

**GENERAL NOTES**

- THE ENGINEERS SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR NOR FOR THE SAFETY OF PUBLIC OR PRIVATE PROPERTY OR PERSONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- ALL EXISTING STRUCTURES TO BE REMOVED AND BACKFILLED SHALL TO BE SELECTED BY THE CONTRACTOR. ALL EXISTING UTILITIES SHALL BE VERIFIED BY EXCAVATION. EXISTING UTILITIES TO BE DISCONNECTED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
- ALL UTILITIES SHALL BE UNDERGROUND PER REQUIREMENTS OF THE PLANNING BOARD.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE VILLAGE, COUNTY, OR AS SPECIFIED HEREIN, WHERE APPLICABLE.
- 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 L.I.P.A. AND NATIONAL CODES.
- INSTALLATION OF TELEPHONE SERVICE IS THE RESPONSIBILITY OF THE CONTRACTOR, BY WHICH COMPANY SHALL CONFORM, AS A MINIMUM, TO THE REQUIREMENTS OF THE TELEPHONE COMPANY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR INSTALLATION OF ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL REQUIREMENTS FOR CONSTRUCTION OF ANY SANITARY SYSTEM FROM ALL GOVERNING AGENCIES. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE UTILITY OR MUNICIPAL AGENCY HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE THE REQUIRED UTILITY AND MUNICIPAL INSPECTIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY AND FOR THE INSTALLATION OF SIGNS.
- UNSATURABLE 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.
- SELECT GRANULAR MATERIAL SHALL BE AS DEFINED IN SECTION 203 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS.
- COMPACTION SHALL CONFORM TO N.Y.S.D.O.T. SECTION 203.
- ALL ON-SITE CONCRETE CURB, SEWALK AND PARAPETS STRUCTURES SHALL CONFORM TO THE TOWN OF BARTON STANDARD DETAILS AND SPECIFICATIONS, WHERE APPLICABLE.
- THE TOWN ENGINEERING DEPARTMENT SHALL BE NOTIFIED 48 HRS. IN ADVANCE OF ALL CONSTRUCTION.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED AND APPLICABLE CODES.
- ELEVATIONS REFER TO N.G.A.D. DATUM.
- ALL DRAINAGE LEACHING POOLS SHALL BE PRECAST, WITH PRECAST OPENINGS AND/OR KNOCKOUT PANELS FOR DRAINAGE PIPE(S) AND SHALL CONFORM TO THE MUNICIPALITY HAVING JURISDICTION STANDARDS DETAILS AND SPECIFICATIONS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ROOF LEADERS, CONCRETE SLABS, VESTIBLE, SLOPED ROOFS, EXIT PROGRESS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY TO REMOVE ANY EXCAVATED AND DEMOLISHED MATERIALS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS FOR SITE CLEANING AND GRUBBING.
- ALL TRAFFIC CONTROL DEVICES, I.E. SIGNALS, SIGNS AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE GUIDELINES OF THE P.M.A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND/OR AS DIRECTED BY THE TOWN.
- ALL DRAINAGE PIPE SHALL BE AS NOTED ON PLANS.
- ALL IMPROVEMENTS SHALL BE IN CONFORMANCE WITH TOWN PLANNING BOARD REGULATIONS AND SITE IMPROVEMENT SPECIFICATIONS.
- ALL EXISTING DRAINAGE SYSTEMS (CATCH BASINS, LEACHING POOLS, PILING, ETC.) LOCATED WITHIN THE WORK AREA THAT ARE TO REMAIN SHALL BE THOROUGHLY CLEANED OF ALL LEAVES, SILT AND DEBRIS.
- ALL ONGOING MAINTENANCE OF ALL PAVED SURFACES INCLUDING DRIVEWAYS, PARKING AREAS, SIDEWALKS, PAVEMENT MARKINGS, AND SIGNAGE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL ON-SITE AND OFF-SITE CONCRETE MATERIALS SHALL BE MINIMUM CLASS 4,000 PS @ 28 DAYS.
- ALL STATE OR COUNTY PERMITS ARE REQUIRED BEFORE ANY APPROVAL AND/OR TOWN PERMITS CAN BE ISSUED. ALL WORK WITHIN THE RIGHT OF WAY OF BROADWAY (NYS ROUTE 110) SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NYSDOT AND THE ROAD OPENING PERMIT.
- EXISTING CURBS, SIDEWALKS AND DRIVEWAY APPROXS ARE TO BE REMOVED AND REPLACED WITH NEW CONCRETE SIDEWALKS AND DRIVEWAYS TO ITS PROPER WIDTH AND FINISH GRADE OR DURING CONSTRUCTION.
- SCAPE DISPOSAL SYSTEM - SANITARY SEWERS SHALL BE INSTALLED IN ACCORDANCE WITH THE SEWAGE STANDARDS AND SPECIFICATIONS UNDER A SEWER PERMIT.
- ALL LANDSCAPED AREAS SHALL HAVE UNDERGROUND SPRINKLERS AS PER PLANNING BOARD.
- GARBAGE AND RECYCLING PICK-UP TO BE PROVIDED BY A PRIVATE CARTER.

**ZONING INFORMATION CHART**

EXISTING ZONING:	E BUSINESS (NEIGHBORHOOD) / B RESIDENCE (10,000 SF)
PROPOSED ZONING:	M.R. MULTIPLE RESIDENCE DISTRICT
PROPOSED USE:	50 RESIDENTIAL DWELLING UNITS (DU) + 45,500 SF RETAIL SPACE [1]
PROPOSED DENSITY:	22 ~ 1 BR/ROOM / 28 ~ 2 BEDROOM
	SEE DENSITY OF DWELLING UNITS ON PHASE 1 CHART

SITE AREA:	2 ACRES MIN.	REQUIRED	4,645 ACRES (202,317.22 SF)
FRONT YARD SETBACK:	40 FT	REQUIRED	8 FT [2]
SIDE YARD SETBACK:	40 FT MIN./90 FT TOTAL	REQUIRED	6.4 FT/116.4 FT [3]
REAR YARD SETBACK:	50 FT	REQUIRED	0.2 FT & 110.0 FT [4]
BUILDING HEIGHT:	30' 7/8 STY.	REQUIRED	48' 7/8 STY. [5]
BUILDING AREA:	-	REQUIRED	49,989 SF.
BUILDING COVERAGE:	-	REQUIRED	22.75%
HABITABLE SPACE:	15' & 2ND STY.	REQUIRED	380 STY. [6]

**DENSITY OF DWELLING UNITS ON PHASE 1**

# OF DWELLING UNITS	REQUIRED AREA PER UNIT	REQUIRED TOTAL AREA	REQUIRED TOTAL AREA
1 BR (22 UNITS)	4,000 S.F.	88,000 S.F.	30,843 S.F.
2 BR (28 UNITS)	5,000 S.F.	140,000 S.F.	38,254 S.F.

[1] VARIANCES REQUIRED - SEE REQUIRED VARIANCE CHART

**STORM DRAINAGE CALCULATIONS**

ACTUAL AREA (SF)	USE	RUNOFF FACTOR	EFFECTIVE DRAINAGE AREA (SF)
82,821	PAVED AREA (GRADE 5% OR LESS)	0.90	74,538.9
34,327	LANDSCAPE & LAWN (GRADE 5% OR LESS)	0.08	2,746.2
35,200	PENETRABLE WALKS	0.50	17,600.0
	TOTAL SITE DRAINAGE AREA IN SF =		94,885.1
49,989	BUILDING ROOF	1.00	49,989.0
	TOTAL ROOF DRAINAGE AREA IN SF =		49,989.0

PROVIDE FOR TOWN (20) INCHES OF ON-SITE STORAGE WITHIN DRENTELS

SITE:

TOTAL SITE DRAINAGE AREA  $X \frac{24}{12} =$  REQUIRED VOLUME OF STORMWATER STORAGE (SITE)

$94,885.1 \text{ SF} \times \frac{24}{12} = 193,142 \text{ CF}$  OF REQUIRED VOLUME OF STORMWATER STORAGE (SITE)

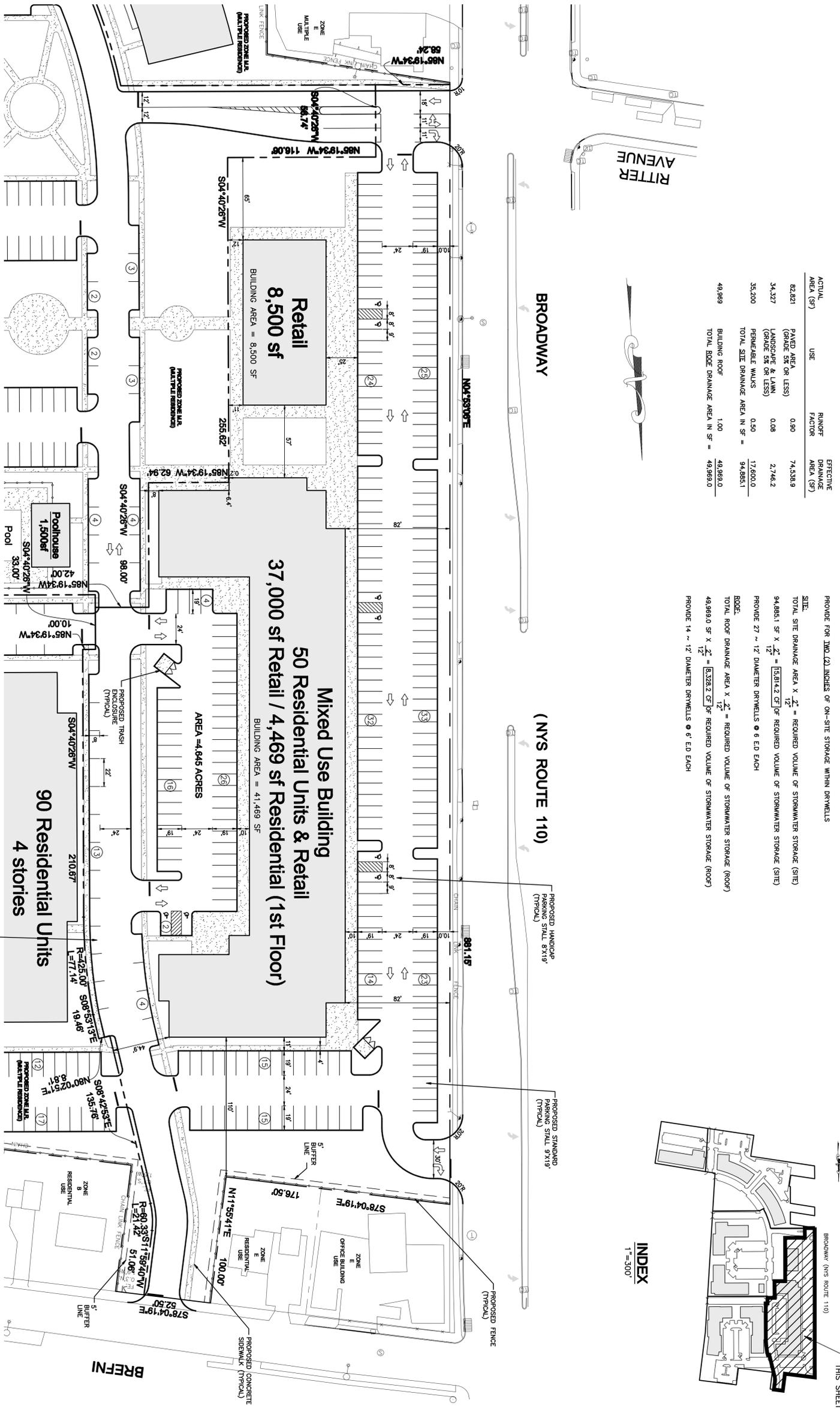
PROVIDE 27 ~ 12" DIAMETER DRENTELS @ 6' E/D EACH

ROOF:

TOTAL ROOF DRAINAGE AREA  $X \frac{24}{12} =$  REQUIRED VOLUME OF STORMWATER STORAGE (ROOF)

$49,989.0 \text{ SF} \times \frac{24}{12} = 99,978 \text{ CF}$  OF REQUIRED VOLUME OF STORMWATER STORAGE (ROOF)

PROVIDE 14 ~ 12" DIAMETER DRENTELS @ 6' E/D EACH



**PARKING CALCULATIONS**

1. PARKING REQUIRED:

RESIDENTIAL: 2.0 SPACES PER ROOM IN EXCESS OF ONE PER UNIT

$= (50 \text{ UNITS} \times 2.0 \text{ SPACES}) + (28 \text{ UNITS} \times 0.5 \text{ SPACES}) = 114 \text{ SPACES}$

RETAIL:  $= 1 \text{ SPACE PER } 200 \text{ SF GFA} = 228 \text{ SPACES}$

$= (45,500 \text{ SF} \times 1/200 \text{ SF}) = 228 \text{ SPACES}$

TOTAL REQUIRED = 114 + 228 = 342 SPACES

2. PARKING PROVIDED: 248 SPACES [9]

STANDARD PARKING SPACE: 9.0' x 19.0'

HANDICAP PARKING SPACE: 6.0' x 13.0'

TWO WAY DRIVE AISLE WIDTH: 24'

**REQUIRED VARIANCE CHART**

- [1] - PROPOSED 45,000 SF OF RETAIL SPACE
- [2] - NO RETAIL PERMITTED (SECTION 213-118)
- [3] - PROPOSED 8 FT FRONT YARD SETBACK
- [4] - PROPOSED 6.4 FT SIDE YARD SETBACK
- [5] - PROPOSED 0.2 FT AND 11.0 FT REAR YARD SETBACKS
- [6] - PROPOSED 3 STORY (48 FT) BUILDING HEIGHT
- [7] - PROPOSED 1,402 SF AREA PER 1 BR DWELLING UNIT
- [8] - PROPOSED 1,402 SF AREA PER 2 BR DWELLING UNIT
- [9] - PROPOSED 248 PARKING SPACES

**TAX MAP DESIGNATION**

DISTRICT 0100	BLOCK 02.00	LOTS 54, 55, 56, 57
SECTION 163	BLOCK 02.00	LOTS 2, 5, 8, 10, 8, 53

**EXHIBIT 1 TO OVERALL SITE PLAN PHASE 1 - SITE LAYOUT PLAN**

**NEW FRONTIER NORTH AMITYVILLE, NEW YORK**

**NEW FRONTIER II, LLC**

**APPLICANT**

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**DESIGNED BY:** BMM  
**DRAWN BY:** RBH  
**CHECKED BY:**  
**PROJECT NO.:** 11083140  
**DATE:** AUGUST 9, 2010  
**DWG. NO.:** C-1

NOTE: SCALE 1"=300'

THIS SHEET IS A PART OF THE OVERALL SITE PLAN FOR PHASE 1 OF THE PROJECT. IT IS SUBJECT TO THE OVERALL SITE PLAN AND THE ZONING REGULATIONS OF THE TOWN OF BARTON, NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE INSTALLATION OF ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF HIS WORK AND FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND FOR THE REPAIR OF ALL DAMAGE TO EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES AND STRUCTURES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND FOR THE REPAIR OF ALL DAMAGE TO EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES AND STRUCTURES DURING CONSTRUCTION.