Pre-Design Investigation Report

1612 5th Avenue
Bay Shore, New York

November 7, 2025

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Certification

I, Paul Martorano, P.E., certify that I am currently a Qualified Environmental Professional as defined in 6 NYCRR Part 375 and that this Pre-Design Investigation Report was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).

Paul Martorano, P.E.	November 7, 2025	
Qualified Environmental Professional	Date	Signature

It is a violation of Article 145 of New York State Education Law for any person to alter this document in any way without the express written verification of adoption by any New York State licensed engineer in accordance with Section 7209(2), Article 145, New York State Education Law.

1. Introduction

Roux Environmental Engineering and Geology, D.P.C. (Roux), on behalf of Fifth XNY LLC (referred to herein as the "Volunteer"), has prepared this Pre-Design Investigation (PDI) Report for the approximate 21.6-acre New York State Department of Environmental Conservation (NYSDEC) Brownfields Cleanup Program (BCP) Site located at 1612 5th Avenue, Bay Shore, New York (Site). The Site was accepted into the program as BCP Site #C152008 and the Brownfields Cleanup Agreement (BCA) was executed on July 24, 2023 (Index # C152008-05-23). The planned redevelopment of the Site consists of a one-story, 240,830 square foot (SF) warehouse.

As part of the Site's Remedial Investigation (RI), which was approved by NYSDEC in a letter dated October 2, 2023, soil, groundwater, and soil vapor samples were collected from across the Site in an effort to understand the nature and extent of contamination, characterize environmental media, qualitatively assess the potential exposure of receptors to Site contaminants, and develop any other additional data necessary to support the development of a Remedial Action Work Plan (RAWP).

A Remedial Investigation Report (RIR) was prepared summarizing the nature and extent of contamination as determined from data gathered during the RI completed at the Site in accordance with the RIWP. The RIR, dated June 7, 2024, was submitted to NYSDEC. NYSDEC responded with a comment letter dated July 31, 2024. Per the NYSDEC comment letter, a RIWP Addendum was prepared and submitted to NYSDEC on October 24, 2024. The October 2024 RIWP Addendum was revised based on NYSDEC comments received on December 10, 2024. The revised RIWP Addendum was resubmitted on April 16, 2025, and subsequently approved by NYSDEC on April 24, 2025.

The objective of the RIWP Addendum is to investigate and delineate the potential source and downgradient migration of emerging contaminants, also referred to as PFAS, in groundwater.

This PDI Report was prepared to summarize the results and findings of the implementation of the RIWP Addendum (also called in this report as PDI investigation). The PDI investigation was completed in accordance with the scope of work (SOW) described in the NYSDEC-approved RIWP Addendum and following NYSDEC procedures set forth in the guidance document titled DER-10 Technical Guidance for Site Investigation and Remediation, dated May 2010 (DER-10), and the Sampling, Analysis, and Assessment of Per- and Polyfluoroalkyl Substances (PFAS) Guidance under NYSDEC's Part 375 Remedial Program dated (April 2023).

1.1 Site Location and Description

The Site is located in an industrial area in Suffolk County, New York. Property location and general site description is provided below.

Property Location	
Property Name:	1612 5th Avenue
Property Address:	1612 5th Avenue
Property Town, County, State:	Bay Shore, Suffolk County, New York
Property Tax Identification:	0500.22300.0200.054001.0000; 0500.22300.0200.057001.0000; 0500.22400.0100.080003.0000; 0500.24400.0200.056000.0000; INDEPENDENCE STREET (demapped street); and 0500.24400.0200.057000.0000.

Property Location	
Property Topographic Quadrangle:	USGS-Long Island, New York
Nearest Intersection:	5th Avenue, Liberty Street
Surrounding Area Description:	The Site is bounded by one- and two-story commercial buildings including a bus depot to the north; one- and two-story commercial buildings, two-story residential buildings, and a one-story warehouse to the south; Fifth Avenue to the east; and a one-story commercial office building, a three-story commercial office building, and residential homes to the west.

Property Information	
Property Acreage:	21.6 acres
Property Shape:	Polygon
Property Use:	The Site is currently vacant. Only a one-story former mechanic shop/maintenance building currently occupied a small portion (approx. 5,035 SF) of the Site.

1.2 Site History

Based on a review of previous environmental reports and documentation, including historic aerial photographs, the Site was owned by Hubbard Sand and Gravel since at least 1947 and operated as a sand mine through at least 1963. Between 1963 and 1986 the western portion of the Site was utilized as a municipal landfill and reportedly accepted construction and demolition (C&D) debris.

As depicted in the aerial imagery below, landfill operations included the immediately adjacent, upgradient, property.

The Site is currently vacant and relatively flat. Only a one-story former mechanic shop/maintenance building currently occupied a small portion (approx. 5,035 SF) of the Site.

Source: Suffolk County 2004 Imagery, via GISViewer

Source: Suffolk County 2023 Imagery, via GISViewer

1.3 Contemplated Redevelopment Plan and Applicable Soil Cleanup Objectives

The planned redevelopment is consistent with the current industrial zone and will comprise of a one-story, 240,830 SF, industrial warehouse with no basement, truck and car parking areas and approximately 13 loading dock areas. The planned redevelopment project will require excavation associated with installation of site utilities and importation of materials to achieve the desire final grade and for the installation of the site capping system. Additional details, including foundation plans, excavation plans, and architectural drawings are provided in Appendix A.

SCGs for soil at BCP Sites are the numerical SCOs presented in 6 NYCRR Part 375-6.8(a) and (b). The SCOs are categorized into unrestricted and restricted use (residential, restricted-residential, commercial, or industrial) criteria, as well as criteria for protection of groundwater and ecological resources (which can also be satisfied by application of the unrestricted use criteria), and guidance for soil vapor. The applicability of each category of SCOs is determined based upon the current and reasonably anticipated future use of the Site, as well as cleanup tracks being evaluated. Based on the anticipated future use of the Site for industrial warehouses, the applicable standards are the Industrial and Protection of Groundwater (PGW) Soil Cleanup Objectives (SCOs).

1.4 Local Geology and Stratigraphy

The Site is underlain with a mixture of fill consistent with the historic landfill contents, mostly consisting of brick, wood, concrete, plastic, and glass to a minimum depth of 2 feet and a maximum depth of approximately 41 ft bls across the Site, based on Roux observations. The maximum depth achieved during the PDI was 63 ft. bls at RXMW-19D.

Note that observations made, based on the geotechnical borings completed in 2022 by GZA Environmental Inc. (GZA), prior consultant, the depth of landfill extends to 65 ft.bls

Beneath the fill, the subsurface is predominantly comprised of fine to coarse sand.

1.5 Site Hydrogeologic Setting

According to the water level data collected from the permanent on-site wells on January 10, 2024, the elevation of the water table surface at the Site ranged from 38.68 ft to 40.35 ft relative to NAVD88, or from 25.50 ft bls to 31.22 ft bls.

During the PDI, water table surface at the Site ranged from between 30 and 35 ft. bls. Combined, the average depth of groundwater observed during the RI and PDI is approximately 32 ft. bls.

A groundwater flow map is provided in Figure 4. Groundwater flows generally to the south/southeast toward the Great South Bay.

1.6 Overall Soil, Groundwater, and Soil Vapor Quality

Site-wide conditions, as reported in the RIR, dated June 7, 2024, are summarized below:

- The volatile organic compound (VOC), acetone, was detected in soil exceeding NYSDEC Unrestricted Use Soil Cleanup Objectives (UUSCOs) and Protection of Groundwater SCOs (PGWSCOs). There were no VOCs detected in soil exceeding Industrial Use SCOs (ISCOs).

Acetone is commonly used during laboratory decontamination procedures and is frequently identified as a laboratory-introduced contaminant. Based on the lack of VOC detections in the soil samples, it is believed that these detections of acetone are due to laboratory cross-contamination. In groundwater, there were no detections of VOCs in groundwater in exceedance of AWQSGVs.

- SVOCs, exclusively PAHs, were detected in soil at concentrations above NYSDEC UUSCOs, ISCOs, and/or PGWSCOs across the Site. There were no detections of PAHs in groundwater. There were three detections of one SVOC, 1 ,4-Dioxane, at concentrations exceeding AWQSGVs, but not exceeding any SCOs. The data indicates that the SVOCs in soil are not a significant source of groundwater contamination at the Site, and that the 1,4-Dioxane in groundwater is not emanating from an on-Site source.
- Metals were detected in soil at concentrations above NYSDEC SCOs across the Site. Arsenic, cadmium, hexavalent chromium, total chromium, copper, lead, mercury, nickel and zinc were all detected at concentrations above UUSCOs. Arsenic was detected in two samples above ISCOs. Arsenic, lead and mercury were detected above PGWSCOs. There were four exceedances of the USEPA Regulatory Level for hazardous waste mercury. There were no exceedances of the USEPA Regulatory Level for hazardous waste for lead. Metals contamination is related to the presence of landfill material at the Site. Some metals were detected at concentrations above NYSDEC PGWSCOs in soil but were not detected in groundwater indicating that metals in soil are not a source of groundwater contamination at the property. All the metals detected in groundwater above AWQSGVs in the samples are naturally occurring.
- PCBs were detected in six soil samples at concentrations exceeding UUSCOs. There were no detections exceeding ISCOs or PGWSCOs in soil. Further, there were no detections of PCBs in groundwater. Therefore, PCBs in soil are not a source of groundwater contamination at the Site. The PCBs detected in soil are indicative of the landfill material.
- Pesticides were detected in soil at concentrations exceeding UUSCOs, but not detected in exceedance of ISCOs or PGWSCOs. Pesticides were not detected in groundwater; therefore, pesticides in soil are not a source of groundwater contamination at the Site, and the detections in soil are indicative of landfill material.
- PFAS compounds were detected in soil samples exceeding UUSCOs and PGWSCOs, there were no detections exceeding ISCOs. PFAS were detected in groundwater exceeding AWQSGVs across the Site. There is no documented use of PFAS at the Site and no known historical Site use that would indicate the past use of these compounds. The presence of PFAS is likely due to background conditions, and potentially, in part to the presence of landfill material.
- Petroleum-related and chlorinated VOCs were detected in soil vapor samples across the Site. Neither petroleum-related or chlorinated VOCs were detected above the AWQSGVs in groundwater or in exceedance of the UUSCOs in soil. The relatively low-level concentrations of petroleum-related and chlorinated VOCs, combined with the absence of these compounds in groundwater and soil, indicate it is unlikely there is an onsite source of soil vapor impacts. Methane was detected in all soil vapor samples across the Site at elevated concentrations. This is attributed to the presence of landfill material beneath the Site.

2. Preliminary PFAS Results from the 2023-2024 Remedial Investigation

Results of the RI, conducted in November 2023 and January 2024, indicated the presence of PFAS in soil and groundwater. The soil exhibiting the highest PFAS concentrations was observed along the west and south sides of the Site, with a maximum concentration of PFAS compound perfluorooctanesulfonic acid (PFOS) at 10.8 microgram per kilogram (ug/kg) at RXSB-28 (**Figure 2**). The top three highest PFOS and PFOA soil concentrations as compared to the Industrial and Protection of Groundwater (PGW) Soil Cleanup Objectives (SCO) are shown below.

Sample ID	PFOS	PFOA	Sample Depth (ft.bls)
Industrial SCO (ug/kg)	**440**	**600**	
PGW SCO(ug/kg)	**1**	**0.8**	
RXSB-28	10.8	3.26	10-12
RXMW-12/RXSB-26	7.12	1.31	10-12
RXSB-27	6.35	1.41	10-12

During the RI, Roux collected a total of eight groundwater samples from eight (8) permanent monitoring wells (RXMW-8 through RXMW-15). Well screens were 10 feet long, and installed spanning the observed groundwater table, with approximately three feet of screen above the observed groundwater table, and seven feet of screen into the observed groundwater table.

Concentrations of PFAS in groundwater were detected in all monitoring wells, with the highest concentration at RXMW-15 at 2,150 ng/L for PFAS compound perfluorooctanoic acid (PFOA) (**Figure 3**). The top three highest PFOS and PFOA groundwater concentrations observed during the RI and as compared to the NYSDEC Ambient Water Quality Standards and Guidance Values (AWQSGV) were:

Sample ID	PFOS	PFOA	Well Screen
NYSDEC AWQSGV (ng/l)	**2.7**	**6.7**	**(ft. bls)**
RXMW-13/RXSB-24	139	103	28- 38
RXMW-15/RXSB-17	84.5	2150	27- 37

3. Supplemental PFAS Investigation (PDI)

The objective of the RIWP Addendum is to investigate and delineate the potential source and downgradient migration of emerging contaminants, also referred to as PFAS, in groundwater.

This PDI was comprised of three tasks with the objectives described below:

- Task 1 – Collection of additional soil samples to evaluate conditions within the berm areas.
- Task 2 – Collection of additional soil samples to evaluate conditions within and outside of the Site building footprint and have soil data that correlates with well installation.
- Task 3 – Collection of additional groundwater samples to evaluate deep groundwater quality for emerging contaminants and investigate the potential downgradient migration of emerging contaminants in groundwater.

A Site Plan showing the actual soil boring and groundwater sampling locations is provided as Figure 1. The PDI was conducted between July 28, 2025 and September 4, 2025. A summary of the sampling program is presented in **Table 1**.

3.1 PDI Soil Investigation

To further characterize soil conditions at the Site, fill data gaps, and delineate the presence of PFAS in soil borings were installed at the locations shown in Figure 2. Soil borings were co-located with RI monitoring well locations with the objective of vertically delineating PFAS in soil.

3.1.1 Soil Boring Installation

The soil investigation started on July 24, 2025, and was completed on August 24, 2025. The soil investigation consisted of the installation of nineteen (19) soil borings as follows:

- Six (6) soil borings (BERM-10 to BERM-15) from the berm/perimeter area to maximum depth of 5 ft. bls.
- Eight (8) soil borings (RXMW-12D/RXSB-44, RXMW-13D/RXSB-43, RXMW-14D/RXSB-42, RXMW-16/RXSB-40, RXMW-17D/RXSB-45, RXMW-18D/RXSB-41, RXMW-19/RXSB-39 and RXMW-20/RXSB-46) throughout the site for the installation of groundwater monitoring wells, straddling the water table (3 shallow groundwater monitoring wells) and five (5) locations were advanced to install deeper groundwater wells.
- Note that five (5) additional locations were advanced for the installation of additional shallow and deep groundwater monitoring wells (RXMW-15D, RXMW-17, RXMW-18, RXMW-19D, and RXMW-2). Per the RIWP Addendum, no soil samples were collected at these locations.

Soil boring installation was completed using a combination of hand auguring tools, direct push and sonic drilling technologies.

After the first week, and due to the complexity of the site's lithology, on July 30, 2025, the drilling equipment was changed to a GeoProbe 8040DT with hollow stem augers. Subsequently and due to the lack of success breaking through the lithology and landfill layer (i.e., brick, wood, garbage, gravel, sand) a Sonic rig was mobilized on August 8, 2025.

All drilling was conducted by Aquifer Drilling and Testing (ADT), Roux's subcontracted drilling contractor, of Mineola, New York. Prior to invasive work, the drilling contractor completed the required one-call public

utility mark out to identify buried utilities in the public right-of-way. In addition, each location was pre-cleared to a minimum depth of 5 ft below land surface (ft bls), via soft digging methods (e.g., post-hole digger, shovel, hand-auger, etc.), to confirm the absence of underground utilities.

3.1.2 Soil Sampling

To supplement the nine (9) berm soil samples collected during the RI, six (6) soil berm samples (BERM-10 to BERM-15) were collected at the 2-3 ft.bls interval.

In addition, and to further evaluate PFAS conditions in the soil, samples at four (4) different soil intervals (at 0-2 ft. bls, at 10-12 ft.bls, at the depth directly above native soil interface (if observed) or most visually impacted interval, and at the groundwater interface per location) were collected at the eight (8) soil boring locations (RXMW-12D/RXSB-44, RXMW-13D/RXSB-43, RXMW-14D/RXSB-42, RXMW-16/RXSB-40, RXMW-17D/RXSB-45, RXMW-18D/RXSB-41, RXMW-19/RXSB-39 and RXMW-20/RXSB-46) for a total of additional twenty-four (24) soil samples.

Soil from each of the borings was visually inspected for evidence of impacts and screened for organic vapors in the field using a photoionization detector (PID). Soil lithology was recorded according to the Unified Soils Classification System (USCS) and documented in the Soil Boring Logs (**Appendix D**).

The depth at which samples were collected are noted in **Table 1**. Required Quality Assurance/Quality Control (QA/QC) samples including duplicate, matrix spike/matrix spike duplicate, field blank and trip blank were also collected during the soil investigation.

3.2 Groundwater Investigation

3.2.1 Monitoring Well Installation

To supplement the eight (8) permanent monitoring wells (RXMW-8 through RXMW-15) installed during the RI. A total of thirteen (13) groundwater monitoring wells were installed during the PDI to assess the shallow and deep groundwater quality for emerging contaminants. Where, the well screen for the shallow wells was proposed for placement in the water interface and the well screen for deep well was proposed for placement in the native soil interface, beneath the landfill material. For the well naming convention, a “D” was added to the well ID to designated deep well.

Please note that based on field observations and an on-site meeting, on August 6, 2025, between Roux and Patrick Powers, NYSDEC Project Manager, where the native soil interface was observed at around the same depth as of the groundwater table, the deep well was placed approximately 10 feet below the bottom of the shallow well. Well construction logs are provided in **Appendix D.**

Monitoring well installation started on July 24, 2025, and was completed on August 24, 2025. ADT, Roux’s subcontracted drilling contractor, installed a total of thirteen (13) permanent monitoring wells throughout the Site. Groundwater was encountered at depths ranging from 31 to 35 ft bls across the Site.

The monitoring wells were constructed of 2-inch inside diameter, Schedule 40 polyvinyl chloride (PVC) casing and 0.010-inch slot, machined PVC screen. The well screens were 10 feet long, and installed spanning the observed groundwater table, for shallow wells, with approximately 3 feet of screen above the observed groundwater table and 7 feet of screen submerged in the observed groundwater table, and at the native soil interface or 10 ft below the shallow well screen to assess deep groundwater quality for emerging

contaminants. A sand pack was placed around the well screen and a two-foot-thick bentonite pellet seal was placed above the sand pack. The well was completed with a lock, cap, and a flush-mounted traffic-bearing well cover concreted at grade.

3.2.2 Groundwater Sampling

Once well installation was complete and well construction elements settled for over a week, Roux mobilized to the site on September 4, 2025 to develop and collect groundwater samples from the recently installed shallow and deep wells. Measurement of depth to water was gathered using an electronic water level meter. Then each well was developed using a submersible pump to ensure proper hydraulic connection with the aquifer, and to reduce/eliminate turbidity of the groundwater.

Following development, all wells were sampled consistent with United States Environmental Protection Agency (USEPA) low-flow sampling requirements using a peristaltic pump. Field parameters (e.g., pH, dissolved oxygen, oxidation-reduction potential [ORP], etc.) were collected using a water quality meter during purging and prior to sampling. Once drawdown and the field parameters stabilized, one groundwater sample was collected at each monitoring well and submitted for PFAS laboratory analysis. A total of thirteen (13) groundwater samples were collected as part of the PDI. Required QA/QC samples including duplicate, matrix spike/matrix spike duplicate, field blank and trip blank were also collected during the groundwater investigation. Groundwater field sampling forms are included in **Appendix C.**

3.3 Laboratory Analysis

Soil and groundwater samples were analyzed at Eurofins TestAmerica of Edison, New Jersey, a NYSDOH Environmental Laboratory Accreditation Program (ELAP)-certified laboratory. Soil and groundwater samples were analyzed for PFAS using USEPA Method 1633. Laboratory analytical reports are provided in **Appendix E.**

The soil and groundwater data was produced in accordance with NYSDEC Analytical Services Protocol (ASP) Category B deliverables and was reviewed and validated by an independent party in a Data Usability Summary Report (DUSR), prepared by James Hauri of Roux. All data was submitted to NYSDEC in electronic format, in accordance with DER-10, section 1.15. A copy of the final DUSR Report is provided in **Appendix F.**

3.4 Well Survey

On September 5, 2025, Mega Surveying & Engineering, P.C., a licensed surveyor, surveyed the newly installed monitoring wells. The survey included the collection of horizontal geographic coordinates (northing, easting, latitude and longitude) as well as vertical coordinates and grade elevations (ground, top of cover and top of riser well elevation). Coordinates were collected based upon NY State Plane Coordinate System – NYLI NAD83(2012B) in US Survey Feet and vertical elevations referred to North American Vertical Datum of 1988 (NAVD88). Well Survey information is provided in **Appendix G.**

3.5 Community Air Monitoring Program

Roux implemented a Community Air Monitoring Program (CAMP) during intrusive activities (i.e., soil boring and monitoring well installation) to monitor and prevent off-Site migration of VOCs and particulates and protect potential off-Site receptors. CAMP was conducted from July 24, 2025, and was completed on August 24, 2025, when intrusive activities were occurring. The CAMP included the use of two air monitoring

stations (one upwind and one downwind), each equipped with one PID and one particulate meter. In addition, a Lower Explosion Limit (LEL) meter was used to monitor methane, hydrogen sulfide, and carbon monoxide vapors for worker safety.

To proactively address any potential accumulation of vapors an industrial fan was used to ventilate the work zone.

No exceedances of VOCs, particulates or other vapors during implementation of the CAMP or worker safety monitoring were observed. Other than the planned mitigation action noted above, there were no additional required actions taken to mitigate dust or VOC levels at the Site. CAMP data is included in **Appendix B.**

4. PDI Results

Work completed as part of this PDI included the collection of soil and groundwater samples for laboratory analysis. An evaluation of the environmental media sampling results is provided below. Soil boring logs developed for each location are provided in **Appendix D**. A full set of laboratory analytical data is provided in **Appendix E.**

For reference purposes, soil results were compared to the NYSDEC Subpart 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs), the Protection of Groundwater Soil Cleanup Objectives (PGWSCOs) and the Industrial Use SCOs (ISCOs) as the appropriate SCO for the Site based upon the proposed future land use.

Data tables with all the soil data generated during the PDI are provided in **Table 2.** Groundwater results are provided in **Table 3.** Soil exceedances, inclusive of the RI results, are presented in **Figure 2** and groundwater exceedances, inclusive of RI results, of AWQSGVs are presented in **Figure 3**.

4.1 Local Geology, Hydrogeology and Stratigraphy

The Site is underlain with a mixture of fill consistent with the historic landfill contents, mostly consisting of brick, wood, concrete, plastic, and glass to a minimum depth of 2 feet and a maximum depth of approximately 41 ft bls across the Site, based on Roux observations. The maximum depth achieved during the PDI was 63 ft. bls at RXMW-19D.

During the PDI, water table surface at the Site ranged from between 30 and 35 ft. bls. The average depth of groundwater observed during the RI and PDI is approximately 32 ft. bls.

4.2 PDI Soil Investigation Results

A total of 30 soil samples were collected as part of the PDI. All the detected PFOS and PFOA concentrations are below the applicable Industrial SCO, based on the current and future site use as an industrial warehouse. PDI soil results are further detail in this section.

4.2.1 Berm Locations

Six (6) soil samples (BERM-10, BERM-11, BERM-12, BERM-13, BERM-14, BERM-15) were collected to evaluate conditions within the berm areas. Out of the six (6) soil samples, only one sample (BERM-12) was detected at concentration above the PGWSCOs. Please note these concentrations are well below the applicable Industrial SCO.

Sample ID	PFOS (ug/kg)	PFOA (ug/kg)	Sample Depth (ft. bls)
Industrial SCO	440	600	
PGW SCO	**1**	**0.8**	
BERM-12	4.79	--	2-3

4.2.2 Soil Boring Locations

A total of 24 soil samples (four samples per soil boring location) were collected to further evaluate conditions within and outside of the Site proposed building footprint and were collocated with either shallow or deep

well ((RXMW-12D/RXSB-44, RXMW-13D/RXSB-43, RXMW-14D/RXSB-42, RXMW-16/RXSB-40, RXMW-17D/RXSB-45, RXMW-18D/RXSB-41, RXMW-19/RXSB-39 and RXMW-20/RXSB-46) as noted in Table 1. The soil exhibiting the highest PFAS concentrations was observed along the west and southeast sides of the Site.

The maximum concentration of PFOS at 7.73 ug/kg and PFOA at 7.58 ug/kg was at RXMW-16/RXSB-40, sample collected from the 27-29ft. bls interval, at/around groundwater interface. The shallower samples at this location (0-2 ft. bls and 10-12 ft. bls.) are below the UUSCO. A deeper sample collected at the same location (29-31 ft. bls.) shows decreasing concentration for both PFOS (2.1 ug/kg) and PFOA (1.76 ug/kg) but still above the PGWSCO (Figure 2). At this location, the water table was observed at approximately 32ft. bls.

The top three highest PFOS and PFOA soil concentrations are shown below. Please note all these concentrations are well below the applicable Industrial SCO.

Sample ID	PFOS (ug/kg)	PFOA (ug/kg)	Sample Depth (ft.bls)
Industrial SCO	440	600	
PGW SCO	**1**	**0.8**	
RXMW-16/RXSB-40	**7.73**	**7.58**	27-29
RXMW-12D/RXSB-44	3.42	0.46	0-2
RXMW-12D/RXSB-44	2.96	0.47	10-12

4.3 PDI Groundwater Investigation Results

A total of 13 groundwater samples (RXMW-12D, RXMW-13D, RXMW-14D, RXMW-15D, RXMW-16, RXMW-17, RXMW-17D, RXMW-18, RXMW-18D, RXMW-19, RXMW-19D, RXMW-20, and RXMW-21) were collected as part of the PDI to evaluate shallow and deep groundwater quality for emerging contaminants.

A summary of laboratory analytical data, from the PDI, for PFAS in groundwater is presented in Tables 3. All thirteen (13) groundwater samples collected during the PDI had concentrations of PFOS in exceedance of the AWQSGVs. All, except one well, RXMW-19D, have PFOA concentrations above the AWQSGVs.

The maximum concentration of PFOS and PFOA of 105 ng/l and 2,270 ng/l, respectively, was observed at RXMW-16/RXSB-40 (**Figure 3**). RXMW-16/RXSB-40 was installed in the western side of the Site at proximity of RXMW-15 (installed during the RI with well screen placed at the depth interval of 27 – 37 ft. bls). Note that similar concentrations (PFOS: 84.5 ng/l and PFOA: 2150 ng/l) were observed in RXMW-15. The collocated deep well, RXMW-15D (with well screen placed at the 50-60ft. bls interval), exhibited concentrations of PFOS (21.5 ng/l) and PFOA (73.1 ng/l), substantially lower, suggesting that these elevated PFAS concentrations in groundwater are limited to the water table. Furthermore, shallow PFAS soil samples (0-2 ft. bls and 10-12 ft.bls) collected at this location RXMW-16/RXSB-40 were not in exceedance to the USCO, the most stringent soil cleanup objective. Depth to groundwater, at RXMW-15 and RXMW-16, is approximately 32 ft. bls.

The second and third highest PFOS concentrations were found at RXMW-21 and RXMW-12D, both located in the eastern side of the Site.

The top three highest PFOS and PFOA soil concentrations are shown below.

Sample ID	PFOS	PFOA	Well Screen
NYSDEC AWQSGV (ng/l)	2.7	6.7	(ft. bls)
RXMW-16/RXSB-40	**105**	**2270**	27- 37
RXMW-21	**97.2**	**15.2**	21-31
RXMW-12D/RXSB-44	**87.3**	**11.9**	27- 37

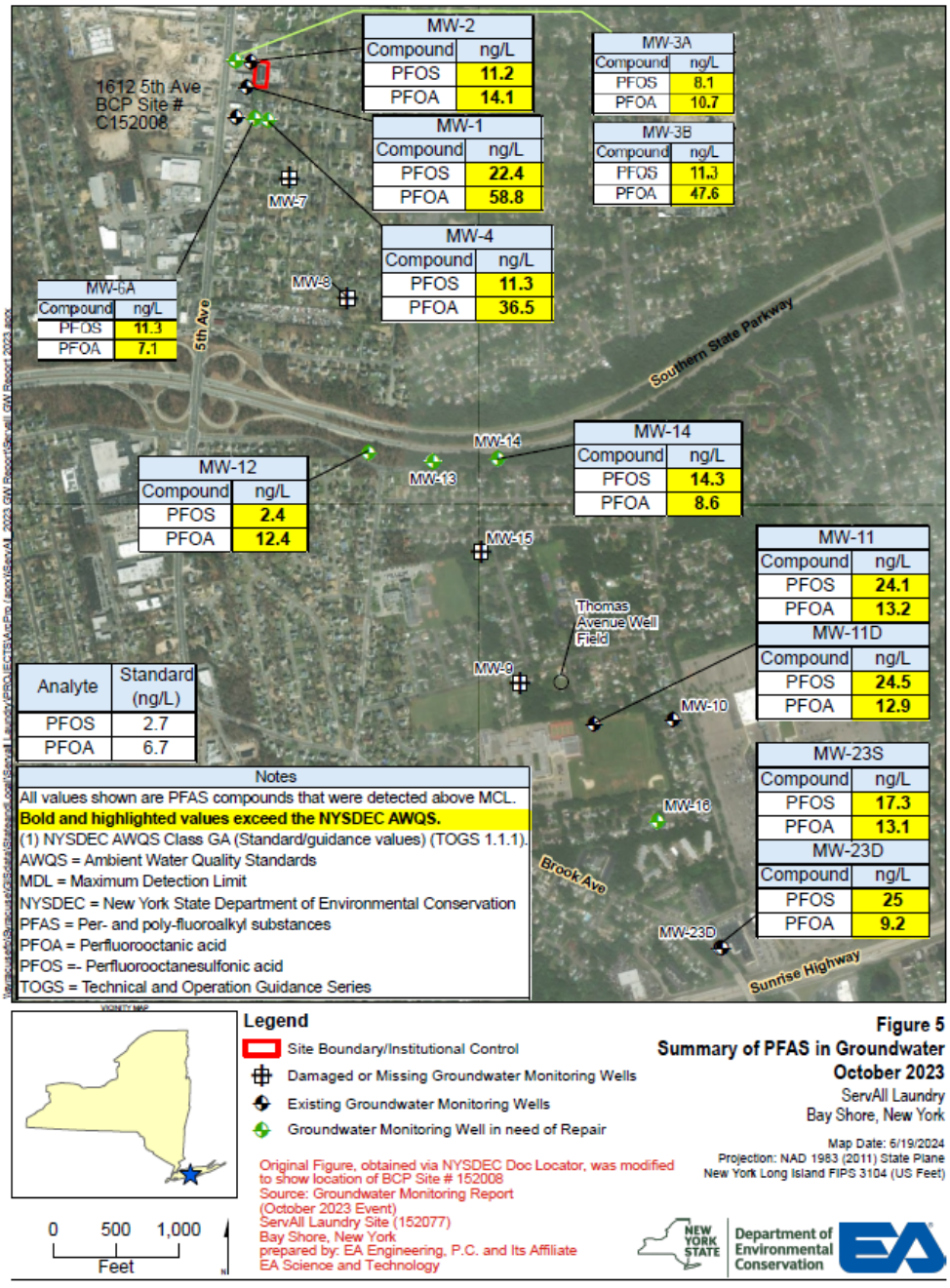
Site's shallow and deep groundwater quality for emerging contaminants was evaluated based on the results of twenty-one (21) groundwater samples collected as part of the RI (8 groundwater samples) and PDI (13 groundwater samples). A summary of PFAS exceedances and correlation for PFAS concentrations in shallow and deep groundwater wells are presented in Table 4. In overall, PFAS data suggest that concentrations PFOS and PFOA are significantly lower in deeper monitoring wells when compared to concentrations of these compounds in the shallow monitoring wells.

Table 4. Summary of PFOS and PFAS Concentrations in Groundwater (RI and PDI)

Phase	Well ID	Type of Well	PFOS	PFOA	Screen Interval	Depth to Water	Fill Termination Depth (Native Soil)	Observation: Landfill Termination Depth (Below or Above the Water Table)
NYSDEC AWQSGV			2.7 ng/l	6.7 ng/l	(ft.bls)	(ft.bls)	(ft.bls)	
RI	RXMW-8	Shallow	6.42	--	28 - 38	29.5	2	Above Water Table
RI	RXMW-9	Shallow	33.9	43.8	26.5 - 36.5	29	27	Above Water Table
RI	RXMW-10	Shallow	10.3	11.1	25 - 35	27	2	Above Water Table
RI	RXMW-11	Shallow	29.9	14.9	27 - 37	29	24	Above Water Table
RI	RXMW-12	Shallow	56.4	23.8	26 - 36	31	28	Above Water Table
PDI	RXMW-12D	Deep	87.3	11.9	36 - 46	32	26	Above Water Table
RI	RXMW-13	Shallow	139	103	28 - 38	29	29	Below Water Table
PDI	RXMW-13D	Deep	16	56.9	35 - 45	31	27	Above Water Table
RI	RXMW-14	Shallow	16	26.7	27 - 37	33	29	Above Water Table
PDI	RXMW-14D	Deep	10.7	26.8	35 - 45	33	34	Below Water Table
RI	RXMW-15	Shallow	84.5	2150	27 - 37	31	29	Above Water Table
PDI	RXMW-15D	Deep	21.5	73.1	50 - 60	32	NA	Below Water Table
PDI	RXMW-16	Shallow	105	2270	27 - 37	32	unknown	Below Water Table
PDI	RXMW-17	Shallow	27.6	191	30 - 40	33.5	32	Above Water Table
PDI	RXMW-17D	Deep	28.1	185	40 - 50	33.5	32	Above Water Table
PDI	RXMW-18	Shallow	4.6	11.5	30 - 40	34	34	Below Water Table
PDI	RXMW-18D	Deep	3.9	11.5	40 - 50	33.5	33	Above Water Table
PDI	RXMW-19	Shallow	41.7	14.5	32 - 42	30.5	35	Below Water Table
PDI	RXMW-19D	Deep	3.64	--	53 - 63	31	35	Below Water Table
PDI	RXMW-20	Shallow	67.3	236	30 - 40	35	41	Below Water Table
PDI	RXMW-21	Shallow	97.2	15.2	31 - 41	34	32	Above Water Table

4.4 PFAS Migration

The second and third highest PFOS concentrations were found at RXMW-21 (PFOS 97.2ng/l and PFOA:15.2 ng/l) and RXMW-12D (PFOS: 87.3ng/l and PFOA: 11.9ng/l), both located in the eastern side of the Site. As it relates to potential offsite migration, based on PFAS groundwater data, collected in 2023 and obtained via NYSDEC Doc Locator for off-site NYSDEC Site No. 152077, ServAll Laundry Site (shown below), it suggests that elevated on-site PFAS concentrations are isolated to localized areas on-site and migration of PFAS via groundwater is unproven.



4.5 Data Usability Summary and Field Duplicate Results

Data validation was performed on all soil and groundwater data collected during the PDI to determine whether the data, as presented, meets the Site-specific criteria for data quality and data use. Data qualifiers are included on the data tables. In general, the data was acceptable. The laboratory reported the results for data in ASP Category B deliverable packages, which are provided as **Appendix E.** An electronic data deliverable (EDD) in the required NYSDEC format was provided by the laboratory. The DUSR prepared in accordance with Appendix 2B of DER-10 are provided in **Appendix F**.

4.6 Investigation Derived Waste (IDW)

Drilling cuts and purged groundwater generated during the PDI were drummed and labelled. Waste characterization sampling, and transportation and disposal of IDW is currently being coordinated by Roux.

5. Findings and Conclusions

The following conclusions are based on the PDI investigation results:

- The soil lithology observed in the PDI was consistent with RI observations. The Site is underlain with fill material consisting of wood, organics, refuse and deleterious materials with lower contents of sand and gravel extending from 2 ft bls to approximately 41 ft bls. The maximum depth achieved during the PDI was 63 ft. bls at RXMW-19D.
- During the PDI, depth of groundwater was generally observed between 30 and 35 ft. bls. During the RI, depth of groundwater was observed between 27 and 33 ft. bls. Combined, the average depth of groundwater observed during the RI and PDI is approximately 32 ft. bls. Groundwater generally flows to the south/southeast toward the Great South Bay.
- Except for two locations where the landfill material terminated at a depth of 2 ft.bls. (at RXMW-8 and RXMW-10), the average depth at which the landfill material ends is at approximately 31 ft. bls, which is approximately the average depth to groundwater.
- Native Soil beneath the fill material on Site consists of medium dense to dense sands with gravel.

PFAS in Soil

- A total of thirty (30) soil samples were collected as part of the PDI. Six (6) samples were collected from the berm/perimeter area and twenty-four (24) samples from the boring/well locations. All soil detections of PFOS and PFOA were found at concentrations below the applicable Industrial SCO, based on the current and future site use as an industrial warehouse.
- The maximum PFAS concentration in soil was at RXMW-16/RXSB-40, sample collected from the 27-29ft. bls interval, where PFOS was detected at 7.73 ug/kg and PFOA at 7.58 ug/kg. While both concentrations are above their respective PGW SCO, they are below their respective ISCOs of 440 ug/kg for PFOS and 600 ug/kg for PFOA. The shallower samples at this location (0-2 ft. bls and 10-12 ft. bls.) show concentrations below the UUSCO. A deeper sample collected at the same location (29-31 ft. bls.) shows decreasing concentration for both PFOS (2.1 ug/kg) and PFOA (1.76 ug/kg).

PFAS in Groundwater

- A total of thirteen (13) groundwater samples (RXMW-12D, RXMW-13D, RXMW-14D, RXMW-15D, RXMW-16, RXMW-17, RXMW-17D, RXMW-18, RXMW-18D, RXMW-19, RXMW-19D, RXMW-20, and RXMW-21) were collected as part of the PDI to evaluate shallow and deep groundwater quality for emerging contaminants.
- The maximum concentration of PFOS and PFOA of 105 ng/l and 2,270 ng/l, respectively, was observed at RXMW-16/RXSB-40. RXMW-16/RXSB-40 was installed in the western side of the Site at proximity of RXMW-15 (installed during the RI with well screen placed at the depth interval of 27 – 37 ft. bls). Similar concentrations (PFOS: 84.5 ng/l and PFOA: 2150 ng/l) were observed in RXMW-15. The collocated deep well, RXMW-15D (with well screen placed at the 50-60ft. bls interval), exhibited concentrations of PFOS (21.5 ng/l) and PFOA (73.1 ng/l), substantially lower, suggesting that these elevated PFAS concentrations in groundwater are limited to the water table interface. Furthermore, shallow PFAS soil samples (0-2 ft. bls and 10-12 ft.bls) collected at this location (RXMW-16/RXSB-40) were not in exceedance to the USCO, the most stringent soil cleanup objective. Depth to groundwater, at RXMW-15 and RXMW-16, is approximately 32 ft. bls.
- Site's shallow and deep groundwater quality for emerging contaminants was evaluated based on the results of twenty-one (21) groundwater samples collected as part of the RI (8 groundwater samples) and PDI (13 groundwater samples). In overall, PFAS data suggest that concentrations PFOS and PFOA are significantly lower in deeper monitoring wells when compared to concentrations of these compounds in the shallow monitoring wells.

- The second and third highest PFOS concentrations in groundwater were found at RXMW-21 (PFOS 97.2ng/l and PFOA:15.2 ng/l) and RXMW-12D (PFOS: 87.3ng/l and PFOA: 11.9ng/l), both located in the eastern side of the Site. As it relates to potential offsite migration, based on PFAS groundwater data, collected in 2023 and obtained via NYSDEC Doc Locator for off-site NYSDEC Site No. 152077, ServAll Laundry Site (shown below), data suggests that elevated on-site PFAS concentrations are isolated to localized areas on-site and migration of PFAS via groundwater is unproven. Additionally, the presence of PFAS have been commonly known and reported in Long Island groundwater.

In summary, the objectives of the PDI, which included 1) Collection of additional soil samples to evaluate conditions within the berm areas, 2) Collection of additional soil samples to evaluate conditions within and outside of the Site building footprint and have soil data that correlates with well installation, and 3) Collection of additional groundwater samples to evaluate deep groundwater quality for emerging contaminants and investigate the potential downgradient migration of emerging contaminants in groundwater, have been met.

Roux will prepare the Remedial Action Work Plan (RAWP), which will summarize the proposed remedial actions to address residual landfill-related contamination for the proposed industrial redevelopment site, as an industrial warehouse. The RAWP will seek to implement green remediation activities as Best Management Practices to minimize environmental impacts and promote sustainability.

RAWP is planned for NYSDEC submission in December 2025.

Respectfully submitted,

ROUX ENVIRONMENTAL ENGINEERING AND GEOLOGY, D.P.C.

Camila Israel
Project Manager

Paul Martorano, P.E.
Remedial Engineer

Frank Cherena
Principal Scientist

TABLES

1. Summary of Sampling Program – Conversion Table
2. Summary of PFAS in Soil
3. Summary of PFAS in Groundwater
4. Summary of PFOS and PFAS Concentrations in Groundwater (RI and PDI) [Embedded in Text]

Table 1. Summary of Soil and Groundwater Sampling Program, 1612 5th Avenue, Bay Shore, New York

Co-located Borehole Location	Well ID	Soil Boring ID	Well Type	Screen (ft. bls)	Sample Matrix	Sample ID	Sample Interval (ft. bls)	Lab Job ID	Sample Collection Date
BERM-10	--	BERM-10	--	--	Soil	BERM-10 (2-3)_P	2-3	460-331579-1	07/28/2025 10:30 AM
BERM-11	--	BERM-11	--	--	Soil	BERM-11 (2-3)_P	2-3	460-331579-2	07/28/2025 11:30 AM
BERM-12	--	BERM-12	--	--	Soil	BERM-12 (2-3)_P	2-3	460-331579-3	07/28/2025 1:30 PM
BERM-13	--	BERM-13	--	--	Soil	BERM-13 (2-3)_P	2-3	460-331579-4	07/28/2025 2:25 PM
BERM-14	--	BERM-14	--	--	Soil	BERM-14 (2-3)_P	2-3	460-331579-5	07/28/2025 3:00 PM
BERM-15	--	BERM-15	--	--	Soil	BERM-15 (2-3)_P	2-3	460-331830-1	07/31/2025 11:30 AM
RXMW-12D/RXSB-44	RXMW-12D	RXSB-44	Deep	36 - 46	Groundwater	RXMW-12D_P	--	460-334316-2	09/04/2025 12:45 PM
			--	--	Soil	RXSB-44 (0-2)_P	0-2	460-333261-1	08/21/2025 7:20 AM
					Soil	RXSB-44 (10-12)_P	10-12	460-333261-2	08/21/2025 7:45 AM
					Soil	RXSB-44 (25-27)_P	25-27	460-333261-3	08/21/2025 10:00 AM
					Soil	RXSB-44 (30-32)_P	30-32	460-333261-4	08/21/2025 10:15 AM
RXMW-13D/RXSB-43	RXMW-13D	RXSB-43	Deep	35 - 45	Groundwater	RXMW-13D_P	--	460-334316-6	09/04/2025 11:00 AM
			--	--	Soil	RXSB-43(0-2)_P	0-2	460-333002-1	08/18/2025 4:00 AM
					Soil	RXSB-43(10-12)_P	10-12	460-333002-2	08/18/2025 10:00 AM
					Soil	RXSB-43(24-26)_P	24-26	460-333002-3	08/18/2025 1:45 PM
					Soil	RXSB-43(31-33)_P	31-33	460-333002-4	08/18/2025 2:20 PM
RXMW-14D/RXSB-42	RXMW-14D	RXSB-42	Deep	35 - 45	Groundwater	RXMW-14_P	--	460-334316-7	09/04/2025 11:20 AM
			--	--	Soil	RXSB-42(0-2)_P	0-2	460-332866-1	08/14/2025 9:00 AM
					Soil	RXSB-42(10-12)_P	10-12	460-332866-2	08/14/2025 9:45 AM
					Soil	RXSB-42(32-34)_P	32-34	460-332866-3	08/14/2025 11:30 AM
					Soil	RXSB-42(35-37)_P	35-37	460-332866-4	08/14/2025 12:00 PM
RXMW-15D	RXMW-15D	--	Deep	50 - 60	Groundwater	RXMW-15D_P	--	460-334316-12	09/04/2025 10:05 AM
RXMW-16/RXSB-40	RXMW-16	RXSB-40	Shallow	27 - 37	Groundwater	RXMW-16_P	--	460-334316-10	09/04/2025 10:00 AM
			--	--	Soil	RXSB-40(0-2)_P	0-2	460-332224-3	08/06/2025 11:45 AM
					Soil	RXSB-40(10-12)_P	10-12	460-332224-4	08/06/2025 1:30 PM
					Soil	RXSB-40(27-29)_P	27-29	460-332476-1	08/08/2025 9:00 AM
					Soil	RXSB-40(29-31)_P	29-31	460-332476-2	08/08/2025 9:05 AM
RXMW-17	RXMW-17	--	Shallow	30 - 40	Groundwater	RXMW-17_P	--	460-334316-4	09/04/2025 11:30 AM
RXMW-17D/RXSB-45	RXMW-17D	RXSB-45	Deep	40 - 50	Groundwater	RXMW-17D_P	--	460-334316-5	09/04/2025 11:35 AM
			--	--	Soil	RXSB-45(0-2)_P	0-2	460-333161-1	08/20/2025 9:00 AM
					Soil	RXSB-45(10-12)_P	10-12	460-333161-2	08/20/2025 9:45 AM
					Soil	RXSB-45(30-32)_P	30-32	460-333161-3	08/20/2025 11:15 AM
					Soil	RXSB-45(33-35)_P	33-35	460-333161-4	08/20/2025 11:20 AM
RXMW-18	RXMW-18	--	Shallow	30 - 40	Groundwater	RXMW-18_P	--	460-334316-8	09/04/2025 10:30 AM

Table 1. Summary of Soil and Groundwater Sampling Program, 1612 5th Avenue, Bay Shore, New York

Co-located Borehole Location	Well ID	Soil Boring ID	Well Type	Screen (ft. bls)	Sample Matrix	Sample ID	Sample Interval (ft. bls)	Lab Job ID	Sample Collection Date
RXMW-18D/RXSB-41	RXMW-18D	RXSB-41	Deep	40 - 50	Groundwater	RXMW-18D_P	--	460-334316-9	09/04/2025 10:35 AM
			--	--	Soil	RXSB-41 (0-2)_P	0-2	460-332647-1	08/12/2025 10:50 AM
					Soil	RXSB-41 (10-12)_P	10-12	460-332647-2	08/12/2025 11:40 AM
					Soil	RXSB-41 (32-34)_P	32-34	460-332647-3	08/12/2025 2:00 PM
					Soil	RXSB-41 (40-42)_P	40-42	460-332735-1	08/13/2025 7:40 AM
RXMW-19/RXSB-39	RXMW-19	RXSB-39	Shallow	32 - 42	Groundwater	RXMW-19_P	--	460-334316-13	09/04/2025 9:10 AM
			--	--	Soil	RXSB-39 (0-2)_P	0-2	460-331646-1	07/29/2025 8:10 AM
					Soil	RXSB-39 (10-12)_P	10-12	460-331646-2	07/29/2025 8:30 AM
					Soil	RXSB-39 (33-35)_P	33-35	460-332019-3	08/04/2025 3:30 PM
					Soil	RXSB-39 (35-37)_P	35-37	460-332019-4	08/04/2025 3:35 PM
RXMW-19D	RXMW-19D	--	Deep	53 - 63	Groundwater	RXMW-19D_P	--	460-334316-14	09/04/2025 9:15 AM
RXMW-20/RXSB-46	RXMW-20	RXSB-46	Shallow	30 - 40	Groundwater	RXMW-20_P	--	460-334316-1	09/04/2025 1:45 PM
			--	--	Soil	RXSB-46 (0-2)_P	0-2	460-331646-3	07/29/2025 1:05 PM
					Soil	RXSB-46 (10-12)_P	10-12	460-331646-4	07/29/2025 1:20 PM
					Soil	RXSB-46 (28-30)_P	28-30	460-331646-5	07/29/2025 2:10 PM
					Soil	RXSB-46 (36-38)_P	36-38	460-331646-6	07/29/2025 2:45 PM
RXMW-21	RXMW-21	--	Shallow	31 - 41	Groundwater	RXMW-21_P	--	460-334316-3	09/04/2025 12:10 PM

Notes Utilized Throughout Tables	
Soil Tables	
J -	Estimated value
U -	The analyte was analyzed for, but was not detected above the level of the associated reported quantitation limit
UJ -	Analyte was not detected. The associated reported quantitation limit is an estimate
ft bls -	Feet below land surface
FD -	Duplicate sample
µg/kg -	Micrograms per kilogram
NYSDEC -	New York State Department of Environmental Conservation
GV -	Guidance Values
--	No GV available
Bold data indicates that parameter was detected above the NYSDEC Part 375 Unrestricted Use GV	
Shaded data indicates that parameter was detected above the NYSDEC Part 375 Industrial GV	
Red data indicates that parameter was detected above the NYSDEC Part 375 Protection of Groundwater GV	
Groundwater Tables	
J -	Estimated Value
U -	The analyte was analyzed for, but was not detected above the level of the associated reported quantitation limit
UJ -	Analyte was not detected. The associated reported quantitation limit is an estimate
T -	Indicates that a quality control parameter has exceeded laboratory limits
FD -	Duplicate sample
ng/L -	Nanogram per liter
NYSDEC -	New York State Department of Environmental Conservation
AWQSGVs -	Ambient Water-Quality Standards and Guidance Values
--	No NYSDEC AWQSGV available
Bold data indicates that parameter was detected above the NYSDEC AWQSGVs	

Table 1. Summary of Per- and Polyfluoroalkyl Substances in Soil, 1612 5th Avenue, Bay Shore, New York

			Sample Designation:		BERM-10	BERM-11	BERM-12	BERM-13	BERM-14
			Sample Date:		07/28/2025	07/28/2025	07/28/2025	07/28/2025	07/28/2025
			Sample Depth (ft bls):		2 - 3	2 - 3	2 - 3	2 - 3	2 - 3
			Regular Sample or Field Duplicate:		N	N	N	N	N
Parameters	NYSDEC Part 375 Unrestricted Use GV	NYSDEC Part 375 Industrial GV	NYSDEC Part 375 Protection of Groundwater GV	Units					
11-Chloroeicosafluoro-3-Oxaundecane-1-Sulfonic Acid	--	--	--	UG/KG	0.3 U	0.64 U	0.4 U	0.24 U	0.24 U
2-(N-ethyl perfluoro-1-octanesulfonamido)-ethanol	--	--	--	UG/KG	1.5 U	3.19 U	2.01 U	1.2 U	1.21 U
2-(N-methyl perfluoro-1-octanesulfonamido)-ethanol	--	--	--	UG/KG	1.5 U	3.19 U	2.01 U	1.2 U	1.21 U
2-(N-methyl perfluorooctanesulfonamido) acetic acid	--	--	--	UG/KG	0.12 J	0.64 U	0.12 J	0.24 U	0.24 U
2H,2H,3H,3H-Perfluorooctanoic acid (5:3FTCA)	--	--	--	UG/KG	1.5 U	1.59 U	2.01 U	1.2 U	1.21 U
3-Perfluoroheptyl propanoic acid (7:3FTCA)	--	--	--	UG/KG	1.5 U	1.59 U	2.01 U	1.2 U	1.21 U
3-Perfluoropropyl propanoic acid (3:3 FTCA)	--	--	--	UG/KG	0.6 U	0.64 U	0.8 U	0.48 U	0.48 U
4,8-Dioxa-3H-perfluorononanoic acid (ADONA)	--	--	--	UG/KG	0.3 U	0.32 U	0.4 U	0.24 U	0.24 U
9-Chlorohexadecafluoro-3-Oxanonane-1-Sulfonic Acid	--	--	--	UG/KG	0.3 U	0.64 U	0.4 U	0.24 U	0.24 U
N-ethyl perfluoro-1-octanesulfonamide	--	--	--	UG/KG	0.3 U	0.64 U	0.4 U	0.24 U	0.24 U
N-ethyl perfluorooctanesulfonamidoacetic acid	--	--	--	UG/KG	0.43	0.64 U	0.22 J	0.24 U	0.24 U
N-methyl perfluoro-1-octanesulfonamide	--	--	--	UG/KG	0.3 U	0.64 U	0.4 U	0.24 U	0.24 U
Nonafluoro-3,6-dioxaheptanoic acid (NFDHA)	--	--	--	UG/KG	0.3 U	0.32 U	0.4 U	0.24 U	0.24 U
Perfluoro(2-ethoxyethane)sulfonic acid (PFEESA)	--	--	--	UG/KG	0.3 U	0.32 U	0.4 U	0.24 U	0.24 U
Perfluoro(2-Propoxypropanoic) Acid	--	--	--	UG/KG	0.3 U	0.32 U	0.4 U	0.24 U	0.24 U
Perfluoro-3-methoxypropanoic acid (PFMPA)	--	--	--	UG/KG	0.3 U	0.32 U	0.4 U	0.24 U	0.24 U
Perfluoro-4-methoxybutanoic acid (PFMBA)	--	--	--	UG/KG	0.3 U	0.32 U	0.4 U	0.24 U	0.24 U
Perfluorobutanesulfonic acid (PFBS)	--	--	--	UG/KG	0.3 U	0.32 U	0.4 U	0.24 U	0.24 U
Perfluorobutanoic Acid	--	--	--	UG/KG	0.6 U	0.64 U	0.8 U	0.48 U	0.48 U
Perfluorodecane Sulfonic Acid	--	--	--	UG/KG	0.3 U	0.64 U	0.4 U	0.13 J	0.24 U
Perfluorodecanoic acid (PFDA)	--	--	--	UG/KG	0.093 J	0.64 U	0.33 J	0.24 U	0.24 U
Perfluorododecane sulfonate (PFDoDS)	--	--	--	UG/KG	0.3 U	0.64 U	0.4 U	0.24 U	0.24 U
Perfluorododecanoic acid (PFDoA)	--	--	--	UG/KG	0.1 J	0.64 U	0.13 J	0.13 J	0.084 J
Perfluoroheptane Sulfonate (PFHPS)	--	--	--	UG/KG	0.3 U	0.64 U	0.4 U	0.24 U	0.24 U
Perfluoroheptanoic acid (PFHpA)	--	--	--	UG/KG	0.3 U	0.32 U	0.4 U	0.24 U	0.24 U
Perfluorohexanesulfonic acid (PFHxS)	--	--	--	UG/KG	0.3 U	0.32 U	0.4 U	0.24 U	0.24 U
Perfluorohexanoic acid (PFHxA)	--	--	--	UG/KG	0.3 U	0.32 U	0.4 U	0.24 U	0.24 U
Perfluorononanesulfonic Acid (PFNS)	--	--	--	UG/KG	0.3 U	0.64 U	0.4 U	0.24 U	0.24 U
Perfluorononanoic acid (PFNA)	--	--	--	UG/KG	0.12 J	0.32 U	0.3 J	0.24 U	0.24 U
Perfluorooctane Sulfonamide (FOSA)	--	--	--	UG/KG	0.12 J	0.64 U	0.14 J	0.24 U	0.24 U

Table 1. Summary of Per- and Polyfluoroalkyl Substances in Soil, 1612 5th Avenue, Bay Shore, New York

			Sample Designation:		BERM-10	BERM-11	BERM-12	BERM-13	BERM-14
			Sample Date:		07/28/2025	07/28/2025	07/28/2025	07/28/2025	07/28/2025
			Sample Depth (ft bls):		2 - 3	2 - 3	2 - 3	2 - 3	2 - 3
			Regular Sample or Field Duplicate:		N	N	N	N	N
Parameters	NYSDEC Part 375 Unrestricted Use GV	NYSDEC Part 375 Industrial GV	NYSDEC Part 375 Protection of Groundwater GV	Units					
Perfluorooctanesulfonic acid (PFOS)	**0.88**	440	1	UG/KG	0.62	0.58 J	**4.79**	0.25	0.15 J
Perfluorooctanoic acid (PFOA)	**0.66**	600	0.8	UG/KG	0.39	0.32 U	0.4 U	0.24 U	0.24 U
Perfluoropentanesulfonic Acid (PFPeS)	--	--	--	UG/KG	0.3 U	0.32 U	0.5	0.24 U	0.24 U
Perfluoropentanoic Acid (PFPeA)	--	--	--	UG/KG	0.3 U	0.32 U	0.4 U	0.24 U	0.24 U
Perfluorotetradecanoic acid (PFTA)	--	--	--	UG/KG	0.3 U	0.64 U	0.4 U	0.24 U	0.24 U
Perfluorotridecanoic Acid (PFTriA)	--	--	--	UG/KG	0.077 J	0.64 U	0.4 U	0.24 U	0.24 U
Perfluoroundecanoic Acid (PFUnA)	--	--	--	UG/KG	0.12 J	0.64 U	0.36 J	0.24 U	0.24 U
Sodium 1H,1H,2H,2H-Perfluorodecane Sulfonate (8:2)	--	--	--	UG/KG	0.6 U	1.28 U	0.8 U	0.48 U	0.48 U
Sodium 1H,1H,2H,2H-Perfluorohexane Sulfonate (4:2)	--	--	--	UG/KG	0.6 U	0.64 U	0.8 U	0.48 U	0.48 U
Sodium 1H,1H,2H,2H-Perfluorooctane Sulfonate (6:2)	--	--	--	UG/KG	0.6 U	0.64 U	0.8 U	0.48 U	0.48 U

Table 1. Summary of Per- and Polyfluoroalkyl Substances in Soil, 1612 5th Avenue, Bay Shore, New York

				Sample Designation:	BERM-15	RXSB-39	RXSB-39	RXSB-39	RXSB-39
				Sample Date:	07/31/2025	07/29/2025	07/29/2025	08/04/2025	08/04/2025
				Sample Depth (ft bls):	2 - 3	0 - 2	10 - 12	33 - 35	35 - 37
				Regular Sample or Field Duplicate:	N	N	N	N	N
Parameters	NYSDEC Part 375 Unrestricted Use GV	NYSDEC Part 375 Industrial GV	NYSDEC Part 375 Protection of Groundwater GV	Units					
11-Chloroeicosafluoro-3-Oxaundecane-1-Sulfonic Acid	--	--	--	UG/KG	0.24 U	0.21 U	0.25 U	0.25 U	0.23 U
2-(N-ethyl perfluoro-1-octanesulfonamido)-ethanol	--	--	--	UG/KG	1.18 U	1.07 U	1.24 U	1.27 U	1.17 U
2-(N-methyl perfluoro-1-octanesulfonamido)-ethanol	--	--	--	UG/KG	1.18 U	1.07 U	1.24 U	1.27 U	1.17 U
2-(N-methyl perfluorooctanesulfonamido) acetic acid	--	--	--	UG/KG	0.24 U	0.21 U	0.081 J	0.25 U	0.23 U
2H,2H,3H,3H-Perfluorooctanoic acid (5:3FTCA)	--	--	--	UG/KG	1.18 U	1.07 U	1.24 U	1.27 U	1.17 U
3-Perfluoroheptyl propanoic acid (7:3FTCA)	--	--	--	UG/KG	1.18 U	1.07 U	1.24 U	1.27 U	1.17 U
3-Perfluoropropyl propanoic acid (3:3 FTCA)	--	--	--	UG/KG	0.47 U	0.43 U	0.5 U	0.51 U	0.47 U
4,8-Dioxa-3H-perfluorononanoic acid (ADONA)	--	--	--	UG/KG	0.24 U	0.21 U	0.25 U	0.25 U	0.23 U
9-Chlorohexadecafluoro-3-Oxanonane-1-Sulfonic Acid	--	--	--	UG/KG	0.24 U	0.21 U	0.25 U	0.25 U	0.23 U
N-ethyl perfluoro-1-octanesulfonamide	--	--	--	UG/KG	0.24 U	0.21 U	0.25 U	0.25 U	0.23 U
N-ethyl perfluorooctanesulfonamidoacetic acid	--	--	--	UG/KG	0.24 U	0.21 U	1.16	0.47	0.23 U
N-methyl perfluoro-1-octanesulfonamide	--	--	--	UG/KG	0.24 U	0.21 U	0.25 U	0.25 U	0.23 U
Nonafluoro-3,6-dioxaheptanoic acid (NFDHA)	--	--	--	UG/KG	0.24 U	0.21 U	0.25 U	0.25 U	0.23 U
Perfluoro(2-ethoxyethane)sulfonic acid (PFEESA)	--	--	--	UG/KG	0.24 U	0.21 U	0.25 U	0.25 U	0.23 U
Perfluoro(2-Propoxypropanoic) Acid	--	--	--	UG/KG	0.24 U	0.21 U	0.25 U	0.25 U	0.23 U
Perfluoro-3-methoxypropanoic acid (PFMPA)	--	--	--	UG/KG	0.24 U	0.21 U	0.25 U	0.25 U	0.23 U
Perfluoro-4-methoxybutanoic acid (PFMBA)	--	--	--	UG/KG	0.24 U	0.21 U	0.25 U	0.25 U	0.23 U
Perfluorobutanesulfonic acid (PFBS)	--	--	--	UG/KG	0.24 U	0.21 U	0.25 U	0.25 U	0.23 U
Perfluorobutanoic Acid	--	--	--	UG/KG	0.47 U	0.43 U	0.5 U	0.51 U	0.47 U
Perfluorodecane Sulfonic Acid	--	--	--	UG/KG	0.24 U	0.21 U	0.25 U	0.25 U	0.23 U
Perfluorodecanoic acid (PFDA)	--	--	--	UG/KG	0.087 J	0.21 U	0.25 U	0.25 U	0.23 U
Perfluorododecane sulfonate (PFDoDS)	--	--	--	UG/KG	0.24 U	0.21 U	0.25 U	0.25 U	0.23 U
Perfluorododecanoic acid (PFDoA)	--	--	--	UG/KG	0.059 J	0.21 U	0.25 U	0.25 U	0.23 U
Perfluoroheptane Sulfonate (PFHPS)	--	--	--	UG/KG	0.24 U	0.21 U	0.25 U	0.25 U	0.23 U
Perfluoroheptanoic acid (PFHpA)	--	--	--	UG/KG	0.24 U	0.21 U	0.25 U	0.25 U	0.23 U
Perfluorohexanesulfonic acid (PFHxS)	--	--	--	UG/KG	0.24 U	0.21 U	0.25 U	0.25 U	0.23 U
Perfluorohexanoic acid (PFHxA)	--	--	--	UG/KG	0.24 U	0.21 U	0.25 U	0.25 U	0.23 U
Perfluorononanesulfonic Acid (PFNS)	--	--	--	UG/KG	0.24 U	0.21 U	0.25 U	0.25 U	0.23 U
Perfluorononanoic acid (PFNA)	--	--	--	UG/KG	0.24 U	0.21 U	0.25 U	0.25 U	0.23 U
Perfluorooctane Sulfonamide (FOSA)	--	--	--	UG/KG	0.24 U	0.21 U	0.071 J	0.25 U	0.23 U

Table 1. Summary of Per- and Polyfluoroalkyl Substances in Soil, 1612 5th Avenue, Bay Shore, New York

				Sample Designation:	BERM-15	RXSB-39	RXSB-39	RXSB-39	RXSB-39
				Sample Date:	07/31/2025	07/29/2025	07/29/2025	08/04/2025	08/04/2025
				Sample Depth (ft bls):	2 - 3	0 - 2	10 - 12	33 - 35	35 - 37
				Regular Sample or Field Duplicate:	N	N	N	N	N
Parameters	NYSDEC Part 375 Unrestricted Use GV	NYSDEC Part 375 Industrial GV	NYSDEC Part 375 Protection of Groundwater GV	Units					
Perfluorooctanesulfonic acid (PFOS)	**0.88**	440	1	UG/KG	0.23 J	0.43	0.44	**1.5**	0.06 J
Perfluorooctanoic acid (PFOA)	**0.66**	600	0.8	UG/KG	0.24 U	0.21 U	0.25 U	0.25 U	0.23 U
Perfluoropentanesulfonic Acid (PFPeS)	--	--	--	UG/KG	0.24 U	0.21 U	0.25 U	0.25 U	0.23 U
Perfluoropentanoic Acid (PFPeA)	--	--	--	UG/KG	0.24 U	0.21 U	0.25 U	0.25 U	0.23 U
Perfluorotetradecanoic acid (PFTA)	--	--	--	UG/KG	0.24 U	0.21 U	0.25 U	0.25 U	0.23 U
Perfluorotridecanoic Acid (PFTriA)	--	--	--	UG/KG	0.24 U	0.21 U	0.25 U	0.25 U	0.23 U
Perfluoroundecanoic Acid (PFUnA)	--	--	--	UG/KG	0.24 U	0.21 U	0.25 U	0.25 U	0.23 U
Sodium 1H,1H,2H,2H-Perfluorodecane Sulfonate (8:2)	--	--	--	UG/KG	0.47 U	0.43 U	0.5 U	0.51 U	0.47 U
Sodium 1H,1H,2H,2H-Perfluorohexane Sulfonate (4:2)	--	--	--	UG/KG	0.47 U	0.43 U	0.5 U	0.51 U	0.47 U
Sodium 1H,1H,2H,2H-Perfluorooctane Sulfonate (6:2)	--	--	--	UG/KG	0.47 U	0.43 U	0.5 U	0.51 U	0.47 U

Table 1. Summary of Per- and Polyfluoroalkyl Substances in Soil, 1612 5th Avenue, Bay Shore, New York

				Sample Designation:	RXSB-39	RXSB-40	RXSB-40	RXSB-40	RXSB-40
				Sample Date:	08/04/2025	08/06/2025	08/06/2025	08/08/2025	08/08/2025
				Sample Depth (ft bls):	35 - 37	0 - 2	10 - 12	27 - 29	29 - 31
				Regular Sample or Field Duplicate:	FD	N	N	N	N
Parameters	NYSDEC Part 375 Unrestricted Use GV	NYSDEC Part 375 Industrial GV	NYSDEC Part 375 Protection of Groundwater GV	Units					
11-Chloroeicosafluoro-3-Oxaundecane-1-Sulfonic Acid	--	--	--	UG/KG	0.23 U	0.53 U	0.22 U	0.43 U	0.27 U
2-(N-ethyl perfluoro-1-octanesulfonamido)-ethanol	--	--	--	UG/KG	1.14 U	2.63 U	1.11 U	1.65 J	236
2-(N-methyl perfluoro-1-octanesulfonamido)-ethanol	--	--	--	UG/KG	1.14 U	2.63 U	1.11 U	2.15 U	1.37 U
2-(N-methyl perfluorooctanesulfonamido) acetic acid	--	--	--	UG/KG	0.23 U	0.53 U	0.065 J	0.17 J	0.2 J
2H,2H,3H,3H-Perfluorooctanoic acid (5:3FTCA)	--	--	--	UG/KG	1.14 U	2.63 U	1.11 U	0.95 J	1.37 U
3-Perfluoroheptyl propanoic acid (7:3FTCA)	--	--	--	UG/KG	1.14 U	2.63 U	1.11 U	2.15 U	1.37 U
3-Perfluoropropyl propanoic acid (3:3 FTCA)	--	--	--	UG/KG	0.46 U	1.05 U	0.45 U	0.86 U	0.55 U
4,8-Dioxa-3H-perfluorononanoic acid (ADONA)	--	--	--	UG/KG	0.23 U	0.53 U	0.22 U	0.43 U	0.27 U
9-Chlorohexadecafluoro-3-Oxanonane-1-Sulfonic Acid	--	--	--	UG/KG	0.23 U	0.53 U	0.22 U	0.43 U	0.27 U
N-ethyl perfluoro-1-octanesulfonamide	--	--	--	UG/KG	0.23 U	0.53 U	0.22 U	0.26 J	0.63
N-ethyl perfluorooctanesulfonamidoacetic acid	--	--	--	UG/KG	0.23 U	0.53 U	0.13 J	12.3	56
N-methyl perfluoro-1-octanesulfonamide	--	--	--	UG/KG	0.23 U	0.53 U	0.22 U	0.43 U	0.27 U
Nonafluoro-3,6-dioxaheptanoic acid (NFDHA)	--	--	--	UG/KG	0.23 U	0.53 U	0.22 U	0.43 U	0.27 U
Perfluoro(2-ethoxyethane)sulfonic acid (PFEESA)	--	--	--	UG/KG	0.23 U	0.53 U	0.22 U	0.43 U	0.27 U
Perfluoro(2-Propoxypropanoic) Acid	--	--	--	UG/KG	0.23 U	0.53 U	0.22 U	0.43 U	0.27 U
Perfluoro-3-methoxypropanoic acid (PFMPA)	--	--	--	UG/KG	0.23 U	0.53 U	0.22 U	0.43 U	0.27 U
Perfluoro-4-methoxybutanoic acid (PFMBA)	--	--	--	UG/KG	0.23 U	0.53 U	0.22 U	0.43 U	0.27 U
Perfluorobutanesulfonic acid (PFBS)	--	--	--	UG/KG	0.23 U	0.53 U	0.22 U	0.43 U	0.27 U
Perfluorobutanoic Acid	--	--	--	UG/KG	0.46 U	1.05 U	0.45 U	0.86 U	0.55 U
Perfluorodecane Sulfonic Acid	--	--	--	UG/KG	0.23 U	0.53 U	0.22 U	0.43 U	0.27 U
Perfluorodecanoic acid (PFDA)	--	--	--	UG/KG	0.23 U	0.2 J	0.22 U	0.15 J	0.27 U
Perfluorododecane sulfonate (PFDoDS)	--	--	--	UG/KG	0.23 U	0.53 U	0.22 U	0.43 U	0.27 U
Perfluorododecanoic acid (PFDoA)	--	--	--	UG/KG	0.23 U	0.53 U	0.22 U	0.43 U	0.27 U
Perfluoroheptane Sulfonate (PFHPS)	--	--	--	UG/KG	0.23 U	0.53 U	0.22 U	0.43 U	0.27 U
Perfluoroheptanoic acid (PFHpA)	--	--	--	UG/KG	0.23 U	0.53 U	0.22 U	0.22 J	0.094 J
Perfluorohexanesulfonic acid (PFHxS)	--	--	--	UG/KG	0.23 U	0.53 U	0.22 U	0.11 J	0.27 U
Perfluorohexanoic acid (PFHxA)	--	--	--	UG/KG	0.23 U	0.53 U	0.22 U	0.19 J	0.27 U
Perfluorononanesulfonic Acid (PFNS)	--	--	--	UG/KG	0.23 U	0.53 U	0.22 U	0.43 U	0.27 U
Perfluorononanoic acid (PFNA)	--	--	--	UG/KG	0.23 U	0.28 J	0.22 U	0.54	0.27 U
Perfluorooctane Sulfonamide (FOSA)	--	--	--	UG/KG	0.23 U	0.53 U	0.22 U	0.33 J	0.19 J

Table 1. Summary of Per- and Polyfluoroalkyl Substances in Soil, 1612 5th Avenue, Bay Shore, New York

				Sample Designation:	RXSB-39	RXSB-40	RXSB-40	RXSB-40	RXSB-40
				Sample Date:	08/04/2025	08/06/2025	08/06/2025	08/08/2025	08/08/2025
				Sample Depth (ft bls):	35 - 37	0 - 2	10 - 12	27 - 29	29 - 31
				Regular Sample or Field Duplicate:	FD	N	N	N	N
Parameters	NYSDEC Part 375 Unrestricted Use GV	NYSDEC Part 375 Industrial GV	NYSDEC Part 375 Protection of Groundwater GV	Units					
Perfluorooctanesulfonic acid (PFOS)	**0.88**	440	1	UG/KG	0.23 U	0.53	0.11 J	**7.73**	**2.1 J**
Perfluorooctanoic acid (PFOA)	**0.66**	600	0.8	UG/KG	0.23 U	0.31 J	0.22 U	**7.58**	**1.76**
Perfluoropentanesulfonic Acid (PFPeS)	--	--	--	UG/KG	0.23 U	0.53 U	0.22 U	0.43 U	0.27 U
Perfluoropentanoic Acid (PFPeA)	--	--	--	UG/KG	0.23 U	0.53 U	0.22 U	0.43 U	0.27 U
Perfluorotetradecanoic acid (PFTA)	--	--	--	UG/KG	0.23 U	0.53 U	0.22 U	0.43 U	0.27 U
Perfluorotridecanoic Acid (PFTriA)	--	--	--	UG/KG	0.23 U	0.53 U	0.22 U	0.43 U	0.27 U
Perfluoroundecanoic Acid (PFUnA)	--	--	--	UG/KG	0.23 U	0.14 J	0.066 J	0.43 U	0.27 U
Sodium 1H,1H,2H,2H-Perfluorodecane Sulfonate (8:2)	--	--	--	UG/KG	0.46 U	1.05 U	0.45 U	0.86 U	0.55 U
Sodium 1H,1H,2H,2H-Perfluorohexane Sulfonate (4:2)	--	--	--	UG/KG	0.46 U	1.05 U	0.45 U	0.86 U	0.55 U
Sodium 1H,1H,2H,2H-Perfluorooctane Sulfonate (6:2)	--	--	--	UG/KG	0.46 U	1.05 U	0.45 U	0.86 U	0.55 U

Table 1. Summary of Per- and Polyfluoroalkyl Substances in Soil, 1612 5th Avenue, Bay Shore, New York

Parameters	NYSDEC Part 375 Unrestricted Use GV	NYSDEC Part 375 Industrial GV	NYSDEC Part 375 Protection of Groundwater GV	Units	Sample Designation: RXSB-41	RXSB-41	RXSB-41	RXSB-41	RXSB-42
					Sample Date: 08/12/2025	08/12/2025	08/12/2025	08/13/2025	08/14/2025
					Sample Depth (ft bls): 0 - 2	10 - 12	32 - 34	40 - 42	0 - 2
					Regular Sample or Field Duplicate: N	N	N	N	N
11-Chloroeicosafluoro-3-Oxaundecane-1-Sulfonic Acid	--	--	--	UG/KG	0.22 U	0.25 U	0.2 U	0.24 U	0.23 U
2-(N-ethyl perfluoro-1-octanesulfonamido)-ethanol	--	--	--	UG/KG	1.1 U	1.24 U	1.01 U	1.2 U	1.14 U
2-(N-methyl perfluoro-1-octanesulfonamido)-ethanol	--	--	--	UG/KG	1.1 U	1.24 U	1.01 U	1.2 U	1.14 U
2-(N-methyl perfluorooctanesulfonamido) acetic acid	--	--	--	UG/KG	0.067 J	0.25 U	0.2 U	0.24 U	0.064 J
2H,2H,3H,3H-Perfluorooctanoic acid (5:3FTCA)	--	--	--	UG/KG	1.1 U	1.24 U	1.01 U	1.2 U	1.14 U
3-Perfluoroheptyl propanoic acid (7:3FTCA)	--	--	--	UG/KG	1.1 U	1.24 U	1.01 U	1.2 U	1.14 U
3-Perfluoropropyl propanoic acid (3:3 FTCA)	--	--	--	UG/KG	0.44 U	0.5 U	0.41 U	0.48 U	0.45 U
4,8-Dioxa-3H-perfluorononanoic acid (ADONA)	--	--	--	UG/KG	0.22 U	0.25 U	0.2 U	0.24 U	0.23 U
9-Chlorohexadecafluoro-3-Oxanonane-1-Sulfonic Acid	--	--	--	UG/KG	0.22 U	0.25 U	0.2 U	0.24 U	0.23 U
N-ethyl perfluoro-1-octanesulfonamide	--	--	--	UG/KG	0.22 U	0.25 U	0.2 U	0.24 U	0.23 U
N-ethyl perfluorooctanesulfonamidoacetic acid	--	--	--	UG/KG	0.25	0.2 J	0.11 J	0.24 U	0.24
N-methyl perfluoro-1-octanesulfonamide	--	--	--	UG/KG	0.22 U	0.25 U	0.2 U	0.24 U	0.23 U
Nonafluoro-3,6-dioxaheptanoic acid (NFDHA)	--	--	--	UG/KG	0.22 U	0.25 U	0.2 U	0.24 U	0.23 U
Perfluoro(2-ethoxyethane)sulfonic acid (PFEESA)	--	--	--	UG/KG	0.22 U	0.25 U	0.2 U	0.24 U	0.23 U
Perfluoro(2-Propoxypropanoic) Acid	--	--	--	UG/KG	0.22 U	0.25 U	0.2 U	0.24 U	0.23 U
Perfluoro-3-methoxypropanoic acid (PFMPA)	--	--	--	UG/KG	0.22 U	0.25 U	0.2 U	0.24 U	0.23 U
Perfluoro-4-methoxybutanoic acid (PFMBA)	--	--	--	UG/KG	0.22 U	0.25 U	0.2 U	0.24 U	0.23 U
Perfluorobutanesulfonic acid (PFBS)	--	--	--	UG/KG	0.22 U	0.25 U	0.2 U	0.24 U	0.23 U
Perfluorobutanoic Acid	--	--	--	UG/KG	0.44 U	0.5 U	0.41 U	0.48 U	0.45 U
Perfluorodecane Sulfonic Acid	--	--	--	UG/KG	0.059 J	0.25 U	0.2 U	0.24 U	0.23 U
Perfluorodecanoic acid (PFDA)	--	--	--	UG/KG	0.22 U	0.25 U	0.2 U	0.24 U	0.23 U
Perfluorododecane sulfonate (PFDoDS)	--	--	--	UG/KG	0.22 U	0.25 U	0.2 U	0.24 U	0.23 U
Perfluorododecanoic acid (PFDoA)	--	--	--	UG/KG	0.22 U	0.25 U	0.2 U	0.24 U	0.068 J
Perfluoroheptane Sulfonate (PFHPS)	--	--	--	UG/KG	0.22 U	0.25 U	0.2 U	0.24 U	0.23 U
Perfluoroheptanoic acid (PFHpA)	--	--	--	UG/KG	0.22 U	0.25 U	0.2 U	0.24 U	0.23 U
Perfluorohexanesulfonic acid (PFHxS)	--	--	--	UG/KG	0.22 U	0.25 U	0.2 U	0.24 U	0.23 U
Perfluorohexanoic acid (PFHxA)	--	--	--	UG/KG	0.22 U	0.25 U	0.2 U	0.24 U	0.23 U
Perfluorononanesulfonic Acid (PFNS)	--	--	--	UG/KG	0.22 U	0.25 U	0.2 U	0.24 U	0.23 U
Perfluorononanoic acid (PFNA)	--	--	--	UG/KG	0.22 U	0.25 U	0.2 U	0.24 U	0.23 U
Perfluorooctane Sulfonamide (FOSA)	--	--	--	UG/KG	0.22 U	0.25 U	0.2 U	0.24 U	0.23 U

Table 1. Summary of Per- and Polyfluoroalkyl Substances in Soil, 1612 5th Avenue, Bay Shore, New York

			Sample Designation:		RXSB-41	RXSB-41	RXSB-41	RXSB-41	RXSB-42
			Sample Date:		08/12/2025	08/12/2025	08/12/2025	08/13/2025	08/14/2025
			Sample Depth (ft bls):		0 - 2	10 - 12	32 - 34	40 - 42	0 - 2
			Regular Sample or Field Duplicate:		N	N	N	N	N
Parameters	NYSDEC Part 375 Unrestricted Use GV	NYSDEC Part 375 Industrial GV	NYSDEC Part 375 Protection of Groundwater GV	Units					
Perfluorooctanesulfonic acid (PFOS)	**0.88**	440	1	UG/KG	0.25	0.41	0.078 J	0.24 U	0.27
Perfluorooctanoic acid (PFOA)	**0.66**	600	0.8	UG/KG	0.22 U	0.25 U	0.2 U	0.24 U	0.23 U
Perfluoropentanesulfonic Acid (PFPeS)	--	--	--	UG/KG	0.22 U	0.25 U	0.2 U	0.24 U	0.23 U
Perfluoropentanoic Acid (PFPeA)	--	--	--	UG/KG	0.22 U	0.25 U	0.2 U	0.24 U	0.23 U
Perfluorotetradecanoic acid (PFTA)	--	--	--	UG/KG	0.22 U	0.25 U	0.2 U	0.24 U	0.23 U
Perfluorotridecanoic Acid (PFTriA)	--	--	--	UG/KG	0.058 J	0.25 U	0.2 U	0.24 U	0.23 U
Perfluoroundecanoic Acid (PFUnA)	--	--	--	UG/KG	0.088 J	0.25 U	0.2 U	0.24 U	0.058 J
Sodium 1H,1H,2H,2H-Perfluorodecane Sulfonate (8:2)	--	--	--	UG/KG	0.44 U	0.5 U	0.41 U	0.48 U	0.45 U
Sodium 1H,1H,2H,2H-Perfluorohexane Sulfonate (4:2)	--	--	--	UG/KG	0.44 U	0.5 U	0.41 U	0.48 U	0.45 U
Sodium 1H,1H,2H,2H-Perfluorooctane Sulfonate (6:2)	--	--	--	UG/KG	0.44 U	0.5 U	0.41 U	0.48 U	0.45 U

Table 1. Summary of Per- and Polyfluoroalkyl Substances in Soil, 1612 5th Avenue, Bay Shore, New York

				Sample Designation:	RXSB-42	RXSB-42	RXSB-42	RXSB-43	RXSB-43
				Sample Date:	08/14/2025	08/14/2025	08/14/2025	08/18/2025	08/18/2025
				Sample Depth (ft bls):	10 - 12	32 - 34	35 - 37	0 - 2	10 - 12
				Regular Sample or Field Duplicate:	N	N	N	N	N
Parameters	NYSDEC Part 375 Unrestricted Use GV	NYSDEC Part 375 Industrial GV	NYSDEC Part 375 Protection of Groundwater GV	Units					
11-Chloroeicosafluoro-3-Oxaundecane-1-Sulfonic Acid	--	--	--	UG/KG	0.25 U	0.32 U	0.23 U	0.24 U	0.26 U
2-(N-ethyl perfluoro-1-octanesulfonamido)-ethanol	--	--	--	UG/KG	1.24 U	1.62 U	1.15 U	1.21 U	1.3 U
2-(N-methyl perfluoro-1-octanesulfonamido)-ethanol	--	--	--	UG/KG	1.24 U	1.62 U	1.15 U	1.21 U	1.3 U
2-(N-methyl perfluorooctanesulfonamido) acetic acid	--	--	--	UG/KG	0.15 J	1.76	0.23 U	0.14 J	0.13 J
2H,2H,3H,3H-Perfluorooctanoic acid (5:3FTCA)	--	--	--	UG/KG	1.24 U	1.62 U	1.15 U	1.21 U	1.3 U
3-Perfluoroheptyl propanoic acid (7:3FTCA)	--	--	--	UG/KG	1.24 U	1.62 U	1.15 U	1.21 U	1.3 U
3-Perfluoropropyl propanoic acid (3:3 FTCA)	--	--	--	UG/KG	0.49 U	0.65 U	0.46 U	0.48 U	0.52 U
4,8-Dioxa-3H-perfluorononanoic acid (ADONA)	--	--	--	UG/KG	0.25 U	0.32 U	0.23 U	0.24 U	0.26 U
9-Chlorohexadecafluoro-3-Oxanonane-1-Sulfonic Acid	--	--	--	UG/KG	0.25 U	0.32 U	0.23 U	0.24 U	0.26 U
N-ethyl perfluoro-1-octanesulfonamide	--	--	--	UG/KG	0.25 U	0.32 U	0.23 U	0.24 U	0.26 U
N-ethyl perfluorooctanesulfonamidoacetic acid	--	--	--	UG/KG	0.52	4.43	0.23 U	0.15 J	0.74
N-methyl perfluoro-1-octanesulfonamide	--	--	--	UG/KG	0.25 U	0.32 U	0.23 U	0.24 U	0.26 U
Nonafluoro-3,6-dioxaheptanoic acid (NFDHA)	--	--	--	UG/KG	0.25 U	0.32 U	0.23 U	0.24 U	0.26 U
Perfluoro(2-ethoxyethane)sulfonic acid (PFEESA)	--	--	--	UG/KG	0.25 U	0.32 U	0.23 U	0.24 U	0.26 U
Perfluoro(2-Propoxypropanoic) Acid	--	--	--	UG/KG	0.25 U	0.32 U	0.23 U	0.24 U	0.26 U
Perfluoro-3-methoxypropanoic acid (PFMPA)	--	--	--	UG/KG	0.25 U	0.32 U	0.23 U	0.24 U	0.26 U
Perfluoro-4-methoxybutanoic acid (PFMBA)	--	--	--	UG/KG	0.25 U	0.32 U	0.23 U	0.24 U	0.26 U
Perfluorobutanesulfonic acid (PFBS)	--	--	--	UG/KG	0.25 U	0.32 U	0.23 U	0.24 U	0.26 U
Perfluorobutanoic Acid	--	--	--	UG/KG	0.49 U	0.65 U	0.46 U	0.48 U	0.52 U
Perfluorodecane Sulfonic Acid	--	--	--	UG/KG	0.25 U	0.32 U	0.23 U	0.24 U	0.26 U
Perfluorodecanoic acid (PFDA)	--	--	--	UG/KG	0.077 J	0.32 U	0.23 U	0.067 J	0.19 J
Perfluorododecane sulfonate (PFDoDS)	--	--	--	UG/KG	0.25 U	0.32 U	0.23 U	0.24 U	0.26 U
Perfluorododecanoic acid (PFDoA)	--	--	--	UG/KG	0.25 U	0.32 U	0.23 U	0.24 U	0.18 J
Perfluoroheptane Sulfonate (PFHPS)	--	--	--	UG/KG	0.25 U	0.32 U	0.23 U	0.24 U	0.26 U
Perfluoroheptanoic acid (PFHpA)	--	--	--	UG/KG	0.25 U	0.32 U	0.23 U	0.24 U	0.18 J
Perfluorohexanesulfonic acid (PFHxS)	--	--	--	UG/KG	0.25 U	0.12 J	0.23 U	0.24 U	0.1 J
Perfluorohexanoic acid (PFHxA)	--	--	--	UG/KG	0.25 U	0.32 U	0.23 U	0.24 U	0.26 U
Perfluorononanesulfonic Acid (PFNS)	--	--	--	UG/KG	0.25 U	0.32 U	0.23 U	0.24 U	0.26 U
Perfluorononanoic acid (PFNA)	--	--	--	UG/KG	0.075 J	0.091 J	0.23 U	0.24 U	0.23 J
Perfluorooctane Sulfonamide (FOSA)	--	--	--	UG/KG	0.11 J	0.12 J	0.23 U	0.24 U	0.14 J

Table 1. Summary of Per- and Polyfluoroalkyl Substances in Soil, 1612 5th Avenue, Bay Shore, New York

			Sample Designation:		RXSB-42	RXSB-42	RXSB-42	RXSB-43	RXSB-43
			Sample Date:		08/14/2025	08/14/2025	08/14/2025	08/18/2025	08/18/2025
			Sample Depth (ft bls):		10 - 12	32 - 34	35 - 37	0 - 2	10 - 12
			Regular Sample or Field Duplicate:		N	N	N	N	N
Parameters	NYSDEC Part 375 Unrestricted Use GV	NYSDEC Part 375 Industrial GV	NYSDEC Part 375 Protection of Groundwater GV	Units					
Perfluorooctanesulfonic acid (PFOS)	**0.88**	440	1	UG/KG	**0.99**	**1.05**	0.23 U	0.43	**1.76**
Perfluorooctanoic acid (PFOA)	**0.66**	600	0.8	UG/KG	0.25 U	0.48	0.23 U	0.24 U	**0.85**
Perfluoropentanesulfonic Acid (PFPeS)	--	--	--	UG/KG	0.25 U	0.32 U	0.23 U	0.24 U	0.26 U
Perfluoropentanoic Acid (PFPeA)	--	--	--	UG/KG	0.25 U	0.32 U	0.23 U	0.24 U	0.26 U
Perfluorotetradecanoic acid (PFTA)	--	--	--	UG/KG	0.25 U	0.32 U	0.23 U	0.24 U	0.12 J
Perfluorotridecanoic Acid (PFTriA)	--	--	--	UG/KG	0.25 U	0.32 U	0.23 U	0.24 U	0.12 J
Perfluoroundecanoic Acid (PFUnA)	--	--	--	UG/KG	0.25 U	0.32 U	0.23 U	0.24 U	0.22 J
Sodium 1H,1H,2H,2H-Perfluorodecane Sulfonate (8:2)	--	--	--	UG/KG	0.49 U	0.65 U	0.46 U	0.48 U	0.52 U
Sodium 1H,1H,2H,2H-Perfluorohexane Sulfonate (4:2)	--	--	--	UG/KG	0.49 U	0.65 U	0.46 U	0.48 U	0.52 U
Sodium 1H,1H,2H,2H-Perfluorooctane Sulfonate (6:2)	--	--	--	UG/KG	0.49 U	0.65 U	0.46 U	0.48 U	0.52 U

Table 1. Summary of Per- and Polyfluoroalkyl Substances in Soil, 1612 5th Avenue, Bay Shore, New York

				Sample Designation:	RXSB-43	RXSB-43	RXSB-44	RXSB-44	RXSB-44
				Sample Date:	08/18/2025	08/18/2025	08/21/2025	08/21/2025	08/21/2025
				Sample Depth (ft bls):	24 - 26	31 - 33	0 - 2	10 - 12	25 - 27
				Regular Sample or Field Duplicate:	N	N	N	N	N
Parameters	NYSDEC Part 375 Unrestricted Use GV	NYSDEC Part 375 Industrial GV	NYSDEC Part 375 Protection of Groundwater GV	Units					
11-Chloroeicosafluoro-3-Oxaundecane-1-Sulfonic Acid	--	--	--	UG/KG	0.25 U	0.22 U	0.31 U	0.3 U	0.22 U
2-(N-ethyl perfluoro-1-octanesulfonamido)-ethanol	--	--	--	UG/KG	1.25 U	1.1 U	1.57 U	1.48 U	1.08 U
2-(N-methyl perfluoro-1-octanesulfonamido)-ethanol	--	--	--	UG/KG	1.25 U	1.1 U	1.57 U	1.48 U	1.08 U
2-(N-methyl perfluorooctanesulfonamido) acetic acid	--	--	--	UG/KG	0.25 U	0.22 U	0.15 J	0.15 J	0.52
2H,2H,3H,3H-Perfluorooctanoic acid (5:3FTCA)	--	--	--	UG/KG	1.25 U	1.1 U	1.57 U	1.48 U	1.08 U
3-Perfluoroheptyl propanoic acid (7:3FTCA)	--	--	--	UG/KG	1.25 U	1.1 U	1.57 U	1.48 U	1.08 U
3-Perfluoropropyl propanoic acid (3:3 FTCA)	--	--	--	UG/KG	0.5 U	0.44 U	0.63 UJ	0.59 UJ	0.43 UJ
4,8-Dioxa-3H-perfluorononanoic acid (ADONA)	--	--	--	UG/KG	0.25 U	0.22 U	0.31 U	0.3 U	0.22 U
9-Chlorohexadecafluoro-3-Oxanonane-1-Sulfonic Acid	--	--	--	UG/KG	0.25 U	0.22 U	0.31 U	0.3 U	0.22 U
N-ethyl perfluoro-1-octanesulfonamide	--	--	--	UG/KG	0.25 U	0.22 U	0.31 U	0.3 U	0.22 U
N-ethyl perfluorooctanesulfonamidoacetic acid	--	--	--	UG/KG	0.25 U	0.19 J	0.78	0.29 J	1.34
N-methyl perfluoro-1-octanesulfonamide	--	--	--	UG/KG	0.25 U	0.22 U	0.31 U	0.3 U	0.22 U
Nonafluoro-3,6-dioxaheptanoic acid (NFDHA)	--	--	--	UG/KG	0.25 U	0.22 U	0.31 U	0.3 U	0.22 U
Perfluoro(2-ethoxyethane)sulfonic acid (PFEESA)	--	--	--	UG/KG	0.25 U	0.22 U	0.31 U	0.3 U	0.22 U
Perfluoro(2-Propoxypropanoic) Acid	--	--	--	UG/KG	0.25 U	0.22 U	0.31 U	0.3 U	0.22 U
Perfluoro-3-methoxypropanoic acid (PFMPA)	--	--	--	UG/KG	0.25 U	0.22 U	0.31 UJ	0.3 UJ	0.22 UJ
Perfluoro-4-methoxybutanoic acid (PFMBA)	--	--	--	UG/KG	0.25 U	0.22 U	0.31 U	0.3 U	0.22 U
Perfluorobutanesulfonic acid (PFBS)	--	--	--	UG/KG	0.25 U	0.22 U	0.31 U	0.3 U	0.22 U
Perfluorobutanoic Acid	--	--	--	UG/KG	0.5 U	0.44 U	0.63 U	0.59 U	0.43 U
Perfluorodecane Sulfonic Acid	--	--	--	UG/KG	0.25 U	0.22 U	0.31 U	0.3 U	0.22 U
Perfluorodecanoic acid (PFDA)	--	--	--	UG/KG	0.25 U	0.22 U	0.4	0.28 J	0.22 U
Perfluorododecane sulfonate (PFDoDS)	--	--	--	UG/KG	0.25 U	0.22 U	0.31 U	0.3 U	0.22 U
Perfluorododecanoic acid (PFDoA)	--	--	--	UG/KG	0.25 U	0.22 U	0.31 U	0.3 U	0.22 U
Perfluoroheptane Sulfonate (PFHPS)	--	--	--	UG/KG	0.25 U	0.22 U	0.31 U	0.3 U	0.22 U
Perfluoroheptanoic acid (PFHpA)	--	--	--	UG/KG	0.25 U	0.22 U	0.31 U	0.3 U	0.22 U
Perfluorohexanesulfonic acid (PFHxS)	--	--	--	UG/KG	0.25 U	0.22 U	0.11 J	0.1 J	0.22 U
Perfluorohexanoic acid (PFHxA)	--	--	--	UG/KG	0.25 U	0.22 U	0.13 J	0.09 J	0.22 U
Perfluorononanesulfonic Acid (PFNS)	--	--	--	UG/KG	0.25 U	0.22 U	0.31 U	0.3 U	0.22 U
Perfluorononanoic acid (PFNA)	--	--	--	UG/KG	0.25 U	0.22 U	0.15 J	0.19 J	0.22 U
Perfluorooctane Sulfonamide (FOSA)	--	--	--	UG/KG	0.25 U	0.22 U	0.32	0.23 J	0.22 U

Table 1. Summary of Per- and Polyfluoroalkyl Substances in Soil, 1612 5th Avenue, Bay Shore, New York

				Sample Designation:	RXSB-43	RXSB-43	RXSB-44	RXSB-44	RXSB-44
				Sample Date:	08/18/2025	08/18/2025	08/21/2025	08/21/2025	08/21/2025
				Sample Depth (ft bls):	24 - 26	31 - 33	0 - 2	10 - 12	25 - 27
				Regular Sample or Field Duplicate:	N	N	N	N	N
Parameters	NYSDEC Part 375 Unrestricted Use GV	NYSDEC Part 375 Industrial GV	NYSDEC Part 375 Protection of Groundwater GV	Units					
Perfluorooctanesulfonic acid (PFOS)	**0.88**	440	1	UG/KG	0.25 U	0.22 U	**3.42**	**2.96**	0.23
Perfluorooctanoic acid (PFOA)	**0.66**	600	0.8	UG/KG	0.25 U	0.22 U	0.46	0.47	0.22 U
Perfluoropentanesulfonic Acid (PFPeS)	--	--	--	UG/KG	0.25 U	0.22 U	0.31 U	0.3 U	0.22 U
Perfluoropentanoic Acid (PFPeA)	--	--	--	UG/KG	0.25 U	0.22 U	0.31 U	0.3 U	0.22 U
Perfluorotetradecanoic acid (PFTA)	--	--	--	UG/KG	0.25 U	0.22 U	0.31 U	0.3 U	0.22 U
Perfluorotridecanoic Acid (PFTriA)	--	--	--	UG/KG	0.25 U	0.22 U	0.31 UJ	0.3 UJ	0.22 UJ
Perfluoroundecanoic Acid (PFUnA)	--	--	--	UG/KG	0.25 U	0.22 U	0.31 U	0.3 U	0.22 U
Sodium 1H,1H,2H,2H-Perfluorodecane Sulfonate (8:2)	--	--	--	UG/KG	0.5 U	0.44 U	0.63 U	0.59 U	0.43 U
Sodium 1H,1H,2H,2H-Perfluorohexane Sulfonate (4:2)	--	--	--	UG/KG	0.5 U	0.44 U	0.63 U	0.59 U	0.43 U
Sodium 1H,1H,2H,2H-Perfluorooctane Sulfonate (6:2)	--	--	--	UG/KG	0.5 U	0.44 U	0.63 U	0.59 U	0.43 U

Table 1. Summary of Per- and Polyfluoroalkyl Substances in Soil, 1612 5th Avenue, Bay Shore, New York

				Sample Designation:	RXSB-44	RXSB-45	RXSB-45	RXSB-45	RXSB-45
				Sample Date:	08/21/2025	08/20/2025	08/20/2025	08/20/2025	08/20/2025
				Sample Depth (ft bls):	30 - 32	0 - 2	10 - 12	10 - 12	30 - 32
				Regular Sample or Field Duplicate:	N	N	N	FD	N
Parameters	NYSDEC Part 375 Unrestricted Use GV	NYSDEC Part 375 Industrial GV	NYSDEC Part 375 Protection of Groundwater GV	Units					
11-Chloroeicosafluoro-3-Oxaundecane-1-Sulfonic Acid	--	--	--	UG/KG	0.24 U	0.24 U	0.48 U	0.46 U	0.24 U
2-(N-ethyl perfluoro-1-octanesulfonamido)-ethanol	--	--	--	UG/KG	1.19 U	1.19 U	2.41 U	2.3 U	1.18 U
2-(N-methyl perfluoro-1-octanesulfonamido)-ethanol	--	--	--	UG/KG	1.19 U	1.19 U	2.41 U	2.3 U	0.63 J
2-(N-methyl perfluorooctanesulfonamido) acetic acid	--	--	--	UG/KG	0.24 U	0.24 U	0.49	0.59	0.24 U
2H,2H,3H,3H-Perfluorooctanoic acid (5:3FTCA)	--	--	--	UG/KG	1.19 U	1.19 U	2.41 U	2.3 U	1.18 U
3-Perfluoroheptyl propanoic acid (7:3FTCA)	--	--	--	UG/KG	1.19 U	1.19 U	2.41 U	2.3 U	1.18 U
3-Perfluoropropyl propanoic acid (3:3 FTCA)	--	--	--	UG/KG	0.48 UJ	0.48 U	0.96 U	0.92 U	0.47 U
4,8-Dioxa-3H-perfluorononanoic acid (ADONA)	--	--	--	UG/KG	0.24 U	0.24 U	0.48 U	0.46 U	0.24 U
9-Chlorohexadecafluoro-3-Oxanonane-1-Sulfonic Acid	--	--	--	UG/KG	0.24 U	0.24 U	0.48 U	0.46 U	0.24 U
N-ethyl perfluoro-1-octanesulfonamide	--	--	--	UG/KG	0.24 U	0.24 U	0.48 U	0.46 U	0.24 U
N-ethyl perfluorooctanesulfonamidoacetic acid	--	--	--	UG/KG	0.1 J	0.24 U	1.55	1.87	0.24 U
N-methyl perfluoro-1-octanesulfonamide	--	--	--	UG/KG	0.24 U	0.24 U	0.48 U	0.46 U	0.24 U
Nonafluoro-3,6-dioxaheptanoic acid (NFDHA)	--	--	--	UG/KG	0.24 U	0.24 U	0.48 U	0.46 U	0.24 U
Perfluoro(2-ethoxyethane)sulfonic acid (PFEESA)	--	--	--	UG/KG	0.24 U	0.24 U	0.48 U	0.46 U	0.24 U
Perfluoro(2-Propoxypropanoic) Acid	--	--	--	UG/KG	0.24 U	0.24 U	0.48 U	0.46 U	0.24 U
Perfluoro-3-methoxypropanoic acid (PFMPA)	--	--	--	UG/KG	0.24 UJ	0.24 U	0.48 U	0.46 U	0.24 U
Perfluoro-4-methoxybutanoic acid (PFMBA)	--	--	--	UG/KG	0.24 U	0.24 U	0.48 U	0.46 U	0.24 U
Perfluorobutanesulfonic acid (PFBS)	--	--	--	UG/KG	0.24 U	0.24 U	0.48 U	0.46 U	0.24 U
Perfluorobutanoic Acid	--	--	--	UG/KG	0.48 U	0.48 U	0.96 U	0.92 U	0.47 U
Perfluorodecane Sulfonic Acid	--	--	--	UG/KG	0.24 U	0.24 U	0.12 J	0.14 J	0.24 U
Perfluorodecanoic acid (PFDA)	--	--	--	UG/KG	0.24 U	0.3	0.48 U	0.13 J	0.24 U
Perfluorododecane sulfonate (PFDoDS)	--	--	--	UG/KG	0.24 U	0.24 U	0.48 U	0.46 U	0.24 U
Perfluorododecanoic acid (PFDoA)	--	--	--	UG/KG	0.24 U	0.14 J	0.48 U	0.46 U	0.24 U
Perfluoroheptane Sulfonate (PFHPS)	--	--	--	UG/KG	0.24 U	0.24 U	0.48 U	0.46 U	0.24 U
Perfluoroheptanoic acid (PFHpA)	--	--	--	UG/KG	0.24 U	0.11 J	0.12 J	0.13 J	0.24 U
Perfluorohexanesulfonic acid (PFHxS)	--	--	--	UG/KG	0.24 U	0.065 J	0.23 J	0.29 J	0.24 U
Perfluorohexanoic acid (PFHxA)	--	--	--	UG/KG	0.24 U	0.16 J	0.21 J	0.23 J	0.24 U
Perfluorononanesulfonic Acid (PFNS)	--	--	--	UG/KG	0.24 U	0.24 U	0.48 U	0.46 U	0.24 U
Perfluorononanoic acid (PFNA)	--	--	--	UG/KG	0.24 U	0.22 J	0.21 J	0.25 J	0.24 U
Perfluorooctane Sulfonamide (FOSA)	--	--	--	UG/KG	0.24 U	0.24 U	0.29 J	0.28 J	0.24 U

Table 1. Summary of Per- and Polyfluoroalkyl Substances in Soil, 1612 5th Avenue, Bay Shore, New York

			Sample Designation:		RXSB-44	RXSB-45	RXSB-45	RXSB-45	RXSB-45
			Sample Date:		08/21/2025	08/20/2025	08/20/2025	08/20/2025	08/20/2025
			Sample Depth (ft bls):		30 - 32	0 - 2	10 - 12	10 - 12	30 - 32
			Regular Sample or Field Duplicate:		N	N	N	FD	N
Parameters	NYSDEC Part 375 Unrestricted Use GV	NYSDEC Part 375 Industrial GV	NYSDEC Part 375 Protection of Groundwater GV	Units					
Perfluorooctanesulfonic acid (PFOS)	**0.88**	440	1	UG/KG	0.24 U	0.33	**1.74**	**2.4**	0.24 U
Perfluorooctanoic acid (PFOA)	**0.66**	600	0.8	UG/KG	0.24 U	0.57	**0.72**	**0.76**	0.24 U
Perfluoropentanesulfonic Acid (PFPeS)	--	--	--	UG/KG	0.24 U	0.24 U	0.48 U	0.46 U	0.24 U
Perfluoropentanoic Acid (PFPeA)	--	--	--	UG/KG	0.24 U	0.12 J	0.51 J	0.46 U	0.24 U
Perfluorotetradecanoic acid (PFTA)	--	--	--	UG/KG	0.24 U	0.073 J	0.48 U	0.46 U	0.24 U
Perfluorotridecanoic Acid (PFTriA)	--	--	--	UG/KG	0.24 UJ	0.24 U	0.48 U	0.46 U	0.24 U
Perfluoroundecanoic Acid (PFUnA)	--	--	--	UG/KG	0.24 U	0.084 J	0.48 U	0.46 U	0.24 U
Sodium 1H,1H,2H,2H-Perfluorodecane Sulfonate (8:2)	--	--	--	UG/KG	0.48 U	0.48 U	0.96 U	0.92 U	0.47 U
Sodium 1H,1H,2H,2H-Perfluorohexane Sulfonate (4:2)	--	--	--	UG/KG	0.48 U	0.48 U	0.96 U	0.92 U	0.47 U
Sodium 1H,1H,2H,2H-Perfluorooctane Sulfonate (6:2)	--	--	--	UG/KG	0.48 U	0.48 U	0.96 U	0.92 U	0.47 U

Table 1. Summary of Per- and Polyfluoroalkyl Substances in Soil, 1612 5th Avenue, Bay Shore, New York

				Sample Designation:	RXSB-45	RXSB-46	RXSB-46	RXSB-46	RXSB-46
				Sample Date:	08/20/2025	07/29/2025	07/29/2025	07/29/2025	07/29/2025
				Sample Depth (ft bls):	33 - 35	0 - 2	10 - 12	28 - 30	36 - 38
				Regular Sample or Field Duplicate:	N	N	N	N	N
Parameters	NYSDEC Part 375 Unrestricted Use GV	NYSDEC Part 375 Industrial GV	NYSDEC Part 375 Protection of Groundwater GV	Units					
11-Chloroeicosafluoro-3-Oxaundecane-1-Sulfonic Acid	--	--	--	UG/KG	0.24 U	0.25 U	0.28 U	0.39 U	0.32 U
2-(N-ethyl perfluoro-1-octanesulfonamido)-ethanol	--	--	--	UG/KG	1.2 U	1.25 U	0.37 J	2.25	1.6 U
2-(N-methyl perfluoro-1-octanesulfonamido)-ethanol	--	--	--	UG/KG	1.2 U	1.25 U	1.38 U	1.95 U	1.6 U
2-(N-methyl perfluorooctanesulfonamido) acetic acid	--	--	--	UG/KG	0.095 J	0.25 U	0.28 U	0.27 J	0.32 U
2H,2H,3H,3H-Perfluorooctanoic acid (5:3FTCA)	--	--	--	UG/KG	1.2 U	1.25 U	1.38 U	1.95 U	1.6 U
3-Perfluoroheptyl propanoic acid (7:3FTCA)	--	--	--	UG/KG	1.2 U	1.25 U	1.38 U	1.95 U	1.6 U
3-Perfluoropropyl propanoic acid (3:3 FTCA)	--	--	--	UG/KG	0.48 U	0.5 U	0.55 U	0.78 U	0.64 U
4,8-Dioxa-3H-perfluorononanoic acid (ADONA)	--	--	--	UG/KG	0.24 U	0.25 U	0.28 U	0.39 U	0.32 U
9-Chlorohexadecafluoro-3-Oxanonane-1-Sulfonic Acid	--	--	--	UG/KG	0.24 U	0.25 U	0.28 U	0.39 U	0.32 U
N-ethyl perfluoro-1-octanesulfonamide	--	--	--	UG/KG	0.24 U	0.25 U	0.28 U	0.12 J	0.32 U
N-ethyl perfluorooctanesulfonamidoacetic acid	--	--	--	UG/KG	0.19 J	0.25 U	0.26 J	2.92	0.38
N-methyl perfluoro-1-octanesulfonamide	--	--	--	UG/KG	0.24 U	0.25 U	0.28 U	0.39 U	0.32 U
Nonafluoro-3,6-dioxaheptanoic acid (NFDHA)	--	--	--	UG/KG	0.24 U	0.25 U	0.28 U	0.39 U	0.32 U
Perfluoro(2-ethoxyethane)sulfonic acid (PFEESA)	--	--	--	UG/KG	0.24 U	0.25 U	0.28 U	0.39 U	0.32 U
Perfluoro(2-Propoxypropanoic) Acid	--	--	--	UG/KG	0.24 U	0.25 U	0.28 U	0.39 U	0.32 U
Perfluoro-3-methoxypropanoic acid (PFMPA)	--	--	--	UG/KG	0.24 U	0.25 U	0.28 U	0.39 U	0.32 U
Perfluoro-4-methoxybutanoic acid (PFMBA)	--	--	--	UG/KG	0.24 U	0.25 U	0.28 U	0.39 U	0.32 U
Perfluorobutanesulfonic acid (PFBS)	--	--	--	UG/KG	0.24 U	0.25 U	0.28 U	0.39 U	0.32 U
Perfluorobutanoic Acid	--	--	--	UG/KG	0.48 U	0.5 U	0.55 U	0.78 U	0.64 U
Perfluorodecane Sulfonic Acid	--	--	--	UG/KG	0.24 U	0.25 U	0.28 U	0.39 U	0.32 U
Perfluorodecanoic acid (PFDA)	--	--	--	UG/KG	0.24 U	0.25 U	0.28 U	0.39 U	0.32 U
Perfluorododecane sulfonate (PFDoDS)	--	--	--	UG/KG	0.24 U	0.25 U	0.28 U	0.39 U	0.32 U
Perfluorododecanoic acid (PFDoA)	--	--	--	UG/KG	0.24 U	0.25 U	0.28 U	0.39 U	0.32 U
Perfluoroheptane Sulfonate (PFHPS)	--	--	--	UG/KG	0.24 U	0.25 U	0.28 U	0.39 U	0.32 U
Perfluoroheptanoic acid (PFHpA)	--	--	--	UG/KG	0.24 U	0.25 U	0.28 U	0.39 U	0.32 U
Perfluorohexanesulfonic acid (PFHxS)	--	--	--	UG/KG	0.24 U	0.25 U	0.28 U	0.39 U	0.12 J
Perfluorohexanoic acid (PFHxA)	--	--	--	UG/KG	0.24 U	0.084 J	0.28 U	0.39 U	0.32 U
Perfluorononanesulfonic Acid (PFNS)	--	--	--	UG/KG	0.24 U	0.25 U	0.28 U	0.39 U	0.32 U
Perfluorononanoic acid (PFNA)	--	--	--	UG/KG	0.24 U	0.25 U	0.28 U	0.39 U	0.32 U
Perfluorooctane Sulfonamide (FOSA)	--	--	--	UG/KG	0.24 U	0.25 U	0.095 J	0.14 J	0.32 U

Table 1. Summary of Per- and Polyfluoroalkyl Substances in Soil, 1612 5th Avenue, Bay Shore, New York

			Sample Designation:		RXSB-45	RXSB-46	RXSB-46	RXSB-46	RXSB-46
			Sample Date:		08/20/2025	07/29/2025	07/29/2025	07/29/2025	07/29/2025
			Sample Depth (ft bls):		33 - 35	0 - 2	10 - 12	28 - 30	36 - 38
			Regular Sample or Field Duplicate:		N	N	N	N	N
Parameters	NYSDEC Part 375 Unrestricted Use GV	NYSDEC Part 375 Industrial GV	NYSDEC Part 375 Protection of Groundwater GV	Units					
Perfluorooctanesulfonic acid (PFOS)	**0.88**	440	1	UG/KG	0.15 J	0.14 J	**1.29**	**1.68**	0.78
Perfluorooctanoic acid (PFOA)	**0.66**	600	0.8	UG/KG	0.24 U	0.14 J	0.28 U	0.31 J	**3.1**
Perfluoropentanesulfonic Acid (PFPeS)	--	--	--	UG/KG	0.24 U	0.25 U	0.28 U	0.39 U	0.32 U
Perfluoropentanoic Acid (PFPeA)	--	--	--	UG/KG	0.24 U	0.25 U	0.18 J	0.39 U	0.32 U
Perfluorotetradecanoic acid (PFTA)	--	--	--	UG/KG	0.24 U	0.25 U	0.28 U	0.39 U	0.32 U
Perfluorotridecanoic Acid (PFTriA)	--	--	--	UG/KG	0.24 U	0.25 U	0.28 U	0.39 U	0.32 U
Perfluoroundecanoic Acid (PFUnA)	--	--	--	UG/KG	0.24 U	0.25 U	0.28 U	0.39 U	0.32 U
Sodium 1H,1H,2H,2H-Perfluorodecane Sulfonate (8:2)	--	--	--	UG/KG	0.48 U	0.5 U	0.55 U	0.78 U	0.64 U
Sodium 1H,1H,2H,2H-Perfluorohexane Sulfonate (4:2)	--	--	--	UG/KG	0.48 U	0.5 U	0.55 U	0.78 U	0.64 U
Sodium 1H,1H,2H,2H-Perfluorooctane Sulfonate (6:2)	--	--	--	UG/KG	0.48 U	0.5 U	0.55 U	0.78 U	0.64 U

Table 2. Summary of Per- and Polyfluoroalkyl Substances in Groundwater, 1612 5th Avenue, Bay Shore, New York

Parameters	NYSDEC Ambient Water Quality Guidance Values	Units	RXMW-12D	RXMW-13D	RXMW-14D	RXMW-15D	RXMW-16	RXMW-17
Sample Designation:			RXMW-12D	RXMW-13D	RXMW-14D	RXMW-15D	RXMW-16	RXMW-17
Sample Date:			09/04/2025	09/04/2025	09/04/2025	09/04/2025	09/04/2025	09/04/2025
Regular Sample or Field Duplicate:			N	N	N	N	N	N
11-Chloroeicosafluoro-3-Oxaundecane-1-Sulfonic Acid	--	NG/L	4.93 U	3.82 U	3.81 U	1.65 U	7.12 U	4.12 U
2-(N-ethyl perfluoro-1-octanesulfonamido)-ethanol	--	NG/L	24.6 U	19.1 U	19 U	8.26 U	35.6 U	20.6 U
2-(N-methyl perfluoro-1-octanesulfonamido)-ethanol	--	NG/L	24.6 U	19.1 U	19 U	8.26 U	35.6 U	20.6 U
2-(N-methyl perfluorooctanesulfonamido) acetic acid	--	NG/L	4.93 U	3.82 U	3.81 U	0.57 J	7.12 U	1.57 J
2H,2H,3H,3H-Perfluorooctanoic acid (5:3FTCA)	--	NG/L	24.6 U	19.1 U	19 U	8.26 U	16.2 J	20.6 U
3-Perfluoroheptyl propanoic acid (7:3FTCA)	--	NG/L	24.6 U	19.1 U	19 U	8.26 U	35.6 U	20.6 U
3-Perfluoropropyl propanoic acid (3:3 FTCA)	--	NG/L	9.85 U	7.64 U	7.61 U	3.3 U	16.7	8.23 U
4,8-Dioxa-3H-perfluorononanoic acid (ADONA)	--	NG/L	4.93 U	3.82 U	3.81 U	1.65 U	7.12 U	4.12 U
9-Chlorohexadecafluoro-3-Oxanonane-1-Sulfonic Acid	--	NG/L	4.93 U	3.82 U	3.81 U	1.65 U	7.12 U	4.12 U
N-ethyl perfluoro-1-octanesulfonamide	--	NG/L	4.93 U	3.82 U	3.81 U	1.65 U	7.12 U	4.12 U
N-ethyl perfluorooctanesulfonamidoacetic acid	--	NG/L	4.93 U	7.36	3.24 J	7.64	54.6	5.38
N-methyl perfluoro-1-octanesulfonamide	--	NG/L	4.93 U	3.82 U	3.81 U	1.65 U	7.12 U	4.12 U
Nonafluoro-3,6-dioxaheptanoic acid (NFDHA)	--	NG/L	4.93 U	3.82 U	3.81 U	1.65 U	7.12 U	4.12 U
Perfluoro(2-ethoxyethane)sulfonic acid (PFEESA)	--	NG/L	4.93 U	3.82 U	3.81 U	1.65 U	7.12 U	4.12 U
Perfluoro(2-Propoxypropanoic) Acid	--	NG/L	3.69 U	2.87 U	2.85 U	1.24 U	5.34 U	3.09 U
Perfluoro-3-methoxypropanoic acid (PFMPA)	--	NG/L	4.93 U	3.82 U	3.81 U	1.65 U	7.12 U	4.12 U
Perfluoro-4-methoxybutanoic acid (PFMBA)	--	NG/L	4.93 U	3.82 U	3.81 U	1.65 U	7.12 U	4.12 U
Perfluorobutanesulfonic acid (PFBS)	--	NG/L	2.19 J	5.11	5.95	0.9 J	17.3	4.47
Perfluorobutanoic Acid	--	NG/L	4.44 J	26.6	9.16	4.54	75.1 J	23.8
Perfluorodecane Sulfonic Acid	--	NG/L	4.93 U	3.82 U	3.81 U	1.65 U	7.12 U	4.12 U
Perfluorodecanoic acid (PFDA)	--	NG/L	4.93 U	3.82 U	3.81 U	0.5 J	7.12 U	1.19 J
Perfluorododecane sulfonate (PFDoDS)	--	NG/L	4.93 U	3.82 U	3.81 U	1.65 U	7.12 U	4.12 U
Perfluorododecanoic acid (PFDoA)	--	NG/L	4.93 U	3.82 U	3.81 U	1.65 U	7.12 U	4.12 U
Perfluoroheptane Sulfonate (PFHPS)	--	NG/L	3.71 J	3.82 U	3.81 U	0.49 J	2.96 J	4.12 U
Perfluoroheptanoic acid (PFHpA)	--	NG/L	2.9 J	11.5	6.48	3.9	80.7	12.1
Perfluorohexanesulfonic acid (PFHxS)	--	NG/L	38.5	6.84	4	5.33	52.5	9.2
Perfluorohexanoic acid (PFHxA)	--	NG/L	12.2	22.7	8.87	6.4	120	27.4
Perfluorononanesulfonic Acid (PFNS)	--	NG/L	4.93 U	3.82 U	3.81 U	1.65 U	7.12 U	4.12 U
Perfluorononanoic acid (PFNA)	--	NG/L	1.72 J	1.83 J	1.3 J	2.48	27.3	3.24 J
Perfluorooctane Sulfonamide (FOSA)	--	NG/L	4.93 U	3.82 U	3.81 U	1.65 U	1.93 J	4.12 U
Perfluorooctanesulfonic acid (PFOS)	**2.7**	NG/L	**87.3**	**16**	**10.7**	**21.5**	**105**	**27.6**
Perfluorooctanoic acid (PFOA)	**6.7**	NG/L	**11.9**	**56.9**	**26.8**	**73.1**	**2270**	**191**
Perfluoropentanesulfonic Acid (PFPeS)	--	NG/L	2.43 J	1.59 J	3.81 U	0.49 J	7.84	4.12 U

Table 2. Summary of Per- and Polyfluoroalkyl Substances in Groundwater, 1612 5th Avenue, Bay Shore, New York

		Sample Designation:	RXMW-12D	RXMW-13D	RXMW-14D	RXMW-15D	RXMW-16	RXMW-17
		Sample Date:	09/04/2025	09/04/2025	09/04/2025	09/04/2025	09/04/2025	09/04/2025
		Regular Sample or Field Duplicate:	N	N	N	N	N	N
Parameters	NYSDEC Ambient Water Quality Guidance Values	Units						
Perfluoropentanoic Acid (PFPeA)	--	NG/L	6.25	18.3	8	4.41	56.5	18.1
Perfluorotetradecanoic acid (PFTA)	--	NG/L	4.93 U	3.82 U	3.81 U	1.65 U	7.12 U	4.12 U
Perfluorotridecanoic Acid (PFTriA)	--	NG/L	4.93 U	3.82 U	3.81 U	1.65 U	7.12 U	4.12 U
Perfluoroundecanoic Acid (PFUnA)	--	NG/L	4.93 U	3.82 U	3.81 U	1.65 U	7.12 U	4.12 U
Sodium 1H,1H,2H,2H-Perfluorodecane Sulfonate (8:2)	--	NG/L	9.85 U	7.64 U	7.61 U	3.3 U	14.2 U	8.23 U
Sodium 1H,1H,2H,2H-Perfluorohexane Sulfonate (4:2)	--	NG/L	9.85 U	7.64 U	7.61 U	3.3 U	14.2 U	8.23 U
Sodium 1H,1H,2H,2H-Perfluorooctane Sulfonate (6:2)	--	NG/L	9.85 U	7.64 U	7.61 U	187	16.4	8.23 U

Table 2. Summary of Per- and Polyfluoroalkyl Substances in Groundwater, 1612 5th Avenue, Bay Shore, New York

Sample Designation:			RXMW-17D	RXMW-18	RXMW-18D	RXMW-18D	RXMW-19	RXMW-19
Sample Date:			09/04/2025	09/04/2025	09/04/2025	09/04/2025	08/06/2025	08/06/2025
Regular Sample or Field Duplicate:			N	N	N	FD	N	FD
Parameters	NYSDEC Ambient Water Quality Guidance Values	Units						
11-Chloroeicosafluoro-3-Oxaundecane-1-Sulfonic Acid	--	NG/L	5.54 U	3.54 U	2.77 U	3.32 U	0.5 J	1.75 U
2-(N-ethyl perfluoro-1-octanesulfonamido)-ethanol	--	NG/L	27.7 U	17.7 U	13.9 U	16.6 U	8.72 U	8.73 U
2-(N-methyl perfluoro-1-octanesulfonamido)-ethanol	--	NG/L	27.7 U	17.7 U	13.9 U	16.6 U	8.72 U	8.73 U
2-(N-methyl perfluorooctanesulfonamido) acetic acid	--	NG/L	1.86 J	3.54 U	2.77 U	3.32 U	0.83 J	1.75 U
2H,2H,3H,3H-Perfluorooctanoic acid (5:3FTCA)	--	NG/L	27.7 U	17.7 U	13.9 U	16.6 U	8.72 U	8.73 U
3-Perfluoroheptyl propanoic acid (7:3FTCA)	--	NG/L	27.7 U	17.7 U	13.9 U	16.6 U	8.72 U	8.73 U
3-Perfluoropropyl propanoic acid (3:3 FTCA)	--	NG/L	11.1 U	7.08 U	5.55 U	6.65 U	3.49 U	3.49 U
4,8-Dioxa-3H-perfluorononanoic acid (ADONA)	--	NG/L	5.54 U	3.54 U	2.77 U	3.32 U	1.74 U	1.75 U
9-Chlorohexadecafluoro-3-Oxanonane-1-Sulfonic Acid	--	NG/L	5.54 U	3.54 U	2.77 U	3.32 U	1.74 U	1.75 U
N-ethyl perfluoro-1-octanesulfonamide	--	NG/L	5.54 U	3.54 U	2.77 U	3.32 U	1.74 U	1.75 U
N-ethyl perfluorooctanesulfonamidoacetic acid	--	NG/L	6.84	3.54 U	0.77 J	3.32 U	2.9	2.08
N-methyl perfluoro-1-octanesulfonamide	--	NG/L	5.54 U	3.54 U	2.77 U	3.32 U	1.74 U	1.75 U
Nonafluoro-3,6-dioxaheptanoic acid (NFDHA)	--	NG/L	5.54 U	3.54 U	2.77 U	3.32 U	0.5 JT	1.75 UT
Perfluoro(2-ethoxyethane)sulfonic acid (PFEESA)	--	NG/L	5.54 U	3.54 U	2.77 U	3.32 U	1.74 U	1.75 U
Perfluoro(2-Propoxypropanoic) Acid	--	NG/L	4.15 U	2.66 U	2.08 U	2.49 U	1.31 U	1.31 U
Perfluoro-3-methoxypropanoic acid (PFMPA)	--	NG/L	5.54 U	3.54 U	2.77 U	3.32 U	1.74 U	1.75 U
Perfluoro-4-methoxybutanoic acid (PFMBA)	--	NG/L	5.54 U	3.54 U	2.77 U	3.32 U	1.74 U	1.75 U
Perfluorobutanesulfonic acid (PFBS)	--	NG/L	4.79 J	3.95	3.1	3.06 J	1.42 J	1.19 J
Perfluorobutanoic Acid	--	NG/L	23.4	4.66 J	4.42 J	4.43 J	5.05	4.57
Perfluorodecane Sulfonic Acid	--	NG/L	5.54 U	3.54 U	2.77 U	3.32 U	0.46 J	1.75 U
Perfluorodecanoic acid (PFDA)	--	NG/L	5.54 U	3.54 U	2.77 U	3.32 U	1.17 J	0.72 J
Perfluorododecane sulfonate (PFDoDS)	--	NG/L	5.54 U	3.54 U	2.77 U	3.32 U	1.74 U	1.75 U
Perfluorododecanoic acid (PFDoA)	--	NG/L	5.54 U	3.54 U	2.77 U	3.32 U	0.58 J	1.75 U
Perfluoroheptane Sulfonate (PFHPS)	--	NG/L	5.54 U	3.54 U	2.77 U	3.32 U	1.49 J	0.95 J
Perfluoroheptanoic acid (PFHpA)	--	NG/L	12.5	3.51 J	2.93	2.88 J	3.22	2.71
Perfluorohexanesulfonic acid (PFHxS)	--	NG/L	9.32	2 J	1.98 J	2.2 J	11.2	10.7
Perfluorohexanoic acid (PFHxA)	--	NG/L	29	7.41	6.09	6.28	5.68	5.6
Perfluorononanesulfonic Acid (PFNS)	--	NG/L	5.54 U	3.54 U	2.77 U	3.32 U	0.47 J	1.75 U
Perfluorononanoic acid (PFNA)	--	NG/L	3.47 J	3.54 U	1.01 J	1.16 J	1.72 J	1.53 J
Perfluorooctane Sulfonamide (FOSA)	--	NG/L	5.54 U	3.54 U	2.77 U	3.32 U	0.46 J	1.75 U
Perfluorooctanesulfonic acid (PFOS)	**2.7**	NG/L	**28.1**	**4.6**	**3.9**	**3.8**	**43.5**	**38.2**
Perfluorooctanoic acid (PFOA)	**6.7**	NG/L	**185**	**11.5**	**11.5**	**11.6**	**12.7**	**11.9**
Perfluoropentanesulfonic Acid (PFPeS)	--	NG/L	5.54 U	3.54 U	2.77 U	3.32 U	0.95 J	0.85 J

Table 2. Summary of Per- and Polyfluoroalkyl Substances in Groundwater, 1612 5th Avenue, Bay Shore, New York

		Sample Designation:	RXMW-17D	RXMW-18	RXMW-18D	RXMW-18D	RXMW-19	RXMW-19
		Sample Date:	09/04/2025	09/04/2025	09/04/2025	09/04/2025	08/06/2025	08/06/2025
		Regular Sample or Field Duplicate:	N	N	N	FD	N	FD
Parameters	NYSDEC Ambient Water Quality Guidance Values	Units						
Perfluoropentanoic Acid (PFPeA)	--	NG/L	17.9	7.49	6.31	6.16	5.97	5.4
Perfluorotetradecanoic acid (PFTA)	--	NG/L	5.54 U	3.54 U	2.77 U	3.32 U	0.65 J	1.75 U
Perfluorotridecanoic Acid (PFTriA)	--	NG/L	5.54 U	3.54 U	2.77 U	3.32 U	0.68 J	1.75 U
Perfluoroundecanoic Acid (PFUnA)	--	NG/L	5.54 U	3.54 U	2.77 U	3.32 U	0.62 J	1.75 U
Sodium 1H,1H,2H,2H-Perfluorodecane Sulfonate (8:2)	--	NG/L	11.1 U	7.08 U	5.55 U	6.65 U	1.4 J	3.49 U
Sodium 1H,1H,2H,2H-Perfluorohexane Sulfonate (4:2)	--	NG/L	11.1 U	7.08 U	5.55 U	6.65 U	3.49 U	3.49 U
Sodium 1H,1H,2H,2H-Perfluorooctane Sulfonate (6:2)	--	NG/L	11.1 U	7.08 U	5.55 U	6.65 U	5.38	3.49 U

Table 2. Summary of Per- and Polyfluoroalkyl Substances in Groundwater, 1612 5th Avenue, Bay Shore, New York

Sample Designation:			RXMW-19	RXMW-19D	RXMW-20	RXMW-21
Sample Date:			09/04/2025	09/04/2025	09/04/2025	09/04/2025
Regular Sample or Field Duplicate:			N	N	N	N
Parameters	NYSDEC Ambient Water Quality Guidance Values	Units				
11-Chloroeicosafluoro-3-Oxaundecane-1-Sulfonic Acid	--	NG/L	3.81 U	1.48 U	5.48 U	5.01 U
2-(N-ethyl perfluoro-1-octanesulfonamido)-ethanol	--	NG/L	19 U	7.42 U	27.4 U	25 U
2-(N-methyl perfluoro-1-octanesulfonamido)-ethanol	--	NG/L	19 U	7.42 U	27.4 U	25 U
2-(N-methyl perfluorooctanesulfonamido) acetic acid	--	NG/L	3.81 U	1.48 U	2.27 J	5.01 U
2H,2H,3H,3H-Perfluorooctanoic acid (5:3FTCA)	--	NG/L	19 U	7.42 U	27.4 U	25 U
3-Perfluoroheptyl propanoic acid (7:3FTCA)	--	NG/L	19 U	7.42 U	27.4 U	25 U
3-Perfluoropropyl propanoic acid (3:3 FTCA)	--	NG/L	7.61 U	2.97 U	11 U	10 U
4,8-Dioxa-3H-perfluorononanoic acid (ADONA)	--	NG/L	3.81 U	1.48 U	5.48 U	5.01 U
9-Chlorohexadecafluoro-3-Oxanonane-1-Sulfonic Acid	--	NG/L	3.81 U	1.48 U	5.48 U	5.01 U
N-ethyl perfluoro-1-octanesulfonamide	--	NG/L	3.81 U	1.48 U	5.48 U	5.01 U
N-ethyl perfluorooctanesulfonamidoacetic acid	--	NG/L	3.34 J	0.39 J	12.1	5.01 U
N-methyl perfluoro-1-octanesulfonamide	--	NG/L	3.81 U	1.48 U	5.48 U	5.01 U
Nonafluoro-3,6-dioxaheptanoic acid (NFDHA)	--	NG/L	3.81 U	1.48 U	5.48 U	5.01 U
Perfluoro(2-ethoxyethane)sulfonic acid (PFEESA)	--	NG/L	3.81 U	1.48 U	5.48 U	5.01 U
Perfluoro(2-Propoxypropanoic) Acid	--	NG/L	2.85 U	1.11 U	4.11 U	3.75 U
Perfluoro-3-methoxypropanoic acid (PFMPA)	--	NG/L	3.81 U	1.48 U	5.48 U	5.01 U
Perfluoro-4-methoxybutanoic acid (PFMBA)	--	NG/L	3.81 U	1.48 U	5.48 U	5.01 U
Perfluorobutanesulfonic acid (PFBS)	--	NG/L	2.03 J	1.48 U	5.12 J	2.31 J
Perfluorobutanoic Acid	--	NG/L	7.4 J	1.64 J	13.3	10
Perfluorodecane Sulfonic Acid	--	NG/L	3.81 U	1.48 U	5.48 U	5.01 U
Perfluorodecanoic acid (PFDA)	--	NG/L	3.81 U	1.48 U	5.48 U	5.01 U
Perfluorododecane sulfonate (PFDoDS)	--	NG/L	3.81 U	1.48 U	5.48 U	5.01 U
Perfluorododecanoic acid (PFDoA)	--	NG/L	3.81 U	1.48 U	5.48 U	5.01 U
Perfluoroheptane Sulfonate (PFHPS)	--	NG/L	0.99 J	1.48 U	1.53 J	2.39 J
Perfluoroheptanoic acid (PFHpA)	--	NG/L	3.41 J	0.64 J	11.4	3.82 J
Perfluorohexanesulfonic acid (PFHxS)	--	NG/L	11.9	0.85 J	23.1	21.3
Perfluorohexanoic acid (PFHxA)	--	NG/L	8.42	1.43 J	21.1	19.4
Perfluorononanesulfonic Acid (PFNS)	--	NG/L	3.81 U	1.48 U	5.48 U	5.01 U
Perfluorononanoic acid (PFNA)	--	NG/L	2.76 J	0.58 J	5.41 J	2.36 J
Perfluorooctane Sulfonamide (FOSA)	--	NG/L	3.81 U	1.48 U	5.48 U	5.01 U
Perfluorooctanesulfonic acid (PFOS)	**2.7**	NG/L	**41.7**	**3.64**	**67.3**	**97.2**
Perfluorooctanoic acid (PFOA)	**6.7**	NG/L	**14.5**	2.78	**236**	**15.2**
Perfluoropentanesulfonic Acid (PFPeS)	--	NG/L	1.03 J	1.48 U	2.9 J	1.66 J

Table 2. Summary of Per- and Polyfluoroalkyl Substances in Groundwater, 1612 5th Avenue, Bay Shore, New York

		Sample Designation:	RXMW-19	RXMW-19D	RXMW-20	RXMW-21
		Sample Date:	09/04/2025	09/04/2025	09/04/2025	09/04/2025
		Regular Sample or Field Duplicate:	N	N	N	N
Parameters	NYSDEC Ambient Water Quality Guidance Values	Units				
Perfluoropentanoic Acid (PFPeA)	--	NG/L	8.63	0.84 J	12.5	12.6
Perfluorotetradecanoic acid (PFTA)	--	NG/L	3.81 U	1.48 U	5.48 U	5.01 U
Perfluorotridecanoic Acid (PFTriA)	--	NG/L	3.81 U	1.48 U	5.48 U	5.01 U
Perfluoroundecanoic Acid (PFUnA)	--	NG/L	3.81 U	1.48 U	5.48 U	5.01 U
Sodium 1H,1H,2H,2H-Perfluorodecane Sulfonate (8:2)	--	NG/L	7.61 U	2.97 U	11 U	10 U
Sodium 1H,1H,2H,2H-Perfluorohexane Sulfonate (4:2)	--	NG/L	7.61 U	2.97 U	11 U	10 U
Sodium 1H,1H,2H,2H-Perfluorooctane Sulfonate (6:2)	--	NG/L	6.6 J	2.94 J	2.82 J	10 U

FIGURES

1. Remedial and Pre-Design Investigation Sample Locations
2. Summary of Soil PFAS Exceedances
3. Summary of Groundwater PFAS Exceedances
4. 2025 Groundwater Elevation Map

N

LEGEND

- LOCATION AND DESIGNATION OF SURFACE SOIL SAMPLE INSTALLED DURING RI
- LOCATION AND DESIGNATION OF SOIL BORING INSTALLED DURING RI
- LOCATION AND DESIGNATION OF BERM SOIL SAMPLE INSTALLED DURING RI
- LOCATION AND DESIGNATION OF PERMANENT MONITORING WELL CONVERTED FROM SOIL BORING INSTALLED DURING RI
- LOCATION AND DESIGNATION OF SOIL VAPOR POINT INSTALLED DURING RI
- LOCATION AND DESIGNATION OF PERMANENT SOIL VAPOR POINT CONVERTED FROM SOIL BORING INSTALLED DURING RI
- BERM SOIL SAMPLE - PDI
- DEEP MONITORING WELL - PDI
- SHALLOW MONITORING WELL - PDI
- SOIL BORING AND DEEP MONITORING WELL - SAMPLE FROM GW INTERFACE - PDI
- SOIL BORING AND SHALLOW MONITORING WELL - WILL BE SAMPLED FROM 0-2, 10-12, AND GW INTERFACE - PDI
- APPROXIMATE EXTENT OF HISTORIC LANDFILL
- BCP SITE BOUNDARY

NOTES

1. THE PROPERTY BOUNDARY AND EXTENT OF LANDFILL ARE ESTIMATED BASED ON THE INFORMATION PROVIDED TO ROUX.
2. AERIAL SOURCE: GOOGLE EARTH DATED 06-2023

100 0 100'

Title:

REMEDIAL AND PRE-DESIGN INVESTIGATIONS SAMPLE LOCATIONS

1612 5TH AVENUE,
BAYSHORE, NEW YORK

Prepared for:

FIFTH XNY, LLC

ROUX

Compiled by: C.I.	Date: 10/20/25	FIGURE
Prepared by: M.S.R.	Scale: AS SHOWN	1
Project Mgr: C.I.	Project: 3900.0001Y003	
File: 3900.0001Y126.01.mxd		

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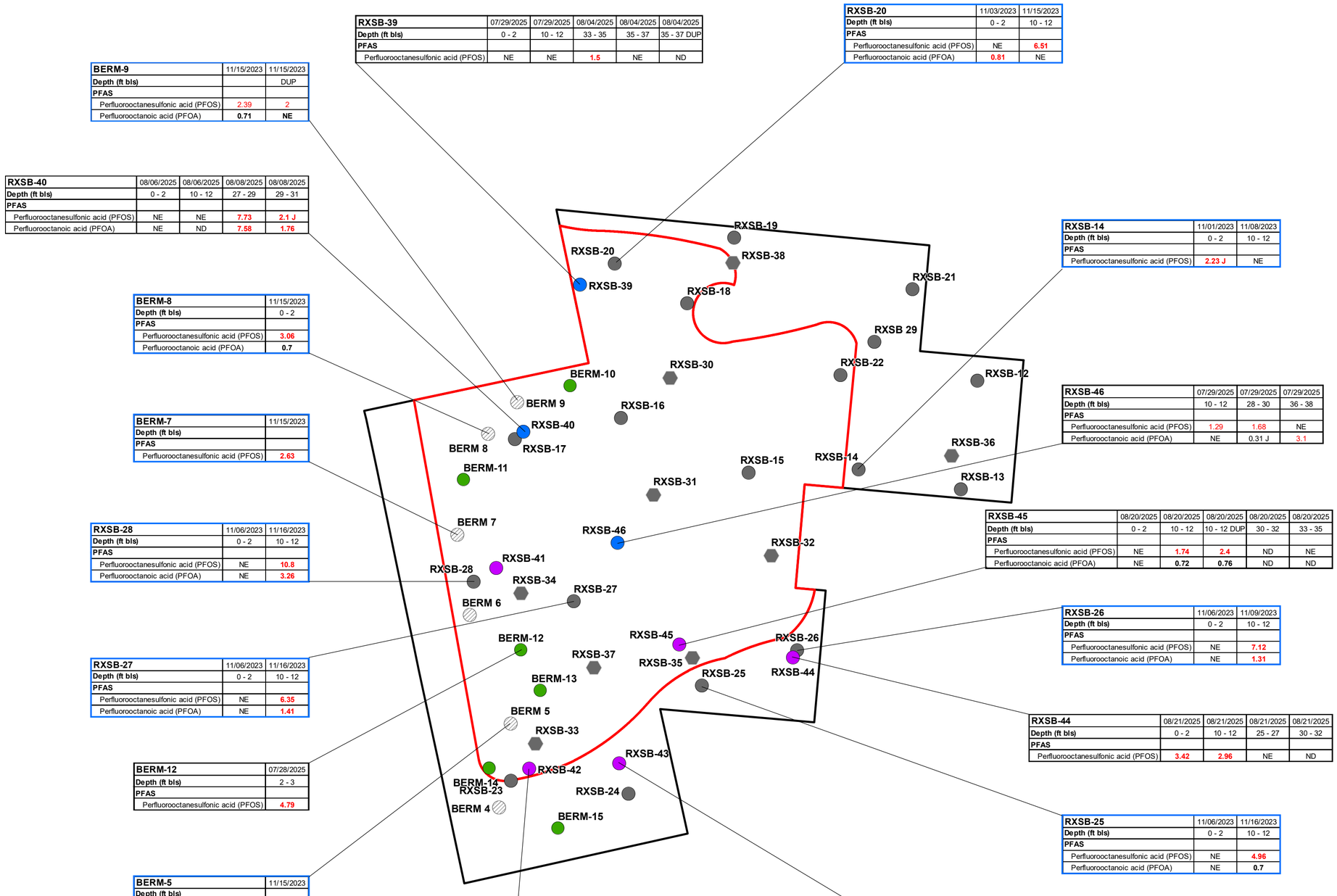


RXSB-39	07/29/2025	07/29/2025	08/04/2025	08/04/2025	08/04/2025
Depth (ft bls)	0 - 2	10 - 12	33 - 35	35 - 37	35 - 37 DUP
PFAS					
Perfluorooctanesulfonic acid (PFOS)	NE	NE	**1.5**	NE	ND

RXSB-20	11/03/2023	11/15/2023
Depth (ft bls)	0 - 2	10 - 12
PFAS		
Perfluorooctanesulfonic acid (PFOS)	NE	**6.51**
Perfluorooctanoic acid (PFOA)	**0.81**	NE

BERM-9	11/15/2023	11/15/2023
Depth (ft bls)		DUP
PFAS		
Perfluorooctanesulfonic acid (PFOS)	2.39	2
Perfluorooctanoic acid (PFOA)	**0.71**	**NE**

RXSB-40	08/06/2025	08/06/2025	08/08/2025	08/08/2025
Depth (ft bls)	0 - 2	10 - 12	27 - 29	29 - 31
PFAS				
Perfluorooctanesulfonic acid (PFOS)	NE	NE	**7.73**	**2.1 J**
Perfluorooctanoic acid (PFOA)	NE	ND	**7.58**	**1.76**

RXSB-14	11/01/2023	11/08/2023
Depth (ft bls)	0 - 2	10 - 12
PFAS		
Perfluorooctanesulfonic acid (PFOS)	**2.23 J**	NE

BERM-8	11/15/2023
Depth (ft bls)	0 - 2
PFAS	
Perfluorooctanesulfonic acid (PFOS)	**3.06**
Perfluorooctanoic acid (PFOA)	**0.7**

RXSB-46	07/29/2025	07/29/2025	07/29/2025
Depth (ft bls)	10 - 12	28 - 30	36 - 38
PFAS			
Perfluorooctanesulfonic acid (PFOS)	1.29	1.68	NE
Perfluorooctanoic acid (PFOA)	NE	0.31 J	3.1

BERM-7	11/15/2023
Depth (ft bls)	
PFAS	
Perfluorooctanesulfonic acid (PFOS)	**2.63**

RXSB-45	08/20/2025	08/20/2025	08/20/2025	08/20/2025	08/20/2025
Depth (ft bls)	0 - 2	10 - 12	10 - 12 DUP	30 - 32	33 - 35
PFAS					
Perfluorooctanesulfonic acid (PFOS)	NE	**1.74**	**2.4**	ND	NE
Perfluorooctanoic acid (PFOA)	NE	**0.72**	**0.76**	ND	ND

RXSB-28	11/06/2023	11/16/2023
Depth (ft bls)	0 - 2	10 - 12
PFAS		
Perfluorooctanesulfonic acid (PFOS)	NE	**10.8**
Perfluorooctanoic acid (PFOA)	NE	**3.26**

RXSB-26	11/06/2023	11/09/2023
Depth (ft bls)	0 - 2	10 - 12
PFAS		
Perfluorooctanesulfonic acid (PFOS)	NE	**7.12**
Perfluorooctanoic acid (PFOA)	NE	**1.31**

RXSB-27	11/06/2023	11/16/2023
Depth (ft bls)	0 - 2	10 - 12
PFAS		
Perfluorooctanesulfonic acid (PFOS)	NE	**6.35**
Perfluorooctanoic acid (PFOA)	NE	**1.41**

RXSB-44	08/21/2025	08/21/2025	08/21/2025	08/21/2025
Depth (ft bls)	0 - 2	10 - 12	25 - 27	30 - 32
PFAS				
Perfluorooctanesulfonic acid (PFOS)	**3.42**	**2.96**	NE	ND

BERM-12	07/28/2025
Depth (ft bls)	2 - 3
PFAS	
Perfluorooctanesulfonic acid (PFOS)	**4.79**

RXSB-25	11/06/2023	11/16/2023
Depth (ft bls)	0 - 2	10 - 12
PFAS		
Perfluorooctanesulfonic acid (PFOS)	NE	**4.96**
Perfluorooctanoic acid (PFOA)	NE	**0.7**

BERM-5	11/15/2023
Depth (ft bls)	
PFAS	
Perfluorooctanesulfonic acid (PFOS)	**1.4**

RXSB-42	08/14/2025	08/14/2025	08/14/2025	08/14/2025
Depth (ft bls)	0 - 2	10 - 12	32 - 34	35 - 37
PFAS				
Perfluorooctanesulfonic acid (PFOS)	NE	**0.99**	**1.05**	ND

RXSB-43	08/18/2025	08/18/2025	08/18/2025	08/18/2025
Depth (ft bls)	0 - 2	10 - 12	24 - 26	31 - 33
PFAS				
Perfluorooctanesulfonic acid (PFOS)	NE	**1.76**	ND	ND
Perfluorooctanoic acid (PFOA)	ND	**0.85**	ND	ND

LEGEND

- LOCATION AND DESIGNATION OF SURFACE SOIL SAMPLE INSTALLED DURING RI
- LOCATION AND DESIGNATION OF SOIL BORING INSTALLED DURING RI
- LOCATION AND DESIGNATION OF BERM SOIL SAMPLE INSTALLED DURING RI
- BERM SOIL SAMPLE - PDI
- SOIL BORING AND DEEP MONITORING WELL - SAMPLE FROM GW INTERFACE - PDI
- SOIL BORING AND SHALLOW MONITORING WELL - WILL BE SAMPLED FROM 0-2, 10-12, AND GW INTERFACE - PDI
- APPROXIMATE EXTENT OF HISTORIC LANDFILL
- BCP SITE BOUNDARY

N

Parameter	NYSDEC Part 375 Unrestricted Use Guidance Values	NYSDEC Part 375 Industrial Guidance Values	NYSDEC Part 375 Protection of Groundwater Guidance Values	Units
PFAS				
Perfluorooctanesulfonic acid (PFOS)	**0.88**	440	1	µg/kg
Perfluorooctanoic acid (PFOA)	**0.66**	600	0.8	µg/kg

NOTES

1. THE PROPERTY BOUNDARY AND EXTENT OF LANDFILL ARE ESTIMATED BASED ON THE INFORMATION PROVIDED TO ROUX.
2. AERIAL SOURCE: GOOGLE EARTH DATED 06-2023
3. BLUE FRAME BOXES INDICATE REMEDIAL INVESTIGATION DATA

µG/KG - MICROGRAMS PER KILOGRAM
NYSDEC - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
-- NO NYSDEC PART 375 SOIL CLEANUP OBJECTIVES AVAILABLE
J - ESTIMATED VALUE
DUP - DUPLICATE SAMPLE
PFAS - PER- AND POLYFLUOROALKYL SUBSTANCES
NE - NO EXCEEDANCE
ND - NO DETECTION
FT BLS - FEET BELOW LAND SURFACE

BOLD DATA INDICATES THAT PARAMETER WAS DETECTED ABOVE THE NYSDEC PART 375 UNRESTRICTED USE GV
SHADED DATA INDICATES THAT PARAMETER WAS DETECTED ABOVE THE NYSDEC PART 375 INDUSTRIAL GV
RED DATA INDICATES THAT PARAMETER WAS DETECTED ABOVE THE NYSDEC PART 375 PROTECTION OF GROUNDWATER GV

150 0 150'

Title:

SUMMARY OF SOIL PFAS EXCEEDANCES

1612 5TH AVENUE,
BAYSHORE, NEW YORK

Prepared for:

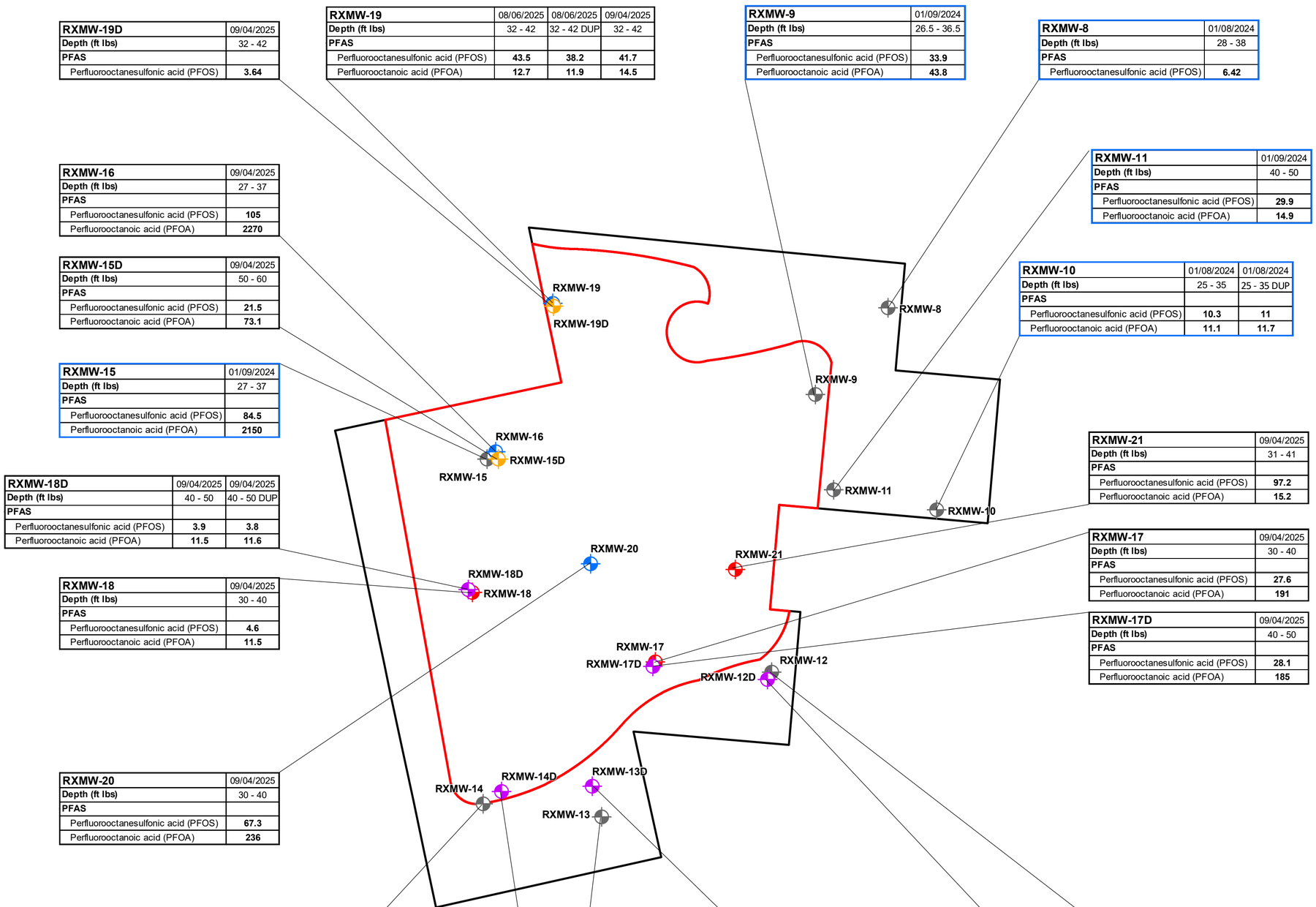
FIFTH XNY, LLC

ROUX

Compiled by: C.I.	Date: 10/27/25
Prepared by: M.S.R.	Scale: AS SHOWN
Project Mgr: C.I.	Project: 3900.0001Y003
File: 3900.0001Y126.02.mxd	

FIGURE 2

V:\GIS\PROJECTS\3900\0001Y\126\3900.0001Y126.02.MXD



RXMW-19D	09/04/2025
Depth (ft lbs)	32 - 42
PFAS	
Perfluorooctanesulfonic acid (PFOS)	**3.64**

RXMW-19	08/06/2025	08/06/2025	09/04/2025
Depth (ft lbs)	32 - 42	32 - 42 DUP	32 - 42
PFAS			
Perfluorooctanesulfonic acid (PFOS)	**43.5**	**38.2**	**41.7**
Perfluorooctanoic acid (PFOA)	**12.7**	**11.9**	**14.5**

RXMW-9	01/09/2024
Depth (ft lbs)	26.5 - 36.5
PFAS	
Perfluorooctanesulfonic acid (PFOS)	**33.9**
Perfluorooctanoic acid (PFOA)	**43.8**

RXMW-8	01/08/2024
Depth (ft lbs)	28 - 38
PFAS	
Perfluorooctanesulfonic acid (PFOS)	**6.42**

RXMW-16	09/04/2025
Depth (ft lbs)	27 - 37
PFAS	
Perfluorooctanesulfonic acid (PFOS)	**105**
Perfluorooctanoic acid (PFOA)	**2270**

RXMW-11	01/09/2024
Depth (ft lbs)	40 - 50
PFAS	
Perfluorooctanesulfonic acid (PFOS)	**29.9**
Perfluorooctanoic acid (PFOA)	**14.9**

RXMW-15D	09/04/2025
Depth (ft lbs)	50 - 60
PFAS	
Perfluorooctanesulfonic acid (PFOS)	**21.5**
Perfluorooctanoic acid (PFOA)	**73.1**

RXMW-10	01/08/2024	01/08/2024
Depth (ft lbs)	25 - 35	25 - 35 DUP
PFAS		
Perfluorooctanesulfonic acid (PFOS)	**10.3**	**11**
Perfluorooctanoic acid (PFOA)	**11.1**	**11.7**

RXMW-15	01/09/2024
Depth (ft lbs)	27 - 37
PFAS	
Perfluorooctanesulfonic acid (PFOS)	**84.5**
Perfluorooctanoic acid (PFOA)	**2150**

RXMW-21	09/04/2025
Depth (ft lbs)	31 - 41
PFAS	
Perfluorooctanesulfonic acid (PFOS)	**97.2**
Perfluorooctanoic acid (PFOA)	**15.2**

RXMW-18D	09/04/2025	09/04/2025
Depth (ft lbs)	40 - 50	40 - 50 DUP
PFAS		
Perfluorooctanesulfonic acid (PFOS)	**3.9**	**3.8**
Perfluorooctanoic acid (PFOA)	**11.5**	**11.6**

RXMW-17	09/04/2025
Depth (ft lbs)	30 - 40
PFAS	
Perfluorooctanesulfonic acid (PFOS)	**27.6**
Perfluorooctanoic acid (PFOA)	**191**

RXMW-18	09/04/2025
Depth (ft lbs)	30 - 40
PFAS	
Perfluorooctanesulfonic acid (PFOS)	**4.6**
Perfluorooctanoic acid (PFOA)	**11.5**

RXMW-17D	09/04/2025
Depth (ft lbs)	40 - 50
PFAS	
Perfluorooctanesulfonic acid (PFOS)	**28.1**
Perfluorooctanoic acid (PFOA)	**185**

RXMW-20	09/04/2025
Depth (ft lbs)	30 - 40
PFAS	
Perfluorooctanesulfonic acid (PFOS)	**67.3**
Perfluorooctanoic acid (PFOA)	**236**

RXMW-12	01/10/2024
Depth (ft lbs)	40 - 50
PFAS	
Perfluorooctanesulfonic acid (PFOS)	**56.4**
Perfluorooctanoic acid (PFOA)	**23.8**

RXMW-14	01/09/2024
Depth (ft lbs)	27 - 37
PFAS	
Perfluorooctanesulfonic acid (PFOS)	**16**
Perfluorooctanoic acid (PFOA)	**26.7**

RXMW-14D	09/04/2025
Depth (ft lbs)	35 - 45
PFAS	
Perfluorooctanesulfonic acid (PFOS)	**10.7**
Perfluorooctanoic acid (PFOA)	**26.8**

RXMW-13	01/10/2024
Depth (ft lbs)	28 - 38
PFAS	
Perfluorooctanesulfonic acid (PFOS)	**139**
Perfluorooctanoic acid (PFOA)	**103**

RXMW-13D	09/04/2025
Depth (ft lbs)	35 - 45
PFAS	
Perfluorooctanesulfonic acid (PFOS)	**16**
Perfluorooctanoic acid (PFOA)	**56.9**

RXMW-12D	09/04/2025
Depth (ft lbs)	36 - 46
PFAS	
Perfluorooctanesulfonic acid (PFOS)	**87.3**
Perfluorooctanoic acid (PFOA)	**11.9**

LEGEND

- LOCATION AND DESIGNATION OF PERMANENT MONITORING WELL CONVERTED FROM SOIL BORING INSTALLED DURING RI
- DEEP MONITORING WELL - PDI
- SHALLOW MONITORING WELL - PDI
- SOIL BORING AND DEEP MONITORING WELL - SAMPLE FROM GW INTERFACE - PDI
- SOIL BORING AND SHALLOW MONITORING WELL - WILL BE SAMPLED FROM 0-2, 10-12, AND GW INTERFACE - PDI
- APPROXIMATE EXTENT OF HISTORIC LANDFILL
- BCP SITE BOUNDARY

N

Parameter	NYSDEC AWQSGV	Units
PFAS		
Perfluorooctanesulfonic acid (PFOS)	**2.7**	ng/L
Perfluorooctanoic acid (PFOA)	**6.7**	ng/L

NOTES

1. THE PROPERTY BOUNDARY AND EXTENT OF LANDFILL ARE ESTIMATED BASED ON THE INFORMATION PROVIDED TO ROUX.
2. AERIAL SOURCE: GOOGLE EARTH DATED 06-2023
3. BLUE FRAME BOXES INDICATE REMEDIAL INVESTIGATION DATA

J - ESTIMATED VALUE
U - THE ANALYTE WAS ANALYZED FOR, BUT WAS NOT DETECTED ABOVE THE LEVEL OF THE ASSOCIATED REPORTED QUANTITATION LIMIT
T - INDICATES THAT A QUALITY CONTROL PARAMETER HAS EXCEEDED LABORATORY LIMITS
DUP - DUPLICATE SAMPLE
ng/L - NANOGRAM PER LITER
NYSDEC - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION GUIDANCE VALUES
AWQSGVs - AMBIENT WATER-QUALITY STANDARDS AND GUIDANCE VALUES
-- NO NYSDEC AWQSGV AVAILABLE

BOLD DATA INDICATES THAT PARAMETER WAS DETECTED ABOVE THE NYSDEC AWQSGVS

150 0 150'

Title:

SUMMARY OF GROUNDWATER PFAS EXCEEDANCES

1612 5TH AVENUE,
BAYSHORE, NEW YORK

Prepared for:

FIFTH XNY, LLC

ROUX

Compiled by: C.I.	Date: 10/27/25	FIGURE 3
Prepared by: M.S.R.	Scale: AS SHOWN	
Project Mgr: C.I.	Project: 3900.0001Y003	
File: 3900.0001Y126.03.mxd		

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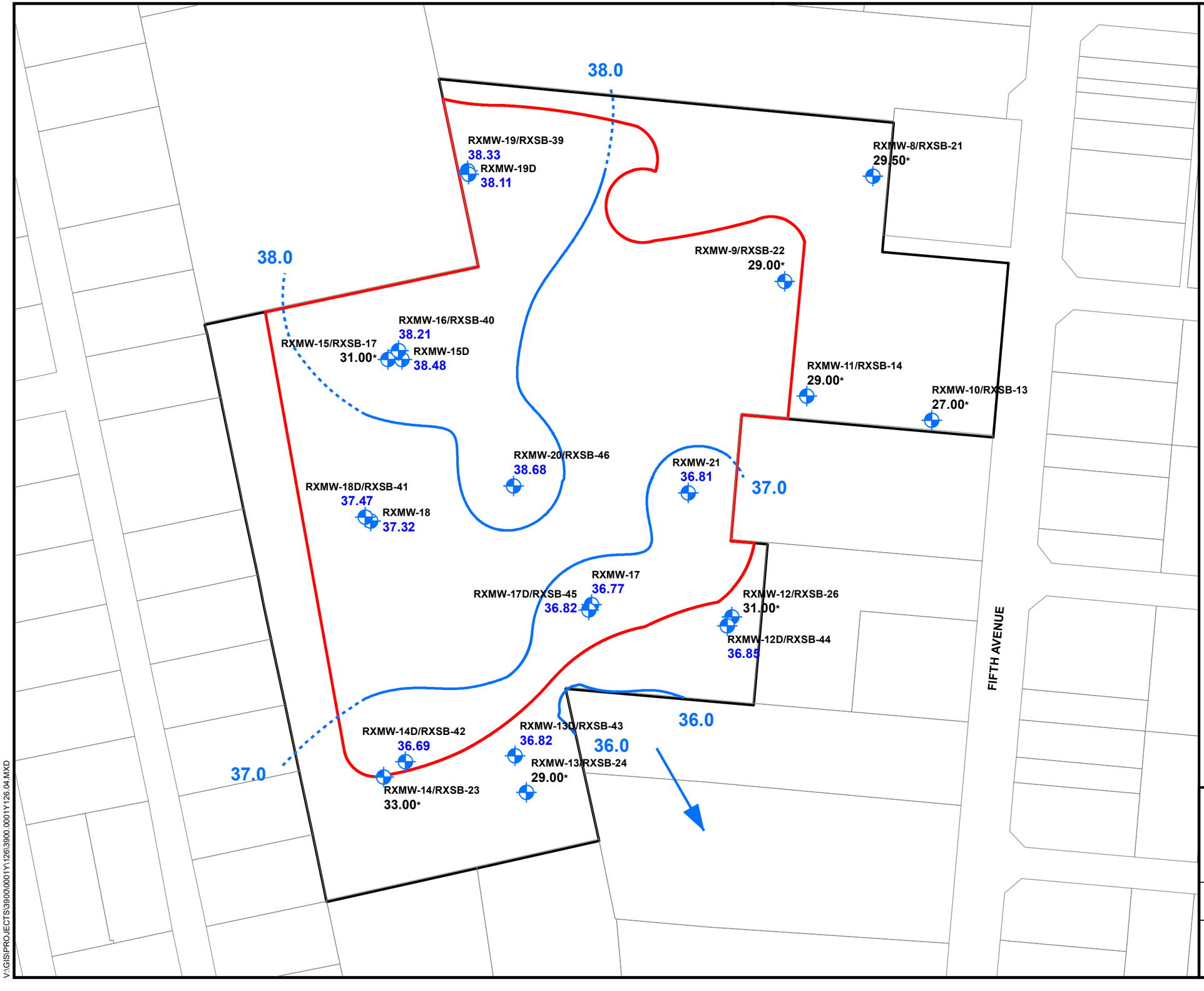

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LEGEND

38.11	GROUNDWATER ELEVATION IN FEET RELATIVE TO NAVD 88
	LOCATION AND DESIGNATION OF PERMANENT MONITORING WELL CONVERTED FROM SOIL BORING
	DIRECTION OF GROUNDWATER FLOW
38.0	LINE OF EQUAL WATER LEVEL ELEVATION IN FEET RELATIVE TO NAVD 88
	ESTIMATED LINE OF EQUAL WATER LEVEL ELEVATION IN FEET RELATIVE TO NAVD 88
	APPROXIMATE EXTENT OF HISTORIC LANDFILL
	BCP SITE BOUNDARY
	PARCEL BOUNDARY

NOTES

1. THE PROPERTY BOUNDARY AND EXTENT OF LANDFILL ARE ESTIMATED BASED ON THE INFORMATION PROVIDED TO ROUX.
2. GROUNDWATER ELEVATIONS BASED ON GAUGING DATA COLLECTED ON 11/04/2025
3. NAVD - NORTH AMERICAN VERTICAL DATUM
4. 33.00* DENOTES WATER LEVEL ELEVATION NOT USED TO ESTIMATE DIRECTION OF GROUNDWATER FLOW

150 0 150'

Title:

2025
GROUNDWATER ELEVATION MAP

1612 5TH AVENUE,
BAY SHORE, NY

Prepared for:

FIFTH XNY, LLC

ROUX

Compiled by: E.L.	Date: 10/30/25	FIGURE
Prepared by: M.S.R.	Scale: AS SHOWN	4
Project Mgr: C.I.	Project: 3900.0001Y003	
File: 3900.0001Y126.04.mxd		

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APPENDICES

A. Site Development Plans, June 16, 2025
B. CAMP Reports
C. Field Sampling Forms
D. Soil Boring Logs
E. Laboratory Analytical Reports
F. Data Usability Summary Report
G. Well Survey Report

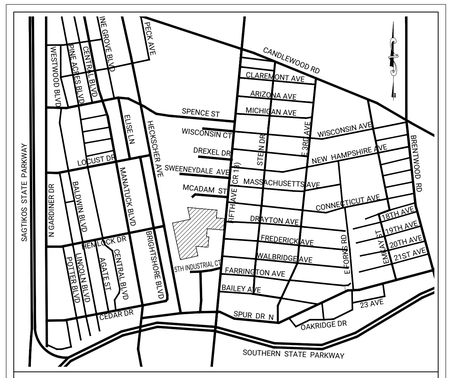
APPENDIX A

Site Development Plans, June 16, 2025

SITE DEVELOPMENT PLANS

FOR

1612 FIFTH AVENUE



KEY MAP
SCALE: 1" = 1,500'

SITUATED IN

BAY SHORE
TOWN OF ISLIP
SUFFOLK COUNTY, NEW YORK

UTILITY CONTACTS

SANITARY:	TELEPHONE:
SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES	VERIZON
BUREAU OF WASTEWATER MANAGEMENT	501 NORTH OCEAN AVE.
360 YAPHANK AVE.	PATCHOGUE, NY 11772
YAPHANK, NY 11980	PHONE: (631) 687-8446
PHONE: (631) 852-5700	
	ROADS:
WATER:	TOWN OF ISLIP PUBLIC WORKS
SUFFOLK COUNTY WATER AUTHORITY	HIGHWAY DIVISION
4060 SUNRISE HIGHWAY	401 MAIN STREET
OAKDALE, NY 11769	ISLIP, NY 11751
PHONE: (631) 589-5200	PHONE: (631) 224-5600
GAS:	SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS
NATIONAL GRID	HIGHWAY DEPARTMENT
1393 VETERANS HIGHWAY	335 YAPHANK AVE.
HAUPPAUGE, NY 11788	YAPHANK, NY 11980
PHONE: 1-800-GAS-2001	PHONE: (631) 852-4079
ELECTRIC:	SITE PLAN:
PSEG	TOWN OF ISLIP
175 EAST OLD COUNTRY ROAD	ENGINEERING DEPARTMENT
HICKSVILLE, NY 11801	655 MAIN STREET. ISLIP, NY 11751
PHONE: (800) 490-0025	PHONE: (631) 224-5360

CIVIL ENGINEERING DRAWINGS

SHEET No.	TITLE
SP-1	COVER SHEET
SP-2	OVERALL ALIGNMENT PLAN
SP-3A	PARTIAL ALIGNMENT PLAN
SP-3B	PARTIAL ALIGNMENT PLAN
SP-4A	PARTIAL DEMOLITION PLAN
SP-4B	PARTIAL DEMOLITION PLAN
SP-5A	PARTIAL GRADING & DRAINAGE PLAN
SP-5B	PARTIAL GRADING & DRAINAGE PLAN
SP-6A	PARTIAL UTILITY PLAN
SP-6B	PARTIAL UTILITY PLAN
SP-7A	PARTIAL LANDSCAPE & IRRIGATION PLAN
SP-7B	PARTIAL LANDSCAPE & IRRIGATION PLAN
SP-8A	PARTIAL PHOTOMETRIC PLAN
SP-8B	PARTIAL PHOTOMETRIC PLAN
SP-9A	PARTIAL SWPPP PLAN
SP-9B	PARTIAL SWPPP PLAN
SP-10	CONSTRUCTION DETAILS
SP-10.1	CONSTRUCTION DETAILS
SP-11	DRAINAGE DETAILS
SP-12	SANITARY DETAILS
SP-13	SANITARY DETAILS
SP-14	WATER & UTILITY DETAILS
SP-15	SWPPP DETAILS
RW-1	RETAINING WALL DETAILS
WZTC-1	WORK ZONE TRAFFIC CONTROL PLAN

TOWN OF ISLIP NOTES

1. CONTACT THE ENGINEERING INSPECTOR (631-224-5360) AT LEAST 48 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE TOWN ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE.
2. COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
3. OBTAIN A TOWN RIGHT-OF-WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT-OF-WAY (631-224-5610)
4. CLEARING LIMIT LINES SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR, AND EITHER SNOW FENCING OR CONSTRUCTION FENCING SHALL BE ERECTED TO PROTECT AREAS FROM DISTURBANCE OR ENCROACHMENT PRIOR TO THE START OF ANY ACTIVITIES ON SITE. FENCING SHALL NOT BE REMOVED PRIOR TO COMPLETION OF FINAL SITE GRADING OPERATIONS.
5. PLACEMENT OF FILL, INSTALLATION OF RETAINING WALLS, DUMPING OF MATERIAL, EXCAVATION, MINING, OR SIMILAR DISTURBANCE OF LAND REQUIRES AN APPROVED SITE PLAN. COMMENCEMENT OF ANY LEGAL ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION
6. CONTRACTOR SHALL CONTACT FIRE MARSHALL'S OFFICE (631-224-5477) PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROVIDE PROPER INSPECTION COORDINATION.
7. ALL EXISTING OR PROPOSED SUBSURFACE ELECTRIC, TELEPHONE, OR CABLE SERVICES SHALL BE INSTALLED IN APPROPRIATE CONDUIT SLEEVES WHEN PERMANENT, IMPROVED SURFACES ARE PROPOSED OVER THE ROUTING PATH.
8. ALL RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) AND FILL MATERIALS ARE TO BE FROM AN APPROVED SOURCE. RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE IS TO BE CERTIFIED. DOCUMENTATION IS TO BE PROVIDED SHOWING THAT THE MATERIAL OBTAINED IS FROM A NYSDEC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C&D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-16.1 OF 6NYCRR PART 360, "SOLID WASTE MANAGEMENT FACILITIES".
9. LOAD TICKETS REQUIRED FOR ALL FILL MATERIALS BROUGHT ON SITE, IDENTIFYING THE SOURCE AND QUANTITY OF MATERIALS. ALL FILL TO SATISFY THE REQUIREMENTS OF ISLIP ITEM 25F OR ITEM 25B.
10. ALL CONSTRUCTION AND DEMOLITION MATERIAL EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDEC FACILITY, LOAD/TRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD.
11. THE TOWN OF ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P, S SHALL BE FOLLOWED.
12. APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE SHALL FOLLOW THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL PAGES 5A.75 AND 5A.76. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
13. REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT/OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND/OR FUMES. APPLICANT/OPERATOR SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES UNITS ARE BEING ACCESS FOR LOADING OR UNLOADING OF DUMPSTERS.
14. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE DEDICATION(S) TO THE TOWN OF ISLIP MUST BE RECORDED WITH THE SUFFOLK COUNTY CLERK.
15. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE LIGHTING CONTRACTOR OR ELECTRICIAN SHALL PROVIDE AN UNDERWRITER'S LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED.

GENERAL NOTES

1. R&M ENGINEERING SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, OR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. ALL EXISTING STRUCTURES SPECIFIED TO BE REMOVED, SHALL BE REMOVED AND BACKFILLED. BACKFILL TO BE SELECT GRANULAR FILL, COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, AS DETERMINED BY MODIFIED PROCTOR TEST.
3. ALL FILL SHALL BE SELECT GRANULAR MATERIAL COMPACTED TO 95% OF THE MAXIMUM DENSITY AT THE OPTIMUM MOISTURE CONTENT, AS DETERMINED BY THE MODIFIED PROCTOR TEST.
4. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO EXCAVATION.
5. ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN, COUNTY, STATE OR AS SPECIFIED HEREIN, LATEST EDITIONS.
6. PROPOSED ELECTRIC AND TELEPHONE SERVICE LOCATIONS SUBJECT TO P.S.E.G. AND VERIZON DESIGN AND APPROVAL, AND SUBJECT TO TOWN PERMITS.
7. INSTALLATION OF ELECTRIC AND GAS SERVICE IS THE RESPONSIBILITY OF THE CONTRACTOR, BY WHICH ALL WORK SHALL CONFORM, AS A MINIMUM TO THE REQUIREMENTS OF PSEG LONG ISLAND.
8. INSTALLATION OF TELEPHONE SERVICE IS THE RESPONSIBILITY OF THE CONTRACTOR, BY WHICH ALL WORK SHALL CONFORM, AS A MINIMUM, TO THE REQUIREMENTS OF VERIZON.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR INSTALLATION OF ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL REQUIREMENTS FOR THE PRECONSTRUCTION OF ANY SANITARY SYSTEM FROM ALL GOVERNING AGENCIES. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL THE UTILITY OR MUNICIPAL AGENCY HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE THE REQUIRED UTILITY AND MUNICIPAL INSPECTIONS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY AND FOR THE INSTALLATION OF SIGNS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY TO REMOVE ANY EXCAVATED MATERIALS.
12. UNSUITABLE MATERIAL, AS DEFINED IN SECTION 203 OF N.Y.S.D.O.T. STANDARD SPECIFICATIONS EDITION, UNDER PAVEMENT, WALKS AND CONCRETE SLABS SHALL BE REMOVED AND REPLACED WITH SELECT GRANULAR MATERIAL.
13. SELECT GRANULAR MATERIAL SHALL BE AS DEFINED IN SECTION 203 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS.
14. COMPACTION SHALL CONFORM TO N.Y.S.D.O.T. SECTION 203.
15. ALL CONCRETE CURBING, SIDEWALK, AND DRAINAGE STRUCTURES SHALL CONFORM TO THE TOWN OF ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (AMENDED JUNE 2020 EDITION)
16. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.
17. ELEVATIONS REFER TO NAVD 88.
18. ALL DRAINAGE STRUCTURES SHALL BE PRECAST, WITH PRECAST OPENINGS FOR DRAINAGE PIPE(S) AND SHALL CONFORM TO THE TOWN STANDARD DETAILS AND SPECIFICATIONS.
19. THE BUILDING SHALL BE CONNECTED TO THE SANITARY SYSTEM UNDER THE REQUIRED TOWN AND COUNTY SEWER PERMITS.
20. CONSTRUCTION OF APPLICABLE WATER AND SEWAGE FACILITIES IN THE SITE SHALL CONFORM TO PART 74, TITLE 10 AND PART 653, TITLE 6 OF THE OFFICIAL COMPILATION OF CODES, RULES AND REGULATIONS OF THE STATE OF NEW YORK.
21. ALL EXISTING SANITARY STRUCTURES, SPECIFIED TO BE ABANDONED, SHALL BE PUMPED EMPTY AND FILLED WITH CLEAN, COMPACTED SAND, EXCEPT WHERE NOTED, IN FULL CONFORMANCE W/SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES GUIDELINES FOR ABANDONMENT OF SEWER STRUCTURES.
22. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, ROOF DRAINS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
23. ALL PARKING LOT LIGHTING POLES, LIGHTING FIXTURE CONFIGURATIONS, AND COLOR SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION. INSTALLATION SHALL CONFIRM TO THE DESIGN DOCUMENTS APPROVED FOR PERMIT BY THE TOWN.
24. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF TEMPORARY TRAFFIC CONTROLS WITHIN THE SITE AND ALONG SURROUNDING ROADWAYS AS REQUIRED TO CONTROL CONSTRUCTION TRAFFIC. THE INSTALLATION OF ALL TEMPORAY TRAFFIC CONTROLS SHALL CONFORM TO NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
25. THE CONTRACTOR, AT HIS EXPENSE, SHALL ALSO BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES WITHIN THE SITE AND SHALL NOT AMEND THE SIGNAGE AND/OR PAVEMENT MARKINGS WITHOUT HAVING A NEW YORK STATE PROFESSIONAL ENGINEER PREPARE AND SUBMIT A TRAFFIC PLAN TO THE ISLIP ENGINEERING DIVISION.
26. THE CONTRACTOR SHALL FURNISH AND INSTALL TEMPORARY SHEETING, SHORING AND BRACING OF EXCAVATIONS AS REQUIRED TO CONSTRUCT THE IMPROVEMENTS AND TO PREVENT DISTURBANCE TO ADJOINING PROPERTIES.
27. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE START CONSTRUCTION TO ASSURE PROTECTION TO NATURALLY WOODED AREAS TO REMAIN. SAID FENCING IS TO BE INSPECTED PRIOR TO ANY CONSTRUCTION OR DISTURBANCE ON-SITE.

LEGEND

104	EXISTING CONTOURS
(104)	PROPOSED CONTOURS
	PROPOSED CURB (6" REVEAL)
	PROPOSED HIGH CURB (18" REVEAL)
	EXIST CURB (TO REMAIN)
	EXIST CURB (TO BE REMOVED)
W	EXIST WATER MAIN
E	EXIST UNDERGROUND ELECTRIC
T	EXIST TELEPHONE LINE
G	EXIST GAS MAIN
	EXIST DRAIN MANHOLE
	EXIST DRAIN MANHOLE (OPEN GRATE)
x 101.2	EXIST SPOT ELEVATION
	EXIST HYDRANT
x x x	EXIST FENCE
	EXIST CATCH BASIN
	EXIST UTILITY POLE
(S)	PROP SANITARY LINE
(D)	PROP DRAIN LINE
	PROP HOUSE CONNECTION
(W)	PROP WATER SERVICE
(RD)	PROP ROOF DRAIN
(E)	PROP UNDERGROUND ELECTRIC
(T)	PROP TELEPHONE LINE
(G)	PROP GAS MAIN
	PROPOSED HYDRANT
T	PROP TRANSFORMER
	PROP CATCH BASIN
x (123.45)	PROP SPOT ELEVATION
	PROPOSED 6' CHAINLINK FENCE
	PROP LEACHING POOL W/OPEN GRATE
	PROP. LEACHING POOL WITH SOLID COVER
	PROP SEPTIC TANK
	PROP SANITARY LEACHING POOL W/SOLID COVER
TC	TOP OF CURB
BC	PAVEMENT ELEVATION
	DRAIN FLOW ARROW
	PROPOSED CONCRETE WALK
	PROPOSED REINFORCED CONCRETE LOADING AREA
	PROPOSED STANDARD DUTY ON-SITE PAVEMENT
	PROPOSED HEAVY DUTY ON-SITE PAVEMENT
	PROPOSED STANDARD DUTY OFF-SITE PAVEMENT

No.	REVISION DESCRIPTION	DATE	BY
12.	REVISED PER TOI COMMENTS	06-16-25	JB
11.	REVISED PER TOI COMMENTS	12-17-24	AR
10.	REVISED PER SCDPW COMMENTS	04-12-24	CB
9.	REVISED PER TOI COMMENTS	01-10-24	CB
8.	GENERAL REVISIONS	11-08-23	CB
7.	GENERAL REVISIONS	08-25-23	CB
6.	REVISED PER SURVEY UPDATE	08-08-23	CB
5.	REVISED PER SCWA COMMENTS	07-17-23	AR
4.	REVISED PER SCDHS COMMENTS	06-16-23	CB
3.	REVISED PER SCWA COMMENTS	05-10-23	CB
2.	GENERAL REVISIONS	04-21-23	MJM
1.	REVISED PER TOWN COMMENTS	01-20-23	CB

T.O.I. REF.# PB 2023-003
REF.# SP 2023-089

OWNER/APPLICANT:
FIFTH AVENUE SWITCHEN-KENDRICK
1717 MAIN AVENUE, SUITE 895
DALLAS, TX 75201
PHONE: 201-620-0401
EMAIL: NEDD@XEBECREALTY.COM

COVER SHEET

1612 FIFTH AVENUE
SITUATED IN
BAY SHORE
TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK
SCTM: DISTRICT 0500, SECTION 223, BLOCK 02, LOTS 54.1 & 57.1
DISTRICT 0500, SECTION 224, BLOCK 01, LOT 80.3 (INDEPENDENCE STREET)
DISTRICT 0500, SECTION 244, BLOCK 02, LOTS 56 & 57

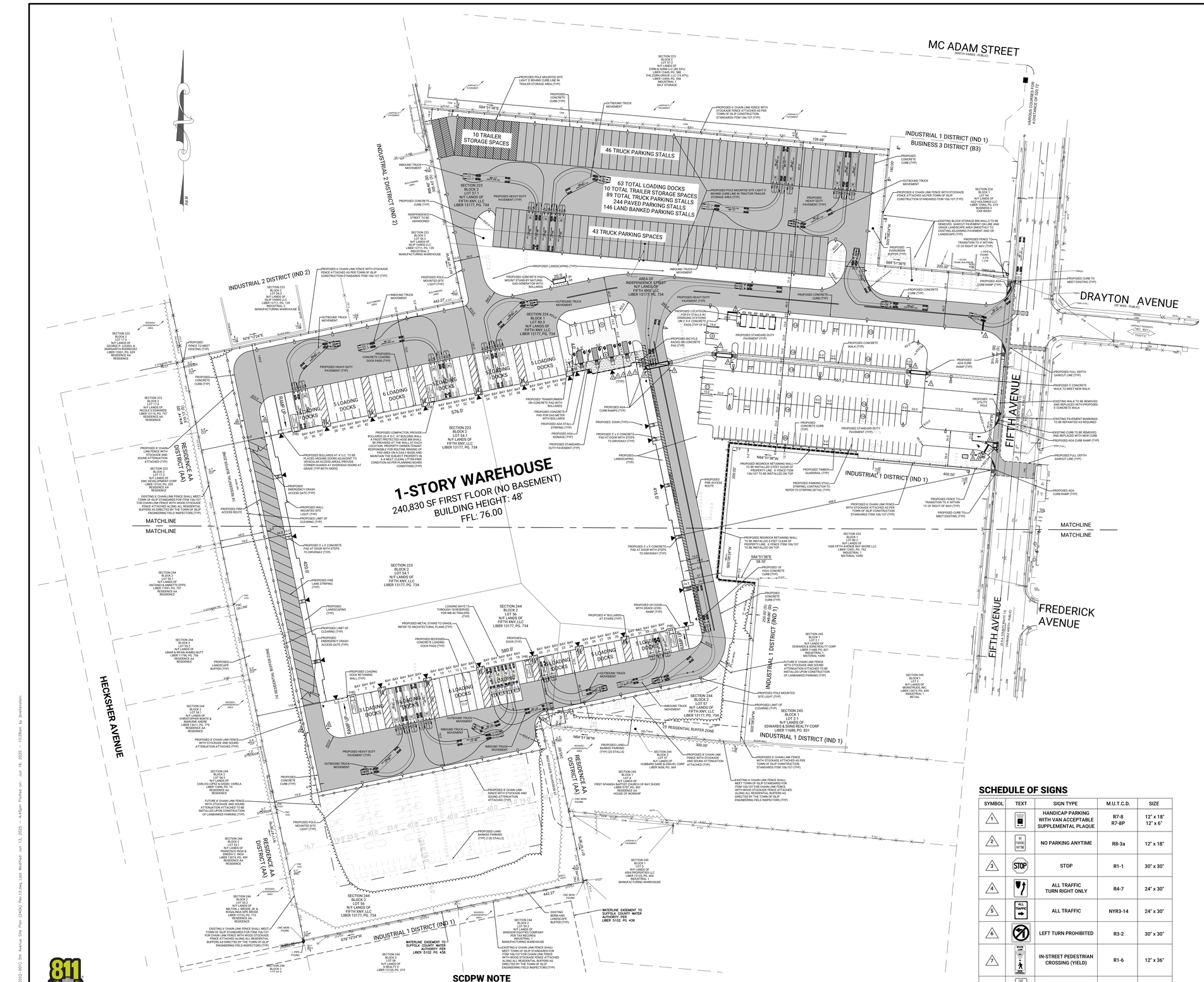
Christopher W. Robinson, P.E.
NY State License No. 067519

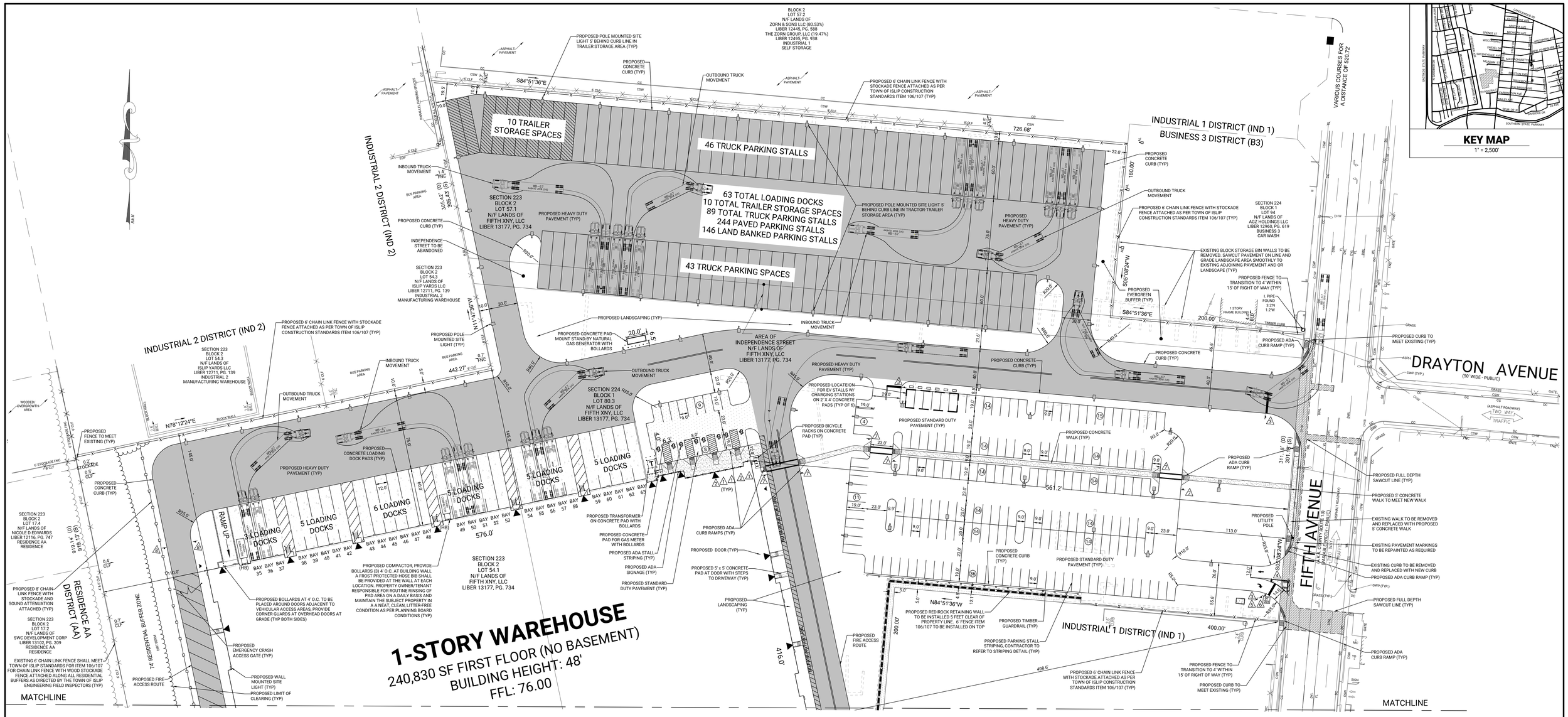
Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

DWN. BY:	CB	CHK'D. BY:	GT	SCALE:	AS NOTED
DATE:	08-09-22	DATE:	08-20-22	JOB No.:	2022-001

SHEET: **SP-1**

Drawing Name: P:\2022 Projects\2022-001\R&M\2025-06-16 (2022-001) 5th Avenue Site Plan (24by) Rev.12.dwg Last Modified: Jun 13, 2025 - 4:45pm Plotted on: Jun 16, 2025 - 10:27am by jbrntenstein


MC ADAM STREET
(MEDIA RAMES - PUBLIC)
DRAYTON AVENUE
(50' WIDE - PUBLIC)
FIFTH AVENUE
(F.K.A. CODDLE POINT RD.)
(50' WIDE - PUBLIC)
FREDERICK AVENUE
HECKSHER AVENUE
INDUSTRIAL 2 DISTRICT (IND 2)
INDUSTRIAL 1 DISTRICT (IND 1)
BUSINESS 3 DISTRICT (B3)
RESIDENCE AA DISTRICT (AA)
10 TRAILER STORAGE SPACES
46 TRUCK PARKING STALLS
63 TOTAL LOADING DOCKS
10 TOTAL TRAILER STORAGE SPACES
89 TOTAL TRUCK PARKING STALLS
244 PAVED PARKING STALLS
146 LAND BANKED PARKING STALLS
43 TRUCK PARKING STALLS
1-STORY WAREHOUSE
240,830 SF FIRST FLOOR (NO BASEMENT)
BUILDING HEIGHT: 48'
FFL: 76.00
AREA OF INDEPENDENCE STREET N/F LANDS OF FIFTH XNY, LLC LIBER 13172 PG. 734
23' RESIDENTIAL BUFFER ZONE
MATCHLINE
MATCHLINE
SECTION 223 BLOCK 2 LOT 54.1 N/F LANDS OF FIFTH XNY, LLC LIBER 13177, PG. 734
SECTION 223 BLOCK 2 LOT 57.1 N/F LANDS OF FIFTH XNY, LLC LIBER 13177, PG. 734
SECTION 224 BLOCK 1 LOT 80.3 N/F LANDS OF FIFTH XNY, LLC LIBER 13177, PG. 734
SECTION 244 BLOCK 2 LOT 56 N/F LANDS OF FIFTH XNY, LLC LIBER 13177, PG. 734
SECTION 244 BLOCK 2 LOT 57 N/F LANDS OF FIFTH XNY, LLC LIBER 13177, PG. 734
SECTION 223 BLOCK 2 LOT 57.2 N/F LANDS OF ZORN & SONS LLC (50.53%) LIBER 12955, PG. 938 & THE ZORN GROUP, LLC (19.47%) LIBER 12955, PG. 938 INDUSTRIAL 1 SELF STORAGE
SECTION 224 BLOCK 1 LOT 84 N/F LANDS OF AGZ HOLDINGS LLC LIBER 13009, PG. 619 & 1 CONNESS 1 CAR WASH
SECTION 245 BLOCK 1 LOT 2.1 N/F LANDS OF EDWARDS & SONS REALTY CORP LIBER 11688, PG. 831 INDUSTRIAL 1 MATERIAL YARD
SECTION 245 BLOCK 1 LOT 3 N/F LANDS OF EDWARDS & SONS REALTY CORP LIBER 13072, PG. 839 INDUSTRIAL 1 RETAIL
SECTION 245 BLOCK 1 LOT A N/F LANDS OF FIRST SPANISH PENTECOSTAL CHURCH OF BAY SHORE LIBER 5757, PG. 452 RESIDENCE AA HOUSE OF WORSHIP
SECTION 245 BLOCK 1 LOT 5 N/F LANDS OF ASSISTED LIVING CLC LIBER 13720, PG. 609 INDUSTRIAL 1 MANUFACTURING WAREHOUSE
SECTION 223 BLOCK 2 LOT 57.3 N/F LANDS OF SWC DEVELOPMENT CORP LIBER 13177, PG. 209 RESIDENCE AA RESIDENCE
SECTION 223 BLOCK 2 LOT 54.2 N/F LANDS OF NICOLE D EDWARDS LIBER 13177, PG. 734 RESIDENCE AA RESIDENCE
SECTION 223 BLOCK 2 LOT 57.4 N/F LANDS OF JOSEPH & MARIE ANN BUTT LIBER 11776, PG. 736 RESIDENCE AA RESIDENCE
SECTION 223 BLOCK 2 LOT 54.3 N/F LANDS OF CHRISTOPHER BOUTE & MARIA C. GOMEZ LIBER 13211, PG. 775 RESIDENCE AA RESIDENCE
SECTION 244 BLOCK 2 LOT 55.1 N/F LANDS OF ANTONIO & ANNETTE EPPS LIBER 11991, PG. 707 RESIDENCE AA RESIDENCE
SECTION 244 BLOCK 2 LOT 55.2 N/F LANDS OF UMBERTO & ANNA BUTT LIBER 11776, PG. 736 RESIDENCE AA RESIDENCE
SECTION 244 BLOCK 2 LOT 54.1 N/F LANDS OF CARLOS LOPEZ & ROSEL YARELA LIBER 13496, PG. 12 RESIDENCE AA RESIDENCE
SECTION 244 BLOCK 2 LOT 53.1 N/F LANDS OF FRANCISCO A. & ENDOLI C. INDA LIBER 13015, PG. 459 RESIDENCE AA RESIDENCE
SECTION 244 BLOCK 2 LOT 53.3 N/F LANDS OF MIGUEL ANGEL ROJAS & ROSALINDA SIPE BROCE LIBER 12733, PG. 713 RESIDENCE AA RESIDENCE
SECTION 223 BLOCK 2 LOT 54.5 N/F LANDS OF KHEALTY 6 LIBER 13124, PG. 319
SECTION 244 BLOCK 2 LOT 52 N/F LANDS OF FIFTH XNY, LLC LIBER 13177, PG. 734
SECTION 244 BLOCK 2 LOT 56 N/F LANDS OF WINDSOR EQUITIES COMPANY PROPERTIES LLC INDUSTRIAL 1 MANUFACTURING WAREHOUSE
SECTION 224 BLOCK 1 LOT 80.2 N/F LANDS OF 1600 FIFTH AVENUE BAY SHORE LLC LIBER 13925, PG. 782 INDUSTRIAL 1 MATERIAL YARD
WATERLINE EASEMENT TO SUFFOLK COUNTY WATER AUTHORITY PER LIBER 5102 PG 436
EXISTING BERM AND LANDSCAPE BUFFER (TYP)
PROPOSED 6' CHAIN LINK FENCE WITH STOCKADE FENCE ATTACHED AS PER TOWN OF ISLIP CONSTRUCTION STANDARDS ITEM 106/107 (TYP)
PROPOSED 6' CHAIN LINK FENCE WITH STOCKADE AND SOUND ATTENUATION ATTACHED (TYP)
PROPOSED FENCE TO MEET EXISTING (TYP)
PROPOSED FENCE TO TRANSITION TO 4' WITHIN 15' OF RIGHT OF WAY (TYP)
PROPOSED CURB TO MEET EXISTING (TYP)
PROPOSED LANDSCAPING (TYP)
PROPOSED LANDSCAPE BUFFER (TYP)
PROPOSED LIMIT OF CLEARING (TYP)
PROPOSED EMERGENCY CRASH ACCESS GATE (TYP)
PROPOSED FIRE LANE STRIPING (TYP)
PROPOSED FIRE ACCESS ROUTE
PROPOSED WALL MOUNTED SITE LIGHT (TYP)
PROPOSED POLE MOUNTED SITE LIGHT (TYP)
PROPOSED 4' BOLLARDS AT STAIRS (TYP)
PROPOSED 5' x 5' CONCRETE PAD AT DOOR WITH STEPS TO DRIVEWAY (TYP)
PROPOSED DH DOOR WITH GRADE LEVEL RAMP (TYP)
PROPOSED CONCRETE CURB (TYP)
PROPOSED CONCRETE WALK (TYP)
PROPOSED ADA CURB RAMP (TYP)
PROPOSED ADA CURB RAMPS (TYP)
PROPOSED ADA SIGNAGE (TYP)
PROPOSED ADA STALL STRIPING (TYP)
PROPOSED STANDARD DUTY PAVEMENT (TYP)
PROPOSED HEAVY DUTY PAVEMENT (TYP)
PROPOSED CONCRETE LOADING DOCK PADS (TYP)
PROPOSED RECESSED CONCRETE LOADING DOCK PADS (TYP)
PROPOSED LOADING DOCK RETAINING WALL (TYP)
PROPOSED METAL STAIRS TO GRADE - REFER TO ARCHITECTURAL PLANS (TYP)
PROPOSED LOCATION FOR EV STALLS W/ CHARGING STATIONS ON 2' X 4' CONCRETE PADS (TYP OF 4)
PROPOSED BICYCLE RACKS ON CONCRETE PAD (TYP)
PROPOSED UTILITY POLE
PROPOSED FULL DEPTH SAWCUT LINE (TYP)
PROPOSED 5' CONCRETE WALK TO MEET NEW WALK
EXISTING WALK TO BE REMOVED AND REPLACED WITH PROPOSED 5' CONCRETE WALK
EXISTING PAVEMENT MARKINGS TO BE REPAINTED AS REQUIRED
EXISTING CURB TO BE REMOVED AND REPLACED WITH NEW CURB
PROPOSED ADA CURB RAMP (TYP)
PROPOSED FULL DEPTH SAWCUT LINE (TYP)
PROPOSED ADA CURB RAMP (TYP)
PROPOSED CONCRETE CURB (TYP)
PROPOSED STANDARD DUTY PAVEMENT (TYP)
PROPOSED LANDSCAPING (TYP)
PROPOSED REDROCK RETAINING WALL TO BE INSTALLED 5 FEET CLEAR OF PROPERTY LINE. 6' FENCE ITEM 106/107 TO BE INSTALLED ON TOP
PROPOSED TIMBER GUARDRAIL (TYP)
PROPOSED PARKING STALL STRIPING, CONTRACTOR TO REFER TO STRIPING DETAIL (TYP)
PROPOSED FENCE TO TRANSITION TO 4' WITHIN 15' OF RIGHT OF WAY (TYP)
PROPOSED CURB TO MEET EXISTING (TYP)
PROPOSED 18" HIGH CONCRETE CURB (TYP)
PROPOSED CONCRETE CURB (TYP)
PROPOSED POLE MOUNTED SITE LIGHT (TYP)
PROPOSED LIMIT OF CLEARING (TYP)
PROPOSED LAND BANKED PARKING (TYP) (126 STALLS)
PROPOSED LAND BANKED PARKING (TYP) (20 STALLS)
PROPOSED TRANSFORMER ON CONCRETE PAD WITH BOLLARDS
PROPOSED CONCRETE PAD FOR GAS METER WITH BOLLARDS
PROPOSED COMPACTOR, PROVIDE BOLLARDS (3) 4' O.C. AT BUILDING WALL AT EACH LOCATION. BOLLARDS TO BE PROVIDED AT THE WALL AT EACH LOCATION. PROPERTY OWNER/TENANT RESPONSIBLE FOR ENSURING DOORS ARE CLOSED ON A DAILY BASIS AND MAINTAIN THE SUBJECT PROPERTY IN A A NEAT, CLEAN, LITTER-FREE CONDITION AS PER PLANNING BOARD CONDITIONS (TYP)
PROPOSED BOLLARDS AT 4'-0 C. TO BE PLACED AROUND DOORS ADJACENT TO LOADING AREAS. PROVIDE CORNER GUARDS AT OVERHEAD DOORS AT GRADE (TYP BOTH SIDES)
PROPOSED 6' CHAIN LINK FENCE WITH STOCKADE AND SOUND ATTENUATION ATTACHED (TYP)
EXISTING 6' CHAIN LINK FENCE SHALL MEET TOWN OF ISLIP STANDARDS FOR ITEM 106/107 FOR CHAIN LINK FENCE WITH WOOD STOCKADE FENCE ATTACHED ALONG ALL RESIDENTIAL BUFFERS AS DIRECTED BY THE TOWN OF ISLIP ENGINEERING FIELD INSPECTORS



KEY MAP
1" = 2,500'

SITE DATA

EXISTING PARCEL AREA:	937,503 S.F. (21.5221 Ac.)
EXISTING USE:	OUTDOOR SAND AND GRAVEL SUPPLIER
PROPOSED FOOTPRINT:	240,830 S.F.
PROPOSED LOT COVERAGE: (240,830/937,503) =	25.69%
PROPOSED GROSS FLOOR AREA:	240,830 S.F.
PROPOSED FLOOR AREA RATIO (FAR): (240,830/937,503) =	0.2569
PROPOSED USE:	WAREHOUSE
EXISTING ZONE:	INDUSTRIAL 1
S.C.T.M.:	DISTRICT 0500, SECTION 223, BLOCK 02, LOTS 54.1, 57.1 DISTRICT 0500, SECTION 224, BLOCK 01, LOT 80.3 (INDEPENDENCE STREET) DISTRICT 0500, SECTION 244, BLOCK 02, LOTS 56, 57
DATUM:	NAVD 88

ZONING COMPLIANCE (INDUSTRIAL 1)

		REQUIRED	PROVIDED
§ 68-343.A	BUILDING HEIGHT (MAX)	60'	48.0'
§ 68-344.A	FLOOR AREA RATIO (MAX)	0.35	0.2569
§ 68-345.A	AREA DENSITY (MIN)	20,000 SF	937,503 SF
§ 68-346.A	LOT WIDTH (MIN)	100'	301.18'
§ 68-347.A	FRONT YARD (MIN)	50'	498.60'
§ 68-348	SIDE YARD (MIN)	10'	57.70'
§ 68-348	SIDE YARD (RESIDENTIAL - MIN)	50'	108.20'
§ 68-349.A	REAR YARD (RESIDENTIAL - MIN)	50'	110.00'

LOT COVERAGE

PROPOSED BUILDING AREA	240,830 S.F.	=	25.69%
PROPOSED IMPERVIOUS AREA	402,137 S.F.	=	42.89%
PROPOSED LANDBANK PARKING AREA	44,288 S.F.	=	04.72%
PROPOSED LANDSCAPE AREA (INCLD. BUFFER)	250,248 S.F.	=	26.70%
TOTAL SITE AREA	937,503 S.F.	=	100.00%

LANDSCAPE CALCULATIONS

REQUIRED LANDSCAPING

TOTAL AREA		=	937,503 SF
TOTAL REQUIRED LANDSCAPING	(20% MIN.) (0.20 X 937,503 SF)	=	187,500.60 SF
REQUIRED FRONT YARD LANDSCAPING	(50% OF REQUIRED) (0.50 X 187,500.60 SF)	=	93,750.30 SF

LANDSCAPING PROVIDED

TOTAL LANDSCAPE AREA (NOT INCLD. BUFFER)	= 215,330 SF	>	187,500.60 SF
FRONT YARD LANDSCAPING	= 94,177 SF	>	93,750.30 SF

PARKING CALCULATIONS

PARKING REQUIRED

OFFICE	240,830 X 15% = 36,124.50 S.F. @ 1 STALL / 200 S.F.	= 180.6 STALLS
WAREHOUSE	240,830 X 85% = 204,705.50 S.F. @ 1 STALL / 1,000 S.F.	= 204.7 STALLS
TOTAL STALLS REQUIRED		= 385.3 STALLS (386 STALLS)

PARKING PROVIDED

PAVED STALLS PROVIDED	= 209 STALLS
LAND BANKED STALLS PROVIDED	= 146 STALLS
TOTAL STALLS PROVIDED (INCLUDING 8 ADA STALLS)	= 355 STALLS*

RELIEF GRANTED: PB 2023-003 (11-08-23)

§68-340.1.C (PLANNING BOARD SPECIAL PERMIT FOR OUTDOOR OR OVERNIGHT PARKING OF REGISTERED VEHICLES AS AN ACCESSORY USE TO A PERMITTED PRINCIPAL USE)

§68-340.1.P (PLANNING BOARD SPECIAL PERMIT FOR OUTSIDE PARKING OF UNATTACHED BOX TRAILERS - MAX. 10 TRAILERS)

* PLANNING BOARD WAIVER FOR DEFICIENCY OF PARKING

(32 STALLS OR 8.3% RELAXATION)

* PLANNING BOARD WAVIER TO ELIMINATE DUMPSTER ENCLOSURES

(SDLDR'S K. 4)

SCHEDULE OF SIGNS

SYMBOL	TEXT	SIGN TYPE	M.U.T.C.D.	SIZE
1		HANDICAP PARKING WITH VAN ACCEPTABLE SUPPLEMENTAL PLAQUE	R7-8 R7-8P	12" x 18" 12" x 6"
2	NO PARKING ANYTIME	NO PARKING ANYTIME	R8-3a	12" x 18"
3	STOP	STOP	R1-1	30" x 30"
4		ALL TRAFFIC TURN RIGHT ONLY	R4-7	24" x 30"
5	ALL TRAFFIC	ALL TRAFFIC	NYR3-14	24" x 30"
6		LEFT TURN PROHIBITED	R3-2	30" x 30"
7	RUN UP	IN-STREET PEDESTRIAN CROSSING (YIELD)	R1-6	12" x 36"
8	FIRE DEPARTMENT ACCESS ONLY	FIRE DEPARTMENT ACCESS ONLY	-	12" X 18"

NOTES:
1. SIGN POST "MINUTE MAN" BREAKAWAY SYSTEM BY MARION STEEL COMPANY MARION, OHIO OR APPROVED EQUAL.
2. 2' WIDE STOP LINES SHALL BE PAINTED AT ALL STOP SIGNS.
3. ALL SIGNS SHALL HAVE A MOUNTING HEIGHT OF 7'-0", AS MEASURED FROM BOTTOM OF SIGN TO FINISHED GRADE.
4. ALL SIGNS ARE TO BE RELECTORIZED.
5. A MINIMUM OF TWO CROSS BRACES SHALL BE PROVIDED ON ALL SINGLE CHANNEL SIGNS HAVING A DIMENSION GREATER THAN 24 INCHES.

SCDPW NOTE

- THIS PERMIT IS SUBJECT TO THE FOLLOWING CONDITIONS:

  THE PROPERTY OWNER SHALL SIGN A DECLARATION OF COVENANTS AND RESTRICTIONS WHICH SHALL RUN WITH THE LAND, THAT SHALL INCLUDE THE FOLLOWING LANGUAGE:

  IF THE DEPARTMENT, IN ITS OPINION, AT ANY TIME, DETERMINES THAT THE SUBJECT PREMISES MAY NEED THE INSTALLATION OF ONE OR MORE TYPES OF TRAFFIC CONTROL DEVICES OR OTHER TRAFFIC MITIGATION MEASURE FOR THE PURPOSE OF THE REGULATION OF INGRESS TO AND/OR EGRESS FROM THE SUBJECT PREMISES, THE DECLARANT, AT ITS OWN COST AND EXPENSE SHALL SECURE A TRAFFIC CONTROL STUDY PREPARED AND EXECUTED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER QUALIFIED IN TRAFFIC CONTROL STUDIES.

  IF SAID STUDY ESTABLISHES THE NEED FOR THE INSTALLATION OF ONE OR MORE TRAFFIC CONTROL DEVICES OR OTHER TRAFFIC MITIGATION MEASURE, THE PROPERTY OWNER, AT THEIR OWN COST AND EXPENSE, SHALL INSTALL SAID DEVICE OR TRAFFIC MITIGATION MEASURE DEEMED NECESSARY BY THE DEPARTMENT UNDER A NEW PERMIT ISSUED BY THE DEPARTMENT.

811 Know what's below. Call before you dig.

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THIS SITE PLAN IS BASED ON A SURVEY BY GALLAS SURVEYING GROUP DATED MARCH 02, 2022.

0 40 80
SCALE: 1" = 40'

No.	REVISION DESCRIPTION	DATE	BY
12.	REVISED PER TOI COMMENTS	06-16-25	JB
11.	REVISED PER TOI COMMENTS	12-17-24	AR
10.	REVISED PER SCDPW COMMENTS	04-12-24	CB
9.	REVISED PER TOI COMMENTS	01-10-24	CB
8.	GENERAL REVISIONS	11-08-23	CB
7.	GENERAL REVISIONS	08-25-23	CB
6.	REVISED PER SURVEY UPDATE	08-08-23	CB
5.	REVISED PER SCWA COMMENTS	07-17-23	AR
4.	REVISED PER SCDHS COMMENTS	06-16-23	CB
3.	REVISED PER SCWA COMMENTS	05-10-23	CB
2.	GENERAL REVISIONS	04-21-23	M,JM
1.	REVISED PER TOWN COMMENTS	01-20-23	CB

T.O.I. REF.# PB 2023-003
REF.# SP 2023-089

OWNER/APPLICANT:
FIFTH XNY, LLC., C/O GRETCHEN KENDRICK
2100 ROSS AVENUE, SUITE 895
DALLAS, TX 75201
PHONE: 203-600-0401
EMAIL: NEDD@AXEBCREALTY.COM

PARTIAL ALIGNMENT PLAN

1612 FIFTH AVENUE

SITUATED IN

BAY SHORE
TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0500, SECTION 223, BLOCK 02, LOTS 54.1 & 57.1
DISTRICT 0500, SECTION 224, BLOCK 01, LOT 80.3 (INDEPENDENCE STREET)
DISTRICT 0500, SECTION 244, BLOCK 02, LOTS 56 & 57

Christopher W. Robinson, P.E.
NY State License No. 067519

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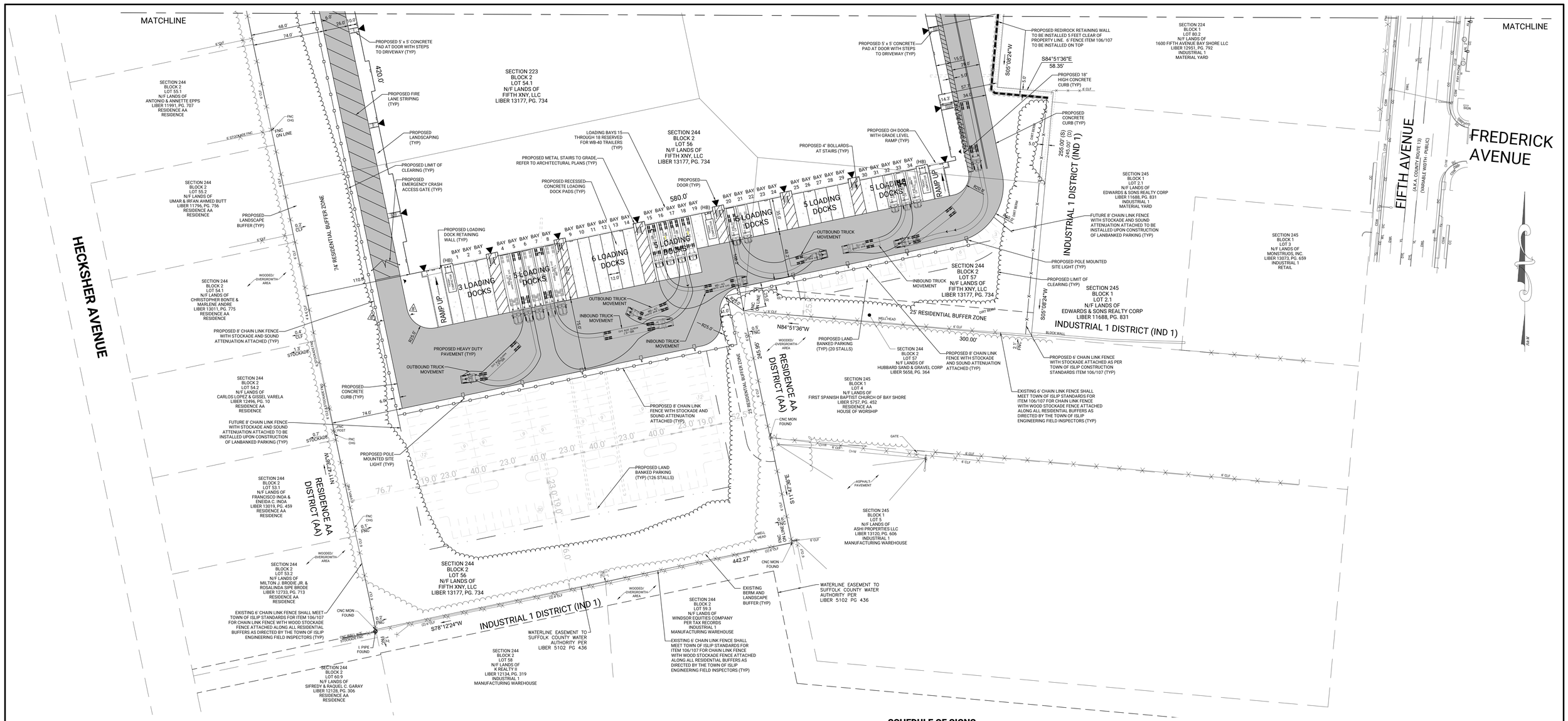
DWN. BY:	CB	CHK'D. BY:	GT	SCALE:	1" = 40'	SHEET:	SP-3A
DATE:	08-20-22	DATE:	09-12-22	JOB No.:	2022-001		

Drawing Name: P:\2022 Projects\2022-001\E&M\2025-06-16 (2022-001) 5th Avenue Site Plan (2426) Rev.12.dwg Last Modified: Jun 13, 2025 - 4:45pm Plotted on: Jun 16, 2025 - 10:29am by jbrehenden



SITE DATA

EXISTING PARCEL AREA:	937,503 S.F. (21.5221 Ac.)
EXISTING USE:	OUTDOOR SAND AND GRAVEL SUPPLIER
PROPOSED FOOTPRINT:	240,830 S.F.
PROPOSED LOT COVERAGE: (240,830/937,503) =	25.69%
PROPOSED GROSS FLOOR AREA:	240,830 S.F.
PROPOSED FLOOR AREA RATIO (FAR): (240,830/937,503) =	0.2569
PROPOSED USE:	WAREHOUSE
EXISTING ZONE:	INDUSTRIAL 1
S.C.T.M.:	DISTRICT 0500, SECTION 223, BLOCK 02, LOTS 54.1, 57.1 DISTRICT 0500, SECTION 224, BLOCK 01, LOT 80.3 (INDEPENDENCE STREET) DISTRICT 0500, SECTION 244, BLOCK 02, LOTS 56, 57
DATUM:	NAVD 88

ZONING COMPLIANCE (INDUSTRIAL 1)

		REQUIRED	PROVIDED
§ 68-343.A	BUILDING HEIGHT (MAX)	60'	48.0'
§ 68-344.A	FLOOR AREA RATIO (MAX)	0.35	0.2569
§ 68-345.A	AREA DENSITY (MIN)	20,000 SF	937,503 SF
§ 68-346.A	LOT WIDTH (MIN)	100'	301.18'
§ 68-347.A	FRONT YARD (MIN)	50'	498.60'
§ 68-348	SIDE YARD (MIN)	10'	57.70'
§ 68-348	SIDE YARD (RESIDENTIAL - MIN)	50'	108.20'
§ 68-349.A	REAR YARD (RESIDENTIAL - MIN)	50'	110.00'

LOT COVERAGE

PROPOSED BUILDING AREA	240,830 S.F.	= 25.69%
PROPOSED IMPERVIOUS AREA	402,137 S.F.	= 42.89%
PROPOSED LANDBANK PARKING AREA	44,288 S.F.	= 04.72%
PROPOSED LANDSCAPE AREA (INCLD. BUFFER)	250,248 S.F.	= 26.70%
TOTAL SITE AREA	937,503 S.F.	= 100.00%

LANDSCAPE CALCULATIONS

REQUIRED LANDSCAPING

TOTAL AREA		= 937,503 SF
TOTAL REQUIRED LANDSCAPING	(20% MIN.) (0.20 X 937,503 SF)	= 187,500.60 SF
REQUIRED FRONT YARD LANDSCAPING	(50% OF REQUIRED) (0.50 X 187,500.60 SF)	= 93,750.30 SF

LANDSCAPING PROVIDED

TOTAL LANDSCAPE AREA (NOT INCLD. BUFFER)	= 215,330 SF	>	187,500.60 SF
FRONT YARD LANDSCAPING	= 94,177 SF	>	93,750.30 SF

PARKING CALCULATIONS

PARKING REQUIRED

OFFICE	240,830 X 15% = 36,124.50 S.F. @ 1 STALL / 200 S.F.	= 180.6 STALLS
WAREHOUSE	240,830 X 85% = 204,705.50 S.F. @ 1 STALL / 1,000 S.F.	= 204.7 STALLS
TOTAL STALLS REQUIRED		= 385.3 STALLS (386 STALLS)

PARKING PROVIDED

PAVED STALLS PROVIDED	= 209 STALLS
LAND BANKED STALLS PROVIDED	= 146 STALLS
TOTAL STALLS PROVIDED (INCLUDING 8 ADA STALLS)	= 355 STALLS*

RELIEF GRANTED: PB 2023-003 (11-08-23)

§68-340.1.C (PLANNING BOARD SPECIAL PERMIT FOR OUTDOOR OR OVERNIGHT PARKING OF REGISTERED VEHICLES AS AN ACCESSORY USE TO A PERMITTED PRINCIPAL USE)

§68-340.1.P (PLANNING BOARD SPECIAL PERMIT FOR OUTSIDE PARKING OF UNATTACHED BOX TRAILERS - MAX. 10 TRAILERS)

* PLANNING BOARD WAIVER FOR DEFICIENCY OF PARKING

(32 STALLS OR 8.3% RELAXATION)

* PLANNING BOARD WAVIER TO ELIMINATE DUMPSTER ENCLOSURES

(SDLDR'S K. 4)

SCHEDULE OF SIGNS

SYMBOL	TEXT	SIGN TYPE	M.U.T.C.D.	SIZE
1		HANDICAP PARKING WITH VAN ACCEPTABLE SUPPLEMENTAL PLAQUE	R7-8 R7-8P	12" x 18" 12" x 6"
2	NO PARKING ANYTIME	NO PARKING ANYTIME	R8-3a	12" x 18"
3	STOP	STOP	R1-1	30" x 30"
4		ALL TRAFFIC TURN RIGHT ONLY	R4-7	24" x 30"
5	ALL TRAFFIC	ALL TRAFFIC	NYR3-14	24" x 30"
6		LEFT TURN PROHIBITED	R3-2	30" x 30"
7	WALK LOOK ONE WAY	IN-STREET PEDESTRIAN CROSSING (YIELD)	R1-6	12" x 36"
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REF.# SP 2023-089

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SITUATED IN

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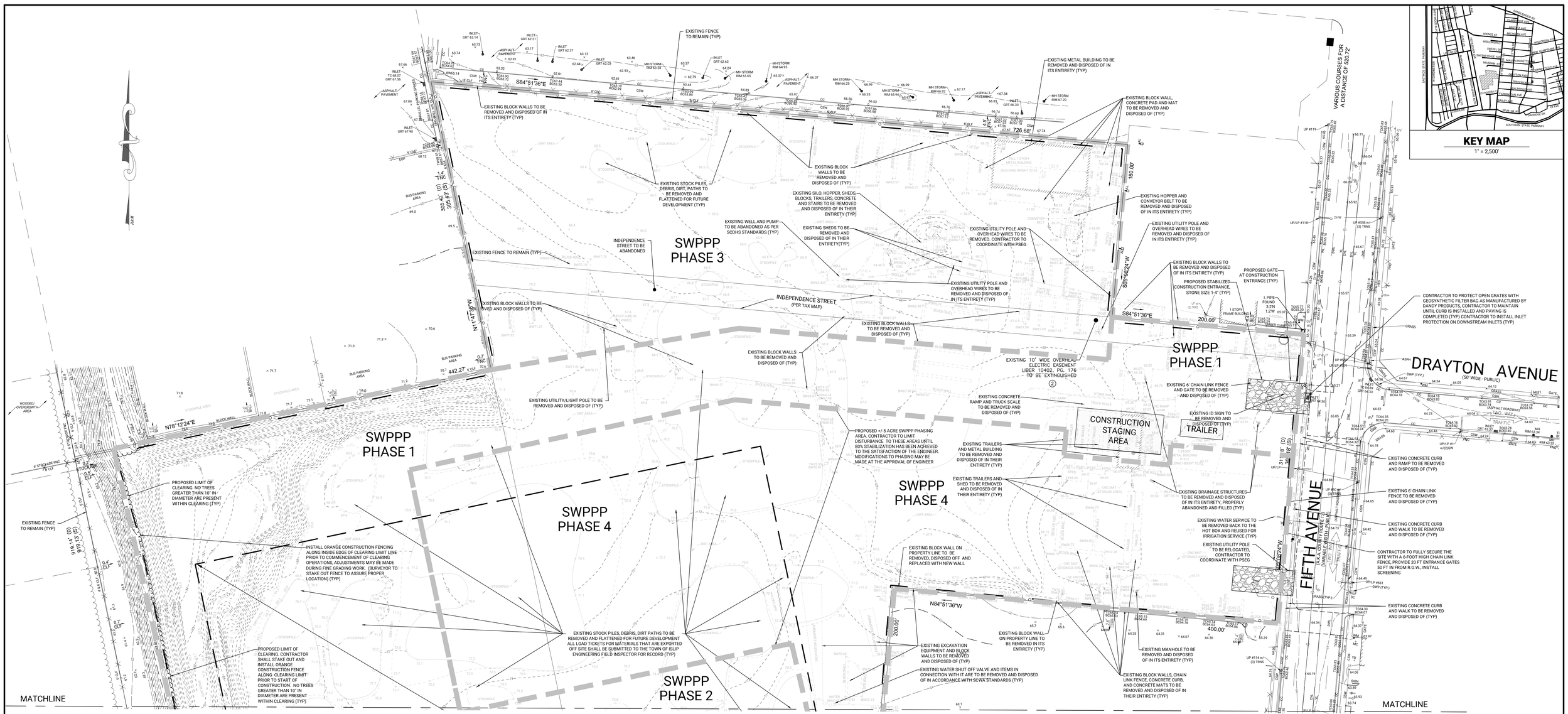
SHEET: SP-3B

Drawing Name: F:\2022 Projects\2022-001\MAY\2025-06-16 (2022-001) 5th Avenue Site Plan (240x).Rev.12.dwg Last Modified: Jun 13, 2025 - 4:45pm Plotted on: Jun 16, 2025 - 10:35am by jbenkenstein



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DEMOLITION NOTES

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2. THE PURPOSE OF THESE DRAWINGS IS TO CONVEY THE OVERALL SCOPE OF WORK AND THEY ARE NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLETE WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. DEMOLITION CONTRACTOR SHALL SOLELY BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC OR CONTRACTORS EMPLOYEES DURING THE COURSE OF THE PROJECT.

3. LANDLORD IS RESPONSIBLE FOR OBTAINING DEMOLITION PERMIT. ALL FEES ASSOCIATED WITH THE DEMOLITION PERMIT WILL BE PAID BY THE LANDLORD.

4. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE WITH THE EXCEPTION OF PROPERLY PROCESSED CRUSHED MASONRY AS NOTED IN THE SPECIFICATIONS; ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND ORDINANCES

5. PROVIDE CONTINUOUS TEMPORARY CONSTRUCTION FENCING WHERE SHOWN. TEMPORARY FENCING TO REMAIN IN PLACE AFTER DEMOLITION WORK IS COMPLETE.

6. LANDLORDS CONTRACTOR WILL CAREFULLY SURVEY EXISTING BUILDING WITHIN THE DESIGNATED DEMOLITION AREA PRIOR TO DEMOLITION. EXISTING PORTION OF BUILDING TO REMAIN, THEIR FOUNDATIONS AND UTILITY SERVICES ARE TO BE PROTECTED FROM DAMAGE DURING THE COURSE OF WORK. IF DAMAGE OCCURS AS A RESULT OF WORK PERFORMED BY THE CONTRACTOR, REPAIRS MUST BE MADE BY THE CONTRACTOR IMMEDIATELY AT NO COST TO THE OWNER.

7. EXISTING UNDERGROUND UTILITIES SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION DURING DEMOLITION.

8. EXISTING SUBGRADE UTILITIES. DISTRIBUTION SYSTEMS LOCATED WITHIN THE SITE ARE NOT TO BE DISTURBED DURING THE COURSE OF WORK. MACHINE EXCAVATING IS NOT TO BE PERFORMED WITHIN FIVE FEET OF UNDERGROUND ELECTRICAL POWERCABLES, GAS LINES, WATER LINES, COMBINED SEWERS, OR MANHOLES UNTIL THEY HAVE BEEN LOCATED BY HAND EXCAVATION.

9. LANDLORDS CONTRACTOR TO COORDINATE ALL EXISTING AND PROPOSED UTILITY LOCATIONS WITH THE LANDLORD AND ALL APPLICABLE UTILITY COMPANIES PRIOR TO ANY DEMOLITION WORK.

10. WHEN DEMOLITION IS COMPLETE, THE DESIGNATED DEMOLITION AREA IS TO BE GRADED, LEVELED AND COMPACTED. THE BALANCE OF THE SITE WILL REMAIN "AS-IS". DISTURBED SITE AREAS, I.E. BARE SOILS, SHALL BE STABILIZED EITHER BY TEMPORARY SEEDING, PLACEMENT OF STRAW, OR PROVIDED SOME OTHER MEANS OF TEMPORARY EROSION CONTROL COVER.

11. ALL PUBLIC STREETS AND SIDEWALKS ACCESS TO REMAIN UNDISTURBED DURING DEMOLITION, TREES AND UTILITIES WITHIN THE RIGHTS OF WAY OR PUBLIC EASEMENTS TO BE PROTECTED.

12. REMOVE WITHIN THE DESIGNATED DEMOLITION AREA ALL ABOVE-GRADE AND UNDERGROUND STRUCTURES INCLUDING BUT NOT LIMITED TO ASPHALT PAVING, CONCRETE PAVING, SEWER SERVICE, AND OTHER UTILITY SERVICE LINES, WITHIN THE DESIGNATED DEMOLITION AREA.

13. ALL SITE WORK OUTSIDE OF THE DESIGNATED DEMOLITION AREA AS SHOWN ON THIS PLAN TO REMAIN AS IS. INCLUDING BUT NOT LIMITED TO PAVING, CURBS, ASPHALT, TREES AND WALK WAYS.

14. ALL EXISTING ON SITE DRAIN PIPES, CATCH BASINS, MANHOLES, DRAINAGE INLETS OR LEACHING POOLS THAT ARE INDICATED TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. FILL SHALL BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, AS DETERMINED BY MODIFIED PROCTOR TEST AND BE SELECT GRANULAR MATERIAL.

15. PRIOR TO ANY EXCAVATION OR EARTH MATERIALS BEING DISTURBED, APPLICANT SHALL HAVE VARIOUS TEST BORINGS AND MATERIALS SAMPLES TAKEN TO BE TESTED BY AN INDEPENDENT LABORATORY. TESTING SAMPLING LOCATIONS TO BE COORDINATED WITH THE TOWN OF ISLIP ENGINEERING DEPARTMENT, SCDHS AND NYSDEC PRIOR TO ANY ACTIVITIES START.

SITE PREPARATION

1. PRIOR TO DEMOLITION, THE CONTRACTOR SHALL MEET THE OWNER AND IDENTIFY TREES AND SHRUBS WHICH ARE TO BE PROTECTED AS WELL AS THOSE WHICH ARE TO BE REMOVED OR RELOCATED. DO NO CLEARING WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED. SEDIMENT AND EROSION CONTROL MEASURES TO BE IN PLACE PRIOR TO THE START OF ANY SITE DISTURBANCE ACTIVITIES.
2. TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED BY THE INSTALLATION OF FENCING AT THE DRIPLINE OR AS DIRECTED BY THE OWNER. FENCING SHALL BE INSTALLED PRIOR TO CONSTRUCTION. FENCING SHALL BE SUFFICIENT TO PREVENT CONSTRUCTION EQUIPMENT FROM COMPACTING SOIL AT THE ROOT ZONE AND DAMAGING TRUNKS AND BRANCHES.
3. IF, IN ORDER TO PERFORM EXCAVATION WORK, IT BECOMES NECESSARY TO CUT ROOTS OF PLANTS TO BE SAVED, SUCH ROOTS SHOULD BE CUT NEATLY, COVERED WITH BURLAP AND KEPT MOIST UNTIL ROOTS ARE BACKFILLED.
4. TREE AND SHRUB REMOVAL SHALL INCLUDE THE FILLING, CUTTING, GRUBBING OUT OF ENTIRE ROOTBALLS AND SATISFACTORY OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS, VEGETATIVE AND EXTRANEOUS DEBRIS PRODUCED BY THE REMOVAL OPERATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE THE LIMITS OF WORK DUE TO HIS CONTRACT OPERATIONS.
6. ALL REFUSE, DEBRIS, UNSUITABLE MATERIALS AND MISCELLANEOUS MATERIALS TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF-SITE BY CONTRACTOR.
7. PRIOR TO THE COMMENCEMENT OF WORK CLEARING LIMITS ± 25' ADJACENT TO THE RESIDENTIAL USE/ZONE BE STAKED OUT (AND PROTECTED BY CONSTRUCTION FENCE) BY A SURVEYOR. THIS IS TO BE INSPECTED BY TOWN OF ISLIP ENGINEERING INSPECTOR.

0 40 80
SCALE: 1" = 40'

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STATE OF NEW YORK — CHRISTOPHER W. ROBINSON — LICENSED PROFESSIONAL ENGINEER — 067519

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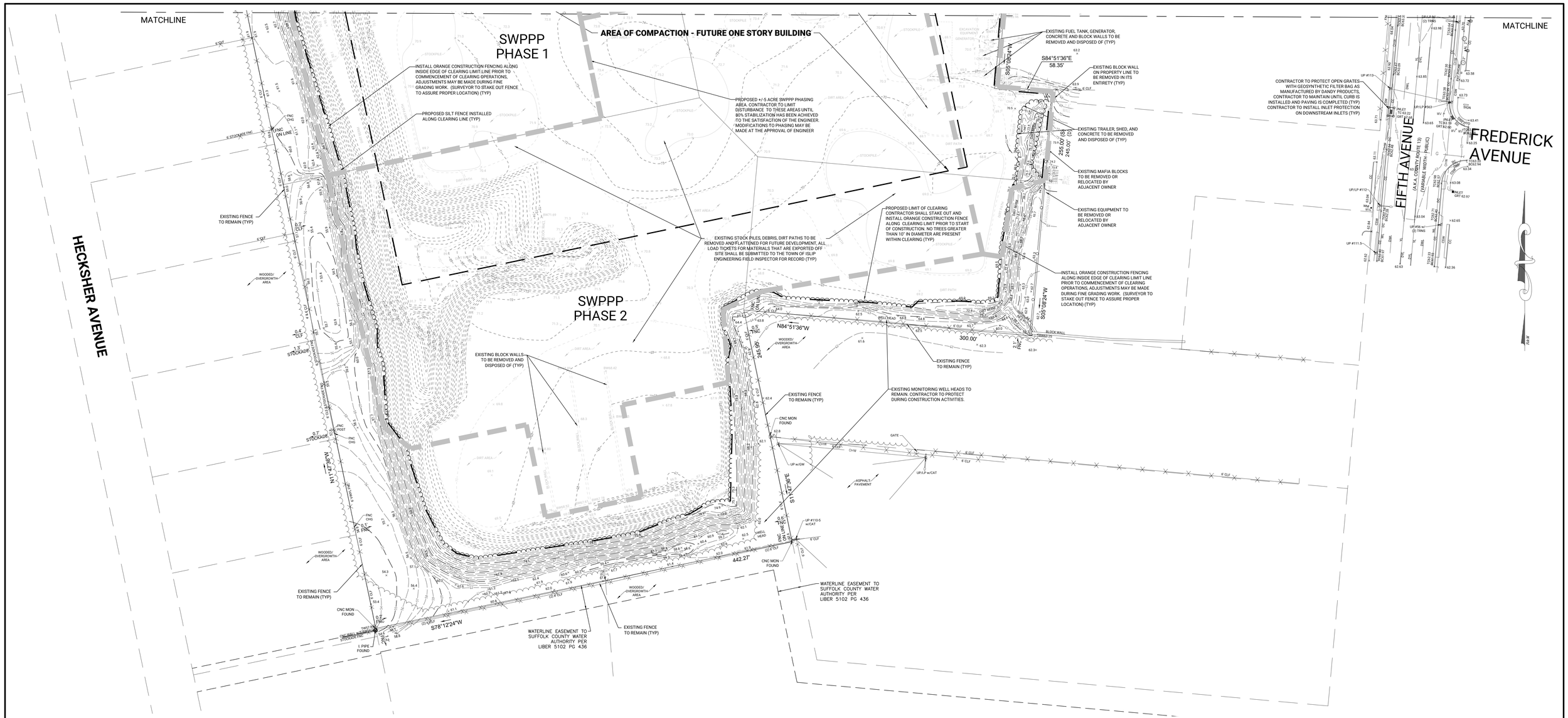
MATCHLINE
MATCHLINE
HECKSHER AVENUE
FREDERICK AVENUE
FIFTH AVENUE
(A.K.A. COUNTY ROUTE 13)
(VARIABLE WIDTH - PUBLIC)
SWPPP PHASE 1
SWPPP PHASE 2
AREA OF COMPACTION - FUTURE ONE STORY BUILDING
INSTALL ORANGE CONSTRUCTION FENCING ALONG INSIDE EDGE OF CLEARING LIMIT LINE PRIOR TO COMMENCEMENT OF CLEARING OPERATIONS, ADJUSTMENTS MAY BE MADE DURING FINE GRADING WORK. (SURVEYOR TO STAKE OUT FENCE TO ASSURE PROPER LOCATION) (TYP)
PROPOSED SILT FENCE INSTALLED ALONG CLEARING LINE (TYP)
PROPOSED +/-5 ACRE SWPPP PHASING AREA. CONTRACTOR TO LIMIT DISTURBANCE TO THESE AREAS UNTIL 80% STABILIZATION HAS BEEN ACHIEVED TO THE SATISFACTION OF THE ENGINEER. MODIFICATIONS TO PHASING MAY BE MADE AT THE APPROVAL OF ENGINEER
EXISTING FENCE TO REMAIN (TYP)
EXISTING STOCK PILES, DEBRIS, DIRT PATHS TO BE REMOVED AND FLATTENED FOR FUTURE DEVELOPMENT, ALL LOAD TICKETS FOR MATERIALS THAT ARE EXPORTED OFF SITE SHALL BE SUBMITTED TO THE TOWN OF ISLIP ENGINEERING FIELD INSPECTOR FOR RECORD (TYP)
PROPOSED LIMIT OF CLEARING CONTRACTOR SHALL STAKE OUT AND INSTALL ORANGE CONSTRUCTION FENCE ALONG CLEARING LIMIT PRIOR TO START OF CONSTRUCTION. NO TREES GREATER THAN 10" IN DIAMETER ARE PRESENT WITHIN CLEARING (TYP)
EXISTING FUEL TANK, GENERATOR, CONCRETE AND BLOCK WALLS TO BE REMOVED AND DISPOSED OF (TYP)
EXISTING BLOCK WALL ON PROPERTY LINE TO BE REMOVED IN ITS ENTIRETY (TYP)
EXISTING TRAILER, SHED, AND CONCRETE TO BE REMOVED AND DISPOSED OF (TYP)
EXISTING MAFIA BLOCKS TO BE REMOVED OR RELOCATED BY ADJACENT OWNER
EXISTING EQUIPMENT TO BE REMOVED OR RELOCATED BY ADJACENT OWNER
INSTALL ORANGE CONSTRUCTION FENCING ALONG INSIDE EDGE OF CLEARING LIMIT LINE PRIOR TO COMMENCEMENT OF CLEARING OPERATIONS, ADJUSTMENTS MAY BE MADE DURING FINE GRADING WORK. (SURVEYOR TO STAKE OUT FENCE TO ASSURE PROPER LOCATION) (TYP)
CONTRACTOR TO PROTECT OPEN GRATES WITH GEOSYNTHETIC FILTER BAG AS MANUFACTURED BY DANDY PRODUCTS, CONTRACTOR TO MAINTAIN UNTIL CURB IS INSTALLED AND PAVING IS COMPLETED (TYP) CONTRACTOR TO INSTALL INLET PROTECTION ON DOWNSTREAM INLETS (TYP)
EXISTING BLOCK WALLS TO BE REMOVED AND DISPOSED OF (TYP)
EXISTING FENCE TO REMAIN (TYP)
EXISTING MONITORING WELL HEADS TO REMAIN. CONTRACTOR TO PROTECT DURING CONSTRUCTION ACTIVITIES.
WATERLINE EASEMENT TO SUFFOLK COUNTY WATER AUTHORITY PER LIBER 5102 PG 436
S84°51'36"E 58.35'
S05°08'24"W
N84°51'36"W 300.00'
S05°08'24"W 245.00'
N84°51'36"W 255.00' (S) 245.00' (D)
S05°08'24"W
N14°47'36"W
S14°47'36"E
S78°12'24"W 442.27'
N11°47'36"W
BLOCK WALL TOP 63.25 BOT 61.25
WELL HEAD
CNC MON FOUND
I PIPE FOUND
GATE
ASPHALT/ PAVEMENT
WOODED/ OVERGROWTH AREA
DIRT AREA
DIRT PATH
STOCKPILE
EXCAVATION EQUIPMENT
GENERATOR
6' CLF
6' SQT
6' STOCKADE FNC
0.7' STOCKADE
1.3' STOCKADE
0.4' CLF
0.6' CLF
FNC ON LINE
FNC CHG
FNC POST
UP #113
UP/LP #563
UP/LP #112
UP #56 w/ (3) TRNS
UP #111.5
UP/LP w/CAT
UP #110-S w/CAT
UP w/OW
OHW
INLET TC 63.22 GRT 62.60
INLET TC 63.39 GRT 62.60
INLET TC 63.41 GRT 62.60
INLET TC 63.34 GRT 62.97
INLET GRT 62.97
SIGN
WV
WM
DW
DSW
SSW
SSMH
SCW
SCO
OW
OHW
CC
TC63.58 BC63.08
TC63.72 BC63.22
TC63.73 BC63.23
TC63.25 BC62.75
TC63.08 BC62.58
TC62.77 BC62.27
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TC63.03 BC62.53
TC62.65 BC62.15
TC62.63 BC62.13
TC62.36 BC61.86
TC63.33 BC62.83
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TC63.33 BC62.83
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TC63.04 BC62.54
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TC62.36 BC61.86
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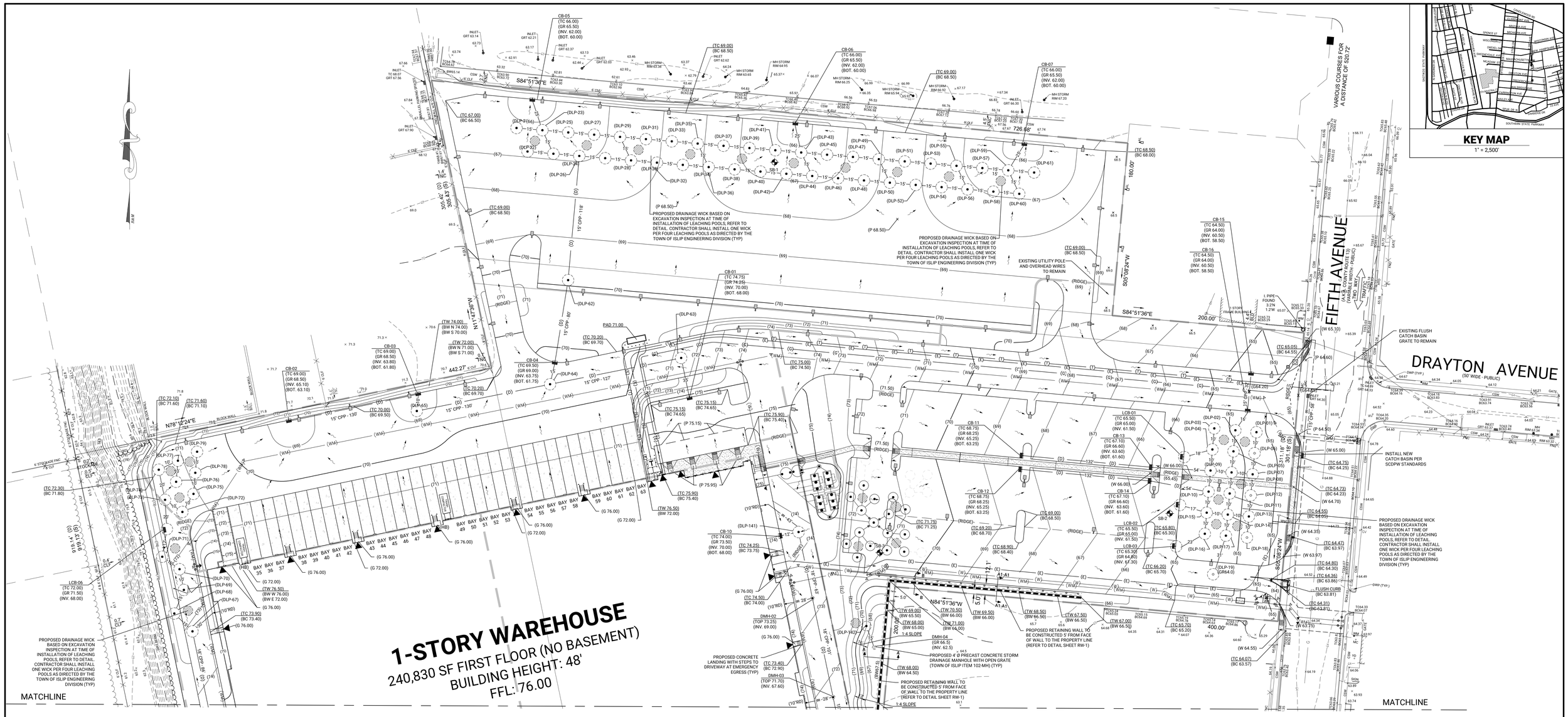
TC63.23 BC62.73
TC63.22 BC62.72
TC63.39 BC62.89
TC63.41 BC62.91
TC63.34 BC62.84
TC63.33 BC62.83
TC63.32 BC62.82
TC63.58 BC63.08
TC63.72 BC63.22
TC63.73 BC63.23
TC63.25 BC62.75
TC63.08 BC62.58
TC63.04 BC62.54
TC62.97 BC62.47
TC62.94 BC62.44


1-STORY WAREHOUSE
240,830 SF FIRST FLOOR (NO BASEMENT)
BUILDING HEIGHT: 48'
FFL: 76.00
MATCHLINE
MATCHLINE
FIFTH AVENUE
(A.K.A. COURTESY DRIVE) (50' R.O.W.)
(VARIABLE WIDTH - PUBLIC)
DRAYTON AVENUE
(50' WIDE - PUBLIC)
S84°51'36"E 200.00'
S84°51'36"E 726.68'
S5°08'24"W 400.00'
N84°51'36"W 200.00'
S5°08'24"W 180.00'
N5°08'24"E 442.27'
N78°15'24"E 305.43'
S11°14'49"E 616.10'
S5°08'24"W 301.18'
N11°47'36"W
PROPOSED DRAINAGE WICK BASED ON EXCAVATION INSPECTION AT TIME OF INSTALLATION OF LEACHING POOLS, REFER TO DETAIL. CONTRACTOR SHALL INSTALL ONE WICK PER FOUR LEACHING POOLS AS DIRECTED BY THE TOWN OF ISLIP ENGINEERING DIVISION (TYP)
PROPOSED DRAINAGE WICK BASED ON EXCAVATION INSPECTION AT TIME OF INSTALLATION OF LEACHING POOLS, REFER TO DETAIL. CONTRACTOR SHALL INSTALL ONE WICK PER FOUR LEACHING POOLS AS DIRECTED BY THE TOWN OF ISLIP ENGINEERING DIVISION (TYP)
EXISTING UTILITY POLE AND OVERHEAD WIRES TO REMAIN
EXISTING FLUSH CATCH BASIN GRATE TO REMAIN
INSTALL NEW CATCH BASIN PER SCDPW STANDARDS
PROPOSED DRAINAGE WICK BASED ON EXCAVATION INSPECTION AT TIME OF INSTALLATION OF LEACHING POOLS, REFER TO DETAIL. CONTRACTOR SHALL INSTALL ONE WICK PER FOUR LEACHING POOLS AS DIRECTED BY THE TOWN OF ISLIP ENGINEERING DIVISION (TYP)
PROPOSED DRAINAGE WICK BASED ON EXCAVATION INSPECTION AT TIME OF INSTALLATION OF LEACHING POOLS, REFER TO DETAIL. CONTRACTOR SHALL INSTALL ONE WICK FOR FOUR LEACHING POOLS AS DIRECTED BY THE TOWN OF ISLIP ENGINEERING DIVISION (TYP)
PROPOSED CONCRETE LANDING WITH STEPS TO DRIVEWAY AT EMERGENCY EGRESS (TYP)
PROPOSED RETAINING WALL TO BE CONSTRUCTED 5' FROM FACE OF WALL TO THE PROPERTY LINE (REFER TO DETAIL SHEET RW-1)
1:4 SLOPE
PROPOSED 4' Ø PRECAST CONCRETE STORM DRAINAGE MANHOLE WITH OPEN GRATE (TOWN OF ISLIP ITEM 102-MH) (TYP)
PROPOSED RETAINING WALL TO BE CONSTRUCTED 5' FROM FACE OF WALL TO THE PROPERTY LINE (REFER TO DETAIL SHEET RW-1)
1:4 SLOPE
CB-01 (TC 74.75) (GR 74.05) (INV. 70.00) (BOT. 68.00)
CB-02 (TC 69.00) (GR 68.50) (INV. 65.10) (BOT. 63.10)
CB-03 (TC 69.00) (GR 68.50) (INV. 63.80) (BOT. 61.80)
CB-04 (TC 69.50) (GR 69.00) (INV. 63.75) (BOT. 61.75)
CB-05 (TC 66.00) (GR 65.50) (INV. 62.00) (BOT. 60.00)
CB-06 (TC 66.00) (GR 65.50) (INV. 62.00) (BOT. 60.00)
CB-07 (TC 66.00) (GR 65.50) (INV. 62.00) (BOT. 60.00)
CB-08 (TC 74.00) (GR 73.50) (INV. 70.00) (BOT. 68.00)
CB-09 (TC 65.50) (GR 65.00) (INV. 61.50)
CB-10 (TC 74.00) (GR 73.50) (INV. 70.00) (BOT. 68.00)
CB-11 (TC 68.75) (GR 68.25) (INV. 65.25) (BOT. 63.25)
CB-12 (TC 68.75) (GR 68.25) (INV. 65.25) (BOT. 63.25)
CB-13 (TC 67.10) (GR 66.60) (INV. 63.60) (BOT. 61.60)
CB-14 (TC 67.10) (GR 66.60) (INV. 63.60) (BOT. 61.60)
CB-15 (TC 64.50) (GR 64.00) (INV. 60.50) (BOT. 58.50)
CB-16 (TC 64.50) (GR 64.00) (INV. 60.50) (BOT. 58.50)
LCB-01 (TC 65.50) (GR 65.00) (INV. 61.50)
LCB-02 (TC 65.50) (GR 65.00) (INV. 61.50)
LCB-03 (TC 65.50) (GR 64.80) (INV. 57.30)
LCB-06 (TC 72.00) (GR 71.50) (INV. 68.00)
DMH-02 (TOP 73.25) (INV. 69.00)
DMH-03 (TOP 71.70) (INV. 67.60)
DMH-04 (GR 66.5) (INV. 62.5)
SB-1
SB-2
I PIPE FOUND 3.2'N 1.2'W
I STORM FRAME BURIED
(TC 65.05) (BC 64.55)
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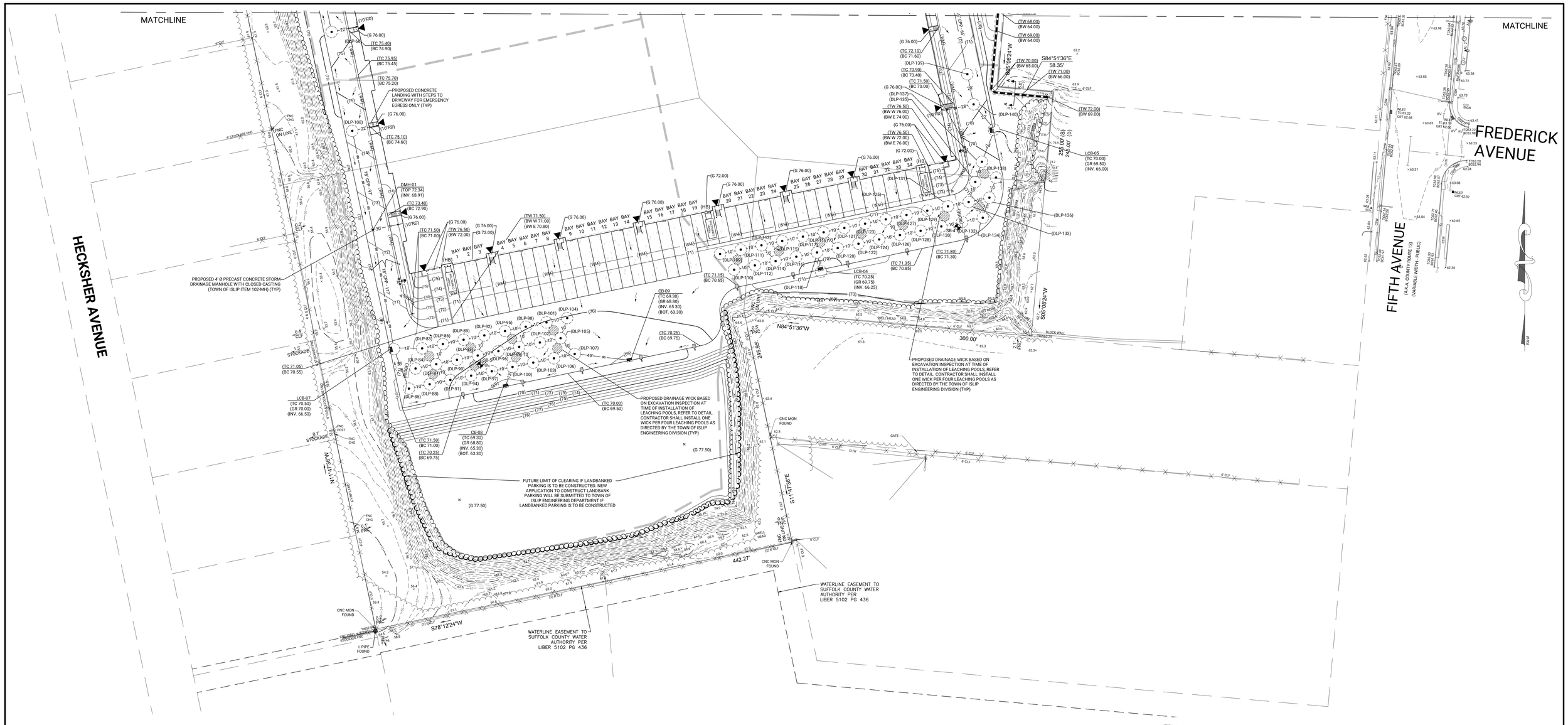


DRAINAGE CALCULATIONS

ON-SITE DRAINAGE AREA 1 (153,054.40 SF)

DRAINAGE REQUIRED

IMPERVIOUS AREA	92,470.15 SF X 3/12 FT X 1.0	=	23,117.54 CF
LANDSCAPE AREA	60,584.25 SF X 3/12 FT X 0.2	=	3,029.21 CF
	TOTAL VOLUME REQUIRED	=	26,146.75 CF

DRAINAGE PROVIDED

PROPOSED: (22) - 12' DIA. x 12.0 FT EFFECTIVE DEPTH LEACHING POOLS

22 EA x 100.88 CF/FT x 12.0 FT ED	=	26,632.32 CF
TOTAL VOLUME PROVIDED IN LEACHING POOLS	=	26,632.32 CF

TOTAL VOLUME REQUIRED = 26,146.75 CF < 26,632.32 CF

ON-SITE DRAINAGE AREA 2 (249,690.90 SF)

DRAINAGE REQUIRED

IMPERVIOUS AREA	208,786.00 SF X 3/12 FT X 1.0	=	52,196.50 CF
LANDSCAPE AREA	40,904.90 SF X 3/12 FT X 0.2	=	2,045.25 CF
	TOTAL VOLUME REQUIRED	=	54,241.75 CF

DRAINAGE PROVIDED

PROPOSED: (45) - 12' DIA. x 12.0 FT EFFECTIVE DEPTH LEACHING POOLS

45 EA x 100.88 CF/FT x 12.0 FT ED	=	54,475.20 CF
TOTAL VOLUME PROVIDED IN LEACHING POOLS	=	54,475.20 CF

TOTAL VOLUME REQUIRED = 54,241.75 CF < 54,475.20 CF

ON-SITE DRAINAGE AREA 3 (74,710.60 SF)

DRAINAGE REQUIRED

ROOF AREA	60,207.50 SF X 3/12 FT X 1.0	=	15,051.88 CF
IMPERVIOUS AREA	7,264.50 SF X 3/12 FT X 1.0	=	1,816.13 CF
LANDSCAPE AREA	7,238.60 SF X 3/12 FT X 0.2	=	361.93 CF
	TOTAL VOLUME REQUIRED	=	17,229.94 CF

DRAINAGE PROVIDED

EXISTING: (15) - 12' DIA. x 12 FT EFFECTIVE DEPTH LEACHING POOLS

15 EA x 100.88 CF/FT x 12 FT ED	=	18,158.40 CF
TOTAL VOLUME PROVIDED IN LEACHING POOLS	=	18,158.40 CF

TOTAL VOLUME REQUIRED = 17,229.94 CF < 18,158.40 CF

DRAINAGE CALCULATIONS

ON-SITE DRAINAGE AREA 4 (187,601.85 SF)

DRAINAGE REQUIRED

ROOF AREA	120,415 SF X 3/12 FT X 1.0	=	30,103.75 CF
IMPERVIOUS AREA	42,619.25 SF X 3/12 FT X 1.0	=	10,654.81 CF
LANDSCAPE AREA	24,567.60 SF X 3/12 FT X 0.2	=	1,228.38 CF
	TOTAL VOLUME REQUIRED	=	41,986.94 CF

DRAINAGE PROVIDED

EXISTING: (35) - 12' DIA. x 12 FT EFFECTIVE DEPTH LEACHING POOLS

35 EA x 100.88 CF/FT x 12 FT ED	=	42,369.60 CF
TOTAL VOLUME PROVIDED IN LEACHING POOLS	=	42,369.60 CF

TOTAL VOLUME REQUIRED = 41,986.94 CF < 42,369.60 CF

ON-SITE DRAINAGE AREA 5 (175,190.80 SF)

DRAINAGE REQUIRED

ROOF AREA	60,207.50 SF X 3/12 FT X 1.0	=	15,051.88 CF
IMPERVIOUS AREA	50,793.50 SF X 3/12 FT X 1.0	=	12,698.38 CF
LANDSCAPE AREA	64,189.80 SF X 3/12 FT X 0.2	=	3,209.49 CF
	TOTAL VOLUME REQUIRED	=	30,959.75 CF

DRAINAGE PROVIDED

EXISTING: (27) - 12' DIA. x 12 FT EFFECTIVE DEPTH LEACHING POOLS

27 EA x 100.88 CF/FT x 12 FT ED	=	32,685.12 CF
TOTAL VOLUME PROVIDED IN LEACHING POOLS	=	32,685.12 CF

TOTAL VOLUME REQUIRED = 30,959.75 CF < 32,685.12 CF

ON-SITE DRAINAGE AREA 6 (9,440 SF)

DRAINAGE REQUIRED

LANDSCAPE AREA	9,440 SF X 3/12 FT X 0.2	=	472 CF
	TOTAL VOLUME REQUIRED	=	472 CF

DRAINAGE PROVIDED

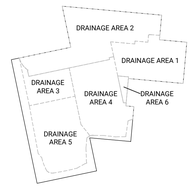
PROPOSED: (1) - 8' DIA. x 12 FT EFFECTIVE DEPTH LEACHING POOLS

1EA x 42.2 CF/FT x 12 FT ED	=	506 CF
TOTAL VOLUME PROVIDED IN LEACHING POOLS	=	42,369.60 CF

TOTAL VOLUME REQUIRED = 472 CF < 506 CF

GRADING AND DRAINAGE NOTES

1. ALL DRAINAGE PIPE SHALL BE 15" DIAMETER CPP - HDPE @ 1.0% MINIMUM UNLESS OTHERWISE SPECIFIED.
2. ALL ROOF DRAINAGE PIPE (RD) LEAVING THE BUILDING SHALL BE 10" DIAMETER PVC DR-18 PIPING @ 1.0% MINIMUM UNLESS OTHERWISE SPECIFIED.
3. REPAIR EXISTING PAVEMENT, SIDEWALK AND CURBING AS ORDERED BY TOWN ENGINEER.
4. ALL EXISTING DRAINAGE POOLS SHALL BE CLEANED OF DEBRIS TO THE SATISFACTION OF THE ENGINEER. EXISTING DRAINAGE PIPE INTERCONNECTING POOLS TO BE CLEANED.
5. PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE "DIG SAFE" NOTIFICATION PROCEEDURES PROMOTED BY THE RESPECTIVE UTILITY COMPANIES.
6. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING PROVIDING VERTICAL CURVES OR ROUNDINGS AT ALL TOP AND BOTTOM OF SLOPES.
7. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM SLOPE OF 1.00 % (1/8" PER FOOT) AND MAXIMUM SLOPE OF 5% (1:20). ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER PRIOR TO CONTINUING WORK.
8. WHERE NEW PAVING OR EARTHWORK MEETS EXISITNG PAVING OR EARTHWORK, SMOOTHLY BLEND LINE AND GRADE OF EXISTING WITH NEW. WHERE EXISTING VEGETATION IS TO REMAIN, MEET EXISTING GRADES; DO NOT FILL ABOVE BASAL FLARE OF EXISTING TREES.
9. CONTRACTOR SHALL ADJUST EXISTING CASTINGS TO PROPOSED GRADE AS REQUIRED. PAVEMENT GRADES TO BE MAINTAINED BETWEEN 1% MINIMUM AND 5% MAXIMUM.
10. ELEVATIONS ARE IN NAVD 88 DATUM.
11. ALL STORM DRAINAGE STRUCTURES ON SITE FRONTAGES TO BE INSPECTED DURING WORK AND CLEANED AT THE COMPLETION OF WORK. ANY ISSUES SHALL BE BROUGHT TO THE ATTENTION OF THE COUNTY ENGINEERING FIELD INSPECTORS FOR RESOLUTION INSTRUCTION.
12. CONTRACTOR TO PROVIDE 18" OIL/DEBRIS SNOUT FOR ALL CATCH BASINS AND INLET STRUCTURES AS MEANS OF NON-POINT SOURCE POLLUTION MITIGATION TECHNIQUES.



DRAINAGE AREA MAP

LEGEND

- PROP. CATCH BASIN (CB)
- PROP. LEACHING POOL (LP) W/SOLID COVER
- PROP. LEACHING POOL (PLP) W/GRATE
- X (P##.XX) / x (G##.XX) — PROPOSED P'VMT/GRADE ELEV.'S
- X (TC##.XX) / x (BC##.XX) — PROPOSED TOP OF CURB/ BOTTOM OF CURB ELEV.'S
- + ##.XX — DENOTES EXISTING GRADE
- 100 — EXIST. CONTOUR
- (100) — PROP. CONTOUR
- EXISTING UTILITY POLE
- EXIST. CATCH BASIN
- B-1 — SOIL BORING LOCATION

REFER TO SHEET SP-13 SANITARY DETAILS FOR SOIL BORING LOGS

CAUTION-NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THIS SITE PLAN IS BASED ON A SURVEY BY GALLAS SURVEYING GROUP DATED MARCH 02, 2022.

Know what's below. Call before you dig.

No.	REVISION DESCRIPTION	DATE	BY
12.	REVISED PER TOI COMMENTS	06-16-25	JB
11.	REVISED PER TOI COMMENTS	12-17-24	AR
10.	REVISED PER SCDPW COMMENTS	04-12-24	CB
9.	REVISED PER TOI COMMENTS	01-10-24	CB
8.	GENERAL REVISIONS	11-08-23	CB
7.	GENERAL REVISIONS	08-25-23	CB
6.	REVISED PER SURVEY UPDATE	08-08-23	CB
5.	REVISED PER SCWA COMMENTS	07-17-23	AR
4.	REVISED PER SCDHS COMMENTS	06-16-23	CB
3.	REVISED PER SCWA COMMENTS	05-10-23	CB
2.	GENERAL REVISIONS	04-21-23	MJM
1.	REVISED PER TOWN COMMENTS	01-20-23	CB

T.O.I. REF.# PB 2023-003
REF.# SP 2023-089

OWNER/APPLICANT:
FIFTH XNY, LLC, C/O GRETCHEN KENDRICK
2100 ROSS AVENUE, SUITE 895
DALLAS, TX 75201
PHONE: 203-600-0401
EMAIL: NICO@ABSCREALTY.COM

PARTIAL GRADING & DRAINAGE PLAN

1612 FIFTH AVENUE

SITUATED IN

BAY SHORE
TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0500, SECTION 223, BLOCK 02, LOTS 54.1 & 57.1
DISTRICT 0500, SECTION 224, BLOCK 01, LOT 80.3 (INDEPENDENCE STREET)
DISTRICT 0500, SECTION 244, BLOCK 02, LOTS 56 & 57

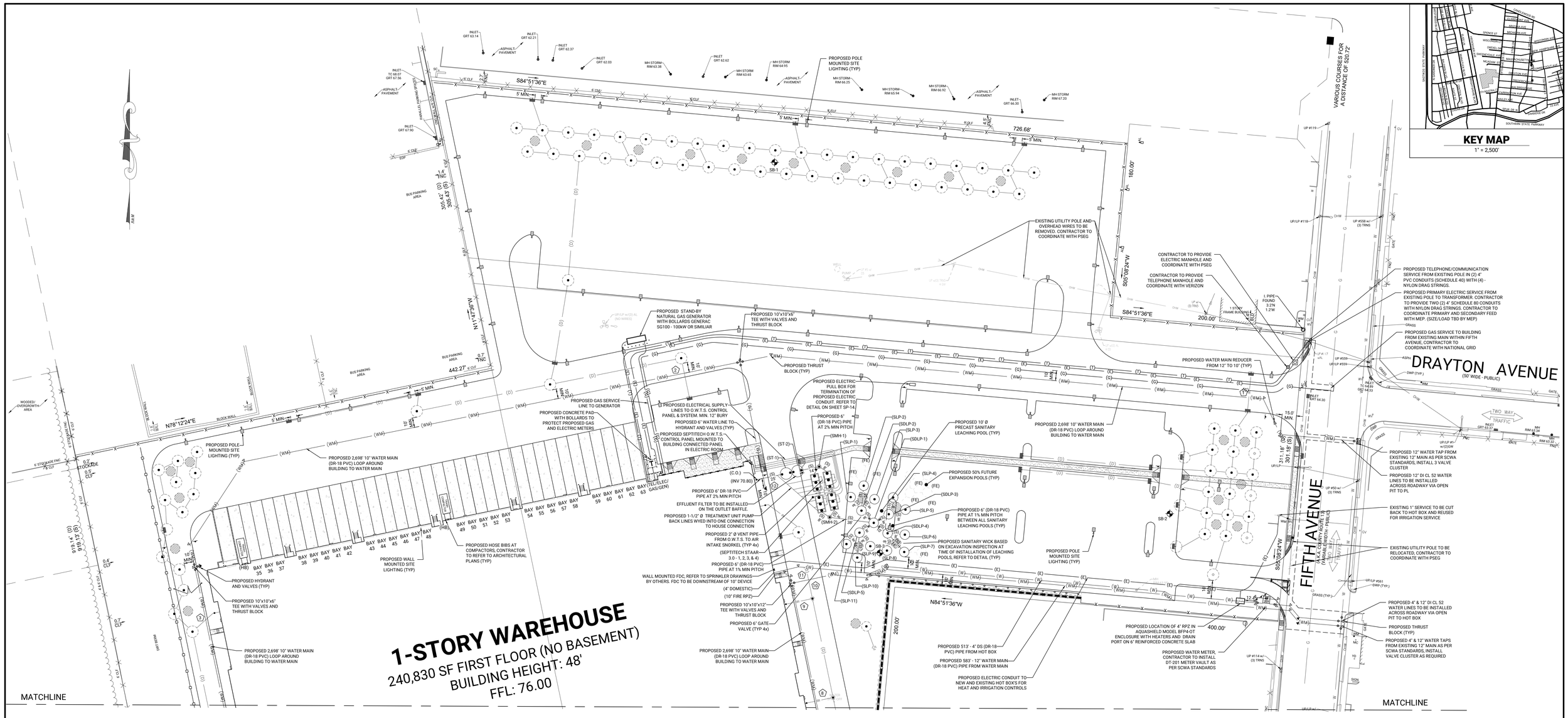
Christopher W. Robinson, P.E.
NY State License No. 067519

Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

DWN. BY:	CB	CHK'D. BY:	GT	SCALE:	1" = 40'
DATE:	08-20-22	DATE:	09-12-22	JOB No.:	2022-001

SHEET: SP-5B

Drawing Name: P:\2022\2022-001\Draft\2025-06-16 (2022-001) 5th Avenue Site Plan (2426) Rev.12.dwg Last Modified: Jun 13, 2025 - 4:45pm Plotted on: Jun 16, 2025 - 10:36am by jbohlenstein



GENERAL UTIILITY NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR DETAILED LOCATIONS OF ALL UTILITY CONNECTIONS AT BUILDING WALL.
2. CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT AND INSTALLATION OF ANY DAMAGED UTILITIES WITHIN THE WORK AREA.
3. THE CONTRACTOR SHALL COMPLY WITH THE LAWS, RULES AND REGULATIONS OF THE STATE, MUNICIPAL AND DISTRICT DEPARTMENTS HAVING JURISDICTION.
4. ALL UTILITY CROSSINGS (IF ANY) ARE TO HAVE A MINIMUM OF 18" OF VERTICAL CLEARANCE BETWEEN PIPES.
5. ALL UTILITIES SHALL BE UNDERGROUND.
6. ALL DRAINAGE PIPES MUST HAVE A MINIMUM OF 2' OF COVER FROM THE TOP OF PIPE TO FINISHED GRADE.
7. ALL SANITARY SEWER PIPES MUST HAVE A MINIMUM OF 2' OF COVER FROM THE TOP OF PIPE TO FINISHED GRADE.
8. ELECTRICAL AND COMMUNICATIONS SERVICES PLACED UNDER IMPROVED SURFACES TO BE SITUATE IN APPROPRIATE CONDUITS.

TELEPHONE SERVICE NOTE

1. GENERAL CONTRACTOR TO PROVIDE AND INSTALL TWO (2) 4" PVC CONDUIT AND TWO (2) NYLON DRAG STRINGS WITH PULL CORD FROM BUILDING(S) TO UTILITY POLE.
2. TELEPHONE, CABLE & FIOS SHALL BE UNDERGROUND. NO OVERHEAD WIRES PERMITTED

811 Know what's below. Call before you dig.

CAUTION-NOTICE TO CONTRACTOR

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THIS SITE PLAN IS BASED ON A SURVEY BY GALLAS SURVEYING GROUP DATED MARCH 02, 2022.

ELECTRIC AND GAS NOTES

1. THE CONTRACTOR SHALL BE IN ACCORDANCE WITH THE LATEST RULES OF THE NATIONAL ELECTRICAL CODE, PSEG LONG ISLAND RULES AND REGULATIONS AND GOVERNING LOCAL ORDINANCES.
2. CONTRACTOR SHALL NOT USE POWER EXCAVATING EQUIPMENT CLOSER THAN 6 INCHES IN ANY DIRECTION FROM STAKED, MARKED OR OTHERWISE DESIGNATED PERIMETER OF ANY UNDERGROUND UTILITY.
3. ALL ELECTRICAL EQUIPMENT BEING INSTALLED SHALL BE UL APPROVED AND LABELED, WHERE APPLICABLE.
4. UPON COMPLETION OF WORK AN UNDERWRITERS CERTIFICATE SHALL BE SUBMITTED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES, AND THE MAINTENANCE AND PROTECTION OF ALL EXISTING UTILITIES TO REMAIN.
6. FINAL LOCATIONS OF ELECTRIC AND GAS SERVICES SHALL BE DETERMINED BY PSEG LONG ISLAND AND NATIONAL GRID.
7. CONTRACTOR SHALL SUPPLY AND INSTALL THE CONCRETE TRANSFORMER PAD AND IN ADDITION THE SERVICE LATERALS AND THEIR COMPONENTS FROM THIS POINT TO THE BUILDING. COORDINATE PRIMARY FEED WITH PSEG AND SECONDARY FEED WITH MEP.
8. NATIONAL GRID REPRESENTATIVE: ROBERT ALLGOR (Robert.Allgor@nationalgrid.com)

WATER SERVICE NOTES

1. REDUCED PRESSURE BACKFLOW PREVENTION DEVICE TO BE TESTED ANNUALLY.
2. WATER SERVICE PIPE SHALL BE UNOBSTRUCTED AND UNBRANCHED FROM WATER MAIN TO BACKFLOW PREVENTION DEVICE.
3. INSTALLATION TO CONFORM TO S.C.W.A. & N.Y.S.H.D.
4. DEVICE IS NOT TO BE SUBJECTED TO FREEZING OR FLOODING.
5. SHUT OFF VALVES TO BE BALL TYPE OR RESILIENT-WEDGE GATE VALVES.
6. CONTRACTOR SHALL INSURE RPZ DEVICES AND EXPOSED PIPING ARE PROTECTED WITHIN A HEATED ENVIRONMENT.
7. DRAIN TO BE SCREENED.
8. UNIONS AS NECESSARY FOR REMOVAL.
9. POSITION TEST COCKS TO FACILITATE TESTING.
10. PROVIDE LEAD FREE FITTINGS, GASKETS & RPZ DEVICE ON ALL POTABLE WATER AS PER FEDERAL REGULATIONS OF JANUARY 4, 2014.
11. CONTRACTOR SHALL NOTIFY R&M ENGINEERING 48 HOURS IN ADVANCE OF INSTALLATION FOR INSPECTION (631) 271-0576.
12. CONTRACTOR SHALL CONTACT THE ISLIP FIRE MARSHAL'S OFFICE, (631) 224-5477, PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROVIDE FOR PROPER INSPECTION COORDINATION.

WATER MAIN AND SERVICE NOTES

1. THE SITE IS LOCATED WITHIN THE SUFFOLK COUNTY WATER AUTHORITY.
2. CONTRACTOR SHALL COORDINATE LOCATION OF FIRE CONNECTION WITH THE TOWN OF ISLIP FIRE MARSHALL & BRENTWOOD FIRE DISTRICT.
3. BACK FLOW DEVICES SHALL BE INSTALLED FOR ALL WATER SERVICE LINES FEEDING DIRECTLY OFF PUBLIC MAIN AND ARE SUBJECT TO APPROVAL BY SUFFOLK COUNTY WATER AUTHORITY (REFER TO APPROVED PLANS).

SITE DATA

EXISTING PARCEL AREA:	940,927 S.F. (21.6007 Ac.)
EXISTING USE:	OUTDOOR SAND AND GRAVEL SUPPLIER
PROPOSED FOOTPRINT:	240,830 S.F.
PROPOSED LOT COVERAGE: (240,830/940,927) =	25.60%
PROPOSED GROSS FLOOR AREA:	240,830 S.F.
PROPOSED FLOOR AREA RATIO (FAR): (240,830/940,927) =	0.2560
PROPOSED USE:	WAREHOUSE
EXISTING ZONE:	INDUSTRIAL 1
S.C.T.M.:	DISTRICT 0500, SECTION 223, BLOCK 02, LOTS 54.1, 57.1 DISTRICT 0500, SECTION 224, BLOCK 01, LOT 80.3 DISTRICT 0500, SECTION 244, BLOCK 02, LOTS 56, 57
DATUM:	NAVD 88
ELEV. OF HIGHEST GROUNDWATER:	+/- 43.0 (SEE SOIL BORINGS ON DETAIL SHEET)

SANITARY CALCULATIONS

GROUNDWATER MANAGEMENT ZONE VII
PARCEL AREA = 940,927 S.F. (21.6007 Ac.)

SCDHS ALLOWABLE SANITARY FLOW = 21.6007 Ac X 600 GPD/Ac = 12,960.42 GPD
PROPOSED FLOW RATE: 240,830 SF X 0.04 GPD/SF = 9,633.20 GPD
SANITARY FLOW: 9,633.20 GPD < 12,960.42 GPD
*THEREFORE SEPTIC PERMITTED

SANITARY DENSITY

PROPOSED WAREHOUSE (15% MAX OFFICE SPACE)
240,830 SF x 0.04 GPD/SF = 9,633.20 GPD
TOTAL: 240,830 SF = 9,633.20 GPD

SEPTIC TANK DESIGN

REQUIRED: 9,633.20 GPD x 1 DAY = 9,633.20 GAL
PROPOSED: (2) 12' DIA. x 7' LIQUID DEPTH TANK = 10,500.00 GAL

I/A O.W.T.S. DESIGN

REQUIRED: I/A OWTS RATED AT MINIMUM 9,633.20 GPD
PROPOSED: SEPTITECH STAAR 12.0 COMMERCIAL SYSTEM RATED AT 12,000 GPD

SANITARY LEACHING POOL DESIGN

REQUIRED: 9,633.20 GPD / (1.5 GPD/SF/DAY) = 6,422.13 SF
6,422.13 SF / (31.4 SF/FT) = 204.53 FT
PROPOSED: (16) 10' DIA. x 13' E.D. SLP = 208.00 FT

SANITARY STRUCTURE TABLE

STRUCTURE TYPE-#	TOP / CASTING	INVERT	BOTTOM ELEVATION	EFFECTIVE DEPTH	STRUCT. SIZE
(ST-1)	74.75	IN 70.30	62.80	7 FT	12' Ø
(ST-2)	74.75	OUT 69.80	62.80	7 FT	12' Ø
(SMH-1)	75.00	IN 69.50 / OUT 69.40	69.40	-	4' Ø
(I/A-1)	75.00	IN 69.22 / OUT 69.76	61.72	-	STAAR 3.0
(I/A-2)	75.00	IN 69.22 / OUT 69.76	61.72	-	STAAR 3.0
(I/A-3)	75.00	IN 69.22 / OUT 69.76	61.72	-	STAAR 3.0
(I/A-4)	75.00	IN 69.22 / OUT 69.76	61.72	-	STAAR 3.0
(SMH-2)	75.00	IN 69.68 / OUT 69.58	69.58	-	4' Ø
(SDLP-1)	71.60	IN 69.20 / OUT 68.95	55.95	13 FT	10' Ø
(SDLP-2)	71.80	IN 68.85 / OUT 68.60	55.60	13 FT	10' Ø
(SDLP-3)	71.70	IN 68.85 / OUT 68.60	55.60	13 FT	10' Ø
(SDLP-4)	71.70	IN 68.85 / OUT 68.60	55.60	13 FT	10' Ø
(SDLP-5)	71.80	IN 68.85 / OUT 68.60	55.60	13 FT	10' Ø
(SLP-1)	72.05	68.50	55.50	13 FT	10' Ø
(SLP-2)	71.80	68.44	55.44	13 FT	10' Ø
(SLP-3)	71.60	68.50	55.50	13 FT	10' Ø
(SLP-4)	71.25	68.50	55.50	13 FT	10' Ø
(SLP-5)	71.10	68.50	55.50	13 FT	10' Ø
(SLP-6)	71.25	68.50	55.50	13 FT	10' Ø
(SLP-7)	71.30	68.44	55.44	13 FT	10' Ø
(SLP-8)	71.50	68.50	55.50	13 FT	10' Ø
(SLP-9)	71.75	68.50	55.50	13 FT	10' Ø
(SLP-10)	71.90	68.44	55.44	13 FT	10' Ø
(SLP-11)	72.05	68.50	55.50	13 FT	10' Ø

UTILITY CROSSINGS TABLE

No.	ELEV.		DRAINAGE	WATER	SEWER	CLEARANCE
1	64.00	INVERT	60.50	58.08	-	1.50'
		TOP	62.00	59.00	-	
2	71.55	INVERT	68.30	65.88	-	1.50'
		TOP	69.80	66.80	-	
3	73.10	INVERT	70.00	67.58	-	1.50'
		TOP	70.83	68.50	-	
4	74.55	INVERT	71.50	69.08	-	1.50'
		TOP	72.33	70.00	-	
5	74.35	INVERT	71.30	68.88	-	1.50'
		TOP	72.13	69.80	-	
6	72.50	INVERT	69.50	67.08	-	1.50'
		TOP	70.33	68.00	-	
7	70.40	INVERT	67.40	64.98	-	1.50'
		TOP	68.23	65.90	-	
8	72.00	INVERT	69.00	66.58	-	1.50'
		TOP	69.83	67.50	-	
9	73.40	INVERT	70.40	67.98	-	1.50'
		TOP	71.23	68.90	-	
10	73.50	INVERT	69.25	66.83	-	1.50'
		TOP	70.75	67.75	-	
11	73.60	INVERT	69.40	67.32	-	1.50'
		TOP	70.90	67.90	-	
12	75.00	INVERT	-	68.60	70.60	1.50'
		TOP	-	69.10	71.10	

SANITARY NOTES

1. THERE MUST BE A 10' MINIMUM SEPARATION BETWEEN ANY LEACHING POOL (STORM OR SANITARY) AND THE WATER MAIN.
2. MINIMUM CLEARANCE BETWEEN ALL SANITARY STRUCTURES IS 8 FT.
3. ALL SANITARY PIPE SHALL BE 6" PVC (DR-18). UNLESS OTHERWISE SPECIFIED. PITCH AS PER PLAN.
4. MINIMUM CLEARANCE BETWEEN UTILITY LINES AND SANITARY STRUCTURES IS 5'.
5. THERE ARE NO NEIGHBORING WELLS WITHIN 150' OF THE PROPERTY. THERE ARE EXISTING SEPTIC SYSTEMS SERVICING THE SURROUNDING PROPERTIES.
6. THERE MUST BE A 20' MINIMUM SEPARATION BETWEEN ALL SANITARY AND DRAINAGE STRUCTURES.
7. PURSUANT TO THE ARTICLE VII OF THE SUFFOLK COUNTY CODE, "SEPTIC INDUSTRY BUSINESS," REQUIRES THAT ALL INSTALLERS OF SEPTIC SYSTEMS WITHIN SUFFOLK COUNTY SHALL POSSESS A VALID LICENSE FROM THE SUFFOLK COUNTY OFFICE OF CONSUMER AFFAIRS. THE OFFICE OF WASTE WATER MANAGEMENT MAY REFUSE TO PERFORM INSPECTIONS OR GRANT FINAL APPROVAL FOR PROJECTS THAT WERE CONSTRUCTED BY UNLICENSED INDIVIDUALS/COMPANIES.
8. THE CONTRACTOR OR HIS REPRESENTATIVES SHALL NOTIFY THE SCDHS PRIOR TO WORK BEGINS AND AT THE COMPLETION OF ALL PORTIONS OF THE SANITARY SYSTEM BUILD AND IN ACCORDANCE WITH THEIR STANDARDS AND PERMIT CONDITIONS TO SATISFY ALL INSPECTION REQUIREMENTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR FILLING OUT ALL REQUIRED SCDHS FORMS.
10. WATER LINES MUST BE EXPOSED 10' ON EACH SIDE OF CROSSING WITH SANITARY PIPING FOR INSPECTOR TO VERIFY NO JOINTS.
11. ALL SANITARY PIPING THAT CROSSES OVER DRAINAGE OR WATER MUST BE DUCTILE IRON PIPING.
12. FUTURE EXPANSION POOLS TO BE THE SAME SIZE AND EFFECTIVE DEPTH AS THE EXISTING POOLS.
13. SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES SHALL BE NOTIFIED FOR EXCAVATION INSPECTION PRIOR TO CONSTRUCTING IMPROVEMENTS.
14. THERE MUST BE A MINIMUM 18" VERTICAL SEPARATION BETWEEN ALL WATER/FIRE LINE AND DRAINAGE CROSSINGS.
15. CONTRACTOR SHALL NOTIFY R&M ENGINEERING 48 HOURS PRIOR TO COMMENCEMENT OF ANY UTILITY WORK.

SCDHS CROSSING NOTE

1. ALL SEWER AND WATER CROSSINGS MUST MEET THE SCDHS STANDARD AND BE ACCEPTABLE TO THE SCDHS INSPECTOR UPON INSTALLATION.

0 40 80
SCALE: 1" = 40'

No.	REVISION DESCRIPTION	DATE	BY
12.	REVISED PER TOI COMMENTS	06-16-25	JB
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DALLAS, TX 75201
PHONE: 201-600-0401
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PARTIAL UTILITY PLAN

1612 FIFTH AVENUE

SITUATED IN

BAY SHORE
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SCTM: DISTRICT 0500, SECTION 223, BLOCK 02, LOTS 54.1 & 57.1
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STATE OF NEW YORK — CHRISTOPHER W. ROBINSON — LICENSED PROFESSIONAL ENGINEER — 067519

Christopher W. Robinson, P.E.
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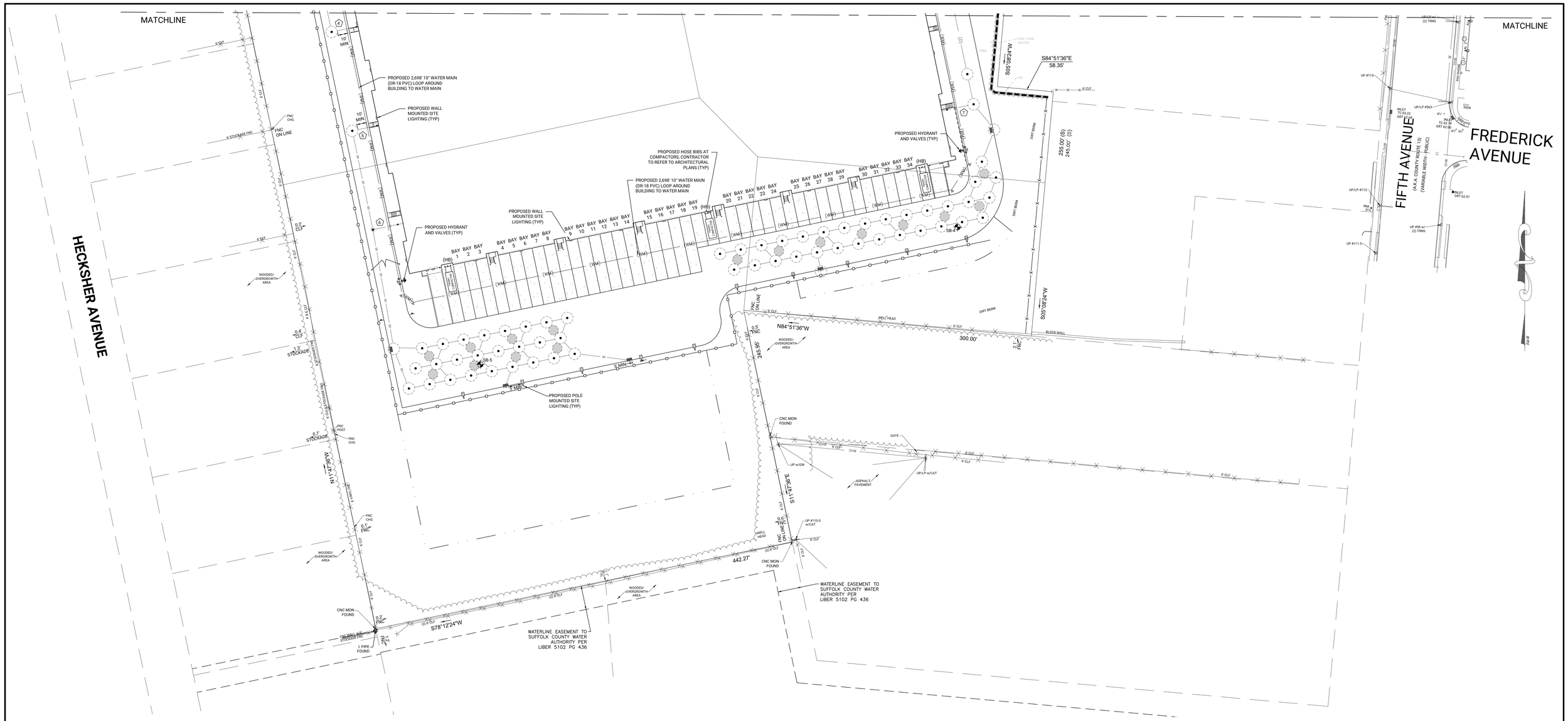
Drawing Name: P:\2022 Projects\2022-001\V&M\2025-06-16 (2022-001) 5th Avenue Site Plan (240x) Rev.12.dwg Last Modified: Jun 13, 2025 - 4:45pm Plotted on: Jun 16, 2025 - 10:31am by jbrehenlein


MATCHLINE
HECKSHER AVENUE
FIFTH AVENUE
(A.K.A. COUNTY ROUTE 13)
(VARIABLE WIDTH - PUBLIC)
FREDERICK AVENUE
MATCHLINE
PROPOSED 2,698' 10" WATER MAIN (DR-18 PVC) LOOP AROUND BUILDING TO WATER MAIN
PROPOSED WALL MOUNTED SITE LIGHTING (TYP)
PROPOSED HYDRANT AND VALVES (TYP)
PROPOSED HOSE BIBS AT COMPACTORS, CONTRACTOR TO REFER TO ARCHITECTURAL PLANS (TYP)
PROPOSED POLE MOUNTED SITE LIGHTING (TYP)
BAY 1 (HB)
BAY 2
BAY 3
BAY 4
BAY 5
BAY 6
BAY 7
BAY 8
BAY 9
BAY 10
BAY 11
BAY 12
BAY 13
BAY 14
BAY 15
BAY 16
BAY 17
BAY 18
BAY 19 (HB)
BAY 20
BAY 21
BAY 22
BAY 23
BAY 24
BAY 25
BAY 26
BAY 27
BAY 28
BAY 29
BAY 30
BAY 31
BAY 32
BAY 33
BAY 34 (HB)
SB-1
SB-4
SB-5
S05°08'24"W
S84°51'36"E
58.35'
255.00' (S)
245.00' (0)
S05°08'24"W
N84°51'36"W
300.00'
245.98'
S11°47'36"E
442.27'
S78°12'24"W
N11°47'36"W
WATERLINE EASEMENT TO SUFFOLK COUNTY WATER AUTHORITY PER LIBER 5102 PG 436
WATERLINE EASEMENT TO SUFFOLK COUNTY WATER AUTHORITY PER LIBER 5102 PG 436
FUEL TANK ON CNC
DIRT BERM
WELL HEAD
BLOCK WALL
WOODED/ OVERGROWTH AREA
ASPHALT/ PAVEMENT
GATE
CNC MON FOUND
UP w/ OW
UP/LP w/ CAT
UP #110-S w/CAT
UP #113
UP/LP #563
UP/LP #112
UP #56 w/ (2) TRNS
UP #111-S
UP/LP w/ (2) TRNS
INLET TC 63.22 GRT 62.62
INLET TC 62.78 GRT 62.60
INLET GRT 62.97
SIGN
BRK
CHW
W
WV
6' CLF
4' CLF
FNC ON LINE
FNC CHG
FNC POST
0.7' STOCKADE
1.3' STOCKADE
0.4' CLF
0.2' CLF
0.5' FNC
0.7' FNC
0.6' FNC
0.1' FNC
1.2' FNC
STOCKADE FNC
6' STOCKADE FNC
4' CLF
6' CLF
5' MIN.
10' MIN.
(WM)
(HB)
(0.5) CLF
(0.6) CLF
(0.7) CLF
(0.8) CLF
(0.9) CLF
(1.0) CLF
(1.1) CLF
(1.2) CLF
(1.3) CLF
(1.4) CLF
(1.5) CLF
(1.6) CLF
(1.7) CLF
(1.8) CLF
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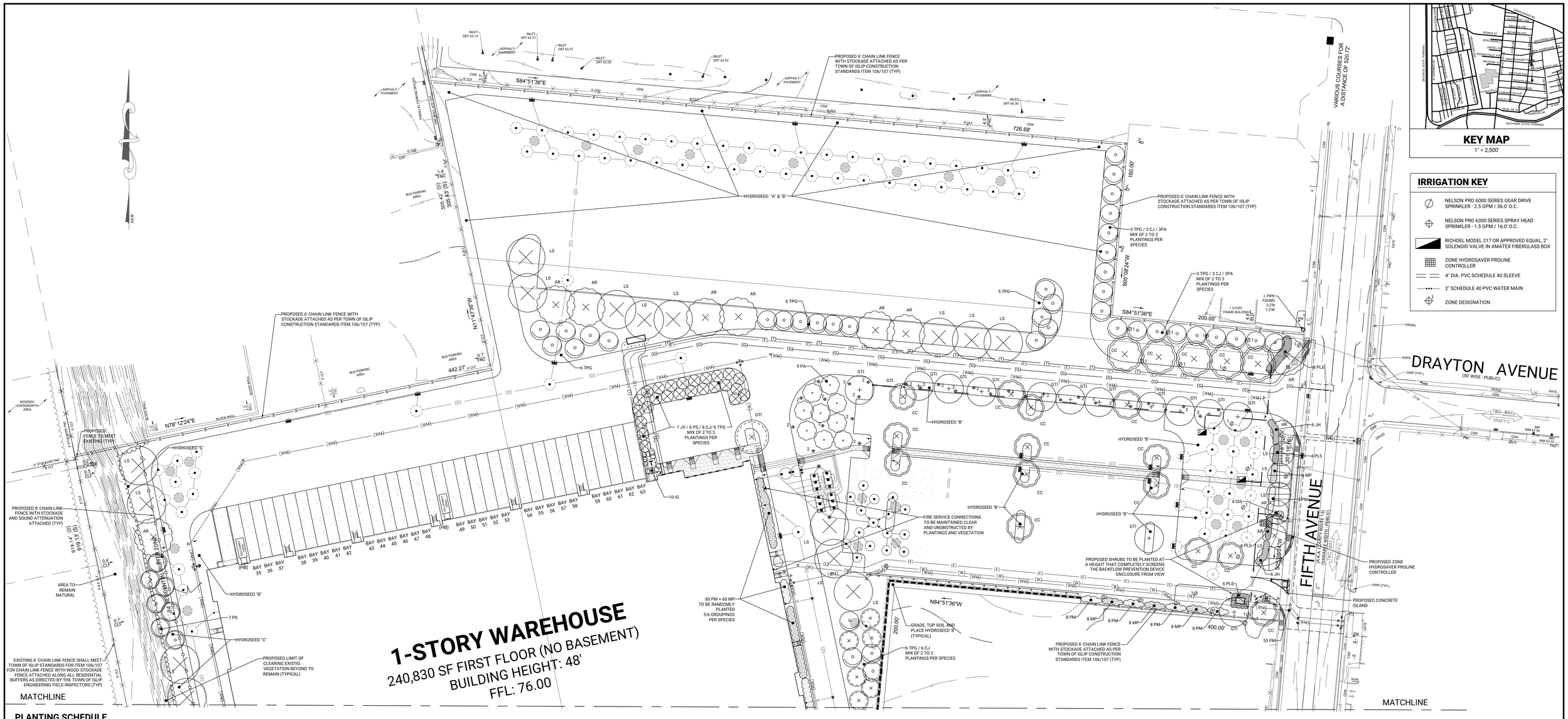
(2.4) CLF



1-STORY WAREHOUSE

240,830 SF FIRST FLOOR (NO BASEMENT)
BUILDING HEIGHT: 48'
FFL: 76.00

KEY MAP

1" = 2,500'

IRRIGATION KEY

- NELSON PRO 6000 SERIES GEAR DRIVE SPRINKLER - 2.5 GPM / 36.0' O.C.
- NELSON PRO 6300 SERIES SPRAY HEAD SPRINKLER - 1.5 GPM / 16.0' O.C.
- RICHDEL MODEL 217 OR APPROVED EQUAL, 2" SOLENOID VALVE IN AMATEX FIBERGLASS BOX
- ZONE HYDROSAVER PROLINE CONTROLLER
- 4" DIA. PVC SCHEDULE 40 SLEEVE
- 2" SCHEDULE 40 PVC WATER MAIN
- ZONE DESIGNATION

PLANTING SCHEDULE

	SYM.	QUA.	BOTANICAL NAME	COMMON NAME	SIZE/SP.
DECIDUOUS TREES	AR	13	ACER RUBRUM OCTOBER GLORY	OCTOBER GLORY MAPLE	2.5 - 3" DBH. - 20' O.C.
	CC	20	CARPINUS CAROLINIANA	IRON WOOD	2.5 - 3" DBH.-AS SHOWN
	GTI	14	GLEDITSIA TRIANCANTHOS INERMIS	THORNLESS HONEY LOCUST	2.5 - 3" DBH. - 20' O.C.
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	MP	220	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	18 - 24" SP. - 3' O.C.
	PM	201	PRUNUS MARITIMA	BEACH PLUM	18 - 24" SP. - 3' O.C.
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HYDROSEED "A" @ 4#/AC.
(NORHTERN WILDFLOWER MIX)

BACHELOR BUTTON, LANCE-LEAVED COREOPSIS, BABY'S BREATH, BABY SNAPDRAGON, SCARLET FLAX, LEWIS FLAX, EVENING PRIMROSE, CORN POPPY, CATCHFLY, BLACK EYED SUSAN, PURPLE CONEFLOWER, AND OXEYE DAISY

HYDROSEED "B" @ 170#/AC.
(ECOLOGY MIX)

80% RELIANT HARD FESCUE
20% JAMESTOWN II CHEWINGS FESCUE

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(RECLAIM CONSERVATION MIX-DRY FORMULA)

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PLANTING NOTES:
1. GROUPING MIX OF 2 TO 3 PLANTINGS PER SPECIES WHEN 7 OR MORE PROPOSED.
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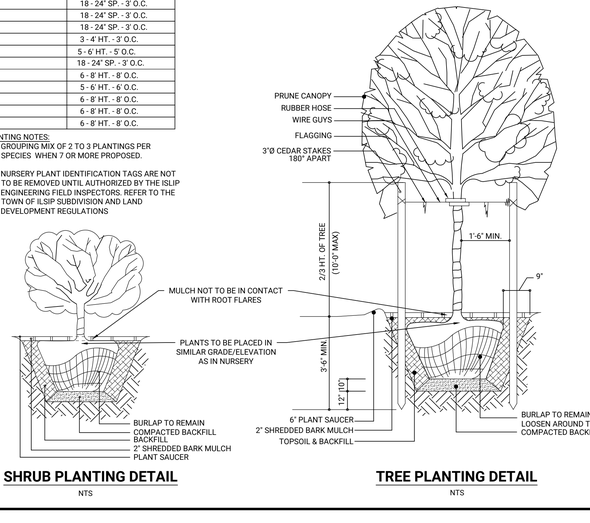

SHRUB PLANTING DETAIL
NTS

TREE PLANTING DETAIL
NTS

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4. NO PLANT MATERIAL, EXCEPT LAWN OR GROUND COVER, IS TO BE LOCATED WITHIN 2' OF ANY PARKING LOT CURBS.
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8. ALL ROPES AND WIRES SURROUNDING ROOT BALL TO BE REMOVED PRIOR TO BACKFILLING OF TREE PITS/TREE TRUNK WRAP TO BE REMOVED.
9. NO TREES TO BE LOCATED WITHIN 10' OF DRYWELLS, WALLS, OR PIPING AND DRAINAGE STRUCTURES AS PER TOWN OF ISLIP STANDARDS.
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13. NURSERY IDENTIFICATION LABELS/TAGS TO BE RETAINED ON ALL PLANTINGS PLACED UNTIL REMOVAL IS AUTHORIZED BY THE ISLIP FIELD INSPECTORS.
14. CONTRACTOR TO PROVIDE IRRIGATION SYSTEM TO ALL PLANTINGS.
15. LANDSCAPER AND IRRIGATION INSTALLER TO COORDINATE INSTALLATION OF PLANTS & IRRIGATION SYSTEM.

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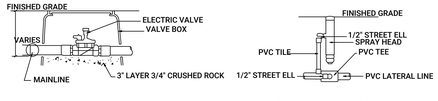
2. THE DRAWINGS AND SPECIFICATION MAY NOT SHOW ALL THE DETAILS OF CONSTRUCTION, BUT THE CONTRACTOR SHALL BE REQUIRED TO FURNISH AND INSTALL ALL MATERIALS NECESSARY TO COMPLETE THE IRRIGATION SYSTEM IN ACCORDANCE WITH APPLICABLE CODES, THE BEST PRACTICES AND TO THE FULL INTENT OF THE DRAWINGS AND SPECIFICATIONS.
3. PRIOR TO CONSTRUCTION THE IRRIGATION CONTRACTOR SHALL VISIT THE SITE AND EVALUATE THE AVAILABLE WATER PRESSURE AND PIPE SIZE SERVICING THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL MODIFY, OR IF A DETAILED DESIGN DOES NOT EXIST, PREPARE THE IRRIGATION DESIGN BASED ON SITE CONDITIONS. THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH INDEPENDENT ZONES FOR LAWNS AND PLANT BEDS AND PROVIDE A MINIMUM OF TWO QUICK COUPLING VALVES. PRIOR TO INSTALLATION THE CONTRACTOR SHALL SUBMIT THE IRRIGATION DESIGN FOR APPROVAL BY THE OWNER.
4. THE IRRIGATION SYSTEM SHALL BE GUARANTEED FOR A YEAR BEGINNING AT THE TIME OF ACCEPTANCE OF THE PROJECT BY THE OWNER. AT THE TIME OF ACCEPTANCE, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH MAINTENANCE INSTRUCTIONS FOR THE IRRIGATION SYSTEM. DURING THE ONE YEAR GUARANTEE PERIOD THE CONTRACTOR SHALL PROVIDE, AT NO ADDITIONAL COST, MAINTENANCE INCLUDING FALL BLOW OUT AND SPRING ACTIVATION. THE CONTRACTOR SHALL PROVIDE AN ALTERNATE FOR THE MAINTENANCE/GUARANTEE FOR THE IRRIGATION SYSTEM TO THE OWNER.
5. CONTRACTOR SHALL INSTALL CONDUIT FOR IRRIGATION MAINLINE PIPING 2" OR LARGER AT 16" MINIMUM DEPTH, AND CONDUIT FOR 1 1/2" OR SMALLER ZONE LINE PIPING AT 12" DEPTH UNDER ALL PAVEMENT AREAS TO CONNECT ALL LANDSCAPE AREAS.

NOTES
1. ZONE LINES TO BE POLYETHYLENE 100 LBS. VACUUM SEALED WITH UNDERGROUND WIRING 14/1 UF.
2. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS.
3. HEAD AND LINE LOCATIONS ARE SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS, CONTRACTOR SHALL COORDINATE WITH LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTING IMPROVEMENTS
4. IRRIGATION CONTRACTOR SHALL CONSULT WITH GENERAL CONTRACTOR TO INSURE IRRIGATION SYSTEM DOES NOT CONFLICT WITH ANY SITE IMPROVEMENTS.

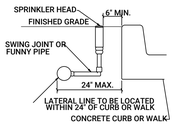
IRRIGATION SCHEDULE

ZONE	QUA.	HEAD TYPE	GPM	TOTAL GPM
1	21	NELSON PRO 6000	2.5	52.5
2	29	NELSON PRO 6300	1.5	43.5

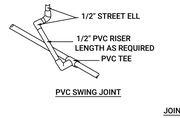
IRRIGATION SYSTEM DETAILS



ELECTRIC VALVE ASSEMBLY

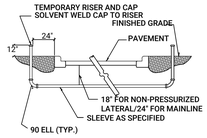


IRRIGATION HEAD AT CURB OR WALK

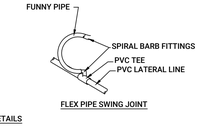


PVC SWING JOINT

6' POP-UP SPRAY HEAD DETAIL



SLEEVE INSTALLATION DETAIL



FLEX PIPE SWING JOINT

JOINT DETAILS

0 40 80
SCALE: 1" = 40'

No.	REVISION DESCRIPTION	DATE	BY
12.	REVISED PER TOI COMMENTS	06-16-25	JB
11.	REVISED PER TOI COMMENTS	12-17-24	AR
10.	REVISED PER SCDPW COMMENTS	04-12-24	CB
9.	REVISED PER TOI COMMENTS	01-10-24	CB
8.	GENERAL REVISIONS	11-08-23	CB
7.	GENERAL REVISIONS	08-25-23	CB
6.	REVISED PER SURVEY UPDATE	08-08-23	CB
5.	REVISED PER SCWA COMMENTS	07-17-23	AR
4.	REVISED PER SCDHS COMMENTS	06-16-23	CB
3.	REVISED PER SCWA COMMENTS	05-10-23	CB
2.	GENERAL REVISIONS	04-21-23	MJM
1.	REVISED PER TOWN COMMENTS	01-20-23	CB

T.O.I. REF.# PB 2023-003
REF.# SP 2023-089

OWNER/APPLICANT:
FIFTH XNY, LLC, C/O GRETCHEN KENDRICK
2100 ROSS AVENUE, SUITE 895
DALLAS, TX 75201
PHONE: 203-600-0401
EMAIL: NICO@ASSECREALTY.COM

PARTIAL LANDSCAPE & IRRIGATION PLAN

1612 FIFTH AVENUE

SITUATED IN

BAY SHORE
TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0500, SECTION 223, BLOCK 02, LOTS 54.1 & 57.1
DISTRICT 0500, SECTION 224, BLOCK 01, LOT 80.3 (INDEPENDENCE STREET)
DISTRICT 0500, SECTION 244, BLOCK 02, LOTS 56 & 57

STATE OF NEW YORK — CHRISTOPHER W. ROBINSON — 067519 — LICENSED PROFESSIONAL ENGINEER

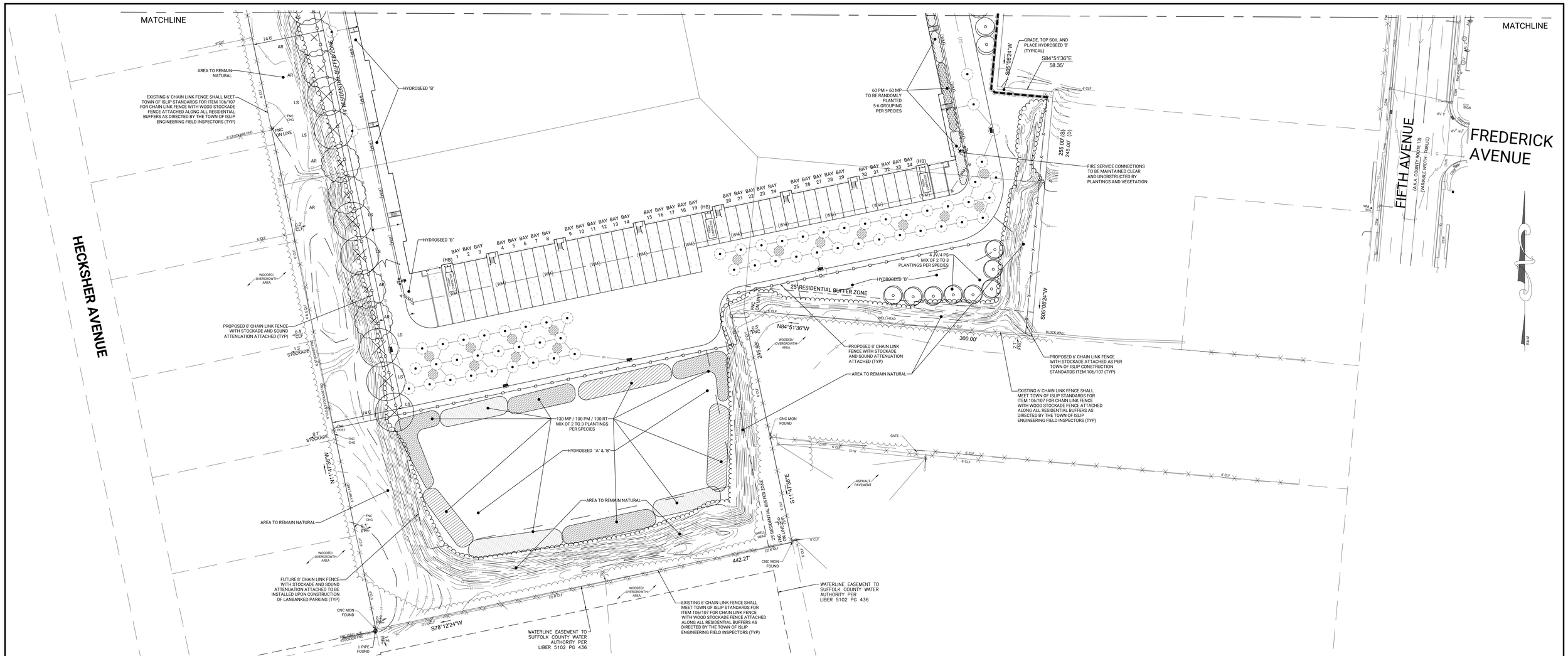
Christopher W. Robinson, P.E.
NY State License No. 067519

R&M ENGINEERING

Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

DWN. BY:	CB	CHK'D. BY:	GT	SCALE:	1" = 40'	SHEET:	SP-7A
DATE:	08-20-22	DATE:	09-12-22	JOB No.:	2022-001		

Drawing Name: P:\2022 Projects\2022-001\V&A\2025-06-18 (2022-001) 5th Avenue Site Plan (2425) Rev.12.dwg Last Modified: Jun 13, 2025 - 4:45pm Plotted on: Jun 16, 2025 - 11:34am by jbottenstein



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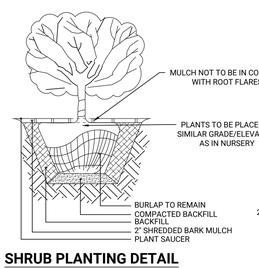

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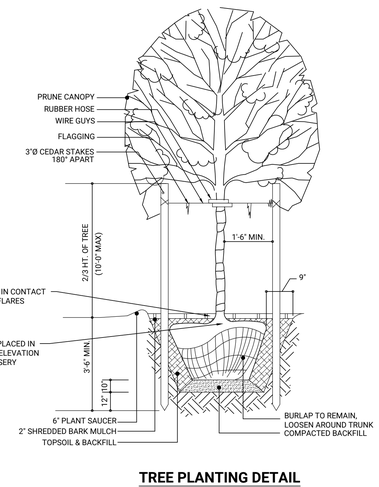
NTS



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2. THE DRAWINGS AND SPECIFICATION MAY NOT SHOW ALL THE DETAILS OF CONSTRUCTION, BUT THE CONTRACTOR SHALL BE REQUIRED TO FURNISH AND INSTALL ALL MATERIALS NECESSARY TO COMPLETE THE IRRIGATION SYSTEM IN ACCORDANCE WITH APPLICABLE CODES, THE BEST PRACTICES AND TO THE FULL INTENT OF THE DRAWINGS AND SPECIFICATIONS.
3. PRIOR TO CONSTRUCTION THE IRRIGATION CONTRACTOR SHALL VISIT THE SITE AND EVALUATE THE AVAILABLE WATER PRESSURE AND PIPE SIZE SERVICING THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL MODIFY, OR IF A DETAILED DESIGN DOES NOT EXIST, PREPARE THE IRRIGATION DESIGN BASED ON SITE CONDITIONS. THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH INDEPENDENT ZONES FOR LAWNS AND PLANT BEDS AND PROVIDE A MINIMUM OF TWO QUICK COUPLING VALVES. PRIOR TO INSTALLATION THE CONTRACTOR SHALL SUBMIT THE IRRIGATION DESIGN FOR APPROVAL BY THE OWNER.
4. THE IRRIGATION SYSTEM SHALL BE GUARANTEED FOR A YEAR BEGINNING AT THE TIME OF ACCEPTANCE OF THE PROJECT BY THE OWNER. AT THE TIME OF ACCEPTANCE, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH MAINTENANCE INSTRUCTIONS FOR THE IRRIGATION SYSTEM. DURING THE ONE YEAR GUARANTEE PERIOD THE CONTRACTOR SHALL PROVIDE, AT NO ADDITIONAL COST, MAINTENANCE INCLUDING FALL BLOW OUT AND SPRING ACTIVATION. THE CONTRACTOR SHALL PROVIDE AN ALTERNATE FOR THE MAINTENANCE/GUARANTEE FOR THE IRRIGATION SYSTEM TO THE OWNER.
5. CONTRACTOR SHALL INSTALL CONDUIT FOR IRRIGATION MAINLINE PIPING 2" OR LARGER AT 16" MINIMUM DEPTH, AND CONDUIT FOR 1 1/2" OR SMALLER ZONE LINE PIPING AT 12" DEPTH UNDER ALL PAVEMENT AREAS TO CONNECT ALL LANDSCAPE AREAS.

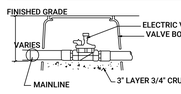
NOTES

1. ZONE LINES TO BE POLYETHYLENE 100 LBS. VACUUM SEALED WITH UNDERGROUND WIRING 14/1 UF.
2. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS.
3. HEAD AND LINE LOCATIONS ARE SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS, CONTRACTOR SHALL COORDINATE WITH LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTING IMPROVEMENTS
4. IRRIGATION CONTRACTOR SHALL CONSULT WITH GENERAL CONTRACTOR TO INSURE IRRIGATION SYSTEM DOES NOT CONFLICT WITH ANY SITE IMPROVEMENTS.

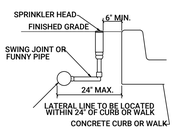
IRRIGATION SCHEDULE

ZONE	QUA.	HEAD TYPE	GPM	TOTAL GPM
1	20	NELSON PRO 6000	2.5	50.0
2	30	NELSON PRO 6300	1.5	45.0

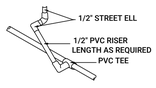
IRRIGATION SYSTEM DETAILS



ELECTRIC VALVE ASSEMBLY

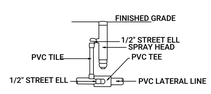


IRRIGATION HEAD AT CURB OR WALK

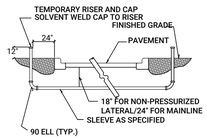


PVC SWING JOINT

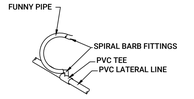
JOINT DETAILS



6' POP-UP SPRAY HEAD DETAIL



SLEEVE INSTALLATION DETAIL



FLEX PIPE SWING JOINT

0 40 80

SCALE: 1" = 40'

No.	REVISION DESCRIPTION	DATE	BY
12.	REVISED PER TOI COMMENTS	06-16-25	JB
11.	REVISED PER TOI COMMENTS	12-17-24	AR
10.	REVISED PER SCDPW COMMENTS	04-12-24	CB
9.	REVISED PER TOI COMMENTS	01-10-24	CB
8.	GENERAL REVISIONS	11-08-23	CB
7.	GENERAL REVISIONS	08-25-23	CB
6.	REVISED PER SURVEY UPDATE	08-08-23	CB
5.	REVISED PER SCWA COMMENTS	07-17-23	AR
4.	REVISED PER SCDHS COMMENTS	06-16-23	CB
3.	REVISED PER SCWA COMMENTS	05-10-23	CB
2.	GENERAL REVISIONS	04-21-23	M.JM
1.	REVISED PER TOWN COMMENTS	01-20-23	CB

T.O.I. REF.# PB 2023-003
REF.# SP 2023-089

OWNER/APPLICANT:
FIFTH NYK, LLC, C/O GRETCHEN KENDRICK
2100 ROSS AVENUE, SUITE 895
DALLAS, TX 75201
PHONE: 207-400-0401
EMAIL: NICO@ATEBCREALTY.COM

PARTIAL LANDSCAPE & IRRIGATION PLAN

1612 FIFTH AVENUE

SITUATED IN

BAY SHORE
TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0500, SECTION 223, BLOCK 02, LOTS 54.1 & 57.1
DISTRICT 0500, SECTION 224, BLOCK 01, LOT 80.3 (INDEPENDENCE STREET)
DISTRICT 0500, SECTION 244, BLOCK 02, LOTS 56 & 57

Christopher W. Robinson, P.E.
NY State License No. 067519

Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
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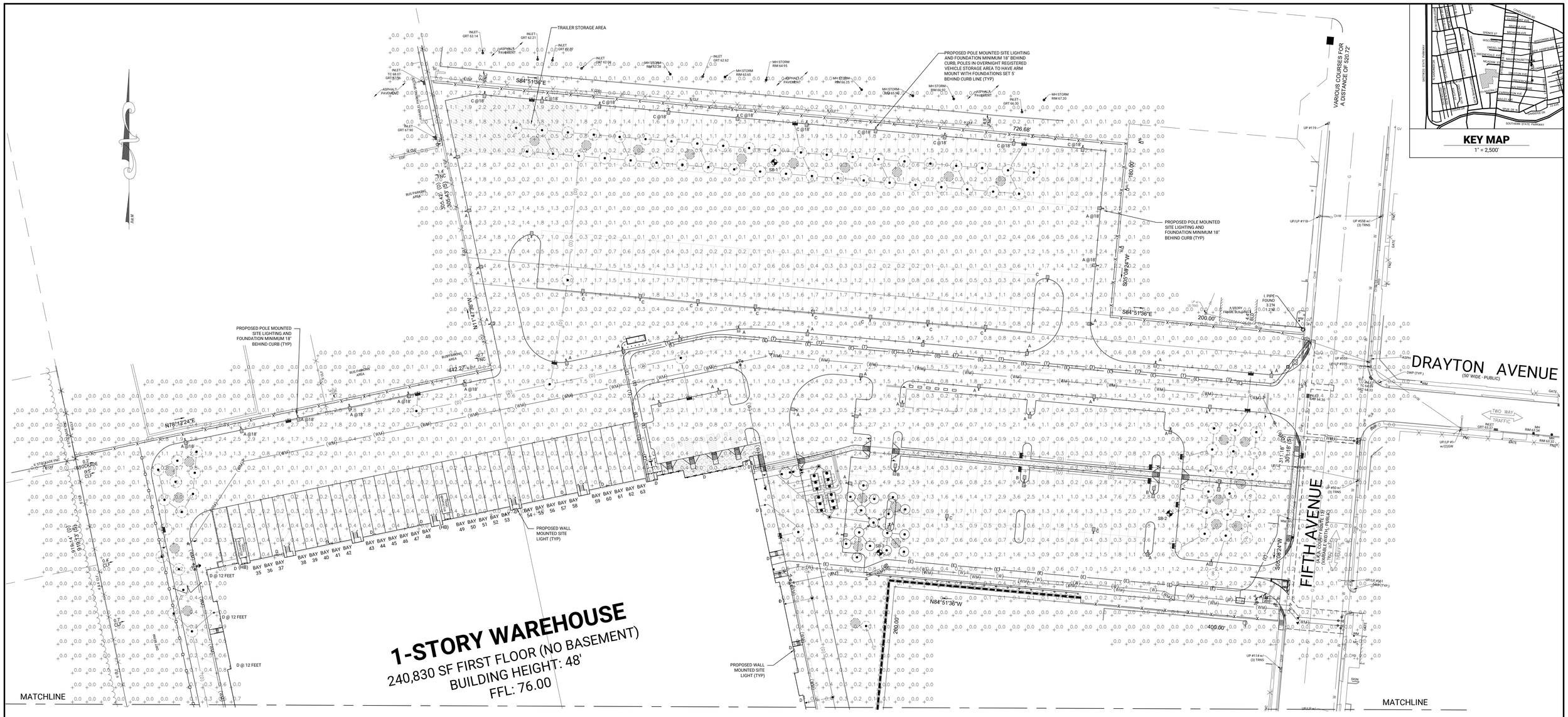
Fax: (631) 271-0592
www.rmengineering.com

DWN. BY:	CB	CHK'D. BY:	GT	SCALE:	1" = 40'	SHEET:	SP-7B
DATE:	08-20-22	DATE:	09-12-22	JOB No.:	2022-001		

Drawing Name: P:\2022 Projects\2022-001\CAD\2025-06-18 (2022-001) 5th Avenue Site Plan (24X36) Rev.12.dwg Last Modified on: Jun 16, 2025 - 11:34am by jbottenstein

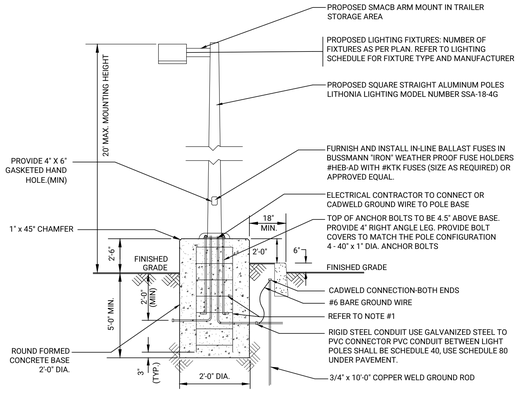


LIGHTING NOTE

1. PRIOR TO BOND RELEASE OR ISSUANCE OF CERTIFICATE OF OCCUPANCY THE FOLLOWING SHALL BE REQUIRED TO BE SUBMITTED TO THE ENGINEERING DIVISION;
   - A LETTER FROM THE ELECTRICIAN OR CONTRACTOR STATING THE LIGHTS HAVE BEEN ENERGIZED, AND
   - THE PROVISION OF AN UNDERWRITERS CERTIFICATE.
2. LIGHT POLES SHALL BE IN ALIGNMENT WITH PARKING STALL STRIPING TO MINIMIZE POTENTIAL FOR VEHICULAR CONFLICT.
3. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY THE OWNER AND ENGINEER PRIOR TO ORDERING POLES AND FIXTURES.
4. ALL POLES SHALL BE CUT TO MEET SPECIFIED MOUNTING HEIGHTS.
5. LUMINAIRE SYMBOLS ARE NOT TO SCALE.
6. VARYING THE POSITION, MOUNTING HEIGHT, OR ORIENTATION FROM WHAT IS SPECIFIED IN THIS DRAWING WILL INVALIDATE THE CALCULATION PERFORMED.
7. REFER TO ELECTRICAL PLANS PREPARED BY OTHERS FOR FURTHER INFORMATION.
8. ALL LIGHTING FIXTURES ADJACENT TO PROPERTY LINES SHALL HAVE HOUSE-SIDE SHIELDS WITH FULL CUT OFF.
9. ALL EXISTING SITE LIGHTING POLES AND FIXTURES SHALL BE REMOVED.

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Mounting Height	Lumens	LLF	Watts
	A	47	DSX1 LED P1 30K T2M MVOLT HS	DSX1 LED P1 30K T2M MVOLT WITH HOUSESIDE SHIELD	20 feet OR AS NOTED	5,285	1.00	54
	B	4	DSX1 LED P1 30K T3M MVOLT	DSX1 LED P1 30K T3M MVOLT	20 feet	6,278	1.00	108
	C	23	DSX1 LED P1 30K TFTM MVOLT HS	DSX1 LED P1 30K TFTM MVOLT WITH HOUSESIDE SHIELD	20 feet OR AS NOTED	5,046	1.00	54
	D	42	DSXW1 LED 10C 350 30K T4M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES TYPE T4M OPTIC 3000K @ 350mA.	20 feet OR AS NOTED	1,357	1.00	13.3



STANDARD LIGHTING FOUNDATION DETAIL

1. 4000 P.S.I. PRECAST CONCRETE BASE, PROVIDE (4) No. 5 RODS SET VERTICALLY, TIED WITH (7) No. 4 HOOPS AT 12" O.C. TOP OF FOUNDATION TO BE LEVEL.
2. ALL CONCRETE WORK AND REINFORCING SHALL BE BY GENERAL CONTRACTOR.
3. CONTRACTOR SHALL VERIFY INDIVIDUAL MANUFACTURER REQUIREMENTS PRIOR TO FABRICATING FOUNDATIONS. FOUNDATIONS SHALL BE COORDINATED WITH MANUFACTURER BY CONTRACTOR.
4. REFER TO PLAN FOR LIGHTING LAYOUT AND NUMBER OF FIXTURES.

Know what's below. Call before you dig.

CAUTION-NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THIS SITE PLAN IS BASED ON A SURVEY BY GALLAS SURVEYING GROUP DATED MARCH 02, 2022.

0 40 80

SCALE: 1" = 40'

No.	REVISION DESCRIPTION	DATE	BY
12.	REVISED PER TOI COMMENTS	06-16-25	JB
11.	REVISED PER TOI COMMENTS	12-17-24	AR
10.	REVISED PER SCDPW COMMENTS	04-12-24	CB
9.	REVISED PER TOI COMMENTS	01-10-24	CB
8.	GENERAL REVISIONS	11-08-23	CB
7.	GENERAL REVISIONS	08-25-23	CB
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T.O.I. REF.# PB 2023-003
REF.# SP 2023-089

OWNER/APPLICANT:
FIFTH XXV, LLC. C/O GRETCHEN KENDRICK
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DALLAS, TX 75201
PHONE: 207-420-0401
EMAIL: NEO@AXISCREALTY.COM

PARTIAL PHOTOMETRIC PLAN

1612 FIFTH AVENUE

SITUATED IN

BAY SHORE
TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0500, SECTION 223, BLOCK 02, LOTS 54.1 & 57.1
DISTRICT 0500, SECTION 224, BLOCK 01, LOT 80.3 (INDEPENDENCE STREET)
DISTRICT 0500, SECTION 244, BLOCK 02, LOTS 56 & 57

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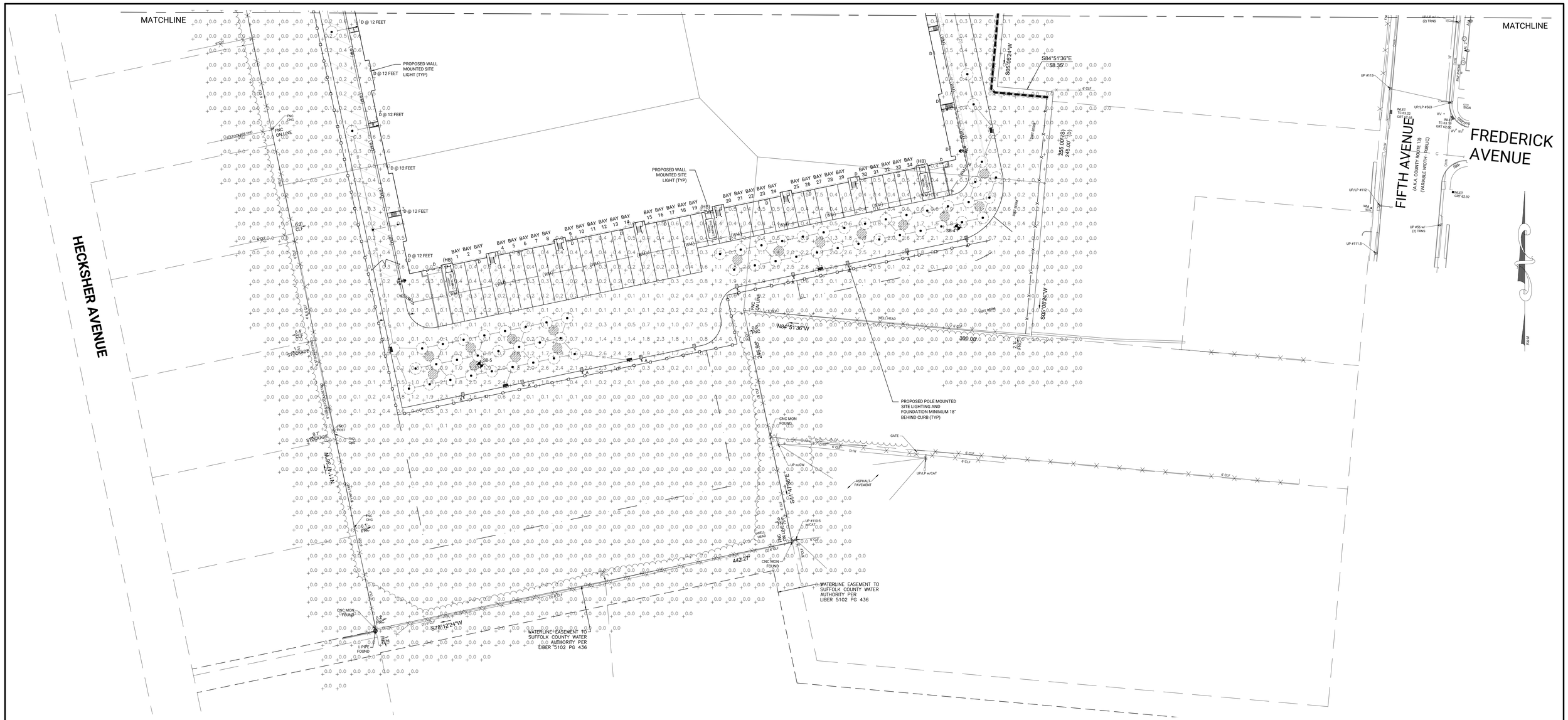
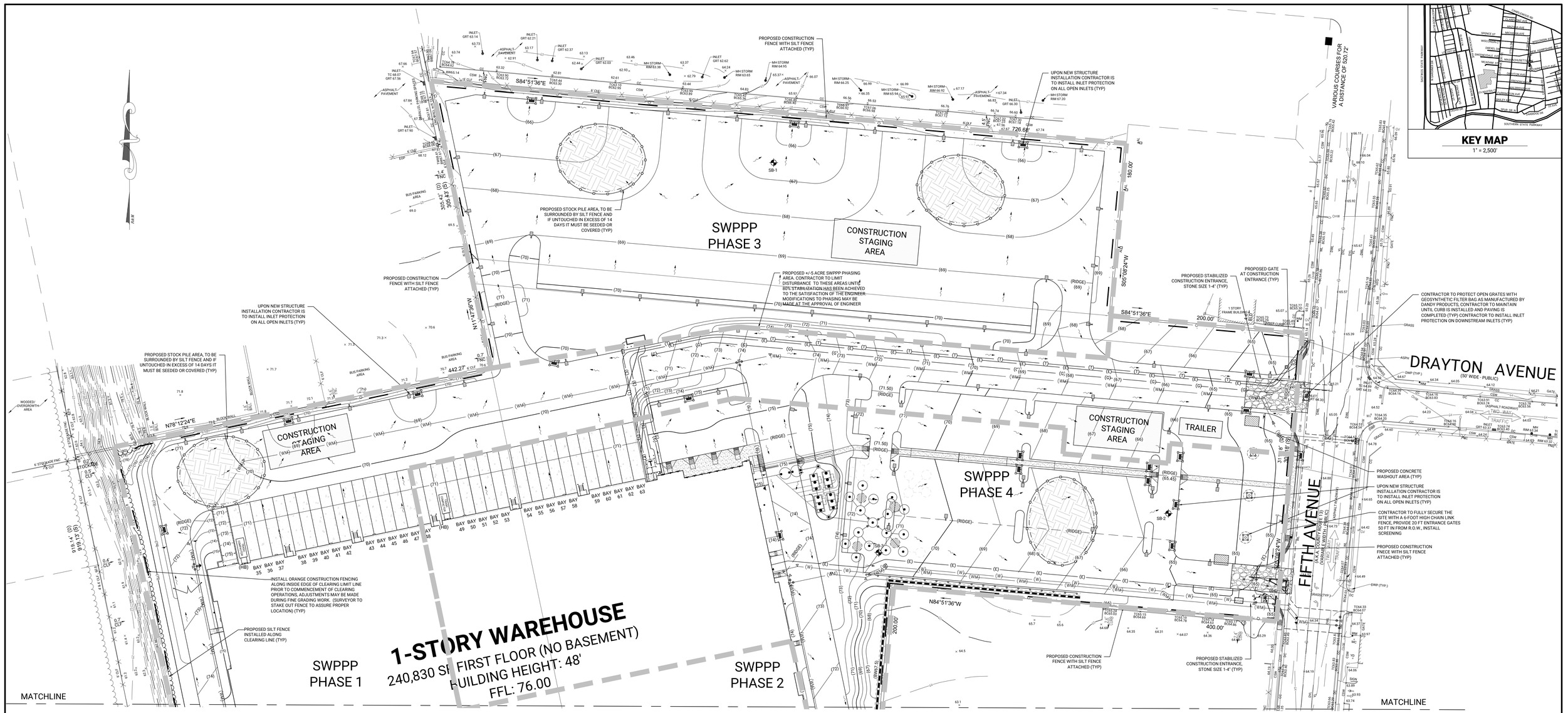
DWN. BY:	CB	CHK'D. BY:	GT	SCALE:	1" = 40'	SHEET:	SP-8A
DATE:	08-20-22	DATE:	09-12-22	JOB No.:	2022-001		

Drawing Name: P:\2022 Projects\2022-001\SP&AP\2025-06-16 (2022-001) 5th Avenue Site Plan (2425) Rev.12.dwg Last Modified: Jun 13, 2025 - 4:45pm Plotted on: Jun 16, 2025 - 10:32am by jbottenstein


MATCHLINE
MATCHLINE
HECKSHER AVENUE
FIFTH AVENUE
(A.K.A. COUNTY ROUTE 13)
(VARIABLE WIDTH - PUBLIC)
FREDERICK AVENUE
PROPOSED WALL MOUNTED SITE LIGHT (TYP)
PROPOSED POLE MOUNTED SITE LIGHTING AND FOUNDATION MINIMUM 18" BEHIND CURB (TYP)
BAY 1
BAY 2
BAY 3
BAY 4
BAY 5
BAY 6
BAY 7
BAY 8
BAY 9
BAY 10
BAY 11
BAY 12
BAY 13
BAY 14
BAY 15
BAY 16
BAY 17
BAY 18
BAY 19 (HB)
BAY 20
BAY 21
BAY 22
BAY 23
BAY 24
BAY 25
BAY 26
BAY 27
BAY 28
BAY 29
BAY 30
BAY 31
BAY 32
BAY 33
BAY 34 (HB)
SB-1
SB-2
SB-3
SB-4
SB-5
D @ 12 FEET
N84°51'36"W
300.00'
S84°51'36"E
58.35'
S05°08'24"W
255.00'(S)
245.00'(D)
N11°47'36"W
S11°47'36"E
442.27'
S78°12'24"W
WATERLINE EASEMENT TO SUFFOLK COUNTY WATER AUTHORITY PER LIBER 5102 PG 436
CNC MON FOUND
I. PIPE FOUND
GATE
ASPHALT PAVEMENT
UP/LP w/CAT
UP w/OW
UP #130-S w/CAT
UP #113
UP/LP #563
UP/LP #112
UP #56 w/ (2) TRNS
UP/LP w/ (2) TRNS
INLET TC 62.22 GRT 62.07
INLET TC 62.19 GRT 62.60
INLET GRT 62.97
SIGN
BUS STOP
BUS PASSING ZONE
6' CLF
CHW
OHW
WV
WM
SMH
DMH
ROCK EDGE
CURB
GUTTER
SIDEWALK
STOCKADE
0.7 STOCKADE
1.3 STOCKADE
0.4 CLF
0.6 CLF
0.7 CLF
0.7 PNC
0.7 CHG
0.7 PNC
0.7 PNC
0.7 PNC



EROSION CONTROL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK STATE DEC GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL MANUAL AND THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, LATEST EDITIONS. CONTRACTOR SHALL REFER TO THESE GUIDELINES FOR ADDITIONAL INFORMATION.
2. CONTRACTOR SHALL ONLY CLEAR AND GRUB AREAS WITHIN THE LIMITS OF CLEARING.
3. CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN EROSION CONTROL MEASURES FOR THE DURATION OF THE PROJECT AND/OR A.O.B.E. OR MUNICIPAL AGENCY HAVING JURISDICTION ON A DAILY BASIS.
4. PERIMETER SLOPES - ALL EMBANKMENT SIDE SLOPES SHALL NOT EXCEED A MAXIMUM 3:1 RATIO.
5. CONSTRUCTION AND WASTE MATERIALS SHALL BE STORED IN ROLL-OFF CONTAINERS TO BE CARTED OFF-SITE BY LICENSED WASTE HAULER WEEKLY.
6. DOUBLE CONTAINMENT TANKS SHALL BE UTILIZED BY THE CONTRACTOR WHEN STORING POTENTIAL POLLUTANTS ON-SITE TO MINIMIZE EXPOSURE OF THESE MATERIALS TO STORM WATER.
7. LANDSCAPING AS PER THE TOWN OF ISLIP APPROVED PLAN SHALL BE INSTALLED AND MAINTAINED AS A PERMANENT STRUCTURAL AND VEGETATIVE MEASURE FOR SOIL STABILIZATION, RUNOFF CONTROL AND SEDIMENT CONTROL.

SWPPP LEGEND

- FILTER FABRIC DROP INLET CONTROL (TO BE INSTALLED ON ALL ON-SITE OPEN INLETS) OPTION: STORM SOK AS MANUFACTURED BY STORMWATERWORKS OR APPROVED EQUAL
- STORM SOK, DANDY CURB SACK OR APPROVED EQUAL INLET CONTROL (TO BE INSTALLED ON OFF-SITE OPEN INLETS)
- SILT FENCE PROTECTION BARRIER
- SITE CONSTRUCTION FENCE
- CONSTRUCTION ENTRANCE
- CONSTRUCTION STAGING AREA
- PROPOSED FLOW ARROW
- (ODB) OIL & DEBRIS BLOCKER AS MANUFACTURED BY CAMPBELL FOUNDRY, (TO BE INSTALLED ON ALL CATCH BASINS)

Know what's below. Call before you dig.

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THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THIS SITE PLAN IS BASED ON A SURVEY BY GALLAS SURVEYING GROUP DATED MARCH 02, 2022.

SEQUENCE OF CONSTRUCTION

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PUT IN PLACE PRIOR TO THE START OF ANY GROUND DISTURBANCES. THE INSTALLATION OF THE TEMPORARY CONTROL DEVICES WILL BE COMPLETED IN ACCORDANCE WITH BOTH THE INFORMATION AND DETAILS SHOWN ON THE CIVIL-SITE PLANS FOR THE PROJECT.
2. INSTALL IN ACCORDANCE WITH THE MANUAL OF NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, ANY REQUIRED ADDITIONAL EROSION CONTROL DEVICES THAT MAY BE REQUIRED BY THE ENGINEER.
3. TEMPORARILY STABILIZE ALL LANDSCAPING AREAS BY SEEDING AND PROVIDE SILT FENCING ALONG BOTTOM OF ALL SLOPES.
4. TEMPORARILY STABILIZE ALL STOCKPILED MATERIALS BY SEEDING AND/OR SILT FENCES AROUND THE BASE OF THE STOCKPILED MATERIALS.
5. COMPLETE FINAL STABILIZATION OF DISTURBED AREAS.
6. MAINTAIN ALL EROSION CONTROL DEVICES FOR THE DURATION OF THE CONSTRUCTION WORK BY CLEANING, REPAIRING AND/OR REPLACING THE CONTROL MEASURES AS MAY BE NECESSARY OR AS DIRECTED BY THE ENGINEER.
7. IMMEDIATELY CLEANUP MATERIALS SPILLED, DROPPED, WASHED OR TRACKED ONTO ANY PAVED SURFACES BEYOND THE LIMITS OF THE PROJECT.
8. THE APPLICANT OR DEVELOPER OR HIS OR HER REPRESENTATIVE SHALL BE ON SITE AT ALL TIMES WHEN CONSTRUCTION OR GRADING ACTIVITY TAKES PLACE AND SHALL INSPECT AND DOCUMENT THE EFFECTIVENESS OF ALL EROSION AND SEDIMENT CONTROL PRACTICES. INSPECTION REPORTS SHALL BE COMPLETED EVERY SEVEN DAYS AND WITHIN 24 HOURS OF ANY STORM EVENT PRODUCTING 0.5 INCHES OF PRECIPITATION OR MORE. WHEN AREA OF DISTUBANCE IS 5 ACRES INSPECTIONS SHALL TAKE PLACE TWICE AT TWO DAY INTERVALS. THE REPORTS SHALL BE DELIVERED TO THE ENGINEERING DIVISION AND ALSO COPIED TO THE SITE LOG BOOK.
9. FOR PURPOSES OF TOWN OF ISLIP CODE COMPLIANCE, TOWN PERSONNEL, INCLUDING BUT NOT LIMITED TO BUILDING INSPECTORS, ORDINANCE INSPECTORS, ENGINEERING INSPECTORS, HIGHWAY/DPW PERSONNEL, PLANNING PERSONNEL, AND/OR REPRESENTATIVES FROM THE DEPARTMENT OF ENVIRONMENTAL CONTROL, ARE AUTHORIZED TO ACCESS CONSTRUCTION SITE.
10. THE SWPPP WILL BE AVAILABLE ON-SITE AT ALL TIMES ALONG WITH RELATED PLANS. THE PROJECT SPONSOR SHALL EXPLAIN THE SWPPP REQUIREMENTS TO ALL CONSTRUCTION PERSONNEL AND SUBCONTRACTORS. A SIGN SHALL BE PLACED ON THE SITE INDICATING WHERE THE SWPPP CAN BE VIEWED.
11. NO VEGETATION AND/OR TREES MAY BE CLEARED WITHOUT FIRST RECEIVING A MARKOUT FROM PLANNING AND/OR ENGINEERING INSPECTORS. EXISTING VEGETATION AND TREES SHALL REMAIN IN PLACE UNTIL AFTER CONSTRUCTION IS COMPLETE. ONLY VEGETATION AND TREES SPECIFICALLY IN THE PATH OF CONSTRUCTION ACTIVITY MAY BE REMOVED.
12. NO EARTH, FILL OR CONSTRUCTION MATERIAL SHALL BE ALLOWED TO MIGRATE OFF SITE FROM THIS PROJECT ON TO THE TOWN OF ISLIP ROADWAY AND/OR STORM DRAIN SYSTEM OR AN ADJACENT PROPERTY.
13. NO FILL SHALL BE BROUGHT INTO A SITE WITHOUT THE EXPRESS APPROVAL OF A BUILDING OR ENGINEERING INSPECTOR. PILES OF FILL SHALL BE STABILIZED AND/OR CONTAINED WITH GRASS SEED, SILT FENCES, OR OTHER APPROVED METHODS.
14. AT THE END OF EACH WORKDAY THE ADJACENT ROADWAY AND/OR STORM DRAIN SYSTEM SHALL BE SELF-INSPECTED FOR MATERIAL. ALL CONSTRUCTION SITES AND ADJACENT ROADWAYS SHALL BE CLEARED OF SOIL AND OTHER MATERIAL AT THE END OF EACH DAY.
15. ALL CONSTRUCTION AND DEMOLITION DEBRIS AND MATERIALS, INCLUDING WET CONCRETE, SHALL BE DISPOSED OF AT AN APPROPRIATE FACILITY IN ACCORDANCE WITH ALL TOWN OF ISLIP AND NYSDEC SOLID WASTE MANAGEMENT REGULATIONS. THE DISCHARGE OF ANY LIQUID, SEMI-LIQUID, OR OTHER MATERIALS FROM A CONSTRUCTION SITE INTO STORM DRAINS, ROADWAYS, OR VACANT PROPERTY IS GROUNDS FOR A VIOLATION. ON-SITE CONCRETE WASHOUT FACILITY TO BE PROVIDED AND UTILIIZED. APPROPRIATE TRASH ROLL-OFF CONTAINERS TO BE USED FOR DEBRIS HOLDING, SEE GENERAL STORMWATER PREVENTION NOTE 11.
16. LITTER SHALL BE PICKED UP ON A DAILY BASIS FROM THE SITE, ADJACENT PROPERTIES AND/OR THE ROAD SYSTEM.
17. TOILET FACILITIES (EITHER PORTABLE OR EXISTING) SHALL BE PROVIDED FOR THE WORKERS ON THE SITE DURING THE CONSTRUCTION PERIOD.
18. ALL MUNICIPAL OR PRIVATE DRAINAGE INLETS ADJACENT TO AREA OF CONSTRUCTION SHALL BE PROTECTED FROM POLLUTANTS THROUGH THE USE OF PRODUCTS/SPONGES DESIGNED FOR THIS PURPOSE. SEE PLAN AND SWPPP LEGEND FOR SPECIFIC PRODUCTS.
19. ON AREAS, OF STEEP SLOPES AND AREAS CLEARED OF VEGETATION, SUITABLE STABILIZATION METHODS, AS SHOWN ON APPROVED SITE PLANS AND STORMWATER POLLUTION PREVENTION PLANS (SWPPP), SHALL BE EMPLOYED TO PREVENT SOIL MIGRATION AND STORMWATER RUNOFF.
20. SLOPES THAT ERODE EASILY OR WILL NOT BE DISTURBED FOR MORE THAN 14 DAYS SHALL BE TEMPORARY SEEDED AS THE WORK PROGRESSES WITH A WHEAT, RYE, OATS APPLICATION, OR AS OTHERWISE ORDERED BY ENGINEER.
21. THE APPLICANT OR DEVELOPER OF THE LAND DEVELOPMENT ACTIVITY SHALL AT ALL TIMES PROPERLY OPERATE AND MAINTAIN ALL FACILITIES AND SYSTEMS OF TREATMENT AND CONTROL (AND RELATED APPURTENANCES) WHICH ARE INSTALLED OR USED BY THE APPLICANT OR DEVELOPER TO ACHIEVE COMPLIANCE WITH THE CONDITIONS OF THIS CHAPTER. SEDIMENT SHALL BE REMOVED FROM STORMWATER STRUCTURES WHENEVER THEIR DESIGN CAPACITY HAS BEEN REDUCED BY 50%. STREET SWEEPING BY BROOM OR MACHINE OR OTHER SUITABLE MEANS OF CLEANUP SHALL BE CONDUCTED DAILY AS NECESSARY FOR ANY SEDIMENT OR MATERIAL THAT HAS INADVERTENTLY MIGRATED OFF SITE. LITTER SHALL ALSO BE REMOVED ON A DAILY BASIS FROM THE SITE OR OFF SITE.
22. ALL STORM DRAINAGE SYSTEMS PROTECTED OR IMPACTED BY THIS CONSTRUCTION ACTIVITY SHALL BE CLEANED AND INSPECTED AT THE CONCLUSION OF CONSTRUCTION TO THE SATISFACTION OF THE ISLIP ENGINEERING FIELD INSPECTOR.

GENERAL STORMWATER PREVENTION NOTES

1. THE CONTRACTOR SHALL MAINTAIN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ON SITE IN ACCORDANCE WITH PROVISION OF THE NEW YORK STATE STORMWATER MANAGEMENT PROGRAM AS ADMINISTERED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
2. THE CONTRACTOR SHALL REVIEW SITE CONDITIONS THROUGHOUT DURATION OF PROJECT, MONITOR, MODIFY AND UPDATE ONGOING EROSION PROTECTION MEASURES AS NECESSARY.
3. ALL REQUIRED MODIFICATIONS TO THE SWPPP MUST BE COMPLETED WITHIN SEVEN (7) DAYS OF NOTIFICATION. CONTRACTOR SHALL KEEP DISTURBED AREAS TO A MINIMUM REQUIRED TO ADEQUATELY PERFORM THE WORK. AT ALL TIMES THE CONTRACTOR SHALL MAINTAIN THE SITE IN SUCH A MANNER THAT MINIMIZES EROSION OF THE SITE. PLACE EROSION CONTROL SYSTEMS IN ACCORDANCE WITH SOUND JUDGMENT AND GOOD CONSTRUCTION PRACTICE OR AS ORDERED BY THE TOWN, DEC OR ENGINEER.
4. THE OWNER AND/OR ENGINEER HAS THE AUTHORITY TO LIMIT THE SURFACE AREA OF ERODABLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, BORROW AND EMBANKMENT OPERATIONS AND TO DIRECT THE CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY POLLUTION CONTROL MEASURES. THE CONTRACTOR WILL BE REQUIRED TO INCORPORATE ALL PERMANENT EROSION CONTROL FEATURES INTO THE PROJECT AT THE EARLIEST PRACTICAL TIME TO MINIMIZE THE NEED FOR TEMPORARY CONTROLS. CUT SLOPES SHALL BE PERMANENTLY SEEDED AND MULCHED AS THE EXCAVATION PROCEEDS TO THE EXTENT CONSIDERED DESIRABLE AND PRACTICAL.
5. THE TEMPORARY EROSION CONTROL SYSTEMS INSTALLED BY THE CONTRACTOR SHALL BE MAINTAINED AS DIRECTED BY THE OWNER AND/OR ENGINEER TO CONTROL SILTATION AT ALL TIMES DURING THE LIFE OF THE CONTRACT. THE CONTRACTOR MUST RESPOND TO ANY MAINTENANCE OR ADDITIONAL WORK ORDERED BY THE OWNER WITHIN A 48-HOUR PERIOD.
6. SLOPES THAT ERODE EASILY OR WILL NOT BE DISTURBED FOR MORE THAN 14 DAYS SHALL BE TEMPORARY SEEDED AS THE WORK PROGRESSES WITH A WHEAT, RYE, OATS APPLICATION, OR AS OTHERWISE ORDERED BY ENGINEER.
7. ALL PERIMETER EROSION CONTROL BARRIERS REQUIRED UNDER THE PROJECT SWPPP SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
8. THE BARRIERS SHALL BE SILT FENCE, OR BIO BAGS PLACED AS SHOWN ON THE DRAWINGS AND DETAILS.
9. BARRIERS SHALL BE MAINTAINED IN GOOD WORKING CONDITION AND REPLACED WHEN DAMAGED.
10. FILTER FABRIC INLET PROTECTION SHALL BE PLACED AT ALL CATCH BASINS AND DRAINAGE INLETS WHERE SITE DRAINAGE IS DIRECTED.
11. CONSTRUCTION AND WASTE MATERIALS SHALL BE STORED IN 5 CUBIC YARD MINIMUM CONTAINERS TO BE CARTED OFF-SITE BY LICENSED WASTE HAULER.
12. DOUBLE CONTAINMENT TANKS SHALL BE UTILIZED BY THE CONTRACTOR WHEN STORING POTENTIAL POLLUTANTS ON-SITE TO MINIMIZE EXPOSURE OF THESE MATERIALS TO STORM WATER.
13. PERMANENT LANDSCAPING IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN SHALL BE INSTALLED AND MAINTAINED AS SOON AS PRACTICABLE AS A PERMANENT STRUCTURAL AND VEGETATIVE MEASURE FOR SOIL STABILIZATION, RUNOFF CONTROL AND SEDIMENT CONTROL.
14. THE CONTRACTOR SHALL BE BOUND BY THE PROVISIONS OUTLINED IN THE SWPPP NARRATIVE REPORT AS PREPARED BY R&M ENGINEERING AND THE NYSDEC SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY (GP-20-001).
15. THE CONTRACTOR WILL BE PROVIDED WITH A COPY OF THE REPORT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE REPORT MUST BE AVAILABLE ON SITE AND UPDATED IN ACCORDANCE WITH REVISIONS WITHIN.
16. CONTRACTOR TO PROVIDE 18" OIL/DEBRIS SNOUT WITH BIO-SKIRT FOR ALL CATCH BASINS IN DEPRESSED LOADING AREAS AS MEANS OF NON-POINT SOURCE POLLUTION MITIGATION TECHNIQUES AS REQUIRED BY TC5064(3)b.2.

0 40 80
SCALE: 1" = 40'

No.	REVISION DESCRIPTION	DATE	BY
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8.	GENERAL REVISIONS	11-08-23	CB
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2.	GENERAL REVISIONS	04-21-23	M,JM
1.	REVISED PER TOWN COMMENTS	01-20-23	CB

T.O.I. REF.# PB 2023-003
REF.# SP 2023-089

OWNER/APPLICANT:
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PARTIAL SWPPP PLAN

1612 FIFTH AVENUE

SITUATED IN

BAY SHORE
TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0500, SECTION 223, BLOCK 02, LOTS 54.1 & 57.1
DISTRICT 0500, SECTION 224, BLOCK 01, LOT 80.3 (INDEPENDENCE STREET)
DISTRICT 0500, SECTION 244, BLOCK 02, LOTS 56 & 57

STATE OF NEW YORK — CHRISTOPHER W. ROBINSON — 067519 — LICENSED PROFESSIONAL ENGINEER

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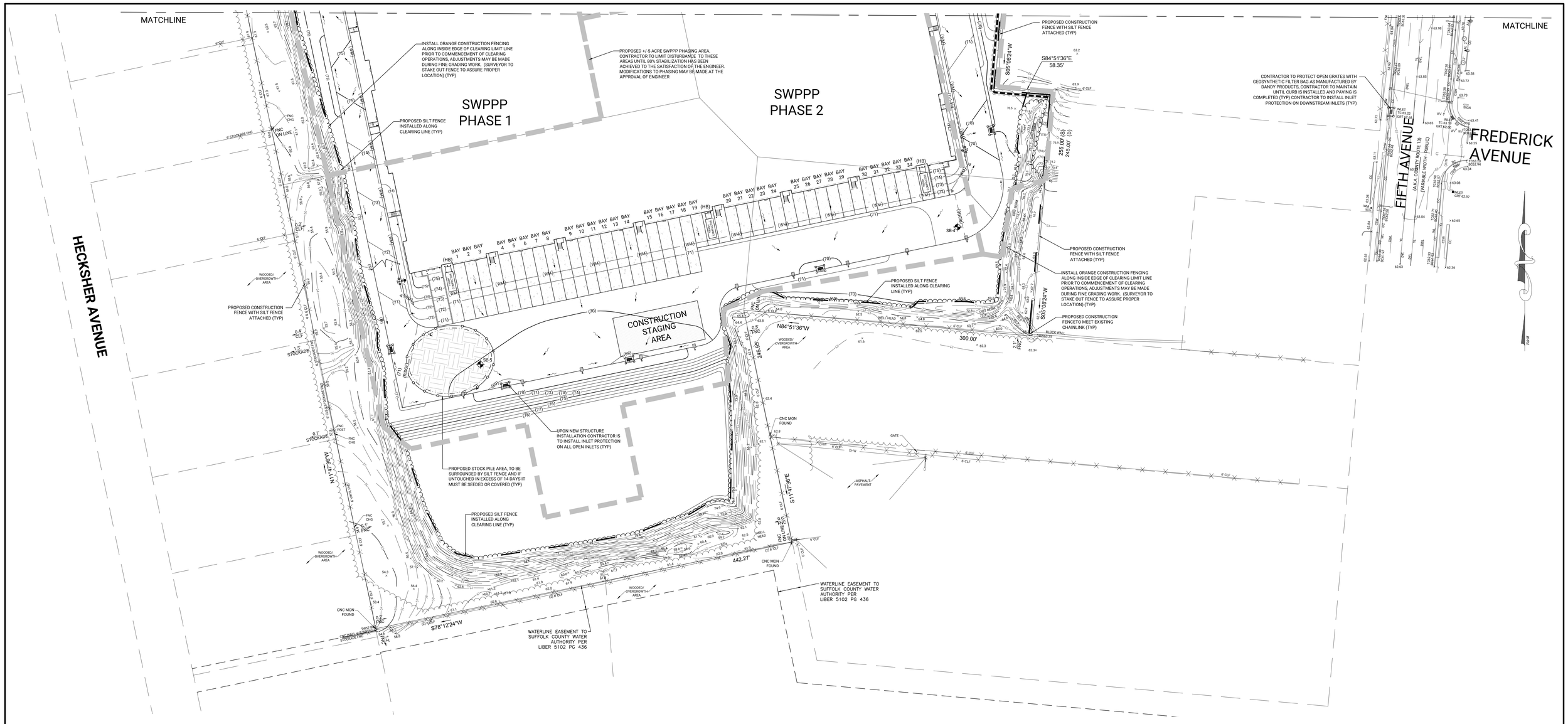
DWN. BY:	CB	CHK'D. BY:	GT	SCALE:	1" = 40'	SHEET:	SP-9A
DATE:	08-20-22	DATE:	09-12-22	JOB No.:	2022-001		

Drawing Name: P:\2022 Projects\2022-001\R&M\2025-06-16 (2022-001) 5th Avenue Site Plan (24X36) Rev.12.dwg Last Modified: Jun 13, 2025 – 4:45pm Plotted on: Jun 16, 2025 – 10:33am by jbrehenlek



EROSION CONTROL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK STATE DEC GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL MANUAL AND THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, LATEST EDITIONS. CONTRACTOR SHALL REFER TO THESE GUIDELINES FOR ADDITIONAL INFORMATION.
2. CONTRACTOR SHALL ONLY CLEAR AND GRUB AREAS WITHIN THE LIMITS OF CLEARING.
3. CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN EROSION CONTROL MEASURES FOR THE DURATION OF THE PROJECT AND/OR A.O.B.E. OR MUNICIPAL AGENCY HAVING JURISDICTION ON A DAILY BASIS.
4. PERIMETER SLOPES - ALL EMBANKMENT SIDE SLOPES SHALL NOT EXCEED A MAXIMUM 3:1 RATIO.
5. CONSTRUCTION AND WASTE MATERIALS SHALL BE STORED IN ROLL-OFF CONTAINERS TO BE CARTED OFF-SITE BY LICENSED WASTE HAULER WEEKLY.
6. DOUBLE CONTAINMENT TANKS SHALL BE UTILIZED BY THE CONTRACTOR WHEN STORING POTENTIAL POLLUTANTS ON-SITE TO MINIMIZE EXPOSURE OF THESE MATERIALS TO STORM WATER.
7. LANDSCAPING AS PER THE TOWN OF ISLIP APPROVED PLAN SHALL BE INSTALLED AND MAINTAINED AS A PERMANENT STRUCTURAL AND VEGETATIVE MEASURE FOR SOIL STABILIZATION, RUNOFF CONTROL AND SEDIMENT CONTROL.

SWPPP LEGEND

- FILTER FABRIC DROP INLET CONTROL (TO BE INSTALLED ON ALL ON-SITE OPEN INLETS) OPTION: STORM SOK AS MANUFACTURED BY STORMWATERWORKS OR APPROVED EQUAL
- STORM SOK, DANDY CURB SACK OR APPROVED EQUAL INLET CONTROL (TO BE INSTALLED ON OFF-SITE OPEN INLETS)
- SILT FENCE PROTECTION BARRIER
- SITE CONSTRUCTION FENCE
- CONSTRUCTION ENTRANCE
- CONSTRUCTION STAGING AREA
- PROPOSED FLOW ARROW
- (ODB) OIL & DEBRIS BLOCKER AS MANUFACTURED BY CAMPBELL FOUNDRY, (TO BE INSTALLED ON ALL CATCH BASINS)

Know what's below. Call before you dig.

CAUTION-NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THIS SITE PLAN IS BASED ON A SURVEY BY GALLAS SURVEYING GROUP DATED MARCH 02, 2022.

SEQUENCE OF CONSTRUCTION

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PUT IN PLACE PRIOR TO THE START OF ANY GROUND DISTURBANCES. THE INSTALLATION OF THE TEMPORARY CONTROL DEVICES WILL BE COMPLETED IN ACCORDANCE WITH BOTH THE INFORMATION AND DETAILS SHOWN ON THE CIVIL-SITE PLANS FOR THE PROJECT.
2. INSTALL IN ACCORDANCE WITH THE MANUAL OF NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, ANY REQUIRED ADDITIONAL EROSION CONTROL DEVICES THAT MAY BE REQUIRED BY THE ENGINEER.
3. TEMPORARILY STABILIZE ALL LANDSCAPING AREAS BY SEEDING AND PROVIDE SILT FENCING ALONG BOTTOM OF ALL SLOPES.
4. TEMPORARILY STABILIZE ALL STOCKPILED MATERIALS BY SEEDING AND/OR SILT FENCES AROUND THE BASE OF THE STOCKPILED MATERIALS.
5. COMPLETE FINAL STABILIZATION OF DISTURBED AREAS.
6. MAINTAIN ALL EROSION CONTROL DEVICES FOR THE DURATION OF THE CONSTRUCTION WORK BY CLEANING, REPAIRING AND/OR REPLACING THE CONTROL MEASURES AS MAY BE NECESSARY OR AS DIRECTED BY THE ENGINEER.
7. IMMEDIATELY CLEANUP MATERIALS SPILLED, DROPPED, WASHED OR TRACKED ONTO ANY PAVED SURFACES BEYOND THE LIMITS OF THE PROJECT.
8. THE APPLICANT OR DEVELOPER OR HIS OR HER REPRESENTATIVE SHALL BE ON SITE AT ALL TIMES WHEN CONSTRUCTION OR GRADING ACTIVITY TAKES PLACE AND SHALL INSPECT AND DOCUMENT THE EFFECTIVENESS OF ALL EROSION AND SEDIMENT CONTROL PRACTICES. INSPECTION REPORTS SHALL BE COMPLETED EVERY SEVEN DAYS AND WITHIN 24 HOURS OF ANY STORM EVENT PRODUCTING 0.5 INCHES OF PRECIPITATION OR MORE. WHEN AREA OF DISTUBANCE IS 5 ACRES INSPECTIONS SHALL TAKE PLACE TWICE AT TWO DAY INTERVALS, THE REPORTS SHALL BE DELIVERED TO THE ENGINEERING DIVISION AND ALSO COPIED TO THE SITE LOG BOOK.
9. FOR PURPOSES OF TOWN OF ISLIP CODE COMPLIANCE, TOWN PERSONNEL, INCLUDING BUT NOT LIMITED TO BUILDING INSPECTORS, ORDINANCE INSPECTORS, ENGINEERING INSPECTORS, HIGHWAY/DPW PERSONNEL, PLANNING PERSONNEL, AND/OR REPRESENTATIVES FROM THE DEPARTMENT OF ENVIRONMENTAL CONTROL, ARE AUTHORIZED TO ACCESS CONSTRUCTION SITE.
10. THE SWPPP WILL BE AVAILABLE ON-SITE AT ALL TIMES ALONG WITH RELATED PLANS. THE PROJECT SPONSOR SHALL EXPLAIN THE SWPPP REQUIREMENTS TO ALL CONSTRUCTION PERSONNEL AND SUBCONTRACTORS. A SIGN SHALL BE PLACED ON THE SITE INDICATING WHERE THE SWPPP CAN BE VIEWED.
11. NO VEGETATION AND/OR TREES MAY BE CLEARED WITHOUT FIRST RECEIVING A MARKOUT FROM PLANNING AND/OR ENGINEERING INSPECTORS. EXISTING VEGETATION AND TREES SHALL REMAIN IN PLACE UNTIL AFTER CONSTRUCTION IS COMPLETE. ONLY VEGETATION AND TREES SPECIFICALLY IN THE PATH OF CONSTRUCTION ACTIVITY MAY BE REMOVED.
12. NO EARTH, FILL OR CONSTRUCTION MATERIAL SHALL BE ALLOWED TO MIGRATE OFF SITE FROM THIS PROJECT ON TO THE TOWN OF ISLIP ROADWAY AND/OR STORM DRAIN SYSTEM OR AN ADJACENT PROPERTY.
13. NO FILL SHALL BE BROUGHT INTO A SITE WITHOUT THE EXPRESS APPROVAL OF A BUILDING OR ENGINEERING INSPECTOR. PILES OF FILL SHALL BE STABILIZED AND/OR CONTAINED WITH GRASS SEED, SILT FENCES, OR OTHER APPROVED METHODS.
14. AT THE END OF EACH WORKDAY THE ADJACENT ROADWAY AND/OR STORM DRAIN SYSTEM SHALL BE SELF-INSPECTED FOR MATERIAL. ALL CONSTRUCTION SITES AND ADJACENT ROADWAYS SHALL BE CLEARED OF SOIL AND OTHER MATERIAL AT THE END OF EACH DAY.
15. ALL CONSTRUCTION AND DEMOLITION DEBRIS AND MATERIALS, INCLUDING WET CONCRETE, SHALL BE DISPOSED OF AT AN APPROPRIATE FACILITY IN ACCORDANCE WITH ALL TOWN OF ISLIP AND NYSDEC SOLID WASTE MANAGEMENT REGULATIONS. THE DISCHARGE OF ANY LIQUID, SEMI-LIQUID, OR OTHER MATERIALS FROM A CONSTRUCTION SITE INTO STORM DRAINS, ROADWAYS, OR VACANT PROPERTY IS GROUNDS FOR A VIOLATION. ON-SITE CONCRETE WASHOUT FACILITY TO BE PROVIDED AND UTILIIZED. APPROPRIATE TRASH ROLL-OFF CONTAINERS TO BE USED FOR DEBRIS HOLDING, SEE GENERAL STORMWATER PREVENTION NOTE 11.
16. LITTER SHALL BE PICKED UP ON A DAILY BASIS FROM THE SITE, ADJACENT PROPERTIES AND/OR THE ROAD SYSTEM.
17. TOILET FACILITIES (EITHER PORTABLE OR EXISTING) SHALL BE PROVIDED FOR THE WORKERS ON THE SITE DURING THE CONSTRUCTION PERIOD.
18. ALL MUNICIPAL OR PRIVATE DRAINAGE INLETS ADJACENT TO AREA OF CONSTRUCTION SHALL BE PROTECTED FROM POLLUTANTS THROUGH THE USE OF PRODUCTS/SPONGES DESIGNED FOR THIS PURPOSE. SEE PLAN AND SWPPP LEGEND FOR SPECIFIC PRODUCTS.
19. ON AREAS, OF STEEP SLOPES AND AREAS CLEARED OF VEGETATION, SUITABLE STABILIZATION METHODS, AS SHOWN ON APPROVED SITE PLANS AND STORMWATER POLLUTION PREVENTION PLANS (SWPPP), SHALL BE EMPLOYED TO PREVENT SOIL MIGRATION AND STORMWATER RUNOFF.
20. SLOPES THAT ERODE EASILY OR WILL NOT BE DISTURBED FOR MORE THAN 14 DAYS SHALL BE TEMPORARY SEEDED AS THE WORK PROGRESSES WITH A WHEAT, RYE, OATS APPLICATION, OR AS OTHERWISE ORDERED BY ENGINEER.
21. THE APPLICANT OR DEVELOPER OF THE LAND DEVELOPMENT ACTIVITY SHALL AT ALL TIMES PROPERLY OPERATE AND MAINTAIN ALL FACILITIES AND SYSTEMS OF TREATMENT AND CONTROL (AND RELATED APPURTENANCES) WHICH ARE INSTALLED OR USED BY THE APPLICANT OR DEVELOPER TO ACHIEVE COMPLIANCE WITH THE CONDITIONS OF THIS CHAPTER. SEDIMENT SHALL BE REMOVED FROM STORMWATER STRUCTURES WHENEVER THEIR DESIGN CAPACITY HAS BEEN REDUCED BY 50%. STREET SWEEPING BY BROOM OR MACHINE OR OTHER SUITABLE MEANS OF CLEANUP SHALL BE CONDUCTED DAILY AS NECESSARY FOR ANY SEDIMENT OR MATERIAL THAT HAS INADVERTENTLY MIGRATED OFF SITE. LITTER SHALL ALSO BE REMOVED ON A DAILY BASIS FROM THE SITE OR OFF SITE.
22. ALL STORM DRAINAGE SYSTEMS PROTECTED OR IMPACTED BY THIS CONSTRUCTION ACTIVITY SHALL BE CLEANED AND INSPECTED AT THE CONCLUSION OF CONSTRUCTION TO THE SATISFACTION OF THE ISLIP ENGINEERING FIELD INSPECTOR.

GENERAL STORMWATER PREVENTION NOTES

1. THE CONTRACTOR SHALL MAINTAIN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ON SITE IN ACCORDANCE WITH PROVISION OF THE NEW YORK STATE STORMWATER MANAGEMENT PROGRAM AS ADMINISTERED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
2. THE CONTRACTOR SHALL REVIEW SITE CONDITIONS THROUGHOUT DURATION OF PROJECT, MONITOR, MODIFY AND UPDATE ONGOING EROSION PROTECTION MEASURES AS NECESSARY.
3. ALL REQUIRED MODIFICATIONS TO THE SWPPP MUST BE COMPLETED WITHIN SEVEN (7) DAYS OF NOTIFICATION. CONTRACTOR SHALL KEEP DISTURBED AREAS TO A MINIMUM REQUIRED TO ADEQUATELY PERFORM THE WORK. AT ALL TIMES THE CONTRACTOR SHALL MAINTAIN THE SITE IN SUCH A MANNER THAT MINIMIZES EROSION OF THE SITE. PLACE EROSION CONTROL SYSTEMS IN ACCORDANCE WITH SOUND JUDGMENT AND GOOD CONSTRUCTION PRACTICE OR AS ORDERED BY THE TOWN, DEC OR ENGINEER.
4. THE OWNER AND/OR ENGINEER HAS THE AUTHORITY TO LIMIT THE SURFACE AREA OF ERODABLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, BORROW AND EMBANKMENT OPERATIONS AND TO DIRECT THE CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY POLLUTION CONTROL MEASURES. THE CONTRACTOR WILL BE REQUIRED TO INCORPORATE ALL PERMANENT EROSION CONTROL FEATURES INTO THE PROJECT AT THE EARLIEST PRACTICAL TIME TO MINIMIZE THE NEED FOR TEMPORARY CONTROLS. CUT SLOPES SHALL BE PERMANENTLY SEEDED AND MULCHED AS THE EXCAVATION PROCEEDS TO THE EXTENT CONSIDERED DESIRABLE AND PRACTICAL.
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9. BARRIERS SHALL BE MAINTAINED IN GOOD WORKING CONDITION AND REPLACED WHEN DAMAGED.
10. FILTER FABRIC INLET PROTECTION SHALL BE PLACED AT ALL CATCH BASINS AND DRAINAGE INLETS WHERE SITE DRAINAGE IS DIRECTED.
11. CONSTRUCTION AND WASTE MATERIALS SHALL BE STORED IN 5 CUBIC YARD MINIMUM CONTAINERS TO BE CARTED OFF-SITE BY LICENSED WASTE HAULER.
12. DOUBLE CONTAINMENT TANKS SHALL BE UTILIZED BY THE CONTRACTOR WHEN STORING POTENTIAL POLLUTANTS ON-SITE TO MINIMIZE EXPOSURE OF THESE MATERIALS TO STORM WATER.
13. PERMANENT LANDSCAPING IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN SHALL BE INSTALLED AND MAINTAINED AS SOON AS PRACTICABLE AS A PERMANENT STRUCTURAL AND VEGETATIVE MEASURE FOR SOIL STABILIZATION, RUNOFF CONTROL AND SEDIMENT CONTROL.
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T.O.I. REF.# PB 2023-003
REF.# SP 2023-089

OWNER/APPLICANT:
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EMAIL: NICO@ABSCREALTY.COM

PARTIAL SWPPP PLAN

1612 FIFTH AVENUE

SITUATED IN

BAY SHORE
TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0500, SECTION 223, BLOCK 02, LOTS 54.1 & 57.1
DISTRICT 0500, SECTION 224, BLOCK 01, LOT 80.3 (INDEPENDENCE STREET)
DISTRICT 0500, SECTION 244, BLOCK 02, LOTS 56 & 57

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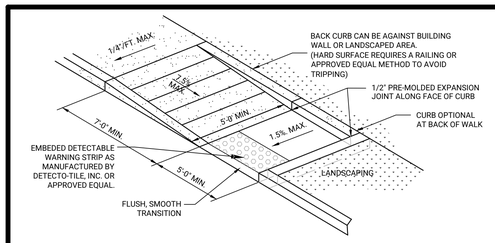

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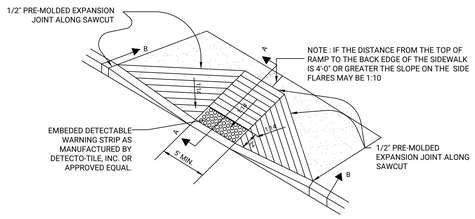

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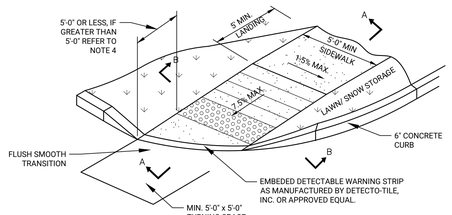

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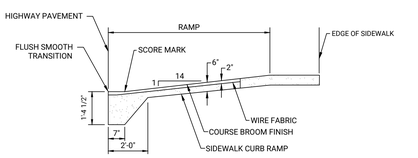

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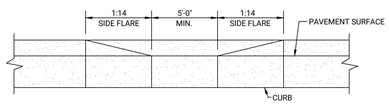

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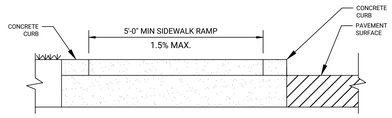

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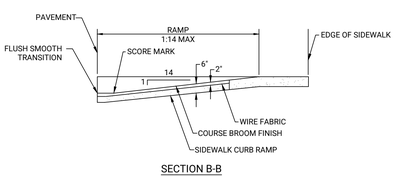


SECTION B-B

SIDEWALK CURB RAMP DETAILS

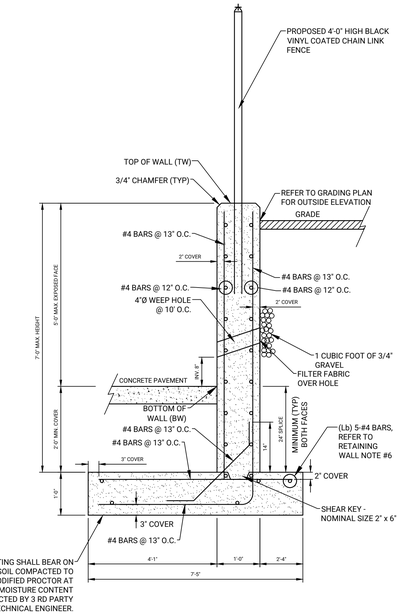
NOTES:

1. THE MAXIMUM SLOPE OF A SIDEWALK CURB RAMP IN NEW CONSTRUCTION SHALL BE 1:14. IF SPACE LIMITATIONS ON EXISTING SITES PROHIBIT THE USE OF 1:14 THE FOLLOWING SLOPES AND RISES MAY BE USED:
   1.1. STEEPER THAN 1:14 (7.14%) BUT NO STEEPER THAN 1:10 (10%) 6" MAX. RISE, 5' MAX. RUN.
   1.2. STEEPER THAN 1:10 (10%) BUT NOT STEEPER THAN 1:8 (12.5%) 3" MAX. RISE, 2' MAX. RUN.
   1.3. A SLOPE STEEPER THAN 1:8 (12.5%) IS NOT ALLOWED.
2. ALL SIDEWALK CURB RAMPS SHALL HAVE FLUSH, SMOOTH TRANSITIONS TO THE ADJACENT STREET OR HIGHWAY SURFACE.
3. THE SURFACE OF ALL SIDEWALK CURB RAMPS SHALL BE STABLE, FIRM, AND SLIP RESISTANT. (E.G. A COURSE BROOM FINISH PERPENDICULAR TO THE RAMP SLOPE IS ACCEPTABLE ON CEMENT CONCRETE CURB RAMPS.)
4. EXISTING CONCRETE SHALL BE SAWCUT FULL DEPTH.
5. THE HANDICAP RAMP SIZE, COLOR, AND SURFACE TREATMENT SHALL CONFORM TO THE CURRENT FEDERAL AND STATE HANDICAP REQUIREMENTS.
6. ALL HANDICAP RAMPS SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE BUILDING CODE, CABO/ANSI A117.1, AND NYSDOT SPECIFICATIONS.

RETAINING WALL NOTES

1. CONTRACTION JOINTS SHALL BE PROVIDED AT 20' ON CENTER (MAX).
2. KEYED EXPANSION JOINTS CONSISTING OF 1/2" BITUMINOUS JOINT FILLER SHALL BE PROVIDED AT 60' ON CENTER (MAX).
3. KEYED CONSTRUCTION JOINTS SHALL BE PROVIDED WHEN FRESH CONCRETE IS PLACED AGAINST HARDEN CONCRETE OR AGAINST SUBSEQUENT CONCRETE POURING OPERATION.
4. REINFORCED CONCRETE WALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" BY THE AMERICAN CONCRETE INSTITUTE (ACI).
5. CONCRETE: fc=4,000 PSI; REINFORCEMENT: GRADE 60 STEEL.
6. (Lb) BAR PLACEMENT

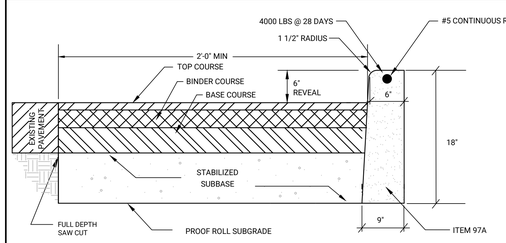
TOTAL BARS	TOP BARS	BOTTOM BARS
4	2	2
5	3	2
6	3	3
7	4	3
8	5	3
9	5	4
10	6	4



LOADING DOCK RETAINING WALL DETAIL

NOTE:

THE CONTRACTOR SHALL FURNISH AND INSTALL TEMPORARY SHEETING, SHORING AND BRACING OF EXCAVATIONS AS REQUIRED TO CONSTRUCT THE IMPROVEMENTS AND TO PREVENT DISTURBANCE TO ADJOINING PROPERTIES. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS FOR APPROVAL OF THE BRACING SYSTEM. DESIGN CALCULATIONS TO BE SIGNED AND SEALED BY AN ENGINEER LICENSED TO PRACTICE IN THE STATE OF NEW YORK.



ON-SITE PAVEMENT SECTION (STANDARD DUTY)

TOP COURSE:
1-1/2" COMPACTED ASPHALT TOP COURSE, NYSDOT TYPE 6F

BINDER COURSE:
2" COMPACTED ASPHALT BINDER COURSE, NYSDOT TYPE 3

BASE COURSE:
6" COMPACTED RECYCLED CONCRETE AGGREGATE NYSDOT 45-RCA WITH A MINIMUM 12" COMPACTED SUBBASE

ON-SITE PAVEMENT SECTION (HEAVY DUTY)

TOP COURSE:
2" COMPACTED ASPHALT TOP COURSE, NYSDOT TYPE 6F

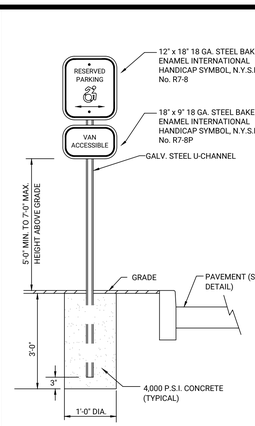
BINDER COURSE:
4" COMPACTED ASPHALT BINDER COURSE, NYSDOT TYPE 3

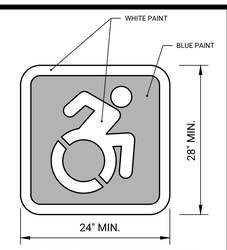
BASE COURSE:
6" COMPACTED RECYCLED CONCRETE AGGREGATE NYSDOT 45-RCA WITH A MINIMUM 12" COMPACTED SUBBASE

ON SITE CONC. CURB & PAVEMENT DETAIL

NOTES:

1. ALL WORK SHALL CONFORM TO TOWN OF ISLIP SPECIFICATIONS EXCEPT WHERE NOTED.
2. PROVIDE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINTS ALONG CURB AT 20' O.C. MIN., AT ALL CURB P.C.'S; P.T.'S AND AT BOTH ENDS OF CURB CUTS.
3. PROVIDE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINTS ALONG CONCRETE SIDEWALK AT 20' O.C. MIN., AT ALL INTERSECTIONS WITH OTHER WALKS AND CONCRETE HANDICAP RAMPS.
4. ACCESIBLE RAMPS SHALL CONFORM TO THE LATEST N.Y.S. STANDARDS.
5. ALL CONCRETE FOR CURB SHALL BE TOWN OF ISLIP ITEM 97A, 4,000 PSI MIN.
6. CURB REVEAL SHALL BE 6" TYPICAL, UNLESS WHERE NOTED ON PLAN.
7. DAMAGED BASE AND BINDER COURSE SHALL BE REMOVED AND REPLACED PRIOR TO PLACEMENT OF TOP COURSE.
8. TOP COURSE SHALL BE PLACED AFTER CONSTRUCTION HAS BEEN SUBSTANTIALLY COMPLETED AS DETERMINED BY THE OWNER OR OWNERS REPRESENTATIVE.
9. SUBBASE MATERIAL SHALL BE PLACED AND SPREAD FROM AN APPROVED STOCKPILE. MATERIAL SHALL BE TESTED FROM THE STOCKPILE BY AN APPROVED SOIL TESTING LABORATORY PRIOR TO PLACEMENT.
10. THE SPECIFICATION FOR THE, DENSE GRADED AGGREGATE BASE COURSE, SHALL BE MODIFIED TO PERMIT MILLED ASPHALT AS AN ACCEPTABLE AGGREGATE, ONLY IF ACCEPTED BY THE TOWN ENGINEER. THE MODIFICATION SHALL NOT CAUSE A DEVIATION IN THE MECHANICAL GRADATION OF THIS ITEM.



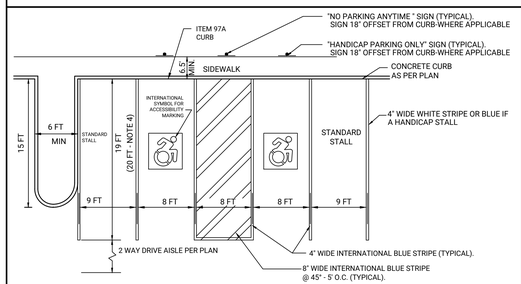


ACCESSIBLE PARKING SPACE MARKING

HANDICAPPED PARKING SIGN DETAIL

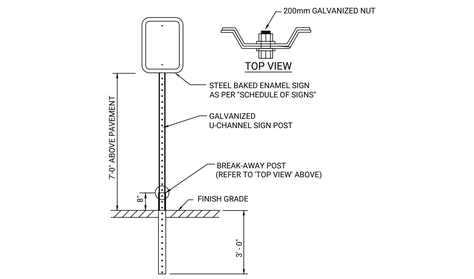
NOTE:

1. CONCRETE SHALL BE CLASS ``A" AND CONFORM TO SUFFOLK COUNTY REQUIREMENTS (4000 PSI MIN. @ 28 DAYS).
2. CONTRACTOR TO INSTALL WITHIN BOLLARD WHERE SPECIFIED ON PLANS.



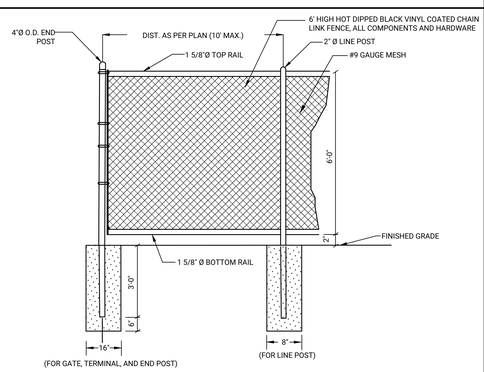
PARKING AREA STRIPING AND ALIGNMENT DETAIL

1. HANDICAP PARKING STALLS AND ACCESS RAMPS SHALL BE IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. PUBLIC LAN 101-336, EFFECTIVE JANUARY 26, 1992.
2. ALL STRIPING SHALL HAVE A MINIMUM OF TWO - (2) COATS OF PAINT.
3. ALL PARKING LOT STRIPING TO BE WHITE SHERWIN-WILLIAMS A-100 ACRYLIC EXTERIOR FLAT LATEX SERIES A6 PAINT OR EQUAL, EXCEPT HANDICAP STRIPING COLOR. TWO - (2) COATS
4. STALLS TO BE 20' IN LENGTH WHEN ABUTTING ADJACENT ROW OF PARKING STALLS OR BUILDING WALL/OBSTRUCTION NOT ALLOWING FOR BUMPER OVERHANG.



TYPICAL SIGN POST DETAIL

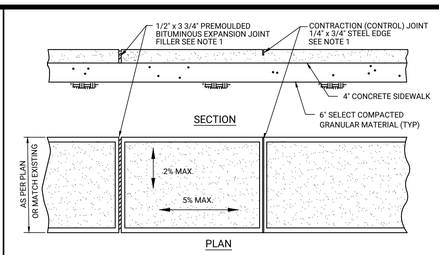
1. SIGN POSTS SHALL BE "MINUTE MAN" BREAKAWAY SYSTEM BY MARION STEEL COMPANY MARION, OHIO OR APPROVED EQUAL.
2. ALL SIGN SHALL HAVE A MOUNTING HEIGHT OF 7'-0" AS MEASURED FROM THE BOTTOM OF SIGN TO FINISHED GRADE.
3. SIGN BASIS SHALL BE THE NY15-1.
4. ALL SIGNS SHALL BE RELECTORIZED.
5. REFER TO NYSDOT STANDARD SHEETS 645-03 & 645-11
6. REFER TO ALIGNMENT PLAN FOR ADDITIONAL NOTES, SIGN LOCATIONS AND THE SCHEDULE OF SIGNS (SP-2)



CHAIN LINK FENCE DETAIL

(ITEM NO. 106)

1. CONCRETE SHALL BE CLASS ``A" AND CONFORM TO SUFFOLK COUNTY REQUIREMENTS (4000 PSI MIN. @ 28 DAYS).

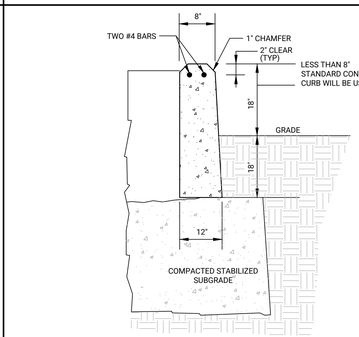


CONCRETE SIDEWALK DETAIL

(ITEM NO. 105)

NOTES:

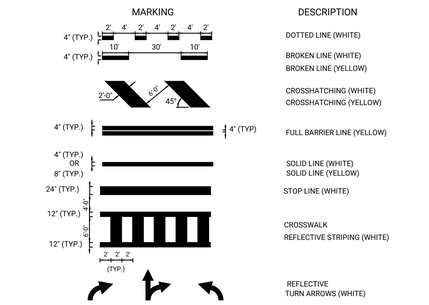
1. CONTROL JOINTS ARE TO BE PLACED EVERY 4'-0" AND EXPANSION JOINTS ARE TO BE PLACED EVERY 20', OR AS DIRECTED BY THE ENGINEER.
2. CONCRETE FOR SIDEWALKS AND CURB RAMPS SHALL BE CLASS "B" AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
3. SIDEWALKS AND CURB RAMPS SHALL HAVE A COARSEBROOM FINISH
4. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% (1/4" PER FT) AND A MAXIMUM RUNNING SLOPE OF 5% (1:20)



HIGH CURB DETAIL

NOTES:

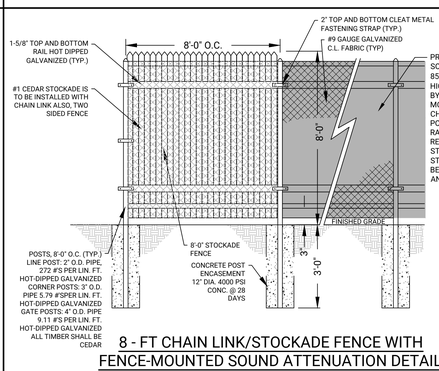
1. CONSTRUCTION JOINT EVERY 16'.
2. ALL CONCRETE SHALL HAVE AN UNCONFINED COMPRESSIVE STRENGTH OF AT LEAST 4,000 PSI AT 28 DAYS.



PAVEMENT MARKING LEGEND

ON-SITE

1. REFELCTIVE FILM: PLIANT POLYMER RETROREFLECTIVE FILM, STAMARK, MANUFACTURED BY 3M COMPANY, ST PAUL, MINNESOTA, OR APPROVED EQUAL.
2. LEGENDS AND SYMBOLS: SERIES SMS-900, WHITE. CONTACT CEMENT AS RECOMMENDED BY THE MANUFACTURER.

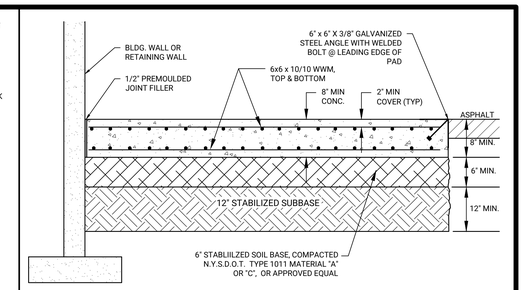


8 - FT CHAIN LINK/STOCKADE FENCE WITH FENCE-MOUNTED SOUND ATTENUATION DETAIL

(ITEM NO. 106/107 MODIFIED)

NOTES:

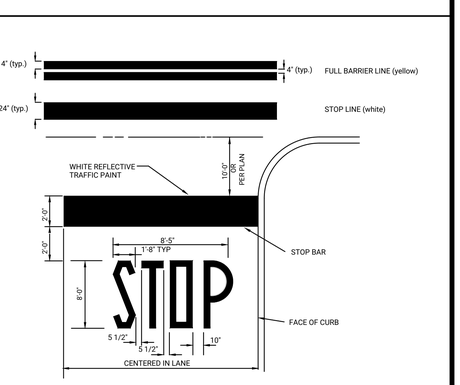
1. ALL TIMBER SHALL BE #1 GRADE WHITE MILLED CEDAR 5/8" PICKETS.
2. CHAIN LINK FENCE SHALL BE NO. 9 GA. GALVANIZED WIRE AND SCHEDULE 40 HARDWARE.



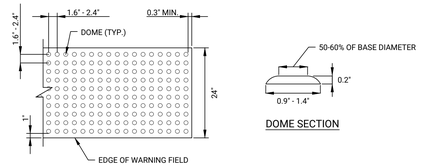
8" REINFORCED CONCRETE SLAB DETAIL

NOTES:

1. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT @ 36' O.C. AND CONTROL JOINTS SAWCUT @ 12' O.C.
2. CONCRETE SHALL BE CLASS ``A" AND CONFORM TO TOWN REQUIREMENTS (4,000 PSI MIN. @ 28 DAYS).
3. REINFORCED CONCRETE TO BE INSTALLED AT ALL LOADING DOCK AREAS



PAVEMENT MARKING DETAIL



DOME SECTION

EMBEDDED DETECTABLE WARNING UNITS

NOTES:

1. THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE RAMP OR FLUSH SURFACE.
2. THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE GRADE BREAK BETWEEN THE RAMP LANDING OR CURB RAMP AND THE STREET.
3. THE DETECTABLE WARNINGS SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 5" TO 9" FROM THE FRONT OF THE CURB OR ROADWAY EDGE (12" WHERE TRAVERSABLE CURB IS USED).
4. THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.

No.	REVISION DESCRIPTION	DATE	BY
12.	REVISED PER TOI COMMENTS	06-16-25	JB
11.	REVISED PER TOI COMMENTS	12-17-24	AR
10.	NO REVISIONS THIS SHEET	05-30-24	CB
9.	REVISED PER TOI COMMENTS	01-10-24	CB
8.	REVISED SOUND ATT. FENCE DETAIL	11-08-23	CB
7.	ADDED SOUND ATT. FENCE DETAIL	08-25-23	CB
6.	NO REVISIONS THIS SHEET	08-08-23	CB
5.	NO REVISIONS THIS SHEET	07-17-23	AR
4.	NO REVISIONS THIS SHEET	06-16-23	CB
3.	NO REVISIONS THIS SHEET	05-10-23	CB
2.	NO REVISIONS THIS SHEET	04-21-23	M.J.M
1.	REVISED PER TOWN COMMENTS	01-20-23	CB

T.O.I. REF.# PB 2023-003
REF.# SP 2023-089

OWNER/APPLICANT:
FIFTH NYC, LLC, C/O GRETCHEN KENDRICK
2100 ROSS AVENUE, SUITE 895
DALLAS, TX 75201
PHONE: 201-600-0401
EMAIL: NICK@KUBECREALTY.COM

CONSTRUCTION DETAILS

1612 FIFTH AVENUE

SITUATED IN

BAY SHORE
TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0500, SECTION 223, BLOCK 02, LOTS 54.1 & 57.1
DISTRICT 0500, SECTION 224, BLOCK 01, LOT 80.3 (INDEPENDENCE STREET)
DISTRICT 0500, SECTION 244, BLOCK 02, LOTS 56 & 57

Christopher W. Robinson, P.E.
NY State License No. 067519

Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

DWN. BY:	CB	CHK'D. BY:	GT	SCALE:	N.T.S.	SHEET:	SP-10
DATE:	08-09-22	DATE:	08-20-22	JOB No.:	2022-001		

Drawing Name: P:\2022 Projects\2022-001\MAP\2025-06-16 (2022-001) Details (30x42) Rev12.dwg Last Modified: Jun 13, 2025 - 4:44pm Plotted on: Jun 16, 2025 - 10:50am by jbrelandstein

GENERAC | INDUSTRIAL POWER

SG100

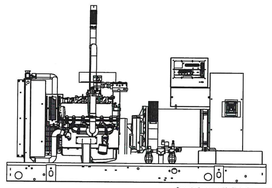
SG100 100kW

1 of 5

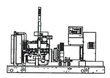
Industrial Gaseous Generator Set

EPA Certified Stationary Emergency

Standby Power Rating
125kVA 100kW 60 Hz



Generator image used for illustration purposes only



features benefits

Generator Set	
PROTOTYPE & TORSIONALLY TESTED	PROVIDES A PROVEN UNIT
UL2200 TESTED	ENSURES A QUALITY PRODUCT
RHINOCOAT PAINT SYSTEM	IMPROVES RESISTANCE TO ELEMENTS
WIDE RANGE OF ENCLOSURES	PROVIDES A SINGLE SOURCE SOLUTION
Engine	
EPA COMPLIANT	ENVIRONMENTALLY FRIENDLY
INDUSTRIAL TESTED, GENERAC APPROVED	ENSURES INDUSTRIAL STANDARDS
POWER-MATCHED OUTPUT	ENGINEERED FOR PERFORMANCE
INDUSTRIAL GRADE	IMPROVES LONGEVITY AND RELIABILITY
Alternator	
TWO-THIRDS PITCH	ELIMINATES HARMFUL 3RD HARMONIC
LAYER WOUND ROTOR & STATOR	IMPROVES COOLING
CLASS H MATERIALS	HEAT TOLERANT DESIGN
DIGITAL 3-PHASE VOLTAGE CONTROL	FAST AND ACCURATE RESPONSE
Controls	
ENCAPSULATED BOARD W/ SEALED HARNESS	EASY, AFFORDABLE REPLACEMENT
4-20mA VOLTAGE-TO-CURRENT SENSORS	NOISE RESISTANT 24/7 MONITORING
SURFACE-MOUNT TECHNOLOGY	PROVIDES VIBRATION RESISTANCE
ADVANCED DIAGNOSTICS & COMMUNICATIONS	HARDENED RELIABILITY

primary codes and standards

NEMA · UL · NFPA · IBC · ISO · CSA

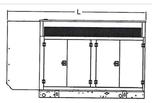
PROPOSED GENERATOR SPECIFICATION

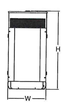
GENERAC | INDUSTRIAL POWER

SG100 100kW

5 of 5

dimensions, weights and sound levels





LEVEL 2 ACOUSTIC ENCLOSURE

L	W	H	WT	dBA*
145	41	81	3600	71

Note: Units upsized to 150 or 200kW alternators use a larger frame size.

*All measurements are approximate and for estimation purposes only. Sound levels measured at 23ft (7m) and does not account for ambient site conditions.

YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

Specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.

Generac Power Systems, Inc. • S45 W29290 HWY. 59, Waukesha, WI 53189 • generac.com

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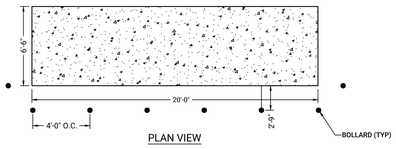
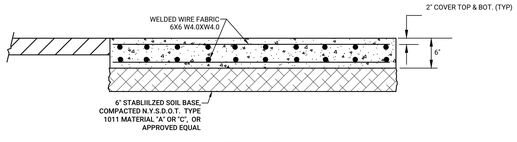
PROPOSED GENERATOR ENCLOSURE SPECIFICATION

NOTES:

GENERAC LEVEL 2 SOUND ATTENUATED ENCLOSURE REQUIRED PER TOWN OF ISLIP NOISE REQUIREMENTS §35 - ATTACHMENT 1



PLAN VIEW

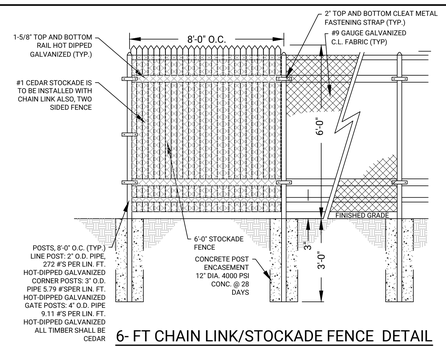


SECTION VIEW

GENERATOR PAD - CONCRETE SLAB DETAIL

NOTES: 1. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT @ 36' O.C.
AND CONTROL JOINTS SAWCUT @ 12' O.C.

2. CONCRETE SHALL BE CLASS "A" AND CONFORM TO
TOWN REQUIREMENTS (4,000 PSI MIN. @ 28 DAYS).

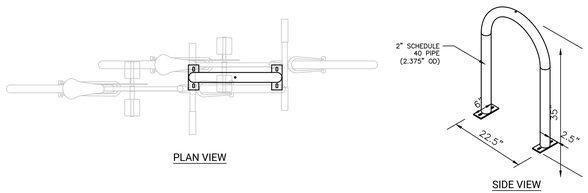


6- FT CHAIN LINK/STOCKADE FENCE DETAIL

(ITEM NO. 106/107)

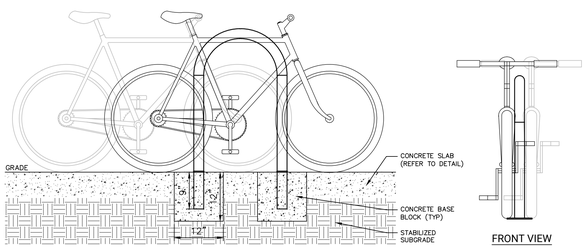
NOTES:

1. ALL TIMBER SHALL BE #1 GRADE WHITE MILLED CEDAR 5/8" PICKETS.
2. CHAIN LINK FENCE SHALL BE NO. 9 GA. GALVANIZED WIRE AND SCHEDULE 40 HARDWARE.



PLAN VIEW

SIDE VIEW



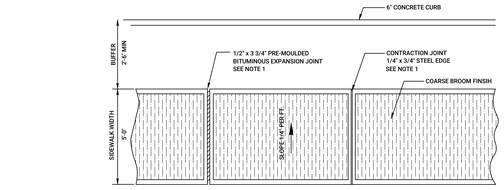
ELEVATION

FRONT VIEW

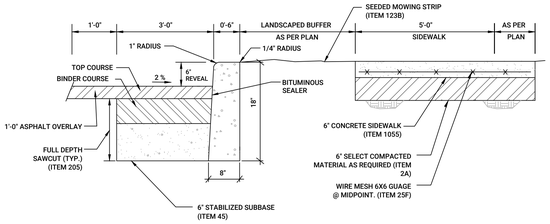
BICYCLE RACK DETAIL

NOTES:

1. BICYCLE RACK AS MANUFACTURED BY DERO OR APPROVED EQUAL.
2. BICYCLE RACK TO MEET "ASSOCIATION OF PEDESTRIAN AND BICYCLE PROFESSIONALS" (APBP) STANDARDS.
3. MOUNTING OPTIONS:
   -IN-GROUND (PREFERRED)
   -SURFACE
   -FOOT MOUNT HAS TWO (2) 2.5"x6"x.25" FEET WITH TWO ANCHORS PER FOOT.
4. BICYCLE RACKS SHALL BE SPACED 36" APART O.C. FOR MULTIPLE RACK SYSTEM.



PLAN



OFF-SITE TYPICAL SIDEWALK, CURB AND PAVEMENT DETAIL (C.R.13)

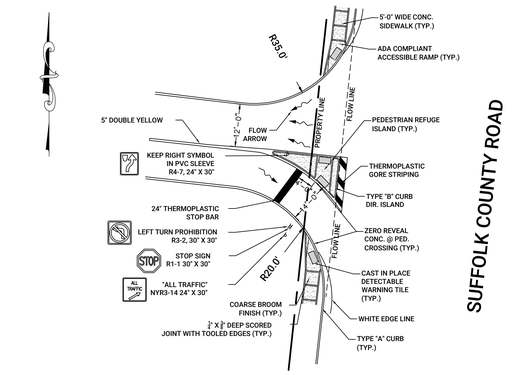
N.T.S.

TOP COURSE: 2" ASPHALT CONCRETE TOP COURSE TYPE 1A - ITEM No. 51FX

BINDER COURSE: 4" ASPHALT CONCRETE DENSE BINDER COURSE TYPE 1B - ITEM No. 51FX
COMPACTED IN TWO 2" LIFTS TO BOTTOM OF EXISTING PAVEMENT HEIGHT

SUBBASE COURSE: 6" RECYCLED CONCRETE AGGREGATE

NOTES:
1. CONTRACTOR SHALL REFER TO THE SITE PLAN LATEST REVISION FOR ADDITIONAL INFORMATION.
2. IN ADDITION TO THE REQUIREMENTS OF ITEM No.97, 1/2" PREMOULDED BITUMINOUS JOINT FILLER SHALL BE PLACED IN JOINTS AT 16 FOOT INTERVALS ALONG THE LENGTH OF THE CURB AND WHERE THE CURB ABUTS DRAINAGE CASTINGS.
3. CONTRACTION JOINTS ARE TO BE PLACED EVERY 4'-0" AND EXPANSION JOINTS SHALL BE LOCATED EVERY 20' O.C.
4. SIDEWALK SHALL HAVE A COARSE BROOM FINISH.
5. ALL CONCRETE SHALL BE 4,000 PSI @ 28 DAYS



SUFFOLK COUNTY ROAD

STANDARD SUFFOLK COUNTY DPW "RIGHT IN/RIGHT OUT/LEFT IN" STREET TYPE ACCESS DETAIL

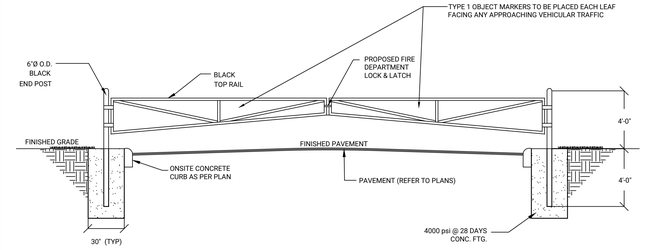
N.T.S.

SCDPW NOTES:

1. CONTRACTOR SHALL OBTAIN ROAD OPENING PERMIT FROM SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS.
2. ALL CONCRETE CURBING, SIDEWALK, ASPHALT PAVEMENT AND DRAINAGE STRUCTURES SHALL CONFORM TO THE LATEST SCDPW STANDARD DETAILS AND SPECIFICATIONS,
3. ALL DRAINAGE STRUCTURES ON THE EASTERLY AND WESTERLY SIDES OF FIFTH AVNUE (CR 13) WITHIN THE PROJECT LIMITS MUST BE MAINTAINED AND BE OPERABLE AT ALL TIMES DURING CONSTRUCTION. EROSION CONTROL MUST BE PROVIDED.
4. ALL DRAINAGE STRUCTURES ARE TO BE CLEANED OUT AFTER COMPLETION OF TYPICAL SECTION WORK (I.E. CONCRETE, PAVING, SEEDING, ETC.).
5. THE CONTRACTOR SHALL REMOVE EXISTING CURB AND ASHALT SIDEWALK. DRIVEWAY ALONG THE FULL FRONTAGES OF THE SITE ON FIFTH AVENUE (CR 13).
6. ALL ACCESSES AND SITE DRIVEWAYS SHALL REMAIN OPEN DURING ALL PHASES OF CONSTRUCTION.
7. RMS ENGINEERING SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
8. ALL CONCRETE CURBING, ASPHALT PAVEMENT, SIDEWALK, AND DRAINAGE STRUCTURES SHALL CONFORM TO THE TOWN/COUNTY STANDARD DETAILS AND SPECIFICATIONS.

SUFFOLK COUNTY ITEM LEGEND

ITEM #	DESCRIPTION
51FX	2" ASPHALT CONCRETE TOP COARSE TYPE 1A
51FX	ASPHALT CONCRETE DENSE BINDER COARSE TYPE 1B
45SPX	4" ASPHALT CONCRETE BASE COURSE
4S	6" RECYCLED CONCRETE AGGREGATE
105S	CONCRETE SIDEWALKS-GRADING INCLUDED
8	PREPARE FINE GRADING
25F	STEEL FABRIC REINFORCEMENT
97A	CONCRETE CURB TYPE A
46	CONCRETE PAVEMENT
2A	UNCLASSIFIED EXCAVATION AND DISPOSAL
2A	GRANULAR FILL
205	SAW CUTTING ASPHALT CONCRETE
123B	SEEDED MOWING STRIP (GRADING INCLUDED)



TUBULAR EMERGENCY ACCESS CRASH GATE DETAIL

* CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ACCESS GATE.

No.	REVISION DESCRIPTION	DATE	BY
12.	REVISED PER TOI COMMENTS	06-16-25	JB
11.	REVISED PER TOI COMMENTS	12-17-24	AR
10.	REVISED PER SCDPW COMMENTS	05-30-24	CB
9.	REVISED PER TOI COMMENTS	01-10-24	CB
8.	REVISED SOUND ATT. FENCE DETAIL	11-08-23	CB
7.	ADDED SOUND ATT. FENCE DETAIL	08-25-23	CB
6.	NO REVISIONS THIS SHEET	08-08-23	CB
5.	NO REVISIONS THIS SHEET	07-17-23	AR
4.	NO REVISIONS THIS SHEET	06-16-23	CB
3.	NO REVISIONS THIS SHEET	05-10-23	CB
2.	NO REVISIONS THIS SHEET	04-21-23	MJM
1.	REVISED PER TOWN COMMENTS	01-20-23	CB

T.O.I. REF.# PB 2023-003
REF.# SP 2023-089

OWNER/APPLICANT:
FIFTH WAY, LLC, C/O GRETCHEN KENDRICK
2100 ROSS AVENUE, SUITE 895
DALLAS, TX 75201
PHONE: 201-600-0401
EMAIL: NICK@ABEGREALTY.COM

CONSTRUCTION DETAILS

1612 FIFTH AVENUE

SITUATED IN

BAY SHORE
TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0500, SECTION 223, BLOCK 02, LOTS 54.1 & 57.1
DISTRICT 0500, SECTION 224, BLOCK 01, LOT 80.3 (INDEPENDENCE STREET)
DISTRICT 0500, SECTION 244, BLOCK 02, LOTS 56 & 57

STATE OF NEW YORK · CHRISTOPHER W. ROBINSON · 067519 · LICENSED PROFESSIONAL ENGINEER

Christopher W. Robinson, P.E.
NY State License No. 067519

Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

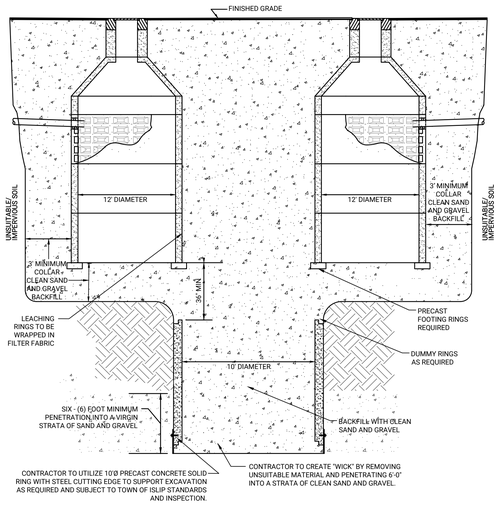
DWN. BY:	CB	CHK'D. BY:	GT	SCALE:	N.T.S.
DATE:	08-09-22	DATE:	08-20-22	JOB No.:	2022-001

SHEET: **SP-10.1**

Drawing Name: P:\2022 Projects\2022-001\M&M\2025-06-16 (2022-001) Details (30x42) Rev.12.dwg Last Modified: Jun 13, 2025 - 4:44pm Plotted on: Jun 16, 2025 - 10:50am by jkretenstein

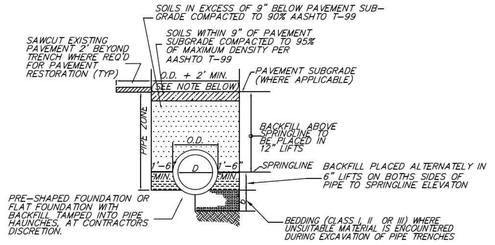
DRAINAGE STRUCTURE TABLE

STRUCTURE TYPE-#	CASTING TOP / GRATE	INVERT	BOTTOM ELEVATION	EFFECTIVE DEPTH (LEACHING RING)	STRUCT. SIZE
(LCB-01)	(65.00)	(61.50)	(48.50)	12'	12' Ø
(LCB-02)	(65.00)	(61.50)	(48.50)	12'	12' Ø
(LCB-03)	(64.80)	(61.30)	(48.50)	12'	12' Ø
(DLP-1)	(64.90)	(61.00)	(48.50)	12'	12' Ø
(DLP-2)	(64.95)	(60.90)	(48.40)	12'	12' Ø
(DLP-3)	(65.30)	(61.00)	(48.50)	12'	12' Ø
(DLP-4)	(65.60)	(60.90)	(48.40)	12'	12' Ø
(DLP-5)	(65.20)	(61.00)	(48.50)	12'	12' Ø
(DLP-6)	(64.50)	(60.90)	(48.40)	12'	12' Ø
(DLP-7)	(64.90)	(61.00)	(48.50)	12'	12' Ø
(DLP-8)	(65.20)	(60.90)	(48.40)	12'	12' Ø
(DLP-9)	(65.70)	(61.00)	(48.50)	12'	12' Ø
(DLP-10)	(65.70)	(60.90)	(48.40)	12'	12' Ø
(DLP-11)	(65.20)	(61.00)	(48.50)	12'	12' Ø
(DLP-12)	(64.50)	(60.90)	(48.40)	12'	12' Ø
(DLP-13)	(64.90)	(61.00)	(48.50)	12'	12' Ø
(DLP-14)	(65.20)	(60.90)	(48.40)	12'	12' Ø
(DLP-15)	(65.70)	(61.00)	(48.50)	12'	12' Ø
(DLP-16)	(65.80)	(60.90)	(48.40)	12'	12' Ø
(DLP-17)	(65.20)	(61.00)	(48.50)	12'	12' Ø
(DLP-18)	(64.50)	(61.00)	(48.50)	12'	12' Ø
(DLP-19)	(64.00)	(60.50)	(48.00)	12'	12' Ø
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
(DLP-21)	(66.25)	(62.50)	(50.00)	12'	12' Ø
(DLP-22)	(66.85)	(62.25)	(49.75)	12'	12' Ø
(DLP-23)	(66.20)	(62.25)	(49.75)	12'	12' Ø
(DLP-24)	(66.85)	(62.50)	(50.00)	12'	12' Ø
(DLP-25)	(66.35)	(62.50)	(50.00)	12'	12' Ø
(DLP-26)	(66.85)	(62.25)	(49.75)	12'	12' Ø
(DLP-27)	(66.70)	(62.25)	(49.75)	12'	12' Ø
(DLP-28)	(67.05)	(62.50)	(50.00)	12'	12' Ø
(DLP-29)	(67.15)	(62.50)	(50.00)	12'	12' Ø
(DLP-30)	(67.45)	(62.25)	(49.75)	12'	12' Ø
(DLP-31)	(67.60)	(62.25)	(49.75)	12'	12' Ø
(DLP-32)	(67.90)	(62.50)	(50.00)	12'	12' Ø
(DLP-33)	(68.15)	(62.50)	(50.00)	12'	12' Ø
(DLP-34)	(68.50)	(62.25)	(49.75)	12'	12' Ø
(DLP-35)	(68.15)	(62.25)	(49.75)	12'	12' Ø
(DLP-36)	(67.85)	(62.50)	(50.00)	12'	12' Ø
(DLP-37)	(67.50)	(62.50)	(50.00)	12'	12' Ø
(DLP-38)	(67.25)	(62.25)	(49.75)	12'	12' Ø
(DLP-39)	(66.75)	(62.25)	(49.75)	12'	12' Ø
(DLP-40)	(66.85)	(62.50)	(50.00)	12'	12' Ø
(DLP-41)	(66.20)	(62.50)	(50.00)	12'	12' Ø
(DLP-42)	(66.80)	(62.25)	(49.75)	12'	12' Ø
(DLP-43)	(66.20)	(62.25)	(49.75)	12'	12' Ø
(DLP-44)	(66.80)	(62.50)	(50.00)	12'	12' Ø
(DLP-45)	(66.50)	(62.50)	(50.00)	12'	12' Ø
(DLP-46)	(67.05)	(62.25)	(49.75)	12'	12' Ø
(DLP-47)	(67.20)	(62.25)	(49.75)	12'	12' Ø
(DLP-48)	(67.60)	(62.50)	(50.00)	12'	12' Ø
(DLP-49)	(67.95)	(62.50)	(50.00)	12'	12' Ø
(DLP-50)	(68.30)	(62.25)	(49.75)	12'	12' Ø
(DLP-51)	(68.40)	(62.25)	(49.75)	12'	12' Ø
(DLP-52)	(68.05)	(62.50)	(50.00)	12'	12' Ø
(DLP-53)	(67.70)	(62.50)	(50.00)	12'	12' Ø
(DLP-54)	(67.50)	(62.25)	(49.75)	12'	12' Ø
(DLP-55)	(67.05)	(62.25)	(49.75)	12'	12' Ø
(DLP-56)	(67.10)	(62.50)	(50.00)	12'	12' Ø
(DLP-57)	(66.50)	(62.50)	(50.00)	12'	12' Ø
(DLP-58)	(66.90)	(62.25)	(49.75)	12'	12' Ø
(DLP-59)	(66.30)	(62.25)	(49.75)	12'	12' Ø
(DLP-60)	(66.85)	(62.50)	(50.00)	12'	12' Ø
(DLP-61)	(66.30)	(62.50)	(50.00)	12'	12' Ø
(DLP-62)	(69.90)	(62.95)	(50.95)	12'	12' Ø
(DLP-63)	(71.55)	(68.40)	(55.90)	12'	12' Ø
(DLP-64)	(69.50)	(N. 63.90) (E. 66.00) (W. 62.40)	(49.90)	12'	12' Ø
(DLP-65)	(68.75)	(63.70)	(51.20)	12'	12' Ø
(DLP-66)	(74.60)	(71.20)	(58.60)	12'	12' Ø
(DLP-67)	(73.15)	(68.20)	(55.60)	12'	12' Ø
(DLP-68)	(72.80)	(68.05)	(55.50)	12'	12' Ø
(DLP-69)	(72.50)	(67.90)	(55.40)	12'	12' Ø
(DLP-70)	(72.15)	(68.00)	(55.50)	12'	12' Ø
(LCB-06)	(71.50)	(68.00)	(55.40)	12'	12' Ø
(DLP-71)	(73.50)	(67.80)	(55.40)	12'	12' Ø
(DLP-72)	(71.80)	(67.80)	(55.30)	12'	12' Ø
(DLP-73)	(71.90)	(67.80)	(55.30)	12'	12' Ø
(DLP-74)	(71.60)	(68.00)	(55.50)	12'	12' Ø
(DLP-75)	(71.15)	(67.90)	(55.40)	12'	12' Ø
(DLP-76)	(71.35)	(68.00)	(55.50)	12'	12' Ø
(DLP-77)	(71.10)	(67.90)	(55.40)	12'	12' Ø
(DLP-78)	(70.85)	(68.00)	(55.50)	12'	12' Ø
(DLP-79)	(70.70)	(67.90)	(55.40)	12'	12' Ø
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
(LCB-07)	(70.00)	(66.50)	(52.30)	12'	12' Ø
(DLP-83)	(70.80)	(64.80)	(52.30)	12'	12' Ø
(DLP-84)	(70.75)	(64.70)	(52.20)	12'	12' Ø
(DLP-85)	(70.90)	(64.70)	(52.20)	12'	12' Ø
(DLP-86)	(70.60)	(64.70)	(52.20)	12'	12' Ø
(DLP-87)	(70.45)	(64.80)	(52.30)	12'	12' Ø
(DLP-88)	(70.50)	(64.80)	(52.30)	12'	12' Ø
(DLP-89)	(70.50)	(64.80)	(52.30)	12'	12' Ø
(DLP-90)	(70.25)	(64.70)	(52.20)	12'	12' Ø
(DLP-91)	(70.10)	(64.70)	(52.20)	12'	12' Ø
(DLP-92)	(70.35)	(64.70)	(52.20)	12'	12' Ø
(DLP-93)	(70.10)	(64.80)	(52.30)	12'	12' Ø
(DLP-94)	(69.75)	(64.80)	(52.30)	12'	12' Ø
(DLP-95)	(70.20)	(64.80)	(52.30)	12'	12' Ø
(DLP-96)	(69.90)	(64.70)	(52.20)	12'	12' Ø
(DLP-97)	(69.50)	(64.70)	(52.20)	12'	12' Ø
(DLP-98)	(70.05)	(64.70)	(52.20)	12'	12' Ø
(DLP-99)	(69.70)	(64.80)	(52.30)	12'	12' Ø
(DLP-100)	(69.30)	(64.80)	(52.30)	12'	12' Ø
(DLP-101)	(70.00)	(64.80)	(52.30)	12'	12' Ø
(DLP-102)	(69.65)	(64.70)	(52.20)	12'	12' Ø
(DLP-103)	(69.25)	(64.70)	(52.20)	12'	12' Ø
(DLP-104)	(70.00)	(64.70)	(52.20)	12'	12' Ø
(DLP-105)	(69.65)	(64.80)	(52.30)	12'	12' Ø
(DLP-106)	(69.35)	(64.80)	(52.30)	12'	12' Ø
(DLP-107)	(69.50)	(64.70)	(52.20)	12'	12' Ø
(DLP-108)	(74.35)	(70.85)	(58.35)	12'	12' Ø
(DLP-109)	(70.95)	(66.00)	(53.50)	12'	12' Ø
(DLP-110)	(70.75)	(65.90)	(53.40)	12'	12' Ø
(DLP-111)	(70.95)	(65.90)	(53.40)	12'	12' Ø
(DLP-112)	(70.70)	(66.00)	(53.50)	12'	12' Ø
(DLP-113)	(70.95)	(66.00)	(53.50)	12'	12' Ø
(DLP-114)	(70.65)	(65.90)	(53.40)	12'	12' Ø
(DLP-115)	(70.95)	(65.90)	(53.40)	12'	12' Ø
(DLP-116)	(70.45)	(66.00)	(53.50)	12'	12' Ø
(DLP-117)	(70.95)	(66.00)	(53.50)	12'	12' Ø
(DLP-118)	(70.30)	(65.90)	(53.40)	12'	12' Ø
(DLP-119)	(70.95)	(65.90)	(53.40)	12'	12' Ø
(LCB-04)	(69.75)	(66.25)	(53.40)	12'	12' Ø
(DLP-120)	(70.25)	(66.00)	(53.50)	12'	12' Ø
(DLP-121)	(70.95)	(66.00)	(53.50)	12'	12' Ø
(DLP-122)	(70.30)	(65.90)	(53.40)	12'	12' Ø
(DLP-123)	(70.95)	(65.90)	(53.40)	12'	12' Ø
(DLP-124)	(70.35)	(66.00)	(53.50)	12'	12' Ø
(DLP-125)	(70.95)	(66.00)	(53.50)	12'	12' Ø
(DLP-126)	(70.50)	(65.90)	(53.40)	12'	12' Ø
(DLP-127)	(70.95)	(65.90)	(53.40)	12'	12' Ø
(DLP-128)	(70.75)	(66.00)	(53.50)	12'	12' Ø
(DLP-129)	(70.95)	(66.00)	(53.50)	12'	12' Ø
(DLP-130)	(70.85)	(65.90)	(53.40)	12'	12' Ø
(DLP-131)	(71.00)	(65.90)	(53.40)	12'	12' Ø
(DLP-132)	(71.25)	(66.00)	(53.50)	12'	12' Ø
(DLP-133)	(71.10)	(66.00)	(53.50)	12'	12' Ø
(DLP-134)	(71.10)	(65.90)	(53.40)	12'	12' Ø
(DLP-135)	(70.75)	(65.90)	(53.40)	12'	12' Ø
(DLP-136)	(70.85)	(65.90)	(53.40)	12'	12' Ø
(DLP-137)	(70.25)	(65.80)	(53.80)	12'	12' Ø
(DLP-138)	(70.40)	(66.00)	(53.50)	12'	12' Ø
(DLP-139)	(70.66)	(66.90)	(53.50)	12'	12' Ø
(LCB-05)	(69.50)	(66.00)	(53.40)	12'	12' Ø
(DLP-140)	(70.20)	(66.30)	(53.40)	12'	12' Ø
(DLP-141)	(73.75)	(69.85)	(57.85)	12'	12' Ø
(DLP-142)	(70.00)	(62.30)	(50.50)	12'	8' Ø



12' DIAMETER DRAINAGE LEACHING POOL & WICK DETAIL

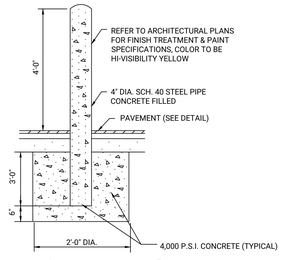
1. ALL DRAINAGE PIPE SHALL HAVE 2' MIN. COVER AND BE 15" MINIMUM DIAMETER CLIV RCP OR CPP.
2. AS PART OF THE LEACHING POOL CONSTRUCTION, IF UNSUITABLE MATERIAL, THE CONTRACTOR SHALL BE RESPONSIBLE TO EXCAVATE A MINIMUM OF 6'-0" INTO A VIRGIN STRATA OF SAND AND GRAVEL BELOW THE STRUCTURE. THE EXCAVATION SHALL THEN BE BACKFILLED WITH A CLEAN WELL GRADED SAND AND GRAVEL UP TO AND AROUND THE STRUCTURE AS SHOWN.
3. ALL PRECAST DRAINAGE STRUCTURES SHALL BE FURNISHED WITH PRECAST OPENINGS FOR DRAINAGE PIPE AND WITH PRECAST CONCRETE FOOTING RINGS.
4. ALL CONCRETE SHALL BE 4,000 PSI @ 28 DAYS.
5. PRECAST LEACHING RINGS OF VARYING DEPTH SHALL BE STACKED SO THAT RINGS OF GREATER HEIGHT ARE LOCATED UNDER RINGS OF LESS HEIGHT.
6. LEACHING POOL AND APPURTENANCES SHALL BE MANUFACTURED BY LONG ISLAND PRECAST INC. OR APPROVED EQUAL.
7. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIAL.
8. THE EFFECTIVE DEPTH (LEACHING AREA) OF THE POOL BELOW THE INLET PIPE, SHALL BE INSTALLED ENTIRELY IN CLEAN SAND AND GRAVEL.
9. THE BOTTOM AND SIDEWALL AREA SHALL BE FREE OF DEBRIS PRIOR TO BACKFILLING. CONTRACTOR SHALL FURNISH AND INSTALL "DUMMY" RINGS AS REQUIRED TO BRING THE TOP OF THE SLAB OR DOME TO WITHIN FOUR - (4) FEET OF FINISHED GRADE.
10. THE CONTRACTOR SHALL INSTALL THE LEACHING POOL PER THE MANUFACTURER'S STANDARDS AND RECOMMENDATIONS.
11. R&M ENGINEERING SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE TOWN OF ISLIP STANDARDS AND INSPECTIONS.
12. DRAINAGE WICKS TO BE PROVIDED AT A RATE OF 1 WICK PER 4 POOLS PLACED MINIMUM.



NOTES

1. CLASS I, II, III OR IV COMPACTED BACKFILL MATERIAL REQUIRED IN ALL PIPE ZONES, PER USCS (UNIFIED SOIL CLASSIFICATION SYSTEM).
2. IF DEPTH OF TRENCH EXCEEDS 5', THE CONTRACTOR MUST PROVIDE SHEETING AND BRACING OR A SHEETING BOX IN ACCORDANCE WITH OSHA REGULATIONS. AS AN ALTERNATE, IF PERMITTED BY THE ENGINEER, THE TRENCH WALLS MAY BE CUT BACK TO A 2:1 SLOPE OR THE NATURAL ANGLE OF REPOSE FOR THE SOIL, WHICHEVER IS GREATER.
3. WHERE PIPE IS INSTALLED WITH LESS THAN 2' OF COVER, ALL BACKFILL MATERIAL THROUGHOUT THE PIPE ZONE IS TO BE CLASS I MATERIAL.

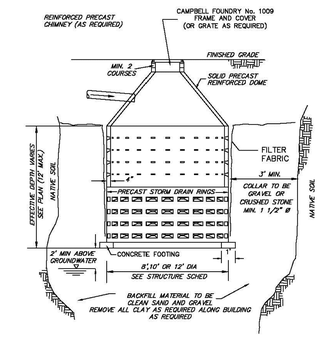
PIPE TRENCH DETAIL
N.T.S.



BOLLARD DETAIL

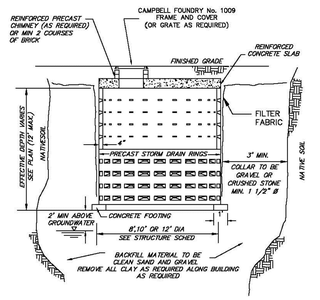
NOTE:

1. CONCRETE SHALL BE CLASS "A" AND CONFORM TO SUFFOLK COUNTY REQUIREMENTS (4000 PSI MIN. @ 28 DAYS).
2. BOLLARDS SHALL BE INSTALLED IN CONFORMANCE WITH INTERNATIONAL FIRE CODE (IFC) 312, VEHICLE IMPACT PROTECTION.



LEACHING BASIN

ITEM 100 – TYPE 1
N.T.S.



LEACHING BASIN

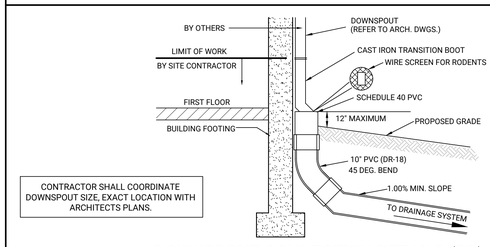
ITEM 100 – TYPE 2
N.T.S.

DRAINAGE LEACHING POOL DETAIL (DLP)

N.T.S.

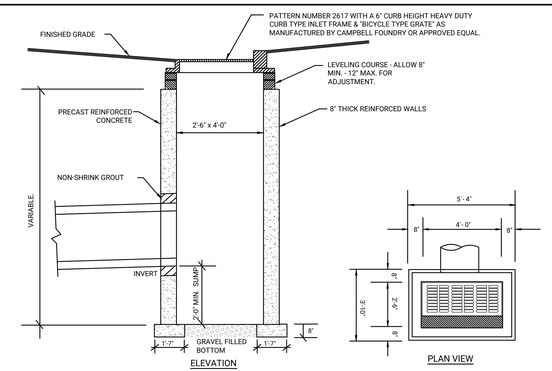
NOTES:

1. ALL DRAINAGE PIPE SHALL HAVE 2' MIN. COVER.
2. AS PART OF THE LEACHING POOL CONSTRUCTION, IF UNSUITABLE MATERIAL, THE CONTRACTOR SHALL BE RESPONSIBLE TO EXCAVATE A MINIMUM OF 6'-0" INTO A VIRGIN STRATA OF SAND AND GRAVEL BELOW THE STRUCTURE. THE EXCAVATION SHALL THEN BE BACKFILLED WITH A CLEAN WELL GRADED SAND AND GRAVEL UP TO AND AROUND THE STRUCTURE AS SHOWN.
3. ALL PRECAST DRAINAGE STRUCTURES SHALL BE FURNISHED WITH PRECAST OPENINGS FOR DRAINAGE PIPE.
4. ALL CONCRETE SHALL BE 4,000 PSI @ 28 DAYS.
5. PRECAST LEACHING RINGS OF VARYING DEPTH SHALL BE STACKED SO THAT RINGS OF GREATER HEIGHT ARE LOCATED UNDER RINGS OF LESS HEIGHT.



CONTRACTOR SHALL COORDINATE DOWNSPOUT SIZE, EXACT LOCATION WITH ARCHITECTS PLANS.

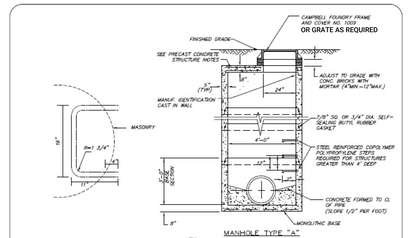
DOWNSPOUT CONNECTION DETAILS (RD)



CATCH BASIN DETAIL (CB)

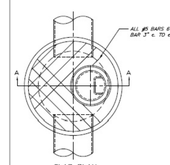
(ITEM NO. 102CB MODIFIED)

1. ALL PRECAST DRAINAGE STRUCTURES SHALL BE FURNISHED WITH PRECAST OPENINGS FOR DRAINAGE PIPE.
2. ALL DRAINAGE PIPE SHALL HAVE 2' MINIMUM COVER
3. ALL CONCRETE SHALL BE 4000 PSI @ 28 DAYS.



MANHOLE TYPE "A"

NOTES:
1 MANHOLE RISER SECTION TO BE FURNISHED IN 1,2,3 OR 4' HEIGHTS AS REQUIRED.

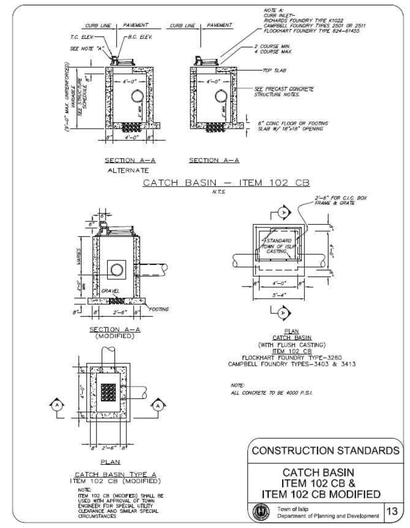


SLAB PLAN

MANHOLE SIZE	PIPE SIZE	MAXIMUM ALLOWABLE PIPE DEFLECTION
4' DIA.	30" MAX. 30" MAX. 24" MAX.	20° 30° 75°

ITEM 102 MH A OR B

CONSTRUCTION STANDARDS		
STORM DRAINAGE MANHOLE ITEM102-MH		
Town of Islip Department of Planning and Development		17



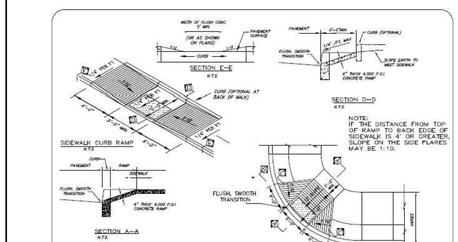
SECTION A–A
ALTERNATE

SECTION A–A

CATCH BASIN – ITEM 102 CB
N.T.S.

NOTE:
ITEM 102 CB (MODIFIED) SHALL BE USED WHERE DEPTH OF STRUCTURE EXCEEDS ENGINEER FOR SPECIAL VELOCITY CLEARANCE AND SIMILAR SPECIAL CIRCUMSTANCES

CONSTRUCTION STANDARDS		
CATCH BASIN ITEM 102 CB & ITEM 102 CB MODIFIED		
Town of Islip Department of Planning and Development		13

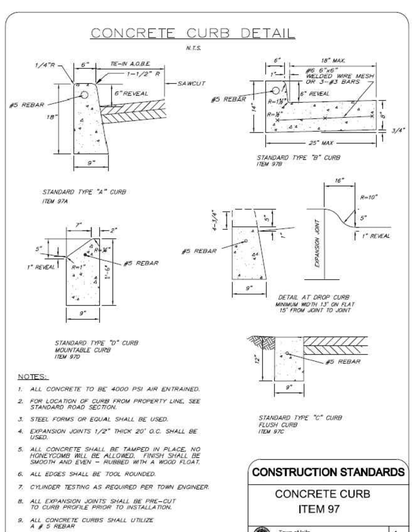


NOTES:
1. CURB CUT RAMP TYPE AND LOCATION ARE TO BE AS SHOWN,
2. SURFACE TEXTURE OF RAMP SHALL BE DEEP GROVE, ½" WIDE BY ½" DEEP, 1" CENTERS TRANSVERSE TO THE RAMP.
3. THE NORMAL PAVEMENT EDGE PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
4. WHEN THE INTERSECTION CONTAINS PEDESTRIAN ACTIVATED SIGNALS, MAKE PROVISIONS FOR A PERSON IN A WHEELCHAIR TO ACTIVATE SIGNAL WITHOUT STOPPING ON RAMP.
5. STOP LINES ARE TO BE PROVIDED IN ADVANCE OF WHEELCHAIR RAMPS.
6. WHERE FEASIBLE, PROVIDE FOR DRAINAGE PICK-UPS IMMEDIATELY UPSTREAM FROM THE RAMP. RETICULINE OR RECTANGULAR GRATES ARE TO BE USED IN THE AREA OF RAMPS.
7. MONOLITHIC CURB AND RAMP TO BE PROVIDED P.C. TO P.T.
8. TACTICLE WARNINGS REQUIRED AT ALL DISABILITY CURB CUTS.

CONSTRUCTION STANDARDS		
SIDWALK RAMP DETAIL		
Town of Islip Department of Planning and Development		11

CONCRETE CURB DETAIL

N.T.S.



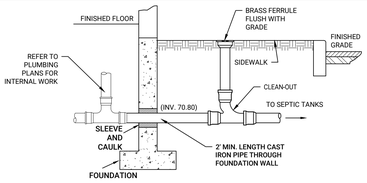
NOTES:

1. ALL CONCRETE TO BE 4000 PSI AIR ENTRAINED.
2. FOR LOCATION OF CURB FROM PROPERTY LINE, SEE STANDARD ROAD SECTION.
3. STEEL FORMS OR EQUAL SHALL BE USED.
4. EXPANSION JOINTS 1/2" THICK 20' O.C. SHALL BE USED.
5. ALL CONCRETE SHALL BE TAMPED IN PLACE, NO HONEYCOMB WILL BE ALLOWED. FINISH SHALL BE SMOOTH AND EVEN – RUBBED WITH A WOOD FLOAT.
6. ALL EDGES SHALL BE TOOL ROUNDED.
7. CYLINDER TESTING AS REQUIRED PER TOWN ENGINEER.
8. ALL EXPANSION JOINTS SHALL BE PRE-CUT TO CURB PROFILE PRIOR TO INSTALLATION.
9. ALL CONCRETE CURBS SHALL UTILIZE A # 5 REBAR

CONSTRUCTION STANDARDS		
CONCRETE CURB ITEM 97		
Town of Islip Department of Planning and Development		1

No.	REVISION DESCRIPTION	DATE	BY
12.	REVISED PER TOI COMMENTS	06-16-25	JB
11.	REVISED PER TOI COMMENTS	12-17-24	AR
10.	NO REVISIONS THIS SHEET	05-30-24	CB
9.	REVISED PER TOI COMMENTS	01-10-24	CB
8.	NO REVISIONS THIS SHEET	11-08-23	CB
7.	REVISED DRAINAGE STRC. TABLE	08-25-23	CB
6.	NO REVISIONS THIS SHEET	08-08-23	CB
5.	NO REVISIONS THIS SHEET	07-17-23	AR
4.	NO REVISIONS THIS SHEET	06-16-23	CB
3.	GENERAL REVISIONS	05-10-23	CB
2.	NO REVISIONS THIS SHEET	04-21-23	MJM
1.	REVISED PER TOWN COMMENTS	01-20-23	CB

T.O.I. REF.# PB 2023-003
REF.# SP 2023-089



NOTES:

1) THE CAST IRON CLEAN-OUT FRAME AND COVER SHALL CONFORM TO ASTM A48 AND SHALL BE AS MANUFACTURED BY E.L. LEBARON CO. RICHARD FOUNDRY CORP. OR EQUAL.

2) THE IRON BODY FERRULE AND BRASS SCREW PLUS INSTALLED IN CONNECTION WITH A CLEAN-OUT ASSEMBLY SHALL CONFORM TO THE APPLICABLE SECTIONS OF ASTM A74.

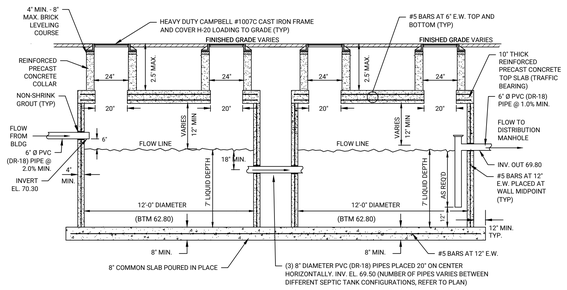
3) THE FRAME AND COVER SHALL BE SET ON A COMPACTED SUBGRADE, TRUE TO REQUIRED LINE AND GRADE. THE CASTING SHALL BE PLACED IN THE CONCRETE FLOOR SLAB.

4) CAST IRON TO PVC JOINT SHALL BE MADE WITH A FERNCO FITTING.

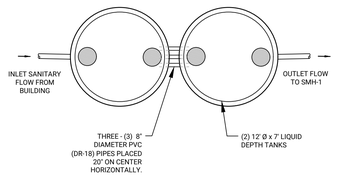
5) CLEAN OUTS SHALL BE SPACED 75' C-C MAXIMUM AND AT ALL BENDS GREATER THAN 23°

CLEAN-OUT DETAIL (CO)

N.T.S.



SECTION VIEW - ST-1/ST-2



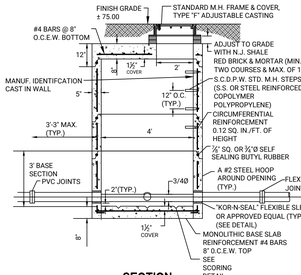
PLAN VIEW - ST-1/ST-2

SEPTIC TANK NOTES:

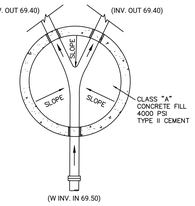
1. WHEN LOCATED IN TURF, LANDSCAPED OR EARTHEN SURFACE AREA, SET COVERS 1" ABOVE FINISHED GRADE.
2. WHERE SITE CONTRACTOR MEETS BLDG. PLUMBERS PIPE A MECHANICAL JOINT SHALL BE PROVIDED TO CONNECT THE PIPES TOGETHER.
3. CONCRETE COMPRESSIVE STRENGTH TO BE 4,000 P.S.I. AT 28 DAYS.
4. WELDED WIRE FABRIC TO MEET BOTH ASTM A-82 AND ASTM A-185 STANDARDS.
5. STEEL REINFORCING BARS TO MEET ASTM A-615 GRADE 60 STANDARDS.
6. THERE SHALL BE A MINIMUM ELEVATION DIFFERENCE OF 6 INCHES BETWEEN THE INLET INVERT AND THE OUTLET INVERT.
7. EACH COMPARTMENT SHALL BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE SOLID RINGS, SOLID DOMES OR TOP SLABS.
8. CROSSOVER PIPES MUST BE OF 8" O.D. PIPE, 20" ON CENTER, WITH CENTER LINE 18" BELOW LIQUID LEVEL.
9. COVERS MUST BE PLACED OVER INLET AND OUTLET FOR SLAB TOPS OR IN CENTER FOR DOME TOPS.
10. SEPTIC TANK AS MANUFACTURED BY L.I. PRECAST OR APPROVED EQUAL IN ACCORDANCE WITH SCDHS REQUIREMENTS.
11. IF GROUNDWATER ENCOUNTERED, CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING OPERATIONS THAT ARE NECESSARY.

TWO UNIT CONCRETE SEPTIC TANK DETAIL

N.T.S.



SECTION



PLAN

SANITARY MANHOLE 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. MANUF. TO CERTIFY THAT MANHOLES DELIVERED MEET ALL REQUIREMENTS OF S.C.D.P.W. SPECS.

4. LOADING TO CONFORM T AASHTO H-20 LOADING

5. REBAR TO CONFORM TO ASTM A-615-60 Fs=60,000PSI

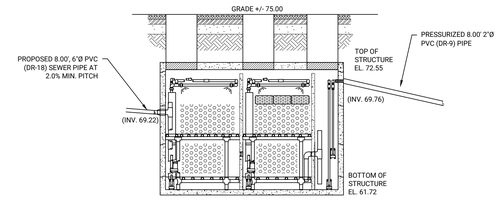
6. WELDED WIRE MESH TO CONFORM TO A.S.T.M. A185 Fs=65,000PSI
7. CONCRETE TO BE 4000PSI @ 28 DAYS

8. FLAT SLAB TOPS (NO JOINT) MUST HAVE TOP & BOTTOM STEEL.

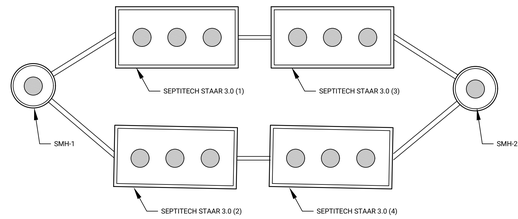
9. IF GROUNDWATER ENCOUNTERED, CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING OPERATIONS THAT ARE NECESSARY.

4' DIAMETER SANITARY SEWER MANHOLE - SMH-1

N.T.S.



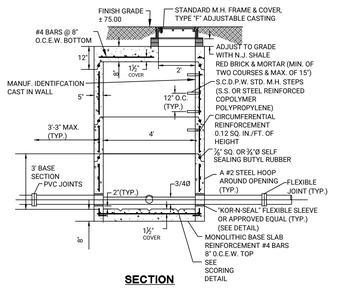
NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGN CONFORMS WITH 310 CMR 15.00. DEP TITLE 5 REGS. FOR SEPTIC TANKS.
3. ALL REINFORCEMENT TO BE ASTM A-615 GRADE 60.
4. WELDED WIRE FABRIC TO BE ASTM A-185
5. ALL PIPE PENETRATIONS UTILIZE KOR-N-SEAL BOOTS
6. DESIGNED FOR AASHTO HS-20 LOADING, 1 TO 5 FT COVER.
7. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN
8. TEES AND BAFFLE SOLD SEPARATELY
9. OPTIONAL BAFFLES WALL HELD IN PLACE WITH ANGLE BRACKETS



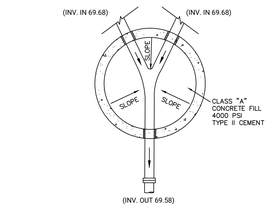
FOUR UNIT - SEPTITECH STAAR 12.0 I/A OWTS

SCALE: N.T.S.

NOTE: DETAIL REFER TO NEXT SHEET



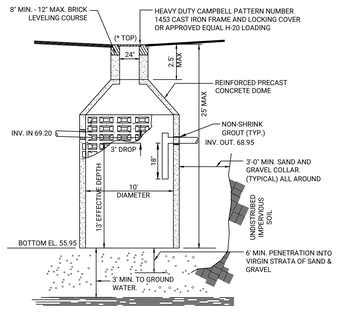
SECTION



PLAN

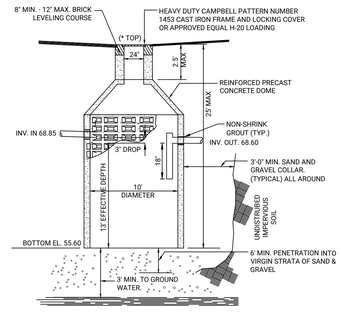
4' DIAMETER SANITARY SEWER MANHOLE - SMH-1

N.T.S.



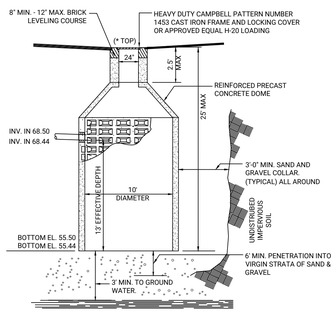
10' SANITARY DISTRIBUTION LEACHING POOL

N.T.S.



10' SANITARY DISTRIBUTION LEACHING POOL

N.T.S.

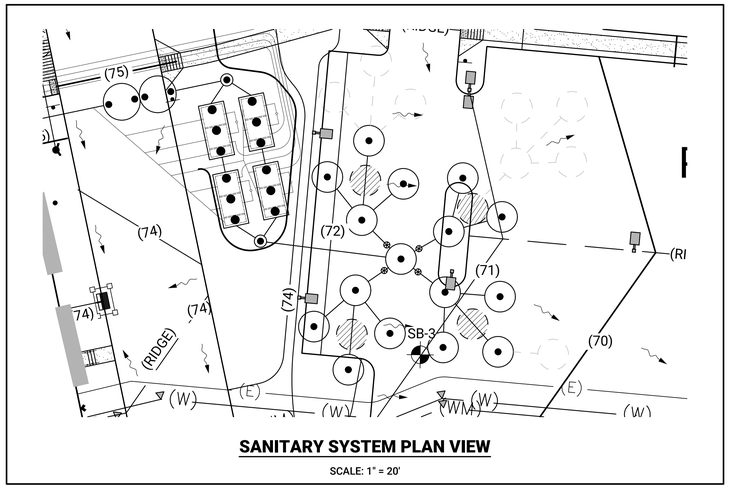


10' SANITARY LEACHING POOL

N.T.S.

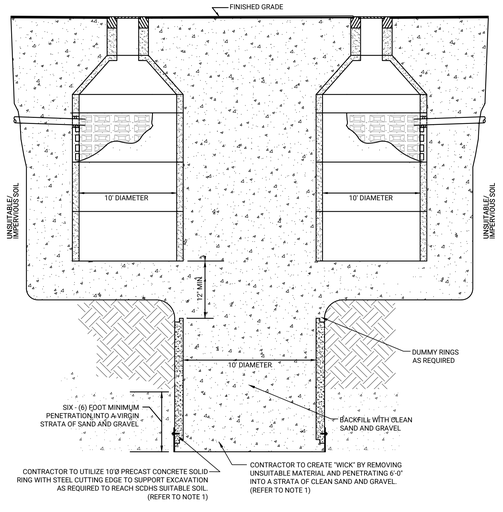
LEACHING POOL NOTES:

1. REFER TO SANITARY CALCULATIONS FOR SIZES.
2. AS PART OF THE INSTALLATION OF LEACHING POOLS, CONTRACTOR IS RESPONSIBLE TO EXCAVATE 6' INTO EXISTING SAND AND GRAVEL ACCEPTABLE TO HEALTH DEPT. AND ENGINEER AND BACKFILL WITH S.C.D.H.S. ACCEPTABLE CLEAN SAND AND GRAVEL TO INLET PIPE ELEVATION.
3. SAND AND GRAVEL COLLAR IS SUBJECT TO HEALTH DEPARTMENT FIELD APPROVAL.
4. CONTRACTOR TO PROVIDE DUMMY RINGS AS NECESSARY TO BRING LEACHING POOL COVERS TO GRADE.
5. EFFECTIVE DEPTH SHALL BE MEASURED, IN SANITARY LEACHING POOLS, AS THE VERTICAL DISTANCE FROM THE INVERT OF THE INLET PIPE TO THE BOTTOM OF THE LEACHING STRUCTURE. PRECAST DOMES WILL NOT BE CONSIDERED AS EFFECTIVE DEPTH, ONLY LEACHING RINGS WILL BE AS INDICATED ABOVE.



SANITARY SYSTEM PLAN VIEW

SCALE: 1" = 20'



10' DIAMETER SANITARY LEACHING POOL & WICK DETAIL

1. CONTRACTOR IS RESPONSIBLE TO EXCAVATE SIX - (6) FEET INTO VIRGIN SAND AND GRAVEL ACCEPTABLE TO THE HEALTH DEPARTMENT AND THE ENGINEER AND BACKFILL WITH S.C.D.H.S. ACCEPTABLE CLEAN SAND AND GRAVEL.
2. PRECAST CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH 4,000 PSI AT 28 DAYS.
3. PRECAST CONCRETE CHIMNEY WITH PRECAST CONCRETE COVERS TO BE CONSTRUCTED A MINIMUM OF 12" BELOW FINISHED GRADE AND NOT DEEPER THAN 24" BELOW FINISHED GRADE.
4. LEACHING POOL AND APPURTENANCES SHALL BE MANUFACTURED BY LONG ISLAND PRECAST INC. OR APPROVED EQUAL.
5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIAL.
6. THE EFFECTIVE DEPTH (LEACHING AREA) OF THE POOL BELOW THE INLET PIPE, SHALL BE INSTALLED ENTIRELY IN CLEAN SAND AND GRAVEL ACCEPTABLE TO THE HEALTH DEPARTMENT.
7. CONTRACTOR SHALL COORDINATE ALL INSPECTIONS DIRECTLY WITH THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES.
8. AT THE TIME OF COMPLETION, THE SYSTEM SHALL BE LEFT VISIBLE FOR INSPECTION BY THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES. THE PROPERTY LINES SHALL BE "STAKED" IN ORDER TO ASCERTAIN THAT THE SYSTEM IS LOCATED ON THE PROPERTY IN ACCORDANCE WITH THE HEALTH DEPARTMENT STANDARDS AND REQUIREMENTS.
9. THE BOTTOM AND SIDEWALL AREA SHALL BE FREE OF DEBRIS PRIOR TO BACKFILLING. CONTRACTOR SHALL FURNISH AND INSTALL "DUMMY" RINGS AS REQUIRED TO BRING THE TOP OF THE SLAB OR DOME TO WITHIN FOUR - (4) FEET OF FINISHED GRADE.
10. THE CONTRACTOR SHALL INSTALL THE LEACHING POOL PER THE MANUFACTURER'S STANDARDS AND RECOMMENDATIONS.
11. R&M ENGINEERING SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE SUFFOLK COUNTY DEPARTMENT OF HEALTH'S STANDARDS AND REGULATIONS.

No.	REVISION DESCRIPTION	DATE	BY
12.	REVISED PER TOI COMMENTS	06-16-25	JB
11.	REVISED PER TOI COMMENTS	12-17-24	AR
10.	NO REVISIONS THIS SHEET	05-30-24	CB
9.	REVISED PER TOI COMMENTS	01-10-24	CB
8.	NO REVISIONS THIS SHEET	11-08-23	CB
7.	NO REVISIONS THIS SHEET	08-25-23	CB
6.	NO REVISIONS THIS SHEET	08-08-23	CB
5.	NO REVISIONS THIS SHEET	07-17-23	AR
4.	NO REVISIONS THIS SHEET	06-16-23	CB
3.	NO REVISIONS THIS SHEET	05-10-23	CB
2.	NO REVISIONS THIS SHEET	04-21-23	M,JM
1.	REVISED PER TOWN COMMENTS	01-20-23	CB

T.O.I. REF.# PB 2023-003
REF.# SP 2023-089

OWNER/APPLICANT:
FIFTH WXY, LLC., C/O GRETCHEN KENDRICK
2100 ROSS AVENUE, SUITE 895
DALLAS, TX 75201
PHONE: 201-600-0401
EMAIL: NEDD@AEBCOREALTY.COM

SANITARY DETAILS

1612 FIFTH AVENUE

SITUATED IN

BAY SHORE
TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0500, SECTION 223, BLOCK 02, LOTS 54.1 & 57.1
DISTRICT 0500, SECTION 224, BLOCK 01, LOT 80.3 (INDEPENDENCE STREET)
DISTRICT 0500, SECTION 244, BLOCK 02, LOTS 56 & 57

Christopher W. Robinson, P.E.
NY State License No. 067519

Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

DWN. BY:	CB	CHK'D. BY:	GT	SCALE:	N.T.S.	SHEET:	SP-12
DATE:	08-09-22	DATE:	08-20-22	JOB No.:	2022-001		

Drawing Name: P:\2022 Projects\2022-001\R&M\2025-06-16 (2022-001) Details (20x42) Rev-12.dwg Last Modified: Jun 13, 2025 - 4:44pm Plotted on: Jun 16, 2025 - 10:51am by jbenheim

SOIL BORINGS

SB-1

(EL. 66.0±) GROUND SURFACE

FEET	NO	SOIL CLASSIFICATION
1		FILL - BROWN FINE-COARSE SAND, LITTLE SILT, LITTLE FINE GRAVEL (MOIST)
5	1	
	2	
	3	FILL - DARK BROWN/BLACK FINE-MEDIUM SAND, SOME SILT, TRACE FINE GRAVEL (MOIST)
	4	
10	5	FILL - DARK YELLOW-BROWN FINE-COARSE SAND, LITTLE SILT, LITTLE FINE GRAVEL, WITH WOOD FRAGMENTS (VERY MOIST)
	6	
		FILL - 85% WOOD WITH SILTY SAND (VERY MOIST)
15		
	7	LIGHT BROWN FINE-COARSE SAND, LITTLE SILT, SOME FINE-COARSE GRAVEL (MOIST) (LOOSE) (SP/SM)
20		
	8	LIGHT BROWN FINE-COARSE SAND, TRACE SILT, TRACE FINE GRAVEL (WET) (VERY DENSE) (SW/SM) ▽ G.W.T. 23.0' EL. +/-43.0'
	9	
25		(MEDIUM DENSE)
		END OF BORING 25'-0"

SB-2

(EL. 65.0±) GROUND SURFACE

FEET	NO	SOIL CLASSIFICATION
1	1	6" ASPHALT PAVEMENT
		FILL - YELLOW-BROWN FINE-MEDIUM SAND, SOME SILT, TRACE FINE GRAVEL (MOIST)
	2	
	3	YELLOW-BROWN FINE-COARSE SAND, TRACE SILT, LITTLE FINE-COARSE GRAVEL (SLIGHTLY MOIST) (MEDIUM DENSE) (SP)
5	4	
	5	(VERY DENSE)
10	6	LIGHT YELLOW-BROWN FINE-COARSE SAND, TRACE SILT, LITTLE FINE GRAVEL (MOIST) (DENSE) (SP/SM)
	7	
15		END OF BORING 15'-0"

SB-3

(EL. 70.0±) GROUND SURFACE

FEET	NO	SOIL CLASSIFICATION
1	1	FILL - CONCRETE AND BRICK FRAGMENTS WITH CRUSHED STONE
5	2	
	3	FILL - DARK BROWN - GRAY FINE-COARSE SAND, SOME SILT, LITTLE FINE-COARSE GRAVEL, WITH BRICK FRAGMENTS (MOIST)
10	4	
	5	GRADING WITH WOOD FRAGMENTS
15		
	6	FILL - 85% WOOD WITH SILTY SAND (MOIST)
20	7	
25	8	FILL - BLACK SILT, SOME FINE-COARSE SAND, LITTLE FINE-COARSE GRAVEL, WITH ROOTS (MOIST)
		FILL - YELLOW-BROWN FINE-COARSE SAND, TRACE SILT, SOME FINE-COARSE GRAVEL (SLIGHTLY MOIST) ▽ G.W.T. 30.0' EL. +/-40.0'
30	10	
35		GRAY FINE-COARSE SAND, AND FINE-COARSE GRAVEL, TRACE SILT (WET) (VERY DENSE) (SP-SM)
		END OF BORING 35'-0"

SB-4

(EL. 69.0±) GROUND SURFACE

FEET	NO	SOIL CLASSIFICATION
1	1	FILL - BROWN FINE-MEDIUM SAND, LITTLE SILT, SOME FINE-COARSE GRAVEL, WITH BRICK, ASPHALT AND CONCRETE (SLIGHTLY MOIST)
5	2	
	3	FILL - DARK BROWN/BLACK FINE-COARSE SAND, LITTLE SILT, AND FINE-COARSE GRAVEL, WITH ASPHALT AND BRICKS (SLIGHTLY MOIST)
10	4	
	5	
	6	FILL - 85% WOOD WITH SILTY SAND AND FINE GRAVEL, TRACES OF GLASS AND BRICK FRAGMENTS (MOIST)
15		
	7	
20	8	
25		
	9	
30		
	10	GRAY FINE-COARSE SAND, LITTLE SILT, LITTLE FINE-COARSE GRAVEL (WET) (DENSE) ▽ G.W.T. 33.0' EL. +/-36.0'
35		
	11	(MEDIUM DENSE) (SP-SM)
40		
	12	GRAY FINE-MEDIUM SAND, TRACE SILT, TRACE FINE GRAVEL (WET) (LOOSE)
45		
	13	(MEDIUM DENSE)
50		
	14	GRADING TO TRACE FINE-COARSE GRAVEL
55		
	15	(SP)
60		GRAY FINE-COARSE SAND, LITTLE SILT, LITTLE FINE-COARSE GRAVEL (WET) (MEDIUM DENSE)
	16	
		END OF BORING 62'-0"

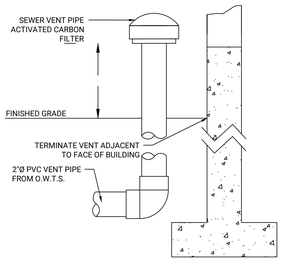
SB-5

(EL. 70.0±) GROUND SURFACE

FEET	NO	SOIL CLASSIFICATION
1		FILL - BROWN FINE-MEDIUM SAND, LITTLE SILT, LITTLE FINE-COARSE GRAVEL, WITH CONCRETE AND ASPHALT FRAGMENTS (SLIGHTLY MOIST)
5	1	
	2	
	3	
	4	FILL - CRUSHED CONCRETE (SLIGHTLY MOIST)
10	5	
	6	FILL - WOOD WITH TRACE FINE GRAVEL (MOIST)
15		
	7	FILL - DARK GRAY FINE-COARSE SAND, SOME SILT, LITTLE FINE-COARSE GRAVEL, WITH PLASTIC, GLASS AND WOOD FRAGMENTS (MOIST)
20	8	
25		
	9	
30		GRAY FINE-COARSE SAND, TRACE SILT, SOME FINE GRAVEL (WET) (MEDIUM DENSE) (SW-SM) ▽ G.W.T. 28.5' EL. +/-41.5'
	10	
		END OF BORING 30'-0"

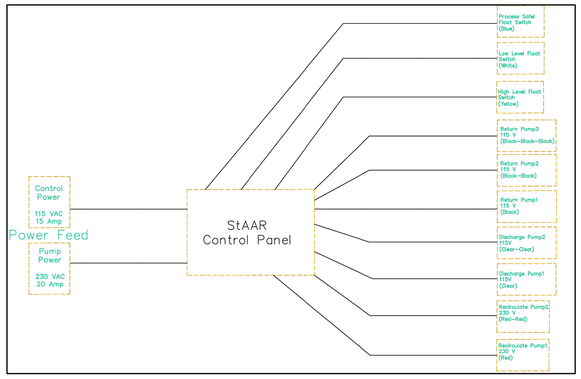
NOTES:

1. EXPLORATIONS WERE LOCATED IN THE FIELD BY A REPRESENTATIVE OF GZA GEOENVIRONMENTAL, INC. STANDARD PENETRATION TESTS (SPT) WERE PERFORMED WITHIN THE BORINGS IN GENERAL ACCORDANCE WITH ASTM D-1586.
2. THE EXPLORATION BORINGS WERE DRILLED BETWEEN NOVEMBER 16, 2022 AND NOVEMBER 17, 2022.



SEWER VENT PIPE ACTIVATED CARBON FILTER DETAIL

N.T.S.



ONE LINE DIAGRAM (TYP OF 4)

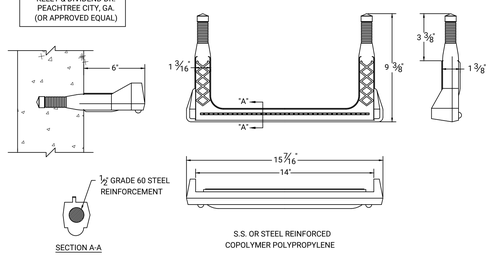
N.T.S.

NOTES:

1. ALL WIRING TO THE TANK SHOULD BE MINIMUM #14 AWG THHN OR TFFN UNLESS OTHERWISE NOTED.

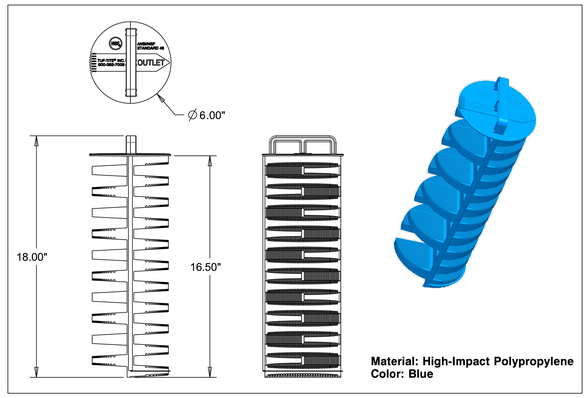
PS-2 B
MANHOLE STEP

M.A. INDUSTRIES INC.
KELLY & DIVIDEND DR.
PEACHTREE CITY, GA.
(OR APPROVED EQUAL)



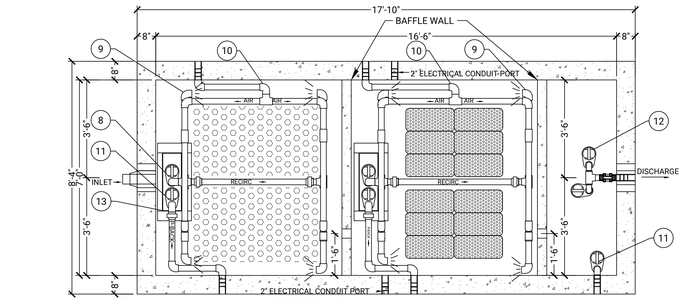
STRUCTURAL MANHOLE STEP DETAIL

N.T.S.

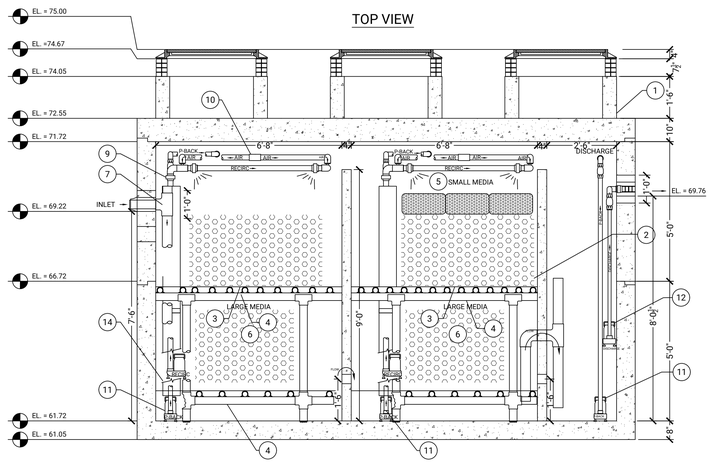


6 " EFFLUENT FILTER TUF-TITE MODEL EF-6

N.T.S.



TOP VIEW



SECTION VIEW

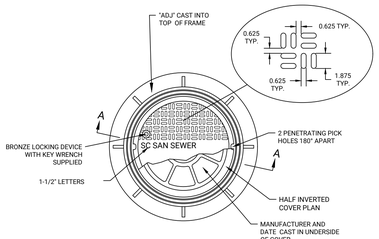
SEPTITECH STAAR 3.0 PROCESSOR (TYP OF 4)

N.T.S.

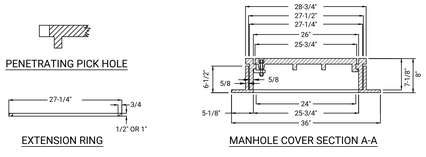
ITEM	QTY.	DESCRIPTION
14	2	Pump Back Chute Assembly
13	2	Pump Chute Assembly
12	1	Duel Discharge Pump Assembly
11	3	Pump Back Pump
10	2	Blaster Air Header Assembly
9	2	Blaster Assembly
8	2	Recirc Pump
7	1	Inlet Piping Assembly
6	2	Large Media
5	2	Small Media
4	4	Support Structure
3	2	Screening Assembly
2	1	Interior Piping Assembly
1	1	6000 Gal. Concrete Tank

NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGN CONFORMS WITH 310 CMR 15.00. DEP TITLE 5 REGS. FOR SEPTIC TANKS.
3. ALL REINFORCEMENT TO BE ASTM A-615 GRADE 60.
4. WELDED WIRE FABRIC TO BE ASTM A-185
5. ALL PIPE PENETRATIONS UTILIZE KOR-N-SEAL BOOTS
6. DESIGNED FOR AASHTO HS-20 LOADING, 1 TO 5 FT COVER.
7. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN
8. TEES AND BAFFLE SOLD SEPARATELY
9. OPTIONAL BAFFLES WALL HELD IN PLACE WITH ANGLE BRACKETS

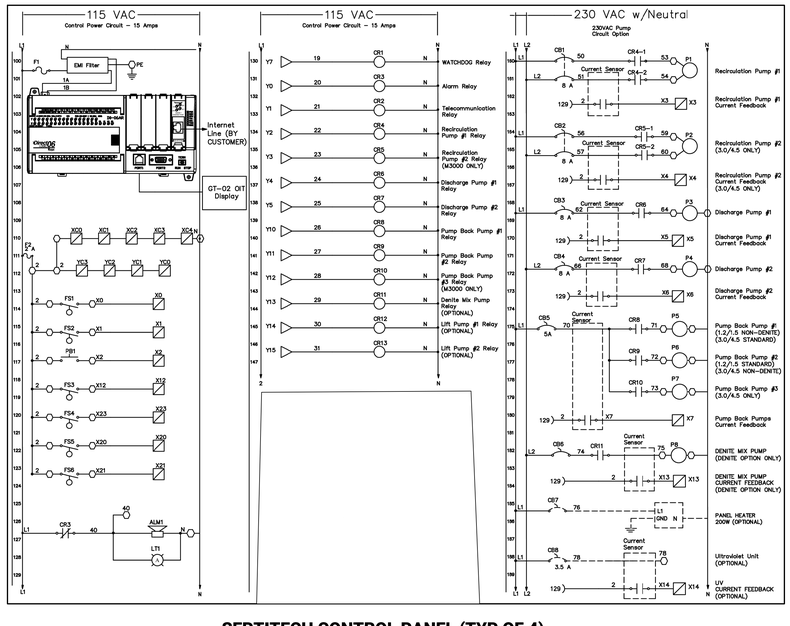


MANHOLE COVER PLAN



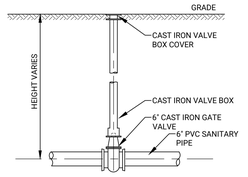
SUFFOLK COUNTY TYPE "F" ADJUSTABLE MANHOLE CASTING

MATERIAL GRAY CAST IRON PER ASTM A-48 (LATEST REVISION CLASS 30
CAMBELL FOUNDRY CO. HARRISON, N.J. 07029 (OR EQUAL) PATTERN NO. 17341010



SEPTITECH CONTROL PANEL (TYP OF 4)

N.T.S.



GATE VALVE DETAIL

NOTES:

1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY ENGINEER.
2. CONTRACTOR TO SUPPLY OWNER WITH TWO (2) KEYS W EXTENSION RODS FOR OPENING & CLOSING OF VALVES FROM GRADE.

No.	REVISION DESCRIPTION	DATE	BY
12.	REVISED PER TOI COMMENTS	06-16-25	JB
11.	REVISED PER TOI COMMENTS	12-17-24	AR
10.	NO REVISIONS THIS SHEET	05-30-24	CB
9.	REVISED PER TOI COMMENTS	01-10-24	CB
8.	NO REVISIONS THIS SHEET	11-08-23	CB
7.	NO REVISIONS THIS SHEET	08-25-23	CB
6.	NO REVISIONS THIS SHEET	08-08-23	CB
5.	NO REVISIONS THIS SHEET	07-17-23	AR
4.	NO REVISIONS THIS SHEET	06-16-23	CB
3.	NO REVISIONS THIS SHEET	05-10-23	CB
2.	NO REVISIONS THIS SHEET	04-21-23	M.JM
1.	REVISED PER TOWN COMMENTS	01-20-23	CB

T.O.I. REF.# PB 2023-003
REF.# SP 2023-089

OWNER/APPLICANT:
FIFTH AVN, LLC; C/O GRETCHEN KENDRICK
2100 ROSS AVENUE, SUITE 895
DALLAS, TX 75201
PHONE: 201-600-0401
EMAIL: NEDG@NEDCREALTY.COM

SANITARY DETAILS

1612 FIFTH AVENUE

SITUATED IN

BAY SHORE

TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0500, SECTION 223, BLOCK 02, LOTS 54.1 & 57.1
DISTRICT 0500, SECTION 224, BLOCK 01, LOT 80.3 (INDEPENDENCE STREET)
DISTRICT 0500, SECTION 244, BLOCK 02, LOTS 56 & 57

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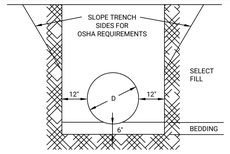
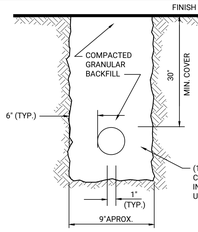
DWN. BY:	CB	CHK'D. BY:	GT	SCALE:	N.T.S.	SHEET:	SP-13
DATE:	08-09-22	DATE:	08-20-22	JOB No.:	2022-001		

Drawing Name: F:\2022 Projects\2022-001\R&M\2025-06-16 (2022-001) Details (30x42) Rev.12.dwg Last Modified: Jun 13, 2025 – 4:44pm Plotted on: Jun 16, 2025 – 10:51am by jbrebenstein



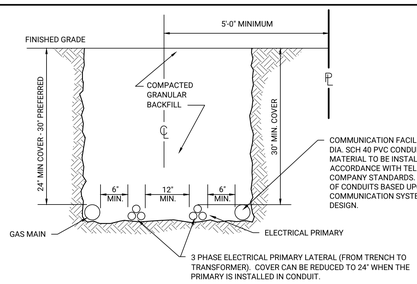
1. BEDDING SHALL BE COMPACTED SAND & GRAVEL AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE.
2. SELECT FILL SHALL BE SELECT MATERIAL, FREE OF ROCKS LARGER THAN 2" IN ANY DIMENSION AND SHALL BE PLACED IN 8" MAX. LOOSE LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.

PIPE TRENCH AND BEDDING DETAILS

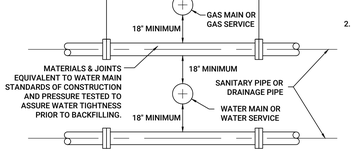


UTILITY TRENCH DETAIL

NOTES:
1. ALL CONDUIT SHALL BE SCHEDULE 40 PVC. ALL CONDUIT SHALL BE INSTALLED WITH (4) 3/8" NYLON DRAG LINES.
2. CONTRACTOR INSTALLING THE CONDUIT SHALL NOTIFY UTILITY COMPANY
3. ENGINEERING DEPT. 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, CONTRACTOR INSTALLING THE CONDUIT SHALL NOTIFY UTILITY COMPANY
4. ENGINEERING DEPT., 48 HOURS PRIOR TO FILLING IN THE TRENCH, IN ORDER TO ARRANGE INSPECTIONS.
5. ALL BENDS SHALL BE SCHEDULE 40 PVC, LONG SWEEP BENDS IN ACCORDANCE WITH UTILITY COMPANY STANDARDS. CONTRACTOR SHALL PROVIDE (4) 2" X 4" TIMBER STAKE LOCATING THE TERMINUS OF THE CONDUIT AT THE PROPERTY LINE.



CIPUD SERVICE TRENCH

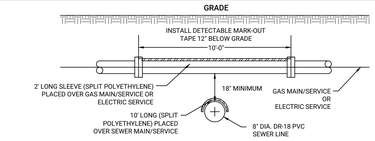


NOTE:

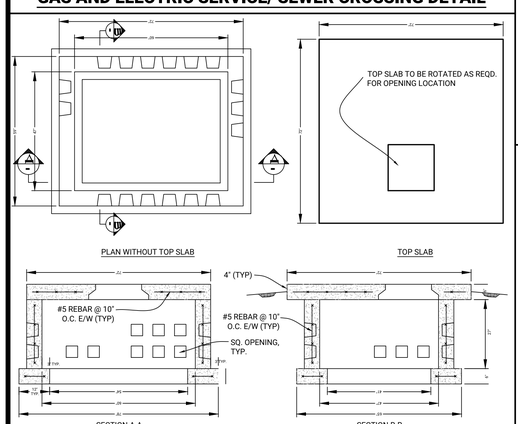
1. **HORIZONTAL SEPARATION BETWEEN SEWER AND WATER LINES MUST BE 10' MINIMUM.**
2. **FOR ALL UTILITY INSTALLATIONS THAT ARE TO CROSS TOWN R.O.W, THE INSTALLATIONS SHALL BE MADE BY DIRECTIONAL DRILLING TECHNIQUES. TRENCHING ACROSS PUBLIC R.O.W. SHALL NOT BE PERMITTED UNLESS APPROVED BY THE SMITHTOWN DEPARTMENT OF PUBLIC WORKS, HIGHWAY DIVISION.**

TYPICAL UTILITY CROSSING DETAIL

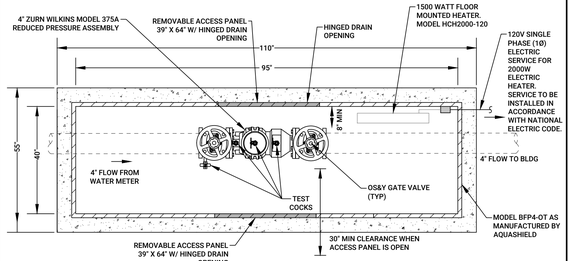
N.T.S.



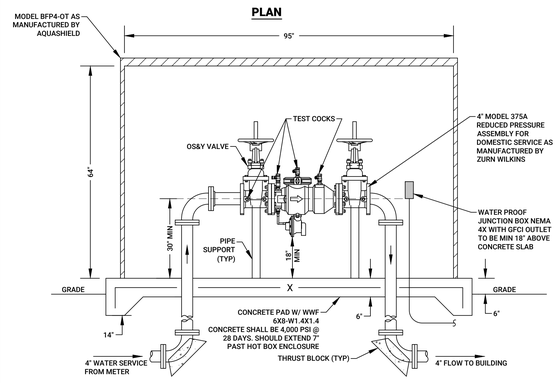
GAS AND ELECTRIC SERVICE/ SEWER CROSSING DETAIL



LIPA/PSE&G 3-PHASE TRANSFORMER DETAIL

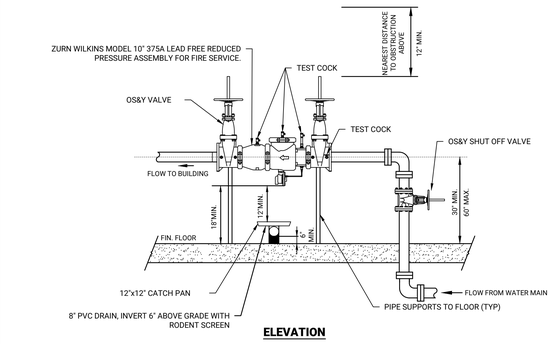


PLAN

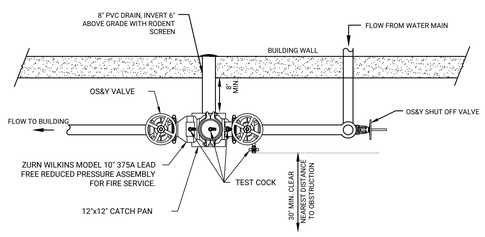


4" DOMESTIC SERVICE ELEVATION

ELEVATION

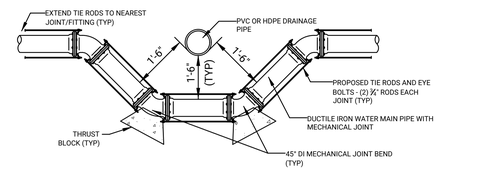


ELEVATION



PLAN

10" FIRE SERVICE REDUCED PRESSURE ZONE (RPZ) DETAIL



WATER MAIN-DRAINAGE CROSSING DETAIL

NOTES:

1. TIE RODS, INCLUDING NUTS WASHERS AND BOLTS TO BE 3/4" DIAMETER AND SHALL MEET ASTM DESIGNATION A302 CARBON STEEL REQUIREMENTS.
2. ALL TIE RODS, TIE BOLTS, NUTS AND WASHERS INSTALLED UNDERGROUND SHALL BE COATED WITH A BITUMINOUS SEAL COAT

WATER DISTRIBUTION SYSTEM NOTES

1. ALL WATER MAIN PIPE SHALL BE PVC (DR-18) UNLESS OTHERWISE NOTED ON PLANS.
2. GATE VALVES SHALL BE CAST IRON BODY, BRONZE MOUNTED DOUBLE DISC AWWA TYPE WITH MECHANICAL JOINTS. VALVES SHALL BE RATED FOR 125 PSI WORKING PRESSURE AND SHALL BE FITTED WITH A 2" OPERATING NUT AND CAST IRON ROADWAY BOX TO GRADE. PROVIDE ADAPTORS FOR PVC PIPE. VALVE SHALL CONFORM TO AWWA C 500 LATEST EDITION.
3. WATER MAINS AND SERVICE LINES ARE TO BE LOCATED A MINIMUM OF (10) TEN FEET FROM ANY STRUCTURE, INCLUDING BUILDINGS, PONDS, DRAINAGE AND SANITARY STRUCTURES.
4. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH AWWA STANDARD C-600, LATEST EDITION. PIPE SHALL BE LAID STRAIGHT WITH NO DEFLECTIONS AT JOINTS AND NO DEFLECTION OF PIPE.
5. ON JANUARY 4, 2014 FEDERAL LAW MANDATES THE WETTED SURFACE OF EVERY PIPE, FIXTURE, AND FITTING SOLD FOR OR INSTALLED IN POTABLE WATER APPLICATIONS NOT CONTAIN MORE THAN 0.25% LEAD BY WEIGHT.
6. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES BY FIELD INVESTIGATION. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT BETWEEN EXISTING UTILITIES AND PROPOSED WORK.
7. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO THE COMMENCEMENT OF WATER MAIN CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING IF REQUIRED:

A. FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT FOR DEWATERING.
B. OBTAINING DESIGN SERVICES, APPROVALS, AND PERMITS.
C. PERFORMING AND MAINTAINING DEWATERING OPERATION.
D. REMOVAL AND REACTIVATION OF OPERATIONS AND FACILITIES AT COMPLETION OF PROJECT.
E. ALL THE COSTS RELATING TO THE DESIGN, APPROVAL, INSTALLATION, OPERATION, AND REMOVAL FOR DEWATERING OPERATIONS.

9. MATERIAL REQUIREMENTS FOR INSTALLATION OF WATER MAINS:

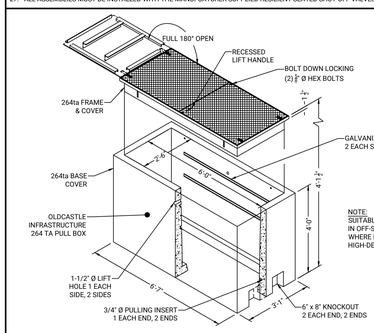
A. PVC (DR-18) WATER MAIN PIPE (4" AND LARGER).
B. TYPE "K" COPPER ON SERVICE LINES (2" AND UNDER).
C. SOLID SLEEVES COUPLINGS (NO WRAPAROUND TYPES).
D. FULL BODIED FITTINGS.
E. UNDERGROUND CLAMPS.
F. TIE RODS.
G. DUC LUGS.
H. POURED CONCRETE THRUST BLOCKS AT ALL PIPE BENDS.
I. EDDY TYPE FIRE HYDRANTS.
J. GATE VALVES (UNDER 12" WATER MAIN SIZE).
K. BUTTERFLY VALVES (12" AND OVER WATER MAIN SIZE).

TESTING

1. ALL WATER MAINS SHALL BE DISINFECTED AND PRESSURE TESTED IN ACCORDANCE WITH AWWA STANDARD C-600, LATEST EDITION, PRIOR TO USE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO THE COMMENCEMENT OF WATER MAIN TESTING.
2. WATER MAINS SHALL BE FLUSHED AND FILLED WITH A CHLORINE SOLUTION COMPRISED OF A MINIMUM OF 50 PPM AVAILABLE CHLORINE AND ALLOWED TO STAND FOR 24 HOURS. VALVES SHALL BE OPERATED DURING THIS PERIOD. HEAVILY CHLORINATED WATER SHALL BE FLUSHED FROM THE MAINS PRIOR TO BACTERIOLOGICAL TESTING. BACTERIOLOGICAL TESTING SHALL BE IN ACCORDANCE WITH AWWA C-651-86. SAMPLES SHALL BE TAKEN IN ACCORDANCE WITH SCDHS REQUIREMENT OF AT LEAST ONE SAMPLE PER 1,000 LF OR PORTION THEREOF OF WATER MAIN OR AS DIRECTED BY THE HEALTH DEPT. OFFICIAL.

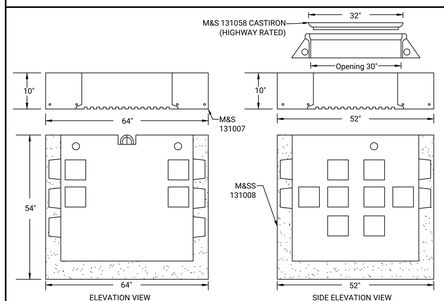
RPZ NOTES

1. IT IS A VIOLATION TO BY-PASS A RECOGNIZED BACKFLOW PREVENTER DEVICE.
2. DEVICE SHALL BE PROTECTED AGAINST FLOODING OR FREEZING AND ADEQUATE LIGHTING PROVIDED.
3. TEST COCKS REQUIRE A MINIMUM OF 30" CLEARANCE.
4. INSTALLATION OF RPZ ASSEMBLY SHALL BE AS SHOWN.
5. THERMAL EXPANSION TANK SHALL BE INSTALLED ON COLD WATER SUPPLY LINE LEADING TO HOT WATER HEATER.
6. INSTALLATION TO MEET ALL COUNTY & STATE HEALTH DEPARTMENT REQUIREMENTS.
7. PIPING TO BE UNBRANCED AND UNRESTRICTED FROM MAIN TO DEVICE EXCEPT FOR METER.
8. ALL VALVES TO OPEN COUNTER CLOCKWISE (RIGHT HANDED VALVES).
9. ALL INSTALLATIONS ARE TO CONFORM TO THE TOWN RULES AND REGULATIONS, PLUMBING CODES AND N.Y. STATE HEALTH DEPARTMENT REQUIREMENTS.
10. LAYOUT SHOWN IS APPROXIMATE. ADJUSTMENTS CAN BE MADE TO FIT FIELD CONDITIONS AND JOB REQUIREMENTS UPON THE WATER DISTRICTS APPROVAL.
11. ALL RPZ ASSEMBLIES SHALL BE TESTED ANNUALLY BY A NYS HEALTH DEPARTMENT APPROVED CERTIFIED TESTER.
12. MINIMUM CLEARANCES AND ORDER OF PARTS MUST BE MAINTAINED.
13. TEST REPORTS MUST BE SUBMITTED TO BOTH TOWN DEPARTMENT OF WATER AND THE COUNTY DEPARTMENT OF HEALTH.
14. INSTALLER TO NOTIFY TOWN AND/OR WATER DISTRICT UPON COMPLETION OF WORK.
15. THE INSTALLATION SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR.
16. NO LEAD SOLDER SHALL BE USED FOR THE INSTALLATION.
17. THE TOWN AND/OR WATER DISTRICT SHALL HAVE UNRESTRICTED ACCESS TO THE METER AND BACKFLOW PREVENTION UNITS WITHIN THE BUILDING.
18. ALL BACKFLOW PREVENTERS SHALL BE LISTED IN THE CURRENT PUBLIC WATER SUPPLY ENVIRONMENTAL HEALTH MANUAL FOR THE STATE OF NEW YORK.
19. ALL APPURTENANCES TO BE FURNISHED AND INSTALLED MUST MEET THE SPECIFIED STANDARDS AND THE APPROVAL OF THE TOWN AND/OR WATER DISTRICT.
20. BALL VALVES SHALL BE ONE QUARTER TURN BALL VALVES CONFORMING TO AWWA STANDARD C-800 LATEST EDITION (ASTM B-62) AS MANUFACTURED BY FORD, HAYES, MC DONALD OR MUELLER.
21. DOMESTIC INSTALLATION UP TO 2 INCHES MUST EMPLOY TYPE 'K' COPPER PIPE. COPPER PIPING SHALL BE MADE UP WITH WROUGHT OR FORGED COPPER FITTINGS.
22. BACKFLOW PREVENTER SHALL BE ADEQUATELY SUPPORTED TO MAINTAIN THE SPECIFIED CLEARANCES.
23. DRAINS CANNOT BE SUBJECT TO FLOODING AND MUST BE SCREENED.
24. RPZ DEVICES MUST BE SUPPORTED TO THE FLOOR BENEATH THE DEVICE WITH PIPE STANCHIONS.
25. DRAINS MUST DISCHARGE 6" ABOVE GRADE.
26. ON JANUARY 4, 2014 FEDERAL LAW MANDATES THE WETTED SURFACE OF EVERY PIPE, FIXTURE, AND FITTING SOLD FOR OR INSTALLED IN POTABLE WATER APPLICATIONS NOT CONTAIN MORE THAN 0.25% LEAD BY WEIGHT.
27. ALL ASSEMBLIES MUST BE INSTALLED WITH THE MANUFACTURER SUPPLIED RESILIENT SEATED SHUT-OFF VALVES INTEGRAL TO THE ASSEMBLY



NOTE: SUITABLE FOR H-20 WHEEL LOAD IN OFF-STREET LOCATIONS WHERE NOT SUBJECTED TO HIGH-DENSITY TRAFFIC

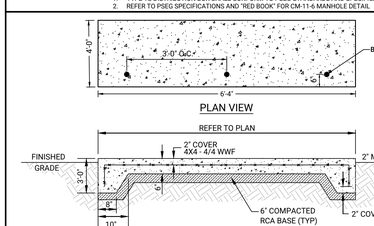
ELECTRICAL PULL BOX DETAIL



PSEG UTILITY MANHOLE

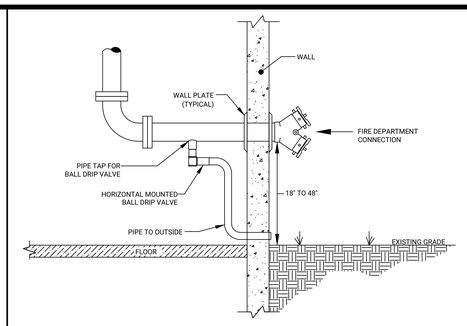
TYPE TS DISTRIBUTION BOX 4'-6" x 2'-0" x 4'-0"
PRECAST CONCRETE COMPONENTS

NOTES:
1. TYPE TS DISTRIBUTION BOX SHALL CONFORM TO PSEG STANDARDS AND SPECIFICATIONS
2. REFER TO PSEG SPECIFICATIONS AND "RED BOOK" FOR CM-11-6 MANHOLE DETAIL



GAS PAD DETAIL

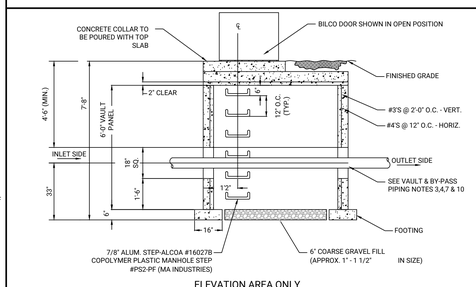
NOTES:
1. CONCRETE FOR GAS METER PAD SHALL BE 4,000 PSI COMPRESSIVE STRENGTH MIN.
2. REINFORCING STEEL SHALL CONFORM TO APPLICABLE ASTM STANDARDS UP TO GRADE 60.
3. GAS PAD LOCATION AND SIZE SHALL BE AGREED UPON BY NATIONAL GRID ENERGY PRIOR TO WORK.
4. ALL GAS WORK SHALL BE COORDINATED BY CONTRACTOR WITH NATIONAL GRID ENERGY.
5. CONTRACTOR SHALL REFER TO MEP AND CIVIL PLANS FOR FURTHER INFORMATION REGARDING GAS SERVICE INSTALLATION.



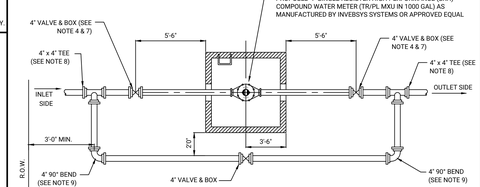
WALL MOUNTED FIRE DEPARTMENT CONNECTION DETAIL

N.T.S.

NOTE: CONTRACTOR TO REFER TO FIRE PROTECTION SPECIFICATIONS AND FIRE PROTECTION DRAWINGS FOR THE CONNECTION TO THE SPRINKLER SYSTEM (REFER FIRE PROTECTION PLANS BY OTHERS).



ELEVATION AREA ONLY



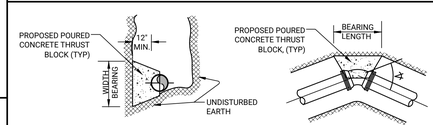
4" SCWA METER DT-201 VAULT DETAIL

GENERAL INFORMATION FOR VAULT CONSTRUCTION

1. CONCRETE: 4,000 P.S.I. AT 28 DAYS.
2. REINFORCING: ASTM A-615 - GRADE 40.
3. WELDED WIRE FABRIC: ASTM A-82 & A-85.
4. ALL FORMS TO BE OILED PRIOR TO POUR AND REMOVED. FINISHED WALLS TO HAVE CLEAN SURFACES AND FREE OF ANY SPLINTERS AND PROTRUSIONS.
5. FOOTING POUR TO BE SEPARATE FROM WALL POUR.
6. ALL LIFTING HOLES TO BE PROPERLY MORTARED FLUSH TO WALLS.
7. MA INDUSTRIES, INC. COPOLYMER POLYPROPYLENE PLASTIC MANHOLE STEP #PS2-PF. (DETAIL NOT SHOWN).
8. BILCO HATCH SHALL BE AS PER WATER DISTRICT (J SINGLE LEAF, CHANNEL FRAME, ALUMINUM, MODEL J-AL, AUTOMATIC HOLD OPEN AND OPERATING ARM, OR EQUAL)

VAULT AND BY-PASS PIPING NOTES

1. VAULT, VAULT PIPING AND BY-PASS TO BE INSTALLED BY OWNER AS SHOWN (SEE TYPICAL VAULT AND BY-PASS PIPING.)
2. ALL MECHANICAL JOINT BENDS AND FITTINGS MUST BE RETAINED WITH RETAINING GLANDS, THREADED RODDING AND SUFFICIENT BLOCKING.
3. ALL PIPING MUST BE DUCTILE IRON CLASS 52 PIPING.
4. INLET AND OUTLET VALVES, PLUS PIPING BETWEEN VALVES, MUST EQUAL SIZE OF METER. IF REDUCTION IS REQUIRED, OWNER IS RESPONSIBLE FOR SUPPLYING ADEQUATE SPACE SAVER FLANGES TO ACCOMMODATE METER. METER SIZE IS TO BE DETERMINED BY THE LOCAL WATER DISTRICT.
5. ALL VALVES TO OPEN COUNTERCLOCKWISE (RIGHT HANDED VALVES).
6. BY-PASS PIPING CAN BE ON EITHER SIDE OF VAULT DEPENDING ON FIELD CONDITIONS.
7. INLET AND OUTLET VALVES TO BE IN LINE WITH EACH OTHER AND AT THE SAME ELEVATION AS WINDOWS IN VAULT. IN ADDITION, PIPING MUST BE CENTERED THROUGH EIGHTEEN (18") INCH SQUARE WINDOW.
8. A FOUR (4") INCH BY-PASS WILL BE INSTALLED ON A FOUR (4") INCH SERVICE.
9. AFTER INSTALLING PIPING THROUGH METER VAULT, THE OWNER IS REQUIRED TO BRICK UP AND CEMENT BOTH WINDOWS OF VAULT.



MINIMUM THRUST BLOCKING BEARING AREAS

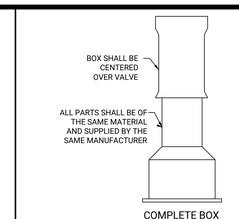
PIPE DIAMETER	DEAD END OR TEES Sq. Ft.	90° BEND Sq. Ft.	45° BEND Sq. Ft.	22 1/2° BEND Sq. Ft.	11 1/4° BEND Sq. Ft.
3"	1.0	1.0	1.0	1.0	1.0
4"	1.0	1.5	1.0	1.0	1.0
6"	2.0	3.0	2.0	1.5	1.0
8"	4.0	5.5	3.0	1.5	1.0
10"	6.0	8.5	4.5	2.5	1.0
12"	9.0	12.0	6.5	3.5	1.5
14"	15.0	22.0	12.0	6.0	2.0
16"	15.0	22.0	12.0	6.0	3.0
18"	15.0	22.0	12.0	6.0	4.0

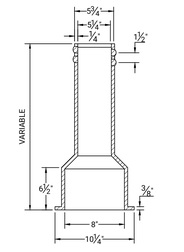
BEARING AREA = BEARING WIDTH x BEARING LENGTH

THRUST BLOCK DETAIL

N.T.S.

1. THRUST BLOCKS TO BEAR ON UNDISTURBED SOIL.
2. ALL CONCRETE SHALL BE 4,000 PSI AT 28 DAYS AND HAVE THE FOLLOWING BEARING AREAS BASED ON THE ANGLE OF THE PIPE.



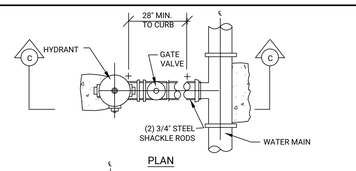


STANDARD VALVE BOX INSTALLATION

N.T.S.

NOTES:

1. VALVE BOX COVER SHALL WEIGH A MINIMUM 26 lbs.
2. ENTIRE VALVE BOX ASSEMBLY & COVER SHALL BE CAST FROM CLASS 35 GRAY IRON.
3. ASSEMBLY SHALL BE DOMESTICALLY MADE AND MANUFACTURED IN THE U.S.A.



FIRE HYDRANT DETAIL

N.T.S.

HYDRANT COLOR MARKING: HYDRANTS SHALL BE PAINTED SAFTEY-RED (COLOR 245478, BY RUST-OLEUM BRAND HIGH PERFORMANCE GRADE).

NOTES:
1. PROVIDED HYDRANT SHALL BE CAPABLE OF PROVIDING NOT LESS THAN 1500 G.P.M., WITH NOT LESS THAN 20 P.S.I. RESIDUAL PRESSURE (INDIVIDUALLY, NOT SIMULTANEOUSLY) DURING TIMES OF NORMAL DOMESTIC CONSUMPTION.
2. HYDRANTS SHALL BE EQUIPPED WITH ONE 4 ½" PUMPER CONNECTION AND TWO 2 ½" OUTLETS, WITH THREADS TO MATCH THOSE OF THE LOCAL FIRE DEPARTMENT.
3. HYDRANTS SHALL BE LOCATED NOT MORE THAN SIX FEET FROM THE CURB AND SHALL BE FACED TO BE ACCESSIBLE TO FIRE APPARATUS.
4. HYDRANTS IN OR ADJACENT TO PARKING AREAS SHALL BE PROVIDED WITH MARKING, CURBING, STANCHIONS OR BOLLARDS TO PREVENT THE PARKING OF VEHICLES WITHIN TEN FEET IN ANY DIRECTION.
5. HYDRANTS SHALL BE LOCATED AWAY FROM THE BUILDING A DISTANCE EQUAL TO 133% OF THE HEIGHT OF THE NEAREST BUILDING WALL.
6. HYDRANTS SHALL BE CONNECTED "UPSTREAM" OF ALL FIRE DEPARTMENT CONNECTIONS FOR FIRE SPRINKLER OF FIRE STANDPIPE SYSTEMS.

No.	REVISION DESCRIPTION	DATE	BY
12.	REVISED PER TOI COMMENTS	06-16-25	JB
11.	REVISED PER TOI COMMENTS	12-17-24	AR
10.	NO REVISIONS THIS SHEET	05-30-24	CB
9.	REVISED PER TOI COMMENTS	01-10-24	CB
8.	NO REVISIONS THIS SHEET	11-08-23	CB
7.	NO REVISIONS THIS SHEET	08-25-23	CB
6.	NO REVISIONS THIS SHEET	08-08-23	CB
5.	REVISED PER SCWA COMMENTS	07-17-23	AR
4.	NO REVISIONS THIS SHEET	06-16-23	CB
3.	REVISED PER SCWA COMMENTS	05-10-23	CB
2.	NO REVISIONS THIS SHEET	04-21-23	MJM
1.	REVISED PER TOWN COMMENTS	01-20-23	CB

T.O.I. REF.# PB 2023-003
REF.# SP 2023-089

OWNER/APPLICANT:
ERYNWAY, LLC, C/O GRETCHEN KENDRICK
2100 ROSS AVENUE, SUITE 895
DALLAS, TX 75201
PHONE: 201-600-0401
EMAIL: NEDD@XEBECREALTY.COM

WATER & UTILITY DETAILS

1612 FIFTH AVENUE

SITUATED IN

BAY SHORE
TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0500, SECTION 223, BLOCK 02, LOTS 54.1 & 57.1
DISTRICT 0500, SECTION 224, BLOCK 01, LOT 80.3 (INDEPENDENCE STREET)
DISTRICT 0500, SECTION 244, BLOCK 02, LOTS 56 & 57

Christopher W. Robinson, P.E.
NY State License No. 067519

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www.rmengineering.com

DWN. BY:	CB	CHK'D. BY:	GT	SCALE:	N.T.S.	SHEET:	SP-14
DATE:	08-09-22	DATE:	08-20-22	JOB No.:	2022-001		

Drawing Name: P:\2022 Projects\2022-001\V&M\2025-06-16 (2022-001) Details (3x42) Rev.12.dwg Last Modified: Jun 13, 2025 - 4:44pm Plotted on: Jun 16, 2025 - 10:52am by jbrohenstein

EROSION CONTROL AND LANDSCAPING NOTES

SPECIFICATIONS AND GUIDELINES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL MANUAL, LATEST EDITION.

EROSION CONTROL

CONSTRUCT ALL SWALES AND BERMS AS SHOWN OR AS REQUIRED TO DIRECT AND CONTROL STORMWATER RUNOFF AND PREVENT EXCESS EROSION. 33% (3 :1) SLOPES STEEPER THAN (3:1) SHALL BE STABILIZED BY HYDROSEEDED WITH MULCH BINDER TYPE "AH", TYPE "A" OR BY USING JUTE MESH AS LISTED IN THE EROSION MANUAL OR AS SPECIFIED BY THE ENGINEER

TOPSOIL

ALL DISTURBED SOIL AREAS, EXCLUDING PAVED AREAS AND RECHARGE BASINS, MUST BE COVERED WITH A MINIMUM OF 6" (INCHES) OF NATIVE TOPSOIL PRIOR TO THE REMOVAL OF EXCESS TOPSOIL.

LIME AND FERTILIZER

ALL AREAS SPECIFIED TO BE SEEDED SHALL RECEIVE LIME AND SPECIFIED AS RECHARGE BASINS SHALL RECEIVE LIME AND FERTILIZER. FERTILIZER AS SPECIFIED BY EROSION CONTROL MANUAL OR AS ORDERED BY ENGINEER.

MULCHING

ALL AREAS RECEIVING SEED AND ELSEWHERE AS NOTED, SHALL BE MULCHED AND ANCHORED.

TYPE OF SEED, HYDROSEEDING OR ALTERNATE STABILIZATION

TYPE "A" NORMAL LAWN SEEDING

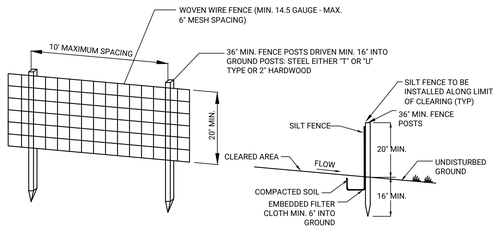
IN THE SPRING OR FALL USE A MIXTURE OF 30% OF MERION BLUE GRASS, 65% CREEPING RED FESCUE AND 5% REDTOP AT A RATE OF 3 LBS. MIN. PER 1,000 SQUARE FEET.

TYPE "B" - HYDROSEED MIX "B"

50% TALL FESCUE
20% SHEEP FESCUE
15% INTERMEDIATE WHEATGRASS
5% RED FESCUE
5% REUBENS CANADA BLUEGRASS
5% KENTUCKY BLUEGRASS

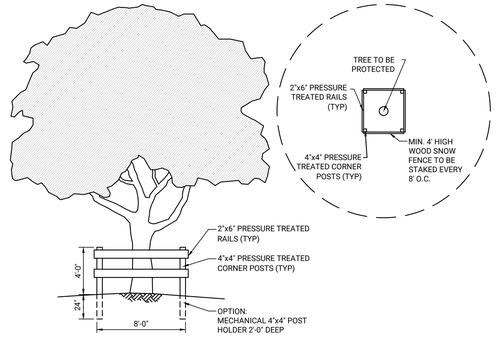
TREE AND SHRUB PLANTING

1. ALL TREES AND SHRUBS SHALL BE PLANTED IN CIRCULAR PITS 1 FOOT CLEAR ON ALL SIDES AND BOTTOM OF ROOT BALL AND BACKFILL WITH A MIXTURE OF 7 PARTS TOPSOIL, 1 PART ROTTED MANURE.
2. ALL PLANT MATERIAL SHALL HAVE VIGOROUS ROOT GROWTH AND BE FREE FROM ROOT INJURY AND DISEASE IN ANY FORM.
3. STREET TREES SHALL NOT BE PLANTED WITHIN 10' OF A FIRE HYDRANT, DRIVEWAY APRON OR STORMWATER PIPE/CATCH BASIN OR WITHIN 25' OF ANY STREET LIGHT, STREET SIGN OR POINT OF CURVATURE OR TANGENCY OF ANY CORNER.
4. ALL EXISTING TREES SHALL REMAIN EXCEPT AS NOTED.
5. A BRIGHTLY COLORED CONSTRUCTION FENCE SHALL BE ERECTED ALONG CONSTRUCTION CLEARING LIMITS AND AROUND EXISTING TREES TO MITIGATE THE IMPACT OF COMPACTION OVER CRITICAL ROOTS, INJURIES TO BARK AND LIMBS, SPILLS OF OIL, CONCRETE OR OTHER HARMFUL CHEMICALS.



SILT FENCE DETAIL

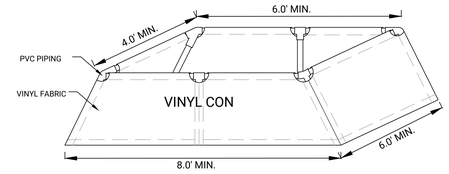
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO (2) SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE. FENCE.



TREE PROTECTION DETAIL

ALL PROTECTION MUST REMAIN UNTIL COMPLETION OF CONSTRUCTION. ANY GRADING (MINOR ONLY ALLOWED) DONE WITHIN THE PROTECTION ZONES SHALL BE DONE WITH ONLY HAND TOOLS.

EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH A MINIMUM 8' x 8' ENCLOSURE CONSTRUCTED AS PER THE ABOVE DETAIL & WITH A WOOD SNOW FENCE TO BE INSTALLED AT A DISTANCE IN FEET FROM THE TREE EQUAL TO THE DIAMETER OF THE TRUNK IN INCHES, MEASURED TWELVE (12) INCHES FROM GRADE.



CONCRETE WASH-OUT

NOTES:

1. CONTRACTOR SHALL PROVIDE A CONCRETE WASH-OUT MODEL VINYL-CON 810 BY RTC SUPPLY 1-530-589-2007 (WEBSITE www.rtcsupply.com) OR APPROVED EQUAL
2. LINERS FOR THE WASHOUT ARE AVAILABLE FROM RTC SUPPLY FOR MULTIBLE USES
3. CONTRACTOR SHALL MAINTAIN UNIT IN WORKING ORDER THROUGHOUT PROJECT DURATION. UNITS SHALL BE CLEANED ANS CONTENTS DISPOSED OF PER NYSDEC REQUIREMENTS. WASTE SHALL NOT EXCEED 75% OF UNIT CAPACITY.
4. UNIT SHALL BE REPLACED IF TORN OR DAMAGED.

DUST CONTROL NOTES

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 MEASURES SHOULD BE INSTALLED. NO SPECIFIC DESIGN CRITERIA IS GIVEN; REFER TO CONSTRUCTION SPECIFICATIONS BELOW FOR COMMON METHODS OF DUST CONTROL.

CONSTRUCTION SPECIFICATIONS

VEGETATIVE COVER - FOR DISTURBED AREAS NOT SUBJECT TO TRAFFIC; VEGETATION PROVIDES THE MOST PRACTICAL METHOD OF DUST CONTROL. TEMPORARY SEEDING SHALL BE AS FOLLOWS:

A. RYE GRASS (ANNUAL OR PERENNIAL AT 20 POUNDS PER ACRE (0.7 LBS / 1,000 SF)
B. CERTIFIED "AROOSTOOK" WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE (2.5 LBS / 1,000 SF) USE WINTER RYE IF SEEDING IN OCTOBER OR NOVEMBER.
C. MULCH, INCLUDING GRAVEL 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	TYPE OF NOZZLE	APPLICATION GALLONS PER ACRE
ACRYLIC POLYMER	9:1	COURSE SPRAY	500
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300

WATER QUALITY SHOULD BE CONSIDERED WHEN MATERIALS ARE SELECTED FOR DUST CONTROL.

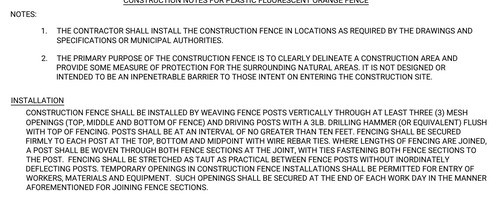
ROADS AND ACCESS ROUTES.

THE USE OF STONE FOR CONSTRUCTION ROADS IS ALSO EFFECTICE FOR DUST CONTROL.

BARRIERS - A FENCE OR SIMILAR BARRIER CAN CONTROL AIR CURRENTS AT INTERVALS EQUAL TO FIFTEEN 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.



CONSTRUCTION FENCE DETAIL

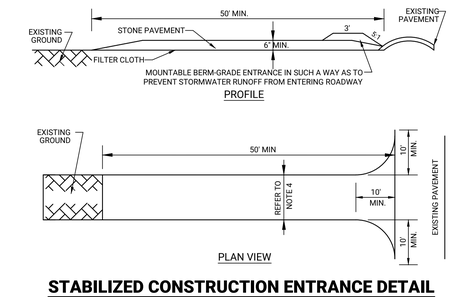
CONSTRUCTION NOTES FOR PLASTIC FLUORESCENT ORANGE FENCE

NOTES:

1. THE CONTRACTOR SHALL INSTALL THE CONSTRUCTION FENCE IN LOCATIONS AS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS OR MUNICIPAL AUTHORITIES.
2. THE PRIMARY PURPOSE OF THE CONSTRUCTION FENCE IS TO CLEARLY DELINEATE A CONSTRUCTION AREA AND PROVIDE SOME MEASURE OF PROTECTION FOR THE SURROUNDING NATURAL AREAS. IT IS NOT DESIGNED OR INTENDED TO BE AN INPENETRABLE BARRIER TO THOSE INTENT ON ENTERING THE CONSTRUCTION SITE.

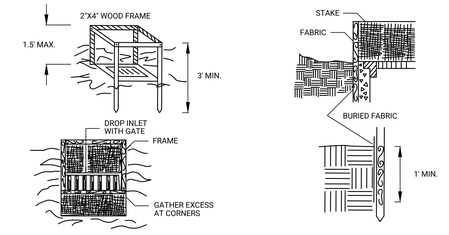
INSTALLATION

CONSTRUCTION FENCE SHALL BE INSTALLED BY WEAVING FENCE POSTS VERTICALLY THROUGH AT LEAST THREE (3) MESH OPENINGS (TOP, MIDDLE AND BOTTOM OF FENCE) AND DRIVING POSTS WITH A 3LB. DRILLING HAMMER (OR EQUIVALENT) FLUSH WITH TOP OF FENCING. POSTS SHALL BE AT AN INTERVAL OF NO GREATER THAN TEN FEET. FENCING SHALL BE SECURED FIRMLY TO EACH POST AT THE TOP, BOTTOM AND MIDPOINT WITH WIRE REBAR TIES. WHERE LENGTHS OF FENCING ARE JOINED, A POST SHALL BE WOVEN THROUGH BOTH FENCE SECTIONS AT THE JOINT, WITH TIES FASTENING BOTH FENCE SECTIONS TO THE POST. FENCING SHALL BE STRETCHED AS TAUT AS PRACTICAL BETWEEN FENCE POSTS WITHOUT INORDINATELY DEFLECTING POSTS. TEMPORARY OPENINGS IN CONSTRUCTION FENCE INSTALLATIONS SHALL BE PERMITTED FOR ENTRY OF WORKERS, MATERIALS AND EQUIPMENT. SUCH OPENINGS SHALL BE SECURED AT THE END OF EACH WORK DAY IN THE MANNER AFOREMENTIONED FOR JOINING FENCE SECTIONS.



STABILIZED CONSTRUCTION ENTRANCE DETAIL

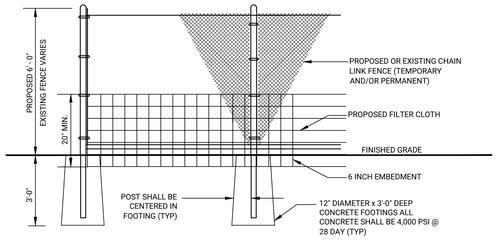
1. STONE SIZE - USE 2" CRUSHED STONE AGGREGATE OR CRUSHED CONCRETE, NO FINES.
2. LENGTH - NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN 24 FEET, THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT THE TRANSPORT OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT TRANSPORTED 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 SHALL BE RESPONSIBLE FOR PROVIDING A WASH STATION IF EXCESSIVE MUD FROM VEHICLE TIRES IS TRACKED ONTO R.O.W.



FILTER FABRIC DROP INLET DETAIL

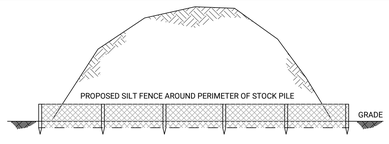
N.T.S.

ALTERNATE INLET PROTECTION. CONTRACTOR MAY USE IN LIEU OF STRAW BALE INLET PROTECTION.



SILT FENCE ATTACHED TO CHAIN LINK FENCE DETAIL

1. FILTER CLOTH TO BE FASTENED SECURELY TO CHAIN LINK FENCE WITH WIRE OR PLASTIC LOCKING TIES, SPACED EVERY 24" AT TOP AND BOTTOM SECTION.
2. WHEN TWO (2) SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED.
3. FILTER CLOTH SHALL BE IMBEDDED MIN. 6 INCHES INTO GROUND (REFER TO DETAIL SW-A FOR EMBEDMENT PROCEDURE)
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REPLACES EVERY 6 MONTHS OR AS DIRECTED BY ENGINEER.



TYPICAL STOCK PILE PROTECTION DETAIL

STOCKPILES NOTES:

1. STOCKPILES MANAGEMENT INCLUDES MEASURES TO MINIMIZE EROSION AND SEDIMENT TRANSPORT FROM SOILS OR OTHER ERODIBLE MATERIALS STORED AT THE CONSTRUCTION SITE. SPECIAL ATTENTION SHOULD BE GIVEN TO STOCKPILES IN CLOSE PROXIMITY TO NATURAL OR MANMADE STORM SYSTEMS. PROTECTION OF STOCKPILES IS A YEAR-ROUND REQUIREMENT.
2. THIS DETAIL DOES NOT APPLY TO CONTAMINATED MATERIALS WHICH REQUIRE ADDITIONAL MEASURES.
3. LOCATE STOCKPILES AS FAR AWAY FROM BODIES OF WATER, INFILTRATION AREAS, INLETS AND OTHER DRAINAGE SYSTEM COMPONENTS AS POSSIBLE SO AS NOT TO OBSTRUCT NATUAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
4. LOCATE STOCKPILES A MINIMUM 50 FEET AWAY FROM CONCENTRATED FLOWS OF STORMWATER, DRAINAGE AND INLETS.
5. WEEDS SHOULD NOT BE ALLOWED TO GROW ON STOCKPILES.
6. 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.
7. FOR STOCKPILES MAINTAINED FOR MORE THAN ONE DAY, A SEDIMENT CONTROL SYSTEM, CONSISTING OF SILT FENCING OR COIR LEG, SHALL BE INSTALLED AND MAINTAINED AROUND THE STOCKPILE TO CONTAIN MATERIAL.

   7.1 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.

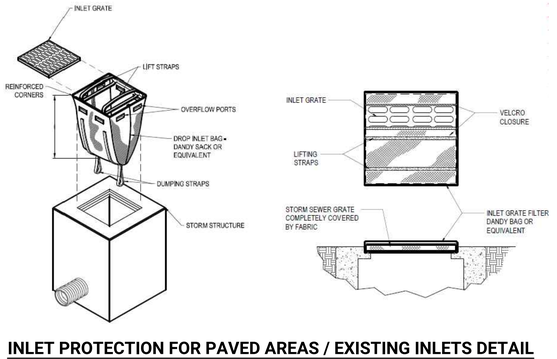
   7.2 PROTECT ALL STOCKPILES FROM STORMWATER RUN-ON.

   7.3 FOR STOCKPILES IN ACTIVE USE, PROVIDE A STABILIZED DESIGNATED ACCESS POINT ON THE UPGRADIENT SIDE OF THE STOCKPILE.

   7.4 SEDIMENTS SHALL BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-THIRD (1/3) OF THE BARRIER HEIGHT.

   7.5 INSPECT STOCKPILE SEDIMENT CONTROL SYSTEM IMMEDIATELY AFTER MODIFYING STOCKPILE.

   7.6 REPAIR AND/OR REPLACE PERIMETER CONTROLS AND COVERS AS NEEDED, OR AS DIRECTED BY THE ENGINEER, TO KEEP THEM FUNCTIONING PROPERLY.
8. THE TOE OF STOCKPILES SHALL NOT BE WITHIN 10' OF SITE PERIMETER SEDIMENT CONTROL.
9. 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/GEOTEXTILES COVERING, SOIL BINDERS, OR EROSION CONTROL BLANKETS. USE OF MULCH OR SOIL BINDERS ONLY IS ACCEPTABLE IF THE STOCKPILES WILL BE IN PLACE FOR NO MORE THAN 60 DAYS.
10. IMPLEMENT DUST CONTROL PRACTICES AS APPROPRIATE ON ALL STOCKPILED MATERIAL.



INLET PROTECTION FOR PAVED AREAS / EXISTING INLETS DETAIL

N.T.S.

No.	REVISION DESCRIPTION	DATE	BY
12.	REVISED PER TOI COMMENTS	06-16-25	JB
11.	REVISED PER TOI COMMENTS	12-17-24	AR
10.	NO REVISIONS THIS SHEET	05-30-24	CB
9.	REVISED PER TOI COMMENTS	01-10-24	CB
8.	NO REVISIONS THIS SHEET	11-08-23	CB
7.	NO REVISIONS THIS SHEET	08-25-23	CB
6.	NO REVISIONS THIS SHEET	08-08-23	CB
5.	NO REVISIONS THIS SHEET	07-17-23	AR
4.	NO REVISIONS THIS SHEET	06-16-23	CB
3.	NO REVISIONS THIS SHEET	05-10-23	MJM
2.	NO REVISIONS THIS SHEET	04-21-23	MJM
1.	REVISED PER TOWN COMMENTS	01-20-23	CB

T.O.I. REF.# PB 2023-003
REF.# SP 2023-089

OWNER/APPLICANT:
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SWPPP DETAILS

1612 FIFTH AVENUE

SITUATED IN

BAY SHORE
TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0500, SECTION 223, BLOCK 02, LOTS 54.1 & 57.1
DISTRICT 0500, SECTION 224, BLOCK 01, LOT 80.3 (INDEPENDENCE STREET)
DISTRICT 0500, SECTION 244, BLOCK 02, LOTS 56 & 57

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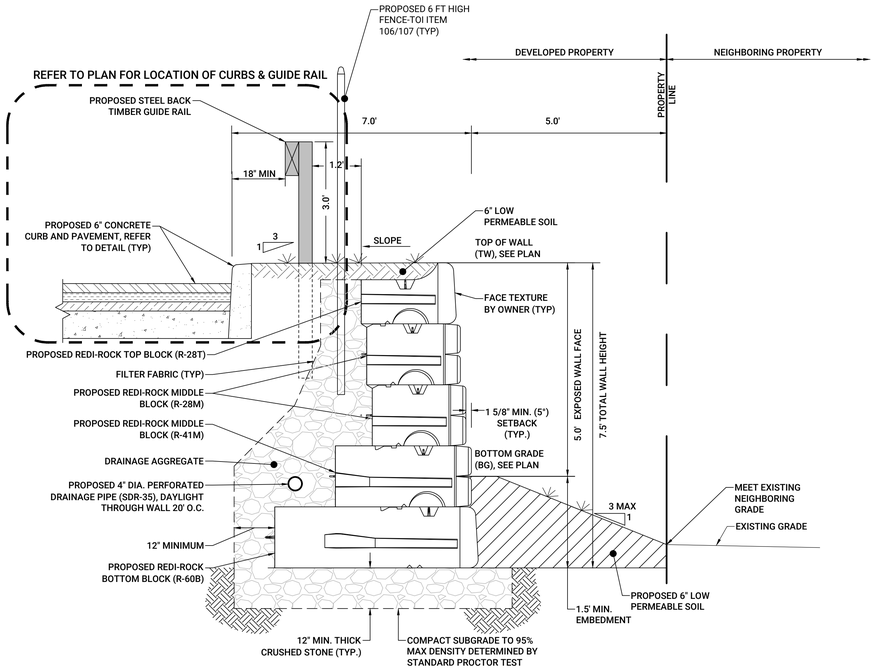
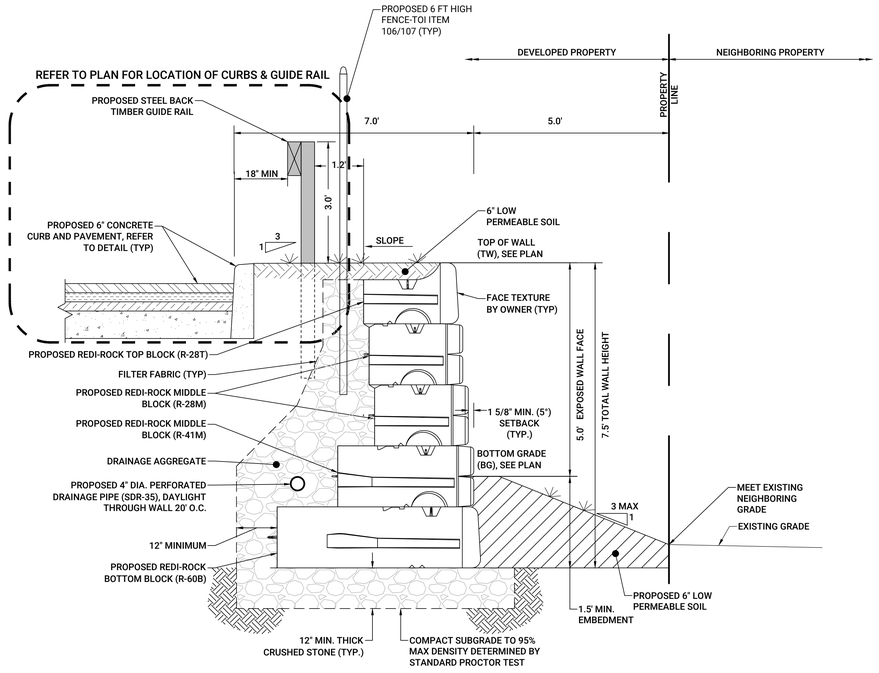
DWN. BY:	CB	CHK'D. BY:	GT	SCALE:	N.T.S.	SHEET:	SP-15
DATE:	08-09-22	DATE:	08-20-22	JOB No.:	2022-001		

Drawing Name: P:\2022 Projects\2022-001\R&M\2025-06-16 (2022-001) Debbie (30x42) Rev.12.dwg Last Modified: Jun 13, 2025 - 4:44pm Plotted on: Jun 16, 2025 - 10:53am by jkerkenstein



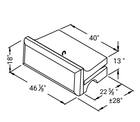
EAST RETAINING WALL - SECTION A-A

SCALE: NOT TO SCALE



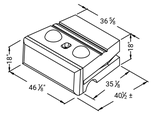
SOUTH EAST RETAINING WALL - SECTION B-B

SCALE: NOT TO SCALE



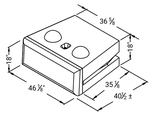
28" RETAINING WALL TOP BLOCK (R-28T)

VOLUME = 8.59 CF @ 143 LB/CF = 1230 LBS
CENTER OF GRAVITY = 14.9" FROM BACK OF BLOCK



41" RETAINING WALL MIDDLE BLOCK (R-41M)

VOLUME = 16.14 CF @ 143 LB/CF = 2310 LBS
CENTER OF GRAVITY = 20.4" FROM BACK OF BLOCK



41" RETAINING WALL BOTTOM BLOCK (R-41B)

VOLUME = 17.06 CF @ 143 LB/CF = 2440 LBS
CENTER OF GRAVITY = 20.7" FROM BACK OF BLOCK

REDI-ROCK BLOCK TYPES

www.redi-rock.com

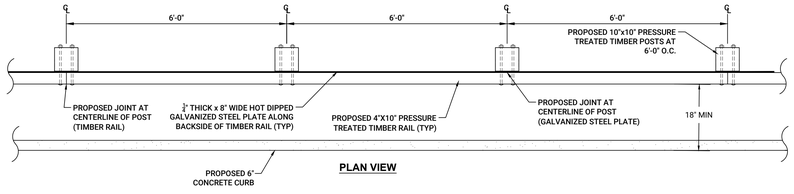
NOTES:

1. RETAINING WALL BLOCKS SHALL BE REDI-ROCK GRAVITY RETAINING WALL BLOCKS AS DESIGNATED ON SECTION, OR APPROVED EQUAL.
2. CONTRACTOR SHALL PROVIDE SUBMITTALS FOR ALL MATERIALS TO THE ENGINEER FOR REVIEW AND APPROVAL.
3. THE CONTRACTOR SHALL FURNISH AND INSTALL TEMPORARY SHEETING, SHORING AND BRACING OF EXCAVATIONS AS REQUIRED TO CONSTRUCT THE IMPROVEMENTS AND TO PREVENT DISTURBANCE TO ADJOINING PROPERTIES. THE CONTRACTOR SHALL SUBMIT SIGNED AND SEALED SHOP DRAWINGS FOR APPROVAL OF THE BRACING SYSTEM. ALL SHEETING, SHORING AND BRACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF INDUSTRIAL CODE RULE, PART 23 "PROTECTION IN CONSTRUCTION, DEMOLITION AND EXCAVATION OPERATIONS", OF THE STATE OF NEW YORK DEPARTMENT OF LABOR AND THE REQUIREMENTS OF THE FEDERAL GOVERNMENTS O.S.H.A.
4. REFER TO MANUFACTURER SPECIFICATIONS FOR INSTALLATION PROCEDURES AND ADDITIONAL INFORMATION.
5. RETAINING WALL SUBBASE AND BASE COURSE SHALL BE INSPECTED BY THE ENGINEER PRIOR TO INSTALLATION FO RETAINNG WALL BLOCKS.
6. BACKFILL WITH CLEAN WELL GRADED SAND AND GRAVEL COMPACTED TO 95% DENSITY PER MODIFIED PROCTOR AT OPTIMUM MOISTURE CONTENT. BACKFILL SHALL BE COMPACTED IN 12" MAXIMUM LIFTS.
7. BLOCKFACE TEXTURE SHALL BE SELECTED BY OWNER.
8. DESIGN CALCULATIONS PREPARED BY R&M ENGINEERING AVAILABLE UPON REQUEST.

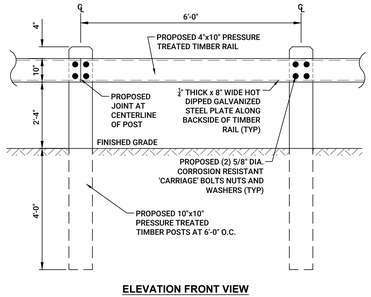
REDI-ROCK TYPICAL DETAILS

REDI-ROCK RETAINING WALL NOTES:

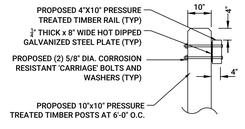
1. RETAINING WALL BLOCKS SHALL BE REDI-ROCK GRAVITY RETAINING WALL BLOCKS AS DESIGNATED ON SECTION, OR APPROVED EQUAL.
2. CONTRACTOR SHALL PROVIDE SUBMITTALS FOR ALL MATERIALS TO THE ENGINEER FOR REVIEW AND APPROVAL.
3. THE CONTRACTOR SHALL FURNISH AND INSTALL TEMPORARY SHEETING, SHORING, AND BRACING OF EXCAVATIONS AS REQUIRED TO CONSTRUCT THE IMPROVEMENTS AND TO PREVENT DISTURBANCE TO ADJOINING PROPERTIES. THE CONTRACTOR SHALL SUBMIT SIGNED AND SEALED SHOP DRAWINGS FOR APPROVAL OF THE BRACING SYSTEM. ALL SHEETING, SHORING, AND BRACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF INDUSTRIAL CODE RULE, PART 23 "PROTECTION IN CONSTRUCTION, DEMOLITION AND EXCAVATION OPERATIONS", OF THE STATE OF NEW YORK DEPARTMENT OF LABOR AND THE REQUIREMENTS OF THE FEDERAL GOVERNMENTS O.S.H.A.
4. REFER TO MANUFACTURER SPECIFICATIONS FOR INSTALLATION PROCEDURES AND ADDITIONAL INFORMATION.
5. RETAINING WALL SUB-BASE AND BASE COURSE SHALL BE INSPECTED BY THE ENGINEER PRIOR TO INSTALLATION FOR RETAINING WALL BLOCKS.
6. BACKFILL WITH CLEAN, WELL GRADED, SAND AND GRAVEL COMPACTED TO 95% DENSITY PER MODIFIED PROCTOR AT OPTIMUM MOISTURE CONTENT. BACKFILL SHALL BE COMPACTED IN 12" MAXIMUM LIFTS.
7. BLOCK-FACE TEXTURE SHALL BE SELECTED BY OWNER.
8. DESIGN CALCULATIONS PREPARED BY R&M ENGINEERING AVAILABLE UPON REQUEST.



PLAN VIEW



ELEVATION FRONT VIEW



CONNECTION DETAIL ELEVATION SIDE VIEW

TIMBER GUIDE RAIL DETAIL

NTS

NOTES:

1. TIMBER POSTS SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE SUITABLE FOR GROUND CONTACT.
2. ALL BOLTS, NUTS AND WASHERS SHALL BE CORROSION RESISTANT AND SUITABLE FOR USE WITH THE PRESSURE TREATMENT METHOD.
3. ALL BOLTS, NUTS AND WASHERS SHALL BE COUNTERSUNK.
4. STEEL PLATE SHALL BE HOT DIPPED GALVANIZED AND INSTALLED ALONG THE BACKSIDE OF THE TIMBER BARRIER.

No.	REVISION DESCRIPTION	DATE	BY
12.	REVISED PER TOI COMMENTS	06-16-25	JB
11.	REVISED PER TOI COMMENTS	12-17-24	AR
10.	NO REVISIONS THIS SHEET	05-30-24	CB
9.	REVISED PER TOI COMMENTS	01-10-24	CB
8.	NO REVISIONS THIS SHEET	11-08-23	CB
7.	GENERAL REVISIONS	08-25-23	CB
6.	NO REVISIONS THIS SHEET	08-08-23	CB
5.	NO REVISIONS THIS SHEET	07-17-23	AR
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1.	REVISED PER TOWN COMMENTS	01-20-23	CB

T.O.I. REF.# PB 2023-003
REF.# SP 2023-089

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RETAINING WALL DETAILS

1612 FIFTH AVENUE

SITUATED IN

BAY SHORE
TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0500, SECTION 223, BLOCK 02, LOTS 54.1 & 57.1
DISTRICT 0500, SECTION 224, BLOCK 01, LOT 80.3 (INDEPENDENCE STREET)
DISTRICT 0500, SECTION 244, BLOCK 02, LOTS 56 & 57

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DWN. BY:	CB	CHK'D. BY:	GT	SCALE:	N.T.S.	SHEET:	RW-1
DATE:	08-09-22	DATE:	08-20-22	JOB No.:	2022-001		

Drawing Name: P:\2022 Projects\2022-001\R&M\2025-06-16 (2022-001) Details (20x42) Rev-12.dwg Last Modified: Jun 13, 2025 - 4:44pm Plotted on: Jun 16, 2025 - 10:53am by jbreitenstein

WORK ZONE TRAFFIC CONTROL (WZTC) NOTES:

1. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE NATIONAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NYS SUPPLEMENT WHICH REQUIRES THAT WITH THE EXCEPTION OF THE RAILROAD ADVANCE WARNING SIGN, WARNING SIGNS USED IN CONJUNCTION WITH WORK ZONE ACTIVITIES SHALL HAVE FLUORESCENT ORANGE BACKGROUNDS CLASS D WITH BLACK LETTERING OR SYMBOLS. ALL TEMPORARY SIGNS FOR MPT SHALL BE COVERED UNDER – CONSTRUCTION SIGNS.

2. ALL PAVEMENT DROP-OFFS SHALL CONFORM TO THE NYSDOT STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL REFER TO SECTION 619-WORK ZONE TRAFFIC CONTROL, SUBSECTION K, PAVEMENT EDGE DROP-OFF PROTECTION, LATEST EDITION.

3. WORK ZONE TRAFFIC CONTROL (WZTC) SHALL CONFORM TO THE NATIONAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NYS SUPPLEMENT AND SHALL BE SUBJECT TO THE APPROVAL OF NEW YORK STATE DEPARTMENT OF TRANSPORTATION. ADDITIONAL REQUIREMENTS ARE AS FOLLOWS:
   A) NO DRUMS, BARRICADES OR OTHER TRAFFIC CONTROL EQUIPMENT SHALL REMAIN IN A POSITION WHERE IT WILL INTERFERE WITH, OR BE DISTURBED BY A SNOW PLOWING OPERATION. THE WORK MUST BE SCHEDULED TO AFFORD THE SAFE REMOVAL OF SUCH DEVICES WHEN NECESSARY.
   B) THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE LANE CLOSURE SCHEMES PRESENTED IN THE PLANS. ALL LANE CLOSINGS ARE SUBJECT TO THE PRIOR APPROVAL FROM NYSDOT. CONTRACTOR SHALL REFER TO THE WORK ZONE TRAFFIC CONTROL TRAFFIC NOTES ON THIS SHEET FOR LANE CLOSURE INFORMATION.

4. PERMANENT PAVEMENT MARKINGS SHALL BE DONE IMMEDIATELY AFTER TOP COURSE PAVING OPERATIONS ARE COMPLETE.

5. PAVEMENT MARKING LOCATIONS, SIZES AND LENGTHS ON SHALL BE AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE ENGINEER RESPONSIBLE FOR CONSTRUCTION INSPECTION.

6. THE CONTRACTOR MUST ATTEMPT TO REOPEN ALL TRAVEL LANES AND INSTALL THE "NON-WORKING HOURS" SCHEME FOR OVERNIGHT PERIODS. CERTAIN EXCEPTIONS MAY APPLY FOR WHICH THE "WORK PERIOD CLOSURE" SCHEME MAY BE LEFT OVERNIGHT. THE CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR THESE OVERNIGHT LANE CLOSURES BY THE ENGINEER-IN-CHARGE RESPONSIBLE FOR CONSTRUCTION INSPECTION.

7. THE CONTRACTOR SHALL SUBMIT TO NEW YORK STAE DEPARTMENT OF TRANSPORTATION, FOR APPROVAL, SHOP DRAWINGS INDICATING PROPOSED METHOD OF REMOVAL OF EXISTING PAVEMENT MARKINGS. ALL METHODS SHALL CONFORM TO THE REQUIREMENTS OF CLEANING AND PREPARATION OF PAVEMENT SURFACE-LINES.

8. REFER TO THE NATIONAL MUTCD AND NYS SUPPLEMENT REGARDING SIGN NUMBERS.

9. EACH TRAVEL LANE SHALL BE SWEPT CLEAN BY THE CONTRACTOR BEFORE THE LANE IS REOPENED TO TRAFFIC.

10. THE CONTRACTOR SHALL SCHEDULE HIS OPERATIONS TO MINIMIZE THE INTERRUPTION OF PEDESTRIAN TRAFFIC. THE SIDEWALK SHALL REMAIN OPEN AND PASSABLE AT ALL TIMES. DURING THE RECONSTRUCTION OF SIDEWALKS, PEDESTRIAN SAFETY AND PROPERTY ACCESS MUST BE MAINTAINED AT ALL TIMES TO THE SATISFACTION OF THE ENGINEER. THE CONTRACTOR SHALL PLACE ALL UNDERGROUND APPURTENANCES UNDER THE SIDEWALK FIRST. AT LOCATIONS WHERE EXISTING SIDEWALK IS CLOSED, THE CONTRACTOR SHALL PLACE A TYPE III BARRICADE WHERE FEDERAL MUTCD R5-8 "SIDEWALK CLOSED" SIGN SHALL BE INSTALLED.

11. THE CONTRACTOR SHALL NOT REMOVE MORE THAN 500 FEET OF EXISTING PAVEMENT PRIOR TO PLACING NEW PAVEMENT. NEW PAVEMENT AREAS MUST INCLUDE THE BINDER COURSE BEFORE ADDITIONAL PAVEMENT EXCAVATION CAN BEGIN.

12. NO LANE CLOSING WILL BE PERMITTED ON THE FOLLOWING DAYS:
    -VETERANS DAY;
    -FROM NOON ON THE DAY BEFORE THANKSGIVING DAY THROUGH THE SUNDAY FOLLOWING THANKSGIVING DAY;
    -THE DAY PRECEDING CHRISTMAS DAY;
    -CHRISTMAS DAY;
    -THE DAY PREDEDING NEWS YEARS DAY;
    -NEW YEARS DAY;
    -INDEPENDENCE DAY;
    -FROM NOON ON THE FRIDAY BEFORE MEMORIAL DAY THROUGH MEMORIAL DAY;
    -FROM NOON ON THE FRIDAY BEFORE LABOR DAY THROUGH LABOR DAY;

    ALL OTHER TIMES, LANE CLOSING RESTRICTIONS SHALL APPLY AS FOLLOWS:

    THE CONTRACTOR IS NOTIFIED THAT NO LANE CLOSURES WILL BE PERMITTED FOR ANY REASON BETWEEN THE FOLLOWING HOURS:

    FROM 3:00PM TO 10:00AM

    AT OTHER TIMES, ONE LANE MAY BE CLOSED IN EACH DIRECTION. THE CONTRACTOR WILL NOT BE PERMITTED TO CLOSE MORE THAN ONE LANE IN ANY DIRECTION

    EASTBOUND LANES BEFORE 10:00 AM AND AFTER 3:00 PM (MON-FRI)
    WESTBOUND LANES BEFORE 10:00 AM AND AFTER 3:00 PM (MON-FRI)

13. ALL INDICATED WARNING SIGNS MUST BE PROVIDED WITH TYPE B FLASHING HIGH INTENSITY WARNING LIGHTS. THESE LIGHTS MUST BE PLACED SUCH THAT ONE IS POSITIONED ABOVE, AND THE OTHER MOUNTED TO THE BACK SIDE OF THE SIGNS TO NOT INTERFERE WITH FRONT PANEL. THESES LIGHTS MUST BE PLACED IN ACCORDANCE WITH THE NATIONAL MUTCD AND NYS SUPPLEMENT.

14. THE CONTRACTOR MAY SUBMIT REVISIONS TO THIS PLAN FOR APPROVAL BY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION ENGINEER-IN-CHARGE.

15. THE CONTRACTOR SHALL NOT WORK ON BOTH SIDES OF THE ROADWAY AT THE SAME TIME.

16. THE FOLLOWING SHALL APPLY WHEN LANES ARE CLOSED: THE CONTRACTOR SHALL PLACE TWO PLASTIC DRUMS AT A MAXIMUM OF 250 FEET INTERVALS ADJACENT TO EACH OTHER IN THE MIDDLE OF EACH CLOSED LANE TO DISCOURAGE THE USE OF THE LANE BY VEHICLES. PLACEMENT OF THESE DRUMS SHALL BE IN ADDITION TO THE DEVICES SHOWN IN THE WORK ZONE TRAFFIC CONTROL SCHEMES OF THE NATIONAL MUTCD AND THOSE SHOWN ON THE PLANS. THE COST OF THIS WORK SHALL BE INCLUDED IN THE PRICE BID FOR WORK ZONE TRAFFIC CONTROL.

17. THE CONTRACTOR SHALL NOTIFY NYSDOT, THE SUFFOLK COUNTY POLICE DEPARTMENT, THE **TOWN OF ISLIP** AND ALL PUBLIC AND PRIVATE EMERGENCY SERVICES AS WELL AS THE LOCAL SCHOOL DISTRICTS OF ALL DETOURS, PROPOSED STREET CLOSINGS, OR ANY WORK THAT MIGHT AFFECT THE MOBILITY OR ACCESS OF THE FIRE OR POLICE DEPARTMENT 72 HOURS IN ADVANCE OF THEIR IMPLEMENTATION. IN ADDITION, THE CONTRACTOR SHALL ENSURE THAT ALL HYDRANTS AND ALARM BOXES ARE KEPT CLEAR AND AVAILABLE.

18. VARIOUS MAINTENANCE AND CONSTRUCTION SIGNS SPECIFIED IN THE NATIONAL MUTCD AND NYS SUPPLEMENT ARE AVAILABLE IN THE STANDARD DIAMOND SHAPE AND AN ALTERNATE RECTANGULAR SHAPE. WHENEVER SUCH SIGNS ARE INCLUDED IN THIS CONTRACT, THE DIAMOND SHAPE SHALL BE USED.

19. THE CONTRACTOR SHALL PLACE W4-1 "BUMP" SIGNS, W4-2 "DIP" SIGNS AND/OR W4-4 "ROUGH ROAD" SIGNS WHERE DIRECTED BY THE ENGINEER-IN-CHARGE,

20. IN ADDITION TO THE SIGNING REQUIRED IN THE NATIONAL MUTCD AND NYS SUPPLEMENT, THE CONTRACTOR SHALL USE A FLASHING ARROW BOARD, POSITIONED AT THE BEGINNING OF TAPER FOR EACH TRAVEL LANE CLOSING IN CONJUNCTION WITH THE LANE CLOSURE SHOWN IN THE NATIONAL MUTCD AND NYS SUPPLEMENT. THE FLASHING ARROW BOARD WILL NOT BE REQUIRED IN CONNECTION WITH THE SHOULDER CLOSINGS OR SIDE STREET LANE CLOSINGS UNLESS THE ENGINEER ORDERS ITS USE.

21. ARROW BOARDS USING LIGHT EMITTING DIODES (LEDS) AS THE SOLE ILLUMINATING SOURCE WILL NOT BE PERMITTED.
    A) ARROW BOARDS SHALL DISPLAY FLASHING ARROWS FOR LANE CLOSURE MERGES ONLY AND FOUR (4) CORNER DOT CAUTION MODE WITHIN LANE/SHOULDER CLOSURES. OTHER OPERATIONAL MODES SUCH AS SEQUENTIAL CHEVRONS, SEQUENTIAL ARROWS OR STEM ARROWS, ARE EXPLICITLY PROHIBITED FOR THESE APPLICATIONS, AND SHALL NOT BE USED.

    B) ARROW BOARDS SHALL NOT BE USED FOR LANE SHIFTS. A LANE SHIFT IS DEFINED AS A LATERAL SHIFT IN THE TRAVEL PATH WITHOUT A REDUCTION IN THE NUMBER OF LANES.

22. THE PROVISIONS OF THE LAMPS OF FLASHING ARROW BOARDS TO BE EQUIPPED WITH AN AUTOMATIC SOLAR CELL CONTROLLED DIMMING SWITCH AND THAT THE DIMMING VOLTAGE BE MANUALLY CONTROLLABLE. AT NIGHT, FLASHING ARROW BOARDS MUST NOT BE PERMITTED TO OPERATE AT SUCH BRIGHTNESS THAT SIGNS, DRUMS, IMPACT ATTENUATION DEVICES OR OTHER TRAFFIC CONTROL DEVICES NEAR THE FLASHING ARROW BOARD CANNOT EASILY BE SEEN BY APPROACHING MOTORISTS. TO INSURE THAT FLASHING ARROW BOARDS ARE NOT TOO BRIGHT FOR NIGHTTIME OPERATION, THE CONTRACTOR SHALL MAKE AN ON-SITE INSPECTION OF EACH ARROW BOARD AT THE BEGINNING OF ITS OPERATION. IN THE EVENT THIS INSPECTION REVEALS THE ARROW BOARD IS TOO BRIGHT, THE CONTRACTOR SHALL TAKE IMMEDIATE ACTION TO REDUCE LAMP INTENSITIES. IN ADDITION, THE CONTRACTOR SHALL PROMPTLY REDUCE THE LAMP INTENSITY OF AN ARROW BOARD UPON BEING INFORMED BY THE ENGINEER THAT IT IS TOO BRIGHT.

23. PROVISION FOR SNOW AND ICE REMOVAL OPERATIONS:

    IN ORDER TO ALLOW FOR SNOW AND ICE CONTROL BY STATE FORCES ON THE STATE HIGHWAYS, THE CONTRACTOR SHALL SCHEDULE HIS WORK IN ACCORDANCE WITH THE FOLLOWING:

    A) INTERFERENCE WITH SNOW PLOWING OPERATIONS BY DRUMS, BARRICADES AND OTHER TRAFFIC CONTROL EQUIPMENT SHALL BE KEPT TO A MINIMUM. ANY DEVICES DISTURBED OR DAMAGED BY SNOW PLOWING OPERATIONS SHALL BE REPLACED AND/OR RESET AS NECESSARY AND AS SOON AS POSSIBLE BY THE CONTRACTOR.

    B) DRAINAGE FRAMES, GRATES AND COVERS AND OTHER CASTINGS SHALL NOT BE ADJUSTED IN A TRAVEL LANE UNLESS THE FINAL PAVEMENT COURSE IS TO BE PLACED PRIOR TO THE ONSET OF SNOW AND ICE WEATHER. STEEL PLATES, ETC. SHALL NOT PROTRUDE ABOVE THE ADJACENT PAVEMENT. IF ANY OF THESE PROTRUSIONS EXIST IN A NON-TRAVEL LANE PRIOR TO A SNOW AND ICE CONDITION THE TEMPORARY ASPHALT RAMPS MUST BE PLACED SO THAT FOR EVERY 1 mm OF RISE, THERE IS AN 80 mm RUN OF RAMP.

    B) ALL PAVEMENT CUTS SHALL BE RESTORED TO THE ADJACENT GRADE TO ELIMINATE RECESSED AREAS WHERE SNOW CANNOT BE PLOWED OR WHERE THE PLOWS MAY SNAG.

24. CONTRACTOR SHALL REFER TO ROAD IMPROVEMENT PLANS PREPARED RMS ENGINEERING FOR SPECIFIC CONSTRUCTION DETAILS.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ZONE TRAFFIC CONTROL (WZTC). WZTC SCHEMES SHALL BE IN ACCORDANCE WITH THE PLANS, THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE NEW YORK STATE SUPPLEMENT AS APPROVED OR DIRECTED BY THE ENGINEER. MPT SCHEMES SHOWN ON THE PLANS OR IN THE NATIONAL MUTCD AND NYS SUPPLEMENT ARE TO BE CONSIDERED MINIMUM REQUIREMENTS. THE ENGINEER MAY ORDER ADDITIONAL MPT DEVICES SUCH AS SIGNS, CONES, DRUMS, FLAGGERS, REFLECTORIZATION, SHADOW VEHICLES, FLASHING AND STEADY BURN LIGHTS, TEMPORARY CONCRETE BARRIER, LIGHTS FOR NIGHTTIME OPERATIONS, ETC., IF HE DEEMS IT NECESSARY.

26. THE FIRST TWO BARRELS IN SHOULDER CLOSURE TAPER REQUIRE TYPE B FLASHING WARNING LIGHTS IF OCCUPYING SPACE DURING NIGHTTIME HOURS.

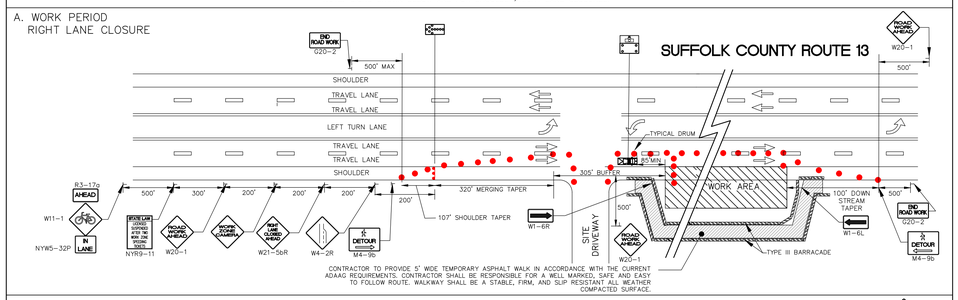
27. MPT SIDEWALK NOTE:

    THE CONTRACTOR SHALL SCHEDULE HIS OPERATIONS TO MINIMIZE THE INTERRUTION OF PEDESTRIAN TRAFFIC. THE SIDEWALK ON ONE SIDE OF THE ROADWAY SHALL REMAIN OPEN AND PASSABLE AT ALL TIMES DURING THE RECONSTRUCTION OF SIDEWALKS. THE PEDESTRIAN SAFETY AND PROPERTY ACCESS MUST BE MAINTAINED AT ALL TIMES TO SATISFACTION OF THE ENGINEER. THE CONTRACTOR SHALL PLACE ALL UNDERGROUND APPURTENANCES UNDER THE SIDEWALK FIRST.

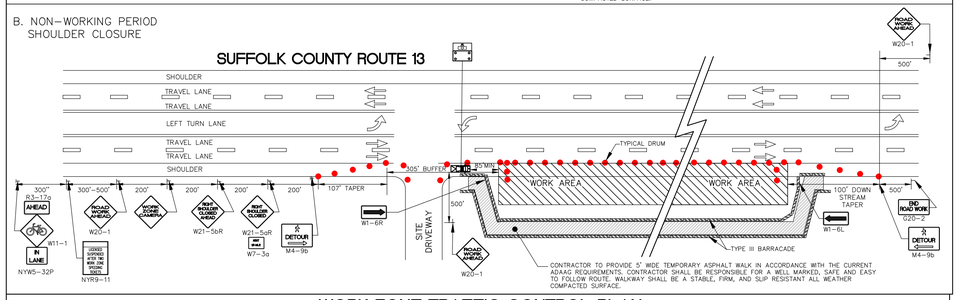
WORK ZONE TRAFFIC CONTROL PLAN FOR RIGHT LANE CLOSURE

NOTE: SIGNS SHOWN BELOW ARE FOR SHOULDER/RIGHT LANE CLOSURES.

A. WORK PERIOD
RIGHT LANE CLOSURE



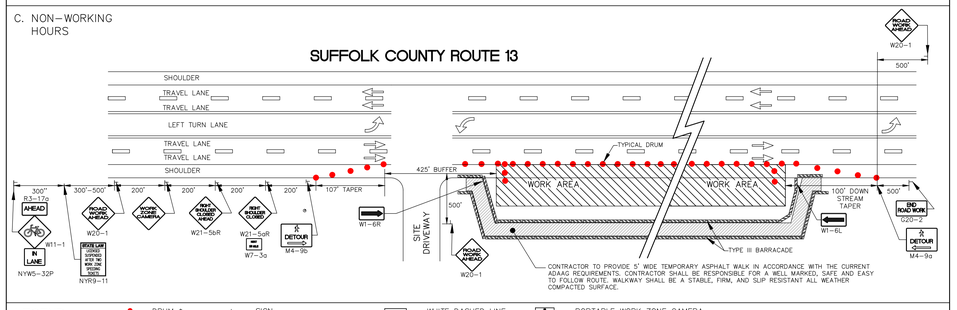
B. NON-WORKING PERIOD
SHOULDER CLOSURE



WORK ZONE TRAFFIC CONTROL PLAN FOR RIGHT LANE CLOSURE

NOTE: SIGNS SHOWN BELOW ARE FOR SHOULDER/RIGHT LANE CLOSURES.

C. NON-WORKING
HOURS

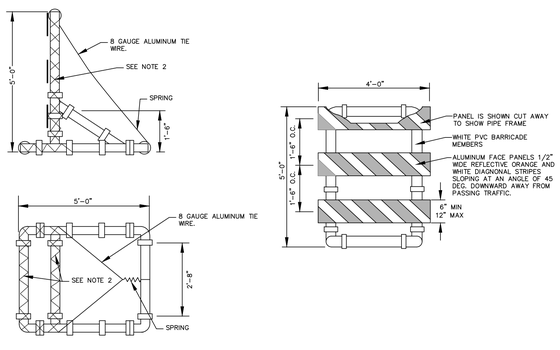


LEGEND:

DRUM *	SIGN	WHITE DASHED LINE	PORTABLE WORK ZONE CAMERA
FLAGTREE	FLASHING ARROW BOARD	YELLOW DASHED LINE	
BARRICADE	WORK AREA	TYPE III BARRICADE	
	FULL SIZED ARROW PANNEL	BARRIER VEHICLE	

NOTE:
* THE SPACING BETWEEN THE CONES AND DRUMS SHALL BE A MINIMUM OF 40' OR AS A.O.B.E.

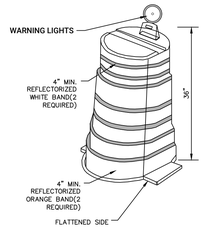
NOTES:
1. MINIMUM LANE WIDTH OF 11' MUST BE MAINTAINED
2. NO WORK ACTIVITY OR STORAGE OR EQUIPMENT, VEHICLES OR MATERIAL SHOULD OCCUR WITHIN A BUFFER SPACE.
3. CHANNELIZING DEVICE SPACING (CENTER TO CENTER) SHALL NOT EXCEED 40' IN THE ACTIVE WORK SPACE.
4. WORK AREA BUFFER DISTANCE SHALL BE SHORTENED IF BARRIER VEHICLE WITH TRUCK MOUNTED ATTENUATOR AND FLASHING ARROW BOARD IS UTILIZED.
5. FOR NIGHTTIME CLOSURES, FLASHING WARNING LIGHTS SHALL BE USED ON BARRICADES SUPPORTING SIGNS AND CLOSING SIDEWALKS.
6. SUFFOLK COUNTY MUST BE NOTIFIED AT LEAST ONE (1) WEEK IN ADVANCE OF A FULL/MULTILANE CLOSURE INFORMATION TO DISPLAY IT ON THE APPROPRIATE FIXED OVERHEAD ELECTRONIC VARIABLE MESSAGE SIGNS (VMS).
7. CONTRACTORS MUST PLACE PORTABLE VMS AT APPROPRIATE PLACE(S) WITHIN THE CONTRACT LIMIT, AT LEAST ONE (1) WEEK IN ADVANCE, TO PROVIDE ADVANCE NOTIFICATION TO MOTORISTS ABOUT POSSIBLE FULL OR MULTI LANE CLOSURES.
8. THE FIRST TWO BARRELS IN SHOULDER CLOSURE TAPER REQUIRE TYPE B FLASHING WARNING LIGHTS IF OCCUPYING SPACE DURING NIGHTTIME HOURS.



TYPICAL TYPE III CONSTRUCTION BARRICADE

NOT TO SCALE

NOTES:
1. BARRICADES TO BE FITTED WITH WARNING LIGHTS (NYS ITEM NO. 619.0502).
2. ALL JOINTS ON BARRICADE SHALL BE FREE TO SEPARATE UPON VEHICLE IMPACT. SHADED PIPES AND FITTINGS SHALL BE TIED TOGETHER WITH A NO. 6 SOLID BRAIDED NYLON ROPE, OR APPROVED EQUIVALENT THREADED INTO THE PIPE AND FITTING INTERIOR.
3. ALL PIPES AND FITTINGS SHALL BE SOLID WHITE PVC.
4. BARRICADES SHALL BE ANCHORED WITH A TOTAL OF 4 SAND BAGS PLACED ON THE BASE MEMBERS, 1 AT EACH CORNER OF THE BARRICADE.



TYPICAL DRUM

N.T.S.
ITEM No. 619.21

DRUMS MAY BE FITTED WITH WARNING LIGHTS

No.	REVISION DESCRIPTION	DATE	BY
12.	REVISED PER TOI COMMENTS	06-16-25	JB
11.	REVISED PER TOI COMMENTS	12-17-24	AR
10.	NO REVISIONS THIS SHEET	05-30-24	CB
9.	REVISED PER TOI COMMENTS	01-10-24	CB
8.	NO REVISIONS THIS SHEET	11-08-23	CB
7.	NO REVISIONS THIS SHEET	08-25-23	CB
6.	NO REVISIONS THIS SHEET	08-08-23	CB
5.	NO REVISIONS THIS SHEET	07-17-23	AR
4.	NO REVISIONS THIS SHEET	06-16-23	CB
3.	NO REVISIONS THIS SHEET	05-10-23	CB
2.	NO REVISIONS THIS SHEET	04-21-23	M.JM
1.	REVISED PER TOWN COMMENTS	01-20-23	CB

T.O.I. REF.# PB 2023-003
REF.# SP 2023-089

OWNER/APPLICANT:
FIFTH AVY, LLC, C/O GRETCHEN KENDRICK
2100 ROSS AVENUE, SUITE 895
DALLAS, TX 75201
PHONE: 201-600-0401
EMAIL: NEDD@AEBCOREALTY.COM

WORK ZONE TRAFFIC CONTROL PLAN

1612 FIFTH AVENUE

SITUATED IN

BAY SHORE
TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0500, SECTION 223, BLOCK 02, LOTS 54.1 & 57.1
DISTRICT 0500, SECTION 234, BLOCK 01, LOT 80.3 (INDEPENDENCE STREET)
DISTRICT 0500, SECTION 244, BLOCK 02, LOTS 56 & 57

Christopher W. Robinson, P.E.
NY State License No. 067519

Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

DWN. BY:	CB	CHK'D. BY:	GT	SCALE:	N.T.S.	SHEET:	WZTC-1
DATE:	08-09-22	DATE:	08-20-22	JOB No.:	2022-001		

Drawing Name: P:\2022 Projects\2022-001\R&M\2025-06-16 (2022-001) Details (20x42) Rev.12.dwg Last Modified: Jun 13, 2025 - 4:43pm Plotted on: Jun 16, 2025 - 10:54am by jbohlmeister

APPENDIX B

CAMP Reports

Roux

Community Air Monitoring Program - VOCs

Project: 1612 5th Ave
Project Number: 3900.0001Y002
Project Manager: Camila Israel
Location 1612 5th Ave, Bay Shore, New York
Date: Jul 28- Aug 22, 2025

	Unit 228824	
Timestamp	Avg(Mass Conc. Total, mg/m³, 15m)	VOC (STEL), ppm
7/28/2025, 1:15:00 PM	0.0179	0
7/28/2025, 1:30:00 PM	0.015	0
7/28/2025, 1:45:00 PM	0.0146	0
7/28/2025, 10:01:00 AM	0.1939	0
7/28/2025, 10:16:00 AM	0.2097	0
7/28/2025, 10:31:00 AM	0.1747	0
7/28/2025, 10:46:00 AM	0.1404	0
7/28/2025, 11:01:00 AM	0.0679	0
7/28/2025, 11:16:00 AM	0.074	0
7/28/2025, 11:31:00 AM	0.0425	0
7/28/2025, 11:46:00 AM	0.0327	0
7/28/2025, 12:01:00 PM	0.0358	0
7/28/2025, 12:16:00 PM	0.0276	0
7/28/2025, 12:31:00 PM	0.0249	0
7/28/2025, 12:46:00 PM	0.0229	0
7/28/2025, 2:01:00 PM	0.0171	0
7/28/2025, 2:16:00 PM	0.0239	0
7/28/2025, 2:31:00 PM	0.0277	0
7/28/2025, 2:46:00 PM	0.0236	0
7/28/2025, 3:01:00 PM	0.0253	0
7/28/2025, 3:16:00 PM	0.0276	0
7/28/2025, 3:31:00 PM	0.025	0
7/28/2025, 9:56:00 AM	0.1922	0
7/31/2025, 1:11:00 PM	0.0535	0
7/31/2025, 1:26:00 PM	0.0515	0
7/31/2025, 1:41:00 PM	0.0494	0
7/31/2025, 1:56:00 PM	0.0473	0
7/31/2025, 10:11:00 AM	0.0672	0
7/31/2025, 10:26:00 AM	0.0674	0
7/31/2025, 10:41:00 AM	0.0713	0
7/31/2025, 10:56:00 AM	0.0688	0
7/31/2025, 11:11:00 AM	0.0409	0
7/31/2025, 11:26:00 AM	0.0436	0
7/31/2025, 11:41:00 AM	0.0443	0
7/31/2025, 11:56:00 AM	0.0443	0
7/31/2025, 12:11:00 PM	0.0449	0

	Unit 228824	
Timestamp	Avg(Mass Conc. Total, mg/m³, 15m)	VOC (STEL), ppm
7/31/2025, 12:26:00 PM	0.0462	0
7/31/2025, 12:41:00 PM	0.0515	0
7/31/2025, 12:56:00 PM	0.0535	0
7/31/2025, 2:11:00 PM	0.0452	0
7/31/2025, 2:26:00 PM	0.0404	0
7/31/2025, 2:41:00 PM	0.0329	0
7/31/2025, 2:56:00 PM	0.0336	0
7/31/2025, 3:11:00 PM	0.0347	0
7/31/2025, 3:26:00 PM	0.0334	0
7/31/2025, 3:41:00 PM	0.0309	0
7/31/2025, 7:27:00 AM	0.0682	0
7/31/2025, 7:42:00 AM	0.0647	0
7/31/2025, 7:57:00 AM	0.0649	0
7/31/2025, 8:12:00 AM	0.0677	0
7/31/2025, 8:27:00 AM	0.0699	0
7/31/2025, 8:42:00 AM	0.0709	0
7/31/2025, 8:57:00 AM	0.0703	0
7/31/2025, 9:12:00 AM	0.0665	0
7/31/2025, 9:27:00 AM	0.0679	0
7/31/2025, 9:42:00 AM	0.0666	0
7/31/2025, 9:57:00 AM	0.0674	0
8/11/2025, 1:12:00 PM	0.0363	0
8/11/2025, 1:27:00 PM	0.0338	0
8/11/2025, 1:42:00 PM	0.0324	0
8/11/2025, 1:57:00 PM	0.033	0
8/11/2025, 10:12:00 AM	0.0414	0
8/11/2025, 10:27:00 AM	0.0401	0
8/11/2025, 10:42:00 AM	0.0441	0
8/11/2025, 10:57:00 AM	0.0414	0
8/11/2025, 11:12:00 AM	0.0394	0
8/11/2025, 11:27:00 AM	0.0387	0
8/11/2025, 11:42:00 AM	0.0385	0
8/11/2025, 11:57:00 AM	0.04	0
8/11/2025, 12:12:00 PM	0.0404	0
8/11/2025, 12:27:00 PM	0.0407	0
8/11/2025, 12:42:00 PM	0.0427	0
8/11/2025, 12:57:00 PM	0.0399	0
8/11/2025, 2:12:00 PM	0.0322	0
8/11/2025, 2:27:00 PM	0.0317	0
8/11/2025, 6:54:00 AM	0.0495	0
8/11/2025, 7:09:00 AM	0.0515	0
8/11/2025, 7:24:00 AM	0.0425	0
8/11/2025, 7:39:00 AM	0.0393	0
8/11/2025, 7:54:00 AM	0.0365	0

	Unit 228824	
Timestamp	Avg(Mass Conc. Total, mg/m³, 15m)	VOC (STEL), ppm
8/11/2025, 8:09:00 AM	0.0356	0
8/11/2025, 8:24:00 AM	0.0352	0
8/11/2025, 8:39:00 AM	0.0349	0
8/11/2025, 8:54:00 AM	0.035	0
8/11/2025, 9:09:00 AM	0.0364	0
8/11/2025, 9:24:00 AM	0.0375	0
8/11/2025, 9:39:00 AM	0.0399	0
8/11/2025, 9:54:00 AM	0.0409	0
8/12/2025, 1:09:00 PM	0.0364	0
8/12/2025, 1:24:00 PM	0.0307	0
8/12/2025, 1:39:00 PM	0.0255	0
8/12/2025, 1:54:00 PM	0.0225	0
8/12/2025, 10:09:00 AM	0.0237	0
8/12/2025, 10:24:00 AM	0.0248	0
8/12/2025, 10:39:00 AM	0.0251	0
8/12/2025, 10:54:00 AM	0.0306	0
8/12/2025, 11:09:00 AM	0.0383	0
8/12/2025, 11:24:00 AM	0.0559	0
8/12/2025, 11:39:00 AM	0.0333	0
8/12/2025, 11:54:00 AM	0.0393	0
8/12/2025, 12:09:00 PM	0.0353	0
8/12/2025, 12:24:00 PM	0.0334	0
8/12/2025, 12:39:00 PM	0.031	0
8/12/2025, 12:54:00 PM	0.0334	0
8/12/2025, 2:09:00 PM	0.0311	0
8/12/2025, 2:24:00 PM	0.0271	0
8/12/2025, 2:39:00 PM	0.0248	0
8/12/2025, 2:54:00 PM	0.0286	0
8/12/2025, 6:38:00 AM	0.0305	0
8/12/2025, 6:53:00 AM	0.0377	0
8/12/2025, 7:08:00 AM	0.0415	0
8/12/2025, 7:23:00 AM	0.0372	0
8/12/2025, 7:38:00 AM	0.0325	0
8/12/2025, 7:53:00 AM	0.0326	0
8/12/2025, 8:08:00 AM	0.0316	0
8/12/2025, 8:23:00 AM	0.0301	0
8/12/2025, 8:38:00 AM	0.0288	0
8/12/2025, 8:53:00 AM	0.0297	0
8/12/2025, 9:08:00 AM	0.0308	0
8/12/2025, 9:23:00 AM	0.0283	0
8/12/2025, 9:38:00 AM	0.0272	0
8/12/2025, 9:53:00 AM	0.0276	0
8/13/2025, 1:08:00 PM	0.0153	0.153
8/13/2025, 1:23:00 PM	0.0133	0.15

	Unit 228824	
Timestamp	Avg(Mass Conc. Total, mg/m^3, 15m)	VOC (STEL), ppm
8/13/2025, 1:38:00 PM	0.0125	0.15
8/13/2025, 1:53:00 PM	0.0141	0.151
8/13/2025, 10:08:00 AM	0.0169	0.157
8/13/2025, 10:23:00 AM	0.0142	0.153
8/13/2025, 10:38:00 AM	0.0145	0.153
8/13/2025, 10:53:00 AM	0.0185	0.154
8/13/2025, 11:08:00 AM	0.0159	0.152
8/13/2025, 11:23:00 AM	0.0181	0.153
8/13/2025, 11:38:00 AM	0.0221	0.153
8/13/2025, 11:53:00 AM	0.0195	0.151
8/13/2025, 12:08:00 PM	0.0159	0.152
8/13/2025, 12:23:00 PM	0.0195	0.15
8/13/2025, 12:38:00 PM	0.0197	0.151
8/13/2025, 12:53:00 PM	0.0172	0.151
8/13/2025, 2:08:00 PM	0.0154	0.15
8/13/2025, 2:23:00 PM	0.0112	0.154
8/13/2025, 2:38:00 PM	0.0133	0.154
8/13/2025, 2:53:00 PM	0.0104	0.156
8/13/2025, 6:46:00 AM	0.0338	0
8/13/2025, 7:01:00 AM	0.0307	0.168
8/13/2025, 7:16:00 AM	0.0249	0.243
8/13/2025, 7:31:00 AM	0.0229	0.244
8/13/2025, 7:46:00 AM	0.0207	0.182
8/13/2025, 8:01:00 AM	0.0198	0.161
8/13/2025, 8:16:00 AM	0.0182	0.16
8/13/2025, 8:31:00 AM	0.0171	0.164
8/13/2025, 8:46:00 AM	0.0162	0.164
8/13/2025, 9:01:00 AM	0.0181	0.164
8/13/2025, 9:16:00 AM	0.0161	0.163
8/13/2025, 9:31:00 AM	0.0153	0.162
8/13/2025, 9:46:00 AM	0.0157	0.16
8/14/2025, 1:01:00 PM	0.0124	0.159
8/14/2025, 1:16:00 PM	0.0122	0.153
8/14/2025, 1:31:00 PM	0.0111	0.153
8/14/2025, 1:46:00 PM	0.0099	0.156
8/14/2025, 10:01:00 AM	0.0411	0.163
8/14/2025, 10:16:00 AM	0.0415	0.159
8/14/2025, 10:31:00 AM	0.0427	0.159
8/14/2025, 10:46:00 AM	0.0341	0.159
8/14/2025, 11:01:00 AM	0.0311	0.16
8/14/2025, 11:16:00 AM	0.0258	0.161
8/14/2025, 11:31:00 AM	0.0211	0.161
8/14/2025, 11:46:00 AM	0.0187	0.161
8/14/2025, 12:01:00 PM	0.0167	0.163

	Unit 228824	
Timestamp	Avg(Mass Conc. Total, mg/m³, 15m)	VOC (STEL), ppm
8/14/2025, 12:16:00 PM	0.0152	0.162
8/14/2025, 12:31:00 PM	0.0136	0.164
8/14/2025, 12:46:00 PM	0.0129	0.163
8/14/2025, 2:01:00 PM	0.0343	0.139
8/14/2025, 2:16:00 PM	0.0347	0.138
8/14/2025, 6:46:00 AM	0.0751	0
8/14/2025, 7:01:00 AM	0.0852	0.072
8/14/2025, 7:16:00 AM	0.0881	0.086
8/14/2025, 7:31:00 AM	0.0883	0.145
8/14/2025, 7:46:00 AM	0.0773	0.162
8/14/2025, 8:01:00 AM	0.0726	0.141
8/14/2025, 8:16:00 AM	0.0728	0.141
8/14/2025, 8:31:00 AM	0.0742	0.148
8/14/2025, 8:46:00 AM	0.0633	0.154
8/14/2025, 9:01:00 AM	0.0587	0.157
8/14/2025, 9:16:00 AM	0.0527	0.163
8/14/2025, 9:31:00 AM	0.0455	0.167
8/14/2025, 9:46:00 AM	0.0423	0.161
8/18/2025, 1:01:00 PM		0.088
8/18/2025, 1:16:00 PM		0.086
8/18/2025, 1:31:00 PM		0.085
8/18/2025, 1:46:00 PM		0.083
8/18/2025, 10:01:00 AM		0.1
8/18/2025, 10:16:00 AM		0.104
8/18/2025, 10:31:00 AM		0.101
8/18/2025, 10:46:00 AM		0.1
8/18/2025, 11:01:00 AM		0.098
8/18/2025, 11:16:00 AM		0.097
8/18/2025, 11:31:00 AM		0.094
8/18/2025, 11:46:00 AM		0.092
8/18/2025, 12:01:00 PM		0.091
8/18/2025, 12:16:00 PM		0.09
8/18/2025, 12:31:00 PM		0.088
8/18/2025, 12:46:00 PM		0.087
8/18/2025, 2:01:00 PM		0.083
8/18/2025, 2:16:00 PM		0.084
8/18/2025, 2:31:00 PM		0.082
8/18/2025, 2:46:00 PM		0.082
8/18/2025, 6:32:00 AM		0
8/18/2025, 6:47:00 AM		0
8/18/2025, 7:02:00 AM		0.024
8/18/2025, 7:17:00 AM		0.063
8/18/2025, 7:32:00 AM		0.086
8/18/2025, 7:47:00 AM		0.101

	Unit 228824	
Timestamp	Avg(Mass Conc. Total, mg/m³, 15m)	VOC (STEL), ppm
8/18/2025, 8:02:00 AM		0.105
8/18/2025, 8:17:00 AM		0.108
8/18/2025, 8:32:00 AM		0.112
8/18/2025, 8:47:00 AM		0.11
8/18/2025, 9:02:00 AM		0.112
8/18/2025, 9:17:00 AM		0.106
8/18/2025, 9:32:00 AM		0.097
8/18/2025, 9:47:00 AM		0.097
8/19/2025, 1:02:00 PM	0.0084	0.096
8/19/2025, 1:17:00 PM	0.0015	0.094
8/19/2025, 1:32:00 PM	-0.0001	0.095
8/19/2025, 1:47:00 PM	0.0233	0.094
8/19/2025, 10:02:00 AM	0	0.115
8/19/2025, 10:17:00 AM	0.0009	0.115
8/19/2025, 10:32:00 AM	0.0033	0.112
8/19/2025, 10:47:00 AM	0.0026	0.112
8/19/2025, 11:02:00 AM	0.0004	0.111
8/19/2025, 11:17:00 AM	0.0051	0.109
8/19/2025, 11:32:00 AM	0.0047	0.107
8/19/2025, 11:47:00 AM	0.0169	0.102
8/19/2025, 12:02:00 PM	0.0092	0.099
8/19/2025, 12:17:00 PM	0.0034	0.097
8/19/2025, 12:32:00 PM	0.0039	0.097
8/19/2025, 12:47:00 PM	-0.0004	0.096
8/19/2025, 2:02:00 PM	0.0045	0.092
8/19/2025, 2:17:00 PM	0.0047	0.088
8/19/2025, 2:32:00 PM	0.0019	0.084
8/19/2025, 6:46:00 AM		0
8/19/2025, 7:01:00 AM	0.006	0.01
8/19/2025, 7:16:00 AM	0.0045	0.059
8/19/2025, 7:31:00 AM	0.0035	0.091
8/19/2025, 7:46:00 AM	0.0025	0.11
8/19/2025, 8:01:00 AM	0.0014	0.121
8/19/2025, 8:16:00 AM	0.0008	0.126
8/19/2025, 8:31:00 AM	0.0003	0.127
8/19/2025, 8:46:00 AM	0.0002	0.123
8/19/2025, 9:01:00 AM	0	0.118
8/19/2025, 9:19:00 AM	0	0.115
8/19/2025, 9:34:00 AM	0	0.113
8/19/2025, 9:49:00 AM	0.0005	0.116
8/20/2025, 1:04:00 PM	0.0095	0.125
8/20/2025, 1:19:00 PM	0.0091	0.125
8/20/2025, 1:34:00 PM	0.0085	0.128
8/20/2025, 1:49:00 PM	0.0089	0.13

	Unit 228824	
Timestamp	Avg(Mass Conc. Total, mg/m³, 15m)	VOC (STEL), ppm
8/20/2025, 10:04:00 AM	0.0066	0.128
8/20/2025, 10:19:00 AM	0.0075	0.127
8/20/2025, 10:34:00 AM	0.008	0.128
8/20/2025, 10:49:00 AM	0.009	0.128
8/20/2025, 11:04:00 AM	0.0075	0.128
8/20/2025, 11:19:00 AM	0.0075	0.126
8/20/2025, 11:34:00 AM	0.007	0.126
8/20/2025, 11:49:00 AM	0.0076	0.127
8/20/2025, 12:04:00 PM	0.0065	0.127
8/20/2025, 12:19:00 PM	0.007	0.126
8/20/2025, 12:34:00 PM	0.0081	0.13
8/20/2025, 12:49:00 PM	0.0089	0.129
8/20/2025, 2:04:00 PM	0.0083	0.128
8/20/2025, 2:19:00 PM	0.0077	0.128
8/20/2025, 2:34:00 PM	0.008	0.129
8/20/2025, 2:49:00 PM	0.0078	0.13
8/20/2025, 6:45:00 AM	0.0178	0.002
8/20/2025, 7:00:00 AM	0.0157	0.036
8/20/2025, 7:15:00 AM	0.0134	0.068
8/20/2025, 7:30:00 AM	0.0121	0.089
8/20/2025, 7:45:00 AM	0.0111	0.104
8/20/2025, 8:00:00 AM	0.0101	0.116
8/20/2025, 8:15:00 AM	0.0101	0.117
8/20/2025, 8:30:00 AM	0.0096	0.118
8/20/2025, 8:45:00 AM	0.0099	0.12
8/20/2025, 9:00:00 AM	0.0102	0.121
8/20/2025, 9:15:00 AM	0.0106	0.127
8/20/2025, 9:30:00 AM	0.0116	0.128
8/20/2025, 9:45:00 AM	0.0096	0.13
8/21/2025, 1:00:00 PM	0.0056	0.127
8/21/2025, 1:15:00 PM	0.0054	0.129
8/21/2025, 1:30:00 PM	0.0059	0.128
8/21/2025, 1:45:00 PM	0.0071	0.13
8/21/2025, 10:00:00 AM	0.006	0.133
8/21/2025, 10:15:00 AM	0.0055	0.137
8/21/2025, 10:30:00 AM	0.0063	0.133
8/21/2025, 10:45:00 AM	0.0065	0.133
8/21/2025, 11:00:00 AM	0.0065	0.133
8/21/2025, 11:15:00 AM	0.0069	0.131
8/21/2025, 11:30:00 AM	0.0061	0.131
8/21/2025, 11:45:00 AM	0.0059	0.128
8/21/2025, 12:00:00 PM	0.0056	0.128
8/21/2025, 12:15:00 PM	0.0063	0.129
8/21/2025, 12:30:00 PM	0.0061	0.127

	Unit 228824	
Timestamp	Avg(Mass Conc. Total, mg/m³, 15m)	VOC (STEL), ppm
8/21/2025, 12:45:00 PM	0.0053	0.127
8/21/2025, 2:00:00 PM	0.0075	0.125
8/21/2025, 2:15:00 PM	0.0061	0.124
8/21/2025, 2:30:00 PM	0.0059	0.123
8/21/2025, 2:45:00 PM	0.0053	0.124
8/21/2025, 3:00:00 PM	0.0051	0.126
8/21/2025, 6:52:00 AM	0.0095	0
8/21/2025, 7:07:00 AM	0.0088	0.068
8/21/2025, 7:22:00 AM	0.0071	0.133
8/21/2025, 7:37:00 AM	0.0059	0.138
8/21/2025, 7:52:00 AM	0.0055	0.138
8/21/2025, 8:07:00 AM	0.0049	0.137
8/21/2025, 8:22:00 AM	0.0047	0.135
8/21/2025, 8:37:00 AM	0.0047	0.132
8/21/2025, 8:52:00 AM	0.0041	0.13
8/21/2025, 9:07:00 AM	0.0044	0.13
8/21/2025, 9:22:00 AM	0.0055	0.13
8/21/2025, 9:37:00 AM	0.0061	0.132
8/21/2025, 9:52:00 AM	0.006	0.131
8/22/2025, 10:07:00 AM	0.0006	0.106
8/22/2025, 10:22:00 AM	0.0003	0.101
8/22/2025, 10:37:00 AM	0.0009	0.105
8/22/2025, 10:52:00 AM	0.0027	0.129
8/22/2025, 11:07:00 AM	0.0067	0.113
8/22/2025, 11:22:00 AM	0.0074	0.105
8/22/2025, 11:37:00 AM	0.0087	0.099
8/22/2025, 11:52:00 AM	0.0109	0.099
8/22/2025, 12:07:00 PM	0.0141	0.094
8/22/2025, 12:22:00 PM	0.0135	0.088
8/22/2025, 12:37:00 PM	0.026	0.086
8/22/2025, 6:54:00 AM	0.0079	0
8/22/2025, 7:09:00 AM	0.0077	0.042
8/22/2025, 7:24:00 AM	0.0075	0.075
8/22/2025, 7:39:00 AM	0.0067	0.114
8/22/2025, 7:54:00 AM	0.0055	0.134
8/22/2025, 8:09:00 AM	0.0057	0.128
8/22/2025, 8:24:00 AM	0.006	0.119
8/22/2025, 8:39:00 AM	0.0032	0.113
8/22/2025, 8:54:00 AM	0.0023	0.109
8/22/2025, 9:09:00 AM	0.0016	0.109
8/22/2025, 9:24:00 AM	0.0012	0.11
8/22/2025, 9:39:00 AM	0.0006	0.108
8/22/2025, 9:54:00 AM	0.0009	0.108

Roux

Community Air Monitoring Program - VOCs

Project: 1612 5th Ave
Project Number: 3900.0001Y002
Project Manager: Camila Israel
Location 1612 5th Ave, Bay Shore, New York
Date: Jul 31- Aug 22, 2025

	Unit 233057	
Timestamp	**Avg(Mass Conc. Total, mg/m³, 15m)**	**VOC (STEL), ppm**
7/31/2025, 1:01:00 PM	0.0593	0
7/31/2025, 1:16:00 PM	0.0581	0
7/31/2025, 1:31:00 PM	0.0561	0
7/31/2025, 1:46:00 PM	0.057	0
7/31/2025, 10:01:00 AM	0.0653	0
7/31/2025, 10:16:00 AM	0.0652	0
7/31/2025, 10:31:00 AM	0.0669	0
7/31/2025, 10:46:00 AM	0.0699	0
7/31/2025, 11:01:00 AM	0.0564	0
7/31/2025, 11:16:00 AM	0.0429	0
7/31/2025, 11:31:00 AM	0.0439	0
7/31/2025, 11:46:00 AM	0.0475	0
7/31/2025, 12:01:00 PM	0.0453	0
7/31/2025, 12:16:00 PM	0.0463	0
7/31/2025, 12:31:00 PM	0.0516	0
7/31/2025, 12:46:00 PM	0.0581	0
7/31/2025, 2:01:00 PM	0.0526	0
7/31/2025, 2:16:00 PM	0.0471	0
7/31/2025, 2:31:00 PM	0.0417	0
7/31/2025, 2:46:00 PM	0.0348	0
7/31/2025, 3:01:00 PM	0.0357	0
7/31/2025, 3:16:00 PM	0.0367	0
7/31/2025, 3:31:00 PM	0.0353	0
7/31/2025, 3:46:00 PM	0.0313	0
7/31/2025, 7:19:00 AM	0.0573	0
7/31/2025, 7:34:00 AM	0.0539	0
7/31/2025, 7:49:00 AM	0.0541	0
7/31/2025, 8:04:00 AM	0.0585	0
7/31/2025, 8:19:00 AM	0.0607	0
7/31/2025, 8:34:00 AM	0.0636	0
7/31/2025, 8:49:00 AM	0.0635	0
7/31/2025, 9:04:00 AM	0.0624	0
7/31/2025, 9:19:00 AM	0.0633	0
7/31/2025, 9:34:00 AM	0.0637	0
7/31/2025, 9:49:00 AM	0.0645	0
8/11/2025, 1:04:00 PM	0.0428	0

	Unit 233057	
Timestamp	**Avg(Mass Conc. Total, mg/m³, 15m)**	**VOC (STEL), ppm**
8/11/2025, 1:19:00 PM	0.0418	0
8/11/2025, 1:34:00 PM	0.0397	0
8/11/2025, 1:49:00 PM	0.0397	0
8/11/2025, 10:04:00 AM	0.0421	0
8/11/2025, 10:19:00 AM	0.0434	0
8/11/2025, 10:34:00 AM	0.0434	0
8/11/2025, 10:49:00 AM	0.0432	0
8/11/2025, 11:04:00 AM	0.0441	0
8/11/2025, 11:19:00 AM	0.0433	0
8/11/2025, 11:34:00 AM	0.0449	0
8/11/2025, 11:49:00 AM	0.0469	0
8/11/2025, 12:04:00 PM	0.0466	0
8/11/2025, 12:19:00 PM	0.0469	0
8/11/2025, 12:34:00 PM	0.0477	0
8/11/2025, 12:49:00 PM	0.0488	0
8/11/2025, 2:04:00 PM	0.04	0
8/11/2025, 2:19:00 PM	0.0377	0
8/11/2025, 6:58:00 AM	0.0008	0
8/11/2025, 7:13:00 AM	0.0088	0.565
8/11/2025, 7:28:00 AM	-0.0023	0
8/11/2025, 7:43:00 AM	-0.0058	0
8/11/2025, 7:58:00 AM	-0.0063	0
8/11/2025, 8:13:00 AM	-0.006	0
8/11/2025, 8:28:00 AM	-0.0057	0
8/11/2025, 8:43:00 AM	-0.0119	0
8/11/2025, 8:58:00 AM	0.0343	0
8/11/2025, 9:13:00 AM	0.0363	0
8/11/2025, 9:28:00 AM	0.0375	0
8/11/2025, 9:43:00 AM	0.0405	0
8/11/2025, 9:58:00 AM	0.0415	0
8/12/2025, 1:13:00 PM	0.0341	0
8/12/2025, 1:28:00 PM	0.0303	0
8/12/2025, 1:43:00 PM	0.0285	0
8/12/2025, 1:58:00 PM	0.0263	0
8/12/2025, 10:13:00 AM	0.0266	0
8/12/2025, 10:28:00 AM	0.0353	0
8/12/2025, 10:43:00 AM	0.0327	0
8/12/2025, 10:58:00 AM	0.0373	0
8/12/2025, 11:13:00 AM	0.0353	0
8/12/2025, 11:28:00 AM	0.0331	0
8/12/2025, 11:43:00 AM	0.0332	0
8/12/2025, 11:58:00 AM	0.033	0
8/12/2025, 12:13:00 PM	0.0329	0
8/12/2025, 12:28:00 PM	0.0337	0

	Unit 233057	
Timestamp	Avg(Mass Conc. Total, mg/m³, 15m)	VOC (STEL), ppm
8/12/2025, 12:43:00 PM	0.0341	0
8/12/2025, 12:58:00 PM	0.0338	0
8/12/2025, 2:13:00 PM	0.0261	0
8/12/2025, 2:28:00 PM	0.0256	0
8/12/2025, 2:43:00 PM	0.0252	0
8/12/2025, 2:58:00 PM	0.0254	0
8/12/2025, 7:09:00 AM	0.0327	0
8/12/2025, 7:39:00 AM	0.0239	0
8/12/2025, 7:54:00 AM	0.0244	0
8/12/2025, 8:09:00 AM	0.0257	0
8/12/2025, 8:24:00 AM	0.0257	0
8/12/2025, 8:39:00 AM	0.0263	0
8/12/2025, 8:54:00 AM	0.0275	0
8/12/2025, 9:09:00 AM	0.0313	0
8/12/2025, 9:24:00 AM	0.0291	0
8/12/2025, 9:39:00 AM	0.03	0
8/12/2025, 9:54:00 AM	0.0285	0
8/13/2025, 1:09:00 PM	0.0225	0
8/13/2025, 1:24:00 PM	0.0211	0
8/13/2025, 1:39:00 PM	0.0198	0
8/13/2025, 1:54:00 PM	0.0202	0
8/13/2025, 10:09:00 AM	0.0206	0
8/13/2025, 10:24:00 AM	0.0201	0
8/13/2025, 10:39:00 AM	0.0204	0
8/13/2025, 10:54:00 AM	0.0207	0
8/13/2025, 11:09:00 AM	0.0218	0
8/13/2025, 11:24:00 AM	0.0215	0
8/13/2025, 11:39:00 AM	0.0228	0
8/13/2025, 11:54:00 AM	0.0232	0
8/13/2025, 12:09:00 PM	0.0219	0
8/13/2025, 12:24:00 PM	0.0227	0
8/13/2025, 12:39:00 PM	0.0239	0
8/13/2025, 12:54:00 PM	0.0235	0
8/13/2025, 2:09:00 PM	0.0187	0
8/13/2025, 2:24:00 PM	0.0163	0
8/13/2025, 2:39:00 PM	0.0154	0
8/13/2025, 2:54:00 PM	0.0144	0
8/13/2025, 6:56:00 AM	0.0312	0
8/13/2025, 7:11:00 AM	0.0299	0
8/13/2025, 7:26:00 AM	0.021	0
8/13/2025, 7:41:00 AM	0.0192	0
8/13/2025, 7:56:00 AM	0.0191	0
8/13/2025, 8:11:00 AM	0.0187	0
8/13/2025, 8:26:00 AM	0.0186	0

	Unit 233057	
Timestamp	**Avg(Mass Conc. Total, mg/m³, 15m)**	**VOC (STEL), ppm**
8/13/2025, 8:41:00 AM	0.0195	0
8/13/2025, 8:56:00 AM	0.0182	0
8/13/2025, 9:11:00 AM	0.0191	0
8/13/2025, 9:26:00 AM	0.0197	0
8/13/2025, 9:41:00 AM	0.0197	0
8/13/2025, 9:56:00 AM	0.021	0
8/14/2025, 1:11:00 PM	0.0215	0
8/14/2025, 1:26:00 PM	0.0221	0
8/14/2025, 1:41:00 PM	0.0196	0
8/14/2025, 1:56:00 PM	0.0245	0
8/14/2025, 10:11:00 AM	0.0418	0
8/14/2025, 10:26:00 AM	0.0432	0
8/14/2025, 10:41:00 AM	0.0382	0
8/14/2025, 10:56:00 AM	0.0333	0
8/14/2025, 11:11:00 AM	0.0308	0
8/14/2025, 11:26:00 AM	0.0258	0
8/14/2025, 11:41:00 AM	0.0241	0
8/14/2025, 11:56:00 AM	0.023	0
8/14/2025, 12:11:00 PM	0.0233	0
8/14/2025, 12:26:00 PM	0.0216	0
8/14/2025, 12:41:00 PM	0.0211	0
8/14/2025, 12:56:00 PM	0.0217	0
8/14/2025, 2:11:00 PM	0.0388	0
8/14/2025, 2:26:00 PM	0.0368	0
8/14/2025, 6:59:00 AM	0.0894	1.818
8/14/2025, 7:14:00 AM	0.1021	0
8/14/2025, 7:29:00 AM	0.1047	0
8/14/2025, 7:44:00 AM	0.0851	0
8/14/2025, 7:59:00 AM	0.0721	0
8/14/2025, 8:14:00 AM	0.0685	0
8/14/2025, 8:29:00 AM	0.0697	0
8/14/2025, 8:44:00 AM	0.0669	0
8/14/2025, 8:59:00 AM	0.0594	0
8/14/2025, 9:14:00 AM	0.0524	0
8/14/2025, 9:29:00 AM	0.045	0
8/14/2025, 9:44:00 AM	0.0431	0
8/14/2025, 9:59:00 AM	0.0409	0
8/18/2025, 1:14:00 PM	0.0109	0.569
8/18/2025, 1:29:00 PM	0.0113	0.565
8/18/2025, 1:44:00 PM	0.0105	0.554
8/18/2025, 1:59:00 PM	0.0104	0.548
8/18/2025, 10:14:00 AM	0.0053	0.565
8/18/2025, 10:29:00 AM	0.0061	0.585
8/18/2025, 10:44:00 AM	0.0063	0.591

	Unit 233057	
Timestamp	**Avg(Mass Conc. Total, mg/m³, 15m)**	**VOC (STEL), ppm**
8/18/2025, 10:59:00 AM	0.0072	0.599
8/18/2025, 11:14:00 AM	0.0077	0.6
8/18/2025, 11:29:00 AM	0.0087	0.602
8/18/2025, 11:44:00 AM	0.0087	0.603
8/18/2025, 11:59:00 AM	0.0085	0.6
8/18/2025, 12:14:00 PM	0.0082	0.602
8/18/2025, 12:29:00 PM	0.0085	0.592
8/18/2025, 12:44:00 PM	0.0092	0.584
8/18/2025, 12:59:00 PM	0.0113	0.584
8/18/2025, 2:14:00 PM	0.0116	0.542
8/18/2025, 2:29:00 PM	0.0123	0.54
8/18/2025, 2:44:00 PM	0.0117	0.53
8/18/2025, 6:38:00 AM	0.0136	0
8/18/2025, 6:53:00 AM	0.0086	0.031
8/18/2025, 7:08:00 AM	0.0103	0.153
8/18/2025, 7:23:00 AM	0.0099	0.254
8/18/2025, 7:38:00 AM	0.0079	0.342
8/18/2025, 7:53:00 AM	0.0067	0.415
8/18/2025, 8:08:00 AM	0.0062	0.474
8/18/2025, 8:23:00 AM	0.006	0.502
8/18/2025, 8:41:00 AM	0.0065	0.539
8/18/2025, 8:56:00 AM	0.0061	0.566
8/18/2025, 9:11:00 AM	0.0058	0.569
8/18/2025, 9:26:00 AM	0.0058	0.554
8/18/2025, 9:41:00 AM	0.0057	0.524
8/18/2025, 9:56:00 AM	0.0051	0.535
8/19/2025, 1:11:00 PM	0.0025	0.437
8/19/2025, 1:26:00 PM	0.0027	0.429
8/19/2025, 1:41:00 PM	0.003	0.43
8/19/2025, 1:56:00 PM	0.0069	0.429
8/19/2025, 10:11:00 AM	0.0029	0.528
8/19/2025, 10:26:00 AM	0.0038	0.522
8/19/2025, 10:41:00 AM	0.0081	0.508
8/19/2025, 10:56:00 AM	0.0083	0.497
8/19/2025, 11:11:00 AM	0.0043	0.488
8/19/2025, 11:26:00 AM	0.0083	0.477
8/19/2025, 11:41:00 AM	0.0089	0.467
8/19/2025, 11:56:00 AM	0.0107	0.457
8/19/2025, 12:11:00 PM	0.0064	0.455
8/19/2025, 12:26:00 PM	0.0053	0.452
8/19/2025, 12:41:00 PM	0.0047	0.449
8/19/2025, 12:56:00 PM	0.0047	0.441
8/19/2025, 2:11:00 PM	0.0058	0.423
8/19/2025, 2:26:00 PM	0.0053	0.417

	Unit 233057	
Timestamp	Avg(Mass Conc. Total, mg/m³, 15m)	VOC (STEL), ppm
8/19/2025, 2:41:00 PM	0.0058	0.415
8/19/2025, 7:04:00 AM	0.0055	0.037
8/19/2025, 7:19:00 AM	0.0043	0.197
8/19/2025, 7:34:00 AM	0.0041	0.331
8/19/2025, 7:49:00 AM	0.0041	0.428
8/19/2025, 8:04:00 AM	0.0039	0.487
8/19/2025, 8:19:00 AM	0.003	0.526
8/19/2025, 8:34:00 AM	0.0033	0.548
8/19/2025, 8:49:00 AM	0.0023	0.558
8/19/2025, 9:04:00 AM	0.0025	0.557
8/19/2025, 9:19:00 AM	0.0033	0.557
8/19/2025, 9:34:00 AM	0.0027	0.552
8/19/2025, 9:49:00 AM	0.0037	0.543
8/20/2025, 1:04:00 PM	0.0125	0.417
8/20/2025, 1:19:00 PM	0.0123	0.419
8/20/2025, 1:34:00 PM	0.0123	0.421
8/20/2025, 1:49:00 PM	0.0121	0.422
8/20/2025, 10:04:00 AM	0.0095	0.356
8/20/2025, 10:19:00 AM	0.0104	0.369
8/20/2025, 10:34:00 AM	0.0108	0.379
8/20/2025, 10:49:00 AM	0.0114	0.389
8/20/2025, 11:04:00 AM	0.0097	0.398
8/20/2025, 11:19:00 AM	0.0097	0.395
8/20/2025, 11:34:00 AM	0.0097	0.394
8/20/2025, 11:49:00 AM	0.0106	0.398
8/20/2025, 12:04:00 PM	0.0091	0.412
8/20/2025, 12:19:00 PM	0.0103	0.419
8/20/2025, 12:34:00 PM	0.0117	0.422
8/20/2025, 12:49:00 PM	0.012	0.421
8/20/2025, 2:04:00 PM	0.0121	0.422
8/20/2025, 2:19:00 PM	0.0111	0.418
8/20/2025, 2:34:00 PM	0.0115	0.42
8/20/2025, 2:49:00 PM	0.0111	0.424
8/20/2025, 6:47:00 AM	0.0149	0
8/20/2025, 7:02:00 AM	0.0139	0.049
8/20/2025, 7:17:00 AM	0.0134	0.134
8/20/2025, 7:32:00 AM	0.0123	0.214
8/20/2025, 7:47:00 AM	0.0119	0.29
8/20/2025, 8:02:00 AM	0.0113	0.352
8/20/2025, 8:17:00 AM	0.0111	0.397
8/20/2025, 8:32:00 AM	0.0112	0.437
8/20/2025, 8:47:00 AM	0.0113	0.46
8/20/2025, 9:02:00 AM	0.0122	0.455
8/20/2025, 9:17:00 AM	0.0139	0.432

	Unit 233057	
Timestamp	Avg(Mass Conc. Total, mg/m³, 15m)	VOC (STEL), ppm
8/20/2025, 9:32:00 AM	0.0133	0.404
8/20/2025, 9:47:00 AM	0.0121	0.374
8/21/2025, 1:02:00 PM	0.0077	0.675
8/21/2025, 1:17:00 PM	0.0078	0.668
8/21/2025, 1:32:00 PM	0.0083	0.658
8/21/2025, 1:47:00 PM	0.0087	0.648
8/21/2025, 10:02:00 AM	0.0064	0.66
8/21/2025, 10:17:00 AM	0.0065	0.677
8/21/2025, 10:32:00 AM	0.0071	0.701
8/21/2025, 10:47:00 AM	0.007	0.715
8/21/2025, 11:02:00 AM	0.0067	0.722
8/21/2025, 11:17:00 AM	0.007	0.714
8/21/2025, 11:32:00 AM	0.0073	0.707
8/21/2025, 11:47:00 AM	0.0075	0.699
8/21/2025, 12:02:00 PM	0.0077	0.702
8/21/2025, 12:17:00 PM	0.0074	0.695
8/21/2025, 12:32:00 PM	0.0071	0.69
8/21/2025, 12:47:00 PM	0.0073	0.685
8/21/2025, 2:02:00 PM	0.0094	0.638
8/21/2025, 2:17:00 PM	0.0096	0.637
8/21/2025, 2:32:00 PM	0.0088	0.628
8/21/2025, 2:47:00 PM	0.0083	0.648
8/21/2025, 3:02:00 PM	0.0079	0.642
8/21/2025, 7:02:00 AM	0.0091	0.188
8/21/2025, 7:17:00 AM	0.0063	0.461
8/21/2025, 7:32:00 AM	0.0051	0.581
8/21/2025, 7:47:00 AM	0.0053	0.628
8/21/2025, 8:02:00 AM	0.0051	0.636
8/21/2025, 8:17:00 AM	0.005	0.638
8/21/2025, 8:32:00 AM	0.0052	0.625
8/21/2025, 8:47:00 AM	0.0055	0.626
8/21/2025, 9:02:00 AM	0.0055	0.623
8/21/2025, 9:17:00 AM	0.0064	0.627
8/21/2025, 9:32:00 AM	0.0061	0.637
8/21/2025, 9:47:00 AM	0.0065	0.646
8/22/2025, 10:02:00 AM	0.0051	0.458
8/22/2025, 10:17:00 AM	0.0059	0.451
8/22/2025, 10:32:00 AM	0.0057	0.44
8/22/2025, 10:47:00 AM	0.0076	0.43
8/22/2025, 11:02:00 AM	0.0105	0.424
8/22/2025, 11:17:00 AM	0.0131	0.418
8/22/2025, 11:32:00 AM	0.0131	0.412
8/22/2025, 11:47:00 AM	0.0149	0.405
8/22/2025, 12:02:00 PM	0.0191	0.405

	Unit 233057	
Timestamp	**Avg(Mass Conc. Total, mg/m³, 15m)**	**VOC (STEL), ppm**
8/22/2025, 12:17:00 PM	0.0187	0.403
8/22/2025, 12:32:00 PM	0.0254	0.4
8/22/2025, 6:50:00 AM		0
8/22/2025, 7:05:00 AM	0.0061	0.067
8/22/2025, 7:20:00 AM	0.0064	0.212
8/22/2025, 7:35:00 AM	0.0067	0.328
8/22/2025, 7:50:00 AM	0.0069	0.379
8/22/2025, 8:05:00 AM	0.0061	0.416
8/22/2025, 8:20:00 AM	0.0066	0.45
8/22/2025, 8:35:00 AM	0.0061	0.467
8/22/2025, 8:50:00 AM	0.0062	0.472
8/22/2025, 9:05:00 AM	0.0069	0.479
8/22/2025, 9:20:00 AM	0.0062	0.475
8/22/2025, 9:35:00 AM	0.0067	0.471
8/22/2025, 9:50:00 AM	0.0066	0.466

APPENDIX C

Field Sampling Forms

Well Sampling Data Form

Client: Xebec **Project Number:**

Site Location: Bayshore

Well No: MW-20 Weather: Clear 73°F

Date: 9 Purge Water Disposal: Drum

Sampled By: MT Well Diameter / Type: Flush

Depth of Well (ft): 39.80 Water Column (ft):

Depth to Water(ft): 35.10 Volume of Water in Well (gal)

Depth to Product (ft): Volume of Water to Remove (gal): --

well diameter:	1 in	2 in	4 in	6 in	8 in
gallons per foot:	0.041	0.163	0.653	1.469	2.611

Start Purging: [redacted] 1310 Purge Rate: 200 mL/min

End Purging: [redacted] 1345 Volume of Water Removed (gal):

Method of Purge: Bladder Method of Sampling: Bladder

Physical Appearance/ Comments: clear

Samples Collected: (analyses / no. bottles) PFAS 2 bottles

Time: ~~1320~~ 1345 Laboratory :

Field Measurements:

Time	DTW ft	Flow Rate ml/min	ORP mV (+/- 10 mV)	Conductivity mS/m - S/m (w/in 3%)	Turbidity NTU (w/in %10)	pH SU (+/- 0.1)	Temperature C° - F° (w/in 3%)	Dissolved O_2 mg/L (w/in 10%)
~~1315~~	35.10	200	-32	1.23	[redacted]09	7.28	24.38	27.1
1320	↓	↓	-23	1.25	[redacted]56	7.08	23.51	10.9
1325			-16	1.31	[redacted]03	6.77	23.24	6.2
1330			-4	1.36	97.3	6.54	22.80	1.9
1335			9	1.40	89.9	6.31	22.40	0.0
1340	↓	↓	11	1.45	86.2	6.27	22.11	0
1345	36.92	200	15	1.48	84.6	6.22	21.97	0

ROUX

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Well Sampling Data Form

Client: _____ **Project Number:** _____

Site Location: Baysorp

Well No: RxmW-12D Weather: Clear 78°F

Date: 9/5/25 Purge Water Disposal: Drum

Sampled By: JS Well Diameter / Type: Flush

Depth of Well (ft): 45.75 Water Column (ft): _____

Depth to Water(ft): 31.95 Volume of Water in Well (gal) _____

Depth to Product (ft): — Volume of Water to Remove (gal): _____

well diameter:	1 in	2 in	4 in	6 in	8 in
gallons per foot:	0.041	0.163	0.653	1.469	2.611

Start Purging: 1215 Purge Rate: 200 ml/min

End Purging: 1245 Volume of Water Removed (gal): _____

Method of Purge: Bladder Method of Sampling: Bladder

Physical Appearance/ Comments: Clear

Samples Collected: (analyses / no. bottles) PFAS

Time: 1245 Laboratory : _____

Field Measurements:

Time	DTW ft	Flow Rate ml/min	ORP mV (+/- 10 mV)	Conductivity mS/m - S/m (w/in 3%)	Turbidity NTU (w/in %10)	pH SU (+/- 0.1)	Temperature C° - F° (w/in 3%)	Dissolved O_2 mg/L (w/in 10%)
1215	31.95	200	23	0.524	120	6.16	21.77	37.1
1220	↓	↓	30	0.487	124	5.98	20.74	12.1
1225	↓	↓	32	0.482	131	5.95	19.44	8.5
1230	↓	↓	31	0.495	134	5.94	19.11	6.9
1235	↓	↓	30	0.500	137	5.93	18.89	5.8
1240	↓	↓	30	0.503	139	5.92	18.80	2.1
1245	33.43	200	30	0.506	141	5.91	18.73	0.0

ROUX

Scanned with CamScanner

Well Sampling Data Form

Client: _____ **Project Number:** _____

Site Location: Bayshore

Well No: RXMW-21 **Weather:** clear 73°F

Date: 9/9/25 **Purge Water Disposal:** Drum

Sampled By: MS **Well Diameter / Type:** 4 inch

Depth of Well (ft): 41.10 **Water Column (ft):** _____

Depth to Water(ft): 33.65 **Volume of Water in Well (gal)** _____

Depth to Product (ft): - **Volume of Water to Remove (gal):** --

well diameter:	1 in	2 in	4 in	6 in	8 in
gallons per foot:	0.041	0.163	0.653	1.469	2.611

Start Purging: 1140 **Purge Rate:** 200 mL/min

End Purging: 1210 **Volume of Water Removed (gal):** _____

Method of Purge: Bladder **Method of Sampling:** Bladder

Physical Appearance/ Comments: clear

Samples Collected: (analyses / no. bottles) PFAS

Time: 1210 **Laboratory :** _____

Field Measurements:

Time	DTW ft	Flow Rate ml/min	ORP mV (+/- 10 mV)	Conductivity mS/m - S/m (w/in 3%)	Turbidity NTU (w/in %10)	pH SU (+/- 0.1)	Temperature C° - F° (w/in 3%)	Dissolved O_2 mg/L (w/in 10%)
1140	33.65	200	41	0.794	2.53	5.81	22.40	35.6
1145	↓	↓	45	0.771	1.59	5.65	22.00	17.1
1150			47	0.748	1.35	5.62	21.84	16.7
1155			48	0.728	0.91	5.61	20.95	10.3
1200			47	0.721	0.77	5.59	20.75	7.3
1205	↓	↓	46	0.725	0.70	5.56	20.69	4.2
1210	35.33	200	46	0.729	0.68	5.56	20.62	0.0

ROUX

Scanned with CamScanner

Well Sampling Data Form

Client: _____ **Project Number:** _____

Site Location: _____

Well No: RxMW-17 Weather: 75° Cloudy

Date: 9/4/25 Purge Water Disposal: Drum

Sampled By: MT Well Diameter / Type: 2" PVC

Depth of Well (ft): 39.90 Water Column (ft): _____

Depth to Water(ft): 33.45 Volume of Water in Well (gal) _____

Depth to Product (ft): ~~39.90~~ Volume of Water to Remove (gal): _____

well diameter:	1 in	2 in	4 in	6 in	8 in
gallons per foot:	0.041	0.163	0.653	1.469	2.611

Start Purging: 1100 Purge Rate: 200 mL/min

End Purging: 1130 Volume of Water Removed (gal): _____

Method of Purge: Bladder Method of Sampling: Bladder

Physical Appearance/ Comments: Clear

Samples Collected: (analyses / no. bottles) PCAS 2 bottles

Time: 1130 Laboratory : _____

Field Measurements:

Time	DTW ft	Flow Rate ml/min	ORP mV (+/- 10 mV)	Conductivity mS/m - S/m (w/in 3%)	Turbidity NTU (w/in %10)	pH SU (+/- 0.1)	Temperature C° - F° (w/in 3%)	Dissolved O_2 mg/L (w/in 10%)
1100	33.45	200	31	0.917	1.25	6.01	20.72	15.8
1105	↓	↓	35	0.940	0.75	5.86	19.42	9.8
1110	↓	↓	36	0.949	0.66	5.80	18.52	6.5
1115	↓	↓	34	0.948	0.46	5.75	17.93	5.1
1120	↓	↓	32	0.944	0.43	5.76	17.58	4.9
1125	↓	↓	31	0.943	0.40	5.76	17.42	4.7
1130	35.11	200	29	0.945	0.39	5.75	17.39	4.6

ROUX

Scanned with CamScanner

Well Sampling Data Form

Client: _____ **Project Number:** _____

Site Location: _____

Well No: RxMW-171) Weather: 75° Cloudy

Date: 9/4/25 Purge Water Disposal: Drum

Sampled By: MT Well Diameter / Type: 2" PVC

Depth of Well (ft): 49.80 Water Column (ft): _____

Depth to Water(ft): 33.22 Volume of Water in Well (gal) _____

Depth to Product (ft): _____ Volume of Water to Remove (gal): _____

well diameter:	1 in	2 in	4 in	6 in	8 in
gallons per foot:	0.041	0.163	0.653	1.469	2.611

Start Purging: 1105 Purge Rate: 200 mL/min

End Purging: 1135 Volume of Water Removed (gal): _____

Method of Purge: Bladder Method of Sampling: Bladder

Physical Appearance/ Comments: Clear

Samples Collected: (analyses / no. bottles) PFAS 2 bottles

Time: 1135 Laboratory : _____

Field Measurements:

Time	DTW ft	Flow Rate ml/min	ORP mV (+/- 10 mV)	Conductivity mS/m - S/m (w/in 3%)	Turbidity NTU (w/in %10)	pH SU (+/- 0.1)	Temperature C° - F° (w/in 3%)	Dissolved O_2 mg/L (w/in 10%)
1105	33.22	200	-49	0.552	44.8	7.25	21.25	9.18
1110	↓	↓	-58	0.549	22.7	7.40	22.19	8.99
1115			-56	6.544	22.1	7.41	22.98	8.41
1120			-66	0.543	22.0	7.45	23.16	8.10
1125			-63	0.543	22.1	7.49	23.21	8.07
1130	↓	↓	-66	0.542	22.0	7.50	23.31	8.17
1135	35.21	200	-68	0.542	21.9	7.51	23.35	8.15

ROUX

Scanned with CamScanner

Well Sampling Data Form

Client: _____ **Project Number:** _____

Site Location: _____

Well No: RxmW-13D Weather: Clear 73°F

Date: 9/4/25 Purge Water Disposal: Drum

Sampled By: MT Well Diameter / Type: Flush

Depth of Well (ft): 44.69 Water Column (ft): _____

Depth to Water(ft): 31.01 Volume of Water in Well (gal) _____

Depth to Product (ft): _____ Volume of Water to Remove (gal): _____

well diameter:	1 in	2 in	4 in	6 in	8 in
gallons per foot:	0.041	0.163	0.653	1.469	2.611

Start Purging: 1030 Purge Rate: 200 mL/min

End Purging: 1100 Volume of Water Removed (gal): _____

Method of Purge: Bailer Method of Sampling: _____

Physical Appearance/ Comments: Clear

Samples Collected: (analyses / no. bottles) PFAS 2 bottles

Time: 1100 Laboratory : _____

Field Measurements:

Time	DTW ft	Flow Rate ml/min	ORP mV (+/- 10 mV)	Conductivity mS/m - S/m (w/in 3%)	Turbidity NTU (w/in %10)	pH SU (+/- 0.1)	Temperature C° - F° (w/in 3%)	Dissolved O_2 mg/L (w/in 10%)
1030	31.01	2000	17	0.777	1,91	6.40	20.19	22.9
1033	↓	↓	22	0.800	1,01	6.26	19.23	11.2
1036			28	0.871	0.79	6.13	18.47	6.6
1039			29	0.909	0.53	6.05	18.10	5.4
1042			27	0.923	0.49	6.00	17.99	4.4
1045			26	0.954	0.43	5.97	17.81	3.7
1050			25	0.960	0.40	5.95	17.62	2.0
1055	↓	↓	25	0.962	0.41	5.94	17.58	0.9
1100	33.11	200	25	0.964	0.39	5.93	17.50	0.0

ROUX

Scanned with CamScanner

Well Sampling Data Form

Client: _____ Project Number: _____

Site Location: _____

Well No: RxMW-14 Weather: 75° Sunny

Date: 9/19/25 Purge Water Disposal: Drum

Sampled By: MT Well Diameter / Type: 2" PVC

Depth of Well (ft): 45.00 Water Column (ft): _____

Depth to Water(ft): 33.02 Volume of Water in Well (gal) _____

Depth to Product (ft): _____ Volume of Water to Remove (gal): _____

well diameter:	1 in	2 in	4 in	6 in	8 in
gallons per foot:	0.041	0.163	0.653	1.469	2.611

Start Purging: 1050 Purge Rate: 200 mL/min

End Purging: 1125 Volume of Water Removed (gal): _____

Method of Purge: Bladder Method of Sampling: Bladder

Physical Appearance/ Comments: _____

Samples Collected: (analyses / no. bottles) PFAS 2 bottles

Time: 1120 Laboratory : _____

Field Measurements:

Time	DTW ft	Flow Rate ml/min	ORP mV (+/- 10 mV)	Conductivity mS/m - S/m (w/in 3%)	Turbidity NTU (w/in %10)	pH SU (+/- 0.1)	Temperature C° - F° (w/in 3%)	Dissolved O_2 mg/L (w/in 10%)
1050	33.02	200	56	0.508	1.58	6.16	26.85	19.5
1053	↓		58	0.507	0.83	6.11	19.87	9.3
1056			59	0.509	0.87	6.03	18.45	8.5
1059			57	0.559	0.74	5.95	18.07	8.2
11.02			52	0.568	0.72	5.94	18.00	9.9
11.05			51	0.570	0.77	5.94	17.98	8.2
11.10			50	0.572	0.80	5.93	17.22	8.7
11.15	↓		49	0.574	0.79	5.92	17.18	8.5
11.20	35.27	200	48	0.576	0.78	5.91	17.17	8.3

ROUX

Scanned with CamScanner

Well Sampling Data Form

Client: _____ **Project Number:** _____

Site Location: Bayshore

Well No: RxMW-18 Weather: 75° Sunny

Date: 9/9/25 Purge Water Disposal: Drum

Sampled By: MF Well Diameter / Type: 2" PVC

Depth of Well (ft): 39.75 Water Column (ft): _____

Depth to Water(ft): 33.80 Volume of Water in Well (gal) _____

Depth to Product (ft): — Volume of Water to Remove (gal): _____

well diameter:	1 in	2 in	4 in	6 in	8 in
gallons per foot:	0.041	0.163	0.653	1.469	2.611

Start Purging: 1000 Purge Rate: 200 mL/min

End Purging: 1030 Volume of Water Removed (gal): _____

Method of Purge: Pump Method of Sampling: Bladder

Physical Appearance/ Comments: _____

Samples Collected: (analyses / no. bottles) PFAS

Time: 1030 Laboratory : _____

Field Measurements:

Time	DTW ft	Flow Rate ml/min	ORP mV (+/- 10 mV)	Conductivity mS/m - S/m (w/in 3%)	Turbidity NTU (w/in %10)	pH SU (+/- 0.1)	Temperature C° - F° (w/in 3%)	Dissolved O_2 mg/L (w/in 10%)
1000	33.80	200	73	0.667	4.70	5.61	18.95	12.0
1005	↓	↓	65	0.645	1.16	5.83	8.28	13.1
1010			61	0.614	1.10	6.00	18.16	13.2
1015			57	0.610	1.22	6.04	18.07	13.1
1020			54	0.607	1.24	6.10	18.00	12.9
1025	↓	↓	50	0.604	1.25	6.11	17.97	12.7
1030	35.07	200	49	0.602	1.27	6.12	17.94	12.9

ROUX

Scanned with CamScanner

Well Sampling Data Form

Client: _____ **Project Number:** _____

Site Location: Bayshore

Well No: RXMW18D Weather: 75° Sunny

Date: 9/4/25 Purge Water Disposal: Drum

Sampled By: MT Well Diameter / Type: 2" PVC

Depth of Well (ft): 49.45 Water Column (ft): _____

Depth to Water(ft): 33.50 Volume of Water in Well (gal) _____

Depth to Product (ft): _____ Volume of Water to Remove (gal): _____

well diameter:	1 in	2 in	4 in	6 in	8 in
gallons per foot:	0.041	0.163	0.653	1.469	2.611

Start Purging: 1005 Purge Rate: 200 ml/min

End Purging: 1035 Volume of Water Removed (gal): _____

Method of Purge: Bladder Method of Sampling: Bladder

Physical Appearance/ Comments: _____

Samples Collected: (analyses / no. bottles)
PFAS DUP_090425_P
2 60+1P 1 60+1P

Time: 1035 DUP 1200 Laboratory : _____

Field Measurements:

Time	DTW ft	Flow Rate ml/min	ORP mV (+/- 10 mV)	Conductivity mS/m - S/m (w/in 3%)	Turbidity NTU (w/in %10)	pH SU (+/- 0.1)	Temperature C° - F° (w/in 3%)	Dissolved O_2 mg/L (w/in 10%)
1010	33.50	200	-6	1.20	52	6.53	21.46	1.81
1015	‖	200	-40	0.608	76.5	6.60	17.44	0.18
1020	‖	200	-42	0.607	65.0	6.61	17.14	0.06
1025	‖	200	-43	0.607	59.9	6.59	17.09	0.00
1030	34.37	200	-44	0.607	54.4	6.57	17.06	0.0
~~1035~~		-						0

ROUX

Scanned with CamScanner

Well Sampling Data Form

Client: _____ **Project Number:** _____

Site Location: _____

Well No: RXMW-16 Weather: Clear 71°F

Date: 9/4/25 Purge Water Disposal: Drum

Sampled By: MS Well Diameter / Type: _____

Depth of ~~Well~~ Product (ft): — Water Column (ft): _____

Depth to Water(ft): 31.80 Volume of Water in Well (gal) _____

Depth to ~~Product~~ well (ft): 37.75 Volume of Water to Remove (gal): _____

well diameter:	1 in	2 in	4 in	6 in	8 in
gallons per foot:	0.041	0.163	0.653	1.469	2.611

Start Purging: 0930 Purge Rate: _____

End Purging: 1000 Volume of Water Removed (gal): _____

Method of Purge: Bladder Method of Sampling: _____

Physical Appearance/ Comments: clear

Samples Collected: (analyses / no. bottles) PFAS 2 bottles

Time: 1000 Laboratory : _____

Field Measurements:

Time	DTW ft	Flow Rate ml/min	ORP mV (+/- 10 mV)	Conductivity mS/m - S/m (w/in 3%)	Turbidity NTU (w/in %10)	pH SU (+/- 0.1)	Temperature C° - F° (w/in 3%)	Dissolved O_2 mg/L (w/in 10%)
0930	31.80	200	32	3.56	1.40	5.91	19.57	15.1
0933	↓	↓	24	3.64	0.89	5.97	18.25	9.6
0936			11	3.68	0.53	6.11	17.86	5.7
0939			2	3.76	0.42	6.23	17.54	5.5
0942			-5	3.71	0.45	6.30	17.36	5.4
0945			-12	3.71	0.40	6.37	17.24	6.0
0950			-14	3.72	0.48	6.43	17.19	5.8
0955			-16	3.72	0.43	6.45	17.20	5.4
1000	33.42	200	-18	3.72	0.41	6.48	17.23	5.6

ROUX

Scanned with CamScanner

Well Sampling Data Form

Client: _____ **Project Number:** _____

Site Location: _____

Well No: RXMW-15D Weather: Clear 73°F

Date: 9/4/25 Purge Water Disposal: Drum

Sampled By: MS Well Diameter / Type: FLUSH

Depth of Well (ft): 59.00 Water Column (ft): _____

Depth to Water(ft): 32.19 Volume of Water in Well (gal) _____

Depth to Product (ft): _____ Volume of Water to Remove (gal): _____

well diameter:	1 in	2 in	4 in	6 in	8 in
gallons per foot:	0.041	0.163	0.653	1.469	2.611

Start Purging: 0935 Purge Rate: 200

End Purging: 1005 Volume of Water Removed (gal): _____

Method of Purge: Bladder Method of Sampling: _____

Physical Appearance/ Comments: Clear

Samples Collected: (analyses / no. bottles) PFAS 2 bottles

Sample Time: 1005 Laboratory : _____

Field Measurements:

Time	DTW ft	Flow Rate ml/min	ORP mV (+/- 10 mV)	Conductivity mS/m - S/m (w/in 3%)	Turbidity NTU (w/in %10)	pH SU (+/- 0.1)	Temperature C° - F° (w/in 3%)	Dissolved O_2 mg/L (w/in 10%)
0935	32.19	200	76	0.582	40.7	6.72	18.19	0.18
0938	↓	↓	81	0.582	41.1	6.71	17.99	0.05
0943			86	0.581	42.2	6.69	17.89	0.00
0948			90	0.582	42.8	6.67	17.68	0
0951			93	0.582	43.1	6.66	17.65	0
0958		↓	94	0.582	45.0	6.63	17.63	0
1000	↓		95	0.582	45.8	6.60	17.60	0
1005	34.11	200	98	0.581	45.9	6.58	17.58	0

ROUX

Scanned with CamScanner

Well Sampling Data Form

Client: xerec **Project Number:**

Site Location: Bayshore

Well No: ~~EARXMW~~-19 **Weather:** 75° Sunny

Date: 9/4/25 **Purge Water Disposal:** Drum

Sampled By: MT **Well Diameter / Type:** 2" PVC

Depth of Well (ft): 41.50 **Water Column (ft):**

Depth to Water(ft): 30.56 **Volume of Water in Well (gal)**

Depth to Product (ft): **Volume of Water to Remove (gal):**

well diameter:	1 in	2 in	4 in	6 in	8 in
gallons per foot:	0.041	0.163	0.653	1.469	2.611

Start Purging: 0830 **Purge Rate:** 200 mL/min

End Purging: 0910 **Volume of Water Removed (gal):**

Method of Purge: Bladder **Method of Sampling:** Bladder

Physical Appearance/ Comments: Clear

Samples Collected: (analyses / no. bottles) PFAS 2 bottles

Sample Time: 0910 **Laboratory :**

Field Measurements:

Time	DTW ft	Flow Rate ml/min	ORP mV (+/- 10 mV)	Conductivity mS/m - S/m (w/in 3%)	Turbidity NTU (w/in %10)	pH SU (+/- 0.1)	Temperature C° - F° (w/in 3%)	Dissolved O_2 mg/L (w/in 10%)
0840	41.50	200	164	0.736	48.6	3.91	14.86	2.35
0845	↓	200	37	0.745	0.67	5.97	18.98	7.8
0850		↓	36	0.746	0.73	5.99	18.87	7.5
0855			33	0.747	0.67	6.02	18.83	7.1
0900	↓	↓	32	0.747	0.63	6.04	18.79	6.4
0905	43.07	200	29	0.748	0.62	6.05	18.72	6.1

ROUX

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Well Sampling Data Form

Client: _____ **Project Number:** _____

Site Location: _____

Well No: RxnW-19D Weather: _____

Date: 9/7/25 Purge Water Disposal: Drum

Sampled By: MT Well Diameter / Type: 2" PVC

Depth of Well (ft): _____ Water Column (ft): _____

Depth to Water(ft): 30.79 Volume of Water in Well (gal) _____

Depth to Product (ft): 63.65 Volume of Water to Remove (gal): _____

well diameter:	1 in	2 in	4 in	6 in	8 in
gallons per foot:	0.041	0.163	0.653	1.469	2.611

Start Purging: 0825 Purge Rate: 200 mL/min

End Purging: 0915 Volume of Water Removed (gal): _____

Method of Purge: Bladder Method of Sampling: _____

Physical Appearance/ Comments: clear

Samples Collected: (analyses / no. bottles) PFAS 2 bottles

Sample Time: 0915 Laboratory : _____

Field Measurements:

Time	DTW ft	Flow Rate ml/min	ORP mV (+/- 10 mV)	Conductivity mS/m - S/m (w/in 3%)	Turbidity NTU (w/in %10)	pH SU (+/- 0.1)	Temperature C° - F° (w/in 3%)	Dissolved O_2 mg/L (w/in 10%)
0845	30.79	200	-60	0.405	5.6	7.77	18.59	0.88
0850	↓	↓	-62	0.402	5.5	7.83	18.28	0.45
0855			-14	0.401	6.2	7.86	18.20	0.28
0900			-66	0.400	6.0	7.91	18.04	0.07
0905			-68	0.400	5.8	7.90	18.01	0.04
0910	32.22	200	-69	0.400	5.7	7.90	17.98	0.00

ROUX

Scanned with CamScanner

APPENDIX D

Soil Boring Logs

BERM-10

Client: Fifth XNY, LLC	Site: BCP Site #C152008	Project Number: 3900.0001Y003
Address: 1612 5th Ave	City/State: Bay Shore, New York	Logged By: A. Iervolino

Start to Finish Date: 7/28/2025 - 7/28/2025	Contractor: Aquifer Drilling & Testing Inc	Drill Type: Geoprobe	Sampler Type/Method: 2" Macro-Core
Borehole Depth: 3 feet	Backfill: Cuttings	Borehole Diameter: 2-inches	DTW: NM feet
Area: Bay Shore, Long Island	Elevation: NM	Latitude: 215663.5311	Longitude: 1187668.908

Depth (ft)	USCS	USCS Graphic	Visual Description	Sample Interval	Recovery (ft)	PID	Notes
	MIXD		Light brown, fine SAND and SILT, little Cobble (FILL); dry.			0.0	Precleared from 0 to 3ft
1	MIXD		Medium brown, fine to medium SAND, some Silt, little Cobble, trace wood, plastic, and fine to coarse gravel (FILL); dry.	G	3	0.0	
2	MIXD		Medium brown, fine to medium SAND, some Silt and Cobble, trace brick, wood, and fine to coarse gravel (FILL); dry.			0.0	Soil Sample BERM-10(2-3)_P
			Bottom of borehole at 3 feet				Refusal at 3ft

ROUX STANDARD LOG_ - 10/23/25 11:07 - S:\GINT\PROJECTS\1612 5TH AVENUE - BAYSHORE.GPJ

BERM-11

Client: Fifth XNY, LLC	Site: BCP Site #C152008	Project Number: 3900.0001Y003
Address: 1612 5th Ave	City/State: Bay Shore, New York	Logged By: A. Iervolino

Start to Finish Date: 7/28/2025 - 7/28/2025	Contractor: Aquifer Drilling & Testing Inc	Drill Type: Geoprobe	Sampler Type/Method: 2" Macro-Core
Borehole Depth: 3 feet	Backfill: Cuttings	Borehole Diameter: 2-inches	DTW: NM feet
Area: Bay Shore, Long Island	Elevation: NM	Latitude: 215482.5496	Longitude: 1187463.185

Depth (ft)	USCS	USCS Graphic	Visual Description	Sample Interval	Recovery (ft)	PID	Notes
			Medium brown, fine to medium SAND, little Silt and fine to coarse Gravel, trace brick, glass, wood, concrete, cobble (FILL); dry.			0.0	
							Precleared from 0 to 3ft
1	MIXD			G	3	0.0	
2			Medium to dark brown, fine to medium SAND, some Silt and fine to coarse Gravel, trace cobble, wood, roots, and concrete (FILL); slightly moist.			0.0	Soil Sample BERM-11(2-3)_P
	MIXD						Refusal at 3ft

Bottom of borehole at 3 feet

ROUX STANDARD LOG_ - 10/23/25 11:07 - S:\GINT\PROJECTS\1612 5TH AVENUE - BAYSHORE.GPJ

BERM-12

Client: Fifth XNY, LLC	Site: BCP Site #C152008	Project Number: 3900.0001Y003
Address: 1612 5th Ave	City/State: Bay Shore, New York	Logged By: A. Iervolino

Start to Finish Date: 7/28/2025 - 7/28/2025	Contractor: Aquifer Drilling & Testing Inc	Drill Type: Geoprobe	Sampler Type/Method: 2" Macro-Core
Borehole Depth: 3 feet	Backfill: Cuttings	Borehole Diameter: 2-inches	DTW: NM feet
Area: Bay Shore, Long Island	Elevation: NM	Latitude: 215154.4739	Longitude: 1187573.987

Depth (ft)	USCS	USCS Graphic	Visual Description	Sample Interval	Recovery (ft)	PID	Notes
1	MIXD		Medium to dark brownish grey, fine to medium SAND, some coarse Sand and Wood, little medium Gravel (FILL); slightly moist.	G	3	104.3	Precleared from 0 to 3ft
2						121.4	Odor Soil Sample BERM-12(2-3)_P

Bottom of borehole at 3 feet

ROUX STANDARD LOG_ - 10/23/25 11:08 - S:\GINT\PROJECTS\1612 5TH AVENUE - BAYSHORE.GPJ

BERM-13

Client: Fifth XNY, LLC	Site: BCP Site #C152008	Project Number: 3900.0001Y003
Address: 1612 5th Ave	City/State: Bay Shore, New York	Logged By: A. Iervolino

Start to Finish Date: 7/28/2025 - 7/28/2025	Contractor: Aquifer Drilling & Testing Inc	Drill Type: Geoprobe	Sampler Type/Method: 2" Macro-Core
Borehole Depth: 5 feet	Backfill: Cuttings	Borehole Diameter: 2-inches	DTW: NM feet
Area: Bay Shore, Long Island	Elevation: NM	Latitude: 215076.4539	Longitude: 1187611.49

Depth (ft)	USCS	USCS Graphic	Visual Description	Sample Interval	Recovery (ft)	PID	Notes
	SP-SM		Light brown, fine to medium SAND, little Silt, trace fine to coarse gravel; dry.			0.0	Precleared from 0 to 5ft
1			Medium brown, fine to medium SAND, little Silt, trace fine to coarse gravel; dry.			0.0	
2	SP-SM			G	5	0.0	Soil Sample BERM-13(2-3)_P
3			Grey-brown, fine to coarse SAND, some fine to coarse Gravel, trace wood and plastic; moist.			0.0	
4	SW-SM					0.0	

Bottom of borehole at 5 feet

ROUX STANDARD LOG - 10/23/25 11:08 - S:\GINT\PROJECTS\1612 5TH AVENUE - BAYSHORE.GPJ

BERM-14

Client: Fifth XNY, LLC	Site: BCP Site #C152008	Project Number: 3900.0001Y003
Address: 1612 5th Ave	City/State: Bay Shore, New York	Logged By: A. Iervolino

Start to Finish Date: 7/28/2025 - 7/28/2025	Contractor: Aquifer Drilling & Testing Inc	Drill Type: Geoprobe	Sampler Type/Method: 2" Macro-Core
Borehole Depth: 4 feet	Backfill: Cuttings	Borehole Diameter: 2-inches	DTW: NM feet
Area: Bay Shore, Long Island	Elevation: NM	Latitude: 214926.6093	Longitude: 1187512.725

Depth (ft)	USCS	USCS Graphic	Visual Description	Sample Interval	Recovery (ft)	PID	Notes
	MIXD		Light brown, fine SAND and SILT, little medium to coarse Sand, trace fine gravel, metal, and cobble (FILL); dry.			0.0	Precleared from 0 to 4ft
1						0.0	
	MIXD		Medium brown, fine to medium SAND and SILT, some Cobble, trace concrete and brick (FILL); dry.				
2				G	4	0.0	Soil Sample BERM-14(2-3)_P
			Medium brown, fine to coarse SAND, some Silt, trace brick, plastic, and fine to coarse gravel (FILL); dry.				
3	MIXD					0.0	

Bottom of borehole at 4 feet

ROUX STANDARD LOG_ - 10/23/25 11:08 - S:\GINT\PROJECTS\1612 5TH AVENUE - BAYSHORE.GPJ

BERM-15

Client: Fifth XNY, LLC	Site: BCP Site #C152008	Project Number: 3900.0001Y003
Address: 1612 5th Ave	City/State: Bay Shore, New York	Logged By: A. Iervolino

Start to Finish Date: 7/31/2025 - 7/31/2025	Contractor: Aquifer Drilling & Testing Inc	Drill Type: HSA	Sampler Type/Method: 2" Split Spoon
Borehole Depth: 3 feet	Backfill: Cuttings	Borehole Diameter: 2-inches	DTW: NM feet
Area: Bay Shore, Long Island	Elevation: NM	Latitude: 214810.7676	Longitude: 1187645.579

Depth (ft)	USCS	USCS Graphic	Visual Description	Sample Interval	Recovery (ft)	PID	Notes
	MIXD		Light brown, fine to medium SAND, little fine to coarse Gravel, trace brick (FILL).			0.0	Precleared from 0 to 3ft
1			Medium brown, fine to medium SAND, little fine to coarse Gravel, trace brick (FILL).	G	3	0.0	
2	MIXD					0.0	Soil Sample BERM-15(2-3)_P
							Refusal at 3ft
						0.0	

Bottom of borehole at 3 feet

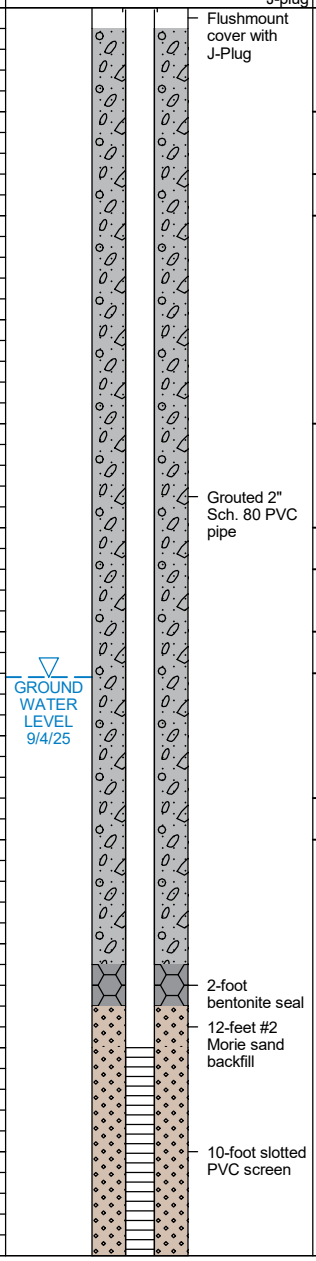
ROUX STANDARD LOG_ - 10/23/25 11:08 - S:\GINT\PROJECTS\1612 5TH AVENUE - BAYSHORE.GPJ

RXMW-15D

Client: Fifth XNY, LLC	Site: BCP Site #C152008	Project Number: 3900.0001Y003
Address: 1612 5th Ave	City/State: Bay Shore, New York	Logged By: B. Lawrence

Start to Finish Date: 8/8/2025 - 8/12/2025	Contractor: Aquifer Drilling & Testing Inc	Drill Type: Rotosonic	Sampler Type/Method: 2" Split Spoon
Borehole Depth: 60 feet	Backfill: Sand/Bentonite/Grout	Borehole Diameter: 2-inches	DTW: 32.19 feet
Area: Bay Shore, Long Island	Elevation: 70.56	Latitude: 215560.86	Longitude: 1187584.13

Well Depth: 60 feet	Well Dia./Materials: 2-inch PVC	Screen Interval: 50-60 feet	Screen Slot Size: 10-Slot	Sand/Filter Pack Size: Morie #2	Annular Seal: Bentonite



Depth (ft)	USCS	USCS Graphic	Visual Description	Sample Interval	Recovery (ft)	PID	Notes
0	MIXD		Brown, fine to medium SAND and WOOD, trace fine gravel (FILL); moist.				
5	MIXD		WOOD (FILL).				
8	MIXD		Greyish brown, fine to coarse SAND, little Wood, fine Gravel, trace brick (FILL); moist.				
10	MIXD		Dark brown, WOOD, little fine to medium Sand, trace fine gravel and brick (FILL); moist				
20	MIXD		Dark brown, fine to medium SAND, some Wood, little fine Gravel, trace wood and brick (FILL); moist.				
25	MIXD		Dark brown, WOOD, little fine to medium Sand, trace fine to coarse gravel and plastic (FILL); moist.				
28	MIXD		Dark brown, fine to medium SAND, little Wood, trace plastic (FILL); moist.				
30	MIXD		Dark brown, fine to coarse SAND, trace fine gravel, wood, metal, and glass (FILL); wet.				
35	MIXD		Brown, fine to medium SAND, little Silt and fine Gravel, trace wood (FILL); wet.				
40	MIXD		Brown, fine to medium SAND, little Silt fine Gravel, and wood (FILL); wet.				

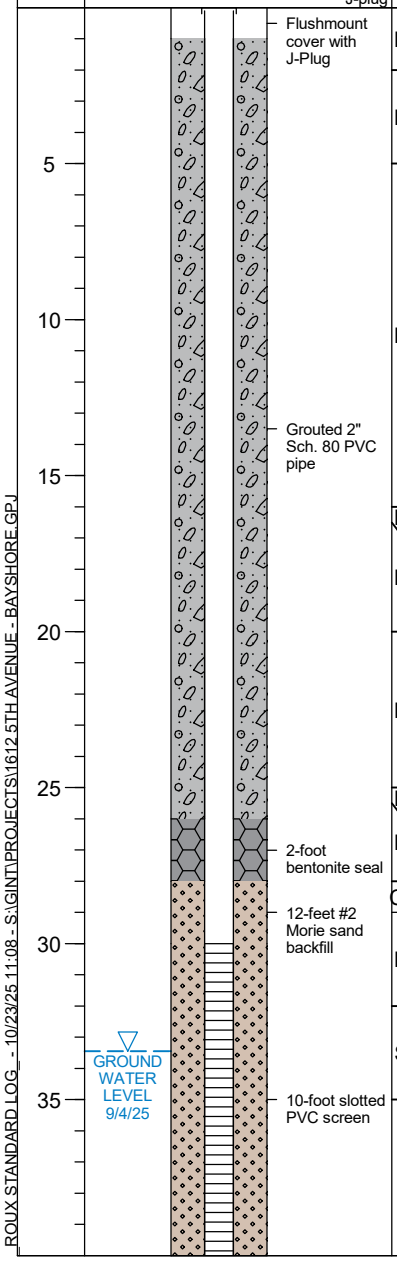
Bottom of borehole at 60 feet

ROUX STANDARD LOG - 10/23/25 11:08 - S:\GINT\PROJECTS\1612 5TH AVENUE - BAYSHORE.GPJ

RXMW-17

Client: Fifth XNY, LLC	Site: BCP Site #C152008	Project Number: 3900.0001Y003	
Address: 1612 5th Ave	City/State: Bay Shore, New York	Logged By: B. Lawrence	
Start to Finish Date: 8/19/2025 - 8/19/2025	Contractor: Aquifer Drilling & Testing Inc	Drill Type: Rotosonic	Sampler Type/Method: 2" Split Spoon
Borehole Depth: 40 feet	Backfill: Sand/Bentonite/Grout	Borehole Diameter: 2-inches	DTW: 33.45 feet
Area: Bay Shore, Long Island	Elevation: 70.31	Latitude: 215173.44	Longitude: 1187884.06

Well Depth:	Well Dia./Materials:	Screen Interval:	Screen Slot Size:	Sand/Filter Pack Size:	Annular Seal:
40 feet	2-inch PVC	30-40 feet	10-Slot	Morie #2	Bentonite



USCS	USCS Graphic	Visual Description	Sample Interval	Recovery (ft)	PID	Notes
MIXD		Light brown, fine to coarse SAND, some Brick, Cement, and fine to coarse Gravel, little Silt (FILL); moist.				
MIXD		Dark brown, fine to coarse SAND, some Brick, Cement, and fine to coarse Gravel, little Silt (FILL); moist.				
MIXD		Dark brown, fine to coarse SAND, some Wood, Plastic, Brick and Metal, little Silt (FILL); moist				
MIXD		WOOD (FILL)				
MIXD		Dark brown, fine to coarse SAND, some Wood, Brick, and Cement, little Plastic and Silt (FILL); moist				
MIXD		Dark brown, fine to coarse SAND, some Wood, Metal, Plastic, and Brick, little Cardboard, Styrofoam, and Cloth (FILL); moist.				
MIXD		WOOD (FILL).				
MIXD		Dark brown, fine to coarse SAND, some Wood, Brick, Concrete and Plastic, little Silt (FILL); moist.				
CONC		CONCRETE.				
MIXD		Brown, fine to coarse SAND, some fine to coarse Gravel, and Silt, little Wood (FILL); moist				
SWG		Grey fine to coarse SAND, some fine to coarse Gravel, little Silt; moist.				

Bottom of borehole at 40 feet

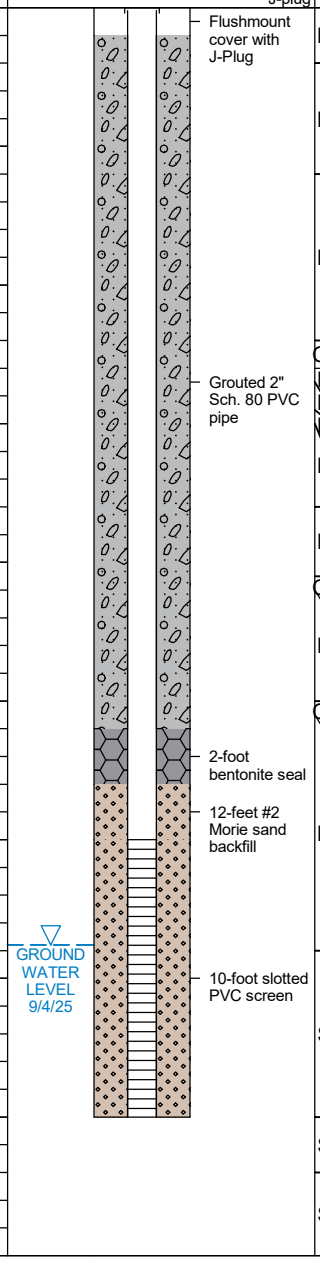
ROUX STANDARD LOG - 10/23/25 11:08 - S:\GINT\PROJECTS\1612 5TH AVENUE - BAYSHORE.GPJ

RXMW-18

Client: Fifth XNY, LLC	Site: BCP Site #C152008	Project Number: 3900.0001Y003
Address: 1612 5th Ave	City/State: Bay Shore, New York	Logged By: B. Lawrence

Start to Finish Date: 8/13/2025 - 8/14/2025	Contractor: Aquifer Drilling & Testing Inc	Drill Type: Rotosonic	Sampler Type/Method: 2" Split Spoon
Borehole Depth: 45 feet	Backfill: Sand/Bentonite/Grout	Borehole Diameter: 2-inches	DTW: 33.80 feet
Area: Bay Shore, Long Island	Elevation: 71.36	Latitude: 215306.19	Longitude: 1187534.23

Well Depth: 40 feet	Well Dia./Materials: 2-inch PVC	Screen Interval: 30-40 feet	Screen Slot Size: 10-Slot	Sand/Filter Pack Size: Morie #2	Annular Seal: Bentonite



Depth (ft)	USCS	USCS Graphic	Visual Description	Sample Interval	Recovery (ft)	PID	Notes
0	MIXD		Grey, fine to coarse SAND, WOOD, CONCRETE, fine to coarse GRAVEL, little Silt (FILL); moist.				
	MIXD		Dark grey, fine to coarse SAND, WOOD, CONCRETE, fine to coarse GRAVEL, little Silt (FILL); moist				
5	MIXD		Dark grey, fine to coarse SAND, some Wood and fine to coarse Gravel, little Silt (FILL); moist.				
10	CONC		CONCRETE.				
	MIXD		Grey, fine to coarse SAND, some Wood and fine to coarse Gravel, little Silt (FILL); moist.				
15	MIXD		Dark grey, fine to coarse SAND, some coarse Gravel, Wood, and Brick, little Silt (FILL); moist				
	MIXD		Grey, fine to medium SAND, some Silt, little fine Gravel and Clay, trace brick (FILL); moist.				
20	CONC		CONCRETE.				
	MIXD		Dark grey, fine to coarse SAND and WOOD, some Plastic and Metal, little Silt (FILL); moist.				
25	CONC		WOOD, little fine to coarse Sand and Silt, trace plastic and metal (FILL); moist.				
	MIXD		CONCRETE.				
30			Dark grey, fine to coarse SAND, some Wood, Brick, Plastic, and Concrete, little Silt (FILL); moist.				
			CONCRETE				
			Brown, fine to coarse SAND, some Wood, Brick, Cardboard, Plastic, Rope, little fine to coarse Gravel (FILL); moist				
35	SWG		Light brown, fine to coarse SAND, some fine to coarse Gravel; moist.				
40	SWG		Brown, fine to coarse SAND, some fine to coarse Gravel; moist.				
	SWG		Brown, fine to coarse SAND, some fine to coarse Gravel; wet.				

Bottom of borehole at 45 feet

ROUX STANDARD LOG - 10/23/25 11:08 - S:\GINT\PROJECTS\1612 5TH AVENUE - BAYSHORE.GPJ

RXMW-19D

Client: Fifth XNY, LLC	Site: BCP Site #C152008	Project Number: 3900.0001Y003
Address: 1612 5th Ave	City/State: Bay Shore, New York	Logged By: B. Weintraub

Start to Finish Date: 8/5/2025 - 8/6/2025	Contractor: Aquifer Drilling & Testing Inc	Drill Type: Rotosonic	Sampler Type/Method: 2" Split Spoon
Borehole Depth: 63 feet	Backfill: Sand/Bentonite/Grout	Borehole Diameter: 2-inches	DTW: 30.79 feet
Area: Bay Shore, Long Island	Elevation: 69.11	Latitude: 215853.35	Longitude: 1187688.14

Well Depth: 63 feet	Well Dia./Materials: 2-inch PVC	Screen Interval: 53-63 feet	Screen Slot Size: 10-Slot	Sand/Filter Pack Size: Morie #2	Annular Seal: Bentonite

Depth (ft)	Well Diagram	USCS	USCS Graphic	Visual Description	Sample Interval	Recovery (ft)	PID	Notes
0	Flushmount well cover J-plug; Flushmount cover with J-Plug	MIXD		Light brown, fine to medium SAND and SILT, little coarse Sand and fine to coarse Gravel (FILL); dry.				
5		MIXD		Medium brown, fine to medium SAND and SILT, little coarse Sand and fine to coarse Gravel, trace wood (FILL); dry.				
10		MIXD		Dark brown fine SAND and WOOD, trace fine to coarse gravel (FILL); dry.				
15		MIXD		WOOD (FILL); moist.				
20		MIXD		Dark brown, fine to coarse SAND and SILT and WOOD, some fine Gravel, trace brick and concrete (FILL); moist.				
25	Grouted 2" Sch. 80 PVC pipe	MIXD		Medium brown fine SAND and SILT, trace fine gravel (FILL); moist.				
30	GROUND WATER LEVEL 9/4/25	MIXD		WOOD, BRICK and CONCRETE, trace fine gravel (FILL); moist.				
35		MIXD		WOOD (FILL); moist				
40		MIXD		Medium brown, fine to medium SAND (FILL); moist				
45		MIXD		WOOD (FILL); moist.				
50	2-foot bentonite seal	MIXD		Grey brown, fine to medium SAND, trace fine to coarse gravel (FILL); moist.				
55	12-feet #2 Morie sand backfill	MIXD		WOOD and BRICK (FILL).				
60	10-foot slotted PVC screen	MIXD		Dark brown, WOOD, little fine to medium Sand and Brick (FILL); moist.				
		MIXD		Medium brown, fine to medium SAND, little Wood, trace brick (FILL); moist.				
		SW		Dark brown, fine to medium SAND, some Wood, trace brick and rubber (FILL); moist.				
				Greyish brown, fine to coarse SAND, trace fine gravel; wet.				

Bottom of borehole at 63 feet

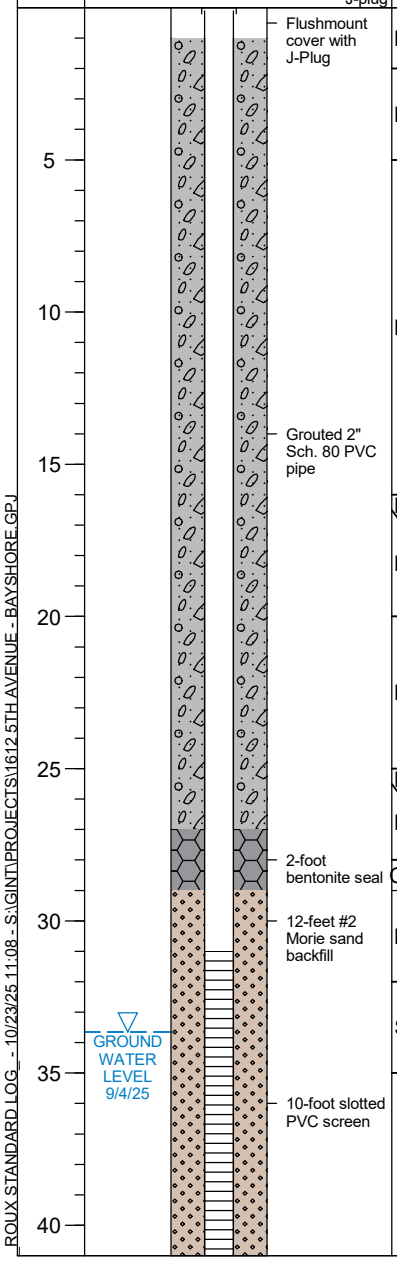
ROUX STANDARD LOG - 10/23/25 11:08 - S:\GINT\PROJECTS\1612 5TH AVENUE - BAYSHORE.GPJ

RXMW-21

Client: Fifth XNY, LLC	Site: BCP Site #C152008	Project Number: 3900.0001Y003
Address: 1612 5th Ave	City/State: Bay Shore, New York	Logged By: B. Lawrence

Start to Finish Date: 8/21/2025 - 8/22/2025	Contractor: Aquifer Drilling & Testing Inc	Drill Type: Rotosonic	Sampler Type/Method: 2" Split Spoon
Borehole Depth: 41 feet	Backfill: Sand/Bentonite/Grout	Borehole Diameter: 2-inches	DTW: 33.65 feet
Area: Bay Shore, Long Island	Elevation: 70.91	Latitude: 215350.06	Longitude: 1188037.13

Well Depth: 41 feet	Well Dia./Materials: 2-inch PVC	Screen Interval: 31-41 feet	Screen Slot Size: 10-Slot	Sand/Filter Pack Size: Morie #2	Annular Seal: Bentonite



Depth (ft)	USCS	USCS Graphic	Visual Description	Sample Interval	Recovery (ft)	PID	Notes
0	MIXD		Light brown, fine to coarse SAND, some Brick, Cement, and fine to coarse Gravel, little Silt (FILL); moist.				
2	MIXD		Dark brown, fine to coarse SAND, some Brick, Cement, and fine to coarse Gravel, little Silt (FILL); moist.				
5	MIXD		Dark brown, fine to coarse SAND, some Wood, Plastic, Brick and Metal, little Silt (FILL); moist				
15	MIXD		WOOD (FILL)				
16	MIXD		Dark brown, fine to coarse SAND, some Wood, Brick, and Cement, little Plastic and Silt (FILL); moist				
20	MIXD		Dark brown, fine to coarse SAND, some Wood, Metal, Plastic, and Brick, little Cardboard, Styrofoam, and Cloth (FILL); moist.				
25	MIXD		WOOD (FILL).				
26	MIXD		Dark brown, fine to coarse SAND, some Wood, Brick, Concrete and Plastic, little Silt (FILL); moist.				
28	CONC		CONCRETE.				
30	MIXD		Brown, fine to coarse SAND, some fine to coarse Gravel, and Silt, little Wood (FILL); moist				
33	SWG		Grey fine to coarse SAND, some fine to coarse Gravel, little Silt; moist.				
41			Bottom of borehole at 41 feet				

ROUX STANDARD LOG - 10/23/25 11:08 - S:\GINT\PROJECTS\1612 5TH AVENUE - BAYSHORE.GPJ

RXSB-39/RXMW-19

Client:	Site:	Project Number:
Fifth XNY, LLC	BCP Site #C152008	3900.0001Y003
Address:	**City/State:**	**Logged By:**
1612 5th Ave	Bay Shore, New York	A. Iervolino

Start to Finish Date:	Contractor:	Drill Type:	Sampler Type/Method:
7/29/2025 - 8/4/2025	Aquifer Drilling & Testing Inc	HSA	2" Split Spoon
Borehole Depth:	**Backfill:**	**Borehole Diameter:**	**DTW:**
41 feet	Sand/Bentonite/Grout	2-inches	30.56 feet
Area:	**Elevation:**	**Latitude:**	**Longitude:**
Bay Shore, Long Island	68.83	215858.7	1187688.14

Well Depth:	Well Dia./Materials:	Screen Interval:	Screen Slot Size:	Sand/Filter Pack Size:	Annular Seal:
42 feet	2-inch PVC	32-42 feet	10-Slot	Morie #2	Bentonite

Depth (ft)	Well Diagram	USCS	USCS Graphic	Visual Description	Sample Interval	Recovery (ft)	PID	Notes
0	Flushmount well cover J-plug; Flushmount cover with J-Plug	MIXD		Light brown, fine to medium SAND and SILT, little coarse Sand and fine to coarse Gravel (FILL); dry.			0.0	
		MIXD					1.5	Precleared to 5ft
		MIXD		Medium brown, fine to medium SAND and SILT, little coarse Sand and fine to coarse Gravel, trace wood (FILL); dry.	G	5	36.0	Soil Sample RXSB-39(0-2)_P
5		MIXD		Dark brown fine SAND and WOOD, trace fine to coarse gravel (FILL); dry.			0.0	
		MIXD		WOOD (FILL); moist.		1.5	0.0	
10							0.0	
		MIXD		Dark brown, fine to coarse SAND and SILT and WOOD, some fine Gravel, trace brick and concrete (FILL); moist.		2.5	0.0	Soil Sample RXSB-39(10-12)_P
15	Grouted 2" Sch. 80 PVC pipe	MIXD		Medium brown fine SAND and SILT, trace fine gravel (FILL); moist.			0.0	
		MIXD		WOOD, BRICK and CONCRETE, trace fine gravel (FILL); moist.		2.5	1.0	
20		MIXD		WOOD (FILL); moist			0.0	
		MIXD		Medium brown, fine to medium SAND (FILL); moist		2	0.0	
		MIXD		WOOD (FILL); moist.				
		MIXD		Grey brown, fine to medium SAND, trace fine to coarse gravel (FILL); moist.				
25		MIXD		WOOD and BRICK (FILL).			0.0	Refusal at 25ft - retire geoprobe and continue with sonic rig
		MIXD		Dark brown, WOOD, little fine to medium Sand and Brick (FILL); moist.		5	0.0	
	2-foot bentonite seal	MIXD		Medium brown, fine to medium SAND, little Wood, trace brick (FILL); moist.			0.0	Odor from 25-30ft
30	GROUND WATER LEVEL 9/4/25; 12-feet #2 Morie sand backfill	MIXD		Dark brown, fine to medium SAND, some Wood, trace brick and rubber (FILL); moist.		5	0.0	
35	10-foot slotted PVC screen	SW		Greyish brown, fine to coarse SAND, trace fine gravel; wet.		5	0.0	Soil Sample RXSB-39(33-35)_P; Soil Sample RXSB-39(35-37)_P
40				Bottom of borehole at 41 feet				

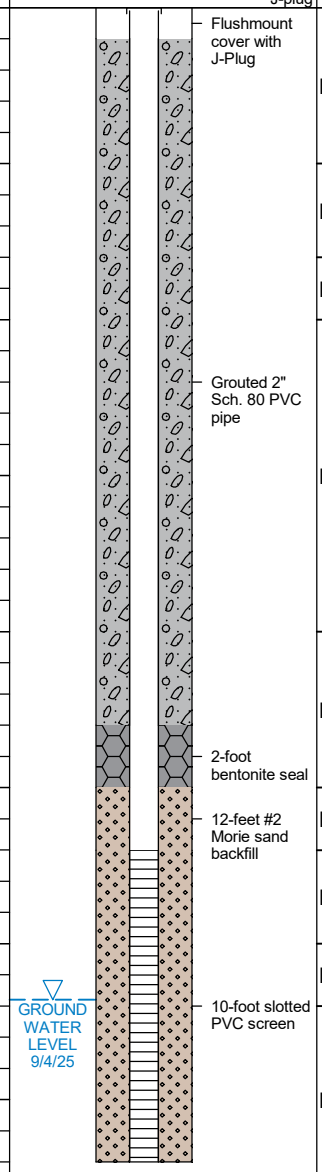
ROUX STANDARD LOG - 10/23/25 11:08 - S:\GINT\PROJECTS\1612 5TH AVENUE - BAYSHORE.GPJ

RXSB-40/RXMW-16

Client:	Site:	Project Number:
Fifth XNY, LLC	BCP Site #C152008	3900.0001Y003
Address:	**City/State:**	**Logged By:**
1612 5th Ave	Bay Shore, New York	B. Weintraub

Start to Finish Date:	Contractor:	Drill Type:	Sampler Type/Method:
8/6/2025 - 8/8/2025	Aquifer Drilling & Testing Inc	HSA	2" Split Spoon
Borehole Depth:	**Backfill:**	**Borehole Diameter:**	**DTW:**
40 feet	Sand/Bentonite/Grout	2-inches	37.75 feet
Area:	**Elevation:**	**Latitude:**	**Longitude:**
Bay Shore, Long Island	70.21	215575.07	1187578.85

Well Depth:	Well Dia./Materials:	Screen Interval:	Screen Slot Size:	Sand/Filter Pack Size:	Annular Seal:
37 feet	2-inch PVC	27-37 feet	10-Slot	Morie #2	Bentonite



Depth (ft)	USCS	USCS Graphic	Visual Description	Sample Interval	Recovery (ft)	PID	Notes
0	MIXD		Brown, fine to medium SAND and WOOD, trace fine gravel (FILL); moist.	G	5	0.0 1.5 36.0	Precleared to 5ft Soil Sample RXSB-40(0-2)_P
5	MIXD		WOOD (FILL).		5	0.0	
	MIXD		Greyish brown, fine to coarse SAND, little Wood, fine Gravel, trace brick (FILL); moist.		5	0.0	
10	MIXD		Dark brown, WOOD, little fine to medium Sand, trace fine gravel and brick (FILL); moist		5	0.0	
15	MIXD				5	0.0 1.0	Soil Sample RXSB-40(16-18)_P
20	MIXD		Dark brown, fine to medium SAND, some Wood, little fine Gravel, trace wood and brick (FILL); moist.		5	0.0	
25	MIXD		Dark brown, WOOD, little fine to medium Sand, trace fine to coarse gravel and plastic (FILL); moist.		5	0.0	
	MIXD		Dark brown, fine to medium SAND, little Wood, trace plastic (FILL); moist.				Soil Sample RXSB-40(27-29)_P
30	MIXD		Dark brown, fine to coarse SAND, trace fine gravel, wood, metal, and glass (FILL); wet.		5	0.0	Soil Sample RXSB-40(29-31)_P
	MIXD		Brown, fine to medium SAND, little Silt and fine Gravel, trace wood (FILL); wet.				
35	MIXD				5	0.0	
	MIXD		Brown, fine to medium SAND, little Silt fine Gravel, and wood (FILL); wet.				

Bottom of borehole at 40 feet

ROUX STANDARD LOG - 10/23/25 11:08 - S:\GINT\PROJECTS\1612 5TH AVENUE - BAYSHORE.GPJ

RXSB-41/RXMW-18D

Client: Fifth XNY, LLC	Site: BCP Site #C152008	Project Number: 3900.0001Y003
Address: 1612 5th Ave	City/State: Bay Shore, New York	Logged By: B. Lawrence

Start to Finish Date: 8/12/2025 - 8/13/2025	Contractor: Aquifer Drilling & Testing Inc	Drill Type: Rotosonic	Sampler Type/Method: 2" Split Spoon
Borehole Depth: 50 feet	Backfill: Sand/Bentonite/Grout	Borehole Diameter: 2-inches	DTW: 33.50 feet
Area: Bay Shore, Long Island	Elevation: 70.97	Latitude: 215312.4	Longitude: 1187525.92

Well Depth: 50 feet	Well Dia./Materials: 2-inch PVC	Screen Interval: 40-50 feet	Screen Slot Size: 10-Slot	Sand/Filter Pack Size: Morie #2	Annular Seal: Bentonite

Depth (ft)	Well Diagram	USCS	USCS Graphic	Visual Description	Sample Interval	Recovery (ft)	PID	Notes
0	Flushmount well cover J-plug; Flushmount cover with J-Plug	MIXD		Grey, fine to coarse SAND, WOOD, CONCRETE, fine to coarse GRAVEL, little Silt (FILL); moist.	G	5	0.2 0.3	Precleared to 5ft Soil Sample RXSB-41(0-2)_P
		MIXD		Dark grey, fine to coarse SAND, WOOD, CONCRETE, fine to coarse GRAVEL, little Silt (FILL); moist			0.3 0.0	
5		MIXD		Dark grey, fine to coarse SAND, some Wood and fine to coarse Gravel, little Silt (FILL); moist.		5	0.0	
10		CONC		CONCRETE.		5	0.0 0.0	Soil Sample RXSB-41(10-12)_P
		MIXD MIXD MIXD		Grey, fine to coarse SAND, some Wood and fine to coarse Gravel, little Silt (FILL); moist.			0.0	
15		MIXD		Dark grey, fine to coarse SAND, some coarse Gravel, Wood, and Brick, little Silt (FILL); moist		5	8.2 14.2	
	Grouted 2" Sch. 80 PVC pipe	MIXD		Grey, fine to medium SAND, some Silt, little fine Gravel and Clay, trace brick (FILL); moist.			9.6	
20		CONC				5	15.5	
		MIXD		Dark grey, fine to coarse SAND and WOOD, some Plastic and Metal, little Silt (FILL); moist.				
25		CONC		WOOD, little fine to coarse Sand and Silt, trace plastic and metal (FILL); moist.		5	0.0	
				CONCRETE.			0.6	
		MIXD		Dark grey, fine to coarse SAND, some Wood, Brick, Plastic, and Concrete, little Silt (FILL); moist.			0.4	
30				CONCRETE		5	0.0	
	GROUND WATER LEVEL 9/4/25			Brown, fine to coarse SAND, some Wood, Brick, Cardboard, Plastic, Rope, little fine to coarse Gravel (FILL); moist				Soil Sample RXSB-41(32-34)_P
35	2-foot bentonite seal	SWG		Light brown, fine to coarse SAND, some fine to coarse Gravel; moist.		5	0.0 0.0	
	12-feet #2 Morie sand backfill						0.0	
40		SWG		Brown, fine to coarse SAND, some fine to coarse Gravel; moist.		5	0.0	Soil Sample RXSB-41(40-42)_P
		SWG		Brown, fine to coarse SAND, some fine to coarse Gravel; wet.				
45	10-foot slotted PVC screen							

Bottom of borehole at 50 feet

ROUX STANDARD LOG - 10/23/25 11:08 - S:\GINT\PROJECTS\1612 5TH AVENUE - BAYSHORE.GPJ

RXSB-42/RXMW-14D

Client: Fifth XNY, LLC	Site: BCP Site #C152008	Project Number: 3900.0001Y003
Address: 1612 5th Ave	City/State: Bay Shore, New York	Logged By: B. Lawrence

Start to Finish Date: 8/14/2025 - 8/14/2025	Contractor: Aquifer Drilling & Testing Inc	Drill Type: Rotosonic	Sampler Type/Method: 2" Split Spoon
Borehole Depth: 45 feet	Backfill: Sand/Bentonite/Grout	Borehole Diameter: 2-inches	DTW: 33.02 feet
Area: Bay Shore, Long Island	Elevation: 69.69	Latitude: 214925.83	Longitude: 1187589.83

Well Depth: 45 feet	Well Dia./Materials: 2-inch PVC	Screen Interval: 35-45 feet	Screen Slot Size: 10-Slot	Sand/Filter Pack Size: Morie #2	Annular Seal: Bentonite

Depth (ft)	Well Diagram	USCS	USCS Graphic	Visual Description	Sample Interval	Recovery (ft)	PID	Notes
0	Flushmount well cover J-plug; Flushmount cover with J-Plug	MIXD		Brown, fine to coarse SAND, some fine to coarse Gravel and Brick, little Silt (FILL); moist.	G	5	3.5	Precleared to 5ft Soil Sample RXSB-42(0-2)_P
5		MIXD		Dark brown, fine to coarse SAND, some Wood, Brick, Cement, and fine to coarse Gravel, little Silt (FILL); moist.		5	20.2 93.8 15.2	
10		MIXD		Dark brown, fine to coarse SAND, some Wood, fine to coarse Gravel, Brick and Silt (FILL); moist.		5	2.7 5.9 0.3	Soil Sample RXSB-42(10-12)_P
15	Grouted 2" Sch. 80 PVC pipe	MIXD		Dark brown, fine to coarse SAND, some Wood, Ceramic, and Brick, little Silt and Cement (FILL); moist.		5	63.5 8.2	
20		MIXD		Brown, WOOD.			0.3	
		MIXD		Dark brown, fine to coarse SAND, some Wood, Cement, Metal, and Plastic, little Silt (FILL); moist.		5	6.9	
25		MIXD		Dark brown, fine to coarse SAND, some Wood, Cardboard, Metal, Brick, Cement and Plastics, little Silt (FILL); moist.		5	6.8	
30	2-foot bentonite seal	MIXD		Dark brown, fine to coarse SAND, some Wood, fine to coarse Gravel and Cement, little Silt (FILL); moist.		5	8.1 30.7	Soil Sample RXSB-42(32-34)_P
35	GROUND WATER LEVEL 9/4/25 12-feet #2 Morie sand backfill	SWG		Grey, fine to coarse SAND, some fine to coarse Gravel, little Silt; moist.		5	0.0	
		SWG		Light brown, fine to coarse SAND, some fine to coarse Gravel, little Silt; wet.			0.0 0.0	Soil Sample RXSB-42(35-37)_P
40	10-foot slotted PVC screen							

Bottom of borehole at 45 feet

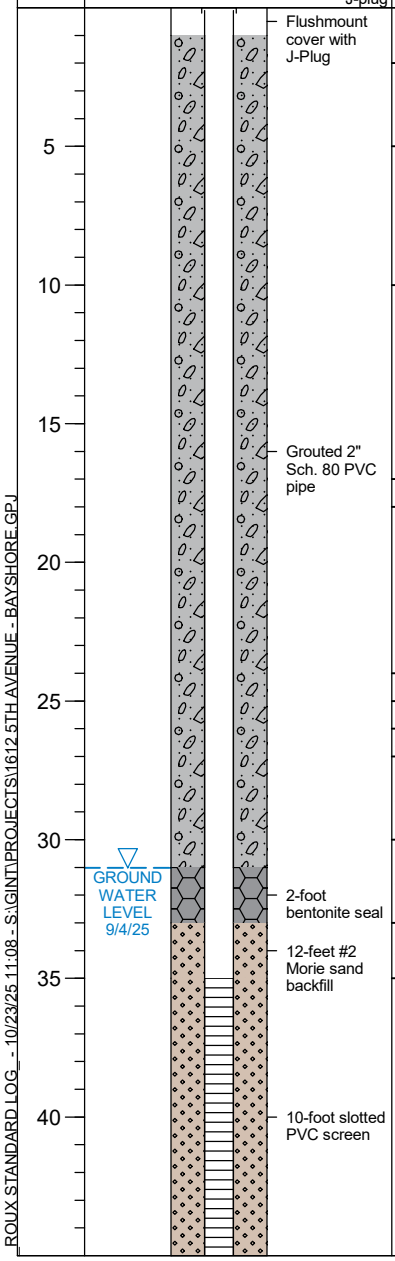
ROUX STANDARD LOG - 10/23/25 11:08 - S:\GINT\PROJECTS\1612 5TH AVENUE - BAYSHORE.GPJ

RXSB-43/RXMW-13D

Client: Fifth XNY, LLC	Site: BCP Site #C152008	Project Number: 3900.0001Y003
Address: 1612 5th Ave	City/State: Bay Shore, New York	Logged By: B. Lawrence

Start to Finish Date: 8/18/2025 - 8/18/2025	Contractor: Aquifer Drilling & Testing Inc	Drill Type: Rotosonic	Sampler Type/Method: 2" Split Spoon
Borehole Depth: 45 feet	Backfill: Sand/Bentonite/Grout	Borehole Diameter: 2-inches	DTW: 31.01 feet
Area: Bay Shore, Long Island	Elevation: 67.82	Latitude: 214935.54	Longitude: 1187763.37

Well Depth: 45 feet	Well Dia./Materials: 2-inch PVC	Screen Interval: 35-45 feet	Screen Slot Size: 10-Slot	Sand/Filter Pack Size: Morie #2	Annular Seal: Bentonite



Depth (ft)	USCS	USCS Graphic	Visual Description	Sample Interval	Recovery (ft)	PID	Notes
0	MIXD		Grey, fine to coarse SAND, some Brick, Metal, and fine to coarse Gravel (FILL); moist.	G	5	0.2	Precleared to 5ft
	MIXD		Dark grey, fine to coarse SAND, some Silt, fine to coarse Gravel, and Brick, little Wood and Metal (FILL); moist			0.8	Soil Sample RXSB-43(0-2)_P
5	MIXD		Dark brown, fine to coarse SAND, some Wood, Brick, and fine to coarse Gravel, little Cardboard and Silt (FILL); moist.		5	0.2	
10	MIXD		Dark brown, fine to coarse SAND, some Wood, Brick, Plastic and Cardboard, little Silt (FILL); moist.		5	2.1	Soil Sample RXSB-43(10-12)_P
						8.1	
15	MIXD		WOOD (FILL)		5	0.3	
20	MIXD		Dark brown, fine to coarse SAND, some Wood, Metal and Silt, little fine Gravel and Cardboard (FILL); moist.		5	8.2	
						22.5	
25	MIXD		WOOD (FILL)			0.3	
	MIXD		Dark brown, fine to coarse SAND, some fine to coarse Gravel and Cement, little Wood and Silt (FILL); moist.		5	10.2	Soil Sample RXSB-43(24-26)_P
	SWG		Grey, fine to coarse SAND, some fine to coarse Gravel; moist.			0.8	
30	SWG		Light brown, fine to coarse SAND, some fine to coarse Gravel; moist.		5	10.7	Soil Sample RXSB-43(31-33)_P
	SWG		Dark brown, fine to coarse SAND, some fine to coarse Gravel and Silt; moist.				
35	SWG		Light brown, fine to coarse SAND, some fine to coarse Gravel; wet.			0.7	
40							

Bottom of borehole at 45 feet

ROUX STANDARD LOG - 10/23/25 11:08 - S:\GINT\PROJECTS\1612 5TH AVENUE - BAYSHORE.GPJ

RXSB-44/RXMW-12D

Client:	Site:	Project Number:
Fifth XNY, LLC	BCP Site #C152008	3900.0001Y003
Address:	**City/State:**	**Logged By:**
1612 5th Ave	Bay Shore, New York	B. Lawrence

Start to Finish Date:	Contractor:	Drill Type:	Sampler Type/Method:
8/21/2025 - 8/21/2025	Aquifer Drilling & Testing Inc	Rotosonic	2" Split Spoon
Borehole Depth:	**Backfill:**	**Borehole Diameter:**	**DTW:**
46 feet	Sand/Bentonite/Grout	2-inches	31.95 feet
Area:	**Elevation:**	**Latitude:**	**Longitude:**
Bay Shore, Long Island	68.85	215140.13	1188098.58

Well Depth:	Well Dia./Materials:	Screen Interval:	Screen Slot Size:	Sand/Filter Pack Size:	Annular Seal:
46 feet	2-inch PVC	36-46 feet	10-Slot	Morie #2	Bentonite

Depth (ft)	Well Diagram	USCS	USCS Graphic	Visual Description	Sample Interval	Recovery (ft)	PID	Notes
0	Flushmount well cover J-plug; Flushmount cover with J-Plug	MIXD		Light brown, fine to coarse SAND, some fine to coarse Gravel and Brick, little Silt (FILL); moist	G	5	0.9	Precleared to 5ft
		MIXD		Brown, fine to coarse SAND, some Brick, Wood and fine to coarse Gravel, little Silt (FILL); moist.			0.4	Soil Sample RXSB-44(0-2)_P
5		MIXD		Grey, fine to coarse SAND, some fine to coarse Gravel, little Brick (FILL); moist.		5	6.6	
		MIXD		Dark brown, fine to coarse SAND, some Wood, Brick, and fine Gravel, little Silt (FILL); moist.			8.2	
10		CONC		CONCRETE.		5		Soil Sample RXSB-44(10-12)_P
		MIXD		Dark brown, fine to coarse SAND, some Wood, Metal, Plastic and Silt, little fine to coarse Gravel (FILL); moist.			0.3	
15	Grouted 2" Sch. 80 PVC pipe	MIXD		Dark brown, fine to coarse SAND, some Wood, Cloth, Metal and Plastic, little Concrete and Silt (FILL); moist.		5	0.1	
		MIXD		WOOD (FILL)				
20		MIXD		Dark brown, fine to coarse SAND, Wood, Plastic, Metal, Insulation, Canvas (FILL); moist.		5	1.5	
							2.1	
25		SWG		Grey, fine to coarse SAND, some fine to coarse Gravel; moist.		5	9.6	Soil Sample RXSB-44(25-27)_P
							7.2	
30	GROUND WATER LEVEL 9/4/25	SWG		Grey, fine to coarse SAND, some fine to coarse Gravel; wet.		5	0.0	
	2-foot bentonite seal						0.0	Soil Sample RXSB-44(30-32)_P
35	12-feet #2 Morie sand backfill						0.0	
40	10-foot slotted PVC screen							
45								

Bottom of borehole at 46 feet

ROUX STANDARD LOG - 10/23/25 11:09 - S:\GINT\PROJECTS\1612 5TH AVENUE - BAYSHORE.GPJ

RXSB-45/RXMW-17D

Client: Fifth XNY, LLC	Site: BCP Site #C152008	Project Number: 3900.0001Y003
Address: 1612 5th Ave	City/State: Bay Shore, New York	Logged By: B. Lawrence

Start to Finish Date: 8/20/2025 - 8/20/2025	Contractor: Aquifer Drilling & Testing Inc	Drill Type: Rotosonic	Sampler Type/Method: 2" Split Spoon
Borehole Depth: 50 feet	Backfill: Sand/Bentonite/Grout	Borehole Diameter: 2-inches	DTW: 33.22 feet
Area: Bay Shore, Long Island	Elevation: 70.32	Latitude: 215165.1	Longitude: 1187879.7

Well Depth: 50 feet	Well Dia./Materials: 2-inch PVC	Screen Interval: 40-50 feet	Screen Slot Size: 10-Slot	Sand/Filter Pack Size: Morie #2	Annular Seal: Bentonite

Depth (ft)	Well Diagram	USCS	USCS Graphic	Visual Description	Sample Interval	Recovery (ft)	PID	Notes
0	Flushmount well cover J-plug; Flushmount cover with J-Plug	MIXD		Light brown, fine to coarse SAND, some Brick, Cement, and fine to coarse Gravel, little Silt (FILL); moist.	G	5	6.5	Precleared to 5ft
		MIXD		Dark brown, fine to coarse SAND, some Brick, Cement, and fine to coarse Gravel, little Silt (FILL); moist.			12.5	Soil Sample RXSB-45(0-2)_P
5				Dark brown, fine to coarse SAND, some Wood, Plastic, Brick and Metal, little Silt (FILL); moist		5	5.2	
							1.2	
10		MIXD				5	3.2	Soil Sample RXSB-45(10-12)_P
15		MIXD		WOOD (FILL)			1.8	
		MIXD		Dark brown, fine to coarse SAND, some Wood, Brick, and Cement, little Plastic and Silt (FILL); moist		5	3.5	
20	Grouted 2" Sch. 80 PVC pipe			Dark brown, fine to coarse SAND, some Wood, Metal, Plastic, and Brick, little Cardboard, Styrofoam, and Cloth (FILL); moist.		5	5.1	
		MIXD					16.6	
							8.5	
25		MIXD		WOOD (FILL).			1.2	
		MIXD		Dark brown, fine to coarse SAND, some Wood, Brick, Concrete and Plastic, little Silt (FILL); moist.		5	1.8	
		CONC		CONCRETE.			0.9	
30	GROUND WATER LEVEL 9/4/25	MIXD		Brown, fine to coarse SAND, some fine to coarse Gravel, and Silt, little Wood (FILL); moist		5	1.1	Soil Sample RXSB-45(30-32)_P
		SWG		Grey fine to coarse SAND, some fine to coarse Gravel, little Silt; moist.				Soil Sample RXSB-45(33-35)_P
35	2-foot bentonite seal							
40	12-feet #2 Morie sand backfill							
45	10-foot slotted PVC screen							

Bottom of borehole at 50 feet

ROUX STANDARD LOG - 10/23/25 11:09 - S:\GINT\PROJECTS\1612 5TH AVENUE - BAYSHORE.GPJ

RXSB-46/RXMW-20

Client:	Site:	Project Number:
Fifth XNY, LLC	BCP Site #C152008	3900.0001Y003
Address:	**City/State:**	**Logged By:**
1612 5th Ave	Bay Shore, New York	A. Iervolino

Start to Finish Date:	Contractor:	Drill Type:	Sampler Type/Method:
7/29/2025 - 7/30/2025	Aquifer Drilling & Testing Inc	Geoprobe/Rotosonic	2" Macro-Core
Borehole Depth:	**Backfill:**	**Borehole Diameter:**	**DTW:**
45 feet	Sand/Bentonite/Grout	2-inches	35.10 feet
Area:	**Elevation:**	**Latitude:**	**Longitude:**
Bay Shore, Long Island	73.68	215361.14	1187760.62

Well Depth:	Well Dia./Materials:	Screen Interval:	Screen Slot Size:	Sand/Filter Pack Size:	Annular Seal:
40 feet	2-inch PVC	30-40 feet	10-Slot	Morie #2	Bentonite

Depth (ft)	Well Diagram	USCS	USCS Graphic	Visual Description	Sample Interval	Recovery (ft)	PID	Notes
0	Flushmount well cover J-plug Flushmount cover with J-Plug	MIXD		Medium brown, fine SAND and SILT, little fine to coarse Gravel, trace brick and coarse sand (FILL); dry.	G	5	0.0 0.0	Precleared to 5ft Soil Sample RXSB-46(0-2)_P
		ASPH		CONCRETE and ASPHALT.				
		CONC		CONCRETE.				
5		SM MIXD		Medium brown, fine SAND and SILT, little fine to coarse Gravel, trace asphalt; dry.			0.0	
				WOOD (FILL).			0.0	
		MIXD		Grey, CONCRETE, ASPHALT, and WOOD, some fine to coarse Gravel (FILL).		2.5	0.0	
10		MIXD		Medium brown, fine SAND and SILT (FILL).			0.0	
	Grouted 2" Sch. 80 PVC pipe	MIXD		Dark brown, fine to coarse SAND and WOOD (FILL); moist.			0.0	Soil Sample RXSB-46(10-12)_P
		MIXD		WOOD, some Concrete, trace fine to coarse sand (FILL); moist.		3		
15		MIXD		Grey brown, fine to medium SAND and SILT (FILL); moist.			0.0	Odor from 14.4-15ft
		MIXD		WOOD, fine SAND and BRICK (FILL).		2	0.0	
		MIXD		Dark brown, fine SAND and SILT, some Wood, trace coarse sand and cobble (FILL); moist.			0.0	
20	2-foot bentonite seal	MIXD		Dark brown, fine to coarse SAND, some Wood, little fine Gravel, trace brick, concrete, and silt (FILL); moist		2	0.0	
25		MIXD		WOOD, some Metal (wire and pieces), trace fine to coarse gravel (FILL); moist.			0.0	
	12-feet #2 Morie sand backfill	MIXD		Dark brown, fine to medium SAND and WOOD, trace fine to coarse gravel (FILL); moist.		1	0.9	Soil Sample RXSB-46(28-30)_P
30		MIXD		WOOD, fine to medium SAND, trace carpet, foam, metal, and rubber (FILL); moist.			0.9	Odor from 27-30ft
						2.5	0.0	
35	GROUND WATER LEVEL 9/4/25 10-foot slotted PVC screen	MIXD		WOOD and fine to medium SAND (FILL); moist.			0.0	
		MIXD		Dark brown, fine to medium SAND, some Wood, trace fine to coarse gravel (FILL); moist.		4.5	0.0	Soil Sample RXSB-46(36-38)_P
40		MIXD		Dark brown, fine SAND and SILT, some wood, trace fine to coarse gravel (FILL); wet.			0.0	
		SW-SC		Dark grey, fine to coarse SAND, little fine Gravel; wet.		5	0.0	

Bottom of borehole at 45 feet

ROUX STANDARD LOG - 10/23/25 11:09 - S:\GINT\PROJECTS\1612 5TH AVENUE - BAYSHORE.GPJ

APPENDIX E

Laboratory Analytical Reports

APPENDIX F

Data Usability Summary Report

ENVIRONMENTAL CONSULTING & MANAGEMENT
ROUX ASSOCIATES INC

200 Summit Drive, Suite 500
Burlington, Massachusetts 01803 TEL 781-569-4000

October 20, 2025

Camila Israel
Senior Engineer II
Roux Associates,
Inc.
Islandia, NY 11749

Re: Data Usability Summary Report (DUSR) for 1612 5th Ave

Dear Ms. Israel:

Data review was performed for the data packages generated by Eurofins for samples collected at 1612 5th Ave, Bay Shore, NY. Soil and water samples collected from July to September 2025 are discussed in this DUSR.

The data validation was done with guidance from Department of Defense (DOD)[1] and United States Environmental Protection Agency (USEPA)[2] [3] validation documents and included the following items:

- Data completeness
- Laboratory case narratives
- Chain of custody documentation
- Holding times
- Surrogate and internal standard recoveries
- Method, Field, and Trip Blanks
- Laboratory control samples (LCS)/ Laboratory control sample duplicates (LCSD)
- Matrix spike/matrix spike duplicates (MS/MSD)
- Field duplicate samples
- Instrument tunes
- Initial calibration, initial calibration verification, and continuing calibration results

Only items above that have issues potentially affecting data usability are discussed in this report. All of the other items were determined to be acceptable for the DUSR level review, as discussed in NYS DER-10 Appendix B section 2.0. Definitions for data qualifiers are defined at the end of the report.

Data Deliverable Completeness

Full deliverable data packages were provided by the laboratory, which included reporting forms and

[1] USDOD, Environmental Data Quality Workgroup. *Data Validation Guidelines Module 5: Data Validation Procedure for Metals by ICP-MS.* 11/09/2022.
[2] USEPA. *National Functional Guidelines for Inorganic Superfund Method Data Review.* EPA 542-R-20-006. November, 2020.
[3] USEPA. *National Functional Guidelines for Organic Superfund Method Data Review.* EPA 540-R-20-005. November, 2020.

raw data necessary to validate the reported analytical results.

Sample Receipt/Holding Times

Unless noted below, all samples were received by the laboratory intact and analyzed within the required holding time.

Eurofins Job : 460-331579-1
PFAS Analyses by USEPA Method 1633
There are no issues that require additional qualifiers.

Eurofins Job : 460-331646-1
PFAS Analyses by USEPA Method 1633
There are no issues that require additional qualifiers.

Eurofins Job : 460-331830-1
PFAS Analyses by USEPA Method 1633
The % difference (%D) for the continuing calibration verification (CCV) standard was outside acceptable limits for 3:3 FTCA. The analyte was non-detect in FB-07312025 and given a UJ qualifier.

Eurofins Job : 460-332019-1
PFAS Analyses by USEPA Method 1633
There are no issues that require additional qualifiers.

Eurofins Job : 460-332224-1
PFAS Analyses by USEPA Method 1633
There are no issues that require additional qualifiers.

Eurofins Job : 460-332476-1
PFAS Analyses by USEPA Method 1633
The recovery of PFOS in the MS was lower than acceptable. The analyte was given a J qualifier in RXSB-40(29-31).

Eurofins Job : 460-332647-1
PFAS Analyses by USEPA Method 1633
There are no issues that require additional qualifiers.

Eurofins Job : 460-332735-1
PFAS Analyses by USEPA Method 1633
There are no issues that require additional qualifiers.

Eurofins Job : 460-332866-1
PFAS Analyses by USEPA Method 1633
There are no issues that require additional qualifiers.

Eurofins Job : 460-333002-1
PFAS Analyses by USEPA Method 1633
There are no issues that require additional qualifiers.

Eurofins Job : 460-333161-1
PFAS Analyses by USEPA Method 1633
The RPD for PFPeA between the field duplicate (DUP_08202025) and RXSB-45 (10-12) was unacceptable and PFPeA in RXSB-45 (10-12) was given a J qualifier.

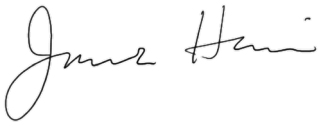
Eurofins Job : 460-333261-1
PFAS Analyses by USEPA Method 1633
The %D for the CCV for 3:3 FTCA, PFMPA, and PFTrDA was outside acceptable values. These analytes in the soil samples were non-detect and given UJ qualifiers.

Eurofins Job : 460-334316-1
PFAS Analyses by USEPA Method 1633
There are no issues that require additional qualifiers.

Please do not hesitate to contact me if you have any comments or questions regarding this report.

Sincerely

ROUX ASSOCIATES, INC.



James Hauri, PhD
Senior Scientist

Enclosure: Definitions of Validation Data Qualifiers

Definitions of Validation Data Qualifiers

Qualifier	Definition
U	The analyte was analyzed for, but was not detected above the reported sample quantitation limit.
J	The analyte was positively identified; the associated numerical value is an approximate concentration of the analyte in the sample. For surrogates or TIC, result is an estimate.
J-	Result is an estimate. Low biased
J+	Result is an estimate. High biased
UJ	The analyte was not detected above the reported sample quantitation limit. The reported quantitation limit is an estimate and may be inaccurate or imprecise.
R	The sample results are rejected and unusable. The analyte may or may not be present.

Client and Laboratory Sample IDs

Sample Summary

Client: Roux Environmental Eng & Geology DPC — Job ID: 460-331579-1
Project/Site: 1612 5th Ave Bay Shore

Lab Sample ID	Client Sample ID	Matrix	Collected	Received
460-331579-1	BERM-10 (2-3)_P	Solid	07/28/25 10:30	07/28/25 18:30
460-331579-2	BERM-11 (2-3)_P	Solid	07/28/25 11:30	07/28/25 18:30
460-331579-3	BERM-12 (2-3)_P	Solid	07/28/25 13:30	07/28/25 18:30
460-331579-4	BERM-13 (2-3)_P	Solid	07/28/25 14:25	07/28/25 18:30
460-331579-5	BERM-14 (2-3)_P	Solid	07/28/25 15:00	07/28/25 18:30

Sample Summary

Client: Roux Environmental Eng & Geology DPC — Job ID: 460-331646-1
Project/Site: 1612 5th Ave Bay Shore

Lab Sample ID	Client Sample ID	Matrix	Collected	Received
460-331646-1	RXSB-39 (0-2)_P	Solid	07/29/25 08:10	07/29/25 19:00
460-331646-2	RXSB-39 (10-12)_P	Solid	07/29/25 08:30	07/29/25 19:00
460-331646-3	RXSB-46 (0-2)_P	Solid	07/29/25 13:05	07/29/25 19:00
460-331646-4	RXSB-46 (10-12)_P	Solid	07/29/25 13:20	07/29/25 19:00
460-331646-5	RXSB-46 (28-30)_P	Solid	07/29/25 14:10	07/29/25 19:00
460-331646-6	RXSB-46 (36-38)_P	Solid	07/29/25 14:45	07/29/25 19:00

Sample Summary

Client: Roux Environmental Eng & Geology DPC
Project/Site: 1612 5th Ave Bay Shore

Job ID: 460-331830-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received	Sample Origin
460-331830-1	BERM-15 (2-3)_P	Solid	07/31/25 11:30	07/31/25 20:00	New York
460-331830-2	FB 07312025_P	Water	07/31/25 15:30	07/31/25 20:00	New York

Sample Summary

Client: Roux Environmental Eng & Geology DPC
Project/Site: Xeber Bayshore

Job ID: 460-332019-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received	Sample Origin
460-332019-1	FB_080425_P	Water	08/04/25 12:05	08/04/25 19:30	New York
460-332019-2	DUP_080425_P	Solid	08/04/25 12:00	08/04/25 19:30	New York
460-332019-3	RXSB-39 (33-35)_P	Solid	08/04/25 15:30	08/04/25 19:30	New York
460-332019-4	RXSB-39 (35-37)_P	Solid	08/04/25 15:35	08/04/25 19:30	New York

Sample Summary

Client: Roux Environmental Eng & Geology DPC
Project/Site: 1612 5th Ave Bay Shore

Job ID: 460-332224-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received	Sample Origin
460-332224-1	RXMW-19_P	Water	08/06/25 10:00	08/06/25 19:15	New York
460-332224-2	DUP_080625_P	Water	08/06/25 12:00	08/06/25 19:15	New York
460-332224-3	RXSB-40(0-2)_P	Solid	08/06/25 11:45	08/06/25 19:15	New York
460-332224-4	RXSB-40(10-12)_P	Solid	08/06/25 13:30	08/06/25 19:15	New York
460-332224-5	FB_080625_P	Water	08/06/25 11:55	08/06/25 19:15	New York

Sample Summary

Client: Roux Environmental Eng & Geology DPC
Project/Site: 1612 5th Ave Bay Shore

Job ID: 460-332476-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received	Sample Origin
460-332476-1	RXSB-40(27-29)_P	Solid	08/08/25 09:00	08/08/25 19:15	New York
460-332476-2	RXSB-40(29-31)_P	Solid	08/08/25 09:05	08/08/25 19:15	New York
460-332476-3	FB_080825_P	Water	08/08/25 12:00	08/08/25 19:15	New York

Sample Summary

Client: Roux Environmental Eng & Geology DPC
Project/Site: Xeber Bayshore

Job ID: 460-332647-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received	Sample Origin
460-332647-1	RXSB-41 (0-2)_P	Solid	08/12/25 10:50	08/12/25 19:00	New York
460-332647-2	RXSB-41 (10-12)_P	Solid	08/12/25 11:40	08/12/25 19:00	New York
460-332647-3	RXSB-41 (32-34)_P	Solid	08/12/25 14:00	08/12/25 19:00	New York
460-332647-4	FB_08122025_P	Water	08/12/25 14:30	08/12/25 19:00	New York

Sample Summary

Client: Roux Environmental Eng & Geology DPC
Project/Site: 1612 5th Ave Bay Shore

Job ID: 460-332735-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received	Sample Origin
460-332735-1	RXSB-41 (40-42)_P	Solid	08/13/25 07:40	08/13/25 19:15	New York
460-332735-2	FB_08132025_P	Water	08/13/25 13:00	08/13/25 19:15	New York

Sample Summary

Client: Roux Environmental Eng & Geology DPC
Project/Site: 1612 5th Ave Bay Shore

Job ID: 460-332866-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received	Sample Origin
460-332866-1	RXSB-42(0-2)_P	Solid	08/14/25 09:00	08/14/25 18:50	New York
460-332866-2	RXSB-42(10-12)_P	Solid	08/14/25 09:45	08/14/25 18:50	New York
460-332866-3	RXSB-42(32-34)_P	Solid	08/14/25 11:30	08/14/25 18:50	New York
460-332866-4	RXSB-42(35-37)_P	Solid	08/14/25 12:00	08/14/25 18:50	New York
460-332866-5	FB_08142025_P	Water	08/14/25 12:30	08/14/25 18:50	New York

Sample Summary

Client: Roux Environmental Eng & Geology DPC
Project/Site: 1612 5th Ave Bay Shore

Job ID: 460-333002-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received	Sample Origin
460-333002-1	RXSB-43(0-2)_P	Solid	08/18/25 04:00	08/18/25 18:30	New York
460-333002-2	RXSB-43(10-12)_P	Solid	08/18/25 10:00	08/18/25 18:30	New York
460-333002-3	RXSB-43(24-26)_P	Solid	08/18/25 13:45	08/18/25 18:30	New York
460-333002-4	RXSB-43(31-33)_P	Solid	08/18/25 14:20	08/18/25 18:30	New York
460-333002-5	FB_08182025_P	Water	08/18/25 14:30	08/18/25 18:30	New York

Sample Summary

Client: Roux Environmental Eng & Geology DPC
Project/Site: 1612 5th Ave Bay Shore

Job ID: 460-333161-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received	Sample Origin
460-333161-1	RXSB-45(0-2)_P	Solid	08/20/25 09:00	08/20/25 19:30	New York
460-333161-2	RXSB-45(10-12)_P	Solid	08/20/25 09:45	08/20/25 19:30	New York
460-333161-3	RXSB-45(30-32)_P	Solid	08/20/25 11:15	08/20/25 19:30	New York
460-333161-4	RXSB-45(33-35)_P	Solid	08/20/25 11:20	08/20/25 19:30	New York
460-333161-5	DUP_08202025	Solid	08/20/25 10:15	08/20/25 19:30	New York
460-333161-6	FB_08202025_P	Water	08/20/25 13:40	08/20/25 19:30	New York

Sample Summary

Client: Roux Environmental Eng & Geology DPC
Project/Site: 1612 5th Ave Bay Shore

Job ID: 460-333261-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received	Sample Origin
460-333261-1	RXSB-44 (0-2)_P	Solid	08/21/25 07:20	08/21/25 18:45	New York
460-333261-2	RXSB-44 (10-12)_P	Solid	08/21/25 07:45	08/21/25 18:45	New York
460-333261-3	RXSB-44 (25-27)_P	Solid	08/21/25 10:00	08/21/25 18:45	New York
460-333261-4	RXSB-44 (30-32)_P	Solid	08/21/25 10:15	08/21/25 18:45	New York
460-333261-5	FB_08122025_P	Water	08/21/25 12:00	08/21/25 18:45	New York

Sample Summary

Client: Roux Environmental Eng & Geology DPC
Job ID: 460-334316-1
Project/Site: Xebec Bayshore

Lab Sample ID	Client Sample ID	Matrix	Collected	Received	Sample Origin
460-334316-1	RXMW-20_P	Water	09/04/25 13:45	09/05/25 18:45	New York
460-334316-2	RXMW-12D_P	Water	09/04/25 12:45	09/05/25 18:45	New York
460-334316-3	RXMW-21_P	Water	09/04/25 12:10	09/05/25 18:45	New York
460-334316-4	RXMW-17_P	Water	09/04/25 11:30	09/05/25 18:45	New York
460-334316-5	RXMW-17D_P	Water	09/04/25 11:35	09/05/25 18:45	New York
460-334316-6	RXMW-13D_P	Water	09/04/25 11:00	09/05/25 18:45	New York
460-334316-7	RXMW-14D_P	Water	09/04/25 11:20	09/05/25 18:45	New York
460-334316-8	RXMW-18_P	Water	09/04/25 10:30	09/05/25 18:45	New York
460-334316-9	RXMW-18D_P	Water	09/04/25 10:35	09/05/25 18:45	New York
460-334316-10	RXMW-16_P	Water	09/04/25 10:00	09/05/25 18:45	New York
460-334316-11	DUP_090425_P	Water	09/04/25 12:00	09/05/25 18:45	New York
460-334316-12	RXMW-15D_P	Water	09/04/25 10:05	09/05/25 18:45	New York
460-334316-13	RXMW-19_P	Water	09/04/25 09:10	09/05/25 18:45	New York
460-334316-14	RXMW-19D_P	Water	09/04/25 09:15	09/05/25 18:45	New York
460-334316-15	FB_090425_P	Water	09/04/25 12:05	09/05/25 18:45	New York

APPENDIX G

Well Survey Report

Grade Sheet

MEGA Surveying & Engineering, P.C.

2825 Third Avenue, 3rd Flr., #C8
Bronx, NY 10455
Ph (201) 343-5059; (844) 853-1713
Fax (201) 343-4992

1612 5th Avenue, Bayshore, NY - Well Location

Date of Stake-Out: September 5, 2025
Job Number: 25-308
Client Contact: Camila Israel - Senior Engineer II; Maxwell Tanner
Client e-mail: cisrael@rouxinc.com mtanner@rouxinc.com
Field Crew: DJM/SJR
Compiled/Checked: VS

Notes:

Coordinates based upon NY State Plane Coordinate System - NYLI NAD83(2012B) in US Survey Feet. Elevations refer to North American Vertical Datum of 1988 (NAVD88).

Boring No.	Northing	Easting	Latitude	Longitude	Elev. in US Srvy Ft.	Remarks
MONITORING WELL						
RXMW-12D	215,140.13	1,188,098.58	40.754837	-73.264216	68.97	Top of Cover
					68.85	Ground
					68.46	Top 2" ⌀ PVC Pipe
RXMW-13D	214,935.54	1,187,763.37	40.754283	-73.265432	67.86	Top of Cover
					67.82	Ground
					67.42	Top 2" ⌀ PVC Pipe
RXMW-14D	214,925.83	1,187,589.83	40.754260	-73.266059	69.73	Top of Cover
					69.69	Ground
					69.56	Top 2" ⌀ PVC Pipe
RXMW-15D	215,560.86	1,187,584.13	40.756003	-73.266060	70.56	Top of Cover
					70.48	Ground
					70.14	Top 2" ⌀ PVC Pipe
RXMW-16	215,575.07	1,187,578.85	40.756042	-73.266079	70.29	Top of Cover
					70.21	Ground
					69.84	Top 2" ⌀ PVC Pipe
RXMW-17	215,173.44	1,187,884.06	40.754933	-73.264989	70.31	Top of Cover
					70.27	Ground
					70.07	Top 2" ⌀ PVC Pipe
RXMW-17D	215,165.10	1,187,879.70	40.754910	-73.265005	70.40	Top of Cover
					70.32	Ground
					69.82	Top 2" ⌀ PVC Pipe
RXMW-18	215,306.19	1,187,534.23	40.755305	-73.266248	71.36	Top of Cover
					71.32	Ground
					70.90	Top 2" ⌀ PVC Pipe
RXMW-18D	215,312.40	1,187,525.92	40.755323	-73.266278	71.01	Top of Cover
					70.97	Ground
					70.63	Top 2" ⌀ PVC Pipe
RXMW-19	215,858.70	1,187,688.14	40.756818	-73.265676	68.91	Top of Cover
					68.83	Ground
					68.47	Top 2" ⌀ PVC Pipe
RXMW-19D	215,853.35	1,187,689.71	40.756804	-73.265670	69.11	Top of Cover
					69.11	Ground
					68.81	Top 2" ⌀ PVC Pipe

Grade Sheet

MEGA Surveying & Engineering, P.C.

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Fax (201) 343-4992

1612 5th Avenue, Bayshore, NY - Well Location

Date of Stake-Out: September 5, 2025
Job Number: 25-308
Client Contact: Camila Israel - Senior Engineer II; Maxwell Tanner
Client e-mail: cisrael@rouxinc.com mtanner@rouxinc.com
Field Crew: DJM/SJR
Compiled/Checked: VS

Notes:

Coordinates based upon NY State Plane Coordinate System - NYLI NAD83(2012B) in US Survey Feet. Elevations refer to North American Vertical Datum of 1988 (NAVD88).

Boring No.	Northing	Easting	Latitude	Longitude	Elev. in US Srvy Ft.	Remarks
RXMW-20	215,361.14	1,187,760.62	40.755451	-73.265429	73.76	Top of Cover
					73.68	Ground
					72.98	Top 2" ⌀ PVC Pipe
RXMW-21	215,350.06	1,188,037.13	40.755414	-73.264431	70.91	Top of Cover
					70.81	Ground
					70.41	Top 2" ⌀ PVC Pipe

PHOTOS:

RXMW-12D

RXMW-13D

RXMW-14D

RXMW-15D

RXMW-16

RXMW-17

RXMW-17D

RXMW-18

RXMW-18D

RXMW-19

RXMW-19D

RXMW-20

RXMW-21