SITE DEVELOPMENT PLANS

FOR

HK VENTURES, LLC

INDUSTRIAL PARK

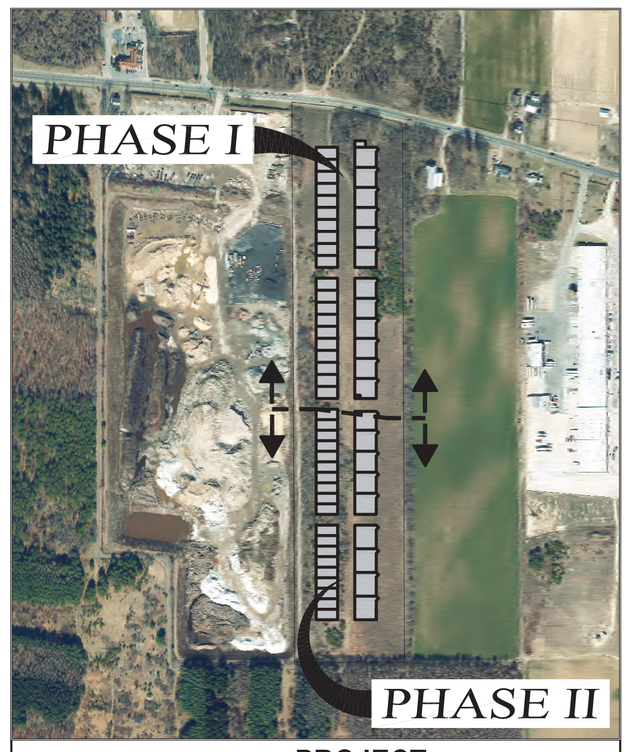
LOCATED AT

4285 MIDDLE COUNTRY ROAD
CALVERTON, NY 11933

SCTM# 0600-116.00-01.00-002.000

AERIAL MAP
SCALE: 1" = 800'

VICINITY MAP
SCALE: 1" = 800'



PROJECT PHASING MAP
SCALE: 1" = 500'

SITUATED IN

TOWN OF RIVERHEAD
SUFFOLK COUNTY, NEW YORK

REFERENCES

THIS PLAN REFERENCES:

BOUNDARY & TOPOGRAPHICAL
SURVEY PREPARED BY:
GALLAS SURVEYING GROUP
2865 US ROUTE 1
NORTH BRUNSWICK, NY 08902
DATED: 11/08/2019

ARCHITECTURAL PLANS & RENDERINGS
PREPARED BY:
BLD ARCHITECTURE, DPC
31 WEST MAIN STREET, SUITE 205
PATCHOGUE, NY 11772
DATED: 12/02/2021

SEWAGE TREATMENT PLANT (STP) PLANS
PREPARED BY:
P.W. GROSSER CONSULTING ENGINEER
& HYDROGEOLOGIST, P.C.
630 JOHNSON AVENUE, SUITE 7
BOHEMIA, NY 11716
DATED: 05/12/2020

ROADWAY MODIFICATION PLANS
PREPARED BY:
STONEFIELD ENGINEERING & DESIGN
92 PARK AVENUE
RUTHERFORD, NJ 07070
DATED: 06/19/2020

GEOTECHNICAL EVALUATION REPORT
PREPARED BY:
J.R. HOLZMACHER P.E., LLC
3555 VETERANS MEMORIAL HIGHWAY, SUITE A
RONKONKOMA, NY 11779
DATED: 03/19/2021

SOIL BORING LOGS & PERCOLATION RATE INFORMATION
PREPARED BY:
SLACKE TEST BORING CO.
P.O. BOX 64
KINGS PARK, NY 11754
BORINGS 1 - 4
DATED: 11/08/2019
BORINGS 5 - 8
DATED: 02/12/2021
PERCOLATION TEST
DATED: 02/12/2021

VICINITY MAP BACKGROUND DATA PROVIDED BY
MAPS.GOOGLE.COM

PROJECT DATA	
SITE ADDRESS	4285 MIDDLE COUNTRY ROAD CALVERTON, NY 11933
OWNER / APPLICANT	HK VENTURES, LLC 147 STEAMBOAT ROAD GREAT NECK, NY 11024 c/o SCOTT JOHNS
TAX MAP NUMBER	DISTRICT: 600, SECTION: 116, BLOCK: 1, LOT: 2
SITE AREA	1,317,884 SF (30.2545 Ac)
CURRENT ZONING	INDUSTRIAL C
EXISTING USE	VACANT
PROPOSED USE	PRIMARY USES: WAREHOUSE & MANUFACTURING (INDOOR)
PROPOSED BUILDING AREA (GFA)	PHASE I BUILDING 1 = 56,000 SF BUILDING 2 = 56,672 SF BUILDING 3 = 56,000 SF BUILDING 4 = 56,297 SF COMMISSARY = 1,500 SF TOTAL = 226,469 SF PHASE II (TO BE CONSTRUCTED ONCE PHASE I IS COMPLETED AND OPERATING) BUILDING 5 = 49,000 SF BUILDING 6 = 48,510 SF BUILDING 7 = 44,100 SF BUILDING 8 = 44,550 SF TOTAL = 186,160 SF PHASE I + PHASE II = 412,629 SF (31.31%)
PERVIOUS PAVERS / LANDSCAPE AREA	PERVIOUS PAVER AREA = 118,687 SF LANDSCAPE AREA = 335,909 SF TOTAL PAVER / LANDSCAPE AREA = 454,596 SF (34.49%)
IMPERVIOUS / PAVEMENT / CONCRETE AREA (EXCLUDES BUILDING AREAS)	450,659 SF (34.20%)

DRAWING LIST	
C-1	COVER SHEET
C-2	NOTES SHEET
C-3	OVERALL SITE PLAN
C-4	PARTIAL SITE PLAN (SECTION A - PHASE I)
C-5	PARTIAL SITE PLAN (SECTION B - PHASE I)
C-6	PARTIAL SITE PLAN (SECTION C - PHASE II)
C-7	PARTIAL SITE PLAN (SECTION D - PHASE II)
C-8	OVERALL GRADING & DRAINAGE PLAN
C-9	PARTIAL GRADING & DRAINAGE PLAN (SECTION A - PHASE I)
C-10	PARTIAL GRADING & DRAINAGE PLAN (SECTION B - PHASE I)
C-11	PARTIAL GRADING & DRAINAGE PLAN (SECTION C - PHASE II)
C-12	PARTIAL GRADING & DRAINAGE PLAN (SECTION D - PHASE II)
C-13	OVERALL SANITARY & UTILITY PLAN
C-14	PARTIAL SANITARY & UTILITY PLAN (SECTION A - PHASE I)
C-15	PARTIAL SANITARY & UTILITY PLAN (SECTION B - PHASE I)
C-16	PARTIAL SANITARY & UTILITY PLAN (SECTION C - PHASE II)
C-17	PARTIAL SANITARY & UTILITY PLAN (SECTION D - PHASE II)
C-18	SANITARY NOTES, DETAILS & BORINGS
C-19	OVERALL LANDSCAPE PLAN
C-20	PARTIAL LANDSCAPE PLAN (SECTION A - PHASE I)
C-21	PARTIAL LANDSCAPE PLAN (SECTION B - PHASE I)
C-22	PARTIAL LANDSCAPE PLAN (SECTION C - PHASE II)
C-23	PARTIAL LANDSCAPE PLAN (SECTION D - PHASE II)
C-24	OVERALL LIGHTING PLAN
C-25	PARTIAL LIGHTING PLAN (SECTION A - PHASE I)
C-26	PARTIAL LIGHTING PLAN (SECTION B - PHASE I)
C-27	PARTIAL LIGHTING PLAN (SECTION C - PHASE II)
C-28	PARTIAL LIGHTING PLAN (SECTION D - PHASE II)
C-29	OVERALL CONSTRUCTION PHASING PLAN
C-30	OVERALL SOIL EROSION & SEDIMENT CONTROL PLAN
C-31	SITE DETAILS I
C-32	SITE DETAILS II
C-33	SITE DETAILS III
C-34	SITE DETAILS IV
C-35	FIRE MARSHAL PLAN

CERTIFICATION BOX

THIS IS TO CERTIFY THIS SITE PLAN HAS BEEN APPROVED BY THE PLANNING BOARD OF THE TOWN OF RIVERHEAD BY PLANNING BOARD RESOLUTION NUMBER_____DATED_____.

SIGNATURE OF PLANNING BOARD CHAIRPERSON

DATE OF SIGNATURE_____.

NEW YORK CITY ONE CALL CENTER 1-800-272-4480 STOP-CALL-THEN DIG Safely! & L.I.

No.	DATE	BY	DESCRIPTION
6	01/24/2022	LC	MISCELLANEOUS COORDINATION
5	12/15/2021	LC	FEIS SUBMISSION
4	04/02/2021	LC	RESUBMISSION TO TOWN
3	06/22/2020	LC	MISCELLANEOUS COORDINATION
2	06/03/2020	LC	ISSUED FOR TOWN SUBMISSION
1	05/15/2020	LC	ISSUED FOR REVIEW

REVISIONS

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

SEAL & SIGNATURE:

NOT VALID UNTIL SEALED

JACLYN PERANTEAU, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #083937

DATE:	01/24/2020
SCALE:	N.T.S.
PROJECT No.:	19026
DRAWING BY:	LC
CHECKED BY:	YT
APPROVED BY:	JP

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

PROJECT NAME:

HK VENTURES, LLC
INDUSTRIAL PARK
4285 MIDDLE COUNTRY ROAD
CALVERTON, NY 11933
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

DRAWING TITLE:
COVER SHEET

DRAWING No.:
C-1

PAGE No.:
1 OF 35

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SITE REMOVAL NOTES

1. EXCAVATION SHALL BE PROPERLY BACKFILLED WITH CLEAN, SUITABLE MATERIAL. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT OR CONSULT WITH THE GEOTECHNICAL ENGINEER FOR INSPECTION AND CERTIFICATION.

2. THE CONTRACTOR SHALL INSTALL A TEMPORARY PROTECTIVE FENCE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL CODES AND REGULATIONS AT LOCATIONS WHERE HAZARDOUS CONDITIONS EXIST AS A RESULT OF REMOVAL ACTIVITIES.

3. THE 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. THE FEASIBILITY OF ALL UTILITIES (DRAINAGE, SEWER, WATER, GAS, ELECTRIC, PHONE, CABLE, ETC.) AND /OR UNDERGROUND STRUCTURES TO BE REMOVED OR RELOCATED HAS NOT BEEN CONFIRMED WITH THE GOVERNING AGENCIES AND MUST BE REVIEWED FURTHER PRIOR TO PREPARATION OF CONSTRUCTION DOCUMENTS.

4. PRIOR TO STARTING ANY DEMOLITION, THE CONTRACTOR IS RESPONSIBLE FOR/TO:
   a. ENSURE COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
   b. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   c. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   d. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
   e. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE ENVIRONMENTAL CONSULTANT.

5. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY THE STRUCTURAL OR GEO-TECHNICAL ENGINEER.

6. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES.

7. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.

8. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.

9. THE CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.

10. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.

11. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES OR CALL DAMAGE PROTECTION SYSTEMS FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.

12. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.

13. ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS..

GENERAL SITE NOTES

1. LOCATION OF EXISTING AND PROPOSED UTILITY SERVICES SHOWN ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR WITH THE UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF DISCREPANCIES EXIST, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING.

2. 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.

3. 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.

4. ALL ON-SITE CONCRETE SHALL BE IN CONFORMANCE WITH ACI PROVISIONS. ALL CURBING SHALL BE CONCRETE UNLESS OTHERWISE NOTED.

5. 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.

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 RIVERHEAD. ALL PAVEMENT MARKINGS REQUIRED IN THE R.O.W. SHALL BE THERMOPLASTIC (NYSDOT SPECIFICATIONS). ONSITE MARKING SHALL BE PAINT (AASHTO M24B TYPE F).

7. SIGNAGE PERMITS WILL BE PROCURED BY OTHERS.

8. CONTRACTOR SHALL SAW CUT 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.

9. 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.

10. 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.

11. 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.

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. 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.

16. 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.

17. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS.

18. SEQUENCE AND COORDINATION OF CONSTRUCTION IS SOLELY THE CONTRACTOR'S RESPONSIBILITY.

19. 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.

20. 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 RIVERHEAD.

21. 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.

22. 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.

23. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 1.0% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.5% MINIMUM ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE PROJECT ENGINEER IN WRITING IMMEDIATELY/ PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK.

24. IN CASE OF DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS, IMMEDIATELY NOTIFY THE PROJECT ENGINEER IN WRITING OF ANY CONFLICTS.

25. 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.

26. THE CONTRACTOR MUST NOTIFY THE TOWN OF RIVERHEAD ENGINEERING DIVISION AND SCDHS 48 HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY ON-SITE DRAINAGE, SANITARY, CURB, OR PAVING WORK.

27. THE OWNER SHALL PROVIDE WAYFINDING SIGNAGE ON-SITE.

28. THE OWNER SHALL PROVIDE THE SEPARATE DUMPSTERS FOR THE APPROPRIATE REFUSE SUCH AS TRASH, RECYCLING, ETC.

GRADING & DRAINAGE NOTES

1. STORMWATER RUNOFF COEFFICIENTS PER TOWN OF RIVERHEAD:
   a. ROOF = 1.00
   b. PAVEMENT/IMPERVIOUS = 1.00
   c. LANDSCAPE/PERVIOUS = 0.20

3. PROVIDE STORMWATER RUNOFF STORAGE FOR 2" RAINFALL PER TOWN OF RIVERHEAD REQUIREMENTS

4. DRYWELL DESIGN CAPACITY:
   a. 10' DIAMETER = 68.42 CF/VF
   b. 12' DIAMETER = 100.88 CF/VF

5. ALL PROPOSED DRAINAGE INTERCONNECTING PIPING SHALL BE SMOOTH WALL HDPE WITH A MINIMUM DIAMETER OF 18 INCHES.

6. TOP OF EFFECTIVE DEPTH IN LEACHING STRUCTURES SHALL BE NO HIGHER THAN THE GRATE ELEVATION OF THE LOWEST INLET IN THE IMMEDIATE SYSTEM.

7. ALL LANDINGS AND WALKWAYS SHALL HAVE A MINIMUM OF 1.0% CROSS SLOPE AWAY FROM THE BUILDING OR SLOPE TOWARDS AN INLET / LOW SPOT.

8. CONTRACTOR SHALL CLEAN ALL EXISTING/PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES AT THE END OF CONSTRUCTION.

10. 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. 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.

11. 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.

12. ALL ELEVATIONS DENOTED ON THIS PLAN REFER TO NAVD 1988 DATUM.

13. IF WET CONDITION IS ENCOUNTERED, CONTRACTOR SHALL USE 3/4" CLEAN WASHED STONE IN LIEU OF SAND BACKFILL.

14. 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.

SOIL EROSION & SEDIMENT CONTROL NOTES

1. 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.

2. 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.

3. 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.

4. CONTRACTOR SHALL BE FAMILIAR WITH THE NEW YORK STATE STANDARDS AND SPECIFICATION FOR EROSION AND SEDIMENT CONTROL ("BLUE BOOK") DATED NOVEMBER 2016 AND THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, DATED JANUARY 2015..

5. 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.

6. 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 ADJUSTED/ RELOCATED BY CONTRACTOR AS IDENTIFIED DURING SITE INSPECTIONS IN ORDER TO MAINTAIN EFFECTIVENESS OF CONTROL MEASURES.

7. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES SHALL BE DEEMED INCLUDED IN THE PRICE BID FOR THE SITE WORK.

8. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK SHALL BE DONE AS INDICATED IN THE CONSTRUCTION SEQUENCE.

9. INSTALLATION OF EROSION CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.

10. CONTRACTOR SHALL INSPECT THE EROSION AND SEDIMENT CONTROL PRACTICES AND POLLUTION PREVENTION MEASURES BEING IMPLEMENTED AFTER EACH RAINFALL EVENT AND DAILY WITHIN THE ACTIVE WORK AREA TO ENSURE THAT THEY ARE BEING MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. INSPECTION OF ALL IMPLEMENTED PRACTICES SHALL OCCUR WEEKLY AT A MINIMUM. IF DEFICIENCIES ARE IDENTIFIED, THE CONTRACTOR SHALL BEGIN IMPLEMENTING CORRECTIVE ACTIONS WITHIN ONE BUSINESS DAY AND SHALL COMPLETE THE CORRECTIVE ACTIONS IN A REASONABLE TIME FRAME.

11. CONTRACTOR SHALL REMOVE ANY SILT FROM SOIL EROSION AND SEDIMENT CONTROL MEASURES WHEN IT REACHES (1/2) ONE-HALF CAPACITY UNLESS OTHERWISE NOTED OR AS DIRECTED BY THE ENGINEER. THE MATERIAL SHOULD BE INCORPORATED INTO THE SITE IN A STABILIZED MANNER.

12. TEMPORARY SEED AND MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 15 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THEY SHALL BE STABILIZED WITH GEOTEXTILE FABRIC AND MAINTAINED ACCORDING TO BEST PRACTICES.

13. CONTINUE INSPECTION AND REPAIR OF STORMWATER POLLUTION PREVENTION MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND PERMANENT STABILIZATION IS ACHIEVED.

14. REMOVE EROSION CONTROL MEASURES, SILT, AND DEBRIS UPON ESTABLISHMENT OF PERMANENT STABILIZED COVER OF ALL UPSTREAM / TRIBUTARY AREAS.

15. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.

16. THESE PLANS ARE BASED ON INFORMATION AVAILABLE TO OUR OFFICE AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD-VERIFY EXISTING CONDITIONS AND NOTIFY OUR OFFICE IF ACTUAL SITE CONDITIONS DIFFER FROM THAT SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE IMPACTED BY ANY OTHER SITE FEATURES.

17. CONTRACTOR SHALL CLEAN ALL ON-SITE EXISTING & PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPE AT END OF PROJECT AS WELL AS ANY OFF-SITE DRAINAGE STRUCTURES THAT MAY HAVE RECEIVED RUNOFF FROM THE SITE.

18. CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION BEYOND THE LIMITS OF DISTURBED AREA AS NECESSARY TO PREVENT SILT AND DEBRIS FROM CONSTRUCTION ACTIVITIES GETTING INTO ANY DRAINAGE SYSTEM FOR WHICH THE PROJECT IMPACTS.

19. CONTRACTOR SHALL LOCATE CONCRETE WASHOUT AREA, STOCKPILE AREA, AND CONSTRUCTION WASTE MATERIAL STORAGE AREAS SO AS TO MINIMIZE EXPOSURE TO STORMWATER. CONSTRUCTION WASTE SHALL BE IMMEDIATELY PLACED IN ON-SITE STORAGE CONTAINERS UNTIL READY FOR OFF-SITE DISPOSAL. CONTRACTOR SHALL MAINTAIN SPILL PREVENTION & RESPONSE EQUIPMENT AND MAKE AVAILABLE ON-SITE FOR USE BY CONTRACTOR'S EMPLOYEES TRAINED IN THE APPLICATION OF SPILL PREVENTION & RESPONSE PROCEDURES.

20. CONTRACTOR SHALL IDENTIFY LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED ON THE PLAN.

21. 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.

22. THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
   a. STABILIZED CONSTRUCTION ENTRANCE/ EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/ EXIT SHALL BE INSTALLED AT THE DRIVEWAY ON FLANDERS ROAD; THIS AREA SHALL BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.
   b. INLET PROTECTION - IMMEDIATELY INSTALL FOR EACH INLET AS DRAINAGE STRUCTURES ARE INSTALLED.
   c. DUST CONTROL - STOCKPILES OF SOIL SHOULD BE LIMITED TO 15' MAXIMUM HEIGHT AND REMOVED OR UTILIZED FOR SITE CONSTRUCTION AS SOON AS PRACTICABLE. SHOULD EXCESSIVE DUST BE GENERATED, THE CONTRACTOR SHALL APPLY WATER TO BARE SOIL SURFACES TO MINIMIZE BLOWING DUST.

23. THE RIGHT-OF-WAY IS NOT TO BE USED FOR STORAGE OR STAGING OF EQUIPMENT OR MATERIALS DURING CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING THE RIGHT-OF-WAY DURING CONSTRUCTION AND SHOULD INSTALL FENCING ALONG THE PROPERTY'S FRONTAGE TO LIMIT ACCESS FOR CONSTRUCTION VEHICLES TO DEFINED POINTS OF INGRESS/EGRESS.

24. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS PERMANENTLY OR TEMPORARILY (EXISTING DISTURBED AREA WILL NOT BE DISTURBED AGAIN WITHIN 14 CALENDAR DAYS OF THE PREVIOUS SOIL DISTURBANCE) CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED.

25. CONTRACTOR SHALL SCHEDULE ON-SITE PRE-CONSTRUCTION MEETING A MINIMUM 5 DAYS PRIOR TO ANY GROUND DISTURBANCE WITH THEIR TRAINED CONTRACTOR, OWNER, AND ENGINEER OF RECORD.

LANDSCAPE

1. THE CONTRACTOR SHALL INSPECT SITE PRIOR TO START OF PLANTING OPERATIONS AND NOTIFY THE ENGINEER OF RECORD OF ANY CONDITIONS THAT ARE NOT SUITABLE FOR PERFORMING PLANTING OPERATIONS, AND OF ANY CONDITIONS THAT WOULD PREVENT HEALTHY GROWTH OF PLANT MATERIAL.

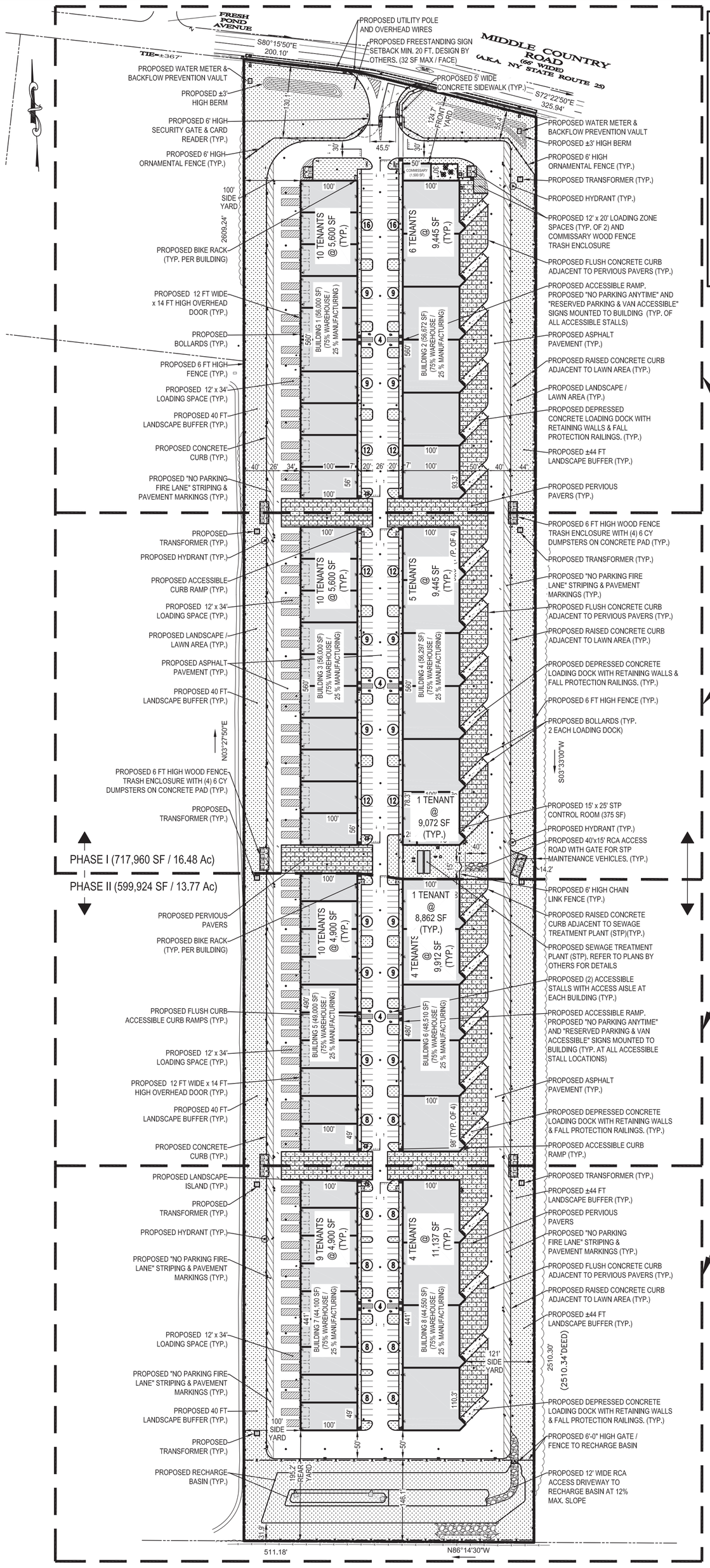
2. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LINE LOCATIONS PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS IN WRITING TO THE ENGINEER OF RECORD.

3. NO HEAVY EQUIPMENT, MACHINERY, OR STOCKPILING OF MATERIAL IS PERMITTED WITHIN THE DRIPLINE OF ANY EXISTING TREES THROUGHOUT THE COURSE OF THE CONTRACT.

4. GROUNDCOVER AND HERBACEOUS BEDS SHALL HAVE COMPOST ADDED TO THE TOPSOIL MIX AT THE RATIO OF 2 PARTS COMPOST TO 7 PARTS TOPSOIL.

5. BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING APPROVED BY THE ENGINEER OF RECORD. FENCING SHALL BE LOCATED AT THE DRIP-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.

6. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS. BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO TH



GRAPHIC SCALE

120 0 60 120 240 480

(IN FEET)
1 inch = 120 ft.

LEGEND

SCALE OF SYMBOLS = 1" = 120'

EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	BUILDING	
	CONCRETE CURB	
	CONCRETE SIDEWALK	
	LANDSCAPE AREA	
	PERVIOUS PAVERS	
	DUMPSTER ENCLOSURE	
	12' x 34' LOADING SPACE	
	LOADING DOCK RETAINING WALLS	
	PARKING COUNT	9
	OVERHEAD DOOR	
	DOOR	
x x	FENCE	x x x x
	BIKE RACK	
	HYDRANT	

PROJECT DATA

SITE ADDRESS	4285 MIDDLE COUNTRY ROAD CALVERTON, NY 11933
OWNER / APPLICANT	HK VENTURES, LLC 147 STEAMBOAT ROAD GREAT NECK, NY 11024 c/o SCOTT JOHNS
TAX MAP NUMBER	DISTRICT: 600, SECTION: 116, BLOCK: 1, LOT: 2
SITE AREA	1,317,884 SF (30.2545 Ac)
CURRENT ZONING	INDUSTRIAL C
EXISTING USE	VACANT
PROPOSED USE	PRIMARY USES: WAREHOUSE & MANUFACTURING (INDOOR)
PROPOSED BUILDING AREA (GFA)	PHASE I BUILDING 1 = 56,000 SF BUILDING 2 = 56,672 SF BUILDING 3 = 56,000 SF BUILDING 4 = 56,297 SF COMMISSARY = 1,500 SF TOTAL = 226,469 SF PHASE II (TO BE CONSTRUCTED ONCE PHASE I IS COMPLETED AND OPERATING) BUILDING 5 = 49,000 SF BUILDING 6 = 48,510 SF BUILDING 7 = 44,100 SF BUILDING 8 = 44,550 SF TOTAL = 186,160 SF PHASE I + PHASE II = 412,629 SF (31.31%)
PERVIOUS PAVERS / LANDSCAPE AREA	PERVIOUS PAVER AREA = 118,687 SF LANDSCAPE AREA = 335,909 SF TOTAL PAVER / LANDSCAPE AREA = 454,596 SF (34.49%)
IMPERVIOUS / PAVEMENT / CONCRETE AREA (EXCLUDES BUILDING AREAS)	450,659 SF (34.20%)

SANITARY DENSITY CALCULATIONS

SITE IS LOCATED IN GROUNDWATER MANAGEMENT ZONE III = 300 GPD/ACRE

PERMITTED DENSITY = 30.2545 ACRES x 300 GPD/ACRE = 9,076 GPD

PHASE I
PROPOSED COMMISSARY FLOW (COMMISSARY NOT OPEN TO PUBLIC) - 0.04 GPD / SF x 1,500 SF = 60 GPD
PROPOSED BUILDING 1 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 56,000 SF = 2,240 GPD
PROPOSED BUILDING 2 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 56,672 SF = 2,267 GPD
PROPOSED BUILDING 3 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 56,000 SF = 2,240 GPD
PROPOSED BUILDING 4 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 56,297 SF = 2,252 GPD
PHASE I TOTAL = 9,059 GPD

PHASE II
PROPOSED BUILDING 5 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 49,000 SF = 1,960 GPD
PROPOSED BUILDING 6 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 48,510 SF = 1,941 GPD
PROPOSED BUILDING 7 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 44,100 SF = 1,764 GPD
PROPOSED BUILDING 8 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 44,550 SF = 1,782 GPD
PHASE II TOTAL = 7,447 GPD

PHASE I + PHASE II TOTAL = 16,506 GPD

7,430 GPD OVER PERMITTED DENSITY. SEWAGE TREATMENT PLANT (STP) PROPOSED. REFER TO PLANS BY OTHERS FOR STP DETAILS.

BULK ZONING TABLE

ZONING DISTRICT: INDUSTRIAL C

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
PERMITTED USES	§ 301-122.A (2), (4), & (12)	(2) WAREHOUSE & (12) MANUFACTURING (INDOOR)	(2) WAREHOUSE & (12) MANUFACTURING (INDOOR)
ACCESSORY USES	§ 301-122.C.1	COMMISSARY FOR OTHER BUILDING	COMMISSARY FOR BUILDINGS PROVIDED (1,500 SF)
ACCESSORY USES	§ 301-122.C.2.B	PARCEL SHALL HAVE FRONTAGE ON AN ARTERIAL ROAD	FRONTAGE ALONG MIDDLE COUNTRY ROAD (NYS ROUTE 25)
PROHIBITED USES	§ 301-122.D.3	OUTDOOR STORAGE	NO OUTDOOR STORAGE PROPOSED
LOT, YARD, & BULK REQUIREMENTS	§ 301-123.B	20% OF LOT SHALL BE CONTIGUOUS OPEN SPACE AREAS WHICH SHIELD VIEWS OF THE DEVELOPMENT FROM ARTERIAL ROADS 0.20 x 1,317,884 SF = 263,577 SF	305,100 SF (23.15%) OF LANDSCAPE AREA WITH FRONT YARD LANDSCAPE BUFFER OPEN LANDSCAPE PROVIDED. DENSE LANDSCAPE BUFFER IN FRONT YARD TO SHIELD DEVELOPMENT PROVIDED
SUPPLEMENTARY GUIDELINES	§ 301-124.A.1	DEVELOPMENT OF MULTIPLE BUILDINGS IN THE INDUSTRIAL C DISTRICT SHALL BE PLANNED IN A CAMPUS LAYOUT	COMPLIES
SUPPLEMENTARY GUIDELINES	§ 301-124.A.2	CONTINUOUS SIDEWALKS, AND BIKE RACKS CLOSE TO BUSINESS ENTRANCES SHALL BE PROVIDED FOR PROPERTIES FRONTING ROUTE 25	CONTINUOUS SIDEWALKS AND BIKE RACKS PROVIDED
SUPPLEMENTARY GUIDELINES	§ 301-124.A.4.A	DUMPSTER AREAS SHALL BE SCREENED BY WOOD FENCES OR LANDSCAPING	DUMPSTERS SHALL BE IN 6 FT HIGH WOOD FENCE ENCLOSURES
DUMPSTERS	§ 245-8	DUMPSTER SCREENING OF 5 FT MIN / 6 FT MAX HEIGHT	DUMPSTERS SHALL BE IN 6 FT HIGH WOOD FENCE ENCLOSURES
SCREENING AND BUFFER REGULATIONS SETBACK	§ 301-124.A.4.B	20 FT OF PLANTING BUFFER ALONG FRONTAGE & 10 FT PLANTING BUFFER ALONG ALL OTHER PROPERTY LINES	55.4 FT MINIMUM PLANTED BUFFER ALONG FRONT YARD, 14.2 FT MINIMUM BUFFER ON SIDE YARDS, & 31.9 FT MINIMUM BUFFER IN REAR YARD
PARKING STANDARDS	§ 301-124.B.2	PLANTED BERMS SHALL BE USED TO SCREEN AUTOMOBILES FROM PUBLIC R.O.W.	LANDSCAPE & PLANTED BERMS PROVIDED
PARKING STANDARDS	§ 301-124.B.3	OFF-STREET PARKING PROHIBITED IN FRONT YARD, WITHIN 20 FT OF SIDE YARD, AND 10 FT OF REAR YARD	NO PARKING IN FRONT YARD PROPOSED 20 FT OR GREATER FROM PROPOSED PARKING TO SIDE YARD PROPERTY LINE NO PARKING IN REAR PROPOSED
SUPPLEMENTARY GUIDELINES	§ 301-124.B	(4) IN ORDER TO SOFTEN THE APPEARANCE OF PARKING LOTS, LARGE AREAS OF SURFACE PARKING SHOULD BE BROKEN UP BY ROWS OF LANDSCAPING NO LESS THAN 10 FEET IN WIDTH, IN ORDER TO CREATE PARKING FIELDS OF NO MORE THAN 50 SPACES EACH. LANDSCAPING SHALL INCLUDE GROUND COVER, ORNAMENTAL GRASSES, OR LOW SHRUBS. THIS LANDSCAPING REQUIREMENT IS IN ADDITION TO THE TWENTY-PERCENT PARCEL-WIDE LANDSCAPING MENTIONED ABOVE.	COMPLIES PARKING LOT ISLANDS OF >/= 10' IN WIDTH AND IS LANDSCAPED WITH GROUNDCOVER (JHBC) AND DECIDUOUS TREES (GTIS), (AR)
MINIMUM LOT AREA	§ 301-ATTACHMENT 3	80,000 SF	± 1,317,884 SF
MINIMUM LOT WIDTH	§ 301-ATTACHMENT 3	300 FT	511.18 FT
BUILDING COVERAGE (FOOTPRINT) (WITHOUT SEWER)	§ 301-ATTACHMENT 3	40% ±1,317,884 SF x 0.40 = 527,154 SF	31.31% 412,629 SF / ±1,317,884 SF = 0.3131
MAXIMUM IMPERVIOUS SURFACE	**§ 301-ATTACHMENT 3**	**60% ±1,317,884 SF x 0.60 = 790,730 SF**	**863,288 SF / 1,317,884 SF = 0.6551 65.51% [V]**
MAXIMUM HEIGHT OF BUILDINGS	**§ 301-ATTACHMENT 3**	**30 FT**	**38 FT (CENTERLINE ROOF PEAK) [V]**
MINIMUM FRONT YARD DEPTH	§ 301-ATTACHMENT 3	30 FT	124.7 FT
MINIMUM SIDE YARD DEPTH	§ 301-ATTACHMENT 3	30 FT / 60 COMBINED FOR BOTH SIDES	100 FT / 221 FT
MINIMUM REAR YARD DEPTH	§ 301-ATTACHMENT 3	50 FT	195.2 FT

[V] - VARIANCE REQUIRED

PARKING CALCULATIONS

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
MINIMUM STALL SIZE	§ 301-231.E.2	10 FT x 20 FT	10' x 20' (8' x 20' ACCESSIBLE STALLS)
MINIMUM AISLE WIDTH	§ 301-231.E.1	24' (TWO WAY) WITH 90° PARKING 18' (ONE WAY) WITH 60° PARKING 12' (ONE WAY) WITH 45° PARKING	26' (TWO-WAY MIN.)
NUMBER OF LOADING SPACES REQUIRED	§ 301-232.A	FLOOR AREAS PER BUILDING 15,000 TO 25,000 = 1 SPACES 25,001 TO 40,000 = 2 SPACES 40,001 TO 100,000 = 3 SPACES +60,000 SF = 1 ADDITIONAL SPACE 3 SPACES REQUIRED PER BUILDING x 8 BUILDINGS = 24 SPACES REQUIRED	101 SPACES PROVIDED
MINIMUM LOADING SPACE SIZE	§ 301-232.B	12 FT WIDE x 14 FT LONG	(78) 12 FT WIDE x 34 FT LONG (2) 12 FT WIDE x 20 FT LONG (21) 13 FT WIDE x 55 FT LONG TOTAL PROVIDED = 101 SPACES
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301 ATTACHMENT 1	BUILDINGS 1 & 3 (56,000 SF) *PARKING PER BUILDING 25% MANUFACTURING SPACE (14,000 SF) 75% WAREHOUSE SPACE (42,000 SF) * MANUFACTURING ESTABLISHMENT (14,000 SF / BUILDING) 1 STALL PER 400 SF OF GFA 14,000 SF / 400 SF = 35 STALLS * WAREHOUSE (42,000 SF / BUILDING) 1 STALL PER 1,000 SF UP TO 5,000 SF + 1 STALL PER 10,000 SF 5,000 SF x 1 STALL PER 1,000 SF = 5 STALLS 37,000 SF x 1 STALL / 10,000 SF = 3.7 STALLS TOTAL PARKING FOR BUILDINGS 1 & 3 2 BUILDINGS x (35 + 5 + 3.7) STALLS = 87.4 STALLS	326 STALLS (INCLUDES 16 ACCESSIBLE STALLS)
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301 ATTACHMENT 1	BUILDING 2 (56,672 SF) *PARKING PER BUILDING 25% MANUFACTURING SPACE (14,168 SF) 75% WAREHOUSE SPACE (42,504 SF) *MANUFACTURING ESTABLISHMENT (14,168 SF) 1 STALL PER 400 SF OF GFA 14,168 SF / 400 SF = 35.4 STALLS * WAREHOUSE (42,504 SF) 1 STALL PER 1,000 SF UP TO 5,000 SF + 1 STALL PER 10,000 SF 5,000 SF x 1 STALL PER 1,000 SF = 5 STALLS 37,504 SF x 1 STALL / 10,000 SF = 3.8 STALLS TOTAL PARKING FOR BUILDING 2 = 44.2 STALLS	
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301 ATTACHMENT 1	BUILDING 4 (56,297 SF) *PARKING PER BUILDING 25% MANUFACTURING SPACE (14,074 SF) 75% WAREHOUSE SPACE (42,223 SF) *MANUFACTURING ESTABLISHMENT (14,074 SF) 1 STALL PER 400 SF OF GFA 14,074 SF / 400 SF = 35.2 STALLS * WAREHOUSE (42,223 SF) 1 STALL PER 1,000 SF UP TO 5,000 SF + 1 STALL PER 10,000 SF 5,000 SF x 1 STALL PER 1,000 SF = 5 STALLS 37,223 SF x 1 STALL / 10,000 SF = 3.7 STALLS TOTAL PARKING FOR BUILDING 4 = 43.9 STALLS	
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301 ATTACHMENT 1	BUILDING 5 (49,000 SF) *PARKING PER BUILDING 25% MANUFACTURING SPACE (12,250 SF) 75% WAREHOUSE SPACE (36,750 SF) *MANUFACTURING ESTABLISHMENT (12,250 SF) 1 STALL PER 400 SF OF GFA 12,250 SF / 400 SF = 30.6 STALLS * WAREHOUSE (36,750 SF) 1 STALL PER 1,000 SF UP TO 5,000 SF + 1 STALL PER 10,000 SF 5,000 SF x 1 STALL PER 1,000 SF = 5 STALLS 31,750 SF x 1 STALL / 10,000 SF = 3.2 STALLS TOTAL PARKING FOR BUILDING 5 = 38.8 STALLS	
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301 ATTACHMENT 1	BUILDING 6 (48,510 SF) *PARKING PER BUILDING 25% MANUFACTURING SPACE (12,128 SF) 75% WAREHOUSE SPACE (36,382 SF) *MANUFACTURING ESTABLISHMENT (12,128 SF) 1 STALL PER 400 SF OF GFA 12,128 SF / 400 SF = 30.3 STALLS *WAREHOUSE (36,382 SF) 1 STALL PER 1,000 SF UP TO 5,000 SF + 1 STALL PER 10,000 SF 5,000 SF x 1 STALL PER 1,000 SF = 5 STALLS 31,382 SF x 1 STALL / 10,000 SF = 3.1 STALLS TOTAL PARKING FOR BUILDING 6 = 38.4 STALLS	
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301 ATTACHMENT 1	BUILDING 7 (44,100 SF) *PARKING PER BUILDING 25% MANUFACTURING SPACE (11,025 SF) 75% WAREHOUSE SPACE (33,075 SF) *MANUFACTURING ESTABLISHMENT (11,025 SF) 1 STALL PER 400 SF OF GFA 11,025 SF / 400 SF = 27.6 STALLS *WAREHOUSE (33,075 SF) 1 STALL PER 1,000 SF UP TO 5,000 SF + 1 STALL PER 10,000 SF 5,000 SF x 1 STALL PER 1,000 SF = 5 STALLS 28,075 SF x 1 STALL / 10,000 SF = 2.8 STALLS TOTAL PARKING FOR BUILDING 7 = 35.4 STALLS	
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301 ATTACHMENT 1	BUILDING 8 (44,550 SF) *PARKING PER BUILDING 25% MANUFACTURING SPACE (11,137 SF) 75% WAREHOUSE SPACE (33,413 SF) *MANUFACTURING ESTABLISHMENT (11,137 SF) 1 STALL PER 400 SF OF GFA 11,137 SF / 400 SF = 27.8 STALLS *WAREHOUSE (33,413 SF) 1 STALL PER 1,000 SF UP TO 5,000 SF + 1 STALL PER 10,000 SF 5,000 SF x 1 STALL PER 1,000 SF = 5 STALLS 28,413 SF x 1 STALL / 10,000 SF = 2.8 STALLS TOTAL PARKING FOR BUILDING 8 = 35.6 STALLS	
TOTAL NUMBER OF PARKING STALLS REQUIRED FOR LOT	§ 301 ATTACHMENT 1	87.4 + 44.2 + 43.9 +38.8 + 38.4 + 35.4 + 35.6 = 323.7 STALLS TOTAL STALLS REQUIRED = 324 STALLS	
ACCESSIBLE PARKING STALLS	§ 301-232.M.1	301 TO 400 TOTAL PARKING STALLS REQUIRED = 8 8 ACCESSIBLE PARKING STALLS	16 ACCESSIBLE STALLS

LEGEND

SCALE OF SYMBOLS = 1" = 30' (REFER TO PARTIAL SITE PLANS)

EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	BUILDING	
	CONCRETE CURB	
	EDGE OF PAVEMENT	
	CONCRETE SIDEWALK	
	LANDSCAPE AREA	
	PERVIOUS PAVERS	
	TRASH ENCLOSURE	
	PARKING COUNT	16
	ACCESSIBLE STRIPING SYMBOL	
	BIKE RACK MOUNTED ON CONCRETE PAD	
	OVERHEAD DOOR	
	LOADING STALL STRIPING	
	LOADING DOCK WALL WITH FALL PROTECTION RAILING	
	CROSSWALK	
	FIRE LANE STRIPING	
	DOOR	
	SIGN	
	FIRE HYDRANT	
	UTILITY POLE	
	GROUND SIGN	
	FENCE	
	POLE MOUNTED LIGHTING	

N.Y.S. & L.I. ONE CALL CENTER 1-800-272-4480 STOP-CALL-THEN DIG Safety

No.	DATE	BY	DESCRIPTION
6	01/24/2022	LC	MISCELLANEOUS COORDINATION
5	12/15/2021	LC	FEIS SUBMISSION
4	04/02/2021	LC	RESUBMISSION TO TOWN
3	06/22/2020	LC	MISCELLANEOUS COORDINATION
2	06/03/2020	LC	ISSUED FOR TOWN SUBMISSION
1	05/15/2020	LC	ISSUED FOR REVIEW

REVISIONS

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

SEAL & SIGNATURE:

NOT VALID UNTIL SEALED

JACLYN PERANTEAU, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #083937

DATE:	01/24/2020
SCALE:	1" = 120'
PROJECT No.:	19026
DRAWING BY:	LC
CHECKED BY:	YT
APPROVED BY:	JP

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

PROJECT NAME:

HK VENTURES, LLC INDUSTRIAL PARK

4285 MIDDLE COUNTRY ROAD
CALVERTON, NY 11933
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

DRAWING TITLE:

OVERALL SITE PLAN

DRAWING No.: C-3

PAGE No.: 3 OF 35

19026_2022.01.24_SPP6.dwg

MIDDLE COUNTRY ROAD
(66' WIDE)
(A.K.A. NY STATE ROUTE 25)

REFER TO PLANS BY OTHERS FOR ROADWAY IMPROVEMENTS

EXISTING CURB RAMP TRANSITION TO BE MODIFIED AS NECESSARY

EXISTING CONCRETE TO REMAIN (TYP.)

PROPOSED CONCRETE CURB TO MEET EXISTING FLUSH (TYP.) NYSDOT ITEM# 609.0405

PROPOSED METER VAULT (TYP.)

PROPOSED 4' WIDE CONCRETE SIDEWALK (TYP.) NYSDOT ITEM# 608.01010002

PROPOSED RPZ VAULT FOR BACKFLOW PREVENTION DEVICE (TYP.)

PROPOSED SNOW STORAGE STRIP (TYP.) NYSDOT ITEM# 610.1403 & 610.1602

PROPOSED CONCRETE CURB (TYP.) NYSDOT ITEM# 609.04

200.10'

S80°15'50"E

4' (TYP.)

PROPOSED ACCESSIBLE CURB RAMP TYPE 1 WITH DETECTABLE WARNING SURFACE (TYP. OF 2) NYSDOT ITEM# 608.01050009

PROPOSED 6' WIDE TYPE "L" CROSSWALK (TYP.) NYSDOT ITEM# 685.14

APPROXIMATE LIMIT OF PROPOSED SAWCUT (TYP.) NYSDOT ITEM# 520.51000006

325.94'

TWO WAY TRAFFIC

EXISTING UTILITY POLE & OVERHEAD WIRES TO BE RELOCATED

PROPOSED 1-1/2" DROP CURB ACROSS PROPOSED DRIVEWAY

PROPOSED LANDSCAPE BERM (TYP.)

PROPOSED 32 SF PER FACE MAX. GROUND SIGN. REFER TO ARCHITECTURAL PLANS FOR DETAILS (TYP.)

PROPOSED PAVEMENT STRIPING (TYP.)

PROPOSED CONCRETE CURB TAPER (TYP.) NYSDOT ITEM# 609.04

PROPOSED ACCESSIBLE CURB RAMP TYPE 1 WITH DETECTABLE WARNING SURFACE (TYP. OF 2) NYSDOT ITEM# 608.01050009

PROPOSED 4' WIDE CONCRETE SIDEWALK (TYP.) NYSDOT ITEM# 608.01010002

REFER TO PLANS BY OTHERS FOR ROADWAY IMPROVEMENTS

S72°22'50"E

2609.24'

PROPOSED "STOP" SIGN (TYP.)

PROPOSED CONCRETE SIDEWALK (TYP.)

PROPOSED 4' WIDE GATE

PROPOSED CONCRETE CURB (TYP.)

PROPOSED LANDSCAPE BERM (TYP.)

PROPOSED SECURITY SWING GATES AND CARD READER (TYP. OF 2)

PROPOSED 6'-0" HIGH ORNAMENTAL FENCE (TYP.)

PROPOSED ACCESSIBLE CURB RAMP (TYP.)

PROPOSED "STOP" SIGN AND STOP BAR (TYP.)

PROPOSED 6'-0" HIGH ORNAMENTAL FENCE (TYP.)

PROPOSED METER VAULT (TYP.)

PROPOSED RPZ VAULT FOR BACKFLOW PREVENTION DEVICE (TYP.)

PROPOSED BIKE RACK ON CONCRETE PAD (TYP.)

PROPOSED ASPHALT PAVEMENT (TYP.)

PROPOSED "STOP" SIGN (TYP.)

PROPOSED CROSSWALK STRIPING (TYP.)

PROPOSED 3 FT HIGH RAILING (TYP.)

PROPOSED WOOD FENCE TRASH ENCLOSURE WITH GATES FOR COMMISSARY

PROPOSED NO PARKING STRIPING (TYP.)

PROPOSED "STOP" SIGN AND STOP BAR (TYP.)

PROPOSED WOOD FENCE TRASH ENCLOSURE WITH GATES

PROPOSED LANDSCAPE AREA (TYP.)

COMMISSARY (1,500 SF)

PROPOSED CURB RAMP (TYP.)

PROPOSED 12' x 12' LOADING DOCK (TYP. OF 2)

PROPOSED AREA LIGHT (TYP.)

PROPOSED BOLLARD (TYP.)

PROPOSED CONCRETE SIDEWALK (TYP.)

PROPOSED ASPHALT PAVEMENT (TYP.)

PROPOSED LOADING DOCK RETAINING WALL WITH FALL PROTECTION RAILING (TYP. 2 PER LOADING DOCK)

PROPOSED DEPRESSED CONCRETE LOADING DOCK (TYP.)

PROPOSED BOLLARD (TYP. 2 PER LOADING DOCK)

PROPOSED 6'-0" HIGH CHAIN LINK FENCE ON PROPERTY LINE. (OFFSET FOR CLARITY)(TYP.)

PROPOSED 6'-0" HIGH CHAIN LINK FENCE ON PROPERTY LINE. (OFFSET FOR CLARITY)(TYP.)

PROPOSED LANDSCAPE AREA (TYP.)

PROPOSED "NO PARKING FIRE LANE" STRIPING & PAVEMENT MARKINGS (TYP.)

PROPOSED 3 FT HIGH RAILING (TYP.)

PROPOSED T

PROPOSED TRANSFORMER (TYP.)

PROPOSED HYDRANT (TYP.)

PROPOSED ASPHALT PAVEMENT TO MEET CONCRETE LOADING DOCK FLUSH (TYP.)

PROPOSED BOLLARD (TYP. 2 PER LOADING DOCK)

2510.30'

10 TENANTS @ 5,600 SF (TYP.)

6 TENANTS @ 9,445 SF (TYP.)

PROPOSED PERVIOUS PAVERS (TYP.)

APPROXIMATE LIMIT OF PROPOSED TENANT PARTITION WALL. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DETAILS (TYP.)

BUILDING 1 (56,000 SF) (75% WAREHOUSE / 25 % MANUFACTURING)

BUILDING 2 (56,672 SF) (75% WAREHOUSE / 25 % MANUFACTURING)

PROPOSED "RESERVED PARKING AND VAN ACCESSIBLE" SIGN MOUNTED TO BUILDING (TYP. OF 2)

PROPOSED "NO PARKING ANYTIME" SIGN MOUNTED TO BUILDING (TYP.)

PROPOSED "NO PARKING ANYTIME" SIGN MOUNTED TO BUILDING (TYP.)

PROPOSED "RESERVED PARKING AND VAN ACCESSIBLE" SIGN MOUNTED TO BUILDING (TYP. OF 2)

PROPOSED ACCESSIBLE CURB RAMP (TYP.)

PROPOSED ACCESSIBLE CURB RAMP (TYP.)

PROPOSED LOADING ZONE STALL STRIPING (TYP.)

PROPOSED BOLLARD (TYP.)

PROPOSED DOOR (TYP.)

PROPOSED 14 FT HIGH OVERHEAD DOOR (TYPY.)

PROPOSED GAS METER (TYP.)

APPROXIMATE LIMITS OF PERVIOUS PAVERS (TYP.)

MATCHLINE (REFER TO SECTION A)

MATCHLINE (REFER TO SECTION B)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REFER TO OVERALL SITE PLAN (SHEET C-3) FOR BULK ZONING TABLE & PARKING REQUIREMENTS

No.	DATE	BY	DESCRIPTION
6	01/24/2022	LC	MISCELLANEOUS COORDINATION
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4	04/02/2021	LC	RESUBMISSION TO TOWN
3	06/22/2020	LC	MISCELLANEOUS COORDINATION
2	06/03/2020	LC	ISSUED FOR TOWN SUBMISSION
1	05/15/2020	LC	ISSUED FOR REVIEW

REVISIONS

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JACLYN PERANTEAU, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #083937

DATE:	01/24/2020
SCALE:	1" = 30'
PROJECT No.:	19026
DRAWING BY:	LC
CHECKED BY:	YT
APPROVED BY:	JP

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

PROJECT NAME:

HK VENTURES, LLC
INDUSTRIAL PARK
4285 MIDDLE COUNTRY ROAD
CALVERTON, NY 11933
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

DRAWING TITLE:

PARTIAL SITE PLAN (SECTION A - PHASE I)

DRAWING No.: C-4

PAGE No.: 4 OF 35

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MATCHLINE (REFER TO SECTION A)

MATCHLINE (REFER TO SECTION B)

PROPOSED 12' WIDE x 40' LONG x 6 FT HIGH WOOD FENCE TRASH ENCLOSURE WITH (4) 6 CY DUMPSTERS ON CONCRETE PAD (TYP.)

PROPOSED TRANSFORMER (TYP.)

PROPOSED HYDRANT (TYP.)

PROPOSED 6'-0" HIGH CHAIN LINK FENCE ON PROPERTY LINE. (OFFSET FOR CLARITY)(TYP.)

PROPOSED LANDSCAPE AREA (TYP.)

PROPOSED "NO PARKING FIRE LANE" STRIPING & PAVEMENT MARKINGS (TYP.)

N03°27'50"E

PROPOSED ASPHALT PAVEMENT (TYP.)

PROPOSED BOLLARD (TYP.)

PROPOSED 14 FT HIGH OVERHEAD DOOR (TYPY.)

PROPOSED DOOR (TYP.)

PROPOSED LOADING ZONE STALL STRIPING (TYP.)

PROPOSED CONCRETE SIDEWALK (TYP.)

APPROXIMATE LIMIT OF PROPOSED TENANT PARTITION WALL. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DETAILS (TYP.)

APPROXIMATE LIMITS OF PERVIOUS PAVERS (TYP.)

PROPOSED BIKE RACK ON CONCRETE PAD (TYP.)

PROPOSED LANDSCAPE ISLAND (TYP.)

PROPOSED "RESERVED PARKING AND VAN ACCESSIBLE" SIGN MOUNTED TO BUILDING (TYP. OF 2)

PROPOSED "NO PARKING ANYTIME" SIGN MOUNTED TO BUILDING (TYP.)

PROPOSED ACCESSIBLE CURB RAMP (TYP.)

PROPOSED "STOP" SIGN (TYP.)

PROPOSED CONCRETE CURB (TYP.)

PROPOSED "NO PARKING ANYTIME" SIGN MOUNTED TO BUILDING (TYP.)

PROPOSED "RESERVED PARKING AND VAN ACCESSIBLE" SIGN MOUNTED TO BUILDING (TYP. OF 2)

PROPOSED PERVIOUS PAVERS (TYP.)

PROPOSED LOADING DOCK RETAINING WALL WITH FALL PROTECTION RAILING (TYP. 2 PER LOADING DOCK)

PROPOSED DEPRESSED CONCRETE LOADING DOCK (TYP.)

PROPOSED CONCRETE SIDEWALK (TYP.)

PROPOSED ASPHALT PAVEMENT TO MEET CONCRETE LOADING DOCK FLUSH (TYP.)

PROPOSED BOLLARD (TYP. 2 PER LOADING DOCK)

PROPOSED CONCRETE CURB FLUSH WITH ASPHALT PAVEMENT AND PERVIOUS PAVERS (TYP.)

PROPOSED "NO PARKING FIRE LANE" STRIPING & PAVEMENT MARKINGS (TYP.)

S03°33'00"W

PROPOSED 6'-0" HIGH CHAIN LINK FENCE ON PROPERTY LINE. (OFFSET FOR CLARITY)(TYP.)

PROPOSED ASPHALT PAVEMENT TO MEET CONCRETE LOADING DOCK FLUSH (TYP.)

PROPOSED TRANSFORMER (TYP.)

PROPOSED 12' WIDE x 40' LONG x 6 FT HIGH WOOD FENCE TRASH ENCLOSURE WITH (4) 6 CY DUMPSTERS ON CONCRETE PAD (TYP.)

10 TENANTS @ 5,600 SF (TYP.)

BUILDING 3 (56,000 SF) (75% WAREHOUSE / 25 % MANUFACTURING)

5 TENANTS @ 9,445 SF (TYP.)

BUILDING 4 (56,297 SF) (75% WAREHOUSE / 25 % MANUFACTURING)

1 TENANT @ 9,072 SF (TYP.)

PROPOSED GAS METER (TYP.)

PROPOSED LANDSCAPE AREA (TYP.)

PROPOSED 6' HIGH CHAIN LINK FENCE (TYP.)

PROPOSED 40' x 15' RCA ACCESS ROAD WITH GATE FOR STP MAINTENANCE VEHICLES.

PROPOSED SEWAGE TREATMENT PLANT (STP). REFER TO PLANS BY OTHERS FOR DETAILS.

PROPOSED STP CONTROL ROOM

PROPOSED LANDSCAPE ISLAND (TYP.)

PROPOSED "STOP" SIGN (TYP.)

PROPOSED BIKE RACK ON CONCRETE PAD (TYP.)

PROPOSED 12' WIDE x 40' LONG x 6 FT HIGH WOOD FENCE TRASH ENCLOSURE WITH (4) 6 CY DUMPSTERS ON CONCRETE PAD (TYP.)

MATCHLINE (REFER TO SECTION B)

MATCHLINE (REFER TO SECTION C)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

REFER TO OVERALL SITE PLAN (SHEET C-3) FOR BULK ZONING TABLE & PARKING REQUIREMENTS

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NEW YORK STATE PROFESSIONAL ENGINEER #083937

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KEY CIVIL ENGINEERING
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HOLTSVILLE, NEW YORK 11742
(631) 961-0506
www.KeyCivilEngineering.com

PROJECT NAME:

HK VENTURES, LLC INDUSTRIAL PARK

4285 MIDDLE COUNTRY ROAD
CALVERTON, NY 11933
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

DRAWING TITLE:

PARTIAL SITE PLAN (SECTION B - PHASE I)

DRAWING No.: C-5

PAGE No.: 5 OF 35

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MATCHLINE (REFER TO SECTION B)

MATCHLINE (REFER TO SECTION C)

MATCHLINE (REFER TO SECTION B)

MATCHLINE (REFER TO SECTION C)

PROPOSED TRANSFORMER (TYP.)

APPROXIMATE LIMITS OF PERVIOUS PAVERS (TYP.)

PROPOSED 6' HIGH CHAIN LINK FENCE (TYP.)

PROPOSED SEWAGE TREATMENT PLANT (STP). REFER TO PLANS BY OTHERS FOR DETAILS.

PROPOSED 40' x 15' RCA ACCESS ROAD WITH GATE FOR STP MAINTENANCE VEHICLES.

PROPOSED 12' WIDE x 40' LONG x 6 FT HIGH WOOD FENCE TRASH ENCLOSURE WITH (4) 6 CY DUMPSTERS ON CONCRETE PAD (TYP.)

PROPOSED "STOP" SIGN (TYP.)

PROPOSED BIKE RACK ON CONCRETE PAD (TYP.)

PROPOSED BIKE RACK ON CONCRETE PAD (TYP.)

PROPOSED TRANSFORMER (TYP.)

PROPOSED LOADING ZONE STALL STRIPING (TYP.)

PROPOSED ASPHALT PAVEMENT (TYP.)

PROPOSED LOADING DOCK RETAINING WALL WITH FALL PROTECTION RAILING (TYP. 2 PER LOADING DOCK)

PROPOSED ASPHALT PAVEMENT TO MEET CONCRETE LOADING DOCK FLUSH (TYP.)

PROPOSED DEPRESSED CONCRETE LOADING DOCK (TYP.)

PROPOSED BOLLARD (TYP. 2 PER LOADING DOCK)

PROPOSED CONCRETE CURB (TYP.)

PROPOSED LANDSCAPE ISLAND (TYP.)

PROPOSED PERVIOUS PAVERS (TYP.)

APPROXIMATE LIMIT OF PROPOSED TENANT PARTITION WALL. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DETAILS (TYP.)

APPROXIMATE LIMIT OF PROPOSED TENANT PARTITION WALL. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DETAILS (TYP.)

PROPOSED ASPHALT PAVEMENT (TYP.)

PROPOSED CONCRETE SIDEWALK (TYP.)

PROPOSED CONCRETE SIDEWALK (TYP.)

PROPOSED ASPHALT PAVEMENT (TYP.)

PROPOSED "RESERVED PARKING AND VAN ACCESSIBLE" SIGN MOUNTED TO BUILDING (TYP. OF 2)

PROPOSED "NO PARKING ANYTIME" SIGN MOUNTED TO BUILDING (TYP.)

PROPOSED "NO PARKING ANYTIME" SIGN MOUNTED TO BUILDING (TYP.)

PROPOSED "RESERVED PARKING AND VAN ACCESSIBLE" SIGN MOUNTED TO BUILDING (TYP. OF 2)

PROPOSED ACCESSIBLE CURB RAMP (TYP. OF 2)

PROPOSED ACCESSIBLE CURB RAMP (TYP. OF 2)

PROPOSED 6'-0" HIGH CHAIN LINK FENCE ON PROPERTY LINE. (OFFSET FOR CLARITY)(TYP.)

PROPOSED LANDSCAPE AREA (TYP.)

PROPOSED "NO PARKING FIRE LANE" STRIPING & PAVEMENT MARKINGS (TYP.)

PROPOSED "NO PARKING FIRE LANE" STRIPING & PAVEMENT MARKINGS (TYP.)

PROPOSED BOLLARD (TYP.)

PROPOSED DOOR (TYP.)

PROPOSED 14 FT HIGH OVERHEAD DOOR (TYPY.)

PROPOSED CONCRETE CURB FLUSH WITH ASPHALT PAVEMENT AND PERVIOUS PAVERS (TYP.)

PROPOSED ASPHALT PAVEMENT TO MEET CONCRETE LOADING DOCK FLUSH (TYP.)

PROPOSED BOLLARD (TYP. 2 PER LOADING DOCK)

PROPOSED 12' WIDE x 40' LONG x 6 FT HIGH WOOD FENCE TRASH ENCLOSURE WITH (4) 6 CY DUMPSTERS ON CONCRETE PAD (TYP.)

PROPOSED GAS METER (TYP.)

PROPOSED 12' WIDE x 40' LONG x 6 FT WOOD FENCE TRASH ENCLOSURE WITH (4) 6 CY DUMPSTERS ON CONCRETE PAD (TYP.)

APPROXIMATE LIMITS OF PERVIOUS PAVERS (TYP.)

APPROXIMATE LIMITS OF PERVIOUS PAVERS (TYP.)

PROPOSED "STOP" SIGN (TYP.)

10 TENANTS @ 4,900 SF (TYP.)

1 TENANT @ 8,862 SF (TYP.)

4 TENANTS @ 9,912 SF (TYP.)

BUILDING 5 (49,000 SF) (75% WAREHOUSE / 25 % MANUFACTURING)

BUILDING 6 (48,510 SF) (75% WAREHOUSE / 25 % MANUFACTURING)

2609.24'

2510.30'

MATCHLINE (REFER TO SECTION C)

MATCHLINE (REFER TO SECTION D)

MATCHLINE (REFER TO SECTION C)

MATCHLINE (REFER TO SECTION D)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

REFER TO OVERALL SITE PLAN (SHEET C-3) FOR BULK ZONING TABLE & PARKING REQUIREMENTS

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NEW YORK STATE PROFESSIONAL ENGINEER #083937

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APPROVED BY:	JP

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

PROJECT NAME:

HK VENTURES, LLC INDUSTRIAL PARK

4285 MIDDLE COUNTRY ROAD
CALVERTON, NY 11933
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

DRAWING TITLE:

PARTIAL SITE PLAN (SECTION C - PHASE II)

DRAWING No.: C-6

PAGE No.: 6 OF 35

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MATCHLINE (REFER TO SECTION C)

MATCHLINE (REFER TO SECTION D)

MATCHLINE (REFER TO SECTION C)

MATCHLINE (REFER TO SECTION D)

PROPOSED TRANSFORMER (TYP.)

PROPOSED HYDRANT (TYP.)

PROPOSED 6'-0" HIGH CHAIN LINK FENCE ON PROPERTY LINE. (OFFSET FOR CLARITY)(TYP.)

PROPOSED LANDSCAPE AREA (TYP.)

PROPOSED "NO PARKING FIRE LANE" STRIPING & PAVEMENT MARKINGS (TYP.)

PROPOSED TRANSFORMER (TYP.)

PROPOSED 6 FT HIGH CHAIN LINK FENCE (TYP.)

PROPOSED BIKE RACK ON CONCRETE PAD (TYP.)

PROPOSED "STOP" SIGN (TYP.)

PROPOSED BIKE RACK ON CONCRETE PAD (TYP.)

PROPOSED LOADING ZONE STALL STRIPING (TYP.)

9 TENANTS @ 4,900 SF (TYP.)

PROPOSED BOLLARD (TYP.)

PROPOSED DOOR (TYP.)

PROPOSED 14 FT HIGH OVERHEAD DOOR (TYPY.)

PROPOSED CONCRETE SIDEWALK (TYP.)

PROPOSED "RESERVED PARKING AND VAN ACCESSIBLE" SIGN MOUNTED TO BUILDING (TYP. OF 2)

PROPOSED "NO PARKING ANYTIME" SIGN MOUNTED TO BUILDING (TYP.)

BUILDING 7 (44,100 SF) (75% WAREHOUSE / 25 % MANUFACTURING)

PROPOSED ASPHALT PAVEMENT (TYP.)

APPROXIMATE LIMIT OF PROPOSED TENANT PARTITION WALL. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DETAILS (TYP.)

PROPOSED ASPHALT PAVEMENT (TYP.)

PROPOSED CONCRETE CURB (TYP.)

PROPOSED CONCRETE SIDEWALK (TYP.)

4 TENANTS @ 11,137 SF (TYP.)

PROPOSED PERVIOUS PAVERS (TYP.)

PROPOSED LOADING DOCK RETAINING WALL WITH FALL PROTECTION RAILING (TYP. 2 PER LOADING DOCK)

PROPOSED DEPRESSED CONCRETE LOADING DOCK (TYP.)

PROPOSED GAS METER (TYP.)

PROPOSED LANDSCAPE ISLAND (TYP.)

PROPOSED "NO PARKING ANYTIME" SIGN MOUNTED TO BUILDING (TYP.)

PROPOSED "RESERVED PARKING AND VAN ACCESSIBLE" SIGN MOUNTED TO BUILDING (TYP. OF 2)

PROPOSED ACCESSIBLE CURB RAMP (TYP. OF 2)

BUILDING 8 (44,550 SF) (75% WAREHOUSE / 25 % MANUFACTURING)

APPROXIMATE LIMIT OF PROPOSED TENANT PARTITION WALL. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DETAILS (TYP.)

PROPOSED ASPHALT PAVEMENT (TYP.)

PROPOSED CONCRETE SIDEWALK (TYP.)

PROPOSED ACCESSIBLE CURB RAMP (TYP.)

PROPOSED ASPHALT PAVEMENT (TYP.)

PROPOSED ASPHALT PAVEMENT (TYP.)

PROPOSED TRANSFORMER (TYP.)

PROPOSED ASPHALT PAVEMENT TO MEET CONCRETE LOADING DOCK FLUSH (TYP.)

PROPOSED BOLLARD (TYP. 2 PER LOADING DOCK)

PROPOSED LANDSCAPE AREA (TYP.)

PROPOSED 6'-0" HIGH CHAIN LINK FENCE ON PROPERTY LINE. (OFFSET FOR CLARITY)(TYP.)

PROPOSED "NO PARKING FIRE LANE" STRIPING & PAVEMENT MARKINGS (TYP.)

PROPOSED CONCRETE CURB TAPER (TYP.)

PROPOSED 26' WIDE DROP CURB FOR RECHARGE BASIN ACCESS DRIVEWAY

PROPOSED 6'-0" HIGH CHAIN LINK GATE & FENCE TO RECHARGE BASIN

PROPOSED 12' WIDE RCA ACCESS DRIVEWAY TO RECHARGE BASIN AT 12% MAX. SLOPE

PROPOSED RECHARGE BASIN LIMITS (TYP.)

PROPOSED EMERGENCY SPILLWAY

PROPOSED 6 FT HIGH CHAIN LINK FENCE (TYP.)

PROPOSED LANDSCAPE AREA (TYP.)

N03°27'50"E

S03°33'00"W

N86°14'30"W

511.18'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

REFER TO OVERALL SITE PLAN (SHEET C-3) FOR BULK ZONING TABLE & PARKING REQUIREMENTS

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PROJECT NAME:

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CALVERTON, NY 11933
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

DRAWING TITLE:

PARTIAL SITE PLAN (SECTION D - PHASE II)

DRAWING No.: C-7

PAGE No.: 7 OF 35

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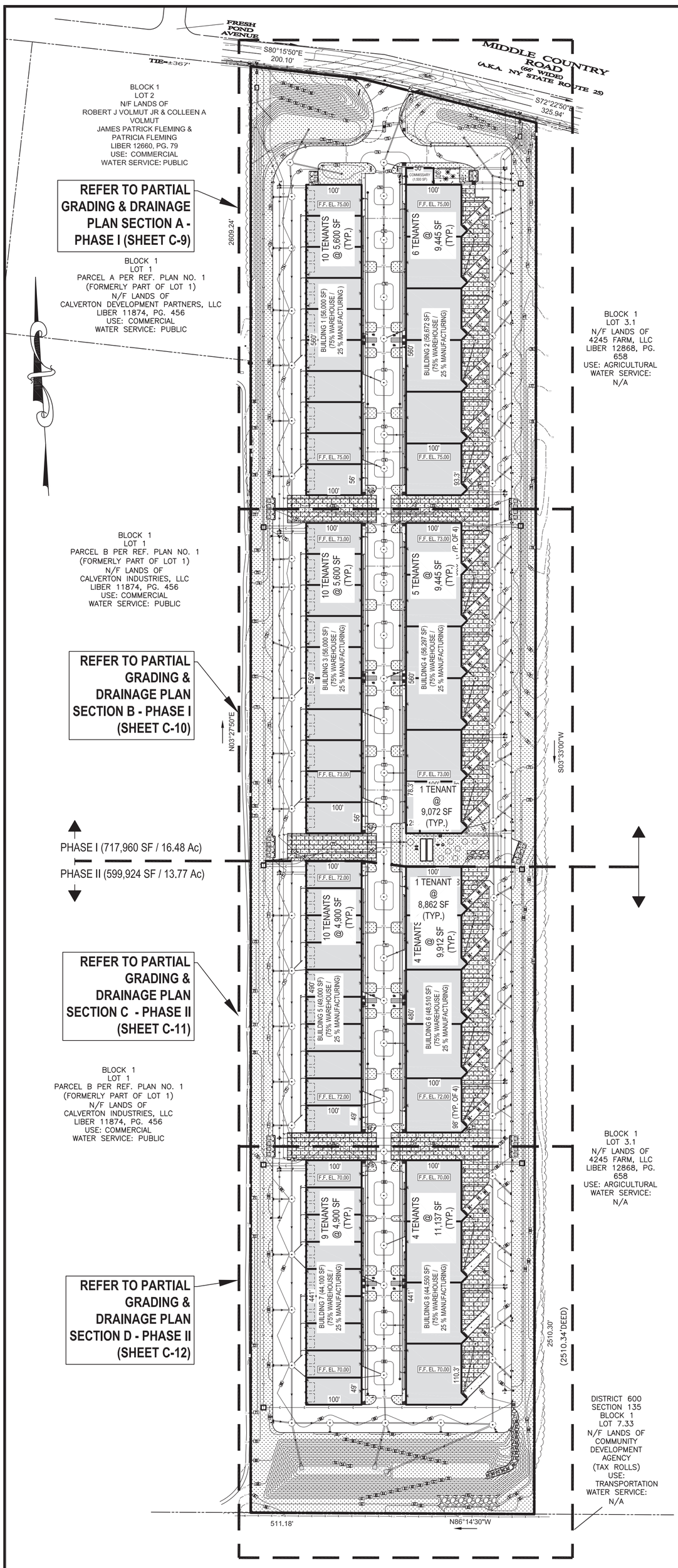


GRAPHIC SCALE

120 0 60 120 240 480

(IN FEET)
1 inch = 120 ft.

LEGEND
SCALE OF SYMBOLS = 1" = 120'

EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	BUILDING	
	CONCRETE CURB	
	CONCRETE SIDEWALK	
	LANDSCAPE AREA	
	PERVIOUS PAVERS	
	DUMPSTER ENCLOSURE	
	12' x 34' LOADING SPACE	
	LOADING DOCK RETAINING WALLS	
	PARKING COUNT	9
	OVERHEAD DOOR	
	DOOR	
x x	FENCE	x x x x
	BIKE RACK	
	HYDRANT	

STORMWATER DESIGN CALCULATIONS

SITE AREA = 1,317,884 SF (30.2545 ACRES)

TRIBUTARY DRAINAGE AREA A

BUILDING AREA	= 412,629 SF
IMPERVIOUS / PAVEMENT AREA	= 450,659 SF
PERVIOUS LANDSCAPE AREA	= 337,918 SF
PERVIOUS PAVERS AREA	= 116,678 SF
TOTAL	= 1,317,884 SF

STORAGE REQUIRED (PER TOWN OF RIVERHEAD):

BUILDING	= 412,629 SF x (2"/12) x 1.00	= 68,772 CF
IMPERVIOUS / PAVEMENT	= 450,659 SF x (2"/12) x 1.00	= 75,110 CF
PERVIOUS LANDSCAPE	= 337,918 SF x (2"/12) x 0.20	= 11,264 CF
PERVIOUS PAVERS	= 116,678 SF x (2"/12) x 0.70	= 13,612 CF
TOTAL STORAGE REQUIRED		= 168,758 CF

STORAGE PROVIDED:

RECHARGE BASIN

UPPER VOLUME
- AVERAGE TOP ELEVATION = 65.00'
- AVERAGE BOTTOM ELEVATION = 55.00'
- RECHARGE BASIN HEIGHT = 10.00'
- BOTTOM AREA = 10,052 SF
- TOP AREA = 39,220 SF

VOLUME OF RECHARGE BASIN = $(\frac{39,220\ SF + 10,052\ SF}{2})$ X (65.00'-55.00') = 246,360 CF

LOWER VOLUME
- AVERAGE TOP ELEVATION = 55.00'
- AVERAGE BOTTOM ELEVATION = 53.00'
- RECHARGE BASIN HEIGHT = 2.00'
- BOTTOM AREA = 2,726 SF
- TOP AREA = 5,097 SF

VOLUME OF RECHARGE BASIN = $(\frac{5,097\ SF + 2,726\ SF}{2})$ X (55.00'-53.00') = 7,823 CF

RECHARGE BASIN TOTAL STORAGE PROVIDED = 246,360 CF + 7,823 CF = 254,183 CF

DRYWELLS

USE SIXTY-THREE (63) 12'Ø DRYWELLS WITH 8.0' EFFECTIVE STORAGE DEPTH
63 DRYWELLS x 100.88 CF/VF x 8.0 VF = 50,843 CF

USE NINETEEN (19) 12'Ø DRYWELLS WITH 6.0' EFFECTIVE STORAGE DEPTH
19 DRYWELLS x 100.88 CF/VF x 6.0 VF = 11,500 CF

TOTAL DRYWELL STORAGE PROVIDED = 50,843 CF + 11,500 CF = 62,343 CF

TOTAL SITE STORAGE PROVIDED = 254,183 CF + 62,343 CF = 316,526 CF

316,526 CF PROVIDED IS GREATER THAN 168,758 CF REQUIRED, THEREFORE SUFFICIENT STORAGE PROVIDED *

TYPICAL LOADING DOCK TRIBUTARY DRAINAGE AREAS (FOR BUILDINGS 2, 4, 6, & 8)

CONCRETE LOADING DOCK AREA = 948 SF

ONE (1) LOADING DOCK:

ONE (1) LOADING DOCK = 1 x 948 SF x (2"/12) x 1.0	= 158 CF
STORAGE REQUIRED	= 158 CF

USE ONE (1) 10'Ø DRYWELL WITH 3.0' EFFECTIVE STORAGE DEPTH
STORAGE PROVIDED = 1 DRYWELL x 68.42 CF/VF x 3.0 VF = 205 CF

205 CF PROVIDED IS GREATER THAN 158 CF REQUIRED, THEREFORE, SUFFICIENT STORAGE PROVIDED

TWO (2) LOADING DOCKS:

TWO (2) LOADING DOCKS = 2 x 948 SF x (2"/12) x 1.0	= 316 CF
STORAGE REQUIRED	= 316 CF

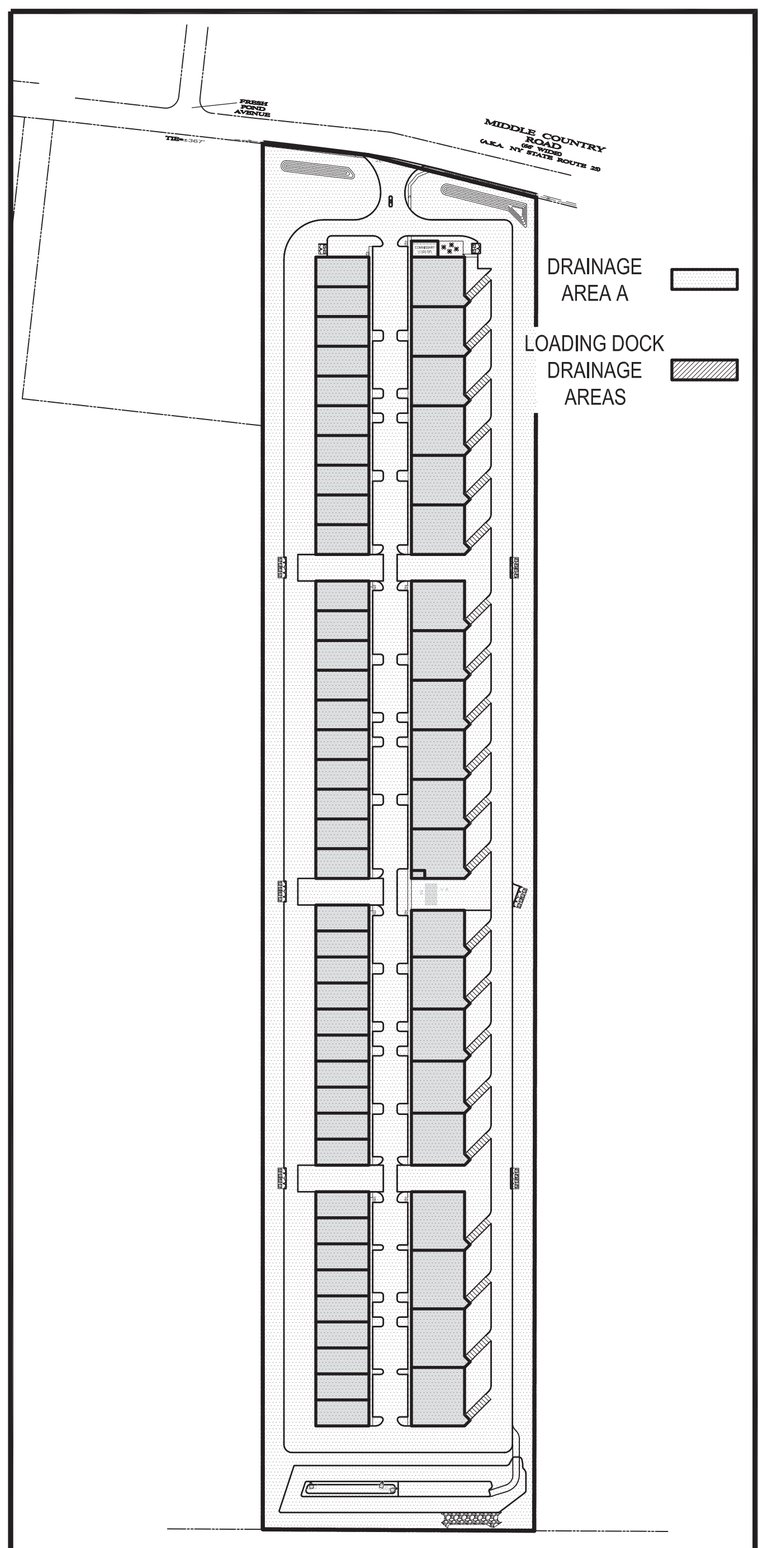
USE ONE (1) 10'Ø DRYWELL WITH 5.0' EFFECTIVE STORAGE DEPTH
STORAGE PROVIDED = 1 DRYWELL x 68.42 CF/VF x 5.0 VF = 342 CF

342 CF PROVIDED IS GREATER THAN 316 CF REQUIRED, THEREFORE, SUFFICIENT STORAGE PROVIDED

DESIGN FOR 100-YEAR STORM EVENT

- RECHARGE BASIN AND DRYWELLS DESIGNED TO HANDLE STORMWATER RUNOFF FOR A 100-YEAR STORM EVENT (8.77" RAINFALL OVER A 24 HOUR PERIOD) PER TOWN OF RIVERHEAD ENGINEERING DEPARTMENT & THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL REQUIREMENTS. DESIGN UTILIZES A 9" RAINFALL OVER A 24 HOUR PERIOD.
- BASED ON THE HYDROCAD ANALYSIS UTILIZING AN INFILTRATION RATE OF 18.6" / HR (PROVIDED BY TOWN OF RIVERHEAD ENGINEERING DEPARTMENT) AND 100-YEAR STORM EVENT (9" RAINFALL OVER A 24 HOUR PERIOD), THE REQUIRED VOLUME FOR THE ENTIRE SITE IS 299,631 CF (6.88 AC-FT) (REFER TO STORMWATER ENGINEERING REPORT ENCLOSED WITHIN THE STORMWATER POLLUTION PREVENTION REPORT FOR DETAILED CALCULATIONS.)
- THE PROPOSED RECHARGE BASIN AND EIGHTY-TWO (82) DRYWELLS PROVIDE A VOLUME OF 316,526 CF (7.27 AC-FT) USING AN INFILTRATION RATE OF 18.6" / HR.

316,526 CF (7.27 AC-FT) PROVIDED IS GREATER THAN 299,631 CF (6.88 AC-FT) REQUIRED, THEREFORE SUFFICIENT STORAGE PROVIDED.



TRIBUTARY DRAINAGE AREA MAP
SCALE: 1" = 200'

LEGEND
SCALE OF SYMBOLS = 1" = 30' (REFER TO PARTIAL GRADING & DRAINAGE PLANS)

EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	BUILDING	
	CONCRETE CURB	
	EDGE OF PAVEMENT	
	CONCRETE SIDEWALK	
	LANDSCAPE AREA	
	PERVIOUS PAVERS	
	TRASH ENCLOSURE	
	BIKE RACK MOUNTED ON CONCRETE PAD	
	OVERHEAD DOOR	
	LOADING DOCK WALL WITH FALL PROTECTION RAILING	
	DOOR	
	SIGN	
	FIRE HYDRANT	
	UTILITY POLE	
	GROUND SIGN	
	FENCE	
	POLE MOUNTED LIGHTING	
	DRYWELL	
	2'-6" x 4'-0" CONCRETE CURB INLET	
	4'Ø DRAINAGE MANHOLE	
	24" NYLOPLAST DRAIN BASIN	
	CONCRETE HEADWALL	
	36" HDPE DRAINAGE PIPE	
	24" HDPE DRAINAGE PIPE	
	18" HDPE DRAINAGE PIPE	
	10" PVC ROOF DRAIN PIPE	
	ELEVATION CONTOUR	75
	TW TOP OF WALL / BW BOTTOM OF WALL / P PAVEMENT ELEVATION	TW 76.65 P 76.90 BW 76.15
	TC TOP OF CURB / BC BOTTOM OF CURB ELEVATION	TC 76.65 BC 76.15
W	WATER / FIRE SERVICE	W F
	ELECTRIC SERVICE	E
G	GAS SERVICE	G
OH	OVERHEAD WIRES	OH
	SOIL BORING	B-1

NEW YORK CITY ONE CALL CENTER 1-800-272-4480 STOP-CALL-THEN DIG Safety

No.	DATE	BY	DESCRIPTION
6	01/24/2022	LC	MISCELLANEOUS COORDINATION
5	12/15/2021	LC	FEIS SUBMISSION
4	04/02/2021	LC	RESUBMISSION TO TOWN
3	06/22/2020	LC	MISCELLANEOUS COORDINATION
2	06/03/2020	LC	ISSUED FOR TOWN SUBMISSION
1	05/15/2020	LC	ISSUED FOR REVIEW

REVISIONS

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

SEAL & SIGNATURE:

NOT VALID UNTIL SEALED

JACLYN PERANTEAU, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #083937

DATE:	01/24/2020
SCALE:	1" = 120'
PROJECT No.:	19026
DRAWING BY:	LC
CHECKED BY:	YT
APPROVED BY:	JP

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

PROJECT NAME:

HK VENTURES, LLC INDUSTRIAL PARK

4285 MIDDLE COUNTRY ROAD
CALVERTON, NY 11933
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

DRAWING TITLE:

OVERALL GRADING & DRAINAGE PLAN

DRAWING No.: C-8

PAGE No.: 8 OF 35

19026_2022.01.24_SPP6.dwg

MIDDLE COUNTRY ROAD
(66' WIDE)
(A.K.A. NY STATE ROUTE 25)

200.10'
S80°15'50"E
325.94'
S72°22'50"E
2609.24'
2510.30'

APPROXIMATE LIMIT OF PROPOSED SAWCUT (TYP.)
NYSDOT ITEM# 520,51000006

TWO WAY TRAFFIC

PROPOSED 6"Ø PVC PIPE AT 1.0% MIN. SLOPE (TYP.)

PROPOSED 18"Ø HDPE PIPE AT 1.0% MIN. SLOPE (TYP.)

PROPOSED 4'Ø SANITARY MANHOLE (TYP.)

PROPOSED CLEANOUT TO GRADE (TYP.)

PROPOSED 6"Ø PVC ROOF DRAIN PIPE @ 1.0% MIN. SLOPE (TYP. FOR ALL)

PROPOSED 10"Ø PVC ROOF DRAIN MANIFOLD @ 1.0% MIN. SLOPE (TYP.)

PROPOSED 6"Ø PVC ROOF DRAIN @ 1.0% MIN. SLOPE (TYP.)

PROPOSED 8"Ø SANITARY SEWER PIPING (TYP.)

PROPOSED 8"Ø PVC @ 1.0% MIN. SLOPE (TYP.)

PROPOSED 8"Ø PVC ROOF DRAINS @ 1.0% MIN. SLOPE (TYP. FOR ALL)

PROPOSED CLEANOUT TO GRADE (TYP. FOR ALL)

PROPOSED UTILITY CROSSING (TYP.)

PROPOSED ELECTRICAL TRANSFORMER. CONTRACTOR TO SET ON CONCRETE VAULT 6" MIN. ABOVE FINISHED GRADE. (±EL. 74.50)

BUILDING 1 (56,000 SF)
(75% WAREHOUSE / 25 % MANUFACTURING)

BUILDING 2 (56,672 SF)
(75% WAREHOUSE / 25 % MANUFACTURING)

10 TENANTS @ 5,600 SF (TYP.)

6 TENANTS @ 9,445 SF (TYP.)

F.F. EL. 75.00

COMMISSARY (1,500 SF)

MATCHLINE (REFER TO SECTION A)

MATCHLINE (REFER TO SECTION B)

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

No.	DATE	BY	DESCRIPTION
6	01/24/2022	LC	MISCELLANEOUS COORDINATION
5	12/15/2021	LC	FEIS SUBMISSION
4	04/02/2021	LC	RESUBMISSION TO TOWN
3	06/22/2020	LC	MISCELLANEOUS COORDINATION
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1	05/15/2020	LC	ISSUED FOR REVIEW

REVISIONS

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JACLYN PERANTEAU, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #083937

DATE:	01/24/2020
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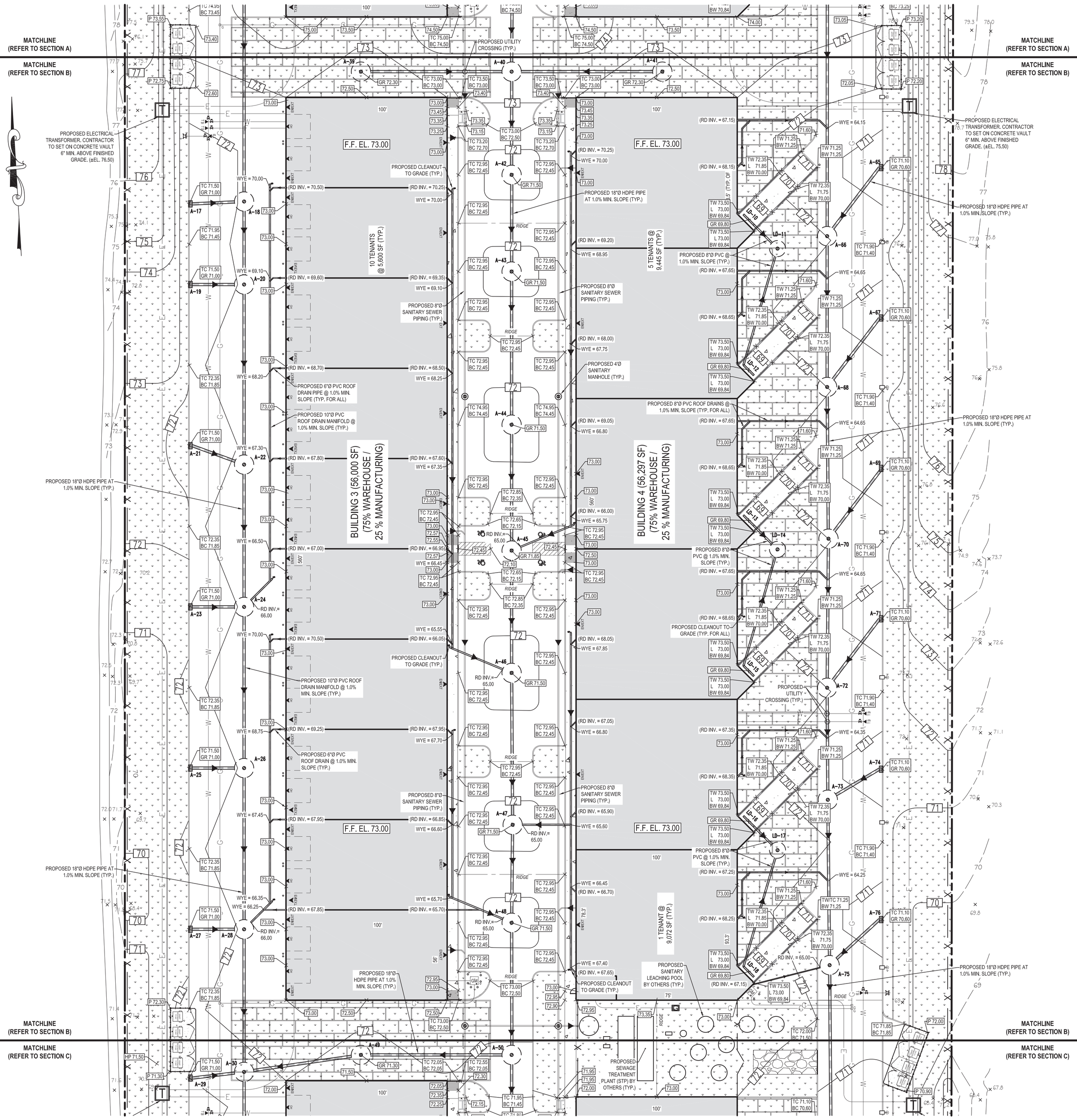
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

DRAWING TITLE:
PARTIAL GRADING & DRAINAGE PLAN (SECTION A - PHASE I)

DRAWING No.:
C-9

PAGE No.:
9 OF 35

19026_2022.01.24_SPP6.dwg



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE NUMBER	STRUCTURE TYPE	EFFECTIVE DEPTH	RIM/GRATE	TOP OF RINGS / STRUCTURE	BOTTOM OF RINGS / STRUCTURE	INVERT IN	INVERT OUT	SUMP
A-1	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	76.50	---	---	---	73.25	72.25
A-2	PROPOSED 4'Ø PRECAST CATCH BASIN WITH FRAME AND GRATE	---	75.00	---	---	---	71.00	70.00
A-3	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	6'-0"	73.00	68.00	59.00	63.50	65.00	---
A-4	PROPOSED 4'Ø PRECAST CATCH BASIN WITH FRAME AND GRATE	---	73.50	---	---	---	69.80	68.80
A-5	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	73.00	---	---	---	69.50	68.50
A-6	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	6'-0"	74.20	69.00	59.00	63.50	65.00	---
A-7	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	73.00	---	---	---	69.50	68.50
A-8	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	6'-0"	73.95	69.00	59.00	63.50	65.00	---
A-9	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	73.00	---	---	---	69.50	68.50
A-10	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	6'-0"	74.20	69.00	59.00	63.50	65.00	---
A-11	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	73.00	---	---	---	69.50	68.50
A-12	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	6'-0"	74.20	69.00	59.00	63.50	65.00	---
A-13	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	73.00	---	---	---	69.50	68.50
A-14	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	6'-0"	74.20	69.00	59.00	63.50	65.00	---
A-15	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	73.00	---	---	---	69.50	68.50
A-16	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	6'-0"	74.20	69.00	59.00	63.50	65.00	---
A-17	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	71.00	---	---	---	67.50	66.50
A-18	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	8'-0"	72.20	67.00	57.00	63.50	65.00	---
A-19	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	71.00	---	---	---	67.50	66.50
A-20	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	8'-0"	72.20	67.00	57.00	63.50	65.00	---
A-21	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	71.00	---	---	---	67.50	66.50
A-22	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	8'-0"	72.20	67.00	57.00	63.50	65.00	---
A-23	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	71.00	---	---	---	67.50	66.50
A-24	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	8'-0"	72.20	67.00	57.00	63.50	65.00	---
A-25	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	71.00	---	---	---	67.50	66.50
A-26	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	8'-0"	72.20	67.00	57.00	63.50	65.00	---
A-27	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	71.00	---	---	---	67.50	66.50
A-28	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	8'-0"	72.20	67.00	57.00	63.50	65.00	---
A-29	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	71.00	---	---	---	67.50	66.50
A-30	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	8'-0"	71.75	67.00	57.00	63.50	65.00	---
A-31	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	6'-0"	73.20	68.00	59.00	63.50	65.00	---
A-32	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	6'-0"	73.50	68.00	59.00	63.50	65.00	---
A-33	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	6'-0"	73.50	68.00	59.00	63.50	65.00	---
A-34	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	6'-0"	73.50	68.00	59.00	63.50	65.00	---
A-35	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND ADA GRATE	6'-0"	73.85	68.00	59.00	63.50	65.00	---
A-36	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	6'-0"	73.50	68.00	59.00	63.50	65.00	---
A-37	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	6'-0"	73.50	68.00	59.00	63.50	65.00	---
A-38	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	6'-0"	73.50	68.00	59.00	63.50	65.00	---

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE NUMBER	STRUCTURE TYPE	EFFECTIVE DEPTH	RIM/GRATE	TOP OF RINGS / STRUCTURE	BOTTOM OF RINGS / STRUCTURE	INVERT IN	INVERT OUT	SUMP
A-39	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	8'-0"	72.30	68.00	57.00	63.50	65.00	---
A-40	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND SOLID COVER	8'-0"	73.75	68.00	57.00	63.50	65.00	---
A-41	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	8'-0"	72.30	67.00	57.00	63.50	65.00	---
A-42	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	8'-0"	71.50	66.00	57.00	63.50	63.50	---
A-43	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	8'-0"	71.50	66.00	57.00	63.50	63.50	---
A-44	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	8'-0"	71.50	66.00	57.00	63.50	63.50	---
A-45	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND ADA GRATE	8'-0"	71.85	66.00	57.00	63.50	63.50	---
A-46	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	8'-0"	71.50	66.00	57.00	63.50	63.50	---
A-47	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	8'-0"	71.50	66.00	57.00	63.50	63.50	---
A-48	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	8'-0"	71.50	66.00	57.00	63.50	63.50	---
A-49	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	8'-0"	71.30	66.00	57.00	63.50	63.50	---
A-50	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND SOLID COVER	8'-0"	71.90	66.00	57.00	63.50	63.50	---
A-51	PROPOSED 4'Ø PRECAST CATCH BASIN WITH FRAME AND GRATE	---	73.05	---	---	---	68.85	67.85
A-52	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	73.00	---	---	---	69.50	68.50
A-52.1	PROPOSED 4'Ø PRECAST CATCH BASIN WITH FRAME AND GRATE	---	73.15	---	---	68.00	65.00	67.00
A-53	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	72.50	---	---	---	69.00	68.00
A-53.1	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	72.60	---	---	---	69.10	68.10
A-54	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND SOLID COVER	6'-0"	73.40	69.00	59.00	63.50	65.00	---
A-55	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	72.60	---	---	---	69.10	68.10
A-56	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND SOLID COVER	6'-0"	73.75	69.00	59.00	63.50	65.00	---
A-57	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	72.60	---	---	---	69.10	68.10
A-58	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND SOLID COVER	6'-0"	73.75	69.00	59.00	63.50	65.00	---
A-59	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	72.60	---	---	---	69.10	68.10
A-60	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND SOLID COVER	6'-0"	73.75	69.00	59.00	63.50	65.00	---
A-61	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	72.60	---	---	---	69.10	68.10
A-62	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND SOLID COVER	8'-0"	73.75	69.00	57.00	63.50	65.00	---
A-63	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND SOLID COVER	8'-0"	73.50	69.00	57.00	63.50	65.00	---
A-64	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	72.60	---	---	---	69.10	68.10
A-65	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	70.60	---	---	---	67.10	66.10
A-66	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND SOLID COVER	8'-0"	71.75	66.00	57.00	63.50	65.00	---
A-67	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	70.60	---	---	---	67.10	66.10
A-68	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND SOLID COVER	8'-0"	71.75	66.00	57.00	63.50	65.00	---
A-69	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	70.60	---	---	---	67.10	66.10
A-70	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND SOLID COVER	8'-0"	71.75	66.00	57.00	63.50	65.00	---
A-71	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	70.60	---	---	---	67.10	66.10
A-72	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND SOLID COVER	8'-0"	71.75	66.00	57.00	63.50	65.00	---
A-73	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND SOLID COVER	8'-0"	71.50	66.00	57.00	63.50	65.00	---
A-74	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	70.60	---	---	---	67.10	66.10

No.	DATE	BY	DESCRIPTION
6	01/24/2022	LC	MISCELLANEOUS COORDINATION
5	12/15/2021	LC	FEIS SUBMISSION
4	04/02/2021	LC	RESUBMISSION TO TOWN
3	06/22/2020	LC	MISCELLANEOUS COORDINATION
2	06/03/2020	LC	ISSUED FOR TOWN SUBMISSION
1	05/15/2020	LC	ISSUED FOR REVIEW

REVISIONS

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

SEAL & SIGNATURE:

NOT VALID UNTIL SEALED

JACLYN PERANTEAU, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #083937

DATE:	01/24/2020
SCALE:	1" = 30'
PROJECT No.:	19026
DRAWING BY:	LC
CHECKED BY:	YT
APPROVED BY:	JP

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

PROJECT NAME:

HK VENTURES, LLC INDUSTRIAL PARK

4285 MIDDLE COUNTRY ROAD
CALVERTON, NY 11933
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

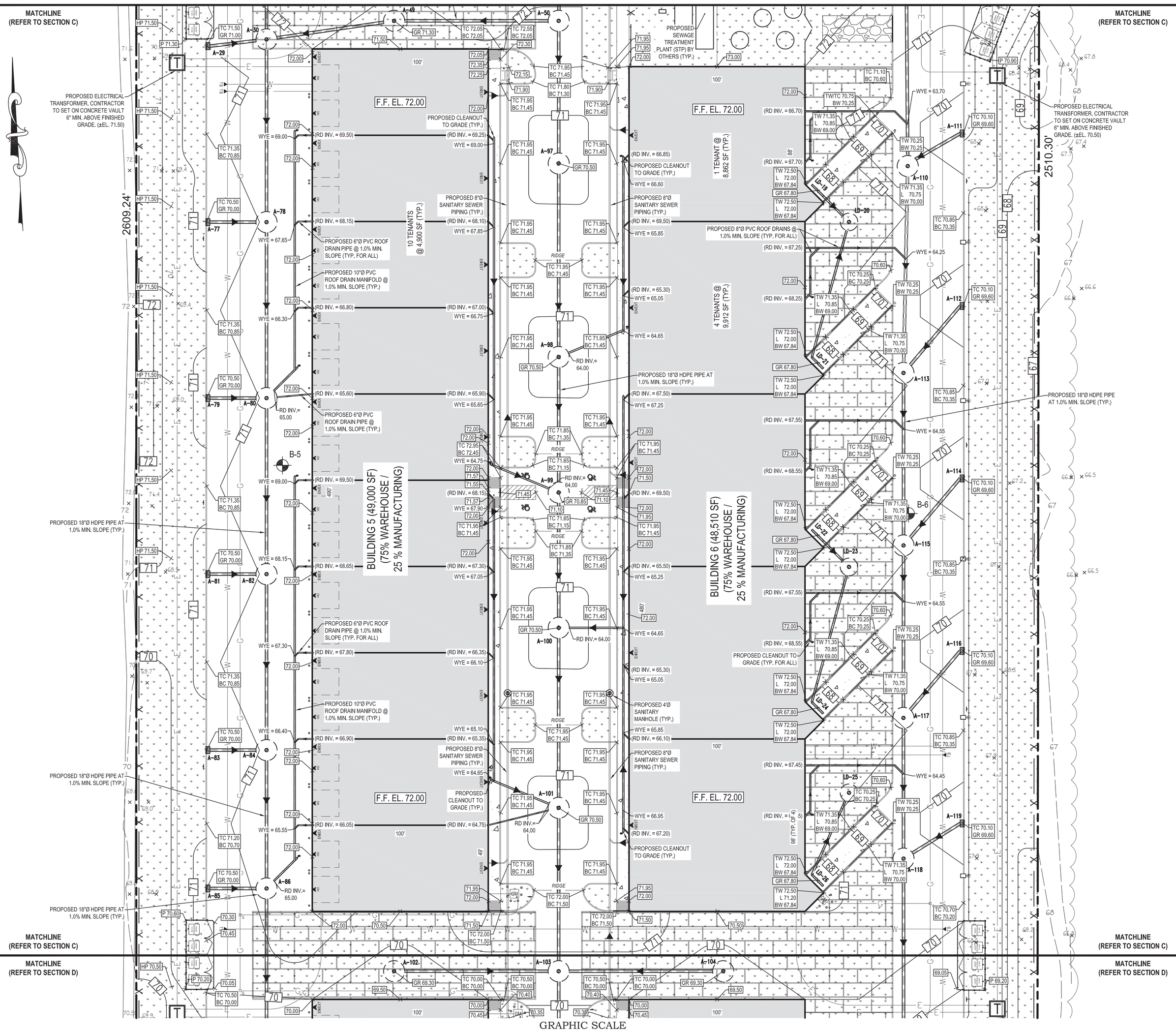
DRAWING TITLE:

PARTIAL GRADING & DRAINAGE PLAN (SECTION B - PHASE I)

DRAWING No.: C-10

PAGE No.: 10 OF 35

19026_2022.01.24_SPP6.dwg



DRAINAGE STRUCTURE SCHEDULE

STRUCTURE NUMBER	STRUCTURE TYPE	EFFECTIVE DEPTH	RIM/GRATE	TOP OF RINGS / STRUCTURE	BOTTOM OF RINGS / STRUCTURE	INVERT IN	INVERT OUT	SUMP
A-75	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND SOLID COVER	8'-0"	71,50	66,00	57,00	63,50	63,50	---
A-76	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	70,60	---	---	---	67,10	66,10
A-77	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	70,00	---	---	---	66,50	65,50
A-78	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND SOLID COVER	8'-0"	71,20	66,00	57,00	63,00	63,00	---
A-79	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	70,00	---	---	---	66,50	65,50
A-80	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND SOLID COVER	8'-0"	71,20	66,00	57,00	63,00	63,00	---
A-81	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	70,00	---	---	---	66,50	65,50
A-82	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND SOLID COVER	8'-0"	71,20	66,00	57,00	63,00	63,00	---
A-83	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	70,00	---	---	---	66,50	65,50
A-84	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND SOLID COVER	8'-0"	71,20	66,00	57,00	63,00	63,00	---
A-85	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	70,00	---	---	---	66,50	65,50
A-86	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND SOLID COVER	8'-0"	71,20	66,00	57,00	63,00	63,00	---
A-87	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	68,00	---	---	---	64,50	63,50
A-88	PROPOSED 12'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND SOLID COVER	8'-0"	69,20	65,00	57,00	63,00	63,00	---
A-89	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	68,00	---	---	---	64,50	63,50
A-90	PROPOSED 12'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND SOLID COVER	8'-0"	69,20	65,00	57,00	63,00	63,00	---
A-91	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	68,00	---	---	---	64,50	63,50
A-92	PROPOSED 12'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND SOLID COVER	8'-0"	69,20	65,00	57,00	63,00	63,00	---
A-93	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	68,00	---	---	---	64,50	63,50
A-94	PROPOSED 12'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND SOLID COVER	8'-0"	69,20	65,00	57,00	63,50	65,00	---
A-95	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	68,00	---	---	---	64,50	63,50
A-96	PROPOSED 12'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND SOLID COVER	8'-0"	68,85	65,00	57,00	63,00	60,00	---
A-97	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	8'-0"	70,50	65,00	57,00	63,00	63,00	---
A-98	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	8'-0"	70,50	65,00	57,00	63,00	63,00	---
A-99	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE ADA	8'-0"	70,85	65,00	57,00	63,00	63,00	---
A-100	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	8'-0"	70,50	65,00	57,00	63,00	63,00	---
A-101	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND GRATE	8'-0"	70,50	65,00	57,00	63,00	63,00	---
A-102	PROPOSED 12'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND GRATE	8'-0"	69,30	66,00	57,00	63,00	63,00	---
A-103	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND SOLID COVER	8'-0"	70,50	65,00	57,00	63,00	63,00	---
A-104	PROPOSED 12'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND GRATE	8'-0"	69,30	66,00	57,00	63,00	63,00	---
A-105	PROPOSED 12'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND GRATE	8'-0"	68,50	65,00	57,00	63,00	63,00	---
A-106	PROPOSED 12'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND GRATE	8'-0"	68,50	65,00	57,00	63,00	63,00	---
A-107	PROPOSED 12'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND ADA GRATE	8'-0"	68,85	65,00	57,00	63,00	63,00	---
A-108	PROPOSED 12'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND GRATE	8'-0"	68,50	65,00	57,00	63,00	63,00	---
A-109	PROPOSED 12'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND GRATE	8'-0"	68,50	65,00	57,00	63,00	63,00	---
A-110	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND SOLID COVER	8'-0"	70,50	65,00	57,00	63,00	63,00	---
A-111	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	69,60	---	---	---	66,10	65,10
A-112	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	69,60	---	---	---	66,10	65,10
A-113	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND SOLID COVER	8'-0"	70,75	66,00	57,00	63,00	63,00	---
A-114	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	69,60	---	---	---	66,10	65,10
A-115	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND SOLID COVER	8'-0"	70,75	66,00	57,00	63,00	63,00	---
A-116	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	69,60	---	---	---	66,10	65,10
A-117	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND SOLID COVER	8'-0"	70,75	66,00	57,00	63,00	63,00	---
A-118	PROPOSED 12'Ø PRECAST DRYWELL WITH HIGH DOME, FRAME, AND SOLID COVER	8'-0"	70,75	66,00	57,00	63,00	63,00	---
A-119	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	69,60	---	---	---	66,10	65,10
A-120	PROPOSED 12'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND SOLID COVER	8'-0"	68,50	65,00	57,00	63,00	63,00	---
A-121	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	67,60	---	---	---	64,10	63,10
A-122	PROPOSED 12'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND SOLID COVER	8'-0"	68,50	65,00	57,00	63,00	63,00	---
A-123	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	67,60	---	---	---	64,10	63,10
A-124	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	67,60	---	---	---	64,10	63,10
A-125	PROPOSED 12'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND SOLID COVER	8'-0"	68,75	65,00	57,00	63,00	63,00	---
A-126	PROPOSED 12'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND SOLID COVER	8'-0"	68,50	65,00	57,00	63,00	63,00	---
A-127	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	67,60	---	---	---	64,10	63,10
A-128	PROPOSED 12'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND SOLID COVER	8'-0"	68,55	65,00	57,00	63,00	63,00	---
A-129	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	68,00	---	---	---	64,50	63,50
A-130	PROPOSED 12'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND SOLID COVER	8'-0"	68,55	65,00	57,00	63,00	60,00	---
A-131	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	68,00	---	---	---	64,50	63,50
A-132	PROPOSED 12'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND SOLID COVER	8'-0"	68,55	65,00	57,00	63,00	63,00	---
A-133	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	68,00	---	---	---	64,50	63,50
A-134	PROPOSED 12'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND SOLID COVER	8'-0"	68,45	65,00	57,00	63,00	60,00	---
A-135	PROPOSED 2'-6" x 4' PRECAST CATCH BASIN WITH FRAME AND CURB INLET	---	68,00	---	---	---	64,50	63,50

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE NUMBER	STRUCTURE TYPE	EFFECTIVE DEPTH	RIM/GRATE	TOP OF RINGS / STRUCTURE	BOTTOM OF RINGS / STRUCTURE	INVERT IN	INVERT OUT	SUMP
LD-1	PROPOSED 8" WIDE TRENCH DRAIN WITH FRAME AND GRATE	---	70,80	---	---	---	69,45	68,45
LD-2	PROPOSED 10'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND SOLID COVER	5'-0"	74,45	70,75	65,75	68,85	---	---
LD-3	PROPOSED 8" WIDE TRENCH DRAIN WITH FRAME AND GRATE	---	70,80	---	---	---	69,45	68,45
LD-4	PROPOSED 8" WIDE TRENCH DRAIN WITH FRAME AND GRATE	---	70,80	---	---	---	69,45	68,45
LD-5	PROPOSED 10'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND SOLID COVER	7'-0"	74,45	70,75	63,75	68,25	---	---
LD-6	PROPOSED 8" WIDE TRENCH DRAIN WITH FRAME AND GRATE	---	70,80	---	---	---	69,45	68,45
LD-7	PROPOSED 8" WIDE TRENCH DRAIN WITH FRAME AND GRATE	---	70,80	---	---	---	69,45	68,45
LD-8	PROPOSED 10'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND SOLID COVER	3'-0"	74,45	70,75	67,75	68,95	---	---
LD-9	PROPOSED 8" WIDE TRENCH DRAIN WITH FRAME AND GRATE	---	70,80	---	---	---	69,45	68,45
LD-10	PROPOSED 8" WIDE TRENCH DRAIN WITH FRAME AND GRATE	---	69,80	---	---	---	68,45	67,45
LD-11	PROPOSED 10'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND SOLID COVER	5'-0"	72,45	69,75	64,75	67,85	---	---
LD-12	PROPOSED 8" WIDE TRENCH DRAIN WITH FRAME AND GRATE	---	69,80	---	---	---	68,45	67,45
LD-13	PROPOSED 8" WIDE TRENCH DRAIN WITH FRAME AND GRATE	---	69,80	---	---	---	68,45	67,45
LD-14	PROPOSED 10'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND SOLID COVER	7'-0"	72,45	69,75	62,75	67,25	---	---
LD-15	PROPOSED 8" WIDE TRENCH DRAIN WITH FRAME AND GRATE	---	69,80	---	---	---	68,45	67,45
LD-16	PROPOSED 8" WIDE TRENCH DRAIN WITH FRAME AND GRATE	---	69,80	---	---	---	68,45	67,45
LD-17	PROPOSED 8" WIDE TRENCH DRAIN WITH FRAME AND GRATE	---	69,80	---	---	---	68,45	67,45
LD-18	PROPOSED 10'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND SOLID COVER	3'-0"	72,45	69,75	66,75	67,95	---	---
LD-19	PROPOSED 8" WIDE TRENCH DRAIN WITH FRAME AND GRATE	---	67,80	---	---	---	66,45	65,45
LD-20	PROPOSED 10'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND SOLID COVER	5'-0"	71,45	67,75	62,75	65,85	---	---
LD-21	PROPOSED 8" WIDE TRENCH DRAIN WITH FRAME AND GRATE	---	67,80	---	---	---	66,45	65,45
LD-22	PROPOSED 8" WIDE TRENCH DRAIN WITH FRAME AND GRATE	---	67,80	---	---	---	66,45	65,45
LD-23	PROPOSED 10'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND SOLID COVER	5'-0"	71,45	67,75	62,75	65,85	---	---
LD-24	PROPOSED 8" WIDE TRENCH DRAIN WITH FRAME AND GRATE	---	67,80	---	---	---	66,45	65,45
LD-25	PROPOSED 8" WIDE TRENCH DRAIN WITH FRAME AND GRATE	---	67,80	---	---	---	66,45	65,45
LD-26	PROPOSED 10'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND SOLID COVER	3'-0"	71,45	67,75	64,75	65,95	---	---
LD-27	PROPOSED 8" WIDE TRENCH DRAIN WITH FRAME AND GRATE	---	65,80	---	---	---	64,45	63,45
LD-28	PROPOSED 10'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND SOLID COVER	5'-0"	69,45	65,75	60,75	63,85	---	---
LD-29	PROPOSED 8" WIDE TRENCH DRAIN WITH FRAME AND GRATE	---	65,80	---	---	---	64,45	63,45
LD-30	PROPOSED 8" WIDE TRENCH DRAIN WITH FRAME AND GRATE	---	65,80	---	---	---	64,45	63,45
LD-31	PROPOSED 10'Ø PRECAST DRYWELL WITH SHALLOW DOME, FRAME, AND SOLID COVER	5'-0"	69,45	65,75	60,75	63,85	---	---
LD-32	PROPOSED 8" WIDE TRENCH DRAIN WITH FRAME AND GRATE	---	65,80	---	---	---	64,45	63,45

No.	DATE	BY	DESCRIPTION
6	01/24/2022	LC	MISCELLANEOUS COORDINATION
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4	04/02/2021	LC	RESUBMISSION TO TOWN
3	06/22/2020	LC	MISCELLANEOUS COORDINATION
2	06/03/2020	LC	ISSUED FOR TOWN SUBMISSION
1	05/15/2020	LC	ISSUED FOR REVIEW

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SEAL & SIGNATURE:

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JACLYN PERANTEAU, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #083937

DATE:	01/24/2020
SCALE:	1" = 30'
PROJECT No.:	19026
DRAWING BY:	LC
CHECKED BY:	YT
APPROVED BY:	JP

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

PROJECT NAME:

HK VENTURES, LLC INDUSTRIAL PARK

4285 MIDDLE COUNTRY ROAD
CALVERTON, NY 11933
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

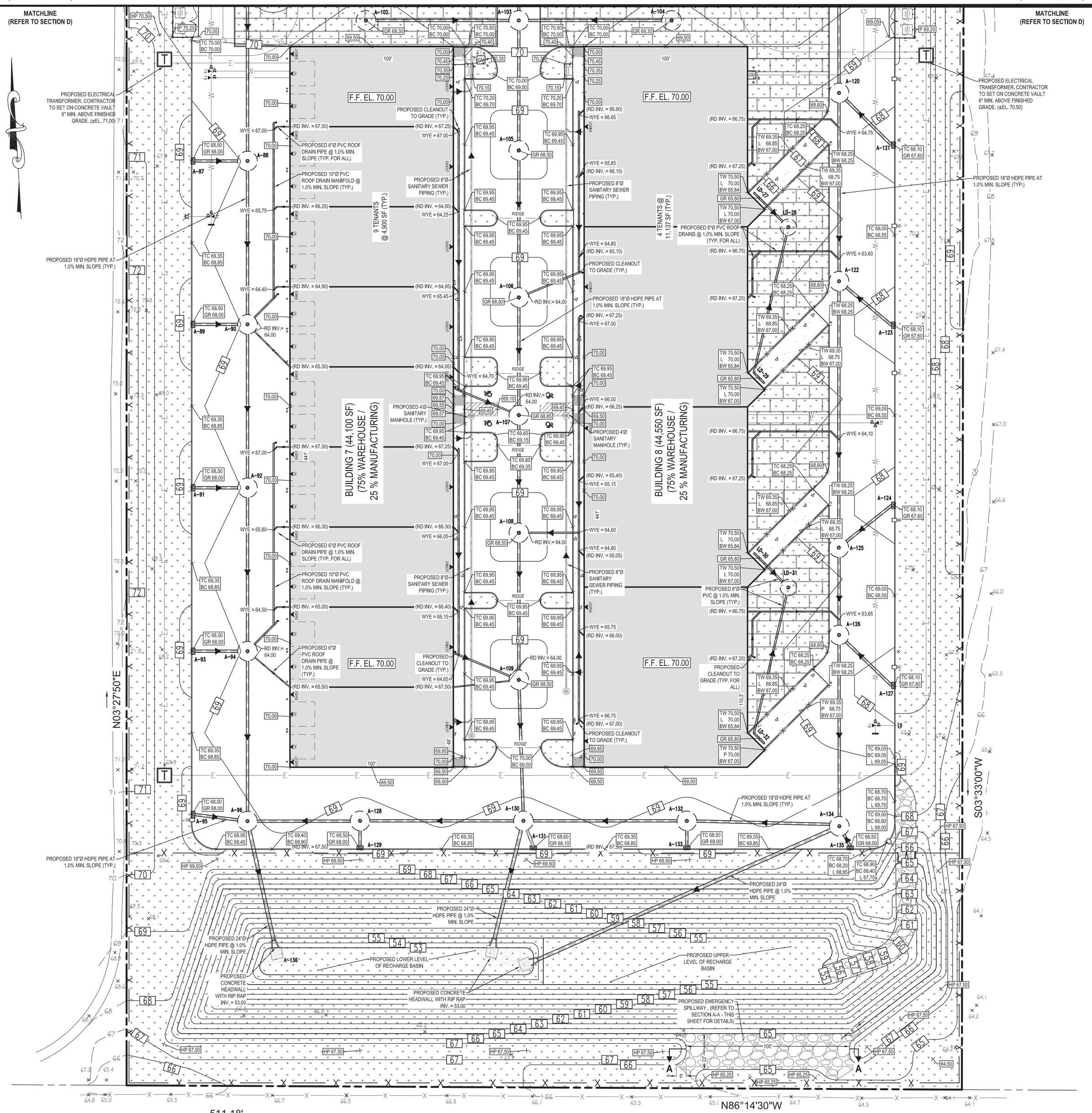
DRAWING TITLE:
PARTIAL GRADING & DRAINAGE PLAN (SECTION C - PHASE II)

DRAWING No.: C-11

19026_2022.01.24_SPP6.dwg

MATCHLINE (REFER TO SECTION C)

MATCHLINE (REFER TO SECTION D)

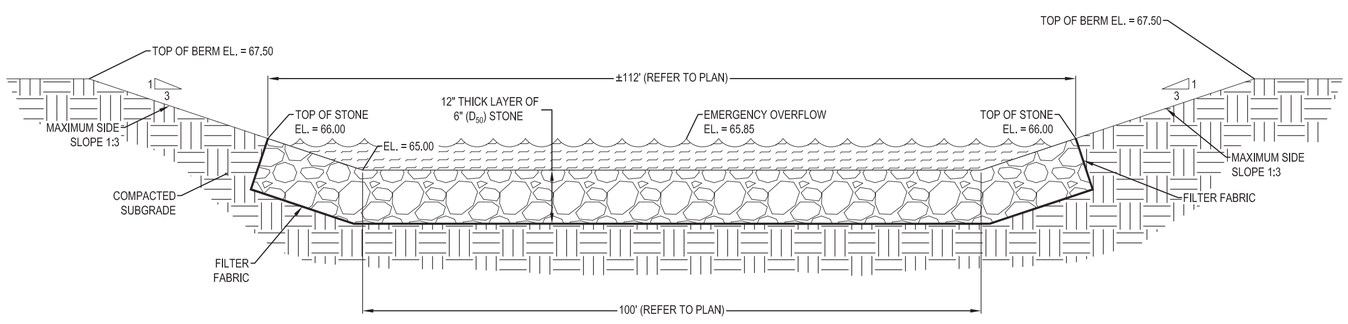


EMERGENCY SPILLWAY CALCULATIONS

DESIGN CRITERIA

1. RECHARGE BASIN IS FULL. ELEVATION OF EMERGENCY SPILLWAY TO BE TOP OF WATER IN RECHARGE BASIN (EL. = 65.00).
2. UTILIZE A 9" RAINFALL OVER A 24 HOUR PERIOD (100-YEAR STORM).
3. USING HYDROCAD ANALYSIS, THE 100-YEAR STORM FOR THE ENTIRE SITE WILL GENERATE A FLOW OF 219.5 CFS.

BASED ON HYDROCAD ANALYSIS, THE REQUIRED EMERGENCY SPILLWAY IS A 100 FT LONG x 22 FT BREADTH BROAD CRESTED RECTANGULAR WEIR. THE EMERGENCY SPILLWAY IS TO BE LINED WITH A 12" THICK LAYER OF 6" (D_{50}) STONE.



NOTES
1. 0% SLOPE ACROSS EMERGENCY SPILLWAY.
2. SPILLWAY TO BE STABILIZED WITH RIP RAP.

EMERGENCY SPILLWAY SECTION A-A
N.T.S.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

No.	DATE	BY	DESCRIPTION
6	01/24/2022	LC	MISCELLANEOUS COORDINATION
5	12/15/2021	LC	FEIS SUBMISSION
4	04/02/2021	LC	RESUBMISSION TO TOWN
3	06/22/2020	LC	MISCELLANEOUS COORDINATION
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KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(631) 961-0506
www.KeyCivilEngineering.com

PROJECT NAME:

HK VENTURES, LLC INDUSTRIAL PARK

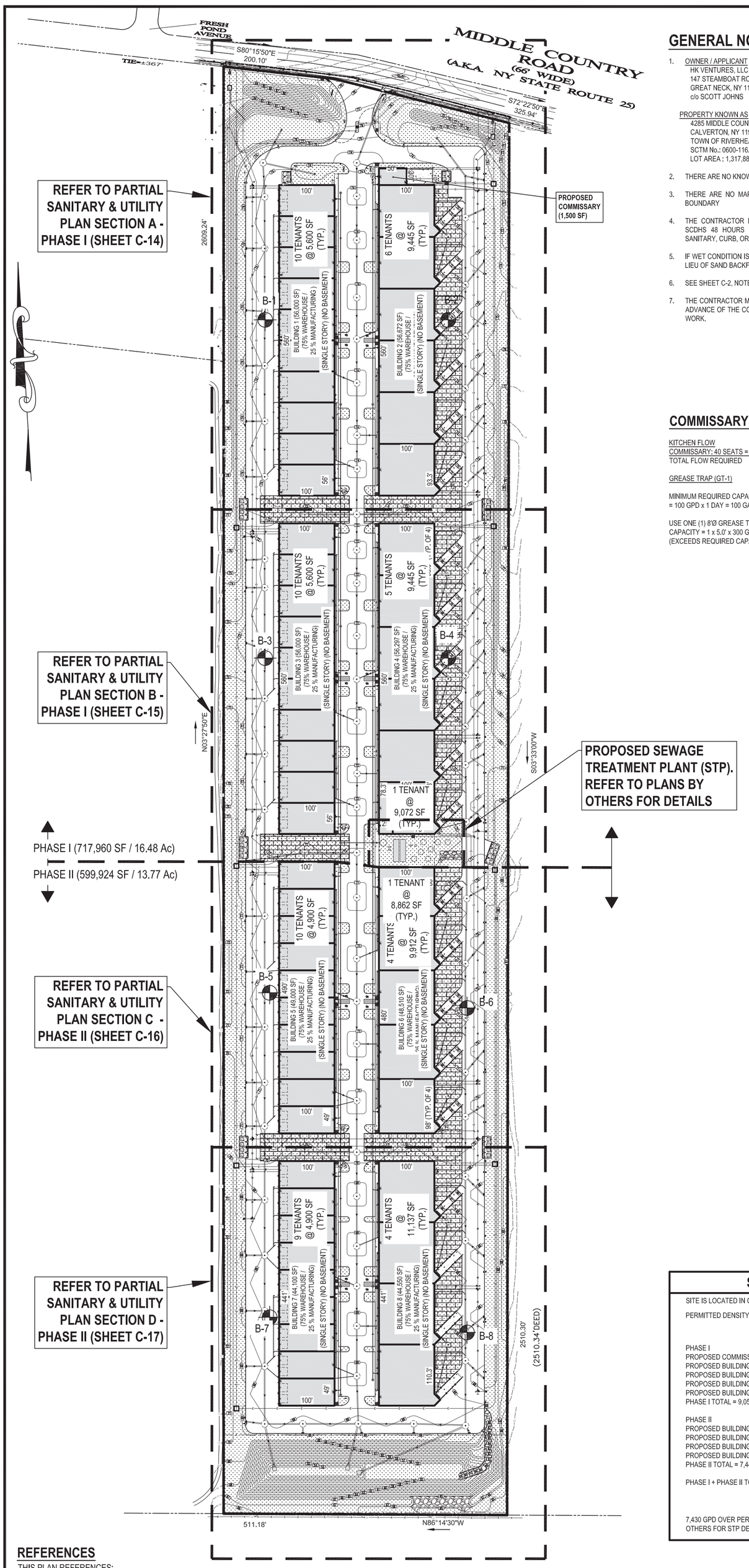
4285 MIDDLE COUNTRY ROAD
CALVERTON, NY 11933
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

DRAWING TITLE:
PARTIAL GRADING & DRAINAGE PLAN (SECTION D - PHASE II)

DRAWING No.:
C-12

PAGE No.:
12 OF 35

19026_2022.01.24_SPP6.dwg



GENERAL NOTES

1. OWNER / APPLICANT
   HK VENTURES, LLC
   147 STEAMBOAT ROAD
   GREAT NECK, NY 11024
   c/o SCOTT JOHNS

   PROPERTY KNOWN AS
   4285 MIDDLE COUNTRY ROAD
   CALVERTON, NY 11933
   TOWN OF RIVERHEAD, SUFFOLK COUNTY
   SCTM No.: 0600-116.00-01.00-002.000
   LOT AREA : 1,317,884 SF (30.2545 ACRES)
2. THERE ARE NO KNOWN EXISTING WELLS PRESENT WITHIN 150' OF THE SUBJECT PROPERTY.
3. THERE ARE NO MAPPED DEC WETLANDS / SURFACE WATERS WITHIN 300' OF PROPERTY BOUNDARY
4. THE CONTRACTOR MUST NOTIFY THE TOWN OF RIVERHEAD ENGINEERING DIVISION AND SCDHS 48 HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY ON-SITE DRAINAGE, SANITARY, CURB, OR PAVING WORK.
5. IF WET CONDITION IS ENCOUNTERED, CONTRACTOR SHALL USE 3/4" CLEAN WASHED STONE IN LIEU OF SAND BACKFILL.
6. SEE SHEET C-2, NOTE SHEET 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.

COMMISSARY KITCHEN WASTE CALCULATIONS

KITCHEN FLOW
COMMISSARY: 40 SEATS = 40 SEATS x 2.5 GPD / SEAT = 100 GPD
TOTAL FLOW REQUIRED = 100 GPD

GREASE TRAP (GT-1)

MINIMUM REQUIRED CAPACITY = 1 DAY KITCHEN FLOW
= 100 GPD x 1 DAY = 100 GALLONS

USE ONE (1) 8'Ø GREASE TRAP WITH 5.0' LIQUID DEPTH
CAPACITY = 1 x 5.0' x 300 GAL/VF = 1,500 GALLONS (MINIMUM SYSTEM REQUIRED)
(EXCEEDS REQUIRED CAPACITY OF 100 GALLONS)

SANITARY DENSITY CALCULATIONS

SITE IS LOCATED IN GROUNDWATER MANAGEMENT ZONE III = 300 GPD/ACRE

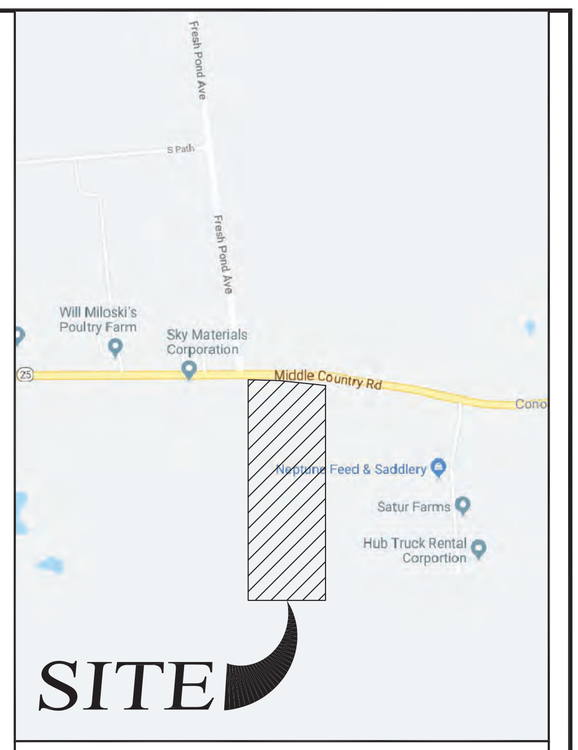
PERMITTED DENSITY = 30.2545 ACRES x 300 GPD/ACRE = 9,076 GPD

PHASE I
PROPOSED COMMISSARY FLOW (COMMISSARY NOT OPEN TO PUBLIC) - 0.04 GPD / SF x 1,500 SF = 60 GPD
PROPOSED BUILDING 1 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 56,000 SF = 2,240 GPD
PROPOSED BUILDING 2 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 56,672 SF = 2,267 GPD
PROPOSED BUILDING 3 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 56,000 SF = 2,240 GPD
PROPOSED BUILDING 4 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 56,297 SF = 2,252 GPD
PHASE I TOTAL = 9,059 GPD

PHASE II
PROPOSED BUILDING 5 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 49,000 SF = 1,960 GPD
PROPOSED BUILDING 6 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 48,510 SF = 1,941 GPD
PROPOSED BUILDING 7 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 44,100 SF = 1,764 GPD
PROPOSED BUILDING 8 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 44,550 SF = 1,782 GPD
PHASE II TOTAL = 7,447 GPD

PHASE I + PHASE II TOTAL = 16,506 GPD

7,430 GPD OVER PERMITTED DENSITY. SEWAGE TREATMENT PLANT (STP) PROPOSED. REFER TO PLANS BY OTHERS FOR STP DETAILS.



VICINITY MAP
N.T.S.

LEGEND
SCALE OF SYMBOLS = 1" = 30' (REFER TO PARTIAL SANITARY & UTILITY PLANS)

EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	BUILDING	
	CONCRETE CURB	
	EDGE OF PAVEMENT	
	CONCRETE SIDEWALK	
	LANDSCAPE AREA	
	PERVIOUS PAVERS	
	TRASH ENCLOSURE	
	BIKE RACK MOUNTED ON CONCRETE PAD	
	OVERHEAD DOOR	
	LOADING DOCK WALL WITH FALL PROTECTION RAILING	
	DOOR	
	SIGN	
	FIRE HYDRANT	
	UTILITY POLE	
	GROUND SIGN	
	FENCE	
	POLE MOUNTED LIGHTING	
	DRYWELL	
	2'-6" x 4'-0" CONCRETE CURB INLET	
	4'Ø DRAINAGE MANHOLE	
	24" NYLOPLAST DRAIN BASIN	
	CONCRETE HEADWALL	
	36" HDPE DRAINAGE PIPE	
	24" HDPE DRAINAGE PIPE	
	18" HDPE DRAINAGE PIPE	
	10" PVC ROOF DRAIN PIPE	
	ELEVATION CONTOUR	75
	WATER / FIRE SERVICE	W F
	ELECTRIC SERVICE	E
G	GAS SERVICE	G
OH	OVERHEAD WIRES	OH
	WATER VALVE	
	THRUST BLOCK	TB
	GAS VALVE	G
	SOIL BORING	B-2
	SANITARY STRUCTURE	
	6"Ø PVC (SDR-35) SANITARY PIPE	
	CONCRETE THRUST BLOCK	TB

REFERENCES
THIS PLAN REFERENCES:

BOUNDARY & TOPOGRAPHICAL
SURVEY PREPARED BY:
GALLAS SURVEYING GROUP
2865 US ROUTE 1
NORTH BRUNSWICK, NY 08902
DATED: 11/08/2019

ARCHITECTURAL PLANS & RENDERINGS
PREPARED BY:
BLD ARCHITECTURE, DPC
31 WEST MAIN STREET, SUITE 205
PATCHOGUE, NY 11772
DATED: 12/02/2021

SEWAGE TREATMENT PLANT (STP) PLANS
PREPARED BY:
P.W. GROSSER CONSULTING ENGINEER
& HYDROGEOLOGIST, P.C.
630 JOHNSON AVENUE, SUITE 7
BOHEMIA, NY 11716
DATED: 05/12/2020

ROADWAY MODIFICATION PLANS
PREPARED BY:
STONEFIELD ENGINEERING & DESIGN
92 PARK AVENUE
RUTHERFORD, NJ 07070
DATED: 06/19/2020

GEOTECHNICAL EVALUATION REPORT
PREPARED BY:
J.R. HOLZMACHER P.E., LLC
3555 VETERANS MEMORIAL HIGHWAY, SUITE A
RONKONKOMA, NY 11779
DATED: 03/19/2021

SOIL BORING LOGS & PERCOLATION RATE INFORMATION
PREPARED BY:
SLACKE TEST BORING CO.
P.O. BOX 64
KINGS PARK, NY 11754
BORINGS 1 - 4
DATED: 11/08/2019
BORINGS 5 - 8
DATED: 02/12/2021
PERCOLATION TEST
DATED: 02/12/2021

VICINITY MAP BACKGROUND DATA PROVIDED BY
MAPS.GOOGLE.COM

GRAPHIC SCALE
120 0 60 120 240 480
(IN FEET)
1 inch = 120 ft.

LEGEND
SCALE OF SYMBOLS = 1" = 120'

EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	BUILDING	
	CONCRETE CURB	
	CONCRETE SIDEWALK	
	LANDSCAPE AREA	
	PERVIOUS PAVERS	
	DUMPSTER ENCLOSURE	
	12' x 34' LOADING SPACE	
	LOADING DOCK RETAINING WALLS	
	PARKING COUNT	9
	OVERHEAD DOOR	
	DOOR	
x x	FENCE	x x x x
	BIKE RACK	
	HYDRANT	

PROJECT DATA

SITE ADDRESS	4285 MIDDLE COUNTRY ROAD CALVERTON, NY 11933
OWNER / APPLICANT	HK VENTURES, LLC 147 STEAMBOAT ROAD GREAT NECK, NY 11024 c/o SCOTT JOHNS
TAX MAP NUMBER	DISTRICT: 600, SECTION: 116, BLOCK: 1, LOT: 2
SITE AREA	1,317,884 SF (30.2545 Ac)
CURRENT ZONING	INDUSTRIAL C
EXISTING USE	VACANT
PROPOSED USE	PRIMARY USES: WAREHOUSE & MANUFACTURING (INDOOR)
PROPOSED BUILDING AREA (GFA)	PHASE I BUILDING 1 = 56,000 SF BUILDING 2 = 56,672 SF BUILDING 3 = 56,000 SF BUILDING 4 = 56,297 SF COMMISSARY = 1,500 SF TOTAL = 226,469 SF PHASE II (TO BE CONSTRUCTED ONCE PHASE I IS COMPLETED AND OPERATING) BUILDING 5 = 49,000 SF BUILDING 6 = 48,510 SF BUILDING 7 = 44,100 SF BUILDING 8 = 44,550 SF TOTAL = 186,160 SF PHASE I + PHASE II = 412,629 SF (31.31%)
PERVIOUS PAVERS / LANDSCAPE AREA	PERVIOUS PAVER AREA = 118,687 SF LANDSCAPE AREA = 335,909 SF TOTAL PAVER / LANDSCAPE AREA = 454,596 SF (34.49%)
IMPERVIOUS / PAVEMENT / CONCRETE AREA (EXCLUDES BUILDING AREAS)	450,659 SF (34.20%)

REFER TO SHEET C-18, SANITARY DETAILS & BORINGS FOR ADDITIONAL INFORMATION

SCTM #: 600-116-1-2
SCHDS REF. #: _ _ _ - _ _ - _ _ _ _

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES APPROVAL

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2	06/03/2020	LC	ISSUED FOR TOWN SUBMISSION
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JACLYN PERANTEAU, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #083937

DATE:	01/24/2020
SCALE:	1" = 120'
PROJECT No.:	19026
DRAWING BY:	LC
CHECKED BY:	YT
APPROVED BY:	JP

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

PROJECT NAME:
HK VENTURES, LLC INDUSTRIAL PARK
4285 MIDDLE COUNTRY ROAD
CALVERTON, NY 11933
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

DRAWING TITLE:
OVERALL SANITARY & UTILITY PLAN

DRAWING No.: C-13

PAGE No.: 13 OF 35

19026_2022.01.24_SPP6.dwg

MIDDLE COUNTRY ROAD
(66' WIDE)
(A.K.A. NY STATE ROUTE 25)

CONTRACTOR TO COORDINATE WITH OWNING UTILITY COMPANY FOR WATER MAIN CONNECTION (TYP.)

PROPOSED WATER VALVE (TYP. OF 3)

EXISTING 6"Ø GAS MAIN TO REMAIN (TYP.)

EXISTING UTILITY POLE TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH OWNING UTILITY COMPANY FOR DISCONNECT AND EXACT LOCATION OF PROPOSED.

200.10'

S80°15'50"E

325.94'

EXISTING CATCH BASIN GRATE TO BE RESET TO PROPOSED ELEVATION.

PROPOSED ELECTRIC SERVICE. CONTRACTOR TO COORDINATE WITH OWNING UTILITY COMPANY FOR CONNECTION

PROPOSED GAS SERVICE. CONTRACTOR TO COORDINATE WITH OWNING UTILITY COMPANY FOR CONNECTION

PROPOSED WATER METER AND RPZ VAULT (TYP.)

PROPOSED 6"Ø PVC DRAIN PIPE @ 1.0% MIN.

2609.24'

S72°22'50"E

PROPOSED ELECTRIC SERVICE. CONTRACTOR TO COORDINATE WITH OWNING UTILITY COMPANY FOR CONNECTION

PROPOSED GAS SERVICE. CONTRACTOR TO COORDINATE WITH OWNING UTILITY COMPANY FOR CONNECTION

CONTRACTOR TO COORDINATE WITH OWNING UTILITY COMPANY FOR WATER MAIN CONNECTION (TYP.)

PROPOSED WATER VALVE (TYP. OF 3)

EXISTING 6"Ø GAS MAIN TO REMAIN (TYP.)

PROPOSED WATER METER AND RPZ VAULT (TYP.)

PROPOSED GAS MAIN (TYP.)

PROPOSED 8"Ø CLASS 52 D.I.P. WATER MAIN (TYP.)

PROPOSED 2.5"Ø TYPE K COPPER DOMESTIC WATER SERVICE (TYP.)

PROPOSED THRUST BLOCK (TYP.)

PROPOSED 4"Ø D.I.P CLASS 52 FIRE SERVICE (TYP.)

PROPOSED 6"Ø PVC (SDR-35) @ 1/4"/FT MIN. SLOPE

PROPOSED 6"Ø PVC (SDR-35) KITCHEN WASTE CONNECTION @ 1/4"/FT MIN. SLOPE

PROPOSED GAS SERVICE (TYP.)

PROPOSED GAS METER (TYP.)

PROPOSED ELECTRIC SERVICE (TYP.)

PROPOSED HYDRANT WITH 6"Ø HYDRANT BRANCH (TYP.)

PROPOSED 8"Ø D.I.P CLASS 52 WATER MAIN (TYP.)

PROPOSED 6"Ø PVC (SDR-35) HOUSE CONNECTION @ 1/4"/FT MIN. SLOPE

SAN WYE INV. = 70.95

SAN WYE INV. = 71.70

SAN WYE INV. = 70.70

PROPOSED 8"Ø PVC (SDR-35) SEWER MAIN @ 0.59% SLOPE

PROPOSED 8"Ø PVC (SDR-35) SEWER MAIN @ 0.61% SLOPE

PROPOSED 8"Ø PVC ROOF DRAIN MANIFOLD @ 1.0% MIN. SLOPE

F.F. EL. 75.00

10 TENANTS @ 5,600 SF (TYP.)

6 TENANTS @ 9,445 SF (TYP.)

BUILDING 1 (56,000 SF)
(75% WAREHOUSE / 25 % MANUFACTURING)

BUILDING 2 (56,672 SF)
(75% WAREHOUSE / 25 % MANUFACTURING)

2510.30'

COMMISSARY (1,500 SF)

PROPOSED DRYWELL (TYP.)

PROPOSED CATCH BASIN (TYP.)

PROPOSED GAS MAIN (TYP.)

PROPOSED ELECTRIC CONDUITS ENCASED IN CONCRETE. CONTRACTOR TO REFER TO DESIGN BY OTHERS FOR CONDUIT SIZE (TYP.)

PROPOSED GAS SERVICE (TYP.)

PROPOSED ELECTRIC CONDUITS ENCASED IN CONCRETE. CONTRACTOR TO REFER TO DESIGN BY OTHERS FOR CONDUIT SIZE (TYP.)

PROPOSED DRAINAGE PIPING (TYP.)

PROPOSED DRYWELL (TYP.)

PROPOSED CATCH BASIN (TYP.)

PROPOSED 2.5"Ø TYPE K COPPER DOMESTIC WATER SERVICE (TYP.)

PROPOSED 4"Ø D.I.P CLASS 52 FIRE SERVICE (TYP.)

PROPOSED ELECTRIC SERVICE (TYP.)

B-1

B-2

SMH-8

SMH-4

SMH-7

SMH-3

GT-1

INLET GRT 78.30

INLET GRT 79.27

RIDGE

MATCHLINE (REFER TO SECTION A)

MATCHLINE (REFER TO SECTION B)

REFER TO SHEET C-15 FOR SANITARY STRUCTURE SCHEDULE AND SHEET C-18 FOR SANITARY DETAILS & BORING INFORMATION

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

SCTM #: 600-116-1-2
SCHDS REF. #: ___-__-____

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NEW YORK STATE PROFESSIONAL ENGINEER #083937

DATE:	01/24/2020
SCALE:	1" = 30'
PROJECT No.:	19026
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CHECKED BY:	YT
APPROVED BY:	JP

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

PROJECT NAME:

HK VENTURES, LLC INDUSTRIAL PARK

4285 MIDDLE COUNTRY ROAD
CALVERTON, NY 11933
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

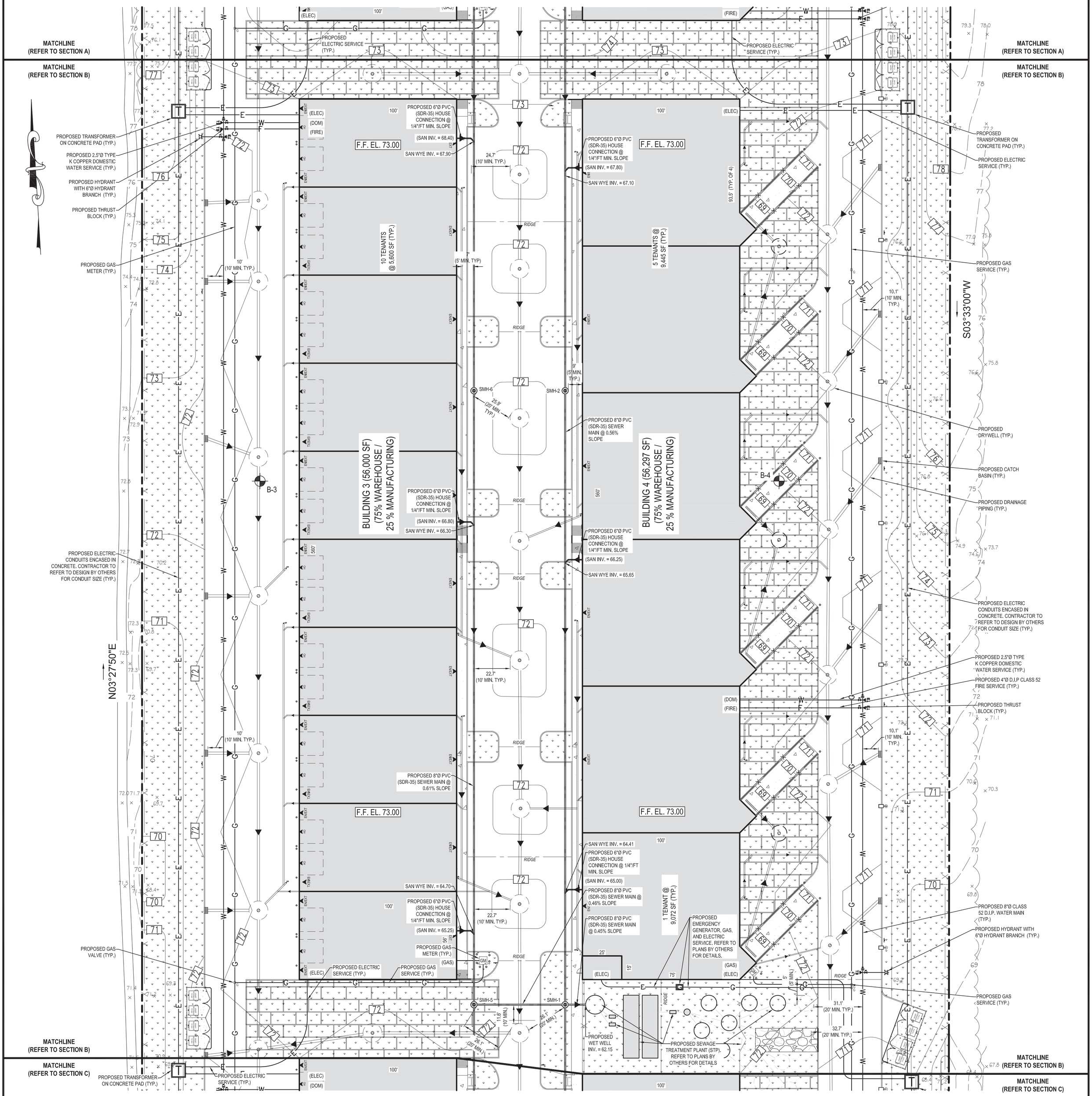
DRAWING TITLE:

PARTIAL SANITARY & UTILITY PLAN (SECTION A - PHASE I)

DRAWING No.: C-14

PAGE No.: 14 OF 35

19026_2022.01.24_SPP6.dwg



SANITARY STRUCTURE SCHEDULE

STRUCTURE NUMBER	STRUCTURE TYPE	EFFECTIVE DEPTH	RIM/GRATE	TOP OF RINGS	BOTTOM OF RINGS	INVERT IN	INVERT OUT
GT-1	PROPOSED 10'Ø PRECAST SEPTIC TANK WITH TWO FRAMES AND SOLID COVERS	5'-0"	A. 74.40 B. 74.35	72.40	66.40	71.70	71.20
SMH-1	PROPOSED 4'Ø PRECAST CONCRETE MANHOLE WITH FRAME AND SOLID COVER	—	72.70	—	---	N. = 64.00 S. = 62.30 W. = 62.30	E. = 62.20
SMH-2	PROPOSED 4'Ø PRECAST CONCRETE MANHOLE WITH FRAME AND SOLID COVER	—	72.40	—	---	66.36	66.26
SMH-3	PROPOSED 4'Ø PRECAST CONCRETE MANHOLE WITH FRAME AND SOLID COVER	—	74.40	—	---	68.68	68.58
SMH-4	PROPOSED 4'Ø PRECAST CONCRETE MANHOLE WITH FRAME AND SOLID COVER	—	74.40	—	---	71.10	71.00
SMH-5	PROPOSED 4'Ø PRECAST CONCRETE MANHOLE WITH FRAME AND SOLID COVER	—	72.25	—	---	N. = 64.45 S. = 62.65	E. = 62.55
SMH-6	PROPOSED 4'Ø PRECAST CONCRETE MANHOLE WITH FRAME AND SOLID COVER	—	72.40	—	---	66.95	66.85
SMH-7	PROPOSED 4'Ø PRECAST CONCRETE MANHOLE WITH FRAME AND SOLID COVER	—	74.40	—	---	69.50	69.40
SMH-8	PROPOSED 4'Ø PRECAST CONCRETE MANHOLE WITH FRAME AND SOLID COVER	—	74.40	—	---	---	71.80
SMH-9	PROPOSED 4'Ø PRECAST CONCRETE MANHOLE WITH FRAME AND SOLID COVER	—	71.40	—	---	64.37	64.27
SMH-10	PROPOSED 4'Ø PRECAST CONCRETE MANHOLE WITH FRAME AND SOLID COVER	—	69.40	—	---	66.05	65.95
SMH-11	PROPOSED 4'Ø PRECAST CONCRETE MANHOLE WITH FRAME AND SOLID COVER	—	69.40	—	---	---	66.85
SMH-12	PROPOSED 4'Ø PRECAST CONCRETE MANHOLE WITH FRAME AND SOLID COVER	—	71.40	—	---	64.20	64.10
SMH-13	PROPOSED 4'Ø PRECAST CONCRETE MANHOLE WITH FRAME AND SOLID COVER	—	69.40	—	---	66.10	66.00
SMH-14	PROPOSED 4'Ø PRECAST CONCRETE MANHOLE WITH FRAME AND SOLID COVER	—	69.40	—	---	---	66.84

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SCTM #: 600-116-1-2
SCHDS REF. #: ___-__-____

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NEW YORK STATE PROFESSIONAL ENGINEER #083937

DATE:	01/24/2020
SCALE:	1" = 30'
PROJECT No.:	19026
DRAWING BY:	LC
CHECKED BY:	YT
APPROVED BY:	JP

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

PROJECT NAME:

HK VENTURES, LLC INDUSTRIAL PARK

4285 MIDDLE COUNTRY ROAD
CALVERTON, NY 11933
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

DRAWING TITLE:

PARTIAL SANITARY & UTILITY PLAN (SECTION B - PHASE I)

DRAWING No.: C-15

PAGE No.: 15 OF 35

19026_2022.01.24_SPP6.dwg

MATCHLINE (REFER TO SECTION B)

MATCHLINE (REFER TO SECTION C)

MATCHLINE (REFER TO SECTION D)

PROPOSED TRANSFORMER ON CONCRETE PAD (TYP.)

PROPOSED ELECTRIC SERVICE (TYP.)

PROPOSED 2.5"Ø TYPE K COPPER DOMESTIC WATER SERVICE (TYP.)

PROPOSED THRUST BLOCK (TYP.)

PROPOSED 4"Ø D.I.P CLASS 52 FIRE SERVICE (TYP.)

PROPOSED ELECTRIC SERVICE (TYP.)

PROPOSED ELECTRIC CONDUITS ENCASED IN CONCRETE. CONTRACTOR TO REFER TO DESIGN BY OTHERS FOR CONDUIT SIZE (TYP.)

PROPOSED GAS VALVE (TYP.)

PROPOSED GAS SERVICE (TYP.)

PROPOSED GAS METER (TYP.)

PROPOSED WET WELL INV. = 62.15

PROPOSED SEWAGE TREATMENT PLANT (STP). REFER TO PLANS BY OTHERS FOR DETAILS

(ELEC)

(DOM)

(FIRE)

(GAS)

F.F. EL. 72.00

BUILDING 5 (49,000 SF) (75% WAREHOUSE / 25 % MANUFACTURING)

10 TENANTS @ 4,900 SF (TYP.)

BUILDING 6 (48,510 SF) (75% WAREHOUSE / 25 % MANUFACTURING)

1 TENANT @ 8,862 SF (TYP.)

4 TENANTS @ 9,912 SF (TYP.)

SAN WYE INV. = 63.50

PROPOSED 6"Ø PVC (SDR-35) HOUSE CONNECTION @ 1/4"/FT MIN. SLOPE

SAN WYE INV. = 62.90

SAN WYE INV. = 62.65

PROPOSED 6"Ø PVC (SDR-35) HOUSE CONNECTION @ 1/4"/FT MIN. SLOPE

(SAN INV. = 63.20)

PROPOSED 8"Ø PVC (SDR-35) SEWER MAIN @ 0.45% SLOPE (396 L.F. FROM SMH-12 TO SMH-1)

SAN WYE INV. = 63.55

PROPOSED 6"Ø PVC (SDR-35) HOUSE CONNECTION @ 1/4"/FT MIN. SLOPE

(SAN INV. = 64.10)

SAN WYE INV. = 63.85

(SAN INV. = 64.35)

PROPOSED 6"Ø PVC (SDR-35) HOUSE CONNECTION @ 1/4"/FT MIN. SLOPE

PROPOSED 8"Ø PVC (SDR-35) SEWER MAIN @ 0.40% SLOPE

SAN WYE INV. = 64.75

PROPOSED 6"Ø PVC (SDR-35) HOUSE CONNECTION @ 1/4"/FT MIN. SLOPE

(SAN INV. = 65.25)

(SAN INV. = 65.10)

PROPOSED 6"Ø PVC (SDR-35) HOUSE CONNECTION @ 1/4"/FT MIN. SLOPE

SAN WYE INV. = 64.55

PROPOSED 8"Ø D.I.P. CLASS 52 WATER MAIN (TYP.)

SMH-9

SMH-12

RIDGE

B-5

B-6

PROPOSED DRYWELL (TYP.)

PROPOSED CATCH BASIN (TYP.)

PROPOSED DRAINAGE PIPING (TYP.)

PROPOSED GAS MAIN (TYP.)

2609.24'

2510.30'

24.7' (10' MIN. TYP.)

22.7' (10' MIN. TYP.)

10' (10' MIN. TYP.)

16.2' (10' MIN. TYP.)

9' (5' MIN. TYP.)

10.6' (5' MIN.)

10.1' (10' MIN. TYP.)

26.1' (20' MIN.)

11.6' (10' MIN.)

32.7' (20' MIN. TYP.)

REFER TO SHEET C-15 FOR SANITARY STRUCTURE SCHEDULE AND SHEET C-18 FOR SANITARY DETAILS & BORING INFORMATION

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

SCTM #: 600-116-1-2

SCHDS REF. #: ___-__-____

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PROJECT NAME:

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TOWN OF RIVERHEAD, COUNTY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

DRAWING TITLE:

PARTIAL SANITARY & UTILITY PLAN (SECTION C - PHASE II)

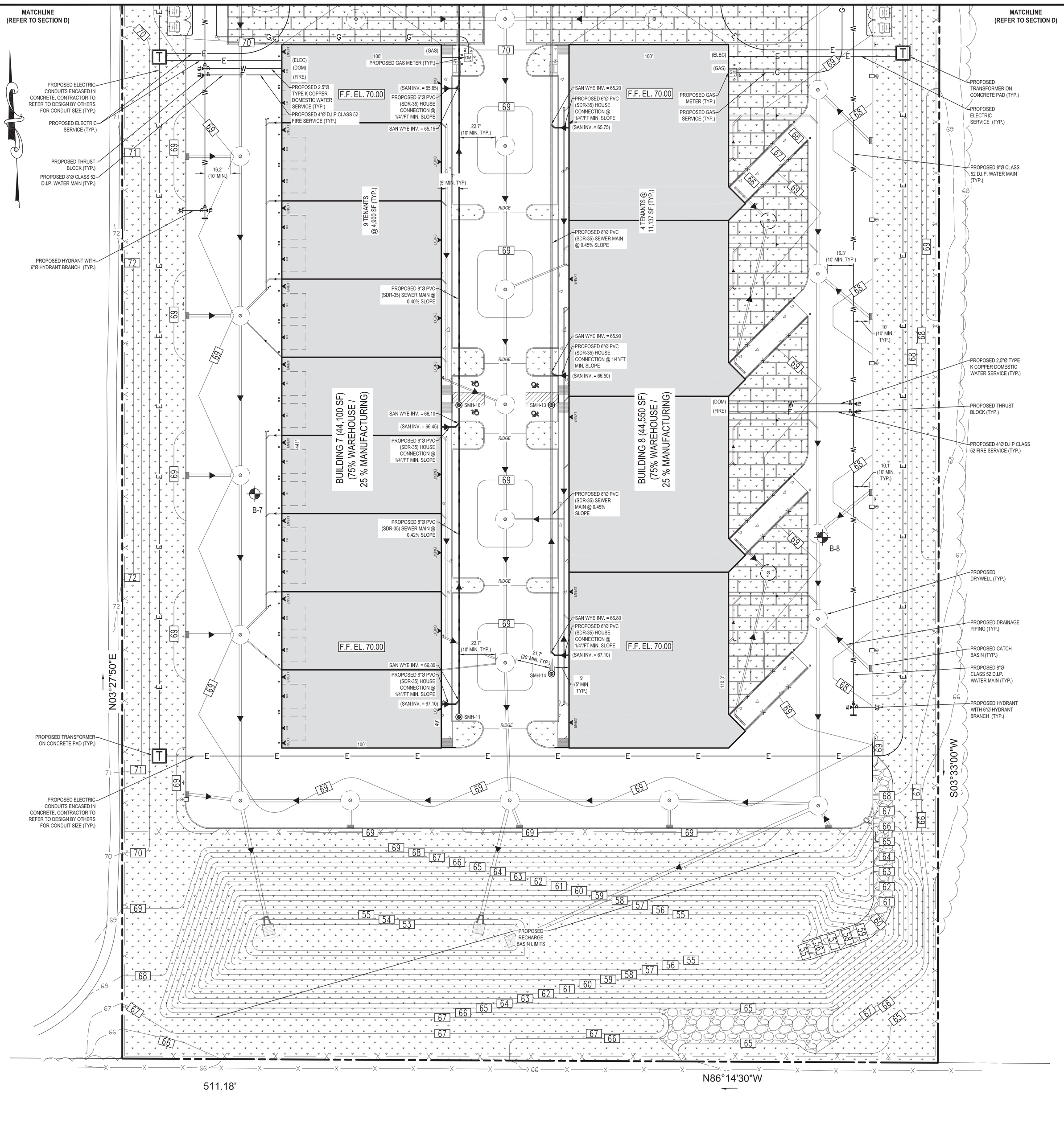
DRAWING No.: C-16

PAGE No.: 16 OF 35

19026_2022.01.24_SPP6.dwg

MATCHLINE (REFER TO SECTION C)

MATCHLINE (REFER TO SECTION D)



REFER TO SHEET C-15 FOR SANITARY STRUCTURE SCHEDULE AND SHEET C-18 FOR SANITARY DETAILS & BORING INFORMATION

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

SCTM #: 600-116-1-2

SCHDS REF. #: ___-__-____

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES APPROVAL

No.	DATE	BY	DESCRIPTION
6	01/24/2022	LC	MISCELLANEOUS COORDINATION
5	12/15/2021	LC	FEIS SUBMISSION
4	04/02/2021	LC	RESUBMISSION TO TOWN
3	06/22/2020	LC	MISCELLANEOUS COORDINATION
2	06/03/2020	LC	ISSUED FOR TOWN SUBMISSION
1	05/15/2020	LC	ISSUED FOR REVIEW

REVISIONS

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

SEAL & SIGNATURE:

NOT VALID UNTIL SEALED

JACLYN PERANTEAU, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #083937

DATE:	01/24/2020
SCALE:	1" = 30'
PROJECT No.:	19026
DRAWING BY:	LC
CHECKED BY:	YT
APPROVED BY:	JP

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

PROJECT NAME:

HK VENTURES, LLC INDUSTRIAL PARK

4285 MIDDLE COUNTRY ROAD
CALVERTON, NY 11933
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

DRAWING TITLE:

PARTIAL SANITARY & UTILITY PLAN (SECTION D - PHASE II)

DRAWING No.: C-17

PAGE No.: 17 OF 35

19026_2022.01.24_SPP6.dwg

BORING No. 1 — DATE: 2/24/20 — SURFACE ELEVATION:

DEPTH IN FEET	SPOON BLOWS	SAMPLE NO.	DESCRIPTION OF SAMPLE
1	1 2	1	FINE DARK BROWN AND BROWN TOPSOIL WITH ORGANICS AND DECAYING VEGETATION INTO FINE SILTY SAND, SOME CLEAN SAND, TRACE FINE TO COARSE GRAVEL (SM)
	1 2		
	WOH 2	2	
	1 2		
5	2 1	3	FINE TO MEDIUM BROWN AND LIGHT BROWN SILTY SAND, SOME CLEAN SAND INTO CLEAN FINE TO MEDIUM SAND, TRACE FINE TO SMALL GRAVEL (SM/SW)
	3 6		
	5 7	4	
	7 8		
	3 5	5	FINE TO COARSE LIGHT BROWN CLEAN SAND, TRACE FINE TO SMALL GRAVEL (SW)
	5 5		
10	5 6	6	FINE TO COARSE LIGHT BROWN AND PALE BROWN SAND, TRACE FINE TO SMALL GRAVEL, OCCASIONAL LARGE STONE (SW)
	5 6		
			FINE TO MEDIUM PALE BROWN CLEAN SAND, SOME COARSE SAND, TRACE FINE TO SMALL GRAVEL (SW)
15			
	4 6	7	
	5 5		
			FINE TO COARSE PALE BROWN SAND, TRACE FINE TO COARSE GRAVEL, SOME SMALL STONE (SW)
20			
	3 5		
	6 6	8	FINE TO MEDUM PALE BROWN SAND, SOME FINE TO LARGE GRAVEL (SW)
			FINE TO COARSE PALE BROWN AND LIGHT BROWN SAND, TRACE FINE TO SMALL GRAVEL (SW)
25			
	6 9	9	
	9 10		
			FINE TO MEDIUM LIGHT BROWN SAND, TRACE FINE TO COARSE GRAVEL, OCCASIONAL SMALL STONE (SW)
30			

DEPTH IN FEET	SPOON BLOWS	SAMPLE NO.	DESCRIPTION OF SAMPLE
	6 8	10	FINE TO MEDIUM LIGHT BROWN SAND, TRACE FINE TO COARSE GRAVEL, OCCASIONAL SMALL STONE (SW)
	9 10		
			FINE TO MEDIUM LIGHT BROWN AND PALE BROWN SAND, TRACE FINE TO COARSE GRAVEL, OCCASIONAL LARGE STONE (SW)
35			
	5 8	11	
	9 9		
			FINE TO MEDUIM PALE BROWN SAND, TRACE FINE GRAVEL (SW)
40	6 8	12	

GENERAL NOTES

1) WATER LEVELS AS INDICATED ARE THOSE MEASURED ON THE DATE SHOWN AND ARE NOT NECESSARILY REPRE REPRESENTATIVE OF CONDITIONS AT OTHER LOCATIONS.

2) THE BORING RESULTS REPRESENT SUB-SURFACE CONDITIONS AT THE BORING LOCATION ONLY AND ARE NOT NECESSARILY REPRESENTATIVE OF CONDITIONS AT OTHER LOCATIONS.

NO WATER ENCOUNTERED.

END OF BORING: 40'0"

REPORT ON BORINGS

SOIL BORING (B-1)
PREPARED BY: SLACKE TEST BORING CO.
DATED: 02/24/2020

BORING No. 2 — DATE: 2/24/20 — SURFACE ELEVATION:

DEPTH IN FEET	SPOON BLOWS	SAMPLE NO.	DESCRIPTION OF SAMPLE
1	2 1	1	FINE DARK BROWN AND BROWN TOPSOIL WITH ORGANICS AND BROKEN
	2 1		
	1 WOH	2	ROOTS, SOME FINE SILTY SAND INTO FINE SILTY SAND, TRACE FINE TO SMALL GRAVEL (SM)
	2 3		
5	4 5	3	FINE TO MEDIUM BROWN AND LIGHT BROWN SAND, SOME CLEAN SAND TRACE FINE TO SMALL GRAVEL (SM/SW)
	4 4		
	5 5	4	FINE TO COARSE LIGHT BROWN SAND, TRACE FINE TO SMALL GRAVEL (SW)
	5 5		
	2 3	5	FINE TO COARSE LIGHT BROWN SAND, TRACE FINE TO COARSE GRAVEL (SW)
10	4 5		
	4 5	6	FINE TO COARSE PALE BROWN SAND, TRACE FINE TO COARSE GRAVEL (SW)
	5 6		
			FINE TO MEDIUM PALE BROWN SAND, TRACE FINE GRAVEL (SW)
15			
	3 4	7	
	4 6		
			FINE TO MEDIUM PALE BROWN AND LIGHT BROWN SAND, SOME FINE TO LARGE GRAVEL (SW)
20			
	4 5	8	
	6 8		
			FINE TO COARSE LIGHT BROWN SAND, SOME FINE TO SMALL GRAVEL (SW)
25			
	7 10	9	
	10 11		
			FINE TO MEDIUM LIGHT BROWN SAND, TRACE FINE TO SMALL GRAVEL (SW)
30			

DEPTH IN FEET	SPOON BLOWS	SAMPLE NO.	DESCRIPTION OF SAMPLE
	6 9	10	FINE TO MEDIUM LIGHT BROWN SAND, TRACE FINE TO SMALL GRAVEL (SW)
	9 9		
			FINE TO MEDIUM LIGHT BROWN AND PALE BROWN SAND, SOME FINE TO SMALL GRAVEL (SW)
35			
	7 12	11	
	11 12		
	10 11	12	MEDIUM TO FINE PALE BROWN AND LIGHT BROWN SAND, SOME FINE TO SMALL GRAVEL INTO FINE SAND, TRACE FINE GRAVEL (SW/SP)
40	10 10		

GENERAL NOTES

NO WATER ENCOUNTERED.

END OF BORING: 40'0"

REPORT ON BORINGS

SOIL BORING (B-2)
PREPARED BY: SLACKE TEST BORING CO.
DATED: 02/24/2020

BORING No. 3 — DATE: 2/24/20 — SURFACE ELEVATION:

DEPTH IN FEET	SPOON BLOWS	SAMPLE NO.	DESCRIPTION OF SAMPLE
1	2 1	1	FINE DARK BROWN AND BROWN TOPSOIL WITH DECAYING VEGETATION AND
	2 2		
	2 4	2	FINE SILTY SAND INTO FINE SILTY SAND, TRACE FINE TO SMALL GRAVEL (SM)
	3 2		
5	5 6	3	FINE TO MEDIUM BROWN AND LIGHT BROWN SILTY SAND, SOME CLEAN SAND INTO FINE
	6 6		
	5 5	4	TO COARSE CLEAN SAND, SOME FINE TO SMALL GRAVEL (SM/SW)
	5 6		
	3 4	5	FINE TO COARSE LIGHT BROWN AND RUST BROWN SAND, SOME FINE TO LARGE GRAVEL, SOME CLAY (SW/CL)
10	4 5		
	3 4	6	FINE TO COARSE RUST BROWN AND GRAY CLEAN SAND AND
	4 4		
			CLAY INTO COARSE TO FINE CLEAN SAND, SOME FINE TO SMALL GRAVEL (SM/SW)
15			
	2 3		COARSE TO FINE RUST BROWN SAND, SOME FINE TO SMALL GRAVEL (SW)
	4 5	7	FINE TO MEDIUM RUST BROWN AND LIGHT BROWN SAND, TRACE FINE TO COARSE GRAVEL (SW)
20			
	4 5		FINE TO MEDIUM LIGHT BROWN SAND, TRACE FINE TO SMALL GRAVEL (SW)
	6 5	8	FINE TO COARSE LIGHT BROWN SAND, SOME FINE TO SMAL GRAVEL, OCCASIONAL LARGE STONE (SW)
			FINE TO MEDIUM LIGHT BROWN AND PALE BROWN SAND, TRACE FINE TO COARSE GRAVEL, OCCASIONAL SMALL STONE (SW)
25			
	3 5	9	
	5 7		
			FINE TO MEDIUM PALE BROWN SAND, TRACE FINE TO COARSE GRAVEL (SW)
30			

DEPTH IN FEET	SPOON BLOWS	SAMPLE NO.	DESCRIPTION OF SAMPLE
	3 5	10	FINE TO MEDIUM PALE BROWN SAND, TRACE FINE TO COARSE GRAVEL (SW)
	7 8		
			FINE LIGHT BROWN SAND, TRACE FINE GRAVEL (SP) WET/MOIST
35			
	4 6	11	
	5 6		
			MEDIUM LIGHT BROWN SAND, TRACE FINE GRAVEL (SP) WET
40	5 8	12	
	8 8		

GENERAL NOTES

WATER LEVEL: 36.2 FEET

END OF BORING: 40'0"

REPORT ON BORINGS

SOIL BORING (B-3)
PREPARED BY: SLACKE TEST BORING CO.
DATED: 02/24/2020

BORING No. 4 — DATE: 2/24/20 — SURFACE ELEVATION:

DEPTH IN FEET	SPOON BLOWS	SAMPLE NO.	DESCRIPTION OF SAMPLE
1	2 1	1	FINE DARK BROWN AND BROWN SILTY SAND AND TOPSOIL WITH ORGANICS INTO
	1 2		
	1 WOH	2	FINE SILTY SAND AND CLEAN SAND, TRACE FINE TO SMALL GRAVEL (SM)
	2 2		
5	2 5	3	FINE TO COARSE BROWN AND RUST BROWN SILTY SAND AND MEDIUM CLEAN SAND INTO FINE
	7 8		
	6 8	4	TO COARSE CLEAN SAND, SOME FINE TO SMALL GRAVEL (SM/SW)
	5 6		
	4 5	5	FINE TO COARSE LIGHT BROWN AND RUST BROWN SAND, SOME FINE TO SMALL GRAVEL (SW)
10	5 6		
	5 5	6	FINE TO COARSE PALE BROWN AND RUST BROWN SAND, TRACE FINE TO SMALL GRAVEL (SW)
	6 6		
			COARSE TO FINE PALE BROWN SAND, TRACE FINE TO MEDIUM GRAVEL (SW)
15			
	5 6		FINE TO MEDIUM PALE BROWN SAND, TRACE FINE TO SMALL GRAVEL (SW)
	6 8	7	
			FINE TO MEDIUM LIGHT BROWN SAND, TRACE FINE TO COARSE GRAVEL (SW)
20			
	5 7		FINE TO COARSE LIGHT BROWN AND PALE BROWN SAND, SOME FINE TO SMALL GRAVEL (SW)
	7 9	8	
			FINE TO COARSE LIGHT BROWN AND PALE BROWN SAND, SOME FINE TO SMALL GRAVEL, OCCASIONAL LARGE STONE (SW)
25			
	6 8	9	
	10 10		
			FINE TO MEDIUM LIGHT BROWN SAND, SOME FINE TO SMALL GRAVEL (SW)
30			

DEPTH IN FEET	SPOON BLOWS	SAMPLE NO.	DESCRIPTION OF SAMPLE
	6 9	10	FINE TO MEDIUM LIGHT BROWN SAND, SOME FINE TO SMALL GRAVEL (SW)
	9 11		
			FINE TO MEDIUM LIGHT BROWN AND PALE BROWN CLEAN SAND, TRACE FINE TO COARSE GRAVEL (SW)
35			
	5 8	11	
	7 10		
			FINE TO MEDIUM PALE BROWN SAND, TRACE FINE TO COARSE GRAVEL (SW)
40	9 11	12	

GENERAL NOTES

END OF BORING: 40'0"

REPORT ON BORINGS

SOIL BORING (B-4)
PREPARED BY: SLACKE TEST BORING CO.
DATED: 02/24/2020

BORING No. 5 — DATE: 2/12/21 — SURFACE ELEVATION:

DEPTH IN FEET	SPOON BLOWS	SAMPLE NO.	DESCRIPTION OF SAMPLE
1	3 5	1	FINE TO MEDIUM CLEAN SAND AND SILTY SAND, TRACE FINE TO SMALL GRAVEL (SM/SW)
	6 7		
	8 8	2	
	7 5		FINE TO MEDIUM LIGHT BROWN CLEAN SAND, TRACE SILTY SAND, TRACE FINE TO SMALL GRAVEL (SW)
5	2 2	3	
	4 5		FINE TO MEDIUM BROWN AND LIGHT BROWN SILTY SAND, TRACE FINE GRAVEL INTO FINE TO MEDIUM CLEAN SAND, TRACE FINE GRAVEL (SM/SW)
	4 5	4	
	7 8		
	8 8	5	FINE TO COARSE RUST BROWN CLEAN SAND, SOME FINE TO SMALL GRAVEL (SW)
10	7 8		
	7 6	6	
	6 7		FINE TO MEDIUM PALE BROWN CLEAN SAND, SOME FINE TO SMALL GRAVEL, TRACE LARGE GRAVEL (SW)
15			
	7 7		FINE TO MEDIUM PALE BROWN CLEAN SAND, TRACE FINE GRAVEL (SW)
	8 8	7	
			FINE TO MEDIUM PALE BROWN CLEAN SAND, SOME FINE TO LARGE GRAVEL, SOME CRUSHED GRAVEL (SW)
20			
	7 9		
	9 12	8	
			FINE TO COARSE PALE BROWN CLEAN SAND, SOME FINE TO COARSE GRAVEL (SW)
25			
	8 10	9	
	11 14		
30		10	

DEPTH IN FEET	SPOON BLOWS	SAMPLE NO.	DESCRIPTION OF SAMPLE
30	10 12	10	FINE TO COARSE PALE BROWN CLEAN SAND, SOME FINE TO COARSE GRAVEL (SW)
	16 17		
			FINE TO COARSE PALE BROWN CLEAN SAND, TRACE FINE TO COARSE GRAVEL (SW)
35			
	9 9	11	
	12 14		
	8 12		
40	13 16	12	

GENERAL NOTES

1) NO TRUE GROUNDWATER LEVEL ENCOUNTERED. THIS CONDITION MAY NOT BE REFLECTIVE OF DAILY OR SEASONAL VARIATIONS IN THE GROUNDWATER LEVEL.

2) THE BORING RESULTS REPRESENT SUB-SURFACE CONDITIONS AT THE BORING LOCATION ONLY AND ARE NOT NECESSARILY REPRESENTATIVE OF CONDITIONS AT OTHER LOCATIONS.

BORING CONTINUED TO 40'0"

REFER TO PAGE 5A OF 9

NOTE: SLIGHT MOISTURE AT 39'6" BELOW GRADE.

END OF BORING: 40'0"

REPORT ON BORINGS

SOIL BORING (B-5)
PREPARED BY: SLACKE TEST BORING CO.
DATED: 02/12/2021

BORING No. 6 — DATE: 2/12/21 — SURFACE ELEVATION:

DEPTH IN FEET	SPOON BLOWS	SAMPLE NO.	DESCRIPTION OF SAMPLE
1	5 2	1	FINE DARK BROWN AND GRAY TOPSOIL WITH ORGANICS AND FINE SILTY SAND, TRACE FINE TO SMALL GRAVEL, SOME CLEAN SAND (SM)
	2 3		
	3 3	2	
	4 5		
5	2 4	3	FINE TO MEDIUM GRAY AND LIGHT BROWN CLEAN SAND AND SILTY SAND, TRACE FINE TO SMALL GRAVEL (SM/SW)
	4 6		
	4 5	4	
	7 9		
	4 5	5	FINE TO MEDIUM LIGHT BROWN AND GRAY CLEAN SAND, TRACE FINE TO SMALL GRAVEL INTO FINE SILTY SAND, TRACE FINE TO SMALL GRAVEL (SW/SM)
10	5 6		
	6 6	6	
	6 8		FINE GRAY AND LIGHT BROWN SILTY SAND, TRACE FINE TO SMALL GRAVEL INTO FINE TO MEDIUM CLEAN SAND, TRACE FINE GRAVEL (SM/SW)
15			
	6 5		FINE TO CORSE LIGHT BROWN AND RUST BROWN CLEAN SAND, SOME FINE TO SMALL GRAVEL (SW)
	5 6	7	
			FINE TO CORSE LIGHT BROWN AND RUST BROWN CLEAN SAND, TRACE FINE TO SMALL GRAVEL (SW)
20			
	4 4		
	5 6	8	FINE TO COARSE LIGHT BROWN CLEAN SAND TRACE FINE TO SMALL GRAVEL (SW)
25			COARSE TO FINE LIGHT BROWN AND RUST BROWN CLEAN SAND, SOME FINE TO SMALL GRAVEL (SW)
	3 4	9	
	8 8		
			MEDIUM TO COARSE LIGHT BROWN AND PALE BROWN CLEAN SAND, SOME FINE TO SMALL GRAVEL (SW)
30			

DEPTH IN FEET	SPOON BLOWS	SAMPLE NO.	DESCRIPTION OF SAMPLE
30	4 7	10	FINE TO COARSE LIGHT BROWN CLEAN SAND, SOME FINE TO SMALL GRAVEL (SW)
	8 9		
			FINE TO COARSE LIGHT BROWN CLEAN SAND, TRACE FINE TO SMALL GRAVEL (SW)
35			
	4 8	11	
	12 14		
			COARSE TO FINE LIGHT BROWN AND PALE BROWN CLEAN SAND INTO FINE SAND, SOME FINE TO SMALL GRAVEL (SW)
	6 7	12	
40	9 9		

GENERAL NOTES

BORING CONTINUED TO 40'0"

REFER TO PAGE 6A OF 8

NO TRUE GROUNDWATER LEVEL ENCOUNTERED.

END OF BORING: 40'0"

REPORT ON BORINGS

SOIL BORING (B-6)
PREPARED BY: SLACKE TEST BORING CO.
DATED: 02/12/2021

BORING No. 7 — DATE: 2/12/21 — SURFACE ELEVATION:

DEPTH IN FEET	SPOON BLOWS	SAMPLE NO.	DESCRIPTION OF SAMPLE
1	2 5	1	FINE TO MEDIUM BROWN CLEAN SAND AND SILTY SAND, SOME FINE TO SMALL GRAVEL, TRACE ORGANICS (SM/SW)
	7 7		
	7 6	2	
	6 6		FINE TO MEDIUM LIGHT BROWN CLEAN SAND, TRACE FINE TO SMALL GRAVEL, TRACE SILTY SAND (SW)
5	2 3	3	
	3 4		
	5 5	4	FINE TO MEDIUM LIGHT BROWN AND GRAY CLEAN SAND, SOME FINE TO SMALL GRAVEL INTO FINE SILTY SAND, SOME FINE TO SMALL GRAVEL (SW/SM)
	3 3		
	3 4	5	
10	5 7		
	2 4	6	FINE GRAY AND LIGHT BROWN SILTY SAND, TRACE FINE GRAVEL INTO FINE TO MEDIUM CLEAN SAND, TRACE FINE TO SMALL GRAVEL (SW)
	5 5		
15			
	3 3		FINE TO COARSE PALE BROWN CLEAN SAND, SOME FINE TO SMALL GRAVEL, TRACE LARGE GRAVEL (SW)
	3 4	7	
			FINE TO COARSE PALE BROWN CLEAN SAND, SOME FINE TO SMALL GRAVEL, TRACE LARGE GRAVEL (SW)
20			
	3 2		FINE TO COARSE PALE BROWN CLEAN SAND, TRACE FINE TO COARSE GRAVEL (SW)
	2 2	8	
			FINE TO MEDIUM PALE BROWN CLEAN SAND, SOME FINE TO SMALL GRAVEL (SW)
25			
	5 5	9	
	7 7		
			FINE TO MEDIUM PALE BROWN CLEAN SAND, TRACE FINE TO SMALL GRAVEL (SW)
30			

DEPTH IN FEET	SPOON BLOWS	SAMPLE NO.	DESCRIPTION OF SAMPLE
30	4 4	10	FINE TO MEDIUM PALE BROWN CLEAN SAND, TRACE FINE TO SMALL GRAVEL (SW)
	6 8		
			FINE TO MEDIUM PALE BROWN CLEAN SAND, TRACE FINE GRAVEL (SW)
35			
	4 7	11	
	7 10		
			FINE TO MEDIUM PALE BROWN CLEAN SAND, TRACE FINE GRAVEL (SW) (MOIST AT 39'6")
40	8 9	12	
	9 12		

GENERAL NOTES

BORING CONTINUED TO 40'0"

REFER TO PAGE 7A OF 8

NO TRUE GROUNDWATER LEVEL ENCOUNTERED.

END OF BORING: 40'0"

REPORT ON BORINGS

SOIL BORING (B-7)
PREPARED BY: SLACKE TEST BORING CO.
DATED: 02/12/2021

BORING No. 8 — DATE: 2/12/21 — SURFACE ELEVATION:

DEPTH IN FEET	SPOON BLOWS	SAMPLE NO.	DESCRIPTION OF SAMPLE
1	2 3	1	FINE TO MEDIUM BROWN AND GRAY TOPSOIL, SOME ORGANICS, SOME FINE TO MEDIUM SILTY SAND, TRACE FINE TO SMALL GRAVEL
	5 4		
	4 5	2	INTO FINE SILTY SAND AND CLAN SAND, SOME GRAVEL (SM/SW)
	4 4		
5	4 4	3	FINE TO MEDIUM GRAY AND BROWN CLEAN SAND AND SILTY SAND INTO MEDIUM
	5 6		
	4 4	4	TO FINE SAND, TRACE SILT, SOME FINE TO SMALL GRAVEL (SM/SW)
	6 6		
	4 4	5	FINE TO COARSE RUST BROWN AND LIGHT BROWN SILTY SAND AND CLEAN SAND, TRACE FINE TO
10	7 10		
	8 8	6	SMALL GRAVEL (SW/SM)
	10 10		FINE TO COARSE GRAY AND RUST BROWN SILTY SAND, TRACE FINE TO COARSE GRAVEL INTO FINE TO COARSE CLEAN SAND, SOME FINE TO SMALL GRAVEL (SM/SW)
15			
	3 7		FINE TO MEDIUM RUST BROWN AND PALE BROWN CLEAN SAND, TRACE FINE TO SMALL GRAVEL (SW)
	8 10	7	
			FINE TO MEDIUM PALE BROWN CLEAN SAND, TRACE FINE TO COARSE GRAVEL, OCCASIONAL LARGE STONE (SW)
20			
	5 6		FINE TO COARSE PALE BROWN CLEAN SAND, TRACE FINE TO COARSE GRAVEL (SW)
	8 9	8	
			FINE TO COARSE PALE BROWN CLEAN SAND, SOME FINE TO SMALL GRAVEL, OCCASIONAL LARGE STONE (SW)
25			
	5 6	9	
	8 9		FINE TO COARSE PALE BROWN CLEAN SAND, SOME FINE TO SMALL GRAVEL (SW)
			FINE TO COARSE PALE BROWN CLEAN SAND, TRACE FINE TO COARSE
30			

DEPTH IN FEET	SPOON BLOWS	SAMPLE NO.	DESCRIPTION OF SAMPLE
30	7 9	10	FINE TO COARSE PALE BROWN CLEAN SAND, TRACE FINE TO COARSE GRAVEL, OCCASIONAL SMALL STONE (SW)
	10 11		
			FINE TO COARSE PALE BROWN AND LIGHT BROWN CLEAN SAND, SOME FINE TO COARSE GRAVEL (SW)
35			
	5 10	11	
	11 13		
	12 12		FINE TO COARSE LIGHT BROWN CLEAN SAND, SOME FINE TO SMALL GRAVEL (SW)
40	13 12	12	

GENERAL NOTES

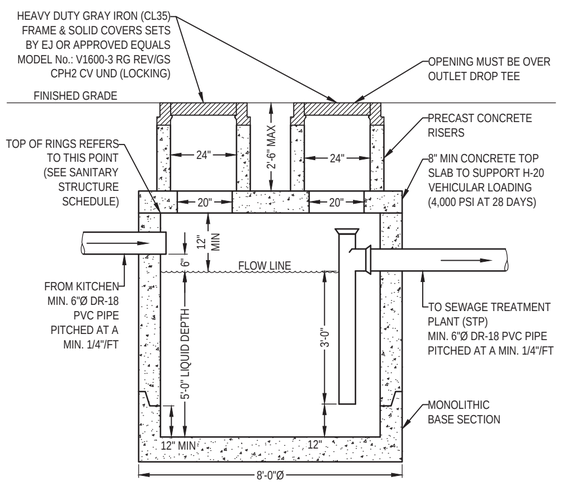
BORING CONTINUED TO 40'0"

REFER TO PAGE 8A OF 8

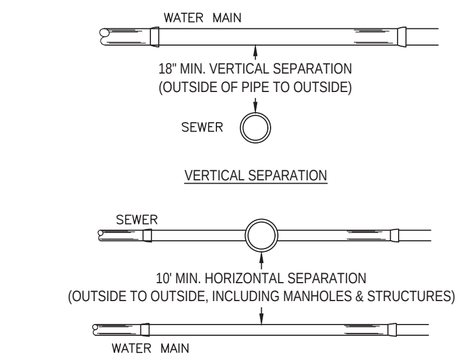
END OF BORING: 40'0"

REPORT ON BORINGS

SOIL BORING (B-8)
PREPARED BY: SLACKE TEST BORING CO.
DATED: 02/12/2021

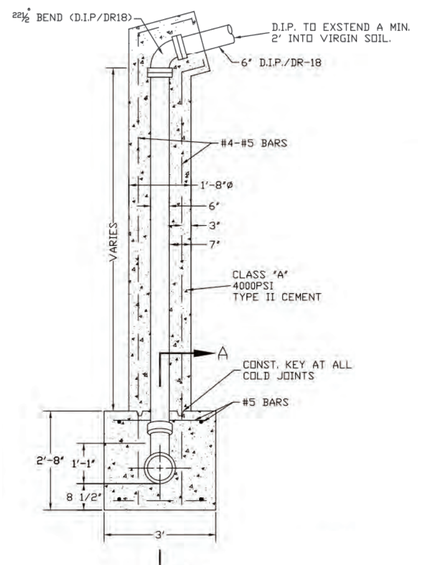


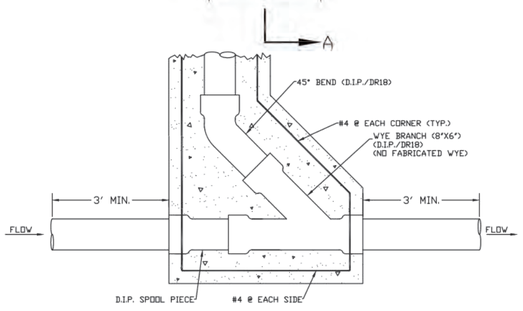
EXTERIOR GREASE TRAP DETAIL
(SCDHS STANDARD DETAIL)
N.T.S.



REFER TO SHEET C-010 FOR CROSSING/SEPARATION NOTES.

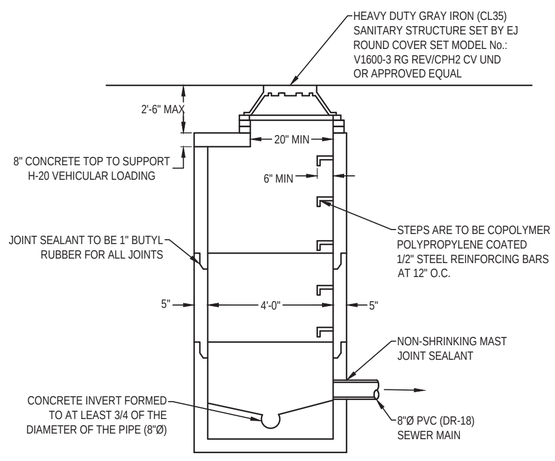
WATER PIPE / SEWER PIPE CROSSING DETAIL
N.T.S.





SECTION A-A

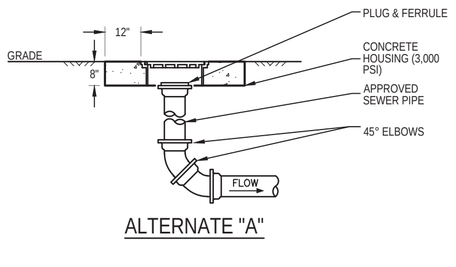
VERTICAL HOUSE CONNECTION ASSEMBLY
8"Ø PVC CAST IN PLACE DETAIL
N.T.S.



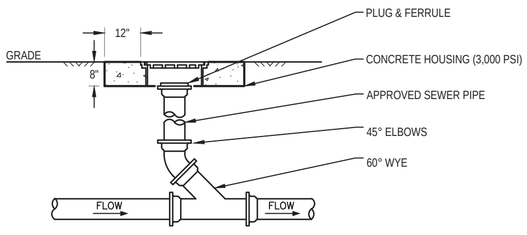
SECTION A-A

NOTES:
1. ALL MANHOLES SECTIONS SHALL CONFORM TO A.S.T.M. C-478 LATEST REVISION STANDARD SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE M.H. SECTIONS.
2. MANHOLE RISER SECTION TO BE FURNISHED IN 1,2,3 OR 4' HEIGHTS, AS REQUIRED.
3. LOADING TO CONFORM TO AASHTO H-20 LOADING
4. ALL CONCRETE IS TO MEET 4000 PSI AT 28 DAY SET.
5. THE MAXIMUM CHANGE IN ELEVATION BETWEEN INLET AND OUTLET INVERT(S) SHALL BE NO GREATER THAN 2 FEET. MIN IS 0.10 FEET.

4'Ø SANITARY MANHOLE DETAIL
N.T.S.



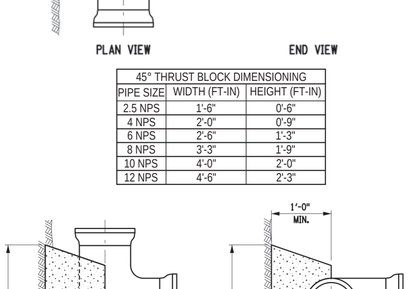
ALTERNATE "A"



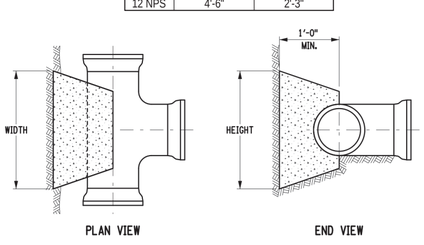
ALTERNATE "B"

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.

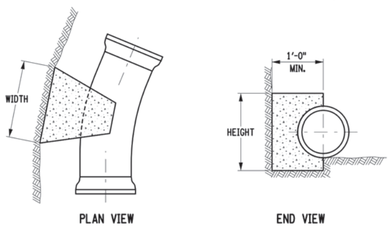
TYPICAL CLEAN-OUT DETAIL
NOT TO SCALE
SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES, STANDARDS FOR APPROVAL OF PLANS AND CONSTRUCTION FOR SEWAGE DISPOSAL SYSTEMS FOR OTHER THAN SINGLE-FAMILY RESIDENCES, FIGURE 15, 12/29/17



45° THRUST BLOCK DIMENSIONING		
PIPE SIZE	WIDTH (FT-IN)	HEIGHT (FT-IN)
2.5 NPS	1'-6"	0'-6"
4 NPS	2'-0"	0'-9"
6 NPS	2'-6"	1'-3"
8 NPS	3'-3"	1'-9"
10 NPS	4'-0"	2'-0"
12 NPS	4'-6"	2'-3"



TEE/DEAD END THRUST BLOCK DIMENSIONING		
PIPE SIZE	WIDTH (FT-IN)	HEIGHT (FT-IN)
2.5 NPS	1'-9"	0'-9"
4 NPS	2'-0"	1'-0"
6 NPS	3'-0"	1'-3"
8 NPS	3'-3"	2'-0"
10 NPS	4'-3"	2'-3"
12 NPS	5'-3"	2'-6"



M		
PIPE SIZE	WIDTH (FT-IN)	HEIGHT (FT-IN)
2.5 NPS	1'-0"	0'-6"
4 NPS	1'-3"	0'-9"
6 NPS	2'-0"	0'-9"
8 NPS	2'-3"	1'-3"
10 NPS	3'-0"	1'-3"
12 NPS	3'-3"	1'-9"

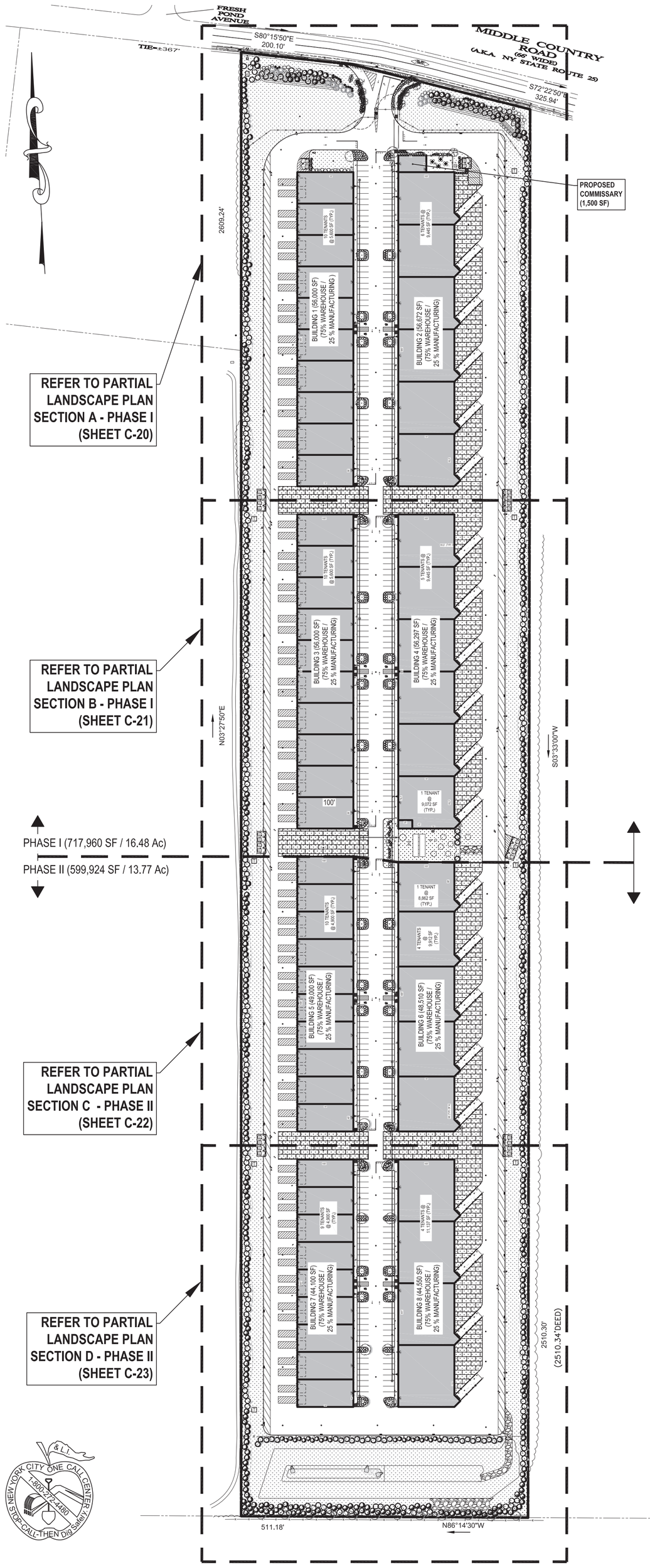
NOTES
1. CONCRETE FOR TRUST BLOCKS SHALL NOT BE ALLOWED TO COVER OR INTERFERE WITH JOINT OR RESTRAINT HARDWARE. PLASTIC SHEETING OR BUILDING FELT MAY BE PLACED OVER PIPE OVER PIPE OR FITTINGS TO PREVENT CONCRETE FROM ADHERING TO SURFACES. CONCRETE FOR THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED SOIL.
2. FOR BENDS, BEARING AREA SHALL BE PARALLEL TO THE EDGE OF THE FITTING AT THE FITTING MIDPOINT.
3. FOR TEES, BEARING AREA SHALL BE PERPENDICULAR TO THE BRANCH (SINGLE LEG) AXIS.
4. THRUST BLOCK SIZES AND MINIMUM RESTRAINED LENGTHS SHOWN ON THIS DETAIL ARE BASED UPON THE FOLLOWING STANDARD CONDITIONS: 1.5 SAFETY FACTOR, 5'-0" - DEPTH OF COVER, 200 PSI - WATER SYSTEM TEST PRESSURE, 14 PSI - SOIL BEARING CAPACITY, 90 LB/CF - SOIL UNIT WEIGHT
FOR INSTALLATIONS NOT MEETING THE CONDITIONS ABOVE, THE CONTRACTOR SHALL SUBMIT CALCULATIONS TO THE ENGINEER FOR APPROVAL OF RESTRAINT LENGTH CHOSEN.
5. THRUST BLOCKS TO BE INSTALLED AT ALL VERTICAL AND HORIZONTAL BENDS

THRUST BLOCK DETAIL
N.T.S.

CONTRACTOR SHALL COORDINATE WITH ON-SITE GEOTECHNICAL ENGINEER REGARDING BEDDING FOR PROPOSED SANITARY STRUCTURES

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER OF RECORD FOR REVIEW PRIOR TO CONSTRUCTION FOR ANY DETAIL NOT PROVIDED IN THIS PLAN SET.

SCTM #: 600



GRAPHIC SCALE

120 0 60 120 240 480

(IN FEET)

1 inch = 120 ft.

PLANT SCHEDULE PHASE 1 (REFER TO SHEETS C-20 & C-21)

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	MATURE HEIGHT	NATIVE
JV	138	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	5-6`	B+B	40-60`	YES
PG	131	PICEA GLAUCA / WHITE SPRUCE	5-6`	B+B	40-60`	YES
PPG	15	PICEA PUNGENS 'GLAUCA' / COLORADO BLUE SPRUCE	5-6`	B+B	40-60`	YES
PS	105	PINUS STROBUS / EASTERN WHITE PINE	5-6`	B+B	40-60`	YES
TG	5	THUJA PLICATA 'GREEN GIANT' / WESTERN RED CEDAR	5-6`	B+B	40-60`	YES
TOE	34	THUJA OCCIDENTALIS 'EMERALD' / EMERALD ARBORVITAE	5-6`	B+B	10-15`	YES
ORNAMENTAL TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**MATURE HEIGHT**	**NATIVE**
CFW	7	CORNUS FLORIDA 'WHITE' / WHITE FLOWERING DOGWOOD	2-2 1/2" CAL.	B+B	20-25`	YES
SHADE TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**MATURE HEIGHT**	**NATIVE**
AR	12	ACER RUBRUM / RED MAPLE	2 1/2-3" CAL.	B+B	40-60`	YES
GTIS	12	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM / SKYLINE THORNLESS HONEY LOCUST	2 1/2-3" CAL.	B+B	40-60`	YES
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**MATURE HEIGHT**	**NATIVE**
AM	67	ARONIA MELANOCARPA / LOW SCAPE MOUND ARONIA	15-18"	3 GAL.	1-2`	YES
HXH	7	HYPERICUM X 'HIDCOTE' / HIDCOTE ST. JOHN'S WORT	24-30"	3 GAL.	1-3`	YES
POSW	13	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE' / SUMMER WINE NINEBARK	24-30"	3 GAL.	4-6`	YES
VDA	30	VIBURNUM DENTATUM 'ARROWWOOD' / ARROWWOOD VIBURNUM	30-36"	5 GAL.	5-11`	YES
EVERGREEN SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**MATURE HEIGHT**	**NATIVE**
AEAA	3	AZALEA ENCORE 'AUTUMN AMETHYST' / AUTUMN AMETHYST AZALEA	30-36"	B+B	2-3`	YES
IGC	40	ILEX GLABRA 'COMPACTA' / COMPACT INKBERRY	24-30"	B+B	4-6`	YES
IGSB	6	ILEX GLABRA `STRONG BOX` / STRONGBOX INKBERRY HOLLY	18-24"	3 GAL.	1-3`	YES
JHBC	350	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	15-18" SPRD.	3 GAL.	.5-1.5`	YES
VR	19	VIBURNUM RHYTIDOPHYLLUM / LEATHERLEAF VIBURNUM	3-4`	B+B	5-10`	YES
ORNAMENTAL GRASSES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**MATURE HEIGHT**	**NATIVE**
CAKF	2	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	18-24"	2 GAL.	4-6`	YES
PAH	19	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	18-24"	2 GAL.	2-3`	YES
PAL	15	PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS	30-36"	3 GAL.	4-5`	YES
PV	24	PANICUM VIRGATUM / SWITCH GRASS	24-30"	2 GAL.	2-4`	YES
SH	10	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	18-24"	2 GAL.	2-4`	YES
PERENNIALS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**MATURE HEIGHT**	**NATIVE**
IVR	39	IRIS VERSICOLOR / BLUE FLAG	6-12"	1 GAL.	1-3`	YES
RFG	119	RUDBECKIA FULGIDA 'GOLDSTRUM' / BLACK EYED SUSAN	12-15"	1 GAL.	1-3`	YES
RS	21	PEROVSKIA ABROTANOIDES / RUSSIAN SAGE	12-15"	1 GAL.	3-4`	YES

PLANT SCHEDULE PHASE 2 (REFER TO SHEETS C-22 & C-23)

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	MATURE HEIGHT	NATIVE
JV	116	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	5-6`	B+B	40-60`	YES
PG	129	PICEA GLAUCA / WHITE SPRUCE	5-6`	B+B	40-60`	YES
PS	92	PINUS STROBUS / EASTERN WHITE PINE	5-6`	B+B	40-60`	YES
TG	26	THUJA PLICATA 'GREEN GIANT' / WESTERN RED CEDAR	5-6`	B+B	40-60`	YES
TON	23	THUJA OCCIDENTALIS 'NIGRA' / DARK AMERICAN ARBORVITAE	5-6`	B+B	20-25`	YES
SHADE TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**MATURE HEIGHT**	**NATIVE**
AR	10	ACER RUBRUM / RED MAPLE	2 1/2-3" CAL.	B+B	40-60`	YES
ARA	12	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	2 1/2-3" CAL.	B+B		
GTIS	12	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM / SKYLINE THORNLESS HONEY LOCUST	2 1/2-3" CAL.	B+B	40-60`	YES
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**MATURE HEIGHT**	**NATIVE**
AM	21	ARONIA MELANOCARPA / LOW SCAPE MOUND ARONIA	15-18"	3 GAL.	1-2`	YES
EVERGREEN SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**MATURE HEIGHT**	**NATIVE**
IGC	11	ILEX GLABRA 'COMPACTA' / COMPACT INKBERRY	24-30"	B+B	4-6`	YES
JHBC	283	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	15-18" SPRD.	3 GAL.	.5-1.5`	YES

LANDSCAPE COMPLIANCE CHART

TOWN OF RIVERHEAD
ZONE: INDUSTRIAL C

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED	COMPLIANCE
PURPOSE & INTENT	§ 301-121	THE USE OF GENEROUS LANDSCAPING AND OPEN SPACE BUFFERS IS INTENDED TO HELP PROTECT THE RURAL APPEARANCE AND MINIMIZE VIEWS OF DEVELOPMENT FROM THE EXPRESSWAY AND ARTERIAL ROADS.	GENEROUS LANDSCAPING AROUND THE ENTIRE PROPERTY LINE	COMPLIES
LOT, YARD, BULK AND HEIGHT REQUIREMENTS	§ 301-123	(B) IN ORDER TO FOSTER ENVIRONMENTAL CONSERVATION AS WELL AS PRESERVATION OF THE TOWN'S SCENIC AND RURAL QUALITY, PROPERTIES SHALL PROVIDE ATTRACTIVELY LANDSCAPED CONTIGUOUS OPEN SPACE AREAS, EQUAL TO AT LEAST 20% OF THE LOT AREA, THAT SHIELD VIEWS OF THE DEVELOPMENT FROM ARTERIAL ROADS AND THE LONG ISLAND EXPRESSWAY. PREFERENCE IS GIVEN TO PRESERVATION OF EXISTING HABITAT (SUCH AS MEADOWS OR FORESTS) RATHER THAN CLEARANCE AND CREATION OF NEW HABITAT. THE OPEN SPACE SHOULD SERVE TO PROVIDE ON-SITE STORMWATER MANAGEMENT.	SITE AREA: 1,317,884 S.F. PROPOSED LANDSCAPING: 381,239 SF (28.9%)	COMPLIES
SUPPLEMENTARY GUIDELINES	§ 301-124 (A)(4)	(A) TRASH/DUMPSTER AREAS SHALL BE SCREENED BY WOOD FENCES OR LANDSCAPING, OR A COMBINATION THEREOF, PURSUANT TO § 245-8.	TRASH AREAS SCREENED BY EVERGREEN TREES (TOE)	COMPLIES
		(B) ALONG BORDERS WITH PUBLIC STREETS, BUFFER PLANTINGS OF A MINIMUM TWENTY-FOOT DEPTH SHALL BE PROVIDED. ALONG PROPERTY LINES SHARED WITH ENTERPRISE PARK AND OTHER PROPERTIES, BUFFER PLANTINGS OF A MINIMUM TEN-FOOT DEPTH SHALL BE PROVIDED. BUFFER PLANTINGS SHALL MINIMIZE VIEWS OF PAVING AND BUILDINGS FROM PUBLIC STREETS AND FROM ENTERPRISE PARK.	20' DEEP BUFFER ALONG PUBLIC STREET (JV, PG, PS, PPG, VDA, POSW) AND 10' DEPTH BUFFER ALONG PROPERTY LINES (JV, PG, PS)	COMPLIES
	§ 301-124 (B)	(2) PLANTED BERMS SHALL BE USED TO SCREEN THE VIEW OF AUTOMOBILES FROM PUBLIC ROADWAYS.	BERMS AND 20' DEEP DENSE EVERGREEN & DECIDUOUS SCREEN ALONG PROPERTY LINE	COMPLIES
		(4) IN ORDER TO SOFTEN THE APPEARANCE OF PARKING LOTS, LARGE AREAS OF SURFACE PARKING SHOULD BE BROKEN UP BY ROWS OF LANDSCAPING NO LESS THAN 10 FEET IN WIDTH, IN ORDER TO CREATE PARKING FIELDS OF NO MORE THAN 50 SPACES EACH. LANDSCAPING SHALL INCLUDE GROUND COVER, ORNAMENTAL GRASSES, OR LOW SHRUBS. THIS LANDSCAPING REQUIREMENT IS IN ADDITION TO THE TWENTY-PERCENT PARCEL-WIDE LANDSCAPING MENTIONED ABOVE.	PARKING LOT ISLANDS OF >/= 10' IN WIDTH AND IS LANDSCAPED WITH GROUNDCOVER (JHBC) AND DECIDUOUS TREES (GTIS), (AR)	COMPLIES

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 APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE ROUTINELY AT LEAST UNTIL PLANTS ARE ESTABLISHED.
11. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGaENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%%%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
12. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
13. CONTRACTOR SHALL ENSURE THAT THE PROPOSED TREES ARE NOT PLANTED ON TOP OF UNDERGROUND PIPES AND ACHIEVE MAXIMUM SEPARATION POSSIBLE.
14. CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM FOR ALL LANDSCAPE AND LAWN AREAS, THE SYSTEM SHALL MEET ALL CODE REQUIREMENTS.

LANDSCAPE MAINTENANCE MANAGEMENT NOTES

1. GENERAL:
   - 1.a. ALL MAINTENANCE OPERATIONS AS STATED HEREIN SHALL BE ADHERED TO ON AN ANNUAL BASIS.
   - 1.b. ALL PLANTING AREAS (INCLUDING LAWNS, BUFFERS, PARKING LOTS) SHALL BE PERIODICALLY INSPECTED A MINIMUM OF ONCE PER MONTH; EVERY 2 WEEKS DURING THE GROWING SEASON OR AFTER EACH MOWING SESSION. A GENERAL FALL CLEAN-UP SHALL BE SCHEDULED EACH YEAR.
   - 1.c. ALL UNDESIRABLE LITTER, DEBRIS, AND WEEDS SHALL BE REMOVED ON A WEEKLY BASIS.
   - 1.d. MAINTAIN A MINIMUM OF A 2 INCH DEPTH OF ORGANIC HARDWOOD MULCH OR EQUIVALENT ON ALL PLANTING BEDS, CURBED ISLANDS WITHIN THE PARKING LOT, AND ALL PLANTERS ADJACENT TO THE BUILDING. ADJACENT LAWN AREAS SHOULD BE EDGED TO MAINTAIN A NEAT DISTINCT BORDER.
   - 1.e. ALL BED AREAS ARE TO RECEIVE AN APPLICATION OF PRE-EMERGENCE SUCH AS "PREEN" OR APPROVED EQUAL IN EARLY SPRING.
   - 1.f. ALL STAKES AND GUY WIRES ON NEWLY PLANTED DECIDUOUS AND EVERGREEN TREES SHALL BE MAINTAINED IN GOOD CONDITION FOR THE DURATION OF THE GUARANTEE PERIOD. ALL STAKES AND GUYS ARE TO BE REMOVED UPON COMMENCEMENT OF THIS PERIOD OR ONE YEAR, WHICH EVER OCCURS FIRST.
2. SEASONAL FLOWERS (WHEN APPLICABLE):
   - 2.a. ANNUAL FLOWERS PLANTED IN EITHER BED AREAS OR PLANTERS BEDS SHALL BE PERIODICALLY INSPECTED AND THE SOIL AMENDED ANNUALLY. NEW PLANTINGS SHALL BE PROVIDED IN MAY OF EACH YEAR. DURING THE GROWING SEASON, ALL BEDS SHALL RECEIVE PERIODIC INSPECTION, (AS STATED IN NOTE #1) AND WEEDING TO MAINTAIN A NEAT APPEARANCE.
3. TURF:
   - 3.a. LAWN AREAS SHALL NOT EXCEED A HEIGHT OF 3 INCHES, APPROXIMATELY 25 TO 30 MOWINGS PER YEAR WILL BE REQUIRED.
   - 3.b. FERTILIZER AND SOIL AMENDMENTS SHOULD BE ADDED AS NECESSARY AND/OR ON A SEASONAL BASIS. FERTILIZER IS OPTIMALLY APPLIED TO LAWN AREAS FOUR TIMES PER SEASON. TIMING, FREQUENCY AND RATE OF APPLICATION SHOULD BE ADJUSTED ACCORDING TO WEATHER AND HORTICULTURAL AND SOIL TEST CONDITIONS FOR EACH SPECIFIC SITE. FERTILIZER SHOULD BE APPLIED BY ACCEPTED METHODS ONLY. SAFETY SHOULD ALWAYS BE OF PRIME CONSIDERATION. CARE SHOULD BE TAKEN NOT TO APPLY FERTILIZER WHEN GROUND IS WET, UNDER EXTREME STRESS, OR DURING WINDY CONDITIONS.
   - 3.c. SOIL AMENDMENTS SUCH AS LIME OR GYPSUM MAY HAVE TO BE ADDED TO THE SOIL PERIODICALLY. THE NEED FOR SUCH SOIL AMENDMENTS SHOULD BE ANALYZED DURING THE PERIODIC INSPECTIONS AND IN CONJUNCTION WITH A SOIL TEST.
   - 3.d. APPLY LIME AND SOIL AMENDMENTS AT INTERVALS WHEN REQUIRED. DO NOT APPLY SOIL AMENDMENTS WHILE TURF AREAS ARE WET, UNDER EXTREME STRESS, WHEN CHILDREN ARE PRESENT, OR IN WINDY CONDITIONS.
4. PLANTINGS:
   - 4.a. SOIL AMENDMENTS SHOULD BE APPLIED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS OR BASED UPON SOIL TEST RESULTS. APPLY A 3-1-2 (21-7-14, 10-4-6, OR 24-4-8) 50% ORGANIC FERTILIZER TWICE A YEAR BETWEEN MARCH 15 TO APRIL 15 AND SEPTEMBER 1 TO OCTOBER 1. IF NECESSARY TWO ADDITIONAL APPLICATIONS MAY BE MADE IN MAY AND NOVEMBER. DO NOT APPLY SOIL AMENDMENTS WHILE PLANTS ARE UNDER EXTREME STRESS, IN WINDY CONDITIONS OR WHILE CHILDREN ARE PRESENT.
5. PRUNING:
   - 5.a. REMOVAL OF DEAD, DISEASED, INSECT INFESTED OR WEAK WOOD SHALL TAKE PLACE IN DORMANT SEASON, OR AFTER FLOWERING., EXCESSIVE SHOOTS AND SUCKERS SHALL BE REMOVED. ALL TREES WITHIN THE PARKING LOT ARE TO BE LIMBED AND MAINTAINED AT A MINIMUM HEIGHT AS SPECIFIED WITHIN THE LANDSCAPE SPECIFICATIONS.
   - 5.b. SHRUB MATERIAL USED AS A SCREEN SHOULD BE PRUNED AS A MASS TO ENHANCE THEIR NATURAL FORM. HEDGES SHOULD BE PRUNED TO MAINTAIN A TRAPEZOIDAL FORM.
   - 5.c. ROOT PRUNING OF TREES ADJACENT TO CURBS OR SIDEWALKS SHOULD OCCUR DURING THE PERIODIC INSPECTION WITH KNOWLEDGE OF MOST RECENT PRUNING. NO MORE THAN 1/3 OF THE ROOT SYSTEM SHOULD BE PRUNED DURING A YEAR. A CERTIFIED TREE EXPERT OR ARBORIST SHALL PERFORM THIS WORK.
6. INSECT AND DISEASE CONTROL:
   - 6.a. THE CONTROL OF INSECTS AND DISEASE ASSOCIATED WITH ALL PLANTING AREAS SHOULD ALWAYS BE A MAINTENANCE PRIORITY. ALL PLANTINGS, INCLUDING EXISTING MATURE TREES, SHOULD BE PERIODICALLY INSPECTED FOR INSECT OR DISEASE INFESTATION. METHODS UTILIZED TO CONTROL INSECT AND DISEASE MAY RANGE FROM SPRAYING AND PRUNING TO PLANT REMOVAL. WHATEVER METHOD IS UTILIZED, SAFETY AND CONTROL SHOULD ALWAYS BE OF PRIME CONCERN. CERTIFIED AND TRAINED PERSONNEL SHOULD ALWAYS PERFORM THIS TASK.
7. RENOVATION: RENOVATION INCLUDES THE RE-SEEDING OR REPLANTING OF LANDSCAPE AREAS DAMAGED, DESTROYED OR FAILING DUE TO INSECTS, DISEASE, WEATHER OR PHYSICAL DAMAGE.
   - 7.a. ALL LAWN AREAS WHERE SOIL HAS BEEN EXPOSED SHOULD BE RENOVATED DURING THE NEXT PLANTING SEASON. PROPER HORTICULTURAL AND SOIL EROSION PREVENTION METHODS SHOULD BE UTILIZED. IF SOIL EROSION HAS OCCURRED, THE AREA SHOULD BE REPAIRED. A SEED MIXTURE COMPATIBLE TO EXISTING PLANTINGS AND CONDITIONS SHOULD ALWAYS BE UTILIZED.
   - 7.b. ALL PLANTINGS WHICH ARE DEAD, DAMAGED OR DESTROYED SHOULD BE REPLACED BY THE END OF THE NEXT PLANTING SEASON. A FAILING, DAMAGED OR DESTROYED LANDSCAPE SCREEN OR BUFFER MUST BE RENOVATED OR REPLACED WITHIN A REASONABLE AMOUNT OF TIME BUT NOT TO EXCEED THE SUBSEQUENT GROWING SEASON.
8. SITE AMENITIES:
   - 8.a. BENCHES, PATHS, BICYCLE RACKS, TRASH RECEPTACLES AND SIGNS SHOULD BE INSPECTED AT LEAST TWICE A YEAR, MARCH AND AUGUST, TO DETERMINE THEIR CONDITION. ANY DAMAGED, WORN OR UNSAFE CONDITION SHOULD BE RECTIFIED IMMEDIATELY.
9. PAVED SURFACES: ALL PAVED SURFACES, CONCRETE SIDEWALKS, ASPHALT PAVEMENT AND DECORATIVE PAVEMENT MUST BE INSPECTED ON A REGULAR BASIS, A MINIMUM OF ONCE PER MONTH. ANY TRASH, STAINS, OR OBSTRUCTIONS MUST BE REMOVED IMMEDIATELY. PAVEMENTS SHOULD BE INSPECTED FOR DAMAGE, CRACKS, POT HOLES, AND RETURNED TO THEIR ORIGINAL CONDITION. SNOW SHOULD BE REMOVED DURING AND FOLLOWING EVERY STORM. SIDEWALKS AND PARKING AREAS MUST BE KEPT CLEAR OF ICE AND SNOW DURING BUSINESS HOURS.

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REVISIONS

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JACLYN PERANTEAU, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #083937

DATE:	01/24/2020
SCALE:	1" = 120'
PROJECT No.:	19026
DRAWING BY:	LC
CHECKED BY:	YT
APPROVED BY:	JP

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

PROJECT NAME:

HK VENTURES, LLC
INDUSTRIAL PARK

4285 MIDDLE COUNTRY ROAD
CALVERTON, NY 11933
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

DRAWING TITLE:

OVERALL LANDSCAPE PLAN

DRAWING No.: C-19

PAGE No.: 19 OF 35

19026_2022.01.24_SPP6.dwg

MIDDLE COUNTRY ROAD
(66' WIDE)
(A.K.A. NY STATE ROUTE 25)

200.10'
S80°15'50"E
325.94'
S72°22'50"E
2609.24'
2510.30'
TWO WAY TRAFFIC
PROP. RETENTION BASIN FLOOR MIX (#180)(TYP.)
PROP. SEEDED LAWN AREA (TYP.)
10 TENANTS @ 5,600 SF (TYP.)
BUILDING 1 (56,000 SF) (75% WAREHOUSE / 25 % MANUFACTURING)
6 TENANTS @ 9,445 SF (TYP.)
COMMISSARY (1,500 SF)
BUILDING 2 (56,672 SF) (75% WAREHOUSE / 25 % MANUFACTURING)
STOP
MATCHLINE (REFER TO SECTION A)
MATCHLINE (REFER TO SECTION B)

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

UNDERGROUND UTILITIES NOT SHOWN FOR CLARITY

REFER TO OVERALL LANDSCAPE PLAN (SHEET C-19) FOR PLANTING SCHEDULE AND DETAILS

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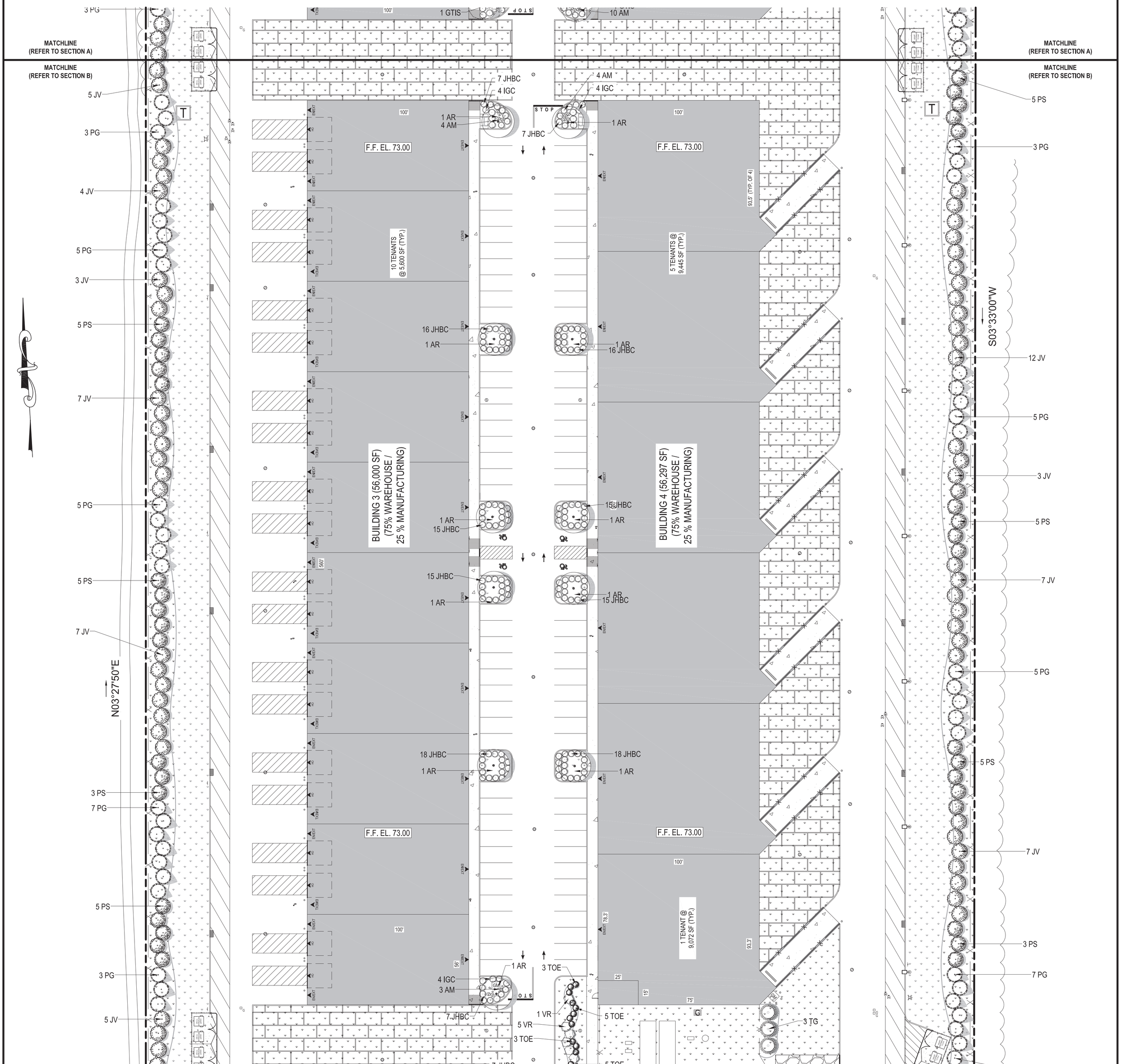
DRAWING TITLE:

PARTIAL LANDSCAPE PLAN (SECTION A - PHASE I)

DRAWING No.: C-20

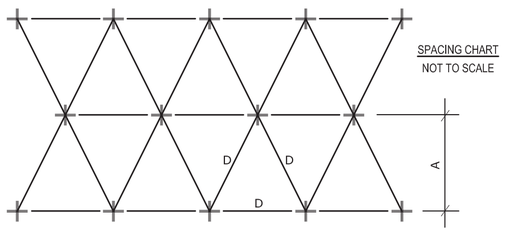
PAGE No.: 20 OF 35

19026_2022.01.24_SPP6.dwg



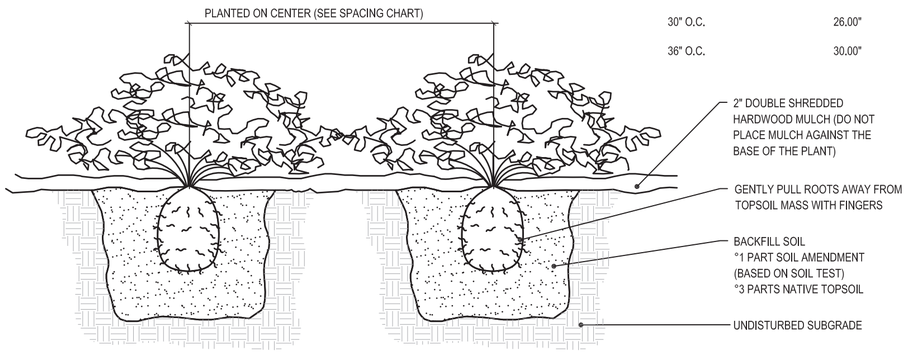
NOTES:

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 CHART
NOT TO SCALE

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"

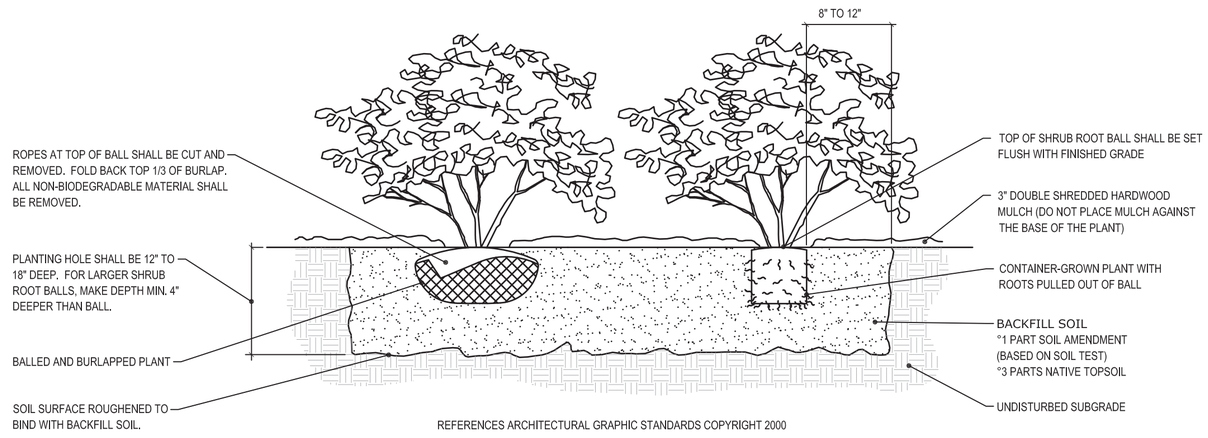


GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL

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.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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CALVERTON, NY 11933
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

DRAWING TITLE:

PARTIAL LANDSCAPE PLAN (SECTION B - PHASE I)

DRAWING No.:

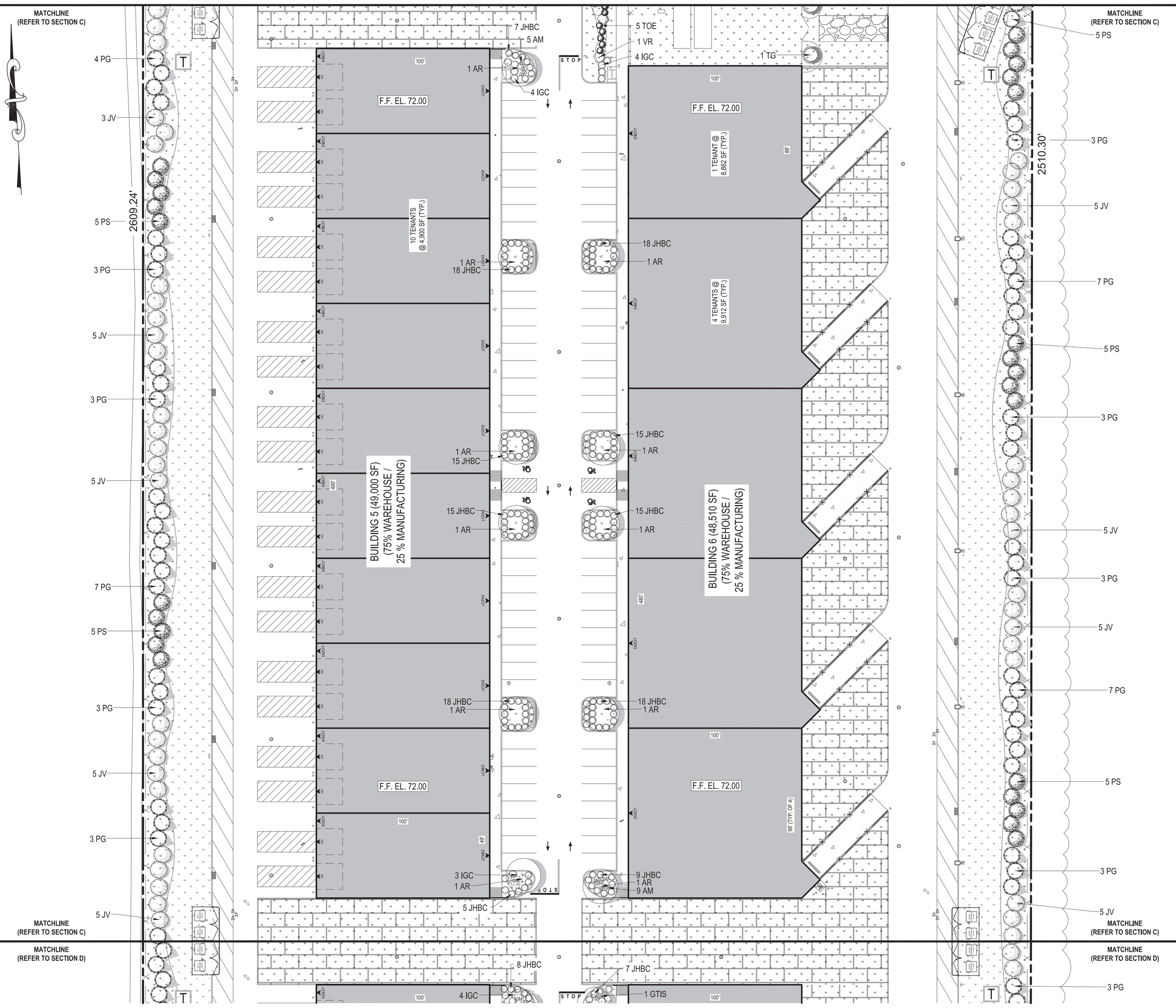
C-21

19026_2022.01.24_SPP6.dwg

MATCHLINE (REFER TO SECTION B)

MATCHLINE (REFER TO SECTION C)

MATCHLINE (REFER TO SECTION D)

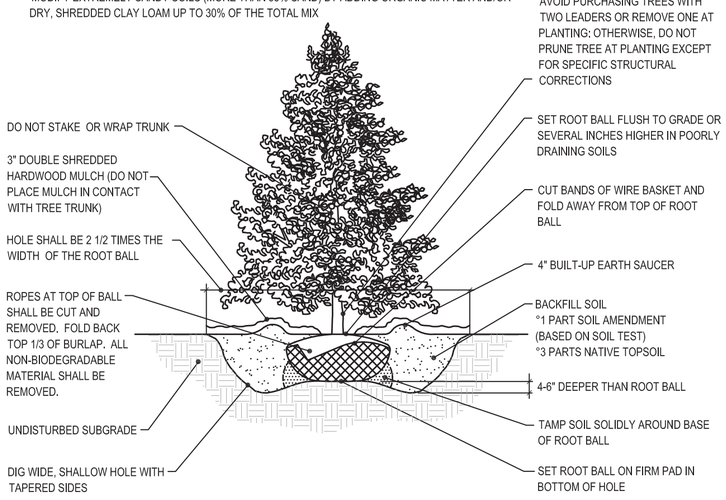


GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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:
   - °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

EVERGREEN 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.
3. SOIL AMENDMENTS:
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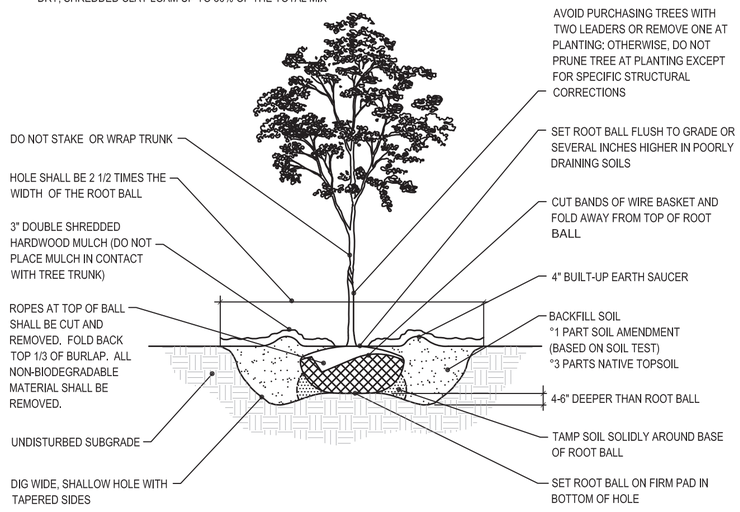

REFERENCES ARCHITECTURAL GRAPHIC STANDARDS COPYRIGHT 2000

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

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APPROVED BY:	JP

KEY CIVIL ENGINEERING
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HOLTSVILLE, NEW YORK 11742
(631) 961-0506
www.KeyCivilEngineering.com

PROJECT NAME:

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4285 MIDDLE COUNTRY ROAD
CALVERTON, NY 11933
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

DRAWING TITLE:

PARTIAL LANDSCAPE PLAN (SECTION C - PHASE II)

DRAWING No.: C-22

PAGE No.: 22 OF 35

19026_2022.01.24_SPP6.dwg

MATCHLINE (REFER TO SECTION C)

MATCHLINE (REFER TO SECTION D)

MATCHLINE (REFER TO SECTION C)

MATCHLINE (REFER TO SECTION D)

F.F. EL. 70.00

BUILDING 7 (44,100 SF) (75% WAREHOUSE / 25 % MANUFACTURING)

BUILDING 8 (44,550 SF) (75% WAREHOUSE / 25 % MANUFACTURING)

9 TENANTS @ 4,900 SF (TYP.)

4 TENANTS @ 11,137 SF (TYP.)

N03°27'50"E

511.18'

N86°14'30"W

S03°33'00"W

PROP. RETENTION BASIN FLOOR MIX (#126)(TYP.)

PROP. RETENTION BASIN FLOOR MIX (#126)(TYP.)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

PHASE I

UNDERGROUND UTILITIES NOT SHOWN FOR CLARITY

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DRAWING TITLE:

PARTIAL LANDSCAPE PLAN (SECTION D - PHASE II)

DRAWING No.: C-23

PAGE No.: 23 OF 35

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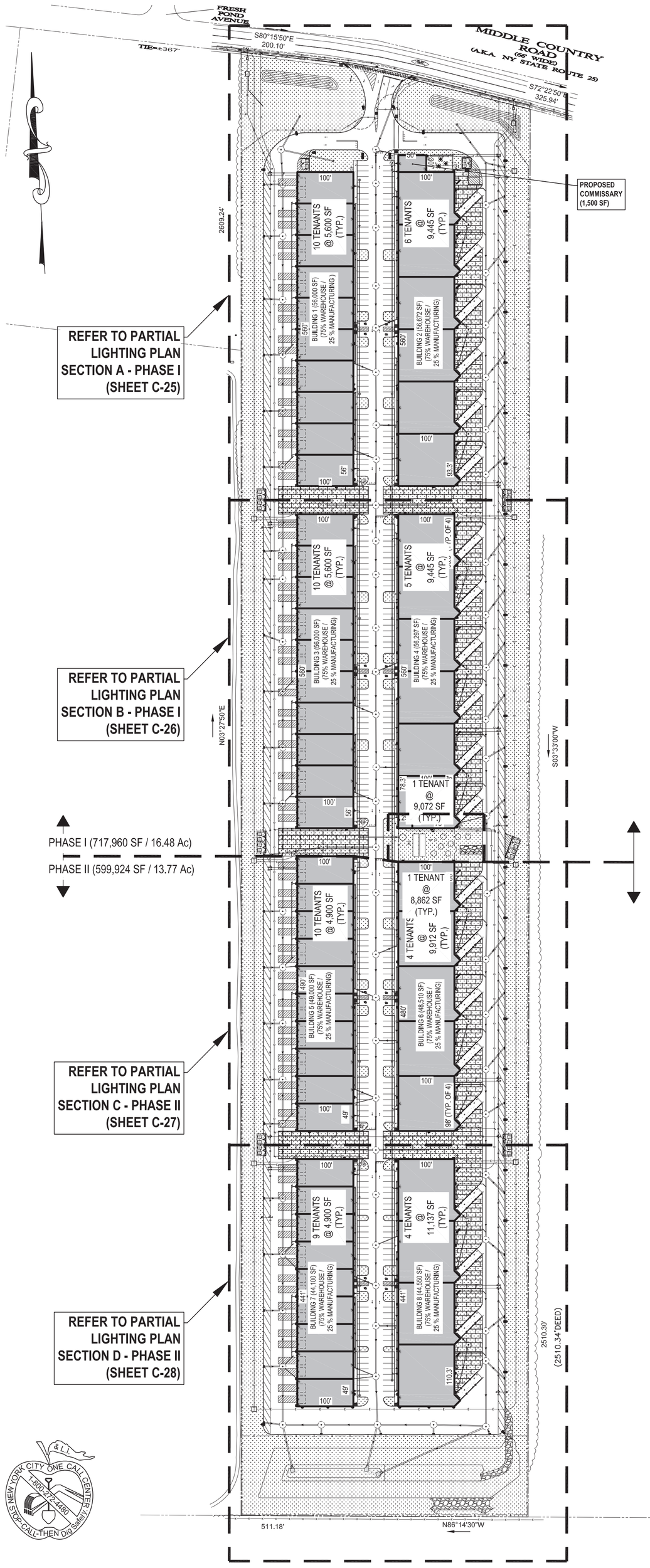


GRAPHIC SCALE

120 0 60 120 240 480

(IN FEET)

1 inch = 120 ft.

LEGEND

SCALE OF SYMBOLS = 1" = 120'

EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	BUILDING	
	CONCRETE CURB	
	CONCRETE SIDEWALK	
	LANDSCAPE AREA	
	PERVIOUS PAVERS	
	DUMPSTER ENCLOSURE	
	12' x 34' LOADING SPACE	
	LOADING DOCK RETAINING WALLS	
	PARKING COUNT	9
	OVERHEAD DOOR	
	DOOR	
x x	FENCE	x x x x
	BIKE RACK	
	HYDRANT	

GENERAL FOUNDATION NOTES

1. 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.
2. 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. THE WATER-CEMENT RATIO FOR THE PROPOSED MIX DESIGN SHALL ACHIEVE AN AVERAGE 28-DAY STRENGTH OF 1,200 PSI GREATER THAN THE REQUIRED STRENGTH ON LABORATORY TEST RESULTS. ALL DESIGN MIXES INCLUDING HISTORICAL TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW.
3. CONCRETE SHALL HAVE A SLUMP NO GREATER THAN 4" TO WITHIN A TOLERANCE OF 1".
4. EXPOSED CONCRETE SHALL BE AIR ENTRAINED, 6% (WITHIN 1% TOLERANCE), CONFORMING TO ASTM C 260.
5. CONCRETE SHALL BE CONSOLIDATED IN PLACE USING AN INTERNAL VIBRATOR.
6. 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.
7. ALL SPLICES OF REINFORCING BARS NOT INDICATED ARE TO BELTS AS PER THE REINFORCING SPLICE SCHEDULE OR 40 BAR DIAMETERS. DISCONTINUOUS ENDS OF CONTINUOUS BARS SHALL BE STANDARD HOOKS.
8. SHOP DRAWINGS OF REINFORCING TO BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION AND ORDERING OF MATERIAL. SHOP DRAWINGS SHALL SHOW ALL REINFORCEMENTS, SPLICE LENGTHS, BAR LENGTHS, BEND SCHEDULES, AND CONCRETE DIMENSIONS. REINFORCING LAYERS SHALL BE SHOWN SEPARATELY ON SHOP DRAWINGS.
9. CONCRETE FIELD TESTS SHALL BE PERFORMED AS REQUIRED BY GOVERNING CODES BY A QUALIFIED INDEPENDENT INSPECTION FIRM. TESTS SHALL NOT BE TAKEN LESS THAN ONCE A DAY OR LESS THAN ONCE PER 150 CUBIC YARDS OF CONCRETE. NO LESS THAN 6 TEST CYLINDERS ARE TO BE TAKEN TO OBTAIN 7-DAY AND 28-DAY AVERAGE COMPRESSIVE STRENGTHS.
10. IF CAVING OF DRILLED HOLES ARE ENCOUNTERED, CONTRACTOR SHALL PROVIDE BENTONITE SLURRY IN PERMANENT CASINGS FOR DRILLED CONCRETE PIER FOUNDATIONS.
11. CONCRETE SHALL ATTAIN 80% OF THE DESIGN STRENGTH OR CURE FOR A MINIMUM OF 7-DAYS PRIOR TO THE INSTALLATION OF THE LIGHT POLES OR ALL LIGHT POLES ARE TO BE SUITABLY BRACED AGAINST WIND LOADS, EARTH PRESSURE, AND CONSTRUCTION LOADS DURING THE ABOVE MENTIONED TIMEFRAME.
12. MINIMUM FOUNDATION EMBEDMENT DEPTH SHALL BE MEASURED FROM THE LOWEST SITE GRADE ELEVATION, FURTHER, USE OF NON-STRUCTURAL SOIL (I.E. TOP SOIL) SHALL NOT BE CONSIDERED AS PART OF THE MINIMUM EMBEDMENT DEPTH REQUIRED.

DESIGN CRITERIA

REFER TO GEOTECHNICAL EVALUATION REPORT
PREPARED BY:
J.R. HOLZMACHER P.E., LLC
3555 VETERANS MEMORIAL HIGHWAY, SUITE A
RONKONKOMA, NY 11779
DATED: 03/19/2021

SUBGRADE MINIMUM ALLOWABLE BEARING PRESSURE = 2,000 PSF (MINIMUM REQUIRED)

SOIL FRICTION ANGLE = 34 DEG (ESTIMATED)

SOIL DRY UNIT WEIGHT = 110 PCF (ASSUMED)

BASIC WIND SPEED = 120 MPH

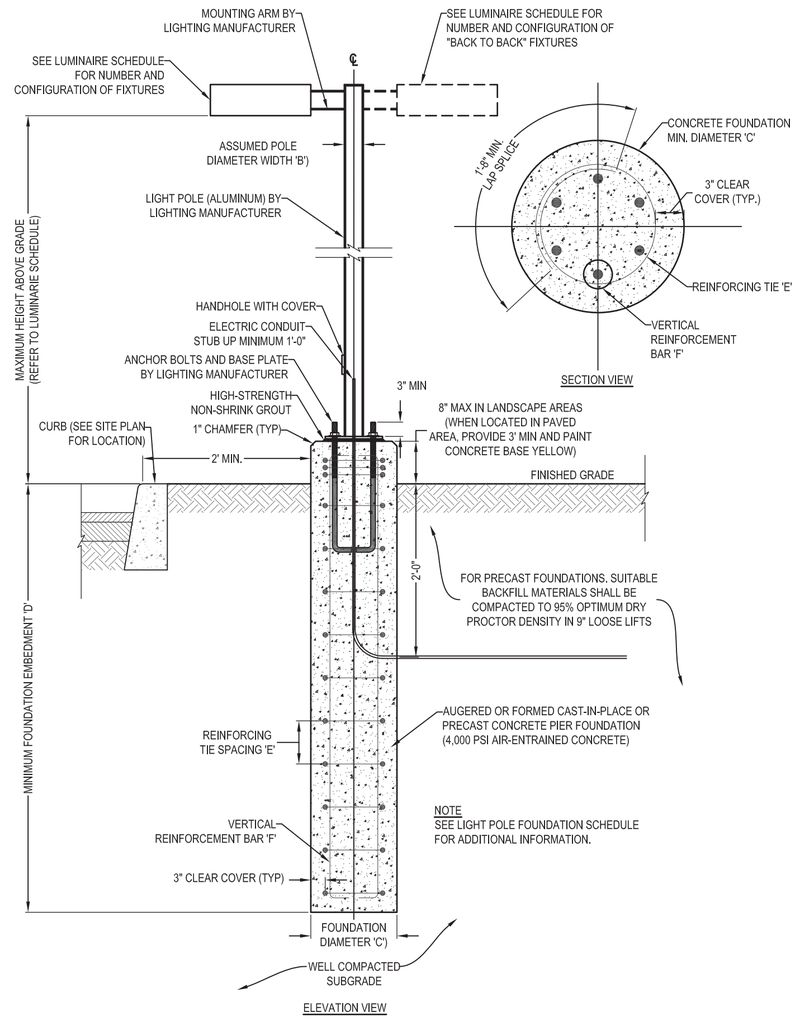
LIGHT POLE FOUNDATION SCHEDULE

MAXIMUM HEIGHT ABOVE GRADE 'A'	16'-0" MAX
ASSUMED AVERAGE POLE DIAMETER WIDTH 'B'	5" (SQUARE ALUMINUM)
MAXIMUM NUMBER OF FIXTURES	TWO
MINIMUM FOUNDATION DIAMETER 'C'	2'-0"
MINIMUM FOUNDATION DEPTH 'D'	5'-0"
REINFORCING TIES 'E' *	#3 TIE AT 12" O.C.
VERTICAL HOOKED REINFORCEMENT 'F'	(6) #6 BARS EQUALLY SPACED

* = ADD 3 TIES, 1-1/2" C-C, AT TOP OF THE FOUNDATION

GENERAL LIGHTING NOTES

1. THE CONTRACTOR, MATERIALS, AND WORKMANSHIP SHALL COMPLY WITH THE REQUIREMENTS OF THE CONSTRUCTION CODE OF THE TOWN'S LATEST EDITION AND ALL APPLICABLE FEDERAL AND STATE CODES, STANDARDS, REGULATIONS, AND LAWS.
2. 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.
3. THE CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES, AND UTILITY LINES FROM ALL DAMAGE.
4. JOB SAFETY AND CONSTRUCTION PROCEDURES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
5. 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 THE PROJECT'S STATE.
6. THE CONTRACTOR SHALL HAVE A GEOTECHNICAL ENGINEER, LICENSED IN THE PROJECT'S STATE, ON SITE TO INSPECT FILL, MONITOR FILL COMPACTION, VERIFY SUBGRADE ALLOWABLE BEARING CAPACITY, AND SOIL DESIGN CRITERIA PRIOR TO CONSTRUCTION IN ACCORDANCE TO THE DESIGN ASSUMPTIONS STATED IN THE CONTRACT DOCUMENTS. UNSUITABLE MATERIALS FOUND SHALL BE REMEDIED AS PER THE DIRECTION OF THE ON SITE GEOTECHNICAL ENGINEER.
7. NO REVISIONS, ALTERNATES, OR SUBSTITUTIONS TO THE CONTRACT DOCUMENTS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER.
8. ILLUMINATION LEVELS SHOWN IN FOOT-CANDLES.
9. ILLUMINATION LEVELS ON THIS PLAN HAVE BEEN CALCULATED FOR PROPOSED SITE AREA LIGHTS ONLY. ACTUAL ILLUMINATION LEVELS IN THE FIELD MAY DIFFER FROM THOSE DEPICTED ON THE PLAN DUE TO INTERFERENCE FROM EXISTING/AMBIENT LIGHTING WHOSE ILLUMINATION LEVELS ARE NOT REFLECTED ON THIS PLAN.
10. LIGHT CIRCUITRY PLAN PREPARED BY OTHERS.
11. ILLUMINATION LEVELS SHOWN ON THIS PLAN WERE CALCULATED USING PHOTOMETRIC SOFTWARE.



TYPICAL LIGHT POLE FOUNDATION DETAIL

N.T.S.

CALCULATION SUMMARY

LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN	MAX/AVG
WHOLE SITE CALC_PTS	ILLUMINANCE	Fc	1.46	9.0	0.0	N/A	N/A	N/A
BETWEEN BUILDINGS CALC_PTS	ILLUMINANCE	Fc	2.12	6.2	0.9	2.36	6.89	N/A

LUMINAIRE SCHEDULE

SYMBOL	QUANTITY (PHASE I)	QUANTITY (PHASE II)	LABEL	FIXTURE ARRANGEMENT	FIXTURE COUNT	MANUFACTURER / FIXTURE DESCRIPTION / MOUNTING TYPE	MOUNTING HEIGHT	LLF	COLOR TEMPERATURE	ARRANGEMENT WATTS	TOTAL WATTS
	2	0	A	BACK - BACK	2	GLEON - SA2A-730-U-T4FT / POLE MOUNTED	16'-0"	0.920	3000 K	132	264
	20	13	B	SINGLE	1	GLEON - SA2A-730-U-T4FT / POLE MOUNTED	16'-0"	0.920	3000 K	66	2178
	84	79	C	SINGLE	1	GLEON - SA2A-730-U-T4FT / WALL MOUNTED	16'-0"	0.920	3000 K	66	10758
										TOTAL	13200

No.	DATE	BY	DESCRIPTION
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2	06/03/2020	LC	ISSUED FOR TOWN SUBMISSION
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REVISIONS

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SEAL & SIGNATURE:

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JACLYN PERANTEAU, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #083937

DATE:	01/24/2020
SCALE:	1" = 120'
PROJECT No.:	19026
DRAWING BY:	LC
CHECKED BY:	YT
APPROVED BY:	JP

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

PROJECT NAME:

HK VENTURES, LLC INDUSTRIAL PARK

4285 MIDDLE COUNTRY ROAD
CALVERTON, NY 11933
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

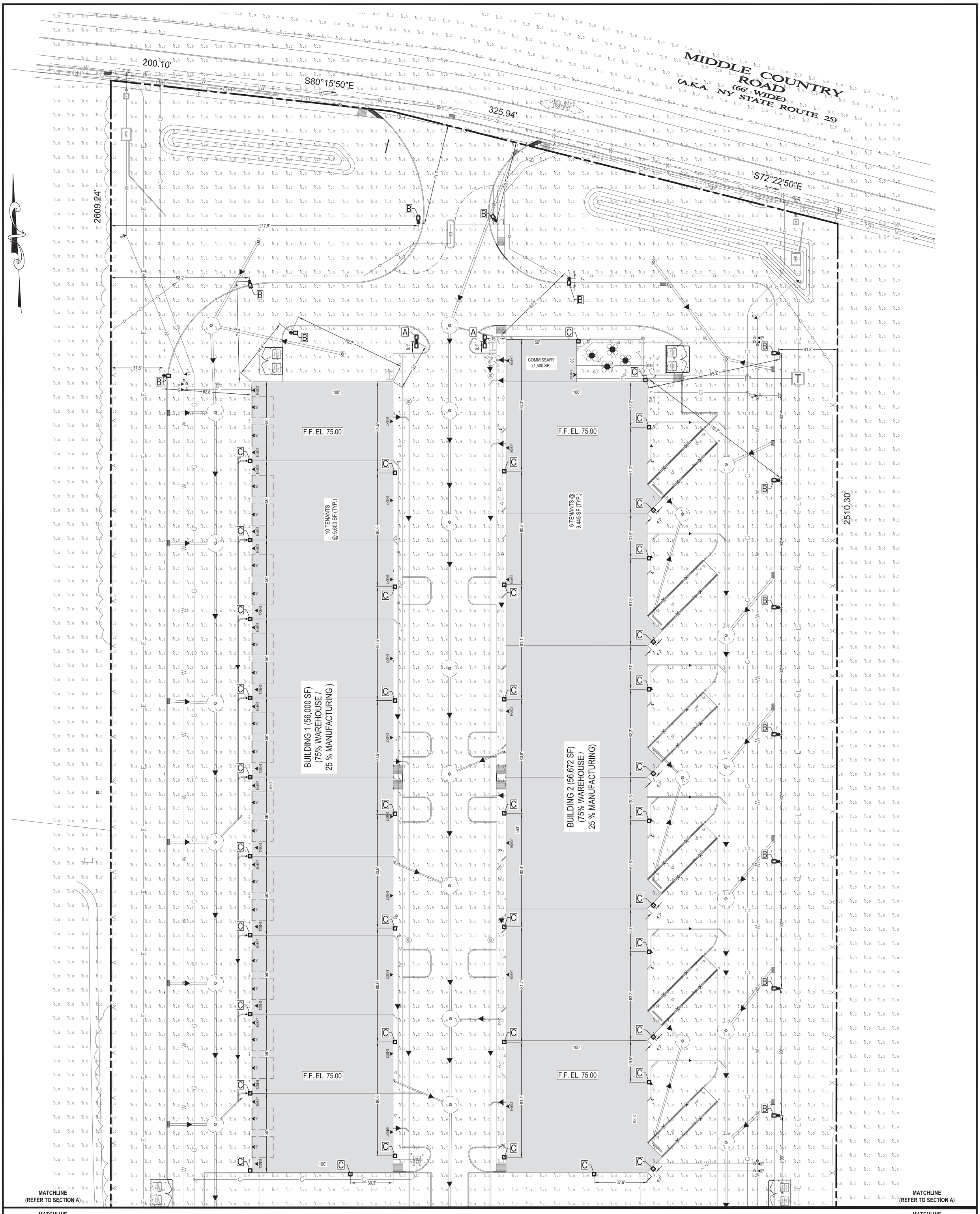
DRAWING TITLE:

OVERALL LIGHTING PLAN

DRAWING No.: C-24

PAGE No.: 24 OF 35

19026_2022.01.24_SPP6.dwg



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

REFER TO OVERALL LIGHTING PLAN (SHEET C-24) FOR LUMINARIE SCHEDULE AND DETAILS

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DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

DRAWING TITLE:

PARTIAL LIGHTING PLAN (SECTION A - PHASE I)

DRAWING No.: C-25

PAGE No.: 25 OF 35

19026_2022.01.24_SPP6.dwg

MATCHLINE (REFER TO SECTION A)

MATCHLINE (REFER TO SECTION B)

MATCHLINE (REFER TO SECTION B)

MATCHLINE (REFER TO SECTION C)

MATCHLINE (REFER TO SECTION A)

MATCHLINE (REFER TO SECTION B)

MATCHLINE (REFER TO SECTION B)

MATCHLINE (REFER TO SECTION C)

N03°27'50"E

S03°33'00"W

10 TENANTS @ 5,600 SF (TYP.)

BUILDING 3 (56,000 SF) (75% WAREHOUSE / 25 % MANUFACTURING)

5 TENANTS @ 9,445 SF (TYP.)

BUILDING 4 (56,297 SF) (75% WAREHOUSE / 25 % MANUFACTURING)

1 TENANT @ 9,072 SF (TYP.)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

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PARTIAL LIGHTING PLAN (SECTION B - PHASE I)

DRAWING No.:

C-26

PAGE No.:

26 OF 35

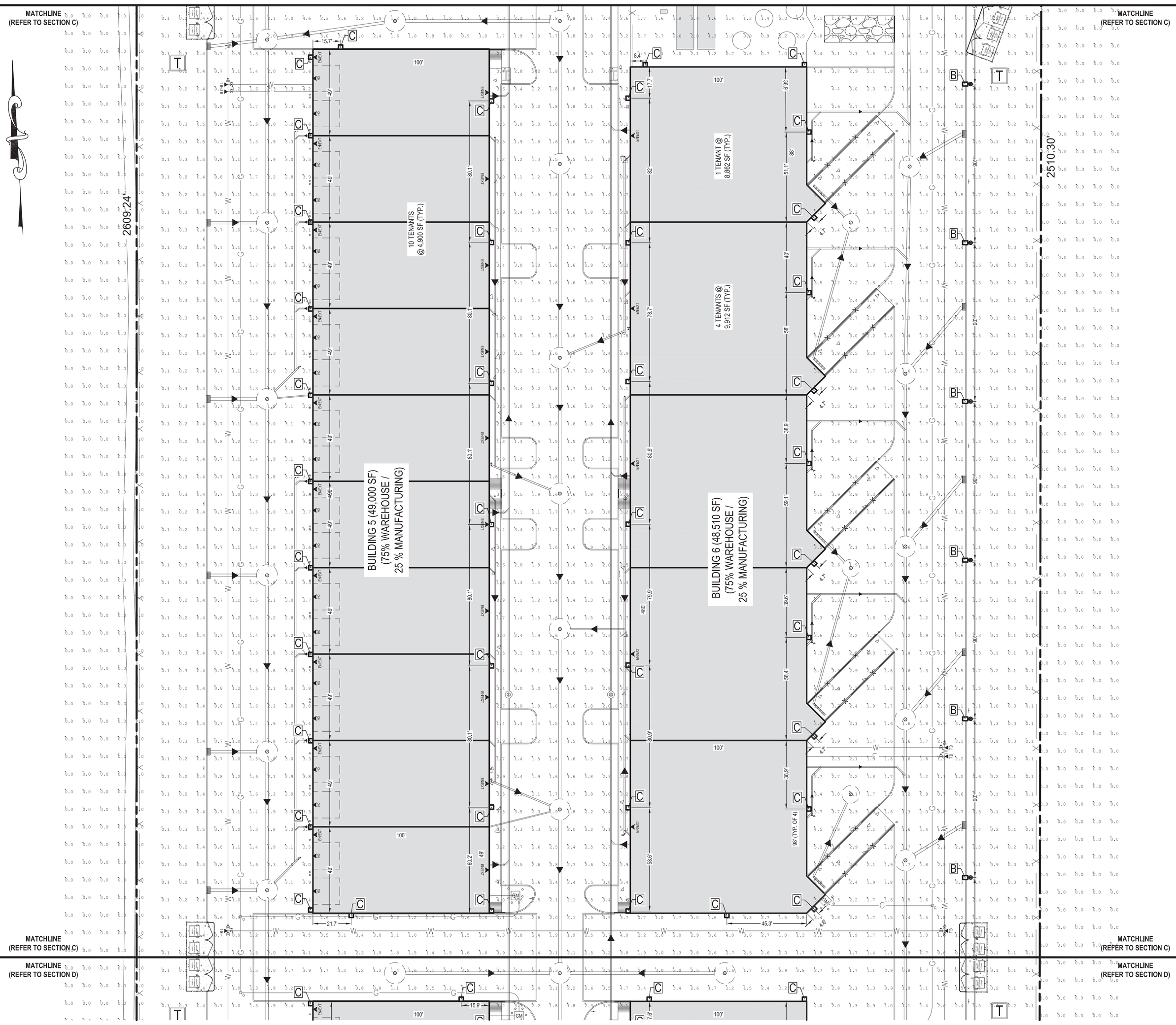
19026_2022.01.24_SPP6.dwg

MATCHLINE (REFER TO SECTION B)

MATCHLINE (REFER TO SECTION C)

MATCHLINE (REFER TO SECTION B)

MATCHLINE (REFER TO SECTION C)



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

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TOWN OF RIVERHEAD, COUNTY OF SUFFOLK
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ZONE: INDUSTRIAL C

DRAWING TITLE:

PARTIAL LIGHTING PLAN (SECTION C - PHASE II)

DRAWING No.:

C-27

PAGE No.:

27 OF 35

19026_2022.01.24_SPP6.dwg

MATCHLINE
(REFER TO SECTION C)

MATCHLINE
(REFER TO SECTION C)

MATCHLINE
(REFER TO SECTION D)

MATCHLINE
(REFER TO SECTION D)

9 TENANTS
@ 4,900 SF (TYP.)

BUILDING 7 (44,100 SF)
(75% WAREHOUSE /
25 % MANUFACTURING)

4 TENANTS @
11,137 SF (TYP.)

BUILDING 8 (44,550 SF)
(75% WAREHOUSE /
25 % MANUFACTURING)

N03°27'50"E

S03°33'00"W

N86°14'30"W

511.18'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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PARTIAL LIGHTING PLAN (SECTION D - PHASE II)

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C-28

PAGE No.:

28 OF 35

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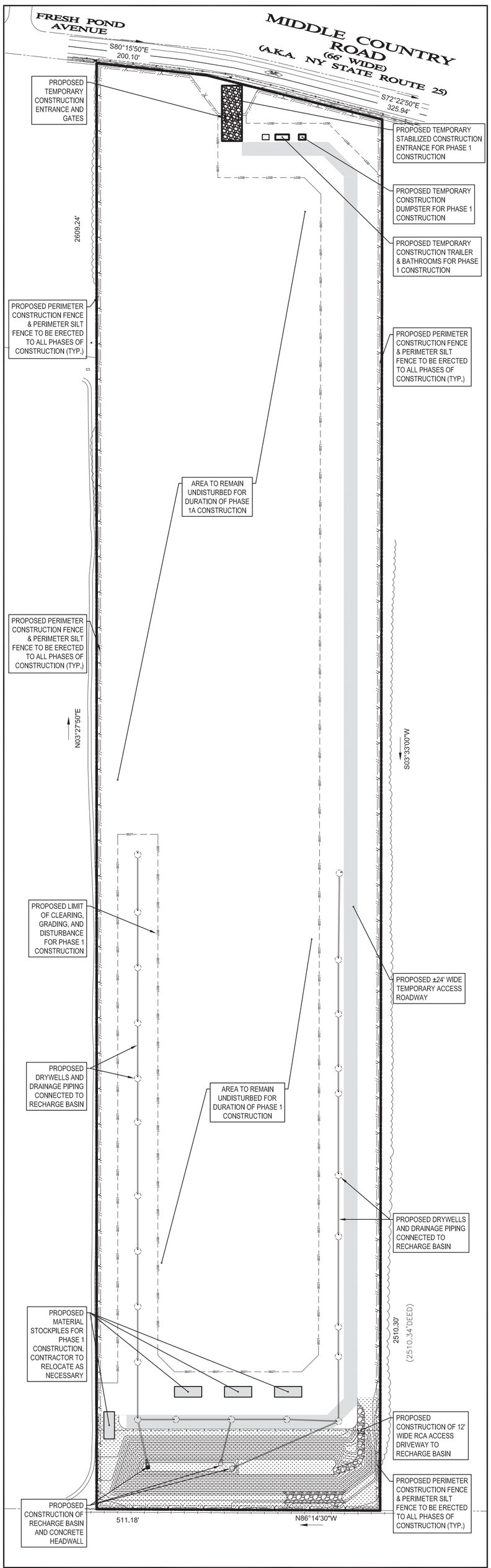
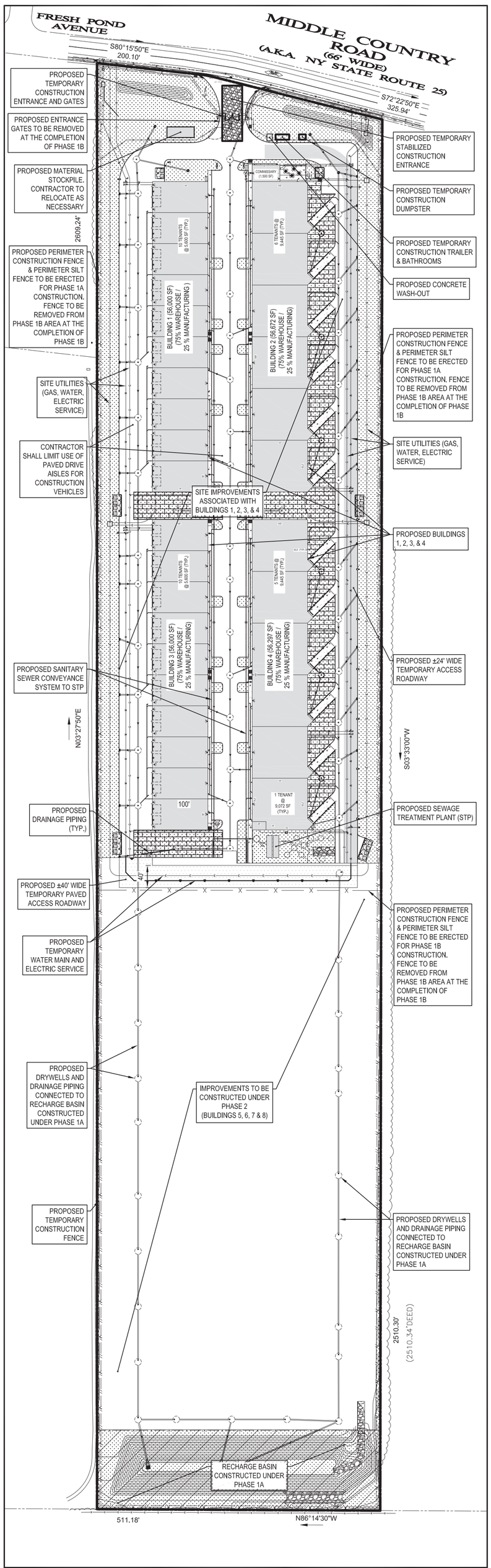


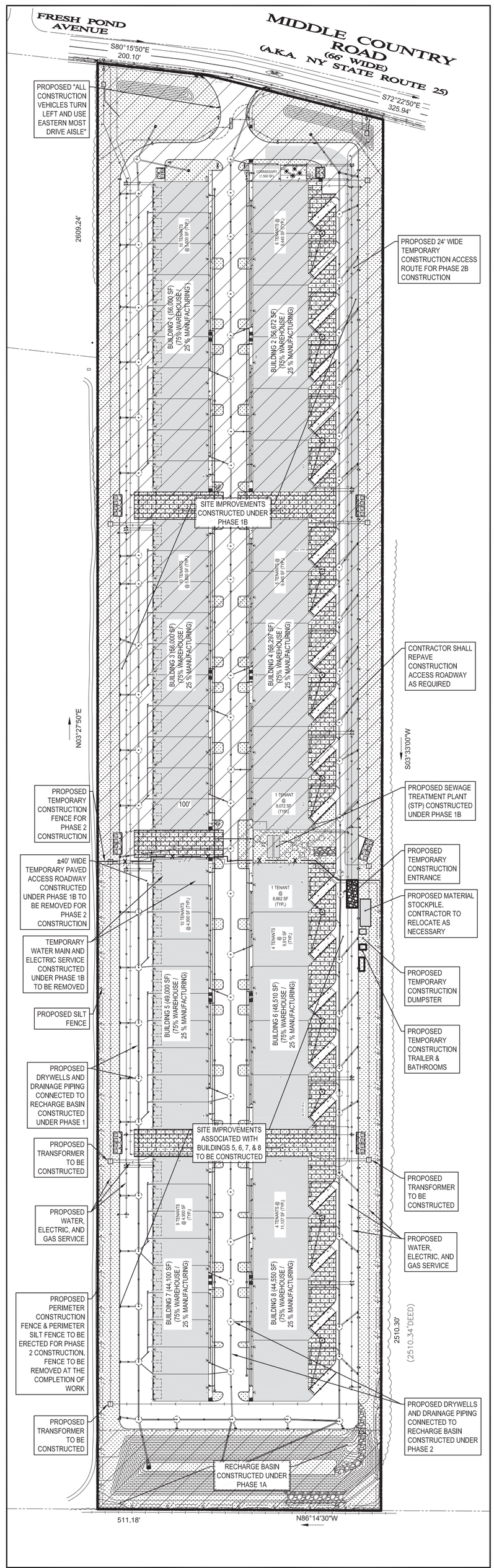
CONSTRUCTION PHASE 1A PLAN

SCALE: 1" = 120'



CONSTRUCTION PHASE 1B PLAN

SCALE: 1" = 120'



CONSTRUCTION PHASE 2 PLAN

SCALE: 1" = 120'

WORK SCOPE UNDER PHASE 1A CONSTRUCTION (ESTIMATED TIMEFRAME = ±6 MONTHS)

ESTIMATED CLEARING AREA = ±468,097 SF (10.75 ACRES)

- INSTALLATION OF EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO THE CONSTRUCTION ENTRANCE, PERIMETER CONSTRUCTION FENCE & SILT FENCE, AND INLET PROTECTION
- PARTIAL SITE CLEARING PRIOR TO THE START OF CONSTRUCTING PHASE 1 IMPROVEMENTS
- PERFORM EARTHWORK FOR PHASE 1 IMPROVEMENTS TO WITHIN 1 FOOT OF FINAL GRADE
- CONSTRUCTION OF TEMPORARY ACCESS ROADWAY ALONG EASTERN SIDE OF PROPERTY
- CONSTRUCTION OF RECHARGE BASIN AND DRAINAGE CONVEYANCE SYSTEMS FROM PHASE 1A SITE IMPROVEMENTS TO RECHARGE BASIN
- INSTALLATION OF 12' WIDE RCA ACCESS DRIVEWAY TO RECHARGE BASIN
- INSTALLATION OF FENCING AROUND RECHARGE BASIN

WORK SCOPE UNDER PHASE 1B CONSTRUCTION (ESTIMATED TIMEFRAME = ±18 MONTHS)

ESTIMATED CLEARING AREA = ±550,763 SF (12.64 ACRES)

- INSTALLATION / RELOCATION OF EROSION CONTROL MEASURES FOR THE PHASE 1B WORK
- INSTALLATION OF UNDERGROUND UTILITIES AND TEMPORARY WATER MAIN AND ELECTRICAL LOOPS FOR BUILDINGS 1, 2, 3, & 4
- INSTALLATION OF PHASE 1B DRYWELLS, DRAINAGE INLETS & DRAINAGE PIPING
- CONSTRUCTION OF SEWAGE TREATMENT PLANT, SANITARY SEWER CONVEYANCE SYSTEMS, AND SEPTIC TANK AND GREASE TRAP FOR COMMISSARY
- CONSTRUCTION OF BUILDINGS 1, 2, 3, & 4
- CONNECTION OF ROOF DRAINS TO DRAINAGE CONVEYANCE SYSTEM
- CONSTRUCTION OF LOADING DOCK RETAINING WALLS FOR BUILDING 1, 2, 3, & 4
- CONSTRUCTION OF LOADING DOCK DRAINAGE SYSTEMS
- CONSTRUCTION OF CURBING, FENCING, CONCRETE SIDEWALKS, ASPHALT PAVING, & PAVEMENT STRIPING AND ENTRANCE GATES
- INSTALLATION OF SITE AREA LIGHTS
- INSTALLATION OF LANDSCAPE PLANTINGS & HYDROSEEDING OF LAWN AREAS FOR PHASE 1B BUILDING AREAS AND AROUND RECHARGE BASIN.

WORK SCOPE UNDER PHASE 2 CONSTRUCTION (ESTIMATED TIMEFRAME = ±18 MONTHS)

IT IS ANTICIPATED THAT PHASE 1 BUILDINGS 1, 2, 3, & 4 WILL BE OPERATIONAL DURING THE CONSTRUCTION OF THE PHASE 2 SITE IMPROVEMENTS AND BUILDINGS.

ESTIMATED CLEARING AREA = ±299,024 SF (6.86 ACRES)

- INSTALLATION / RELOCATION OF EROSION CONTROL MEASURES FOR THE PHASE 2 WORK
- INSTALLATION OF UNDERGROUND UTILITIES
- REMOVAL OF TEMPORARY WATER MAIN AND ELECTRIC SERVICE LOOPS FOR BUILDINGS 1, 2, 3, & 4 UPON COMPLETION OF FINAL WATER MAIN AND ELECTRIC SERVICES.
- INSTALLATION OF PHASE 2 DRYWELLS & DRAINAGE PIPING FOR CENTER DRIVE AISLE
- CONSTRUCTION OF BUILDINGS 5, 6, 7, & 8
- CONSTRUCTION OF SANITARY SEWER CONVEYANCE SYSTEMS
- CONNECTION OF ROOF DRAINS TO DRAINAGE CONVEYANCE SYSTEM
- CONSTRUCTION OF LOADING DOCK RETAINING WALLS FOR BUILDING 5, 6, 7, & 8
- CONSTRUCTION OF LOADING DOCK DRAINAGE SYSTEMS
- CONSTRUCTION OF CURBING, FENCING, CONCRETE SIDEWALKS, ASPHALT PAVING, & PAVEMENT STRIPING
- INSTALLATION OF SITE AREA LIGHTS
- INSTALLATION OF LANDSCAPE PLANTINGS & HYDROSEEDING OF LAWN AREAS

CONSTRUCTION PHASING PLAN FOR SCHEMATIC PURPOSES ONLY

EACH PHASE OF CONSTRUCTION SHALL BE STABILIZED TO THE SATISFACTION OF THE ENGINEER OF RECORD PRIOR TO THE START OF CONSTRUCTION OF THE NEXT PHASE

ALL CLEARING ACTIVITIES SHALL OCCUR FROM DECEMBER 1ST THROUGH FEBRUARY 28TH IN ORDER TO PROTECT THE NORTHERN LONG EARED BAT (NLEB) FROM UNINTENTIONAL HARM. CLEARING ACTIVITIES OUTSIDE OF THE ABOVE MENTIONED WINDOW SHALL ONLY OCCUR WITH THE EXPRESSED WRITTEN CONSENT OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC).

GRAPHIC SCALE
120 0 60 120 240 480
(IN FEET)
1 inch = 120 ft.

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ZONE: INDUSTRIAL C

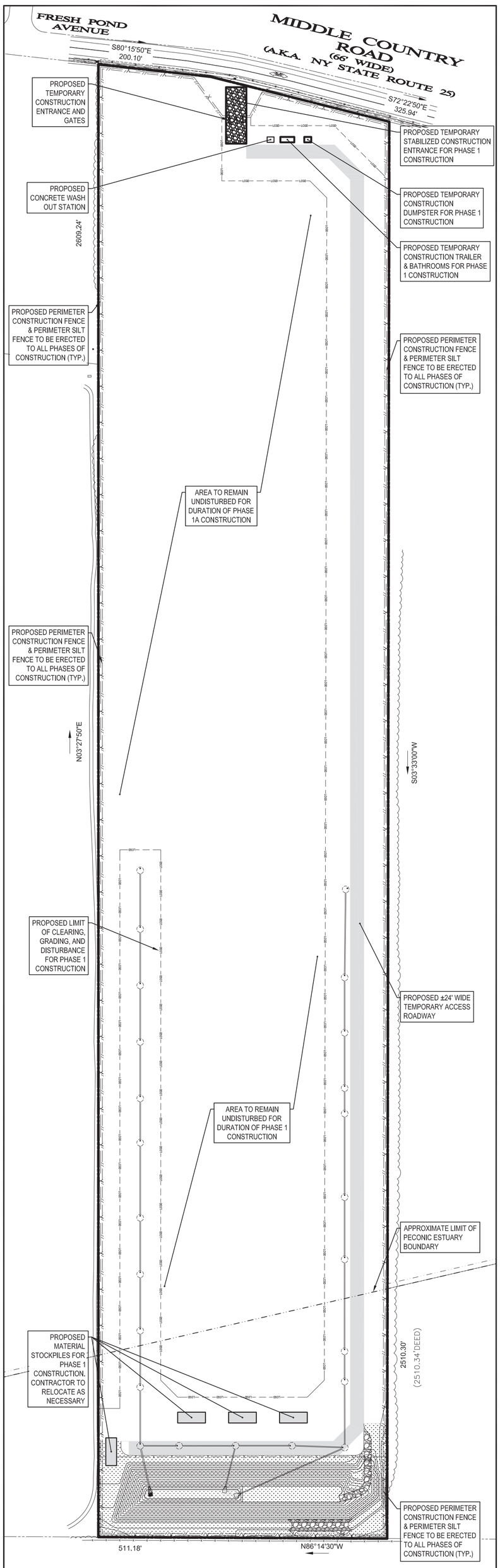
DRAWING TITLE:

OVERALL CONSTRUCTION PHASING PLAN

DRAWING No.: C-29

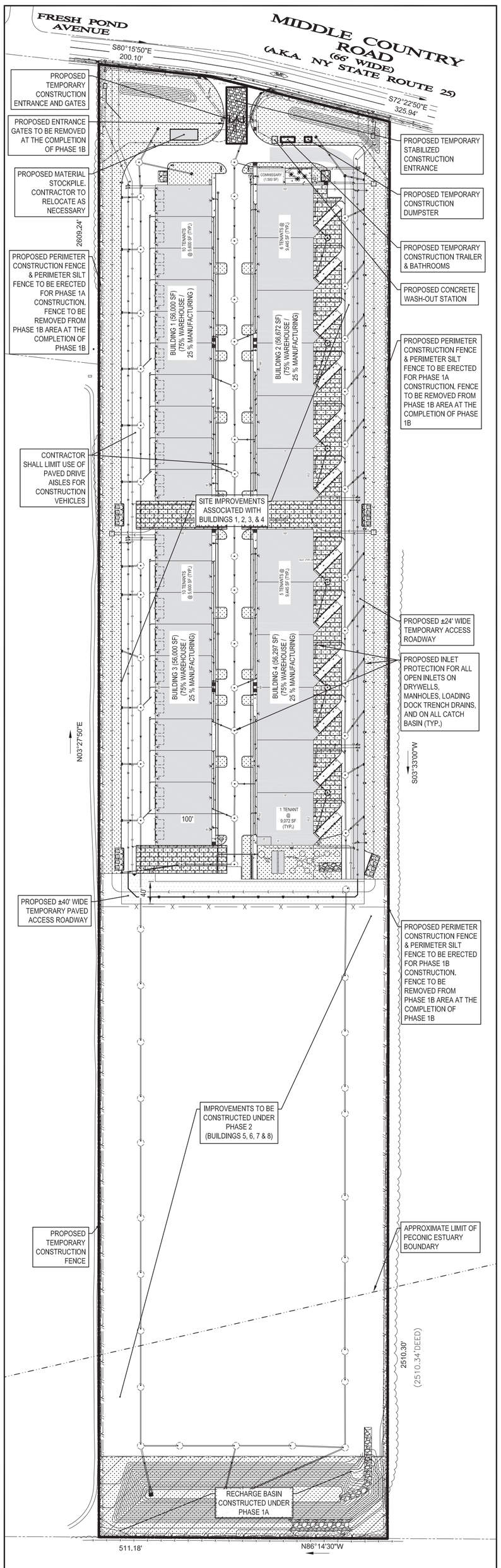
PAGE No.: 29 OF 35

19026_2022.01.24_SPP6_Phasing & SE&SC Plans.dwg



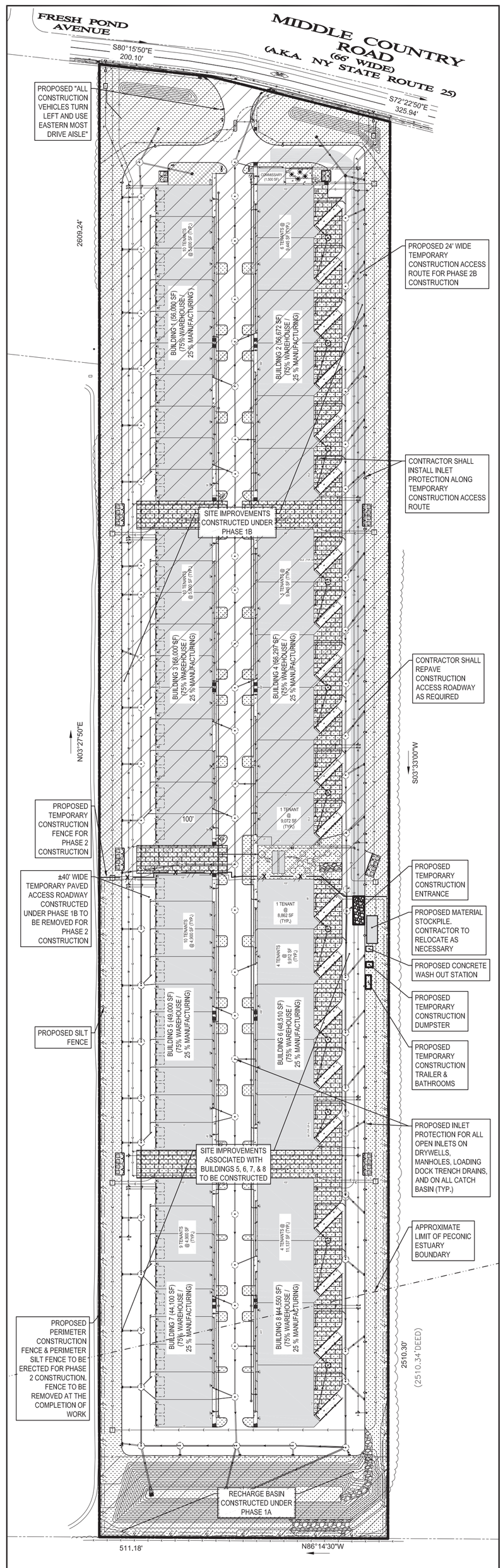
SOIL EROSION & SEDIMENT CONTROL PLAN - PHASE 1A

SCALE: 1" = 120'



SOIL EROSION & SEDIMENT CONTROL PLAN - PHASE 1B

SCALE: 1" = 120'



SOIL EROSION & SEDIMENT CONTROL PLAN - PHASE 2

SCALE: 1" = 120'

BMP IMPLEMENTATION AND MAINTENANCE SEQUENCE FOR EACH SECTION TO BE DISTURBED

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
INSPECTIONS 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: 2 / SEVEN CALENDAR DAYS WITH TWO DAYS MINIMUM BETWEEN INSPECTIONS		
POST FINAL STABILIZATION		

NOTES:
1. BMP ACTIVITIES IDENTIFIED FOR EACH SECTION 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.
3. IN AREAS WHERE SOIL DISTURBANCE ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN DAYS FROM THE DATE THE SOIL DISTURBANCE ACTIVITY CEASED.

PHASE 1A

- AREA OF DISTURBANCE = ±468,097 SF (10.75 ACRES)
- NYSDEC HAS PRELIMINARILY APPROVED THE DISTURBANCE OF MORE THAN 5 ACRES AT ONE TIME.
- CONSTRUCTION SHALL BE STABILIZED TO THE SATISFACTION OF THE ENGINEER OF RECORD PRIOR TO THE DISTURBANCE OF ANOTHER PHASE.

PHASE 1B

- AREA OF DISTURBANCE = ±550,763 SF (12.64 ACRES)
- NYSDEC HAS PRELIMINARILY APPROVED THE DISTURBANCE OF MORE THAN 5 ACRES AT ONE TIME.
- CONSTRUCTION SHALL BE STABILIZED TO THE SATISFACTION OF THE ENGINEER OF RECORD PRIOR TO THE DISTURBANCE OF ANOTHER PHASE.
- CONTRACTOR SHALL FILE FOR A TEMPORARY CEASE WORK AT THE END OF THIS PHASE OF CONSTRUCTION. REFER TO SHEET C-2, SOIL EROSION & SEDIMENT CONTROL NOTES.

PHASE 2

- AREA OF DISTURBANCE = ±299,024 SF (6.86 ACRES)
- NYSDEC HAS PRELIMINARILY APPROVED THE DISTURBANCE OF MORE THAN 5 ACRES AT ONE TIME.
- CONTRACTOR SHALL FILE FOR NOTICE OF TERMINATION (NOT) AT THE END OF THIS PHASE OF CONSTRUCTION. REFER TO SHEET C-2, SOIL EROSION & SEDIMENT CONTROL NOTES.

ALL CLEARING ACTIVITIES SHALL OCCUR FROM DECEMBER 1ST THROUGH FEBRUARY 28TH IN ORDER TO PROTECT THE NORTHERN LONG EARED BAT (NLEB) FROM UNINTENTIONAL HARM. CLEARING ACTIVITIES OUTSIDE OF THE ABOVE MENTIONED WINDOW SHALL ONLY OCCUR WITH THE EXPRESSED WRITTEN CONSENT OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC).

OVERALL SOIL EROSION & SEDIMENT CONTROL PLAN FOR SCHEMATIC PURPOSES ONLY. CONTRACTOR SHALL RELOCATE ALL SE&SC MEASURES AS NECESSARY THROUGHOUT CONSTRUCTION.

CONTRACTOR SHALL REFER TO SHEET C-29, OVERALL CONSTRUCTION PHASING PLAN FOR SEQUENCING OF CONSTRUCTION

811 NEW YORK CITY ONE CALL CENTER 1-800-272-4480 STOP-CALL-THEN DIG Safe811

GRAPHIC SCALE
120 0 60 120 240 480
(IN FEET)
1 inch = 120 ft.

No.	DATE	BY	DESCRIPTION
6	01/24/2022	LC	MISCELLANEOUS COORDINATION
5	12/15/2021	LC	FEIS SUBMISSION
4	04/02/2021	LC	RESUBMISSION TO TOWN
3	06/22/2020	LC	MISCELLANEOUS COORDINATION
2	06/03/2020	LC	ISSUED FOR TOWN SUBMISSION
1	05/15/2020	LC	ISSUED FOR REVIEW

REVISIONS

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SEAL & SIGNATURE:

NOT VALID UNTIL SEALED

JACLYN PERANTEAU, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #083937

DATE:	01/24/2020
SCALE:	1" = 120'
PROJECT No.:	19026
DRAWING BY:	LC
CHECKED BY:	YT
APPROVED BY:	JP

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

PROJECT NAME:

HK VENTURES, LLC INDUSTRIAL PARK

4285 MIDDLE COUNTRY ROAD
CALVERTON, NY 11933
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

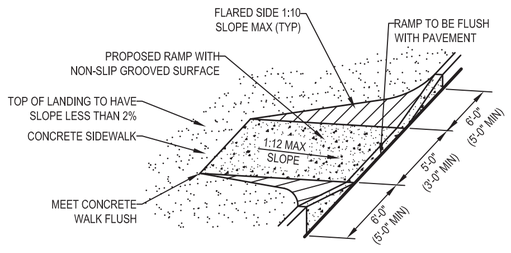
DRAWING TITLE:

OVERALL SOIL EROSION & SEDIMENT CONTROL PLAN

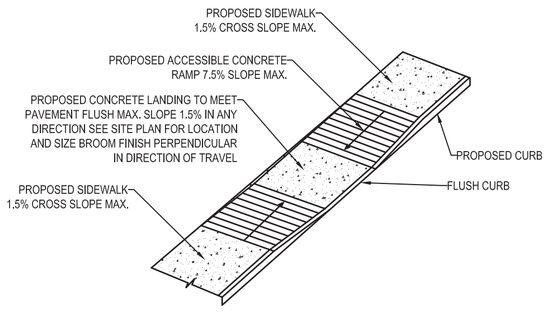
DRAWING No.: C-30

PAGE No.: 30 OF 35

19026_2022.01.24_SPP6_Phasing & SE&SC Plans.dwg



NOTE
ON-SITE RAMPS MUST CONFORM TO SECTION 406 OF ICC/ANSI A117.1-2009



ACCESSIBLE RAMP DETAILS
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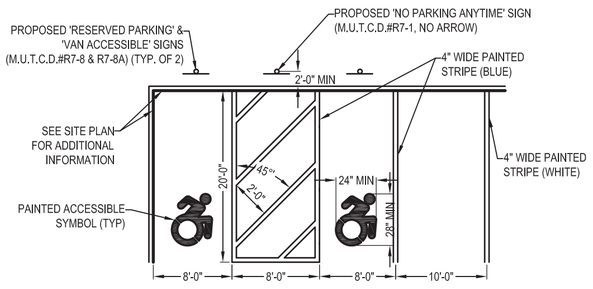

PAINTED ACCESSIBLE & STANDARD STRIPING AREA DETAIL
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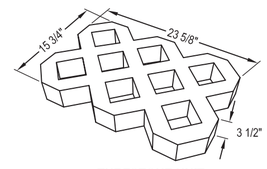
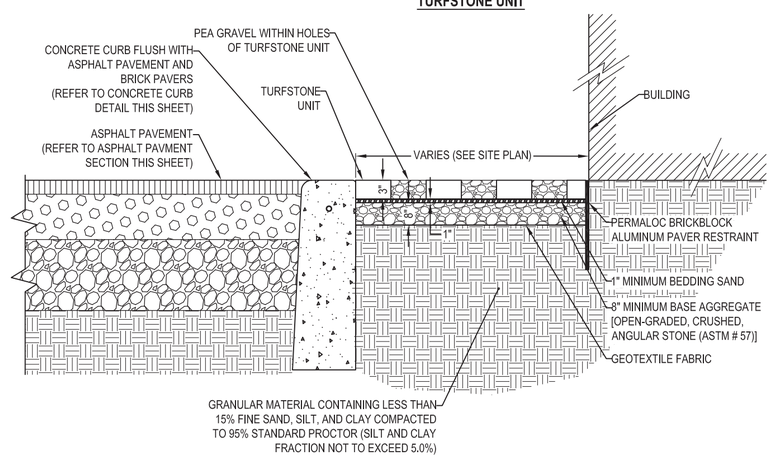
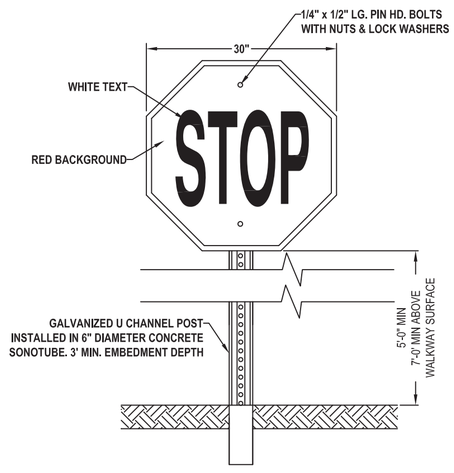


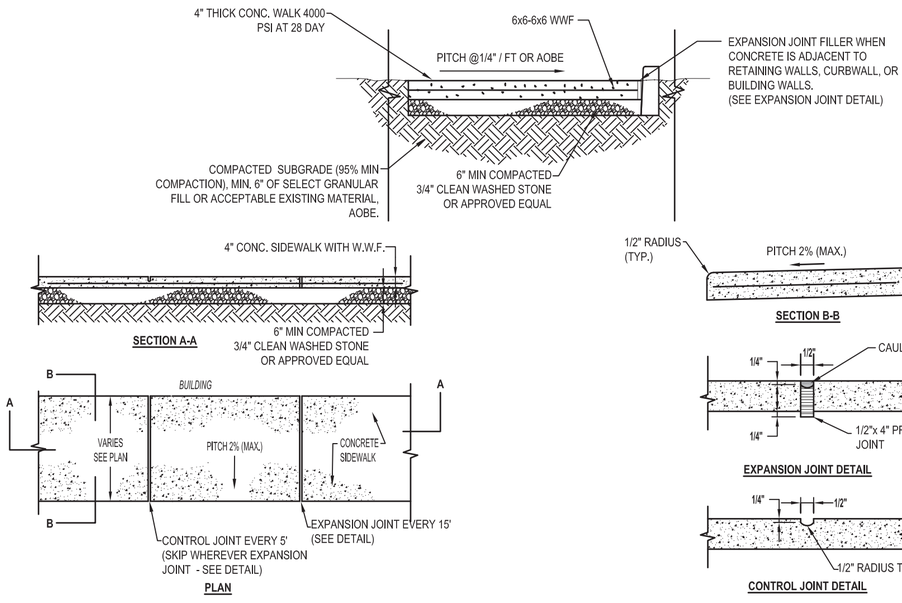
TURFSTONE UNIT



TURFSTONE INSTALLATION DETAIL (PERVIOUS PAVERS)
TURFSTONE BY MUTUAL MATERIALS
N.T.S.



STOP SIGN DETAIL
(MUTCD #R1-1)
N.T.S.



CONCRETE SIDEWALK DETAIL
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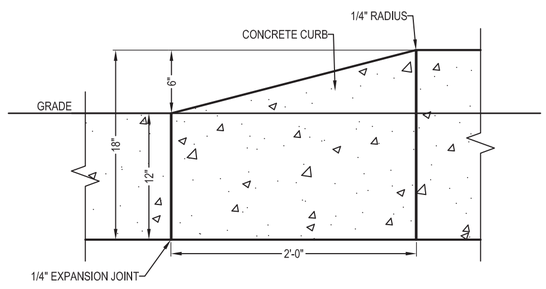
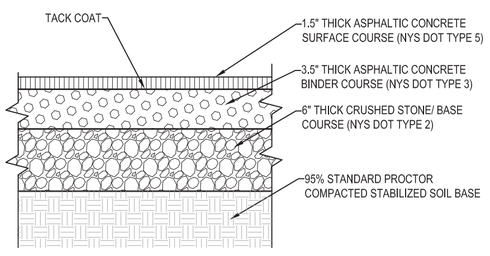
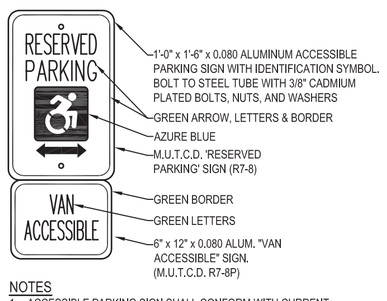


ON-SITE CONCRETE CURB TAPER DETAIL
N.T.S.

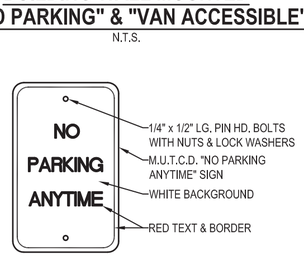


ASPHALT PAVEMENT SECTION
(FOR USE ON-SITE)
N.T.S.



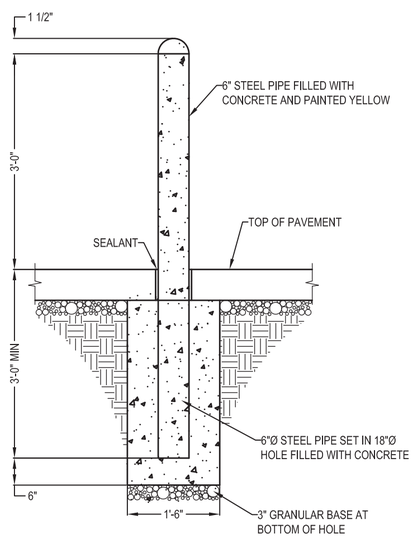
NOTES
1. ACCESSIBLE PARKING SIGN SHALL CONFORM WITH CURRENT FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS.
2. SIGN MOUNTING HEIGHT SHALL BE 60 TO 84 INCHES MEASURED FROM GROUND SURFACE OF PARKING STALLS.

BUILDING WALL MOUNTED "RESERVED PARKING" & "VAN ACCESSIBLE" SIGN
N.T.S.

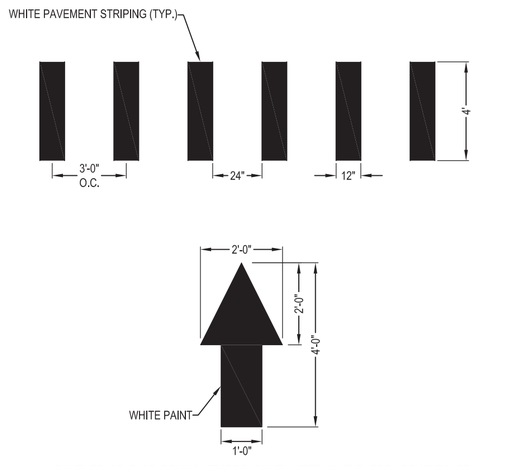


NOTES
1. 'NO PARKING ANYTIME' SIGN SHALL CONFORM WITH CURRENT FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS.
2. SIGN MOUNTING HEIGHT SHALL BE 60 TO 84 INCHES MEASURED FROM GROUND SURFACE OF PARKING STALLS.

BUILDING WALL MOUNTED - "NO PARKING ANYTIME" SIGN
(M.U.T.C.D. #R7-1, NO ARROW) (NYR #7-4)
N.T.S.



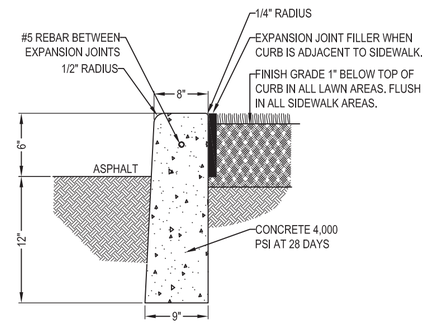
TYPICAL BOLLARD DETAIL
N.T.S.



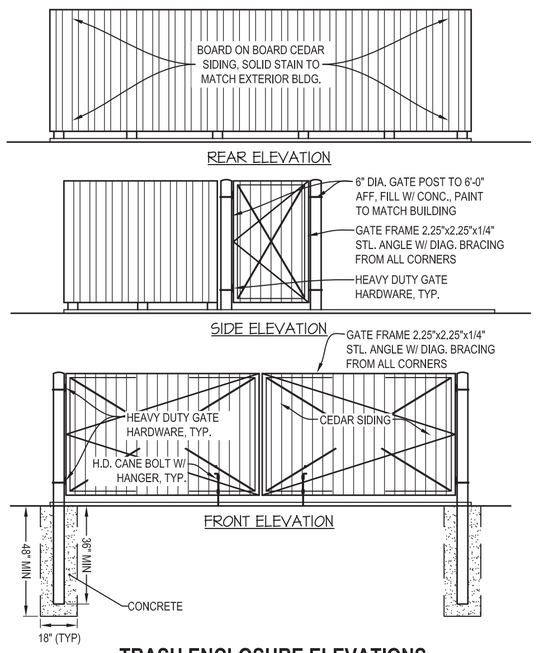
ALL PAINT TO BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M24B TYPE F, PAINT SHALL BE APPLIED AS SPECIFIED BY THE MANUFACTURER

ON-SITE PAINTED TRAFFIC ARROW & CROSSWALK DETAIL
N.T.S.

NOTES
1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4" CLEAN CRUSHED STONE.
2. EXPANSION JOINTS SHALL BE PROVIDED AT EQUAL DISTANCES OF NOT MORE THAN 15' AND AT ALL STORM SEWER INLETS. 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. CAULKING SHALL BE PROVIDED ABOVE EXPANSION JOINT, FLUSH WITH TOP OF CURB.
3. PAVEMENT REPAIR TO BE PROVIDED AS NEEDED FOR CURB REPLACEMENT.
4. THE TOP OF CURB (AT THE OUTSIDE OR NON-EXPOSED FACE) AND THE FLOW LINE OF CONCRETE GUTTER SHALL NOT VARY MORE THAN 0.01 FT. FROM A 10 FT. STRAIGHT EDGE PLACED LONGITUDINALLY ALONG THE CURB OR AT THE FLOW LINE OF THE GUTTER.
5. THE FACE OF CURB SHALL NOT VARY MORE THAN 0.03 FT. FROM A 10 FT. STRAIGHT EDGE PLACED LONGITUDINALLY ALONG THE FLOW LINE.
6. THE ELEVATION OF THE TOP OF CURB OR FLOW LINE OF GUTTER SHALL NOT VARY MORE THAN 0.02 FT. FROM THE TRUE ELEVATION LAID OUT IN THE FIELD BY THE ENGINEER.

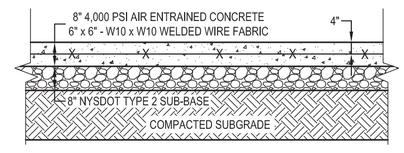


CONCRETE CURB DETAIL
N.T.S.



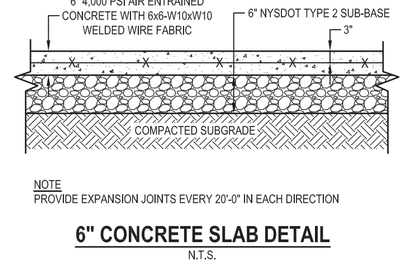
TRASH ENCLOSURE PLAN
SCALE: N.T.S.

TRASH ENCLOSURE ELEVATIONS
SCALE: N.T.S.



NOTE
PROVIDE EXPANSION JOINTS EVERY 20'-0" IN EACH DIRECTION

8" CONCRETE SLAB DETAIL
FOR USE AT LOADING DOCKS
N.T.S.



NOTE
PROVIDE EXPANSION JOINTS EVERY 20'-0" IN EACH DIRECTION

6" CONCRETE SLAB 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
6	01/24/2022	LC	MISCELLANEOUS COORDINATION
5	12/15/2021	LC	FEIS SUBMISSION
4	04/02/2021	LC	RESUBMISSION TO TOWN
3	06/22/2020	LC	MISCELLANEOUS COORDINATION
2	06/03/2020	LC	ISSUED FOR TOWN SUBMISSION
1	05/15/2020	LC	ISSUED FOR REVIEW

REVISIONS

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SEAL & SIGNATURE:

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JACLYN PERANTEAU, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #083937

DATE:	01/24/2020
SCALE:	N.T.S.
PROJECT No.:	19026
DRAWING BY:	LC
CHECKED BY:	YT
APPROVED BY:	JP

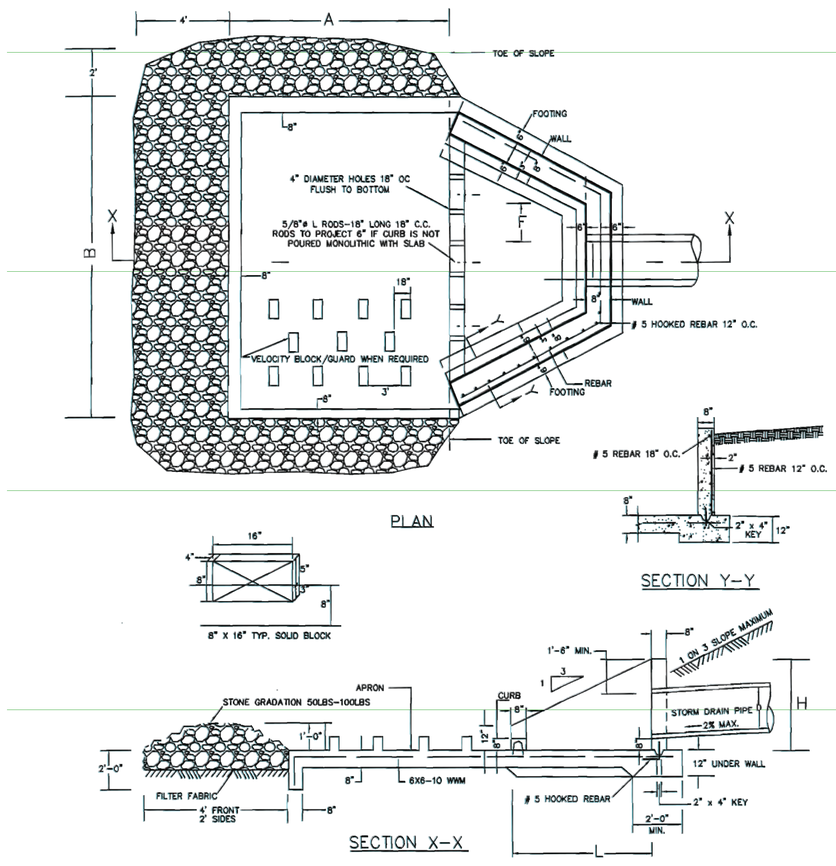
KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(631) 961-0506
www.KeyCivilEngineering.com

PROJECT NAME:
HK VENTURES, LLC
INDUSTRIAL PARK
4285 MIDDLE COUNTRY ROAD
CALVERTON, NY 11933
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

DRAWING TITLE:
SITE DETAILS I

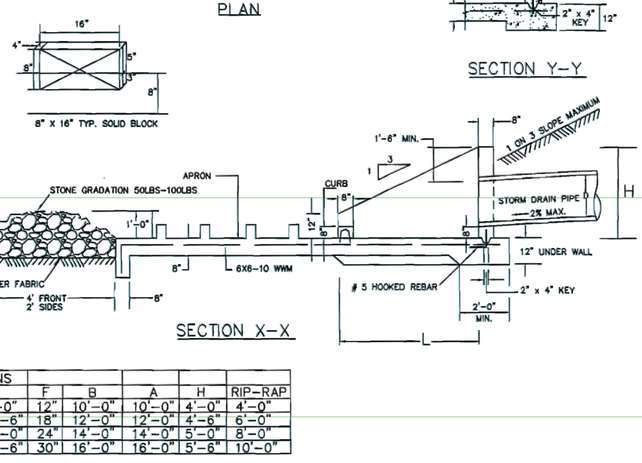
DRAWING No.:
C-31

19026_2022.01.24_Details6.dwg



PLAN

SECTION Y-Y

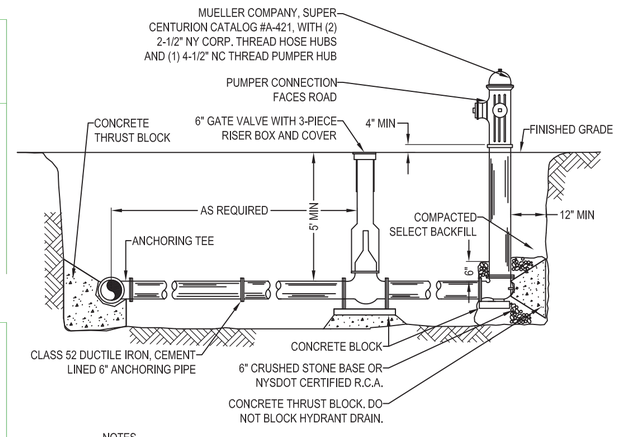


SECTION X-X

DIMENSIONS						
D	L	F	B	A	H	RIP-RAP
24"	9'-0"	12"	10'-0"	10'-0"	4'-0"	4'-0"
30"	10'-6"	18"	12'-0"	12'-0"	4'-6"	6'-0"
36"	12'-0"	24"	14'-0"	14'-0"	5'-0"	8'-0"
42"	13'-6"	30"	16'-0"	16'-0"	5'-6"	10'-0"

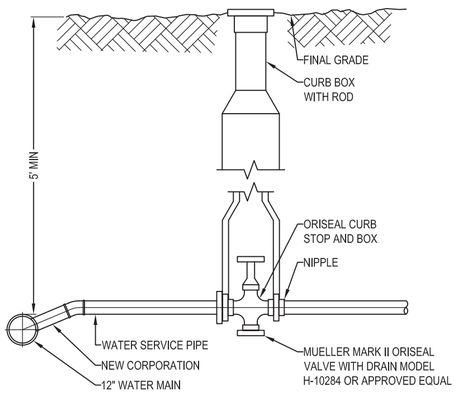
NOTES:
1. ALL CONCRETE TO BE 4000 PSI @ 28 DAYS.
2. ALL PRECAST CONCRETE STRUCTURES MUST MEET ACI CODE AND SPECIFICATIONS.
3. ALL STRUCTURES MUST BE MANUFACTURED AT AN ACI CERTIFIED PLANT, A COPY OF A CERTIFICATION MUST BE ON FILE WITH THE TOWN.

CONCRETE HEADWALL DETAIL
N.T.S.



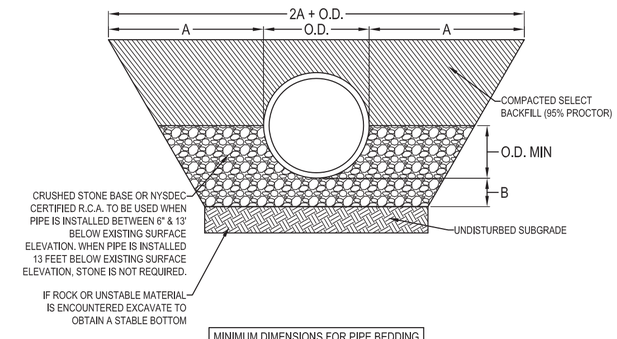
NOTES
1. IF GROUNDWATER IS ENCOUNTERED WITHIN 7 FEET OF FINISH GRADE, HYDRANT DRAIN HOLES SHALL BE PLUGGED.
2. CONTRACTOR TO COORDINATE WITH TOWN OF RIVERHEAD FIRE DEPARTMENT FOR INSTALLATION REQUIREMENTS.

HYDRANT ASSEMBLY DETAIL
N.T.S.



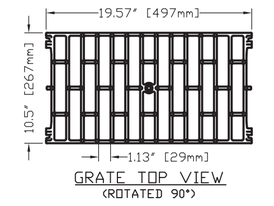
NOTE
DUCTILE IRON PIPE SHALL BE USED FOR WATER SERVICE LATERALS.

WATER SERVICE INSTALLATION DETAIL
N.T.S.



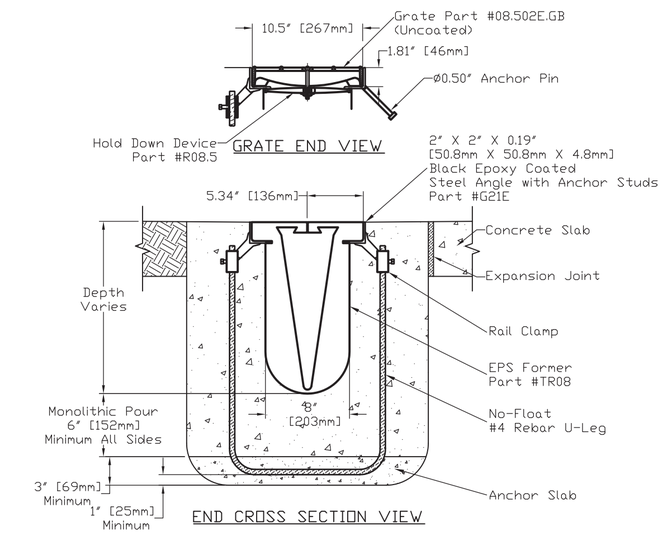
MINIMUM DIMENSIONS FOR PIPE BEDDING		
PIPE DIAMETER (INCHES)	A (INCHES)	B (INCHES)
UP TO 18	12	6
21 TO 36	12	9
OVER 36	18	12

STORMWATER / SANITARY PIPE INSTALLATION DETAIL
N.T.S.



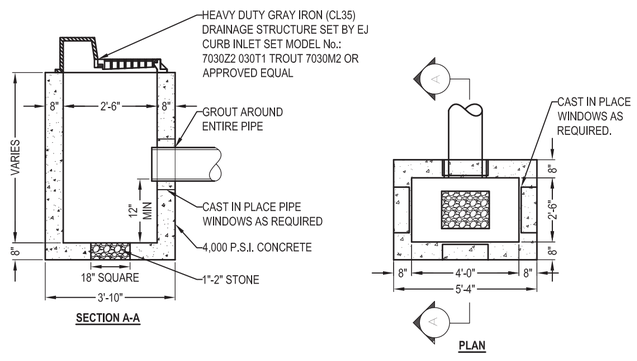
GRATE TOP VIEW
(ROTATED 90°)

Plan Notes
1. Series Number: TR08-08.502E.GB-G21E
2. Grates:
   - Ductile Iron per ASTM A536-84 Grade 80-55-06 (Uncoated)
   - Open Area: 0.65 FT² per Lineal Foot [0.19 M² per Lineal Meter]
   - Load Rating: 620 PSI (AASHTO M-306 Test Method)
   - Made in the USA
2. Form Release: Non-Petroleum Based
3. Concrete: Concrete Thickness and Reinforcement per Structural Engineer's Specification for the Application.



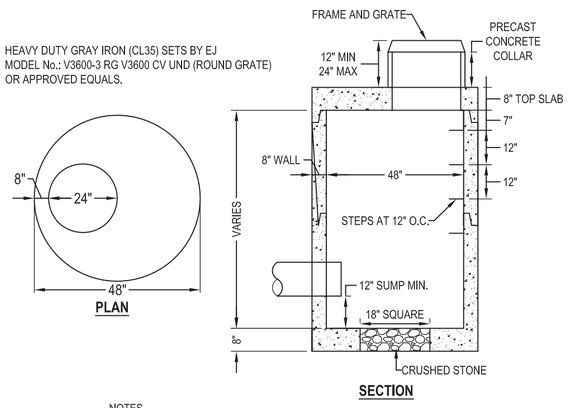
END CROSS SECTION VIEW

8" TRENCH DRAIN DETAIL
TRENCH FORMER MODEL No.: TR08-08.502E.GB-G21E
N.T.S.



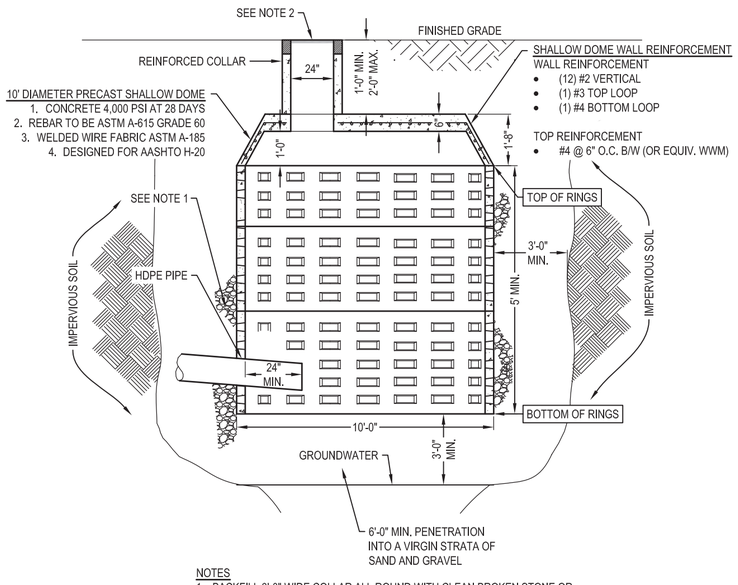
NOTES
1. STRUCTURE TO BE IN ACCORDANCE WITH ASTM C-478
2. CONCRETE 4000 PSI @ 28 DAYS.
3. REINFORCEMENT AS REQUIRED FOR H-20 LOADING

2'-6" x 4'-0" PRECAST CONCRETE CATCH BASIN
N.T.S.



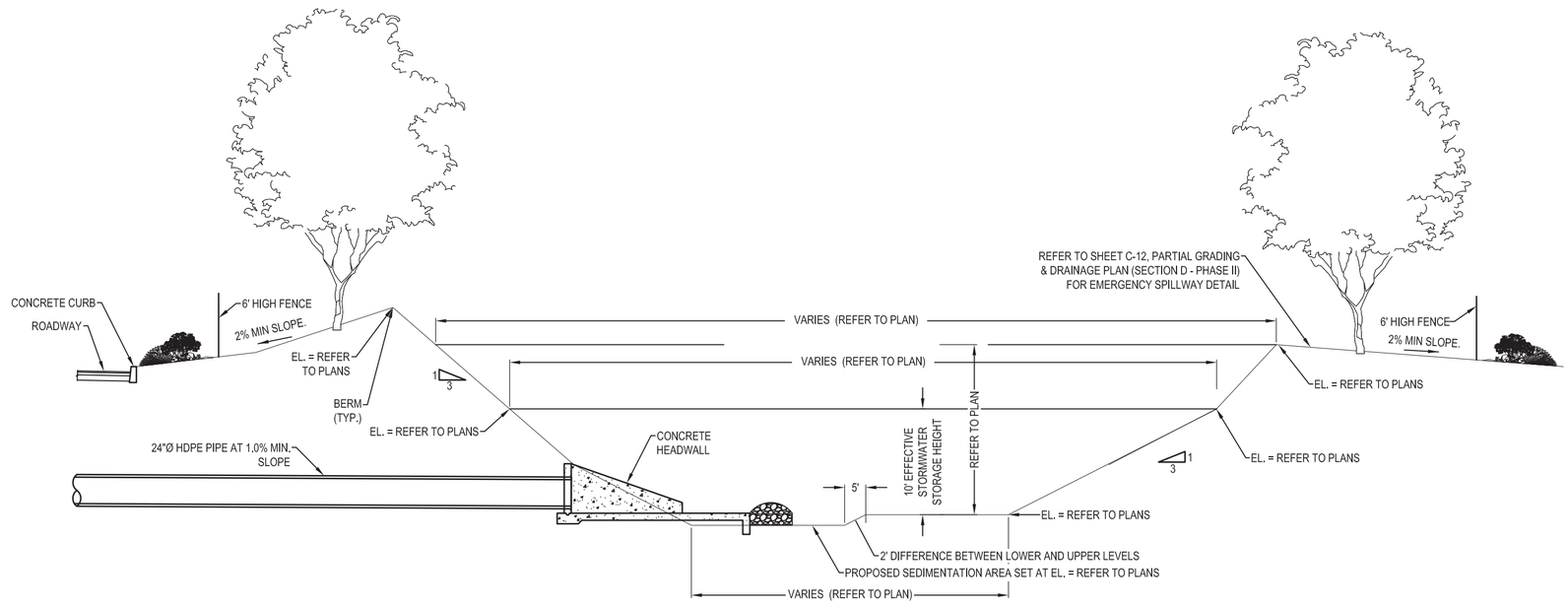
NOTES
1. MANHOLE TO SUPPORT H-20 TRAFFIC LOADING
2. CONCRETE STRENGTH 4000 PSI @ 28 DAYS
3. REBAR TO BE ASTM A-615 GRADE 60
4. WELDED WIRE FABRIC ASTM A-185

4'-0"Ø PRECAST CATCH BASIN DETAIL
N.T.S.

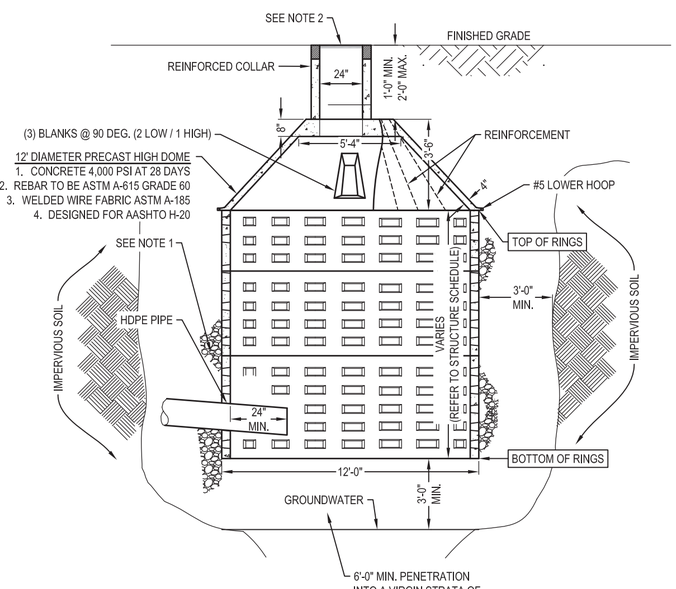


NOTES
1. BACKFILL 3'-0" WIDE COLLAR ALL ROUND WITH CLEAN BROKEN STONE OR BACKFILL WITH ONSITE SOIL IN COMPACTED 6 IN LIFTS.
2. HEAVY DUTY GRAY IRON (CL35) SETS BY EJ:
   MODEL No: V3600-3 RG V3600 CV UND (ROUND GRATE)
   MODEL No: V1600-3 RG REV/CPH2 CV UND (ROUND COVER)
   OR APPROVED EQUALS.

10'Ø LOADING DOCK DRYWELL WITH SHALLOW DOME DETAIL
N.T.S.

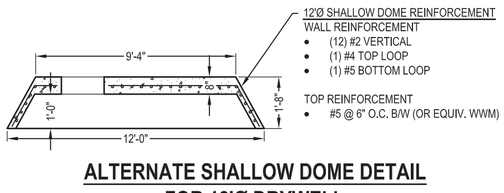


TYPICAL RECHARGE BASIN DETAIL
N.T.S.



NOTES
1. BACKFILL 3'-0" WIDE COLLAR ALL ROUND WITH CLEAN BROKEN STONE OR BACKFILL WITH ONSITE SOIL IN COMPACTED 6 IN LIFTS.
2. HEAVY DUTY GRAY IRON (CL35) SETS BY EJ:
   MODEL No: V3600-3 RG V3600 CV UND (ROUND GRATE)
   MODEL No: V1600-3 RG REV/CPH2 CV UND (ROUND COVER)
   OR APPROVED EQUALS.

12'Ø DRYWELL WITH HIGH DOME DETAIL
N.T.S.



ALTERNATE SHALLOW DOME DETAIL FOR 12'Ø DRYWELL
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
6	01/24/2022	LC	MISCELLANEOUS COORDINATION
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REVISIONS

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SEAL & SIGNATURE:

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JACLYN PERANTEAU, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #083937

DATE:	01/24/2020
SCALE:	N.T.S.
PROJECT No.:	19026
DRAWING BY:	LC
CHECKED BY:	YT
APPROVED BY:	JP

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

PROJECT NAME:

HK VENTURES, LLC INDUSTRIAL PARK

4285 MIDDLE COUNTRY ROAD
CALVERTON, NY 11933
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

DRAWING TITLE:

SITE DETAILS II

DRAWING No.:

C-32

PAGE No.:

32 OF 35

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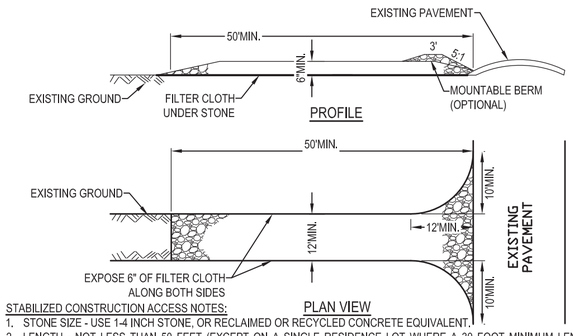

STABILIZED CONSTRUCTION ACCESS NOTES:

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

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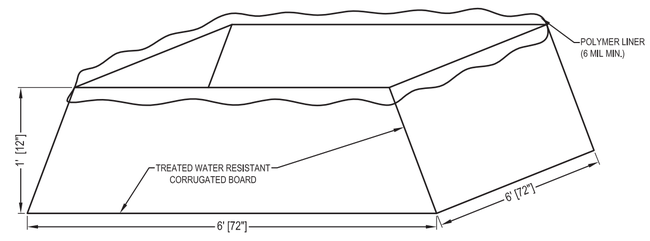
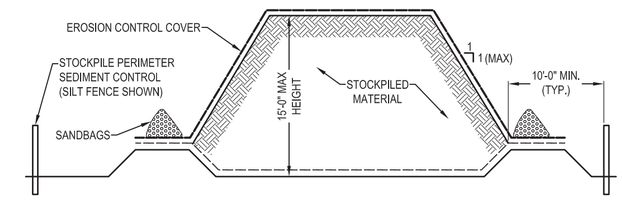


CONCRETE WASHOUT NOTES:

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 AOBE 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.



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.
5. 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.
6. WEEDS SHOULD NOT BE ALLOWED TO GROW ON STOCKPILES.
7. 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.
8. 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.
   - 8.1. 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.
   - 8.2. PROTECT ALL STOCKPILES FROM STORMWATER RUN-ON.
   - 8.3. FOR STOCKPILES IN ACTIVE USE, PROVIDE A STABILIZED DESIGNATED ACCESS POINT ON THE UPGRADIENT SIDE OF THE STOCKPILE.
   - 8.4. SEDIMENTS SHALL BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-THIRD (1/3) OF THE BARRIER HEIGHT.
   - 8.5. INSPECT STOCKPILE SEDIMENT CONTROL SYSTEM IMMEDIATELY AFTER MODIFYING STOCKPILE.
   - 8.6. REPAIR AND/OR REPLACE PERIMETER CONTROLS AND COVERS AS NEEDED, OR AS DIRECTED BY THE ENGINEER, TO KEEP THEM FUNCTIONING PROPERLY.
9. THE TOE OF STOCKPILES SHALL NOT BE SITE PERIMETER SEDIMENT CONTROL.
10. 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.
11. IMPLEMENT DUST CONTROL PRACTICES AS APPROPRIATE ON ALL STOCKPILED MATERIAL.

MATERIAL STOCKPILE

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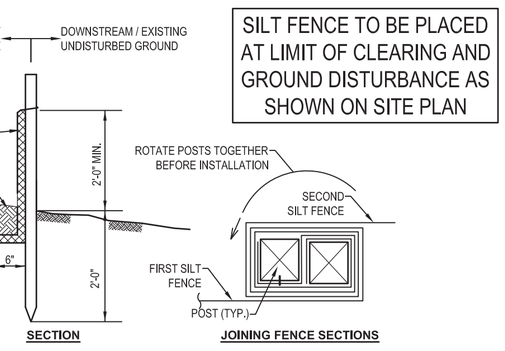

SILT FENCE TO BE PLACED AT LIMIT OF CLEARING AND GROUND DISTURBANCE AS SHOWN ON SITE PLAN

STANDARD SILT FENCE NOTES:

1. THE SLOPE OF THE LAND FOR AT LEAST 30 FEET ADJACENT AND UPSTREAM TO STANDARD SILT FENCE SHALL NOT EXCEED 5 %.
2. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THE END POSTS SHALL BE ROLLED TOGETHER A MINIMUM OF 3 TIMES.
3. SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND THE ENDS.
4. SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE DIRECTED BY THE GOVERNING AGENCY.
5. DO NOT PLACE MATERIAL AGAINST SILT FENCE.
6. INSPECT SILT FENCE IMMEDIATELY AFTER PLACING ANY MATERIAL NEARBY.
7. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY.

STANDARD SILT FENCE

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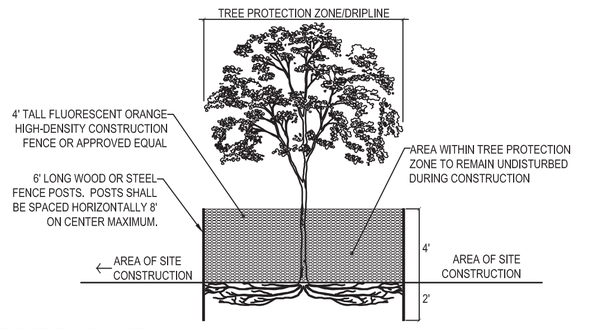


TREE PROTECTION FENCE NOTES:

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.

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

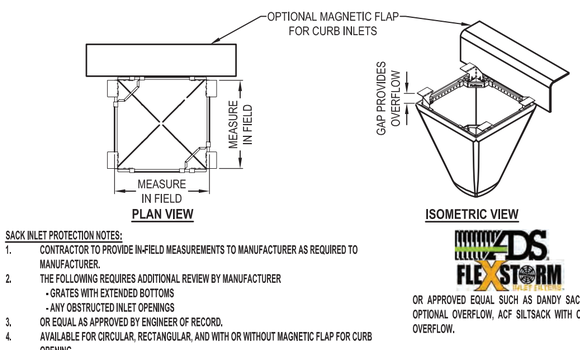
A NON-DRIVING AREAS:
VEGETATIVE COVER - TEMPORARY SEEDING SHALL BE AS FOLLOWS:
A) RYE GRASS (ANNUAL OR PERENNIAL) AT 30 LBS. PER ACRE (0.7LBS/100OSF)
B) CERTIFIED "AROOSTOOK" WINTER RYE (CEREAL RYE) AT 100 LBS. PER ACRE (2.5 LBS/SF)
USE WINTER RYE IF SEEDING IN OCTOBER/NOVEMBER.
MULCH (INCLUDING GRAVEL 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



SACK INLET PROTECTION 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.

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.

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 2008".

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 CLEANUP, 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

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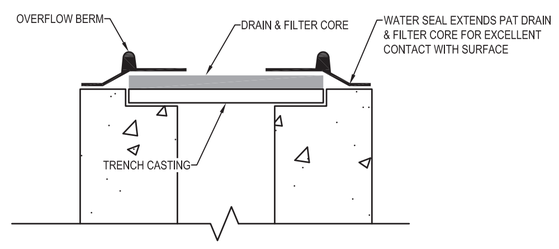

OR APPROVED EQUAL

SLOT GUARD INLET PROTECTION NOTES:

1. CLEAN PERIODICALLY TO PROVIDE ADEQUATE SEDIMENT HOLDING CAPACITY.
2. DEBRIS SHALL BE REMOVED DAILY.
3. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT ACCUMULATION REACHES 1 INCH.
4. TIE SLOT GUARD TO THE SLOT DRAIN WITH WIRE A MINIMUM OF EVERY 10', AT ALL ENDS, AND AS NEEDED. RECOMMENDED ATTACHMENT ON 2.5' CENTERS.

TYPE V EXAMPLE - SLOT GUARD INLET PROTECTION FOR TRENCH DRAINS

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CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER OF RECORD FOR REVIEW PRIOR TO CONSTRUCTION FOR ANY DETAIL NOT PROVIDED IN THIS PLAN SET.

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DRAWING TITLE:

SITE DETAILS III

DRAWING No.:

C-33

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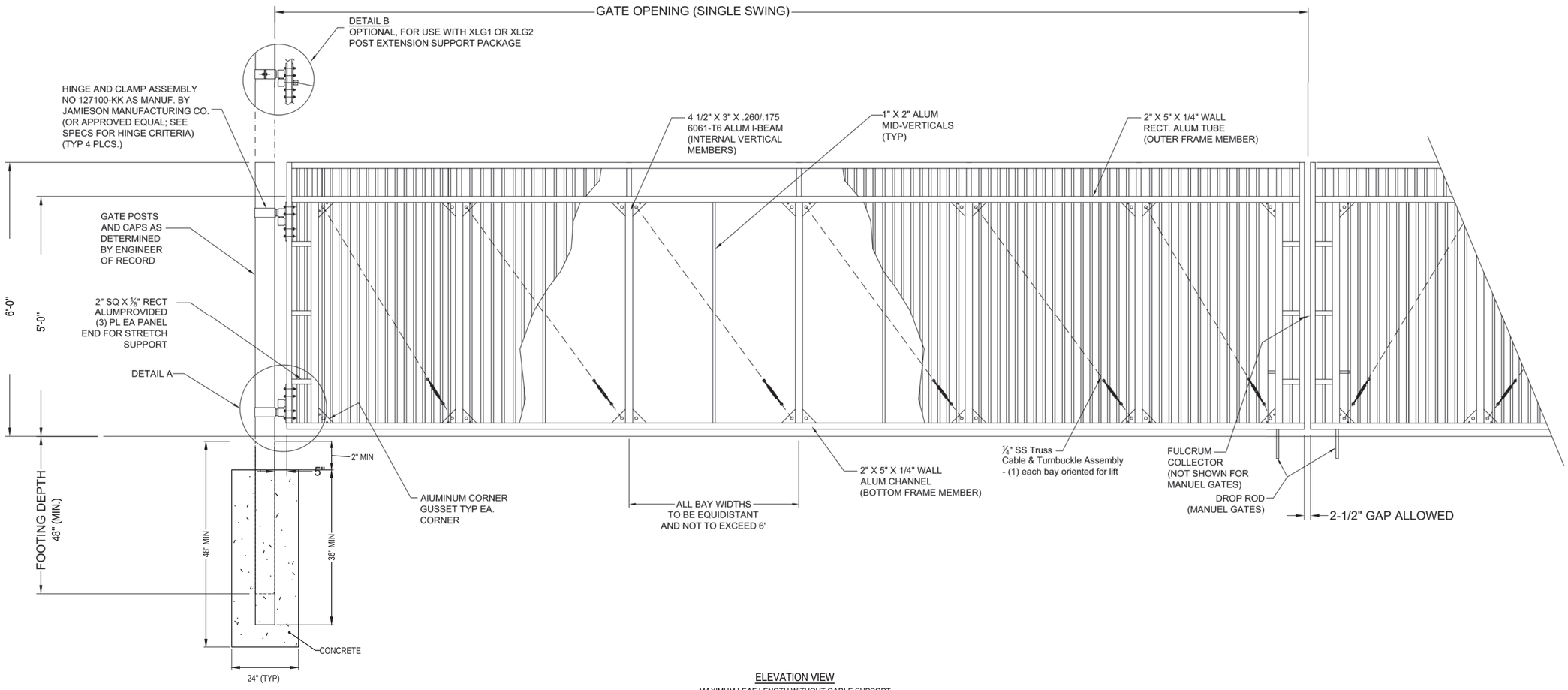
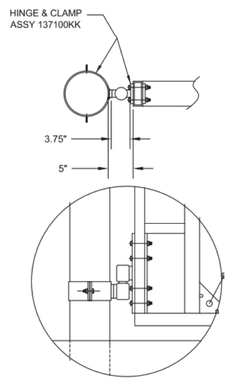


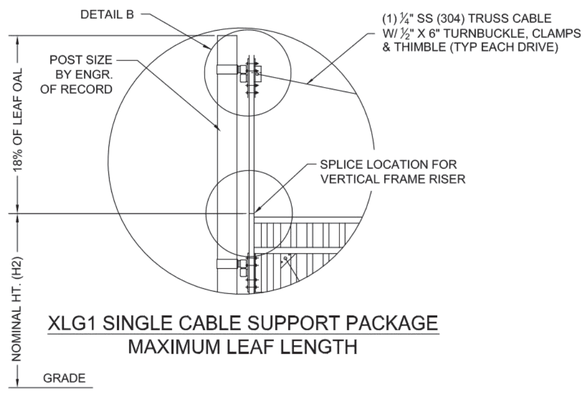
ELEVATION VIEW

MAXIMUM LEAF LENGTH WITHOUT CABLE SUPPORT
(USE FOR 23' WIDE & 27' WIDE SWING GATES)



DETAIL A

HINGE & CLAMP ASSEMBLY PART
NUMBER 137100-KK AS MANUF BY
JAMIESON MANUFACTURING CO.
MOUNT WITH 1/2"-13 X 6" SS
HEX BOLTS & NYLOK NUTS



XLG1 SINGLE CABLE SUPPORT PACKAGE
MAXIMUM LEAF LENGTH

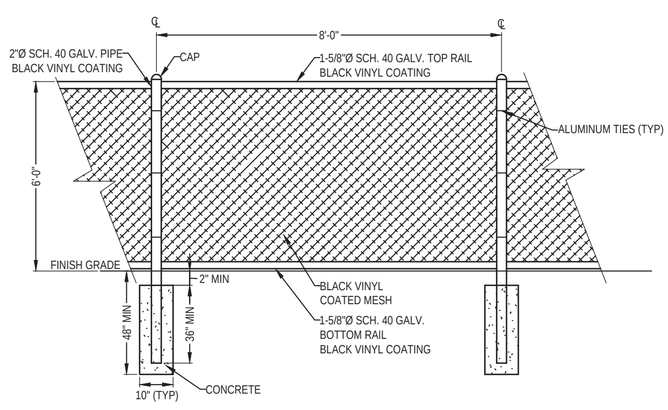
NOTE: EXTENDED LENGTH AND/OR
HEAVY GATE LEAFS MAY REQUIRE
JOB-SPECIFIC ENGINEERING
CALCULATIONS FOR POST SIZE &
SUPPORT (SUCH AS A DEADMAN, ETC).

NOTES:
1. FRAME MATERIAL GRADE AS PER WRITTEN SPECIFICATIONS
2. POSTS AVAILABLE AS OPTION.
3. SPECIFY POST SIZE & TYPE AT TIME OF ORDER FOR APPROPRIATE HARDWARE.
4. SPECIFICATIONS SHOWN CAN BE CHANGED BY THE MANUFACTUER ONLY.
5. ALL MATERIAL SHOWN SHALL BE NEW ALUMINUM UNLESS OTHERWISE NOTED.
6. PICKET MATERIAL TO COVER THE ENTIRE LENGTH OF GATE.
OPTIONAL POWDER COATING AVALIABLE UPON REQUEST.

6'-0" HIGH LARGE OPENING SWING GATE

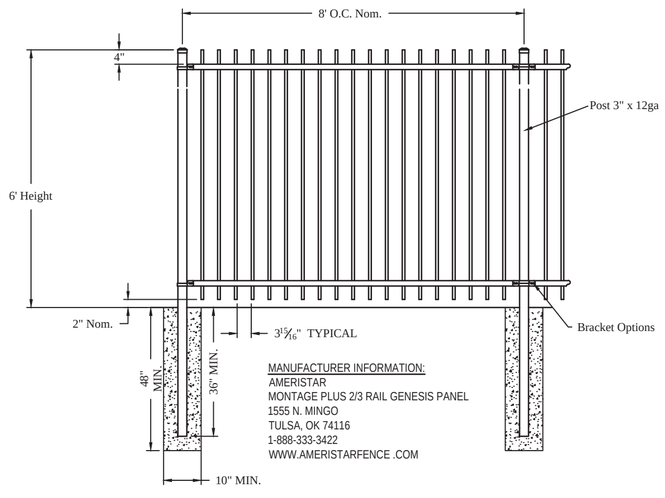
ORNAMENTAL FILLER TO 23' & 27' GATE LEAF SECTIONS
(SERIES 8650)
SUPPLIER: MASTER HALCO
SUPPLIER ADDRESS: 19 ZORN BLVD. UNIT 2, YAPHANK, NY 11980
SUPPLIER PHONE: (631) 585-8150
MANUFACTURER: JAMIESON MANUFACTURING CO.
N.T.S.

NOTE: STANDARD OPENING IS 90° FROM THE CLOSED POSITION. OPENINGS THAT REQUIRE MORE THAN
A 90° SWING MUST BE SPECIFIED ON THE SUBMITTAL DRAWINGS PRIOR TO FABRICATION.
CONTRACTOR TO COORDINATE WITH MANUFACTURER FOR 128° SWING GATE.



6'-0" HIGH CHAIN LINK FENCE

N.T.S.



DECORATIVE METAL FENCE 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
6	01/24/2022	LC	MISCELLANEOUS COORDINATION
5	12/15/2021	LC	FEIS SUBMISSION
4	04/02/2021	LC	RESUBMISSION TO TOWN
3	06/22/2020	LC	MISCELLANEOUS COORDINATION
2	06/03/2020	LC	ISSUED FOR TOWN SUBMISSION
1	05/15/2020	LC	ISSUED FOR REVIEW

REVISIONS

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A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF
THE NEW YORK STATE EDUCATION LAW.

SEAL & SIGNATURE:

NOT VALID UNTIL SEALED

JACLYN PERANTEAU, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #083937

DATE:	01/24/2020
SCALE:	N.T.S.
PROJECT No.:	19026
DRAWING BY:	LC
CHECKED BY:	YT
APPROVED BY:	JP

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

PROJECT NAME:

HK VENTURES, LLC
INDUSTRIAL PARK

4285 MIDDLE COUNTRY ROAD
CALVERTON, NY 11933
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

DRAWING TITLE:

SITE DETAILS IV

DRAWING No.:

C-34

PAGE No.:

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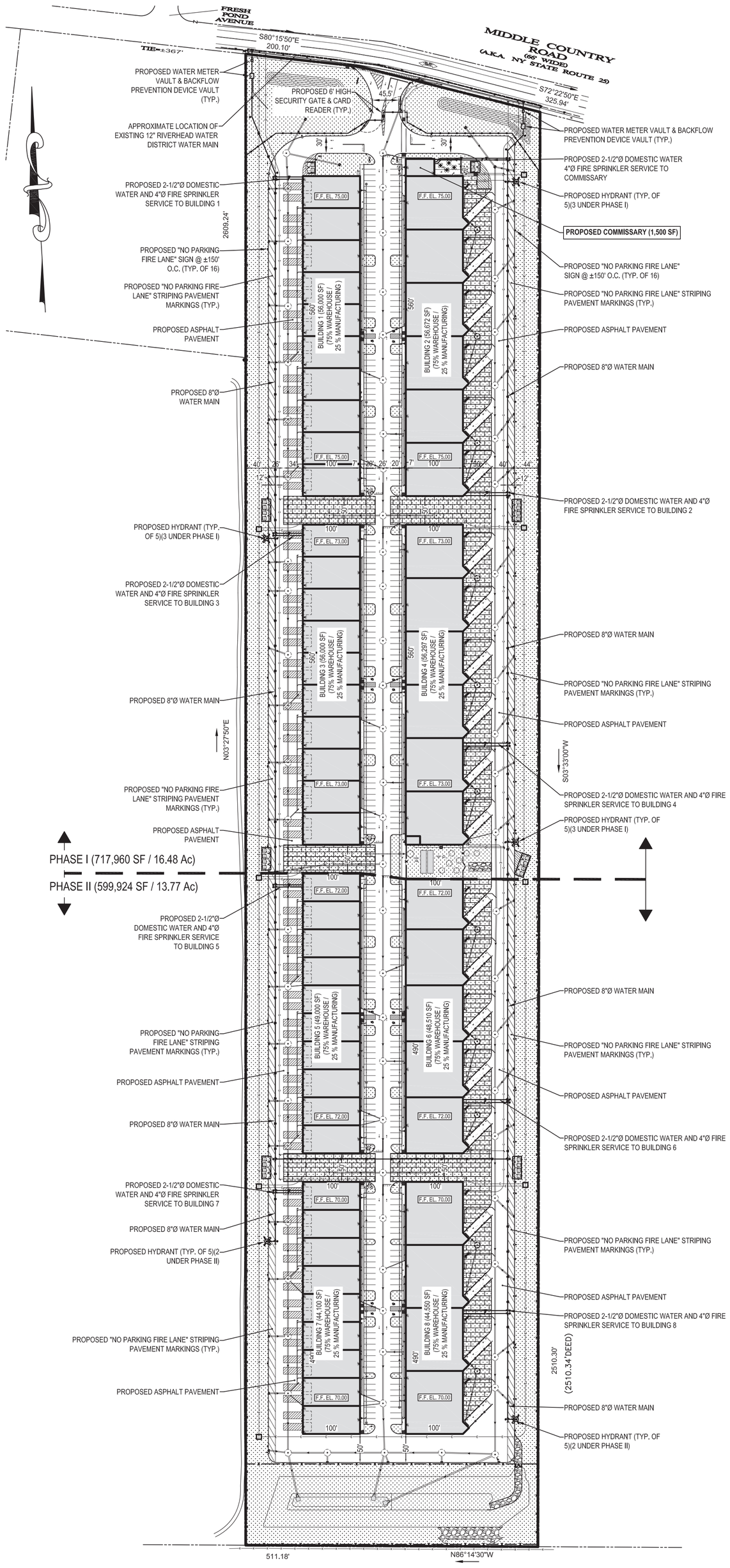
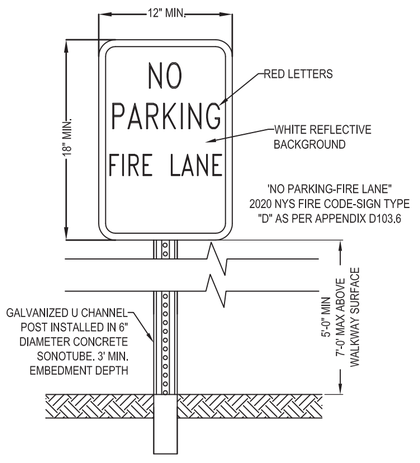
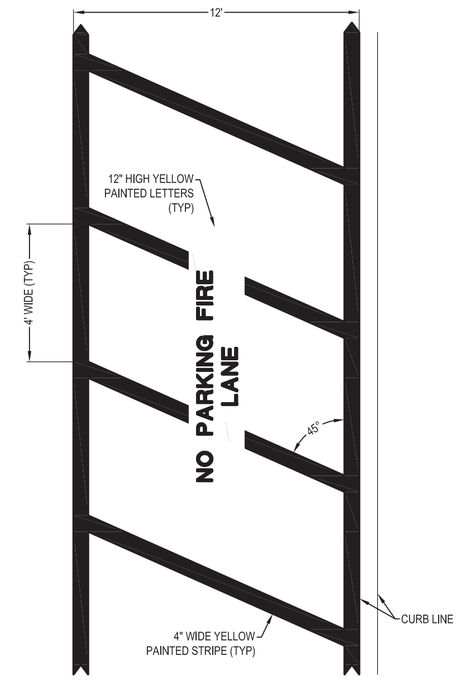




FIRE LANE SIGN DETAIL
N.T.S.



"NO PARKING FIRE LANE" STRIPING DETAIL
N.T.S.

GRAPHIC SCALE

120 0 60 120 240 480

(IN FEET)
1 inch = 120 ft.

NOTES

1. "NO PARKING FIRE LANE" SIGNS TO BE INSTALLED IN COMPLIANCE WITH LOCAL FIRE CODE OFFICIAL AND 2020 NYS FIRE CODE SECTION 503.3, FIRE APPARATUS ACCESS ROADS - MARKING.
2. "NO PARKING FIRE LANE" PAVEMENT MARKINGS TO BE INSTALLED IN COMPLIANCE WITH LOCAL FIRE CODE OFFICIAL AND 2020 NYS FIRE CODE SECTION 503.3, FIRE APPARATUS ACCESS ROADS MARKING
3. KEY BOXES TO BE INSTALLED IN COMPLIANCE WITH LOCAL FIRE CODE OFFICIAL AND 2020 NYS FIRE CODE SECTION 506, KEY BOXES.

LEGEND
SCALE OF SYMBOLS = 1" = 120'

EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	BUILDING	
	CONCRETE CURB	
	CONCRETE SIDEWALK	
	LANDSCAPE AREA	
	PERVIOUS PAVERS	
	DUMPSTER ENCLOSURE	
	12' x 34' LOADING SPACE	
	LOADING DOCK RETAINING WALLS	
	PARKING COUNT	
	OVERHEAD DOOR	
	DOOR	
x x	FENCE	x x x x
	BIKE RACK	
	HYDRANT	
	WATER MAIN	

NEW YORK CITY ONE CALL CENTER 811 1-800-272-4480 STOP-CALL-THEN DIG Safely

PLAN FOR FIRE MARSHAL REVIEW ONLY. NOT FOR CONSTRUCTION

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DRAWING No.: C-35

PAGE No.: 35 OF 35

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