORY)
MINIMUM NATURAL AREA/LANDSCAPING REQUIREMENTS	85-843.A.1	~~A MINIMUM OF 20% OF A COMMERCIAL SITE SHALL BE MAINTAINED AS LANDSCAPED OR NATURAL AREA IN ACCORDANCE WITH TOWN STANDARDS AND GUIDELINES~~	SUPERCEDED BY 85-843-A.6(a)
	85-843.A.2	**A MINIMUM OF 50% OF ALL REQUIRED LANDSCAPED OR NATURAL AREA SHALL BE LOCATED WITHIN THE FRONT YARD. (468,866 SF REQUIRED)**	**309,188 SF IN FRONT YARD 309,188 SF / 933,733 SF = 33.1% [v]**
	85-843.A.3	STREET TREES WITH A MINIMUM CALIPER OF FOUR INCHES SHALL BE PLANTED AND/OR MAINTAINED ADJACENT TO ALL ROAD FRONTAGES IN ACCORDANCE WITH TOWN STANDARDS IN AN AMOUNT EQUAL TO 30 FEET ON CENTER.	COMPLIES
	85-843.A.4	~~MINIMUM NATURAL AREA LANDSCAPING ALONG STREET FRONTAGE: A MINIMUM OF 15 FEET OF LANDSCAPED OR NATURAL AREA SHALL BE MAINTAINED ALONG ALL STREET FRONTAGES.~~	SUPERCEDED BY 85-843-A.6(c)
	85-843.A.6 (a)	A MINIMUM LANDSCAPED OR NATURAL AREA OF 30% SHALL BE MAINTAINED IN CONNECTION WITH AN INDUSTRIAL USE OCCUPYING A SITE OF FIVE ACRES OR MORE. (933,733 SF REQUIRED)	1,486,579 SF OF NATURAL AREA & LANDSCAPING (1,486,579 SF / 3,112,444 SF) = 47.8%
	85-843.A.6 (c)	~~A MINIMUM OF 20% OF A COMMERCIAL SITE SHALL BE MAINTAINED AS LANDSCAPED OR NATURAL AREA IN ACCORDANCE WITH TOWN STANDARDS AND GUIDELINES~~	SUPERCEDED BY 85-844
	85-843.A.7	ALL PARKING AREAS SHALL BE SCREENED FROM VIEW WITH A HEDGE, BERM AND/OR DECORATIVE WALL OR FENCE IN ACCORDANCE WITH TOWN STANDARDS.	COMPLIES
	85-843.A.8 (a)	PARKING AREAS OF 50 SPACES OR MORE SHALL CONTAIN 400 SQUARE FEET OF LANDSCAPING FOR EACH 25 SPACES. LARGE PARKING AREAS SHALL BE DIVIDED INTO SMALLER PARKING FIELDS OF 50 CARS WITH LANDSCAPE STRIPS, PENINSULAS OR GRADE SEPARATIONS TO REDUCE THE VISUAL IMPACT OF LARGE EXPANSES OF PAVING, TO DIRECT VEHICULAR TRAFFIC THROUGH THE PARKING LOT AND TO PROVIDE A LOCATION FOR PEDESTRIAN WALKS.	COMPLIES
	85-843.A.8 (b)	LANDSCAPE STRIPS BETWEEN PARALLEL PARKING ROWS SHALL BE A MINIMUM OF 10 FEET IN WIDTH. WHEN INCORPORATING PEDESTRIAN WALKWAYS, SUCH STRIPS SHALL BE A MINIMUM OF 20 FEET IN WIDTH. LANDSCAPE AISLES AND STRIPS SHALL INCLUDE TREES WITH A MINIMUM CALIPER OF FOUR INCHES AT A MINIMUM OF ONE TREE FOR EVERY 30 FEET, IN ADDITION TO OTHER PARKING LOT LANDSCAPE REQUIREMENTS.	COMPLIES
	85-843.A.9	ALL LANDSCAPED, BUFFER AND NATURAL AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH TOWN STANDARDS.	COMPLIES
	85-843.A.9 (e)	PARKING LOT TREES LOCATED IN LANDSCAPE STRIPS SHALL BE LOCATED TO AVOID CONFLICT WITH OVERHANGING VEHICLES BY ALIGNING WITH THE LINES BETWEEN SPACES.	COMPLIES
	85-843.A.10	ALL LANDSCAPED, BUFFER AND NATURAL AREAS SHALL BE IRRIGATED, IRRIGATION SHALL UTILIZE WATER-CONSERVING METHODS.	COMPLIES
	85-843.A.11	REQUIRED LANDSCAPING SHALL UTILIZE DROUGHT-TOLERANT NATIVE AND ADAPTED SPECIES AND/OR WATER-CONSERVING PLANTS AND METHODS, TO REDUCE IRRIGATION DEMANDS.	COMPLIES
ROADWAY SETBACK & BUFFER	85-844	100 FOOT SETBACK AND BUFFER TO INTERSTATE 495 AND SERVICE ROAD	100'

OUTDOOR/OVERNIGHT PARKING OF REGISTERED VEHICLES SPECIAL PERMIT REQUIREMENTS

| ITEM | SECTION | PERMITTED/REQUIRED | PROPOS

APPENDIX B
SUPPLEMENTAL PROJECT INFORMATION REPORT

Nelson Pope Voorhis, *August 31, 2022*

NELSON POPE VOORHIS
environmental • land use • planning

70 Maxess Road
Melville, NY 11747
631.427.5665

Supplemental Project Information Report

EXPRESSWAY DRIVE NORTH
COMPATIBLE GROWTH ARE HARDSHIP WAIVER APPLICATION AND DEVELOPMENT OF REGIONAL SIGNIFICANCE APPLICATION

West of Sills Road, Yaphank, Town of Brookhaven

SCTM #: 200-662-2-5.16

NP&V No. 02045

Prepared For: Central Pine Barrens Joint Planning & Policy Commission
624 Old Riverhead Road
Westhampton Beach, New York 11978

WF Industrial XII LLC
80 8th Avenue, Suite 1602
New York, New York 10011

Prepared By: Nelson Pope Voorhis
70 Maxess Road
Melville, New York 11747
Contact: Charles J. Voorhis, Principal

Date: August 31, 2022

1.0 INTRODUCTION

This document provides supplemental project information with respect to the above referenced application. The applicant submitted a Development of Regional Significance (DRS) application on May 9, 2022, and a Compatible Growth Area (CGA) Hardship application on June 13, 2022. Staff of the Central Pine Barrens Joint Planning & Policy Commission (CPBC or Commission) prepared a Draft Staff Report for the Commission meeting of August 17, 2022, for the subject application. The hearing was adjourned on August 17, 2022, in order for the applicant to provide an updated application that reflects modified conditions on the subject site, specifically, limited clearing for test borings that was conducted by the prior site owner, prior to WF Industrial XII LLC taking ownership of the property. This Supplemental Project Information Report accompanies the revised application materials that reflect the prior clearing as noted above. This Report is intended to address the comments in the Draft Staff Report and provide supporting information for project review. The most current site plan is provided as a separate attachment to this submission. For reference, the site plan package consists of 22 sheets and is prepared by Key Civil Engineering (KCE), last dated 8/4/2022 **(KCE Site Plan, Proposed Warehouse)**.

2.0 DRAFT STAFF REPORT COMMENTS & RESPONSES

Each comment contained in the staff report is stated below, followed by a response that addresses the comment and provides supplemental information in support of the proposed project.

Summary of Discussion Items

1. *The project does not conform at this time with Article 6 of the sanitary code.*

   The proposed project is far along through review by Suffolk County Department of Health Services (SCDHS) for compliance with Article 6 of the Suffolk County Sanitary Code (SCSC). The most recent Notice of Incomplete (NOI), dated July 29, 2022, has only three (3) outstanding items listed **(Attachment A)**. All three (3) items are being addressed. Conformance with Article 6 density requirements will be achieved by use of Pine Barrens Credits which are currently owned by WF Industrial and will be redeemed as part of the SCDHS project review. The credit certificate is included as **Attachment B**.

2. *The applicant is required to prepare the SWPPP and obtain a SPDES permit prior to site disturbance.*

   This comment is acknowledged. The applicant has obtained SWPPP approval by the appropriate authority, the Town of Brookhaven. The approval letter is included as **Attachment C**. The applicant will obtain all necessary SWPPP and SPDES coverage and will file the necessary submissions with the New York State Department of Environmental Conservation (NYSDEC) prior to site disturbance.

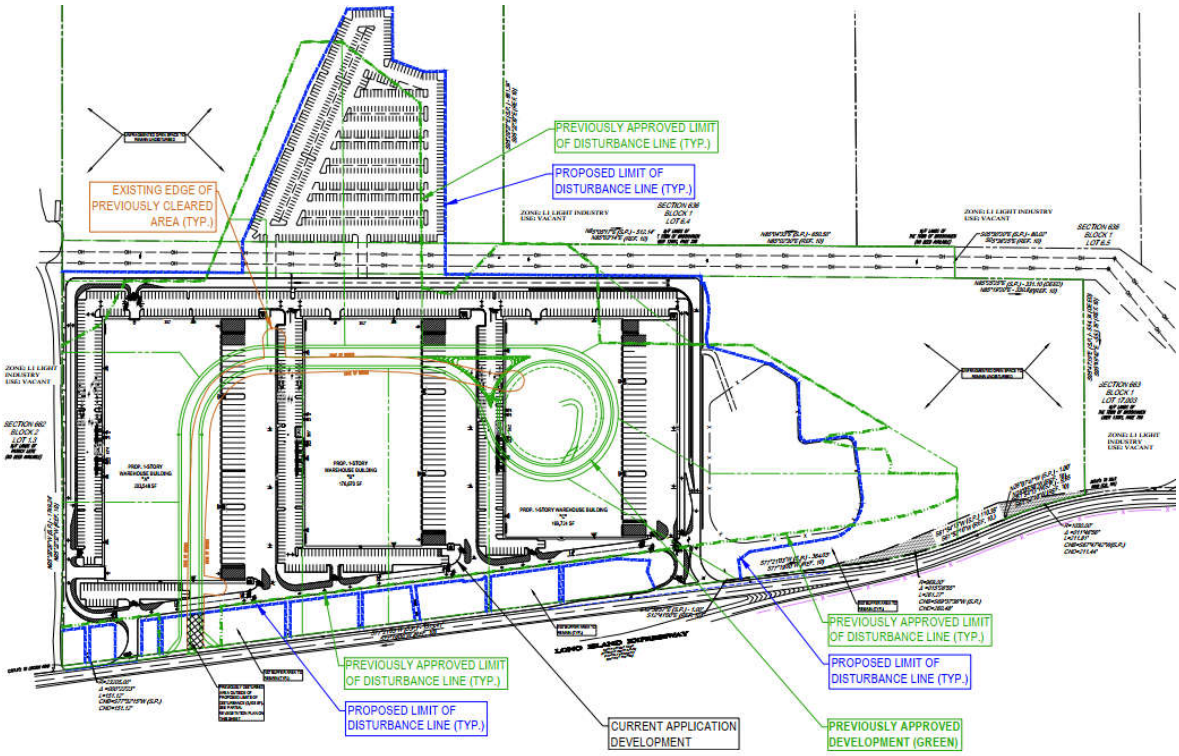
3. *The applicant seeks a waiver to remove steep slopes. The project removes 0.98 acre of steep slopes greater than 10% grade. The Silver Corporate Park decision granted a waiver to remove 18,947 square feet (0.43 acre). The application indicates SCP would have removed 1.45 acres. Please explain this discrepancy.*

   The discrepancy noted in the Draft Staff Report is based upon the fact that the prior applicant, in the opinion of the current applicants development team, provided incomplete and inaccurate steep slope calculations, and that when an apples to apples comparison is made, this application actually reduces the steep slope disturbance as further indicated below. The prior Silver Corporate Park Application noted approximately 0.43 Acres of disturbance to slopes greater than 10% whereas the current application notes that the Silver Corporate Park would have disturbed approximately 1.45 acres of slopes of greater than 10%. This difference arises out of an inconsistency between the topographic surveys utilized to prepare each set of Plans. The current application utilized a Survey prepared utilizing the latest aerial LiDAR

technology to map the entire site utilizing UAV drones to obtain a complete topographic view of the site. Upon completion of the LiDAR, the Surveyor field verified the accuracy of the data utilizing traditional surveying techniques and found that the LiDAR survey contours were accurate to approximately one vertical inch. Attached is a letter from the Surveyor for a more complete description of the Surveying techniques employed for the topographic survey that was utilized for the current analysis of slope disturbance **(Attachment D)**. Upon completion of the latest topographic survey, it became apparent that the prior survey that Silver Corporate Park utilized in their analysis depicted topography that was different than the Control Points survey that is now verified to be an accurate survey of the actual topography found at the subject parcel. If the prior approved application had been built according to the approved plan, it would have disturbed 1.45 acres of steep slopes when comparing that plan to the actual existing conditions on the site. The proposed development only proposes to disturb 0.98 acres of land sloped at greater than 10%; as such, the current proposal would result in almost half an acre less disturbance to actual steep slopes that are found on site.

4. *Explain if there is a slope disturbance discrepancy when comparing the slope impacts of the Silver Corporate Park project and the subject application.*

There is a discrepancy as a result of inaccurate topographic information that was used in connection with the Silver Corporate Park (SCP) project as described above. **Attachment E** includes a plan (last revised 8/25/2022) that shows the SCP approved limit of clearing and subdivision road in green, and the proposed limit of clearing in blue. An excerpt of this plan is provided below to graphically depict the difference in the plans.



As described in Comment 3, the discrepancy arises from the prior survey which was determined to be inaccurate in depicting the topography of the property. The topographic survey used for the proposed project is accurate and can be relied on for construction purposes.

It is also important to note that the proposed project conforms with the CPB CLUP requirements related to slopes when applying a strict interpretation of the Guidelines. Guidelines 5.3.3.8.1 through 5.3.3.8.5 address slopes. Each are evaluated below:

Guideline 5.3.3.8.1 states, *"Clearing envelopes should be placed upon lots within a subdivision so as to maximize the placement of those envelopes on slopes less than ten percent (10%)."* Technically, the application is not a subdivision. However, avoidance of slopes is accomplished on the proposed project plans as is evident in review of the plan superimposed on the slope analysis (see Existing Slope Analysis Plan ESAP-1 in the Hardship Application, Key Civil Engineering, last dated 5/03/2022).

Guideline 5.3.3.8.2 states, *"Construction of homes, roadways and private driveways on slopes greater than ten percent (10%) may be approved if technical review shows that sufficient care has been taken in the design of stabilization measures, erosion control practices and structures so as to mitigate negative environmental impacts."* This Guideline clearly states that homes (structures), roads and drives may be approved on slopes greater than 10% if there are sufficient site stabilization measures and erosion control to avoid environmental impacts. The **KCE Site Plan, Proposed Warehouse**, includes Soil Erosion & Sediment Control Plan in Sheets 17 (C-15) and 18 (C-16) of the package. These plans clearly show stabilization and erosion control practices that mitigate potential environmental impacts.

Guideline 5.3.3.8.3 states, *"Project review is facilitated if submissions contain a slope analysis showing slopes in the ranges 0-10%, 11-15% and 15% and greater. In areas with steep slopes, slope analysis maps should be required. This can be satisfied with cross hatching or shading on the site plan for the appropriate areas."* This Guideline is met as a result of submission of detailed slope mapping using the slope intervals identified in the Guideline (see Existing Slope Analysis Plan ESAP-1 in the Hardship Application, Key Civil Engineering, last dated 5/03/2022).

Guideline 5.3.3.8.4 states, "Erosion and sediment control plans should be required in areas of fifteen percent (15%) or greater slopes." Full erosion and sediment control plans are included in with the **KCE Site Plan, Proposed Warehouse**, includes Soil Erosion & Sediment Control Plan in Sheets 17 (C-15) and 18 (C-16) of the package. These plans demonstrate conformance with this Guideline and further show stabilization and erosion control practices that mitigate potential environmental impacts.

Guideline 5.3.3.8.5 states, "Roads and driveways should be designed to minimize the traversing of slopes greater than ten percent (10%) and to minimize cuts and fills." This Guideline works in conjunction with G 5.3.3.8.2 which states that construction on slopes greater than 10% may be approved with proper erosion control. The **KCE Site Plan, Proposed Warehouse**, provides erosion control. The Existing Slope Analysis Plan ESAP-1 in the Hardship Application, Key Civil Engineering, last dated 5/03/2022 clearly identifies that driveways are designed to avoid slopes greater than 10%.

Nevertheless, a Hardship Application is submitted in connection with this application, and Hardship approval is sought based on the project design, erosion control and avoidance of steep slopes such that less than 1 acre of slopes greater than 10% are disturbed as a result of the project.

5. *Sanitary Wastewater*
    a. *Project not in conformance with Article 6 regulations.*
    b. *Is mitigation proposed for 575 gpd of excess flow?*
    c. *Will Pine Barrens Credits be redeemed for the excess flow?*
    d. *Is an innovative alternative treatment system required by the Health Department?*

As stated in Comment 1, the project will conform with Article 6 regulations. Mitigation is proposed for the 575 gallons per day (gpd) of flow above the allowable flow for the property, in the form of 2 Pine Barrens Credits (PBCs). The two (2) PBCs will be redeemed pursuant to SCDHS approvals in order to offset the excess flow. The proposed project will utilize Innovative/Alternative Onsite Wastewater Treatment Systems (I/A OWTS) for sanitary waste handling on the site, as required by SCDHS.

6. *Removal of existing natural vegetation and habitat, open space covenants and restrictions*
    a. *Site design and curb cuts*
        i. *Explain why are two curb cuts needed for 3 industrial use buildings. Only one ingress and egress point was needed for 12 buildings in SCP.*

Two (2) curb cuts are necessary pursuant to New York State Fire Code based on the size of the buildings. New York State Fire Code Section D104.2 requires two (2) Fire Apparatus Roadways for buildings of over 62,000 square feet (SF). The prior application allowed for a number of smaller buildings and, as such, did not require conformance to this section of Code. As the current application has buildings greater than 62,000 SF, two (2) fire apparatus roadways are required and they are to be separated by a distance no less than half of the diagonal measurement

of the development. The Site Plan depicts two (2) curb cuts in conformance with these sections of New York State Fire Code.

ii. *If two curb cuts are necessary, make the entrance offset for a continued view of a green roadside corridor, offset the direct line of sight so the building development is shielded from direct view.*

The driveways are offset as a result of their distance from each other. If "offset" is referring to an angled driveway, this is not practical for a number of reasons. The driveways will serve truck traffic which requires certain radii for turning movements. For the west driveway, this is an out only driveway which allows trucks to exit the site from the perimeter road. An angled driveway would create an acute angle that would not allow trucks to make the turn to leave the site. The driveway is not able to be relocated to create an angle and the driveway provides the narrowest configuration for this one-lane exit. The east driveway provides for right turns in, and right turns out of the site. The necessary radii are depicted on the project plans. Again, creating an angled driveway would create an acute angle that would not allow for the necessary truck turning movements. The east driveway is offset to the east of the proposed eastern building on the site and landscaping is proposed in the area of the access. There is a divider between the in-bound and out-bound drives that includes installation of shrubs. This driveway is the narrowest configuration to achieve safe access to the site. Finally, the orientation of the driveways represents the shortest distance to cross the arterial buffer and removes the least natural vegetation for the crossing.

iii. *Explain the need for 608 landbanked parking stalls and if and when they are expected to be developed.*

The landbanked parking stalls are needed to meet Town of Brookhaven parking code requirements. Under the current application, the stalls are not proposed to be constructed. However, it is unknown if these stalls will need to be constructed in the future.

b . Landscaping:

i. *Reduce landscaping area and preserve more of the existing natural area and native species in place if possible by reducing clearing and grading where not necessary and limiting building envelopes.*

The clearing and grading that is depicted on the site plan is needed in order to construct the project. The proposed project is designed to conform to both Standard 5.3.3.6.1 Vegetation Clearance Limits, and Standard 5.3.3.6.3, Fertilizer-dependent Vegetation Limit. In terms of clearing, the amount of clearing noted on the Site Plan included with the original application is 1,799,176 SF, or 41.30 acres (57.81% of the site). Limited additional clearing occurred by a prior owner to install test borings. Prior clearing that occurred in areas intended to remain natural on the current plans amounts to 3,803 SF, or 0.087 acres. When considering this area, the clearing calculation is as follows:

1,799,176 SF + 3,803 SF = 1,802,979 SF (57.93% of the site)

The maximum clearing allowed is 65% of the 71.45-acre site or 46.44 acres. The proposed clearing is 41.391 acres, or 57.93% of the site as compared to a clearing limit of 65% of the site. Therefore, clearing is 5.05 acres, or 7.07%, less than what is allowed by the Standard.

In terms of fertilized area, the Standard allows 15% fertilizer-dependent vegetation. In fact, the fertilizer dependent vegetation is limited to 4.2% of the overall site, which is more than 10%, or 10.8 acres less than the Standard.

The comment requests reduced clearing/grading and more retained natural areas "if possible"; however, it is not possible to reduce clearing/grading. Further, there is no compelling need to do so given the conformance through lesser clearing and lesser fertilized area than what is allowed by these Standards.

ii. Please explain the need for three acres of grass in an industrial development. It will require regular irrigation and maintenance and be planted with landscape material not indigenous to the pine barrens. Consider pollinator gardens and native plantings rather than mowed grass.

The site plan indicates "Prop. Seeded Lawn Areas (TYP)" in areas proximate to buildings, driveways and parking. The seeded lawn areas are the main areas comprising the 4.2% of the site established in fertilized-dependent vegetation. Seeded areas provide surface stabilization of soils and provide a landscaped appearance in proximity to buildings, driveways and parking within the site. The seeded areas are substantially less than what is permitted by the Standard 4.2% as

compared to 15% allowable. The applicant will agree to use a native red fescue seed mix to reduce the need for fertilization and irrigation. The proposed plan currently is in conformance with this standard.

iii. Is transplanting proposed?

Transplanting is not proposed.

iv. Is natural restoration proposed where temporary clearing occurs but the area will not be developed with structures?

Restoration will occur in conformance with the Landscape Plan included with the Site Plan, specifically, Plan C-10 (Sheet 12) through Plan C-12 (Sheet 14). Native plants are proposed for landscaping. The recharge basin will be established in native plants and Ernst Seed Company Rain Garden Grass Mix (ERNMX-180-1) and native red fescue seed will be used in areas proposed to be seeded. Overall fertilizer-dependent vegetation is 4.2%, where up to 15% is allowed.

c. Prior to site disturbance including clearing or cutting vegetation, grading or any activity related to this project:

i. stake clearing limits for inspection by this office
ii. file recording instrument to protect open space
iii. obtain all other permits and approvals

This comment is acknowledged and will be completed as requested. Clearing limits will be staked and the Commission office will be contacted for inspection. Recording instruments will be used to ensure protection of open space. All other required agency permits and approvals will be obtained prior to construction.

d. Covenants and Restrictions

i. Submit draft for review.
ii. Record C&Rs prior to disturbance.

This comment is acknowledged. **Attachment F** provides a draft Conservation Easement language for review. Appropriate instruments (C&Rs/Conservation Easements) will be recorded prior to disturbance.

7. Review plans for stormwater runoff, erosion control, placement of roadways and retaining walls.

The **KCE Site Plan, Proposed Warehouse**, includes detailed plans for stormwater management, erosion control, roadways and retaining walls. KCE has reviewed the plans and has designed these plans in keeping with standard engineering practice. The Grading & Drainage Plan(s), including roadways and retaining walls, are included in Drawings C-4 through C-6 (Sheets 4-6) of the site plan set. The Erosion & Sediment Control Plan(s) are included in Drawings C-15 through C-17 (Sheets 17-19). Town of Brookhaven has issued approval of the SWPPP which includes stormwater management and runoff controls (see **Attachment C**). The Town of Brookhaven engineering division reviews all aspects of grading, drainage, erosion control and stormwater management. The Town Planning Board ultimately would approve the site plan based on Town engineering review.

8. *Signage*
   a. *Submit sign plans for review*

      Sign plans for street signage are included in the **KCE Site Plan, Proposed Warehouse**. Interior directional signage is depicted on the site plan and sign details are provided on the plan Site Details I (Drawing C-18, Sheet 20).

   b. *Only one monument sign is presently shown at the easterly curb cut. No additional signage should be necessary. No monument sign over 15 feet.*

      The site plan shows one (1) monument sign east of the east curb cut. A detail for this sign is included as **Attachment G**. The sign is 108" in height, or 9 feet tall and therefore is 6 feet less than 15 feet in height.

   c. *Signage must be in keeping with CGA character (size, colors, height, materials, lighting, etc.)*

      The applicant believes the site is in keeping with CGA character in terms of size, colors, height, materials and lighting. The Town of Brookhaven will review all signage for the site and the Town Planning Board will issue approvals following internal review and referrals.

9. *Lighting. Where lighting is necessary, install dark skies compliant lighting, and minimize lighting near the boundaries of open space to protect wildlife and natural habitat. If the project is used at all hours or if lighting for security is necessary, explain potential lighting, if on all hours of the night, if timers are possible, if dark skies fixtures will be used.*

   Lighting is designed in conformance with the stringent Town of Brookhaven Dark Sky sign requirements. Lighting will be within the boundaries of the development area and

will include downcast lighting to avoid diffuse light. Lighting is reduced in non-use areas of the site to protect wildlife and natural habitat. "After business" lighting will only be for security purposes and will be minimized. Timers and dark sky lighting are proposed. The Lighting Plan(s) are included in Drawings C-13 through C-14 (Sheets 15-17).

10. *Does the project conform with Town zoning setbacks, or are variances requested? The SCP project showed a 50 buffer side yard buffer on the west side, and the subject application does not appear to maintain a 50 foot side buffer.*

    The proposed project does not involve any Town of Brookhaven Zoning Board of Appeals (ZBA) variances. The side yard setback is a structure setback where 50 feet is required per Chapter 85; §85-567 D (3). The proposed site plan provides a 109 foot side yard setback. The Bulk Zoning Table is included on Drawing C-1 (Sheet 1) of the **KCE Site Plan, Proposed Warehouse**. Though no ZBA relief is needed, the plan does involve two (2) Planning Board waivers, including:

    Code: Chapter 85; §85-843-A.2
    Required: A minimum of 50% of all required landscaped or natural front yard area shall be located within the front yard. (466,866 SF required).
    Provided: 309,199 SF in Front Yard
    309,199/933,733 SF = 33.1%
    Rationale: Given the size and dimensions of the subject site, in order to meet the front yard landscaping requirement, the applicant would have to push the development envelope back approximately 50 feet and thus would involve greater clearing and greater disturbance of steep slope areas to accommodate the size project applied for and previously approved by the Town and Commission. The relief is the most effective use of land and presents the least amount of clearing for this project while also providing buffers areas to reduce visual impacts and maximizing contiguous open space. LIPA power lines to north restrict ability to provide 50% in the Front Yard. Also, the plan provides greater contiguous open space on the east, north and northwest west perimeters of the site.

    Code: Chapter 85; §85-844
    Required: 100 foot setback and buffer to Interstate 495 and Service Road.
    Provided: 89.4 feet to the recharge basin fencing
    Rationale: The only relief sought is for the 89-foot setback for the recharge basin which was pushed south so as to avoid disturbance of steep slope areas located immediately northeast of the recharge basin while also accommodating required drainage. Steep slopes to the north of the recharge basin restrict the ability to provide a 100-foot setback/buffer. In additional landscaping is provided beyond the fence line for the recharge

basin to effectively create buffering. There is a 100-foot landscaped buffer in front of the buildings.

These waivers are provided by the Planning Board and will be subject to Town site plan review and Planning Board approval.

11. *Identify other agency review and approvals. Obtain all approvals and permits prior to disturbance, grading excavation and other site work.*

    Agency approvals include:

    - Town of Brookhaven Planning Board; site plan approval with waivers
    - Town of Brookhaven Building Department; building permits
    - Suffolk County Department of Health Services; sanitary and water supply
    - New York State Department of Transportation; curb cuts
    - New York State Department of Environmental Conservation; SWPPP filing

12. *Address comments in this report.*

    All comments in the August 17, 2022 Draft Staff Report are addressed in this response.

13. *Additional analyses may be necessary after the public hearing and/or receipt of any additional information. Hearing record may need to remain open to receive and review any additional information for the public record. Keep record open for a minimum of 10 days to receive supplemental information and public comments.*

Additional Comments in Analysis of DRS Standards/Guidelines

14. *Slope analysis provided. The Project will remove 40.32 acres of slopes less than 10% grade. A total of 0.98 acre of slopes greater than 10% grade will be removed including:*

    - *22,981 square feet (0.78 acres) of slopes between 10 % and 15% grade*
    - *8,898 square feet (0.20 acres) of slopes in excess of 15% grade*

    For reference, SCP removed 18,948 square feet (0.43 acre) of slopes greater than 10% grade, which is less than the proposed amount. See Exhibit H for SCP decision and slope impacts.

    The application states SCP would have disturbed a total of 1.45 acres of steep slopes greater than 10% grade. Please explain since this appears to conflict with the SCP

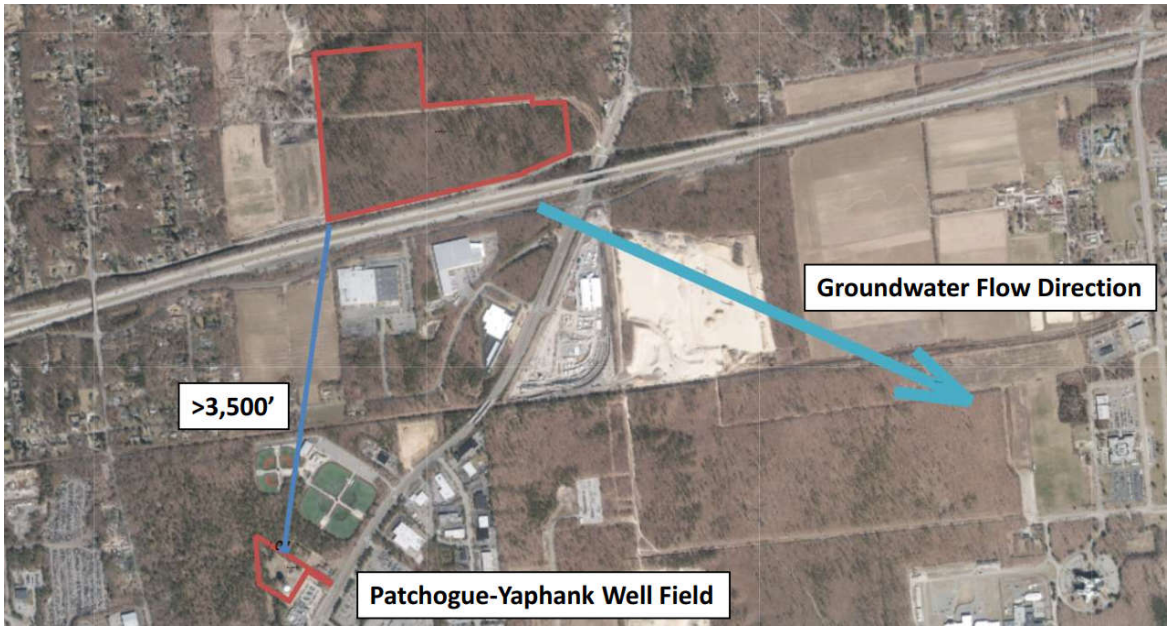
decision and the site's natural slopes are presently unchanged since SCP was proposed. See Exhibit F for the slope discussion excerpt in the hardship application.

See Comment 3 and the applicable response provided.

15. *Identify the nearest public drinking water supply well and potential impacts if any.*

The nearest public drinking water supply well is the Suffolk County Water Authority (SCWA) Patchogue-Yaphank Road well field located on the west side of Sills Road (CR 101) generally south of the Long Island Expressway between the Long Island Railroad and Horseblock Road. This well field is more than 3,500 feet south of the subject site. Groundwater flow is toward the east, southeast in the vicinity of the subject site. As a result, there are no potential impacts of site use upon the well field.

A diagram depicting the relative locations of the subject site and the SCWA well field as well as the direction of groundwater flow is provided below.



16. *Open space will be protected in a covenant. The roadway buffer should be protected in the covenant. Split rail or other wildlife friendly fencing should be installed on the boundary of the cleared area and open space. Temporary fencing should be installed prior to clearing and maintained during construction. Require inspection of fencing prior to disturbance.*

This comment is acknowledged. The open space will be protected by a Conservation Easement or other appropriate instrument as required by the Commission. An appropriate delineator will be placed at the limit of the cleared area/open space to ensure that no additional clearing occurs. Temporary fencing will be installed prior to clearing and will be maintained during construction. **Attachment F** provides a draft Conservation Easement language for review.

17. *The applicant must prepare for review and approval a Stormwater Pollution Prevention Plan by the Town Engineer and obtain a SPDES permit.*

    This is acknowledged. The applicant has obtained SWPPP approval by the appropriate authority, the Town of Brookhaven. The approval letter is included as **Attachment C**. Please also see Comment 2 above.

18. *Protect natural areas from encroachments with snow fencing and employ erosion control measures prior to disturbance.*

    This comment is acknowledged. Temporary fencing will be installed prior to clearing and will be maintained during construction. The **KCE Site Plan, Proposed Warehouse**, includes Soil Erosion & Sediment Control Plan in Sheets 17 (C-15) and 18 (C-16) of the package. These plans clearly show stabilization and erosion control practices that mitigate potential environmental impacts. Please also see Comment 7 above.

19. *Where feasible, utilize naturally vegetated slopes as opposed to hard retaining wall structures which will retain natural habitat and minimize erosion and stormwater runoff.*

    Use of naturally vegetated slopes is not feasible in all cases. Based on site plan design, retaining walls are used for grade transitions where a vegetated slope is not possible. Retaining walls are effective in making grade transitions in order to retain greater natural open space as a vegetated slope would require more clearing. The Grading & Drainage Plan(s), including retaining walls, are included in Drawings C-4 through C-6 (Sheets 4-6) of the **KCE Site Plan, Proposed Warehouse**. Review of the applicable Guideline finds that the proposed project is in conformance.

    Guideline 5.3.3.8.6 states, “Details of retaining walls and erosion control structures should be provided for roads and driveways which traverse slopes greater than ten percent (10%).” As noted, the **KCE Site Plan, Proposed Warehouse**, provides retaining wall details and erosion control structures for roads/driveways that traverse slopes greater than 10%.

    As a result, the proposed project conforms with this Guideline.

20. *This guideline identifies protection measures should be provided for passive hiking trail corridors to connect to other open spaces and protected lands. The site is visible from the Long Island Expressway. It is important to keep the natural viewshed in this highway corridor to preserve the resources and character of the Central Pine Barrens. The second proposed easterly curb cut interrupts this naturally vegetated buffer. Consider one ingress/egress point.*

    Site reconnaissance and aerial photograph review finds that there are no passive hiking corridors on the subject site. There are trails on the 120 acres owned by the Town that was previously of SCP. These can align with open space and adjoining trail opportunities. The subject site is visible from the LIE North Service Road. A wide natural buffer is present along the LIE frontage.

    See Comment 6. a. with respect to curb cuts. Two (2) curb cuts are required per NYS Fire Code. One (1) curb cut has been considered but cannot be accommodated as a result of the Fire Code requirements.

21. *This Guideline suggests development proposals should note established recreation trails and trail corridors, scenic corridors, roads, vistas, and viewpoints in undisturbed portions of the roadside of the LIE. Protect the viewshed in this highly visible corridor and presently undisturbed roadside on the north side of northern service road to the LIE.*

    There are no known "established" recreational trails on the site. The site does adjoin the LIE North Service Road. The site plan provides a wide natural buffer adjoining the LIE. Please also see Comment 6 and 20.

22. *Reduce the number of curb cuts to one on the west side of the site. This will protect the roadside character and visually shield the project with the existing natural pine barens vegetative buffer.*

    This comment is acknowledged but is not able to be accommodated. Please also see Comment 6.

23. *Two curb cuts disrupt the presently uninterrupted naturally vegetated buffer on the roadfront as separate ingress and egress points.*
    - *The SCP project required only one for 12 buildings; the proposal has two curb cuts. It is not clear why two are necessary and it should be reduced back to one.*

      This response provides clarity on why two (2) curb cuts are necessary and required based on the building sizes proposed in connection with the site plan. Please also see Comment 6.

- *Additional design standards are provided in Volume 2 of the Plan if guidance is needed.*

  This comment is acknowledged.

- *The site plan refers to a monument sign at the easterly curb cut. Please forward details of this sign for review.*

  One (1), 9-foot high monument sign is provided to the east of the east curb cut. **Attachment G** provides the details of this sign. The sign is of small size and will be reviewed by the Town Planning Board in connection with site plan review. Please also see Comment 8.

- *No excessively large monument signs will be permitted. The applicant must submit the sign plans to the commission for review. Specifications including height, size, color, lighting, materials, etc. shall be in keeping with the character of the Central Pine Barrens.*

  One (1), 9-foot high monument sign is provided to the east of the east curb cut. **Attachment G** provides the details of this sign. The sign is of small size and will be reviewed by the Town Planning Board in connection with site plan review. Please also see Comment 8.

3.0 SUMMARY AND CONCLUSION

This document provides supplemental information for review by the Commission in connection with the proposed Expressway Drive North Industrial Buildings. The Supplemental Project Information Report provides a response to all comments contained in the Commission Draft Staff Report dated August 17, 2022. This report accompanies the updated application for a DRS and Hardship waiver as requested by the Commission at the meeting of August 17, 2022. The application was adjourned at that meeting pending submission of supplemental information to address clearing completed by the prior owner of the site (SCP) in connection with installation of test holes. Submission of this information allows for continued review of the application at the meeting of September 21, 2022. The applicant believes that the application is consistent with all applicable Standards and Guidelines of the CPB CLUP and requests a decision from the Commission.

ATTACHMENTS

ATTACHMENT A
SCDHS - NOTICE OF INCOMPLETE APPLICATION

COUNTY OF SUFFOLK

STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF HEALTH SERVICES

GREGSON H. PIGOTT, MD, MPH
Commissioner

Matt Dicker
80 8TH AVENUE, SUITE 1602
NEW YORK, NY 10011

July 29, 2022
Notice#: 3

WAREHOUSE FACILITY
Record ID: C-21-0378

Tax Map: 0200662000200005016

Notice of Incomplete Application

Matt Dicker,

This office has reviewed your application for existing or proposed sewage disposal and/or water supply systems, or your application for a subdivision for the above referenced project. The following will be required prior to any further processing of the application for approval to construct:

[1] Upon further review the proposed H-20 slabs for the treatment units are not acceptable per the treatment unit manufacturer; contact the manufacturer for approved H-20 rated designs and update accordingly – also, confirm with manufacturer whether System A is layout acceptable since appears unbalanced (two units on one side, and three units on other side).

[2] Provide single line diagram which demonstrates dedicated breaker on main electrical panel for treatment unit control panel.

[3] Submit original Pine Barrens Credits certificate(s), SEQRA determination and zoning variance from town

To avoid delays in the processing/approval of your application, paperwork and documents should be submitted using the online portal. Electronic submission will ensure priority processing.

Please note that alterations of surveys/plans must be made by a licensed design professional or surveyor and be properly certified. Photocopies of documents and penciled in corrections are not acceptable. Please do not hesitate to call (631) 852-5700 with any questions.

Regards,
Blaise Ehrlich
Assistant Public Health Engineer

CC:
DANIEL PEVERARO
MATT HOWE

ATTACHMENT B
PINE BARRENS CREDIT CERTIFICATE
WF INDUSTRIAL XII LLC (2.0 CREDITS)

Number: 0900-790
Date Issued: July 22, 2022

Pine Barrens Credit Certificate

Issued pursuant to the Long Island Pine Barrens Protection Act
and the *Central Pine Barrens Comprehensive Land Use*

This certifies that WF Industrial XII LLC hereby owns:

2.0 Pine Barrens Credits

This certificate entitles the owner to a land use density or intensity increase as provided in the Central Pine Barrens Comprehensive Land Use Plan and pursuant to local ordinances.

2.0 Credits generated from the Westhampton Beach School District

Judith Jakobsen
Executive Director, Central Pine Barrens Commission

Rev. 6.29.21

SALE, CONVEYANCE OR TRANSFER OF PINE BARRENS CREDITS

Within ten (10) business days, the person (Grantor) selling, conveying, transferring or pledging a Pine Barrens Credit, or any interest therein, or the Buyer (Grantee), shall deliver to the Pine Barrens Credit Clearinghouse this Certificate representing the Credits sold, conveyed, transferred, or pledged.

Upon Clearinghouse receipt, a Certificate will be issued in the name of the new owner(s) (Buyers or Grantees). A new Certificate will be issued to the original owner (Sellers or Grantors) for any residual credits he/she retains.

Grantor(s) (Sellers) (provide signature below).

Name: _____

Name: _____

Address: _____

City/State/ Zip Code: _____

Grantee(s) (Buyers) (provide signature below).

Name: _____

Name: _____

Address: _____

City/State/ Zip Code: _____

Number of Credits Sold,
Conveyed or Transferred: _____

Date of Transaction: _____

Interest Secured: _____

Consideration: _____

Attach written evidence of the transaction
(e.g., Contract of Sale, Bill of Sale)

PINE BARRENS CREDITS PLEDGED AS SECURITY

When Pine Barrens Credits are pledged as security for loans, the lending institution shall return this certificate to the Pine Barrens Credit Clearinghouse properly completed, within ten (10) business days.

Upon Clearinghouse receipt, a revised Pine Barrens Certificate reflecting the encumbrance will be re-issued.

Owner (Borrower) (provide signature below).

Name: _____

Address: _____

City/State Zip Code: _____

Lending Institution

Name: _____

Address: _____

City/State Zip Code: _____

Amount of loan: _____

Term of Loan: _____

Number of Pine Barrens Credits pledged as collateral:

_____

Attach written evidence of the transaction
(Note: When Pine Barrens Credits are released as security, the Clearinghouse will again reissue a Pine Barrens Certificate upon notification by the owner and the lender.)

REDEMPTION OF PINE BARRENS CREDITS

When Pine Barrens Credits are redeemed in association with a development project approved by a municipal agency, the person redeeming the Pine Barrens Credit or the agency shall return this Certificate to the Pine Barrens Credit Clearinghouse within ten (10) business days of redemption.

Owner (Person Redeeming - name must appear as owner on front of Certificate) (provide signature below).

Name: _____
Address: _____
City/State Zip Code: _____

Town in which Pine Barrens Credits are redeemed.
Town: _____
School District in which Redeemed:
_____

Suffolk County Tax Map of parcel where Pine Barrens Credits will be redeemed (used):
_____-_____-_____-_____

Number of Pine Barrens Credits Redeemed: _____

Credits used for _ Sanitary flow, _ increased sf or _ residential units

Type of Project:__ residential __ commercial or __ industrial

Municipal development approval was issued:
_____

Municipal Official issuing development approval:

Name:_____
Agency(Town or SCDHS):
_____

Signature: _____
Title: _____

Rev. 7.14.14

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

I acknowledge that the <u>original</u> signed credit certificate must be returned to the Credit Clearinghouse in order for any transaction to be considered valid.

Grantor(s):_____ _____ Grantee(s):_____ _____ Owner(s) _____ _____

ATTACHMENT C
TOWN OF BROOKHAVEN
SWPPP APPROVAL

Town of Brookhaven
Long Island

Edward P. Romaine, Supervisor

August 19, 2022

WF Industrial XII, LLC
Matt Dicker
80 8th Avenue
Suite 1602
New York, NY 10011

RE: Expressway Drive North Warehouse Building f/k/a Brookhaven Logistics
LOG# 21SP0055
SCTM #: 0200 66200 0200 005016

Dear Sir or Madam,

The SWPPP application for the above referenced project has been approved by the Town. A copy of the final SWPPP **MUST** be submitted to the Town for our records. The enclosed signed SWPPP acceptance form must be submitted with the NOI to NYSDEC. Please provide the Town with a copy of the receipt of coverage under the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002). You are also reminded that all stormwater-related covenants must be filed with the Suffolk County Clerk's Office prior to filing for a Notice of Termination (NOT) on this project.

Sincerely,

Veronica King

Veronica King
Stormwater Manager

VK:em
Enclosure

James Tullo, Commissioner
One Independence Hill • Farmingville • NY 11738
Phone (631) 451-6400 • Fax (631) 451-6419 • NY 11738 • www.brookhavenny.gov

CAMERON ENGINEERING
& ASSOCIATES, L.L.P.

177 Crossways Park Drive, Woodbury, NY 11797, (516) 827-4900
1411 Broadway, Suite 610, New York, NY 10018, (212) 324-4000
303 Old Tarrytown Road, 1st Floor, White Plains, NY 10603, (914) 721-8300

Active Member of ACEC New York, NYBC

Managing Partner
John D. Cameron, Jr., P.E.
Senior Partner
Joseph R. Amato, P.E.
Partners / Principals
Mark Wagner, CEP
Janice Jijina, P.E., AICP CEP
Nicholas A. Kumbatovic, P.E.
Michael J. Hults, P.E.
Andrew L. Narus, P.E., CCM
Richard J. Zapolski, Jr., P.E.
Associate Partner
Stephen Hadjiyane, P.E., BCEE
Senior Associates
Glenn DeSimone, P.E., CPE
Michael A. De Giglio, R.L.A.
Associate
Sarah Oral, P.E.

MEMORANDUM

To: Ms. Veronica King, Stormwater Manager
Town of Brookhaven

From: Michael De Giglio, RLA
Cameron Engineering & Associates, LLP

Re: Express Drive Warehouse Buildings
Yaphank, NY
Town of Brookhaven Log No.: 21-SP-0055
CE 1497D – 174

Date: 07/28/2022

As requested, Cameron Engineering & Associates, LLP has reviewed the submitted Storm Water Pollution Prevention Plan for the above referenced project, as prepared by Key Civil Engineering, 664 Blue Point Road, Holtsville, NY 11742. Accordingly, the Stormwater Prevention Pollution Plan (SWPPP) last amended July 2022, and associated Civil Drawings last revised 6/29/2022 acceptable.

Should you have any questions or require additional information, please do not hesitate to contact our office.

K:\C1450-1499\CE 1497D\CE1497D-174 - Express Drive Yaphank\M 2022-07-28- Express Drive Warehouse Yaphank - SWPPP Acceptance.doc

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

NYS Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505

MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form

for

Construction Activities Seeking Authorization Under SPDES General Permit
*(NOTE: Attach Completed Form to Notice Of Intent and Submit to Address Above)

I. Project Owner/Operator Information	
1. Owner/Operator Name:	WF Industrial XII LLC
2. Contact Person:	Matt Dicker
3. Street Address:	80 8th Avenue, Suite 1602
4. City/State/Zip:	New York, NY 10011
II. Project Site Information	
5. Project/Site Name:	Proposed Warehouse Buildings
6. Street Address:	North of Long Island Expressway Service Road, West of Sills Road
7. City/State/Zip:	Yaphank, NY 11980
III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information	
8. SWPPP Reviewed by:	Cameron Engineering for the Town of Brookhaven
9. Title/Position:	MICHAEL DEGIGLIO, RLA
10. Date Final SWPPP Reviewed and Accepted:	JULY 28, 2022
IV. Regulated MS4 Information	
11. Name of MS4:	Brookhaven, Town of
12. MS4 SPDES Permit Identification Number: NYR20A	411
13. Contact Person:	Veronica King
14. Street Address:	1 Independence Hill
15. City/State/Zip:	Farmingville, NY 11738
16. Telephone Number:	631-451-6602

MS4 SWPPP Acceptance Form - continued

V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in question 5 has been reviewed and meets the substantive requirements in the SPDES General Permit For Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s). Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name:	Veronica King
Title/Position:	Stormwater Manager
Signature:	Veronica King
Date:	8/1/22

VI. Additional Information

Authorized to disturb in excess of 5 acres.

(NYS DEC - MS4 SWPPP Acceptance Form - January 2015)

ATTACHMENT D
CONTROL POINT ASSOCIATES, INC. PC
TOPOGRAPHIC SURVEY METHODS

30th ANNIVERSARY
CONTROL POINT ASSOCIATES INC PC
traditional methods | modern approaches

200 West 41st Street
Suite 1203
New York, NY 10036
Tel: 646.780.0411
cpasurvey.com

ATTENTION:

RE: **Long Island Ave. & Sills Rd.**
District: 200 Section: 662 Block: 2 Lot: 5.16
Yaphank, Town of Brookhaven
Suffolk County, State of New York
CPA Project #04-210132-00

Dear

As requested this letter is to document the method in which our firm utilized to create the topographic survey prepared by our firm entitled "ALTA/NSPS Land Title Survey, Section 662, Block 2, Lot 5.16 Long Island Avenue & Sills Road, Yaphank, Town of Brookhaven, Suffolk county, State of New York".

Topography was obtain utilizing a low-level UAV flight equipped with an aerial Lidar unit which was field checked with traditional ground surveying methods. Elevation datum of NAVD 1988 was established utilizing survey grade GPS observations which was tied into our conventional traverse network.

Very truly yours,

CONTROL POINT ASSOCIATES, INC.

Greg Sawulski
New York Metro Regional Manager

ATTACHMENT E
KEY CIVIL ENGINEERING
PROPOSED WAREHOUSE
PREVIOUS DEVELOPMENT OVERLAY EXHIBIT (PDX-2), *last revised August 25, 2022*

NPV

SECTION 635
BLOCK 5
LOT 1
N/F LANDS OF
THE TOWN OF BROOKHAVEN
LIBER 12839, PAGE 447

ZONE: L1 LIGHT INDUSTRY
USE: VACANT

N84°39'33"E (S.P.) - 1138.20'
S84°37'30"W (REF. 10)

SECTION 635
BLOCK 5
LOT 2
N/F LANDS OF
THE TOWN OF BROOKHAVEN
LIBER 12855, PAGE 501

ZONE: L1 LIGHT INDUSTRY
USE: VACANT

S05°30'27"E (S.P.) - 661.94'
S05°22'30"E (REF. 10)

UNFRAGMENTED OPEN SPACE TO REMAIN UNDISTURBED

EXISTING EDGE OF PREVIOUSLY CLEARED AREA (TYP.)

PREVIOUSLY APPROVED LIMIT OF DISTURBANCE LINE (TYP.)

PROPOSED LIMIT OF DISTURBANCE LINE (TYP.)

ZONE: L1 LIGHT INDUSTRY
USE: VACANT

SECTION 636
BLOCK 1
LOT 6.4

N85°05'17"E (S.P.) - 512.14'
N85°03'14"E (REF. 10)

N/F LANDS OF
T. TOWN OF BROOKHAVEN
LIBER 12923, PAGE 338

N85°04'33"E (S.P.) - 650.50'
N85°02'30"E (REF. 10)

N/F LANDS OF
THE TOWN OF BROOKHAVEN
(NO DEED AVAILABLE)

S05°30'20"E (S.P.) - 80.02'
S05°36'25"E (REF. 10)

ZONE: L1 LIGHT INDUSTRY
USE: VACANT

SECTION 636
BLOCK 1
LOT 6.5

N85°25'25"E (S.P.) - 331.10 (DEED)
N85°19'20"E - 330.88(REF. 10)

S05°47'39"E (S.P.) - 554.34' (DEED)
S05°49'42"E - 553.16' (REF. 10)

ZONE: L1 LIGHT INDUSTRY
USE: VACANT

SECTION 662
BLOCK 2
LOT 1.3
N/F LANDS OF
PATRICK LIERE
(NO DEED AVAILABLE)

PROP. 1-STORY WAREHOUSE BUILDING "A"
203,548 SF

PROP. 1-STORY WAREHOUSE BUILDING "B"
176,670 SF

PROP. 1-STORY WAREHOUSE BUILDING "C"
169,724 SF

N03°25'29"W (S.P.) - 1790.24'
N03°32'30"W (REF. 10)

EDGE OF WOODS

302'

1,551.6' ± TO LINCOLN ROAD

R=23205.00'
Δ =00°12'23"
L=151.12'
CHB=S77°32'15"W (S.P.)
CHD=151.12'

PREVIOUSLY DISTURBED AREA OUTSIDE OF PROPOSED LIMITS OF DISTURBANCE (3,803 SF). SEE PARTIAL REVEGETATION PLAN ON THIS SHEET

100' BUFFER AREA TO REMAIN (TYP.)

S77°21'03"W (S.P.) - 1673.41'
S77°19'00"W (REF. 10)

PREVIOUSLY APPROVED LIMIT OF DISTURBANCE LINE (TYP.)

PROPOSED LIMIT OF DISTURBANCE LINE (TYP.)

CURRENT APPLICATION DEVELOPMENT

LONG ISLAND EXPRESSWAY
NORTH SERVICE ROAD
(VARIABLE WIDTH R.O.W.)
(ASPHALT ROADWAY)
(ONE WAY TRAFFIC)

S12°38'57"E (S.P.) - 1.00'
S12°41'00"E (REF. 10)

100' BUFFER AREA TO REMAIN (TYP.)

S77°21'03"W (S.P.) - 364.03'
S77°19'00"W (REF. 10)

S61°54'13"W (S.P.) 110.35'
S61°52'10"W (REF. 10)

N28°07'47"W (S.P.) - 1.00'
N28°05'50"W (S.P.) - 965'
S61°54'13"W
S61°52'10"W (REF. 10)

2516.6' ± TO SILLS ROAD (CR. 46)

R=1030.00'
Δ =011°46'56"
L=211.81'
CHB=S67°47'42"W(S.P.)
CHD=211.44'

R=969.00'
Δ =015°28'55"
L=261.27'
CHB=S69°37'36"W (S.P.)
CHD=260.48'

100' BUFFER AREA TO REMAIN (TYP.)

PREVIOUSLY APPROVED LIMIT OF DISTURBANCE LINE (TYP.)

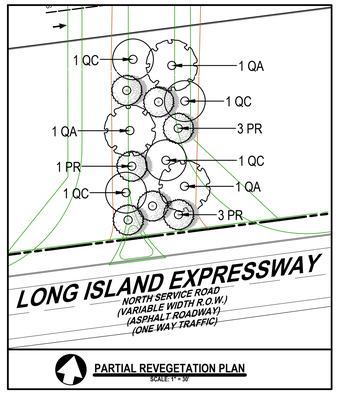
PROPOSED LIMIT OF DISTURBANCE LINE (TYP.)

PREVIOUSLY APPROVED DEVELOPMENT (GREEN)

SECTION 663
BLOCK 1
LOT 17.003
N/F LANDS OF
THE TOWN OF BROOKHAVEN
LIBER 13001, PAGE 756

ZONE: L1 LIGHT INDUSTRY
USE: VACANT

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.



PARTIAL REVEGETATION PLAN
SCALE: 1" = 30'

PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	MATURE HEIGHT	MATURE WIDTH	NATIVE
PR	7	PINUS RIGIDA / PITCH PINE	6-7'	B+B	40-60'	25-30'	YES
SHADE TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**MATURE HEIGHT**	**MATURE WIDTH**	**NATIVE**
QC	4	QUERCUS COCCINEA / SCARLET OAK	2 1/2-3" CAL.	B+B	40-60'	30-40'	YES
QA	3	QUERCUS ALBA / WHITE OAK	2 1/2-3" CAL.	B+B	40-60'	30-40'	YES

VICINITY MAP
N.T.S.

REFERENCES

THESE PLANS REFERENCE:

SITE PLAN PACKAGE
PREPARED BY:
KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NY 11742
DATED: 05/03/2022 (REV. 6)

FINAL MAP
PREPARED BY:
KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NY 11742
DATED: 10/19/2020 (REV. 10)

VICINITY MAP BACKGROUND DATA
PROVIDED BY MAPS.GOOGLE.COM

OWNER

SILVER CORPORATE PARK, LLC
520 OLD COUNTRY ROAD
HICKSVILLE, NY 11801
516-840-0592

APPLICANT

WF INDUSTRIAL XII LLC
80 8TH AVENUE, SUITE 1602
NEW YORK, NY 10011
310-490-0526

NO	DATE	BY	DESCRIPTION
1	08/25/22	JR	ADD PARTIAL REVEGETATION PLAN

REVISIONS

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(631) 961-0506
www.KeyCivilEngineering.com

PROJECT NAME

PROPOSED WAREHOUSE

NORTH OF NYS ROUTE 495 & WEST OF SILLS ROAD
YAPHANK, NEW YORK 11980
TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK
DIST. 0200, SECT. : 662, BLOCK: 2, LOT: 5.16
ZONE: L INDUSTRIAL 1 DISTRICT (LIGHT INDUSTRY)

DRAWING TITLE

PREVIOUS DEVELOPMENT OVERLAY EXHIBIT

DATE:	05/17/2022
SCALE:	1" = 100'
PROJECT NUMBER:	21063
DRAWING BY:	JR
CHECKED BY:	DP
APPROVED BY:	JP

SEAL & SIGNATURE:

ALTERATION OR ADDITION TO THIS DOCUMENT EXCEPT BY A LICENSED ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW

NOT VALID UNTIL SEALED

DRAWING No:

PDX-2

DANIEL J. PEVERARO, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #085025

PAGE No: 1 OF 1

Y:\Key Civil\Projects\2021\21063_Wildflower_Silver Corp Park_Yaphank\Drawings\Key Civil\21063_2022.08.25_PDX Overlay-1.dwg

ATTACHMENT F
PRELIMINARY DRAFT CONSERVATION EASEMENT

CONSERVATION EASEMENT

THIS INDENTURE, made this ____ day of _____, 2022.

W I T N E S S E T H:

WHEREAS, WF INDUSTRIAL XII LLC, a New York limited liability company having its principal address at 80 Eighth Avenue, Suite 1602, New York, New York 10011, ("WF"), owns 71.45 acres of real property located in the Hamlet of Yaphank, Town of Brookhaven, County of Suffolk and State of New York as more particularly described on Exhibit "A" annexed hereto and made a part hereof (the "Overall Property"); and

WHEREAS, the Central Pine Barrens Joint Planning and Policy Commission (the "Commission"), having offices at 624 Old Riverhead Road, Westhampton Beach, New York 11978, was created pursuant to the Long Island Pine Barrens Protection Act of 1993, codified in New York State Environmental Conservation Law Article 57 ("Article 57"); and

WHEREAS, the Overall Property is located within the Central Pine Barrens area, as bounded and described in Article 57 (the "Central Pine Barrens"); and

WHEREAS, the Commission adopted the Central Pine Barrens Comprehensive Land Use Plan (the "Plan") pursuant to Article 57 and has jurisdiction over certain activities within the Central Pine Barrens; and

WHEREAS, WF, pursuant to Article 57 and the Plan, applied to the Commission for a review of its proposal to develop an industrial site plan on the Overall Property under the Town of Brookhaven's L Industrial 1 District zoning ordinance (the "Proposed Action"), as the Proposed Action is considered a development of regional significance; and

WHEREAS, the Commission, on _____, 2022, adopted a Statement of Findings and a final Resolution (the "Findings and Resolution") annexed hereto as Exhibit "B" and made a part hereof, which approved the Proposed Action and required WF to undertake certain activities on the Overall Property; and

WHEREAS, the Findings and Resolution contained certain terms and conditions which required WF grant to the Commission a Conservation Easement to protect, as natural space, no less than 30.15 acres of the Overall Property; and

WHEREAS, WF offered to protect as natural space 30.15 acres as identified on a Site Plan (Sheet C-1) entitled "Overall Site Plan" as prepared by Key Civil Engineering, dated October 4, 2021 last revised on 7/14/22, also a part of the Overall Property; and

WHEREAS, WF wishes to grant to the Commission this Conservation Easement for ten (10) portions of the Existing Natural Area, which areas are identified as Conservation Easement A, containing _____acres, Conservation Easement B, containing ___ acres, Conservation Easement C, containing _____acres, Conservation Easement D, containing _____acres,

Conservation Easement E, containing _____acres, Conservation Easement F, containing _____acres, Conservation Easement G, containing _____acres, Conservation Easement H, containing _____acres, Conservation Easement I, containing _____acres, Conservation Easement J, containing _____acres, which areas are more particularly identified and described in Exhibit "C" attached hereto and made a part hereof (the "Protected Property"), pursuant to Article 49, Title 3 of the Environmental Conservation Law (the "ECL"), or its similar successor statute. This Conservation Easement is intended to comply with the ECL, as may be amended from time to time; and

NOW, THEREFORE, WF, for and in consideration of the facts above and hereinafter recited including, but not limited to, the Findings and Resolution and the mutual covenants, terms, conditions and restrictions hereinafter contained, does hereby grant, transfer, bargain, sell and convey unto the Commission, its successors and assigns forever this Conservation Easement in gross in perpetuity over the Protected Property consisting of:

1. The right of visual access to and view of the Protected Property in its natural, scenic and open condition.

2. WF'S forbearance from taking any of those actions constituting development pursuant to Article 57, and forbearance from operations or uses that do not constitute development pursuant to Article 57 unless such operations or uses are otherwise expressly reserved herein.

3. (a) The right of the Commission, its respective agents, employees or other representatives, to enforce this Conservation Easement in an action at law or in equity or both;

(b) The right of the State of New York, the County of Suffolk, the Town of Brookhaven or their respective agents, employees or other representatives, a third party enforcement right, to enforce this Conservation Easement in an action at law or in equity or both.

Enforcement pursuant to (a) and (b) herein above shall not be defeated because of any subsequent adverse possession, laches, estoppels or waiver. The Commission or any party with a third party enforcement right or their respective agents, employees or other representatives shall be permitted access, and if necessary, to cross other lands retained by WF, and to enter upon the Protected Property for the purpose of inspection in order to enforce and assure compliance with the terms and conditions herein contained. The Commission, its agents, employees or other representatives, agree to give WF reasonable advance notice of its intention to enter and inspect the Protected Property and such entrance and inspections shall be in a reasonable manner and at reasonable times unless an emergency condition exists on the Protected Property requiring immediate inspection when such notice requirement shall be waived.

Covenants

WF makes the following covenants on the Protected Property subject to this Conservation Easement on behalf of itself, its successors, heirs and assigns, lessees, personal representatives and

other successors-in-interest, which covenants shall run with and bind the Protected Property in perpetuity:

1. No structures of any kind or description shall be constructed, erected, maintained or moved onto or within the Protected Property;

2. No topsoil shall be removed from the Protected Property, nor shall sand, gravel, peat or other minerals be placed thereon or removed therefrom for any purpose, and the natural contours and subsurface conditions of the Protected Property shall remain generally undisturbed;

3. The Protected Property shall remain in its natural state;

4. There shall be no construction activity, alteration of vegetation or changes in topography, no development as defined by Article 57 and no operations or uses not constituting development pursuant to Article 57 in the Protected Property; and

5. There shall be no storing, dumping, discharging or placing of any substance in or on the Protected Property in contravention of any applicable federal, state or local law or ordinance.

Reserved Rights

Notwithstanding any of the foregoing provisions to the contrary and as expressly limited herein, WF reserves the following rights:

1. The right of exclusive possession of the Protected Property;

2. The right to use the Protected Property consistent with the terms of the Findings, the Resolution and this Conservation Easement;

3. The right to sell, bargain, gift or otherwise convey the Protected Property, or any portion or portions thereof, subject to the terms of this Conservation Easement. WF, upon the sale, gift or other conveyance of its fee interest in the Protected Property, shall have no further obligations or liabilities under this Conservation Easement. WF shall promptly notify the Commission of a conveyance of interest in the Protected Property, including the full names and mailing addresses of all grantees, and the individual principals thereof, under any such conveyance. The instrument of such conveyance shall specifically set forth that the interest thereby conveyed is subject to this Conservation Easement, without modification or amendment thereof, and shall incorporate this Conservation Easement by reference. The failure of any such instrument to comply with the provisions hereof shall not affect the Commission's rights hereunder; and

4. The right to use the Protected Property for environmental restoration activities upon the prior written approval of the Commission and applicable Federal, State, and local agencies with jurisdiction of the proposed activity. Absent a required approval, Grantor or its successors or assigns may not undertake the proposed restoration activity.

Rights of the Public

1. Nothing contained in this Conservation Easement shall give or grant to the public a right to enter upon or use the Protected Property or any portion thereof. The Protected Property shall not be open or available to the public for general or park use by reason of this Conservation Easement, but instead shall remain at all times in WF exclusive possession and subject to WF's unqualified right to exclude all others therefrom by any and all lawful means, except as specifically set forth herein.

2. All rights, interest and privileges of WF in the Protected Property not specifically granted to the Commission herein shall remain and reside in WF.

Miscellaneous

1. The parties hereto understand and agree that all terms and provisions of ECL Article 49, Title 3, as may be amended from time to time, shall govern this Conservation Easement.

2. This Conservation Easement embodies and constitutes the entire understanding between the parties with respect to the transaction contemplated herein, and all prior agreements, understandings, representations and statements, oral or written, are merged into this Conservation Easement. Neither this Conservation Easement nor any provisions hereof may be waived, modified, amended, discharged or terminated except by an instrument signed by the parties hereto and then only to the extent set forth in such instrument.

3. In the event any portion of this Conservation Easement shall be declared by any court of competent jurisdiction to be invalid, illegal or unenforceable, such portion shall be deemed severed from this Conservation Easement and the remaining parts hereof shall remain in full force and effect, as fully as though such invalid, illegal or unenforceable portion had never been part of this Conservation Easement.

4. The parties acknowledge that each party and its counsel has participated in the drafting of this Conservation Easement and the parties hereby agree that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Conservation Easement.

5. This Conservation Easement may be modified only in writing signed by both WF and the Commission, or their successors, heirs, representatives or assigns. WF and the

Commission acknowledge and agree that circumstances could arise which would justify the modification of certain terms and conditions contained herein. Therefore, the Commission and WF shall mutually have the right, in their sole discretion, to agree to amendments to this Conservation Easement, which amendments shall not be inconsistent with the basic purpose of this Conservation Easement, provided, however, that the Commission shall have no right or power to agree to any amendment hereto that would result in this Conservation Easement failing to qualify as a valid conservation easement under the ECL, Article 49, Title 3 as the same may be hereafter amended.

6. This Conservation Easement can be terminated only in accordance with the laws of the State of New York applicable to the termination of easements and covenants running with the land.

7. The terms, conditions, restrictions and purpose of this Conservation Easement shall continue as a servitude running in perpetuity with the Protected Property and shall be incorporated by reference in any subsequent deed or other legal instrument by which WF divests itself of any interest in the Protected Property or any portion thereof. All references herein to WF shall also refer to any and all successors-in-interest.

8. This Conservation Easement shall be deemed notice to all future owners of their obligation to comply with the terms and conditions of the Approval with respect to their activities in or around the Protected Property.

9. Any notices required under this Conservation Easement shall be in writing. Notices shall be given either by personal delivery or by a nationally recognized overnight delivery service (i.e., Federal Express) at the addresses first set forth above. Notices shall be deemed given upon receipt or first refusal of delivery.

10. WF shall not be liable for any changes to the Protected Property resulting from any natural disaster or act of God.

11. WF represents as follows: (a) WF is seized of the Protected Property in fee simple and has good right to grant this Conservation Easement; (b) the Protected Property is free and clear of any and all encumbrances other than those of record; and (c) the Commission shall have the use of, and enjoy all the benefits derived from and arising out of, this Conservation Easement.

12. The benefits of this Conservation Easement are in gross and assignable. The Commission hereby acknowledges and agrees that any transferee or assignee will be an organization or public body qualified to hold a Conservation Easement pursuant to ECL Article 49, Title 3 as the same may be amended from time to time and the regulations promulgated thereunder.

13. All references to Article 57 shall be as such provisions were in effect on the date hereof.

14. Failure of the Commission to insist upon the strict performance of any provision of this Conservation Easement shall not abrogate, or be deemed to waive, any rights under this Conservation Easement.

IN WITNESS WHEREOF, WF has executed and delivered and the Commission has accepted and received this Grant of Conservation Easement on the day and year set forth above.

WF INDUSTRIAL XII LLC

By: _____
Matthew Dicker, CFO

CENTRAL PINE BARRENS JOINT PLANNING AND POLICY COMMISSION

By: _____
_____
Judith Jakobsen
Executive Director

STATE OF NEW YORK }
}
COUNTY OF NEW YORK }

On the ____ day of_____, in the year 2022, before me, the undersigned, personally appeared MATTHEW DICKER, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

STATE OF NEW YORK}
}
COUNTY OF SUFFOLK}

On the ____ day of _____, in the year 2022, before me, the undersigned, personally appeared JUDITH JAKOBSEN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

EXHIBIT A
DESCRIPTION OF OVERALL PROPERTY

EXHIBIT B
COMMISSION'S FINDINGS AND RESOLUTION

Central Pine Barrens Joint Planning and Policy Commission
Special Commission Meeting of _____, 2022
Adopted Decision
_____/Site Plan

EXHIBIT C
DESCRIPTION OF CONSERVATION EASEMENT

August __, 2022

DESCRIPTION OF CONSERVATION EASEMENT "A"

ALL that certain piece or parcel of land, situate, lying and being at Yaphank, Town of Brookhaven, County of Suffolk, State of New York, being more particularly bounded and described as follows;

Containing an area of ___ Acres

January 24, 2022

DESCRIPTION OF CONSERVATION EASEMENT "B"

Containing an area of ___ Acres.

August __, 2022

DESCRIPTION OF CONSERVATION EASEMENT "C"

Containing an area of ___ Acres

August __, 2022

DESCRIPTION OF CONSERVATION EASEMENT "D"

Containing an area of ___ Acres.

August __, 2022

DESCRIPTION OF CONSERVATION EASEMENT "E"

Containing an area of ___ Acres.

August __, 2022

DESCRIPTION OF CONSERVATION EASEMENT "F"

Containing an area of ___ Acres.

August __, 2022

DESCRIPTION OF CONSERVATION EASEMENT "G"

Containing an area of ___ Acres.

August __, 2022

DESCRIPTION OF CONSERVATION EASEMENT "H"

Containing an area of ___ Acres.

August __, 2022

DESCRIPTION OF CONSERVATION EASEMENT "J"

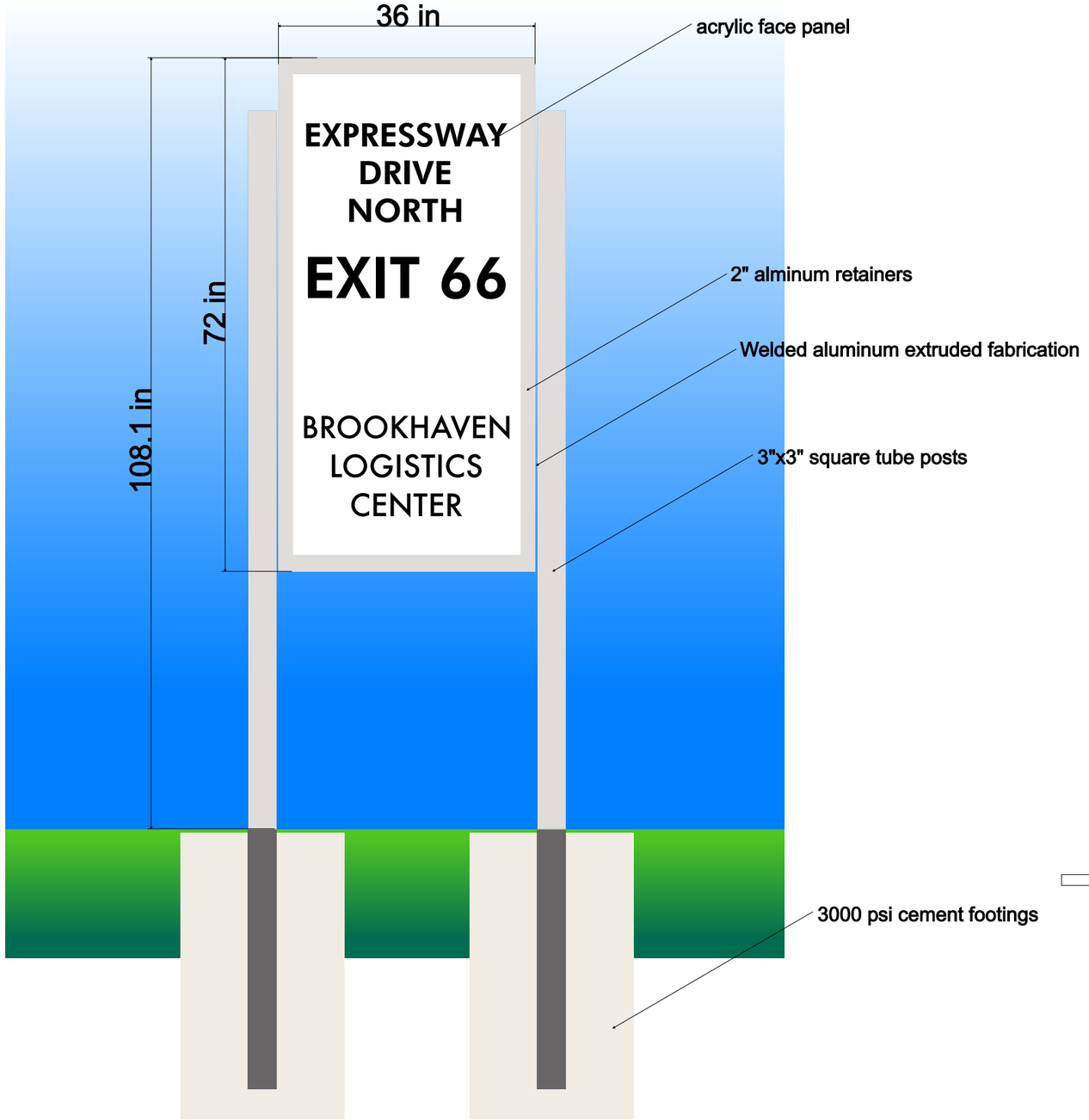
Containing an area of ___ Acres.

EXHIBIT D
CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION
RESOLUTION

WITNESS my hand this --- day of _____, 2022, at Westhampton, New York.

_____
Judy Jakobsen

ATTACHMENT G
GROUND SIGN DRAWING

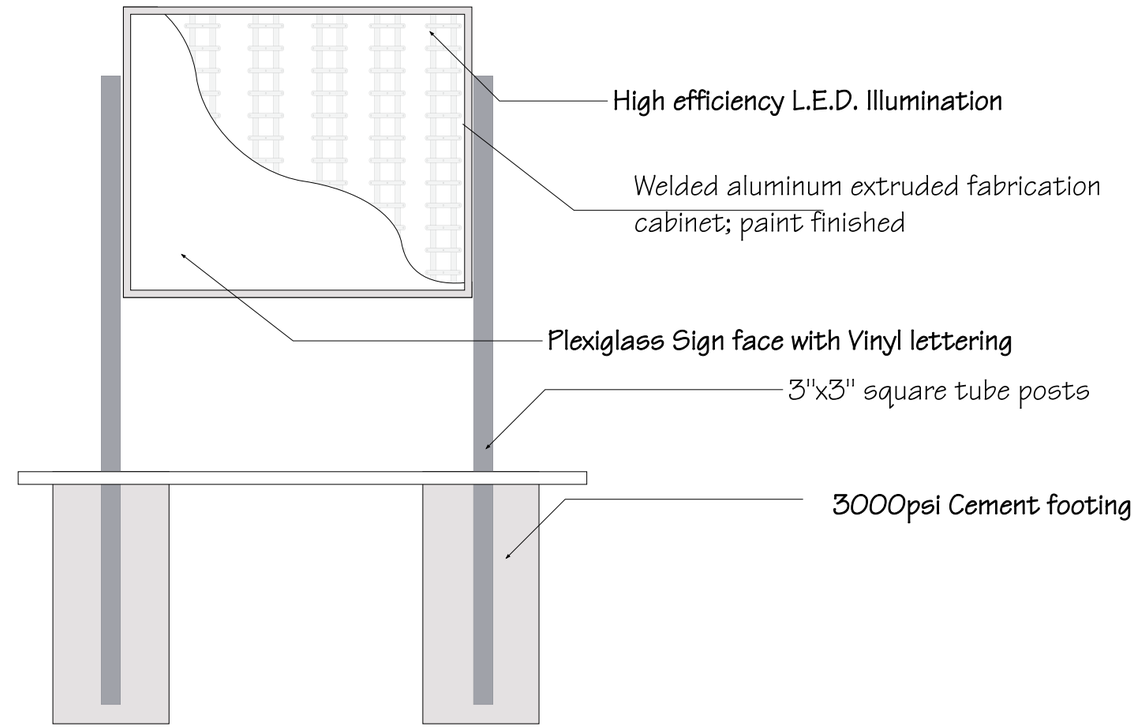


LED Illuminated Freestanding Main ID Sign

18 sf signage area
9' top of sign to grade

3600 lumens

Typical fabrication Detail



Signarama
403 Oakwood Road
Huntington Station, NY 11746
Tel 631-424-2077 Fax 631-424-2078
www.ssar.com

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BY: _____ DATE: _____/_____/_____

This sign intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign

Client:			
Site:			
Consultant:			
Designer		Date:	9.28.21
Page:		Scale:	
Project:			

KCE SITE PLAN – FULL PACKAGE

REFERENCES

THESE PLANS REFERENCE:

LAND TITLE SURVEY SURVEY
PREPARED BY:
CONTROL POINT ASSOCIATES, INC. PC
9 TIMES SQUARE, 200 WEST 41ST STREET, SUITE 1203
NEW YORK, NY 10036
DATED: 06/03/2021

FINAL GEOTECHNICAL REPORT
PREPARED BY:
TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C.
1279 ROUTE 300, 2ND FLOOR
NEWBURGH, NY 12550
DATED: 12/06/2021

MAP ENTITLED "SILVER CORP. PARK, THREE LOT LAND DIVISION, YAPHANK, TOWN OF BROOKHAVEN, NEW YORK"
PREPARED BY:
LAND DESIGN ASSOCIATES,
DATED: 6/16/2022
HEREON REFERRED TO AS "REF. 10"

VICINITY MAP BACKGROUND DATA
PROVIDED BY MAPS.GOOGLE.COM

OWNER

SILVER CORPORATE PARK, LLC
520 OLD COUNTRY ROAD
HICKSVILLE, NY 11801
516-840-0592

APPLICANT

WF INDUSTRIAL XII LLC
80 8TH AVENUE, SUITE 1602
NEW YORK, NY 10011
310-490-0526

TOWN OF BROOKHAVEN NOTES

1. ALL CONCRETE CURBING, SIDEWALKS, AND DRAINAGE STRUCTURE SHALL CONFORM TO PLANNING BOARD STANDARD DETAIL AND SPECIFICATIONS.
2. TOWN OF BROOKHAVEN ENGINEERING INSPECTOR IN THE DEPARTMENT OF PLANNING, ENVIRONMENT AND LAND MANAGEMENT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ALL CONSTRUCTION AT 631-451-6400 BETWEEN THE HOURS OF 9:00AM- 4:30PM MONDAY THROUGH FRIDAY.
3. PLEASE CONTACT THE DIVISION OF ENGINEERING AT (631)-451-6400 TO SCHEDULE A PRE-CONSTRUCTION MEETING 48 HRS PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION ACTIVITIES.
4. LOCATION AND GRADES FOR CURBS AND WALKS TO BE VERIFIED WITH THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT, SCDPW OR NYSDOT PRIOR TO CONSTRUCTION.
5. 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 DIRECTED BY THE TOWN OF BROOKHAVEN, DIVISION OF TRAFFIC SAFETY.
6. THE CONTRACTORS PERFORMING ANY AND ALL TRAFFIC CONTROL DEVICES LAYOUT AND INSTALLATION WORK SHALL NOTIFY THE TOWN OF BROOKHAVEN DIVISION OF TRAFFIC SAFETY, 48 HOURS IN ADVANCE OF BEGINNING SUCH WORK ALONG A TOWN ROAD.
7. ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC (SUFFOLK COUNTY SPECIFICATIONS) UNLESS OTHERWISE NOTED ON PLAN.
8. STOP LINE SIGHT DISTANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS IN ACCORDANCE WITH AASHTO REQUIREMENTS.
9. NO CLEARING OR OTHER CONSTRUCTION ACTIVITY SHALL COMMENCE UNTIL SUCH TIME A BUILDING PERMIT HAS BEEN ISSUED.

TOWN OF BROOKHAVEN SPECIAL PERMIT REQUIREMENTS

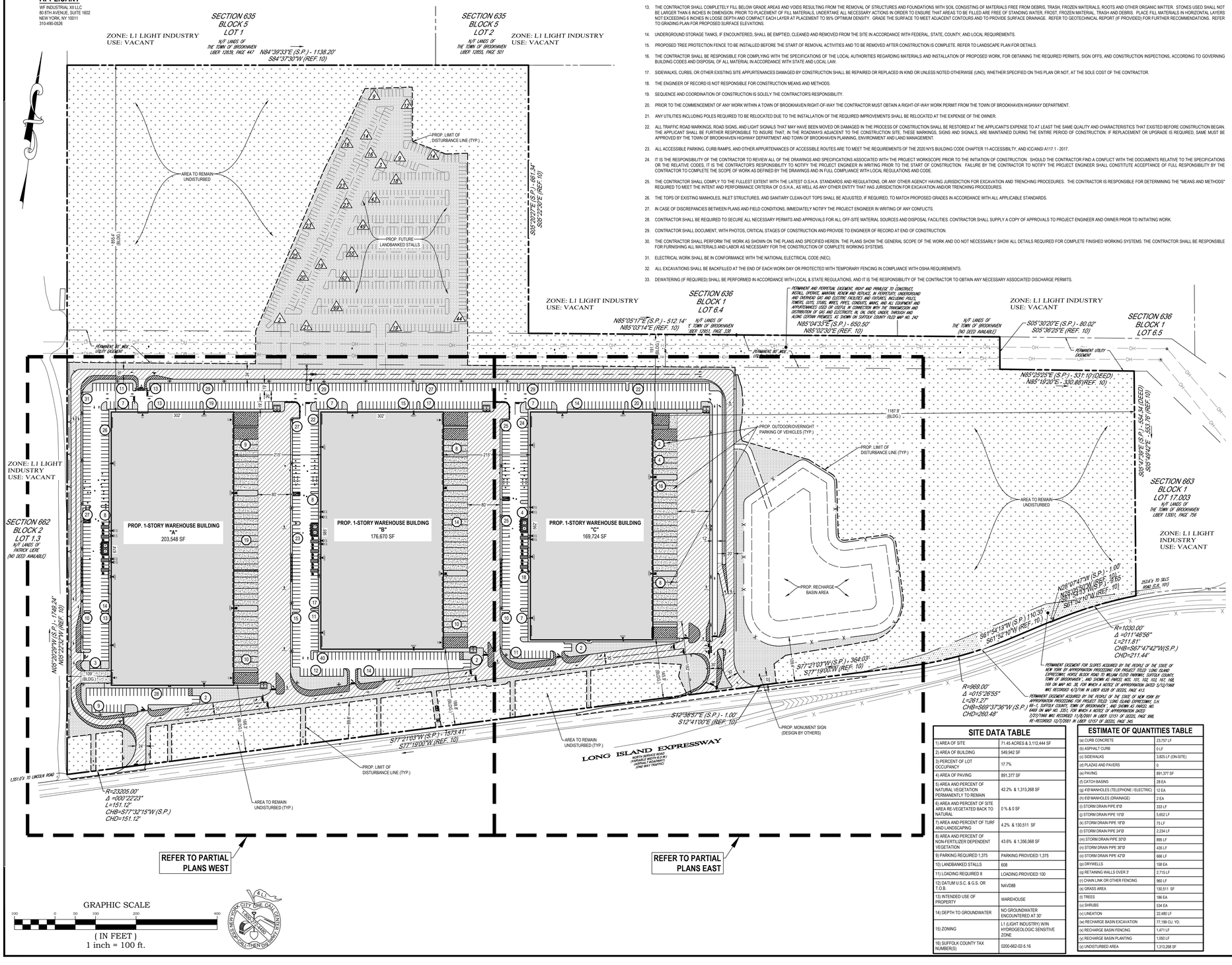
(SPECIAL PERMIT REQUIRED FOR OUTDOOR/OVERNIGHT PARKING)

§ 85-107
Special permits from Planning Board.
A.
As provided by this chapter, special permits from the Planning Board shall be granted only where said Board shall determine:
(1) That the use will not prevent the orderly and reasonable use of adjacent proportion or of properties in the surrounding area or impair the value thereof.
(2) That the use will not prevent the orderly and reasonable use of permitted or legally established uses in the district wherein the proposed use is to be located or of permitted or legally established uses in adjacent districts.
(3) That the safety, health, welfare, comfort, convenience or order of the Town will not be adversely affected by the proposed use and its location.
(4) That the use will be in harmony with and promote the general purposes and intent of this chapter.

B.
In making such determination, the Planning Board shall give consideration, among other things, to:
(1) The character of the existing and probable development of uses in the district and the peculiar suitability of such district for the location of any of such permissive uses.
(2) The conservation of property values and the encouragement of the most appropriate uses of land.
(3) The effect that the location of the proposed use may have upon the creation or undue increase of traffic congestion on public streets, highways or waterways.
(4) The availability of adequate and proper public or private facilities for the treatment, removal or discharge of sewage, refuse or other effluent, whether liquid, solid, gaseous or otherwise, that may be caused or created by or as a result of the use.
(5) Whether the use or materials incidental thereto or produced thereby may give off obnoxious gases, odors, smoke or soot.
(6) Whether the use will cause disturbing emission of electrical discharges, dust, light, vibration or noise.
(7) Whether the operation in pursuance of the use will cause undue interference with the orderly enjoyment by the public of parking or of recreational facilities, if existing or if proposed by the Town or other competent governmental agency.
(8) The necessity for an asphaltic or concrete surfaced area for purposes of off-street parking and loading of vehicles incidental to the use and whether such area is reasonably adequate and appropriate and can be furnished by the owner of the plot sought to be used within or adjacent to the plot wherein the use shall be held.
(9) Whether a hazard to life, limb or property because of fire, flood, erosion or panic may be created by reason or as a result of the use or by the structures to be used therefor or by the inaccessibility of the plot or structures thereon for the convenient entry and operation of fire and other emergency apparatus or by the undue concentration or assemblage of persons upon such plot.
(10) Whether the use or the structures to be used therefor will cause an overcrowding of land or undue concentration of population.
(11) Whether the plot area is sufficient, appropriate and adequate for the use and the reasonable anticipated operation and expansion thereof.
(12) The physical characteristics and topography of the land.
(13) Whether the use to be operated is unreasonably near to a church, school, theater, recreational area or place of public assembly.

GENERAL SITE NOTES

1. UNSUITABLE MATERIAL, CONSTRUCTION DEBRIS, EXCESS SOILS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.
2. THE CONTRACTOR IS RESPONSIBLE TO TAKE EROSION CONTROL MEASURES NECESSARY IN ACCORDANCE WITH NYS STANDARDS AND SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT ROADWAYS AND PROPERTIES.
3. ALL ON-SITE CONCRETE SHALL BE IN CONFORMANCE WITH ACI PROVISIONS. ALL CURBING SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
4. RELOCATION AND/OR REMOVAL OF EXISTING UTILITY POLES, TRAFFIC SIGNS, ETC., SHALL BE COORDINATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING THEIR PRESENCE.
5. WORK WITHIN THE R.O.W. OF LONG ISLAND EXPRESSWAY (NORTH SERVICE ROAD) SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE NEW YORK STATE DOT.
6. 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 DIRECTED BY THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT. ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC NYSDOT SPECIFICATIONS) UNLESS OTHERWISE NOTED ON PLAN.
7. CONTRACTOR SHALL SAWCUT TO THE FULL DEPTH OF EXISTING PAVEMENT WITH A STRAIGHT VERTICAL EDGE FREE FROM IRREGULARITIES WHEREVER NEW PAVEMENT JOINS EXISTING PAVEMENT. CONTRACTOR SHALL DETERMINE EXACT LOCATION AND EXTENT OF THE REQUIRED SAWCUTTING IN ORDER TO PERFORM THE WORKSCOPE DEPICTED ON THE PLANS. TWO FT MINIMUM FROM CURBS, PADS, WALKS, AND WALLS TO PERMIT PROPER COMPACTION OF THE REPLACED SURFACES.
8. REMOVAL INCLUDES, BUT IS NOT LIMITED TO, CURBING, PAVEMENT, UNSUITABLE MATERIALS, AND UNDERGROUND PIPING. QUESTIONABLE ITEMS ENCOUNTERED (ABOVE AND/OR BELOW GRADE) SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD IMMEDIATELY IN WRITING BEFORE REMOVAL OR DISTURBANCE.
9. THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO EXISTING FOUNDATIONS AND OTHER STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF EXPOSED AND/OR BELOW GRADE FOUNDATIONS/ WALLS/ SIDEWALKS AND PAVEMENT TO REMAIN, AND SHALL PROVIDE A SAFE WORK AREA. ANY DAMAGE OR DISTURBANCE DUE TO SUBJECT WORKSCOPE SHALL BE REPAIRED TO LIKE-KIND CONDITIONS AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC DURING REMOVAL ACTIVITIES. ANY TRAFFIC CONTROL, ACCESS, AND SAFETY PROVISIONS WITHIN THE R.O.W. AND ACCESS ROUTES (E.G. ACCESSIBLE RAMPS, PEDESTRIAN CROSSWALKS, SIDEWALKS, PAVEMENT STRIPING, ETC.) SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL DETERMINE APPROPRIATENESS OF REMOVAL ACTIVITIES AND PROVIDE TEMPORARY MEASURES FOR THE PROTECTION AND SAFETY OF THE PUBLIC UNTIL PERMANENT COMPONENTS/REPLACEMENTS CAN BE INSTALLED.
11. IF SHORING AT A DEPTH GREATER THAN 5' IS REQUIRED TO ACCOMMODATE CONSTRUCTION ACTIVITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RETAIN A LICENSED PROFESSIONAL ENGINEER TO DESIGN THE REQUIRED SHEETING AND SHORING DETAILS. SHEETING SHALL BE IN CONFORMANCE WITH OSHA REQUIREMENTS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF UTILITIES, PIPING, DRYWELLS, ETC. PRIOR TO THE START OF ANY WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO ENSURE THAT ALL UTILITIES ARE PROPERLY AND COMPLETELY MARKED OUT IN THE FIELD PRIOR TO ANY WORK AT THE SITE. ANY DISCREPANCIES BETWEEN THE FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IN WRITING IMMEDIATELY. THE CONTRACTOR IS ADVISED THAT UTILITY INFORMATION SHOWN ON THE PLAN IS A COMPILATION OF FIELD LOCATIONS, ABOVEGROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND RECORD DRAWINGS AVAILABLE AT THE TIME OF THE SURVEY AND MUST BE CONFIRMED ACCORDINGLY. THE CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTION WITH THE APPLICABLE UTILITY COMPANIES PRIOR TO REMOVAL ACTIVITIES. THE CONTRACTOR IS ALSO ADVISED THAT ALL SUCH FACILITIES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
13. THE CONTRACTOR SHALL COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE REMOVAL OF STRUCTURES AND FOUNDATIONS WITH SOIL CONSISTING OF MATERIALS FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED SHALL NOT BE LARGER THAN 6 INCHES IN DIMENSION. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTIONS IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 8 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE. REFER TO GEOTECHNICAL REPORT (IF PROVIDED) FOR FURTHER RECOMMENDATIONS. REFER TO GRADING PLAN FOR PROPOSED SURFACE ELEVATIONS.
14. UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, SHALL BE EMPTIED, CLEANED AND REMOVED FROM THE SITE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, AND LOCAL REQUIREMENTS.
15. PROPOSED TREE PROTECTION FENCE TO BE INSTALLED BEFORE THE START OF REMOVAL ACTIVITIES AND TO BE REMOVED AFTER CONSTRUCTION IS COMPLETE. REFER TO LANDSCAPE PLAN FOR DETAILS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES REGARDING MATERIALS AND INSTALLATION OF PROPOSED WORK, FOR OBTAINING THE REQUIRED PERMITS, SIGN OFFS, AND CONSTRUCTION INSPECTIONS, ACCORDING TO GOVERNING BUILDING CODES AND DISPOSAL OF ALL MATERIAL IN ACCORDANCE WITH STATE AND LOCAL LAW.
17. SIDEWALKS, CURBS, OR OTHER EXISTING SITE APPURTENANCES DAMAGED BY CONSTRUCTION SHALL BE REPAIRED OR REPLACED IN KIND OR UNLESS NOTED OTHERWISE (UNO), WHETHER SPECIFIED ON THIS PLAN OR NOT, AT THE SOLE COST OF THE CONTRACTOR.
18. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS.
19. SEQUENCE AND COORDINATION OF CONSTRUCTION IS SOLELY THE CONTRACTOR'S RESPONSIBILITY.
20. PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN A TOWN OF BROOKHAVEN RIGHT-OF-WAY THE CONTRACTOR MUST OBTAIN A RIGHT-OF-WAY WORK PERMIT FROM THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT.
21. ANY UTILITIES INCLUDING POLES REQUIRED TO BE RELOCATED DUE TO THE INSTALLATION OF THE REQUIRED IMPROVEMENTS SHALL BE RELOCATED AT THE EXPENSE OF THE OWNER.
22. 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 DURING THE ENTIRE PERIOD OF CONSTRUCTION. IF REPLACEMENT OR UPGRADE IS REQUIRED, SAME MUST BE APPROVED BY THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT AND TOWN OF BROOKHAVEN PLANNING, ENVIRONMENT AND LAND MANAGEMENT.
23. ALL ACCESSIBLE PARKING, CURB RAMPS, AND OTHER APPURTENANCES OF ACCESSIBLE ROUTES ARE TO MEET THE REQUIREMENTS OF THE 2020 NYS BUILDING CODE CHAPTER 11-ACCESSIBILITY, AND ICC/ANSI A117.1 - 2017.
24. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE COSTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODE.
25. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST O.S.H.A. STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF O.S.H.A., AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
26. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEAN-OUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
27. IN CASE OF DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS, IMMEDIATELY NOTIFY THE PROJECT ENGINEER IN WRITING OF ANY CONFLICTS.
28. CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO PROJECT ENGINEER AND OWNER PRIOR TO INITIATING WORK.
29. CONTRACTOR SHALL DOCUMENT, WITH PHOTOS, CRITICAL STAGES OF CONSTRUCTION AND PROVIDE TO ENGINEER OF RECORD AT END OF CONSTRUCTION.
30. THE CONTRACTOR SHALL PERFORM THE WORK AS SHOWN ON THE PLANS AND SPECIFIED HEREIN. THE PLANS SHOW THE GENERAL SCOPE OF THE WORK AND DO NOT NECESSARILY SHOW ALL DETAILS REQUIRED FOR COMPLETE FINISHED WORKING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS AND LABOR AS NECESSARY FOR THE CONSTRUCTION OF COMPLETE WORKING SYSTEMS.
31. ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
32. ALL EXCAVATIONS SHALL BE BACKFILLED AT THE END OF EACH WORK DAY OR PROTECTED WITH TEMPORARY FENCING IN COMPLIANCE WITH OSHA REQUIREMENTS.
33. DEWATERING (IF REQUIRED) SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL & STATE REGULATIONS, AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY NECESSARY ASSOCIATED DISCHARGE PERMITS.



SITE DATA TABLE

1) AREA OF SITE	71.45 ACRES & 3,112,444 SF
2) AREA OF BUILDING	549,942 SF
3) PERCENT OF LOT OCCUPANCY	17.7%
4) AREA OF PAVING	891,377 SF
5) AREA AND PERCENT OF NATURAL VEGETATION PERMANENTLY TO REMAIN	42.2% & 1,313,268 SF
6) AREA AND PERCENT OF SITE AREA RE-VEGETATED BACK TO NATURAL	0 % & 0 SF
7) AREA AND PERCENT OF TURF AND LANDSCAPING	4.2% & 130,511 SF
8) AREA AND PERCENT OF NON-FERTILIZER DEPENDENT VEGETATION	43.6% & 1,356,068 SF
9) PARKING REQUIRED 1,375	PARKING PROVIDED 1,375
10) LANDBANKED STALLS	608
11) LOADING REQUIRED 8	LOADING PROVIDED 100
12) DATUM U.S.C. & G.S. OR T.O.B.	NAVD88
13) INTENDED USE OF PROPERTY	WAREHOUSE
14) DEPTH TO GROUNDWATER	NO GROUNDWATER ENCOUNTERED AT 30'
15) ZONING	L1 (LIGHT INDUSTRY) W/IN HYDROGEOLOGIC SENSITIVE ZONE
16) SUFFOLK COUNTY TAX NUMBER(S)	0200-662-02-5.16

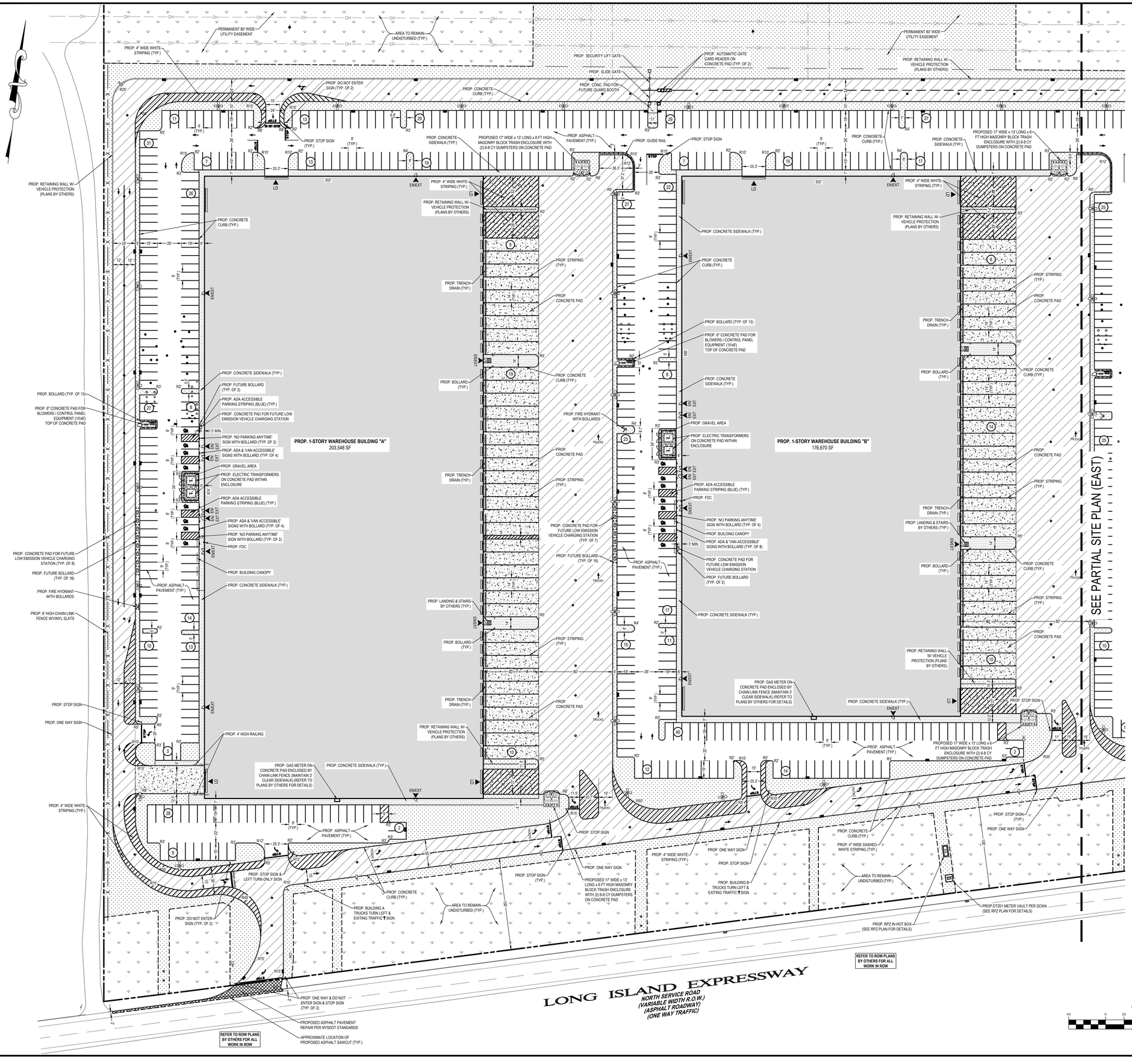
ESTIMATE OF QUANTITIES TABLE

(a) CURB CONCRETE	23,757 LF
(b) ASPHALT CURB	0 LF
(c) SIDEWALKS	3,825 LF (ON-SITE)
(d) PLAZAS AND PAVERS	0
(e) PAVING	891,377 SF
(f) CATCH BASINS	28 EA
(g) 4'Ø MANHOLES (TELEPHONE / ELECTRIC)	12 EA
(h) 6'Ø MANHOLES (DRAINAGE)	2 EA
(i) STORM DRAIN PIPE 8"Ø	333 LF
(j) STORM DRAIN PIPE 15"Ø	5,652 LF
(k) STORM DRAIN PIPE 18"Ø	75 LF
(l) STORM DRAIN PIPE 24"Ø	2,234 LF
(m) STORM DRAIN PIPE 30"Ø	895 LF
(n) STORM DRAIN PIPE 36"Ø	435 LF
(o) STORM DRAIN PIPE 42"Ø	666 LF
(p) DRYWELLS	158 EA
(q) RETAINING WALLS OVER 3'	2,715 LF
(r) CHAIN LINK OR OTHER FENCING	960 LF
(s) GRASS AREA	130,511 SF
(t) TREES	186 EA
(u) SHRUBS	534 EA
(v) LINEATION	22,480 LF
(w) RECHARGE BASIN EXCAVATION	37,199 CU. YD.
(x) RECHARGE BASIN FENCING	1,471 LF
(y) RECHARGE BASIN PLANTING	1,050 LF
(z) UNDISTURBED AREA	1,313,268 SF

BULK ZONING TABLE

ZONING DISTRICT: L INDUSTRIAL 1 DISTRICT (LIGHT INDUSTRY) W/IN HYDROGEOLOGIC SENSITIVE ZONE
USE: WAREHOUSE FACILITY
OUTDOOR/OVERNIGHT PARKING OF REGISTERED VEHICLES (PERMITTED ACCESSORY USE BY PLANNING BOARD SPECIAL PERMIT)

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
MINIMUM LOT AREA	85-567.A.3	WITHIN A DESIGNATED HYDROGEOLOGIC SENSITIVE ZONE SHALL BE 120,000 SF	3,112,444 SF (71.45 AC)
MINIMUM ROAD FRONTAGE	85-567.B.3	WITHIN A DESIGNATED HYDROGEOLOGIC SENSITIVE ZONE SHALL BE 200'	2,681'
MINIMUM FRONT YARD SETBACK	85-567 C. (2)	100' FOR PARCELS FIVE ACRES OR MORE	145.9'
MINIMUM SIDE YARD SETBACK	85-567 D. (3)	50' FOR PARCELS FIVE ACRES OR MORE	109'
MINIMUM REAR YARD	85-567 E. (1)	50'	191.7'
MAXIMUM PERMITTED FLOOR AREA RATIO	85-567 F. (2)	WITHIN A DESIGNATED HYDROGEOLOGIC SENSITIVE ZONE SHALL BE 30%.	549,942 SF / 3,112,444 SF 17.7%
MAXIMUM PERMITTED HEIGHT	85-567 G. (1)	50' OR 3 STORIES	44'-8" (1 STORY)
MINIMUM NATURAL AREA/LANDSCAPING REQUIREMENTS	85-843-A.1	~~A MINIMUM OF 20% OF A COMMERCIAL SITE SHALL BE MAINTAINED AS LANDSCAPED OR NATURAL AREA IN ACCORDANCE WITH TOWN STANDARDS AND GUIDELINES~~	SUPERCEDED BY 85-843-A.6(a)
	85-843-A.2	**A MINIMUM OF 50% OF ALL REQUIRED LANDSCAPED OR NATURAL AREA SHALL BE LOCATED WITHIN THE FRONT YARD. (468,866 SF REQUIRED)**	**309,188 SF IN FRONT YARD 309,188 SF / 933,733 SF = 33.1% [x]**
	85-843-A.3	STREET TREES WITH A MINIMUM CALIPER OF FOUR INCHES SHALL BE PLANTED AND/OR MAINTAINED ADJACENT TO ALL ROAD FRONTAGES IN ACCORDANCE WITH TOWN STANDARDS IN AN AMOUNT EQUAL TO 30 FEET ON CENTER.	COMPLIES
	85-843-A.4	~~MINIMUM NATURAL AREA LANDSCAPING ALONG STREET FRONTAGE: A MINIMUM OF 15 FEET OF LANDSCAPED OR NATURAL AREA SHALL BE MAINTAINED ALONG ALL STREET FRONTAGES.~~	SUPERCEDED BY 85-843-A.6(c)
	85-843-A.6 (a)	A MINIMUM LANDSCAPED OR NATURAL AREA OF 30% SHALL BE MAINTAINED IN CONNECTION WITH AN INDUSTRIAL USE OCCUPYING A SITE OF FIVE ACRES OR MORE. (933,733 SF REQUIRED)	1,486,579 SF OF NATURAL AREA & LANDSCAPING (1,486,579 SF / 3,112,444 SF) = 47.8%
	85-843-A.6 (c)	~~A MINIMUM OF 50 FEET OF LANDSCAPING OR NATURAL AREA SHALL BE MAINTAINED ALONG ALL ROAD FRONTAGES IN CONNECTION WITH A COMMERCIAL CENTER, REGIONAL THEATER OR INDUSTRIAL OR OFFICE USE OCCUPYING A SITE OF FIVE ACRES OR MORE.~~	SUPERCEDED BY 85-844
	85-843-A.7	ALL PARKING AREAS SHALL BE SCREENED FROM VIEW WITH A HEDGE, BERM AND/OR DECORATIVE WALL OR FENCE IN ACCORDANCE WITH TOWN STANDARDS.	COMPLIES
	85-843-A.8 (a)	PARKING AREAS OF 50 SPACES OR MORE SHALL CONTAIN 400 SQUARE FEET OF LANDSCAPING FOR EACH 25 SPACES. LARGE PARKING AREAS SHALL BE DIVIDED INTO SMALLER PARKING FIELDS OF 50 CARS WITH LANDSCAPE STRIPS, PENINSULAS OR GRADE SEPARATIONS TO REDUCE THE VISUAL IMPACT OF LARGE EXPANSES OF PAVING, TO DIRECT VEHICULAR TRAFFIC THROUGH THE PARKING LOT AND TO PROVIDE A LOCATION FOR PEDESTRIAN WALKS.	COMPLIES
	85-843-A.8 (b)	LANDSCAPE STRIPS BETWEEN PARALLEL PARKING ROWS SHALL BE A MINIMUM OF 10 FEET IN WIDTH. WHEN INCORPORATING PEDESTRIAN WALKWAYS, SUCH STRIPS SHALL BE A MINIMUM OF 20 FEET IN WIDTH. LANDSCAPE AISLES AND STRIPS SHALL INCLUDE TREES WITH A MINIMUM CALIPER OF FOUR INCHES AT A MINIMUM OF ONE TREE FOR EVERY 30 FEET, IN ADDITION TO OTHER PARKING LOT LANDSCAPE REQUIREMENTS.	COMPLIES
	85-843-A.9	ALL LANDSCAPED, BUFFER AND NATURAL AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH TOWN STANDARDS.	COMPLIES
	85-843-A.9 (e)	PARKING LOT TREES LOCATED IN LANDSCAPE STRIPS SHALL BE LOCATED TO AVOID CONFLICT WITH OVERHANGING VEHICLES BY ALIGNING WITH THE LINES BETWEEN SPACES.	COMPLIES
	85-843-A.10	ALL LANDSCAPED, BUFFER AND NATURAL AREAS SHALL BE IRRIGATED, IRRIGATION SHALL UTILIZE WATER-CONSERVING METHODS.	COMPLIES
	85-843-A.11	REQUIRED LANDSCAPING SHALL UTILIZE DROUGHT-TOLERANT NATIVE AND ADAPTED SPECIES AND/OR WATER-CONSERVING PLANTS AND METHODS, TO REDUCE IRRIGATION DEMANDS.	COMPLIES
ROADWAY SETBACK & BUFFER	**85-844**	**100 FOOT SETBACK AND BUFFER TO INTERSTATE 495 AND S



VICINITY MAP
N.T.S.

LEGEND

EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	BUILDING	
	BUILDING DOOR LOCATION	EN/EXT
	LOADING DOOR LOCATION	LD
	CONCRETE CURB	
	SIGN	-
	CHAIN LINK FENCE	X
	AREA LIGHT	
	BOLLARD	•
	PARKING SPACE COUNT	4
	LOADING SPACE COUNT	18
	ACCESSIBLE MARKING	
	PAVEMENT MARKING ARROW	
	FIRE HYDRANT	
	FIRE DEPT. CONNECTION (FDC)	
	UTILITY POLE	
OH	OVERHEAD WIRES	
	ELECTRIC MANHOLE COVER	
	GAS VALVE	
	INLETS	
	MANHOLE	
	LANDSCAPE AREA	
	CONCRETE PAVEMENT	
	CONCRETE SIDEWALK	
	PERVIOUS PAVERS	
	ASPHALT PAVEMENT	
	HEAVY DUTY ASPHALT PAVEMENT AREA	

NO.	DATE	BY	DESCRIPTION
11	08/04/22	JR	REV. PER SCDHS COMMENTS
10	07/14/22	JR	MISC. REVISIONS
9	07/11/22	JR	UPDATE METES & BOUNDS DESCRIPTIONS
8	06/29/22	DP	REV. TO ADD ELEC. EASEMENTS & MISC. REVS.
7	06/13/22	JR	REV. PER TOWN & SCDHS COMMENTS
6	05/03/22	DP	REV. PER CLIENT COMMENTS
5	04/21/22	JR	REV. PER TOWN COMMENTS
4	01/31/22	JR	REV. PER CLIENT COMMENTS
3	10/26/21	JR	SCDHS SUBMISSION
2	10/20/21	JR	REV. LANDBANKED AREA
1	10/12/21	JR	REV. PER CLIENT COMMENTS

REVISIONS

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(631) 961-0506
www.KeyCivilEngineering.com

PROJECT NAME

PROPOSED WAREHOUSE

NORTH OF NYS ROUTE 495 & WEST OF SILLS ROAD
YAPHANK, NEW YORK 11980
TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK
DIST. 0200, SECT.: 662, BLOCK: 2, LOT: 5.16
ZONE: L INDUSTRIAL 1 DISTRICT (LIGHT INDUSTRY)

DRAWING TITLE

PARTIAL SITE PLAN (WEST)

DATE:	10/04/2021
SCALE:	1" = 40'
PROJECT NUMBER:	21063
DRAWING BY:	JR
CHECKED BY:	DP
APPROVED BY:	JP

SEAL & SIGNATURE:

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NEW YORK STATE PROFESSIONAL ENGINEER #080025

PAGE No: 2 OF 22

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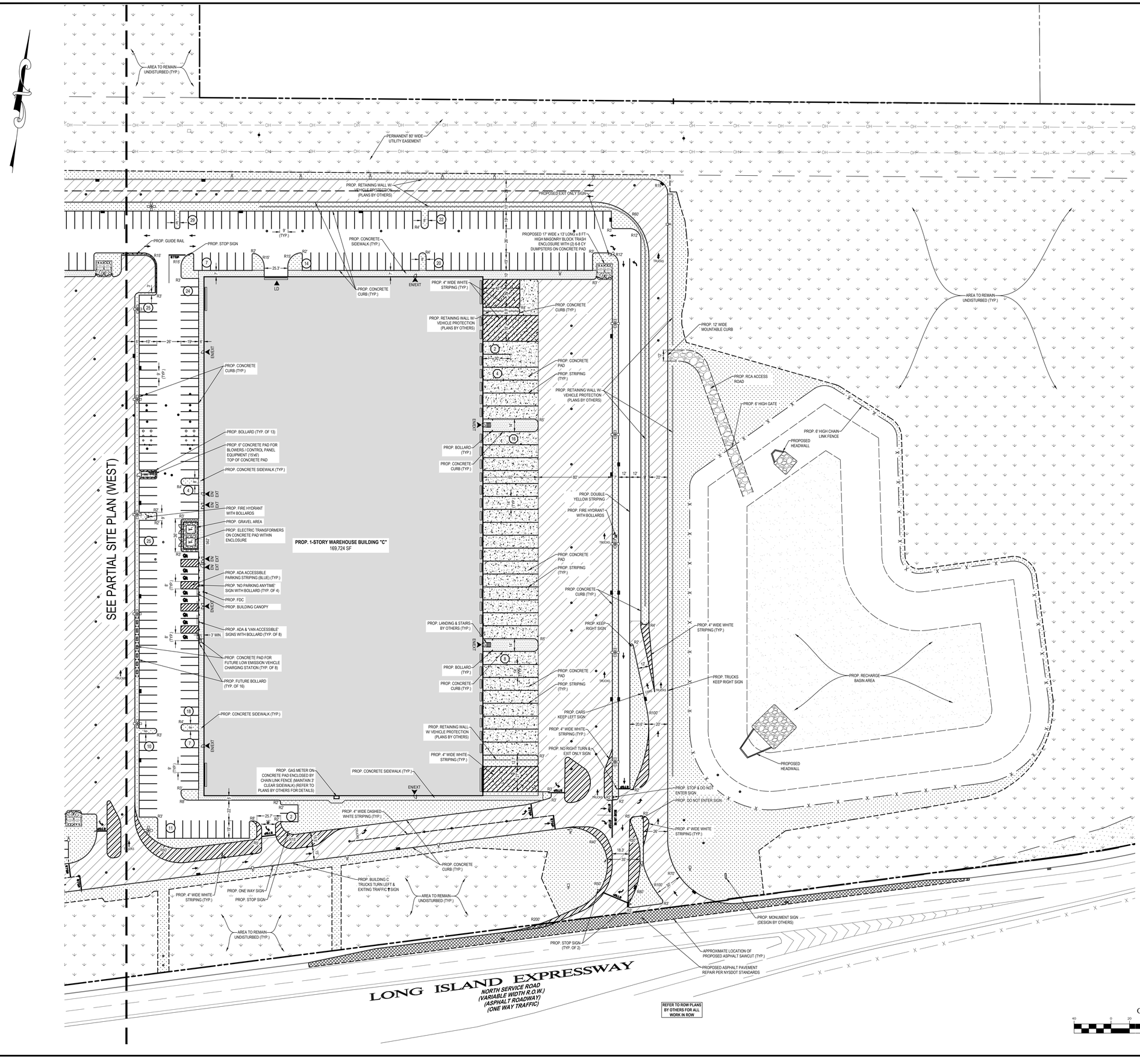

VICINITY MAP
N.T.S.

LEGEND

EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	BUILDING	
	BUILDING DOOR LOCATION	ENEXT
	LOADING DOOR LOCATION	LD
	CONCRETE CURB	
	SIGN	
	CHAIN LINK FENCE	X
	AREA LIGHT	
	BOLLARD	
	PARKING SPACE COUNT	4
	LOADING SPACE COUNT	18
	ACCESSIBLE MARKING	
	PAVEMENT MARKING ARROW	
	FIRE HYDRANT	
	FIRE DEPT CONNECTION (FDC)	
	UTILITY POLE	
	OVERHEAD WIRES	
	ELECTRIC MANHOLE COVER	
	GAS VALVE	
	INLETS	
	MANHOLE	
	LANDSCAPE AREA	
	CONCRETE PAVEMENT	
	CONCRETE SIDEWALK	
	PERVIOUS PAVERS	
	ASPHALT PAVEMENT	
	HEAVY DUTY ASPHALT PAVEMENT AREA	

REFER TO SHEET C-1 (OVERALL SITE PLAN) FOR NOTES

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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664 BLUE POINT ROAD, UNIT B
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www.KeyCivilEngineering.com

PROJECT NAME

PROPOSED WAREHOUSE

NORTH OF NYS ROUTE 495 & WEST OF SILLS ROAD
YAPHANK, NEW YORK 11980
TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK
DIST. 0200, SECT.: 662, BLOCK: 2, LOT: 5.16
ZONE: L INDUSTRIAL 1 DISTRICT (LIGHT INDUSTRY)

DRAWING TITLE

PARTIAL SITE PLAN (EAST)

DATE:	10/04/2021
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PROJECT NUMBER:	21063
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CHECKED BY:	DP
APPROVED BY:	JP

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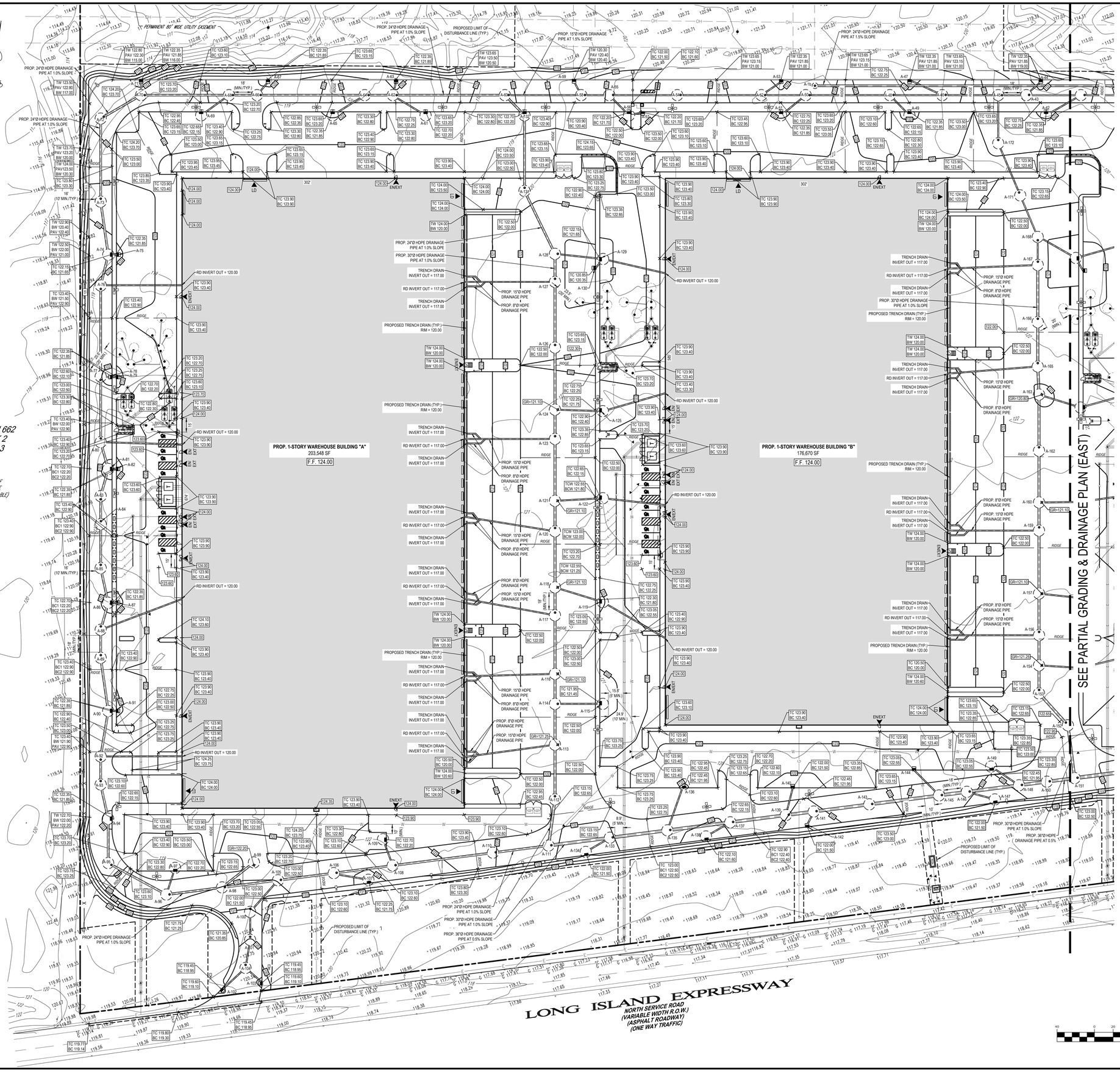
CALL BEFORE YOU DIG
811
DIAL 811 OR 1-800-272-4480
NEW YORK STATE ONE CALL CENTER



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N.T.S.

LEGEND

EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	BUILDING	
	BUILDING DOOR LOCATION	ENEXT
	LOADING DOOR LOCATION	LD
	CONCRETE CURB	
	SIGN	
	CHAIN LINK FENCE	X
	AREA LIGHT	
	BOLLARD	
	ACCESSIBLE MARKING	
	FIRE HYDRANT	
	FIRE DEPT CONNECTION (FDC)	
	UTILITY POLE	
OH	OVERHEAD WIRES	
	ELECTRIC MANHOLE	
	GAS VALVE	
	INLETS	
	MANHOLE	
W	WATER SERVICE	W
	ELECTRIC SERVICE	E
	GAS SERVICE	G
	SANITARY PIPE	
	STORM PIPE	
122	CONTOUR	120
	RIDGE LINE	
TC 119.78 x G 119.21	TOP & BOTTOM OF CURB ELEVATION	TC 122.50 BC 122.00
	TOP OF WALL PAVEMENT BOTTOM OF WALL ELEVATION	TW 123.70 PAV 123.20 BW 120.00
+119.13	GRADE ELEVATION	121.10

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TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK
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ZONE: L INDUSTRIAL 1 DISTRICT (LIGHT INDUSTRY)

DRAWING TITLE

PARTIAL GRADING & DRAINAGE PLAN (WEST)

DATE:	10/04/2021
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PROJECT NUMBER:	21063
DRAWING BY:	JR
CHECKED BY:	DP
APPROVED BY:	JP

SEAL & SIGNATURE:

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NEW YORK STATE PROFESSIONAL ENGINEER #089025

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PAGE No: 4 OF 22

DIG SAFELY. NEW YORK CITY ONE CALL CENTER 811 OR 1-800-272-4480 OUTSIDE NEW YORK CITY

SEE PARTIAL GRADING & DRAINAGE PLAN (WEST)

PROP. 1-STORY WAREHOUSE BUILDING "C"
169,724 SF
F.F. 124.00

PROPOSED LIMIT OF DISTURBANCE LINE (TYP.)

PROP. 24"Ø HDPE DRAINAGE PIPE AT 1.5% SLOPE

PROP. 15"Ø HDPE DRAINAGE PIPE

PROP. 24"Ø HDPE DRAINAGE PIPE AT 1.5% SLOPE

RD INVERT OUT = 117.00

RD INVERT OUT = 120.00

PROP. 42"Ø HDPE DRAINAGE PIPE AT 0.6% SLOPE

PROP. 24"Ø HDPE DRAINAGE PIPE AT 0.6% SLOPE

EXISTING CURB INLET TO BE REPLACED WITH FLAT GRATE. REFER TO ROW PLANS BY OTHERS FOR DETAILS OF ALL WORK IN ROW.

PROPOSED HEADWALL (INV. = 94.00)

UPPER LEVEL ELEVATION = 96

LOWER LEVEL ELEVATION = 92

PROP. RECHARGE BASIN AREA

PROPOSED 15"Ø HDPE STORM PIPE AT 0.67% SLOPE

PROPOSED 15"Ø HDPE STORM PIPE AT 0.67% SLOPE

PROPOSED HEADWALL (INV. = 93.42)

PROPOSED 18"Ø HDPE STORM PIPE AT 0.67% SLOPE

PROPOSED OUTLET CONTROL STRUCTURE (TYP. OF 2)

LONG ISLAND EXPRESSWAY
NORTH SERVICE ROAD
(VARIABLE WIDTH R.O.W.)
(ASPHALT ROADWAY)
(ONE WAY TRAFFIC)

REFER TO SHEET C-6
(DRAINAGE NOTES & DETAIL)
FOR NOTES

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

VICINITY MAP
N.T.S.

LEGEND

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	LOADING DOOR LOCATION	LD
	CONCRETE CURB	
	SIGN	
	CHAIN LINK FENCE	X
	AREA LIGHT	
	BOLLARD	
	ACCESSIBLE MARKING	
	FIRE HYDRANT	
	FIRE DEPT CONNECTION (FDC)	
	UTILITY POLE	
OH	OVERHEAD WIRES	
	ELECTRIC MANHOLE	
	GAS VALVE	
	INLETS	
	MANHOLE	
W	WATER SERVICE	W
	ELECTRIC SERVICE	E
	GAS SERVICE	G
	SANITARY PIPE	
	STORM PIPE	
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TC 119.75 G 119.21	TOP & BOTTOM OF CURB ELEVATION	TC 122.50 BC 122.00
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7	06/13/22	JR	REV. PER TOWN & SCDHS COMMENTS
6	05/03/22	DP	REV. PER CLIENT COMMENTS
5	04/21/22	JR	REV. PER TOWN COMMENTS
4	01/31/22	JR	REV. PER CLIENT COMMENTS
3	10/26/21	JR	SCDHS SUBMISSION
2	10/20/21	JR	REV. LANDBANKED AREA
1	10/12/21	JR	REV. PER CLIENT COMMENTS

REVISIONS

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(631) 961-0506
www.KeyCivilEngineering.com

PROJECT NAME

PROPOSED WAREHOUSE
NORTH OF NYS ROUTE 495 & WEST OF SILLS ROAD
YAPHANK, NEW YORK 11980
TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK
DIST. 0200, SECT. 662, BLOCK 2, LOT. 5.16
ZONE: L INDUSTRIAL 1 DISTRICT (LIGHT INDUSTRY)

DRAWING TITLE

PARTIAL GRADING & DRAINAGE PLAN (EAST)

DATE:	10/04/2021
SCALE:	1" = 40'
PROJECT NUMBER:	21063
DRAWING BY:	JR
CHECKED BY:	DP
APPROVED BY:	JP

SEAL & SIGNATURE:

NOT VALID UNTIL SEALED

ALTERATION OR ADDITION TO THIS DOCUMENT EXCEPT BY A LICENSED ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW

DRAWING No:
C-5

DANIEL J. PEVERARO, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #095025

PAGE No:
5 OF 22

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DRAINAGE STRUCTURE SCHEDULE							
STRUCTURE NUMBER	STRUCTURE TYPE	EFFECTIVE DEPTH	RIM/ GRATE	TOP OF RINGS	BOTTOM OF RINGS	INVERT IN	INVERT OUT
A-1	PROPOSED 4' X 4' PRECAST CATCH BASIN WITH FRAME & GRATE	---	106.70	---	---	---	103.40
A-1a	PROPOSED 6'Ø PRECAST MANHOLE	---	107.55	---	---	103.00	103.00
A-1b	PROPOSED 6'Ø PRECAST MANHOLE	---	122.60	---	---	---	118.00
A-2	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	6'	108.50	106.00	100.00	101.80	101.80
A-3a	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	7'	109.55	107.00	100.00	101.30	101.30
A-3	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	8'	110.50	108.00	100.00	100.75	100.75
A-4	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	14'	116.50	114.00	100.00	112.00	112.00
A-5	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	14'	116.75	114.00	100.00	111.00	111.00
A-6	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	16'	119.00	116.00	100.00	107.55	107.55
A-7	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	16'	118.50	116.00	100.00	107.85	107.85
A-8	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	16'	118.40	116.00	100.00	108.60	108.60
A-9	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	16'	118.50	116.00	100.00	109.40	109.40
A-10	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	16'	118.40	116.00	100.00	109.70	109.70
A-11	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	14'	118.60	116.75	102.75	111.5/107.25	107.25
A-12	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	13'	118.15	115.75	102.75	112.50	112.50
A-13	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	15'	117.60	115.00	100.00	113.00	113.00
A-14	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	16'	118.15	116.00	100.00	111.50	111.50
A-15	PROPOSED 4' X 4' PRECAST CATCH BASIN WITH FRAME & GRATE	---	116.75	---	---	---	113.50
A-16	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	16'	118.05	116.00	100.00	110.50	110.50
A-17	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	15'	117.60	115.00	100.00	111.50	111.50
A-18	PROPOSED 4' X 4' PRECAST CATCH BASIN WITH FRAME & GRATE	---	116.75	---	---	---	112.00
A-19	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	16'	118.50	116.00	100.00	110.45	110.45
A-20	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	16'	118.40	116.00	100.00	111.20	111.20
A-21	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	16'	118.40	116.00	100.00	111.50	111.50
A-22	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	15'	117.30	115.00	100.00	112.50	112.50
A-23	PROPOSED 4' X 4' PRECAST CATCH BASIN WITH FRAME & GRATE	---	116.75	---	---	---	113.00
A-24	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	16'	118.65	116.00	100.00	112.25	112.25
A-25	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	16'	118.20	116.00	100.00	113.00	113.00
A-26	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	15'	117.30	115.00	100.00	114.00	114.00
A-27	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	16'	118.25	116.00	100.00	113.70	113.70
A-28	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	14'	116.75	114.00	100.00	112.50	112.50
A-29	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	16'	118.55	116.00	100.00	105.60	105.60
A-30	PROPOSED 4' X 4' PRECAST CATCH BASIN WITH FRAME & GRATE	---	119.85	---	---	---	116.50
A-31	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	18'	120.65	118.00	100.00	115.50	115.50
A-32	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.60	119.75	102.75	116.25	116.25
A-33	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.40	119.75	102.75	117.25	117.25
A-34	PROPOSED 4' X 4' PRECAST CATCH BASIN WITH FRAME & GRATE	---	121.85	---	---	---	117.75
A-35	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17.25'	123.05	120.75	102.75	116.15	116.15
A-36	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.30	119.75	102.75	115.70	115.70
A-37	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	17'	121.85	119.75	102.75	115.40	115.40
A-38	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.65	119.75	102.75	115.10	115.10
A-39	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.55	119.75	102.75	117.00/114.80	114.80
A-40	PROPOSED 4' X 4' PRECAST CATCH BASIN WITH FRAME & GRATE	---	122.25	---	---	---	118.00
A-41	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.80	119.75	102.75	116.50/114.05	114.05
A-42	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	17'	121.85	119.75	102.75	117.50	117.50
A-43	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.20	119.75	102.75	113.35	113.35
A-44	PROPOSED 4' X 4' PRECAST CATCH BASIN WITH FRAME & GRATE	---	121.85	---	---	---	118.00
A-45	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.65	119.75	102.75	113.05	113.05
A-46	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.65	119.75	102.75	116.50/113.80	113.80
A-47	PROPOSED 4' X 4' PRECAST CATCH BASIN WITH FRAME & GRATE	---	121.85	---	---	---	117.50
A-48	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.20	119.75	102.75	114.50	114.50
A-49	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	17'	121.85	119.75	102.75	116.00	116.00
A-50	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.50	119.75	102.75	115.75	115.75
A-51	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	17'	121.85	119.75	102.75	116.25	116.25
A-52	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.20	119.75	102.75	116.30	116.30
A-53	PROPOSED 4' X 4' PRECAST CATCH BASIN WITH FRAME & GRATE	---	121.85	---	---	---	117.00
A-54	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.40	119.75	102.75	117.50	117.50
A-55	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	16'	120.95	118.75	102.75	116.50	116.50
A-56	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	17'	121.75	119.75	102.75	117.00	117.00
A-57	PROPOSED 4' X 4' PRECAST CATCH BASIN WITH FRAME & GRATE	---	121.70	---	---	---	118.00
A-58	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	16'	120.75	118.75	102.75	116.20	116.20
A-59	PROPOSED 4' X 4' PRECAST CATCH BASIN WITH FRAME & GRATE	---	120.40	---	---	116.50	116.50
A-60	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.15	119.75	102.75	115.15	115.15
A-61	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.20	119.75	102.75	117.00	117.00
A-62	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.10	119.75	102.75	116.25	116.25
A-63	PROPOSED 4' X 4' PRECAST CATCH BASIN WITH FRAME & GRATE	---	121.85	119.75	102.75	117.50	117.50
A-64	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.45	119.75	102.75	116.45	116.45
A-65	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	17'	121.85	119.75	102.75	117.50	117.50
A-66	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.35	119.75	102.75	117.50	117.50
A-67	PROPOSED 4' X 4' PRECAST CATCH BASIN WITH FRAME & GRATE	---	121.85	---	---	---	118.00
A-68	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.60	119.75	102.75	117.70	117.70
A-69	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	17'	122.15	119.75	102.75	118.00	118.00
A-70	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.20	119.75	102.75	118.40	118.40
A-71	PROPOSED 4' X 4' PRECAST CATCH BASIN WITH FRAME & GRATE	---	121.85	---	---	---	118.55
A-72	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.70	119.75	102.75	118.75	118.75
A-73	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.60	119.75	102.75	117.95	117.95
A-74	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	17'	121.65	119.75	102.75	117.50	117.50
A-75	PROPOSED 4' X 4' PRECAST CATCH BASIN WITH FRAME & GRATE	---	121.85	---	---	116.50/107.1	107.10
A-76	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.15	119.75	102.75	117.25	117.25
A-77	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.05	119.75	102.75	116.15	116.15
A-78	PROPOSED 4' X 4' PRECAST CATCH BASIN WITH FRAME & GRATE	---	121.85	---	---	117.75	117.75
A-79	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.30	119.75	102.75	---	118.00
A-80	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.55	119.75	102.75	115.55	115.55
A-81	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	17'	121.85	119.75	102.75	115.35	115.35
A-82	PROPOSED 4' X 4' PRECAST CATCH BASIN WITH FRAME & GRATE	---	121.85	---	---	---	116.00
A-83	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.30	119.75	102.75	115.15	115.15
A-84	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.70	119.75	102.75	114.80	114.80
A-85	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.50	119.75	102.75	114.45	114.45
A-86	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	17'	121.85	119.75	102.75	117.0/114.2.0	114.20
A-87	PROPOSED 4' X 4' PRECAST CATCH BASIN WITH FRAME & GRATE	---	121.85	---	---	---	117.00
A-88	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.25	119.75	102.75	114.25	114.25
A-89	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.70	119.75	102.75	114.05	114.05
A-90	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	17'	121.85	119.75	102.75	117.00/113.60	113.60
A-91	PROPOSED 4' X 4' PRECAST CATCH BASIN WITH FRAME & GRATE	---	121.85	---	---	---	118.00
A-92	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17.25'	122.80	120.75	102.75	113.20	113.20
A-93	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.50	119.75	102.75	113.00	113.00
A-94	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	17'	121.85	119.75	102.75	112.75	112.75
A-95	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.70	119.75	102.75	112.40	112.40
A-96	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.15	119.75	102.75	111.80	111.80
A-97	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	17'	122.20	119.75	102.75	113.00	113.00
A-98	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.10	119.75	102.75	115.00/111.3	111.30
A-99	PROPOSED 12'Ø PRECAST DRYWELL WITH FRAME & GRATE	17'	122.20	119.75	102.75	---	111.65
A-100	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	16'	121.00	118.75	102.75	117.00	117.00
A-101	PROPOSED 12'Ø PRECAST DRYWELL WITH FRAME & GRATE	15'	120.00	117.75	102.75	---	115.50
A-102	PROPOSED 4' X 4' PRECAST CATCH BASIN WITH FRAME & GRATE	---	119.00	---	---	---	115.00
A-103	PROPOSED 4' X 4' PRECAST CATCH BASIN WITH FRAME & GRATE	---	119.00	---	---	---	114.25
A-104	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	14'	119.50	116.75	102.75	114.50	114.50
A-105	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.10	119.75	102.75	110.80	110.80
A-106	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.30	119.75	102.75	110.30	110.30
A-107	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	17'	121.75	119.75	102.75	---	113.00
A-108	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.35	119.75	102.75	117.00/109.80	109.80
A-109	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	17'	122.20	119.75	102.75	118.00	118.00
A-110	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17.25'	123.00	120.75	102.75	108.80	108.80
A-111	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.10	119.75	102.75	108.30	108.30
A-112	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.25	119.75	102.75	108.10	108.10
A-113	PROPOSED 12'Ø PRECAST DRYWELL WITH FRAME & GRATE	16'	121.25	118.75	102.75	109.20	109.20
A-114	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	121.75	119.75	102.75	115.00/109.55	109.55
A-115	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	16'	121.45	118.75	102.75	---	116.00
A-116	PROPOSED 12'Ø PRECAST DRYWELL WITH FRAME & GRATE	16'	121.10	118.75	102.75	109.75	109.75
A-117	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	121.75	119.75	102.75	110.30	110.30
A-118	PROPOSED 12'Ø PRECAST DRYWELL WITH FRAME & GRATE	16'	121.10	118.75	102.75	116.50/110.50	110.50
A-119	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	17'	121.80	119.75	102.75	117.50	117.50
A-120	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	121.75	119.75	102.75	111.00	111.00
A-121	PROPOSED 12'Ø PRECAST DRYWELL WITH FRAME & GRATE	16'	121.10	118.75	102.75	116.00/111.25	111.25
A-122	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.15	119.75	102.75	117.00	117.00
A-123	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	121.60	119.75	102.75	111.80	111.80
A-124	PROPOSED 12'Ø PRECAST DRYWELL WITH FRAME & GRATE	16'	121.10	118.75	102.75	116.00/112.00	112.00
A-125	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.40	119.75	102.75	117.00	117.00
A-126	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	121.70	119.75	102.75	112.55	112.55
A-127	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	16'	121.20	118.75	102.75	113.15	113.15
A-128	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	16'	121.20	118.75	102.75	115.00/113.35	113.35
A-129	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	17'	121.65	119.75	102.75	116.00	116.00
A-130	PROPOSED 4' X 4' PRECAST CATCH BASIN WITH FRAME & GRATE	---	120.40	---	---	---	116.50
A-131	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.30	119.75	102.75	114.10	114.10
A-132	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.20	119.75	102.75	114.80	114.80
A-133	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	121.95	119.75	102.75	115.50/108.00	108.00
A-134	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	16'	121.50	118.75	102.75	116.50	116.50
A-135	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.30	119.75	102.75	116.50/107.75	107.75
A-136	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	121.95	119.75	102.75	117.50	117.50
A-137	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.10	119.75	102.75	116.00/107.45	107.45
A-138	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	121.60	119.75	102.75	117.00	117.00
A-139	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.00	119.75	102.75	116.00/107.20	107.20
A-140	PROPOSED 4' X 4' PRECAST CATCH BASIN WITH FRAME & GRATE	---	121.50	---	---	---	117.00
A-141	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	121.85	119.75	102.75	116.50/107.1	107.10
A-142	PROPOSED 4' X 4' PRECAST CATCH BASIN WITH FRAME & GRATE	---	121.50	---	---	---	117.50
A-143	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.60	119.75	102.75	106.85	106.85
A-144	PROPOSED 4' X 4' PRECAST CATCH BASIN WITH FRAME & GRATE	---	122.55	---	---	---	118.00
A-145	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.45	119.75	102.75	117.00/106.50	106.50
A-146	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.05	119.75	102.75	116.00/106.40	106.40
A-147	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	16'	121.50	118.75	102.75	117.00	117.00
A-148	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.20	119.75	102.75	117.00/106.15	106.15
A-149	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	17'	122.55	119.75	102.75	118.00	118.00
A-150	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.45	119.75	102.75	106.05	106.05
A-151	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.40	119.75	102.75	105.95	105.95

DRAINAGE STRUCTURE SCHEDULE							
STRUCTURE NUMBER	STRUCTURE TYPE	EFFECTIVE DEPTH	RIM/ GRATE	TOP OF RINGS	BOTTOM OF RINGS	INVERT IN	INVERT OUT
A-152	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17.25'	122.65	120.75	102.75	106.45	106.45
A-153	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	121.80	119.75	102.75	106.80	106.80
A-154	PROPOSED 12'Ø PRECAST DRYWELL WITH FRAME & GRATE	16'	121.25	118.75	102.75	116.50/107.00	107.00
A-155	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	17'	122.10	119.75	102.75	117.50	117.50
A-156	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	121.85	119.75	102.75	107.20	107.20
A-157	PROPOSED 12'Ø PRECAST DRYWELL WITH FRAME & GRATE	16'	121.10	118.75	102.75	116.50/107.55	107.55
A-158	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	17'	122.05	119.75	102.75	117.00	117.00
A-159	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	121.65	119.75	102.75	108.10	108.10
A-160	PROPOSED 12'Ø PRECAST DRYWELL WITH FRAME & GRATE	16'	121.10	118.75	102.75	108.30	108.30
A-161	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	17'	122.20	119.75	102.75	117.50	117.50
A-162	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	121.80	119.75	102.75	108.80	108.80
A-163	PROPOSED 12'Ø PRECAST DRYWELL WITH FRAME & GRATE	16'	120.80	118.75	102.75	116.00/109.30	109.30
A-164	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	17'	122.20	119.75	102.75	117.00	117.00
A-165	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	16'	121.40	118.75	102.75	109.50	109.50
A-166	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	121.70	119.75	102.75	109.85	109.85
A-167	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	16'	121.20	118.75	102.75	110.35	110.35
A-168	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	16'	121.20	118.75	102.75	110.55	110.55
A-169	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	15'	120.40	117.75	102.75	115.50	115.50
A-170	PROPOSED 4' X 4' PRECAST CATCH BASIN WITH FRAME & GRATE	---	121.40	---	---	---	116.50
A-171	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.50	119.75	102.75	111.70	111.70
A-172	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17.25'	122.80	120.75	102.75	112.45	112.45
A-173	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	121.75	119.75	102.75	116.00/104.40	104.40
A-174	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	16'	121.25	118.75	102.75	---	117.00
A-175	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.30	119.75	102.75	104.25	104.25
A-176	PROPOSED 12'Ø PRECAST DRYWELL WITH FRAME & GRATE	17'	122.25	119.75	102.75	---	104.20
A-177	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17.25'	122.85	120.75	102.75	103.80	103.80
A-178	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	122.00	119.75	102.75	103.55	103.55
A-179	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	16'	121.35	118.75	102.75	116.00/103.10	103.10
A-180	PROPOSED 12'Ø PRECAST DRYWELL WITH CURB INLET	16'	120.80	118.75	102.75	---	116.50
A-181	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17'	121.80	119.75	102.75	102.90	102.90
A-182	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	16'	120.60	118.75	102.75	102.60	102.60
A-183	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	17.25'	123.00	120.25	102.75	101.30	101.30
A-184	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	12'	107.00	105.00	93.00	100.95	93.65
A-185	PROPOSED 12'Ø PRECAST DRYWELL WITH SOLID COVER	12'	107.00	105.00	93.00	104.50	93.65

GRADING & DRAINAGE NOTES

1. REFER TO OVERALL SITE PLAN (SHEET C-1) FOR ADDITIONAL NOTES.
2. STORMWATER RUNOFF COEFFICIENTS PER TOWN OF BROOKHAVEN:
   a. ROOF = 1.00
   b. PAVEMENT/IMPERVIOUS = 1.00
   c. LANDSCAPE/PERVIOUS = 0.15
3. PROVIDE STORMWATER RUNOFF STORAGE FOR 8" RAINFALL PER TOWN OF BROOKHAVEN REQUIREMENTS.
4. ALL PROPOSED DRAINAGE INTERCONNECTING PIPING SHALL BE SMOOTH WALL HDPE WITH A MINIMUM DIAMETER OF 15 INCHES UNLESS OTHERWISE NOTED.
5. TOP OF EFFECTIVE DEPTH IN LEACHING STRUCTURES SHALL BE NO HIGHER THAN THE GRATE ELEVATION OF THE LOWEST INLET IN THE IMMEDIATE SYSTEM.
6. ALL LANDINGS AND WALKWAYS SHALL HAVE A MINIMUM OF 1.0% CROSS SLOPE AWAY FROM THE BUILDING OR SLOPE TOWARDS AN INLET / LOW SPOT.
7. CONTRACTOR SHALL CLEAN ALL EXISTING/PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES AT THE END OF CONSTRUCTION.
8. ALL ACCESSIBLE PARKING, CURB RAMPS, AND OTHER APPURTENANCES OF ACCESSIBLE ROUTES ARE TO MEET THE REQUIREMENTS OF THE 2020 NYS BUILDING CODE CHAPTER 11-ACCESSIBILITY AND ICC/ANSI A117.1 - 2017. ACCESSIBLE STALLS SHALL HAVE NO SLOPE GREATER THAN 2.0% IN ANY DIRECTION AND THE PROPOSED SIDEWALK SHALL NOT EXCEED A 5.0% RUNNING SLOPE AND 2.0% CROSS SLOPE.
9. LOCATION OF EXISTING UTILITY SERVICES ARE UNKNOWN AND SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR WITH THE UTILITY COMPANIES AND/OR PRIVATE MARK OUT COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. ALL ELEVATIONS DENOTED ON THIS PLAN REFER TO NAVD88 DATUM.
11. IF WET CONDITION IS ENCOUNTERED, CONTRACTOR SHALL USE 3/4" CLEAN WASHED STONE IN LIEU OF SAND BACKFILL.
12. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THE SAFETY OF ITS EMPLOYEES, THE GENERAL PUBLIC, STRUCTURES TO REMAIN, ADJACENT PROPERTIES, PUBLIC R.O.W.'S, ETC. DURING ALL CONSTRUCTION AND REMOVAL ACTIVITIES IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL CODES AND REGULATIONS. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITIES FOR THE CONTRACTOR'S SAFETY PROGRAMS & PROCEDURES IN CONNECTION WITH THE WORK.

STORMWATER DESIGN CALCULATIONS

SITE AREA = 3.112,444 SF (71.41 ACRES)
TRIBUTARY AREA = 1,847,053 SF (42.40 ACRES)

TOTAL BUILDING AREA = 549,942 SF
TOTAL IMPERVIOUS PAVEMENT AREA = 892,448 SF
TOTAL PERVIOUS LANDSCAPE AREA = 404,663 SF

TRIBUTARY DRAINAGE AREA

DRAINAGE REQUIRED (8")

ROOF AREA	= 549,942 SF x (8"/12) x 1.00	= 366,628 CF
IMPERVIOUS AREA	= 892,448 SF x (8"/12) x 1.00	= 594,965.3

PROPOSED ELECTRIC SERVICE FOR AUTOMATIC SLIDE GATE & CARD READER. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS & MANUFACTURER FOR DETAILS (TYP.)

PROP. SANITARY SYSTEM (SEE ENLARGED SANITARY SYSTEM PLAN (BUILDING A) ON SHEET C-9 FOR DETAILS)

PROP. SANITARY SYSTEM (SEE ENLARGED SANITARY SYSTEM PLAN (BUILDING B) ON SHEET C-9 FOR DETAILS)

PROP. 1-STORY WAREHOUSE BUILDING "A"
203,548 SF
F.F. 124.00
(NO BASEMENT)

PROP. 1-STORY WAREHOUSE BUILDING "B"
176,670 SF
F.F. 124.00
(NO BASEMENT)

PROP. CONCRETE PAD FOR FUTURE LOW EMISSION VEHICLE CHARGING STATION

PROP. (2) 1" CONDUITS FOR FUTURE LOW EMISSION VEHICLE CHARGING STATIONS

PROP. ELECTRIC TRANSFORMERS ON CONCRETE PAD WITHIN ENCLOSURE

PROP. (2) 4" PVC CONDUIT

PROP. ELECTRIC MANHOLE (TYP. OF 2)

PROP. (7) 5" PVC CONDUIT

PROP. 10"Ø FIRE WATER SERVICE

PROP. 4"Ø DOMESTIC WATER SERVICE

PROP. FIRE HYDRANT WITH 6"Ø HYDRANT BRANCH

PROP. 14"Ø WATER MAIN

PROP. GAS METER ON CONCRETE PAD ENCLOSED BY CHAIN LINK FENCE & GATE (REFER TO PLANS BY OTHERS FOR DETAILS)

PROPOSED ELECTRIC EASEMENT IN FAVOR OF PSEG LONG ISLAND (TYP.)

PROP. GAS SERVICE BY NATIONAL GRID

PROP. CURB VALVE BY NATIONAL GRID (CONTRACTOR TO COORDINATE DETAILS & EXACT LOCATION)

CONTRACTOR TO COORDINATE WITH OWNING UTILITY COMPANY FOR CONNECTION

PROP. (4) 4" PVC CONDUIT

PROP. ELECTRIC SERVICE EXTENSION BY PSEG-LI

PROP. RPZ IN HOT BOX (SEE RPZ PLAN FOR DETAILS)

PROP. DT201 METER VAULT PER SCWA (SEE RPZ PLAN FOR DETAILS)

PROP. WATER MAIN EXTENSION BY SCWA

CONTRACTOR TO COORDINATE DETAILS & EXACT LOCATION WITH SCWA

LONG ISLAND EXPRESSWAY
NORTH SERVICE ROAD
(VARIABLE WIDTH R.O.W.)
(ASPHALT ROADWAY)
(ONE WAY TRAFFIC)

SEE PARTIAL UTILITY PLAN (EAST)

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

VICINITY MAP
N.T.S.

LEGEND

EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	BUILDING	
	BUILDING DOOR LOCATION	EN/EXT
	LOADING DOOR LOCATION	LD
	CONCRETE CURB	
	SIGN	
	CHAIN LINK FENCE	X
	AREA LIGHT	
	BOLLARD	
	ACCESSIBLE MARKING	
	PAVEMENT MARKING ARROW	
	FIRE HYDRANT	
	FIRE DEPT. CONNECTION (FDC)	
	UTILITY POLE	
OH	OVERHEAD WIRES	
	ELECTRIC MANHOLE	
	GAS VALVE	
	INLETS	
	MANHOLE	
	WATER SERVICE	W
	ELECTRIC SERVICE	E
	GAS SERVICE	G
	SANITARY PIPE	
	STORM PIPE	
122	CONTOUR	
	FUJICLEAN CEN21 (IA SYATEM)	
	LEACHING POOL	

UTILITY CROSSING TABLE

CROSSING	BOTTOM OF UTILITY ABOVE	TOP OF UTILITY BELOW	CLEARANCE
1	118.55 (6" SDR-35 SAN. PIPE)	117.05 (3/4" ELECTRIC CONDUITS)	1.5'
2	118.60 (15"Ø STORM PIPE)	117.10 ((4) 4" PVC CONDUIT)	1.5'
3	118.88 (15"Ø STORM PIPE)	117.38 (14"Ø WATER MAIN)	1.5'
4	118.40 (15"Ø STORM PIPE)	116.90 ((4) 4" PVC CONDUIT)	1.5'
5	118.68 (15"Ø STORM PIPE)	117.18 (14"Ø WATER MAIN)	1.5'
6	117.45 (24"Ø STORM PIPE)	115.95 ((4) 4" PVC CONDUIT)	1.5'
7	119.40 (GAS PIPE)	117.90 (14"Ø WATER MAIN)	1.5'
8	119.50 (GAS PIPE)	110.45 (24"Ø STORM PIPE)	9.05'
9	116.75 (14"Ø WATER MAIN)	110.45 (24"Ø STORM PIPE)	6.3'
10	115.95 ((4) 4" PVC CONDUIT)	110.90 (36"Ø STORM PIPE)	5.05'
11	117.60 (14"Ø WATER MAIN)	116.10 ((4) 4" PVC CONDUIT)	1.5'
12	118.52 (15"Ø STORM PIPE)	117.02 (14"Ø WATER MAIN)	1.5'
13	118.22 (15"Ø STORM PIPE)	116.72 ((4) 4" PVC CONDUIT)	1.5'
14	118.62 (15"Ø STORM PIPE)	117.12 (4"Ø WATER SERVICE)	1.5'
15	118.24 (15"Ø STORM PIPE)	116.74 (14"Ø WATER MAIN)	1.5'
16	117.85 (15"Ø STORM PIPE)	116.35 ((4) 4" PVC CONDUIT)	1.5'
17	117.45 (15"Ø STORM PIPE)	115.95 ((8) 1" PVC CONDUIT)	1.5'
18	118.40 (6"Ø WATER SERVICE)	116.90 (ELECTRIC SERVICE)	1.5'
19	118.40 (6"Ø WATER SERVICE)	116.90 (ELECTRIC SERVICE)	1.5'
19a	117.55 (15"Ø STORM PIPE)	116.05 (ELECTRIC SERVICE)	1.5'
20	118.20 (6" SDR-35 SAN. PIPE)	116.70 (3/4" ELECTRIC CONDUITS)	1.5'
21	119.40 (GAS PIPE)	117.90 (14"Ø WATER MAIN)	1.5'
22	119.50 (GAS PIPE)	118.00 (36"Ø STORM PIPE)	1.5'
23	114.70 (14"Ø WATER MAIN)	106.70 (36"Ø STORM PIPE)	8.0'
24	117.60 (15"Ø STORM PIPE)	116.10 (14"Ø WATER MAIN)	1.5'
25	116.50 (14"Ø WATER MAIN)	108.75 (30"Ø STORM PIPE)	7.75'

REFER TO SHEET C-9, C-9A, & 9B (SANITARY & UTILITY NOTES & DETAILS) FOR OVERALL PROPERTY, DETAILS, AND NOTES

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES APPROVAL
SCDHS REF. # C-21-0378 / SCTM # 0200-662-2-5.16

NO.	DATE	BY	DESCRIPTION
11	08/04/22	JR	REV. PER SCDHS COMMENTS
10	07/14/22	JR	MISC. REVISIONS
9	07/11/22	JR	UPDATE METES & BOUNDS DESCRIPTIONS
8	06/29/22	DP	REV. TO ADD ELEC. EASEMENTS & MISC. REVS.
7	06/13/22	JR	REV. PER TOWN & SCDHS COMMENTS
6	05/03/22	DP	REV. PER CLIENT COMMENTS
5	04/21/22	JR	REV. PER TOWN COMMENTS
4	01/31/22	JR	REV. PER CLIENT COMMENTS
3	10/26/21	JR	SCDHS SUBMISSION
2	10/20/21	JR	REV. LANDBANKED AREA
1	10/12/21	JR	REV. PER CLIENT COMMENTS

REVISIONS

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(631) 961-0506
www.KeyCivilEngineering.com

PROJECT NAME

PROPOSED WAREHOUSE

NORTH OF NYS ROUTE 495 & WEST OF SILLS ROAD
YAPHANK, NEW YORK 11980
TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK
DIST. 0200, SECT.: 662, BLOCK: 2, LOT: 5.16
ZONE: L INDUSTRIAL 1 DISTRICT (LIGHT INDUSTRY)

DRAWING TITLE

PARTIAL SANITARY & UTILITY PLAN (WEST)

DATE:	10/04/2021
SCALE:	1" = 40'
PROJECT NUMBER:	21063
DRAWING BY:	JR
CHECKED BY:	DP
APPROVED BY:	JP

SEAL & SIGNATURE:

NOT VALID UNTIL SEALED

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DRAWING No: C-7

DANIEL J. PEVERARO, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #095025

PAGE No: 7 OF 22

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SEE PARTIAL UTILITY PLAN (WEST)

PROP. SANITARY SYSTEM (SEE ENLARGED SANITARY SYSTEM PLAN (BUILDING B) ON SHEET C-9 FOR DETAILS)

PROP. FIRE HYDRANT WITH 6"Ø HYDRANT BRANCH

PROP. (7) 5" PVC CONDUIT

PROP. (2) 4" PVC CONDUIT

PROP. ELECTRIC TRANSFORMERS ON CONCRETE PAD WITHIN ENCLOSURE

PROP. ELECTRIC MANHOLE (TYP. OF 2)

PROP. 6"Ø HYDRANT SERVICE

PROP. 14"Ø WATER MAIN

PROP. 10"Ø FIRE WATER SERVICE

PROP. 4"Ø DOMESTIC WATER SERVICE

PROP. CONCRETE PAD FOR FUTURE LOW EMISSION VEHICLE CHARGING STATION (TYP. OF 8)

PROP. (2) 1" CONDUITS FOR FUTURE LOW EMISSION VEHICLE CHARGING STATIONS (TYP. OF 8)

PROP. 1-STORY WAREHOUSE BUILDING "C"
169,724 SF
F.F. 124.00
(NO BASEMENT)

PROP. GAS METER ON CONCRETE PAD ENCLOSED BY CHAIN LINK FENCE & GATE. (REFER TO PLANS BY OTHERS FOR DETAILS)

PROP. 6"Ø WATER SERVICE

PROPOSED ELECTRIC EASEMENT IN FAVOR OF PSEG LONG ISLAND (TYP.)

PROP. (4) 4" PVC CONDUIT

PROP. ELECTRIC MANHOLE (TYP. OF 2)

CONTRACTOR TO COORDINATE WITH OWNING UTILITY COMPANY FOR CONNECTION

PROP. GAS SERVICE BY NATIONAL GRID

PROP. CURB VALVE BY NATIONAL GRID (CONTRACTOR TO COORDINATE DETAILS & EXACT LOCATION)

PROP. FIRE HYDRANT WITH 6"Ø HYDRANT BRANCH

12.5' (10' MIN.)

12.4' (10' MIN.)

LONG ISLAND EXPRESSWAY
NORTH SERVICE ROAD
(VARIABLE WIDTH R.O.W.)
(ASPHALT ROADWAY)
(ONE WAY TRAFFIC)

VICINITY MAP
N.T.S.

LEGEND

EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	BUILDING	
	BUILDING DOOR LOCATION	ENEXT
	LOADING DOOR LOCATION	LD
	CONCRETE CURB	
	SIGN	
	CHAIN LINK FENCE	X
	AREA LIGHT	
	BOLLARD	
	ACCESSIBLE MARKING	
	PAVEMENT MARKING ARROW	
	FIRE HYDRANT	
	FIRE DEPT. CONNECTION (FDC)	
	UTILITY POLE	
OH	OVERHEAD WIRES	
	ELECTRIC MANHOLE	E
	GAS VALVE	
	INLETS	
	MANHOLE	
	WATER SERVICE	W
	ELECTRIC SERVICE	E
	GAS SERVICE	G
	SANITARY PIPE	
	STORM PIPE	
122	CONTOUR	122
	FUXCLEAN CEN21 (I/A SYATEM)	
	LEACHING POOL	

UTILITY CROSSING TABLE

CROSSING	BOTTOM OF UTILITY ABOVE	TOP OF UTILITY BELOW	CLEARANCE
26	117.70 (14"Ø WATER MAIN)	116.20 (4) 4" PVC CONDUIT)	1.5'
27	118.67 (15"Ø STORM PIPE)	117.17 (14"Ø WATER MAIN)	1.5'
28	118.38 (15"Ø STORM PIPE)	116.88 (4) 4" PVC CONDUIT)	1.5'
29	118.05 (15"Ø STORM PIPE)	116.55 (8) 1" PVC CONDUIT)	1.5'
30	118.20 (6"Ø WATER SERVICE)	116.70 (ELECTRIC SERVICE)	1.5'
31	118.20 (6"Ø WATER SERVICE)	116.70 (ELECTRIC SERVICE)	1.5'
32	117.95 (15"Ø STORM PIPE)	116.45 (ELECTRIC SERVICE)	1.5'
33	118.20 (8" SDR-35 SAN. PIPE)	116.70 (3/4" ELECTRIC CONDUITS)	1.5'
34	118.50 (4) 4" PVC CONDUIT)	108.95 (42"Ø STORM PIPE)	9.55'
35	118.50 (6"Ø WATER SERVICE)	117.00 (GAS PIPE)	1.5'
36	112.00 (6"Ø WATER SERVICE)	108.70 (24"Ø STORM PIPE)	3.3'
37	112.75 (15"Ø STORM PIPE)	111.25 (6"Ø WATER SERVICE)	1.5'

REFER TO SHEET C-9, C-9A, & 9B (SANITARY & UTILITY NOTES & DETAILS) FOR OVERALL PROPERTY, DETAILS, AND NOTES

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES APPROVAL
SCDHS REF. # C-21-0378 / SCTM # 0200-662-2-5.16

NO.	DATE	BY	DESCRIPTION
11	08/04/22	JR	REV. PER SCDHS COMMENTS
10	07/14/22	JR	MISC. REVISIONS
9	07/11/22	JR	UPDATE METES & BOUNDS DESCRIPTIONS
8	06/29/22	DP	REV. TO ADD ELEC. EASEMENTS & MISC. REVS.
7	06/13/22	JR	REV. PER TOWN & SCDHS COMMENTS
6	05/03/22	DP	REV. PER CLIENT COMMENTS
5	04/21/22	JR	REV. PER TOWN COMMENTS
4	01/31/22	JR	REV. PER CLIENT COMMENTS
3	10/26/21	JR	SCDHS SUBMISSION
2	10/20/21	JR	REV. LANDBANKED AREA
1	10/12/21	JR	REV. PER CLIENT COMMENTS

REVISIONS

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(631) 961-0506
www.KeyCivilEngineering.com

PROJECT NAME

PROPOSED WAREHOUSE
NORTH OF NYS ROUTE 495 & WEST OF SILLS ROAD
YAPHANK, NEW YORK 11980
TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK
DIST.:0200, SECT.: 662, BLOCK: 2, LOT: 5.16
ZONE: L INDUSTRIAL 1 DISTRICT (LIGHT INDUSTRY)

DRAWING TITLE

PARTIAL SANITARY & UTILITY PLAN (EAST)

DATE:	10/04/2021
SCALE:	1" = 40'
PROJECT NUMBER:	21063
DRAWING BY:	JR
CHECKED BY:	DP
APPROVED BY:	JP

SEAL & SIGNATURE:

NOT VALID UNTIL SEALED

DANIEL J. PEVERARO, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #095025

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DRAWING No:
C-8

PAGE No:
8 OF 22

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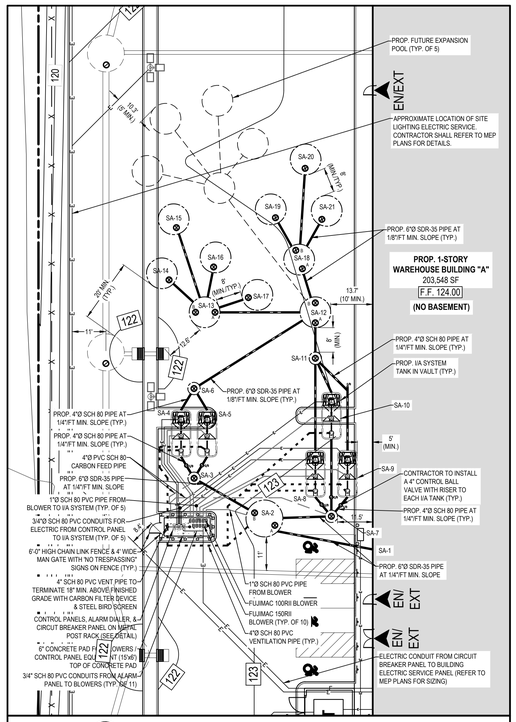
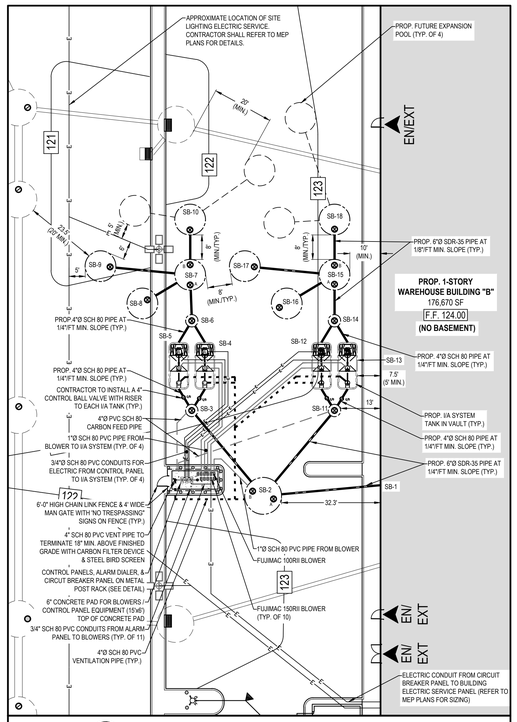


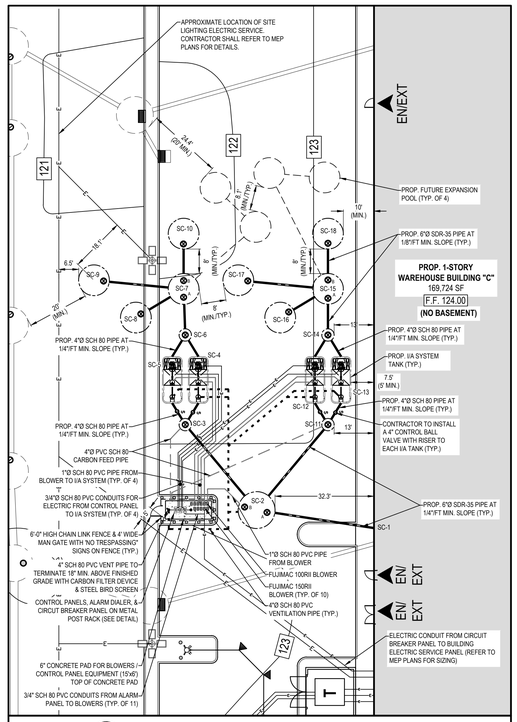
ENLARGED SANITARY SYSTEM PLAN (BUILDING A)

SCALE: 1" = 20'



ENLARGED SANITARY SYSTEM PLAN (BUILDING B)

SCALE: 1" = 20'



ENLARGED SANITARY SYSTEM PLAN (BUILDING C)

SCALE: 1" = 20'

SANITARY STRUCTURE SCHEDULE (WAREHOUSE BUILDING "A")

STRUCTURE NUMBER	STRUCTURE TYPE	EFFECTIVE DEPTH	RIM/ GRATE	TOP OF STRUCTURE	BOTTOM OF STRUCTURE	INVERT IN	INVERT OUT
SA-1	PROPOSED 6"Ø SANITARY BUILDING CONNECTION /CLEAN OUT	---	124.00	---	---	---	120.00
SA-2	PROPOSED 12'Ø PRIMARY TREATMENT TANK	5.5'	A=123.20 B=123.10	120.85	113.35	119.35	118.85
SA-3	PROPOSED 4'Ø CONCRETE DISTRIBUTION MANHOLE	---	122.50	---	---	118.45	118.35
SA-4	PROPOSED FUJICLEAN CEN21 (I/A SYSTEM)	---	A=122.65 B=122.40 C=122.40	119.44	112.28	118.20	118.02
SA-5	PROPOSED FUJICLEAN CEN21 (I/A SYSTEM)	---	A=122.75 B=122.30 C=122.40	119.44	112.28	118.20	118.02
SA-6	PROPOSED 4'Ø CONCRETE ACCESS/JUNCTION MANHOLE	---	122.10	---	---	117.90	117.80
SA-7	PROPOSED 4'Ø CONCRETE DISTRIBUTION MANHOLE	---	123.55	---	---	118.55	118.45
SA-8	PROPOSED FUJICLEAN CEN21 (I/A SYSTEM)	---	A=123.05 B=123.20 C=123.30	120.19	113.03	118.30	118.12
SA-9	PROPOSED FUJICLEAN CEN21 (I/A SYSTEM)	---	A=123.20 B=123.30 C=123.40	120.19	113.03	118.30	118.12
SA-10	PROPOSED FUJICLEAN CEN21 (I/A SYSTEM)	---	A=122.90 B=123.40 C=123.40	120.19	113.03	117.95	117.77
SA-11	PROPOSED 4'Ø CONCRETE ACCESS/JUNCTION MANHOLE	---	122.95	---	---	117.45	117.35
SA-12	PROPOSED 10'Ø PRECAST CONCRETE SANITARY LEACHING POOL (DISTRIBUTION)	18'	A=123.00 B=123.05	119.95	98.95	117.20	116.95
SA-13	PROPOSED 10'Ø PRECAST CONCRETE SANITARY LEACHING POOL (DISTRIBUTION)	18'	A=122.30 B=122.25	119.30	98.30	116.55	116.30
SA-14	PROPOSED 10'Ø PRECAST CONCRETE SANITARY LEACHING POOL	18'	122.25	118.95	97.95	115.95	---
SA-15	PROPOSED 10'Ø PRECAST CONCRETE SANITARY LEACHING POOL	18'	122.55	118.95	97.95	115.95	---
SA-16	PROPOSED 10'Ø PRECAST CONCRETE SANITARY LEACHING POOL	18'	122.50	118.95	97.95	115.95	---
SA-17	PROPOSED 10'Ø PRECAST CONCRETE SANITARY LEACHING POOL	18'	122.75	118.95	97.95	115.95	---
SA-18	PROPOSED 10'Ø PRECAST CONCRETE SANITARY LEACHING POOL (DISTRIBUTION)	18'	A=123.05 B=123.05	119.55	98.55	116.80	116.55
SA-19	PROPOSED 10'Ø PRECAST CONCRETE SANITARY LEACHING POOL	18'	123.05	119.20	98.20	116.20	---
SA-20	PROPOSED 10'Ø PRECAST CONCRETE SANITARY LEACHING POOL	18'	123.30	119.20	98.20	116.20	---
SA-21	PROPOSED 10'Ø PRECAST CONCRETE SANITARY LEACHING POOL	18'	123.25	119.20	98.20	116.20	---

SANITARY STRUCTURE SCHEDULE (WAREHOUSE BUILDING "B")

STRUCTURE NUMBER	STRUCTURE TYPE	EFFECTIVE DEPTH	RIM/ GRATE	TOP OF STRUCTURE	BOTTOM OF STRUCTURE	INVERT IN	INVERT OUT
SB-1	PROPOSED 6"Ø SANITARY BUILDING CONNECTION /CLEAN OUT	---	124.00	---	---	---	120.00
SB-2	PROPOSED 12'Ø PRIMARY TREATMENT TANK	5.5'	A = 123.20 B = 123.20	120.25	113.25	119.25	118.75
SB-3	PROPOSED 4'Ø CONCRETE DISTRIBUTION MANHOLE	---	122.95	---	---	118.10	118.00
SB-4	PROPOSED FUJICLEAN CEN21 (I/A SYSTEM)	---	A = 122.70 B = 122.75 C = 122.80	119.09	111.93	117.85	117.67
SB-5	PROPOSED FUJICLEAN CEN21 (I/A SYSTEM)	---	A = 122.70 B = 122.75 C = 122.80	119.09	111.93	117.85	117.67
SB-6	PROPOSED 4'Ø CONCRETE ACCESS/JUNCTION MANHOLE	---	122.60	---	---	117.60	117.50
SB-7	PROPOSED 10'Ø PRECAST CONCRETE SANITARY LEACHING POOL (DISTRIBUTION)	18.75'	A=122.45 B=122.40	120.65	98.65	117.40	117.15
SB-8	PROPOSED 10'Ø PRECAST CONCRETE SANITARY LEACHING POOL	18.75'	121.20	119.25	98.15	116.90	---
SB-9	PROPOSED 10'Ø PRECAST CONCRETE SANITARY LEACHING POOL	18.75'	120.95	119.25	98.15	116.90	---
SB-10	PROPOSED 10'Ø PRECAST CONCRETE SANITARY LEACHING POOL	18.75'	122.10	120.15	98.15	116.90	---
SB-11	PROPOSED 4'Ø CONCRETE DISTRIBUTION MANHOLE	---	123.15	---	---	118.10	118.00
SB-12	PROPOSED FUJICLEAN CEN21 (I/A SYSTEM)	---	A = 123.05 B = 123.05 C = 123.05	119.09	111.93	117.85	117.67
SB-13	PROPOSED FUJICLEAN CEN21 (I/A SYSTEM)	---	A = 123.25 B = 123.25 C = 123.25	119.09	111.93	117.85	117.67
SB-14	PROPOSED 4'Ø CONCRETE ACCESS/JUNCTION MANHOLE	---	123.25	---	---	117.60	117.50
SB-15	PROPOSED 10'Ø PRECAST CONCRETE SANITARY LEACHING POOL (DISTRIBUTION)	18.75'	A = 123.20 B = 123.20	120.40	98.40	117.40	117.15
SB-16	PROPOSED 10'Ø PRECAST CONCRETE SANITARY LEACHING POOL	18.75'	122.90	120.15	98.15	116.90	---
SB-17	PROPOSED 10'Ø PRECAST CONCRETE SANITARY LEACHING POOL	18.75'	122.40	120.15	98.15	116.90	---
SA-18	PROPOSED 10'Ø PRECAST CONCRETE SANITARY LEACHING POOL	18.75'	123.20	120.15	98.15	116.90	---

SANITARY STRUCTURE SCHEDULE (WAREHOUSE BUILDING "C")

STRUCTURE NUMBER	STRUCTURE TYPE	EFFECTIVE DEPTH	RIM/ GRATE	TOP OF STRUCTURE	BOTTOM OF STRUCTURE	INVERT IN	INVERT OUT
SC-1	PROPOSED 6"Ø SANITARY BUILDING CONNECTION /CLEAN OUT	---	124.00	---	---	---	120.00
SC-2	PROPOSED 12'Ø PRIMARY TREATMENT TANK	5.5'	A = 123.30 B = 123.25	120.30	113.30	119.30	118.80
SC-3	PROPOSED 4'Ø CONCRETE DISTRIBUTION MANHOLE	---	122.90	---	---	118.20	118.10
SC-4	PROPOSED FUJICLEAN CEN21 (I/A SYSTEM)	---	A = 122.75 B = 122.70 C = 122.65	119.19	112.03	117.95	117.77
SC-5	PROPOSED FUJICLEAN CEN21 (I/A SYSTEM)	---	A = 122.75 B = 122.70 C = 122.60	119.19	112.03	117.95	117.77
SC-6	PROPOSED 4'Ø CONCRETE ACCESS/JUNCTION MANHOLE	---	122.45	---	---	117.70	117.60
SC-7	PROPOSED 10'Ø PRECAST CONCRETE SANITARY LEACHING POOL (DISTRIBUTION)	18.25'	A = 122.15 B = 122.05	120.00	99.00	117.50	117.25
SC-8	PROPOSED 10'Ø PRECAST CONCRETE SANITARY LEACHING POOL	18.25'	121.65	119.80	98.80	117.05	---
SC-9	PROPOSED 10'Ø PRECAST CONCRETE SANITARY LEACHING POOL	18.25'	121.50	119.80	98.80	117.05	---
SC-10	PROPOSED 10'Ø PRECAST CONCRETE SANITARY LEACHING POOL	18.25'	121.85	119.80	98.80	117.05	---
SC-11	PROPOSED 4'Ø CONCRETE DISTRIBUTION MANHOLE	---	123.05	---	---	118.20	118.10
SC-12	PROPOSED FUJICLEAN CEN21 (I/A SYSTEM)	---	A = 123.00 B = 123.00 C = 123.00	119.19	112.03	117.95	117.77
SC-13	PROPOSED FUJICLEAN CEN21 (I/A SYSTEM)	---	A = 123.25 B = 123.25 C = 123.25	119.19	112.03	117.95	117.77
SC-14	PROPOSED 4'Ø CONCRETE ACCESS/JUNCTION MANHOLE	---	123.15	---	---	117.70	117.60
SC-15	PROPOSED 10'Ø PRECAST CONCRETE SANITARY LEACHING POOL (DISTRIBUTION)	18.25'	A = 123.15 B = 123.15	121.00	99.00	117.50	117.25
SC-16	PROPOSED 10'Ø PRECAST CONCRETE SANITARY LEACHING POOL	18.25'	122.80	120.80	98.80	117.05	---
SC-17	PROPOSED 10'Ø PRECAST CONCRETE SANITARY LEACHING POOL	18.25'	122.15	120.80	98.80	117.05	---
SC-18	PROPOSED 10'Ø PRECAST CONCRETE SANITARY LEACHING POOL	18.25'	123.15	120.80	98.80	117.05	---

GENERAL NOTES

1. APPLICANT
   WF INDUSTRIAL XII LLC C/O MATHEW DICKER
   80 8TH AVENUE, SUITE 1602
   NEW YORK, NY 10011
   (631) 967-0506

   PROPERTY OWNER
   SILVER CORPORATE PARK, LLC
   520 OLD COUNTRY
   HICKSVILLE, NEW YORK 11801
   (516) 681-0562

   PROPERTY KNOWN AS
   N/S LONG ISLAND EXPRESSWAY (SR 495) NORTH SERVICE ROAD,
   APPROX. 99.58 W/O SILLS ROAD. YAPHANK
   YAPHANK, NEW YORK 11980
   TOWN OF BROOKHAVEN, SUFFOLK COUNTY
   SCTM No.: 0200-662-2-5.16
   LOT AREA : 3,112,444 SF (71.45 ACRES)
2. REFER TO OVERALL SITE PLAN (SHEET C-1) FOR ADDITIONAL NOTES.
3. THERE ARE NO KNOWN EXISTING WELLS PRESENT WITHIN 150' OF THE SUBJECT PROPERTY.
4. THERE ARE NO MAPPED DEC WETLANDS/SURFACE WATERS WITHIN 300' OF PROPERTY BOUNDARY
5. SUBJECT PROPERTY IS NOT WITHIN THE MAPPED DEC WETLANDS.
6. SEE PARTIAL SITE PLAN FOR ADDITIONAL NOTES.
7. THE CONTRACTOR MUST NOTIFY THE TOWN ENGINEERING DIVISION AND SCDHS 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY ON-SITE DRAINAGE, SANITARY, CURB, OR PAVING WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF UTILITIES, PIPING, DRYWELLS, ETC. PRIOR TO THE START OF ANY WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO ENSURE THAT ALL UTILITIES ARE PROPERLY AND COMPLETELY MARKED OUT IN THE FIELD PRIOR TO ANY WORK AT THE SITE. ANY DISCREPANCIES BETWEEN THE FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IN WRITING IMMEDIATELY. THE CONTRACTOR IS ADVISED THAT UTILITY INFORMATION SHOWN ON THE PLAN IS A COMPILATION OF FIELD LOCATIONS, ABOVEGROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND RECORD DRAWINGS AVAILABLE AT THE TIME OF THE SURVEY AND MUST BE CONFIRMED ACCORDINGLY. THE CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTION WITH THE APPLICABLE UTILITY COMPANIES PRIOR TO REMOVAL ACTIVITIES. THE CONTRACTOR IS ALSO ADVISED THAT ALL SUCH FACILITIES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
9. IF WET CONDITION IS ENCOUNTERED, CONTRACTOR SHALL USE 3/4" CLEAN WASHED STONE IN LIEU OF SAND BACKFILL.

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES NOTES

1. ALL SANITARY PIPING, STRUCTURES, AND ASSOCIATED APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES DIVISION OF ENVIRONMENTAL QUALITY STANDARDS FOR APPROVAL OF PLANS AND CONSTRUCTION FOR SEWAGE DISPOSAL SYSTEMS FOR OTHER THAN SINGLE-FAMILY RESIDENCES, DATED DECEMBER 29, 2017.
2. SEWER LINE REQUIREMENTS:
   a. GRAVITY SEWER LINES AND FITTINGS SHALL MEET OR EXCEED ASTM STANDARD D-3034 FOR PVC SEWER PIPE WITH A MINIMUM SDR-35 RATING, UNLESS OTHERWISE INDICATED.
   b. PVC PIPE AND FITTINGS SHALL BE PROVIDED WITH INTEGRAL BELLS AND SPIGOTS AND RUBBER SEALING RINGS. THE SEALING RINGS SHALL MEET THE REQUIREMENTS OF ASTM STANDARD F-477. ALL SEWER LINES SHALL BE STRAIGHT, AND COUPLINGS SHALL BE SECURELY INSTALLED AND BE WATERTIGHT.
   c. ALL GRAVITY SEWER LINES SHALL HAVE A MINIMUM DIAMETER OF SIX (6) INCHES AND BE BURIED BELOW GRADE.
   d. WHERE PRACTICAL, GRAVITY SEWER LINES SHALL NOT BE INSTALLED IN GROUNDWATER. FOR INSTALLATIONS THAT ARE PLACED IN GROUNDWATER, THE SEWER PIPING SHALL BE CONSTRUCTED OF PRESSURE RATED PIPING AND TESTED TO ENSURE TIGHTNESS PRIOR TO OPERATION. MAXIMUM PERMISSIBLE LEAK RATE IS 1/4" IN 8 HOURS.
   e. THERE SHALL BE A MINIMUM TWO-FOOT LENGTH OF CAST IRON SEWER LINE EXTENDING THROUGH THE FOUNDATION.
   f. HOUSE CONNECTIONS SHALL HAVE A MINIMUM PITCH OF 1/4" PER FOOT.
   g. ALL HOUSE CONNECTION SHALL BE PROVIDED WITH A CLEAN-OUT AT THE FACE OF THE BUILDING.
   h. HOUSE CONNECTIONS SHALL BE STRAIGHT WITH NO BENDS IN SEWER LINE TO THE MANHOLE.
3. SEWER MAIN/LATERAL SEWER REQUIREMENTS:
   a. SEWER MAIN AND LATERAL SEWERS SHALL HAVE A UNIFORM SLOPE AND BE LAID WITH A STRAIGHT ALIGNMENT, WITHOUT BENDS. WHEN REQUIRED, APPROVED MANHOLES MAY BE UTILIZED WHERE SEWERS CHANGE DIRECTION OR SLOPE.
   b. HOUSE OR BUILDING SEWERS SHALL BE CONNECTED TO MAIN OR LATERAL SEWERS WITH APPROVED WYE FITTINGS.
   c. SEWERS SHALL BE PROVIDED WITH MANHOLES AT INTERVALS NOT TO EXCEED 400 FEET.
   d. SEWER MAIN AND LATERAL SEWERS SHALL HAVE A MINIMUM DIAMETER OF 8 INCHES, AND SHALL HAVE A MINIMUM SLOPE OF 0.4%. 10 INCH DIAMETER SEWERS SHALL HAVE A MINIMUM SLOPE OF 0.28%.
   e. SEWER MAIN AND LATERAL SEWERS THAT HAVE LESS THAN 2 FEET OF COVER OR ARE NOT PLACED ON VIRGIN SOIL SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP).
   f. SEWER MAIN AND LATERAL SEWERS THAT HAVE BETWEEN 2 FEET AND 4 FEET OF COVER SHALL BE CONSTRUCTED OF DR18 OR DUCTILE IRON PIPE.
   g. SEWER MAIN AND LATERAL SEWERS THAT HAVE OVER 4 FEET OF COVER MAY UTILIZE SDR-35 PIPE.
4. SEPARATION OF SEWER AND DRAINAGE LINES REQUIREMENTS:
   a. SEWERS SHALL BE LAID AT LEAST 5 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAINAGE LINE. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.
   b. IN THE EVENT THAT THE DRAINAGE LINE MUST CROSS OVER THE SEWER LINE, THE SEWER LINE MUST BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) UNLESS A SEPARATION DISTANCE OF 18 OR MORE INCHES IS MAINTAINED.
   c. IN THE EVENT THAT THE SEWER LINE MUST CROSS OVER THE DRAINAGE LINE, THE SEWER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) FOR A DISTANCE OF 3 FEET HORIZONTALLY INTO VIRGIN SOIL.
   d. IF PERIMETER ROOF DRAINAGE PIPING IS INSTALLED NEAR THE FACE OF THE BUILDING, ALL HOUSE CONNECTIONS MUST BE CONSTRUCTED OF DUCTILE IRON PIPE FOR 10 FEET FROM THE BUILDING.
5. SEPARATION OF SEWER AND WATER LINES REQUIREMENTS:
   A. PARALLEL INSTALLATION
      a. SEWERS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN OR LATERAL. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.
   B. CROSSINGS
      a. THE CROSSING OF WATER AND SEWER LINES SHOULD BE AVOIDED UNLESS PROVEN ABSOLUTELY NECESSARY.
      b. WATER LINE OVER SEWER LINE: IN THE EVENT THAT THE WATER LINE MUST CROSS OVER THE SEWER LINE, THE FOLLOWING CONDITIONS SHALL BE MET:
         - SEWER LINES SHALL BE LAID BELOW THE WATER LINE AND PROVIDE A SEPARATION OF AT LEAST 18 INCHES BETWEEN THE BOTTOM OF THE WATER LINE AND THE TOP OF THE SEWER LINE; AND
         - SEWER LINE JOINTS SHALL BE AT LEAST 10 FEET FROM THE POINT OF CROSSING; AND
         - WHEN IT IS NOT PRACTICAL TO OBTAIN AN 18 INCH SEPARATION, BOTH THE WATER AND SEWER LINES SHALL BE CONSTRUCTED OF PRESSURE PIPE AND HAVE A MINIMUM SEPARATION OF 12 INCHES BETWEEN THE BOTTOM OF THE WATER LINE AND THE TOP OF THE SEWER LINE.
      c. SEWER LINE OVER WATER LINE: IN THE EVENT THAT THE SEWER LINE MUST CROSS OVER THE WATER LINE, THE FOLLOWING CONDITIONS SHALL BE MET:
         - ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO MAINTAIN LINE AND GRADE; AND
         - WATER LINE AND SEWER LINE JOINTS SHALL BE AT LEAST 10 FEET FROM THE POINT OF CROSSING; AND
         - THE ENTIRE LENGTH OF SEWER LINE BETWEEN ADJACENT MANHOLES OR OTHER SANITARY STRUCTURES SHALL BE CONSTRUCTED OF MATERIALS AND JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION; AND
         - A VERTICAL SEPARATION OF AT LEAST 18 INCHES SHALL BE PROVIDED BETWEEN THE BOTTOM OF THE SEWER LINE AND THE TOP OF THE WATER LINE.

UNDERGROUND UTILITY INSTALLATION MARKING TAPE

A. SCOPE
   THE CONTRACTOR SHALL FURNISH AND INSTALL AN UNDERGROUND MARKING TAPE ALONG ALL SEWER, WATER, GAS, AND ELECTRIC MAINS & CONNECTIONS.

B. MATERIALS
   THE MATERIAL SHALL BE SOLID PLASTIC TAPE WITH A MINIMUM THICKNESS OF 4.5 MIL. THE TAPE SHALL BE RESISTANT TO ALKALIS, ACIDS AND OTHER DESTRUCTIVE ELEMENTS. THE TAPE SHALL BE GREEN FOR SEWER, BLUE FOR WATER, YELLOW FOR GAS, AND RED FOR ELECTRIC, 3" MIN. WIDTH, MARKED WITH THE WORDS, "CAUTION - SANITARY SEWER", "CAUTION - WATER", "CAUTION - GAS", AND "CAUTION - ELECTRIC". THE WARNING SHALL BE REPEATED EVERY 16' - 36".

C. INSTALLATION
   AFTER PARTIALLY BACKFILLING AND LEVELING THE TRENCHES TO A HEIGHT OF 18" - 24" ABOVE THE CROWN OF PIPE/CONDUIT, THE ROLL TAPE SHALL BE MOUNTED ON A WHEEL AND SPREAD ABOVE THE PREPARED SURFACE AS STRAIGHT AS POSSIBLE. THE TAPE SHALL BE HELD IN POSITION BY ADDING BACKFILL AND HAND SHOVELS BEFORE USING MECHANICAL EQUIPMENT TO FINISH THE BACKFILL.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES APPROVAL

SCDHS REF. # C-21-0378 / SCTM # 0200-662-2-5.16

VICINITY MAP

N.T.S.

SANITARY DENSITY CALCULATIONS

LOT A SITE AREA = 3,112,444 SF (71.45 AC)
SITE IS LOCATED IN GROUNDWATER MANAGEMENT ZONE III = 300 GPD/ACRE
TOTAL ALLOWABLE SANITARY DENSITY = 71.45 ACRES x 300 GPD/ACRE =21,435.00 GPD

PROPOSED USE
WAREHOUSE BUILDING "A" = 203,548 SF x 0.04 GPD/SF = 8,141.92 GPD
WAREHOUSE BUILDING "B" = 176,670 SF x 0.04 GPD/SF = 7,066.80 GPD
WAREHOUSE BUILDING "C" = 169,724 SF x 0.04 GPD/SF = 6,788.96 GPD
TOTAL DENSITY FLOW REQUIRED = 21,997.70 GPD

TWO TRANSFER OF DEVELOPMENT RIGHTS (TDR) ARE REQUIRED.
2 TDR X 300 GPD/AC = 600 GPD
21,435 GPD + 600 GPD = 22,035 GPD PERMITTED FLOW WITH TDRs.
22,035 GPD > 21,997.70 GPD: THEREFORE SITE SUFFICIENT

PROPOSED SANITARY SYSTEM SIZING CALCULATIONS (BUILDING 'A')

PROPOSED ONE-STORY WAREHOUSE
PROVIDE INNOVATIVE/ALTERNATIVE (I/A) ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS) SANITARY SYSTEM.

PROPOSED USE SANITARY FLOW
WAREHOUSE
203,548 SF x 0.04 GPD / SF = 8,141.92 GPD

PRIMARY TREATMENT TANK

CAPACITY: 1/2 DAY DESIGN FLOW =8,141.92 GPD/2 = 4,070.96 GPD
USE ONE (1) 12'Ø 5.5' EFFECTIVE DEPTH TANK.
PROVIDE: ONE (1) 2'Ø 5.5' EFFECTIVE DEPTH TANK WITH A TOTAL VOLUME OF 4,125 GALLONS

I/A OWTS SYSTEM

REQUIRED CAPACITY: 1 DAY DESIGN FLOW =8,141.92 GPD
USE THE FUJI CLEAN CEN-21, AS APPROVED BY SCDHS
PROVIDE: FIVE (5) FUJI CLEAN CEN-21 I/A TREATMENT SYSTEM WITH A TOTAL VOLUME OF 9,500 GALLONS

LEACHING SYSTEM STORAGE PROVIDED

DESIGN FLOW	= 8,141.92 GPD
LEACHING RATE	= 1.5 GPD / SF
REQUIRED SIDEWALL AREA	= 8,141.92 GPD / 1.5 GPD/SF = 5,427.9 SF

USE 10'Ø CONCRETE SANITARY LEACHING RINGS = 31.42 SF/VF
USE TEN (10) 10'Ø CONCRETE SANITARY LEACHING POOLS @ 18' EFFECTIVE DEPTH = 5,655.6 SF
(5,655.6 SF EXCEEDS SCHDS MINIMUM REQUIRED SIDEWALL AREA OF 5,427.9 SF)

PROPOSED SANITARY SYSTEM SIZING CALCULATIONS (BUILDING 'B')

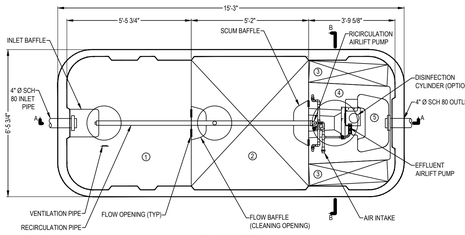
PROPOSED ONE-STORY WAREHOUSE
PROVIDE INNOVATIVE/ALTERNATIVE (I/A) ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS) SANITARY SYSTEM.

PROPOSED USE SANITARY FLOW
WAREHOUSE
176,670 SF x 0.04 GPD / SF = 7,066.8 GPD

CAPACITY: 1/2 DAY DESIGN FLOW =7,066.8 GPD/2 = 3,533.4 GPD
USE ONE (1) 12'Ø 5.5' EFFECTIVE DEPTH TANK.
PROVIDE: ONE (1) 2'Ø 5.5' EFFECTIVE DEPTH TANK WITH A TOTAL VOLUME OF 4,125 GALLONS

I/A OWTS SYSTEM

REQUIRED CAPACITY: 1 DAY DESIGN FLOW =7,066.8 GPD
USE THE FUJI CLEAN CEN-21, AS APPROVED BY SCDHS
PROVIDE: FOUR (4) FUJI CLEAN CEN-21 I/A TREATMENT SYSTEM WITH A TOTAL VOLUME OF 7,

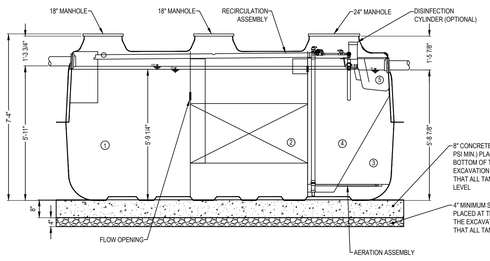


PLAN VIEW

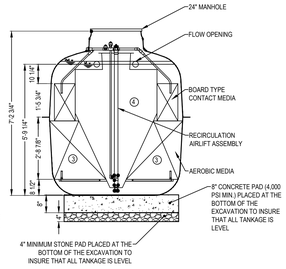
	CHAMBER	VOLUME (GAL)
1	SEDIMENTATION CHAMBER	1,200
2	ANAEROBIC FILTRATION CHAMBER	1,198
3	AEROBIC CONTACT FILTRATION CHAMBER	550
4	STORAGE CHAMBER	268
5	DISINFECTION CHAMBER	17
	TOTAL VOLUME	3,233

SPECIFICATION			
ANAEROBIC MEDIA	PP / PE	FILLING RATE	47%
BOARD TYPE AEROBIC MEDIA	PVC / PP / PE	FILLING RATE	17%
AEROBIC MEDIA	PP / PE	FILLING RATE	56%
BLOWER	7 CFM		
TANK	FRP		
PIPING	PVC / PP / PE		
ACCESS COVERS	PLASTIC / CAST IRON		
DISINFECTANT (OPTIONAL)	CHLORINE TABLETS		

CEN21	
STANDARD HYDRAULIC LOAD	1500 GPD



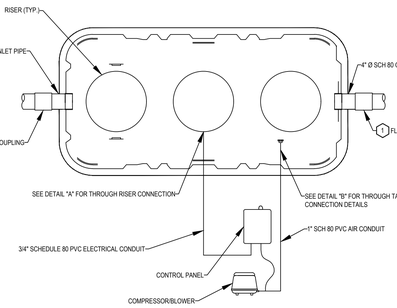
SECTION A-A VIEW

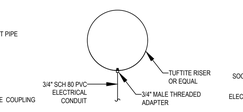


SECTION B-B VIEW

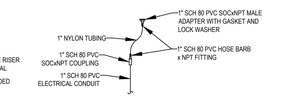
FUJI CLEAN 21 SYSTEM DETAIL

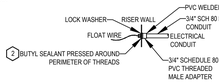
N.T.S.

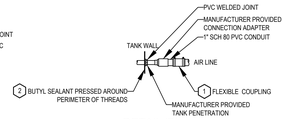




DETAIL 'A'







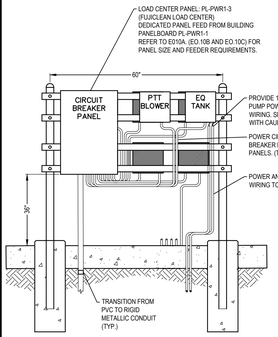
DETAIL 'B'

TYPICAL FUJI CLEAN 21 INSTALLATION DETAILS

N.T.S.

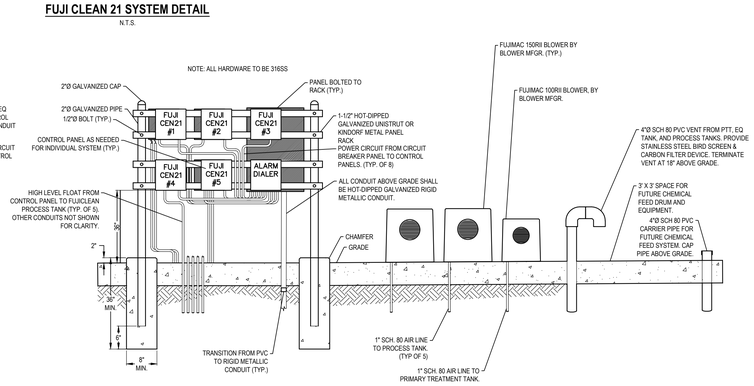
1 FLEXIBLE COUPLING MEETING ASTM C923 STANDARD EQUAL TO FERNCO WITH STAINLESS STEEL BANDS

2 SEALANT MEETING ASTM C990 STANDARDS EQUAL TO CONSEAL CS-101 BUTYL SEALANT



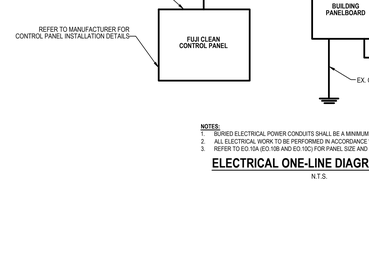
CONTROL PANEL ELEVATION DETAIL (SOUTH SIDE)

N.T.S.



CONTROL PANEL ELEVATION DETAIL (NORTH SIDE)

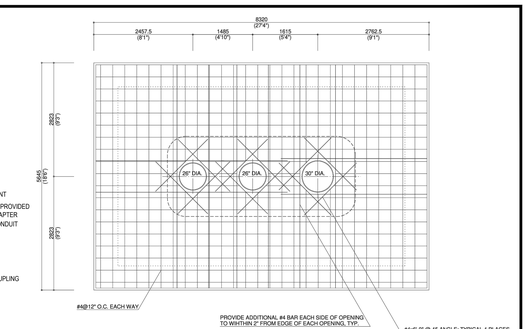
N.T.S.



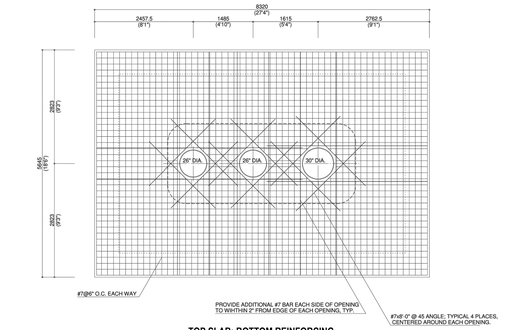
NOTES:
1. BURIED ELECTRICAL POWER CONDUITS SHALL BE A MINIMUM OF 24 INCHES BELOW GRADE.
2. ALL ELECTRICAL WORK TO BE PERFORMED IN ACCORDANCE WITH NEC.
3. REFER TO EO.10A (EO.10B AND EO.10C) FOR PANEL SIZE AND FEEDER REQUIREMENTS.

ELECTRICAL ONE-LINE DIAGRAM DETAIL

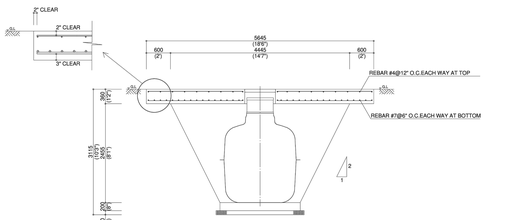
N.T.S.



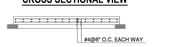
TOP SLAB: TOP REINFORCING



TOP SLAB: BOTTOM REINFORCING



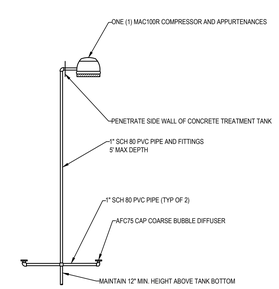
CROSS SECTIONAL VIEW



REFERENCE OF REBAR ARRANGEMENT (BASE)

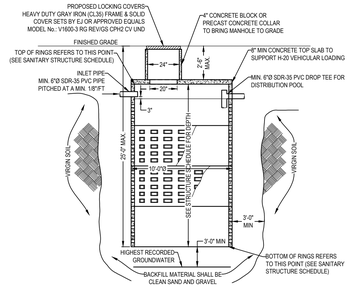
VICINITY MAP

N.T.S.



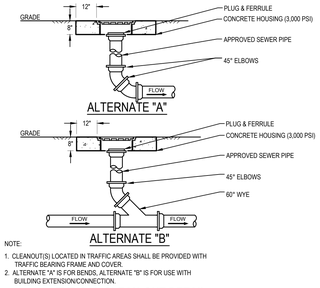
TREATMENT TANK DIFFUSER DETAIL

N.T.S.



NOTE
6' MIN. PENETRATION INTO A VIRGIN STRATA OF SAND AND GRAVEL

LEACHING POOL DETAIL
(SCDHS STANDARD DETAIL)
N.T.S.



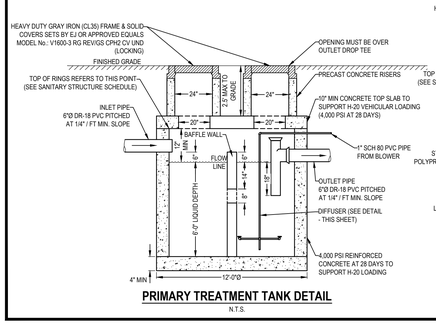
NOTE:
1. CLEANOUT(S) LOCATED IN TRAFFIC AREAS SHALL BE PROVIDED WITH TRAFFIC BEARING FRAME AND COVER.
2. ALTERNATE "A" IS FOR BENDS, ALTERNATE "B" IS FOR USE WITH BUILDING EXTENSION/CONNECTION.

TYPICAL CLEAN-OUT DETAIL

NOT TO SCALE

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES, STANDARDS FOR APPROVAL OF PLANS AND CONSTRUCTION FOR SEWAGE DISPOSAL SYSTEMS FOR OTHER THAN SINGLE-FAMILY RESIDENCES, FIGURE 15, 12/29/17

UNDERGROUND WARNING TAPE COLOR CODE	
RED	ELECTRIC/CONDUIT
GREEN	SEWAGE AND DRAIN LINES
ORANGE	TELECOMMUNICATIONS
BLUE	WATER
YELLOW	GAS


HEAVY DUTY GRAY IRON (CL35) FRAME & SOLID COVERS SETS BY EJ OR APPROVED EQUALS MODEL No.: V1600-3 RG REVGS CPHG CV UND (LOCKING)
OPENING MUST BE OVER OUTLET DROP TEE
FINISHED GRADE
TOP OF RINGS REFERS TO THIS POINT (SEE SANITARY STRUCTURE SCHEDULE)
PRECAST CONCRETE RISERS
2'-6" MAX GRADE
24"
12" MIN CONCRETE TOP SLAB TO SUPPORT H-20 VEHICULAR LOADING (4,000 PSI AT 28 DAYS)
INLET PIPE 6"Ø DR-18 PVC PITCHED AT 1/4" / FT MIN. SLOPE
20"
BAFFLE WALL
1'-0" MIN
FLOW LINE
1'-0"
1'-6"
6'-0" LIQUID DEPTH
3'-0"
1'-0"
1'-0"
1

BORING No. B-23

Tectonic

PROJECT No. 10942.01
PROJECT: Brookhaven Logistics Campus
LOCATION: Yaphank, NY
SHEET No. 1 of 2

CLIENT: WF Industrial XII LLC c/o Wildflower Ltd LLC
CONTRACTOR: Core Down Drilling LLC
METHOD OF ADVANCING BORING: DIA. DEPTH
POWER AUGER: 3 1/4" 0 TO 30'
ROT. DRILL: TO
CASING: TO
DIAMOND CORE: TO
CME 55 Track Rig with Automatic Hammer

GROUND WATER: DATE / TIME / DEPTH
DRILLER: Barry Cuinet
SURFACE ELEVATION: 120.5
MON. WELL: ☐ YES ☒ NO
SCREEN DEPTH: — TO —
WEATHER: Overcast TEMP: 65° F
DEPTH TO ROCK: Not Encountered'
*CHANGES IN STRATA ARE INFERRED

INSPECTOR: Barry Cuinet
DATUM: See Remarks
DATE START: 10/11/21
DATE FINISH: 10/11/21
UNCONFINED COMPRESS. STRENGTH (TONS/FT²)

DEPTH (FT)	BLOW RATE PER 6" INCH	SAMPLE NUMBER	RECOV. (IN.)	PEN. OR RET. (IN.)	MOISTURE	SOIL CLASS.	DESCRIPTION OF MATERIAL	LITHOLOGY*	ELEVATION (FT.)
1	WOH	S-1	16	M	SM		Bwn-tn m-f SAND, some Silt, trace Organics		
3	2	S-2	18	M	SM		Bwn-tn m-f SAND, little Silt		
5	14	S-3	14	M	SP		Wht-tn m-f SAND, trace f Gravel, trace Silt		115.5
7	13	S-4	16	M	SP		Wht-tn m-f SAND, trace c-f Gravel, trace Silt		
9	16	S-5	14	M	SP		Same		110.5
11	18	S-6	18	M	SP		Wht-tn m-f SAND, little c-f Gravel, trace Silt		
13									
15									105.5
17									
19									
21	11	S-7	12	M	SP		Wht-tn m-f SAND, and c-f Gravel, trace Silt		100.5
23									
25									95.5
26	25	S-9	18	M	SP		Same (c Gravel in shoe)		
27									
29									
31	16	S-10	20	M	SP		Same		90.5
33							End of Boring at 32'		

BORING No. B-44

Tectonic

PROJECT No. 10942.01
PROJECT: Brookhaven Logistics Campus
LOCATION: Yaphank, NY
SHEET No. 1 of 2

CLIENT: WF Industrial XII LLC c/o Wildflower Ltd LLC
CONTRACTOR: Core Down Drilling LLC
METHOD OF ADVANCING BORING: DIA. DEPTH
POWER AUGER: 3 1/4" 0 TO 25'
ROT. DRILL: TO
CASING: TO
DIAMOND CORE: TO
CME 55 Track Rig with Automatic Hammer

GROUND WATER: DATE 10/27/21 / TIME / DEPTH NE
DRILLER: Andrew Bellucci
SURFACE ELEVATION: 120.6
MON. WELL: ☐ YES ☒ NO
SCREEN DEPTH: — TO —
WEATHER: Overcast TEMP: 58° F
DEPTH TO ROCK: Not Encountered'
*CHANGES IN STRATA ARE INFERRED

INSPECTOR: Nicolas Watson
DATUM: See Remarks
DATE START: 10/27/21
DATE FINISH: 10/27/21
UNCONFINED COMPRESS. STRENGTH (TONS/FT²)

DEPTH (FT)	BLOW RATE PER 6" INCH	SAMPLE NUMBER	RECOV. (IN.)	PEN. OR RET. (IN.)	MOISTURE	SOIL CLASS.	DESCRIPTION OF MATERIAL	LITHOLOGY*	ELEVATION (FT.)
1	19	S-1	15	M	SM		Bwn-tn f SAND, some Silt, little f Gravel		
3	6	S-2	14	M	SP		Bwn-tn c-f SAND, some f Gravel, trace Silt		
5	13	S-3	15	M	SP		Tn-wht c-f SAND, some c-f Gravel, trace Silt		110.6
7	15	S-4	15	M	SP		Tn-wht m-f SAND, little f Gravel, trace Silt		
9	16	S-5	13	M	SP		Tn-wht m-f SAND, some f Gravel, trace Silt		105.6
11	17	S-6	15	M	SP		Tn-wht m-f SAND, little f Gravel, trace Silt		
13									
15									100.6
17									
19									
21	13	S-8	15	M	SP		Same		95.6
23									
25									
26	19	S-9	15	M	SP		Tn-wh m-f SAND, some c-f Gravel, trace Silt		
27									
29							End of Boring at 27'		

BORING No. B-47

Tectonic

PROJECT No. 10942.01
PROJECT: Brookhaven Logistics Campus
LOCATION: Yaphank, NY
SHEET No. 1 of 2

CLIENT: WF Industrial XII LLC c/o Wildflower Ltd LLC
CONTRACTOR: Core Down Drilling LLC
METHOD OF ADVANCING BORING: DIA. DEPTH
POWER AUGER: 3 1/4" 0 TO 25'
ROT. DRILL: TO
CASING: TO
DIAMOND CORE: TO
CME 55 Track Rig with Automatic Hammer

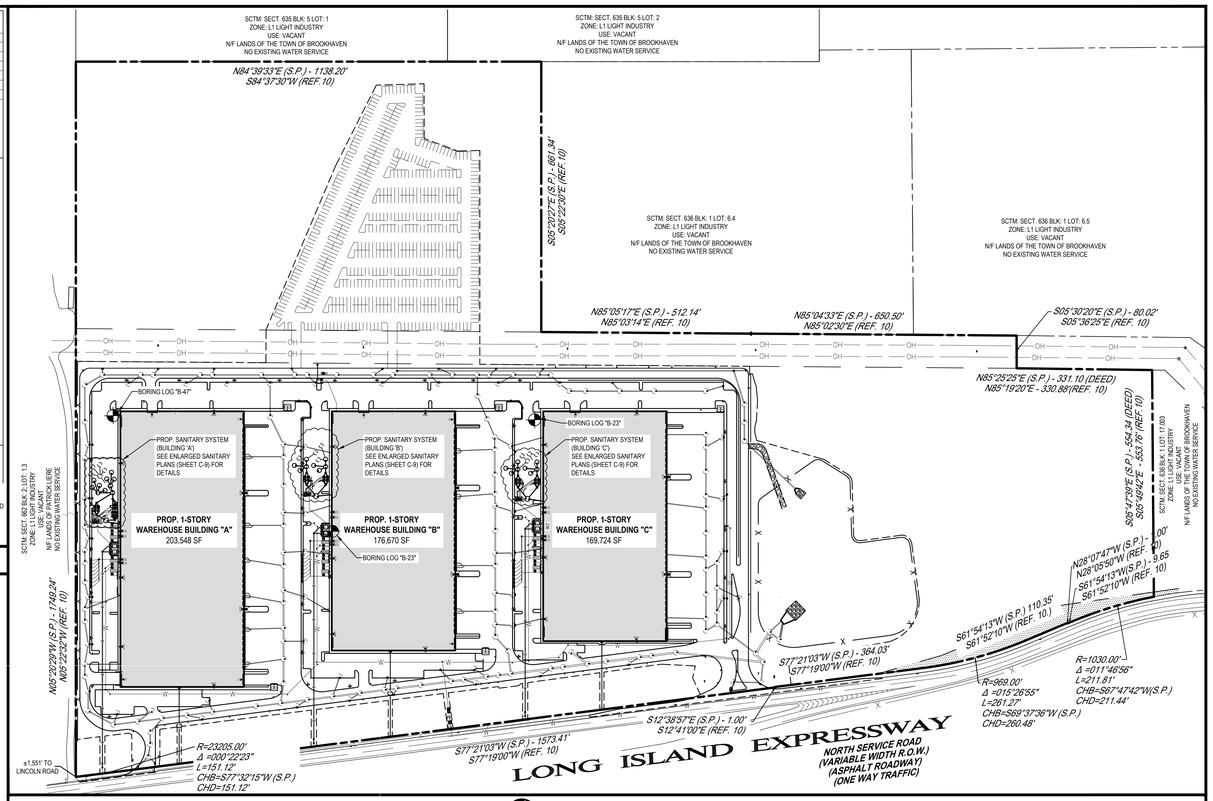
GROUND WATER: DATE 10/28/21 / TIME / DEPTH NE
DRILLER: Andrew Bellucci
SURFACE ELEVATION: 119.4
MON. WELL: ☐ YES ☒ NO
SCREEN DEPTH: — TO —
WEATHER: Overcast TEMP: 51° F
DEPTH TO ROCK: Not Encountered'
*CHANGES IN STRATA ARE INFERRED

INSPECTOR: Nicolas Watson
DATUM: See Remarks
DATE START: 10/28/21
DATE FINISH: 10/28/21
UNCONFINED COMPRESS. STRENGTH (TONS/FT²)

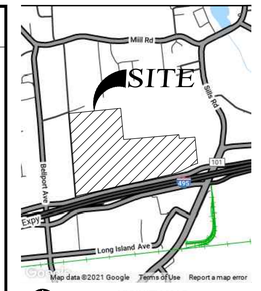
DEPTH (FT)	BLOW RATE PER 6" INCH	SAMPLE NUMBER	RECOV. (IN.)	PEN. OR RET. (IN.)	MOISTURE	SOIL CLASS.	DESCRIPTION OF MATERIAL	LITHOLOGY*	ELEVATION (FT.)
1	3	S-1	13	M	SM		Bwn-tn f SAND, some Silt, trace f Gravel		
3	6	S-2	5	M	SM		Same		
5	5	S-3	3	M	SM		Tn m-f SAND, trace Silt		
7	16	S-4	20	M	SP		Tn-wht m-f SAND, little f Gravel, trace Silt		
9	17	S-5	15	M	SP		Tn-wht m-f SAND, little c-f Gravel, trace Silt		
11	20	S-6	16	M	SP		Tn-wht m-f SAND, little c-f Gravel, trace Silt		
13									
15									
17									
19									
21	26	S-7	14	M	SP		Wht-tn m-f SAND, little f Gravel, trace Silt		
23									
25									
27	29	S-8	15	M	SP		Same		
29									
31	12	S-9	18	M	SP		Wht-tn c-f SAND, little c-f Gravel, trace Silt		
33							End of Boring at 27'		

FINAL GEOTECHNICAL REPORT
PREPARED BY:
TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C.
1279 ROUTE 300, 2ND FLOOR
NEWBURGH, NY 12550
DATED: 12/06/2021

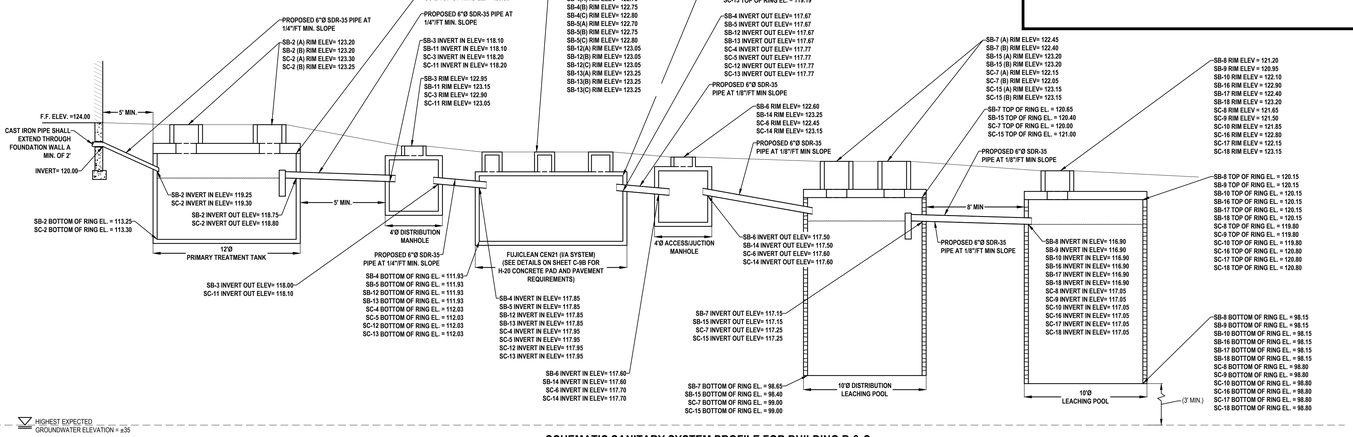
SOIL BORINGS



OVERALL SANITARY PLAN
SCALE: 1" = 150'

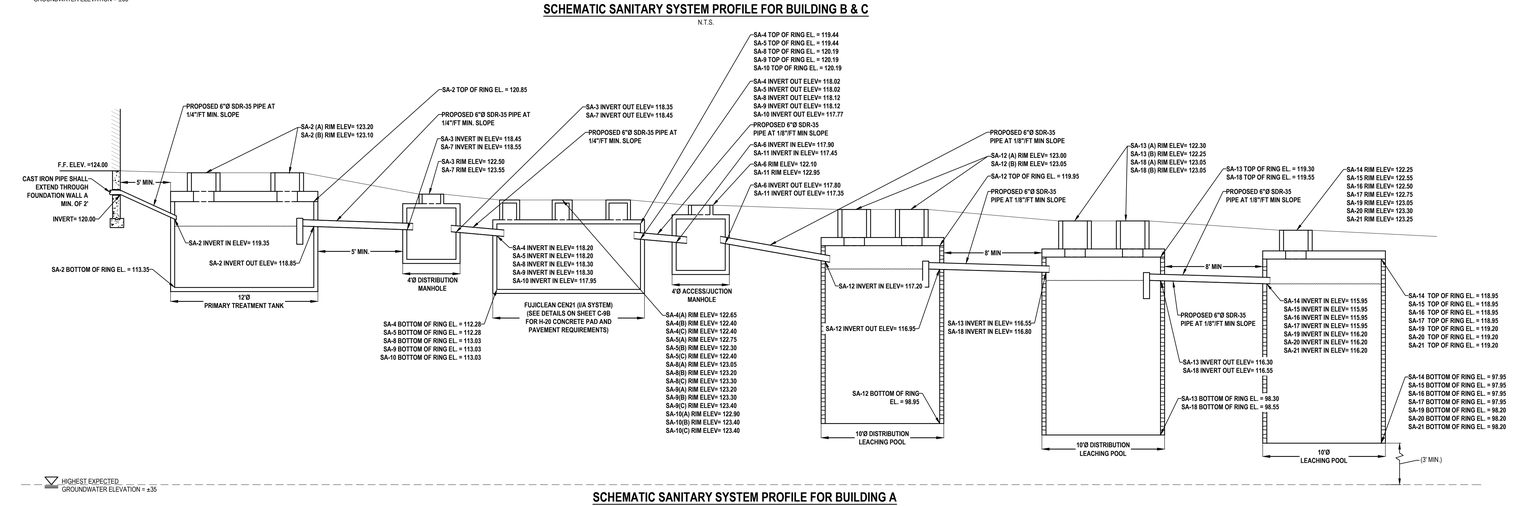


VICINITY MAP
N.T.S.



SCHEMATIC SANITARY SYSTEM PROFILE FOR BUILDING B & C

N.T.S.



SCHEMATIC SANITARY SYSTEM PROFILE FOR BUILDING A

N.T.S.

NO.	DATE	BY	DESCRIPTION
11	08/04/22	JR	REV. PER SCDHS COMMENTS
10	07/14/22	JR	MISC. REVISIONS
9	07/11/22	JR	UPDATE METES & BOUNDS DESCRIPTIONS
8	06/29/22	DP	REV. TO ADD ELEC. EASEMENTS & MISC. REVS.
7	06/13/22	JR	REV. PER TOWN & SCDHS COMMENTS
6	05/03/22	DP	REV. PER CLIENT COMMENTS
5	04/21/22	JR	REV. PER TOWN COMMENTS
4	01/31/22	JR	REV. PER CLIENT COMMENTS
3	10/26/21	JR	SCDHS SUBMISSION
2	10/20/21	JR	REV. LANDBANKED AREA
1	10/12/21	JR	REV. PER CLIENT COMMENTS

REVISIONS

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(631) 961-0506
www.KeyCivilEngineering.com

PROJECT NAME

PROPOSED WAREHOUSE

NORTH OF NYS ROUTE 495 & WEST OF SILLS ROAD
YAPHANK, NEW YORK 11980
TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK
DIST.:0200, SECT.: 662, BLOCK: 2, LOT: 5.16
ZONE: L INDUSTRIAL 1 DISTRICT (LIGHT INDUSTRY)

DRAWING TITLE

OVERALL SANITARY PLAN & PROFILES

DATE:	10/04/2021
SCALE:	AS-SHOWN
PROJECT NUMBER:	21063
DRAWING BY:	JR
CHECKED BY:	DP
APPROVED BY:	JP

SEAL & SIGNATURE:

NOT VALID UNTIL SEALED

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DRAWING No:

C-9C

DANIEL J. PEVERARO, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #080025

PAGE No:
11 OF 22

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES APPROVAL
SCDHS REF. # C-21-0378 / SCTM # 0200-662-2-5.16

EXISTING INDIGO PLANT TO REMAIN UNDISTURBED (TYP.)

PROPOSED TEMPORARY CONSTRUCTION FENCE ALONG EASEMENT BOUNDARY LINES (SHOWN OFFSET FOR CLARITY) (TYP.)

2 AS

8 AS

PROP. SEEDED LAWN AREA. (TYP.)

EXISTING INDIGO PLANT TO BE REMOVED (TYP. OF 5)

8 JHBH

8 SH

2 AM

11 JHBH

9 JVES

10 JHBH

9 SH

3 AM

11 JHBH

9 JVES

9 GTIS

9 AR

4 JHBH

5 JHBH

3 JHBH

12 JVES

9 JVES

7 SH

15 JHBH

1 GTIS

5 JHBH

20 IGC

10 SH

1 MP

3 JVES

10 SH

3 RFG

4 RFG

10 POLJ

3 RFG

10 POLJ

4 JVES

10 SH

3 JVES

PROP. SEEDED LAWN AREA. (TYP.)

APPROXIMATE LOCATION OF PROPOSED LIMIT OF DISTURBANCE (TYP.)

EXISTING WOODED AREA TO REMAIN

APPROXIMATE LOCATION OF PROPOSED LIMIT OF DISTURBANCE (TYP.)

EXISTING WOODED AREA TO REMAIN

APPROXIMATE LOCATION OF PROPOSED LIMIT OF DISTURBANCE (TYP.)

EXISTING WOODED AREA TO REMAIN

3 JVES

1 MP

3 JVES

1 MP

3 JVES

1 MP

3 JVES

1 GTIS

2 GTIS

1 GTIS

1 GTIS

5 JVES

1 MP

3 JHBH

11 JVES

9 JVES

25 JHBH

28 SH

1 GTIS

10 JHBH

1 GTIS

PROP. 1-STORY WAREHOUSE BUILDING "A"
203,548 SF

PROP. 1-STORY WAREHOUSE BUILDING "B"
176,670 SF

SEE PARTIAL LANDSCAPE PLAN (EAST)

LONG ISLAND EXPRESSWAY
NORTH SERVICE ROAD
(VARIABLE WIDTH R.O.W.)
(ASPHALT ROADWAY)
(ONE WAY TRAFFIC)

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

VICINITY MAP
N.T.S.

LEGEND

EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	BUILDING	
	BUILDING DOOR LOCATION	ENEXT
	CONCRETE CURB	
	SIGN	
	CHAIN LINK FENCE	X
	AREA LIGHT	
	BOLLARD	
	ACCESSIBLE MARKING	
	FIRE HYDRANT	
	FIRE DEPT. CONNECTION	
	UTILITY POLE	
OH	OVERHEAD WIRES	
	ELECTRIC MANHOLE	E
	GAS VALVE	
	INLETS	
	MANHOLE	
W	WATER SERVICE	W
E	ELECTRIC SERVICE	E
	GAS SERVICE	G
	SANITARY PIPE	
	STORM PIPE	

NO.	DATE	BY	DESCRIPTION
11	08/04/22	JR	REV. PER SCDHS COMMENTS
10	07/14/22	JR	MISC. REVISIONS
9	07/11/22	JR	UPDATE METES & BOUNDS DESCRIPTIONS
8	06/29/22	DP	REV. TO ADD ELEC. EASEMENTS & MISC. REVS.
7	06/13/22	JR	REV. PER TOWN & SCDHS COMMENTS
6	05/03/22	DP	REV. PER CLIENT COMMENTS
5	04/21/22	JR	REV. PER TOWN COMMENTS
4	01/31/22	JR	REV. PER CLIENT COMMENTS
3	10/26/21	JR	SCDHS SUBMISSION
2	10/20/21	JR	REV. LANDBANKED AREA
1	10/12/21	JR	REV. PER CLIENT COMMENTS

REVISIONS

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(631) 581-0506
www.KeyCivilEngineering.com

PROJECT NAME

PROPOSED WAREHOUSE

NORTH OF NYS ROUTE 495 & WEST OF SILLS ROAD
YAPHANK, NEW YORK 11980
TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK
DIST.:0200, SECT.: 662, BLOCK: 2, LOT: 5.16
ZONE: L INDUSTRIAL 1 DISTRICT (LIGHT INDUSTRY)

DRAWING TITLE

PARTIAL LANDSCAPE PLAN (WEST)

DATE:	10/04/2021
SCALE:	1" = 40'
PROJECT NUMBER:	21063
DRAWING BY:	JR
CHECKED BY:	DP
APPROVED BY:	JP

SEAL & SIGNATURE:

NOT VALID UNTIL SEALED

DANIEL J. PEVERARO, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #085025

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PAGE No:
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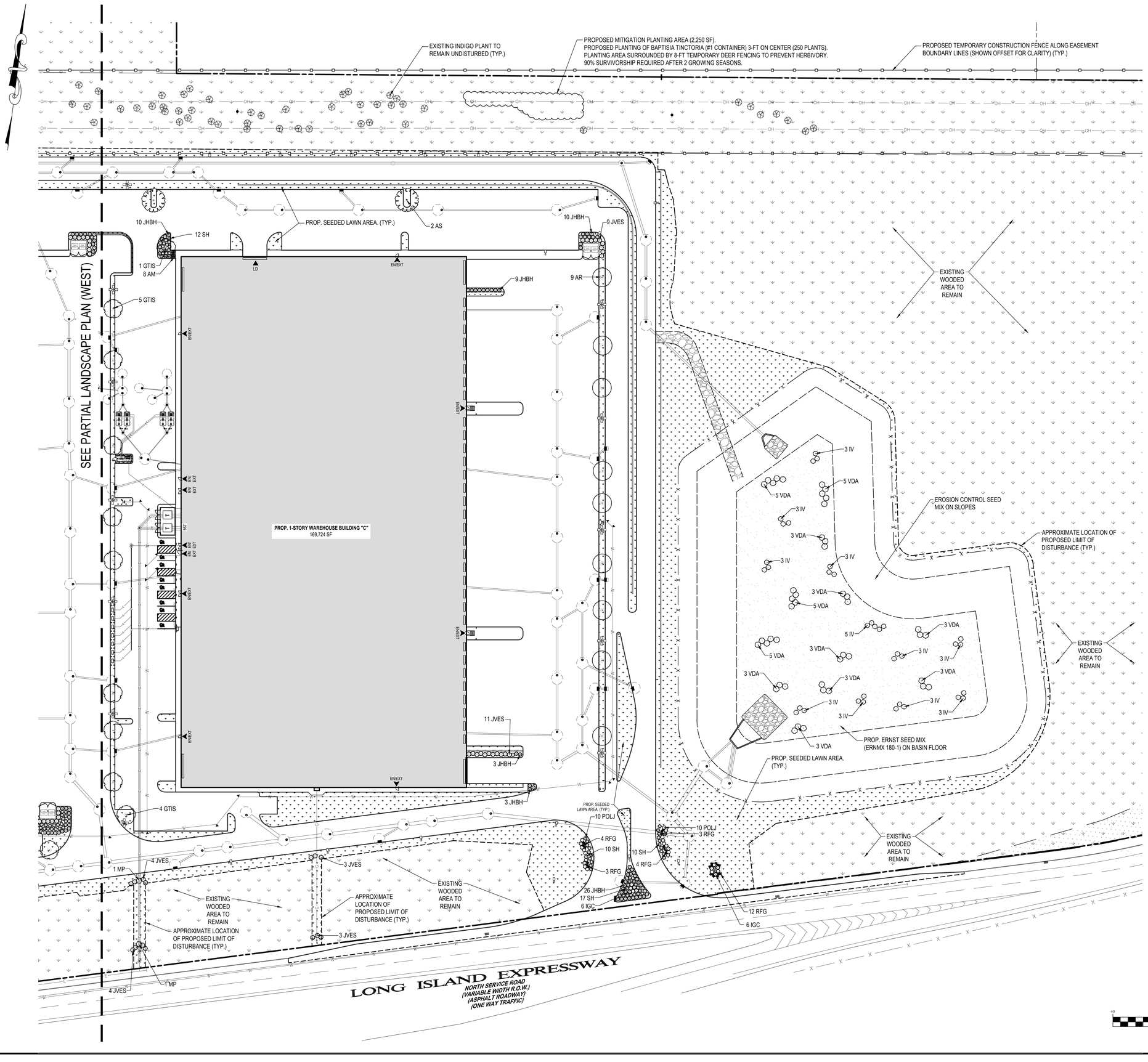
Y:\Key Civil\Projects\2021\21063_Wildflower_Silver Corp Park_Yaphank\Drawings\Key Civil\21063_2022.08.04_SPP-11_RP2-1.dwg



VICINITY MAP
N.T.S.

LEGEND

EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	BUILDING	
	BUILDING DOOR LOCATION	ENEXT
	CONCRETE CURB	
	SIGN	
	CHAIN LINK FENCE	X
	AREA LIGHT	
	BOLLARD	
	ACCESSIBLE MARKING	
	FIRE HYDRANT	
	FIRE DEPT. CONNECTION	
	UTILITY POLE	
OH	OVERHEAD WIRES	
	ELECTRIC MANHOLE	
	GAS VALVE	
	INLETS	
	MANHOLE	
W	WATER SERVICE	W
E	ELECTRIC SERVICE	E
	GAS SERVICE	G
	SANITARY PIPE	
	STORM PIPE	

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

NO.	DATE	BY	DESCRIPTION
11	08/04/22	JR	REV. PER SCDHS COMMENTS
10	07/14/22	JR	MISC. REVISIONS
9	07/11/22	JR	UPDATE METES & BOUNDS DESCRIPTIONS
8	06/29/22	DP	REV. TO ADD ELEC. EASEMENTS & MISC. REVS.
7	06/13/22	JR	REV. PER TOWN & SCDHS COMMENTS
6	05/03/22	DP	REV. PER CLIENT COMMENTS
5	04/21/22	JR	REV. PER TOWN COMMENTS
4	01/31/22	JR	REV. PER CLIENT COMMENTS
3	10/26/21	JR	SCDHS SUBMISSION
2	10/20/21	JR	REV. LANDBANKED AREA
1	10/12/21	JR	REV. PER CLIENT COMMENTS

REVISIONS

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
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PROJECT NAME

PROPOSED WAREHOUSE

NORTH OF NYS ROUTE 495 & WEST OF SILLS ROAD
YAPHANK, NEW YORK 11980
TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK
DIST. 0200, SECT.: 662, BLOCK: 2, LOT: 5.16
ZONE: L INDUSTRIAL 1 DISTRICT (LIGHT INDUSTRY)

DRAWING TITLE

PARTIAL LANDSCAPE PLAN (EAST)

DATE:	10/04/2021
SCALE:	1" = 40'
PROJECT NUMBER:	21063
DRAWING BY:	JR
CHECKED BY:	DP
APPROVED BY:	JP

SEAL & SIGNATURE:

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C-11

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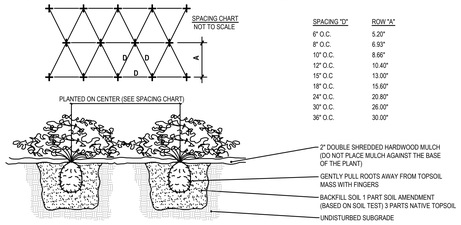
NEW YORK STATE PROFESSIONAL ENGINEER #095025

PAGE No: 13 OF 22

Y:\Key Civil\Projects\20210563_Wildflower_Silver Corp Park_Yaphank\Drawings\Key Civil\21063_2022.08.04_SPP-11_RPZ-1.dwg

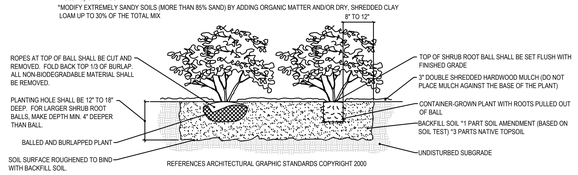
NOTES:
1. THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
2. SOIL AMENDMENTS:
   *MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   *MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX
3. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT PER MANUFACTURER'S SPECIFICATIONS



SPACING "D"	ROW "A"
6" O.C.	5.20"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.40"
15" O.C.	13.00"
18" O.C.	15.60"
24" O.C.	20.80"
30" O.C.	26.00"
36" O.C.	30.00"

GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL
N.T.S

NOTES:
1. FOR CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   *MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   *MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



REFERENCES ARCHITECTURAL GRAPHIC STANDARDS COPYRIGHT 2000

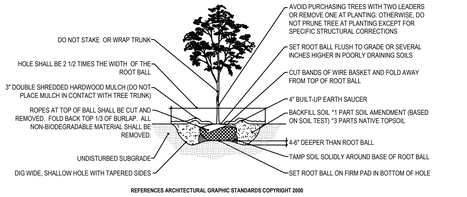
DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL
N.T.S

LANDSCAPE COMPLIANCE CHART
TOWN OF BROOKHAVEN, NY (ZONE: L INDUSTRIAL 1)

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED	COMPLIANCE
ARTICLE XXXIV LAND DEVELOPMENT STANDARDS	85-843.A (MINIMUM NATURAL AREA/ LANDSCAPE REQUIREMENTS)	(1) MINIMUM NATURAL AREA/ LANDSCAPE PERCENT. EXCEPT AS OTHERWISE PROVIDED HEREIN, A MINIMUM OF 20% OF A COMMERCIAL SITE SHALL BE MAINTAINED AS LANDSCAPED	N/A	SUPERCEDED BY 85.843-A-6(A)
		(2). A MINIMUM OF 50% OF ALL REQUIRED LANDSCAPED OR NATURAL AREA SHALL BE LOCATED WITHIN THE FRONT YARD.	REQUIRED: 466,866 S.F. (50%) TOTAL FRONT YARD AREA: 933,733 S.F. PROPOSED: 309,188 S.F. IN FRONT YARD 309,188 S.F. / 933,733 S.F. (33.1%)	VARIANCE REQUIRED
		(3) STREET TREES WITH A MINIMUM CALIPER OF 4" SHALL BE PLANTED AND/OR MAINTAINED ADJACENT TO ALL ROAD FRONTAGES AT 30' O.C.	REQUIRED: 2,435.3 S.F. OF STREET FRONTAGE (EXCLUDING DRIVE ISLES) / 30 FEET = 81.1 OR 81 STREET TREES PLANTED AT 30' O.C. PROPOSED: DENSE GROVE OF EXISTING DECIDUOUS TREES LINES LONG ISLAND EXPRESSWAY FRONTAGE AND IS UTILIZED TO MEET STREET TREE REQUIREMENTS	COMPLIES
		(4). MINIMUM NATURAL AREA/LANDSCAPING ALONG STREET FRONTAGE. A MINIMUM OF 15 FEET OF LANDSCAPED OR NATURAL AREA SHALL BE MAINTAINED ALONG ALL STREET FRONTAGES	N/A	SUPERCEDED BY 85-843-A-6(C)
		(6)(C) A MINIMUM OF 50' OF LANDSCAPING OR NATURAL AREA SHALL BE MAINTAINED ALONG ALL ROAD FRONTAGES IN CONNECTION WITH COMMERCIAL CENTER, REGIONAL THEATER OR INDUSTRIAL OR OFFICE USE, OCCUPYING A SITE OF FIVE ACRES OR MORE	DENSE EXISTING VEGETATION BUFFERS WITH SUPPLEMENTAL LANDSCAPING ALONG THE STREET FRONTAGE AND THE SITE. 1,486,579 S.F. OF LANDSCAPING	COMPLIES
		(7) ALL PARKING AREAS SHALL BE SCREENED FROM VIEW WITH A HEDGE, BERM AND/OR DECORATIVE WALL OR FENCE IN ACCORDANCE WITH TOWN STANDARDS	ALL PARKING AREAS SCREENED BY EXISTING DENSE VEGETATION ON ALL SIDES OF THE PROPERTY	COMPLIES
		(8) (A) PARKING AREAS OF 50 SPACES OR MORE SHALL CONTAIN 400 S.F. OF LANDSCAPING FOR EACH 25 SPACES. LARGE PARKING AREAS SHALL BE DIVIDED INTO SMALLER PARKING FIELDS OF 50 CARS WITH LANDSCAPE STRIPS, PENINSULAS OR GRADE SEPARATIONS TO REDUCE THE VISUAL IMPACT OF LARGE EXPANSES OF PAVING, TO DIRECT VEHICULAR TRAFFIC THROUGH THE PARKING LOT AND TO PROVIDE A LOCATION FOR PEDESTRIAN WALKS	ALL PARKING AREAS LESS THAN 50 SPACES	COMPLIES
		(8) (B) LANDSCAPE STRIPS BETWEEN PARALLEL PARKING ROWS SHALL BE A MINIMUM OF 10' IN WIDTH. WHEN INCORPORATING PEDESTRIAN WALKWAYS, SUCH STRIPS SHALL BE A MINIMUM OF 20' IN WIDTH. LANDSCAPE AISLES AND STRIPS SHALL INCLUDE TREES WITH A MINIMUM CALIPER OF 4" AT A MINIMUM OF ONE TREE FOR EVERY 30', IN ADDITION TO OTHER PARKING LOT LANDSCAPE REQUIREMENTS	LANDSCAPE ISLANDS: MINIMUM OF 10' WIDE LANDSCAPE ISLANDS WITH PEDESTRIAN WALKWAY: MINIMUM OF 20' WIDE	COMPLIES
		(9). ALL LANDSCAPED, BUFFER AND NATURAL AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH TOWN STANDARDS.	LANDSCAPED AREAS IRRIGATED PER TOWN ACCORDANCE	COMPLIES
		(9)(A). PARKING LOT TREES LOCATED IN LANDSCAPE STRIPS SHALL BE LOCATED TO AVOID CONFLICT WITH OVERHANGING VEHICLES BY ALIGNING WITH THE LINES BETWEEN SPACES.	ALL TREES IN ISLAND STRIPS TO BE PLANTED BETWEEN STALLS	COMPLIES
		(10). ALL LANDSCAPED, BUFFER AND NATURAL AREAS SHALL BE IRRIGATED. IRRIGATION SHALL UTILIZE WATER-CONSERVING METHODS.	ALL LANDSCAPED AREAS TO BE IRRIGATED	COMPLIES
		(11). REQUIRED LANDSCAPING SHALL UTILIZE DROUGHT TOLERANT NATIVE ADAPTED SPECIES AND/OR WATER CONSERVING PLANTS AND METHODS, TO REDUCE IRRIGATION DEMANDS.	ALL PLANTS NATIVE AND DROUGHT TOLERANT	COMPLIES
	85-844 SETBACK AND BUFFER REQUIREMENTS	100 FOOT SETBACK AND BUFFER TO INTERSTATE 495 AND SERVICE ROAD.	MINIMUM 100' BUFFER PROVIDED	COMPLIES

VICINITY MAP
N.T.S.

NOTES
1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   3.1. MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   3.2. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



REFERENCES ARCHITECTURAL GRAPHIC STANDARDS COPYRIGHT 2000

TREE PLANTING DETAIL
N.T.S.

NOTES:
1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
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   *MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX

REFERENCES ARCHITECTURAL GRAPHIC STANDARDS COPYRIGHT 2000

EVERGREEN TREE PLANTING DETAIL
N.T.S.

SEEDING SPECIFICATIONS

1. PRIOR TO SEEDING, MIX TOP 6" LAYER OF TOPSOIL WITH FERTILIZER AND LIME. 10-20-10 FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 S.F. LIME SHALL BE APPLIED IN ACCORDANCE WITH THE FOLLOWING CHART:

SOIL TEXTURE	TONS/ACRE	LBS/1,000 S.F.
CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL	3	135
SANDY LOAM, LOAM, SILT LOAM	2	90
LOAMY SAND, SAND	1	45

ABOVE APPLICATION RATES FOR FERTILIZER AND LIME ARE STANDARD RATES AND SHALL BE ADJUSTED BASED ON SITE SPECIFIC SOIL TESTS.

2. TOPSOIL SHALL BE TILLED, FINE GRADED, AND RAKED FREE OF ALL DEBRIS LARGER THAN 1" IN DIAMETER. ALL LAWN AREAS SHALL BE SLOPED TO DRAIN OR PER THE APPROVED GRADING PLAN.
3. CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS AND IMPLEMENT AS REQUIRED PRIOR TO APPLICATION OF SEED.
4. GENERAL LOW MAINTENANCE SEED MIX

SEED MIXTURE	LBS/ACRE	LBS/1,000 S.F.
FINE FESCUE (BLEND)		
HARD FESCUE	75	2.1
STRONG CREEPING RED FESCUE		
KENTUCKY BLUEGRASS	10	.25
PERENNIAL RYEGRASS	10	.25
WHITE CLOVER	5	.10

OPTIMAL PLANTING DATES
ZONE 5B & 6A: 3/15-5/31 AND 8/1-10/1
ZONE 6B: 3/1-4/30 AND 8/15-10/15
ZONE 7A & 7B: 2/1-4/30 AND 8/15-10/30

MAINTENANCE LEVEL
(B) FREQUENT MOWING (4-7 DAYS), OCCASIONAL FERTILIZATION, LIME AND WEED CONTROL
(C) PERIODIC MOWING (7-14 DAYS), OCCASIONAL FERTILIZATION AND LIME
(D) INFREQUENT OR NO MOWING, FERTILIZATION AND LIME THE FIRST YEAR OF ESTABLISHMENT

5. SEED SHALL BE APPLIED IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER. ONCE APPLIED, FIRM THE SOIL WITH A CORRUGATED LAWN ROLLER TO PROMOTE SEED-TO-SOIL CONTACT.
6. APPLY UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, OR SALT HAY TO ALL SEEDED AREAS AT THE RATE OF 1 1/2 -2 TONS PER ACRE OR 70-90 POUNDS PER 1,000 S.F. SPREAD MULCH SO THAT APPROXIMATELY 85% OF THE SOIL SURFACE IS COVERED. ANCHORING OF MULCH SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE ACCOMPLISHED BY ONE OF THE FOLLOWING METHODS: PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER.
7. IRRIGATE NEWLY SEEDED AREAS WITH A MINIMUM OF 1/4 INCH OF WATER TWICE A DAY (NOT DURING PERIODS OF INTENSE SUN) UNTIL VEGETATION IS WELL ESTABLISHED.

NO.	DATE	BY	DESCRIPTION
11	08/04/22	JR	REV. PER SCDHS COMMENTS
10	07/14/22	JR	MISC. REVISIONS
9	07/11/22	JR	UPDATE METES & BOUNDS DESCRIPTIONS
8	06/29/22	DP	REV. TO ADD ELEC. EASEMENTS & MISC. REVS.
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REVISIONS

KEY CIVIL ENGINEERING
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HOLTSVILLE, NEW YORK 11742
(631) 961-0505
www.KeyCivilEngineering.com

PROJECT NAME

PROPOSED WAREHOUSE

NORTH OF NYS ROUTE 495 & WEST OF SILLS ROAD
YAPHANK, NEW YORK 11980
TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK
DIST.:0200, SECT.: 662, BLOCK: 2, LOT: 5.16
ZONE: L INDUSTRIAL 1 DISTRICT (LIGHT INDUSTRY)

DRAWING TITLE

LANDSCAPE NOTES & DETAILS

DATE:	10/04/2021
SCALE:	AS-SHOWN
PROJECT NUMBER:	21063
DRAWING BY:	JR
CHECKED BY:	DP
APPROVED BY:	JP

SEAL & SIGNATURE:

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DANIEL J. PEVERARO, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #095025

PAGE No:
14 OF 22

PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	MATURE HEIGHT	MATURE WIDTH	NATIVE
JVES	125	JUNIPERUS VIRGINANA 'EMERALD SENTINEL' / EMERALD SENTINEL CEDAR	6-7'	B+B	10-15'	4-5'	YES
SHADE TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**MATURE HEIGHT**	**MATURE WIDTH**	**NATIVE**
AR	18	ACER RUBRUM / RED MAPLE	2 1/2-3" CAL.	B+B	40-60'	30-40'	YES
AS	12	ACER SACCHARUM / SUGAR MAPLE	2 1/2-3" CAL.	B+B	40-60'	30-40'	YES
GTIS	29	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM / SKYLINE THORNLESS HONEY LOCUST	2 1/2-3" CAL.	B+B	40-60'	30-40'	YES
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**MATURE HEIGHT**	**MATURE WIDTH**	**NATIVE**
IV	35	ILEX VERTICILLATA / WINTERBERRY	18-24"	2 GAL.	4-6'	4-6'	YES
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**MATURE HEIGHT**	**MATURE WIDTH**	**NATIVE**
AM	13	ARONIA MELANOCARPA / LOW SCAPE MOUND ARONIA	15-18"	1 GAL.	1-2'	1-2'	YES
MP	8	MYRICA PENSYLVANICA / NORTHERN BAYBERRY	24-30"	3 GAL.	5-8'	5-8'	YES
POLJ	40	PHYSOCARPUS OPULIFOLIUS 'LITTLE JOKER' / LITTLE JOKER NINEBARK	18-24"	3 GAL.	3-4'	3-4'	YES
VDA	44	VIBURNUM DENTATUM 'ARROWWOOD' / ARROWWOOD VIBURNUM	18-24"	3 GAL.	5-11'	4-6'	YES
EVERGREEN SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**MATURE HEIGHT**	**MATURE WIDTH**	**NATIVE**
IGC	33	ILEX GLABRA 'COMPACTA' / COMPACT INKBERRY	18-24"	B+B	4-6'	3-4'	YES
JHBH	178	JUNIPERUS HORIZONTALIS 'BAR HARBOR' / BAR HARBOR CREEPING JUNIPER	15-18" SPRD.	3 GAL.	9-12"	3-5'	YES
ORNAMENTAL GRASSES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**MATURE HEIGHT**	**MATURE WIDTH**	**NATIVE**
SH	132	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	18-24"	2 GAL.	2-4'	2-4'	YES
PERENNIALS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**MATURE HEIGHT**	**MATURE WIDTH**	**NATIVE**
RFG	40	RUDBECKIA FULGIDA 'GOLDSTRUM' / BLACK EYED SUSAN	12-15"	1 GAL.	1-3	1-2'	YES

IRRIGATION DESIGN NOTE

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

ERNST SEED CO. RAIN GARDEN GRASS MIX SEEDING SPECIFICATIONS (ERNMX-180-1):

40% RIVER OATS, PAVA ECOTYPE BLEND (CHASMANTHUM LATIFOLIUM (UNIOLA LATIFOLIA); PAVA ECOTYPE BLEND)
20% REDTOP PANICGRASS, PA ECOTYPE (PANICUM RIGIDULUM (P. STIPITATUM), PA ECOTYPE)
16% VIRGINIA WILDRYE, PA ECOTYPE (ELYMUS VIRGINICUS, PA ECOTYPE)
15% FOWL BLUEGRASS (POA PALUSTRIS)
5% BLUNT BROOM SEDGE, PA ECOTYPE (CAREX SCOPARIA, PA ECOTYPE)
4% AUTUMN BENTGRASS, PA ECOTYPE (AGROSTIS PERENNANS, PA ECOTYPE)

1. SOW ABOVE MIX AT A RATE OF 15 LBS./ACRE.
2. SUPPLEMENT ABOVE MIX WITH A COVER CROP OF GRAIN RYE AT 30 LBS/ACRE.
3. MOW SEEDED AREA ONCE PER YEAR IN LATE SPRING.

PLANT SELECTION
THE ROLE OF PLANTS IN ALL STORM WATER MANAGEMENT FACILITIES IS TO PREVENT EROSION AND SLOW WATER MOVEMENT, HOLD OR CONVERT POLLUTANTS, ENHANCE INFILTRATION AND EVAPOTRANSPIRATION, AND ENCOURAGE WILDLIFE. THE DESIGNER CAN SELECT PLANT SPECIES OR MIXES THAT MEET THE CRITICAL OBJECTIVES AND EXTREME CONDITIONS UNDER WHICH PLANTS MUST SURVIVE: NATIVE GRASSES ESTABLISH RAPIDLY, WITH FIBROUS ROOT SYSTEMS THAT TOLERATE FAST-MOVING WATER. HERBACEOUS SPECIES PLAY THE ROLE OF ADDING AESTHETICS, TEXTURE, AND PROVIDING WILDLIFE FOOD AND HABITAT. WOODY SPECIES ASSIST IN EVAPOTRANSPIRATION, WHILE PREVENTING EROSION.

SITE PREPARATION
INVASIVE SPECIES, PARTICULARLY THOSE THAT WILL ADAPT TO WET CONDITIONS, SHOULD BE REMOVED OR SPRAYED BEFORE THEY BECOME INCORPORATED INTO THE SITE. NORMAL VEGETATION CAN BE WORKED INTO THE TOPSOIL, WHICH SHOULD BE STOCKPILED UNTIL THE FINAL GRADE HAS BEEN ESTABLISHED. WITH THE ENGINEER'S SPECIFICATIONS AND DIMENSIONS IN HAND, ON-SITE CONSTRUCTION OF THE BERM AND OUTLETS MUST BE EXECUTED CAREFULLY IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY. THE INFILTRATION AND PLANT GROWTH AREAS SHOULD BE LOOSE AND FRIABLE, HIGH IN ORGANIC MATTER, AND COMPLETED WITHOUT COMPACTIONS FROM HEAVY EQUIPMENT. BY USING THE "DIG AND DROP" METHOD, ONE CAN USE AN EXCAVATOR TO DIG AND DROP EACH AREA OF THE BOTTOM SOIL IN A LOOSE MANNER. AT THIS POINT, ONE CAN INCORPORATE LIME, COMPOSTED LEAVES, AND/OR GRASS CLIPPINGS. THE EXCAVATION MACHINE DOES NOT MOVE OVER THE FINISHED SURFACE, THUS AVOIDING UNNECESSARY COMPACTION. NATIVE VEGETATION CAN BE PLANTED OR SEEDED OVER THIS UNEVEN, ABSORBENT SURFACE.

SEEDING AND PLANTING METHODS
SEEDING AND PLANTING SHOULD BEGIN IMMEDIATELY UPON COMPLETION OF THE STRUCTURE WHEN THE SOIL IS STILL FRIABLE AND BEFORE INVASIVE WEEDS EMERGE. PLAN SEEDING AND PLANTING BEFORE THE BASIN IS FLOODED, OR ALLOW THE BASIN TO DRAIN TO A FEW INCHES BEFORE SEEDING. BROADCAST SEED EVENLY OVER EACH UNIT BY HAND SEEDING OR HYDROSEEDING. SEEDING RATES ARE GENERALLY LOW (1/2 LB PER 1,000 SQ FT). THE USE OF A SEED FILLER, I.E., PAM-12, CAN BE USED TO CREATE A MIX OF 10 LB PER 1,000 SQ FT (I.E., 9-1/2 LB OF PAM-12 MIXED WITH 1/2 LB OF SEED), WHICH CAN BE BROADCAST EVENLY OVER THE AREA. BARLEY, OATS, OR RYE CAN PROVIDE TEMPORARY VEGETATION TO PROTECT THE SOIL IN STORM WATER MANAGEMENT FACILITIES UNTIL PERMANENT VEGETATION CAN BE ESTABLISHED. THE USE OF NATIVE SPECIES: I.E., VIRGINIA WILD RYE, CAN CREATE AN INTERMEDIATE VEGETATIVE COVER THAT SUCCEEDS TO NATIVE LONG-TERM VEGETATION. STRAW MULCH OR STRAW COCONUT MATS ARE FREQUENTLY USED TO CONTROL EROSION AND PROTECT EMERGING SEEDLINGS FROM EXTREME TEMPERATURES AND DRYING OUT. MULCH SHOULD BE SPARSE TO ALLOW SUNLIGHT TO REACH THE GROUND. TRANSPLANTED SEEDLINGS AND SHRUBS NEED TEMPORARY WATER UNTIL THEY BECOME WELL ROOTED. IRRIGATION OF SEEDED AREAS IS OF VALUE UNTIL SEEDLINGS BECOME ESTABLISHED.

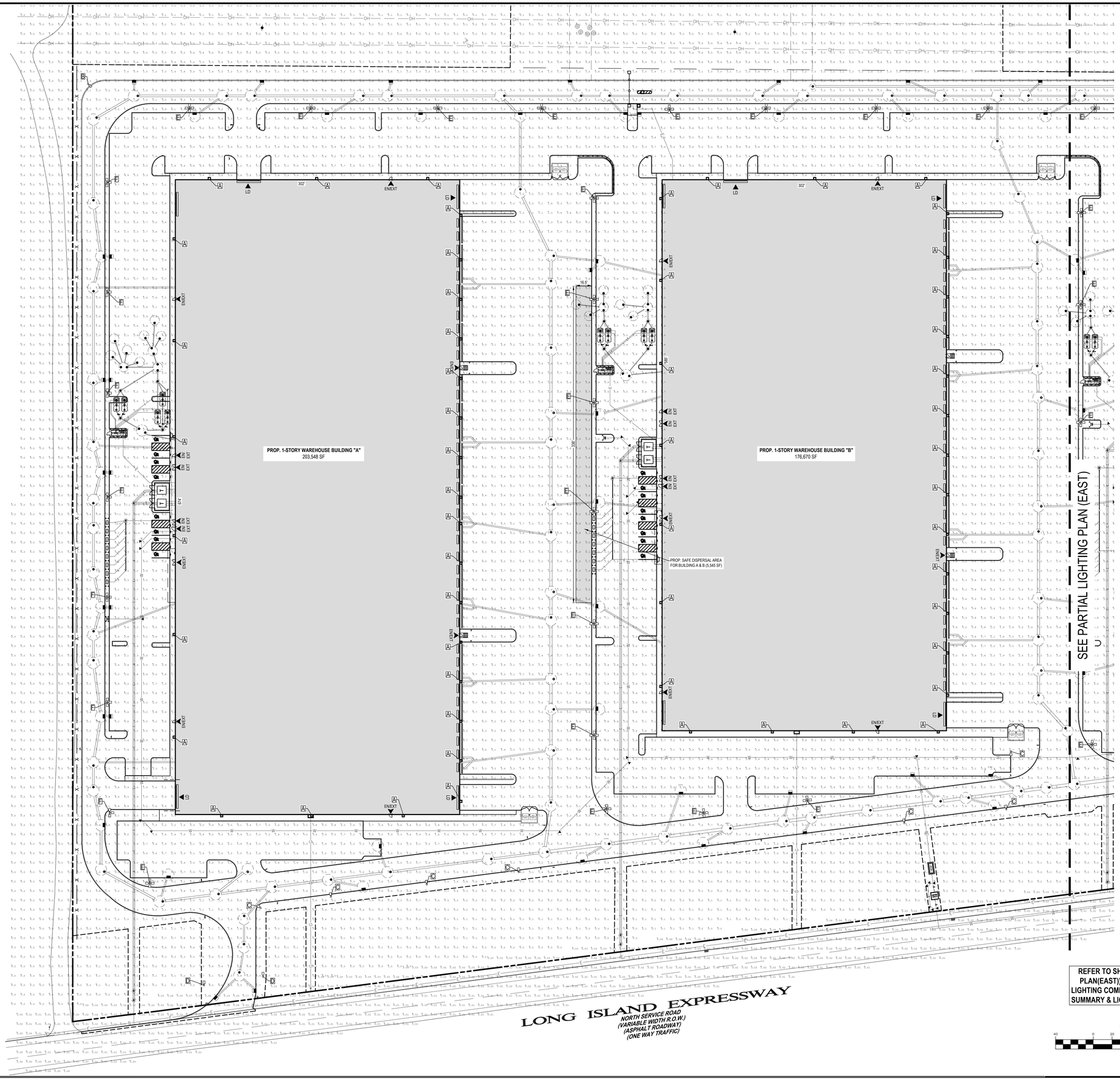
GENERAL MAINTENANCE
IN ADDITION TO STRUCTURAL MAINTENANCE, SILTATION NEEDS TO BE REMOVED AS NEEDED. PLANTS NEED TO BE TRIMMED BACK TO MAINTAIN AESTHETIC VALUE AND INVASIVE SPECIES NEED TO BE CONTROLLED. CLOSE MOWING OR EXTENSIVE CHEMICAL USE IS NOT CONDUCIVE TO WATER QUALITY IMPROVEMENT AND WILDLIFE HABITAT.

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
2. EXISTING VEGETATION SHALL BE RETAINED UNLESS SPECIFIED ELSEWHERE ON THIS PLAN.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS MAY REQUIRE THAT A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
4. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.
5. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK".
6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE.
7. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
8. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:

   8.a. PLANTS: MARCH 15 TO DECEMBER 15
   8.b. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
   8.c. TREES OCTOBER 1 TO DECEMBER 1 AND MARCH 1 TO MAY 31

   PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
9. THERE SHALL BE NO PLANT SUBSTITUTIONS UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT AND/OR STAFF OF THE LOCAL MUNICIPALITY.
10. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE AP



VICINITY MAP
N.T.S.

REFER TO SHEET C-14 (PARTIAL LIGHTING PLAN(EAST)) FOR LUMINAIRE SCHEDULE, LIGHTING COMPLIANCE CHART, CALCULATION SUMMARY & LIGHT POLE FOUNDATION DETAIL

GRAPHIC SCALE
40 0 20 40 80 160
(1IN FEET)
1 inch = 40 ft.

NO.	DATE	BY	DESCRIPTION
11	08/04/22	JR	REV. PER SCDHS COMMENTS
10	07/14/22	JR	MISC. REVISIONS
9	07/11/22	JR	UPDATE METES & BOUNDS DESCRIPTIONS
8	06/29/22	DP	REV. TO ADD ELEC. EASEMENTS & MISC. REVS.
7	06/13/22	JR	REV. PER TOWN & SCDHS COMMENTS
6	05/03/22	DP	REV. PER CLIENT COMMENTS
5	04/21/22	JR	REV. PER TOWN COMMENTS
4	01/31/22	JR	REV. PER CLIENT COMMENTS
3	10/26/21	JR	SCDHS SUBMISSION
2	10/20/21	JR	REV. LANDBANKED AREA
1	10/12/21	JR	REV. PER CLIENT COMMENTS

REVISIONS

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(631) 961-0506
www.KeyCivilEngineering.com

PROJECT NAME

PROPOSED WAREHOUSE

NORTH OF NYS ROUTE 495 & WEST OF SILLS ROAD
YAPHANK, NEW YORK 11980
TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK
DIST.:0200, SECT.: 662, BLOCK: 2, LOT: 5.16
ZONE: L INDUSTRIAL 1 DISTRICT (LIGHT INDUSTRY)

DRAWING TITLE

PARTIAL LIGHTING PLAN (WEST)

DATE:	10/04/2021
SCALE:	1" = 40'
PROJECT NUMBER:	21063
DRAWING BY:	JR
CHECKED BY:	DP
APPROVED BY:	JP

SEAL & SIGNATURE:

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DANIEL J. PEVERARO, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #089025

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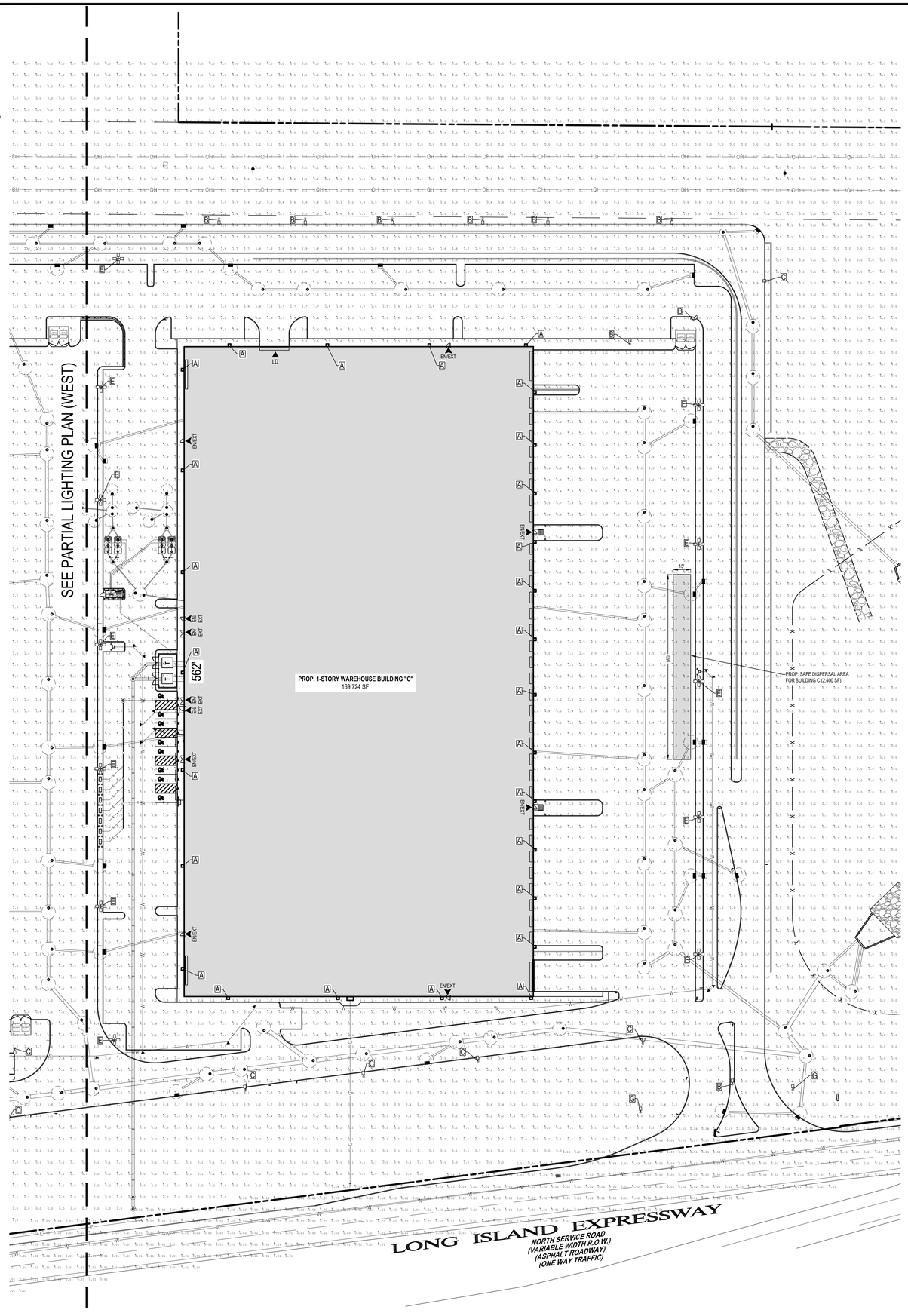
SEE PARTIAL LIGHTING PLAN (WEST)
PROP. 1-STORY WAREHOUSE BUILDING "C"
169,724 SF
562
PROP. SAFE DISPERSAL AREA FOR BUILDING C (2,400 SF)
LONG ISLAND EXPRESSWAY
NORTH SERVICE ROAD
(VARIABLE WIDTH R.O.W.)
(ASPHALT ROADWAY)
(ONE WAY TRAFFIC)
LD
ENEXT
ENEXT
ENEXT

PERMANENT 80' WIDE UTILITY EASEMENT

PROPOSED LIMIT OF DISTURBANCE LINE (TYP.)

PROPOSED INLET PROTECTION (TYP.)

APPROXIMATE LOCATION OF MATERIAL OR SOIL STOCKPILE

PROPOSED INLET PROTECTION (TYP.)

APPROXIMATE LOCATION OF ALTERNATE CONSTRUCTION DUMPSTER

PROP. 1-STORY WAREHOUSE BUILDING "A"
203,548 SF
F.F. 124.00

PROP. 1-STORY WAREHOUSE BUILDING "B"
176,670 SF
F.F. 124.00

APPROXIMATE LOCATION OF ALTERNATE CONCRETE TRUCK WASHOUT STATION

PROPOSED SUPER SILT FENCE ALONG LIMIT OF DISTURBANCE LINE (SHOWN AS OFFSET FOR CLARITY PURPOSES)

PROPOSED LIMIT OF DISTURBANCE LINE (TYP.)

PROPOSED INLET PROTECTION (TYP.)

24' (MIN.)

PROPOSED ALTERNATE CONSTRUCTION ENTRANCE/EXIT. RELOCATE AS NECESSARY FOR REQUIRED CONSTRUCTION.

LONG ISLAND EXPRESSWAY
NORTH SERVICE ROAD
(VARIABLE WIDTH R.O.W.)
(ASPHALT ROADWAY)
(ONE WAY TRAFFIC)

SEE PARTIAL SOIL EROSION & SEDIMENT CONTROL PLAN (EAST)

REFER TO SHEET C-17 (SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS) FOR NOTES & DETAILS

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

VICINITY MAP
N.T.S.

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3	10/26/21	JR	SCDHS SUBMISSION
2	10/20/21	JR	REV. LANDBANKED AREA
1	10/12/21	JR	REV. PER CLIENT COMMENTS

REVISIONS

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HOLTSVILLE, NEW YORK 11742
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PROJECT NAME

PROPOSED WAREHOUSE
NORTH OF NYS ROUTE 495 & WEST OF SILLS ROAD
YAPHANK, NEW YORK 11980
TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK
DIST.:0200, SECT.: 662, BLOCK: 2, LOT: 5.16
ZONE: L INDUSTRIAL 1 DISTRICT (LIGHT INDUSTRY)

DRAWING TITLE

PARTIAL SOIL EROSION & SEDIMENT CONTROL PLAN (WEST)

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PAGE No:
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SEE PARTIAL SOIL EROSION & SEDIMENT CONTROL PLAN (WEST)

PROPOSED INLET PROTECTION (TYP.)

PROPOSED LIMIT OF DISTURBANCE LINE (TYP.)

PROP. 1-STORY WAREHOUSE BUILDING "C"
169,724 SF
F.F. 124.00

PROPOSED SUPER SILT FENCE ALONG LIMIT OF DISTURBANCE LINE (SHOWN AS OFFSET FOR CLARITY PURPOSES)

PROPOSED LIMIT OF DISTURBANCE LINE (TYP.)

APPROXIMATE LOCATION OF JOB TRAILER AND TEMPORARY SANITARY FACILITIES (IF NEEDED)

APPROXIMATE LOCATION OF CONSTRUCTION DUMPSTER

APPROXIMATE LOCATION OF CONCRETE TRUCK WASHOUT STATION

PROPOSED CONSTRUCTION ENTRANCE/EXIT. RELOCATE AS NECESSARY FOR REQUIRED CONSTRUCTION.

PROPOSED INLET PROTECTION (TYP.)

LONG ISLAND EXPRESSWAY
NORTH SERVICE ROAD
(VARIABLE WIDTH R.O.W.)
(ASPHALT ROADWAY)
(ONE WAY TRAFFIC)

REFER TO SHEET C-17 (SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS) FOR NOTES & DETAILS

GRAPHIC SCALE
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1 inch = 40 ft.

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BMP IMPLEMENTATION AND MAINTENANCE SEQUENCE

SEQUENCE DESCRIPTION	BMP ACTIVITIES	MAINTENANCE FREQUENCY
PRE-CONSTRUCTION	INSTALL INLET PROTECTION ON EXISTING INLETS	WEEKLY OR AS REQUIRED
	INSTALL PERIMETER SEDIMENT CONTROL / SILT FENCE	
	INSTALL STABILIZED CONSTRUCTION ACCESS	
	INSTALL WORK TRAILER OR MAILBOX FOR CONSTRUCTION PERMIT PAPERWORK STORAGE	
	IDENTIFY THE SOIL STOCKPILE STORAGE AND CONSTRUCTION STAGING AREAS	
EARTHWORK	APPLY DUST CONTROL	DAILY
	INSTALL TEMPORARY RUN-OFF AND DRAINAGE CONTROL	
	SWEEP THE SOIL ON ROADWAYS	
BUILDING CONSTRUCTION	MATERIAL STOCKPILE PERIMETER CONTROL & STABILIZATION	AS REQUIRED
RUN-OFF AND DRAINAGE CONTROL	INSTALL NEW DRAINAGE SYSTEM	WEEKLY OR AS REQUIRED
	INSTALL INLET PROTECTION FOR NEW SYSTEM	
GRADING, DRAINAGE, & UTILITY INSTALLATION AND STABILIZATION	GRADE SITE AREAS	AS REQUIRED
	STABILIZE EXPOSED AREAS	
	INSTALL EROSION CONTROL MEASURES	
FINALIZE GRADING	REMOVE TEMPORARY ESC MEASURES	MONTHLY OR AS REQUIRED
POST CONSTRUCTION STORMWATER MANAGEMENT AND INTERCONNECTING PIPE	CLEAN ALL DRAINAGE STRUCTURES AND PIPE THAT MAY HAVE RECEIVED RUNOFF	ANNUALLY OR AS REQUIRED
INSPECTION REQUIRED		
PRE-CONSTRUCTION	INSPECT SEDIMENT BASINS, PERIMETER SEDIMENT CONTROLS, STABILIZED CONSTRUCTION ACCESS, INLET PROTECTION, AND OTHER BMPS	UPDATE SWPPP AS REQUIRED
TRAINED CONTRACTOR: DAILY		
QUALIFIED INSPECTOR: 1/WK		
POST FINAL STABILIZATION		

NOTES:
1. BMP ACTIVITIES IDENTIFIED FOR EACH PHASE DESCRIPTION SHALL BE IMPLEMENTED AT THE START OF EACH SEQUENCE AND BE MAINTAINED UNTIL PERMANENT STABILIZATION IS ACHIEVED.
2. IMPLEMENTATION OF BMP ACTIVITIES SHALL IN NO WAY RELIEVE THE CONTRACTOR OF OBLIGATIONS REGARDING OTHER CONSTRUCTION ACTIVITIES AND TIME FRAMES.

SOIL RESTORATION REQUIREMENTS DURING CONSTRUCTION ACTIVITY

TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT		COMMENTS/EXAMPLES
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED		PRESERVATION OF NATURAL FEATURES
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED		CLEARING AND GRUBBING
AREAS WHERE TOPSOIL IS STRIPPED ONLY - NO CHANGE IN GRADE	HYDROLOGIC SOIL GROUP A & B	HYDROLOGIC SOIL GROUP C & D	PROTECT AREA FROM ANY ONGOING CONSTRUCTION ACTIVITIES.
	APPLY 6 INCHES OF TOPSOIL	AERATE* AND APPLY 6 INCHES OF TOPSOIL	
AREAS OF CUT OR FILL	HYDROLOGIC SOIL GROUP A & B	HYDROLOGIC SOIL GROUP C & D	-
	AERATE* AND APPLY 6 INCHES OF TOPSOIL	APPLY FULL SOIL RESTORATION**	
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN A ZONE 5-25 FEET AROUND BUILDINGS BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION (DECOMPACTION AND COMPOST ENHANCEMENT)		-
AREAS WHERE RUNOFF REDUCTION AND/OR INFILTRATION PRACTICES ARE APPLIED	RESTORATION NOT REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICES.		KEEP CONSTRUCTION EQUIPMENT FROM CROSSING THESE AREAS. TO PROTECT NEWLY INSTALLED BMP FROM ANY ONGOING CONSTRUCTION ACTIVITIES. CONSTRUCT A FENCE AROUND BMP.
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PERVIOUS AREA.		-

* AERATION INCLUDES THE USE OF MACHINES SUCH AS TRACTOR-DRAWN IMPLEMENTS WITH COULTERS MAKING A NARROW SLIT IN THE SOIL, A ROLLER WITH MANY SPIKES MAKING INDENTATIONS IN THE SOIL, OR PRONGS WHICH FUNCTION LIKE A MINI-SUBSOILER.
** PER 'DEEP RIPPING AND DE-COMPACTION, DEC 2009'.

SOIL RESTORATION NOTES:
1. SOIL RESTORATION IS TO BE APPLIED TO PROPOSED VEGETATED AREAS WHERE ANY HEAVY CONSTRUCTION VEHICLE HAS BEEN OR OVER COMPACTION HAS OCCURRED AND FINAL STABILIZATION IS TO BEGIN. THIS IS GENERALLY APPLIED IN THE CLOSE OUT, SITE RESTORATION, AND LANDSCAPING PHASE OF CONSTRUCTION, FOLLOWED BY THE PERMANENT ESTABLISHMENT OF AN APPROPRIATE GROUND COVER TO MAINTAIN THE SOIL STRUCTURE. SOIL RESTORATION MEASURES SHOULD BE APPLIED OVER AND ADJACENT TO ANY RUNOFF REDUCTION PRACTICES TO ACHIEVE DESIGN PERFORMANCE.
2. AT THE END OF THE PROJECT AN INSPECTOR SHOULD BE ABLE TO PUSH A 3/8" METAL BAR 12 INCHES INTO THE SOIL JUST WITH BODY WEIGHT. THIS SHOULD NOT BE PERFORMED WITHIN THE DRIP LINE OF ANY EXISTING TREES OR OVER UTILITY INSTALLATIONS THAT ARE WITHIN 24 INCHES OF THE SURFACE.
3. TO MAINTAIN SOIL RESTORATION, KEEP THE SITE FREE OF VEHICULAR AND FOOT TRAFFIC OR OTHER WEIGHT LOADS.

SOIL RESTORATION PROCEDURE:
DURING PERIODS OF RELATIVELY LOW TO MODERATE SUBSOIL MOISTURE, THE DISTURBED SUBSOILS ARE RETURNED TO ROUGH GRADE AND THE FOLLOWING SOIL RESTORATION STEPS APPLIED:
1. APPLY 3 INCHES OF COMPOST OVER SUBSOIL. THE COMPOST SHALL BE WELL DECOMPOSED (MATURED AT LEAST 3 MONTHS), WEED-FREE, ORGANIC MATTER. IT SHALL BE AEROBICALLY COMPOSTED, POSSESS NO OBJECTIONABLE ODORS, AND CONTAIN LESS THAN 1%, BY DRY WEIGHT, OF MAN-MADE FOREIGN MATTER. THE PHYSICAL PARAMETERS OF THE COMPOST SHALL MEET THE STANDARDS LISTED IN TABLE 5.2 - COMPOST STANDARDS TABLE OF THE NYS STANDARDS AND SPECIFICATIONSFOR EROSION AND SEDIMENT CONTROL, EXCEPT FOR "PARTICLE SIZE" 100% WILL PASS THE 1/2" SIEVE.
   1.1. NOTE: ALL BIOSOLIDS COMPOST PRODUCED IN NEW YORK STATE (OR APPROVED FOR IMPORTATION) MUST MEET NYS DEC'S 6 NYCRR PART 360 (SOLID WASTE MANAGEMENT FACILITIES) REQUIREMENTS. THE PART 360 REQUIREMENTS ARE EQUAL TO OR MORE STRINGENT THAN 40 CFR PART 503 WHICH ENSURE SAFE STANDARDS FOR PATHOGEN REDUCTION AND HEAVY METALS CONTENT.
2. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, TO MIX AND CIRCULATE AIR AND COMPOST INTO THE SUBSOIL.
3. ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
4. APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
5. VEGETATE AS REQUIRED BY THE SEEDING PLAN. USE APPROPRIATE GROUND COVER WITH DEEP ROOTS TO MAINTAIN THE SOIL STRUCTURE.
6. TOPSOIL MAY BE MANUFACTURED AS A MIXTURE OR A MINERAL COMPONENT AND ORGANIC MATERIAL SUCH AS COMPOST.

SOIL RESTORATION
N.T.S.

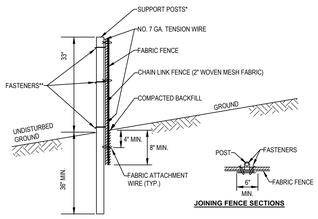
GEOTEXTILE, FILTER FABRIC, OR SILT FENCE FABRIC PLACED UNDER INLET GRATE IS NOT AN ACCEPTABLE STORMWATER MANAGEMENT PRACTICE

NYS STANDARD INLET PROTECTION TYPES AND USES

TYPE	EXAMPLE	USAGE	NOTES
0	FABRIC PLACED UNDER INLET GRATE	NOT PERMITTED	THIS METHOD OF INLET PROTECTION IS NOT ACCEPTABLE.
I	EXCAVATED DROP INLET PROTECTION	DURING INITIAL OVERLOT GRADING AFTER THE STORM DRAIN TRUNK IS INSTALLED	MAXIMUM SIDE SLOPES OF 2:1. MINIMUM DEPTH 1 FOOT. MAXIMUM DEPTH 2 FEET. CONTAIN 900 CF PER TRIBUTARY ACRE.
II	FABRIC DROP INLET PROTECTION	DURING FINAL ELEVATION GRADING PHASES AFTER THE STORM DRAIN SYSTEM IS COMPLETED	MAX SLOPE OF 1% OF SURROUNDING AREA. 1.5' MAX UN-REINFORCED HEIGHT OF FABRIC. MAINTAIN OVERFLOW TO DROP INTO THE DROP INLET.
III	STONE & BLOCK DROP INLET PROTECTION	DURING THE INITIAL AND INTERMEDIATE OVERLOT GRADING OF A CONSTRUCTION SITE	MINIMUM STONE BARRIER HEIGHT OF 1'. MAXIMUM STONE BARRIER HEIGHT OF 2'. DO NOT USE MORTAR. LIMIT HEIGHT TO PREVENT PONDING OR BYPASS FLOW.
IV	PAVED SURFACE INLET PROTECTION	USED AFTER PAVEMENT CONSTRUCTION HAS BEEN DONE WHILE FINAL GRADING AND SOIL STABILIZATION IS OCCURRING	USE WITH UPSTREAM BUFFER STRIPS AND WITH TEMPORARY SURFACE STABILIZATION. PLACE AT INLET PERIMETER OR BEYOND. INTEGRATE TRAFFIC SAFETY. DO NOT CAUSE FLOODING OR BYPASS FLOW.
V	MANUFACTURED INSERT INLET PROTECTION	INSTALLED AND ANCHORED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND DESIGN DETAILS	FABRIC WILL EQUAL OR EXCEED THE PERFORMANCE STANDARD FOR THE SILT FENCE FABRIC. THE INSERTS WILL BE INSTALLED TO PRESERVE A MINIMUM OF 50% OF THE OPEN UNOBSTRUCTED DESIGN FLOW AREA OF THE STORM DRAIN INLET OPENING.

INLET PROTECTION NOTES:
1. CONTRACTOR MAY USE THE TYPE SUITABLE FOR THE SITUATION AND THEIR MEANS AND METHODS UNLESS NOTED OTHERWISE ON PLAN. CONTRACTOR MUST SUBMIT SPECIFICATION OF ANY TYPE V TO ENGINEER BEFORE USE.
2. THE DRAINAGE AREA FOR A STORM DRAIN INLET WITH INLET PROTECTION SHALL NOT EXCEED 1 ACRE.
3. IMMEDIATELY INSTALL INLET PROTECTION WHEN A STORM DRAIN INLET IS CONSTRUCTED.
4. EROSION CONTROL/TEMPORARY STABILIZATION MEASURES MUST BE IMPLEMENTED ON THE DISTURBED DRAINAGE AREA TRIBUTARY TO THE INLET.
5. TYPE IV INLET PROTECTION PRACTICES INCLUDE COMPOST FILTER SOCKS, GEO-TUBES FILLED WITH BALLAST, AND OTHER APPROVED EQUAL MANUFACTURED SURFACE BARRIERS.
6. TYPE V INLET PROTECTION PRACTICES INCLUDE DANDY SACK, FLEXSTORM CATCH-IT, ULTRATECH ULTRA-DRAIN GUARD, AND OTHER APPROVED EQUAL MANUFACTURED INLET INSERT.

INLET PROTECTION
N.T.S.



JOINING FENCE SECTIONS

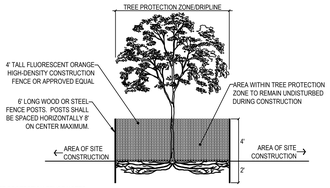
* POSTS SPACED @ 10' MAX. USE 2 1/2" DIA. GALVANIZED OR ALUMINUM POSTS.

** CHAIN LINK TO POST FASTENERS SPACED @ 14" MAX. USE NO. 6 GA. ALUMINUM WIRE OR NO. 9 GALVANIZED STEEL PRE-FORMED CLIPS. CHAIN LINK TO TENSION WIRE FASTENERS SPACED @ 60" MAX. USE NO. 10 GA. GALVANIZED STEEL WIRE. FABRIC TO CHAIN FASTENERS SPACED @ 24" MAX. C TO C.

SUPER SILT FENCE NOTES:
1. NO. 7 GA. TENSION WIRE INSTALLED HORIZONTALLY AT TOP AND BOTTOM OF CHAIN-LINK FENCE.
2. FENCE MUST BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER MUST BE EXTENDED AT LEAST 8 FEET UPSLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT.
3. FABRIC ATTACHMENT WIRES SHALL ONLY BE PLACED ABOVE 17" ABOVE GRADE AND BELOW 4" BELOW GRADE.

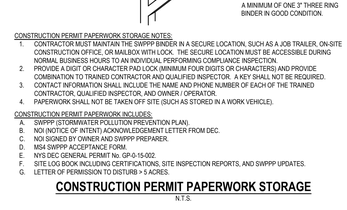
SUPER SILT FENCE (33" HIGH)
N.T.S.

NOTES FOR ALL TYPES OF SILT FENCE:
1. PLACE SILT FENCE AT LOCATIONS AS SHOWN ON PLANS AS WELL AS DETAILS.
2. SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND THE ENDS.
3. SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE DIRECTED BY THE GOVERNING AGENCY.
4. DO NOT PLACE MATERIAL AGAINST SILT FENCE.
5. INSPECT SILT FENCE IMMEDIATELY AFTER PLACING ANY MATERIAL NEARBY.
6. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY.



TREE PROTECTION FENCE NOTES:
1. TREE PROTECTION FENCE SHALL BE INSTALLED TO FOLLOW TREE CANOPY DRIP LINE OR PROPOSED LIMITS OF DISTURBANCE.
2. CONSTRUCTION VEHICLES TO STAY AS FAR AS POSSIBLE FROM TREE PROTECTION FENCE TO PREVENT COMPACTION OF TREE ROOTS.

TREE PROTECTION FENCE
N.T.S.



CONSTRUCTION PERMIT PAPERWORK STORAGE NOTES:
1. CONTRACTOR MUST MAINTAIN THE SWPPP BINDER IN A SECURE LOCATION, SUCH AS A JOB TRAILER, ON-SITE CONSTRUCTION OFFICE, OR MAILBOX WITH LOCK. THE SECURE LOCATION MUST BE ACCESSIBLE DURING NORMAL BUSINESS HOURS TO AN INDIVIDUAL PERFORMING COMPLIANCE INSPECTION.
2. PROVIDE A DIGIT OR CHARACTER PAD LOCK (MINIMUM FOUR DIGITS OR CHARACTERS) AND PROVIDE COMBINATION TO TRAINED CONTRACTOR AND QUALIFIED INSPECTOR. A KEY SHALL NOT BE REQUIRED.
3. CONTACT INFORMATION SHALL INCLUDE THE NAME AND PHONE NUMBER OF EACH OF THE TRAINED CONTRACTOR, QUALIFIED INSPECTOR, AND OWNER / OPERATOR.
4. PAPERWORK SHALL NOT BE TAKEN OFF SITE (SUCH AS STORED IN A WORK VEHICLE).

CONSTRUCTION PERMIT PAPERWORK INCLUDES:
- A. SWPPP (STORMWATER POLLUTION PREVENTION PLAN).
- B. NOI (NOTICE OF INTENT) ACKNOWLEDGEMENT LETTER FROM DEC.
- C. NOI SIGNED BY OWNER AND SWPPP PREPARER.
- D. MS4 SWPPP ACCEPTANCE FORM.
- E. NYS DEC GENERAL PERMIT No. GP-0-15-002.
- F. SITE LOG BOOK INCLUDING CERTIFICATIONS, SITE INSPECTION REPORTS, AND SWPPP UPDATES.
- G. LETTER OF PERMISSION TO DISTURB > 5 ACRES.

CONSTRUCTION PERMIT PAPERWORK STORAGE
N.T.S.

DEFINITION
THE CONTROL OF DUST RESULTING FROM LAND-DISTURBING ACTIVITIES.

PURPOSE
TO PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM DISTURBED SOIL SURFACES THAT MAY CAUSE OFF-SITE DAMAGE, HEALTH HAZARDS, AND TRAFFIC SAFETY PROBLEMS.

CONDITIONS WHERE PRACTICE APPLIES
ON CONSTRUCTION ROADS, ACCESS POINTS, AND OTHER DISTURBED AREAS SUBJECT TO SURFACE DUST MOVEMENT AND DUST BLOWING WHERE OFF-SITE DAMAGE MAY OCCUR IF DUST IS NOT CONTROLLED.

DESIGN CRITERIA
CONSTRUCTION OPERATIONS SHOULD BE SCHEDULED TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ONE TIME. BUFFER AREAS OF VEGETATION SHOULD BE LEFT WHERE PRACTICAL. TEMPORARY OR PERMANENT STABILIZATION MEASURES SHALL BE INSTALLED. NO SPECIFIC DESIGN CRITERIA IS GIVEN. SEE CONSTRUCTION SPECIFICATIONS BELOW FOR COMMON METHODS OF DUST CONTROL.

WATER QUALITY SHOULD BE CONSIDERED WHEN MATERIALS ARE SELECTED FOR DUST CONTROL. WHERE THER IS A POTENTIAL FOR THE MATERIAL TO WASH OFF TO A STREAM, INGREDIENT INFORMATION MUST BE PROVIDED TO THE NYSDEC. NO POLYMER APPLICATION SHALL TAKE PLACE WITHOUT WRITTEN APPROVAL FROM THE NYSDEC.

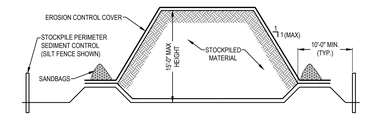
CONSTRUCTION SPECIFICATIONS
- A NON-DRIVING AREAS:
  - VEGETATIVE COVER - TEMPORARY SEEDING SHALL BE AS FOLLOWS:
    - A) RYE GRASS (ANNUAL OR PERENNIAL) AT 30 LBS. PER ACRE (0.7LBS/1000SF)
    - B) CERTIFIED "AROOSTOOK" WINTER RYE (CEREAL RYE) AT 100 LBS. PER ACRE (2.5 LBS/SF)
    - USE WINTER RYE IF SEEDING IN OCTOBER/NOVEMBER.
  - MULCH (INCLUDING GRAVEL MULCH) - MULCH OFFERS A FAST EFFECTIVE MEANS OF CONTROLLING DUST.
  - SPRAY ADHESIVES - EXAMPLES OF SPRAY ADHESIVES FOR USE ON MINERAL SOILS ARE SHOWN IN THE FOLLOWING TABLE:

MATERIAL	WATER DILUTION	NOZZLE TYPE	APPLY GALLONS/ACRE
ACRYLIC POLYMER	8:1	COURSE SPRAY	500
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300

- B DRIVING AREAS:
  - SPRINKLING - THE SITE MAY BE SPRAYED UNTIL THE SURFACE IS WET. THIS IS ESPECIALLY EFFECTIVE ON HAUL ROADS AND ACCESS ROUTES TO PROVIDE SHORT TERM LIMITED DUST CONTROL.
  - POLYMER ADDITIVES - POLYMERS ARE MIXED WITH WATER AND APPLIED TO THE DRIVING SURFACE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
  - BARRIERS - WOVEN GEO-TEXTILES CAN BE PLACED ON THE DRIVING SURFACE. STONE CAN ALSO BE USED FOR CONSTRUCTION ROADS.
  - WINDBREAK - A SILT FENCE OR SIMILAR BARRIER CAN CONTROL AIR CURRENTS AT INTERVALS EQUAL TO TEN TIMES THE BARRIER HEIGHT. PRESERVE EXISTING WIND BARRIER VEGETATION AS MUCH AS PRACTICAL.

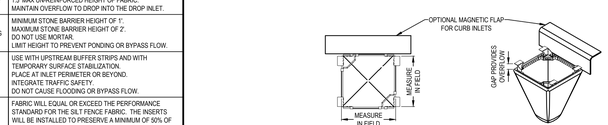
MAINTENANCE
MAINTAIN DUST CONTROL MEASURES THROUGH DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS ARE STABILIZED.

DUST CONTROL



STOCKPILE NOTES:
1. STOCKPILE MANAGEMENT INCLUDES MEASURES TO MINIMIZE EROSION AND SEDIMENT TRANSPORT FROM SOILS OR OTHER ERODIBLE MATERIALS STORED AT THE CONSTRUCTION SITE. SPECIAL ATTENTION SHOULD BE GIVEN TO STOCKPILES IN CLOSE PROXIMITY TO NATURAL OR MANMADE STORM SYSTEMS. PROTECTION OF STOCKPILES IS A YEAR-ROUND REQUIREMENT.
2. THIS DETAIL DOES NOT APPLY TO CONTAMINATED MATERIALS WHICH REQUIRE ADDITIONAL MEASURES.
3. LOCATE STOCKPILES AS FAR AWAY FROM BODIES OF WATER, INFILTRATION AREAS, INLETS, AND OTHER DRAINAGE SYSTEM COMPONENTS AS POSSIBLE SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
4. WEEDS SHOULD NOT BE ALLOWED TO GROW ON STOCKPILES.
5. WHEN THE STOCKPILE IS NO LONGER NEEDED, PROPERLY DISPOSE OF EXCESS MATERIALS AND RE-VEGETATE OR OTHERWISE STABILIZE THE GROUND SURFACE WHERE THE STOCKPILE WAS LOCATED.
6. FOR STOCKPILES MAINTAINED FOR MORE THAN ONE DAY, A SEDIMENT CONTROL SYSTEM, CONSISTING OF SILT FENCING OR COIR LOG, SHALL BE INSTALLED AND MAINTAINED ON DOWNHILL SIDES TO CONTAIN MATERIAL.
   - 6.1. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWN-GRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.
   - 6.2. PROTECT ALL STOCKPILES FROM STORMWATER RUN-ON.
   - 6.3. FOR STOCKPILES IN ACTIVE USE, PROVIDE A STABILIZED DESIGNATED ACCESS POINT ON THE UPGRADIENT SIDE OF THE STOCKPILE.
   - 6.4. SEDIMENTS SHALL BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-THIRD (1/3) OF THE BARRIER HEIGHT.
   - 6.5. INSPECT STOCKPILE SEDIMENT CONTROL SYSTEM IMMEDIATELY AFTER MODIFYING STOCKPILE.
   - 6.6. REPAIR AND/OR REPLACE PERIMETER CONTROLS AND COVERS AS NEEDED, OR, AS DIRECTED BY THE ENGINEER, TO KEEP THEM FUNCTIONING PROPERLY.
7. FOR STOCKPILES INACTIVE FOR MORE THAN 14 DAYS, STABILIZE THE STOCKPILE TO PREVENT SEDIMENT TRANSPORT USING AN EROSION CONTROL SYSTEM, CONSISTING OF TEMPORARY SEEDING AND MULCHING, PLASTIC / GEOTEXTILE COVERING, SOIL BINDERS, OR EROSION CONTROL BLANKETS. USE OF MULCH OR SOIL BINDERS ONLY IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR NO MORE THAN 60 DAYS.
8. IMPLEMENT DUST CONTROL PRACTICES AS APPROPRIATE ON ALL STOCKPILED MATERIAL.

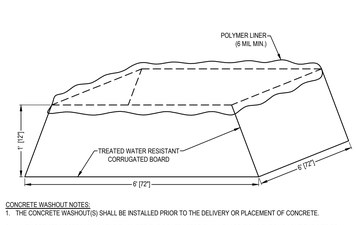
MATERIAL STOCKPILE
N.T.S.



NOTES:
1. CONTRACTOR TO PROVIDE IN-FIELD MEASUREMENTS TO MANUFACTURER AS REQUIRED TO MANUFACTURER.
2. THE FOLLOWING REQUIRES ADDITIONAL REVIEW BY MANUFACTURER
   - GRATES WITH EXTENDED BOTTOMS
   - ANY OBSTRUCTED INLET OPENINGS
3. OR EQUAL AS APPROVED BY ENGINEER OF RECORD.
4. AVAILABLE FOR CIRCULAR, RECTANGULAR, AND WITH OR WITHOUT MAGNETIC FLAP FOR CURB OPENING.

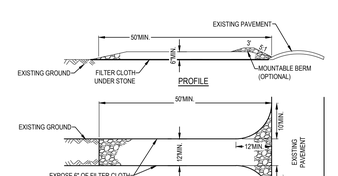
OR APPROVED EQUAL SUCH AS DANDY SACK® WITH OPTIONAL OVERFLOW, ACF SILTSACK WITH OPTIONAL OVERFLOW.

TYPE V EXAMPLE - SACK INLET PROTECTION
N.T.S.



CONCRETE WASHOUT NOTES:
1. THE CONCRETE WASHOUT(S) SHALL BE INSTALLED PRIOR TO THE DELIVERY OR PLACEMENT OF CONCRETE.
2. WHEN DEEMED NECESSARY BY THE ENGINEER THE CONTRACTOR SHALL PLACE SIGNS THROUGHOUT THE SITE TO INDICATE THE LOCATION OF THE CONCRETE WASHOUT(S).
3. THE CONCRETE WASHOUT AREA SHALL BE REPLACED AS NECESSARY AND/OR ADBE TO MAINTAIN CAPACITY FOR LIQUID WASTE.
4. CONCRETE WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED FACILITY.
5. UNDER NO CIRCUMSTANCES ARE DRAINAGE STRUCTURES, OPEN DITCHES, STREETS, OR STREAMS TO BE USED FOR CONCRETE WASHOUT LOCATIONS.
6. LOCATE CONCRETE WASHOUT AT LEAST 50' FROM ALL DRAINAGE FACILITIES, OPEN DITCHES, AND OTHER WATER BODIES.
7. THE CONCRETE WASHOUT SHALL BE USED FOR THE WASHING OF PORTLAND CEMENT CONCRETE RELATED ITEMS (TRANSIT-MIX TRUCKS, TOOLS, MIXERS, ETC.) ONLY.

CONCRETE TRUCK/MIXER WASHOUT AND GROUT WASTE
ITEM 209-06
N.T.S.

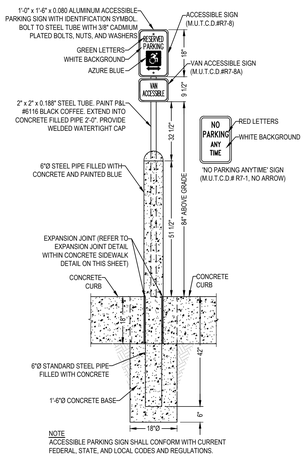


STABILIZED CONSTRUCTION ACCESS NOTES:
1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED. THIS AREA SHALL BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
10. CONTRACTOR TO ENSURE THAT THE TRACKING PREVENTION REMAINS EFFECTIVE DURING ALL CONSTRUCTION PHASES.
11. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERCOURSES.
12. CONTRACTOR TO RELOCATE TRACKING PADS AS NECESSARY.
13. EXPOSE 6" END OF FILTER CLOTH ON BOTH OF THE LONGER SIDES FOR THE ENTIRE LENGTH.

STABILIZED CONSTRUCTION ACCESS
N.T.S.

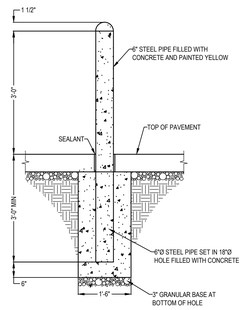
SOIL EROSION & SEDIMENT CONTROL NOTES

1. REFER TO OVERALL SITE PLAN (SHEET C-1) FOR ADDITIONAL NOTES.
2. THE STORMWATER POLLUTION PREVENTION PRACTICES PROPOSED HEREON HAVE BEEN IDENTIFIED AS THE MINIMUM RECOMMENDED PRACTICES. ADDITIONAL STORMWATER MANAGEMENT FACILITIES OR PRACTICES SHALL BE INSTALLED TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND PREVENT THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE. CONTRACTOR TO NOTIFY IN WRITING AND CONSULT WITH THE ENGINEER OF RECORD IF ADDITIONAL MEASURES ARE REQUIRED OR IF THERE IS EVIDENCE INDICATING POTENTIAL OR REALIZED IMPACTS ON WATER QUALITY DUE TO ANY STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
3. NOTHING IN THIS STORMWATER POLLUTION PREVENTION PLAN'S DRAWING OR REPORTS RELIEVES THE CONTRACTOR OR OWNER/OPERATOR FROM OBTAINING ANY OTHER PERMITS REQUIRED BY LAW OR COMPLIANCE WITH TAKING ALL REASONABLE STEPS TO MINIMIZE OR PREVENT ANY DISCHARGE IN VIOLATION OF NYS DEC PERMIT NO. GP-0-20-001 OR WHICH HAS A REASONABLE LIKELIHOOD OF ADVERSELY AFFECTING HUMAN HEALTH OR THE ENVIRONMENT.
4. ALL STORMWATER MANAGEMENT PRACTICES SHALL BE INSPECTED BY THE ENGINEER OF RECORD AS THEY ARE CONSTRUCTED. NOTIFY ENGINEER OF THE START OF CONSTRUCTION AND DURATION A MINIMUM OF 2 WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. WITHOUT PROPER INSPECTION, CONTRACTOR MAY BE REQUIRED TO REMOVE AND REINSTALL STORMWATER MANAGEMENT PRACTICES AT CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL BE FAMILIAR WITH THE NEW YORK STATE STANDARDS AND SPECIFICATION FOR EROSION AND SEDIMENT CONTROL ("BLUE BOOK") DATED NOVEMBER 2016.
6. EROSION CONTROL MEASURES TO PREVENT THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE SHALL, AT A MINIMUM, CONFORM TO THE NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL UNLESS ADDITIONAL MEASURES ARE NOTED OR REQUIRED BY THE ENGINEER OF RECORD.
7. IT SHALL NOT BE A DEFENSE FOR A CONTRACTOR OR AN OWNER/OPERATOR IN AN ENFORCEMENT ACTION THAT IT WOULD HAVE BEEN NECESSARY TO HALT OR REDUCE THE CONSTRUCTION ACTIVITY IN ORDER TO MAINTAIN COMPLIANCE WITH OR IMPLEMENT EROSION AND SEDIMENT CONTROL PRACTICES. SOIL EROSION CONTROL MEASURES SHALL BE

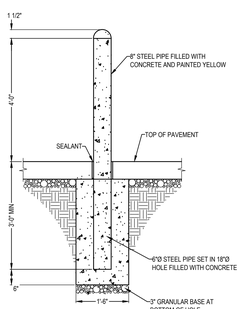


NOTE
ACCESSIBLE PARKING SIGN SHALL CONFORM WITH CURRENT FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS.

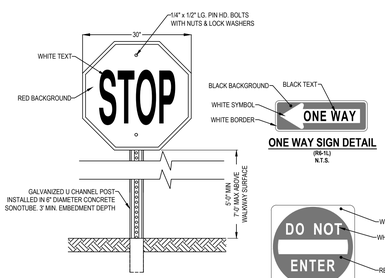
SIGN BOLLARD DETAIL
N.T.S.



TYPICAL BOLLARD DETAIL
N.T.S.

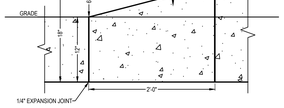


BOLLARD DETAIL(IN TRUCK DOCK AREA)
N.T.S.

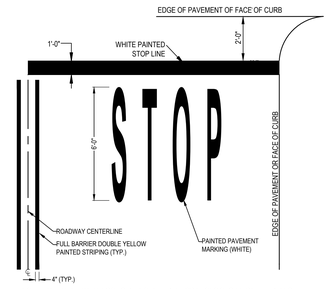


STOP SIGN DETAIL
(MUTCD #R1-1)
N.T.S.

ONE WAY SIGN DETAIL
(R6-1L)
N.T.S.



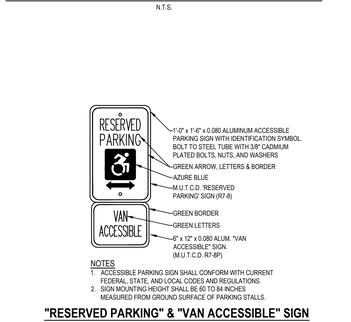
DO NOT ENTER SIGN DETAIL
(NYRS-1)
N.T.S.



NOTE: PAVEMENT MARKINGS TO BE INSTALLED IN LOCATIONS SHOWN ON THE PLANS

ALL PAINT TO BE 2 COATS OF FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY THE MANUFACTURER

ON-SITE STOP BAR & LEGEND
N.T.S.

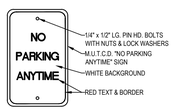


ALL PAINT TO BE 2 COATS OF FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY THE MANUFACTURER

PAINTED ACCESSIBLE & STANDARD STRIPING AREA DETAIL
N.T.S.

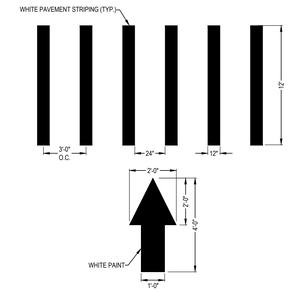
NOTES
1. ACCESSIBLE PARKING SIGN SHALL CONFORM WITH CURRENT FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS.
2. SIGN MOUNTING HEIGHT SHALL BE 60 TO 84 INCHES MEASURED FROM GROUND SURFACE OF PARKING STALLS.

"RESERVED PARKING" & "VAN ACCESSIBLE" SIGN
N.T.S.



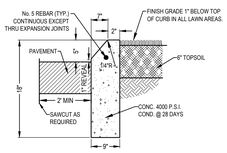
NOTES
1. "NO PARKING ANYTIME" SIGN SHALL CONFORM WITH CURRENT FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS.
2. SIGN MOUNTING HEIGHT SHALL BE 60 TO 84 INCHES MEASURED FROM GROUND SURFACE OF PARKING STALLS.

"NO PARKING ANYTIME" SIGN
(M.U.T.C.D. #R7-1, NO ARROW) (NYR #7-4)
N.T.S.

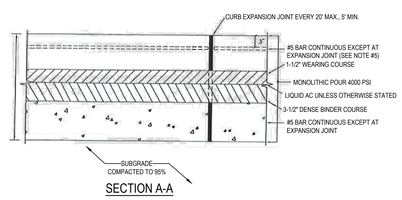


ALL PAINT TO BE 2 COATS OF FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY THE MANUFACTURER

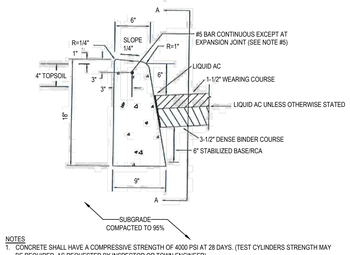
ON-SITE PAINTED MARKINGS DETAIL
N.T.S.



ON-SITE MOUNTABLE CURB DETAIL
N.T.S.

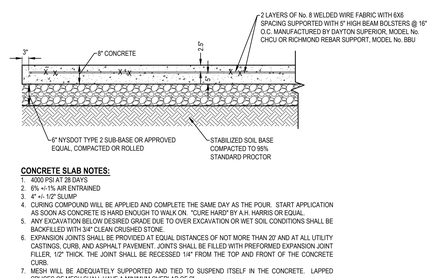


SECTION A-A



NOTES
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. (TEST CYLINDERS STRENGTH MAY BE REQUIRED, AS REQUESTED BY INSPECTOR OR TOWN ENGINEER).
2. CONCRETE SHALL BE A MONOLITHIC POUR, MUST USE FORMS FRONT AND REAR.
3. CONCRETE TO CURE 14 DAYS MIN. BEFORE ROADWAY PAVING CAN BEGIN.
4. EXPANSION JOINTS TO BE 5' MIN., 20' MAX.
5. REBAR IS OPTIONAL, EXCEPT IS REQUIRED IN INDUSTRIAL & COMMERCIAL ROADWAYS.

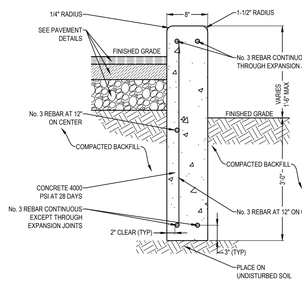
CONCRETE CURB A-1 DETAIL
(TOWN OF BROOKHAVEN DETAIL)
N.T.S.



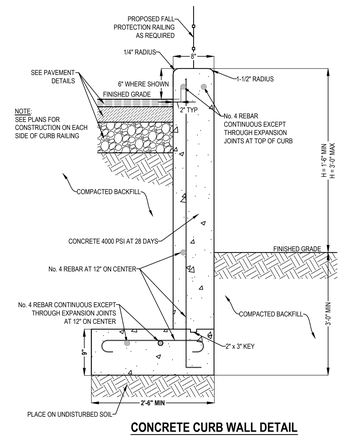
2 LAYERS OF No. 8 WELDED WIRE FABRIC WITH 6X6 SPACING SUPPORTED WITH 5" HIGH BEAM BOLSTERS @ 16" O.C. MANUFACTURED BY DAYTON SUPERIOR, MODEL No. CHCU OR RICHMOND REBAR SUPPORT, MODEL No. BBU

CONCRETE SLAB NOTES:
1. 4000 PSI AT 28 DAYS
2. 6% +/-1% AIR ENTRAINED
3. 4" +/- 1/2" SLUMP
4. CURING COMPOUND WILL BE APPLIED AND COMPLETE THE SAME DAY AS THE POUR. START APPLICATION AS SOON AS CONCRETE IS HARD ENOUGH TO WALK ON. "CURE HARD" BY A.H. HARRIS OR EQUAL
5. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4" CLEAN CRUSHED STONE.
6. EXPANSION JOINTS SHALL BE PROVIDED AT EQUAL DISTANCES OF NOT MORE THAN 20' AND AT ALL UTILITY CASTINGS, CURB, AND ASPHALT PAVEMENT. JOINTS SHALL BE FILLED WITH PREFORMED EXPANSION JOINT FILLER, 1/2" THICK, THE JOINT SHALL BE RECESSED 1/4" FROM THE TOP AND FRONT OF THE CONCRETE CURB.
7. MESH WILL BE ADEQUATELY SUPPORTED AND TIED TO SUSPEND ITSELF IN THE CONCRETE. LAPPED SPLICES OF MESH SHALL HAVE A MINIMUM OVERLAP OF 6".
8. ALL CONCRETE WORK SHALL BE IN CONFORMANCE WITH CHAPTER 19 OF THE 2018 IBC, AS WELL AS ACI 318 AS AMENDED UNDER SECTION 1905 OF THE 2018 IBC.

CONCRETE SLAB AT LOADING DOCK
N.T.S.

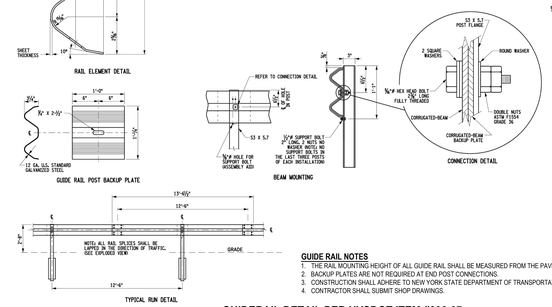


CONCRETE CURB WALL DETAIL FOR GRADE DIFFERENCES OF 6" TO 1'-6" MAX
N.T.S.

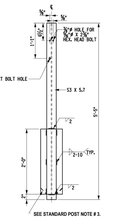


NOTE:
SEE PLANS FOR CONSTRUCTION ON EACH SIDE OF CURB RAILING

CONCRETE CURB WALL DETAIL FOR GRADE DIFFERENCES OF 1'-6" TO 3'-0" MAX
N.T.S.



GUIDERAIL DETAIL PER NYSDOT ITEM #606-07
N.T.S.

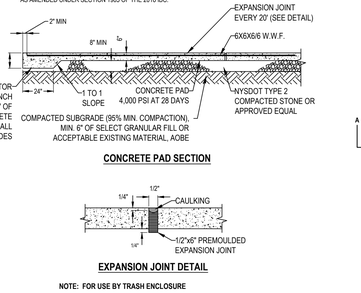


STANDARD POST NOTES:
1. FOR OPTIONAL UNIVERSAL POST SEE BOX BEAM GUIDE RAILING STANDARD SHEETS.
2. SOIL PLATE TO BE WELDED AT TOP AND BOTTOM OF POST PLATE AND IN 3 LOCATIONS ALONG POST.
3. 1/4" x 8" x 24" STEEL PLATE, PLATE TO BE ON THE SIDE OF POST THAT IS AWAY FROM TRAFFIC.

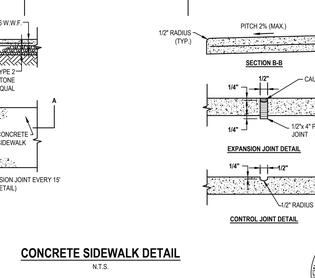
GUIDE RAIL NOTES
1. THE RAIL MOUNTING HEIGHT OF ALL GUIDE RAIL SHALL BE MEASURED FROM THE PAVEMENT SURFACE.
2. BACKUP PLATES ARE NOT REQUIRED AT END POST CONNECTIONS.
3. CONSTRUCTION SHALL ADHERE TO NEW YORK STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS. (ITEM # 606-07)
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS.

CONCRETE CURB WALL DETAIL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS, AND COORDINATE WITH ALL CONTRACT DRAWINGS, PROJECT SHOP DRAWINGS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DESIGN PLANS ARISE, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
2. THE CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES, BUILDINGS, AND UTILITY LINES FROM ALL DAMAGE.
3. JOB SAFETY AND CONSTRUCTION PROCEDURES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION OF ALL EXCAVATION SLOPES, WHERE NECESSARY, SHEETING AND SHORING OF EXCAVATION SHALL BE PROVIDED WITH ALL REQUIRED TIE BACKS AND BRACING. METHODS EMPLOYED IN ALL SHEETING AND SHORING SHALL BE DESIGNED BY THE CONTRACTOR'S PROFESSIONAL ENGINEER LICENSED IN NEW YORK STATE.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING INSPECTIONS ACCORDING TO GOVERNING BUILDING CODES.
6. IF CONDITIONS IN THE FIELD ARE DIFFERENT THAN THOSE INDICATED ON THE CONTRACT DOCUMENTS OR DESIGN CALCULATIONS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
7. NO REVISIONS, ALTERNATES, OR SUBSTITUTIONS TO THE CONTRACT DOCUMENTS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER AND OWNER.
8. STRUCTURAL CONCRETE AND CONCRETING PRACTICES SHALL CONFORM WITH ACI-318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE." DETAILS SHALL BE IN ACCORDANCE WITH ACI-315, "MANUAL OF STANDARD PRACTICE: DETAILS AND DETAILING OF CONCRETE REINFORCEMENT." FORMWORK SHALL CONFORM WITH ACI-347, "GUIDE TO FORMWORK FOR CONCRETE," UNLESS OTHERWISE NOTED ON THE CONTRACT DOCUMENTS.
9. CONCRETE SHALL BE NORMAL WEIGHT STONE AGGREGATE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. ALL DESIGN MIXES SHALL BE PROPORTIONED IN ACCORDANCE TO SECTION 5.3, "PROPORTIONING ON THE BASIS OF FIELD EXPERIENCE AND/OR TRIAL MIXTURES" OF ACI-318.
10. CONCRETE SHALL HAVE A SLUMP NO GREATER THAN 4" TO WITHIN A TOLERANCE OF 1".
11. EXPOSED CONCRETE SHALL BE AIR ENTRAINED, 6% (WITHIN 1% TOLERANCE), CONFORMING TO ASTM C 260.
12. CONCRETE SHALL BE CONSOLIDATED IN PLACE USING AN INTERNAL VIBRATOR.
13. REINFORCING STEEL BARS SHALL BE BILLET STEEL CONFORMING TO ASTM A 615, GRADE 60. ALL REINFORCEMENT SHALL BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS OR STIRRUPS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS. BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES SHALL BE PLASTIC TIPPED. ALL ACCESSORIES SHALL BE GALVANIZED.
14. ALL SPLICES OF REINFORCING BARS NOT INDICATED ARE TO BE LTS AS PER THE REINFORCING SPLICE SCHEDULE OR 40 BAR DIAMETERS. DISCONTINUOUS ENDS OF CONTINUOUS BARS SHALL BE STANDARD HOOKS.
15. CONCRETE FOOTING SHALL CURE FOR A MINIMUM OF 3-DAYS PRIOR TO THE INSTALLATION OF THE HIGH CURBWALL.
16. WALL SHALL NOT BE BACKFILLED UNTIL CONCRETE HAS ATTAINED 28 DAY STRENGTH.
16. EXPANSION JOINT THROUGH THE ENTIRE WALL SHALL BE PROVIDED AT EQUAL DISTANCES OF NOT MORE THAN 90 FT. JOINTS SHALL BE FILLED WITH PREFORMED EXPANSION JOINT FILLER, 1/2" THICK, THE JOINT SHALL BE RECESSED 1/4" FROM THE TOP AND ALL EXPOSED WALL FACES. CAULKING SHALL BE PROVIDED ABOVE EXPANSION JOINT, FLUSH WITH TOP AND ALL EXPOSED WALL FACES.
17. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FALL PROTECTION RAILING IN CURB WALLS FOR REVIEW AND APPROVAL.



STANDARD DUTY PAVEMENT SECTION
(FOR USE ON-SITE)
N.T.S.



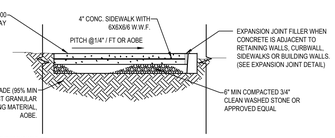
HEAVY DUTY PAVEMENT SECTION
(FOR USE ON-SITE)
N.T.S.

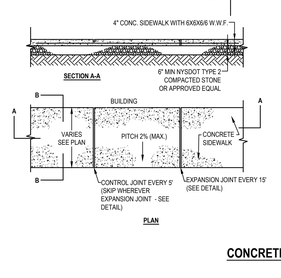
CONCRETE SLAB NOTES:
1. 4000 PSI AT 28 DAYS
2. 6% +/-1% AIR ENTRAINED
3. 4" +/- 1/2" SLUMP
4. CURING COMPOUND WILL BE APPLIED AND COMPLETE THE SAME DAY AS THE POUR. START APPLICATION AS SOON AS CONCRETE IS HARD ENOUGH TO WALK ON. "CURE HARD" BY A.H. HARRIS OR EQUAL
5. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4" CLEAN CRUSHED STONE.
6. EXPANSION JOINTS SHALL BE PROVIDED AT EQUAL DISTANCES OF NOT MORE THAN 20' AND AT ALL UTILITY CASTINGS, CURB, AND ASPHALT PAVEMENT. JOINTS SHALL BE FILLED WITH PREFORMED EXPANSION JOINT FILLER, 1/2" THICK, THE JOINT SHALL BE RECESSED 1/4" FROM THE TOP AND FRONT OF THE CONCRETE CURB.
7. MESH WILL BE ADEQUATELY SUPPORTED AND TIED TO SUSPEND ITSELF IN THE CONCRETE. LAPPED SPLICES OF MESH SHALL HAVE A MINIMUM OVERLAP OF 6".
8. ALL CONCRETE WORK SHALL BE IN CONFORMANCE WITH CHAPTER 19 OF THE 2018 IBC, AS WELL AS ACI 318 AS AMENDED UNDER SECTION 1905 OF THE 2018 IBC.

CONCRETE PAD SECTION

EXPANSION JOINT DETAIL
NOTE: FOR USE BY TRASH ENCLOSURE

CONCRETE PAVEMENT DETAIL
N.T.S.





CONCRETE SIDEWALK DETAIL
N.T.S.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER OF RECORD FOR REVIEW PRIOR TO CONSTRUCTION FOR ANY DETAIL NOT PROVIDED IN THIS PLAN SET.

VICINITY MAP
N.T.S.

NO.	DATE	BY	DESCRIPTION
11	08/04/22	JR	REV. PER SCDHS COMMENTS
10	07/14/22	JR	MISC. REVISIONS
9	07/11/22	JR	UPDATE METES & BOUNDS DESCRIPTIONS
8	06/29/22	DP	REV. TO ADD ELEC. EASEMENTS & MISC. REVS.
7	06/13/22	JR	REV. PER TOWN & SCDHS COMMENTS
6	05/03/22	DP	REV. PER CLIENT COMMENTS
5	04/21/22	JR	REV. PER TOWN COMMENTS
4	01/31/22	JR	REV. PER CLIENT COMMENTS
3	10/26/21	JR	SCDHS SUBMISSION
2	10/20/21	JR	REV. LANDBANKED AREA
1	10/12/21	JR	REV. PER CLIENT COMMENTS

REVISIONS

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(631) 961-0506
www.KeyCivilEngineering.com

PROJECT NAME

PROPOSED WAREHOUSE

NORTH OF NYS ROUTE 495 & WEST OF SILLS ROAD
YAPHANK, NEW YORK 11980
TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK
DIST.: 0200, SECT.: 662, BLOCK: 2, LOT: 5.16
ZONE: L INDUSTRIAL 1 DISTRICT (LIGHT INDUSTRY)

DRAWING TITLE

SITE DETAILS I

DATE:	10/04/2021
SCALE:	AS-SHOWN
PROJECT NUMBER:	21063
DRAWING BY:	JR
CHECKED BY:	DP
APPROVED BY:	JP

SEAL & SIGNATURE:

ALTERATION OR ADDITION TO THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW

NOT VALID UNTIL SEALED

DRAWING No: C-18

DANIEL J. PEVERARO, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #080025

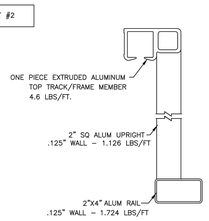
PAGE No: 20 OF 22

Y:\Key Civil\Projects\2021\21063_Wildflower_Silver Corp Park_Yaphank\Drawings\Key Civil\21063_2022.08.04_SPR-11_RPZ-1.dwg

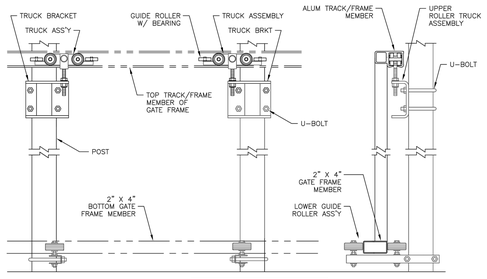
OPENING	LENGTH (L)	TAIL POSTS (T)
I/S POST FACE TO I/S POST FACE	O/S DIM OF GATE LEAF	O/S POST FACE TO O/S POST FACE
6'-0"	10'-6"	4'-0"
7'-0"	11'-6"	4'-0"
8'-0"	12'-6"	4'-0"
9'-0"	13'-6"	4'-0"
10'-0"	14'-6"	4'-0"
11'-0"	16'-0"	4'-6"
12'-0"	17'-6"	5'-0"
13'-0"	19'-0"	5'-6"
14'-0"	20'-6"	6'-0"
15'-0"	21'-6"	6'-0"
16'-0"	23'-0"	6'-6"
17'-0"	24'-6"	7'-0"
18'-0"	26'-0"	7'-6"
19'-0"	27'-6"	8'-0"
20'-0"	28'-6"	8'-0"
21'-0"	30'-0"	8'-6"
22'-0"	31'-6"	9'-0"
23'-0"	33'-0"	9'-6"
24'-0"	34'-6"	10'-0"
25'-0"	35'-6"	10'-0"
26'-0"	37'-0"	10'-6"
27'-0"	38'-6"	11'-0"
28'-0"	40'-0"	11'-6"
29'-0"	41'-6"	12'-0"
30'-0"	42'-6"	12'-0"

SHEET #2

SEE SHEET #1 FOR ELEV & PLAN



SEC A
(6' THRU 30' OPENINGS)



ELEVATION FOUNDATION DESIGN BY OTHERS

NOTE: TRUCK BRACKET AND BOTTOM GUIDE ROLLER ASS'Y CAN ALSO BE BOLTED TO A SOLID GROUTED CMU WALL.

ALUMINUM CANTILEVERED SLIDE GATE SINGLE TRACK DETAIL

(ROUND POSTS W/O BARBED WIRE)

N.T.S.

REFER TO MANUFACTURER FOR INSTALLATION REQUIREMENTS.
MANUFACTURER: MASTER HALCO (OR APPROVED EQUAL)
TEL: 1-800-729-0580
WWW.MASTEHALCO.COM

ALUMINUM CANTILEVERED SLIDE GATE SINGLE TRACK DETAIL

(ROUND POSTS W/O BARBED WIRE)

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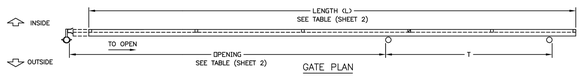
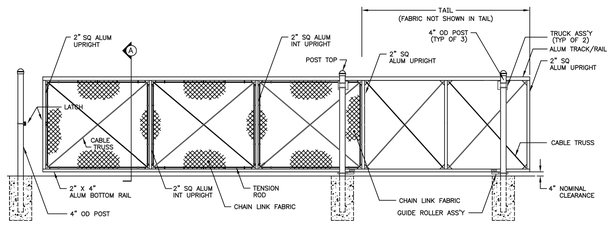


GATE PLAN



FOUNDATION DESIGN BY OTHERS

GATE ELEVATION – (3) BAYS SHOWN
SEE SHEET #2 FOR SECTIONS & DETAILS

NOTE:
GATES MAY BE MANUALLY OR ELECTRICALLY OPERATED.

ALUMINUM CANTILEVERED SLIDE GATE DETAIL

(ROUND POSTS W/O BARBED WIRE)

N.T.S.

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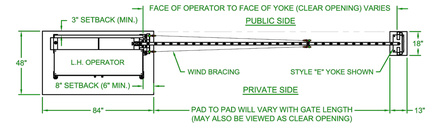
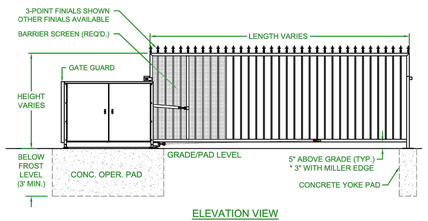
MANUFACTURER: MASTER HALCO (OR APPROVED EQUAL)
TEL: 1-800-729-0580
WWW.MASTEHALCO.COM

LEFTHAND - VERTICAL PIVOT GATE (VPG)



PLAN VIEW

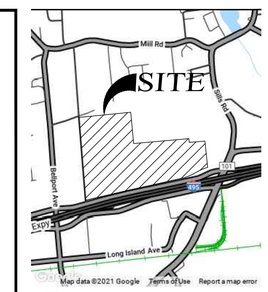


ELEVATION VIEW
VIEWED FROM PRIVATE SIDE

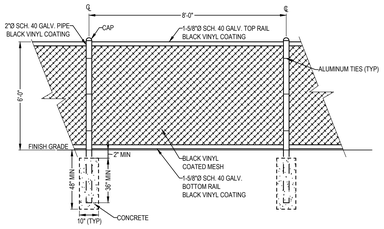
NOTES:
1) ALL OF OUR GATES ARE TYPICALLY DRAWN FROM THE PRIVATE SIDE LOOKING OUT.
2) LENGTH AND HEIGHT VARIES, CONSULT WITH AUTOGATE SALES FOR MORE INFORMATION.
3) SHOWN WITH STANDARD 5' STYLE "E" YOKE. SEE DRAWING #105 FOR YOKE STYLES.
4) CONTOURS AND CURBS WILL REQUIRE CUSTOM DRAWINGS. (CONSULT WITH AUTOGATE).

SECURITY LIFT GATE

BY AUTOGATE (OR APPROVED EQUAL)
N.T.S.

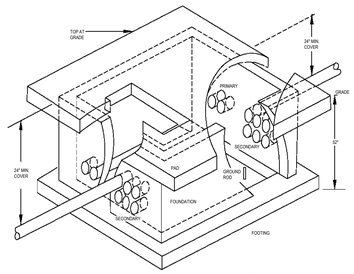


VICINITY MAP
N.T.S.



6'-0" HIGH CHAIN LINK FENCE

N.T.S.



Isometric View of Footing, Foundation and Pad Top

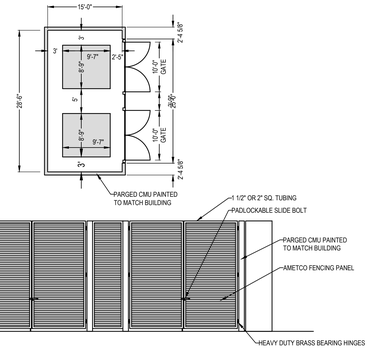
Preparation of sub-grade for footing and foundation.

1. Remove 52" of soil to reach undisturbed earth.
2. Install precast footing and foundation.
3. Install conduits and grout entrances.
4. Install plugs or caps on all unused duct entrances.
5. Backfill outside foundation with clean fill, mechanically compacted every 12". **DO NOT** backfill inside the foundation.
6. Install two (2)-1/2" x 8' copperweld groundrods driven flush with the top of the footing (6 feet apart).

NOTE CONTRACTOR TO COORDINATE WITH PSEG-LI FOR EXACT TRANSFORMER PAD DETAILS & PLACEMENT

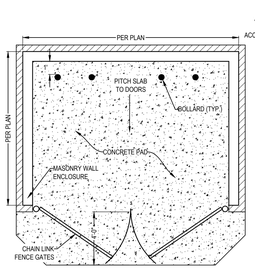
PSEG-LI TRANSFORMER PAD DETAIL

N.T.S.

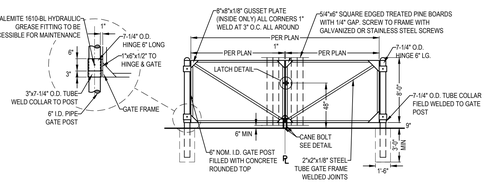


ELECTRIC TRANSFORMER ENCLOSURE

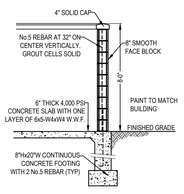
N.T.S.



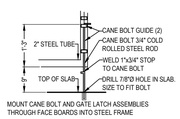
PLAN



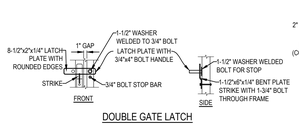
DOUBLE GATE DETAIL



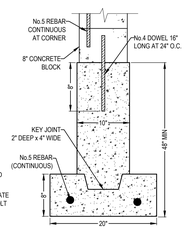
SECTION



CANE BOLT



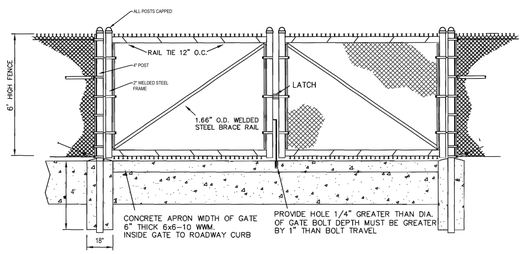
DOUBLE GATE LATCH



FOUNDATION DETAIL

TRASH ENCLOSURE DETAIL

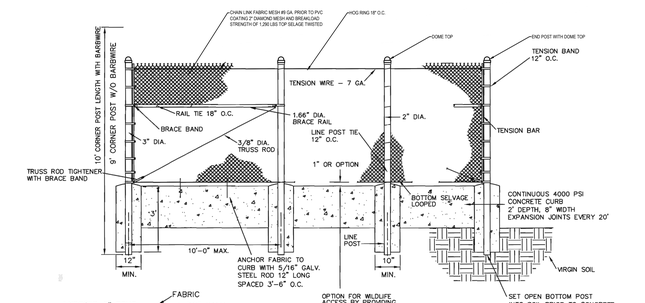
N.T.S.



NOTES:
1. HINGES – STRUCTURALLY CAPABLE OF SUPPORTING GATE AND ALLOW 90 DEGREE OUTWARD PLUS 180 DEGREE INWARD SWING. ONO–LIFT–OFF HINGE DESIGN
2. PROVIDE DROP ROD TO HOLD INACTIVE LEAF. PROVIDE GATE STOP PIPE TO ENGAGE CENTER DROP ROD. PROVIDE LOCKING DEVICE AND PADLOCK EYES AS AN INTEGRAL PART OF LATCH, REQUIRING ONE PADLOCK FOR LOCKING BOTH GATES.
3. STEEL PIPE ASTM F 1083 STANDARD WEIGHT SCHEDULE 40

RECHARGE BASIN GATE TYPE 1

(TOWN OF BROOKHAVEN DETAIL)
N.T.S.



RECHARGE BASIN FENCE TYPE 1

(TOWN OF BROOKHAVEN DETAIL)
N.T.S.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER OF RECORD FOR REVIEW PRIOR TO CONSTRUCTION FOR ANY DETAIL NOT PROVIDED IN THIS PLAN SET.

NO.	DATE	BY	DESCRIPTION
11	08/04/22	JR	REV. PER SCDHS COMMENTS
10	07/14/22	JR	MISC. REVISIONS
9	07/11/22	JR	UPDATE METES & BOUNDS DESCRIPTIONS
8	06/29/22	DP	REV. TO ADD ELEC. EASEMENTS & MISC. REVS.
7	06/13/22	JR	REV. PER TOWN & SCDHS COMMENTS
6	05/03/22	DP	REV. PER CLIENT COMMENTS
5	04/21/22	JR	REV. PER TOWN COMMENTS
4	01/31/22	JR	REV. PER CLIENT COMMENTS
3	10/26/21	JR	SCDHS SUBMISSION
2	10/20/21	JR	REV. LANDBANKED AREA
1	10/12/21	JR	REV. PER CLIENT COMMENTS

REVISIONS

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(631) 961-0506
www.KeyCivilEngineering.com

PROJECT NAME

PROPOSED WAREHOUSE

NORTH OF NYS ROUTE 495 & WEST OF SILLS ROAD
YAPHANK, NEW YORK 11980
TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK
DIST. 0200, SECT.: 662, BLOCK: 2, LOT: 5.16
ZONE: L INDUSTRIAL 1 DISTRICT (LIGHT INDUSTRY)

DRAWING TITLE

SITE DETAILS II

DATE:	10/04/2021
SCALE:	AS-SHOWN
PROJECT NUMBER:	21063
DRAWING BY:	JR
CHECKED BY:	DP
APPROVED BY:	JP

SEAL & SIGNATURE:

ALTERATION OF ADDITION TO THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

NOT VALID UNTIL SEALED

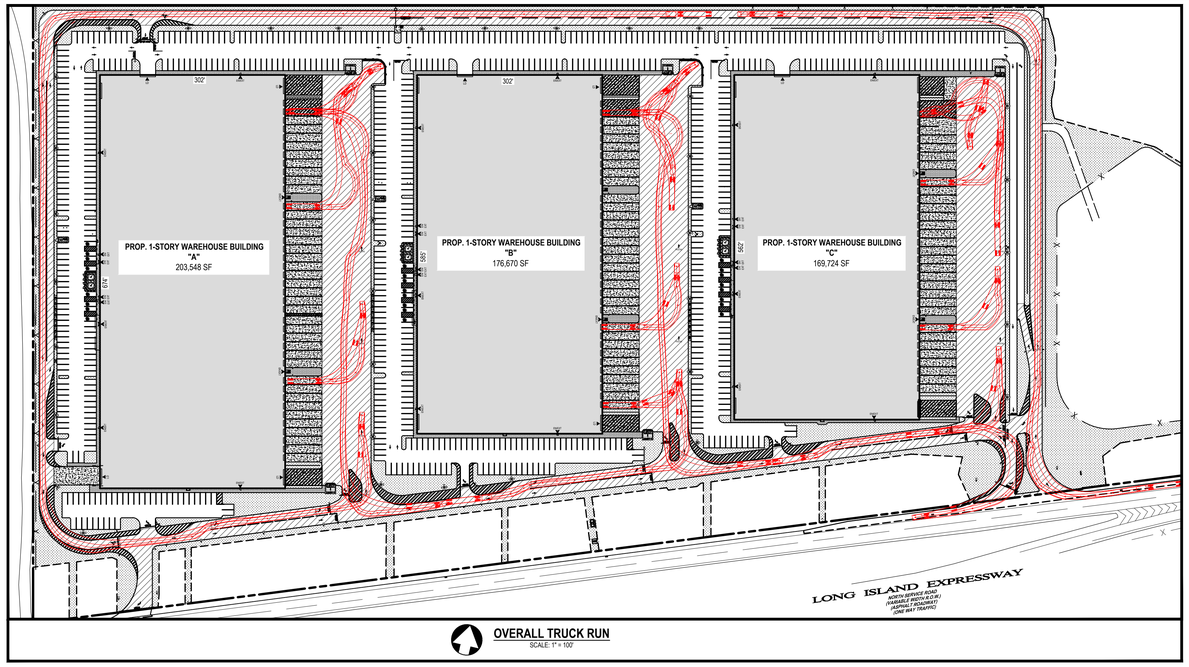
DRAWING No:

C-19

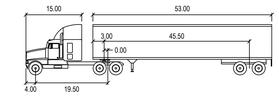
DANIEL J. PEVERARO, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #080025

PAGE No:
21 OF 22

Y:\Key Civil\Projects\2021\21063_Wildflower_Silver Corp Park_Yaphank\Drawings\Key Civil\21063_2022.08.04_SPR-11_RPZ-1.dwg



OVERALL TRUCK RUN
SCALE: 1" = 100'



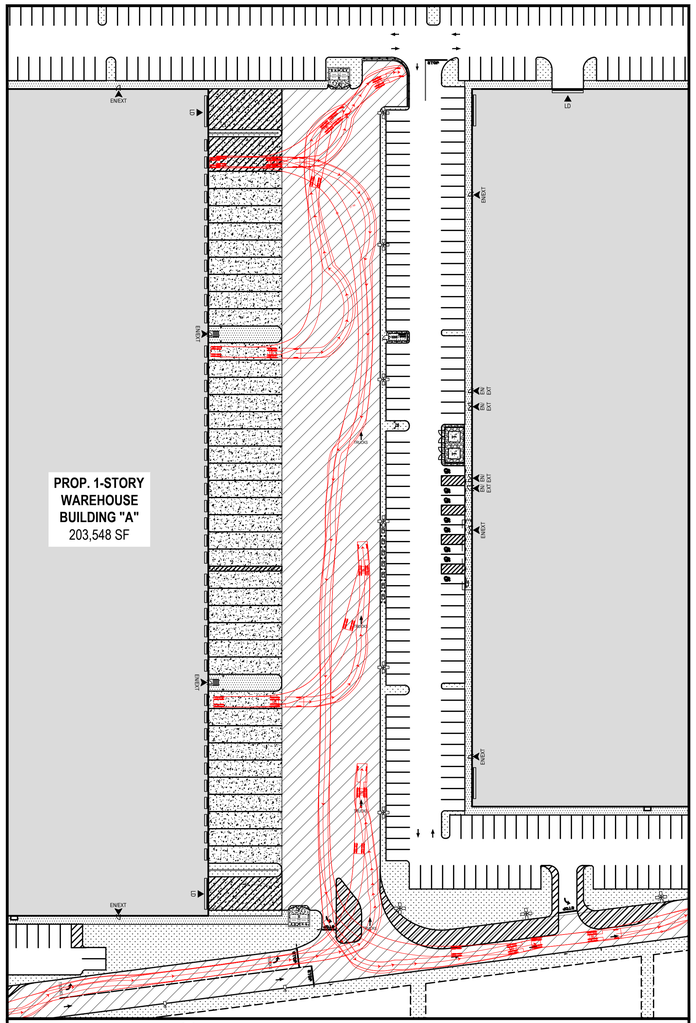
WB-67 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

LEGEND

EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	BUILDING	
	BUILDING DOOR LOCATION	ENEXT
	LOADING DOOR LOCATION	LD
	LANDSCAPE AREA	
	CONCRETE PAVEMENT	
	CONCRETE SIDEWALK	
	HEAVY DUTY ASPHALT PAVEMENT AREA	

VICINITY MAP
N.T.S.


PROP. 1-STORY WAREHOUSE BUILDING "A"
203,548 SF
ENEXT
LD
EXIT
ENTRY
PICKUP
ENTRY
EXIT
EXIT
ENTRY
EXIT
ENTRY
EXIT
ENTRY

PLANS

REFERENCES

THESE PLANS REFERENCE:

LAND TITLE SURVEY SURVEY
PREPARED BY:
CONTROL POINT ASSOCIATES, INC. PC
9 TIMES SQUARE, 200 WEST 41ST STREET, SUITE 1203
NEW YORK, NY 10036
DATED: 06/03/2021

FINAL GEOTECHNICAL REPORT
PREPARED BY:
TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C.
1279 ROUTE 300, 2ND FLOOR
NEWBURGH, NY 12550
DATED: 12/06/2021

VICINITY MAP BACKGROUND DATA
PROVIDED BY MAPS.GOOGLE.COM

OWNER

SILVER CORPORATE PARK, LLC
520 OLD COUNTRY ROAD
HICKSVILLE, NY 11801
516-840-0592

APPLICANT

WF INDUSTRIAL XII LLC
80 8TH AVENUE, SUITE 1602
NEW YORK, NY 10011
310-490-0526

TOWN OF BROOKHAVEN NOTES

1. ALL CONCRETE CURBING, SIDEWALKS, AND DRAINAGE STRUCTURE SHALL CONFORM TO PLANNING BOARD STANDARD DETAIL AND SPECIFICATIONS.
2. TOWN OF BROOKHAVEN ENGINEERING INSPECTOR IN THE DEPARTMENT OF PLANNING, ENVIRONMENT AND LAND MANAGEMENT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ALL CONSTRUCTION AT 631-451-6400 BETWEEN THE HOURS OF 9:00AM- 4:30PM MONDAY THROUGH FRIDAY.
3. PLEASE CONTACT THE DIVISION OF ENGINEERING AT (631)-451-6400 TO SCHEDULE A PRE-CONSTRUCTION MEETING 48 HRS PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION ACTIVITIES.
4. LOCATION AND GRADES FOR CURBS AND WALKS TO BE VERIFIED WITH THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT, SCDPW OR NYSDOT PRIOR TO CONSTRUCTION.
5. 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 DIRECTED BY THE TOWN OF BROOKHAVEN, DIVISION OF TRAFFIC SAFETY.
6. THE CONTRACTORS PERFORMING ANY AND ALL TRAFFIC CONTROL DEVICES LAYOUT AND INSTALLATION WORK SHALL NOTIFY THE TOWN OF BROOKHAVEN DIVISION OF TRAFFIC SAFETY, 48 HOURS IN ADVANCE OF BEGINNING SUCH WORK ALONG A TOWN ROAD.
7. ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC (SUFFOLK COUNTY SPECIFICATIONS) UNLESS OTHERWISE NOTED ON PLAN.
8. STOP LINE SIGHT DISTANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS IN ACCORDANCE WITH AASHTO REQUIREMENTS.
9. NO CLEARING OR OTHER CONSTRUCTION ACTIVITY SHALL COMMENCE UNTIL SUCH TIME A BUILDING PERMIT HAS BEEN ISSUED.

TOWN OF BROOKHAVEN SPECIAL PERMIT REQUIREMENTS

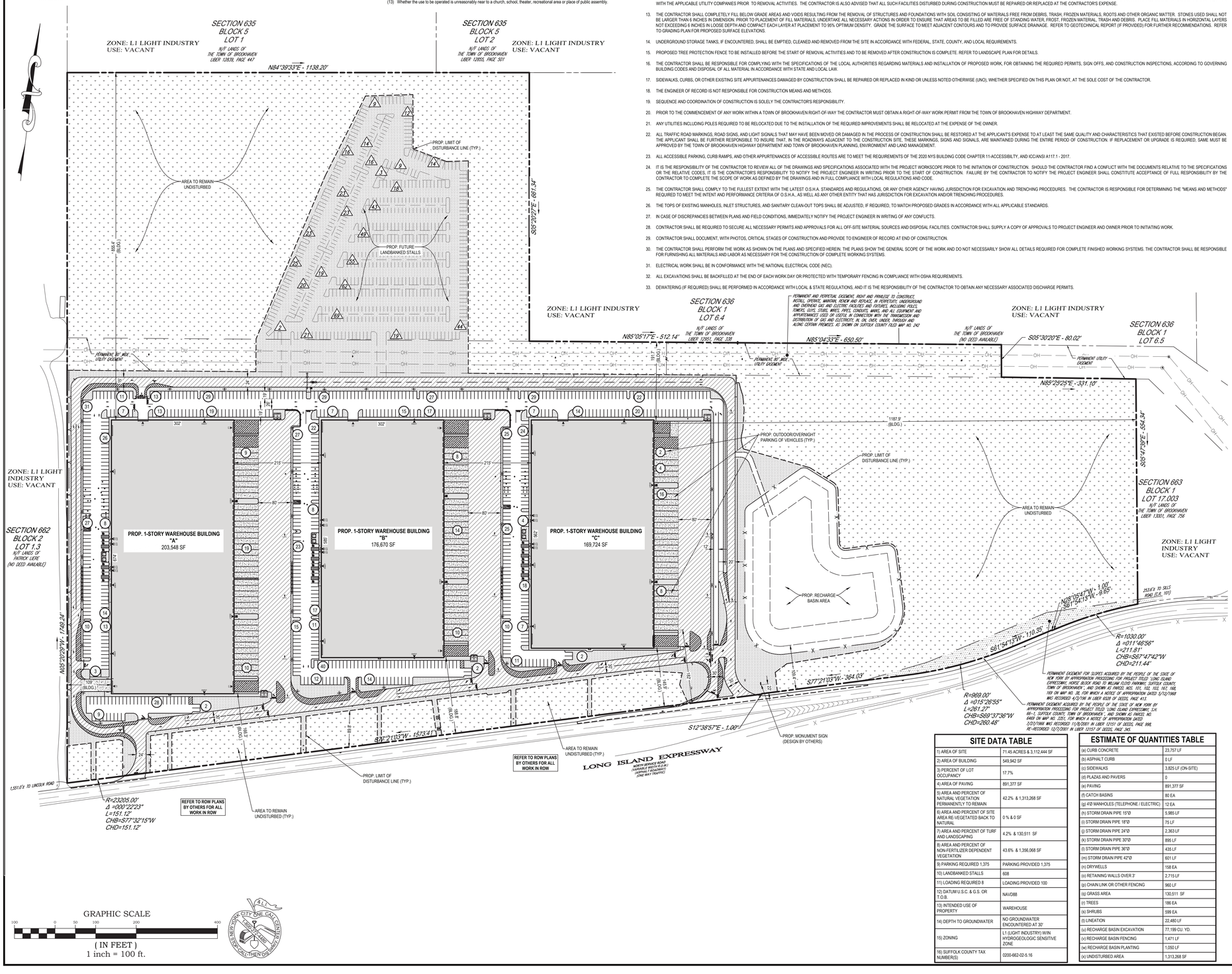
(SPECIAL PERMIT REQUIRED FOR OUTDOOR/OVERNIGHT PARKING)

§ 85-107
Special permits from Planning Board.
A.
As provided by this chapter, special permits from the Planning Board shall be granted only where said Board shall determine:
(1) That the use will not prevent the orderly and reasonable use of adjacent proportion or of properties in the surrounding area or impair the value thereof.
(2) That the use will not prevent the orderly and reasonable use of permitted or legally established uses in the district wherein the proposed use is to be located or of permitted or legally established uses in adjacent districts.
(3) That the safety, health, welfare, comfort, convenience or order of the Town will not be adversely affected by the proposed use and its location.
(4) That the use will be in harmony with and promote the general purposes and intent of this chapter.

B.
In making such determination, the Planning Board shall give consideration, among other things, to:
(1) The character of the existing and probable development of uses in the district and the peculiar suitability of such district for the location of any of such permissive uses.
(2) The conservation of property values and the encouragement of the most appropriate uses of land.
(3) The effect that the location of the proposed use may have upon the creation or undue increase of traffic congestion on public streets, highways or waterways.
(4) The availability of adequate and proper public or private facilities for the treatment, removal or discharge of sewage, refuse or other effluent, whether liquid, solid, gaseous or otherwise, that may be caused or created by or as a result of the use.
(5) Whether the use or materials incidental thereto or produced thereby may give off obnoxious gases, odors, smoke or soot.
(6) Whether the use will cause disturbing emission of electrical discharges, dust, light, vibration or noise.
(7) Whether the operation in pursuance of the use will cause undue interference with the orderly enjoyment by the public of parking or of recreational facilities, if existing or if proposed by the Town or other competent governmental agency.
(8) The necessity for an asphaltic or concrete surfaced area for purposes of off-street parking and loading of vehicles incidental to the use and whether such area is reasonably adequate and appropriate and can be furnished by the owner of the plot sought to be used within or adjacent to the plot wherein the use shall be held.
(9) Whether a hazard to life, limb or property because of fire, flood, erosion or panic may be created by reason or as a result of the use or by the structures to be used therefor or by the inaccessibility of the plot or structures thereon for the convenient entry and operation of fire and other emergency apparatus or by the undue concentration or assemblage of persons upon such plot.
(10) Whether the use or the structures to be used therefor all cause an overcrowding of land or undue concentration of population.
(11) Whether the plot area is sufficient, appropriate and adequate for the use and the reasonable anticipated operation and expansion thereof.
(12) The physical characteristics and topography of the land.
(13) Whether the use to be operated is unreasonably near to a church, school, theater, recreational area or place of public assembly.

GENERAL SITE NOTES

1. UNSUITABLE MATERIAL, CONSTRUCTION DEBRIS, EXCESS SOILS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.
2. THE CONTRACTOR IS RESPONSIBLE TO TAKE EROSION CONTROL MEASURES NECESSARY IN ACCORDANCE WITH NYS STANDARDS AND SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT ROADWAYS AND PROPERTIES.
3. ALL ON-SITE CONCRETE SHALL BE IN CONFORMANCE WITH ACI PROVISIONS. ALL CURBING SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
4. RELOCATION AND/OR REMOVAL OF EXISTING UTILITY POLES, TRAFFIC SIGNS, ETC., SHALL BE COORDINATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING THEIR PRESENCE.
5. WORK WITHIN THE R.O.W. OF LONG ISLAND EXPRESSWAY (NORTH SERVICE ROAD) SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE NEW YORK STATE DOT.
6. 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 DIRECTED BY THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT. ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC NYSDOT SPECIFICATIONS) UNLESS OTHERWISE NOTED ON PLAN.
7. CONTRACTOR SHALL SAWCUT TO THE FULL DEPTH OF EXISTING PAVEMENT WITH A STRAIGHT VERTICAL EDGE FREE FROM IRREGULARITIES WHEREVER NEW PAVEMENT JOINS EXISTING PAVEMENT. CONTRACTOR SHALL DETERMINE EXACT LOCATION AND EXTENT OF THE REQUIRED SAWCUTTING IN ORDER TO PERFORM THE WORK/SCOPE DEPICTED ON THE PLANS. TWO FT MINIMUM FROM CURBS, PADS, WALKS, AND WALLS TO PERMIT PROPER COMPACTION OF THE REPLACED SURFACES.
8. REMOVAL INCLUDES, BUT IS NOT LIMITED TO, CURBING, PAVEMENT, UNSUITABLE MATERIALS, AND UNDERGROUND PIPING. QUESTIONABLE ITEMS ENCOUNTERED (ABOVE AND/OR BELOW GRADE) SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD IMMEDIATELY IN WRITING BEFORE REMOVAL OR DISTURBANCE.
9. THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO EXISTING FOUNDATIONS AND OTHER STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF EXPOSED AND/OR BELOW GRADE FOUNDATIONS/ WALLS/ SIDEWALKS AND PAVEMENT TO REMAIN, AND SHALL PROVIDE A SAFE WORK AREA. ANY DAMAGE OR DISTURBANCE DUE TO SUBJECT WORK/SCOPE SHALL BE REPAIRED TO LIKE-KIND CONDITIONS AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC DURING REMOVAL ACTIVITIES. ANY TRAFFIC CONTROL, ACCESS, AND SAFETY PROVISIONS WITHIN THE R.O.W. AND ACCESS ROUTES (E.G. ACCESSIBLE RAMPS, PEDESTRIAN CROSSWALKS, SIDEWALKS, PAVEMENT STRIPING, ETC.) SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL DETERMINE APPROPRIATENESS OF REMOVAL ACTIVITIES AND PROVIDE TEMPORARY MEASURES FOR THE PROTECTION AND SAFETY OF THE PUBLIC UNTIL PERMANENT COMPONENTS/REPLACEMENTS CAN BE INSTALLED.
11. IF SHORING AT A DEPTH GREATER THAN 5' IS REQUIRED TO ACCOMMODATE CONSTRUCTION ACTIVITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RETAIN A LICENSED PROFESSIONAL ENGINEER TO DESIGN THE REQUIRED SHEETING AND SHORING DETAILS. SHEETING SHALL BE IN CONFORMANCE WITH OSHA REQUIREMENTS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF UTILITIES, PIPING, DRYWELLS, ETC. PRIOR TO THE START OF ANY WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO ENSURE THAT ALL UTILITIES ARE PROPERLY AND COMPLETELY MARKED OUT IN THE FIELD PRIOR TO ANY WORK AT THE SITE. ANY DISCREPANCIES BETWEEN THE FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IN WRITING IMMEDIATELY. THE CONTRACTOR IS ADVISED THAT UTILITY INFORMATION SHOWN ON THE PLAN IS A COMPILATION OF FIELD LOCATIONS, ABOVEGROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND RECORD DRAWINGS AVAILABLE AT THE TIME OF THE SURVEY AND MUST BE CONFIRMED ACCORDINGLY. THE CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTION WITH THE APPLICABLE UTILITY COMPANIES PRIOR TO REMOVAL ACTIVITIES. THE CONTRACTOR IS ALSO ADVISED THAT ALL SUCH FACILITIES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
13. THE CONTRACTOR SHALL COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE REMOVAL OF STRUCTURES AND FOUNDATIONS WITH SOIL CONSISTING OF MATERIALS FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED SHALL NOT BE LARGER THAN 6 INCHES IN DIMENSION. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTIONS IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE. REFER TO GEOTECHNICAL REPORT (IF PROVIDED) FOR FURTHER RECOMMENDATIONS. REFER TO GRADING PLAN FOR PROPOSED SURFACE ELEVATIONS.
14. UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, SHALL BE EMPTIED, CLEANED AND REMOVED FROM THE SITE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, AND LOCAL REQUIREMENTS.
15. PROPOSED TREE PROTECTION FENCE TO BE INSTALLED BEFORE THE START OF REMOVAL ACTIVITIES AND TO BE REMOVED AFTER CONSTRUCTION IS COMPLETE. REFER TO LANDSCAPE PLAN FOR DETAILS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES REGARDING MATERIALS AND INSTALLATION OF PROPOSED WORK, FOR OBTAINING THE REQUIRED PERMITS, SIGN OFFS, AND CONSTRUCTION INSPECTIONS, ACCORDING TO GOVERNING BUILDING CODES AND DISPOSAL OF ALL MATERIAL IN ACCORDANCE WITH STATE AND LOCAL LAW.
17. SIDEWALKS, CURBS, OR OTHER EXISTING SITE APPURTENANCES DAMAGED BY CONSTRUCTION SHALL BE REPAIRED OR REPLACED IN KIND OR UNLESS NOTED OTHERWISE (UNO), WHETHER SPECIFIED ON THIS PLAN OR NOT, AT THE SOLE COST OF THE CONTRACTOR.
18. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS.
19. SEQUENCE AND COORDINATION OF CONSTRUCTION IS SOLELY THE CONTRACTOR'S RESPONSIBILITY.
20. PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN A TOWN OF BROOKHAVEN RIGHT-OF-WAY THE CONTRACTOR MUST OBTAIN A RIGHT-OF-WAY WORK PERMIT FROM THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT.
21. ANY UTILITIES INCLUDING POLES REQUIRED TO BE RELOCATED DUE TO THE INSTALLATION OF THE REQUIRED IMPROVEMENTS SHALL BE RELOCATED AT THE EXPENSE OF THE OWNER.
22. 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 DURING THE ENTIRE PERIOD OF CONSTRUCTION. IF REPLACEMENT OR UPGRADE IS REQUIRED, SAME MUST BE APPROVED BY THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT AND TOWN OF BROOKHAVEN PLANNING, ENVIRONMENT AND LAND MANAGEMENT.
23. ALL ACCESSIBLE PARKING, CURB RAMPS, AND OTHER APPURTENANCES OF ACCESSIBLE ROUTES ARE TO MEET THE REQUIREMENTS OF THE 2020 NYS BUILDING CODE CHAPTER 11-ACCESSIBILTY, AND ICC/ANSI A117.1 - 2017.
24. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK/SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODE.
25. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST O.S.H.A. STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF O.S.H.A., AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
26. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEAN-OUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
27. IN CASE OF DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS, IMMEDIATELY NOTIFY THE PROJECT ENGINEER IN WRITING OF ANY CONFLICTS.
28. CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO PROJECT ENGINEER AND OWNER PRIOR TO INITIATING WORK.
29. CONTRACTOR SHALL DOCUMENT, WITH PHOTOS, CRITICAL STAGES OF CONSTRUCTION AND PROVIDE TO ENGINEER OF RECORD AT END OF CONSTRUCTION.
30. THE CONTRACTOR SHALL PERFORM THE WORK AS SHOWN ON THE PLANS AND SPECIFIED HEREIN. THE PLANS SHOW THE GENERAL SCOPE OF THE WORK AND DO NOT NECESSARILY SHOW ALL DETAILS REQUIRED FOR COMPLETE FINISHED WORKING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS AND LABOR AS NECESSARY FOR THE CONSTRUCTION OF COMPLETE WORKING SYSTEMS.
31. ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
32. ALL EXCAVATIONS SHALL BE BACKFILLED AT THE END OF EACH WORK DAY OR PROTECTED WITH TEMPORARY FENCING IN COMPLIANCE WITH OSHA REQUIREMENTS.
33. DEWATERING (IF REQUIRED) SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL & STATE REGULATIONS, AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY NECESSARY ASSOCIATED DISCHARGE PERMITS.



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

811 DIG SAFELY. NEW YORK ONE CALL CENTER, INC. 1-800-962-7962 IT'S THE LAW

SITE DATA TABLE

1) AREA OF SITE	71.45 ACRES & 3,112,444 SF
2) AREA OF BUILDING	549,942 SF
3) PERCENT OF LOT OCCUPANCY	17.7%
4) AREA OF PAVING	891,377 SF
5) AREA AND PERCENT OF NATURAL VEGETATION PERMANENTLY TO REMAIN	42.2% & 1,313,268 SF
6) AREA AND PERCENT OF SITE AREA RE-VEGETATED BACK TO NATURAL	0 % & 0 SF
7) AREA AND PERCENT OF TURF AND LANDSCAPING	4.2% & 130,511 SF
8) AREA AND PERCENT OF NON-FERTILIZER DEPENDENT VEGETATION	43.6% & 1,356,068 SF
9) PARKING REQUIRED 1,375	PARKING PROVIDED 1,375
10) LANDBANKED STALLS	608
11) LOADING REQUIRED 8	LOADING PROVIDED 100
12) DATUM U.S.C. & G.S. OR T.O.B.	NAVD88
13) INTENDED USE OF PROPERTY	WAREHOUSE
14) DEPTH TO GROUNDWATER	NO GROUNDWATER ENCOUNTERED AT 30'
15) ZONING	L1 (LIGHT INDUSTRY) W/IN HYDROGEOLOGIC SENSITIVE ZONE
16) SUFFOLK COUNTY TAX NUMBER(S)	0200-662-02-5.16

ESTIMATE OF QUANTITIES TABLE

(a) CURB CONCRETE	23,757 LF
(b) ASPHALT CURB	0 LF
(c) SIDEWALKS	3,825 LF (ON-SITE)
(d) PLAZAS AND PAVERS	0
(e) PAVING	891,377 SF
(f) CATCH BASINS	80 EA
(g) 4'Ø MANHOLES (TELEPHONE / ELECTRIC)	12 EA
(h) STORM DRAIN PIPE 15"Ø	5,985 LF
(i) STORM DRAIN PIPE 18"Ø	75 LF
(j) STORM DRAIN PIPE 24"Ø	2,363 LF
(k) STORM DRAIN PIPE 30"Ø	895 LF
(l) STORM DRAIN PIPE 36"Ø	435 LF
(m) STORM DRAIN PIPE 42"Ø	601 LF
(n) DRYWELLS	158 EA
(o) RETAINING WALLS OVER 3'	2,715 LF
(p) CHAIN LINK OR OTHER FENCING	960 LF
(q) GRASS AREA	130,511 SF
(r) TREES	186 EA
(s) SHRUBS	599 EA
(t) LINEATION	22,480 LF
(u) RECHARGE BASIN EXCAVATION	77,199 CU. YD.
(v) RECHARGE BASIN FENCING	1,471 LF
(w) RECHARGE BASIN PLANTING	1,050 LF
(x) UNDISTURBED AREA	1,313,268 SF

BULK ZONING TABLE

ZONING DISTRICT: L INDUSTRIAL 1 DISTRICT (LIGHT INDUSTRY) W/IN HYDROGEOLOGIC SENSITIVE ZONE
USE: WAREHOUSE FACILITY
OUTDOOR/OVERNIGHT PARKING OF REGISTERED VEHICLES (PERMITTED ACCESSORY USE BY PLANNING BOARD SPECIAL PERMIT)

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
MINIMUM LOT AREA	85-567.A.3	WITHIN A DESIGNATED HYDROGEOLOGIC SENSITIVE ZONE SHALL BE 120,000 SF	3,112,444 SF (71.45 AC)
MINIMUM ROAD FRONTAGE	85-567.B.3	WITHIN A DESIGNATED HYDROGEOLOGIC SENSITIVE ZONE SHALL BE 200'	2,681'
MINIMUM FRONT YARD SETBACK	85-567 C. (2)	100' FOR PARCELS FIVE ACRES OR MORE	145.9'
MINIMUM SIDE YARD SETBACK	85-567 D. (3)	50' FOR PARCELS FIVE ACRES OR MORE	109'
MINIMUM REAR YARD	85-567 E. (1)	50'	191.7'
MAXIMUM PERMITTED FLOOR AREA RATIO	85-567 F. (2)	WITHIN A DESIGNATED HYDROGEOLOGIC SENSITIVE ZONE SHALL BE 30%.	549,942 SF / 3,112,444 SF 17.7%
MAXIMUM PERMITTED HEIGHT	85-567 G. (1)	50' OR 3 STORIES	44'-8" (1 STORY)
MINIMUM NATURAL AREA/LANDSCAPING REQUIREMENTS	85-843.A.1	~~A MINIMUM OF 20% OF A COMMERCIAL SITE SHALL BE MAINTAINED AS LANDSCAPED OR NATURAL AREA IN ACCORDANCE WITH TOWN STANDARDS AND GUIDELINES~~	SUPERCEDED BY 85-843-A.6(a)
	85-843.A.2	**A MINIMUM OF 50% OF ALL REQUIRED LANDSCAPED OR NATURAL AREA SHALL BE LOCATED WITHIN THE FRONT YARD. (468,866 SF REQUIRED)**	**309,188 SF IN FRONT YARD 309,188 SF / 933,733 SF = 33.1% [v]**
	85-843.A.3	STREET TREES WITH A MINIMUM CALIPER OF FOUR INCHES SHALL BE PLANTED AND/OR MAINTAINED ADJACENT TO ALL ROAD FRONTAGES IN ACCORDANCE WITH TOWN STANDARDS IN AN AMOUNT EQUAL TO 30 FEET ON CENTER.	COMPLIES
	85-843.A.4	~~MINIMUM NATURAL AREA LANDSCAPING ALONG STREET FRONTAGE: A MINIMUM OF 15 FEET OF LANDSCAPED OR NATURAL AREA SHALL BE MAINTAINED ALONG ALL STREET FRONTAGES.~~	SUPERCEDED BY 85-843-A.6(c)
	85-843.A.6 (a)	A MINIMUM LANDSCAPED OR NATURAL AREA OF 30% SHALL BE MAINTAINED IN CONNECTION WITH AN INDUSTRIAL USE OCCUPYING A SITE OF FIVE ACRES OR MORE. (933,733 SF REQUIRED)	1,486,579 SF OF NATURAL AREA & LANDSCAPING (1,486,579 SF / 3,112,444 SF) = 47.8%
	85-843.A.6 (c)	~~A MINIMUM OF 20% OF A COMMERCIAL SITE SHALL BE MAINTAINED AS LANDSCAPED OR NATURAL AREA IN ACCORDANCE WITH TOWN STANDARDS AND GUIDELINES~~	SUPERCEDED BY 85-844
	85-843.A.7	ALL PARKING AREAS SHALL BE SCREENED FROM VIEW WITH A HEDGE, BERM AND/OR DECORATIVE WALL OR FENCE IN ACCORDANCE WITH TOWN STANDARDS.	COMPLIES
	85-843.A.8 (a)	PARKING AREAS OF 50 SPACES OR MORE SHALL CONTAIN 400 SQUARE FEET OF LANDSCAPING FOR EACH 25 SPACES. LARGE PARKING AREAS SHALL BE DIVIDED INTO SMALLER PARKING FIELDS OF 50 CARS WITH LANDSCAPE STRIPS, PENINSULAS OR GRADE SEPARATIONS TO REDUCE THE VISUAL IMPACT OF LARGE EXPANSES OF PAVING, TO DIRECT VEHICULAR TRAFFIC THROUGH THE PARKING LOT AND TO PROVIDE A LOCATION FOR PEDESTRIAN WALKS.	COMPLIES
	85-843.A.8 (b)	LANDSCAPE STRIPS BETWEEN PARALLEL PARKING ROWS SHALL BE A MINIMUM OF 10 FEET IN WIDTH. WHEN INCORPORATING PEDESTRIAN WALKWAYS, SUCH STRIPS SHALL BE A MINIMUM OF 20 FEET IN WIDTH. LANDSCAPE AISLES AND STRIPS SHALL INCLUDE TREES WITH A MINIMUM CALIPER OF FOUR INCHES AT A MINIMUM OF ONE TREE FOR EVERY 30 FEET, IN ADDITION TO OTHER PARKING LOT LANDSCAPE REQUIREMENTS.	COMPLIES
	85-843.A.9	ALL LANDSCAPED, BUFFER AND NATURAL AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH TOWN STANDARDS.	COMPLIES
	85-843.A.9 (e)	PARKING LOT TREES LOCATED IN LANDSCAPE STRIPS SHALL BE LOCATED TO AVOID CONFLICT WITH OVERHANGING VEHICLES BY ALIGNING WITH THE LINES BETWEEN SPACES.	COMPLIES
	85-843.A.10	ALL LANDSCAPED, BUFFER AND NATURAL AREAS SHALL BE IRRIGATED, IRRIGATION SHALL UTILIZE WATER-CONSERVING METHODS.	COMPLIES
	85-843.A.11	REQUIRED LANDSCAPING SHALL UTILIZE DROUGHT-TOLERANT NATIVE AND ADAPTED SPECIES AND/OR WATER-CONSERVING PLANTS AND METHODS, TO REDUCE IRRIGATION DEMANDS.	COMPLIES
ROADWAY SETBACK & BUFFER	85-844	100 FOOT SETBACK AND BUFFER TO INTERSTATE 495 AND SERVICE ROAD	100'

OUTDOOR/OVERNIGHT PARKING OF REGISTERED VEHICLES SPECIAL PERMIT REQUIREMENTS

| ITEM | SECTION | PERMITTED/REQUIRED | PROPOS

EXISTING CONDITIONS SLOPE ANALYSIS (OVERALL SITE)					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA (SF)	AREA (ACRES)	COLOR
1	0.00%	10.00%	2,443,225	56.09	
2	10.00%	15.00%	306,334	7.03	
3	15.00%	100.00%	362,885	8.33	

EXISTING CONDITIONS SLOPE ANALYSIS (WITHIN PROPOSED DISTURBED AREA)					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA (SF)	AREA (ACRES)	COLOR
1	0.00%	10.00%	1,756,347	40.32	
2	10.00%	15.00%	33,981	0.78	
3	15.00%	100.00%	8,848	0.20	

PREVIOUSLY APPROVED DISTURBED AREA CONDITIONS SLOPE ANALYSIS					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA (SF)	AREA (ACRES)	COLOR
1	0.00%	10.00%	1,666,482	38.26	
2	10.00%	15.00%	49,201	1.13	
3	15.00%	100.00%	14,153	0.33	

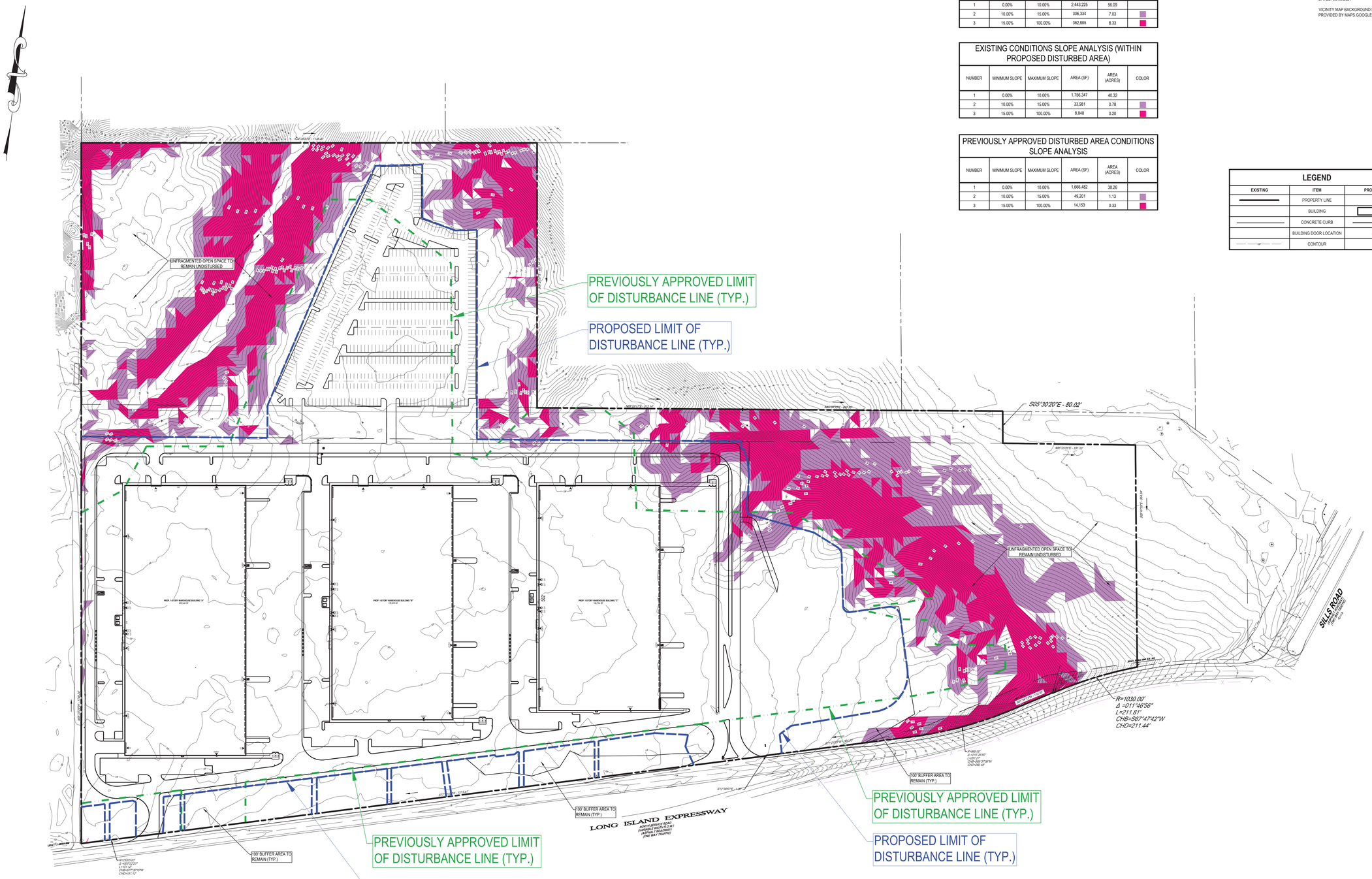
REFERENCES

THIS PLAN REFERENCES:

LAND TITLE SURVEY SURVEY
PREPARED BY:
CONTROL POINT ASSOCIATES, INC. PC
9 TIMES SQUARE, 200 WEST 41ST STREET, SUITE 1203
NEW YORK, NY 10036
DATED: 09/03/2021

VICINITY MAP BACKGROUND DATA
PROVIDED BY MAPS.GOOGLE.COM

LEGEND		
EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	BUILDING	
	CONCRETE CURB	
	BUILDING DOOR LOCATION	
	CONTOUR	



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

811 KNOW WHAT'S BELOW CALL BEFORE YOU DIG 1-800-272-4480 NEW YORK CITY ONE CALL CENTER STOP! - THINK! - DIG WITH CARE

VICINITY MAP
N.T.S.

REVISIONS			
NO.	DATE	BY	DESCRIPTION
6	05/03/22	DP	MISC. REVISIONS
5	4/15/22	JR	REV. PER TOWN COMMENTS
4	3/29/22	DP	MISC. REVISIONS
3	2/18/22	DP	REV. TO SLOPE COLORS
2	01/14/22	JR	MISCELLANEOUS REVS.
1	10/08/21	JR	REV. PREVIOUSLY APPROVED LIMIT OF DISTURBANCE LINE

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(631) 961-0506
www.KeyCivilEngineering.com

PROJECT NAME

PROPOSED WAREHOUSE

NORTH OF NYS ROUTE 495 & WEST OF SILLS ROAD
YAPHANK, NEW YORK 11980
TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK
DIST.:0200, SECT.: 662, BLOCK: 2, LOT: 5.16
ZONE: L INDUSTRIAL 1

DRAWING TITLE

EXISTING SLOPE ANALYSIS PLAN

DATE:	09/16/2021
SCALE:	1" = 100'
PROJECT NUMBER:	21063
DRAWING BY:	JR
CHECKED BY:	DP
APPROVED BY:	JP

SEAL & SIGNATURE:

STATE OF NEW YORK · DANIEL J. PEVERARO · 089025 · LICENSED PROFESSIONAL ENGINEER

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DRAWING No:

ESAP-1

DANIEL J. PEVERARO, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #089025

PAGE No: 1 OF 1

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