

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 WORKERS EMPLOYED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- ALL EXISTING STRUCTURES TO BE REMOVED AND BACKFILLED BACKFILL TO BE SELECTED AND PLACED TO BE AT LEAST EQUAL TO THE ORIGINAL DENSITY AT ORIGINAL MOISTURE CONTENT, AS DETERMINED BY ADOPTED PROCTOR TEST.
- EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO 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 ALL WORK SHALL CONFORM, AS A MINIMUM, TO THE REQUIREMENTS OF THE TELEPHONE COMPANY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR INSTALLATION OF 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 REQUIRED UTILITY AND MUNICIPAL INSPECTIONS. 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 DENIED IN SECTION 203 OF N.Y.S.D.O.T. STANDARD SPECIFICATIONS WITH SECTION 203.03) UNDER PAVEMENT, WALLS 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, SIDEWALK AND RAINAGE STRUCTURES SHALL CONFORM TO THE TOWN OF ELBARTON 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 FROM THE SUBJECT SITE. ALL ALLIANCE, TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.
- ELEVATIONS REFER TO N.G.V.D. DATUM.
- ALL DRAINAGE LEACHING POOLS SHALL BE PRECAST, WITH PRECAST OPENINGS AND/OR KNOCKOUT PANELS FOR DRAINAGE PIPES) AND SHALL CONFORM TO THE MUNICIPALITY HAVING JURISDICTION STANDARD DETAILS AND SPECIFICATIONS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ROOF LEAKERS, CONCRETE SLABS, VESTIBULE, SLOPED PAVING, EXIT PORCHES, PRECAST BUILDING DIMENSIONS AND EXACT BUILDING UTILITY EXCHANGE 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 CLEARING AND GRUBBING.
- ALL TRAFFIC CONTROL DEVICES, I.E. SIGNALS, SIGNS AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE CODES AND SPECIFICATIONS OF THE F.H.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 SPECIFICATIONS.
- ALL EXISTING DRAINAGE SYSTEMS (CATCH BASINS, LEACHING POOLS, PIPING, 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.
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- EXISTING CURBS, SIDEWALKS AND DRIVEWAY APPROXS ARE TO BE REMOVED AND REPLACED FROM THE EXISTING CURB CUTS AND OR FOR THE REPLACEMENT OF PAVEMENTS WHETHER INCURRED PRIOR TO OR DURING CONSTRUCTION.
- SEWAGE DISPOSAL SYSTEM - SANITARY SEWERS SHALL BE INSTALLED IN ACCORDANCE WITH THE SDDWP STANDARDS AND SPECIFICATIONS UNDER A SEWER PERMIT.
- ALL UNOCCUPIED AREAS SHALL HAVE UNDERGROUND SPRINKLERS AS PER PLANNING BOARD.
- GARBAGE AND RECYCLING PICK-UP TO BE PROVIDED BY A PRIVATE CARTER.

STORM DRAINAGE CALCULATIONS

ACTUAL AREA (SF)	USE	RUNOFF FACTOR	EFFECTIVE DRAINAGE AREA (SF)
67,289	PAVED AREA (GRADE 5% OR LESS)	0.90	60,559.2
47,674	LANDSCAPE & LAWN (GRADE 5% OR LESS)	0.08	3,813.9
12,730	PERMEABLE WALKS	0.50	6,365.0
	TOTAL SITE DRAINAGE AREA IN SF =		70,738.1
50,590	BUILDING ROOF	1.00	50,590.0
	TOTAL ROOF DRAINAGE AREA IN SF =		50,590.0

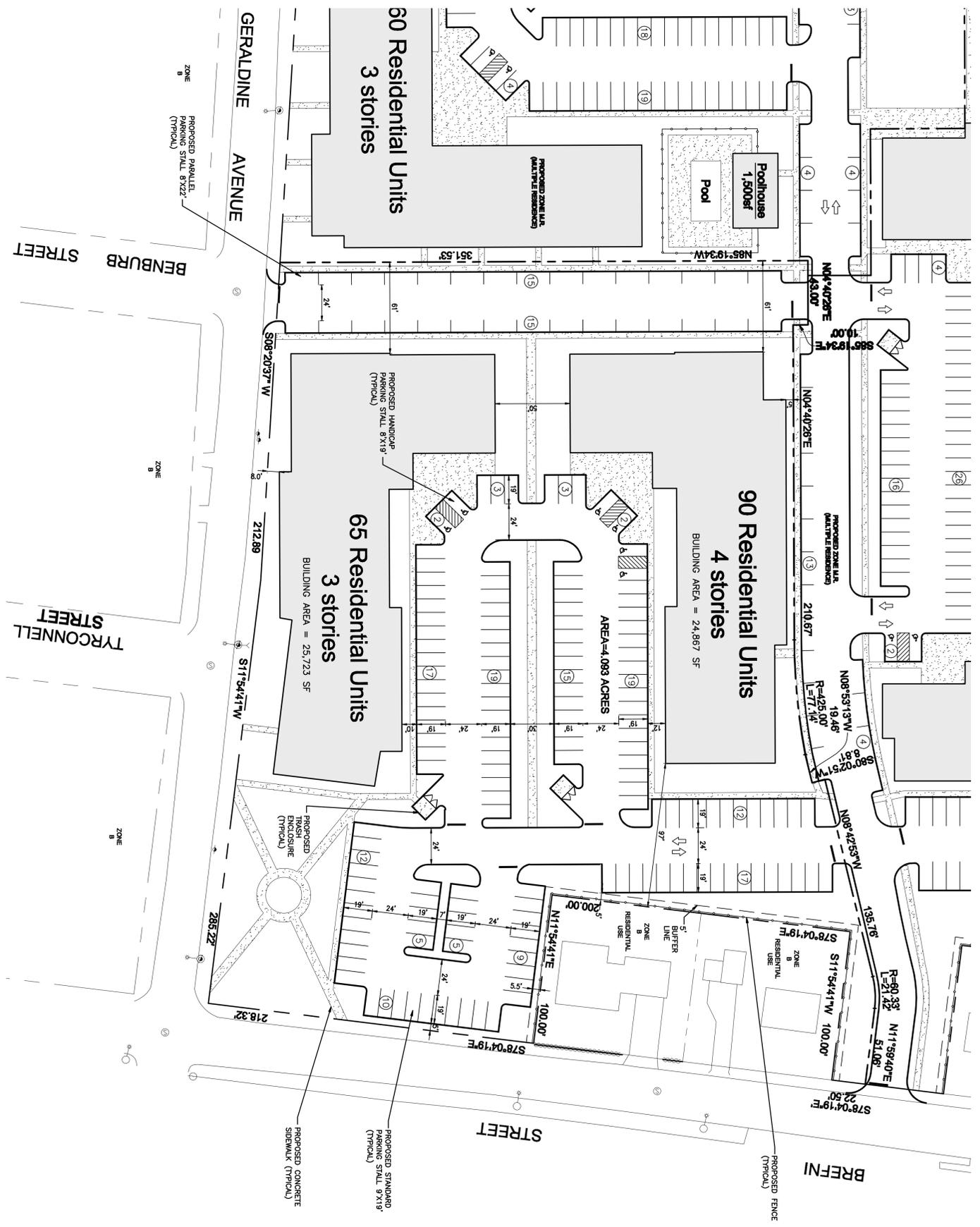
PROVIDE FOR TWO (2) INCHES OF ON-SITE STORAGE WITH DRYWELLS

SITE:
 TOTAL SITE DRAINAGE AREA $x \frac{2.2}{12}$ = REQUIRED VOLUME OF STORMWATER STORAGE (SITE)
 70,738.1 SF $x \frac{2.2}{12}$ = [17,789.7 SF] OF REQUIRED VOLUME OF STORMWATER STORAGE (SITE)

PROVIDE 24 ~ 12" DIAMETER DRWELLS @ 5' ED EACH

ROOF:
 TOTAL ROOF DRAINAGE AREA $x \frac{2.2}{12}$ = REQUIRED VOLUME OF STORMWATER STORAGE (ROOF)
 50,590.0 SF $x \frac{2.2}{12}$ = [9,431.7 CF] OF REQUIRED VOLUME OF STORMWATER STORAGE (ROOF)

PROVIDE 17 ~ 12" DIAMETER DRWELLS @ 5' ED EACH



ZONING INFORMATION CHART

EXISTING ZONING:	E BUSINESS (NEIGHBORHOOD) / B RESIDENCE (10,000 SF)
PROPOSED ZONING:	M.R. MULTIPLE RESIDENCE DISTRICT
PROPOSED USE:	155 RESIDENTIAL DWELLING UNITS (DU)
PROPOSED DENSITY:	65 ~ 1 BEDROOM / 90 ~ 2 BEDROOM
	SEE DENSITY OF DWELLING UNITS ON PHASE 2 CHART

SITE AREA: 2 ACRE MIN. 4.093 ACRES (178,282.41 SF)

FRONT YARD SETBACK: 40 FT 5. FT & 8. FT [1]

SIDE YARD SETBACK: 40 FT MIN./80 FT TOTAL 61 FT/158 FT

REAR YARD SETBACK: 50 FT 97 FT

BUILDING HEIGHT: 30'/2.5 STY. 56'/4 STY. & 46'/3 STY. [2]

BUILDING AREA: 50,590 S.F.

BUILDING COVERAGE: 28.37%

HABITABLE SPACE: 1ST & 2ND STY. [3]

PARKING CALCULATIONS

1. PARKING REQUIRED:
 RESIDENTIAL
 = 2.0 SPACES/UNIT + 0.5 SPACES PER BEDROOM IN EXCESS OF ONE PER UNIT
 = (155 UNITS x 2.0 SPACES) + (90 UNITS x 0.5 SPACES) = 355 SPACES

2. PARKING PROVIDED: 180 SPACES [6]

STANDARD PARKING SPACE: 9'0" x 19'0"
 HANDICAP PARKING SPACE: 8'0" x 19'0"
 TWO WAY DRIVE AISLE WIDTH: 24'

DENSITY OF DWELLING UNITS ON PHASE 2

# OF DWELLING UNITS	REQUIRED AREA PER UNIT	REQUIRED TOTAL AREA	PROVIDED TOTAL AREA
1 BR (65 UNITS)	4,000 S.F.	260,000 S.F.	24,764 S.F.
2 BR (90 UNITS)	5,000 S.F.	450,000 S.F.	103,518 S.F.

BASED ON OVERALL PHASE 2 LAND) 1,150 S.F. [4] (178,282 S.F.)

REQUIRED VARIANCE CHART

NO.	DATE	REVISION	BY
1	8/20/11	REMOVED TO ADDRESS TOL PLANNING COMMENTS	RAM
2	1/10/2011	REMOVED TAX LOT #8 / ADDED DRAINAGE CALCULATION	RAM

EXHIBIT 1 TO OVERALL SITE PLAN PHASE 2 - SITE LAYOUT PLAN

NEW FRONTIER NORTH AMITYVILLE, NEW YORK

NEW FRONTIER II, LLC

APPLICANT
 NEW FRONTIER II, LLC
 225 BROADHOLLOW ROAD, SUITE 194W
 MELVILLE, NEW YORK 11747-4888

TAX MAP DESIGNATION
 DISTRICT 0100 BLOCK 01.00 LOTS 54, 55, 58 & 57
 SECTION 184 BLOCK 02.00 LOTS 2, 5, 8, 10 & 23

SCALE: 1"=30'

DATE: AUGUST 9, 2010

DWG. C-2

BOWNE
 Architects & Engineers
 235 East Litchfield Turnpike
 Mineola, NY 11501
 Phone: 516-746-2350
 Fax: 516-747-1396
 www.bownegroup.com

DESIGNED BY: RAM
DRAWN BY: RDH
CHECKED BY:
PROJECT NO.: 11083140

NOTE: THIS PLAN IS SUBJECT TO THE TOWN ENGINEERING DEPARTMENT'S REVIEW AND APPROVAL. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND THE PARKING SPACES. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE TOWN ENGINEERING DEPARTMENT. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE SAFETY OF THE PUBLIC OR WORKERS EMPLOYED BY THE CONTRACTOR.

