

LANDSCAPING NOTES:

- LANDSCAPING**
1. ALL PLANT MATERIAL SUPPLIED AND INSTALLED SHALL BE IN ACCORDANCE WITH CURRENT A.A.M. STANDARDS (AMERICAN ASSOCIATION OF NURSERYMEN), AND ACCEPTED INDUSTRY STANDARDS.
 2. NO SUBSTITUTION OF MATERIAL SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT, UNLESS DIRECTED BY THE OWNER.
 3. BACKFILL ALL PLANT PITS WITH PLANTING SOIL MADE UP OF 2 PARTS ORGANIC MATERIAL, 3 PARTS TOPSOIL AND 5 PARTS EXISTING SOIL (IF SATURABLE) AND PROPER FERTILIZER FOR TYPE OF TREE OR SHRUB.
 4. ALL MAJOR, MINOR, AND EVERGREEN TREES SHALL BE PROPERLY STAKED AS DETAILED ON THE PLANS.
 5. CULTIVATE AND RAKE OVER FINISHED PLANTING AREA AND LEAVE IN AN ORDERLY CONDITION.
 6. FORM A SHALLOW BASIN AROUND EACH PLANT SO AS TO HOLD WATER AND MULCH.
 7. ALL TREE AND SHRUB AREAS TO BE MULCHED AS SHOWN ON THE PLANS WITH A MINIMUM OF 2" SPREAD BARK. DO NOT ALLOW MULCH AROUND TRUNK OF TREES. MULCH SHALL NOT BE MOUND AROUND PLANTS.
 8. REMOVE FROM ALL PLANT MATERIAL, BROKEN OR BRUISED BRANCHES WITH A CLEAN CUT. EACH PLANT SHALL BE PROVIDED TO PRESERVE ITS NATURAL CHARACTER AND IN A MANNER APPROPRIATE TO ITS PARTICULAR REQUIREMENTS.
 9. AT THE TIME OF PLANTING, THE SOIL AROUND EACH PLANT SHALL BE THOROUGHLY SATURATED WITH WATER AND AS MANY TIMES LATER AS SEASONABLE CONDITIONS REQUIRE, FOR THE ENTIRE MAINTENANCE PERIOD.
 10. ALL LAWN AREAS TO BE TOPDRESSED WITH A MINIMUM OF 4" TOPSOIL AND SEED OR SOODED AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE OWNER.
 11. GROUND LIME/STONE SHALL BE EVENLY APPLIED AT THE RATE REQUIRED TO BRING THE SEED/SOD BED TO A PH READING OF BETWEEN 6.0 AND 7.0. THE LIME/STONE SHALL BE LIGHTLY WORKED INTO THE TOP THREE INCHES OF SOIL.
 12. COMMERCIAL FERTILIZER SHALL BE EVENLY APPLIED TO THE SEED/SOD BED AT THE RATE OF 500 LBS. PER ACRE AND INCORPORATED INTO THE TOP THREE INCHES OF SOIL. THE ELEMENTS OF THE FERTILIZER SHALL BE 50% N, 50% O, 50% P, 50% K, 50% S, 50% M, 50% C, 50% N, 50% P, 50% K, 50% S, 50% M, 50% C.
 13. PRE-EMERGENT WEED CONTROL SHALL BE APPLIED TO ALL AREAS FOR PLANTING INCLUDING TREES, SHRUBS, GROUND COVER AND LAWN AREAS. IF SEEDING OF LAWN AREAS IS REQUIRED, WEED CONTROL APPLIED MUST PERMIT IMMEDIATE SEEDING OF PERMANENT GRASSES.
 14. ALL PLANTING BEDS TO RECEIVE 4" OF SCREENED TOPSOIL PRIOR TO PLANT INSTALLATION.
 15. NO PLANT MATERIAL, EXCEPT LAWN OR GROUND COVER, IS TO BE LOCATED WITHIN 2' OF ANY PARKING LOT CURBS.
 16. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY OWNER.

- IRRIGATION**
1. BORIGATE ALL LAWN AND PLANTED AREAS, AS DIRECTED, WITH AN AUTOMATICALLY CONTROLLED SYSTEM AS APPROVED BY THE LANDSCAPE ARCHITECT OR THE OWNER. 100% COVERAGE SHALL BE PROVIDED IN WETTES UP TO 25 MPH. PLANS TO BE SUBMITTED TO THE OWNER FOR APPROVAL. ALL HEADS, CONTROLLERS ETC. SHALL BE RANDED, TONO OR APPROVED EQUAL.
 2. MAINTENANCE SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK AND PARTS THEREOF UNTIL FINAL ACCEPTANCE.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK AND PARTS THEREOF UNTIL FINAL ACCEPTANCE.
 4. MAINTENANCE SHALL INCLUDE WATERING OF ALL PLANTED AND LAWN AREAS, MOWING, WEEDING, CLEANING UP, EDGING, REPAIRS OF WASHOUTS AND GULLIES. ALL LAWN AREAS SHALL BE CUT TO A HEIGHT 0" - 2 1/2" AFTER THE GROWTH REACHES A MAXIMUM OF 4".
 5. THE CONTRACTOR SHALL REPLACE ALL PLANT MATERIAL AND LAWN AREAS THAT ARE DEAD, IN UNSUITABLE CONDITION, UNHEALTHY, OR LOST THEIR NATURAL SHAPE DUE TO MAINTENANCE OR OTHER CAUSES, BY THE DATE OF ONE YEAR FROM THE COMPLETION AND FINAL ACCEPTANCE OF THE COMPLETE CONTRACT. THE COST OF REPLACEMENT SHALL BE INCLUDED IN THE BID PRICE. THE WARRANTY PERIOD SHALL BE 1 YEAR FROM DATE OF FINAL ACCEPTANCE OF WORK. OWNER MAY WAIVE WARRANTY IN CONTRACT.
 6. THE CONTRACTOR SHALL CLEAN UP AND REMOVE FROM THE SITE ALL ITS RUBBER AND SURPLUS MATERIAL AS FAST AS IT ACCUMULATES AND SHALL NOT PERMIT IT TO BE SCATTERED ABOUT THE CONSTRUCTION SITE.

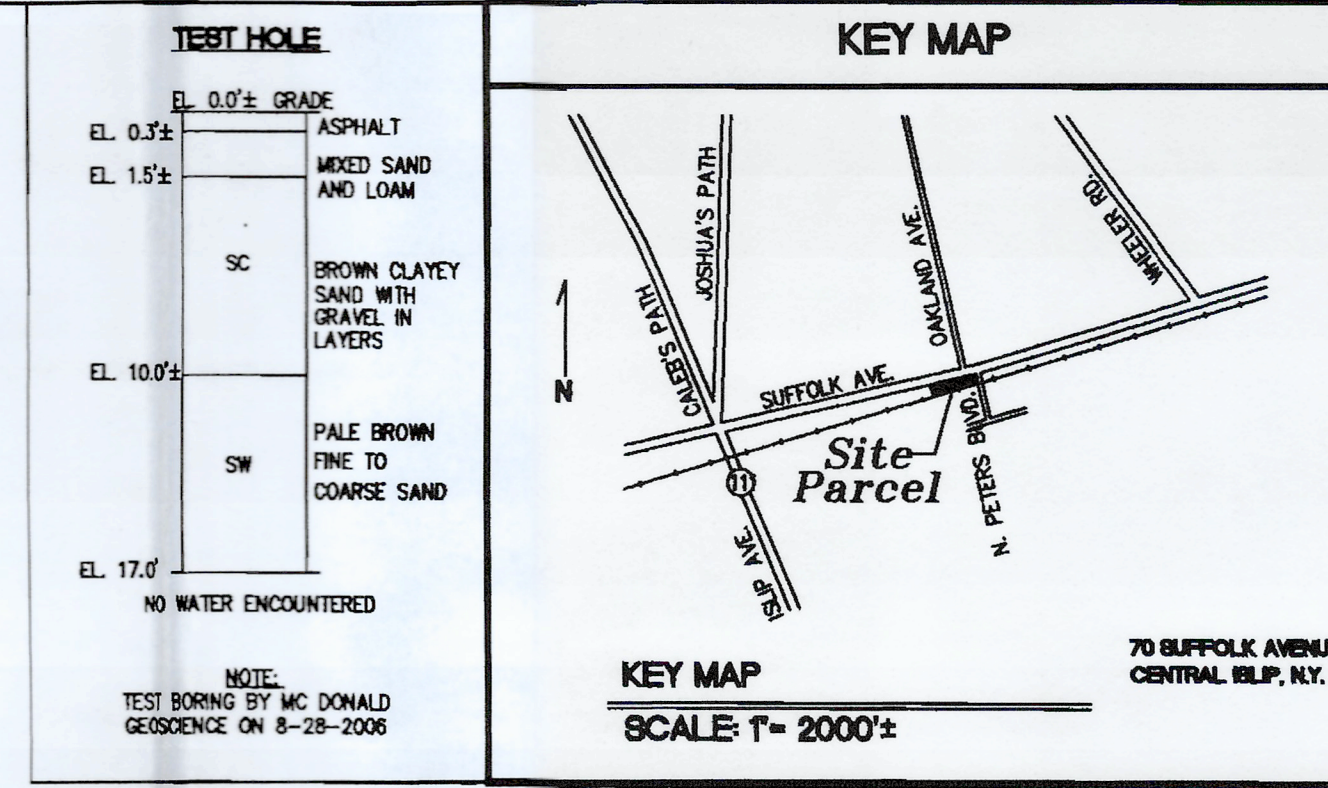
PLANNING DEPT. NOTES

1. CONTACT THE ENGINEERING INSPECTOR (224-5360) AT LEAST 24 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE ENGINEER'S SATISFACTION AT THE APPLICANT'S EXPENSE.
2. COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
3. CLEARING LIMITS SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR, AND OTHER SHOW 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 GRADING OPERATIONS.
4. 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 ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
5. OBTAIN A TOWN RIGHT OF WAY WORK PERMIT.
6. CONTRACTORS SHALL THE FIRE MARSHALL'S OFFICE PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROVIDE FOR 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.

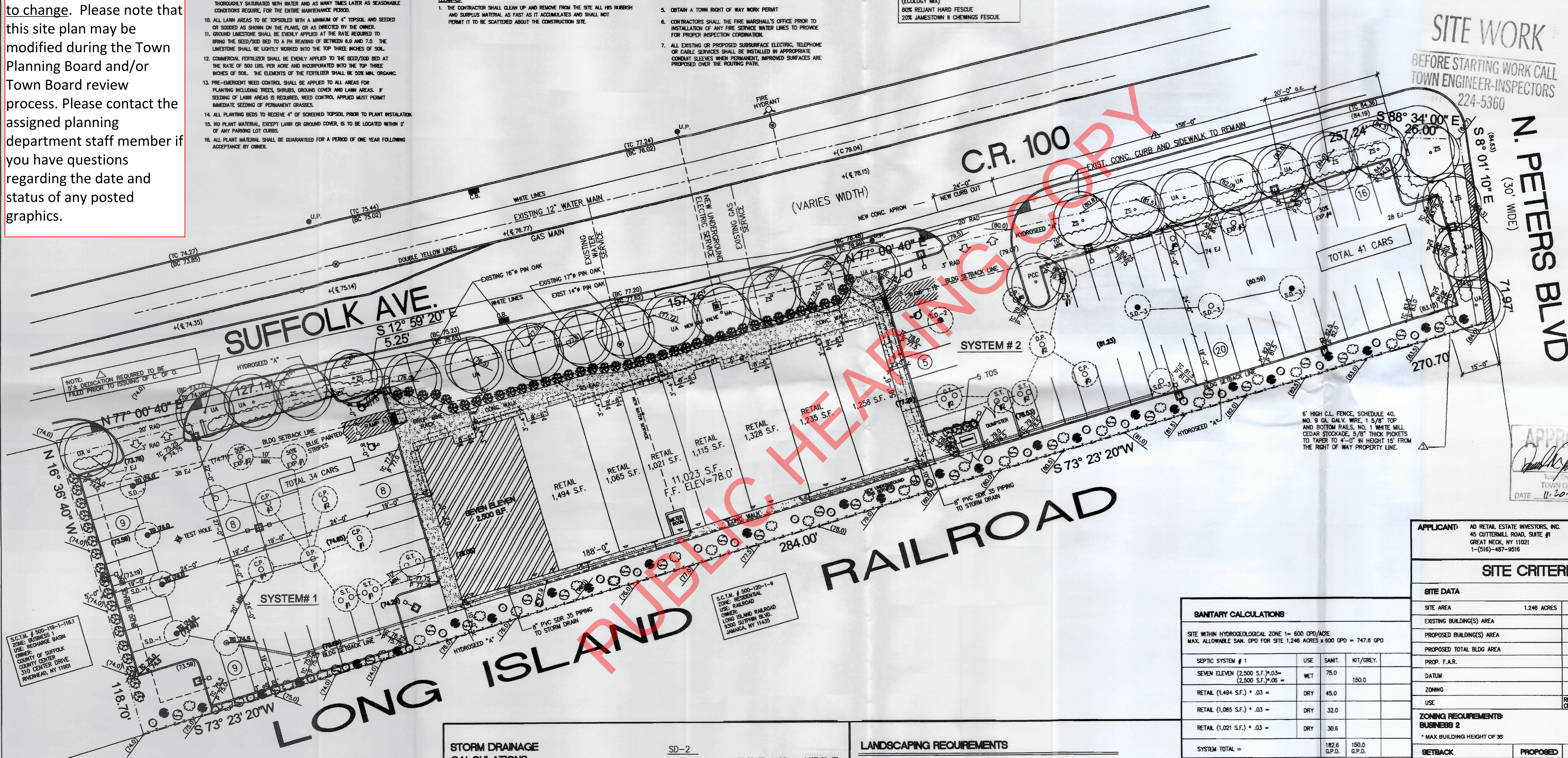
PLANTING SCHEDULE:

SYM.	QUA.	BOTANICAL NAME	COMMON NAME	SIZE	SP.
ACD	27	ABIES CONCOLOR	WHITE FIR	5'-6" ht. - 5' o.c.	STAGGERED
PA	28	PICEA ABIES	NORWAY SPRUCE	5'-6" ht. - 5' o.c.	STAGGERED
PS	27	PIRUS STROBUS	E. WHITE PINE	6'-8" ht. - 5' o.c.	STAGGERED
PT	27	PSEUDOTSUGA TAXIFOLIA	DOUGLAS FIR	5'-6" ht. - 5' o.c.	STAGGERED
PCC	1	PIRUS CALLERYANA CHANTICLEER	CHANTICLEER PEAR	2 1/2" - 3" cal.	
TOS	28	THUJA OCCIDENTALIS SMARAGO	EMERALD ARBORVITAE	5'-6" ht. - 4' o.c.	
UA	13	ULMUS AMERICANA LIBERTY	LIBERTY ELM	2 1/2" - 3" cal. - 20' o.c.	
ZS	10	ZELKOVA SERRATA	JAPANESE ZELKOVA	2 1/2" - 3" cal. - 20' o.c.	
EAC	95	EUONYMUS ALATUS COMPACTUS	DWARF WINGED EUONYMUS	18"-24" ht. - 2 1/2" o.c.	
SLM	10	SPIRAEA JAPONICA LIME MOUND	LIME MOUND SPIREA	18"-24" sp. - 2 1/2" o.c.	
EJ	147	EUONYMUS JAPONICA	JAPANESE EUONYMUS	18"-24" sp. - 2 1/2" o.c.	

HYDROSEEDING:
HYDROSEED "A" @ 170#/AC.
(ECOLOGIX MIX)
80% RELIANT HARD FESCUE
20% JAMESTOWN II CHEWINGS FESCUE



The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



S.C.T.M. # 500-119-1-116.1
ZONE: BUSINESS BAY
USE: RETAIL
OWNER: COUNTY OF SUFFOLK
310 CENTER DRIVE
WYOMING, NY 10091

UTILITIES NOTE:
CONTRACTOR SHALL PRIOR TO EXCAVATING, NOTIFY THE UTILITY COMPANIES AND ORDER A MARK OUT TO LOCATE ALL UNDERGROUND UTILITIES.

DEMOLITION NOTE:
IN ADDITION TO DEMOLISHING THE EXISTING BUILDING, CONTRACTOR SHALL IN PREPARING THE SITE FOR THE NEW CONSTRUCTION, REMOVE ALL APPURTENANCES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
ICE CONTAINER
PROPANE GAS TANK
METAL CONTAINER
STORAGE TRAILER

SITE LEGEND

- ELEVATION MARK
(100.00) EXISTING ELEVATION
TC 100.00 TOP OF CURB ELEVATION
P 100.00 PAVING ELEVATION
G 100.00 GRADE ELEVATION
W 100.00 CONC. WALK ELEVATION
TW 100.00 TOP OF WALL ELEVATION
TF 100.00 TOP OF FIN. FL. ELEVATION
TG 100.00 TOP OF GRATING OR COVER ELEVATION
ST SEPTIC TANK
- LP LEACHING POOL
SD STORM DRAIN
U.P. UTILITY POLE
C.B. CATCH BASIN
2'-0" OPEN C.I. GRATING
2'-0" SOLID C.I. COVER

STORM DRAINAGE CALCULATIONS

CRITERIA: 2" RAINFALL
TOTAL SITE AREA 53,611 SQ. FT.
PAVED AREA (INCLUDING WALKS) 28,882 SQ. FT.
LANDSCAPED AREA 13,563 SQ. FT.
ROOF AREA 11,186 SQ. FT.

SD-1
PAVED AREA (INCLUDING WALKS) 14,438 SQ. FT. x 1.0 = 14,438 SQ. FT.
ROOF AREA 7,837 SQ. FT. x 1.0 = 7,837 SQ. FT.
LANDSCAPED AREA 1,176 SQ. FT. x .15 = 176 SQ. FT.
21,400 SQ. FT. x .17 = 3,638 CU. FT.
3,638 CU. FT. = 53.20 FT. REQUIRED
68.42 CU. FT.
USE (5) 10" x 11" DEEP

SD-2
PAVED AREA (INCLUDING WALKS) 4,427 SQ. FT. x 1.0 = 4,427 SQ. FT.
LANDSCAPED AREA 1,006 SQ. FT. x .15 = 151 SQ. FT.
4,578 SQ. FT. x .17 = 778 CU. FT.
778 CU. FT. = 11.37 FT. REQUIRED
68.42 CU. FT.
USE (1) 10" x 12" DEEP

SD-3
PAVED AREA (INCLUDING WALKS) 9,996 SQ. FT. x 1.0 = 9,996 SQ. FT.
LANDSCAPED AREA 4,720 SQ. FT. x 1.0 = 4,720 SQ. FT.
16,105 SQ. FT. x .17 = 2,738 CU. FT.
2,738 CU. FT. = 40.00 FT. REQUIRED
68.42 CU. FT.
USE (4) 10" x 11" DEEP

LANDSCAPING REQUIREMENTS

LANDSCAPED AREA REQUIRED

TOTAL REQUIRED
20% OF LOT AREA = 54,282 x .2 = 10,856 sq. ft.
STREET FRONTAGE REQUIRED
10% OF LOT AREA = 54,282 x .10 = 5,428 sq. ft.

LANDSCAPED AREA PROVIDED

STREET FRONTAGE AREA = 7,450 sq. ft. - 13.7 % Prov.
TOTAL SITE AREA LANDSCAPED = 13,563 sq. ft. - 25.0 % Prov.

NOTE:

THIS PLAN WAS PREPARED USING INFORMATION TAKEN FROM A SURVEY AND TOPOGRAPHICAL DATA PREPARED BY ISLAND WIDE SURVEYORS 189 LAFAYETTE DRIVE STOSSETT, NY 11791 1-888-898-5800 SURVEY # 06-5882 DATED 8/20/2006. SITE ELEVATIONS ARE BASED ON U.S.G.C. DATUM.

SANITARY CALCULATIONS

SITE WITHIN HYDROLOGICAL ZONE 1 = 600 GPD/ACRE
MAX. ALLOWABLE SAN. GPD FOR SITE 1.246 ACRES x 600 GPD = 747.6 GPD

SEPTIC SYSTEM # 1	USE	SANIT.	KIT/GRY.
SEVEN ELEVEN (2,500 S.F.) * .03 = (2,500 S.F.) * .06 =	WET	75.0	150.0
RETAIL (1,494 S.F.) * .03 =	DRY	45.0	
RETAIL (1,065 S.F.) * .03 =	DRY	32.0	
RETAIL (1,021 S.F.) * .03 =	DRY	30.6	

SYSTEM TOTAL = 182.6 G.P.D.

TOTAL FLOW FOR SYSTEM #1 = 332.6 G.P.D.

SEPTIC SYSTEM # 2	USE	SANIT.	KIT/GRY.
RETAIL (1,115 S.F.) * .03 =	DRY	33.5	
TAKE OUT (1,328 S.F.) * .03 = (1,328 S.F.) * .012 =	TAKE OUT	39.83	158.4
RETAIL (1,235 S.F.) * .03 =	DRY	37.1	
RETAIL (1,258 S.F.) * .03 =	DRY	37.7	

SYSTEM TOTAL = 148.1 G.P.D.

TOTAL FLOW FOR SYSTEM #2 = 307.5 G.P.D.

TOTAL SANITARY FLOW = 182.6 + 148.1 = 330.7 GPD
TOTAL KIT/GRY FLOW = 150.0 + 158.4 = 308.4 GPD
TOTAL FLOW FOR SITE = 330.7 + 308.4 = 639.1 GPD
ALLOWABLE DENSITY 747.6 GPD > 330.7 GPD OK

APPLICANT: AD RETAIL ESTATE INVESTORS, INC.
45 CUTLERHILL ROAD, SUITE #1
GREAT NECK, NY 11021
(516)-487-9516

SITE CRITERIA

SITE DATA

SITE AREA	1.246 ACRES	54,282	SQ. FT.
EXISTING BUILDING(S) AREA		0	SQ. FT.
PROPOSED BUILDING(S) AREA		11,023	SQ. FT.
PROPOSED TOTAL BLDG AREA		11,023	SQ. FT.
PROP. F.A.R.		21.7	%
DATUM		U.S.G.D. DATUM	
ZONING		BUSINESS 1 TO BUSINESS 2	
USE		RETAIL/MARKET/SHOPPING CENTER	

ZONING REQUIREMENTS: BUSINESS 2

* MAX BUILDING HEIGHT OF 35'

SETBACK	PROPOSED	REQUIRED	SQ. FT.
LOT AREA	54,282	7,500	
FRONT YARD SETBACK	20	25'	FEET
MIN. SIDE YARD SETBACK	136	10	FEET
TOTAL SIDE YARD SETBACK	N/A	20'	FEET
REAR YARD SETBACK	N/A	10'	FEET
MIN. WIDTH OF LOT	72	65'	FEET

PARKING CALCULATIONS

7-11 MARKET 2,500 S.F. (1 STALL/100 S.F.) =	25	STALLS
RETAIL 8,563 S.F. (1 STALL/150 S.F.) =	57	STALLS
LOADING STALL	2	STALLS
TOTAL REQUIRED W/ LOADING STALL(S)	84	STALLS
TOTAL PROVIDED	75	STALLS

LABCREW ENGINEERING, P.C.
SITE DESIGN/PLANNING/CIVIL ENGINEERING
273 HAWKINS AVENUE
ROCKY HILL, CT 06067
TEL: (813) 676-4881
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LABCREW ENGINEERING, P.C.

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AD. RETAIL ESTATE INVESTORS, INC.
70 SUFFOLK AVE
CENTRAL BLVD. NY
PROJECT TITLE
NO. DATE REVISION
1 4/23/13 Parking calc
2 7/30/13 Park/Landscape calc
3 9/10/13 Drainage calc
4 10/22/13 Town come

SHEET NO. 1 OF 2