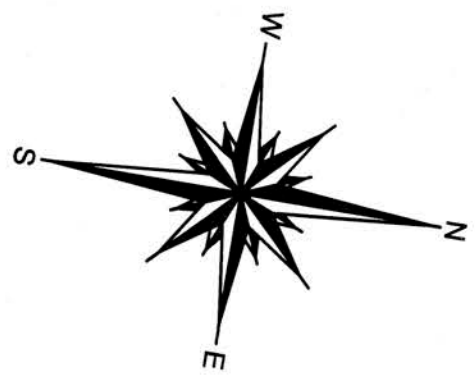




LAND NOW OR FORMERLY OF JEFF
MELISSA ROCHER
SCIT# 0200-344-00-00-017.000
ZONE: R1

LAND NOW OR FORMERLY OF
KENETH BELZER
SCIT# 0200-344-00-00-018.000
ZONE: R1

PATRICIA COURT (50') (CONSTRUCTED)

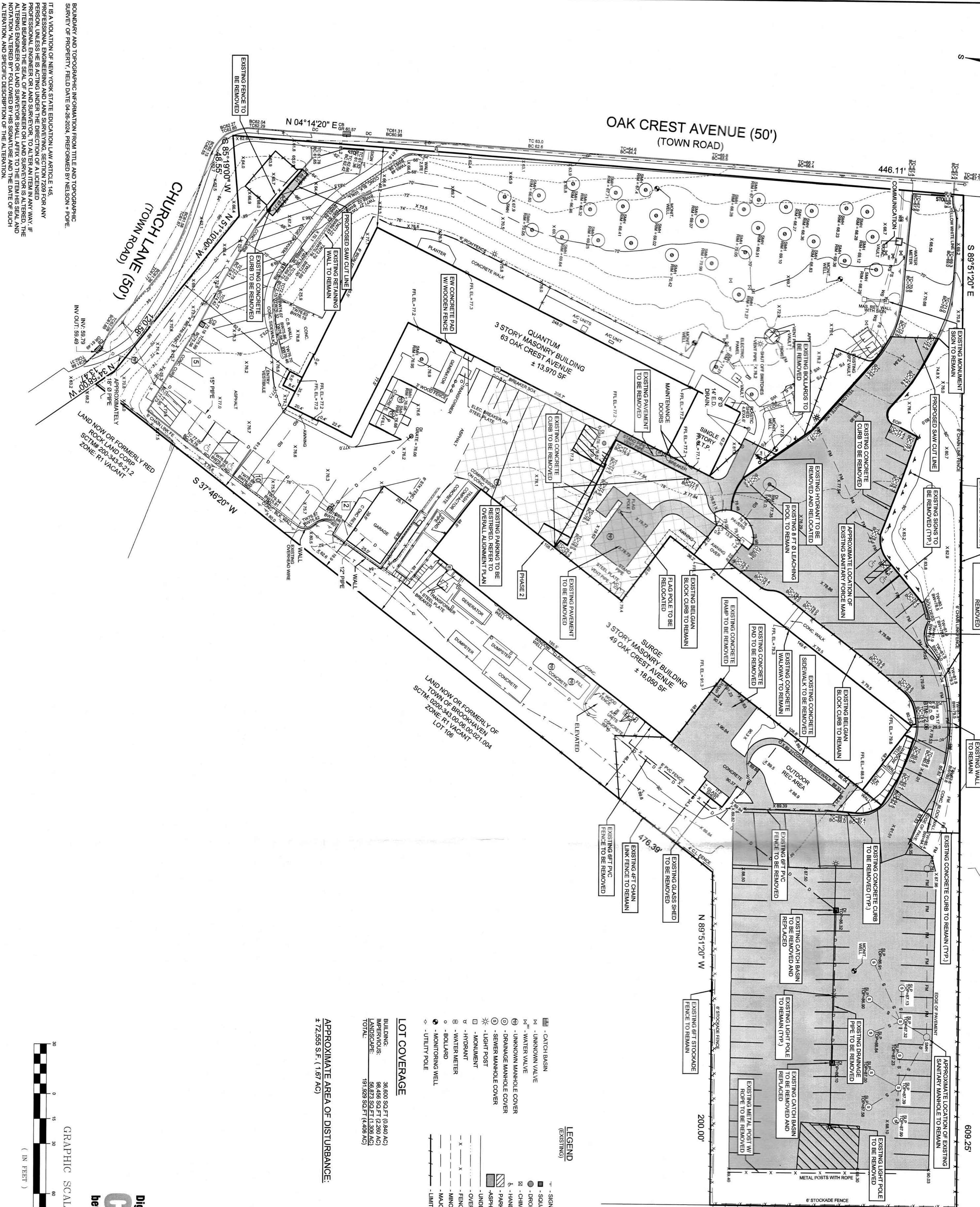
LAND NOW OR FORMERLY OF
LINDSAY SEPPALA
SCIT# 0200-344-00-00-025.000
ZONE: R1

LAND NOW OR FORMERLY BARBARA JOHNSON
& FRANK URBAN
SCIT# 0200-344-00-00-011.000
ZONE: R1

LAND NOW OR FORMERLY OF TOWN
OF BROOKHAVEN
SCIT# 0200-344-00-01-013.008
ZONE: RESIDENTIAL VACANT LAND

OAK CREST AVENUE (50')
(TOWN ROAD)

CHURCH LANE (50')
(TOWN ROAD)



LOT COVERAGE	
BUILDING	36,600 SQ. FT. (8,400 AC)
IMPROVEMENTS	96,466 SQ. FT. (2,209 AC)
LANDSCAPE	56,873 SQ. FT. (1,298 AC)
TOTAL	181,939 SQ. FT. (4,108 AC)

APPROXIMATE AREA OF DISTURBANCE:
± 72,655 SF. (1.67 AC)

- LEGEND**
(EXISTING)
- SIGN
 - SQUARE DROP INLET
 - DRAIN INLET
 - WATER VALVE
 - UNKNOWN MANHOLE COVER
 - DRAINAGE MANHOLE COVER
 - SEWER MANHOLE COVER
 - LIGHT POST
 - MONUMENT
 - HYDRANT
 - WATER METER
 - BOLLARD
 - MONITORING WELL
 - UTILITY POLE
 - UNDERGROUND TELECOM LINE
 - ASPHALT / CONCRETE PAVEMENT TO BE REMOVED
 - FENCE
 - MINOR CONTOURS
 - MAJOR CONTOURS
 - LIMIT OF DISTURBANCE

- LEGEND**
(PROPOSED)
- PHASE 2

- EXISTING CONDITIONS / DEMOLITION NOTES:**
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF EXISTING UTILITIES QUALITY LEVEL (QUL) AS SHOWN THE RECORD SURVEY ARE NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
 2. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY COMPANIES (CALL 811) FOR A UTILITY LOCATIONS SURVEY PRIOR TO ANY CONSTRUCTION ACTIVITIES AND REPAIRS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE ON-SITE AND OFF-SITE LOCATION OF EXISTING UNDERGROUND UTILITIES, LIGHTING FACILITIES, TRAFFIC CONTROL, FACILITIES, DRAINAGE, SANITARY FACILITIES, AND OTHER EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION.
 4. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR UTILITY DISCONNECTS.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL OF ALL EXISTING ABOVE GRADE AND UNDERGROUND IMPROVEMENTS AND UTILITIES, AND TO CLEAR AND GRUB EXISTING VEGETATION WITHIN THE DESIGNATED CLEARING LIMITS OR WITHIN THE LIMITS OF CONSTRUCTION. TREE STUMPS AND OTHER UNSUITABLE MATERIAL RESULTING FROM THE SITE GRADING AND EXISTING STRUCTURAL DEMOLITION SHALL BE REMOVED OR AT AN APPROVED DISPOSAL LOCATION. NO UNSUITABLE MATERIALS SHALL BE PERMITTED TO BE BURIED ON SITE.
 6. NO EXISTING OF THE SITES IS TO BE PLACED WITHOUT THE CLEARING LIMITS BEING MARKED IN THE RECORD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL EXISTING ABOVE GRADE AND UNDERGROUND IMPROVEMENTS AND UTILITIES, AND TO CLEAR AND GRUB EXISTING VEGETATION WITHIN THE DESIGNATED CLEARING LIMITS OR WITHIN THE LIMITS OF CONSTRUCTION. TREE STUMPS AND OTHER UNSUITABLE MATERIAL RESULTING FROM THE SITE GRADING AND EXISTING STRUCTURAL DEMOLITION SHALL BE REMOVED OR AT AN APPROVED DISPOSAL LOCATION. NO UNSUITABLE MATERIALS SHALL BE PERMITTED TO BE BURIED ON SITE.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL OF ALL EXISTING ABOVE GRADE AND UNDERGROUND IMPROVEMENTS AND UTILITIES, AND TO CLEAR AND GRUB EXISTING VEGETATION WITHIN THE DESIGNATED CLEARING LIMITS OR WITHIN THE LIMITS OF CONSTRUCTION. TREE STUMPS AND OTHER UNSUITABLE MATERIAL RESULTING FROM THE SITE GRADING AND EXISTING STRUCTURAL DEMOLITION SHALL BE REMOVED OR AT AN APPROVED DISPOSAL LOCATION. NO UNSUITABLE MATERIALS SHALL BE PERMITTED TO BE BURIED ON SITE.
 8. THE CONTRACTOR SHALL INSTALL APPROPRIATE SEGMENT AND EROSION CONTROL AND SITE SEEDMENT AND EROSION CONTROL TO PREVENT THE EROSION OF SOILS. THE CONTRACTOR SHALL NOT LIMITED TO UTILITIES, DRAINAGE, AND SANITARY FACILITIES, CURB, PAVEMENT, WALKS, WALLS, STRUCTURES AND LANDSCAPED AREAS NOT DESIGNATED TO BE REMOVED.
 9. THE CONTRACTOR SHALL PROVIDE EXTERMINATION OF PROPERTY PRIOR TO THE DEMOLITION OF THE EXISTING STRUCTURES TO PREVENT THE EROSION OF SOILS. THE CONTRACTOR SHALL NOT LIMITED TO UTILITIES, DRAINAGE, AND SANITARY FACILITIES, CURB, PAVEMENT, WALKS, WALLS, STRUCTURES AND LANDSCAPED AREAS NOT DESIGNATED TO BE REMOVED.
 10. THE CONTRACTOR SHALL PROVIDE EXTERMINATION OF PROPERTY PRIOR TO THE DEMOLITION OF THE EXISTING STRUCTURES TO PREVENT THE EROSION OF SOILS. THE CONTRACTOR SHALL NOT LIMITED TO UTILITIES, DRAINAGE, AND SANITARY FACILITIES, CURB, PAVEMENT, WALKS, WALLS, STRUCTURES AND LANDSCAPED AREAS NOT DESIGNATED TO BE REMOVED.
 11. THE CONTRACTOR SHALL PROVIDE EXTERMINATION OF PROPERTY PRIOR TO THE DEMOLITION OF THE EXISTING STRUCTURES TO PREVENT THE EROSION OF SOILS. THE CONTRACTOR SHALL NOT LIMITED TO UTILITIES, DRAINAGE, AND SANITARY FACILITIES, CURB, PAVEMENT, WALKS, WALLS, STRUCTURES AND LANDSCAPED AREAS NOT DESIGNATED TO BE REMOVED.
 12. THE CONTRACTOR SHALL PROVIDE EXTERMINATION OF PROPERTY PRIOR TO THE DEMOLITION OF THE EXISTING STRUCTURES TO PREVENT THE EROSION OF SOILS. THE CONTRACTOR SHALL NOT LIMITED TO UTILITIES, DRAINAGE, AND SANITARY FACILITIES, CURB, PAVEMENT, WALKS, WALLS, STRUCTURES AND LANDSCAPED AREAS NOT DESIGNATED TO BE REMOVED.
 13. THE CONTRACTOR SHALL PROVIDE EXTERMINATION OF PROPERTY PRIOR TO THE DEMOLITION OF THE EXISTING STRUCTURES TO PREVENT THE EROSION OF SOILS. THE CONTRACTOR SHALL NOT LIMITED TO UTILITIES, DRAINAGE, AND SANITARY FACILITIES, CURB, PAVEMENT, WALKS, WALLS, STRUCTURES AND LANDSCAPED AREAS NOT DESIGNATED TO BE REMOVED.
 14. THE CONTRACTOR SHALL PROVIDE EXTERMINATION OF PROPERTY PRIOR TO THE DEMOLITION OF THE EXISTING STRUCTURES TO PREVENT THE EROSION OF SOILS. THE CONTRACTOR SHALL NOT LIMITED TO UTILITIES, DRAINAGE, AND SANITARY FACILITIES, CURB, PAVEMENT, WALKS, WALLS, STRUCTURES AND LANDSCAPED AREAS NOT DESIGNATED TO BE REMOVED.

dig
Call 811
before you dig



1	REVISION PER CLIENT COMMENT	01/06/2025
No.	REVISION	DATE
OWNER: BINYM LLC PO BOX 489 PALONA, NY 10970		
APPLICANT: BINYM LLC PALONA, NY 10970		
EXISTING CONDITIONS PLAN 49 & 63 OAKCREST AVENUE SITUATED AT MIDDLE ISLAND TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK S.C.T.M.: DIST. 0200, SECT. 343, BLK. 06, LOT 20.1		
engineers • architects • surveyors NELSON + POPE 70 Nassau Road, Middleville, NY 11747 • 631.427.5665 • nelsonpoppe.com		
DRAWN BY:	AC CADB: 21348, SP DWG	SCALE: 1" = 30'
CHECKED BY:	JK FILE NO.:	
DATE:	JUNE 2024 PROJECT NO.:	21348
		SHEET NO.: 4 OF 19

