

**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 CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. ALL EXISTING STRUCTURES TO BE REMOVED, AND BACKFILLED. BACKFILL TO BE SELECT GRANULAR FILL, AND COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, AS DETERMINED BY MODIFIED 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 GRID.
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 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.
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, SIDEWALK AND DRAINAGE STRUCTURES SHALL CONFORM TO THE TOWN OF BABYLON 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 DISPOSED OF IN ACCORDANCE WITH ALL VILLAGE, TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE 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 PIPE(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 LEADERS, CONCRETE SLABS, VESTIBULE, SLOPED PAVING, EXIT PORCHES, PRECISE 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, SILT 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 A 4,000 PSI @ 28 DAYS.
27. ALL STATE OR COUNTY PERMITS ARE REQUIRED BEFORE AN APPROVAL AND/OR TOWN PERMITS CAN BE ISSUED. ALL WORK WITHIN THE RIGHT OF WAY OF BROADWAY (NYS ROUTE 110) SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NYS DOT AND THE ROAD OPENING PERMIT.
28. EXISTING CURBS, SIDEWALKS AND DRIVEWAY APRONS ARE TO BE REMOVED AND REPLACED FROM EXPANSION JOINT TO EXPANSION JOINT TO ITS FULL DEPTH FOR INSTALLATION AND/OR REMOVAL OF CURB CUTS AND OR FOR THE REPLACEMENT OF DAMAGES WHETHER INCURRED PRIOR TO OR DURING CONSTRUCTION.
29. SEWAGE DISPOSAL SYSTEM - SANITARY SEWERS SHALL BE INSTALLED IN ACCORDANCE WITH THE SCDDPW 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)
15,708	PAVED AREA (GRADE 5% OR LESS)	0.90	14,137.2
32,939	LANDSCAPE & LAWN (GRADE 5% OR LESS)	0.08	2,635.1
3,181	PERMEABLE WALKS	0.50	1,590.5
TOTAL SITE DRAINAGE AREA IN SF =			18,362.8
20,672	BUILDING ROOF	1.00	20,672.0
TOTAL ROOF DRAINAGE AREA IN SF =			20,672.0

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

**SITE:**

TOTAL SITE DRAINAGE AREA  $\times \frac{2}{12} =$  REQUIRED VOLUME OF STORMWATER STORAGE (SITE)

18,362.8 SF  $\times \frac{2}{12} =$  [3,060.5 CF] OF REQUIRED VOLUME OF STORMWATER STORAGE (SITE)

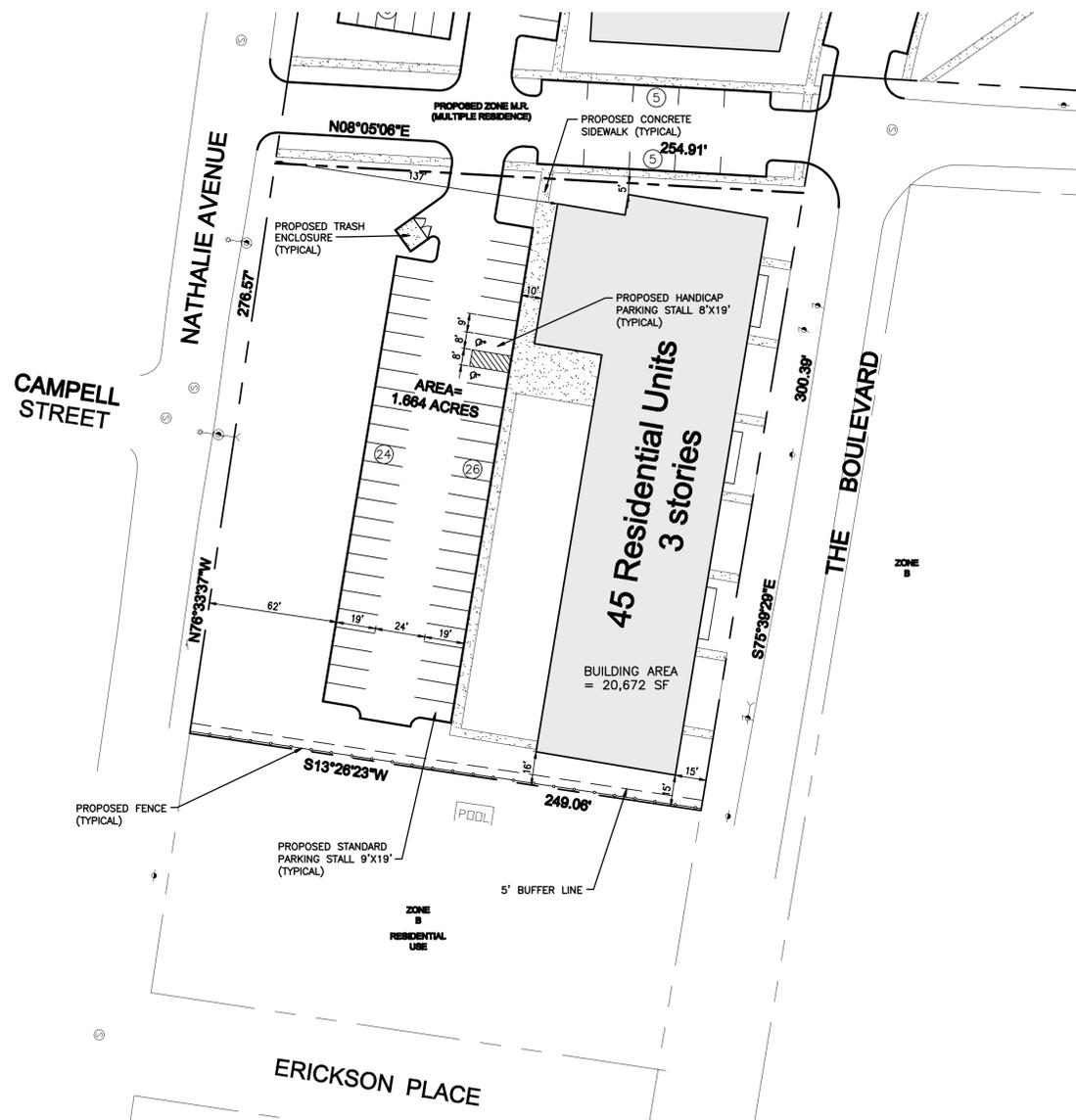
PROVIDE 8 ~ 12" DIAMETER DRYWELLS @ 4' E.D EACH

**ROOF:**

TOTAL ROOF DRAINAGE AREA  $\times \frac{2}{12} =$  REQUIRED VOLUME OF STORMWATER STORAGE (ROOF)

20,672.0 SF  $\times \frac{2}{12} =$  [3,445.4 CF] OF REQUIRED VOLUME OF STORMWATER STORAGE (ROOF)

PROVIDE 9 ~ 12" DIAMETER DRYWELLS @ 4' E.D EACH



**REQUIRED VARIANCE CHART**

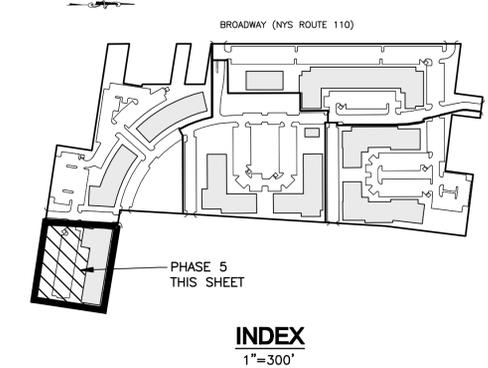
- [1] - PROPOSED 1.664 ACRE LOT WITHIN M.R. DISTRICT TWO ACRE MINIMUM LOT AREA REQUIRED [SECTION 213-111]
- [2] - PROPOSED 5 FT & 15 FT FRONT YARD SETBACKS 40 FT FRONT YARD REQUIRED [SECTION 213-113]
- [3] - PROPOSED 15 FT SIDE YARD SETBACK AND TOTAL OF 15 FT OF ALL SIDE YARD SETBACKS 40 FT SIDE YARD REQUIRED AND TOTAL SIDE YARD OF 80 FT MINIMUM [SECTION 213-115]
- [4] - PROPOSED 3 STORY (48 FT) BUILDING HEIGHT 2 1/2 STY. (30 FT) MAX. BUILDING HEIGHT [SECTION 213-110]
- [5] - PROPOSED HABITABLE SPACE ON 3RD FLOOR NO HABITABLE SPACE ABOVE 2ND FLOOR [SECTION 213-120]
- [6] - PROPOSED 1,611 SF AREA PER 1 BR DWELLING UNIT 4,000 SF PER 1 BR DWELLING UNIT REQUIRED [SECTION 213-117]
- [7] - PROPOSED 1,611 SF AREA PER 2 BR DWELLING UNIT 5,000 SF PER 2 BR DWELLING UNIT REQUIRED [SECTION 213-117]
- [8] - PROPOSED 50 PARKING SPACES 103 PARKING SPACES REQUIRED [SECTION 213-118]

**APPLICANT**

NEW FRONTIER II, LLC  
228 BROADHOLLOW ROAD, SUITE 184W  
MELVILLE, NEW YORK 11747-4883

**TAX MAP DESIGNATION**

DISTRICT 0100 SECTION 168 BLOCK 01.00 LOTS 64, 65, 66 & 67 SECTION 164 BLOCK 02.00 LOTS 2, 5, 9, 10 & 25



**ZONING INFORMATION CHART**

EXISTING ZONING:	E BUSINESS (NEIGHBORHOOD) / B RESIDENCE (10,000 S.F.)
PROPOSED ZONING:	M.R. MULTIPLE RESIDENCE DISTRICT
PROPOSED USE:	45 RESIDENTIAL DWELLING UNITS (DU) 20 ~ 1 BEDROOM / 25 ~ 2 BEDROOM
PROPOSED DENSITY:	SEE "DENSITY OF DWELLING UNITS ON PHASE 5" CHART

	PERMITTED	PROVIDED
SITE AREA:	2 ACRE MIN.	1.664 ACRES (72,499.70 SF) [1]
FRONT YARD SETBACK:	40 FT	5 FT & 15 FT [2]
SIDE YARD SETBACK:	40 FT MIN./80 FT TOTAL	15 FT/15 FT [3]
REAR YARD SETBACK:	50 FT	-
BUILDING HEIGHT:	30'/2.5 STY.	48'/3 STY. [4]
BUILDING AREA:	-	20,672 S.F.
BUILDING COVERAGE:	-	28.52%
HABITABLE SPACE:	1ST & 2ND STY.	3RD STY. [5]

**DENSITY OF DWELLING UNITS ON PHASE 5**

# OF DWELLING UNITS	REQUIRED AREA PER UNIT	REQUIRED TOTAL AREA	PROVIDED TOTAL AREA	PROVIDED AREA PER UNIT
1 BR (20 UNITS)	4,000 S.F.	80,000 S.F.	32,222 S.F.	1,611 S.F. [6]
2 BR (25 UNITS)	5,000 S.F.	125,000 S.F.	40,278 S.F.	1,611 S.F. [7]

(BASED ON OVERALL PHASE 5 LAND = 72,500 S.F.)

**PARKING CALCULATIONS**

1. PARKING REQUIRED: RESIDENTIAL: 2.0 SPACES/UNIT + 0.5 SPACES PER BEDROOM IN EXCESS OF ONE PER UNIT = (45 UNITS x 2.0 SPACES) + (25 UNITS x 0.5 SPACE) = 103 SPACES
  2. PARKING PROVIDED: 50 SPACES [8]
- STANDARD PARKING SPACE : 9.0' x 19.0'  
HANDICAP PARKING SPACE : 8.0' x 19.0'  
TWO WAY DRIVE AISLE WIDTH : 24'

[\*] VARIANCES REQUIRED - SEE REQUIRED VARIANCE CHART

2	6/12/2011	REVISED TO ADDRESS T.O.B. PLANNING COMMENTS	BJM
1	1/10/2011	REVISED TAX LOT #8 / ADDED DRAINAGE CALCULATION	BJM
NO.	DATE	REVISION	BY

**EXHIBIT 1 TO OVERALL SITE PLAN  
PHASE 5 - SITE LAYOUT PLAN**

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

**BOWNE AEST GROUP**  
Where Experience Empowers Vision

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SCALE: PLAN: 1"=40'  
PROFILE: HORIZ: N/A  
VERT: N/A  
DATE: AUGUST 9, 2010

DESIGNED BY: <b>BJM</b>	DRAFTED BY: <b>RDH</b>	CHECKED BY:	PROJECT NO: <b>11083140</b>
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**DWG. C-5**