

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.

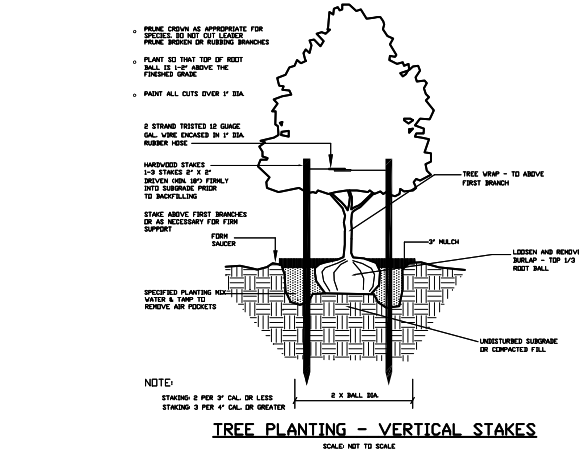
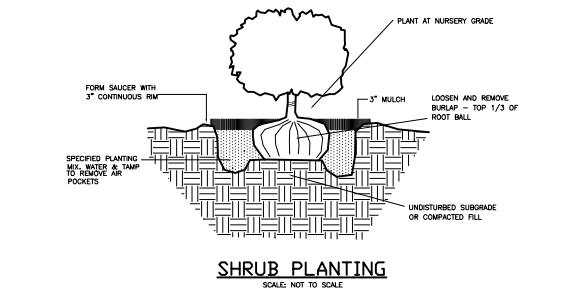
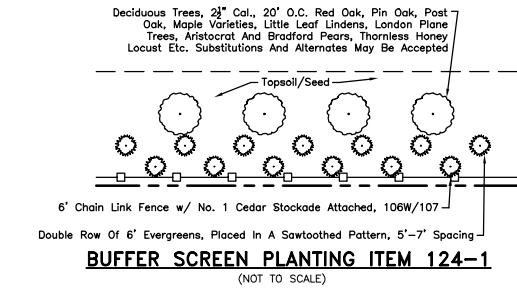
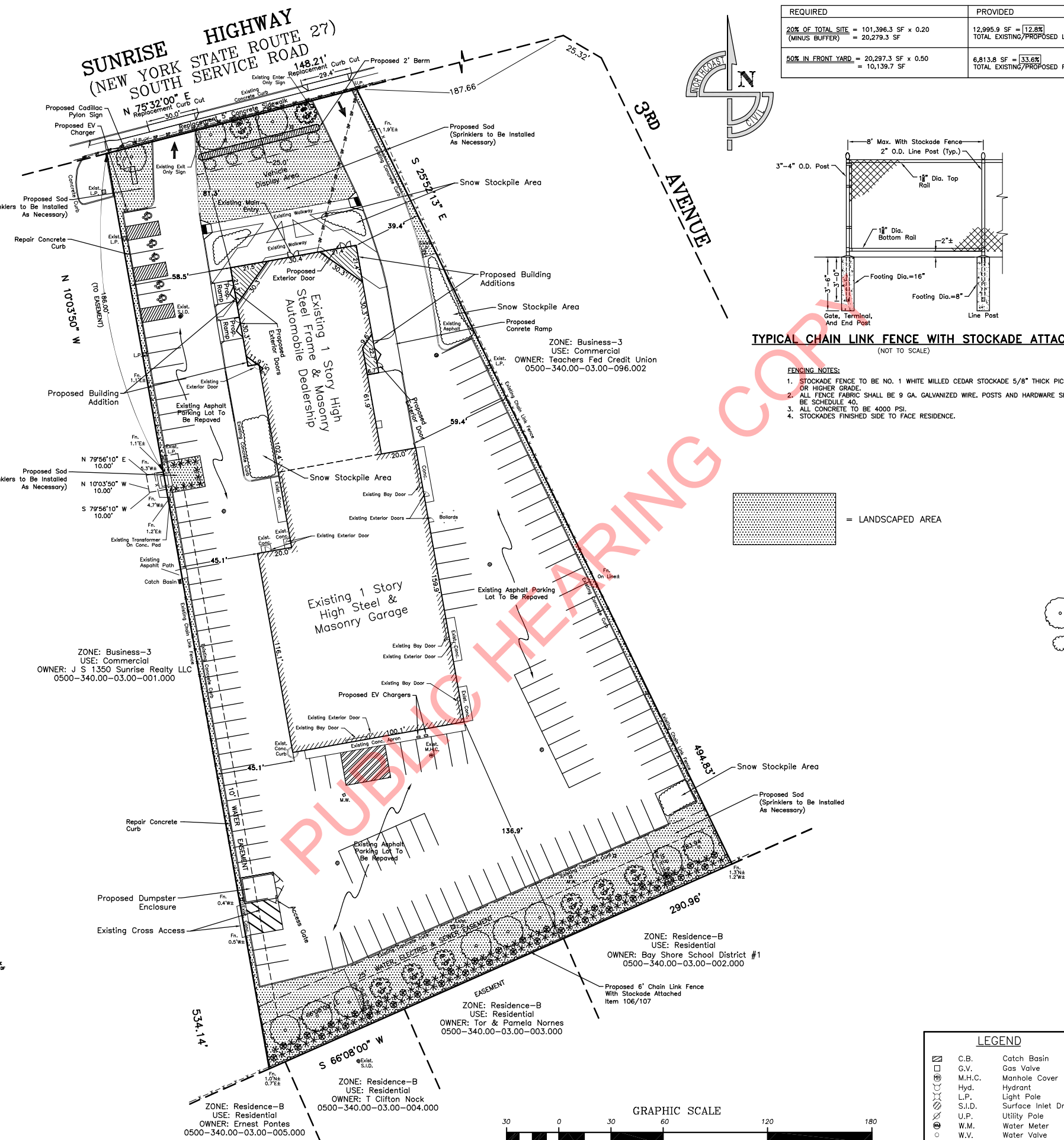


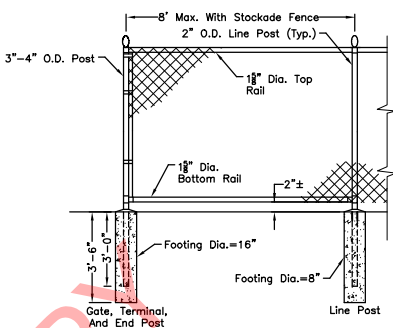
TABLE OF CONTENTS

- C-1: DEMOLITION PLAN
- C-2: ALIGNMENT PLAN
- C-3: GRADING & DRAINAGE PLAN
- C-4: SOIL EROSION CONTROL PLAN
- C-5: LIGHTING PLAN
- C-6: LANDSCAPE PLAN



LANDSCAPE CALCULATIONS

REQUIRED	PROVIDED
20% OF TOTAL SITE = 101,396.3 SF x 0.20 (MINUS BUFFER) = 20,279.3 SF	12,995.9 SF = [12.8%] TOTAL EXISTING/PROPOSED LANDSCAPING
50% IN FRONT YARD = 20,297.3 SF x 0.50 = 10,139.7 SF	6,813.8 SF = [33.6%] TOTAL EXISTING/PROPOSED FRONT YARD LANDSCAPING



FENCING NOTES:

1. STOCKADE FENCE TO BE NO. 1 WHITE MILLED CEDAR STOCKADE 5/8" THICK PICKETS, OR HIGHER GRADE.
2. ALL FENCE FABRIC SHALL BE 9 GA. GALVANIZED WIRE. POSTS AND HARDWARE SHALL BE SCHEDULE 40.
3. ALL CONCRETE TO BE 4000 PSI.
4. STOCKADES FINISHED SIDE TO FACE RESIDENCE.

KEY MAP
NOT TO SCALE

- GENERAL PLANTING NOTES**
1. ALL PLANT MATERIALS AND METHODS OF INSTALLATION SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
 2. ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING OR PAVEMENT, NOT INDICATED TO REMAIN UNOBTAINED, AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GRASS COVER SHALL BE LAWN, TYPE AS NOTED.
 3. ALL PLANTS NOT OTHERWISE DESIGNATED ARE TO BE DELIVERED B&B (BALLED AND BURLAPED), NO BARE ROOT OR FIELD CLUMP MATERIAL IS ALLOWED (EXCEPT BULBS AND DAYLILIES).
 4. LAYOUT SHRUBS IN APPROPRIATE LOCATIONS AND OBTAIN APPROVAL OF LANDSCAPE ARCHITECT (LA) BEFORE PLANTING. LA WILL PLACE ALL PERSONALS AND INDICATE GRASSING COVER SPACING IN THE FIELD.
 5. REPORT ANY UNSATISFACTORY CONDITIONS IMMEDIATELY TO THE OWNER OR LANDSCAPE ARCHITECT FOR RESOLUTION. CONTRACTOR SHALL RECEIVE NO ADDITIONAL PAYMENT FOR UNSATISFACTORY CONDITIONS REPORTED AFTER THE FACT OR AFTER COMPLETION OF PLANTING.
 6. ALL AREAS DISTURBED BY CONSTRUCTION TO BE REPAIRED OR RESTORED TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
 7. PLANTING SOIL MIXTURE: 2 PARTS NATIVE SOIL TO 1 PART TOPSOIL TO 1 PART ORGANIC COMPOST.
 8. ALL LAWN AREAS TO RECEIVE 6" TOPSOIL, PLANT AND ANNUAL BEDS 12" TOPSOIL.
 9. APPLY 15 LBS 5-10-10 FERTILIZER, 7 LBS LIME PER 1000 SF TO ALL NEW AREAS. ADJUST PER SOIL TEST.
 10. HYDRID SEED ALL SEEDED LAWN AREAS WITH VICTA KENTUCKY BLUEGRASS, 45% LORETTA PERENNIAL PINEAPPLE GRASS, 20% PENNIN PERENNIAL PINEAPPLE GRASS, 20% ANNUAL PINEAPPLE GRASS, 15% TRICKLEPER AND HYDRID SEED IN ACCORDANCE WITH SPECIFICATIONS.
 11. ALL PLANTS AND WORKMANSHIP SHALL BE GUARANTEED AND MAINTAINED FOR ONE YEAR AFTER FINAL ACCEPTANCE AND COMPLETION OF WORK FOR THIS CONTRACT. ALL PLANTS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION. ANY PLANT NOT MEETING THESE CONDITIONS SHALL BE REPLACED WITH A PLANT OF SIMILAR SIZE AND TYPE AT THE NEXT PLANTING SEASON.
 12. ALL PLANTED AND GRASSED AREAS OF THE SITE TO BE IRRIGATED.
 13. ANY EXISTING TREE(S) SHOWN TO REMAIN WHICH ARE REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH A 4" CALIPER TREE(S) AS DIRECTED BY THE TOWN.

PLANTING LIST

TREES/SHRUBS	COMMON NAME	SCIENTIFIC NAME	Planting Specifications
	Dwarf Hinoki Cypress	Chamaecyparis obtusa	5 - Planted around perimeter of parking
	Street Keeper Honeylocust	Gleditsia triacanthos	8 - Along street frontage and buffer
	City Sprite Zelkova	Zelkova serrata JFS-KW1	11 - Along Street Frontage and buffer
	Arborvitae	Thuja Occidentalis Techny	85 - By transformer and rear property line
	Gold Spot Japanese Euonymus	Euonymus japonica	38 - By rear property line

- City Sprite Zelkova (11) 4" Caliper
Mature Height = 24'-32'
- Dwarf Hinoki Cypress (5)
Mature Height = 3'-6"
Mature Width = 2'-4"
- Street Keeper Honeylocust (8)
Mature Height = 45'
Mature Width = 20'
- Gold Spot Japanese Euonymus (38)
Mature Height = 5'-20"
Mature Width = 3'-6"
- Arborvitae (85)
Mature Height = 10'-15'
Mature Width = 9'-4"

Note: Maintenance required. All landscaping as shown on approved plans shall be maintained in a vigorous growing condition. Any plants not so maintained shall be replaced with healthy new plants of comparable size, type and quality at the beginning of the next immediately following growing season. Satisfactory assurance of such maintenance shall be a condition of development approval and of continued conformity with this Code.

Note: All shrubs will be properly pruned so that they do not encroach on parking area.

Property Information
Suffolk County Tax Map No. 0500-340.00-03.00-096.001

Project Title
ATLANTIC CADILLAC PROPOSED INTERIOR & EXTERIOR RENOVATION

Site Plan Application No. 2023-093

1356 SUNRISE HIGHWAY
BAY SHORE, NY 11706

Stamp
MICHAEL J. LEWIS
LICENSED PROFESSIONAL ENGINEER

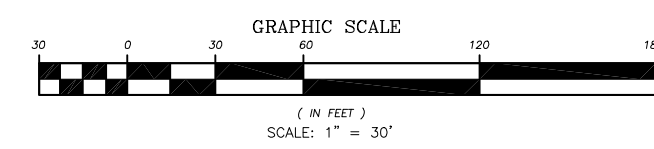
Drawing Title
LANDSCAPE PLAN

No.	Date	Revision
1	12/4/2023	REVISED PLAN
2	1/12/2024	REVISED PLAN
3	3/12/2024	REVISED PLAN
4	3/12/2024	REVISED PLAN
5	7/2/2024	REVISED PLAN

Scale	Job No.	Date	Drawing No.
1"=30'		2/20/2023	C-6

Northcoast Civil
LAND SURVEYING & CIVIL ENGINEERING

39 WEST MAIN STREET
OYSTER BAY, NY 11771
P: 516-652-3031 F: 516-652-7475



LEGEND

[Symbol]	C.B.	Catch Basin
[Symbol]	G.V.	Gas Valve
[Symbol]	M.H.C.	Manhole Cover
[Symbol]	Hyd.	Hydrant
[Symbol]	L.P.	Light Pole
[Symbol]	S.I.D.	Surface Inlet Drain
[Symbol]	U.P.	Utility Pole
[Symbol]	W.M.	Water Meter
[Symbol]	W.V.	Water Valve
[Symbol]	A/C	Air Conditioner
[Symbol]	98.82	Exist. Spot Elev.
[Symbol]	98.82	Prop. Spot Elev.
[Symbol]	FLOW	Flow Arrow