SITE PLAN APPROVAL GRANTED ON FEB. 25, 2013, WITH THE FOLLOWING CONDITIONS

1. THERE SHALL BE NO CLEARING OR OTHER CONSTRUCTION ACTIVITY COMMENCED UNTIL SUCH TIME A BUILDING PERMIT HAS BEEN ISSUED.
2. THE APPLICANT SHALL ADD A LANDBANKED PARKING STALL ON THE NORTH SIDE OF THE PROPOSED DRIVEWAY ACCESS. THIS STALL SHALL BE LANDBANKED IN ACCORDANCE WITH CHAPTER 85-45F OF THE TOWN CODE. FUTURE CONSTRUCTION OF LANDBANKED PARKING STALL SHALL ONLY BE UPON AN APPLICATION TO AND WITH REVIEW AND APPROVAL OF THE PLANNING BOARD.
3. REPLACE THE FOLLOWING PLANTINGS ON THE LANDSCAPING PLAN WITH NATIVE PLANTS: JAPANESE ZELKOVA, EUROPEAN HORNBEAM, JAPANESE EUONYOUS, SEA GREEN JUNIPER, LAVALLE HAWTHORNE, PARSON'S JUNIPER AND LILY TURF.
4. SUBMIT TEN COPIES OF THE SITE PLAN THAT ADDRESS ALL OF THE PLANNING BOARD'S CONDITIONS (NOTE YOU MAY INITIALLY SUBMIT ONE COPY TO STAFF FOR REVIEW), AND SEVEN COPIES OF THE ARCHITECTURAL BUILDING ELEVATIONS STATING TYPES OF MATERIALS AND COLORS. PLEASE PROVIDE A NOTE ON THE SITE PLAN INDICATING THE DATE OF CONDITIONAL PLANNING BOARD GRANT AND LISTING ANY CONDITIONS THEREOF.
5. SUBMIT AN INSPECTION FEE IN THE AMOUNT OF $11,064.00, A RECREATION FEE IN THE AMOUNT OF $772.00, AND A REMOVAL OF EXCESS MATERIAL FEE IN THE AMOUNT OF $1,212.00.

LEGEND

EXISTING		PROPOSED	
TC92.59	TOP OF CURB ELEVATION	(TC92.00)	TOP OF CURB ELEVATION
BC88.2	BOTTOM OF CURB ELEVATION	(BC91.5)	BOTTOM OF CURB ELEVATION
x92.0	SPOT ELEVATION	x(92.0)	SPOT ELEVATION
	TELEPHONE MANHOLE	LP	LEACHING POOL
	ELECTRIC MANHOLE	CB	CATCH BASIN
	SANITARY MANHOLE	SMH	SANITARY MANHOLE
	ELECTRIC BOX	DMH	DRAINAGE MANHOLE
	PULL BOX	92	CONTOUR
	FIRE HYDRANT		SANITARY MANHOLE
	GAS VALVE		LEACHING POOL W/ OPEN GRATE
	WATER VALVE		LEACHING POOL W/ SOLID COVER
	TRANSFORMER		DRAINAGE MANHOLE
	ELECTRIC POLE		CATCH BASIN (TC – TOP OF CURB BOX)
	LIGHT POLE		INLINE DRAIN BASIN (DB)
	HIGH TENSION TOWER		ROOF DRAIN CLEAN OUT (RCO)
C.I.P.	CAST IRON PIPE		SURFACE DRAINAGE GRATE (SDG)
W.M.	WATER MAIN		HYDRANT
W.S.	WATER SERVICE		SIAMESE CONNECTION
G.M.	GAS MAIN		LIGHT POLE
	TREE		BOLLARD LIGHT
88	CONTOUR	(W)	WATER
E	ELECTRIC	(FS)	FIRE SERVICE
W	WATER	(WS)	WATER SERVICE
G	GAS	(E)	ELECTRIC
X	FENCE	(G)	GAS
S	SANITARY SEWER	X	FENCE
T	TELEPHONE	(S)	SANITARY SEWER
OHW	OVERHEAD WIRE		SANITARY HOUSE CONNECTION
D	DRAINAGE	(D)	DRAINAGE
CATV	TELEVISION	(RD)	ROOF DRAIN
	DRAINAGE MANHOLE	(T)	TELEPHONE
	CATCH BASINS	(CATV)	TELEVISION
			CONCRETE WALK
		SF	SILT FENCE

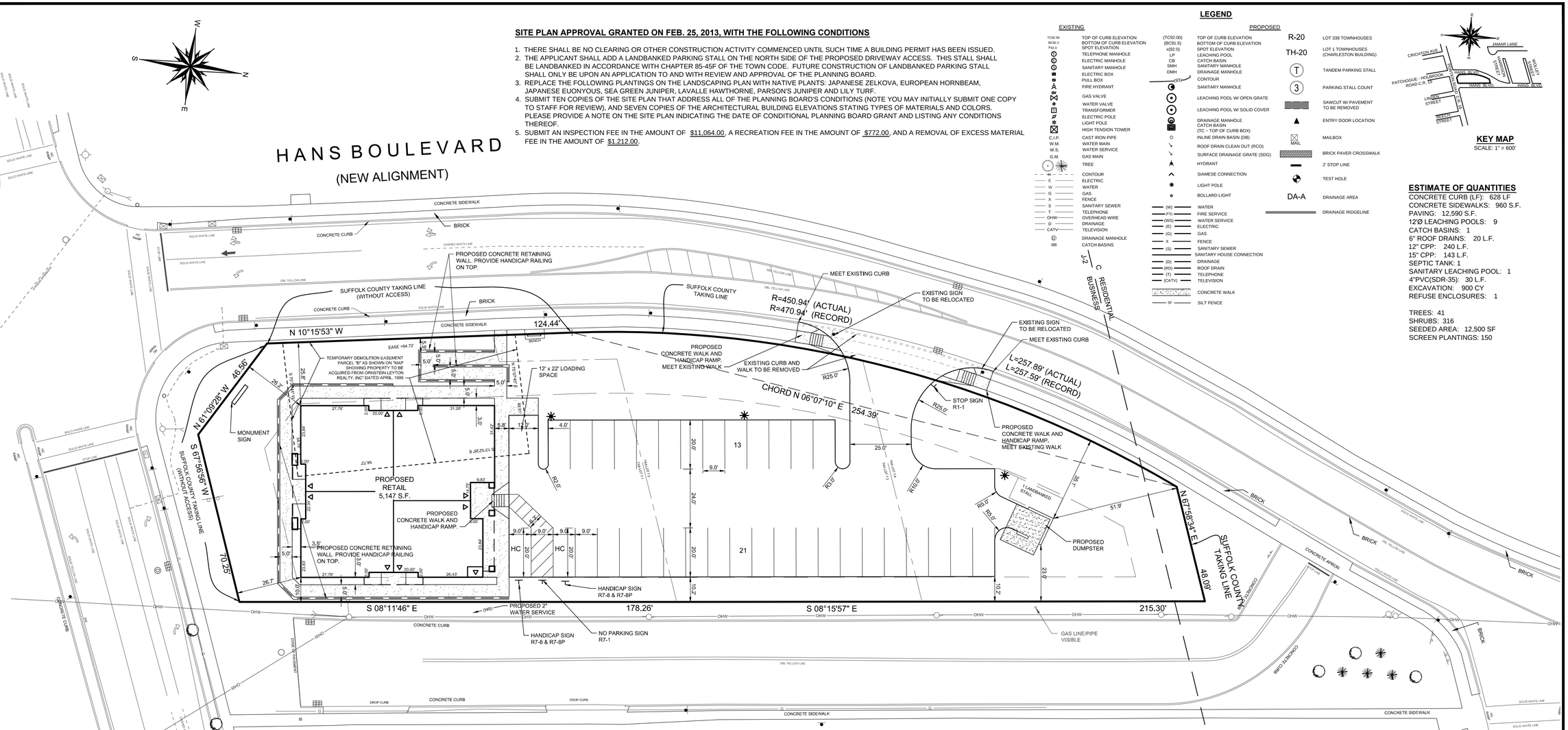
R-20	LOT 339 TOWNHOUSES
TH-20	LOT 1 TOWNHOUSES (CHARLESTON BUILDING)
T	TANDEM PARKING STALL
3	PARKING STALL COUNT
	SAWCUT W/ PAVEMENT TO BE REMOVED
	ENTRY DOOR LOCATION
MAIL	MAILBOX
	BRICK PAVER CROSSWALK
	2' STOP LINE
	TEST HOLE
DA-A	DRAINAGE AREA
	DRAINAGE RIDGELINE

KEY MAP
SCALE: 1" = 600'

ESTIMATE OF QUANTITIES

CONCRETE CURB (LF): 628 LF
CONCRETE SIDEWALKS: 960 S.F.
PAVING: 12,590 S.F.
12'Ø LEACHING POOLS: 9
CATCH BASINS: 1
6" ROOF DRAINS: 20 L.F.
12" CPP: 240 L.F.
15" CPP: 143 L.F.
SEPTIC TANK: 1
SANITARY LEACHING POOL: 1
4"PVC(SDR-35): 30 L.F.
EXCAVATION: 900 CY
REFUSE ENCLOSURES: 1

TREES: 41
SHRUBS: 316
SEEDED AREA: 12,500 SF
SCREEN PLANTINGS: 150



HANS BOULEVARD

(OLD ALIGNMENT)

ZONING REQUIREMENTS: (J-2 ZONE)

AREA: 15,000 S.F. MINIMUM
LOT WIDTH: 100' MINIMUM
FRONT YARD: 25' MINIMUM
REAR YARD: 25' MINIMUM
SIDE YARD: 10' MINIMUM
HEIGHT: 35'/21/2 STORIES
F.A.R.: 35%

LOT COVERAGE

AREA OF SITE:	37,931 S.F. ~ 0.87 ACRES
AREA OF TURF AND LANDSCAPING:	17,572 S.F. ~ 0.40 AC./46.0%
AREA IN BUILDINGS:	5,147 S.F. ~ 0.12 AC./13.8%
AREA IN PAVEMENT:	
PROPOSED:	12,590 S.F. ~ 0.29 AC./33.3%
AREA IN WALKS:	2,622 S.F. ~ 0.06 AC./6.9%

ZONING BOARD OF APPEALS GRANTED DATED JULY 18, 2012

APPLICATION No. 7
- FRONT YARD VARIANCE : 25' REQ'D / 10' PROVIDED
- MINIMUM LOT WIDTH THROUGHOUT
- MINIMUM LANDSCAPE AREA ALONG STREET FRONTAGE: 15' REQ'D / 10.2 PROVIDED
- STREET TREES WITH A CALIPER OF 4" ALONG STREET FRONTAGE (HANS BLVD): REQ'D / NONE PROVIDED
- PARKING WITHIN REQUIRED FRONT YARD: NOT PERMITTED / PERMITTED

APPLICATION NO. 9
- FRONT YARD SETBACK VARIANCE FROM HANS BLVD. FOR PROPOSED DETACHED MONUMENT SIGN : 17' REQ'D / 3' PROVIDED

SITE AND ZONING DATA

AREA: 37,931 SQ.FT. ~ 0.87 ACRES
DATUM: N.A.V.D. 88 DATUM
INTENDED USE OF PROPERTY: RETAIL
ZONING: J-2 BUSINESS AND C RESIDENCE
SUFFOLK COUNTY TAX NUMBER: 0200-648-05-7.1, 7.3, AND 7.4
AREA OF BUILDING: 5,147 SQ.FT.
SCHOOL DISTRICT:SACHEM
FIRE DISTRICT: LAKE RONKONKOMA
WATER DISTRICT: SUFFOLK COUNTY WATER AUTHORITY
POST OFFICE: LAKE RONKONKOMA

TOPOGRAPHIC AND SURVEY INFORMATION TAKEN FROM BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY NELSON AND POPE DATED AUGUST 12, 2011

PARKING CALCULATIONS:

REQUIRED: 5,147 SQ.FT. x 1 STALL / 150 SQ.FT. = 34.3
PROVIDED: 35 (INCL. 2 HANDICAP STALLS AND 1 LANDBANKED)

LOADING
REQUIRED: 1
PROVIDED: 1

SCALE: 1" = 20'
0 50 100 200

TOWN NOTES

1. ALL CONCRETE CURBING, SIDEWALKS, AND DRAINAGE STRUCTURES SHALL CONFORM TO PLANNING BOARD STANDARD DETAIL AND SPECIFICATIONS, UNLESS AS MODIFIED AND SHOWN ON THESE PLANS.
2. TOWN OF BROOKHAVEN PLANNING DEPARTMENT'S ENGINEERING INSPECTION SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ALL CONSTRUCTION.
3. LOCATION AND GRADES FOR CURBS AND WALKS TO BE VERIFIED WITH THE TOWN OF BROOKHAVEN, SCDPW OR NYSDOT PRIOR TO CONSTRUCTION.
4. ALL TRAFFIC CONTROL DEVICES, I.E. SIGNALS, SIGNS, AND PAVEMENT MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH THE GUIDELINES OF THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND AS DIRECTED BY THE TOWN OF BROOKHAVEN, DIVISION OF TRAFFIC SAFETY.
5. THE CONTRACTORS PERFORMING ANY AND ALL TRAFFIC CONTROL DEVICES LAYOUT SHALL NOTIFY THE TOWN OF BROOKHAVEN DIVISION OF TRAFFIC SAFETY, 48 HOURS IN ADVANCE OF BEGINNING SUCH WORK ALONG A TOWN ROAD.
6. ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC (SUFFOLK COUNTY SPECIFICATIONS) UNLESS OTHERWISE NOTED ON PLAN.
7. STOP LINE SIGHT DISTANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS IN ACCORDANCE WITH AASHTO REQUIREMENTS.
8. AS CONSTRUCTED SURVEY OF ALL CURB AND DRAINAGE WORK SHALL BE SUBMITTED TO THE PLANNING BOARD FOR THE ENGINEER'S APPROVAL PRIOR TO PERMISSION BEING GRANTED FOR THE CONSTRUCTION OF PAVEMENT, AS PER TOWN CODE SR-28.
9. AT THE COMPLETION OF ALL PUBLIC IMPROVEMENTS, FINAL AS-BUILT PLANS MUST BE SUBMITTED IN COMPLIANCE TO TOWN CODE SECTION SR-17.
10. FILING AND COMPLIANCE OF ALL STANDARDS AND PERMITS FOR SWPPP AND NOI. WITH THE N.Y.S.D.E.C. IS RESPONSIBILITY OF THE APPLICANT, CONTRACTOR AND / OR DESIGN PROFESSIONAL. THE APPLICANT MUST HAVE THE SWPPP, NOI AND N.Y.S.D.E.C. CERTIFICATION NUMBER SUBMITTED TO THE REVIEWING AGENCY, PRIOR TO THE DRAINAGE MYLAR BEING APPROVED.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

GENERAL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION 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.
2. 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 TO REQUEST EXACT FIELD LOCATION OF UTILITIES, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL SUBSURFACE AREAS ARE TO RECEIVE FOUR (4) INCHES OF TOPSOIL, SEED, MULCH AND BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
4. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO EXCAVATION.
5. ALL STORM WATER PIPING SHALL BE RCP CLASS IV OR CORRUGATED POLYETHYLYENE PIPE (CPP). CPP SHALL BE ADVANCED DRAINAGE SYSTEMS INC. (ADS N-12)OR HANCOR, INC. (H1-Q-SMOOTH INTERIOR).
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION, REMOVAL AND DISPOSAL OF ALL EXISTING ONSITE IMPROVEMENTS, UTILITIES, AND CLEAR AND GRUB EXISTING VEGETATION UNLESS OTHERWISE NOTED. THE FINAL SUBGRADE ELEVATION SHALL BE ESTABLISHED AT 10 INCHES BELOW FINISHED FLOOR ELEVATION TO ALLOW FOR A 4 INCH CONCRETE SLAB AND 6 INCHES OF SUBBASE(PROVIDED BY THE BUILDING CONTRACTOR). THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE MEASUREMENTS FOR ALL CUT AND FILL DEPTHS REQUIRED.
7. FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS, AND COMPACTED TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY(ASTM D698). FILL MATERIAL SHALL NOT BE LARGER THAN 2 INCHES AND WITH LESS THAN 10 PERCENT PASSING THE No. 200 SIEVE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND COORDINATE ALL REQUIRED MUNICIPAL AND UTILITY INSPECTIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY DISCONNECTS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK FEES AND PERMITS REQUIRED FOR UTILITY POLE RELOCATION AND COORDINATE WITH UTILITIES.

NO.	DATE:	REVISIONS:	BY:
5	FEBRUARY 15, 2013	REVISED PER TOWN COMMENTS AND S.C.D.H.S. COMMENTS OF 1-24-2013	GEO
4	DECEMBER 20, 2012	REVISED PER S.C.D.H.S. NOTICE #2	EG
3	OCTOBER 17, 2012	REVISED PER HEALTH DEPARTMENT AND Z.B.A.	GEO
2	JUNE 12, 2012	REVISED ENTRANCE LOCATION, GRADING AND DRAINAGE	GEO
1	MARCH 01, 2012	REVISED PER TOWN COMMENTS OF DECEMBER 15, 2011	GEO

P.E. SEAL AND SIGNATURE

ALIGNMENT PLAN
FOR
HANS CENTER
SITUATED AT
LAKE RONKONKOMA
TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK
S.C.T.M.: DISTRICT: 0200, SECT. 648, BLK. 05, LOTS 7.1, 7.3, AND 7.4

NELSON & POPE
ENGINEERS & SURVEYORS
572 WALT WHITMAN ROAD, MELVILLE, N.Y. 11747
PHONE (631) 427-5665 FAX (631) 427-5620
WWW.NELSONPOPE.COM

PROJECT NO.:	97148
DRAWN BY:	GEO
CHECKED BY:	JM
DATE:	SEPT. 2011
SCALE:	1" = 20'
FILE NO.:	200-648-1
CADD:	97148FSP
DRAWING NO.:	C-101
SHEET NO.:	1 OF 9