

**GENERAL NOTES**

1. 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.
2. ALL EXISTING STRUCTURES TO BE REMOVED AND BACKFILLED BACKFILL TO BE SELECTED AS PER THE SPECIFICATIONS AND SHALL BE COMPACTED TO THE SAME DENSITY AS DETERMINED BY ADEPTED PROCTOR TEST.
3. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO EXCAVATION. EXISTING UTILITIES TO BE DISCONNECTED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
4. ALL UTILITIES SHALL BE UNDERGROUND PER REQUIREMENTS OF THE PLANNING BOARD.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE VILLAGE, COUNTY, OR AS SPECIFIED HEREIN, WHERE APPLICABLE.
6. 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.
7. 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.
8. 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 UTILITY OR MUNICIPAL AGENCY HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE THE REQUIRED UTILITY AND MUNICIPAL INSPECTIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY AND FOR THE INSTALLATION OF SIGNS.
10. UNSUITABLE 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.
11. SELECT GRANULAR MATERIAL SHALL BE AS DEFINED IN SECTION 203 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS.
12. COMPACTION SHALL CONFORM TO N.Y.S.D.O.T. SECTION 203.
13. ALL ON-SITE CONCRETE CURB, SEWER, AND DRAINAGE STRUCTURES SHALL CONFORM TO THE TOWN OF ELBARTON STANDARD DETAILS AND SPECIFICATIONS, WHERE APPLICABLE.
14. THE TOWN ENGINEERING DEPARTMENT SHALL BE NOTIFIED 48 HRS. IN ADVANCE OF ALL CONSTRUCTION.
15. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SUBJECT SITE AND DISPOSED OF AT AN APPROPRIATE CODES.
16. ELEVATIONS REFER TO N.G.V.D. DATUM.
17. ALL DRAINAGE LEACHING POOLS SHALL BE PRECAST, WITH PRECAST OPENINGS AND/OR KNOCKOUT PANELS FOR DRAINAGE PIPES(S) AND SHALL CONFORM TO THE MUNICIPALITY HAVING JURISDICTION STANDARDS DETAILS AND SPECIFICATIONS.
18. 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 ENTRANCE LOCATIONS.
19. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY TO REMOVE ANY EXCAVATED AND DEMOLISHED MATERIALS.
20. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS FOR SITE CLEARING AND GRUBBING.
21. ALL TRAFFIC CONTROL DEVICES, I.E. SIGNALS, SIGNS AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE GUIDELINES OF THE FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND/OR AS DIRECTED BY THE TOWN.
22. ALL DRAINAGE PIPE SHALL BE AS NOTED ON PLANS.
23. ALL IMPROVEMENTS SHALL BE IN CONFORMANCE WITH TOWN PLANNING BOARD REGULATIONS AND SITE IMPROVEMENT SPECIFICATIONS.
24. 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, SLIT AND DEBRIS.
25. ALL ONGOING MAINTENANCE OF ALL PAVED SURFACES INCLUDING DRIVEWAYS, PARKING AREAS, SIDEWALKS, PAVEMENT MARKINGS, AND SIGNAGE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
26. ALL ON-SITE AND OFF-SITE CONCRETE MATERIALS SHALL BE MINIMUM CLASS 4,000 PSI @ 28 DAYS.
27. 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 INSPECTOR AND THE ROAD OPENING PERMIT.
28. EXISTING CURBS, SEWERLIDS AND DRIVEWAY APPROXS. ARE TO BE REMOVED AND REPLACED FROM EXISTING CURBS, SEWERLIDS AND DRIVEWAY APPROXS. ARE TO BE REINSTALLED AND REPLACED FROM EXISTING CURBS CUTS AND OR FOR THE REPLACEMENT OF DAMAGED WHETHER INCURRED PRIOR TO OR DURING CONSTRUCTION.
29. SEWAGE DISPOSAL SYSTEM - SANITARY SEWERS SHALL BE INSTALLED IN ACCORDANCE WITH THE SDPW STANDARDS AND SPECIFICATIONS UNDER A SEWER PERMIT.
30. ALL LANDSCAPED AREAS SHALL HAVE UNDERGROUND SPRINKLERS AS PER PLANNING BOARD.
31. 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) |
|------------------|-------------------------------------|---------------|------------------------------|
| 78,742           | PAVED AREA (GRADE 5% OR LESS)       | 0.90          | 70,867.8                     |
| 90,860           | LANDSCAPE & LAWN (GRADE 5% OR LESS) | 0.08          | 7,282.8                      |
| 12,973           | PERMEABLE WALKS                     | 0.50          | 6,486.5                      |
|                  | TOTAL SITE DRAINAGE AREA IN SF =    |               | 84,607.1                     |
| 34,097           | BUILDING ROOF                       | 1.00          | 34,097.0                     |
|                  | TOTAL ROOF DRAINAGE AREA IN SF =    |               | 34,097.0                     |

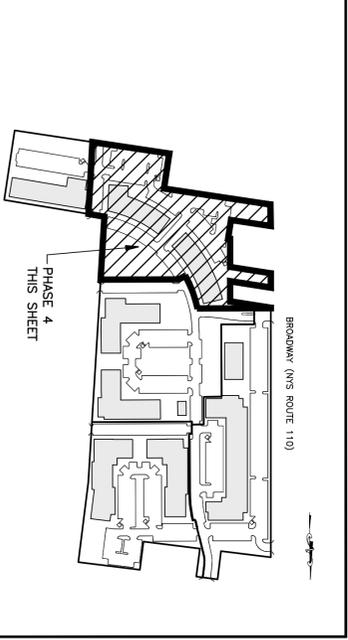
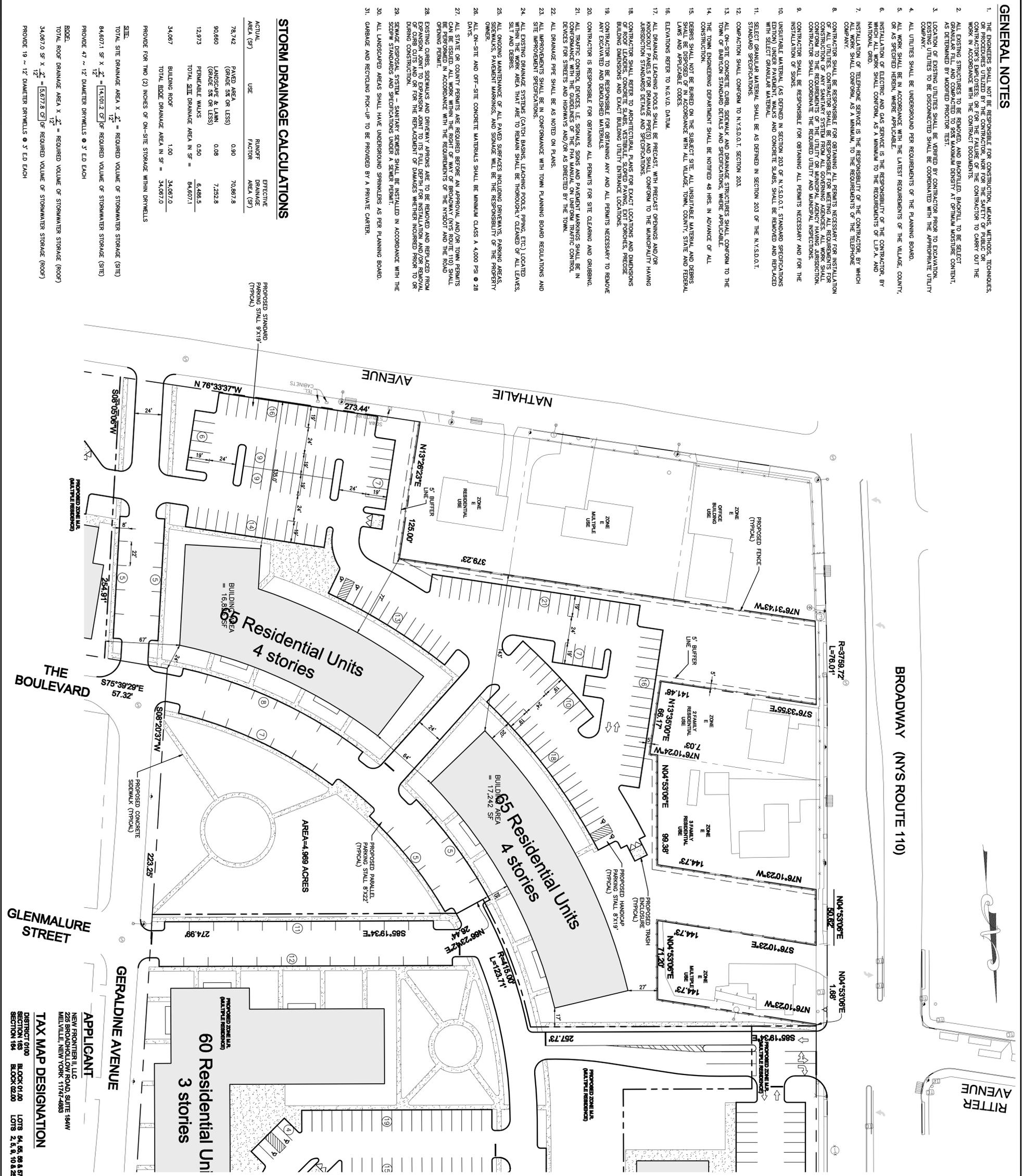
PROVIDE FOR TWO (2) INCHES OF ON-SITE STORAGE WITHIN DRAINWELLS

SIZE: TOTAL SITE DRAINAGE AREA X  $\frac{1}{2}$ " = REQUIRED VOLUME OF STORMWATER STORAGE (SIT)  
 84,607.1 SF X  $\frac{1}{2}$ " = 14,101.2 CF OF REQUIRED VOLUME OF STORMWATER STORAGE (SIT)

PROVIDE 47 ~ 12" DIAMETER DRAINWELLS @ 3' E.D. EACH

ROOF: TOTAL ROOF DRAINAGE AREA X  $\frac{1}{2}$ " = REQUIRED VOLUME OF STORMWATER STORAGE (ROOF)  
 34,097.0 SF X  $\frac{1}{2}$ " = 5,877.8 CF OF REQUIRED VOLUME OF STORMWATER STORAGE (ROOF)

PROVIDE 19 ~ 12" DIAMETER DRAINWELLS @ 3' E.D. EACH



**ZONING INFORMATION CHART**

|                   |  |
|-------------------|--|
| EXISTING ZONING:  | E BUSINESS (NEIGHBORHOOD)                        |
| PROPOSED ZONING:  | M/R MULTIPLE RESIDENCE DISTRICT                  |
| PROPOSED USE:     | 130 RESIDENTIAL DWELLING UNITS (OU)              |
| PROPOSED DENSITY: | 56 ~ 1 BEDROOM / 74 ~ 2 BEDROOM                  |
|                   | SEE 'DENSITY OF DWELLING UNITS ON PHASE 4' CHART |

| SITE AREA:          | DENSITY                        | PROVIDED                  |
|---------------------|--------------------------------|---------------------------|
| FRONT YARD SETBACK: | 40 FT MIN./80 FT TOTAL         | 17 FT/24 FT/25 FT [1]     |
| SIDE YARD SETBACK:  | 50 FT                          | 22 FT/94 FT [2]           |
| REAR YARD SETBACK:  | 30/7.5 STR.                    | 56/4 STR. (TWO BLDGS) [3] |
| BUILDING HEIGHT:    | -                              | 34.097 S.F.               |
| BUILDING AREA:      | -                              | 15,748                    |
| BUILDING COVERAGE:  | 1ST & 2ND STR.                 | -                         |
| HABITABLE SPACE:    | 3RD & 4TH STR. (TWO BLDGS) [4] | -                         |

**DENSITY OF DWELLING UNITS ON PHASE 4**

| F OF DWELLING UNITS PER UNIT | REQUIRED AREA PER UNIT | REQUIRED TOTAL AREA | PROVIDED AREA PER UNIT                         |
|------------------------------|------------------------|---------------------|--|
| 1 BR (56 UNITS)              | 4,000 S.F.             | 224,000 S.F.        | 93,280 S.F. [5]                                |
| 2 BR (74 UNITS)              | 5,000 S.F.             | 370,000 S.F.        | 123,206 S.F. [6]                               |
|                              |                        |                     | (BASED ON OVERALL PHASE 4 LAND) = 216,482 S.F. |

**PARKING CALCULATIONS**

1. PARKING REQUIRED:  
 REQUIRED 210 SPACES/UNIT + 0.5 SPACES PER BEDROOM IN EXCESS OF ONE PER UNIT = (130 UNITS X 2.0 SPACES) + (74 UNITS X 0.5 SPACES) = 282 SPACES
  2. EXISTING PROVIDED: 181 SPACES [7]
- STANDARD PARKING SPACE : 9'0" X 19'0"  
 HANDICAP PARKING SPACE : 8'0" X 19'0"  
 TWO WAY DRIVE: USLE WIDTH : 24'

**[7] VARIANCES REQUIRED - SEE REQUIRED VARIANCE CHART**

**REQUIRED VARIANCE CHART**

- [1] - PROPOSED 17 FT, 24 FT & 28 FT FRONT YARD SETBACKS  
 40 FT FRONT YARD REQUIRED (SECTION 213-113)
- [2] - PROPOSED 27 FT SIDE YARD SETBACK  
 40 FT SIDE YARD REQUIRED (SECTION 213-115)
- [3] - PROPOSED 4 STORY (56 FT) BUILDING HEIGHT (TWO BUILDINGS)  
 2 1/2 STR. (20 FT) MAX. BUILDING HEIGHT (SECTION 213-110)  
 NO HABITABLE SPACE ABOVE 2ND FLOOR (SECTION 213-120)
- [4] - PROPOSED HABITABLE SPACE ON 3RD & 4TH FLOOR OF TWO BUILDINGS  
 4,000 SF PER 1 BR DWELLING UNIT REQUIRED (SECTION 213-117)  
 5,000 SF PER 2 BR DWELLING UNIT REQUIRED (SECTION 213-117)
- [5] - PROPOSED 1.665 SF AREA PER 1 BR DWELLING UNIT  
 2.000 SF PER 2 BR DWELLING UNIT  
 5,000 SF PER 2 BR DWELLING UNIT REQUIRED (SECTION 213-117)
- [6] - PROPOSED 1.665 SF AREA PER 2 BR DWELLING UNIT  
 5,000 SF PER 2 BR DWELLING UNIT REQUIRED (SECTION 213-117)
- [7] - PROPOSED 181 PARKING SPACES  
 287 PARKING SPACES REQUIRED (SECTION 213-116)

**EXHIBIT 1 TO OVERALL SITE PLAN  
 PHASE 4 - SITE LAYOUT PLAN**

**NEW FRONTIER  
 NORTH AMITYVILLE, NEW YORK  
 NEW FRONTIER II, LLC**

**BOWNE**  
 NEW FRONTIER II, LLC  
 225 BROADHOLLOW ROAD, SUITE 194W  
 MELVILLE, NEW YORK 11747-0888

**TAX MAP DESIGNATION**  
 DISTRICT 0700  
 BLOCK 02.00  
 SECTION 184

**APPLICANT**  
 NEW FRONTIER II, LLC  
 225 BROADHOLLOW ROAD, SUITE 194W  
 MELVILLE, NEW YORK 11747-0888

**DESIGNED BY:** RHM  
**DRAWN BY:** RHM  
**CHECKED BY:** RHM  
**PROJECT NO.:** 11083140  
**DWG. NO.:** C-4

**SCALE:** 1"=40'  
**DATE:** AUGUST 9, 2010