

PLEASE TAKE NOTICE that a public SEQR Scoping Session will be held before the Planning Board of the Town of Riverhead on Thursday, the 5th day of December, 2024 at 6:00 o'clock p.m. at Riverhead Town Hall, 4 W. 2nd Street, Riverhead, NY, in order to receive public input and comments on the Draft Scope submitted for the proposed TJOC Real Estate Holdings, LLC Major Subdivision and site plan, which seeks approval to subdivide an existing, vacant, 15.8-acre parcel of land, resulting in the creation of seven (7) new residential building lots ranging in size from 40,001 sq. ft. through 43,891 sq. ft., a 31,082 sq. ft. stormwater management parcel, a 77,094 sq. ft. sewage treatment plant (STP) parcel, and a 217,096 sq. ft. parcel with mixed-use zoning, and further seeks to develop the 217,096 sq. ft. lot, zoned Hamlet Center (HC), with a mixed-use development consisting of approximately 30,000 sq. ft. of ground floor commercial space, as well as thirty-six (36) one-bedroom apartments on upper floors along with related site improvements including parking, lighting, landscaping, and drainage improvements. The subject property is located on the north side of Middle Country, Calverton, and is split zoned between the Hamlet Center (HC) zoning use district, and the Residence B-40 (RB40) zoning use district, and is more particularly described as SCTM NO. 600-97-2-33.

**DRAFT SCOPE FOR THE
DRAFT ENVIRONMENTAL IMPACT STATEMENT OF**

CALVERTON HAMLET CENTER

Proposed Subdivision and Site Plan Application
4365 Middle Country Rd, Calverton, Town of Riverhead
Suffolk County, New York
October 31, 2024

1.0 Introduction

This document is the Draft Scope for the Draft Environmental Impact Statement (DEIS) to be prepared for the proposed “Calverton Hamlet Center,” a nine-lot subdivision that will consist of seven single-family residential lots (Lots 1-7), one BESST onsite sewage treatment plant (STP) lot (Lot 8), one mixed use building lot (Lot 9), and an onsite subdivision road and stormwater recharge basin. The subject 15.87-acre property is split-zoned Hamlet Center (HB) and Residence B-40 (RB-40). The Applicant is TJOC Real Estate Holdings (TJOC). The DEIS will be prepared by Nelson Pope & Voorhis (NPV) of Melville, NY on behalf of TJOC with support from a team of professional consultants.

The subject property is located in the Hamlet of Calverton, Town of Riverhead, Suffolk County, New York. It is located on the north side of Middle Country Road (SR 25), south side of South Path, and is approximately 485 feet west of the Middle Country Road (SR 25)/Fresh Pond Avenue intersection between Miloski Poultry Farm and J&R Steakhouse. The Suffolk County Tax Map number is 0600-97-02-33.

A subdivision map, set of site plans and site development application were submitted for the Proposed Action. The Town of Riverhead, as lead agency for the environmental review, reviewed these materials and adopted a Positive Declaration by Resolution 2024-081 dated October 17, 2024, thereby requiring that a DEIS be prepared pursuant to 6 NYCRR Part 617 (SEQR). The potential impacts identified by the Town and primary issues to be considered are contained in the Positive Declaration and are reflected in this Draft Scope.

The SEQRA process is intended to provide the input and analyses necessary to ensure a “hard look” and assist the lead agency and other involved agencies in assessing environmental impacts in their decision-making processes. The document will be concise but thorough, well documented, accurate and consistent. Figures and tables will be presented as applicable in support of the discussions and analyses contained in the document. Technical information will be summarized in the body of the DEIS and attached in their entirety in an appendix.

2.0 Brief Description of the Proposed Project

The proposed project specifically involves:

1. Subdividing the 15.87-acre subject property into nine lots;
2. Lots 1-7 consisting of a total of 6.58 acres will include seven single-family residential lots ranging in size from 0.92 acres (40,001 SF) to 1.01 acres (43,891 SF) with a two-story home on each lot;
3. Lot 8 will be 1.77 acres and contain the proposed BESST onsite sewage treatment plant (STP) that will serve the proposed development;
4. Lot 9 will be 4.98 acres and will be developed with a two-story mixed-use building which will include 30,000 SF of retail and/or office space and 6,647 SF of apartment space on the first floor and 44,588 SF of apartment space on the second floor for a total of 36 residential units; and
5. A total of 2.54 acres will be used as a proposed subdivision road/cul-de-sac covering 1.83 acres and a stormwater recharge basin covering 0.71 acres, both of which will be dedicated to the Town of Brookhaven.

The site is currently split-zoned with Hamlet Center (HC) zoning on the south side of the property along Middle Country Road and Residence B-40 zoning on the north side of the property. Permitted uses in the Hamlet Center district include retail stores, art galleries, professional offices, antique stores, specialty food stores, wine shops and bakeries with retail sales, personal service uses, apartments on upper floors, one-family dwellings on lots of 80,000 SF or more, museums, schools, libraries and places of worship. Uses permitted by Special Permit in the Hamlet Center district include bed and breakfasts and indoor recreational uses. Residence B-40 permitted uses include one-family residences, parks and playgrounds, and uses by Special Permit from the Town Board which include two-family dwellings, day-care facilities, nursery schools, and overhead electrical power transmission lines.

The proposed homes and mixed use building will be heated using natural gas, provided by National Grid, which will involve a new service to serve Lots 1-9. Similarly, electricity will be provided by PSEGLI, which will install a new service connection to Lots 1-9. Potable water will be provided by the Riverhead Water District (RWD) via a new service to Lots 1-9. Wastewater treatment and disposal will be managed by an onsite STP and stormwater runoff will be captured and recharged by a system of roof gutters, catch basins, subsurface leaching pools, bioretention areas or rain gardens and a stormwater recharge basin.

A total of 177 on-site parking spaces will be provided for Lot 9 (the proposed two-story mixed-use building) as required by the Town Code ("301 – Attachment 1, Town of Riverhead Parking Schedule"). Sidewalks will provide pedestrian connections to the commercial and residential spaces within Lot 9 and will connect to proposed sidewalks to the north side of Middle Country Road. There will be a vehicle/ subdivision road connection between Lots 9 and Lots 1-8. It is expected that traffic exiting Lots 1-9 onto Middle Country Road will be controlled by a Stop sign.

Approximately 14 acres of mostly invasive species will be cleared for development. All disturbed areas on Lots 1-9 that do not support a building, paving or other impervious surface will be planted with a grassy groundcover (Hydroseed A Ecology Mix) and shrubs and trees such as white oak, Eastern red juniper, sweet gum, little leaf linden, October glory red maple, and beach plum as highlighted on the Landscape Plan (Sheets SP-8 and PSM-5) of the Site Plan and Subdivision sets, respectively. Lawn areas on Lots 1-9 are assumed to be fertilized and irrigated but the landscape plan includes primarily native species that should not require long-term maintenance. Outdoor lighting will be provided to create a safe and secure hamlet center with minimal anticipated light related impacts based on the Lighting Plans (Sheets SP-7 and PSM-4).

In order to develop the site as proposed, the following agency permits and approvals, are required:

REVIEWS, PERMITS, AND APPROVALS REQUIRED

Agency or Entity Having Jurisdiction	Permit/Approval Required
Town of Riverhead Planning Board	Subdivision approval
	Site Plan approval
Riverhead Town Board and Riverhead Water District	Water main extension and connection
Suffolk County Department of Health Services	Water connection
	STP approval
Suffolk County Planning Commission	239m review
New York State Department of Transportation	Curb cut access/road work permit
New York State Department of Environmental Conservation	Stormwater Pollution Prevention Plan SPDES Stormwater Permit; Potential rare wildlife coordination
New York State Office of Parks, Recreation and Historic Preservation	Cultural Resource Investigation (Archaeological Sensitivity) Review
LIPA/PSEG Long Island	Electrical Connection
National Grid	Natural gas connection

3.0 Potential Significant Adverse Environmental Impacts

The following list of potential adverse impacts was identified in the Town's Positive Declaration based on the EAF Parts 1, 2 and 3. These topics along with applicable SEQRA DEIS content requirements as outlined in 6 NYCRR Part 617.9 (b) of SEQR will be the focus of the DEIS scope and content as outlined in this Draft Scope.

Impact on Groundwater

- Development of the proposed project will require an extension of Riverhead Water District Extension No. 37R - Calverton, which currently only serves a portion of the project site. A detailed and conservative analysis of water usage from the proposed development will be undertaken to assess the maximum potential demand and impact on the Riverhead Water District.

- The project site is located within Suffolk County Groundwater Management Zone III, which permits 300 gallons per day (gpd) per acre of sanitary discharge density. The site's 15.87-acre site has an allowable sanitary flow of 4,761 gpd under Article 6 of the Suffolk Sanitary Code, where the proposed development has an anticipated daily sanitary flow of 11,100 gpd, exceeding the site's allowable sanitary density, where public sewer systems are not available. The DEIS will assess potential impacts on groundwater from onsite waste generation, treatment and disposal.

Impact on Plants and Animals

- The project site is identified as potentially containing habitat conducive to the Northern Long Eared Bat (NLEB), Tiger Salamander, and Coastal Barrens Buckmoth, and may result in the elimination of said habitats.
- The proposed development will result in the removal of approximately 14 acres of wooded/forested land. The DEIS will assess impacts to ecological resources including plant and animal life, rare, threatened and endangered species, and wildlife habitat.

Impact on Transportation

- The proposed development has the potential for a moderate to high impact on existing traffic patterns along Middle Country Road (NY State 25) based on trip generation and potential conflicts with existing traffic levels and patterns. A Traffic Impact Study will be prepared and will be included in the DEIS.

Impact on Historic And Archaeological Resources

- The project site is located within a potentially archaeologically sensitive area as identified by the New York State New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) Cultural Resources Information System database.
- Consultations with the OPRHP are being undertaken, and Phase 1A and 1B archaeological surveys have been initiated to determine the presence and/or significance of archaeologically sensitive areas.

4.0 Organization and Overall Content of the DEIS Document

The DEIS must conform to the basic content requirements contained in Title 6, New York Code of Rules & Regulations (6 NYCRR) Part 617.9 (b)(3). The outline of the DEIS will include the following sections which will specifically cover the potential impact areas of concern identified by the Town in the Part 3 EAF and outlined in Section 3.0 above:

COVER
INSIDE COVER SHEET
TABLE OF CONTENTS
SUMMARY

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1.1 Introduction

- 1.2 Project Location and Description**
- 1.3 Project Background, Need, Objectives and Benefits**
 - 1.2.1 Project Background
 - 1.2.2 Public Need and Town Objectives
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- 1.4 Project Description, Design and Layout**
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- 2.0 NATURAL ENVIRONMENTAL RESOURCES**
 - 2.1 Water Resources**
 - 2.1.1 Existing Conditions
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 - 2.2.1 Existing Conditions
 - 2.2.2 Anticipated Impacts
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- 3.0 HUMAN ENVIRONMENTAL RESOURCES**
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- 4.0 OTHER REQUIRED SECTIONS**
 - 4.1 Construction Impacts**
 - 4.2 Cumulative Impacts**
 - 4.3 Adverse Environmental Impacts that Cannot be Avoided**
 - 4.4 Irreversible and Irretrievable Commitment of Resources**
 - 4.5 Effects on the Use and Conservation of Energy Resources**
 - 4.6 Growth-Inducing Aspects**
- 5.0 ALTERNATIVES CONSIDERED**
 - 5.1 Alternative 1: No Action**
- 6.0 REFERENCES**

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5.0 Extent and Quality of Information Existing and Needed

As required by SEQRA, the DEIS should include *“a statement and evaluation of potential significant adverse impacts at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence.”* Included in this evaluation will be reasonably related short-term and long-term impacts, with other required sections identified above in the Section 4.0 of the DEIS outline and in Section 6.0 of this scoping document below.

This section further describes the level of analysis and the type of analyses expected with respect to the key environmental impacts of the project as outlined in the Positive Declaration. Each major section is followed by a description of the extent and quality of information needed to perform the evaluation of each of the impacted resources.

EXECUTIVE SUMMARY

- Brief description of the Proposed Action and application history;
- List of Town and Applicant Objectives related to the Proposed Action;
- Identification of public need and benefits of the Proposed Action;
- Brief summary of the potential adverse impacts of the Proposed Action;
- Brief summaries of the preliminary impact avoidance and mitigation techniques identified to address or mitigate impacts from the Proposed Action;
- Brief summary of “other impacts” (cumulative, growth inducing, irreversible and irretrievable commitments of resources, construction-related impacts, energy and GHG related impacts);
- No Action Alternative in lieu of Proposed Action;
- List of the required permits, approvals, and agency reviews to implement the Proposed Action.

1.0 DESCRIPTION OF THE PROPOSED ACTION

- 1.1 Introduction *(Provide brief explanations of the overall purpose of a DEIS and the anticipated SEQRA process based on project type and the procedural requirements and guidelines of the statute.)*
- 1.2 Study Area Location and Description *(Describe and map the location of the proposed action, provide recent aerial photograph showing site and adjacent/nearby properties and features; identify special taxing and public services districts; provide a brief description of existing area conditions in terms of general land use pattern and community character, and overall environmental conditions and significant features.)*
- 1.3 Project Background, Public Need and Objectives, Project Sponsor Objectives, and Benefits *(Provide a brief history of the evolution of the Proposed Action. Relate the Proposed Action and project need to Town goals based on site zoning. Discuss the applicant’s goals and objectives in pursuing the Proposed Action; and provide a list of benefits to accrue to the Town/community from the Proposed Action.)*

- 1.4 Project Design and Layout *(Provide a brief description of the Proposed Action and reference and include the proposed subdivision/site plan sets; use tables, figures, graphics, calculations, projections etc. as appropriate to describe, quantify and depict the layout, scale and type(s) of development proposed, proposed mix of uses, parking, access, essential onsite infrastructure, and other necessary features.)*
- 1.5 Required Reviews, Permits and Approvals *(Provide brief discussion of SEQRA process and review stages required for the Proposed Action; list all required permits, reviews and approvals and the agencies or entities responsible.)*

2.0 NATURAL ENVIRONMENTAL RESOURCES

2.1 Water Resources

- 2.1.1 Existing Conditions *(Using narrative, mapping, tables and quantitative methods where possible, identify groundwater conditions including groundwater elevation(s), depth and direction of groundwater flow, nearby wetlands or surface waters, local drinking water district and supply system, nearest water main location and main availability, identify drinking water quality based on available data from the Riverhead Water District (RWD) annual drinking water quality report and any relevant information in the Town's RWD referral response; identify Suffolk County Groundwater Management Zone and requirements of Suffolk County Sanitary Code Article 6; conduct nitrogen modeling to determine existing estimated nitrogen concentration in recharge.)*
- 2.1.2 Anticipated Impacts *(Development of the proposed project will require an extension of Riverhead Water District (RWD) Extension No. 37R - Calverton, which currently only serves a portion of the project site. The DEIS will provide a detailed analysis of water usage from the proposed development. The analysis will take into account the most intense water demanding uses permitted under the current zoning of the property in order to assess the full magnitude of the potential impact to the Riverhead Water District. The Planning Board, as Lead Agency, can only assess the adequacy of the existing water supply system once the potential demands from the proposed development are understood. The project site is located within Suffolk County Groundwater Management Zone III, which permits 300 gallons per day (gpd) per acre of sanitary density. The site's 15.87-acre site has an allowable sanitary flow of 4,761 gpd pursuant to Article 6 of the Suffolk County Sanitary Code, where the proposed development has an anticipated daily sanitary flow of 11,100 gpd, more than double the site's allowable sanitary density, where public sewer systems are not available.)*

Coordinate with project engineer to contact RWD for availability of a water supply to serve the site; determine status of preparation of a map and plan for water connection. Identify water conservation practices and consider source of any landscape irrigation water. Coordinate with project engineer to establish procedure for Suffolk County Department of Health Services (SCDHS) review and approval of the proposed project in conformance with Article 6 of the Suffolk

County Sanitary Code. Identify method of wastewater handling. Quantify nitrogen load and concentration in consideration of wastewater credit transfer.)

2.1.3 Proposed Mitigation

2.2 Ecological Resources

2.2.1 Existing Conditions *(Describe/list and map the vegetation species found on-site and the pattern of this vegetation; describe habitat types on the site and quality of each, and any past clearing or disturbance affecting habitats; describe observed and expected wildlife species; consult Breeding Bird Atlas for site and area species; conduct field inspections by staff biologist; review records from NYSDEC Environmental Mapper, NYSDEC EAF Mapper, NYSDEC rare species lists, and other available resources; contact NY Natural Heritage Program for site file information of documented sensitive resources and species; identify nearest wetlands and unique or sensitive habitat; discuss existing natural open spaces in the area.)*

2.2.2 Anticipated Impacts *(The project site is identified as potentially containing habitat conducive to the Northern Long Eared Bat, Tiger Salamander, and Coastal Barrens Buckmoth, and may result in the elimination of said habitats. The proposed development will result in the removal of approximately 14 acres of wooded/forested lands. Address potential presence of Northern Long Eared Bat, Tiger Salamander, and Coastal Barrens Buckmoth on site. Address NYSDEC Article 11 requirements for species protection. Seek determination if Section 182 permit is needed and outline status and strategy to comply with NYSDEC species protection requirements. Discuss changes in vegetation pattern and habitats on-site. Discuss clearing and impacts related to habitat types; discuss impact on expected and identified wildlife species; discuss significance of any information obtained from NY Natural Heritage Program and the reduction or degradation of any habitat used by any species of special concern, threatened, endangered or conservation need, as listed by New York State.)*

2.2.3 Proposed Mitigation

3.0 HUMAN ENVIRONMENTAL RESOURCES

3.1 Transportation *(Traffic Impact Study to be prepared by an outside traffic consultant as a separate report appended to the DEIS, and summarized in the body of the DEIS as follows:)*

3.1.1 Existing Conditions *(Based on a Traffic Impact Study ["TIS"] prepared by R&M Engineering, discuss, the existing roads in the area will be described, the current Levels of Service [LOSs] of nearby affected intersections, and any existing traffic flow problems will be described. The existing public transportation services in the area will be described, and usage of each such resource will be quantified; bus routes will be identified as appropriate.)*

3.1.2 Potential Impacts *(The proposed development has the potential for significant impacts to existing traffic patterns along Middle Country Road (NY State 25) based on trip generation and potential conflicts with existing traffic levels and patterns. The TIS prepared by others will be summarized to describe the anticipated number of peak-hour vehicle trips generated, and the potential impact will be described and discussed.)*

3.1.3 Mitigation Measures

3.2 Historic and Archaeological Resources

3.2.1 Existing Conditions (*The project site is located within a potentially archaeologically sensitive area.*)

3.2.2 Potential Impacts

Consultations with the New York State Office of Parks, Recreation, and Historic Preservation are being undertaken, and Phase a 1B archaeological survey has been initiated to determine the presence and/or significance of archaeologically sensitive areas. Summarize the findings of the archaeological investigation to identify any potential impacts to such resources.

3.2.3 Mitigation Measures

4.0 OTHER ENVIRONMENTAL IMPACTS

4.1 Unavoidable Adverse Environmental Impacts (*Provide a list and brief description of those adverse environmental impacts discussed in greater detail elsewhere in the DEIS that cannot be avoided.*)

4.2 Irreversible and Irretrievable Commitments of Resources (*Identify those natural and human resources to be substantially consumed, converted or made unavailable for future use as a result of the Proposed Action.*)

4.3 Growth-Inducing, Secondary and Cumulative Impacts (*Growth-inducing aspects of a project include direct and indirect support or promotion of additional development in an area. The nature of such anticipated growth as related to the Proposed Action will be described, and the impacts of significant potential growth will be assessed. Cumulative impacts are the potential impacts of a proposed action taken in conjunction with those of other active or anticipated nearby development projects (e.g., cumulative traffic generation impacts); if nearby projects are proposed or pending approval on land adjacent or near the subject property, the cumulative effects of those projects in conjunction with the Proposed Action will be considered.*)

4.4 Energy Use and Conservation and Greenhouse Gas Emissions (*Provide a discussion of those aspects of the Proposed Action that would contribute to an increase in energy use GHG emissions, as well as potential options for energy conservation and reduction in GHGs, if possible.*)

4.5 Construction-Related Impacts (*Describe anticipated construction-related vehicle routes into, within and out of the site and adjacent areas; any demolition - and/or site remedial activities; general construction scheduling or timeframe of potential development; and general construction-related impacts; discuss methods and techniques to minimize impacts from construction activities.*)

5.0 ALTERNATIVES

5.1 Alternative 1: No Action (*Evaluate the scenario where the status of existing land use remains unchanged.*)

6.0 REFERENCES (*Provide listing of the various documents and information sources utilized in the preparation of the DEIS.*)

Issues Deemed Not Relevant, Not Environmentally Significant or Adequately Addressed in Prior Environmental Review

This DEIS Draft Scope addresses those impacts identified by the Town in its Determination of Significance/Positive Declaration and contains the required content as set forth by SEQRA. The intent of the DEIS is to disclose and analyze all potential significant adverse environmental impacts associated with the proposed project. The Draft Scope will be the subject of a public scoping session and written scoping process in conformance with SEQRA Part 617.8, which will conclude with the issuance of a Final Scope by the lead agency. Issues identified during the scoping process that are deemed not relevant to the preparation of the DEIS will be indicated in the Final Scope.



This document is intended to fulfill the lead agency requirements for issuance of a Draft Scope for a DEIS in accordance with 6 NYCRR Part 617.8. The document assists the lead agency in evaluating the DEIS for content and adequacy for public review and assists the applicant in understanding the extent and quality of information needed to evaluate the proposed project and allow the lead agency and involved agencies to obtain the information necessary to reach an informed decision on the proposed project.

Drawing Name: P:\2023 Projects\2023-03\HAM Site Plan\2024-04-08 (2023-03) HAM Site Plan.dwg User: Substation.dwg Last Modified: Apr 11, 2024 - 10:43am Plotted on: Apr 11, 2024 - 10:48am by Jphidion

MIDDLE COUNTRY ROAD (NY ROUTE 25)
(41' WIDTH)

SITE DATA

SCTM: 0600-97-2-36
TOTAL LOT AREA:
COMMERCIAL SITE AREA:
RESIDENTIAL SUBDIVISION AREA:
EXISTING ZONE:
EXISTING USE:
PROPOSED USE:
POST OFFICE:
SCHOOL DISTRICT:
WATER DISTRICT:
FIRE DISTRICT:
DATUM:
SCDHS ZONE:

DIST. 0600, SECT. 097, BLK. 02, LOT 33
691,464 SF (15.87 AC)
217,096 SF (4.98 AC)
474,368 SF (10.89 AC)
HAMLET CENTER (HC), RESIDENCE B-40 (RB-40)
VACANT
COMMERCIAL/RESIDENTIAL
CALVERTON, 11933
RIVERHEAD CSD
RIVERHEAD WATER DISTRICT
WADING RIVER PD
NAVD88
GROUNDWATER MANAGEMENT ZONE III (300 GPD/Ac)

LOT COVERAGE

PROPOSED

BUILDING AREA:	= 17,282 SF /	3.65%
IMPERVIOUS AREA:	= 72,362 SF /	15.25%
(DRIVEWAYS & WALKS = 17,105 SF)		
(R.O.W. PAVEMENT = 51,338 SF)		
(STP DRIVEWAY = 3,919 SF)		
LANDSCAPE AREA:	= 384,724 SF /	81.10%
TOTAL	= 474,368 SF /	100.0%

ZONING COMPLIANCE TABLE: HAMLET CENTER (HC)

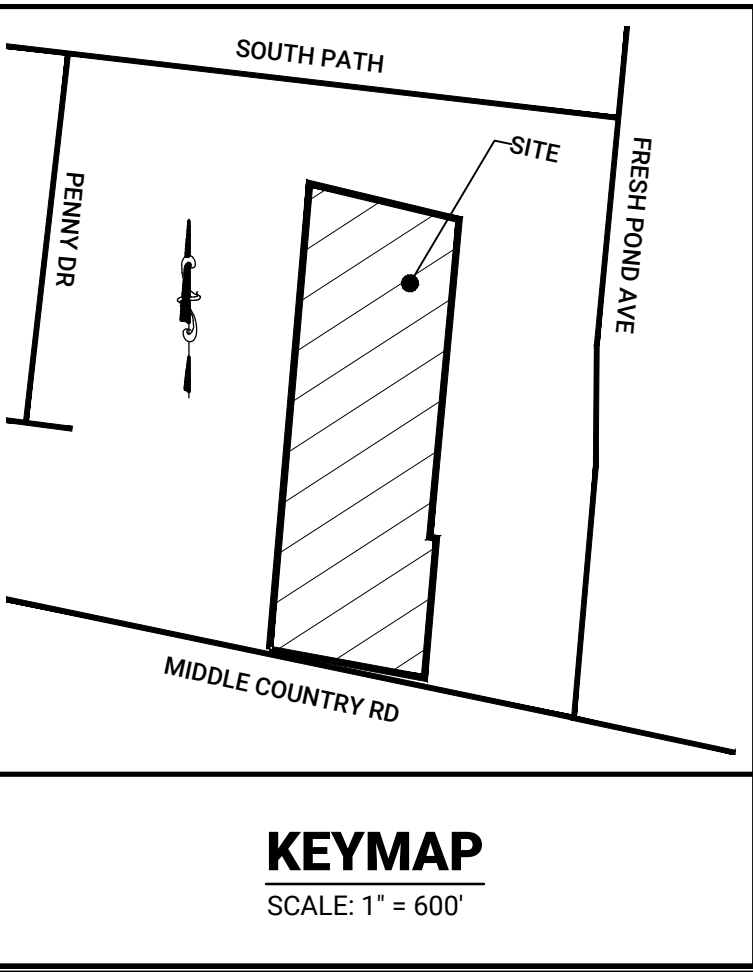
HAMLET CENTER (HC) §301-55 to 301-58

ITEM (§301 ATTACHMENT 3):	REQUIRED	PROVIDED
LOT AREA (MIN.)	5,000 SF	217,096.0 SF
LOT WIDTH AT FRONT STREET (MIN.)	150'	436.69'
FRONT YARD SETBACK (MIN.)	25'	50.0'
REAR YARD SETBACK (MIN.)	25'	25.0'
SIDE YARD SETBACK (MIN.)	15'	36.6'
BUILDING HEIGHT (MIN.)	35'	< 50'-0" / 3.5 STY.
FLOOR AREA RATIO (MAX.)	0.50	0.33
BUILDING LOT COVERAGE (FOOTPRINT) (MAX.)	35%	20.4%
IMPERVIOUS SURFACE (MAX.)	60%	58.4%

ZONING COMPLIANCE TABLE: RESIDENCE B-40 (RB40)

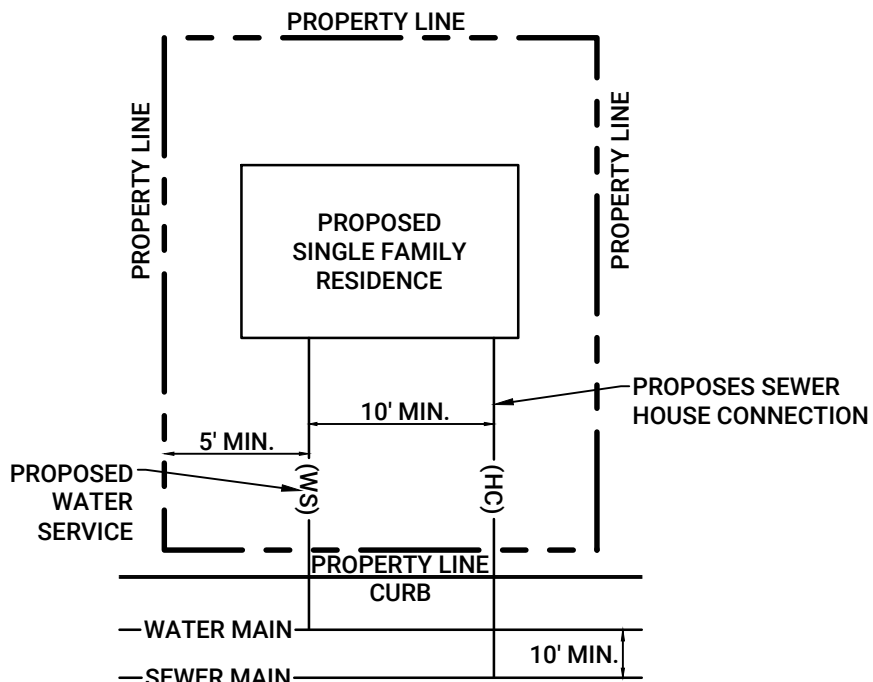
RESIDENCE B-40 (RB-40) §301-14 to 301-18

ITEM (§301 ATTACHMENT 2):	REQUIRED	PROVIDED
LOT AREA (MIN.)	40,000 SF	>40,000 SF
LOT WIDTH (MIN.)	150'	>150'
FRONT YARD SETBACK (MIN.)	50'	50'
REAR YARD SETBACK (MIN.)	60'	60'
SIDE YARD SETBACK (MIN.)	25'	27.5'
BOTH SIDE YARD SETBACK (MIN.)	55'	55.0'
BUILDING HEIGHT (MAX.)	35'	<35'
FLOOR AREA RATIO (MAX.)	N/A	TBD
IMPERVIOUS AREA (MAX.)	15%	TBD



KEYMAP
SCALE: 1" = 600'

LAND N/F OF ALESSIO PIPE CONSTR CO/
ALESSIO PIPE & CONST CO INC
SCTM: 0600-97-2-35
USE: AGRICULTURAL LAND
ZONE: HAMLET CENTER/RESIDENCE B-40



NOTE:

NTS

THE WATER SUPPLY AND SEWAGE DISPOSAL FACILITIES FOR ALL LOTS IN THIS DEVELOPMENT SHALL COMPLY WITH THE STANDARDS AND REQUIREMENTS OF THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES AT THE TIME OF CONSTRUCTION.

THIS PRELIMINARY MAP IS BASED UPON A TOPOGRAPHICAL SURVEY PREPARED BYRLT ENGINEERING, GEOLOGY, AND LAND SURVEYING, P.C. ON FEBRUARY 27, 2024. I HEREBY CERTIFY THAT THIS PLAT IS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON _____ AND CONCRETE MONUMENTS WILL BE SET AS SHOWN.
LICENSE NUMBER _____ SIGNED _____ DATE _____
XXX, PLS

I HEREBY CERTIFY THAT THE WATER SUPPLY(S) AND/OR SEWAGE DISPOSAL SYSTEM(S) FOR THIS PROJECT WERE DESIGNED UNDER MY DIRECTION. BASED UPON A CAREFUL AND THOROUGH STUDY OF THE SOIL, SITE AND GROUNDWATER CONDITIONS, ALL LOTS, AS PROPOSED, CONFORM TO THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES CONSTRUCTION STANDARDS IN EFFECT AS OF THIS DATE.
LICENSE NUMBER 093172 SIGNED _____ DATE _____
Matthew K. Aylward, P.E.

SANITARY CALCULATIONS

ALLOWABLE FLOW

GROUNDWATER MANAGEMENT ZONE III (300 GPD/Ac)

LOT 1: 0.92 ACRES x 300 GPD/Ac = 276.0 GPD

LOT 2: 0.92 ACRES x 300 GPD/Ac = 276.0 GPD

LOT 3: 0.96 ACRES x 300 GPD/Ac = 288.0 GPD

LOT 4: 1.01 ACRES x 300 GPD/Ac = 303.0 GPD

LOT 5: 0.93 ACRES x 300 GPD/Ac = 279.0 GPD

LOT 6: 0.92 ACRES x 300 GPD/Ac = 276.0 GPD

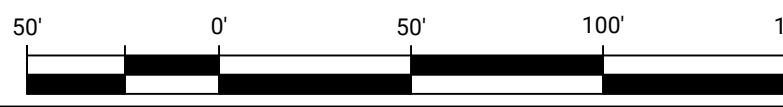
LOT 7: 0.92 ACRES x 300 GPD/Ac = 276.0 GPD

* RESIDENTIAL LOTS SHALL BE CONNECTED TO THE SEWAGE TREATMENT PLANT LOCATED ON THE PROPOSED LOT 8. REFER TO STP PLANS BY R&M ENGINEERING.

SCDHS NOTES:

- ALL ADJACENT PROPERTIES ARE SERVED WITH PUBLIC WATER.
- THERE ARE NO WATER SUPPLY WELLS LOCATED WITHIN 150 FEET OF SUBJECT PROPERTY.
- THERE MUST BE A 10' MINIMUM SEPARATION BETWEEN ANY LEACHING POOL (STORM OR SANITARY) AND THE WATER MAIN.
- THERE MUST BE A 20' MINIMUM SEPARATION BETWEEN ALL SANITARY AND DRAINAGE STRUCTURES.
- GROUNDWATER MANAGEMENT ZONE III.
- HIGHEST EXPECTED GROUNDWATER APPROXIMATELY 60 FEET BELOW GRADE PER USGS.
- ELEVATIONS REFER TO NAVD88 DATUM PER SURVEY.
- THERE ARE NO SURFACE WATERS/WETLANDS LOCATED WITHIN 300 FEET OF SUBJECT PROPERTY.

THIS PLAN IS BASED UPON A SURVEY PREPARED RLT ENGINEERING, GEOLOGY, AND LAND SURVEYING, P.C. DATED FEBRUARY 27, 2024.



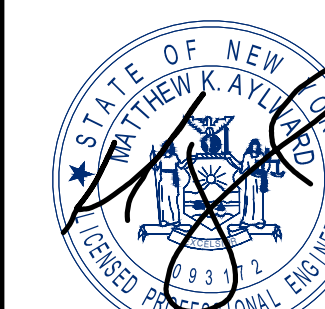
LEGEND

- PROPOSED SINGLE FAMILY RESIDENCE
- PROPOSED BUILDING AREA
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED PERMEABLE PAVEMENT AREA (LAND-BANKED STALLS)
- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING CONTOURS
- DEMOLITION CONTOURS
- PROPOSED CONTOURS
- PROPOSED STREET LIGHT

SCDHS # _____
TOWN FILE # _____

OWNER:
CALVERTON HAMLET CENTER LLC
1113 NORTH COUNTRY ROAD, BUILDING 2
STONY BROOK, NEW YORK 11790

APPLICANT:
LLOC REAL ESTATE HOLDING LLC
12 ELM LANE
STONY BROOK, 11790



Matthew K. Aylward, P.E.
NY State License No. 093172

DWN. BY: JVC
DATE: 04-11-24

CHKD. BY: MKA
DATE: 04-11-24

SCALE: 1"=50'
JOB No.: 2023-037

SHEET: PSM-1

ALIGNMENT PLAN
KDG PRELIMINARY PLAT
SITUATED IN
CALVERTON
TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK
SCTM: DISTRICT 0600, SECTION 097, BLOCK 02, LOT 33



Robinson & Muller
Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

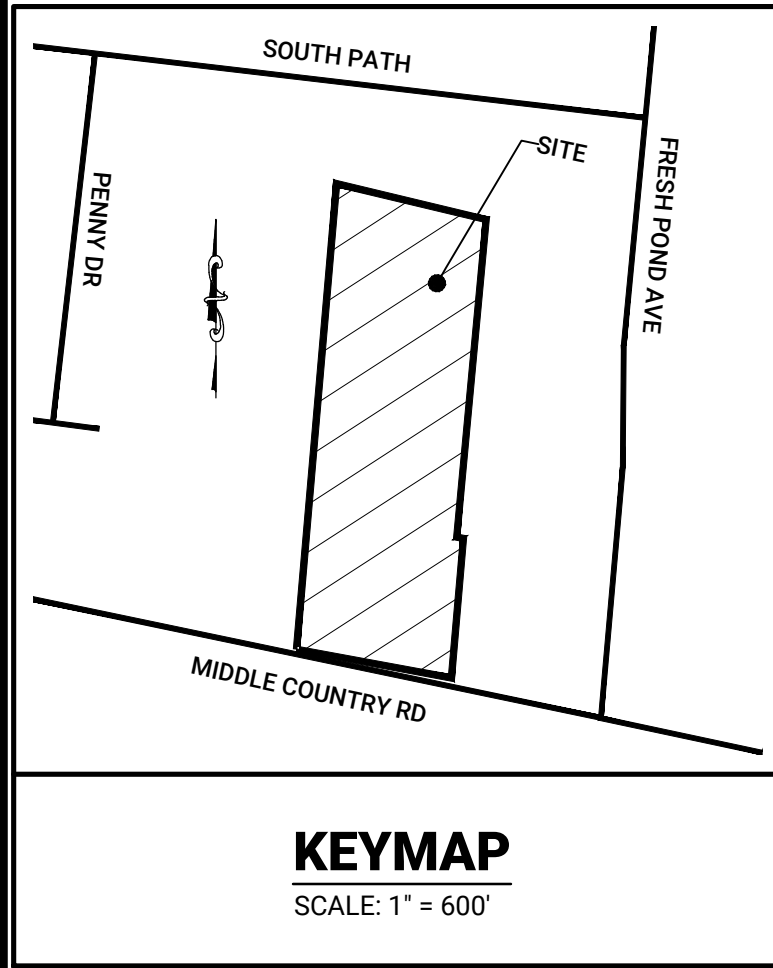
SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
Great River, NY

Date _____
This is to certify that the proposed Realty Subdivision or Development for CALVERTON HAMLET CENTER in the TOWN OF RIVERHEAD with a total of 9 lots was approved on the above date. Water Supplies and Sewage Disposal facilities must conform to construction standards in effect at the time of construction and are subject to separate permits pursuant to those standards. This approval shall be valid only if the realty subdivision/development map is duly filed with the County Clerk within one year of this date. Consent is hereby given for the filing of the map on which this endorsement appears in the Office of the County Clerk in accordance with provisions of the Public Health law and the Suffolk County Sanitary Code.

Walter Dawydiak, Jr., PE
Director, Division of Environmental Quality

SUFFOLK COUNTY
DEPARTMENT OF HEALTH SERVICES
APPROVAL

MIDDLE COUNTRY ROAD (NY ROUTE 25)
(41' WIDTH)



DRAINAGE CALCULATIONS

DRAINAGE AREA 'A': 13,182 SF			
REQUIRED			
IMPERVIOUS AREA	8,582 SF X 0.25 FT X 1.0	=	2,146 CF
LANDSCAPE AREA	4,600 SF X 0.25 FT X 0.30	=	345 CF
TOTAL VOLUME REQUIRED		=	2,491 CF
PROVIDED			
PROPOSED LEACHING POOLS:			
(3) - 10' DIA. X 15 FT EFFECTIVE DEPTH LEACHING POOLS			
3 EA X 68.42 CF/FT X 15 FT E.D.	=	3,079 CF	
TOTAL STORAGE VOLUME PROVIDED		=	3,079 CF
DRAINAGE AREA 'B': 16,700 SF			
REQUIRED			
IMPERVIOUS AREA	10,300 SF X 0.25 FT X 1.0	=	2,575 CF
LANDSCAPE AREA	6,400 SF X 0.25 FT X 0.30	=	480 CF
TOTAL VOLUME REQUIRED		=	3,055 CF
PROVIDED			
PROPOSED LEACHING POOLS:			
(3) - 10' DIA. X 15 FT EFFECTIVE DEPTH LEACHING POOLS			
3 EA X 68.42 CF/FT X 15 FT E.D.	=	3,079 CF	
TOTAL STORAGE VOLUME PROVIDED		=	3,079 CF
DRAINAGE AREA 'C': 14,951 SF			
REQUIRED			
ROOF AREA	482 SF X 0.25 FT X 1.0	=	121 CF
IMPERVIOUS AREA	3,919 SF X 0.25 FT X 1.0	=	980 CF
LANDSCAPE AREA	10,550 SF X 0.25 FT X 0.30	=	791 CF
TOTAL VOLUME REQUIRED		=	1,892 CF
PROVIDED			
PROPOSED LEACHING POOLS:			
(2) - 10' DIA. X 16 FT EFFECTIVE DEPTH LEACHING POOLS			
2 EA X 68.42 CF/FT X 16 FT E.D.	=	2,189 CF	
TOTAL STORAGE VOLUME PROVIDED		=	2,189 CF

DRAINAGE AREA 'D': 402,491 SF			
REQUIRED			
TOTAL AREA	402,491 SF X 0.67 FT X 0.25	=	67,082 CF
TOTAL VOLUME REQUIRED		=	67,082 CF
PROVIDED			
PROPOSED RECHARGE BASIN:			
LOWER SECTION			
ELEVATION	HIGH WATER 76.0' LOW WATER 71.0'		
AREA	2,260 SF 550 SF		
VOLUME PROVIDED	(2,260 + 550) / 2 X (5.0')	=	7,025 CF
UPPER SECTION			
ELEVATION	HIGH WATER 76.0' LOW WATER 75.0'		
AREA	11,960 SF 4,830 SF		
VOLUME PROVIDED	(11,960 + 4,830) / 2 X (8.0')	=	67,160 CF
TOTAL STORAGE VOLUME PROVIDED		=	74,185 CF
LOTS 1-7 DRAINAGE AREA: 24,075 SF			
REQUIRED			
ROOF AREA	16,800 SF X 0.25 FT X 1.0	=	4,200 CF
DRIVEWAY AREA	7,275 SF X 0.25 FT X 1.0	=	1,819 CF
TOTAL VOLUME REQUIRED		=	6,019 CF
PROVIDED			
PROPOSED LEACHING POOLS:			
(14) - 10' DIA. X 8 FT EFFECTIVE DEPTH LEACHING POOLS			
14 EA X 68.42 CF/FT X 8 FT E.D.	=	7,663 CF	
TOTAL STORAGE VOLUME PROVIDED		=	7,663 CF

GRADING & DRAINAGE NOTES

- CONTRACTOR IS REQUIRED TO CLEAN EXISTING ROADWAY DRAINAGE BASINS IMMEDIATELY ADJACENT TO SITE FRONTAGE AT THE COMPLETION OF CONSTRUCTION TO THE SATISFACTION OF THE ENGINEER.
- ALL EXISTING DRAINAGE STRUCTURES WHICH MAY BE FOUND WITHIN WORK AREA SHALL REMAIN AND TO BE PUMPED CLEAN, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL ADJUST EXISTING CASTINGS TO PROPOSED GRADE AS REQUIRED.
- ELEVATIONS REFER TO NAVD88 DATUM.
- ALL DRAINAGE PIPE SHALL HAVE 2'-0" MINIMUM COVER.
- MINIMUM CLEARANCE BETWEEN WATER LINES AND ANY STRUCTURES IS 10 FEET.
- MINIMUM CLEARANCE BETWEEN SANITARY AND DRAINAGE STRUCTURES IS 20 FEET.
- ALL PROPOSED ON-SITE DRAINAGE PIPE (D) TO BE 15" CPP (CORRUGATED POLYETHYLENE PIPE-ADS N-12 SOIL TIGHT) OR APPROVED EQUAL PITCHED AT 1.0 % MIN. UNLESS OTHERWISE SPECIFIED.
- REPAIR EXISTING PAVEMENT, SIDEWALK AND CURBING AS ORDERED BY TOWN ENGINEER.
- PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE "DIG SAFE" NOTIFICATION PROCEDURES PROMOTED BY THE RESPECTIVE UTILITY COMPANIES.
- CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING PROVIDING VERTICAL CURVES OR ROUNDING AT ALL TOP AND BOTTOM OF SLOPES.
- PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM SLOPE OF 1.00 % (1/8" PER FOOT) AND MAXIMUM SLOPE OF 5% (1:20). ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER PRIOR TO CONTINUING WORK.
- WHERE NEW PAVING OR EARTHWORK MEETS EXISTING PAVING OR EARTHWORK, SMOOTHLY BLEND LINE AND GRADE OF EXISTING WITH NEW. WHERE EXISTING VEGETATION IS TO REMAIN, MEET EXISTING GRADES; DO NOT FILL ABOVE BASAL FLARE OF EXISTING TREES.
- WHERE CONTOUR LINES END AT A PROPOSED CURB, THE TOP OF CURB ELEVATION SHALL BE 6 INCHES HIGHER THAN THE CONTOUR ELEVATION.
- EACH INDIVIDUAL LOT WITHIN THE SUBDIVISION SHALL CONTAIN ITS OWN STORM WATER RUNOFF AND BE REQUIRED TO PROVIDE A DESIGNATED GRADING & DRAINAGE DESIGN IN ACCORDANCE WITH TOWN STANDARDS.

TEMPORARY SHEETING, SHORING AND BRACING

TEMPORARY SHEETING, SHORING AND BRACING SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF INDUSTRIAL CODE RULE 23 "PROTECTION IN CONSTRUCTION AND EXCAVATION OPERATIONS", OF THE STATE OF NEW YORK DEPARTMENT OF LABOR AND THE REQUIREMENTS OF THE FEDERAL GOVERNMENTS O.S.H.A.

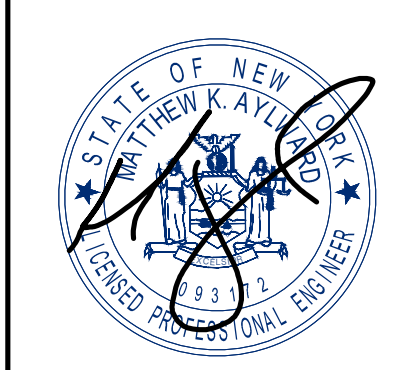
TEMPORARY SHEETING, SHORING AND BRACING SHALL BE PROVIDED BY THE CONTRACTOR SO AS TO PROTECT EXISTING SLOPES DURING CONSTRUCTION AND WHERE REQUESTED BY THE OWNER AND/OR MUNICIPALITY HAVING JURISDICTION OVER WORK BEING PERFORMED. THE CONTRACTOR SHALL PROVIDE DESIGN DRAWINGS FOR ALL SHEETING, SHORING AND BRACING, PREPARED BY A PROFESSIONAL ENGINEER, LICENSED BY THE STATE OF NEW YORK, TO THE OWNER AND MUNICIPALITY HAVING JURISDICTION, FOR REVIEW, COMMENT AND APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE PROPOSED RETAINING WALL.

SCDHS # _____
TOWN FILE # _____

No.	REVISION DESCRIPTION	DATE	BY

OWNER:
CALVERTON HAMLET CENTER LLC
1113 NORTH COUNTRY ROAD, BUILDING 2
STONY BROOK, NEW YORK 11790

APPLICANT:
JOC REAL ESTATE HOLDING LLC
12 ELM LANE
STONY BROOK, 11790



Matthew K. Aylward, P.E.
NY State License No. 093172

DWN. BY: JVC
DATE: 04-11-24

CHKD. BY: MKA
DATE: 04-11-24

SCALE: 1"=50'
JOB No.: 2023-037

SHEET: PSM-2

GRADING & DRAINAGE PLAN

KDG PRELIMINARY PLAT

SITUATED IN
CALVERTON
TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0600, SECTION 097, BLOCK 02, LOT 33

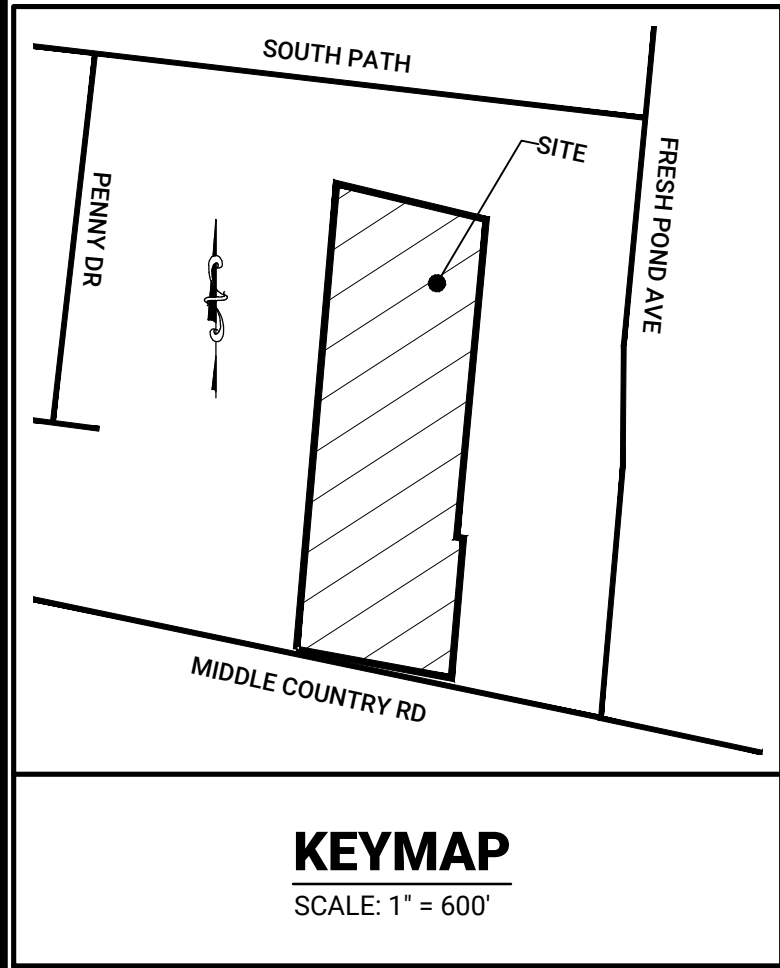
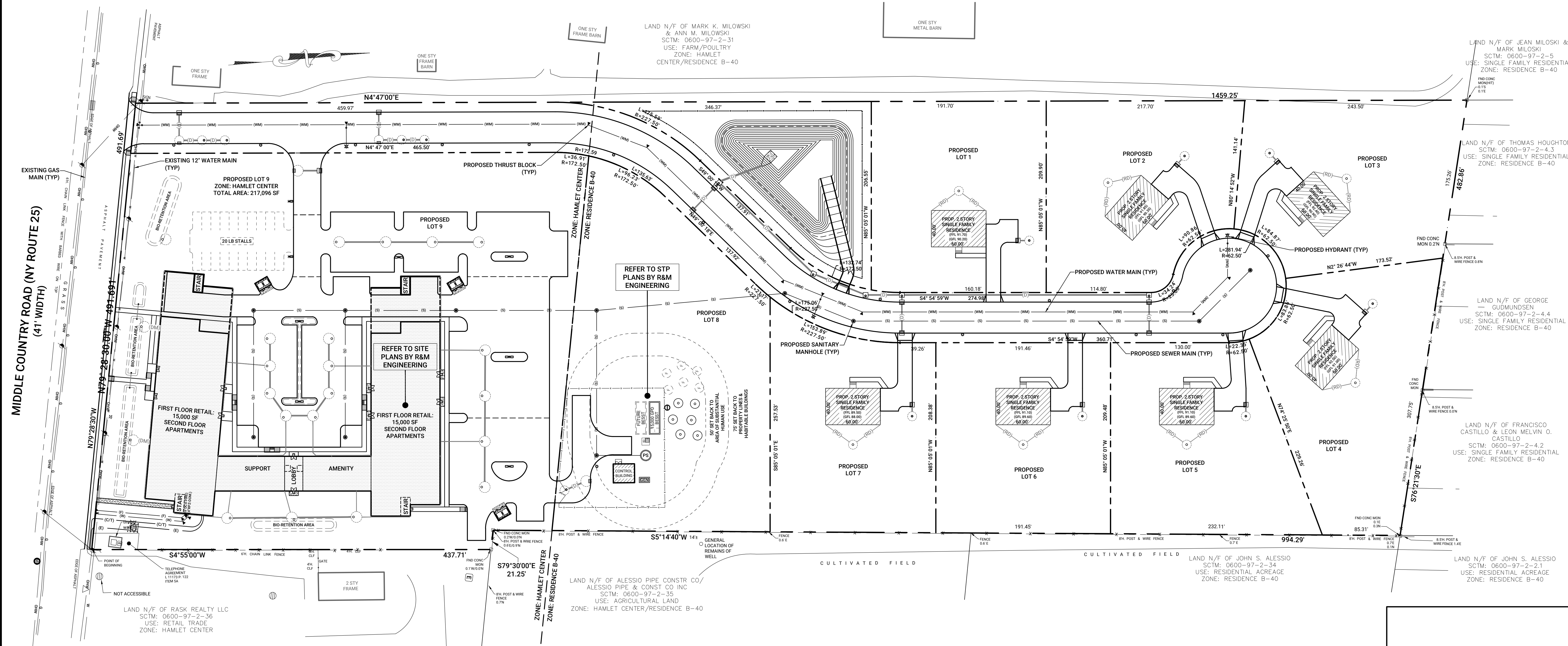
R&M ENGINEERING

Robinson & Muller
Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

THIS PLAN IS BASED UPON A SURVEY PREPARED RLT ENGINEERING, GEOLOGY, AND LAND SURVEYING, P.C. DATED FEBRUARY 27, 2024.

Scale: 50' 0' 50' 100' 150'

Drawing Name: P:\2023 Projects\2023-04-08 (2023-037) K&M Site Plan\2023-04-08 (2023-037) Kelly Colverson - Substation.dwg Last Modified: Apr 11, 2024 - 10:43am Plotted on: Apr 11, 2024 - 10:53am by JohnJoh



SANITARY NOTES

1. THE PROPOSED DEVELOPMENT WILL HAVE A SANITARY SEWAGE COLLECTION SYSTEM WITHIN THE DEVELOPMENT TO CONVEY THE SEWAGE TO AN ON SITE SEWAGE TREATMENT PLANT.
2. ALL PIPING BETWEEN SANITARY STRUCTURES SHALL BE 8" DIAMETER PVC (DR-18) UNLESS OTHERWISE NOTED ON PLANS.
3. ALL PIPING FOR SANITARY HOUSE CONNECTIONS SHALL BE 6" DIAMETER (SDR-35) WITH A MINIMUM 2.0% SLOPE.
4. ALL PIPING FOR COMMERCIAL AND RESIDENTIAL HOUSE CONNECTIONS WHICH CROSS PERIMETER ROOF DRAINAGE PIPING SHALL BE 6" DIAMETER DUCTILE IRON PIPE (CL-52).
5. MINIMUM CLEARANCE BETWEEN ALL SANITARY STRUCTURES IS 8 FEET.
6. MINIMUM CLEARANCE BETWEEN SANITARY AND DRAINAGE STRUCTURES IS 20 FEET.
7. A CLEAN-OUT IS REQUIRED AT THE FACE OF EACH UNIT.
8. ALL SANITARY PIPE SHALL HAVE 2'-0" MINIMUM COVER.
9. THERE MUST BE A 10 FOOT MINIMUM SEPARATION BETWEEN ANY LEACHING POOL (STORM OR SANITARY) AND THE WATER MAIN.
10. THERE MUST BE A 5 FOOT MINIMUM SEPARATION BETWEEN ANY MANHOLE (STORM OR SANITARY) AND UNDERGROUND UTILITIES.

GENERAL UTILITY NOTES

1. REFER TO ARCHITECTURAL PLANS FOR DETAILED LOCATIONS OF ALL UTILITY CONNECTIONS AT BUILDING WALL.
2. CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT AND INSTALLATION OF ANY DAMAGED UTILITIES WITHIN THE WORK AREA.
3. THE CONTRACTOR SHALL COMPLY WITH THE LAWS, RULES AND REGULATIONS OF THE STATE, MUNICIPAL AND DISTRICT DEPARTMENTS HAVING JURISDICTION.
4. ALL UTILITY CROSSINGS (IF ANY) ARE TO HAVE A MINIMUM OF 18" OF VERTICAL CLEARANCE BETWEEN PIPES.
5. ALL UTILITIES SHALL BE UNDERGROUND.
6. ALL DRAINAGE PIPES MUST HAVE A MINIMUM OF 2' OF COVER FROM THE TOP OF PIPE TO FINISHED GRADE.
7. ALL SANITARY SEWER PIPES MUST HAVE A MINIMUM OF 2' OF COVER FROM THE TOP OF PIPE TO FINISHED GRADE.
8. ALL WATER PIPING (SIZE 1.5" AND SMALLER) SHALL BE TYPE 'K' COPPER, UNLESS OTHERWISE NOTED ON PLANS. REFER TO RIVERHEAD WATER DISTRICT STANDARDS AND SPECIFICATIONS FOR FURTHER INFORMATION.
9. ALL WATER PIPING (SIZE 2" AND ABOVE) SHALL BE PVC (DR-18), UNLESS OTHERWISE NOTED ON PLANS. REFER TO RIVERHEAD WATER DISTRICT STANDARDS AND SPECIFICATIONS FOR FURTHER INFORMATION.
10. ALL COMMERCIAL SERVICES, REGARDLESS OF SIZE, REQUIRE THE INSTALLATION OF A BACKFLOW PREVENTION DEVICE.

SANITARY CALCULATIONS

ALLOWABLE FLOW

GROUNDWATER MANAGEMENT ZONE III (300 GPD/Ac)

LOT 1: 0.92 ACRES x 300 GPD/Ac = 276.0 GPD

LOT 2: 0.92 ACRES x 300 GPD/Ac = 276.0 GPD

LOT 3: 0.96 ACRES x 300 GPD/Ac = 288.0 GPD

LOT 4: 1.01 ACRES x 300 GPD/Ac = 303.0 GPD

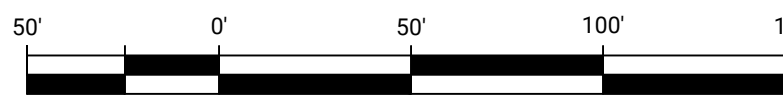
LOT 5: 0.93 ACRES x 300 GPD/Ac = 279.0 GPD

LOT 6: 0.92 ACRES x 300 GPD/Ac = 276.0 GPD

LOT 7: 0.92 ACRES x 300 GPD/Ac = 276.0 GPD

* RESIDENTIAL LOTS SHALL BE CONNECTED TO THE SEWAGE TREATMENT PLANT LOCATED ON THE PROPOSED LOT 8. REFER TO STP PLANS BY R&M ENGINEERING.

THIS PLAN IS BASED UPON A SURVEY PREPARED RLT ENGINEERING, GEOLOGY, AND LAND SURVEYING, P.C. DATED FEBRUARY 27, 2024.

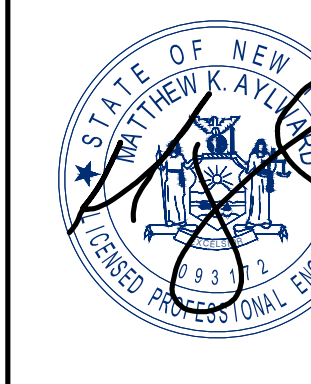


SCDWS # _____
TOWN FILE # _____

No.	REVISION DESCRIPTION	DATE	BY

OWNER:
CALVERTON HAMLET CENTER LLC
1113 NORTH COUNTRY ROAD, BUILDING 2
STONY BROOK, NEW YORK 11790

APPLICANT:
JOC REAL ESTATE HOLDING LLC
12 ELM LANE
STONY BROOK, 11790



Matthew K. Aylward, P.E.
NY State License No. 093172

DWN. BY: JVC

DATE: 04-11-24

CHKD. BY: MKA

DATE: 04-11-24

UTILITY PLAN

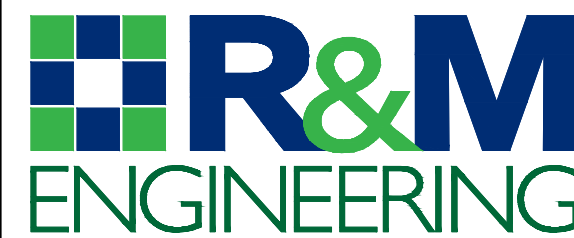
KDG PRELIMINARY PLAT

SITUATED IN

CALVERTON

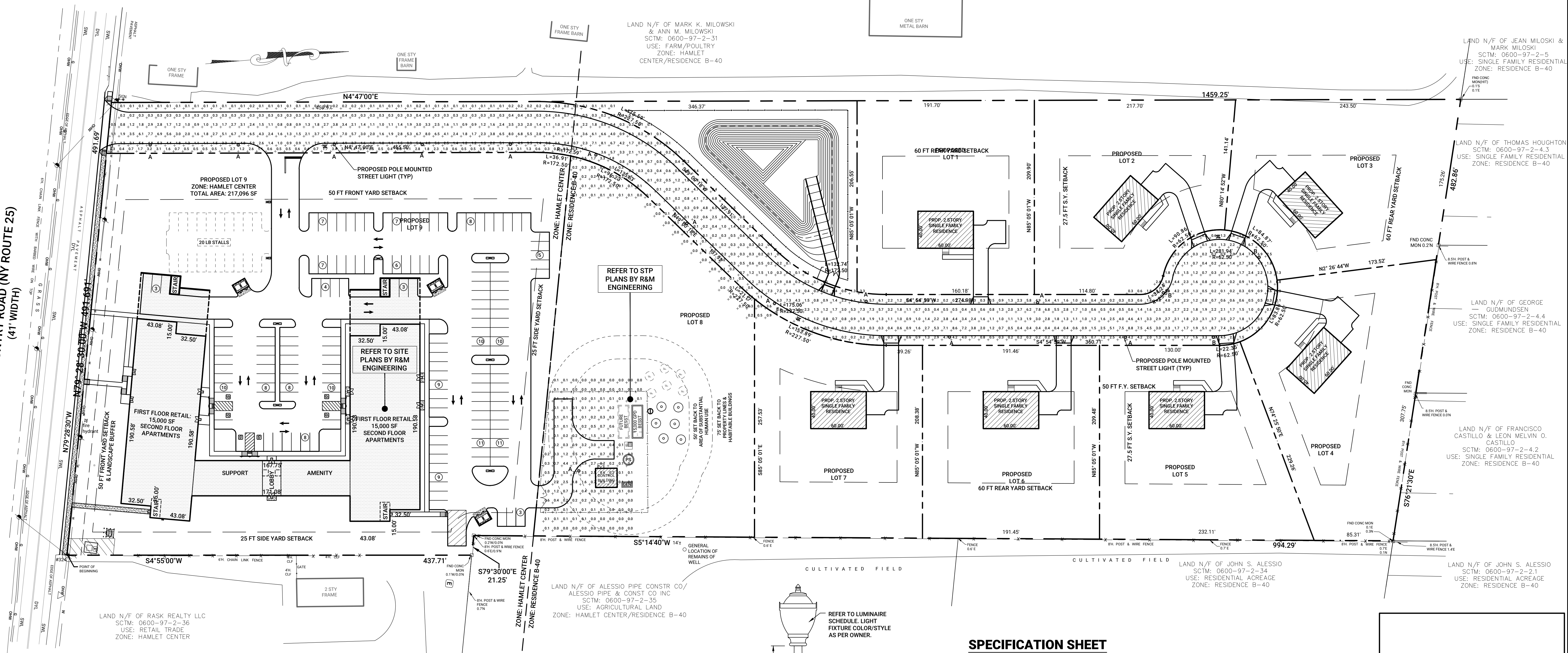
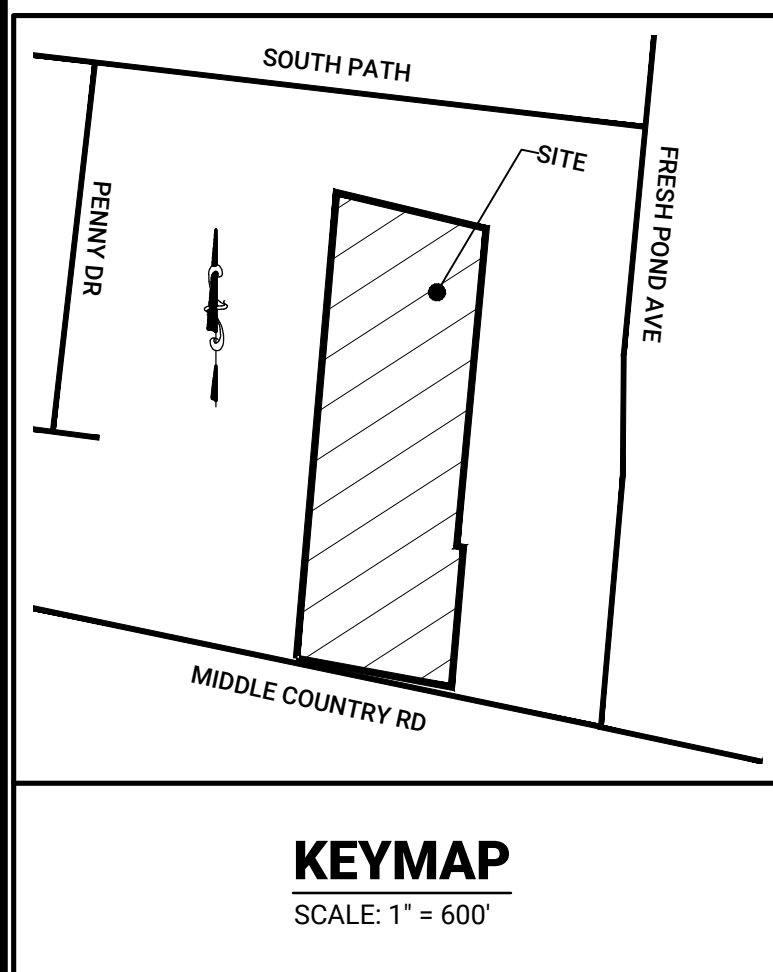
TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0600, SECTION 097, BLOCK 02, LOT 33



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PSM-3



LUMINAIRE SCHEDULE

SYMBOL		QTY.	ARRANGEMENT	MANUFACTURER/ CATALOG #	DESCRIPTION	LAMP DESCRIPTION	LLF
☉	A	14	POST TOP	VISIONAIRE CAL-1-L-2-64LC-5-3K-PT	POST TOP MOUNTED 14" ABOVE GRADE	104.8 W LED	1.00
☉	B	3	POST TOP	VISIONAIRE CAL-1-L-3-64LC-5-3K-PT	POST TOP MOUNTED 14" ABOVE GRADE	104.8 W LED	1.00

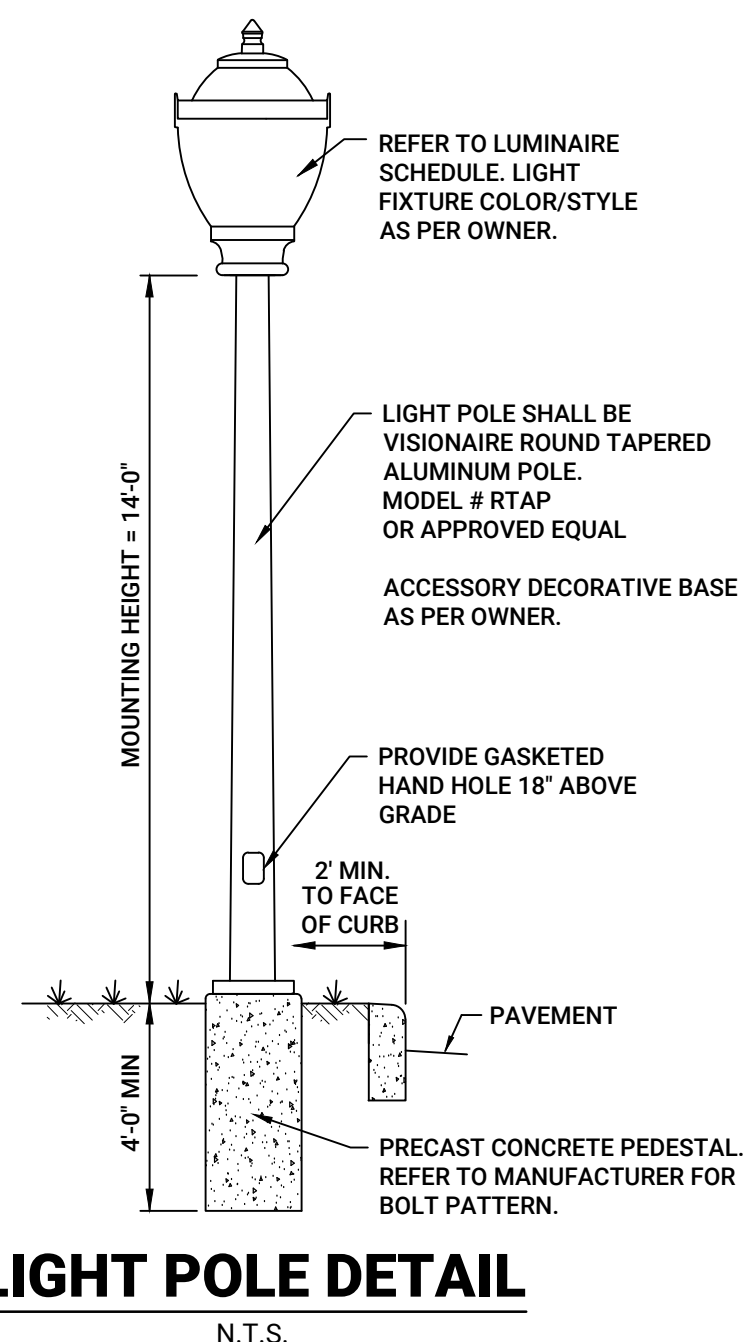
STATISTICS SUMMARY

Description	Symbol	Units	Avg	Max	Min	Max/Min	Avg/Min
RIGHT OF WAY / ROADWAY	+	fc	1.8 fc	9.8 fc	0.0 fc	N/A	N/A

SITE LIGHTING NOTES

1. ALL SITE LIGHT LOGS AND FIXTURES TO BE MANUFACTURED BY VISIONAIRE LIGHTING OR APPROVED EQUAL.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY THE OWNER AND ENGINEER PRIOR TO ORDERING POLE AND FIXTURES.
3. ALL POLES SHALL BE CUT TO MEET SPECIFIED MOUNTING HEIGHT.
4. REFER TO LIGHTING SCHEDULE FOR LUMINAIRE SPECIFICATIONS.
5. LUMINAIRE FIXTURE SYMBOLS ARE NOT TO SCALE.
6. VARYING THE POSITION, MOUNTING HEIGHT, OR ORIENTATION FROM WHAT IS SPECIFIED IN THIS DRAWING WILL INVALIDATE THE CALCULATION PERFORMED.
7. THE OWNER TO PROVIDE A SCHEDULE OF THE PROPOSED HOURS OF LUMINAIRE OPERATION AND HOW THEY WILL BE CONTROLLED AT THE REQUEST OF THE TOWN OF RIVERHEAD.

LIGHT POLE DETAIL



SPECIFICATION SHEET

[View this product in 3D](#)

CAL ARIA LED Specifications

File Name:	
Drawing Number:	
Rev:	

California Air Pollution Regulations: This luminaire is certified for use in California Air Pollution Regulations (CARB) and is certified for use in California Air Pollution Regulations (CARB) and is certified for use in California Air Pollution Regulations (CARB).

The California Air Quality Management District (AQMD) has approved this luminaire for use in California Air Pollution Regulations (CARB) and is certified for use in California Air Pollution Regulations (CARB).

This luminaire is certified for use in California Air Pollution Regulations (CARB) and is certified for use in California Air Pollution Regulations (CARB).

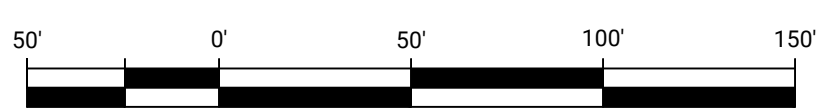
This luminaire is certified for use in California Air Pollution Regulations (CARB) and is certified for use in California Air Pollution Regulations (CARB).

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Ordering Information

MODEL	OPTICS	SOURCE	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS
CAL-F4	T1	18.0	1.00A	3000K	120V/277V	P1	BZ	FW1
CAL-F4	T2	18.0	1.00A	3000K	120V/277V	P2	BZ	FW2
CAL-F4	T3	18.0	1.00A	3000K	120V/277V	P3	BZ	FW3
CAL-F4	T4	18.0	1.00A	3000K	120V/277V	P4	BZ	FW4
CAL-F4	T5	18.0	1.00A	3000K	120V/277V	P5	BZ	FW5
CAL-F4	T6	18.0	1.00A	3000K	120V/277V	P6	BZ	FW6
CAL-F4	T7	18.0	1.00A	3000K	120V/277V	P7	BZ	FW7
CAL-F4	T8	18.0	1.00A	3000K	120V/277V	P8	BZ	FW8
CAL-F4	T9	18.0	1.00A	3000K	120V/277V	P9	BZ	FW9
CAL-F4	T10	18.0	1.00A	3000K	120V/277V	P10	BZ	FW10
CAL-F4	T11	18.0	1.00A	3000K	120V/277V	P11	BZ	FW11
CAL-F4	T12	18.0	1.00A	3000K	120V/277V	P12	BZ	FW12
CAL-F4	T13	18.0	1.00A	3000K	120V/277V	P13	BZ	FW13
CAL-F4	T14	18.0	1.00A	3000K	120V/277V	P14	BZ	FW14
CAL-F4	T15	18.0	1.00A	3000K	120V/277V	P15	BZ	FW15
CAL-F4	T16	18.0	1.00A	3000K	120V/277V	P16	BZ	FW16
CAL-F4	T17	18.0	1.00A	3000K	120V/277V	P17	BZ	FW17
CAL-F4	T18	18.0	1.00A	3000K	120V/277V	P18	BZ	FW18
CAL-F4	T19	18.0	1.00A	3000K	120V/277V	P19	BZ	FW19
CAL-F4	T20	18.0	1.00A	3000K	120V/277V	P20	BZ	FW20
CAL-F4	T21	18.0	1.00A	3000K	120V/277V	P21	BZ	FW21
CAL-F4	T22	18.0	1.00A	3000K	120V/277V	P22	BZ	FW22
CAL-F4	T23	18.0	1.00A	3000K	120V/277V	P23	BZ	FW23
CAL-F4	T24	18.0	1.00A	3000K	120V/277V	P24	BZ	FW24
CAL-F4	T25	18.0	1.00A	3000K	120V/277V	P25	BZ	FW25
CAL-F4	T26	18.0	1.00A	3000K	120V/277V	P26	BZ	FW26
CAL-F4	T27	18.0	1.00A	3000K	120V/277V	P27	BZ	FW27
CAL-F4	T28	18.0	1.00A	3000K	120V/277V	P28	BZ	FW28
CAL-F4	T29	18.0	1.00A	3000K	120V/277V	P29	BZ	FW29
CAL-F4	T30	18.0	1.00A	3000K	120V/277V	P30	BZ	FW30
CAL-F4	T31	18.0	1.00A	3000K	120V/277V	P31	BZ	FW31
CAL-F4	T32	18.0	1.00A	3000K	120V/277V	P32	BZ	FW32
CAL-F4	T33	18.0	1.00A	3000K	120V/277V	P33	BZ	FW33
CAL-F4	T34	18.0	1.00A	3000K	120V/277V	P34	BZ	FW34
CAL-F4	T35	18.0	1.00A	3000K	120V/277V	P35	BZ	FW35
CAL-F4	T36	18.0	1.00A	3000K	120V/277V	P36	BZ	FW36
CAL-F4	T37	18.0	1.00A	3000K	120V/277V	P37	BZ	FW37
CAL-F4	T38	18.0	1.00A	3000K	120V/277V	P38	BZ	FW38
CAL-F4	T39	18.0	1.00A	3000K	120V/277V	P39	BZ	FW39
CAL-F4	T40	18.0	1.00A					

THIS PLAN IS BASED UPON A SURVEY PREPARED RLT ENGINEERING,
GEOLOGY, AND LAND SURVEYING, P.C. DATED FEBRUARY 27, 2024.



STREET LIGHTING PLAN

KDG PRELIMINARY PLAT

SITUATED IN

CALVERTON

TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0600 , SECTION 097, BLOCK 02, LOT 33



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SCDHS # _ _ - _ _ - _ _ _ _
TOWN FILE # _ - _ - _ - _ - _ -

-	-	-	-
No.	REVISION DESCRIPTION	DATE	BY

OWNER:
CALVERTON HAMLET CENTER LLC
1113 NORTH COUNTRY ROAD, BUILDING 2
STONY BROOK, NEW YORK 11790

APPLICANT:
TJOC REAL ESTATE HOLDING LLC
12 ELM LANE
STONY BROOK 11790

--	--

OF NEW

ATE
THEW K. AYLW


A circular professional engineer seal is partially visible in the bottom right corner of the page. It contains the text "PROFESSIONAL ENGINEER" and "STATE OF TEXAS" around the perimeter, with a central emblem.

Matthew K. Aulward, Ph.D.

NY State License No. 0931

DWN. BY:	JVC
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DATE: 04-11-24

BY: MKA SCALE: 1"=50'

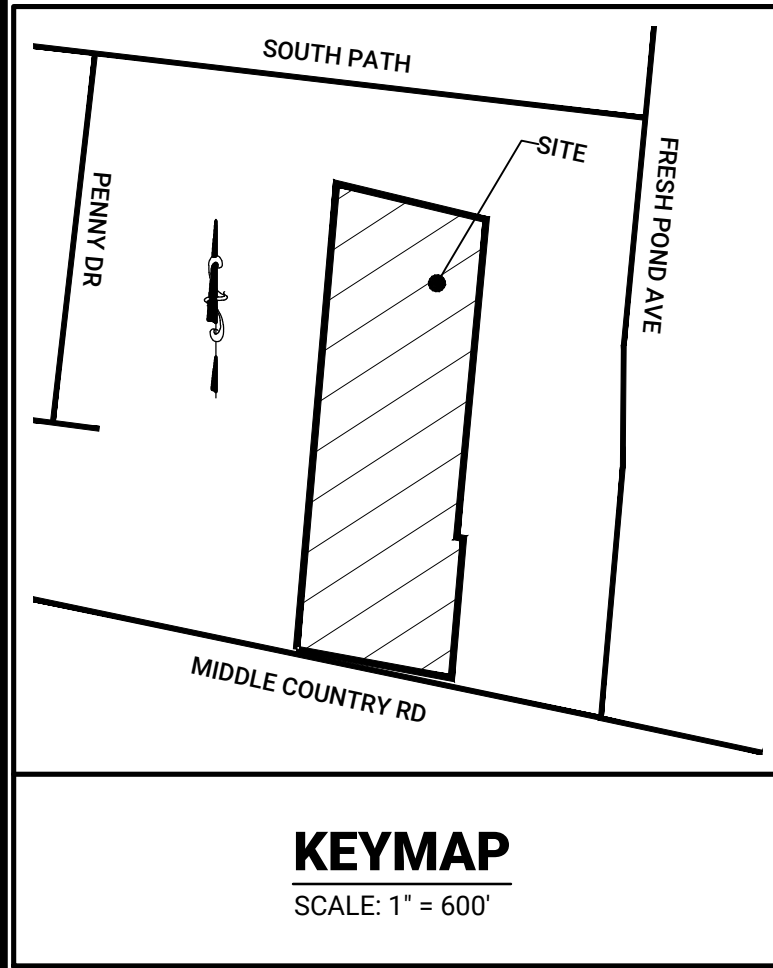
04-11-24	JOB No.:	2023-037
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DOM 4

PSM-4

Drawing Name: P:\2023 Projects\2023-04-08 (2023-037) R&M Site Plan\2024-04-08 (2024-037) Kelly Calverton - Substation.dwg Last Modified: Apr 11, 2024 - 10:43am Plotted on: Apr 11, 2024 - 10:50am by JohnH

MIDDLE COUNTRY ROAD (NY ROUTE 25)
(41' WIDTH)



HYDROSEED MIX 'A' @ 170#/AC

ECOLOGY MIX
80% RELIANT HARD FESCUE
20% JAMESTOWN II CHEW FESCUE

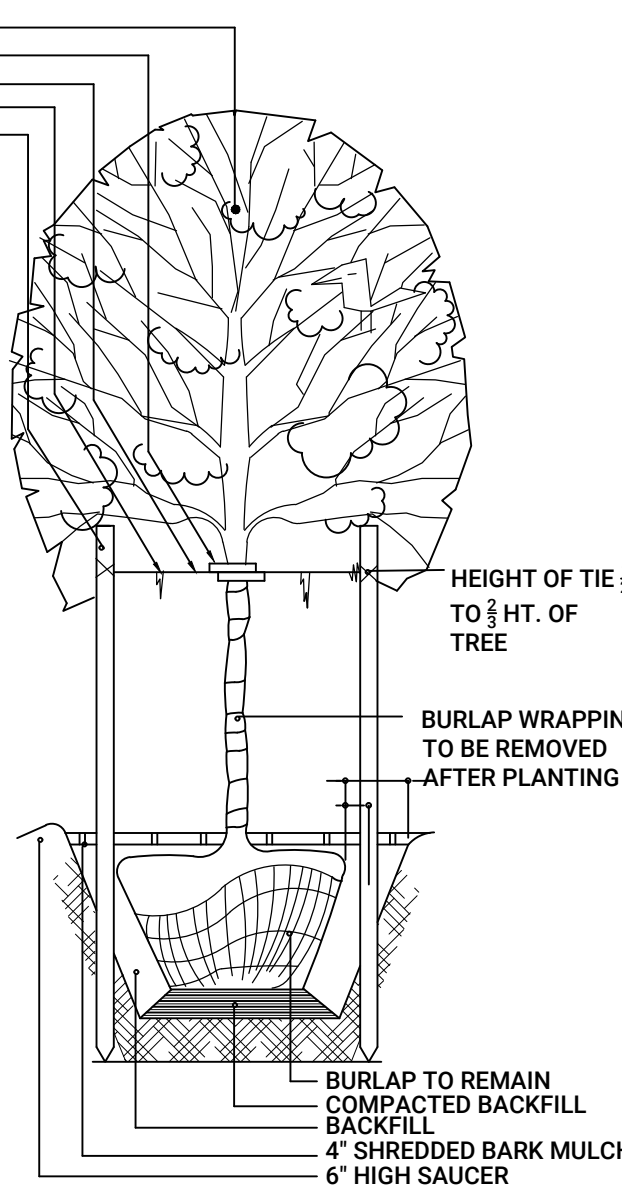
PLANTING SCHEDULE

SYM.	QUA.	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
AR	19	ACER RUBRUM OCTOBER GLORY	OCTOBER GLORY MAPLE	2.5 - 3" CAL. - 30' O.C.
JV	119	JUNIPERUS VIRGINIANA	EASTERN RED JUNIPER	5 - 6' HT. - 6' O.C.
QA	26	QUERCUS ALBA	WHITE OAK	2.5 - 3" CAL. - 30' O.C.
LS	14	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	2.5 - 3" CAL. - 30' O.C.
TC	13	TILIA CORDATA	LITTLELEAF LINDEN	2.5 - 3" CAL. - 30' O.C.
PM	20	PRUNUS MARITIMA	BEACH PLUM	2' - 3' SP. - 4' O.C.

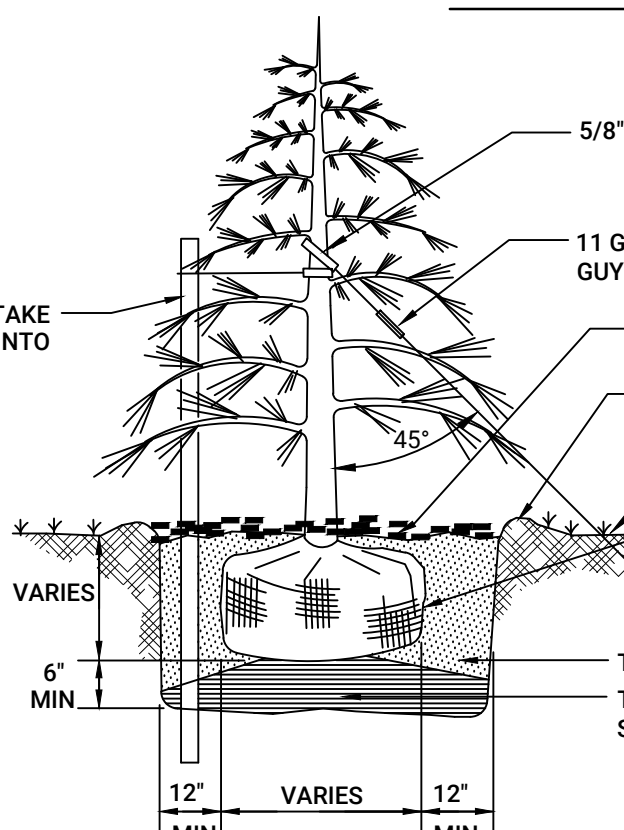
PLANTING NOTES

- PRIOR TO ANY EXCAVATION, THE CONTRACTOR IS RESPONSIBLE TO CONFIRM THE LOCATION OF EXISTING SUBSURFACE UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES AND COORDINATE WITH THE GRADING, DRAINAGE AND UTILITY PLANS FOR THE LOCATION OF EXISTING/PROPOSED SUBSURFACE UTILITY LINES AND STRUCTURES. NOTIFY THE DESIGN PROFESSIONAL IF ANY CONFLICTS EXIST.
- ALL SUPPLIED AND INSTALLED PLANT MATERIAL SHALL BE NURSERY GROWN STOCK IN ACCORDANCE WITH THE LATEST EDITION OF THE 'AMERICAN STANDARD FOR NURSERY STOCK' (ANSI Z60.1) THE CALIPER SIZE OF DECIDUOUS TREES IS TO BE MEASURED AS PER THE TOWN OF SLIP REQUIREMENT OF A MINIMUM 2 3/4" CALIPER MEASURED AT DIAMETER AT BREAST HEIGHT (DBH). TREES SHALL BE HEALTHY, VIGOROUS, WELL ROOTED, OF SYMMETRICAL GROWTH, FREE OF INSECTS, PESTS AND DISEASE. SUBSTITUTIONS MUST BE APPROVED IN WRITING. ALL DECIDUOUS TREES ARE TO BE SPECIMEN QUALITY, SYMMETRICAL, WITH SINGLE STRAIGHT LEADER AND BE GROWN ON THEIR OWN ROOTS. GRAFTED TREES OR TREES WITH TWO OR MORE LEADERS WILL BE REJECTED, ALL DECIDUOUS TREES SHALL BE BRANCHED NOT LOWER THAN SEVEN (7) FEET. ALL EVERGREEN TREES ARE TO BE SPECIMEN QUALITY, SYMMETRICAL, FULL AND DENSE AND BRANCHED TO THE GROUND.
- IF DISCREPANCY EXISTS BETWEEN THE PLANT COUNT SHOWN IN THE PLANT MATERIAL LIST / PLANTING SCHEDULE AND THE PLANTING PLAN, THE PLAN SHALL TAKE PRECEDENCE FOR PLANT QUANTITY.
- PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO THE EXISTING GRADE IN THE NURSERY. REMOVE ALL ROPE AND NON-BIODEGRADABLE MATERIAL. REMOVE AS MUCH BURLAP AS POSSIBLE WITHOUT DISTURBING PLACEMENT OR DAMAGING THE ROOT BALL. ROOT FLARES OF PLANT MATERIAL SHALL BE VISIBLE AFTER INSTALLATION. DO NOT PLACE MULCH DIRECTLY AGAINST ROOT FLARE/TRUNKS OF TREES.
- ALL PLANT MATERIAL SHALL BE MAINTAINED WITH FERTILIZER AND OTHER REQUIRED MATERIALS TO PROVIDE A NEAT AND HEALTHY APPEARANCE. ANY PLANT NOT SO MAINTAINED THAT BECOMES DISEASED AND DIES SHALL BE REPLACED WITH A HEALTHY NEW PLANT OF THE SAME SPECIES AND SIZE IMMEDIATELY DURING THE CURRENT GROWING SEASON OR AT THE BEGINNING OF THE NEXT GROWING SEASON, THE OWNER IS RESPONSIBLE FOR THE REPLACEMENT OF ANY PLANT MATERIAL DEAD, DYING OR DISEASED.
- ALL PLANTING AREAS SHALL BE CULTIVATED, RAKED AND LEFT IN A NEAT ORDERLY CONDITION. ALL DISTURBED LANDSCAPE AREAS NOT RECEIVING SPECIFIED PLANT MATERIAL ARE TO BE RESTORED WITH SIX (6) INCHES OF TOPSOIL AND SEEDED. PROVIDE SUFFICIENT IRRIGATION TO ESTABLISH AND MAINTAIN A HEALTHY STAND OF GRASS.
- ALL LANDSCAPED AND LAWN AREAS SHALL BE MAINTAINED WITH A PERMANENT IN-GROUND IRRIGATION SYSTEM, INCLUDING A RAIN SENSOR OVERRIDE AND MULTI-ZONE CONTROLLER, CAPABLE OF PROVIDING VARYING AMOUNTS OF WATER TO MULTIPLE AREAS DEPENDING ON THE REQUIREMENTS OF THE VARIOUS TREES, SHRUBS, GROUND COVERS AND LAWN AREAS.
- TREE STAKES AND ANY OTHER PLANTING GUIDE MATERIAL SHALL BE REMOVED AFTER ONE YEAR FROM THE TIME OF PLANTING.
- ALL PLANT MATERIAL GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY OWNER.
- ALL PLANTING BEDS TO BE MULCHES WITH 2" SHREDDED BARK.
- ALL PLANTING BEDS TO RECEIVE 4" OF SCREENED TOPSOIL PRIOR TO PLANT INSTALLATION.
- NO PLANT MATERIAL, EXCEPT LAWN OR GROUNDCOVER, IS TO BE LOCATED WITHIN 2' OF ANY PARKING LOT OR DRIVEWAY CURBS.
- MAINTENANCE OF EXISTING VEGETATION, TO BE SUPPLEMENTED AS DEEMED NECESSARY BY THE ENGINEERING FIELD INSPECTORS.
- FOR SITES LARGER THAN ONE ACRE, IMPLEMENT U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA)'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)'S STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES GUIDANCE.
- ALL PLANTS SHALL BE NATIVE, NON-INVASIVE SPECIES ADAPTED TO LOCAL CLIMATE.

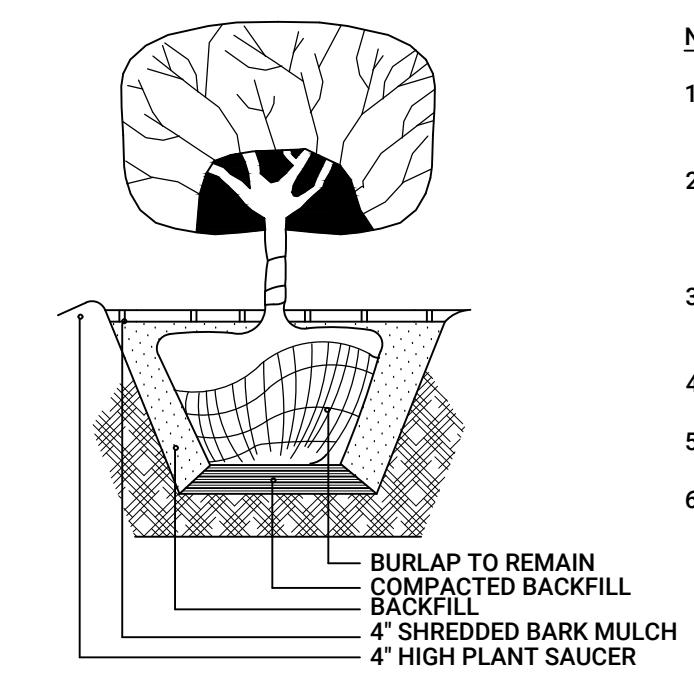
PRUNE CANOPY -
RUBBER HOSE
WIRE GUYS
FLAGGING
3" CEDAR STAKES
120" APART



TREE PLANTING DETAIL
N.T.S.



EVERGREEN PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.

THIS PLAN IS BASED UPON A SURVEY PREPARED RLT ENGINEERING, GEOLOGY, AND LAND SURVEYING, P.C. DATED FEBRUARY 27, 2024.

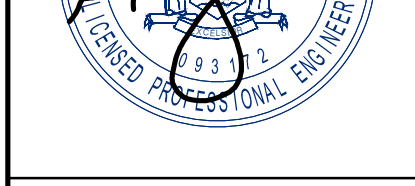
- NOTES:**
- ALL PLANT MATERIAL GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY OWNER.
 - ALL PLANTING BEDS TO BE MULCHED WITH 3" OF SHREDDED BARK OVER 10 MIL FABRIC BY EASY GARDENER WEEDBLOCK, DEWITT WEED BARRIER OR APPROVED EQUAL.
 - ALL PLANTING BEDS TO RECEIVE 4" OF SCREENED TOPSOIL PRIOR TO PLANT INSTALLATION.
 - TOP OF CONTAINED ROOT MASS TO BE LEVEL WITH SURROUNDING GRADE.
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH TOWN SPECIFICATIONS.
 - NO PLANT MATERIAL, EXCEPT LAWN OR GROUNDCOVER, IS TO BE LOCATED WITHIN 2' OF ANY PARKING LOT CURBS.

SCDHS #
TOWN FILE #

No.	REVISION DESCRIPTION	DATE	BY

OWNER:
CALVERTON HAMLET CENTER LLC
1113 NORTH COUNTRY ROAD, BUILDING 2
STONY BROOK, NEW YORK 11790

APPLICANT:
LLOC REAL ESTATE HOLDING LLC
12 ELM LANE
STONY BROOK, NEW YORK 11790

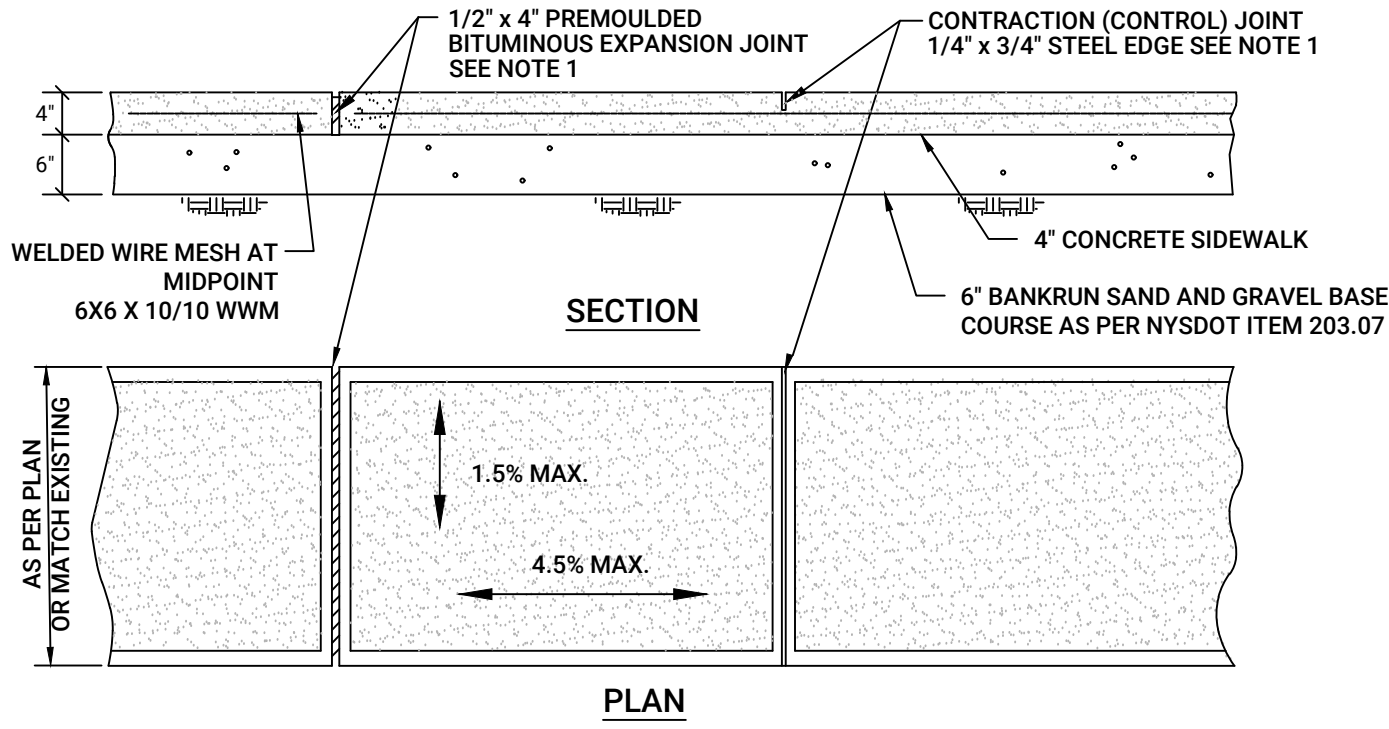


Matthew K. Aylward, P.E.
NY State License No. 093172

LANDSCAPE PLAN
KDG PRELIMINARY PLAT
SITUATED IN
CALVERTON
TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK
SCTM: DISTRICT 0600, SECTION 097, BLOCK 02, LOT 33

R&M ENGINEERING
Robinson & Muller
Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

DWN. BY: JVC
DATE: 04-11-24
CHKD. BY: MKA
DATE: 04-11-24
SCALE: 1"=50'
JOB No.: 2023-037
SHEET: **PSM-5**



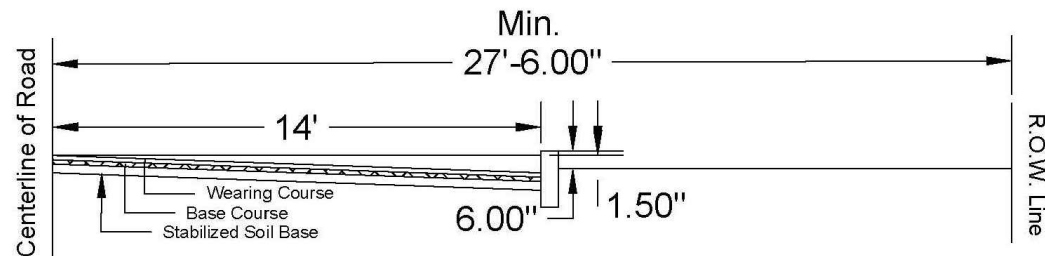
CONCRETE SIDEWALK DETAIL

N.T.S.

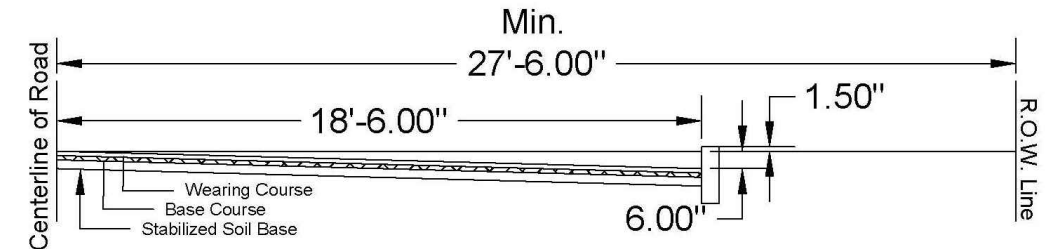
NOTES:

- CONTROL JOINTS ARE TO BE PLACED EVERY 4'-0" AND EXPANSION JOINTS ARE TO BE PLACED EVERY 20', OR AS DIRECTED BY THE ENGINEER.
- CONCRETE FOR SIDEWALKS AND CURB RAMPS SHALL BE CLASS 'B' AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. CYLINDER TESTING REQUIRED AS PER P.E..
- SIDEWALKS AND CURB RAMPS SHALL HAVE A COARSE BROOM FINISH.
- SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1.5% AND A MAXIMUM RUNNING SLOPE OF 4.5%.
- WHERE PARING STALLS ARE PROPOSED AGAINST SIDEWALK AREAS, SIDEWALK SHALL BE A MINIMUM 6.5 FEET IN WIDTH FROM THE FACE OF THE ADJACENT CURB.

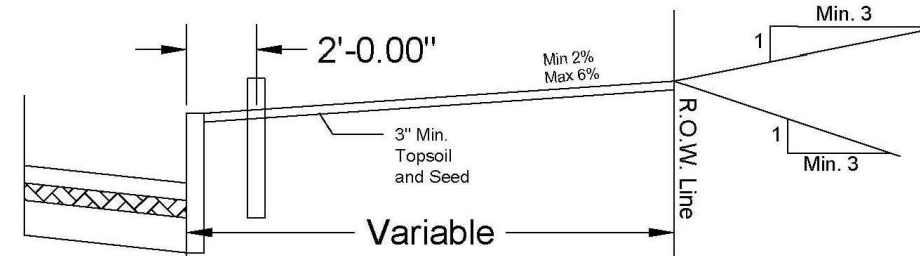
DESIGN ELEMENT TOLERANCES		
ELEMENT	DESIGN AND FIELD LAYOUT LIMIT	LIMIT FOR WORK ACCEPTANCE
SIDEWALK CROSS SLOPE	1.5% MAX.	2.0% MAX.
SIDEWALK GRADE	4.5% MAX.	5.0% MAX.
CURB RAMP GRADE (RUNNING SLOPE)	7.5% MAX.	8.3% MAX.
BLENDED TRANSITION GRADE	4.5% MAX.	5.0% MAX.



Local Residential Roads



Standard Collector Roads



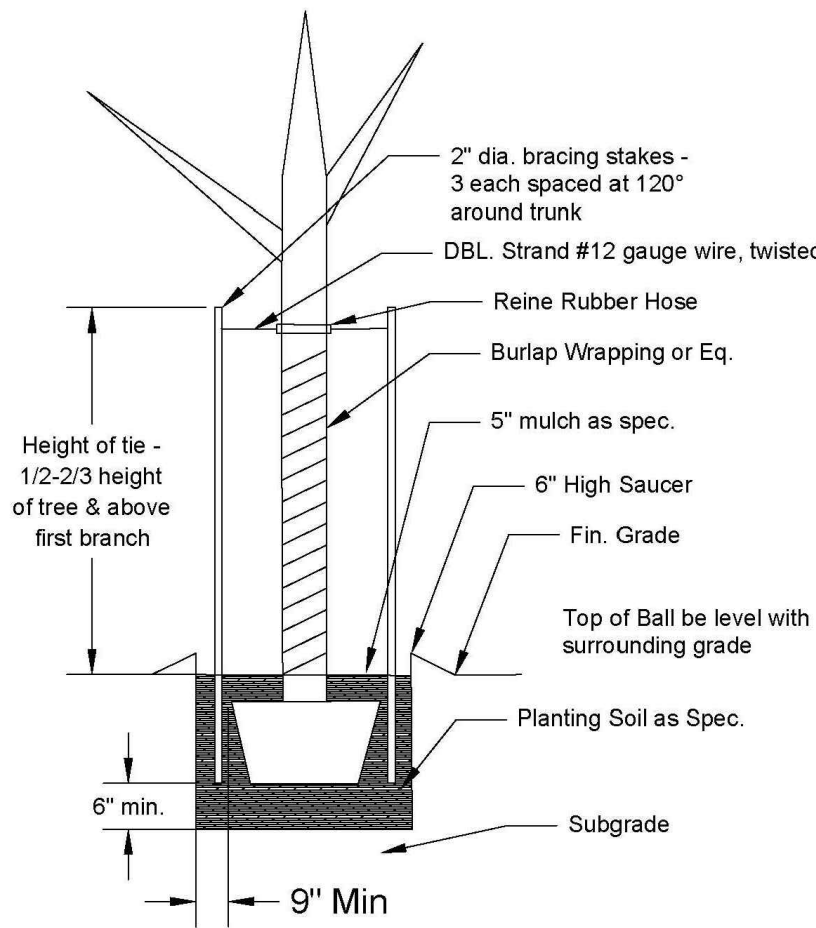
Typical Roadside

TYPICAL ROAD SECTION DETAIL

N.T.S.

NOTES:

- ALL WORK SHALL CONFORM TO TOWN SPECIFICATIONS. EXCEPT WHERE NOTED.

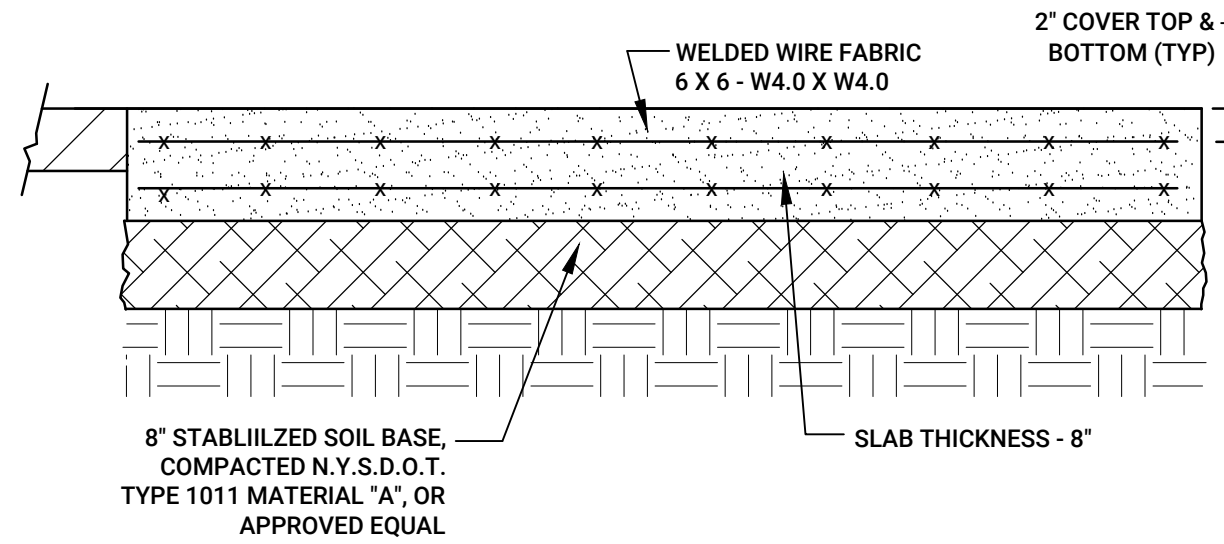


STREET TREE PLANTING DETAIL

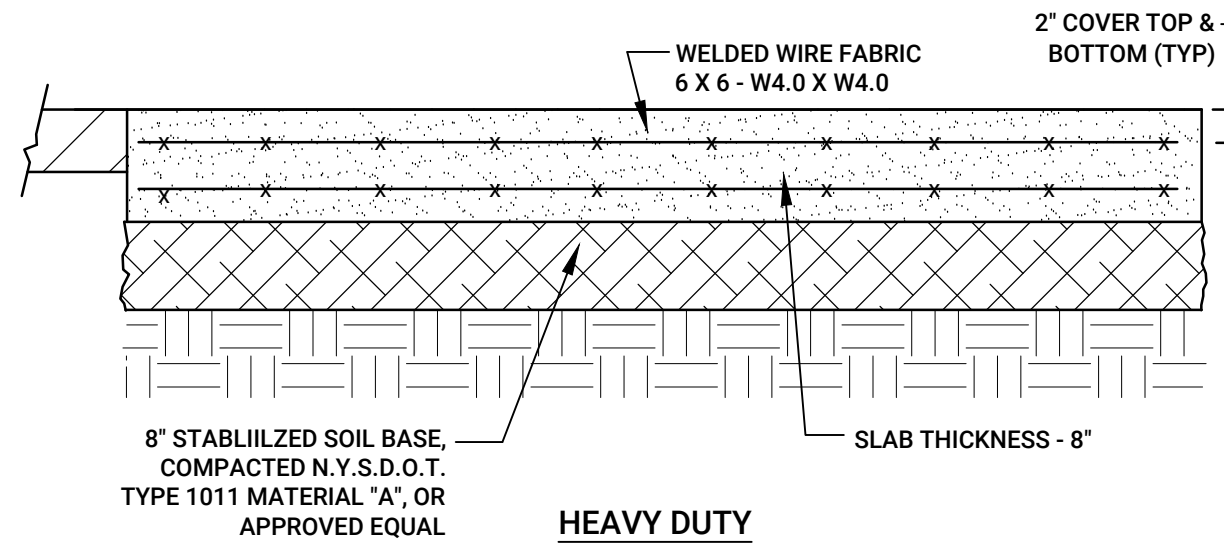
N.T.S.

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MEDIUM DUTY



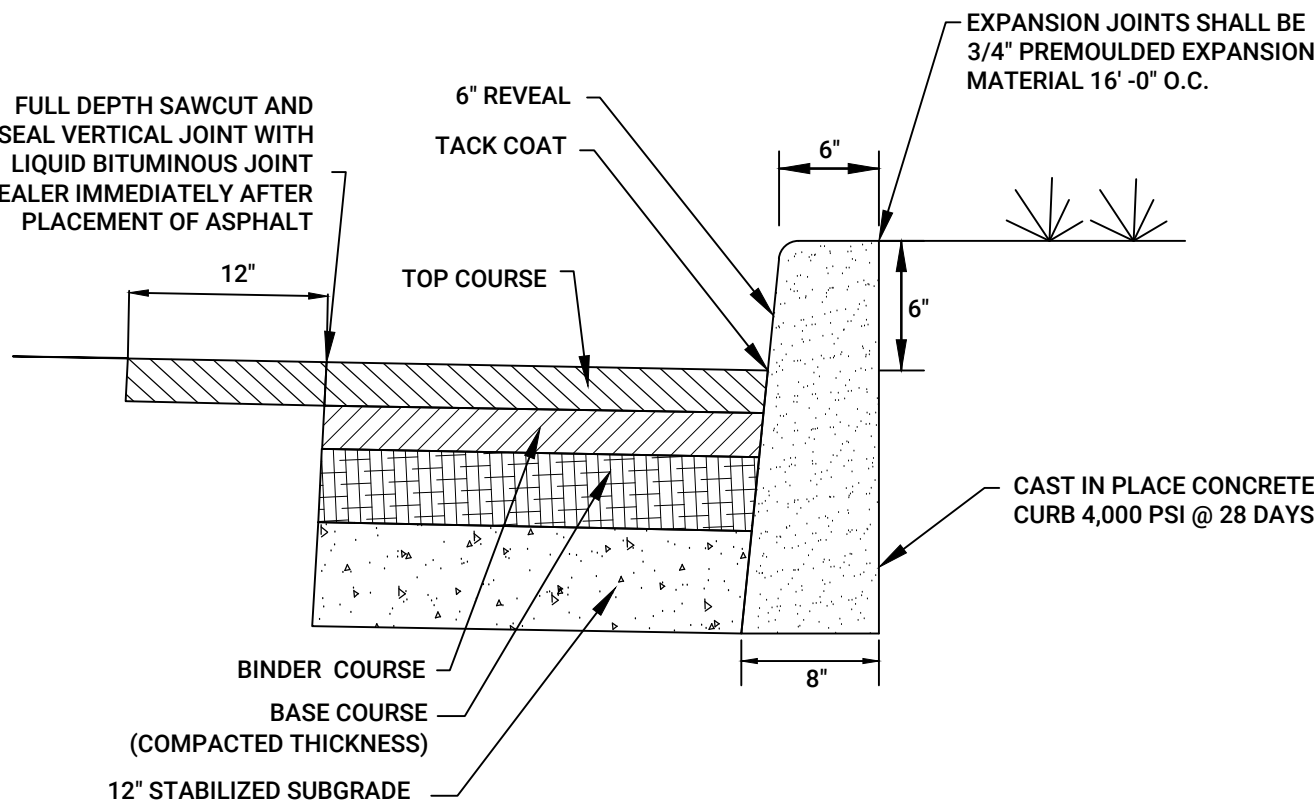
HEAVY DUTY

CONCRETE PAVEMENT DETAIL

N.T.S.

NOTES:

- PROVIDE 1/2" BITUMINOUS EXPANSION JOINT @ 36' O.C. AND CONTROL JOINTS SAWCUT @ 12' O.C.
- CONCRETE SHALL BE 4000 PSI MIN. @ 28 DAYS.
- CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ADDITIONAL REQUIREMENTS.



RESIDENTIAL ROADWAYS

TOP COURSE:
1 1/2" COMPACTED ASPHALT TOP COURSE, NYSDOT TYPE 6
BINDER COURSE:
2 1/2" COMPACTED ASPHALT BINDER COURSE, NYSDOT TYPE 3
BASE COURSE:
6" COMPACTED RECYCLED CONCRETE AGGREGATE WITH A MINIMUM 12" COMPACTED SUBBASE

COMMERCIAL ROADWAYS

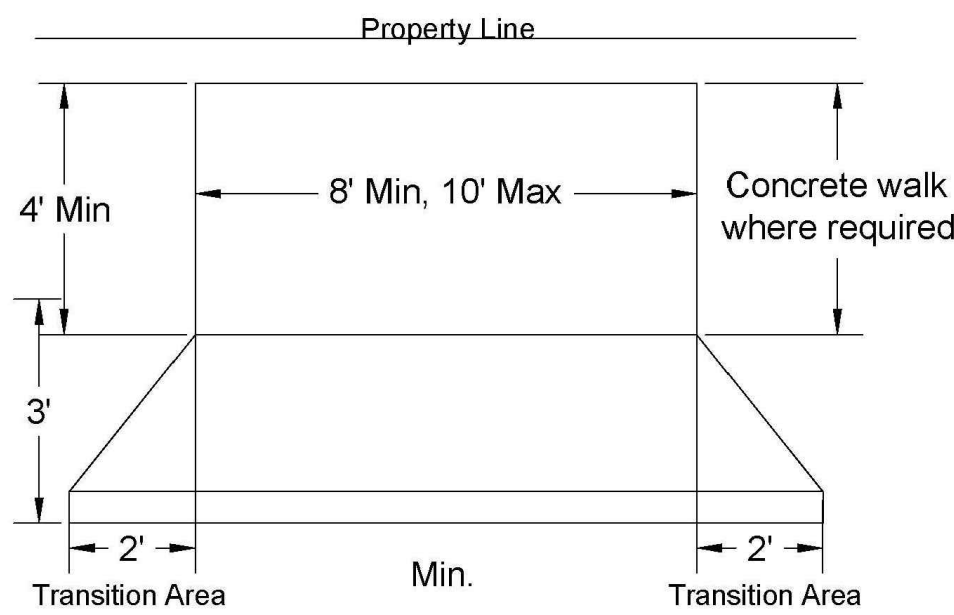
TOP COURSE:
2" COMPACTED ASPHALT TOP COURSE, NYSDOT TYPE 6
BINDER COURSE:
2 1/2" COMPACTED ASPHALT BINDER COURSE, NYSDOT TYPE 3
BASE COURSE:
6" COMPACTED RECYCLED CONCRETE AGGREGATE WITH A MINIMUM 12" COMPACTED SUBBASE

ON-SITE CONCRETE CURB -TYPE A AND PAVEMENT DETAIL

N.T.S.

NOTES:

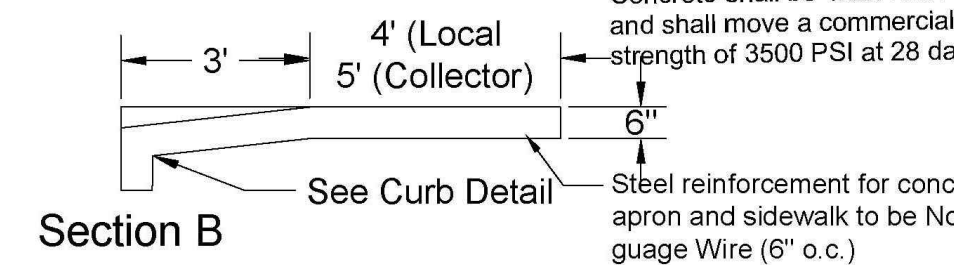
- ALL WORK SHALL CONFORM TO TOWN SPECIFICATIONS. EXCEPT WHERE NOTED.
- DAMAGED BASE OR BINDER COURSE SHALL BE REMOVED AND REPLACED PRIOR TO PLACEMENT OF TOP COURSE.
- TOP COURSE SHALL BE PLACED AFTER CONSTRUCTION HAS BEEN SUBSTANTIALLY COMPLETED AS DETERMINED BY THE OWNER OR OWNERS REPRESENTATIVE.
- SUBBASE MATERIAL SHALL BE PLACED AND SPREAD FROM AN APPROVED STOCKPILE. MATERIAL SHALL BE TESTED FROM THE STOCKPILE BY AN APPROVED SOIL TESTING LABORATORY PRIOR TO PLACEMENT.
- USE OF RECYCLED CONCRETE AS A SUBSTITUTE FOR STONE BLEND IS SUBJECT TO THE APPROVAL OF THE TOWN OF EAST HAMPTON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE APPROVAL SHOULD THE CONTRACTOR WANT TO USE RECYCLED CONCRETE. RECYCLED CONCRETE SHALL BE THE EQUIVALENT OF N.Y.S.D.O.T. TYPE 1011 MATERIAL 'A'. RECYCLED CONSTRUCTION DEBRIS, WHICH CONTAINS ASPHALT, CONCRETE, ETC. IS NOT TO BE CONSIDERED AS AN ACCEPTABLE ALTERNATE TO STONE BLEND.
- AT THE WRITTEN REQUEST OF THE CONTRACTOR, THE SPECIFICATION FOR THE SUBBASE MATERIAL CAN BE MODIFIED TO INCLUDE THE USE OF RECYCLED ASPHALT MILLINGS AS AN ACCEPTABLE AGGREGATE. THE ADDITION OF THE ASPHALT MILLINGS TO THE SUBBASE MATERIAL SHALL NOT CAUSE A DEVIATION IN THE MECHANICAL GRADATION OF THE SUBBASE. PRIOR TO USING THE RECYCLED ASPHALT MILLINGS, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE OWNER, ENGINEER, AND MUNICIPALITY HAVING JURISDICTION. THE CONTRACTOR SHALL ALSO SUBMIT SIEVE ANALYSIS REPORTS TO THE ENGINEER FOR APPROVAL PRIOR TO USING AND PLACING THE RECYCLED ASPHALT MILLINGS.
- CURB EXPANSION JOINTS SHALL BE PLACED MAX. 16'-0" O.C.



Plan



Section A



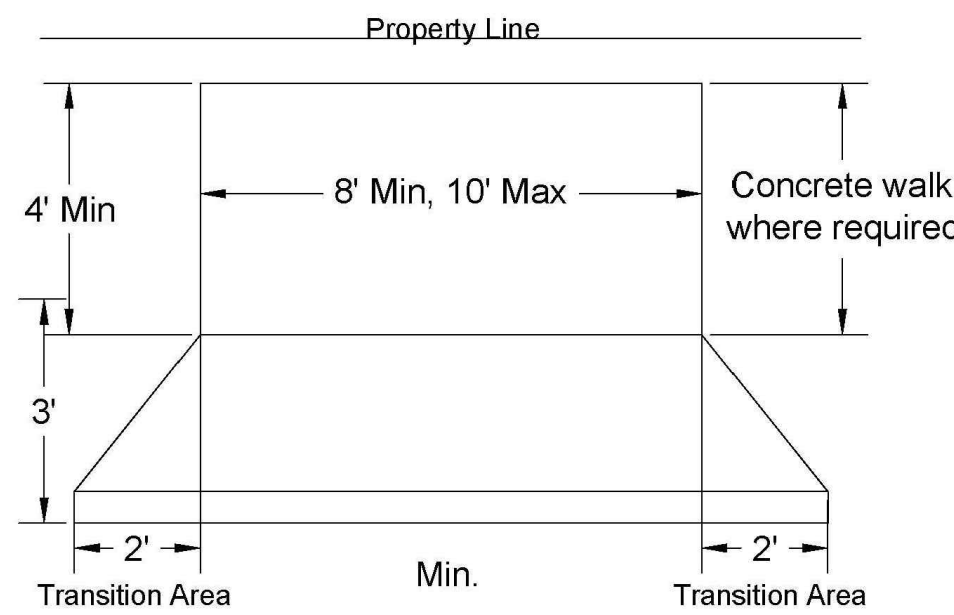
Section B

CONCRETE APRON AND CURB CUT DETAIL

N.T.S.

NOTES:

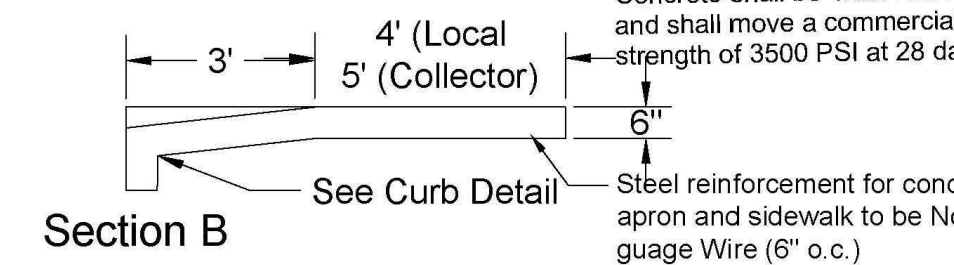
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Plan



Section A



Section B

CONCRETE APRON AND CURB CUT DETAIL

N.T.S.

NOTES:

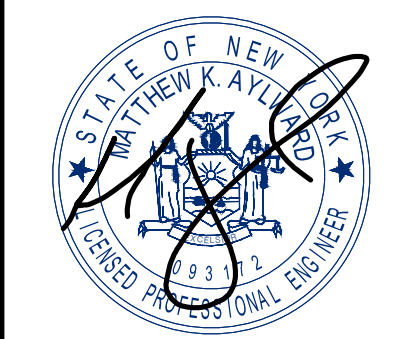
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TOWN FILE # _____

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STONY BROOK, NEW YORK 11790

APPLICANT:
LOG REAL ESTATE HOLDING LLC
12 ELM LANE
STONY BROOK, 11790



Matthew K. Aylward, P.E.
NY State License No. 093172

DWN. BY: JVC
DATE: 04-11-24

CHKD. BY: MKA
DATE: 04-11-24

SCALE: As Shown
JOB No.: 2023-037

SHEET: PSM-6

CONSTRUCTION DETAILS

KDG PRELIMINARY PLAT

SITUATED IN

CALVERTON

TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0600, SECTION 097, BLOCK 02, LOT 33



Robinson & Muller
Engineers, P.C.

50 Elm Street

Huntington, NY 11743

Office: (631) 271-0576

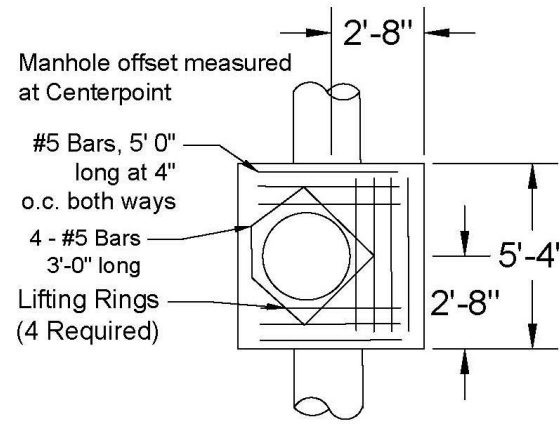
Fax: (631) 271-0592

www.rmengineering.com



NOTES

1. ALL DRAINAGE PIPE SHALL HAVE 2' MIN. COVER.
2. AS PART OF THE LEACHING POOL CONSTRUCTION, IF UNSUITABLE MATERIAL, THE CONTRACTOR SHALL BE RESPONSIBLE TO EXCAVATE A MINIMUM OF 6'-0" INTO A VIRGIN STRATA OF SAND AND GRAVEL BELOW THE STRUCTURE. THE EXCAVATION SHALL THEN BE BACKFILLED WITH A CLEAN WELL GRADED SAND AND GRAVEL UP TO AND AROUND THE STRUCTURE AS SHOWN.
3. ALL PRECAST DRAINAGE STRUCTURES SHALL BE FURNISHED WITH PRECAST OPENINGS FOR DRAINAGE PIPE.
4. ALL CONCRETE SHALL BE 4,000 PSI @ 28 DAYS.
5. PRECAST LEACHING RINGS OF VARYING DEPTH SHALL BE STACKED SO THAT RINGS OF GREATER HEIGHT ARE LOCATED UNDER RINGS OF LESS HEIGHT.
6. ALL WORK SHALL CONFORM TO TOWN SPECIFICATIONS. EXCEPT WHERE NOTED.



DRAINAGE MANHOLE (DMH) TYPE A DETAIL

NOTES

1. ALL DRAINAGE PIPE SHALL HAVE 2' MIN. COVER.
2. ALL PRECAST DRAINAGE STRUCTURES SHALL BE FURNISHED WITH PRECAST OPENINGS FOR DRAINAGE PIPE.
3. ALL WORK SHALL CONFORM TO TOWN SPECIFICATIONS, EXCEPT WHERE NOTED.



RECHARGE BASIN HEAD WALL DETAIL

NOTES:

1. ALL WORK SHALL CONFORM TO TOWN SPECIFICATIONS, EXCEPT WHERE NOTED



NOTES

1. CLASS I, II, OR III COMPACTED BACKFILL MATERIAL REQUIRED IN ALL PIPE ZONES, PER USGS (UNIFIED SOIL CLASSIFICATIONS SYSTEM).
2. IF DEPTH OF TRENCH EXCEEDS 5'-0", THE CONTRACTOR MUST PROVIDE SHEETING AND BRACING OR A SHIELD BOX IN ACCORDANCE WITH OSHA REGULATION, AS AN ALTERNATIVE, IF PERMITTED BY THE ENGINEER, THE TRENCH WALLS MAY BE CUT BACK TO A 1:1 SLOPE OR THE NATURAL ANGLE OF REPOSE FOR THE SOIL, WHICHEVER IS GREATER.
3. WHERE PIPE IS INSTALLED WITH LESS THAN 3'-0" OF COVER WITHIN PAVEMENT AREAS, ALL BACKFILL MATERIAL THROUGHOUT THE PIPE ZONE IS TO BE CLASS I MATERIAL.
4. TESTING REQUIRED PER DISCRETION OF ENGINEER OR INSPECTOR.



NOTES

1. ALL DRAINAGE PIPE SHALL HAVE 2' MIN. COVER.
2. ALL PRECAST DRAINAGE STRUCTURES SHALL BE FURNISHED WITH PRECAST OPENINGS FOR DRAINAGE PIPE.
3. ALL WORK SHALL CONFORM TO TOWN SPECIFICATIONS, EXCEPT WHERE NOTED.



A

- Notes
1. Vegetation surrounding the basin shall be kept in its natural condition.
 2. Dimensions of recharge basin vary in accordance with required storage capacity and shape of property.
 3. Fencing complete with gate and lock shall be constructed before starting excavation.
 4. Topsoil and seed berm and slope to be 4" from toe of slope.
 5. Date to be shown shall include lower level elevation, high water elevation and elevations along top of berm.

RECHARGE BASIN DETAIL

N.T.S.

NOTES

1. ALL WORK SHALL CONFORM TO TOWN SPECIFICATIONS, EXCEPT WHERE NOTED

SCDHS # _ _ - _ - _ - _ - _
 TOWN FILE # _ _ - _ - _ - _ - _

No.	REVISION DESCRIPTION	DATE	BY

CONSTRUCTION DETAILS

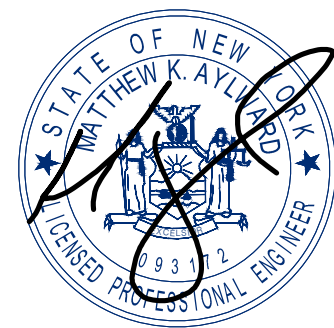
KDG PRELIMINARY PLAT

SITUATED IN

CALVERTON

TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0600 , SECTION 097, BLOCK 02, LOT 33



Matthew K. Aylward, P.E.
NY State License No. 093172

OWN. BY: JVC
DATE: 04-11-24



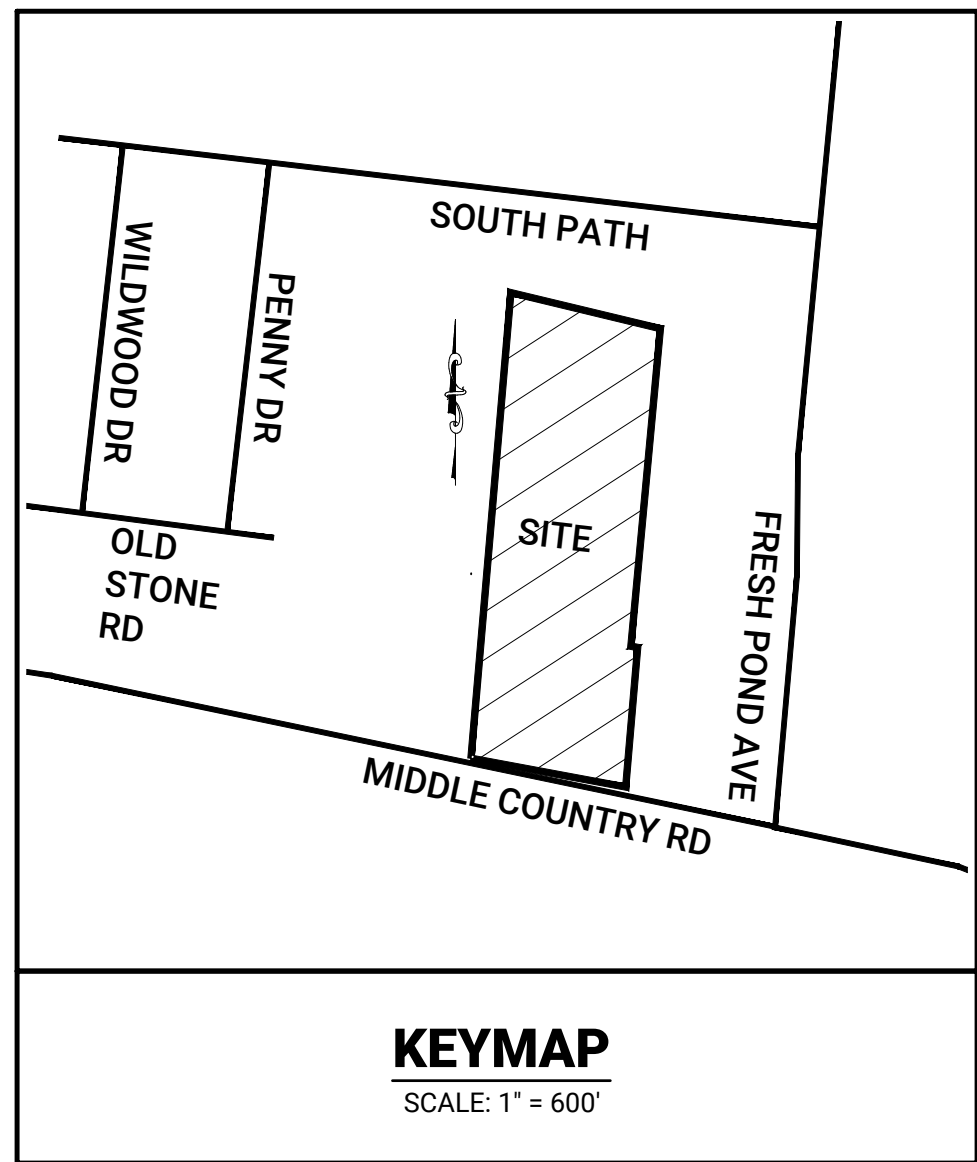
**Robinson & Muller
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Office: (631) 271-0576
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www.rmengineering.com

PSM-7

SITE DEVELOPMENT PLANS

FOR

CALVERTON HAMLET CENTER



CALVERTON

TOWN OF RIVERHEAD

SUFFOLK COUNTY, NEW YORK

R&M GENERAL NOTES

- R&M ENGINEERING 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.
- ALL EXISTING STRUCTURES SPECIFIED TO BE REMOVED, SHALL BE REMOVED AND BACKFILLED. BACKFILL TO BE SELECT GRANULAR FILL, COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, AS DETERMINED BY MODIFIED PROCTOR TEST.
- ALL FILL SHALL BE SELECT GRANULAR MATERIAL COMPACTED TO 95% OF THE MAXIMUM DENSITY AT THE OPTIMUM MOISTURE CONTENT, AS DETERMINED BY THE MODIFIED PROCTOR TEST.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO EXCAVATION.
- ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN, COUNTY, STATE OR AS SPECIFIED HEREIN, LATEST EDITIONS.
- 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 PSEG LONG ISLAND AND NATIONAL GRID.
- INSTALLATION OF TELEPHONE SERVICE IS THE RESPONSIBILITY OF THE CONTRACTOR, BY WHICH ALL WORK SHALL CONFORM, AS A MINIMUM, TO THE REQUIREMENTS OF VERIZON.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR INSTALLATION OF ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL REQUIREMENTS FOR THE PRECONSTRUCTION OF ANY SANITARY SYSTEM FROM ALL GOVERNING AGENCIES. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY TO REMOVE ANY EXCAVATED MATERIALS.
- 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.
- 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 CONCRETE CURBING, SIDEWALK, AND DRAINAGE STRUCTURES SHALL CONFORM TO THE PLANNING BOARD STANDARD DETAILS AND SPECIFICATIONS.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.
- ELEVATIONS REFER TO NAVD88 DATUM.
- ALL DRAINAGE STRUCTURES SHALL BE PRECAST, WITH PRECAST OPENINGS FOR DRAINAGE PIPE(S) AND SHALL CONFORM TO THE TOWN STANDARD DETAILS AND SPECIFICATIONS.
- CONSTRUCTION OF APPLICABLE WATER AND SEWAGE FACILITIES IN THE SITE SHALL CONFORM TO PART 74, TITLE 10 AND PART 653, TITLE 6 OF THE OFFICIAL COMPILATION OF CODES, RULES AND REGULATIONS OF THE STATE OF NEW YORK.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS, DIMENSIONS OF LOADING DOCKS, SLOPED PAVING, EXIT DOORS, ROOF DRAINS, AND RAMPS
- ALL PARKING LOT LIGHTING POLES, LIGHTING FIXTURE CONFIGURATIONS, AND COLOR SHALL BE APPROVED BY THE TOWN, PRIOR TO ORDERING.
- ALL NEW UTILITIES SHALL BE UNDERGROUND.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF TEMPORARY TRAFFIC CONTROLS WITHIN THE SITE AND ALONG SURROUNDING ROADWAYS AS REQUIRED TO CONTROL CONSTRUCTION TRAFFIC. THE INSTALLATION OF ALL TEMPORARY TRAFFIC CONTROLS SHALL CONFORM TO NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR, AT HIS EXPENSE, SHALL ALSO BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES WITHIN THE SITE AND SHALL NOT AMEND THE SIGNAGE AND/OR PAVEMENT MARKINGS WITHOUT HAVING A NEW YORK STATE PROFESSIONAL ENGINEER PREPARE AND SUBMIT A TRAFFIC PLAN TO THE BUILDING DEPARTMENT.
- TEMPORARY CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO THE START CONSTRUCTION TO ASSURE SAFETY OF THE PUBLIC.
- 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 FOR THE REPLACEMENT OF DAMAGES WHETHER INCURRED PRIOR TO OR DURING CONSTRUCTION.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, MANUAL AND THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, LATEST EDITIONS. CONTRACTOR SHALL REFER TO THESE GUIDELINES FOR ADDITIONAL INFORMATION AND SHALL MAINTAIN THE REQUIRED MEASURES FOR THE DURATION OF CONSTRUCTION.
- THE CONTRACTOR SHALL FURNISH AND INSTALL TEMPORARY SHEETING, SHORING AND BRACING OF EXCAVATIONS AS REQUIRED TO CONSTRUCT THE IMPROVEMENTS AND TO PREVENT DISTURBANCE TO ADJOINING PROPERTIES.
- TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE START CONSTRUCTION TO ASSURE PROTECTION TO NATURALLY WOODED AREAS TO REMAIN. SAID FENCING IS TO BE INSPECTED PRIOR TO ANY CONSTRUCTION OR DISTURBANCE ON-SITE.

SITE DEVELOPMENT DRAWINGS

SHEET No.	TITLE
SP-1	COVER SHEET
SP-2	OVERALL PLAN
SP-3	ALIGNMENT PLAN
SP-4	GRADING & DEMOLITION PLAN
SP-5	DRAINAGE PLAN
SP-6	UTILITY PLAN
SP-7	SITE LIGHTING PLAN
SP-8	LANDSCAPE PLAN
SP-9	IRRIGATION PLAN
SP-10	CONSTRUCTION DETAILS
SP-11	CONSTRUCTION DETAILS
SP-12	CONSTRUCTION DETAILS
SP-13	CONSTRUCTION DETAILS
SP-14	CONSTRUCTION DETAILS
SP-15	CONSTRUCTION DETAILS
SP-16	NYSOT DETAILS
SP-17	NYSOT DETAILS
SP-18	NYSOT DETAILS
EC-1	EXISTING CONDITIONS PLAN
FM-1	FIRE MARSHAL PLAN
SWP-1.1	STORMWATER POLLUTION PREVENTION PLAN
SWP-2.1	STORMWATER POLLUTION PREVENTION DETAILS

UTILITY CONTACTS

SANITARY:	SUFFOLK COUNTY	WATER:	RIVERHEAD WATER DISTRICT
	DEPT. OF HEALTH SERVICES		1035 PULASKI STREET
	BUREAU OF WASTEWATER MANAGEMENT		RIVERHEAD, NEW YORK 11901
	360 YAPHANK AVENUE		PHONE: (631) 727-3205
	YAPHANK, NY 11980		
	PHONE: (631) 852-5700	ELECTRIC:	PSE&G, LONG ISLAND
			175 EAST OLD COUNTRY ROAD
SITE PLAN:	TOWN OF RIVERHEAD		HICKSVILLE, NEW YORK 11801
	PLANNING DEPARTMENT		PHONE: (516) 545-2224
	201 HOWELL AVENUE		
	RIVERHEAD, NEW YORK 11901	ROADS:	NEW YORK STATE
	PHONE: (631) 727-3200, EXT. 240		DEPARTMENT OF TRANSPORTATION
			250 VETERANS MEMORIAL HWY, 6TH FLOOR
TELEPHONE:	VERIZON		HAUPPAUGE, NEW YORK 11788
	2020 WANTAGH AVENUE		PHONE: (631) 952-6028
	WANTAGH, NEW YORK 11793		
	PHONE: (516) 679-3410	GAS:	NATIONAL GRID
			1393 VETERANS HIGHWAY
			HAUPPAUGE, NEW YORK 11788
			PHONE: 1-800-GAS-2001

LEGEND

DEMOLITION CONTOURS EXISTING CONTOURS PROPOSED CONTOURS EXISTING CURB EXISTING CURB (TO BE REMOVED) PROPOSED CONCRETE CURB EXISTING FENCE (TO REMAIN) EXISTING FENCE (TO BE REMOVED) EXISTING DRAINAGE LINE EXISTING WATER MAIN EXISTING UNDERGROUND ELECTRIC EXISTING TELEPHONE LINE EXISTING GAS MAIN PROPOSED WATER MAIN PROPOSED WATER SERVICE PROPOSED FIRE SERVICE PROPOSED DRAINAGE PIPE PROPOSED DRAINAGE MANIFOLD PROPOSED AREA DRAIN PROPOSED ROOF DRAIN PROPOSED UNDERGROUND ELECTRIC PROPOSED TELEPHONE LINE PROPOSED GAS LINE PROPOSED SANITARY WASTE		PROPOSED DRAINAGE LEACHING POOL W/ OPEN GRATE (DLP) PROPOSED DRAINAGE LEACHING POOL W/ SOLID COVER (DLP) PROPOSED CATCH BASIN (DCB) PROPOSED CONCRETE AREA DRAIN (AD) DRAIN FLOW ARROW PROPOSED DRAINAGE AREA BOUNDARY PROPOSED SANITARY MANHOLE (SMH) EXISTING HYDRANT PROPOSED HYDRANT EXISTING FENCE EXISTING UTILITY POLE PROPOSED LIMIT OF CLEARING AND GRADING DURING CONSTRUCTION PROPOSED SITE LIGHT POLE PROPOSED STREET LIGHT EXISTING UTILITY POLE	x 101.2 x (23.45) (TC) (BC) (TW) (BW) 	EXISTING SPOT ELEVATION PROPOSED SPOT ELEVATION PROPOSED TOP OF CURB PROPOSED BOTTOM OF CURB PROPOSED TOP OF WALL PROPOSED BOTTOM OF WALL PROPOSED CONCRETE SIDEWALK PROPOSED ASPHALT PAVEMENT PROPOSED PERMEABLE PAVEMENT AREA (LAND-BANKED STALLS) EXISTING SIGN (TO REMAIN) EXISTING SIGN (TO BE REMOVED) PROPOSED SIGN PROPOSED BOLLARD PROP DOUBLE YELLOW STRIPING EXIST R.O.W. EXIST DOUBLE YELLOW STRIPING
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SCDHS # _____
TOWN FILE # _____

No.	REVISION DESCRIPTION	DATE	BY
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OWNER:
CALVERTON HAMLET CENTER, LLC
1113 NORTH COUNTRY ROAD, BUILDING 2
STONY BROOK, NEW YORK 11790

APPLICANT:
TJOC REAL ESTATE HOLDING LLC
12 ELM LANE
STONY BROOK, 11790



Matthew K. Aylward, P.E.
NY State License No. 093172

DWN. BY: DJG
DATE: MARCH 2024

COVER

CALVERTON HAMLET CENTER

SITUATED IN

CALVERTON

TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0600, SECTION 097, BLOCK 02, LOT 33

R&M ENGINEERING

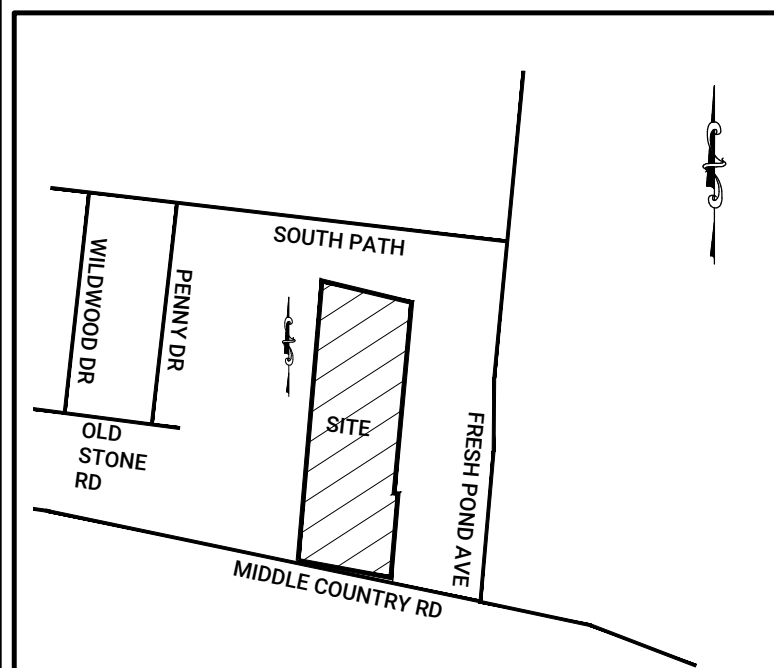
Robinson & Muller
Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

CHK'D. BY: MKA
DATE: APRIL 2024

SCALE: As Shown
JOB No.: 2023-037

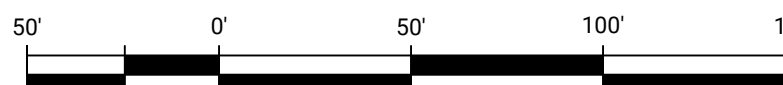
SHEET: **SP-1**

SC7M:	DIST. 0600, SECT. 097, BLK. 02, LOT 33
TOTAL LOT AREA:	691,464 SF (15.87 AC)
COMMERCIAL SITE AREA:	217,096 SF (4.98 AC)
RESIDENTIAL SUBDIVISION AREA:	474,368 SF (10.89 AC)
EXISTING ZONE:	HAMLET CENTER (HC), RESIDENCE B-40 (RB-40)
EXISTING USE:	VACANT
PROPOSED USE:	COMMERCIAL/RESIDENTIAL
POST OFFICE:	CALVERTON, 11933
SCHOOL DISTRICT:	RIVERHEAD CSD
WATER DISTRICT:	RIVERHEAD WATER DISTRICT
FIRE DISTRICT:	WADING RIVER, FD
DATUM:	NAD 1988



SCALE: 1" = 1,000'

THIS PLAN IS BASED UPON A SURVEY PREPARED RLT ENGINEERING,
GEOLOGY, AND LAND SURVEYING, P.C. DATED FEBRUARY 27, 2024.



SCDHS # _-_-_-_-
TOWN FILE # _-_-_-_-

No.	REVISION DESCRIPTION	DATE	BY

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CALVERTON HAMLET CENTER LLC
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STONY BROOK 11790



Matthew K. Aylward, P.E.
NY State License No. 093172

DWN. BY:	DJG	CH
DATE:	MARCH 2024	DA

SITUATED IN

CALVERTON

TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0600 , SECTION 097, BLOCK 02, LOT 33



**Robinson & Muller
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SP-2

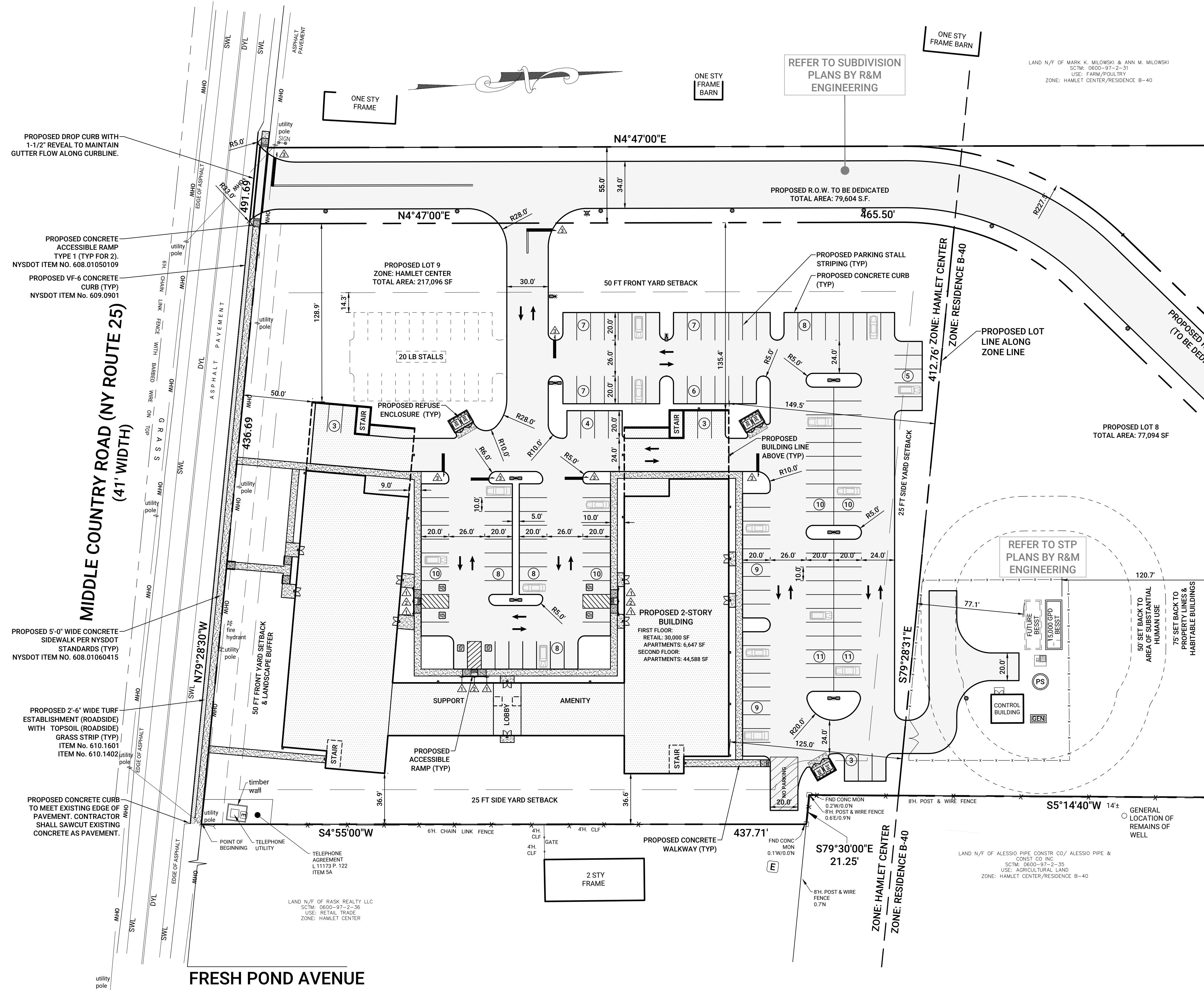
Drawing Name: P:\2023 Projects\2023-03\HAM Site Plan\Kely Conversion - Site Plan.dwg Last Modified: Apr 11, 2024 - 2:03pm Plotted on: Apr 12, 2024 - 11:51am by dgramm



CAUTION-NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS 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. 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. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THIS PLAN IS BASED UPON A SURVEY PREPARED RLT ENGINEERING, GEOLOGY, AND LAND SURVEYING, P.C. DATED FEBRUARY 27, 2024.



SITE DATA

SCTM: DIST. 0600, SECT. 097, BLK. 02, LOT 33
TOTAL LOT AREA: 691,464 SF (15.87 AC)
COMMERCIAL SITE AREA: 217,096 SF (4.98 AC)
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EXISTING USE: VACANT
PROPOSED USE: COMMERCIAL/RESIDENTIAL
POST OFFICE: CALVERTON, 11933
SCHOOL DISTRICT: RIVERHEAD CSD
WATER DISTRICT: RIVERHEAD WATER DISTRICT
FIRE DISTRICT: WADING RIVER FD
DATUM: NAVD 1988

PARKING CALCULATIONS

PARKING REQUIRED §301 ATTACHMENT 1:			
RETAIL STORES	30,000 SF GFA @ 1 STALL / 250 SF OF GFA	=	120 STALLS
MULTIPLE DWELLINGS	36 DWELLING UNITS @ 1.5 STALL / DWELLING UNIT	=	54 STALLS
TOTAL PARKING REQUIRED		=	174 STALLS
PARKING PROVIDED: (10' x 20')			
PAVED PARKING STALLS (INCLUDES 6 H.C.)		=	157 STALLS
LAND-BANKED (LB) PARKING STALLS		=	20 STALLS
TOTAL PARKING PROVIDED		=	177 STALLS

ZONING COMPLIANCE TABLE: HAMLET CENTER (HC)
HAMLET CENTER (HC) §301-55 to 301-58

ITEM (§301 ATTACHMENT 3):	REQUIRED	PROVIDED
LOT AREA (MIN.)	5,000 SF	217,096.0 SF
LOT WIDTH AT FRONT STREET (MIN.)	50'	436.69'
FRONT YARD SETBACK (MIN.)	25'	50.0'
REAR YARD SETBACK (MIN.)	25'	25.0'
SIDE YARD SETBACK (MIN.)	15'	36.6'
BUILDING HEIGHT	35'	< 50'-0" / 3.5 STY.
FLOOR AREA RATIO (MAX.)	0.50	0.37
BUILDING LOT COVERAGE (FOOTPRINT) (MAX.)	35%	20.5%
IMPERVIOUS SURFACE (MAX.)	60%	56.2%

LOT COVERAGE

PROPOSED			
BUILDING AREA:	= 45,186 SF	/	20.81%
IMPERVIOUS AREA:	= 76,865 SF	/	35.41%
LANDSCAPE AREA:	= 95,045 SF	/	43.78%
TOTAL	= 217,096 SF	/	100.0%

FLOOR AREA

PROPOSED	
1ST FLOOR AREA:	= 36,647 SF
2ND FLOOR AREA:	= 44,588 SF
TOTAL	= 81,235 SF

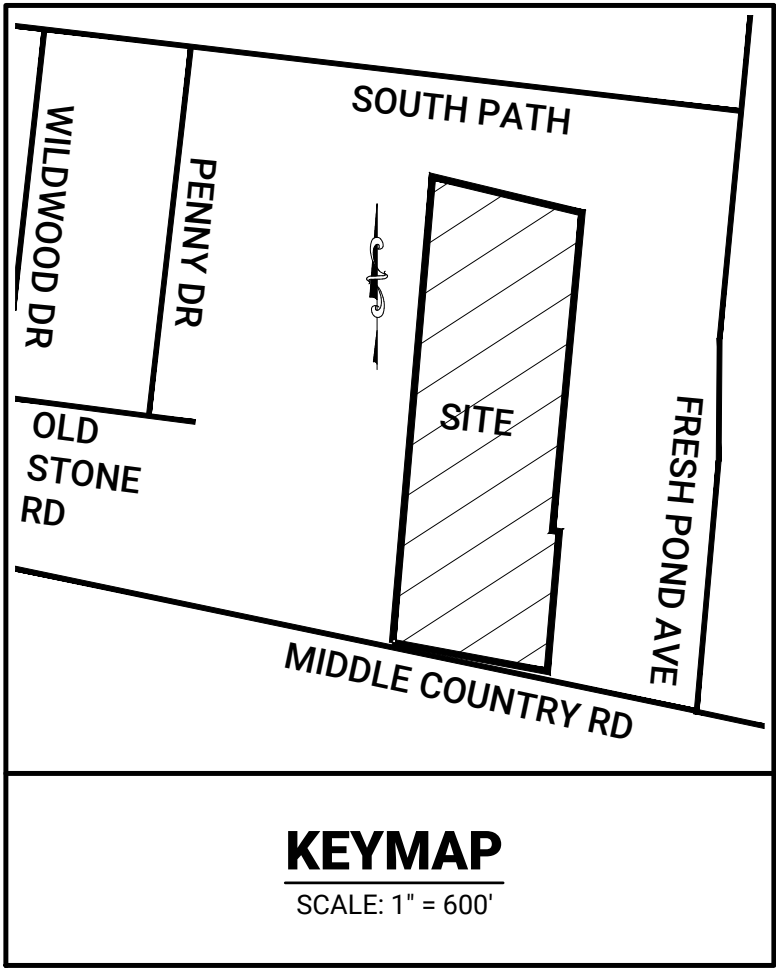
FLOOR AREA RATIO (FAR): 81,235 / 217,096 = 0.374

REFER TO FLOOR PLANS PREPARED BY bld architecture, dpc FOR ADDITIONAL INFORMATION.

SCHEDULE OF SIGNS

SYMBOL	TEXT	SIGN TYPE	M.U.T.C.D.	SIZE
1	HANDICAP PARKING WITH VAN ACCEPTABLE SUPPLEMENTAL PLAQUE	R7-8	R7-8P	12' x 18' 12' x 6'
2	NO STOPPING ANYTIME	NYR7-4		12' x 18'
3	STOP SIGN	R1-1		30'

- NOTES:
- "SIGN POST 'MINUTE MAN' BREAKAWAY SYSTEM BY MARION STEEL COMPANY MARION, OHIO OR APPROVED EQUAL.
 - ALL SIGNS SHALL HAVE A MOUNTING HEIGHT OF 7'-0", AS MEASURED FROM BOTTOM OF SIGN TO FINISHED GRADE.
 - ALL SIGNS ARE TO BE REFLECTORIZED.
 - A MINIMUM OF TWO CROSS BRACES SHALL BE PROVIDED ON ALL SINGLE CHANNEL SIGNS HAVING A DIMENSION GREATER THAN 24 INCHES.



LEGEND

- PROPOSED BUILDING AREA
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED PERMEABLE PAVEMENT AREA (LAND-BANKED STALLS)

ALIGNMENT PLAN

CALVERTON HAMLET CENTER

SITUATED IN
CALVERTON
TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK
SCTM: DISTRICT 0600, SECTION 097, BLOCK 02, LOT 33



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DWN. BY: DJG	CHKD. BY: MKA	SCALE: 1"=40'	SHEET: SP-3
DATE: MARCH 2024	DATE: APRIL 2024	JOB No.: 2023-037	

Drawing Name: P:\2023 Projects\2023-037\8&M\Site Plan\Key Conversion - Site Plan.dwg Last Modified: Apr 11, 2024 - 2:03pm Plotted on: Apr 12, 2024 - 11:51am by dgramm



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THIS PLAN IS BASED UPON A SURVEY PREPARED RLT ENGINEERING, GEOLOGY, AND LAND SURVEYING, P.C. DATED FEBRUARY 27, 2024.

MIDDLE COUNTRY ROAD (NY ROUTE 25)
(41' WIDTH)

FRESH POND AVENUE

TEMPORARY SHEETING,
SHORING AND BRACING

TEMPORARY SHEETING, SHORING AND BRACING SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF INDUSTRIAL CODE RULE 23 "PROTECTION IN CONSTRUCTION AND EXCAVATION OPERATIONS" OF THE STATE OF NEW YORK DEPARTMENT OF LABOR AND THE REQUIREMENTS OF THE FEDERAL GOVERNMENTS O.S.H.A.

TEMPORARY SHEETING, SHORING AND BRACING SHALL BE PROVIDED BY THE CONTRACTOR SO AS TO PROTECT EXISTING SLOPES DURING CONSTRUCTION AND WHERE REQUESTED BY THE OWNER AND/OR MUNICIPALITY HAVING JURISDICTION OVER WORK BEING PERFORMED. THE CONTRACTOR SHALL PROVIDE DESIGN DRAWINGS FOR ALL SHEETING, SHORING AND BRACING, PREPARED BY A PROFESSIONAL ENGINEER, LICENSED BY THE STATE OF NEW YORK, TO THE OWNER AND MUNICIPALITY HAVING JURISDICTION, FOR REVIEW, COMMENT AND APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE PROPOSED RETAINING WALL.

GRADING NOTES

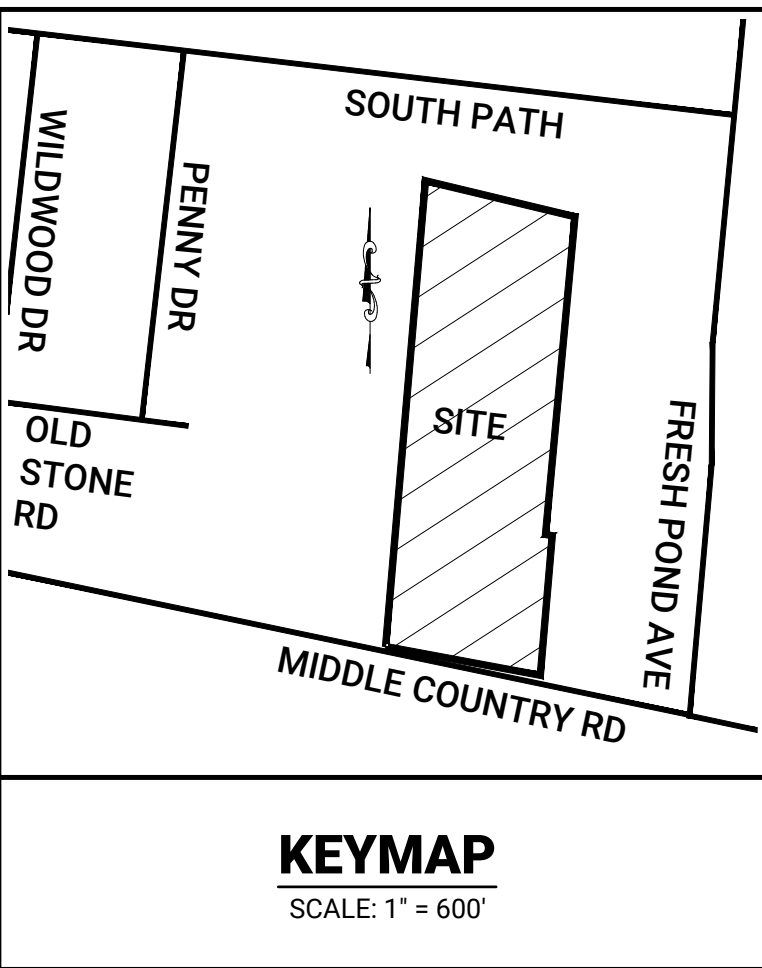
- ANY/ALL EXISTING DRAINAGE STRUCTURES WHICH MAY BE FOUND WITHIN WORK AREA SHALL REMAIN AND TO BE PUMPED CLEAN, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL ADJUST EXISTING CASTINGS TO PROPOSED GRADE AS REQUIRED.
- ELEVATIONS REFER TO NAVD88 DATUM.
- REPAIR EXISTING PAVEMENT, SIDEWALK AND CURBING AS ORDERED BY TOWN ENGINEER.
- PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE "DIG SAFE" NOTIFICATION PROCEDURES PROMOTED BY THE RESPECTIVE UTILITY COMPANIES.
- CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING PROVIDING VERTICAL CURVES OR ROUNDING AT ALL TOP AND BOTTOM OF SLOPES.
- PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM SLOPE OF 1.0 % (1/8" PER FOOT) AND MAXIMUM SLOPE OF 5.0% (1-20). ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER PRIOR TO CONTINUING WORK.
- MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
 - CURB CUTTER: 0.50%
 - CONCRETE AREAS: 1.00%
 - PAVED AREAS: 1.00%
- WHERE NEW PAVING OR EARTHWORK MEETS EXISTING PAVING OR EARTHWORK, SMOOTHLY BLEND LINE AND GRADE OF EXISTING WITH NEW, WHERE EXISTING VEGETATION IS TO REMAIN, MEET EXISTING GRADES; DO NOT FILL ABOVE BASAL FLARE OF EXISTING TREES.
- WHERE CONTOUR LINES END AT A PROPOSED CURB, THE TOP OF CURB ELEVATION SHALL BE 6-INCHES HIGHER THAN CONTOUR LINE ELEVATION.
- ALL ACCESSIBLE PARKING SPACES AND ACCESS ROUTES SHALL HAVE A MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
- CONTRACTOR SHALL ENSURE ANY/ALL AREA DRAINS ARE PLACED TO AVOID PONDING AGAINST THE BUILDING FOUNDATION.

GENERAL DEMOLITION NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS 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. 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.
- THE PURPOSE OF THESE DRAWINGS IS TO CONVEY THE OVERALL SCOPE OF WORK AND THEY ARE NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLETE WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. DEMOLITION CONTRACTOR SHALL SOLELY BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC OR CONTRACTORS EMPLOYEES DURING THE COURSE OF THE PROJECT.
- LANDLORD IS RESPONSIBLE FOR OBTAINING DEMOLITION PERMIT. ALL FEES ASSOCIATED WITH THE DEMOLITION PERMIT WILL BE PAID BY THE LANDLORD.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE WITH THE EXCEPTION OF PROPERLY PROCESSED CRUSHED MASONRY AS NOTED IN THE SPECIFICATIONS; ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND ORDINANCES
- PROVIDE CONTINUOUS TEMPORARY CONSTRUCTION FENCING WHERE SHOWN. TEMPORARY FENCING TO REMAIN IN PLACE AFTER DEMOLITION WORK IS COMPLETE.
- CONTRACTOR ENGAGED IN EXCAVATION OR DEMOLITION SHALL PROVIDE SUPPORT TO AND PREVENT DAMAGE TO ANY UNDERGROUND UTILITY. IN THE EVENT OF DAMAGE TO AN UNDERGROUND UTILITY, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OPERATOR OF THE UTILITY AND NO BACK FILLING SHALL BE DONE BY THE CONTRACTOR UNTIL REPAIRS ARE MADE AND/OR WRITTEN APPROVAL BY THE UTILITY OPERATOR.
- LANDLORDS CONTRACTOR TO COORDINATE ALL EXISTING AND PROPOSED UTILITY LOCATIONS WITH THE LANDLORD AND ALL APPLICABLE UTILITY COMPANIES PRIOR TO ANY DEMOLITION WORK.
- WHEN DEMOLITION IS COMPLETE, THE DESIGNATED DEMOLITION AREA IS TO BE GRADED, LEVELED AND COMPACTED. THE BALANCE OF THE SITE WILL REMAIN "AS-IS".
- ANY/ALL PUBLIC STREETS AND SIDEWALKS ACCESS TO REMAIN UNDISTURBED DURING DEMOLITION, TREES AND UTILITIES WITHIN THE RIGHTS OF WAY OR PUBLIC EASEMENTS TO BE PROTECTED.
- REMOVE WITHIN THE DESIGNATED DEMOLITION AREA ALL ABOVE-GRADE AND UNDERGROUND STRUCTURES INCLUDING BUT NOT LIMITED TO ASPHALT PAVING, CONCRETE PAVING, SEWER SERVICE, AND OTHER UTILITY SERVICE LINES, WITHIN THE DESIGNATED DEMOLITION AREA.
- ANY/ALL SITE WORK OUTSIDE OF THE DESIGNATED DEMOLITION AREA AS SHOWN ON THIS PLAN TO REMAIN AS IS, INCLUDING BUT NOT LIMITED TO PAVING, CURBS, ASPHALT, TREES AND WALK WAYS.
- ALL EXISTING ON SITE DRAIN PIPES, CATCH BASINS, MANHOLES, DRAINAGE INLETS OR LEACHING POOLS THAT ARE INDICATED TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. FILL SHALL BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, AS DETERMINED BY MODIFIED PROCTOR TEST AND BE SELECT GRANULAR MATERIAL.
- CONTRACTOR SHALL NOT USE POWER EXCAVATING EQUIPMENT CLOSER THAN 6 INCHES IN ANY DIRECTION FROM STAKED, MARKED OR OTHERWISE DESIGNATED PERIMETER OF ANY UNDERGROUND UTILITY. EXCEPTION: POWERED OR MECHANIZED EQUIPMENT MAY BE USED FOR THE REMOVAL OF PAVEMENT OR MASONRY BUT ONLY TO THE DEPTH OF SUCH PAVEMENT OR MASONRY.
- ALL EXISTING ON SITE DRAIN PIPES, CATCH BASINS, MANHOLES, DRAIN INLETS, LEACHING POOLS, SANITARY STRUCTURES OR UNDERGROUND UTILITY STRUCTURES THAT ARE NOTED TO BE ABANDONED SHALL BE PUMPED, CLEANED, AND REMOVED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL FEES AND OBTAINING ALL PERMITS ASSOCIATED WITH THE DEMOLITION WORK INCLUDING BUT NOT LIMITED TO THE UTILITY DISCONNECT PERMITS AND THE DEMOLITION PERMIT.
- CONTRACTOR SHALL NOTIFY R&M ENGINEERING IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THE PLANS AND EXISTING FIELD CONDITIONS.

SITE PREPARATION NOTES

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MEET THE OWNER AND IDENTIFY TREES AND SHRUBS WHICH ARE TO BE PROTECTED AS WELL AS THOSE WHICH ARE TO BE REMOVED. DO NO CLEARING WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.
- TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED BY THE INSTALLATION OF FENCING AT THE DRIPLINE OR AS DIRECTED BY THE OWNER. FENCING SHALL BE INSTALLED PRIOR TO CONSTRUCTION. FENCING SHALL BE SUFFICIENT TO PREVENT CONSTRUCTION EQUIPMENT FROM COMPACTING SOIL AT THE ROOT ZONE AND DAMAGING TRUNKS AND BRANCHES.
- IF, IN ORDER TO PERFORM EXCAVATION WORK, IT BECOMES NECESSARY TO CUT ROOTS OF PLANTS TO BE SAVED, SUCH ROOTS SHOULD BE CUT NEATLY, COVERED WITH BURLAP AND KEPT MOIST UNTIL ROOTS ARE BACKFILLED.
- TREE AND SHRUB REMOVAL SHALL INCLUDE THE FILLING, CUTTING, GRUBBING OUT OF ENTIRE ROOTBALLS AND SATISFACTORY OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS, VEGETATIVE AND EXTRANEOUS DEBRIS PRODUCED BY THE REMOVAL OPERATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE THE LIMITS OF WORK DUE TO HIS/HER CONTRACT OPERATIONS.
- ALL REFUSE, DEBRIS, UNSUITABLE MATERIALS AND MISCELLANEOUS MATERIALS TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF-SITE BY CONTRACTOR.



GRADING & DEMOLITION PLAN

CALVERTON HAMLET CENTER

SITUATED IN

CALVERTON

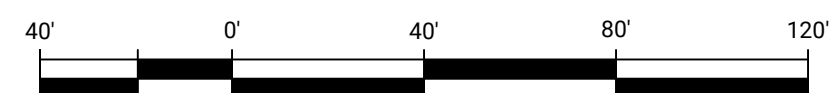
TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK

SC TM: DISTRICT 0600, SECTION 097, BLOCK 02, LOT 33



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Engineers, P.C.
50 Elm Street
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SCDHS # _____	
TOWN FILE # _____	
No.	REVISION DESCRIPTION
DATE	BY
OWNER: CALVERTON HAMLET CENTER LLC 1113 NORTH COUNTRY ROAD, BUILDING 2 STONY BROOK, NEW YORK 11790	
APPLICANT: JLOC REAL ESTATE HOLDING LLC 12 ELM LANE STONY BROOK, 11790	
Matthew K. Aylward, P.E. NY State License No. 093172	
DWN. BY: DJG	CHKD. BY: MKA
DATE: MARCH 2024	DATE: APRIL 2024
JOB No.: 2023-037	SHEET: SP-4



Drawing Name: P:\2023 Projects\2023-07\HAM Site Plan\K&M Site Plan\K&M Site Plan.dwg Date: Apr 12, 2024 - 2:03pm Plotted on: Apr 12, 2024 - 11:51am by: graham

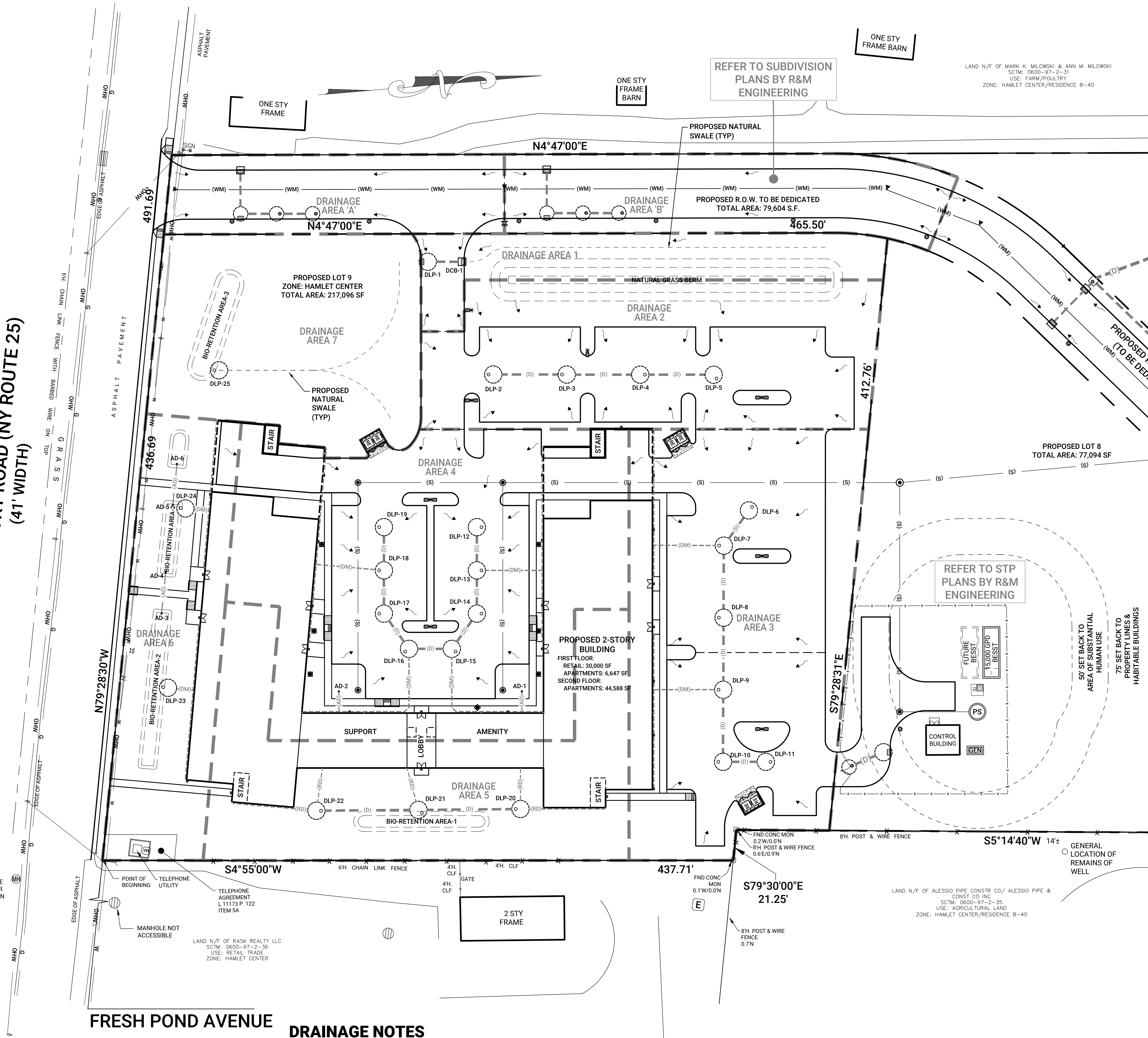


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THIS PLAN IS BASED UPON A SURVEY PREPARED RLT ENGINEERING, GEOLOGY, AND LAND SURVEYING, P.C. DATED FEBRUARY 27, 2024.

MIDDLE COUNTRY ROAD (NY ROUTE 25)
(41' WIDTH)



DRAINAGE NOTES

- CONTRACTOR IS REQUIRED TO CLEAN EXISTING ROADWAY DRAINAGE BASINS IMMEDIATELY ADJACENT TO SITE FRONTAGE AT THE COMPLETION OF CONSTRUCTION TO THE SATISFACTION OF THE ENGINEER.
- ANY/ALL EXISTING DRAINAGE STRUCTURES WHICH MAY BE FOUND WITHIN WORK AREA SHALL REMAIN AND ARE TO BE PUMPED CLEAN, FREE OF LEAVES AND DEBRIS, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL ADJUST EXISTING CASTINGS TO PROPOSED GRADE AS REQUIRED.
- ELEVATIONS REFER TO NAVD88 DATUM.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF DOWN SPOUT ROOF LEADERS.
- ALL DRAINAGE PIPE SHALL HAVE 2'-0" MINIMUM COVER.
- MINIMUM CLEARANCE BETWEEN WATER LINES AND ANY STRUCTURES IS 10-FEET.
- MINIMUM CLEARANCE BETWEEN SANITARY AND DRAINAGE STRUCTURES IS 20-FEET.
- ALL PROPOSED ON-SITE DRAINAGE PIPE (D) TO BE 18-INCH CPP (CORRUGATED POLYETHYLENE PIPE-ADS N-12 SOIL TIGHT) OR APPROVED EQUAL PITCHED AT 1.0 % MIN. UNLESS OTHERWISE SPECIFIED.
- ALL PROPOSED ROOF DRAINAGE (RD) PIPE TO BE MINIMUM 6-INCH DIAMETER PVC (SDR-35) PIPE PITCHED AT 1.0% MIN. UNLESS OTHERWISE SPECIFIED.
- ALL PROPOSED ROOF DRAIN MANIFOLD (DM) PIPE AND AREA DRAIN (AD) PIPE TO BE MINIMUM 8-INCH DIAMETER PVC (SDR-35) PIPE PITCHED AT 1.0% MIN. UNLESS OTHERWISE SPECIFIED.
- EFFECTIVE DEPTH WITHIN LEACHING POOLS SHALL BE MEASURED FROM THE PIPE INVERT TO THE BOTTOM OF THE STRUCTURE TO MAXIMIZE STORAGE PROVIDED.
- CONTRACTOR SHALL ENSURE ANY/ALL AREA DRAINS ARE PLACED TO AVOID PONDING AGAINST THE BUILDING FOUNDATION.
- REPAIR EXISTING PAVEMENT, SIDEWALK AND/OR CURBING AS ORDERED BY TOWN ENGINEER.
- PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE 'DIG SAFE' NOTIFICATION PROCEDURES PROMOTED BY THE RESPECTIVE UTILITY COMPANIES.
- CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING PROVIDING VERTICAL CURVES OR ROUNDING AT ALL TOP AND BOTTOM OF SLOPES.
- PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM SLOPE OF 1.0 % (1/8" PER FOOT) AND MAXIMUM SLOPE OF 5.0% (1:20). ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER PRIOR TO CONTINUING WORK.
- WHERE NEW PAVING OR EARTHWORK MEETS EXISTING PAVING OR EARTHWORK, SMOOTHLY BLEND LINE AND GRADE OF EXISTING WITH NEW. WHERE EXISTING VEGETATION IS TO REMAIN, MEET EXISTING GRADES; DO NOT FILL ABOVE BASAL FLARE OF EXISTING TREES.
- MINIMUM CLEARANCE BETWEEN DRAINAGE LEACHING STRUCTURES IS 18-FEET FOR 12-FOOT DIA. BASINS & 15-FEET FOR 10-FOOT DIA. BASINS (OR 1.5 x DIA. OF STRUCTURE).

ON-SITE DRAINAGE CALCULATIONS

STORMWATER STORAGE VOLUME BASED ON NYS DEC 1-YR, 24-HR DESIGN STORM. LONG ISLAND REGION=2.9 INCHES, SAY 3 INCHES (0.25 FT).

DRAINAGE AREA 1: 11,492 SF
REQUIRED
IMPERVIOUS AREA 2,100 SF X 0.25 FT X 1.0 = 525 CF
LANDSCAPE AREA 9,392 SF X 0.25 FT X 0.3 = 705 CF
TOTAL VOLUME REQUIRED = 1,230 CF
PROVIDED
LEACHING POOLS:
(1) - 12" DIA. X 10 FT EFFECTIVE DEPTH LEACHING POOL
1 EA X 100.88 CF/FT X 15 FT E.D. = 1,513 CF
TOTAL = 1,513 CF

DRAINAGE AREA 2: 31,651 SF
REQUIRED
IMPERVIOUS AREA 18,500 SF X 0.25 FT X 1.0 = 4,625 CF
LANDSCAPE AREA 13,151 SF X 0.25 FT X 0.3 = 987 CF
TOTAL VOLUME REQUIRED = 5,612 CF
PROVIDED
LEACHING POOLS:
(4) - 12" DIA. X 15 FT EFFECTIVE DEPTH LEACHING POOLS
4 EA X 100.88 CF/FT X 15 FT E.D. = 6,082 CF
TOTAL VOLUME PROVIDED = 6,082 CF

DRAINAGE AREA 3: 44,025 SF
REQUIRED
ROOF AREA 3,260 SF X 0.25 FT X 1.0 = 815 CF
IMPERVIOUS AREA 30,265 SF X 0.25 FT X 1.0 = 7,567 CF
LANDSCAPE AREA 10,500 SF X 0.25 FT X 0.3 = 788 CF
TOTAL VOLUME REQUIRED = 9,170 CF
PROVIDED
LEACHING POOLS:
(6) - 12" DIA. X 16 FT EFFECTIVE DEPTH LEACHING POOLS
6 EA X 100.88 CF/FT X 16 FT E.D. = 9,684 CF
TOTAL VOLUME PROVIDED = 9,684 CF

DRAINAGE AREA 4: 51,946 SF
REQUIRED
ROOF AREA 22,106 SF X 0.25 FT X 1.0 = 5,527 CF
IMPERVIOUS AREA 24,750 SF X 0.25 FT X 1.0 = 6,188 CF
LANDSCAPE AREA 5,090 SF X 0.25 FT X 0.3 = 382 CF
TOTAL VOLUME REQUIRED = 12,097 CF
PROVIDED
LEACHING POOLS:
(8) - 12" DIA. X 15 FT EFFECTIVE DEPTH LEACHING POOLS
8 EA X 100.88 CF/FT X 15 FT E.D. = 12,105 CF
TOTAL VOLUME PROVIDED = 12,105 CF

DRAINAGE AREA 5: 31,290 SF
REQUIRED
ROOF AREA 15,540 SF X 0.25 FT X 1.0 = 3,885 CF
IMPERVIOUS AREA 0 SF X 0.25 FT X 1.0 = 0 CF
LANDSCAPE AREA 15,750 SF X 0.25 FT X 0.3 = 1,182 CF
TOTAL VOLUME REQUIRED = 5,067 CF
PROVIDED
LEACHING POOLS:
(3) - 12" DIA. X 15 FT EFFECTIVE DEPTH LEACHING POOL
3 EA X 100.88 CF/FT X 15 FT E.D. = 4,539 CF
BIO-RETENTION AREA-1:
[(1,250 SF + 650 SF) / 2] X (EL. 83.5-EL. 82.5) = 950 CF
TOTAL VOLUME PROVIDED = 950 CF
TOTAL = 5,489 CF

DRAINAGE AREA 6: 20,930 SF
REQUIRED
ROOF AREA 4,280 SF X 0.25 FT X 1.0 = 1,070 CF
IMPERVIOUS AREA 1,250 SF X 0.25 FT X 1.0 = 313 CF
LANDSCAPE AREA 15,400 SF X 0.25 FT X 0.3 = 1,155 CF
TOTAL VOLUME REQUIRED = 2,538 CF
PROVIDED
LEACHING POOLS:
(2) - 12" DIA. X 15 FT EFFECTIVE DEPTH LEACHING POOL
2 EA X 100.88 CF/FT X 10 FT E.D. = 2,017 CF
BIO-RETENTION AREA-2:
[(2,200 SF + 1,600 SF) / 2] X (EL. 81.75-EL. 80.75) = 1,425 CF
TOTAL VOLUME PROVIDED = 1,425 CF
TOTAL = 3,442 CF

DRAINAGE AREA 7: 25,760 SF
REQUIRED
LANDSCAPE AREA 25,760 SF X 0.25 FT X 0.3 = 1,932 CF
TOTAL VOLUME REQUIRED = 1,932 CF
PROVIDED
LEACHING POOLS:
(3) - 12" DIA. X 10 FT EFFECTIVE DEPTH LEACHING POOL
1 EA X 100.88 CF/FT X 10 FT E.D. = 1,008 CF
BIO-RETENTION AREA-3:
[(1,500 SF + 900 SF) / 2] X (EL. 81.75-EL. 80.75) = 1,200 CF
TOTAL VOLUME PROVIDED = 1,200 CF
TOTAL = 2,208 CF

DRAINAGE AREA 8: 25,760 SF
REQUIRED
LANDSCAPE AREA 25,760 SF X 0.25 FT X 0.3 = 1,932 CF
TOTAL VOLUME REQUIRED = 1,932 CF
PROVIDED
LEACHING POOLS:
(3) - 12" DIA. X 10 FT EFFECTIVE DEPTH LEACHING POOL
1 EA X 100.88 CF/FT X 10 FT E.D. = 1,008 CF
BIO-RETENTION AREA-3:
[(1,500 SF + 900 SF) / 2] X (EL. 81.75-EL. 80.75) = 1,200 CF
TOTAL VOLUME PROVIDED = 1,200 CF
TOTAL = 2,208 CF

DRAINAGE AREA 9: 25,760 SF
REQUIRED
LANDSCAPE AREA 25,760 SF X 0.25 FT X 0.3 = 1,932 CF
TOTAL VOLUME REQUIRED = 1,932 CF
PROVIDED
LEACHING POOLS:
(3) - 12" DIA. X 10 FT EFFECTIVE DEPTH LEACHING POOL
1 EA X 100.88 CF/FT X 10 FT E.D. = 1,008 CF
BIO-RETENTION AREA-3:
[(1,500 SF + 900 SF) / 2] X (EL. 81.75-EL. 80.75) = 1,200 CF
TOTAL VOLUME PROVIDED = 1,200 CF
TOTAL = 2,208 CF

DRAINAGE AREA 10: 25,760 SF
REQUIRED
LANDSCAPE AREA 25,760 SF X 0.25 FT X 0.3 = 1,932 CF
TOTAL VOLUME REQUIRED = 1,932 CF
PROVIDED
LEACHING POOLS:
(3) - 12" DIA. X 10 FT EFFECTIVE DEPTH LEACHING POOL
1 EA X 100.88 CF/FT X 10 FT E.D. = 1,008 CF
BIO-RETENTION AREA-3:
[(1,500 SF + 900 SF) / 2] X (EL. 81.75-EL. 80.75) = 1,200 CF
TOTAL VOLUME PROVIDED = 1,200 CF
TOTAL = 2,208 CF

DRAINAGE AREA 11: 25,760 SF
REQUIRED
LANDSCAPE AREA 25,760 SF X 0.25 FT X 0.3 = 1,932 CF
TOTAL VOLUME REQUIRED = 1,932 CF
PROVIDED
LEACHING POOLS:
(3) - 12" DIA. X 10 FT EFFECTIVE DEPTH LEACHING POOL
1 EA X 100.88 CF/FT X 10 FT E.D. = 1,008 CF
BIO-RETENTION AREA-3:
[(1,500 SF + 900 SF) / 2] X (EL. 81.75-EL. 80.75) = 1,200 CF
TOTAL VOLUME PROVIDED = 1,200 CF
TOTAL = 2,208 CF

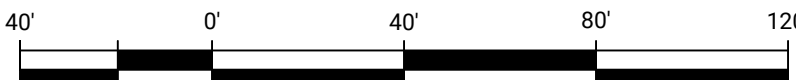
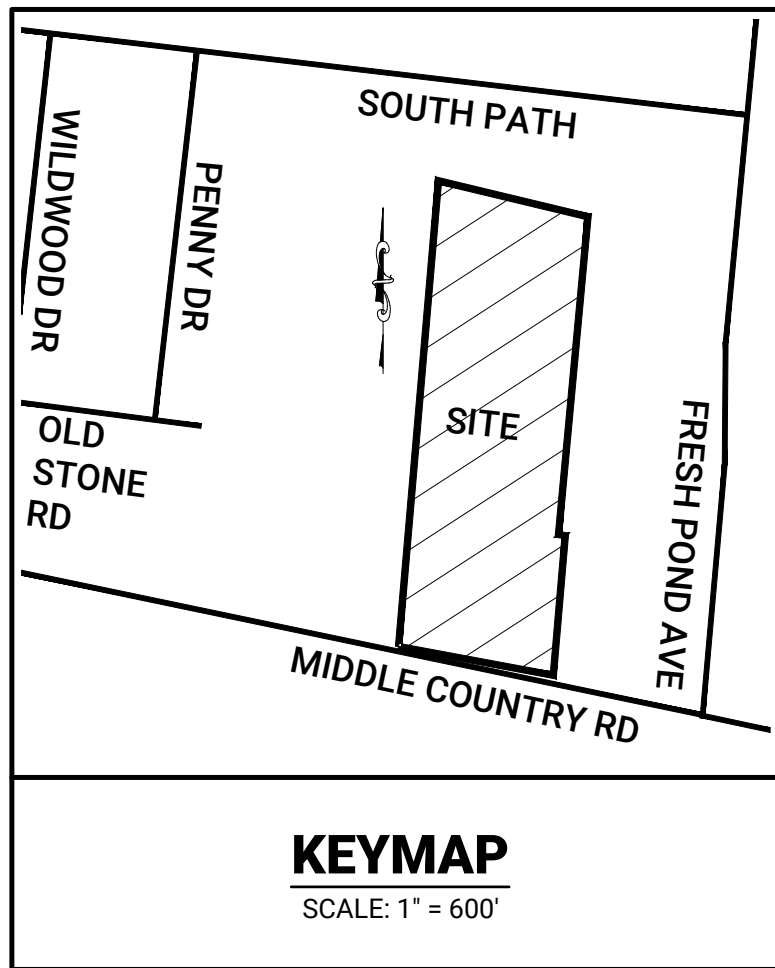
DRAINAGE AREA 12: 25,760 SF
REQUIRED
LANDSCAPE AREA 25,760 SF X 0.25 FT X 0.3 = 1,932 CF
TOTAL VOLUME REQUIRED = 1,932 CF
PROVIDED
LEACHING POOLS:
(3) - 12" DIA. X 10 FT EFFECTIVE DEPTH LEACHING POOL
1 EA X 100.88 CF/FT X 10 FT E.D. = 1,008 CF
BIO-RETENTION AREA-3:
[(1,500 SF + 900 SF) / 2] X (EL. 81.75-EL. 80.75) = 1,200 CF
TOTAL VOLUME PROVIDED = 1,200 CF
TOTAL = 2,208 CF

DRAINAGE AREA 13: 25,760 SF
REQUIRED
LANDSCAPE AREA 25,760 SF X 0.25 FT X 0.3 = 1,932 CF
TOTAL VOLUME REQUIRED = 1,932 CF
PROVIDED
LEACHING POOLS:
(3) - 12" DIA. X 10 FT EFFECTIVE DEPTH LEACHING POOL
1 EA X 100.88 CF/FT X 10 FT E.D. = 1,008 CF
BIO-RETENTION AREA-3:
[(1,500 SF + 900 SF) / 2] X (EL. 81.75-EL. 80.75) = 1,200 CF
TOTAL VOLUME PROVIDED = 1,200 CF
TOTAL = 2,208 CF

REFER TO SUBDIVISION PLANS BY R&M ENGINEERING FOR FURTHER INFORMATION.

DRAINAGE STRUCTURE TABLE

Structure No.	Dia.	Grate	Inv.	Btm.
Drainage Area 1				
DLP-1	12"	83.50	80.35	65.35
DCB-1	-	83.50	80.50	-
Drainage Area 2				
DLP-2	12"	84.25	81.25	66.25
DLP-3	12"	84.25	80.85	65.85
DLP-4	12"	84.25	81.25	66.25
DLP-5	12"	84.25	80.85	65.85
Drainage Area 3				
DLP-6	12"	84.00	80.20	64.20
DLP-7	12"	83.00	80.00	64.00
DLP-8	12"	83.00	79.60	63.60
DLP-9	12"	83.00	80.00	64.00
DLP-10	12"	83.00	79.60	63.60
DLP-11	12"	84.00	79.80	63.80
Drainage Area 4				
DLP-12	12"	83.25	79.80	64.80
DLP-13	12"	83.00	80.00	65.00
DLP-14	12"	83.50	79.80	64.80
DLP-15	12"	83.40	80.00	65.00
DLP-16	12"	83.40	79.80	64.80
DLP-17	12"	83.50	80.00	65.00
DLP-18	12"	83.00	79.80	64.80
DLP-19	12"	83.25	80.00	65.00
AD-1	-	83.75	81.00	-
AD-2	-	83.75	81.00	-
Drainage Area 5				
DLP-18	12"	83.75	79.50	64.50
DLP-19	12"	83.50	80.00	65.00
DLP-20	12"	83.75	79.50	64.50
Drainage Area 6				
DLP-21	12"	82.00	78.50	68.50
DLP-22	12"	82.00	78.50	68.50
AD-3	-	82.00	79.25	-
AD-4	-	82.00	79.25	-
AD-5	-	82.00	79.25	-
AD-6	-	82.00	79.25	-
Drainage Area 7				
DLP-23	12"	81.75	-	68.25



SCDHS # _____
TOWN FILE # _____

No.	REVISION DESCRIPTION	DATE	BY

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CALVERTON HAMLET CENTER LLC
1113 NORTH COUNTRY ROAD, BUILDING 2
STONY BROOK, NEW YORK 11790

APPLICANT:
JOC REAL ESTATE HOLDING LLC
12 ELM LANE
STONY BROOK, 11790



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NY State License No. 093172

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DATE: MARCH 2024

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SCALE: 1"=40'
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DRAINAGE PLAN

CALVERTON HAMLET CENTER

SITUATED IN

CALVERTON

TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0600, SECTION 097, BLOCK 02, LOT 33



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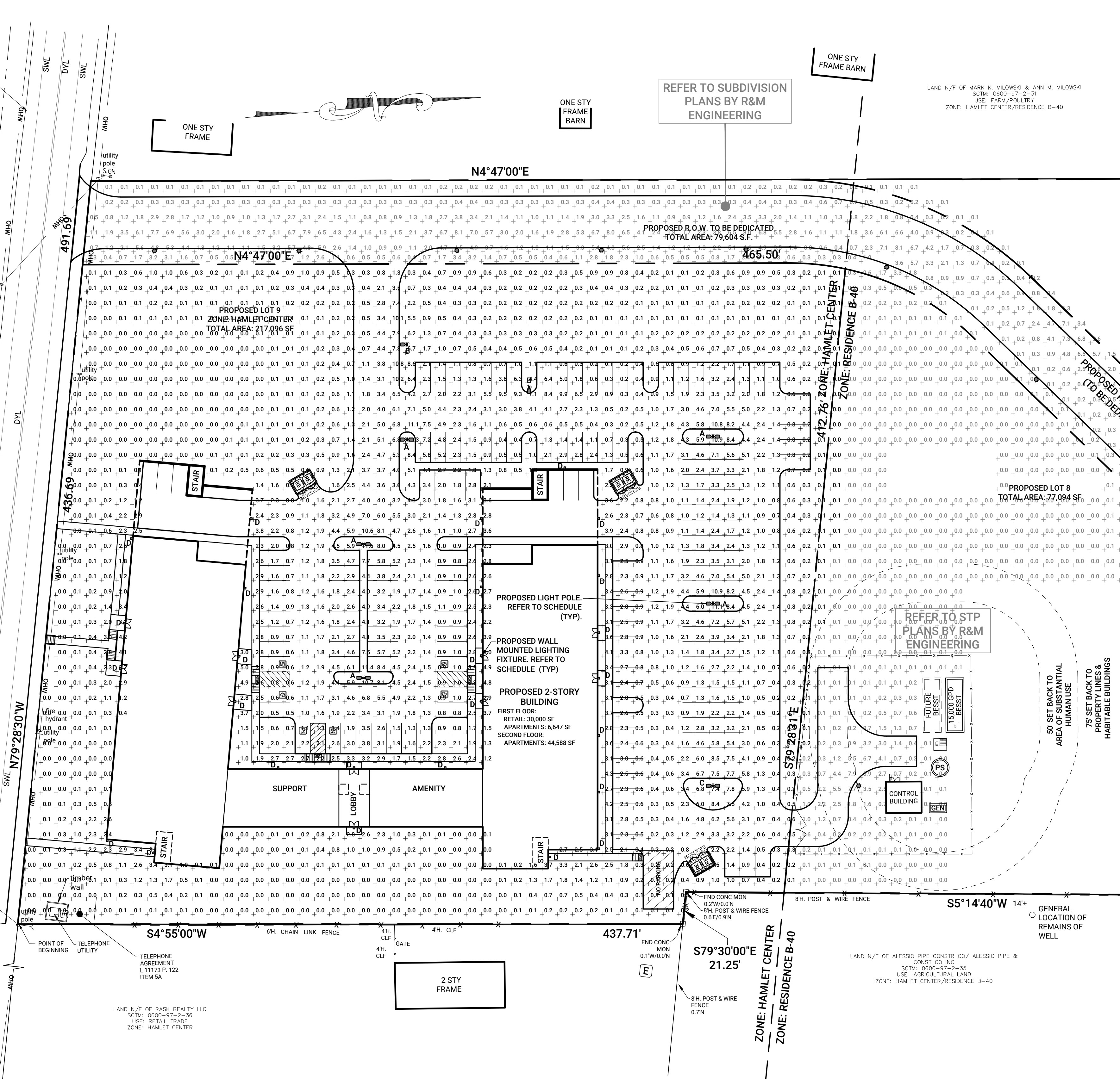


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MIDDLE COUNTRY ROAD (NY ROUTE 25)
(41' WIDTH)

FRESH POND AVENUE



LUMINAIRE SCHEDULE

SYMBOL	QTY.	ARRANGEMENT	MANUFACTURER/ CATALOG #	DESCRIPTION	LAMP DESCRIPTION	LLF
	5	TWIN	VISIONAIRE VMX-II-T4-64LC-5-3K-UNV-CLS	POLE MOUNTED 20' ABOVE GRADE	214.0 W LED	1.00
	2	SINGLE	VISIONAIRE VMX-II-T4A-64LC-5-3K-UNV-CLS	POLE MOUNTED 20' ABOVE GRADE	107.0 W LED	1.00
	1	TWIN	VISIONAIRE VMX-II-T2-64LC-5-3K-UNV-CLS	POLE MOUNTED 20' ABOVE GRADE	214.0 W LED	1.00
	26	SINGLE	VISIONAIRE VSC-II-T1-16LC-7-3K	WALL MOUNTED 12' ABOVE GRADE	37.0 W LED	1.00

STATISTICS SUMMARY

Description	Symbol	Units	Avg	Max	Min	Max/Min	Avg/Min
SITE	+	fc	1.0 fc	12.3 fc	0.0 fc	N/A	N/A
RIGHT OF WAY / ROADWAY	+	fc	1.8 fc	9.8 fc	0.0 fc	N/A	N/A

NOTE: REFER TO SUBDIVISION PLANS BY R&M ENGINEERING FOR FURTHER INFORMATION.

SITE LIGHTING NOTES

- ALL SITE LIGHT POLES AND FIXTURES TO BE MANUFACTURED BY VISIONAIRE LIGHTING OR APPROVED EQUAL.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY THE OWNER AND ENGINEER PRIOR TO ORDERING POLE AND FIXTURES.
- ALL POLES SHALL BE CUT TO MEET SPECIFIED MOUNTING HEIGHT.
- REFER TO LIGHTING SCHEDULE FOR LUMINAIRE SPECIFICATIONS.
- LUMINAIRE FIXTURE SYMBOLS ARE NOT TO SCALE.
- VARYING THE POSITION, MOUNTING HEIGHT, OR ORIENTATION FROM WHAT IS SPECIFIED IN THIS DRAWING WILL INVALIDATE THE CALCULATION PERFORMED.
- ALL NON-ESSENTIAL SITE LIGHTING SHALL BE TURNED OFF WITHIN ONE HOUR OF THE CLOSE OF BUSINESS WITH THE EXCEPTION OF SECURITY LIGHTING IN ACCORDANCE WITH THE TOWN OF RIVERHEAD LIGHTING CODE.
- THE OWNER TO PROVIDE A SCHEDULE OF THE PROPOSED HOURS EACH LUMINAIRE IS TO BE OPERATING AND HOW THEY WILL BE CONTROLLED AT THE REQUEST OF THE TOWN OF RIVERHEAD.
- REFER TO ARCHITECTURAL PLANS FOR FURTHER INFORMATION.
- AFTER HOURS, LIGHT LEVELS MAY BE CUT BY 50% OR MORE.

ON-SITE STANDARD 2' HIGH LIGHTING FOUNDATION DETAIL

- LIGHTING FOUNDATION NOTES:
- 4,000 P.S.I. PRECAST CONCRETE BASE, PROVIDE (6) NO. 6 BARS SET VERTICALLY, TIED WITH NO. 3 TIES AT 12" O.C. TOP OF FOUNDATION TO BE LEVEL.
 - COPPER WELD GROUND ROD 5/8" DIA. X 11'-0" LONG CAST IN FOUNDATION, OR INSTALLED IN 1" PVC SLEEVE. BOND TRANSFORMER BASE, CONDUIT BUSHINGS AND BALLAST CASING TO GROUND ROD BY MEANS OF NO. 4 BARE STRANDED WIRE IN AN APPROVED MANNER.
 - CONTRACTOR SHALL VERIFY INDIVIDUAL MANUFACTURER REQUIREMENTS PRIOR TO FABRICATING FOUNDATIONS. FOUNDATIONS SHALL BE COORDINATED WITH MANUFACTURER BY CONTRACTOR.
 - CONTRACTOR SHALL REFER TO ELECTRICAL ENGINEERING PLAN FOR CONDUCTOR SIZES, GROUNDING AND CONDUIT SPECIFICATION.
 - REFER TO PHOTOMETRIC PLAN & LUMINARIES SCHEDULE FOR LIGHTING LAYOUT AND NUMBER OF FIXTURES.

SPECIFICATION SHEET

VMX-II LED Specifications

Visionaire Lighting

V-Source-II LED Specifications

Visionaire Lighting

SCDHS #
TOWN FILE #

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Matthew K. Aylward, P.E.
NY State License No. 093172

SITE LIGHTING PLAN

CALVERTON HAMLET CENTER

SITUATED IN
CALVERTON
TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK
SCTM: DISTRICT 0600, SECTION 097, BLOCK 02, LOT 33



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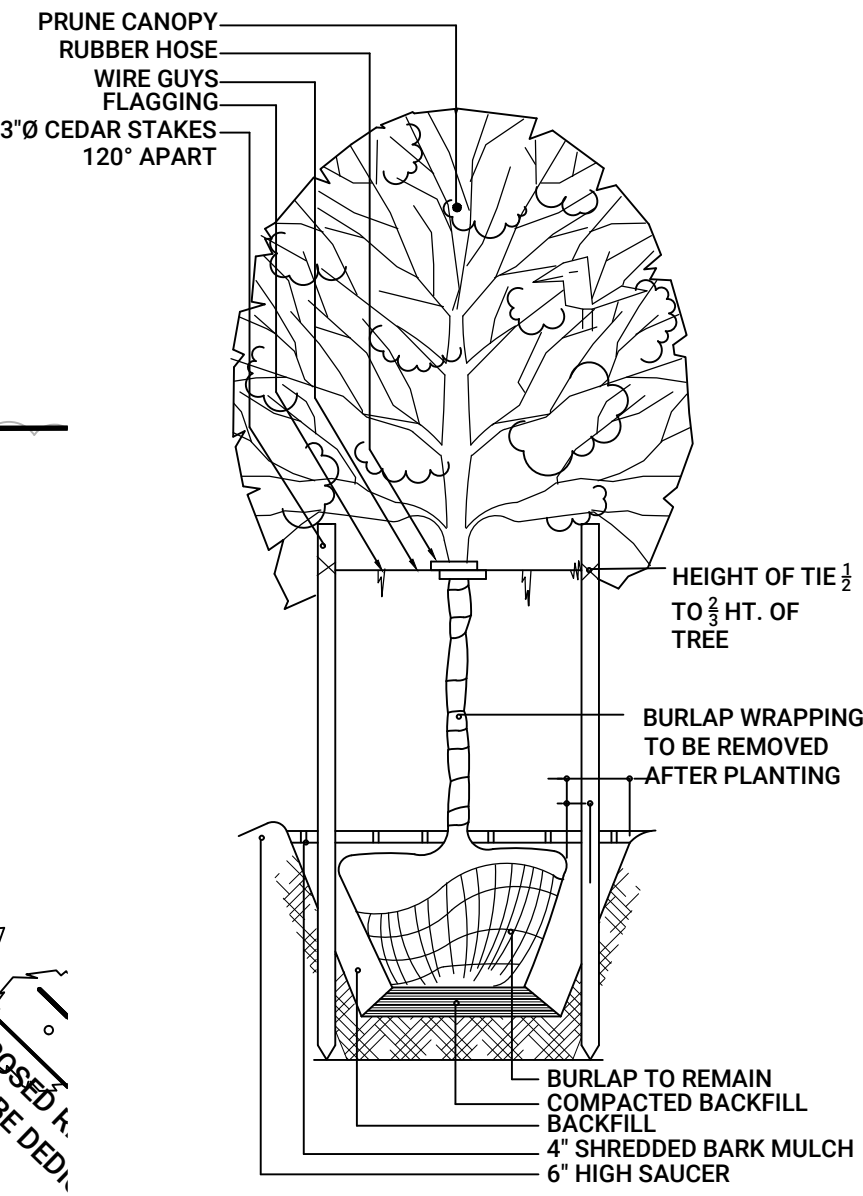
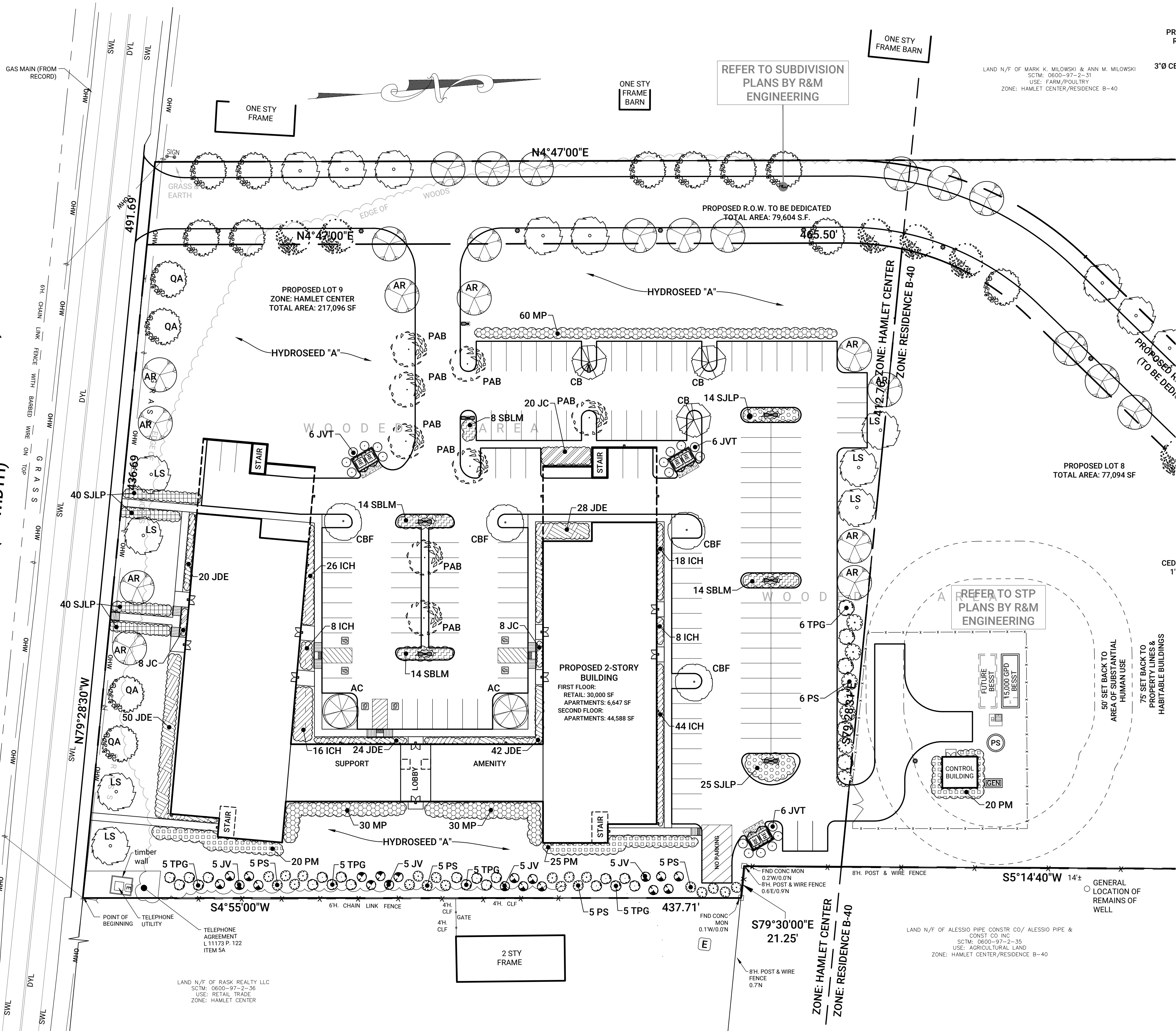


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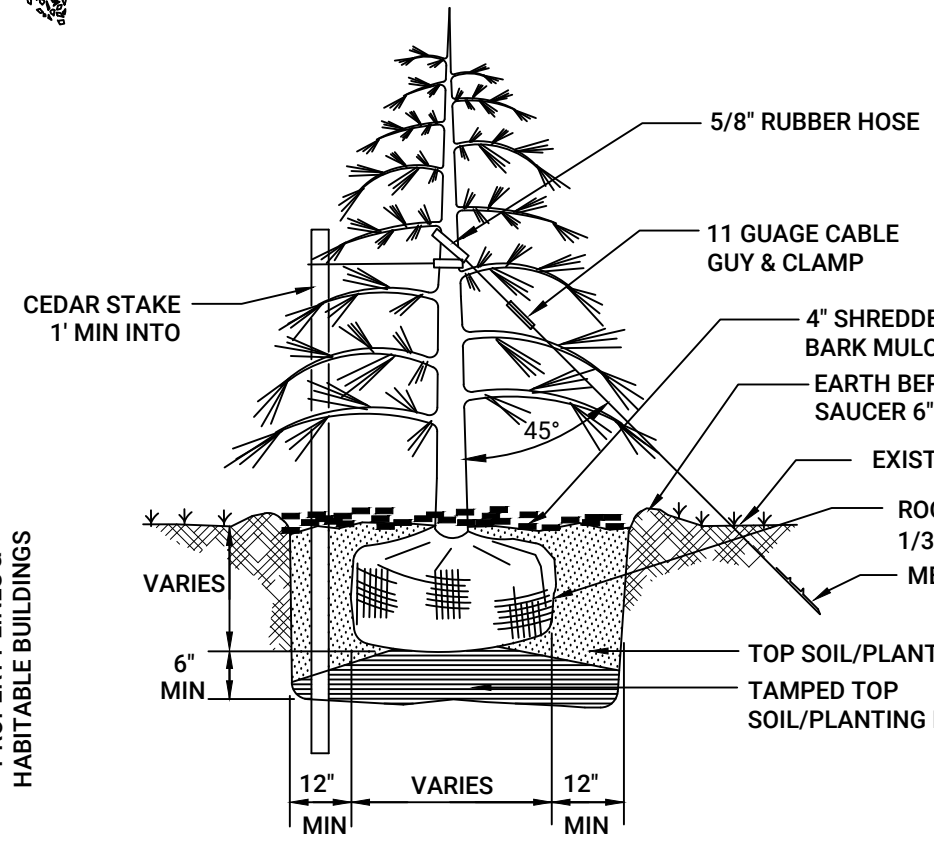
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MIDDLE COUNTRY ROAD (NY ROUTE 25)
(41' WIDTH)



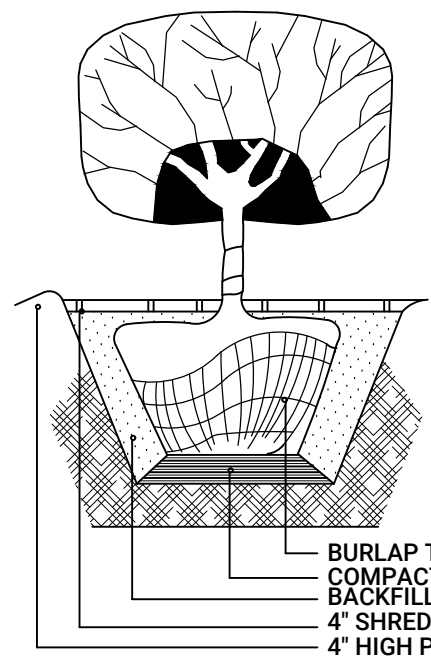
TREE PLANTING DETAIL

N.T.S.



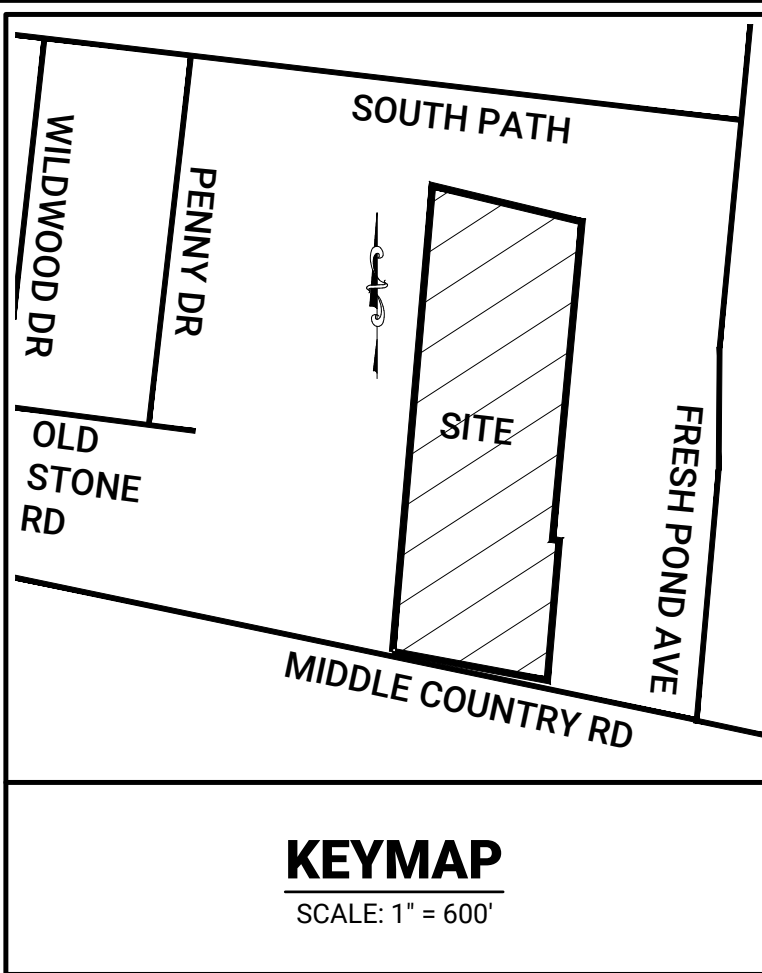
EVERGREEN PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.



KEYMAP

SCALE: 1" = 600'

PLANTING NOTES

- PRIOR TO ANY EXCAVATION, THE CONTRACTOR IS RESPONSIBLE TO CONFIRM THE LOCATION OF EXISTING SUBSURFACE UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES AND COORDINATE WITH THE GRADING, DRAINAGE AND UTILITY PLANS FOR THE LOCATION OF EXISTING/PROPOSED SUBSURFACE UTILITY LINES AND STRUCTURES. NOTIFY THE DESIGN PROFESSIONAL IF ANY CONFLICTS EXIST.
- ALL SUPPLIED AND INSTALLED PLANT MATERIAL SHALL BE NURSERY GROWN STOCK (ANSI Z60.1) THE CALIPER SIZE OF DECIDUOUS TREES IS TO BE MEASURED AS PER THE TOWN OF ISLIP REQUIREMENT OF A MINIMUM 2 1/2" CALIPER MEASURED AT DIAMETER AT BREAST HEIGHT (DBH). TREES SHALL BE HEALTHY, VIGOROUS, WELL ROOTED, OF SYMMETRICAL GROWTH, FREE OF INSECTS, PESTS AND DISEASE. SUBSTITUTIONS MUST BE APPROVED IN WRITING. ALL DECIDUOUS TREES ARE TO BE SPECIMEN QUALITY, SYMMETRICAL, WITH SINGLE STRAIGHT LEADER AND BE GROWN ON THEIR OWN ROOTS. GRAFTED TREES OR TREES WITH TWO OR MORE LEADERS WILL BE REJECTED. ALL DECIDUOUS TREES SHALL BE BRANCHED NOT LOWER THAN SEVEN (7) FEET. ALL EVERGREEN TREES ARE TO BE SPECIMEN QUALITY, SYMMETRICAL, FULL AND DENSE AND BRANCHED TO THE GROUND.
- IF DISCREPANCY EXISTS BETWEEN THE PLANT COUNT SHOWN IN THE PLANT MATERIAL LIST I PLANTING SCHEDULE AND THE PLANTING PLAN, THE PLAN SHALL TAKE PRECEDENCE FOR PLANT QUANTITY.
- PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO THE EXISTING GRADE IN THE NURSERY. REMOVE ALL ROPE AND NON-BIODEGRADABLE MATERIAL. REMOVE AS MUCH BURLAP AS POSSIBLE WITHOUT DISTURBING PLACEMENT OR DAMAGING THE ROOT BALL. ROOT FLARES OF PLANT MATERIAL SHALL BE VISIBLE AFTER INSTALLATION. DO NOT PLACE MULCH DIRECTLY AGAINST ROOT FLARE/TRUNKS OF TREES.
- ALL PLANT MATERIAL SHALL BE MAINTAINED WITH FERTILIZER AND OTHER REQUIRED MATERIALS TO PROVIDE A NEAT AND HEALTHY APPEARANCE. ANY PLANT NOT SO MAINTAINED THAT BECOMES DISEASED AND DIES SHALL BE REPLACED WITH A HEALTHY NEW PLANT OF THE SAME SPECIES AND SIZE IMMEDIATELY DURING THE CURRENT GROWING SEASON OR AT THE BEGINNING OF THE NEXT GROWING SEASON, THE OWNER IS RESPONSIBLE FOR THE REPLACEMENT OF ANY PLANT MATERIAL DEAD, DYING OR DISEASED.
- ALL PLANTING AREAS SHALL BE CULTIVATED, RAKED AND LEFT IN A NEAT ORDERLY CONDITION. ALL DISTURBED LANDSCAPE AREAS NOT RECEIVING SPECIFIED PLANT MATERIAL ARE TO BE RESTORED WITH SIX (6) INCHES OF TOPSOIL AND SEEDED. PROVIDE SUFFICIENT IRRIGATION TO ESTABLISH AND MAINTAIN A HEALTHY STAND OF GRASS.
- ALL LANDSCAPED AND LAWN AREAS SHALL BE MAINTAINED WITH A PERMANENT IN-GROUND IRRIGATION SYSTEM, INCLUDING A RAIN SENSOR OVERRIDE AND MULTI-ZONE CONTROLLER, CAPABLE OF PROVIDING VARYING AMOUNTS OF WATER TO MULTIPLE AREAS DEPENDING ON THE REQUIREMENTS OF THE VARIOUS TREES, SHRUBS, GROUND COVERS AND LAWN AREAS.
- TREE STAKES AND ANY OTHER PLANTING GUIDE MATERIAL SHALL BE REMOVED AFTER ONE YEAR FROM THE TIME OF PLANTING.
- ALL PLANT MATERIAL GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY OWNER.
- ALL PLANTING BEDS TO BE MULCHES WITH 2" SHREDDED BARK.
- ALL PLANTING BEDS TO RECEIVE 4" OF SCREENED TOPSOIL PRIOR TO PLANT INSTALLATION.
- NO PLANT MATERIAL, EXCEPT LAWN OR GROUND COVER, IS TO BE LOCATED WITHIN 2' OF ANY PARKING LOT OR DRIVEWAY CURBS.
- MAINTENANCE OF EXISTING VEGETATION, TO BE SUPPLEMENTED AS DEEMED NECESSARY BY THE ENGINEERING FIELD INSPECTORS.
- FOR SITES LARGER THAN ONE ACRE, IMPLEMENT U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA)'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)'S STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES GUIDANCE.
- ALL PLANTS SHALL BE NATIVE, NON-INVASIVE SPECIES ADAPTED TO LOCAL CLIMATE.

PLANTING SCHEDULE

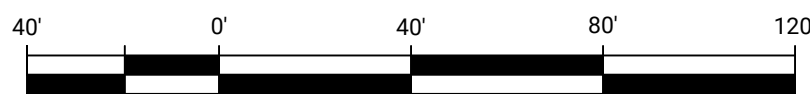
SYM.	QUA.	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
AR	10	ACER RUBRUM OCTOBER GLORY	OCTOBER GLORY MAPLE	2.5 - 3" CAL. - 30' O.C.
AC	2	AMELANCHIER CANADENSIS	SHADBLOW SERVICE-BERRY	6 - 8' HT. - 6' O.C.
CB	3	CARPINUS BETULUS	EUROPEAN HORNBEAM	2.5 - 3" CAL. - 30' O.C.
CBF	4	CARPINUS BETULUS FRANS FONTAINE	FRANS FONTAINE HORNBEAM	2.5 - 3" CAL. - 30' O.C.
JV	20	JUNIPERUS VIRGINIANA	EASTERN RED JUNIPER	5 - 6' HT. - 6' O.C.
JVT	18	JUNIPERUS VIRGINIANA TAYLOR	TAYLOR JUNIPER	5 - 6' HT. - 5' O.C.
PAB	8	PLATANUS ACERIFOLIA BLOODGOOD	LONDON PLANETREE	2.5 - 3" CAL. - 30' O.C.
PS	26	PINUS STROBUS	EASTERN WHITE PINE	5 - 6' HT. - 7' O.C.
QA	4	QUERCUS ALBA	WHITE OAK	2.5 - 3" CAL. - 30' O.C.
LS	7	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	2.5 - 3" CAL. - 30' O.C.
TPG	26	THUJA PLICATA GREEN GIANT	WESTERN ARBORVITAE	5 - 6' HT. - 8' O.C.
ICH	120	ILEX CRENATA HELLERI	DWARF JAPANESE HOLLY	18 - 24" SP. - 2.5' O.C.
JC	36	JUNIPERUS CONFERTA	JAPANESE SHORE JUNIPER	18 - 24" SP. - 2.5' O.C.
JDE	164	JUNIPERUS DAURICA EXPANSA	PARSONS JUNIPER	18 - 24" SP. - 2.5' O.C.
MP	120	MYRTICA PENNSYLVANICA	N. BAYBERRY	2 - 3" SP. - 4' O.C.
PM	45	PRUNUS MARITIMA	BEACH PLUM	2 - 3" SP. - 4' O.C.
SBLM	50	SPIRAEA BUMALDA LIMEMOUND	LIMEMOUND SPIREA	18" - 24" SP. - 2.5' O.C.
SJLP	119	SPIRAEA JAPONICA LITTLE PRINCESS	LITTLE PRINCESS SPIREA	18" - 24" SP. - 2.5' O.C.

HYDRO SEED MIX 'A' @ 170#/AC

ECOLOGY MIX
80% RELIANT HARD FESCUE
20% JAMESTOWN II CHEW FESCUE

NOTES:

- ALL PLANT MATERIAL GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY OWNER.
- ALL PLANTING BEDS TO BE MULCHED WITH 3" OF SHREDDED BARK OVER 10 MIL FABRIC BY EASY GARDENER WEEDBLOCK, DEWITT WEED BARRIER OR APPROVED EQUAL.
- ALL PLANTING BEDS TO RECEIVE 4" OF SCREENED TOPSOIL PRIOR TO PLANT INSTALLATION.
- TOP OF CONTAINED ROOT MASS TO BE LEVEL WITH SURROUNDING GRADE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH TOWN SPECIFICATIONS.
- NO PLANT MATERIAL, EXCEPT LAWN OR GROUND COVER, IS TO BE LOCATED WITHIN 2' OF ANY PARKING LOT CURBS.

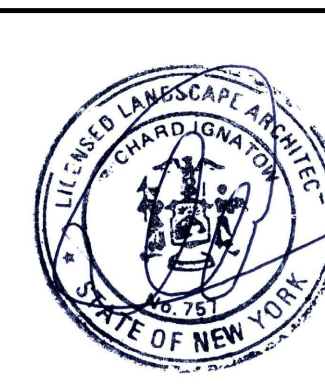


SCDHS # _____
TOWN FILE # _____

No.	REVISION DESCRIPTION	DATE	BY

OWNER:
CALVERTON HAMLET CENTER LLC
1113 NORTH COUNTRY ROAD, BUILDING 2
STONY BROOK, NEW YORK 11790

APPLICANT:
TJOG REAL ESTATE HOLDING LLC
12 ELM LANE
STONY BROOK, 11790



RICHARD B. IGNATOW, RLA
NY STATE LICENSE NO. 757

DWN. BY: DJG
DATE: MARCH 2024

CHKD. BY: MKA
DATE: APRIL 2024

SCALE: 1"=40'
JOB No.: 2023-037

SHEET: **SP-8**

LANDSCAPE PLAN

CALVERTON HAMLET CENTER

SITUATED IN

CALVERTON

TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK

SC TM: DISTRICT 0600, SECTION 097, BLOCK 02, LOT 33



Robinson & Muller
Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

Drawing Name: P:\2023 Projects\2023-03\811\811 Site Plan\811 Conversion - Site Plan.dwg Last Modified: Apr 11, 2024 - 2:03pm Plotted on: Apr 12, 2024 - 11:52am by graham

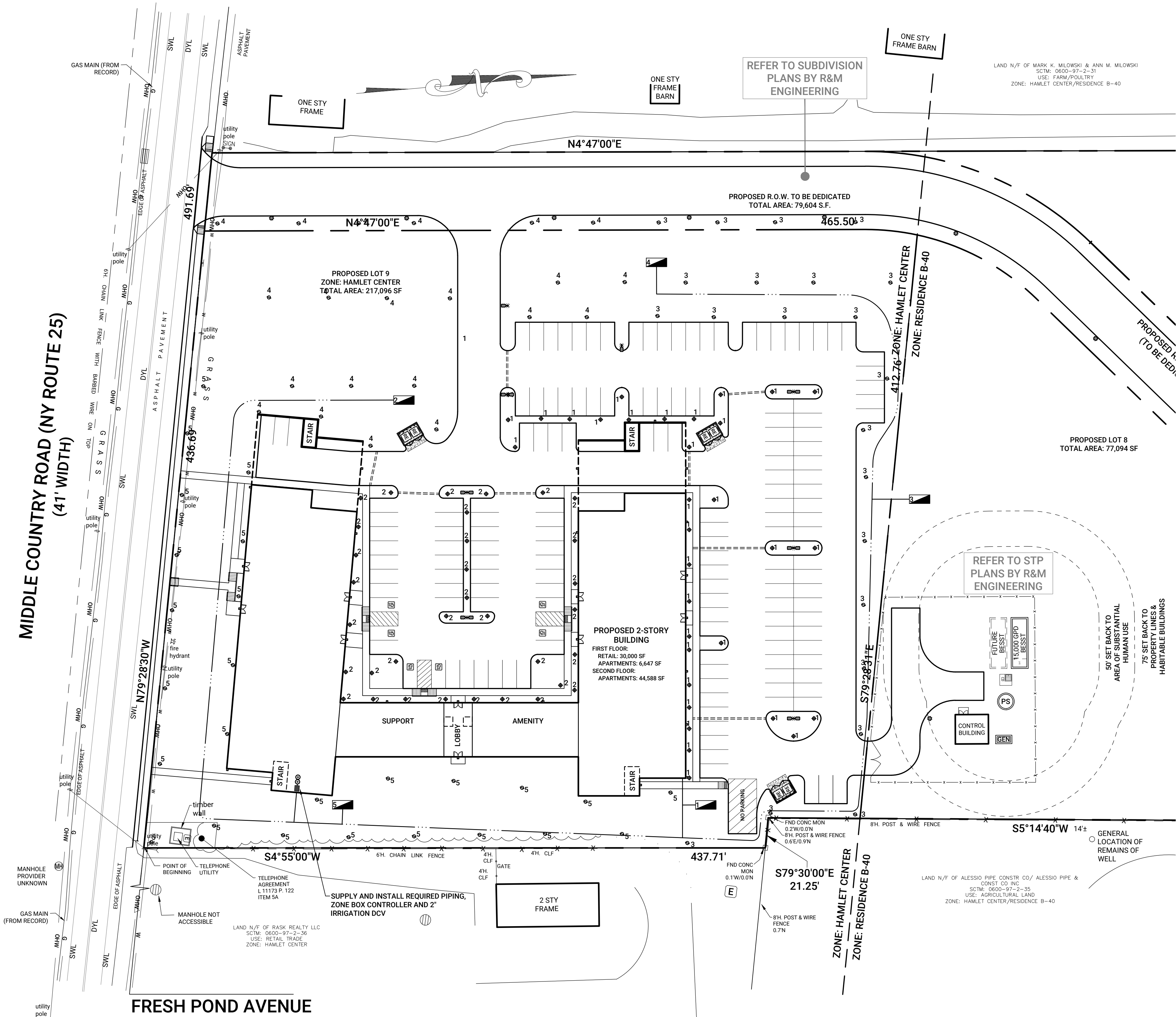


CAUTION-NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS 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. 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. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

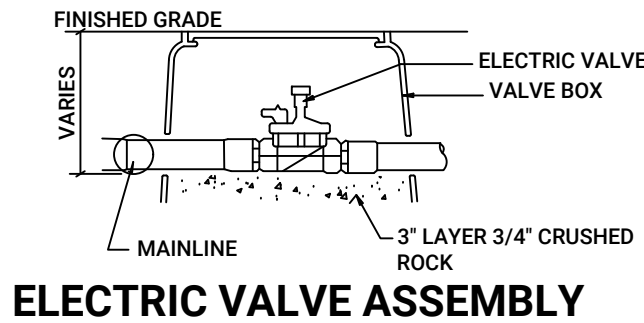
THIS PLAN IS BASED UPON A SURVEY PREPARED RLT ENGINEERING, GEOLOGY, AND LAND SURVEYING, P.C. DATED FEBRUARY 27, 2024.

MIDDLE COUNTRY ROAD (NY ROUTE 25)
(41' WIDTH)

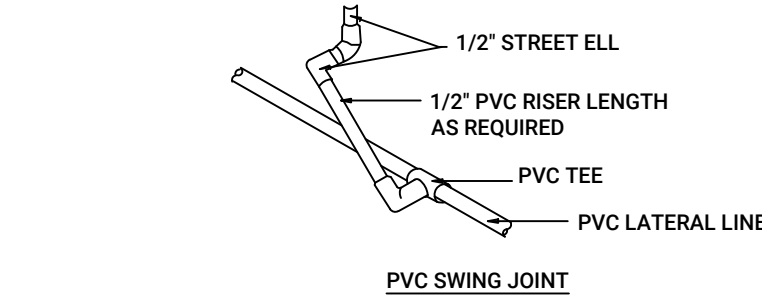


PROPOSED IRRIGATION SCHEDULE

ZONE	QUA.	HEAD TYPE	GPM	TOTAL
1	33	NELSON PRO 6300	1.5	49.5
2	33	NELSON PRO 6300	1.5	49.5
3	22	NELSON PRO 6000	2.5	55.0
4	21	NELSON PRO 6000	2.5	52.5
5	26	NELSON PRO 6000	2.5	56.0



IRRIGATION HEAD AT CURB OR WALK



TYPICAL IRRIGATION DETAILS

IRRIGATION NOTES:

- ZONE LINES TO BE POLYETHYLENE 100 LBS. VACUUM SEALED WITH UNDERGROUND WIRING 14/1 UF.
- CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS.
- IRRIGATION HEAD AND SERVICE LINE LOCATIONS ARE FOR SCHEMATIC PURPOSES ONLY AND MAY REQUIRE FIELD ADJUSTMENTS. CONTRACTOR SHALL COORDINATE WITH LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTING IMPROVEMENTS.
- CONTRACTOR SHALL COORDINATE LOCATION OF IRRIGATION HEADS & VALVE BOXES WITH SITE PLAN SET TO ENSURE THERE IS NO CONFLICT BETWEEN PROPOSED OR EXISTING PLANTINGS AND STRUCTURES.

IRRIGATION NOTES

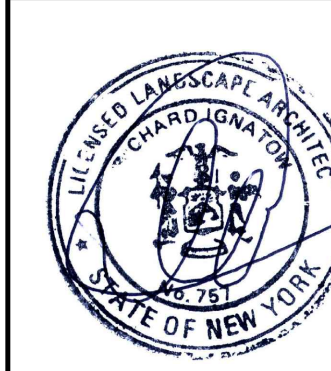
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO PROVIDE AN IN-GROUND AUTOMATIC IRRIGATION SYSTEM AND RELATED ITEMS NEEDED TO DELIVER OPTIMAL LEVELS OF WATER TO ALL PLANTING AREAS AS SHOWN ON THE DRAWINGS. THE IRRIGATION SYSTEM, AS INDICATED ON THE DRAWINGS OR SPECIFIED HEREIN, SHALL INCLUDE, BUT IS NOT LIMITED TO: IRRIGATION COMPLETELY INSTALLED; ALL NECESSARY PIPING, VALVES, PIPE SLEEVES, SPRINKLER HEADS, METER PIT, VALVE BOXES, CONTROLLER, WIRE AND WATERPROOF CONNECTIONS, RAIN SWITCH, BACKFLOW PREVENTER, WATER METER AND OTHER APPURTENANCES; AND CONNECTIONS TO WATER AND ELECTRICAL SERVICE SYSTEMS.
- THE DRAWINGS AND SPECIFICATION MAY NOT SHOW ALL THE DETAILS OF CONSTRUCTION, BUT THE CONTRACTOR SHALL BE REQUIRED TO FURNISH AND INSTALL ALL MATERIALS NECESSARY TO COMPLETE THE IRRIGATION SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES, THE BEST PRACTICES AND TO THE FULL INTENT OF THE DRAWINGS AND SPECIFICATIONS.
- PRIOR TO CONSTRUCTION THE IRRIGATION CONTRACTOR SHALL VISIT THE SITE AND EVALUATE THE AVAILABLE WATER PRESSURE AND PIPE SIZE SERVICING THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL MODIFY, OR IF A DETAILED DESIGN DOES NOT EXIST, PREPARE THE IRRIGATION DESIGN BASED ON SITE CONDITIONS. THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH INDEPENDENT ZONES FOR LAWNS AND PLANT BEDS AND PROVIDE A MINIMUM OF TWO QUICK COUPLING VALVES. PRIOR TO INSTALLATION THE CONTRACTOR SHALL SUBMIT THE IRRIGATION DESIGN FOR APPROVAL BY THE OWNER.
- THE IRRIGATION SYSTEM SHALL BE GUARANTEED FOR A YEAR BEGINNING AT THE TIME OF ACCEPTANCE OF THE PROJECT BY THE OWNER. AT THE TIME OF ACCEPTANCE, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH MAINTENANCE INSTRUCTIONS FOR THE IRRIGATION SYSTEM. DURING THE ONE YEAR GUARANTEE PERIOD THE CONTRACTOR SHALL PROVIDE, AT NO ADDITIONAL COST, MAINTENANCE INCLUDING FALL BLOW OUT AND SPRING ACTIVATION. THE CONTRACTOR SHALL PROVIDE AN ALTERNATE FOR THE MAINTENANCE/GUARANTEE FOR THE IRRIGATION SYSTEM TO THE OWNER.
- CONTRACTOR SHALL INSTALL CONDUIT FOR IRRIGATION MAINLINE PIPING 2" OR LARGER AT 16" MINIMUM DEPTH, AND CONDUIT FOR 1 1/2" OR SMALLER ZONE LINE PIPING AT 12" DEPTH UNDER ALL PAVEMENT AREAS TO CONNECT ALL LANDSCAPE AREAS.
- IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A DRIP SYSTEM, TIMER/CONTROLLER, AND A MOISTURE SENSOR OR RAIN DELAY CONTROLLER. A WATERSENSE LABELED WEATHER-BASED IRRIGATION CONTROLLER (WBIC) OR APPROVED EQUAL.

SCDHS # _____
TOWN FILE # _____

No. REVISION DESCRIPTION DATE BY

OWNER:
CALVERTON HAMLET CENTER LLC
1113 NORTH COUNTRY ROAD, BUILDING 2
STONY BROOK, NEW YORK 11790

APPLICANT:
JOC REAL ESTATE HOLDING LLC
12 ELM LANE
STONY BROOK 11790



RICHARD B. IGNATOW, RLA
NY STATE LICENSE NO. 757

DWN. BY: DJG
DATE: MARCH 2024

CHKD. BY: MKA
DATE: APRIL 2024

SCALE: 1"=40'
JOB No.: 2023-037

SHEET: SP-9

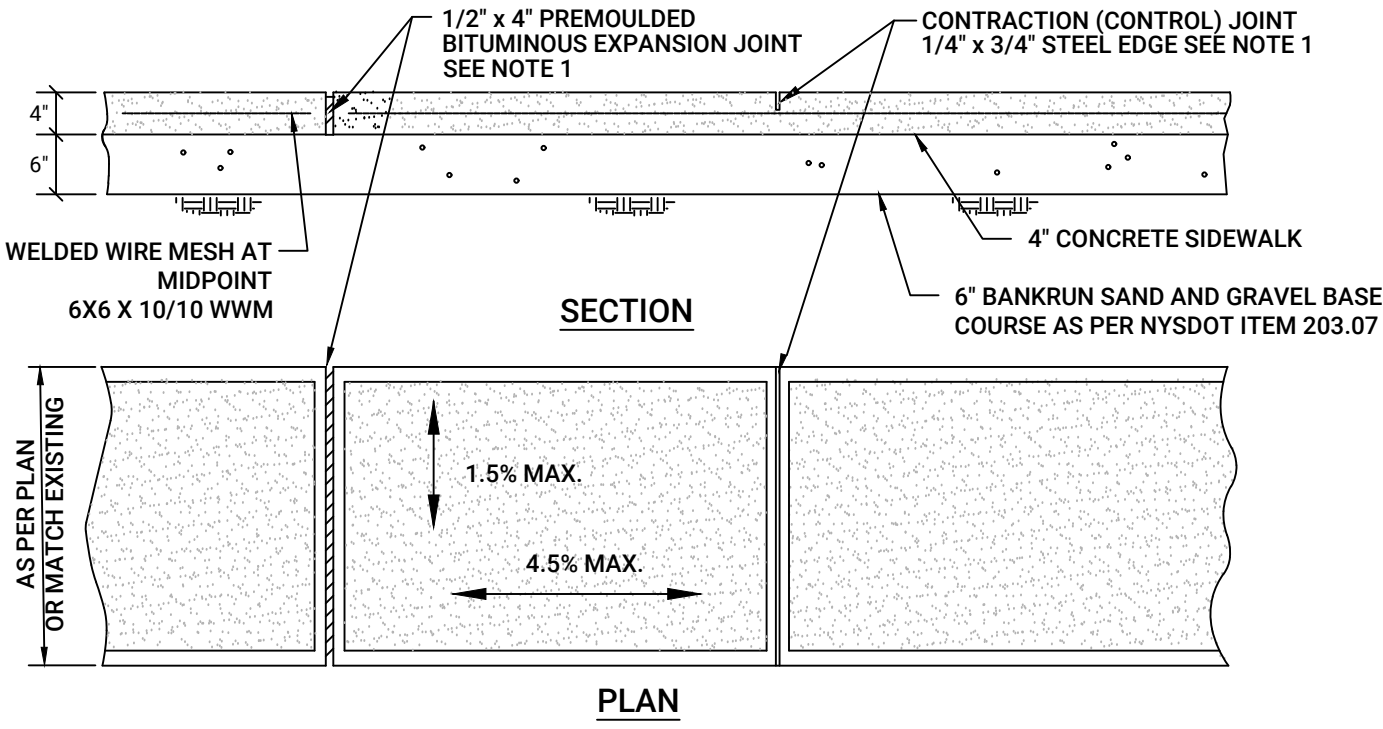
IRRIGATION PLAN

CALVERTON HAMLET CENTER

SITUATED IN
CALVERTON
TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK
SCTM: DISTRICT 0600, SECTION 097, BLOCK 02, LOT 33



Robinson & Muller
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50 Elm Street
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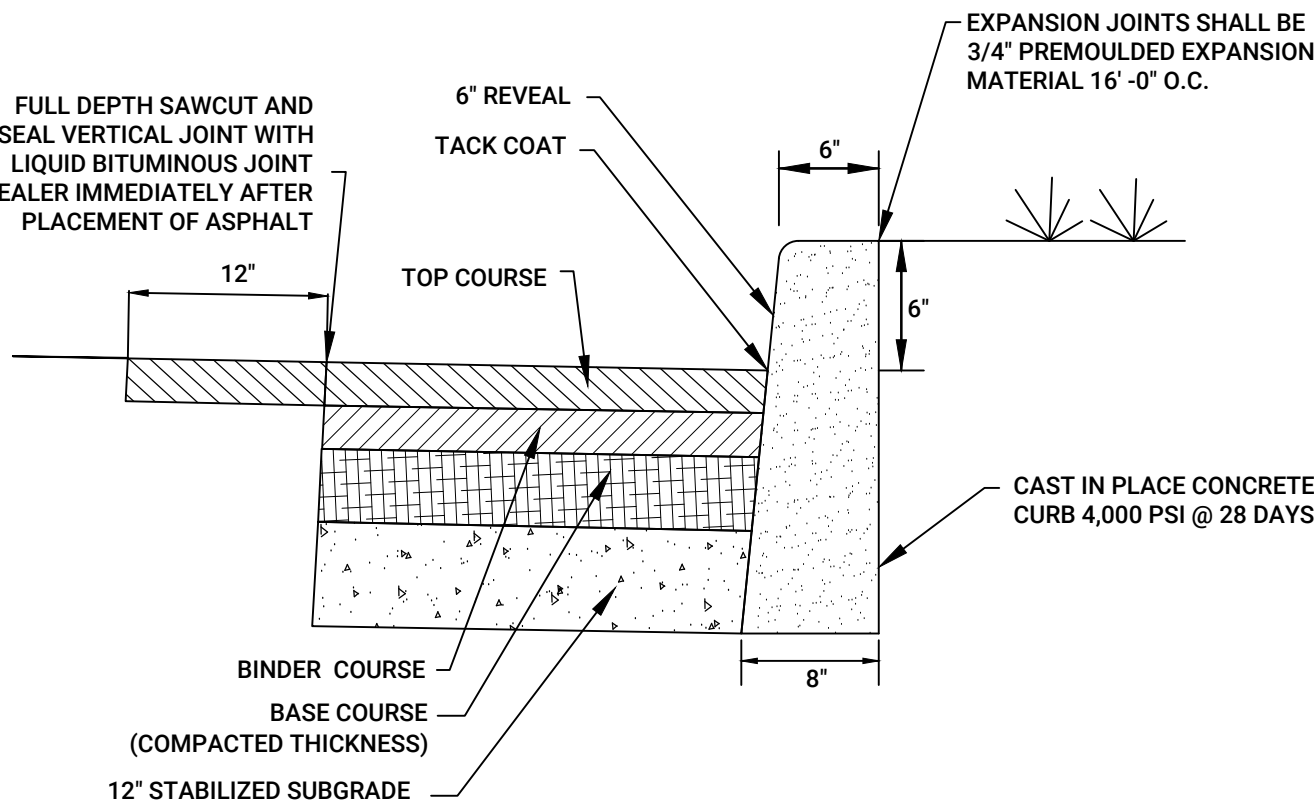
CONCRETE SIDEWALK DETAIL

N.T.S.

NOTES:

- CONTROL JOINTS ARE TO BE PLACED EVERY 4'-0" AND EXPANSION JOINTS ARE TO BE PLACED EVERY 20', OR AS DIRECTED BY THE ENGINEER.
- CONCRETE FOR SIDEWALKS AND CURB RAMPS SHALL BE CLASS "B" AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. CYLINDER TESTING REQUIRED AS PER P.E..
- SIDEWALKS AND CURB RAMPS SHALL HAVE A COARSE BROOM FINISH.
- SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1.5% AND A MAXIMUM RUNNING SLOPE OF 4.5%.
- WHERE PARING STALLS ARE PROPOSED AGAINST SIDEWALK AREAS, SIDEWALK SHALL BE A MINIMUM 6.5 FEET IN WIDTH FROM THE FACE OF THE ADJACENT CURB.

DESIGN ELEMENT TOLERANCES		
ELEMENT	DESIGN AND FIELD LAYOUT LIMIT	LIMIT FOR WORK ACCEPTANCE
SIDEWALK CROSS SLOPE	1.5% MAX.	2.0% MAX.
SIDEWALK GRADE	4.5% MAX.	5.0% MAX.
CURB RAMP GRADE (RUNNING SLOPE)	7.5% MAX.	8.3% MAX.
BLENDED TRANSITION GRADE	4.5% MAX.	5.0% MAX.



RESIDENTIAL ROADWAYS

TOP COURSE:
1 1/2" COMPACTED ASPHALT TOP COURSE, NYSDOT TYPE 6

BINDER COURSE:
2 1/2" COMPACTED ASPHALT BINDER COURSE, NYSDOT TYPE 3

BASE COURSE:
6" COMPACTED RECYCLED CONCRETE AGGREGATE WITH A MINIMUM 12" COMPACTED SUBBASE

COMMERCIAL ROADWAYS

TOP COURSE:
2" COMPACTED ASPHALT TOP COURSE, NYSDOT TYPE 6

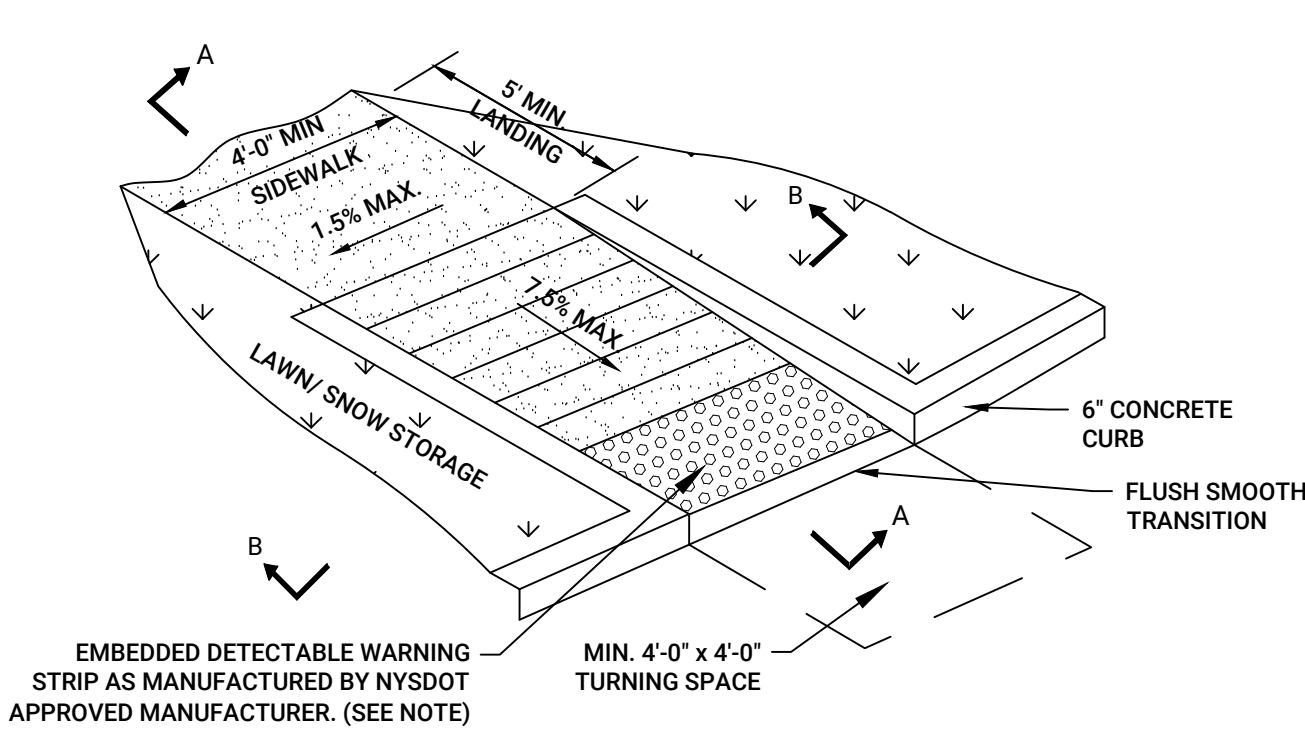
BINDER COURSE:
2 1/2" COMPACTED ASPHALT BINDER COURSE, NYSDOT TYPE 3

BASE COURSE:
6" COMPACTED RECYCLED CONCRETE AGGREGATE WITH A MINIMUM 12" COMPACTED SUBBASE

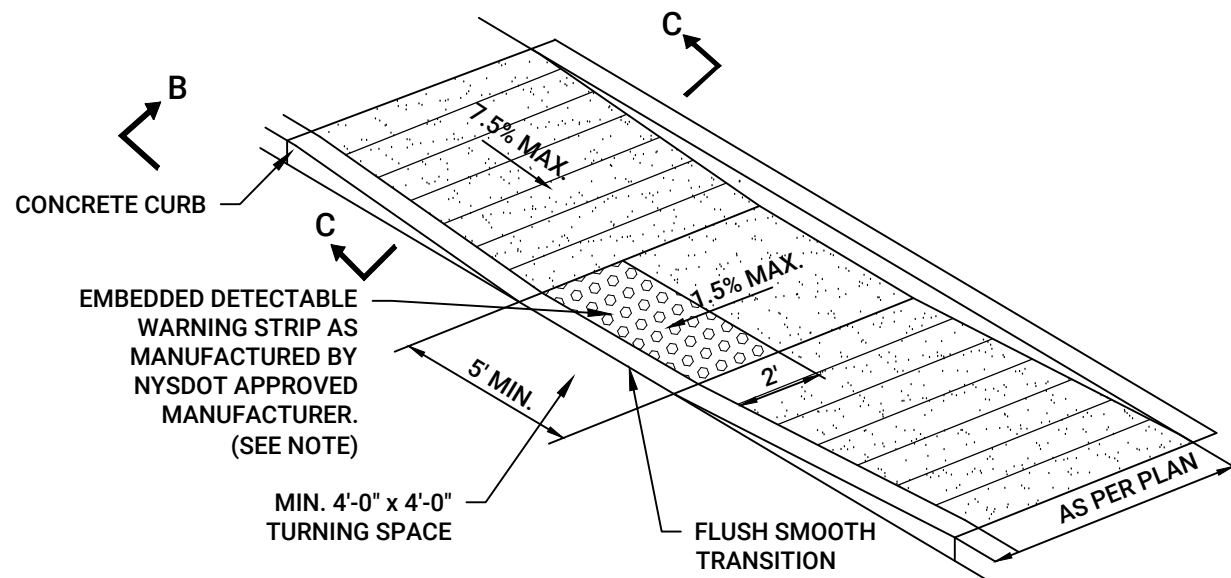
ON-SITE CONCRETE CURB -TYPE A AND PAVEMENT DETAIL

N.T.S.

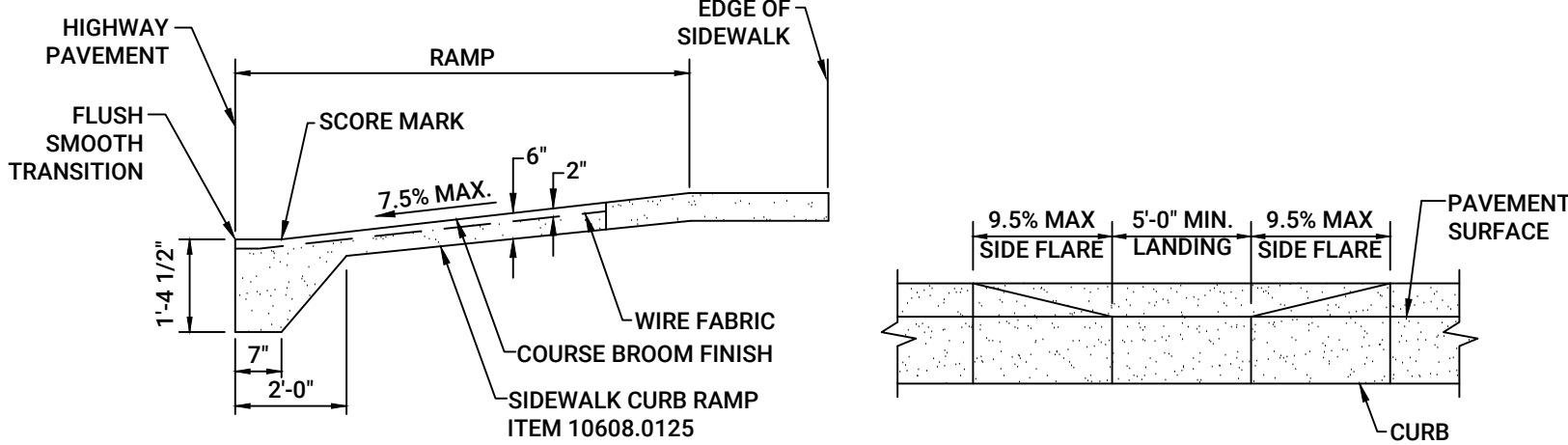
- NOTES:
- ALL WORK SHALL CONFORM TO TOWN SPECIFICATIONS. EXCEPT WHERE NOTED.
 - DAMAGED BASE OR BINDER COURSE SHALL BE REMOVED AND REPLACED PRIOR TO PLACEMENT OF TOP COURSE.
 - TOP COURSE SHALL BE PLACED AFTER CONSTRUCTION HAS BEEN SUBSTANTIALLY COMPLETED AS DETERMINED BY THE OWNER OR OWNERS REPRESENTATIVE.
 - SUBBASE MATERIAL SHALL BE PLACED AND SPREAD FROM AN APPROVED STOCKPILE. MATERIAL SHALL BE TESTED FROM THE STOCKPILE BY AN APPROVED SOIL TESTING LABORATORY PRIOR TO PLACEMENT.
 - USE OF RECYCLED CONCRETE AS A SUBSTITUTE FOR STONE BLEND IS SUBJECT TO THE APPROVAL OF THE TOWN OF EAST HAMPTON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE APPROVAL. SHOULD THE CONTRACTOR WANT TO USE RECYCLED CONCRETE. RECYCLED CONCRETE SHALL BE THE EQUIVALENT OF N.Y.S.D.O.T. TYPE 1011 MATERIAL "A". RECYCLED CONSTRUCTION DEBRIS, WHICH CONTAINS ASPHALT, CONCRETE, ETC. IS NOT TO BE CONSIDERED AS AN ACCEPTABLE ALTERNATE TO STONE BLEND.
 - AT THE WRITTEN REQUEST OF THE CONTRACTOR, THE SPECIFICATION FOR THE SUBBASE MATERIAL CAN BE MODIFIED TO INCLUDE THE USE OF RECYCLED ASPHALT MILLINGS AS AN ACCEPTABLE AGGREGATE. THE ADDITION OF THE ASPHALT MILLINGS TO THE SUBBASE MATERIAL SHALL NOT CAUSE A DEVIATION IN THE MECHANICAL GRADATION OF THE SUBBASE. PRIOR TO USING THE RECYCLED ASPHALT MILLINGS, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE OWNER, ENGINEER, AND MUNICIPALITY HAVING JURISDICTION. THE CONTRACTOR SHALL ALSO SUBMIT SIEVE ANALYSIS REPORTS TO THE ENGINEER FOR APPROVAL PRIOR TO USING AND PLACING THE RECYCLED ASPHALT MILLINGS.
 - CURB EXPANSION JOINTS SHALL BE PLACED MAX. 16'-0" O.C.



CURB RAMP TYPE 1

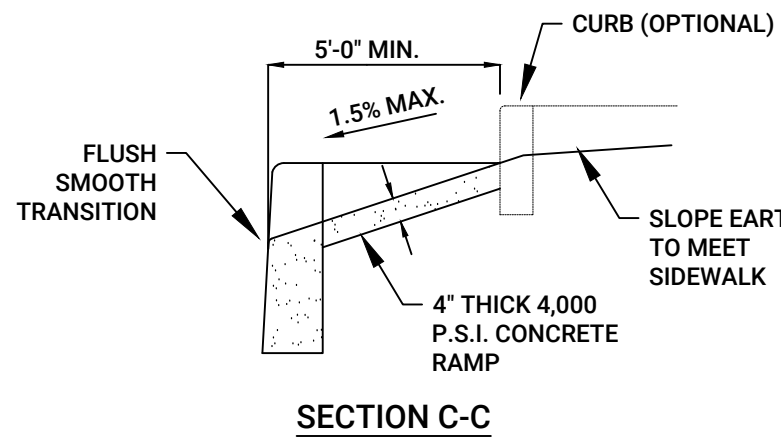


CURB RAMP TYPE 9



SECTION A-A

SECTION B-B



SECTION C-C

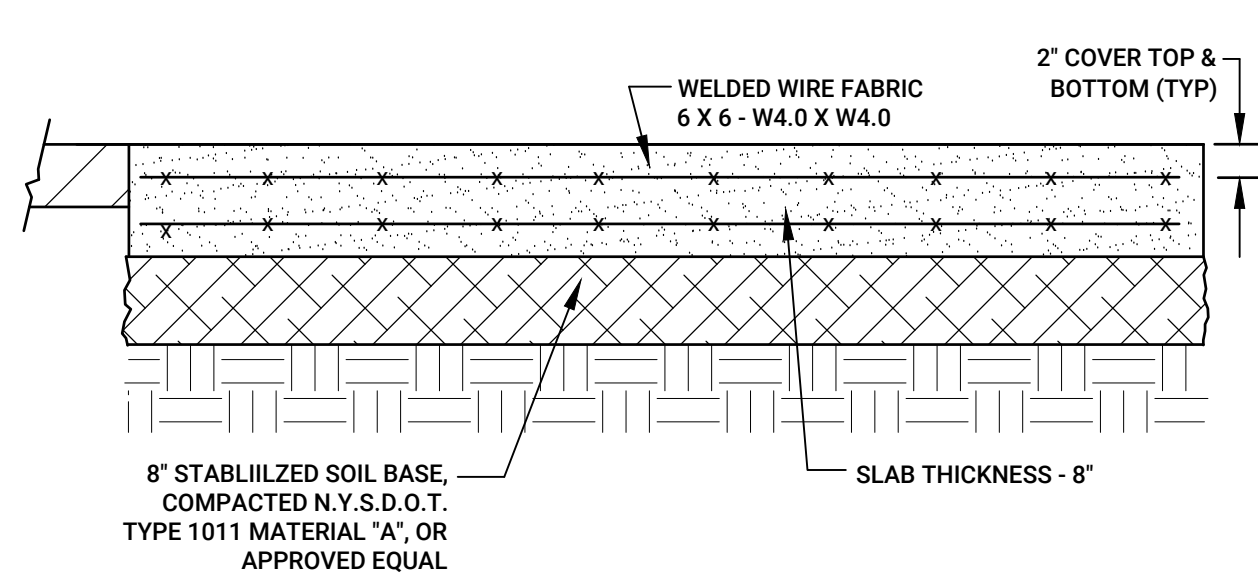
DESIGN ELEMENT TOLERANCES		
ELEMENT	DESIGN AND FIELD LAYOUT LIMIT	LIMIT FOR WORK ACCEPTANCE
SIDEWALK CROSS SLOPE	1.5% MAX.	2.0% MAX.
SIDEWALK GRADE	4.5% MAX.	5.0% MAX.
CURB RAMP GRADE (RUNNING SLOPE)	7.5% MAX.	8.3% MAX.
BLENDED TRANSITION GRADE	4.5% MAX.	5.0% MAX.

CURB RAMP DETAIL

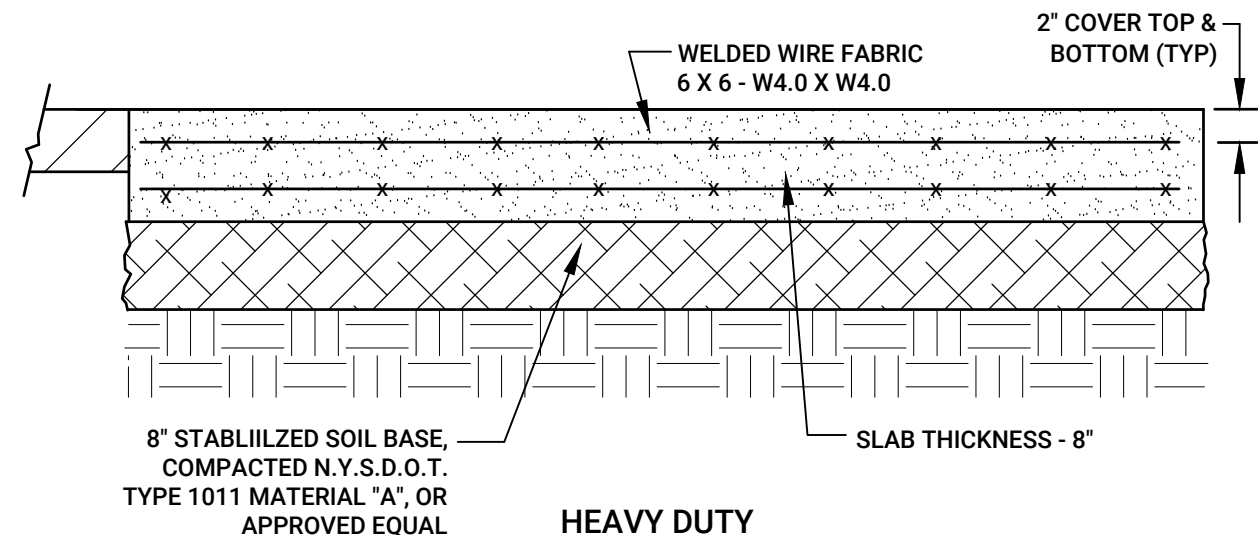
N.T.S.

NOTES:

- THE MAXIMUM SLOPE OF A SIDEWALK CURB RAMP IN NEW CONSTRUCTION SHALL BE 1:14. IF SPACE LIMITATIONS ON EXISTING SITES PROHIBIT THE USE OF 1:14 THE FOLLOWING SLOPES AND RISES MAY BE USED:
 - STEEPER THAN 1:14 (7.14%) BUT NO STEEPER THAN 1:10 (10%) 6" MAX. RISE, 5' MAX. RUN.
 - STEEPER THAN 1:10 (10%) BUT NO STEEPER THAN 1:8 (12.5%) 3" MAX. RISE, 2' MAX. RUN.
 - A SLOPE STEEPER THAN 1:8 (12.5%) IS NOT ALLOWED
- THE MIN. WIDTH OF A SIDEWALK CURB RAMP SHALL BE FIVE (5) FEET, EXCLUSIVE OF FLARED SIDES.
- ALL SIDEWALK CURB RAMPS SHALL HAVE FLUSH, SMOOTH TRANSITIONS TO THE ADJACENT STREET OR HIGHWAY SURFACE.
- THE SURFACE OF ALL SIDEWALK CURB RAMPS SHALL BE STABLE, FIRM, AND SLIP RESISTANT. (E.G. A COARSE BROOM FINISH PERPENDICULAR TO THE RAMP SLOPE IS ACCEPTABLE ON CEMENT CONCRETE CURB RAMPS).
- EXISTING CONCRETE SHALL BE SAWCUT FULL DEPTH.
- ALL HANDICAP RAMPS AND ACCESS WAYS SHALL BE IN COMPLIANCE WITH THE BUILDING CODE OF N.Y.S. AND ICC/ANSI A117.1-1998
- CURB RAMP TO BE INSTALLED AS PER NYSDOT 608-01. REFER TO NYSDOT STANDARD SHEETS 608-01 FOR FURTHER INFORMATION.
- THE DETECTABLE WARNINGS SHALL BE OBTAINED FROM THE NYSDOT APPROVED MATERIALS LIST. THEY SHALL BE DARK GREY IN COLOR WHEN INSTALLED IN LIGHT CONCRETE CURB RAMPS AND BLENDED TRANSITIONS. NATURAL CAST IRON DETECTABLE WARNINGS MAY BE USED. MANUFACTURERS OF THESE PRODUCTS CAN BE FOUND AT THE NYSDOT APPROVED MATERIALS LISTS WEBSITE.



MEDIUM DUTY



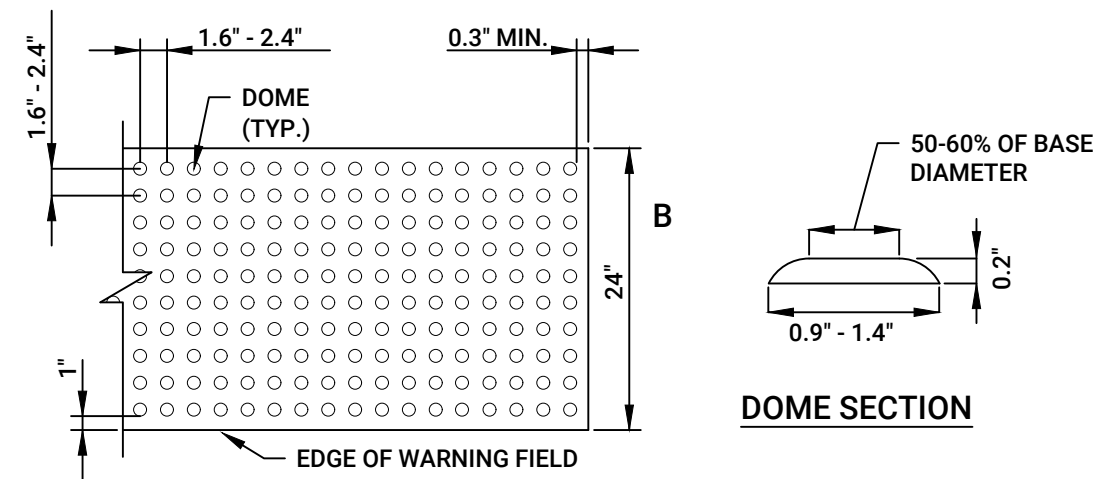
HEAVY DUTY

CONCRETE PAVEMENT DETAIL

N.T.S.

NOTES:

- PROVIDE 1/2" BITUMINOUS EXPANSION JOINT @ 36' O.C. AND CONTROL JOINTS SAWCUT @ 12' O.C.
- CONCRETE SHALL BE 4000 PSI MIN. @ 28 DAYS.
- CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ADDITIONAL REQUIREMENTS.

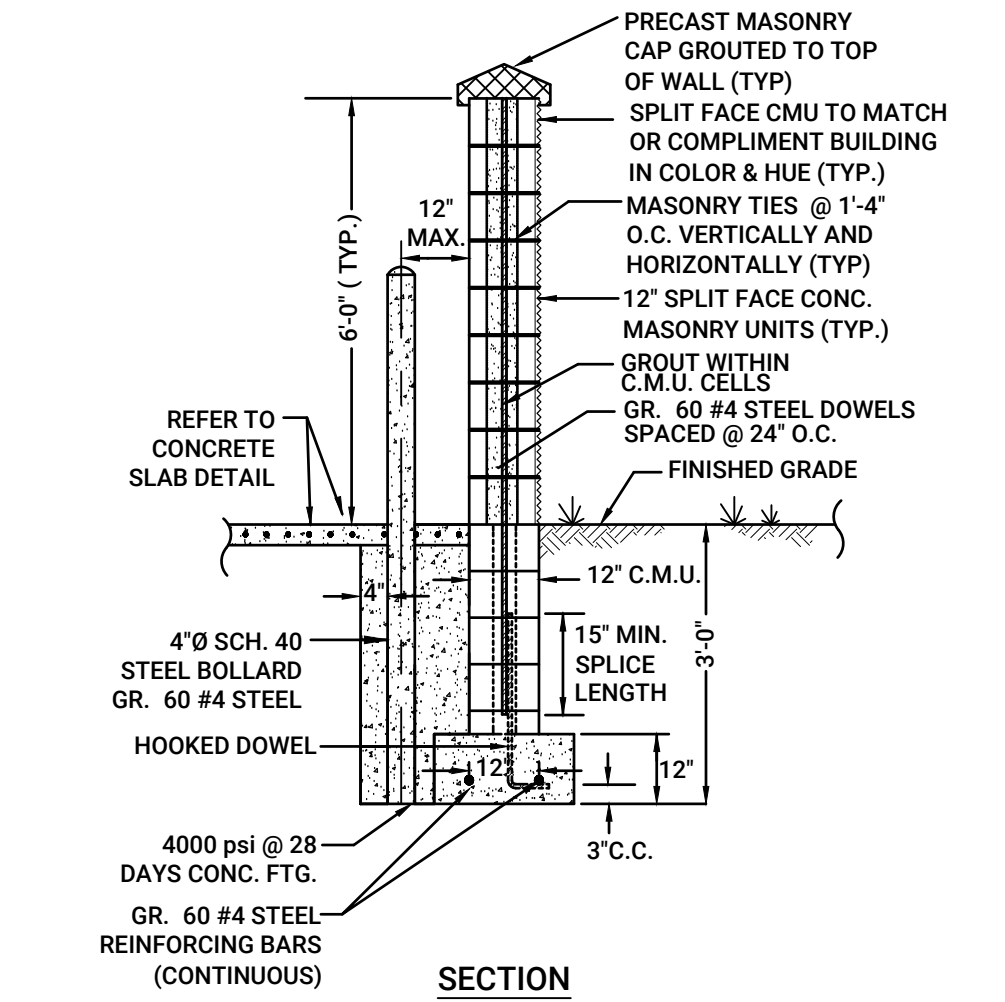


EMBEDDED DETECTABLE WARNING UNITS

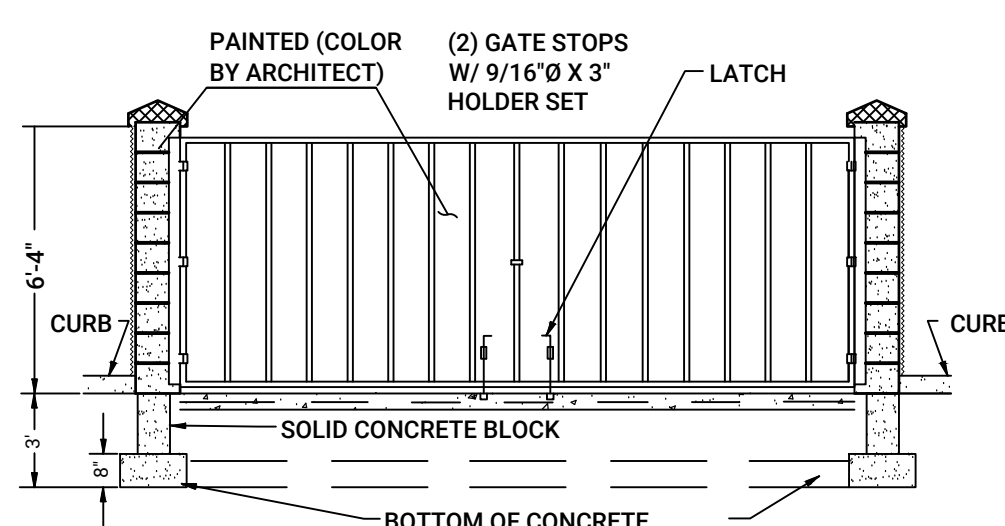
N.T.S.

NOTES:

- THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE. THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING UNIT (THE DOMES AND THE ENTIRE 24" LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.
- THE DETECTABLE WARNING UNIT DIMENSIONS:
 - THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE, EXCLUSIVE OF SIDE FLARES.
- DOME ALIGNMENT:
 - WHERE DOMES ARE ARRAYED RADIALLY THEY MAY DIFFER IN DOME DIAMETER AND CENTER-TO-CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET.
- COLOR REQUIREMENTS:
 - THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE MOST CURRENT ADAAG.
- DETECTABLE WARNING LOCATIONS:
 - DETECTABLE WARNINGS SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 5' TO 9' FROM THE FRONT OF THE CURB OR THE ROADWAY EDGE (12' WHERE TRAVERSABLE CURB IS USED).



SECTION



ELEVATION VIEW

REFUSE ENCLOSURE DETAIL

N.T.S.

NOTES:

- GATES SHALL BE 6' HIGH OPAQUE METAL PANEL, INDUSTRIAL APPLICATION. APPLICANT/OPERATOR SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES UNITS ARE BEING ACCESSED FOR LOADING OR UNLOADING OF DUMPSTER. SELF-CLOSING MECHANISM, NOT USED FOR MAIN GATES.
- THE CONCRETE BLOCK WALL SHALL HAVE A 3' FOOTING.
- THE CONCRETE BLOCK WALL SHALL BE REINFORCED USING MASONRY REINFORCING MESH (CONTINUOUS-HORIZONTAL DIRECTION) AND #5 REINFORCING BARS (CONTINUOUS VERTICAL DIRECTION) EMBEDDED IN THE BLOCK AND SUPPORTED WITH CONCRETE FILLING. THE REINFORCING SHALL BE A MAXIMUM OF 18" ON CENTER, BOTH DIRECTIONS.
- FOR LENGTH AND WIDTH DIMENSIONS, REFER TO SITE PLAN.
- C.M.U. CELLS CONTAINING STEEL REINFORCING RODS SHALL BE PRESSURE GROUTED FROM TOP OF FOUND. WALL FLUSH TO TOP OF THE MASONRY WALL.
- C.M.U. CELLS CONTAINING STEEL REINFORCING RODS SHALL BE CLEARED OF OBSTRUCTIONS PRIOR TO GROUTING.
- MASONRY TIES MUST EXTEND A MINIMUM OF 1-1/2" ONTO SOLID MASONRY UNITS AND BE FULLY EMBEDDED IN MORTAR ON THE OUTER FACE SHELL OF HOLLOW MASONRY UNITS.
- APPLICANT/OPERATOR SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES UNITS ARE BEING ACCESSED FOR LOADING OR UNLOADING OF DUMPSTERS OR COMPACTORS.
- A METAL OPAQUE PANEL PEDESTRIAN ACCESS GATE WITH A SELF-CLOSING MECHANISM SHALL BE PROVIDED.
- REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT/OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND/OR FUMES

SCDHS # _____
TOWN FILE # _____

No.	REVISION DESCRIPTION	DATE	BY

OWNER:
CALVERTON HAMLET CENTER LLC
1113 NORTH COUNTRY ROAD, BUILDING 2
STONY BROOK, NEW YORK 11790

APPLICANT:
JOC REAL ESTATE HOLDING LLC
12 ELM LANE
STONY BROOK, 11790



Matthew K. Aylward, P.E.
NY State License No. 093172

DWN. BY: DJG
DATE: MARCH 2024

CHKD. BY: MKA
DATE: APRIL 2024

SCALE: As Shown
JOB No.: 2023-037

SHEET:

CONSTRUCTION DETAILS

CALVERTON HAMLET CENTER

SITUATED IN

CALVERTON

TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK

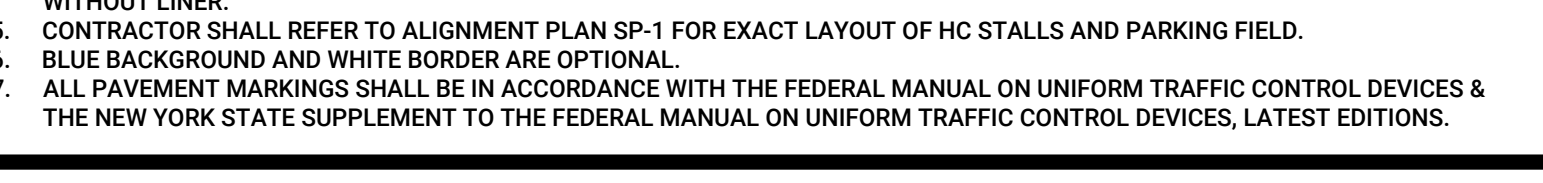
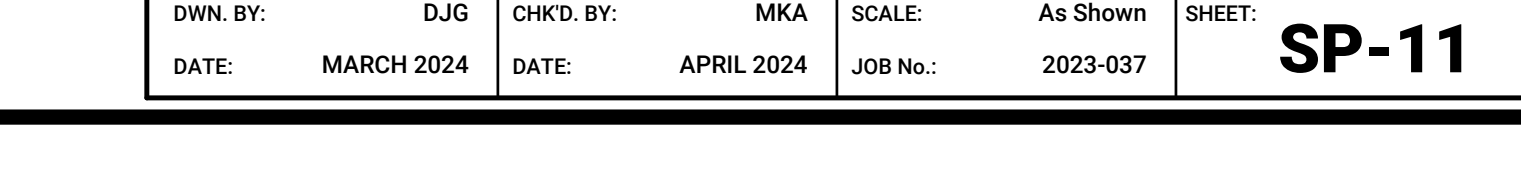
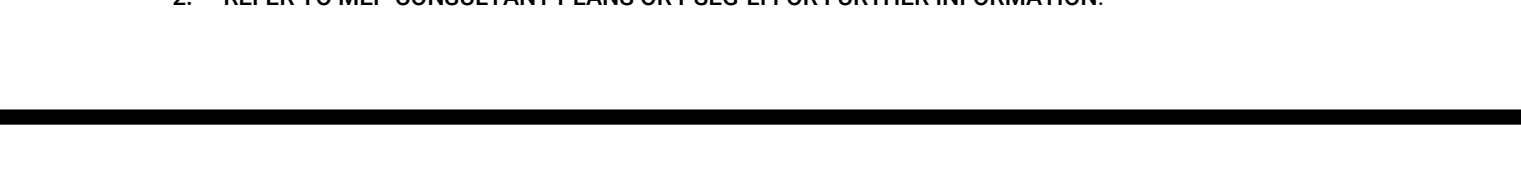
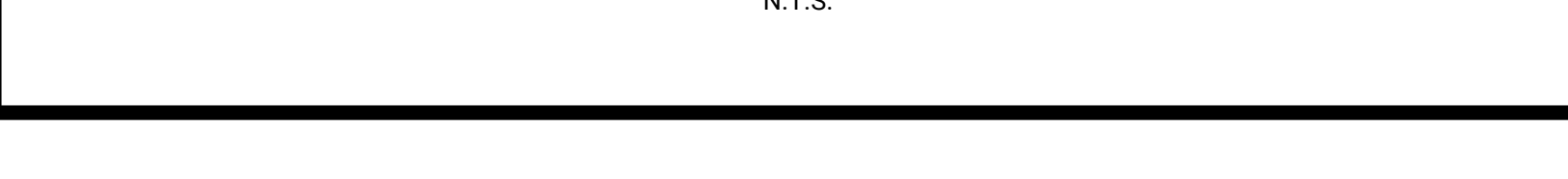
SCMT: DISTRICT 0600, SECTION 097, BLOCK 02, LOT 33

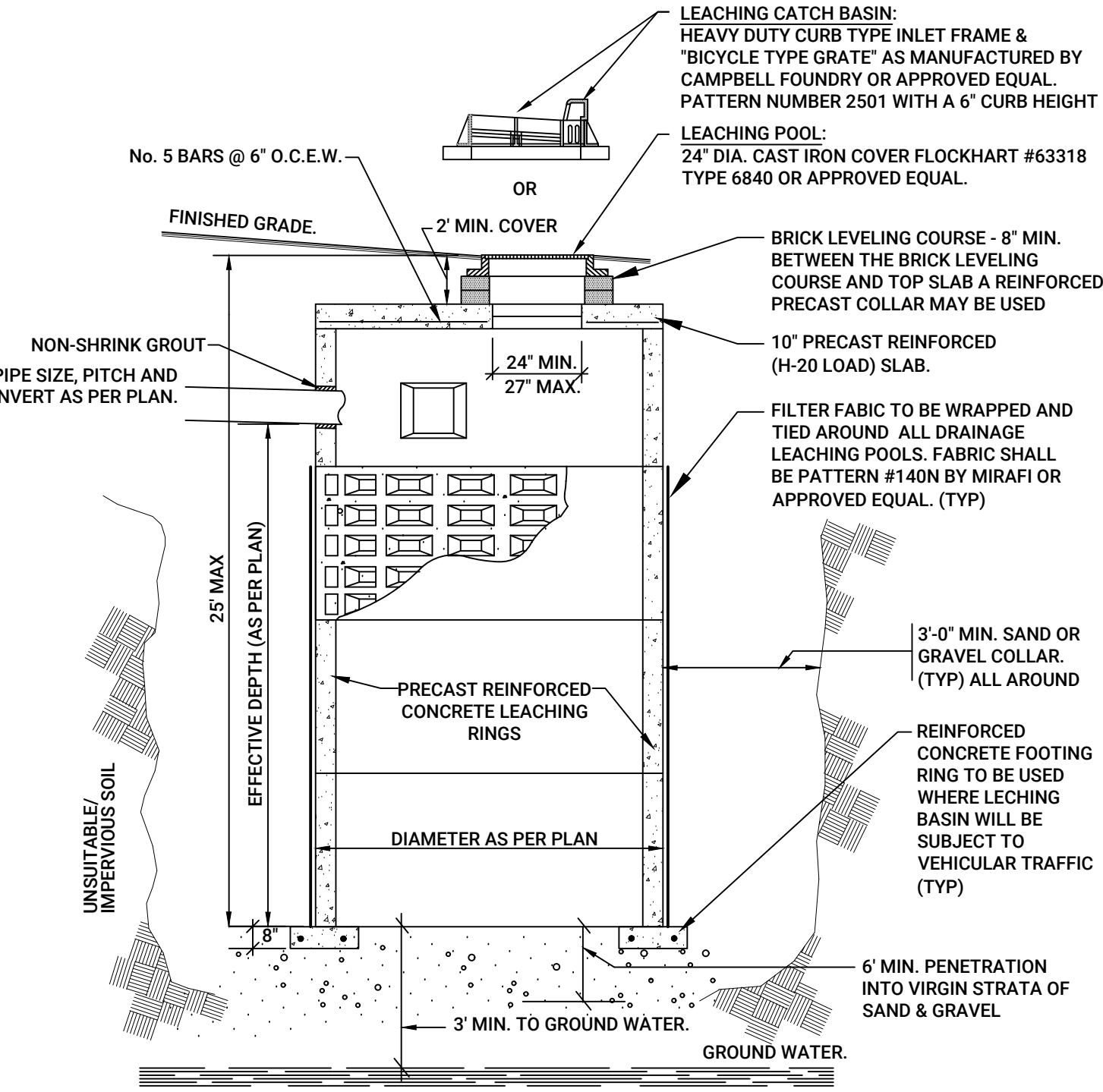


Robinson & Muller
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50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

SP-10

ALL PAYMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, AND THE NEW YORK STATE SUPPLEMENT TO THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

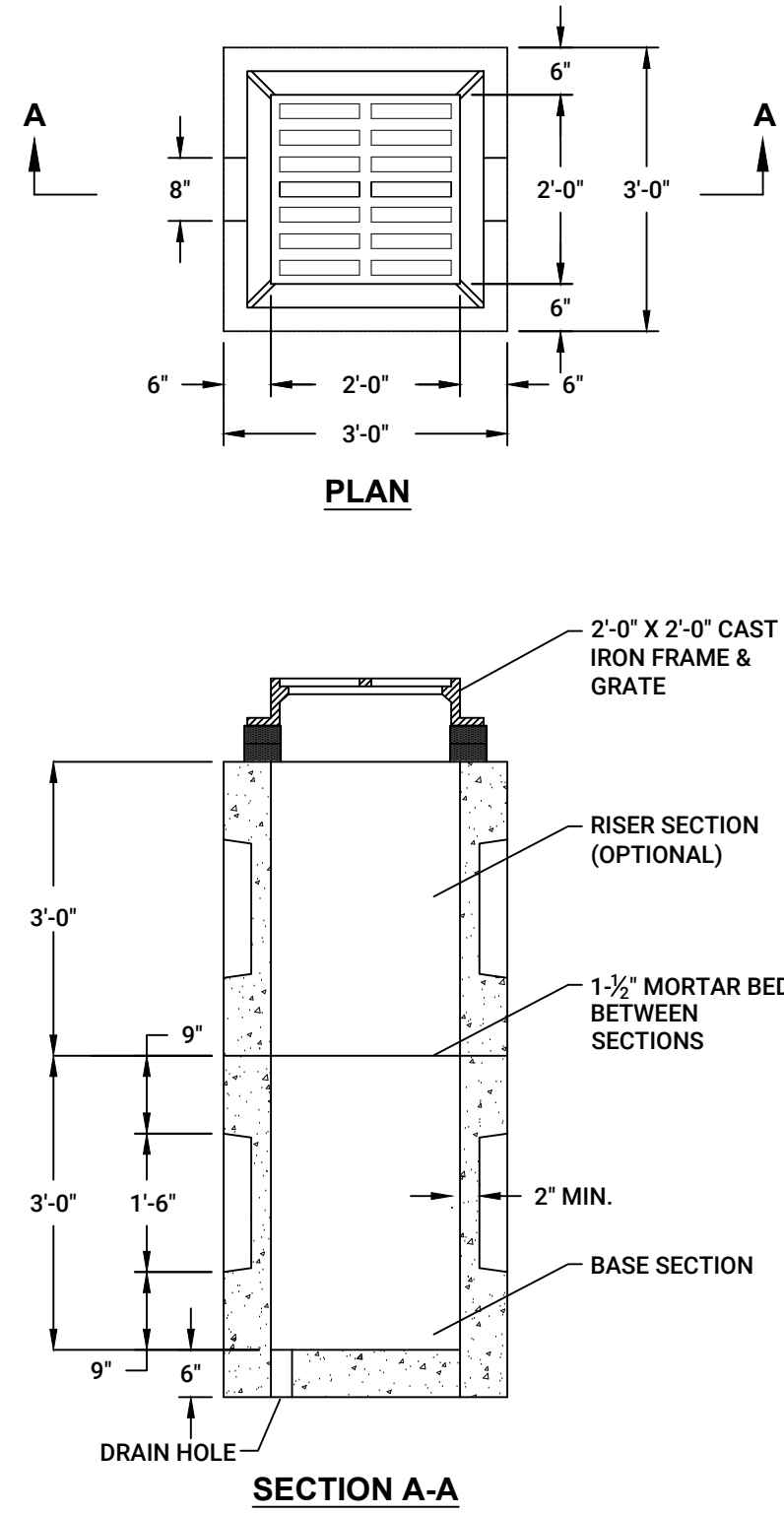




DRAINAGE LEACHING POOL (BASIN) DETAIL (DLP)
N.T.S.

NOTES:

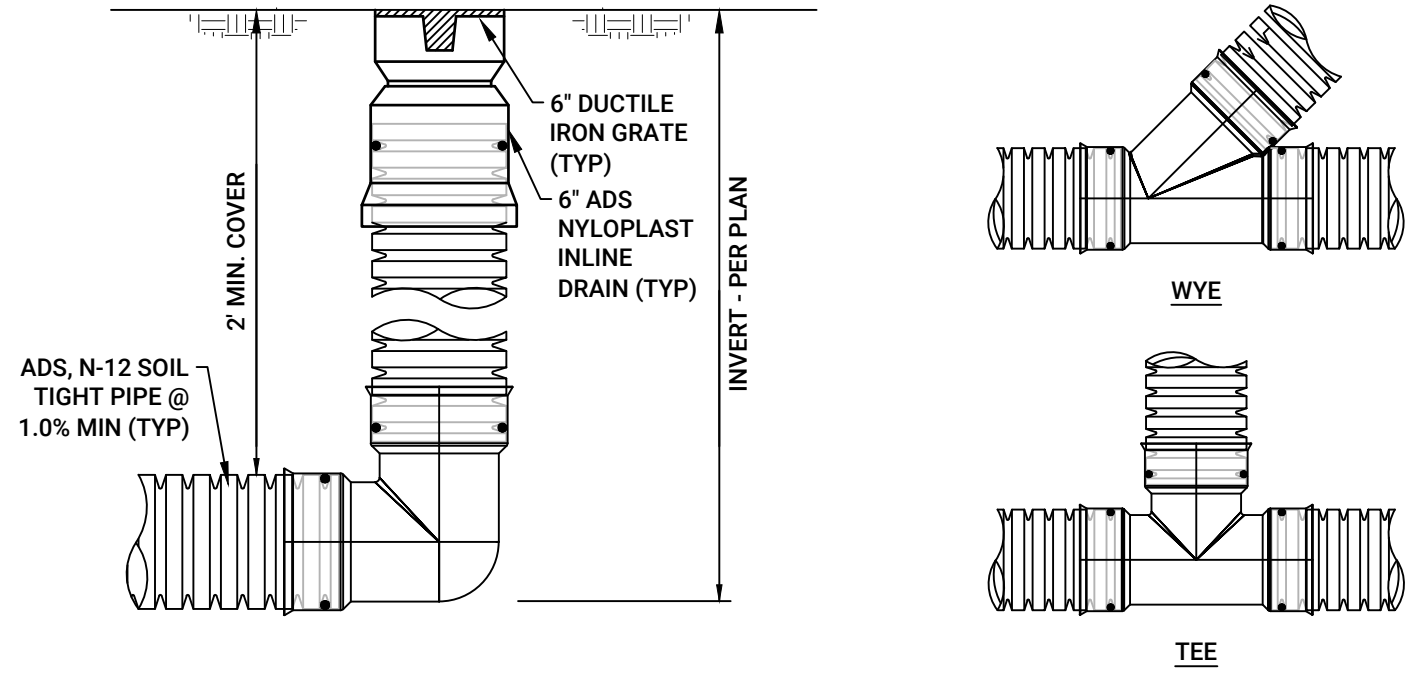
- ALL DRAINAGE PIPE SHALL HAVE 2' MIN. COVER.
- AS PART OF THE LEACHING POOL CONSTRUCTION, IF UNSUITABLE MATERIAL, THE CONTRACTOR SHALL BE RESPONSIBLE TO EXCAVATE A MINIMUM OF 6'-0" INTO A VIRGIN STRATA OF SAND AND GRAVEL BELOW THE STRUCTURE. THE EXCAVATION SHALL THEN BE BACKFILLED WITH A CLEAN WELL GRADED SAND AND GRAVEL UP TO AND AROUND THE STRUCTURE AS SHOWN.
- ALL PRECAST DRAINAGE STRUCTURES SHALL BE FURNISHED WITH PRECAST OPENINGS FOR DRAINAGE PIPE.
- ALL CONCRETE SHALL BE 4,000 PSI @ 28 DAYS.
- PRECAST LEACHING RINGS OF VARYING DEPTH SHALL BE STACKED SO THAT RINGS OF GREATER HEIGHT ARE LOCATED UNDER RINGS OF LESS HEIGHT.
- ALL WORK SHALL CONFORM TO TOWN SPECIFICATIONS. EXCEPT WHERE NOTED.



AREA DRAIN DETAIL
N.T.S.

NOTES:

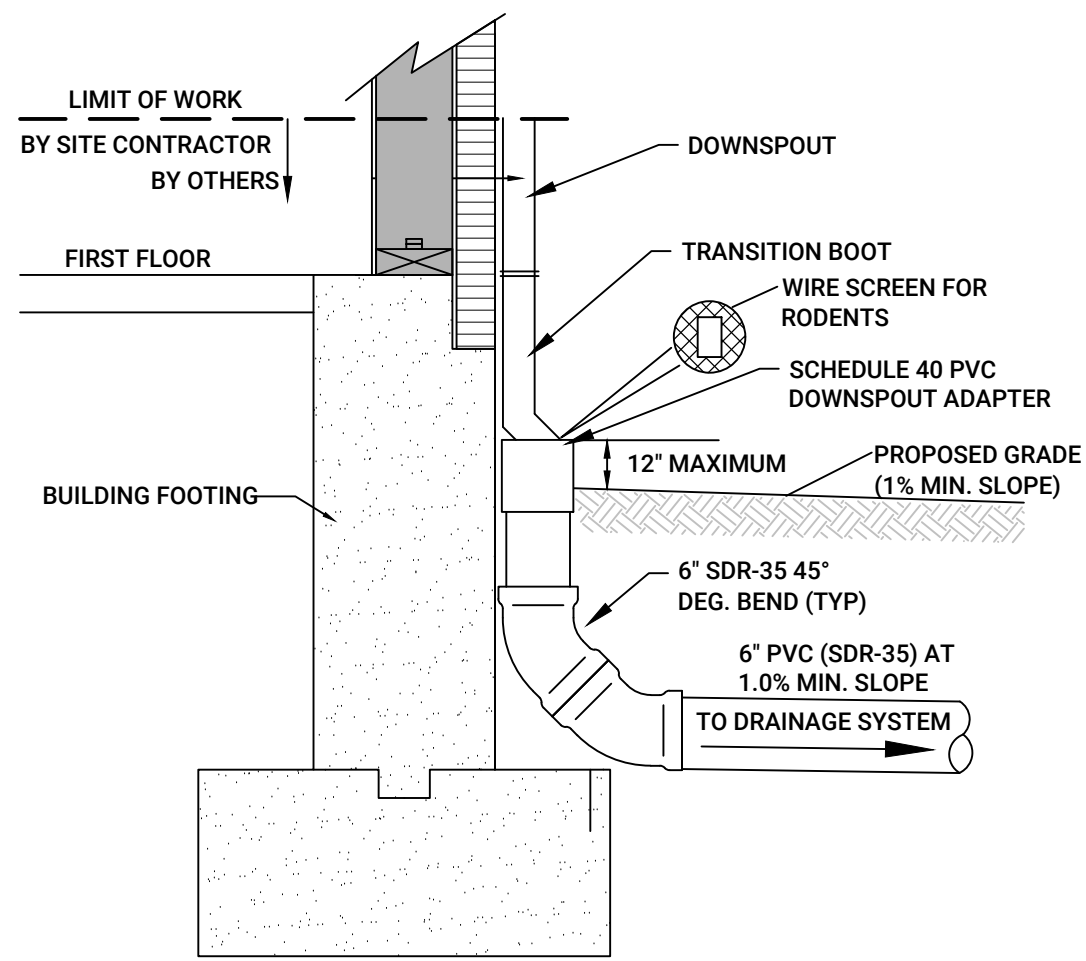
- ALL PRECAST DRAINAGE STRUCTURES SHALL BE FURNISHED.
- ALL DRAINAGE PIPE SHALL HAVE 2' MINIMUM COVER.
- AREA DRAINS SHALL BE DESIGNED FOR AASHTO HS-20 LOADING, AS MANUFACTURED BY LONG ISLAND PRECAST OR APPROVED EQUAL.
- ALL CONCRETE SHALL BE A MINIMUM 4,000 PSI @ 28 DAYS.



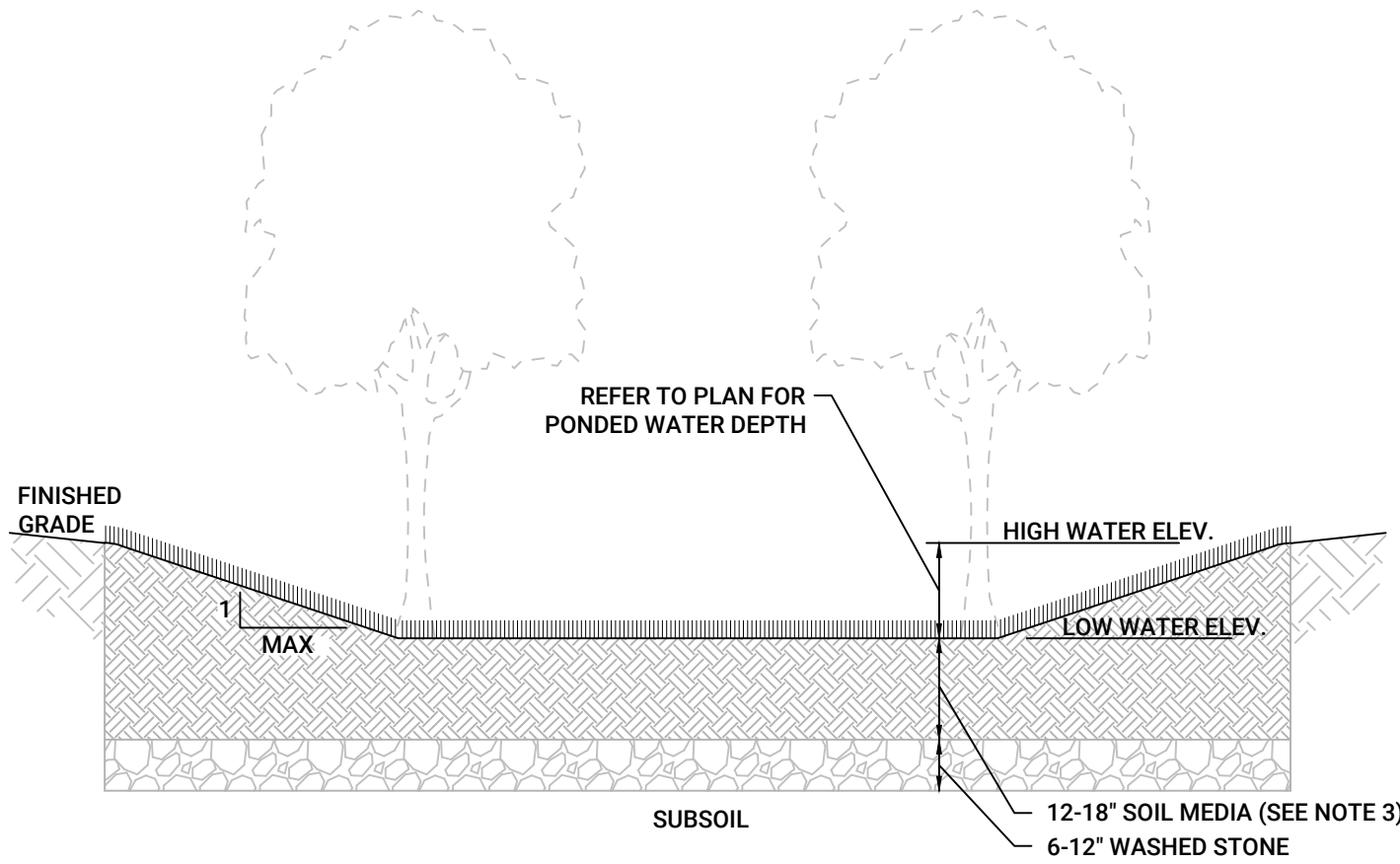
INLINE AREA DRAIN DETAIL (AD)
N.T.S.

NOTES:

- ALL WORK SHALL CONFORM TO MANUFACTURERS SPECIFICATIONS.
- INJECTION MOLD FITTINGS (WYES, TEES, & ELBOWS) TO BE DESIGNATED "S-1" - SOIL TIGHT WITH MOLDED CLEATS FOR CONNECTION TO N-12 PIPE.



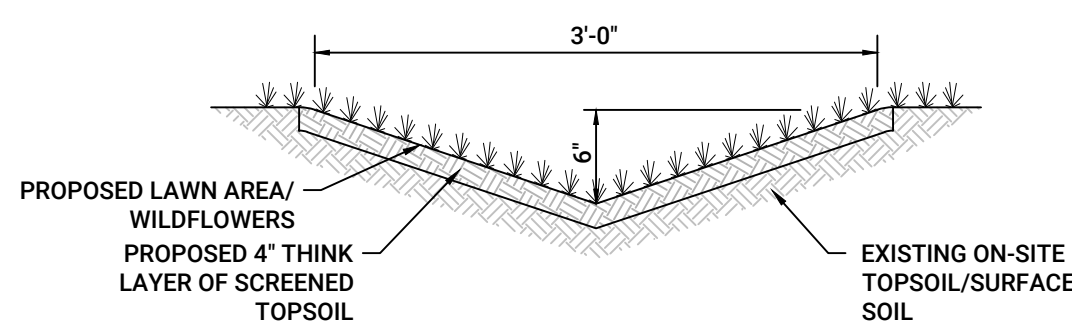
TYPICAL DOWNSPOUT CONNECTION DETAIL
N.T.S.



BIO-RETENTION AREA DETAIL
N.T.S.

NOTES:

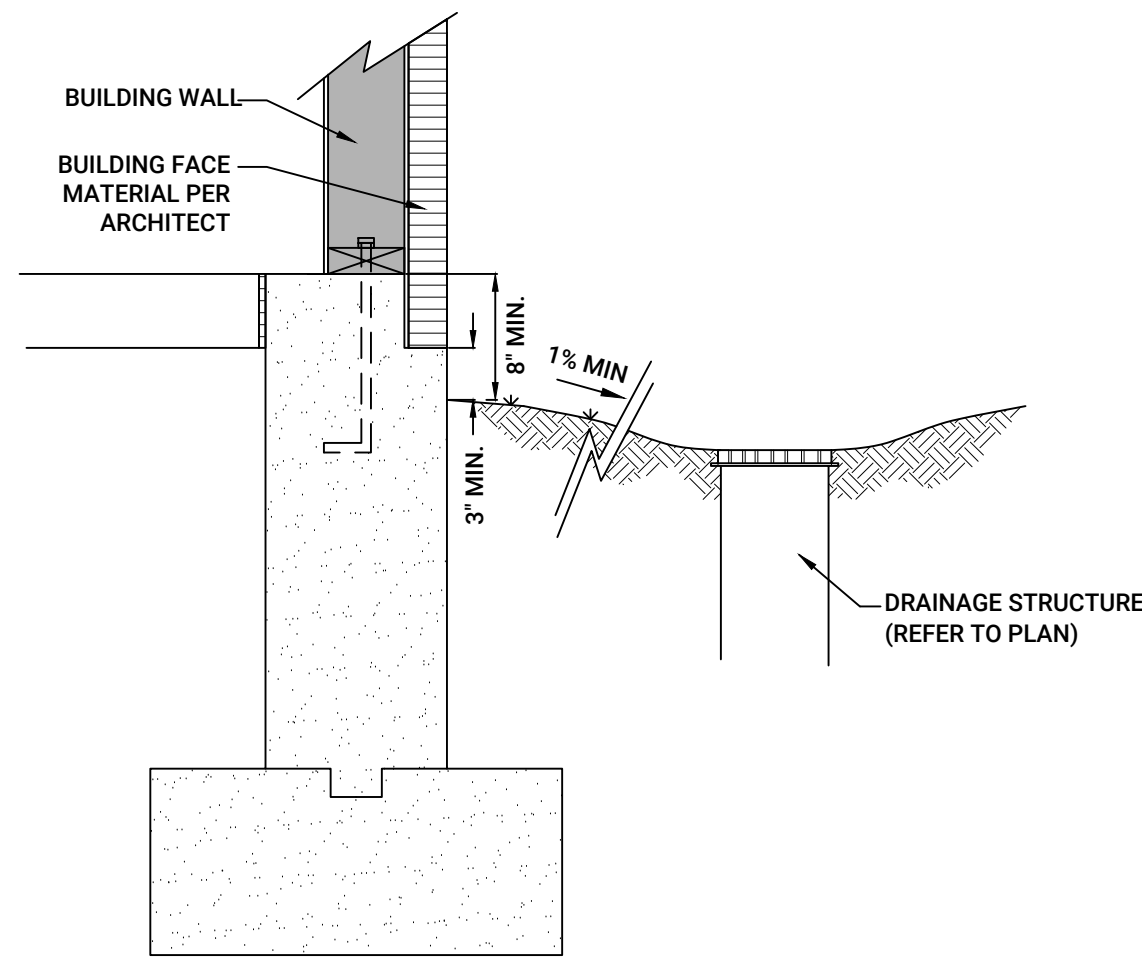
- BIO-RETENTION AREAS SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, LATEST EDITION.
- PERIMETER SLOPES - ALL EMBANKMENT SIDE SLOPES SHALL NOT EXCEED A MAXIMUM 3:1 RATIO.
- THE COMPOSITION OF THE SOIL MEDIA SHOULD CONSIST OF 50%-70% SAND (LESS THAN 5% CLAY CONTENT), 50%-30% TOPSOIL WITH AN AVERAGE OF 5% ORGANIC MATERIAL, SUCH AS COMPOST OR PEAT, FREE OF STONES, ROOTS AND WOODY DEBRIS AND ANIMAL WASTE. THE DEPTH OF THE AMENDED SOIL SHOULD BE APPROXIMATELY 4 INCHES BELOW THE BOTTOM OF THE DEEPEST ROOT BALL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DIRECT ALL RUNOFF TO THE PROPOSED SWALE LOCATIONS AS NECESSARY.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO GROUND DISTURBANCE TO VERIFY THE LOCATION AND SIZE OF THE PROPOSED RAIN GARDENS FOR COMPLIANCE WITH THESE PLANS.
- IF RETENTION AREA IS 2'-0" OR GREATER IN DEPTH, PERIMETER FENCING IS REQUIRED.
- ANY/ALL PLANTINGS WITHIN RETENTION AREAS ARE TO BE FLOOD TOLERANT AND DROUGHT HARDY.



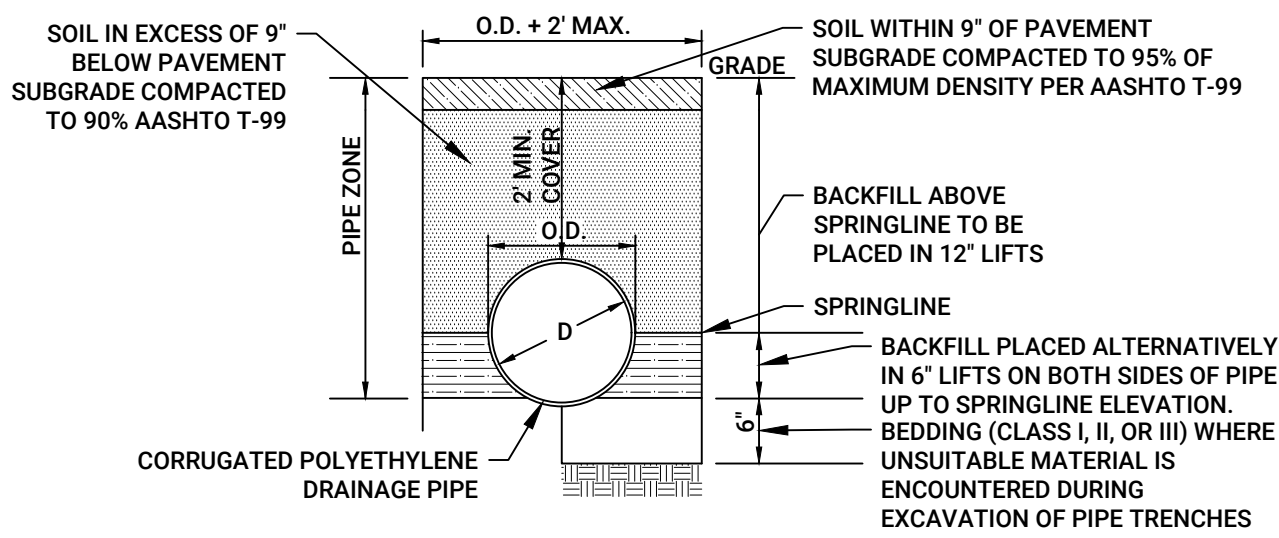
NATURAL SWALE DETAIL
N.T.S.

NOTES:

- SWALE SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
- CONTRACTOR SHALL TAKE ALL NECESSARY ACTIONS TO PREVENT EROSION AND FACILITATE THE GROWTH OF GRASS WITHIN THE SWALES. ACTIONS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, TEMPORARY PIPING, EROSION CONTROL MATS, CHECK DAMS, ETC.



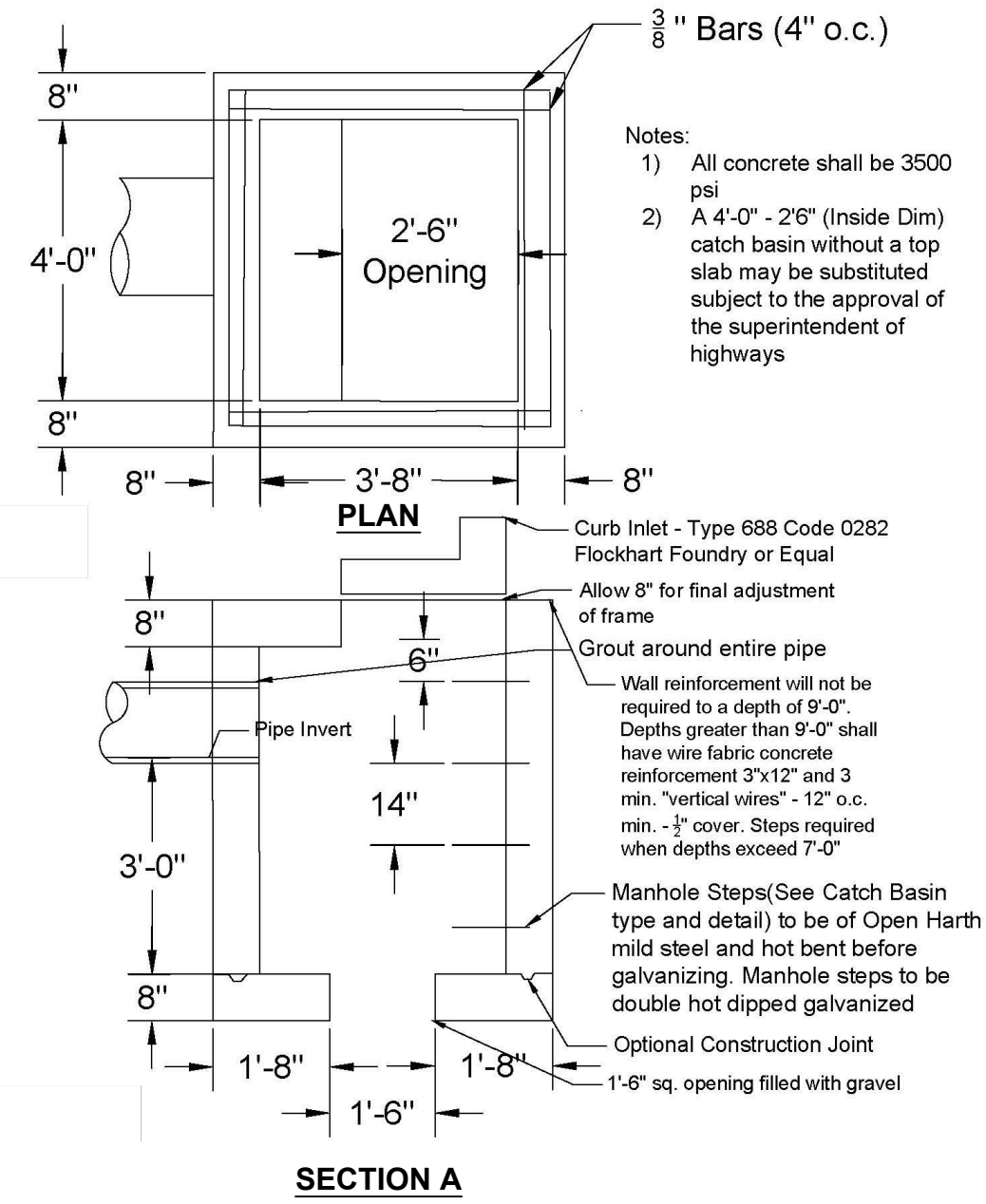
TYPICAL BUILDING FOUNDATION DRAINAGE DETAIL
N.T.S.



DRAINAGE PIPE TRENCH DETAIL
N.T.S.

NOTES:

- CLASS I, II, OR III COMPACTED BACKFILL MATERIAL REQUIRED IN ALL PIPE ZONES, PER USGS (UNIFIED SOIL CLASSIFICATIONS SYSTEM).
- IF DEPTH OF TRENCH EXCEEDS 5'-0", THE CONTRACTOR MUST PROVIDE SHEETING AND BRACING OR A SHEETING BOX IN ACCORDANCE WITH OSHA REGULATION. AS AN ALTERNATIVE, IF PERMITTED BY THE ENGINEER, THE TRENCH WALLS MAY BE CUT BACK TO A 1:1 SLOPE OR THE NATURAL ANGLE OF REPOSE FOR THE SOIL, WHICHEVER IS GREATER.
- WHERE PIPE IS INSTALLED WITH LESS THAN 3'-0" OF COVER WITHIN PAVEMENT AREAS, ALL BACKFILL MATERIAL THROUGHOUT THE PIPE ZONE IS TO BE CLASS I MATERIAL.
- TESTING REQUIRED PER DISCRETION OF ENGINEER OR INSPECTOR.



CATCH BASIN (CB) TYPE 1 DETAIL
N.T.S.

NOTES:

- ALL DRAINAGE PIPE SHALL HAVE 2' MIN. COVER.
- ALL PRECAST DRAINAGE STRUCTURES SHALL BE FURNISHED WITH PRECAST OPENINGS FOR DRAINAGE PIPE.
- ALL WORK SHALL CONFORM TO TOWN SPECIFICATIONS. EXCEPT WHERE NOTED.

SCDHS # _____
TOWN FILE # _____

No.	REVISION DESCRIPTION	DATE	BY

OWNER:
CALVERTON HAMLET CENTER LLC
1113 NORTH COUNTRY ROAD, BUILDING 2
STONY BROOK, NEW YORK 11790

APPLICANT:
JOC REAL ESTATE HOLDING LLC
12 ELM LANE
STONY BROOK, 11790



Matthew K. Aylward, P.E.
NY State License No. 093172

DWN. BY: DJG
DATE: MARCH 2024

CHKD. BY: MKA
DATE: APRIL 2024

SCALE: As Shown
JOB No.: 2023-037

SHEET:

SP-13

CONSTRUCTION DETAILS
CALVERTON HAMLET CENTER

SITUATED IN
CALVERTON
TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0600, SECTION 097, BLOCK 02, LOT 33



Robinson & Muller
Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

1. NO CONSTRUCTION SHALL COMMENCE UNTIL THE FOLLOWING CONDITIONS ARE MET:
 - A. CONTRACTOR SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH DEPARTMENT OF PUBLIC WORKS REPRESENTATIVES.
 - B. A PERMIT TO CONSTRUCT AND DISCHARGE FOR THE WASTE DISPOSAL SYSTEM (NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION) AND AN APPROVAL TO CONSTRUCT ISSUED BY THE SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS (SCDPW) HAS BEEN RECEIVED.
 - C. THE CONTRACTOR HAS FILED ALL NECESSARY APPLICATIONS WITH NYSDEC, THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES, SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS, SUFFOLK COUNTY FIRE MARSHAL, AND THE LOCAL TOWN AND HAS OBTAINED ALL NECESSARY APPROVALS.
2. ALL SEWER CONSTRUCTION INCLUDED IN THIS PROJECT SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE SCDPW'S GUIDELINES INCLUSIVE OF ALL REVISIONS AND ADDENDA THERETO UNLESS OTHERWISE APPROVED BY SCDPW. ALL MATERIALS SHALL BE AMERICAN MADE. IN ALL CASES WHERE CONFLICTS EXIST BETWEEN THE CONTRACT DOCUMENTS AND THE LATEST REVISIONS OF THE SPECIFICATIONS FOR SEWER CONSTRUCTION, THE INTERPRETATION AND RULINGS OF THE SCDPW SHALL BE BINDING.
3. PRIOR TO THE INCORPORATION OF ANY MATERIAL OR EQUIPMENT INTO THE WORK, FIVE (5) COPIES OF SHOP DRAWINGS, CATALOG CUTS, CHARACTERISTIC CURVES, TEST RESULTS PERFORMANCE DATA, ETC. AS MAY BE REQUIRED BY THE SEWER DISTRICT SHALL BE SUBMITTED TO THE SEWER DISTRICT DIVISION OF SANITATION. NO MATERIAL OR EQUIPMENT SHALL BE INCORPORATED INTO THE WORK UNTIL ALL REQUIRED SUBMITTALS ARE REVIEWED AND APPROVED, IN WRITING, BY THE SEWER DISTRICT.
4. ALL SANITARY SEWER LINES SHALL BE LAID A MINIMUM DISTANCE OF 10.0' HORIZONTALLY AND 1.5' VERTICALLY BELOW ANY EXISTING OR PROPOSED WATER MAIN.
5. THE CONTRACTOR SHALL FURNISH AND INSTALL AN UNDERGROUND MARKING TAPE ALONG ALL SEWER LINES, FORCE MAINS AND HOUSE CONNECTIONS IN ACCORDANCE WITH SCDPW SPECIFICATIONS FOR SAME.
6. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES (INCLUDING EXISTING SEWERS) BY FIELD INVESTIGATION. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE ADEQUACY OF ALL EXISTING SEWERS TO ACCEPT CONNECTION OF THE PROPOSED WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICTS BETWEEN EXISTING UTILITIES AND OF ANY INADEQUACY OF THE EXISTING SEWER LINES TO PROPERLY ACCEPT PROPOSED CONNECTIONS AND FLOWS.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE ALL AREAS DISTURBED BY HIS WORK, TO THE CONDITION AS BEFORE THE WORK COMMENCED.
8. DURING CONSTRUCTION, A REPRESENTATIVE OF THE SEWER DISTRICT MUST BE PRESENT TO OBSERVE AND EXAMINE THE WORKMANSHIP AND MATERIALS BEING INCORPORATED IN THE PROJECT. THE DEPARTMENT SHALL BE THE SOLE JUDGE AS TO WHETHER THE CONSTRUCTION PROVIDED IS IN COMPLIANCE WITH DEPARTMENTAL REQUIREMENTS. AT ANY TIME DURING THE COURSE OF CONSTRUCTION THAT THE WORK IS DEEMED UNACCEPTABLE, A STOP WORK ORDER WILL BE ISSUED AND ANY WORK PERFORMED AFTER THE ISSUANCE OF SUCH AN ORDER SHALL NOT BE ACCEPTED OR APPROVED BY THE SEWER DISTRICT. APPROVED WORK SHALL BE REMOVED AND REPLACED TO THE SATISFACTION OF THE SEWER DISTRICT BEFORE APPROVAL TO RECOMMENCE WORK WILL BE GRANTED.
9. THE OWNER AND HIS CONTRACTOR(S) SHALL BE RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SITE IN A NON-HAZARDOUS CONDITION ALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF LABOR, OSHA AND ALL OTHER AGENCIES HAVING JURISDICTION. UNLESS OTHERWISE APPROVED IN WRITING BY THE SEWER DISTRICT, THE CONTRACTOR SHALL ERECT AND MAINTAIN ADEQUATE FENCING AROUND ALL OPEN EXCAVATIONS.
10. FINAL APPROVAL SHALL NOT BE GRANTED UNTIL ALL THE FOLLOWING REQUIREMENTS ARE FULFILLED TO SATISFACTION SCDPW:

METHOD I:

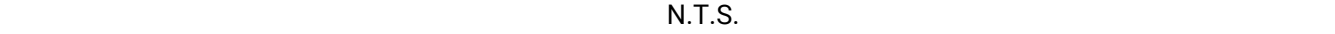
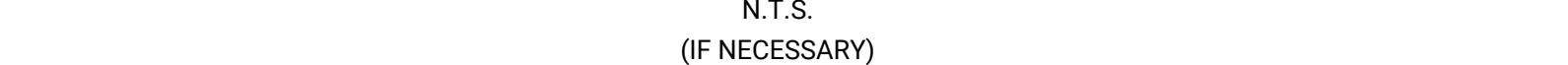
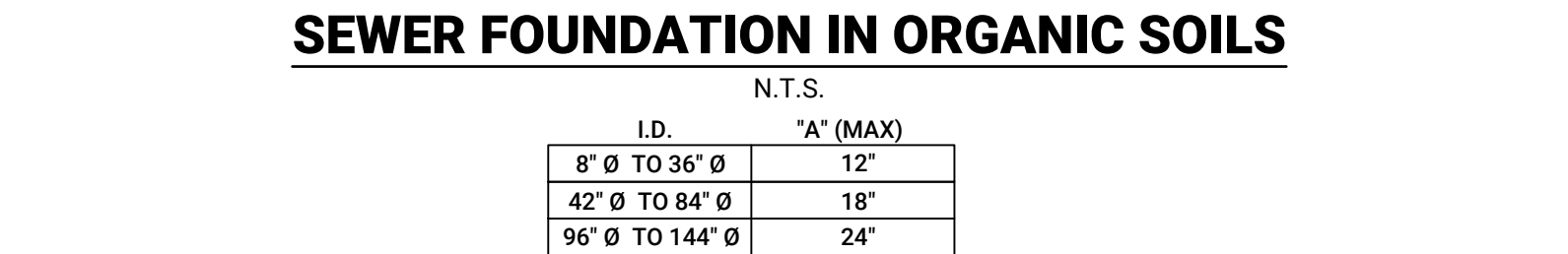
METHOD II:

SANITARY SEWER MARKING TAPE INSTALLATION



IF THE SEWER LINE OR HOUSE CONNECTION DOES NOT END INTO A MANHOLE, THE TAPE SHALL BE EXTENDED AT LEAST THREE (3) FEET BEYOND THE PLUGGED END OF THE PIPE.



1. THE CAST IRON CLEAN-OUT FRAME AND COVER SHALL CONFORM TO ASTM A48 AND SHALL BE AS MANUFACTURED BY E.L. LEBARON CO. RICHARD FOUNDRY CORP. OR EQUAL.
2. THE IRON BODY FERRULE AND BRASS SCREW PLUG INSTALLED IN CONNECTION WITH A CLEAN-OUT ASSEMBLY SHALL CONFORM TO THE APPLICABLE SECTIONS OF ASTM A74.
3. CAST IRON TO PVC JOINT SHALL BE MADE WITH A FERNCO FITTING.
4. CAST IRON TO EXTEND PAST FOUNDATION 2'-0" MINIMUM.



N.T.S.

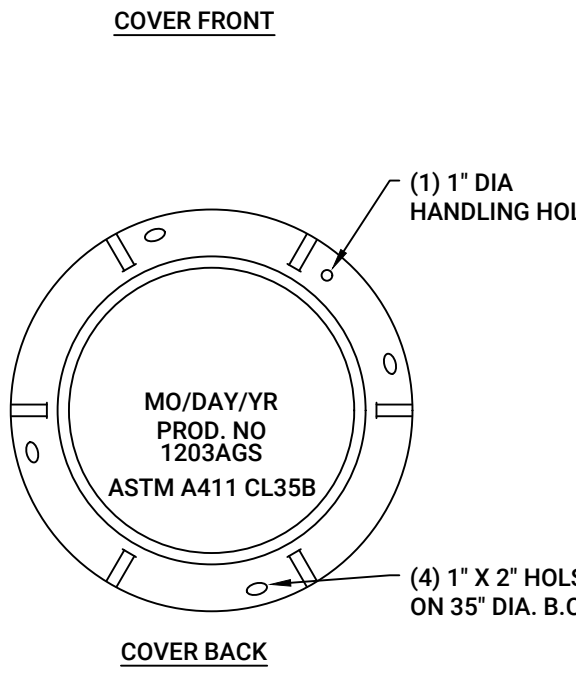
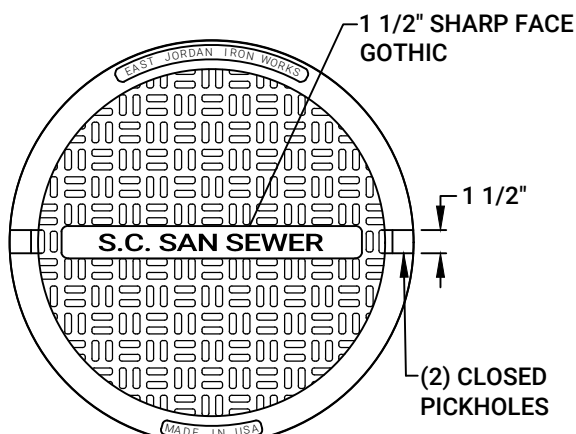
	Matthew K. Aylward, P.E. NY State License No. 093172			Robinson Engin	Hunting Office: Fax: www.rme
	DWN. BY: DJG DATE: MARCH 2024	CHKD. BY: MKA DATE: APRIL 2024		SCALE: As Shown JOB No.: 2023-037	SHEET: SP

SCTM: DISTRICT 0600 SECTION 097 BLOCK 02 LOT 33

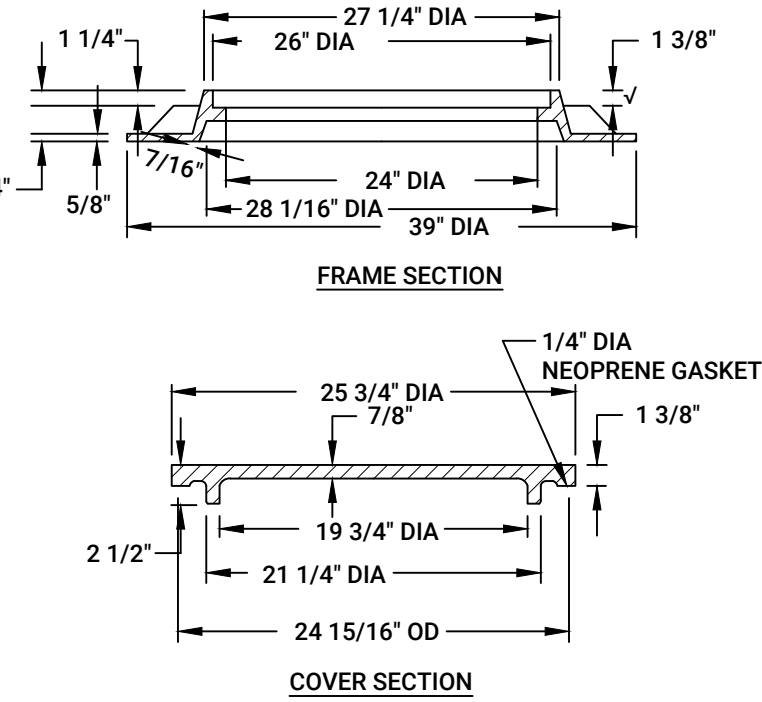
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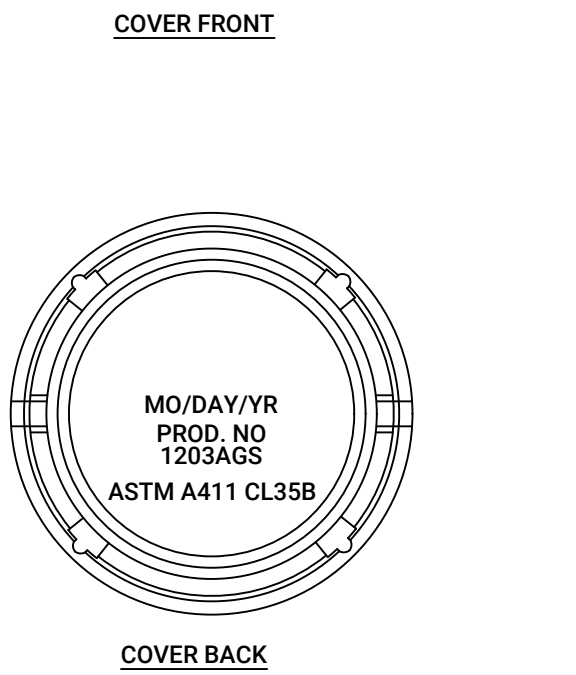
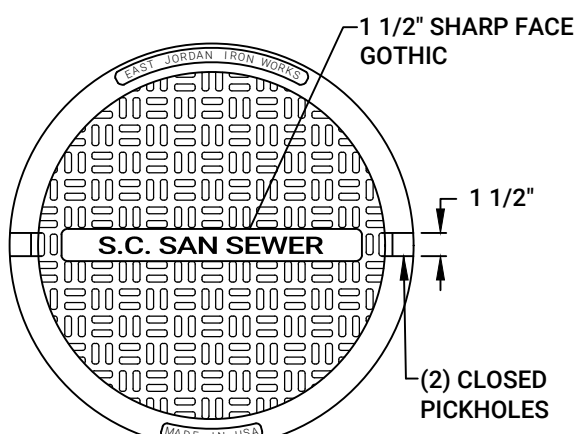
- NOTES:
1. AASHTO M306 LOADING
 2. CERTIFICATIONS
 - 2.1. ASTM A48
 - 2.2. COUNTRY OF ORIGIN: USA
 3. DESIGN FEATURES
 - 3.1. MATERIALS: GRAY IRON (CL 35B)
 - 3.2. DESIGN LOAD: HEAVY DUTY
 - 3.3. OPEN AREA: N/A
 - 3.4. COATING: UNDIPPED
 - 3.5. ✓ (DESIGNATES MACHINED SURFACE)



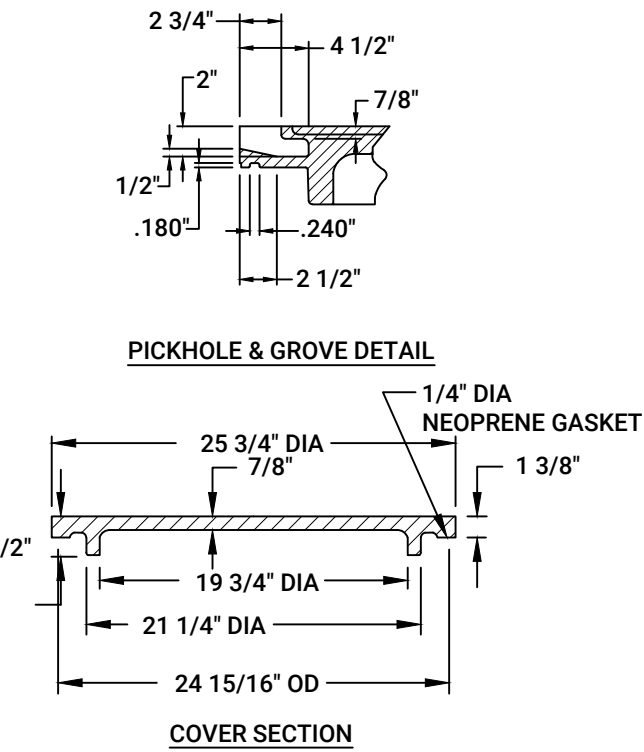
SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS WASTEWATER - MANHOLE CASTING AND COVER (ITEM# 5)

N.T.S.

- NOTE:
1. SHALLOW MANHOLE RING AND COVER 26" X 4" (USE FOR SAMPLING MANHOLES - GREASE, LINT & SEDIMENT) NON-LOCKING
 2. REFER TO SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD SEWER DETAILS FOR MORE INFORMATION. [HTTPS://WWW.SUFFOLKCOUNTYN.Y.GOV/](https://www.suffolkcountyny.gov/)



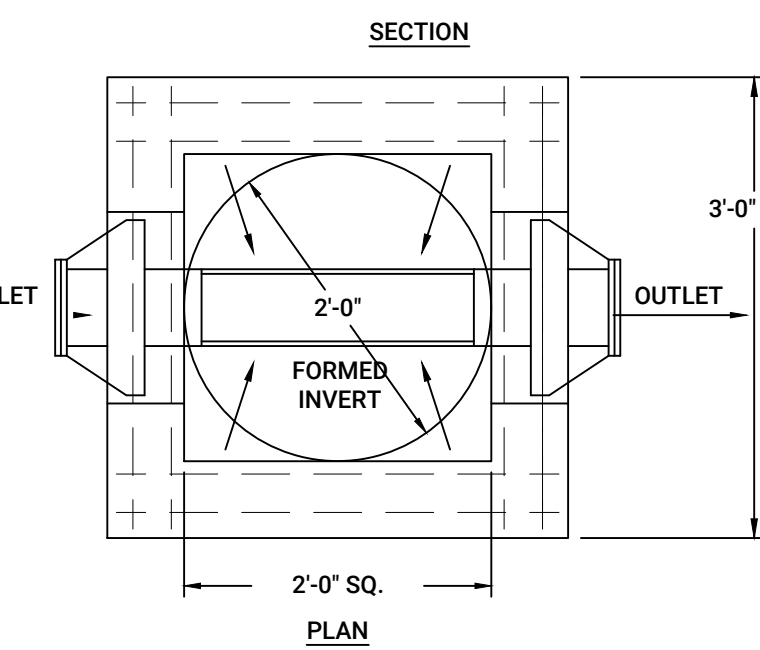
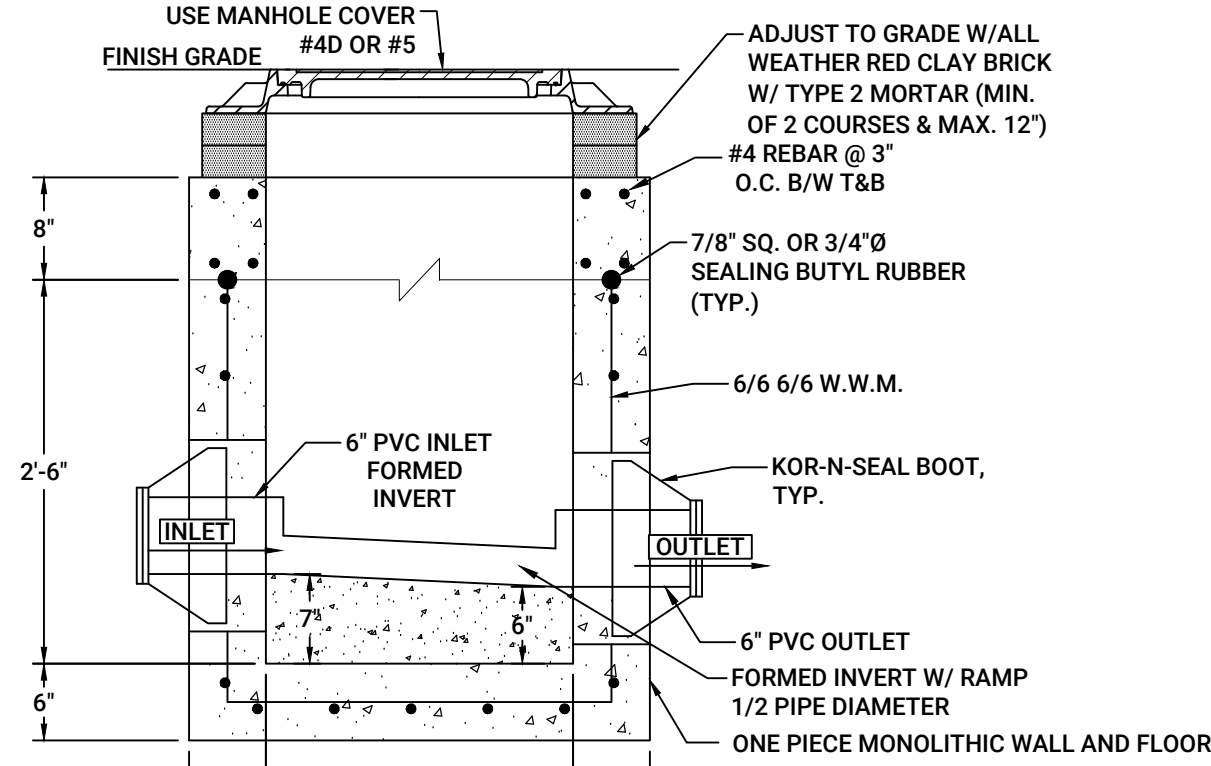
- NOTES:
1. AASHTO M306 LOADING
 2. CERTIFICATIONS
 - 2.1. ASTM A48
 - 2.2. COUNTRY OF ORIGIN: USA
 3. DESIGN FEATURES
 - 3.1. MATERIALS: GRAY IRON (CL 35B)
 - 3.2. DESIGN LOAD: HEAVY DUTY
 - 3.3. OPEN AREA: N/A
 - 3.4. COATING: UNDIPPED
 - 3.5. ✓ (DESIGNATES MACHINED SURFACE)



SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS WASTEWATER - MANHOLE CASTING AND COVER (FOR AREAS SUBJECT TO FLOODING) (ITEM# 4D)

N.T.S.

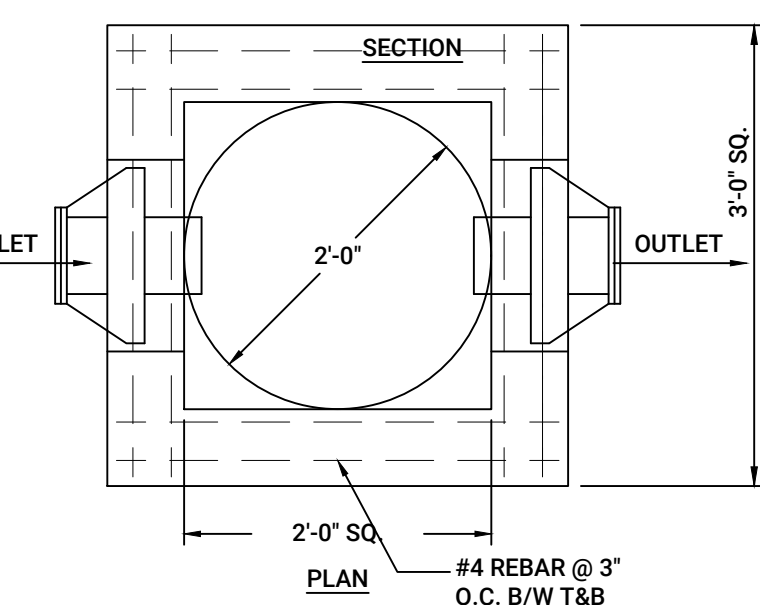
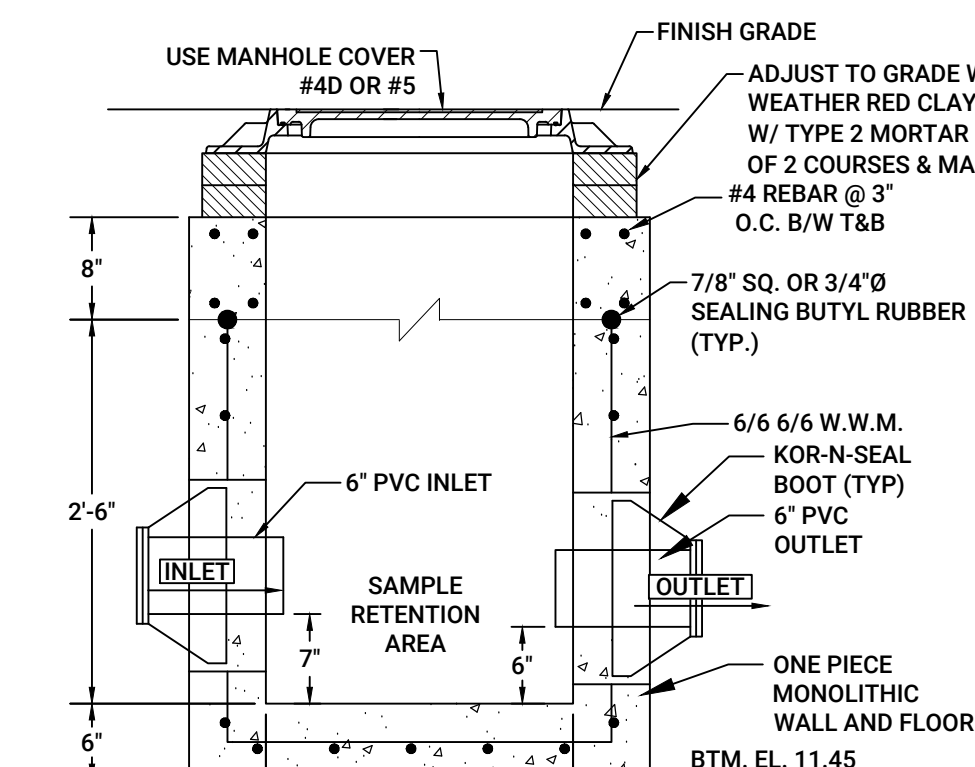
- NOTE:
1. GASKETED COVER FOR WATERTIGHT MANHOLE WITHOUT LOCK (USE FOR SAMPLE MANHOLE - GREASE, LINT & SEDIMENT) (USE FOR ANY AREAS SUBJECT TO FLOODING)
 2. REFER TO SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD SEWER DETAILS FOR MORE INFORMATION. [HTTPS://WWW.SUFFOLKCOUNTYN.Y.GOV/](https://www.suffolkcountyny.gov/)



SEWER ACCESS PORT DETAIL (SAP) SANITARY LINE

N.T.S.

- NOTES:
1. FOR USE ON THE SANITARY DISCHARGE PIPE.
 2. MANHOLE TO SUPPORT AASHTO H-20 TRAFFIC LOADING.
 3. CONCRETE TO BE 4000 PSI @ 28 DAYS.
 4. WELDED WIRE MESH ASTM A185
 5. REBAR ASTM A615 GRADE 60.
 6. PIPE TO MANHOLE CONNECTION TO BE KOR-N-SEAL FLEXIBLE RUBBER SLEEVE OR APPROVED EQUAL.
 7. MANHOLE COVER 4D USED IN FLOOD AREAS.
 8. USE WHERE SEWER INVERT IS 4'-0" MAX. BELOW GRADE.

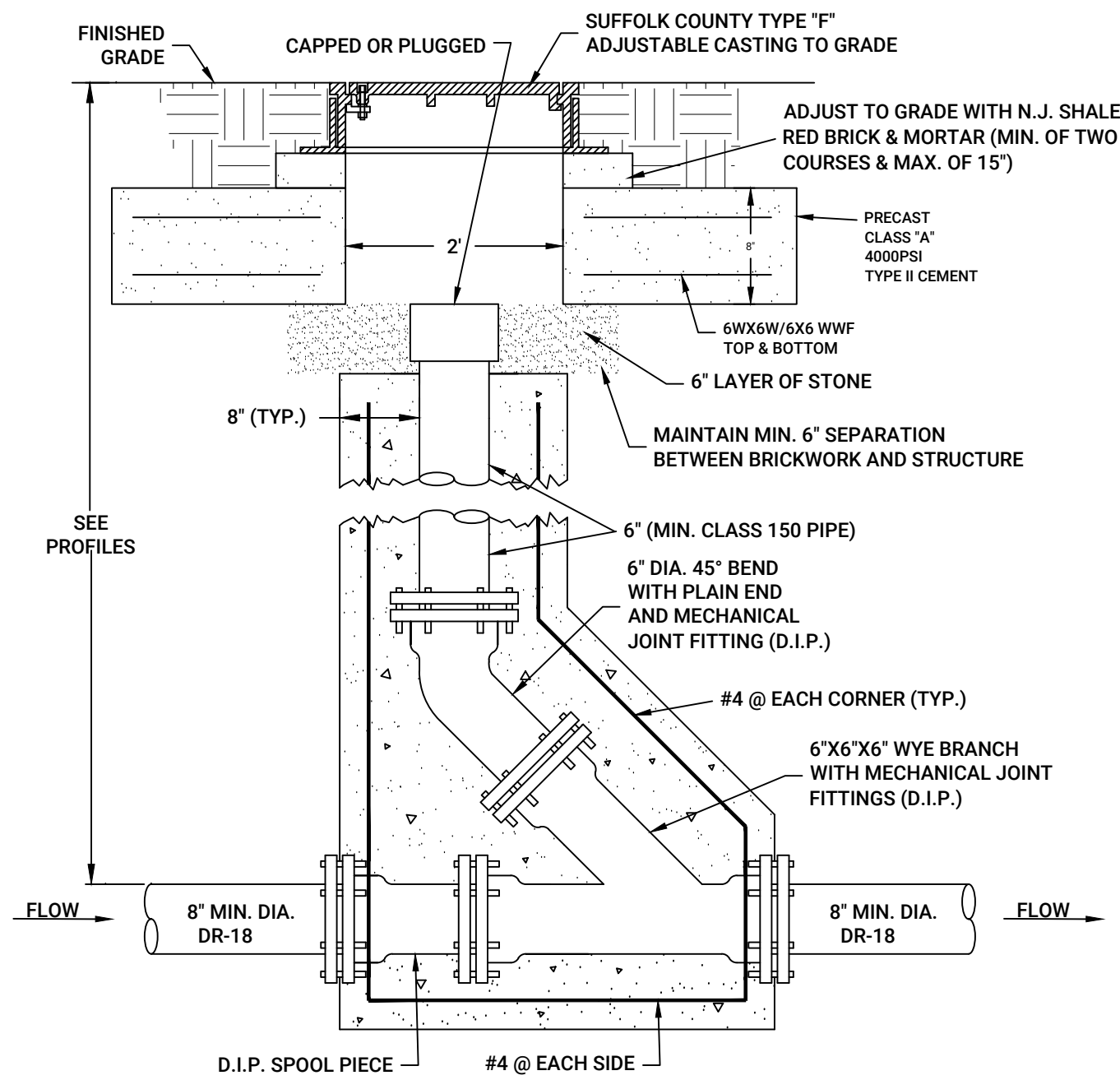


SAMPLE RETENTION AREA DETAIL (SRA) GREASE TRAP LINE

(IF NECESSARY)

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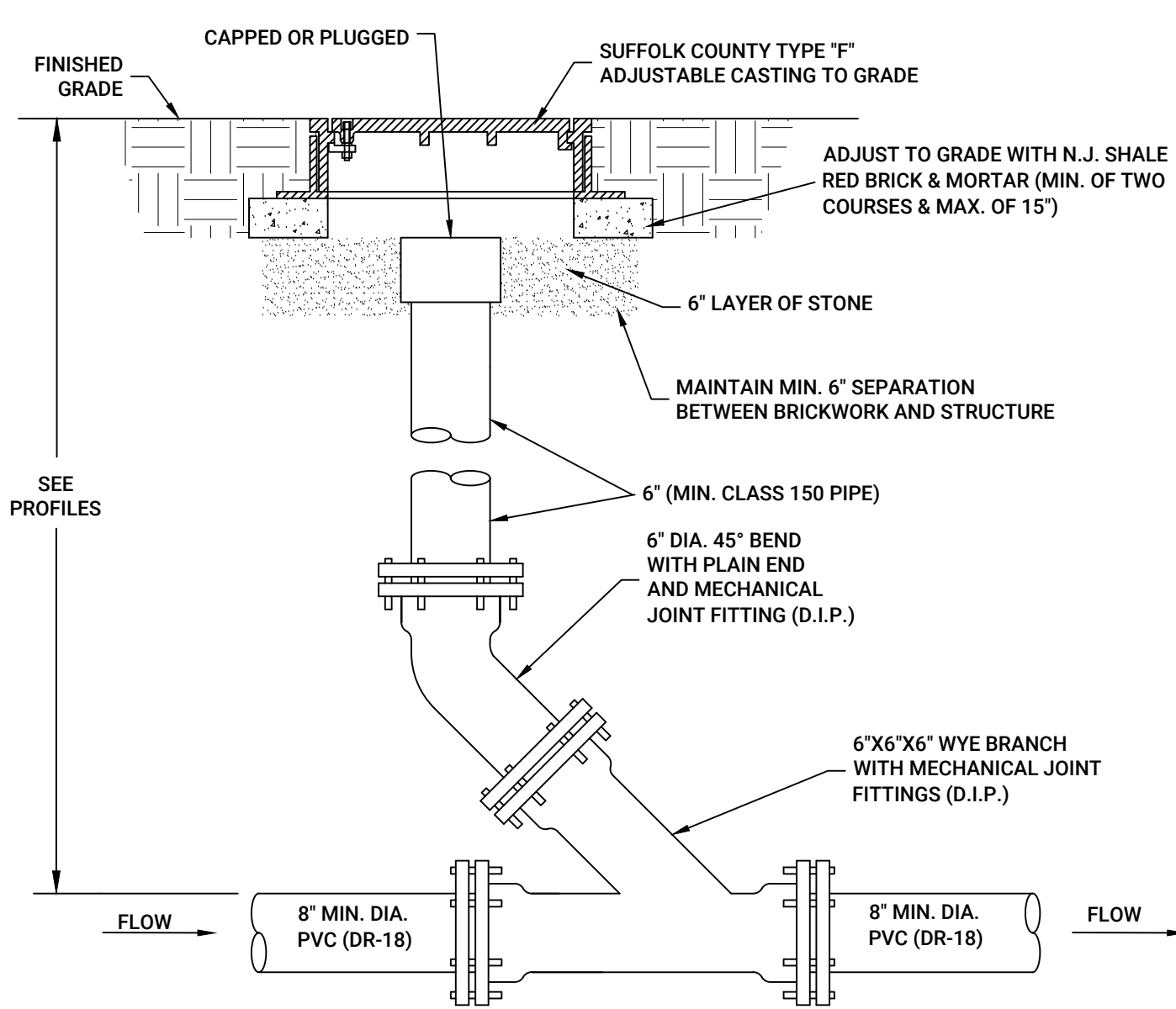
- NOTES:
1. FOR USE ON THE COMMERCIAL/INDUSTRIAL DISCHARGE PIPE.
 2. MANHOLE TO SUPPORT AASHTO H-20 TRAFFIC LOADING.
 3. CONCRETE TO BE 4000 PSI @ 28 DAYS.
 4. WELDED WIRE MESH ASTM A185
 5. REBAR ASTM A615 GRADE 60.
 6. PIPE TO MANHOLE CONNECTION TO BE KOR-N-SEAL FLEXIBLE RUBBER SLEEVE OR APPROVED EQUAL.
 7. MANHOLE COVER 4D USED IN FLOOD AREAS.
 8. USE WHERE SEWER INVERT IS 4'-0" MAX. BELOW GRADE.



TYPICAL GRAVITY HOUSE CONNECTION IN ROADWAY CLEAN-OUT DETAIL

(IF NECESSARY)

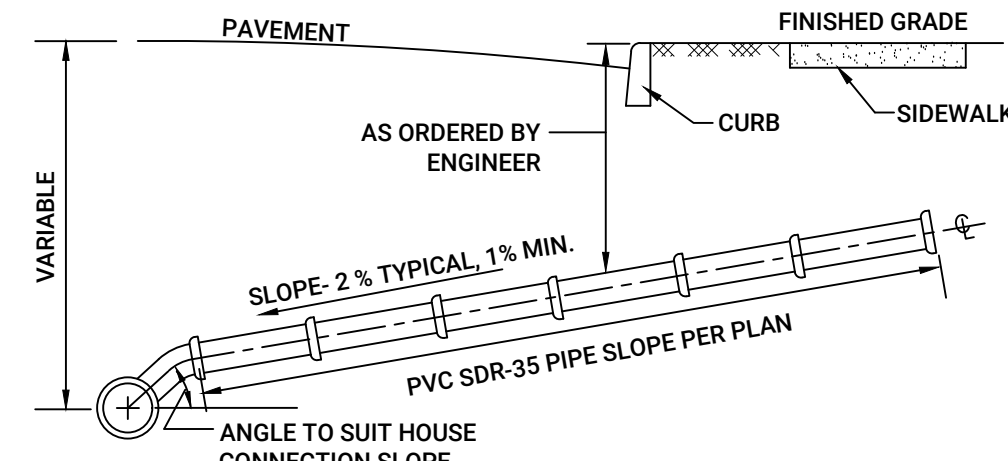
N.T.S.



TYPICAL GRAVITY HOUSE CONNECTION NON-PAVED AREA CLEAN-OUT DETAIL

(IF NECESSARY)

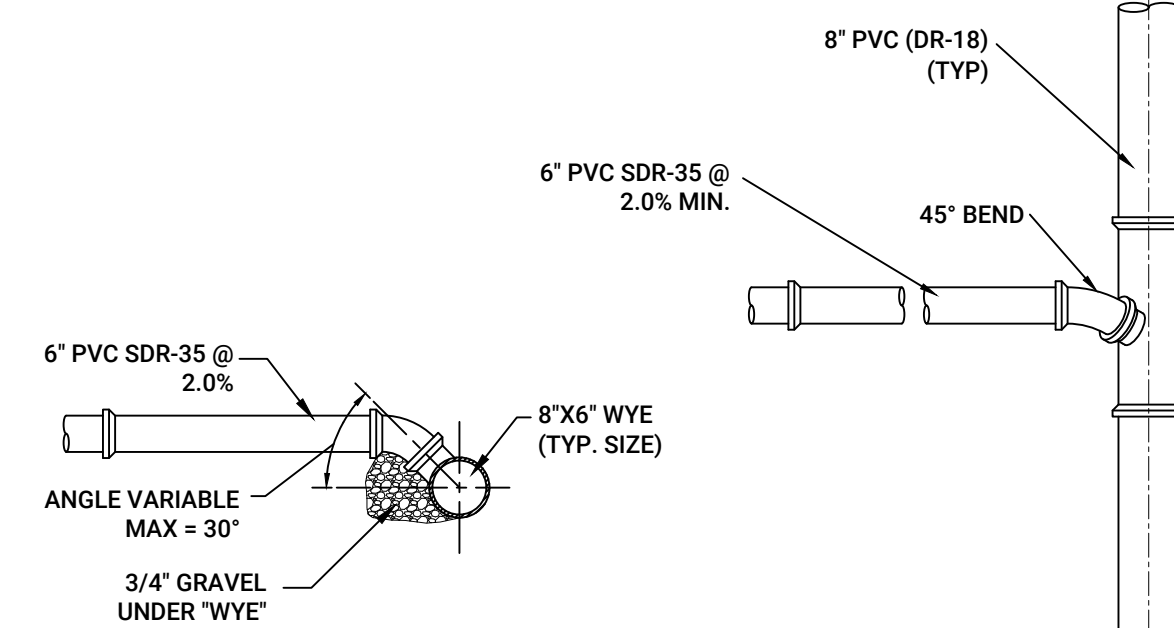
N.T.S.



TYPICAL HOUSE CONNECTION

N.T.S.

- NOTES:
1. SEWER LINE TO HAVE A MINIMUM OF 10' HORIZONTAL DISTANCE FROM WATER MAIN OR 18' MINIMUM VERTICAL DISTANCE.
 2. CLEAN-OUTS SHALL BE INSTALLED AT ALL BENDS IN EXCESS OF 23' AND WITH A MAXIMUM SPACING OF 75' ON CENTER.
 3. WHERE GROUND COVER OVER THE TOP OF PIPE IS LESS THAN 2'-0", THE HOUSE CONNECTION SHALL BE DUCTILE IRON PIPE, CEMENT LINED PIPE, CLASS 52.



SECTION

TYPICAL WYE-MAIN CONNECTION DETAIL

N.T.S.

PLAN

SCDHS # _____
TOWN FILE # _____

No.	REVISION DESCRIPTION	DATE	BY

OWNER:
CALVERTON HAMLET CENTER, LLC
1113 NORTH COUNTRY ROAD, BUILDING 2
STONY BROOK, NEW YORK 11790

APPLICANT:
LJOC REAL ESTATE HOLDING LLC
12 ELM LANE
STONY BROOK, 11790



Matthew K. Aylward, P.E.
NY State License No. 093172

DWN. BY: DJG
DATE: MARCH 2024

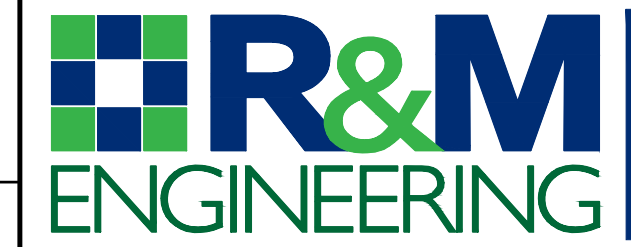
CHKD. BY: MKA
DATE: APRIL 2024

SCALE: As Shown
JOB No.: 2023-037

SHEET: SP-14

CONSTRUCTION DETAILS CALVERTON HAMLET CENTER

SITUATED IN
CALVERTON
TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK
SCTM: DISTRICT 0600, SECTION 097, BLOCK 02, LOT 33



Robinson & Muller
Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

WATER DISTRIBUTION SYSTEM NOTES

1. ALL WATER MAIN PIPE SHALL BE PVC (DR-18) UNLESS OTHERWISE NOTED ON PLANS.
2. GATE VALVES SHALL BE CAST IRON BODY, BRONZE MOUNTED DOUBLE DISC AWWA TYPE WITH MECHANICAL JOINTS. VALVES SHALL BE RATED FOR 125 PSI WORKING PRESSURE AND SHALL BE FITTED WITH A 2" OPERATING NUT AND CAST IRON ROADWAY BOX TO GRADE. PROVIDE ADAPTORS FOR PVC PIPE. VALVE SHALL CONFORM TO AWWA C 500 LATEST EDITION.
3. WATER MAINS AND SERVICE LINES ARE TO BE LOCATED A MINIMUM OF (10') TEN FEET FROM ANY STRUCTURE, INCLUDING BUILDINGS, PONDS, DRAINAGE AND SANITARY STRUCTURES.
4. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH AWWA STANDARD C-600, LATEST EDITION. PIPE SHALL BE LAID STRAIGHT WITH NO DEFLECTIONS AT JOINTS AND NO DEFLECTION OF PIPE.
5. ON JANUARY 4, 2014 FEDERAL LAW MANDATES THE WETTED SURFACE OF EVERY PIPE, FIXTURE, AND FITTING SOLD FOR OR INSTALLED IN POTABLE WATER APPLICATIONS NOT CONTAIN MORE THAN 0.25% LEAD BY WEIGHT.
6. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES BY FIELD INVESTIGATION. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT BETWEEN EXISTING UTILITIES AND PROPOSED WORK.
7. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO THE COMMENCEMENT OF WATER MAIN CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING IF REQUIRED:
- A. FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT FOR DEWATERING.
- B. OBTAINING DESIGN SERVICES, APPROVALS, AND PERMITS.
- C. PERFORMING AND MAINTAINING DEWATERING OPERATION.
- D. REMOVAL AND REACTIVATION OF OPERATIONS AND FACILITIES AT COMPLETION OF PROJECT.
- E. ALL THE COSTS RELATING TO THE DESIGN, APPROVAL, INSTALLATION, OPERATION, AND REMOVAL FOR DEWATERING OPERATIONS.
9. MATERIAL REQUIREMENTS FOR INSTALLATION OF WATER MAINS:

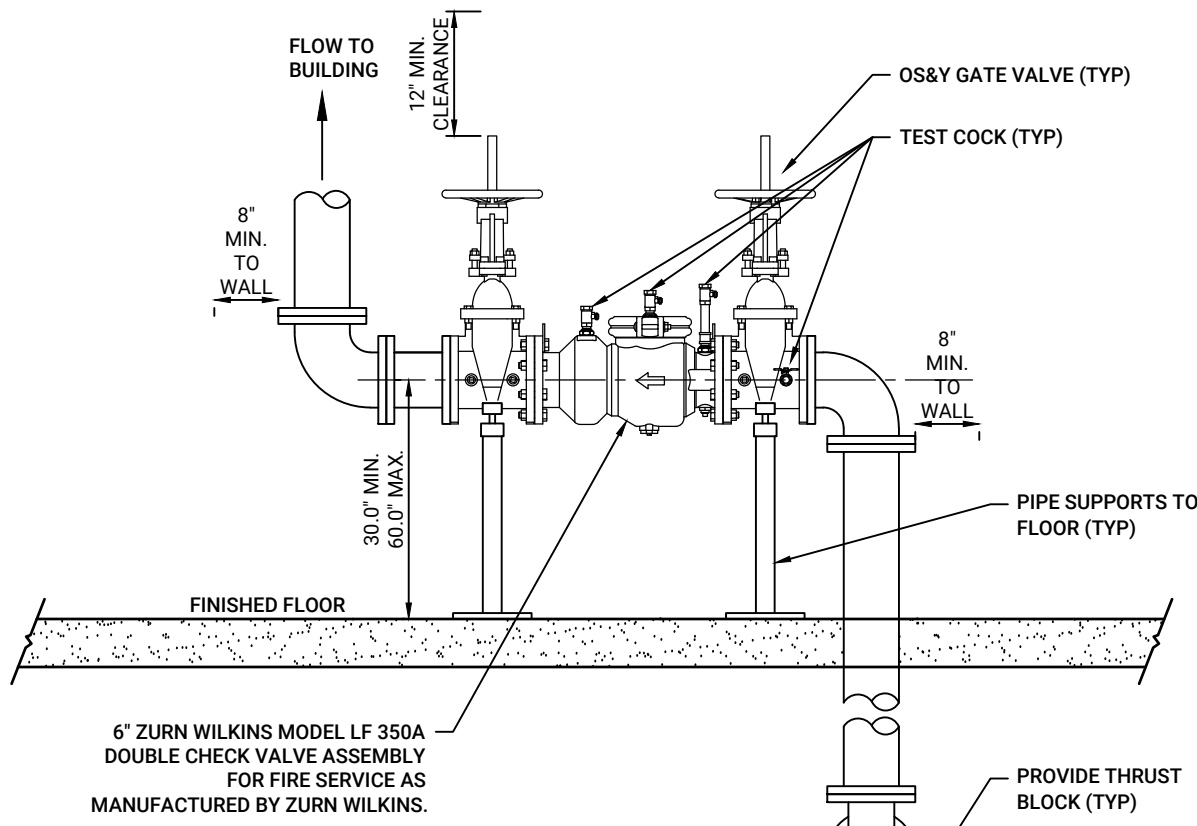
- A. PVC (DR-18) WATER MAIN PIPE (4" AND LARGER).
- B. TYPE "K" COPPER ON SERVICE LINES (2" AND UNDER).
- C. SOLID SLEEVES COUPLINGS (NO WRAPAROUND TYPES).
- D. FULL BODIED FITTINGS.
- E. UNDERGROUND CLAMPS.
- F. TIE RODS.
- G. DUC LUGS.
- H. POURED CONCRETE THRUST BLOCKS AT ALL PIPE BENDS.
- I. EDDY TYPE FIRE HYDRANTS.
- J. GATE VALVES (UNDER 12" WATER MAIN SIZE).
- K. BUTTERFLY VALVES (12" AND OVER WATER MAIN SIZE).

TESTING

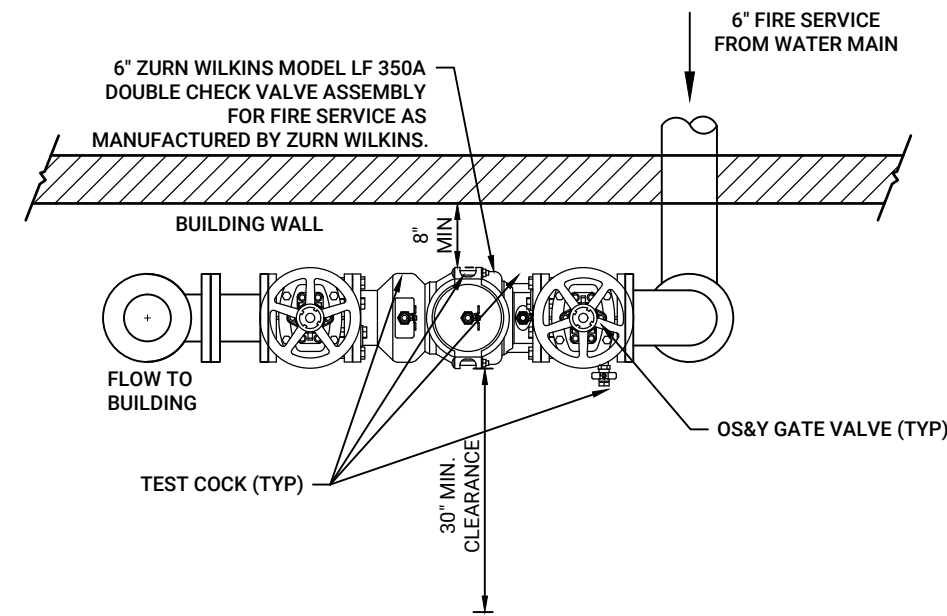
1. ALL WATER MAINS SHALL BE DISINFECTED AND PRESSURE TESTED IN ACCORDANCE WITH AWWA STANDARD C-600, LATEST EDITION, PRIOR TO USE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO THE COMMENCEMENT OF WATER MAIN TESTING.
2. WATER MAINS SHALL BE FLUSHED AND FILLED WITH A CHLORINE SOLUTION COMPRISED OF A MINIMUM OF 50 PPM AVAILABLE CHLORINE AND ALLOWED TO STAND FOR 24 HOURS. VALVES SHALL BE OPERATED DURING THIS PERIOD. HEAVILY CHLORINATED WATER SHALL BE FLUSHED FROM THE MAINS PRIOR TO BACTERIOLOGICAL TESTING. BACTERIOLOGICAL TESTING SHALL BE IN ACCORDANCE WITH AWWA C-651-86. SAMPLES SHALL BE TAKEN IN ACCORDANCE WITH SCDHS REQUIREMENT OF AT LEAST ONE SAMPLE PER 1,000 LF OR PORTION THEREOF OF WATER MAIN OR AS DIRECTED BY THE HEALTH DEPT. OFFICIAL.

REDUCED PRESSURE ZONE DEVICE NOTES

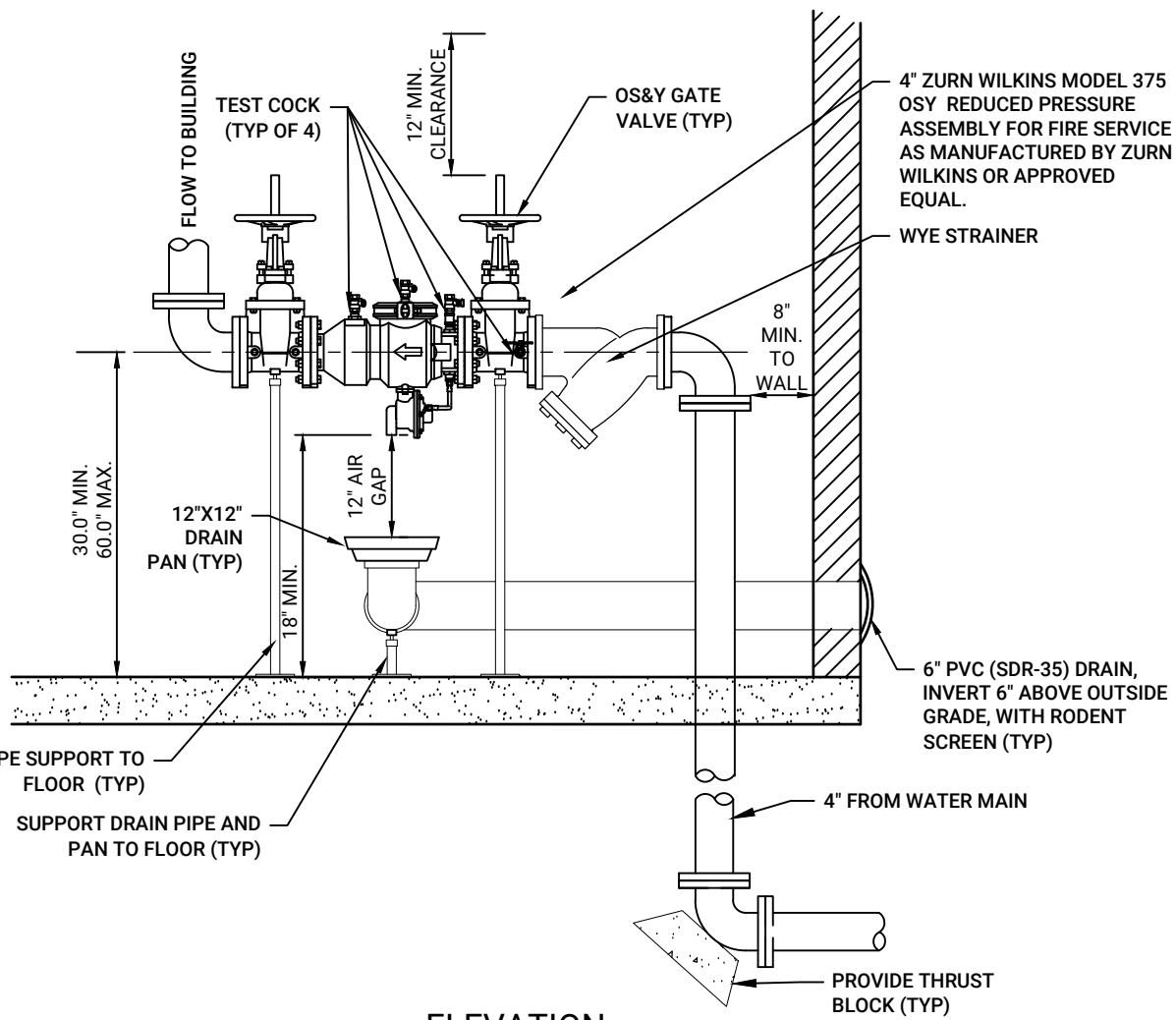
1. IT IS A VIOLATION TO BY-PASS A RECOGNIZED BACKFLOW PREVENTION DEVICE.
2. DEVICE SHALL BE PROTECTED AGAINST FLOODING OR FREEZING. PROVIDE ADEQUATE HEATING AND LIGHTING.
3. TEST COCKS SHALL NOT FACE WALL AND SHALL BE ACCESSIBLE TO THE TESTER. THEY SHALL HAVE AN 8" CLEARANCE IN THE REAR AND A 30" CLEARANCE IN THE FRONT.
4. INSTALLATION OF RPZ ASSEMBLY SHALL BE AS SHOWN.
5. INSTALLATION TO MEET ALL COUNTY & STATE HEALTH DEPARTMENT REQUIREMENTS.
6. PIPING TO BE UNBRACED AND UNRESTRICTED FROM MAIN TO DEVICE EXCEPT FOR METER.
7. ALL VALVES TO OPEN COUNTER CLOCKWISE (RIGHT HANDED VALVES).
8. ALL INSTALLATIONS ARE TO CONFORM TO THE WATER DISTRICT RULES AND REGULATIONS, PLUMBING CODES AND N.Y. STATE HEALTH DEPARTMENT REQUIREMENTS.
9. LAYOUT SHOWN IS APPROXIMATE. ADJUSTMENTS CAN BE MADE TO FIT FIELD CONDITIONS AND JOB REQUIREMENTS UPON THE WATER DISTRICT'S APPROVAL.
10. MINIMUM CLEARANCES AND ORDER OF PARTS MUST BE MAINTAINED.
11. ALL RPZ ASSEMBLIES SHALL BE TESTED ANNUALLY BY A NYS HEALTH DEPARTMENT APPROVED CERTIFIED TESTER.
12. TEST REPORTS MUST BE SUBMITTED TO BOTH THE WATER DISTRICT AND THE COUNTY DEPARTMENT OF HEALTH.
13. INSTALLER TO NOTIFY TOWN AND/OR WATER DISTRICT UPON COMPLETION OF WORK.
14. THE INSTALLATION SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR.
15. NO LEAD SOLDER SHALL BE USED FOR THE INSTALLATION.
16. THE WATER DISTRICT SHALL HAVE UNRESTRICTED ACCESS TO THE METER AND BACKFLOW PREVENTION UNITS.
17. ALL BACKFLOW PREVENTERS SHALL BE APPROVED BY THE FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH AT THE UNIVERSITY OF SOUTHERN CALIFORNIA.
18. BALL VALVES SHALL BE ONE QUARTER TURN BALL VALVES CONFORMING TO AWWA STANDARD C-800 LATEST EDITION (ASTM B-62) AS MANUFACTURED BY FORD, HAYES, MC DONALD OR MUELLER.
19. DOMESTIC INSTALLATION MUST EMPLOY POLYETHYLENE PIPE.
20. "Y" STRAINER SHALL BE BRONZE BODY WITH STAINLESS STEEL REMOVABLE SCREEN.
21. BACKFLOW PREVENTER SHALL BE ADEQUATELY SUPPORTED TO MAINTAIN THE SPECIFIED CLEARANCES.
22. DRAINS CANNOT BE SUBJECT TO FLOODING AND MUST BE SCREENED AND DIRECTED AWAY FROM BUILDING.
23. RPZ DEVICES MUST BE SUPPORTED TO THE FLOOR BENEATH THE DEVICE WITH PIPE STANCHIONS.
24. DRAINS MUST DISCHARGE 6" ABOVE GRADE. (FINISHED OUTDOOR GRADE)
25. ALL RPZ DEVICES MUST BE INSTALLED WITH THE DIAPHRAGM FACING OUTWARDS FOR MAINTENANCE.
26. ON JANUARY 4, 2014 FEDERAL LAW MANDATES THE WETTED SURFACE OF EVERY PIPE, FIXTURE, AND FITTING SOLD FOR OR INSTALLED IN POTABLE WATER APPLICATIONS NOT CONTAIN MORE THAN 0.25% LEAD BY WEIGHT.
27. ALL ASSEMBLIES MUST BE INSTALLED WITH THE MANUFACTURER SUPPLIED SEATED SHUT-OFF VALVES INTEGRAL TO THE ASSEMBLY.



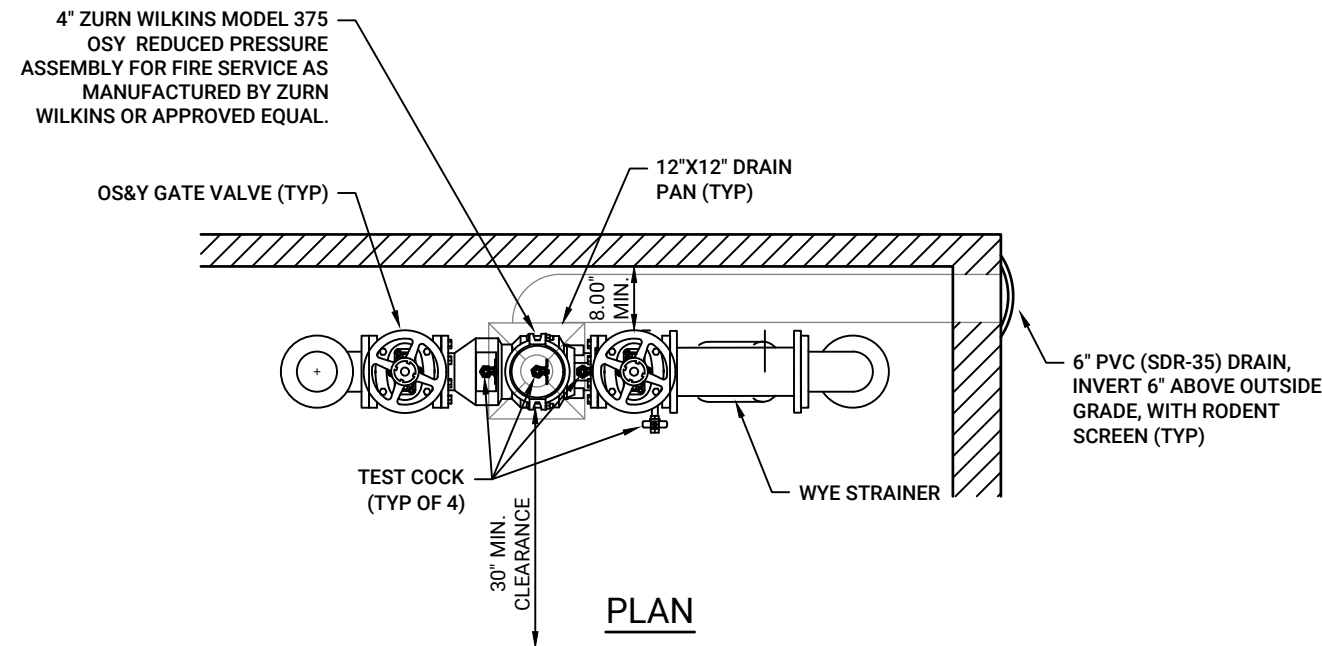
ELEVATION



PLAN



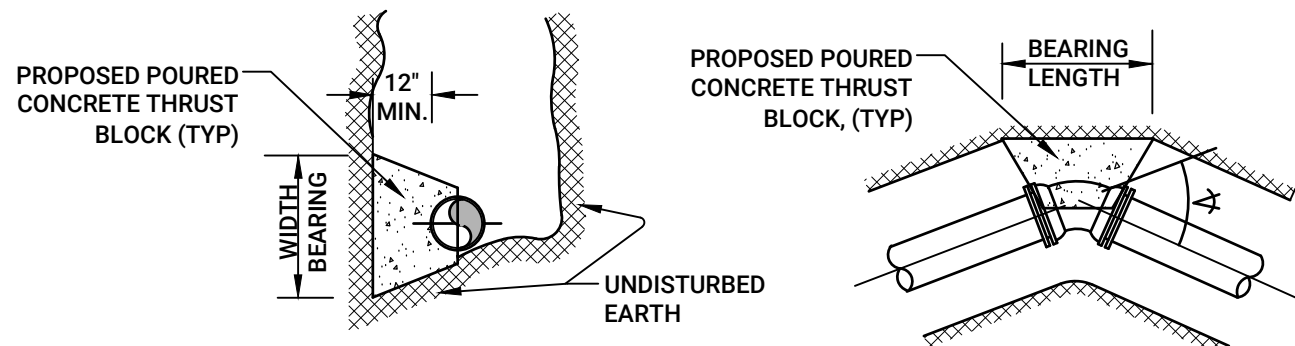
ELEVATION



PLAN

NOTES:

1. FOR THE EXACT LOCATION OF DEVICE LOCATED WITHIN BUILDING CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS.
2. DEVICE SHALL BE FURNISHED AND INSTALLED PER THE MANUFACTURERS SPECIFICATIONS.
3. CONTRACTOR SHALL REFER TO APPROVED PLANS PRIOR TO INSTALLATION OF BACK FLOW PREVENTERS.
4. ALL ASSEMBLIES MUST BE INSTALLED WITH THE MANUFACTURER SUPPLIED RESILIENT SEATED SHUT-OFF VALVES INTEGRAL TO THE ASSEMBLY.
5. FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE INSTALLED DOWNSTREAM OF FIRE LINE BACKFLOW PREVENTION DEVICES.



SECTION

PLAN

MINIMUM THRUST BLOCKING BEARING AREAS

PIPE DIAMETER	DEAD END OR TEES Sq. Ft.	90° BEND Sq. Ft.	45° BEND Sq. Ft.	22 1/2° BEND Sq. Ft.	11 1/4° BEND Sq. Ft.
3"	1.0	1.0	1.0	1.0	1.0
4"	1.0	1.5	1.0	1.0	1.0
6"	2.0	3.0	2.0	1.5	1.0
8"	4.0	5.5	3.0	1.5	1.0
10"	6.0	8.5	4.5	2.5	1.0
12"	9.0	12.0	6.5	3.5	1.5
14"	15.0	22.0	12.0	6.0	2.0
16"	15.0	22.0	12.0	6.0	3.0
18"	15.0	22.0	12.0	6.0	4.0

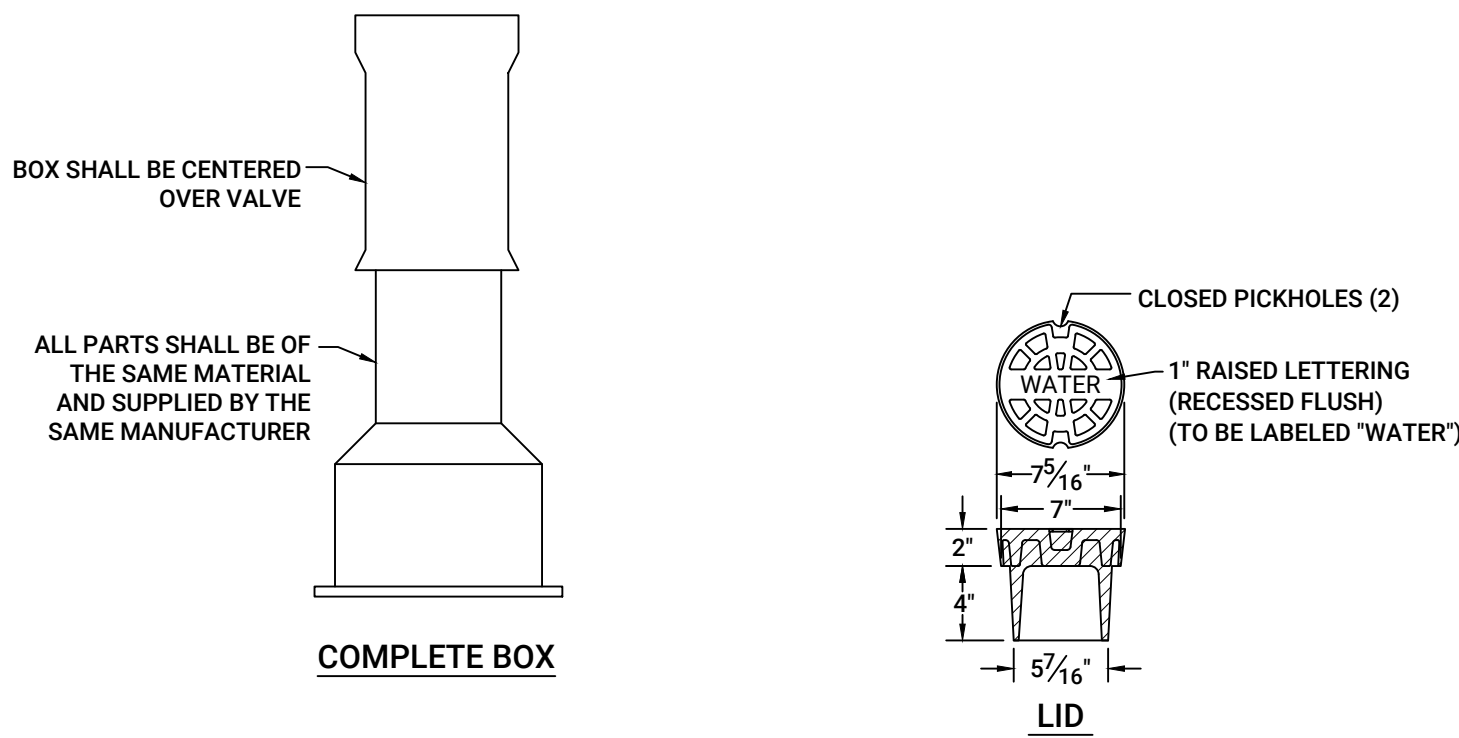
BEARING AREA = BEARING WIDTH x BEARING LENGTH

THRUST BLOCK DETAIL

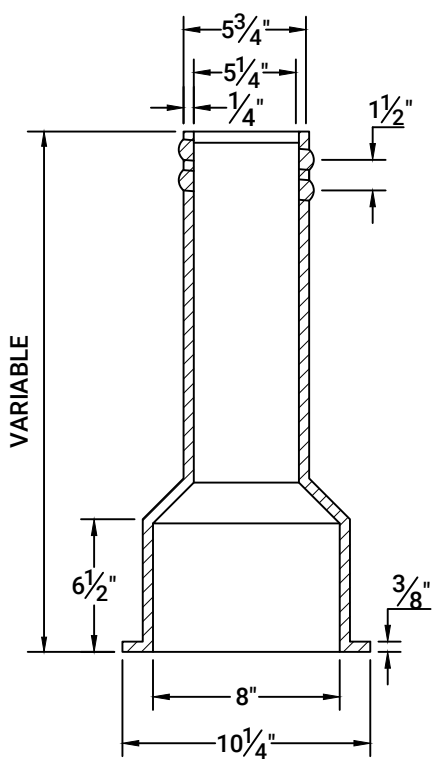
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NOTES:

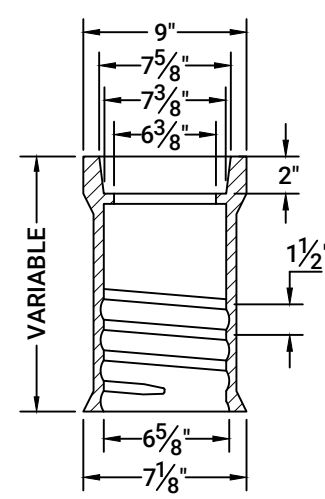
1. THRUST BLOCKS TO BEAR ON UNDISTURBED SOIL.
2. ALL CONCRETE SHALL BE 4,000 PSI AT 28 DAYS AND HAVE THE FOLLOWING BEARING AREAS BASED ON THE ANGLE OF THE PIPE.



COMPLETE BOX



BOTTOM SECTION



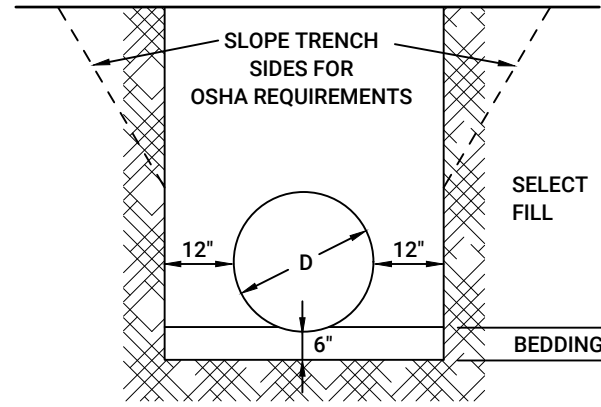
TOP SECTION

STANDARD VALVE BOX INSTALLATION

N.T.S.

NOTES:

1. VALVE BOX COVER SHALL WEIGH A MINIMUM 26 lbs.
2. ENTIRE VALVE BOX ASSEMBLY & COVER SHALL BE CAST FROM CLASS 35 GRAY IRON.
3. ASSEMBLY SHALL BE DOMESTICALLY MADE AND MANUFACTURED IN THE U.S.A.



PIPE TRENCH AND BEDDING DETAIL

N.T.S.

NOTES:

1. BEDDING SHALL BE COMPACTED SAND & GRAVEL (SW) OR 3/4" CRUSHED STONE AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE.
2. SELECT FILL SHALL BE SELECT MATERIAL, FREE OF ROCKS LARGER THAN 2" IN ANY DIMENSION AND SHALL BE PLACED IN 8" MAX. LOOSE LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.

SCDHS # _____
TOWN FILE # _____

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APPLICANT:
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CALVERTON HAMLET CENTER

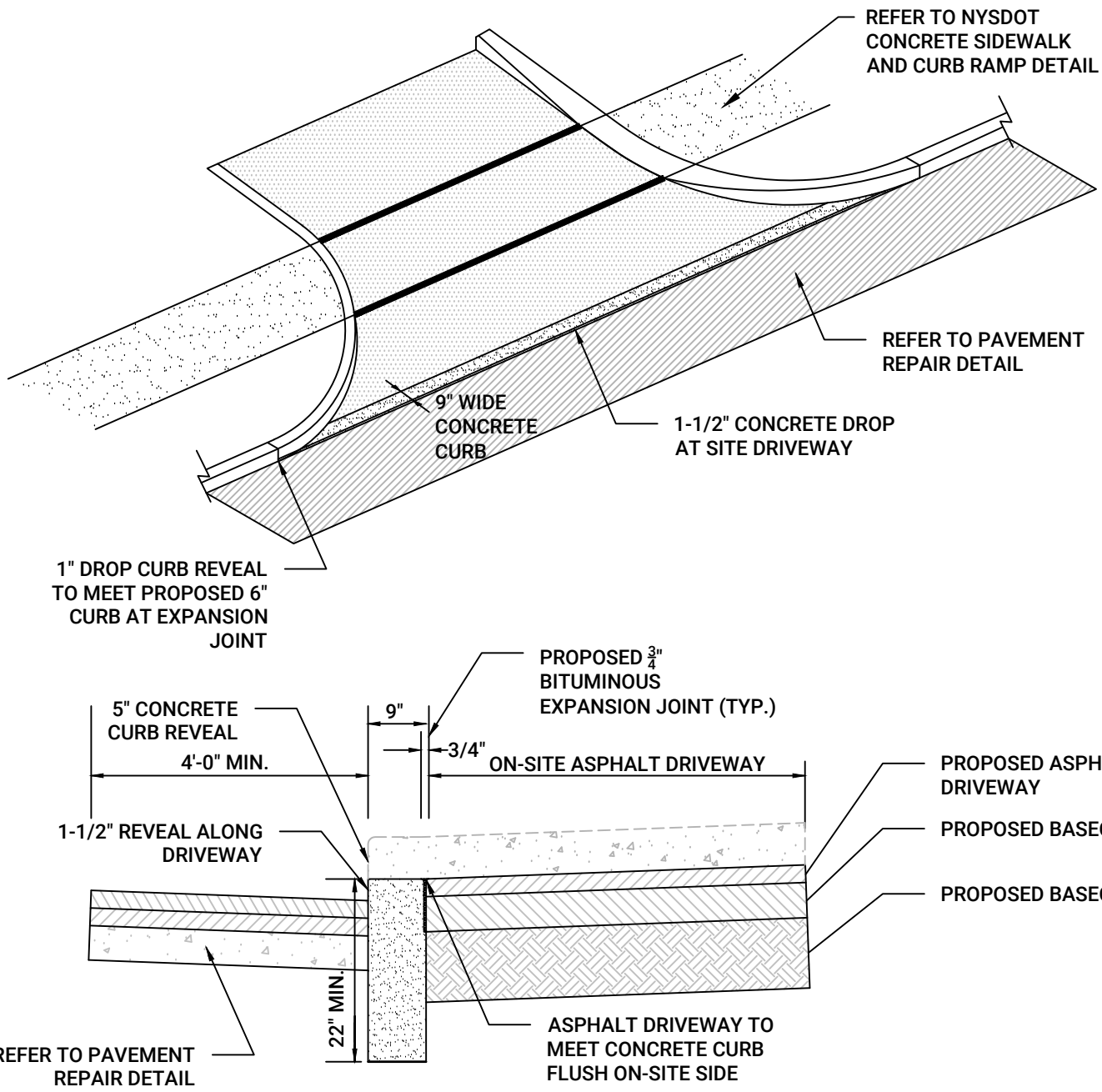
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SP-15

Drawing Name: P:\2023 Projects\2023-03\NYSMA Site Plan\Kyl Conversion - Detail.dwg Last Modified: Apr 11, 2024 - 2:20pm Plotted on: Apr 12, 2024 - 11:52am by dgraham



TYPE 2 N.Y.S.D.O.T. DRIVEWAY ENTRANCE

- NOTES:**
- WHERE THERE ARE CONSTRAINTS THAT PREVENT THE CONSTRUCTION OF THE DRIVEWAY OPENING USING THE LAYOUT METHOD, THE ENGINEER MAY SPECIFY A SMALL CORNER CURB RADIUS OF 2' (OR A 1/2" BULLNOSE CURB ALONG LOW SPEED HIGHWAYS. PROVIDED THE DRIVEWAY OPENING MEETS THE REQUIREMENTS OF THE "DRIVEWAY OPENING" TABLES ON SHEET 4 OF 9 WITHIN NYSDOT STANDARD SHEETS FOR RESIDENTIAL AND MINOR COMMERCIAL DRIVEWAYS.
 - FOR MINOR COMMERCIAL DRIVEWAYS, THE MINIMUM PAVING LIMIT SHALL BE 30' FROM THE OUTSIDE EDGE OF TRAVEL LANE, OR 2' BEHIND ANY SIDEWALK. IF PRESENT, OR EXTEND TO THE RIGHT-OF-WAY LINE, WHICHEVER IS GREATER. THE PAVING LIMIT MAY EXCEED BEYOND THE MINIMUM PAVING LIMIT FOR NEW DRIVEWAYS AND TO TRANSITION TO EXISTING PAVED DRIVEWAYS. THE PAVING LIMIT WILL BE NOTED IN THE DRIVEWAY TABLE OF THE CONTRACT PLANS.
 - WHERE DRAINAGE IS CARRIED ALONG THE CURB, CONSTRUCT THE DRIVEWAY WITH A SHORT UPGRADE TO PREVENT RUNOFF FROM PONDING AT THE DRIVEWAY ENTRANCE (FLAT DRIVEWAY) OR RUNNING DOWN THE DRIVEWAY (DOWNHILL DRIVEWAY SLOPE). IF CONDITIONS MAKE THE ADDITION OF A SHORT UPGRADE IMPRACTICAL, USE 1-1/2" CURB REVEAL AND CONTINUE CURB ACROSS THE DRIVEWAY OPENING.
 - REFER TO NYSDOT DRAWING 608-3 FOR FURTHER INFORMATION.

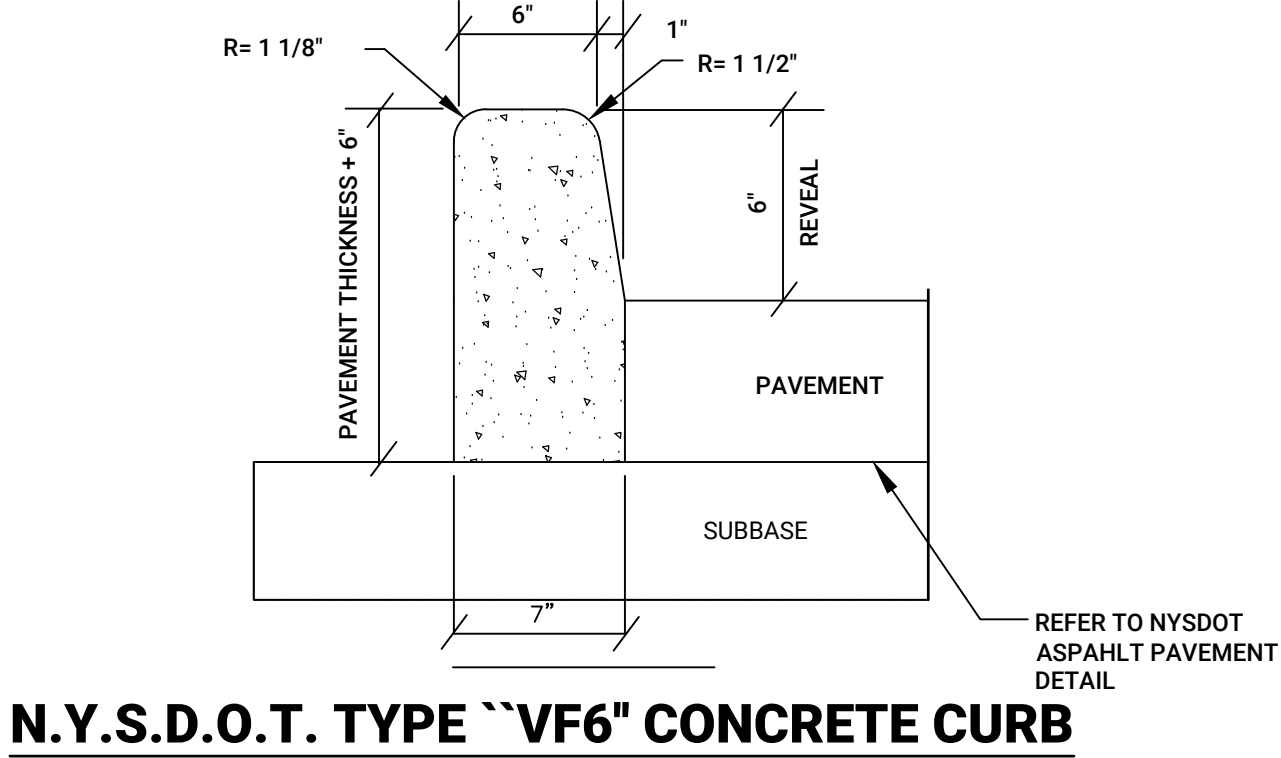
PAVEMENT MARKING LEGEND

MARKING	DESCRIPTION	NYSDOT ITEM NO.
4" (TYP.) OR 6" (TYP.)	NORMAL LANE LINE (WHITE) NORMAL EDGE LINE (YELLOW)	685.2103 685.2203
4" OR 6" (TYP.)	NORMAL BROKEN LANE LINE (WHITE) NORMAL BROKEN LANE LINE (YELLOW)	685.2103
4" OR 6" (TYP.)	NORMAL DOTTED LANE LINE (WHITE)	685.2103
4" OR 6" (TYP.)	NORMAL DOTTED EXTENSION LINE	685.2103
4" OR 6" (TYP.) 4" OR 6" (TYP.)	NORMAL SOLID LINE AND NORMAL BROKEN LINE (YELLOW)	685.2103 685.2203
4" OR 6" (TYP.) 4" OR 6" (TYP.)	NORMAL SOLID DOUBLE LINE (YELLOW)	685.2203
2'-0" / 3'-0" / 4'-0"	TYPICAL CROSS HATCH LINE DETAIL AT FLUSH OR RAISED ISLANDS AND AT MEDIAN AREAS	685.2103 685.2203
3" MIN 12" MAX. 24"	YIELD LINE MARKINGS (WHITE)	688.04
EDGE OF PAVEMENT TRANSVERSE LINES	CROSSWALK DETAIL: STANDARD TYPE S	685.2103
EDGE OF PAVEMENT TRANSVERSE LINES	CROSSWALK DETAIL: LADDER BAR TYPE L	685.2103
EDGE OF PAVEMENT TRANSVERSE LINES	CROSSWALK DETAIL: COMBINED TYPE LS	685.2103

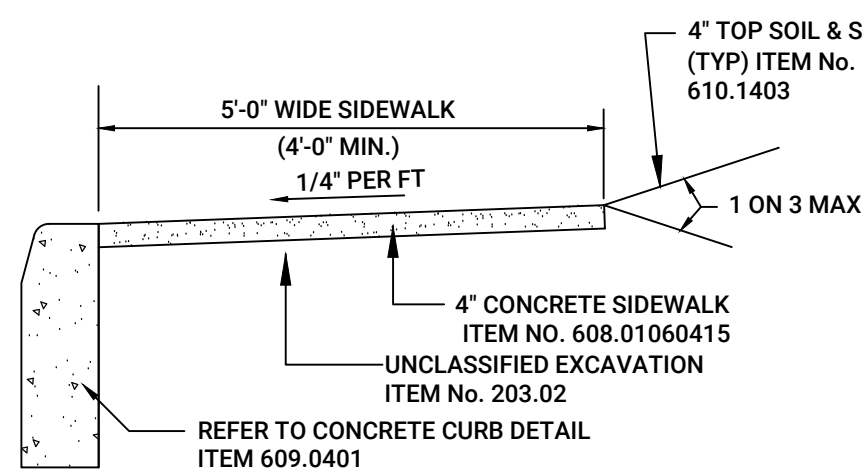
NOTES:

- ALL CROSSWALK MARKINGS SHALL BE WHITE.
- TYPE "L" AND TYPE "LS" CROSSWALKS SHALL HAVE THE LONGITUDINAL LINES PARALLEL TO THE LANE LINES.

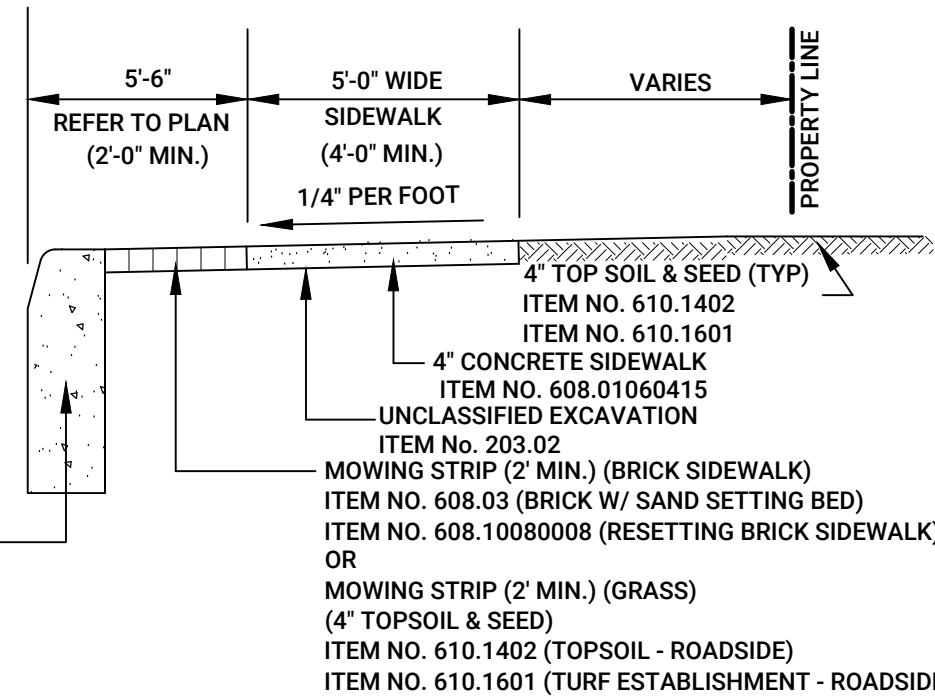
NOTE:
REFER TO NYSDOT STANDARD SHEETS 685 FOR FURTHER INFORMATION.



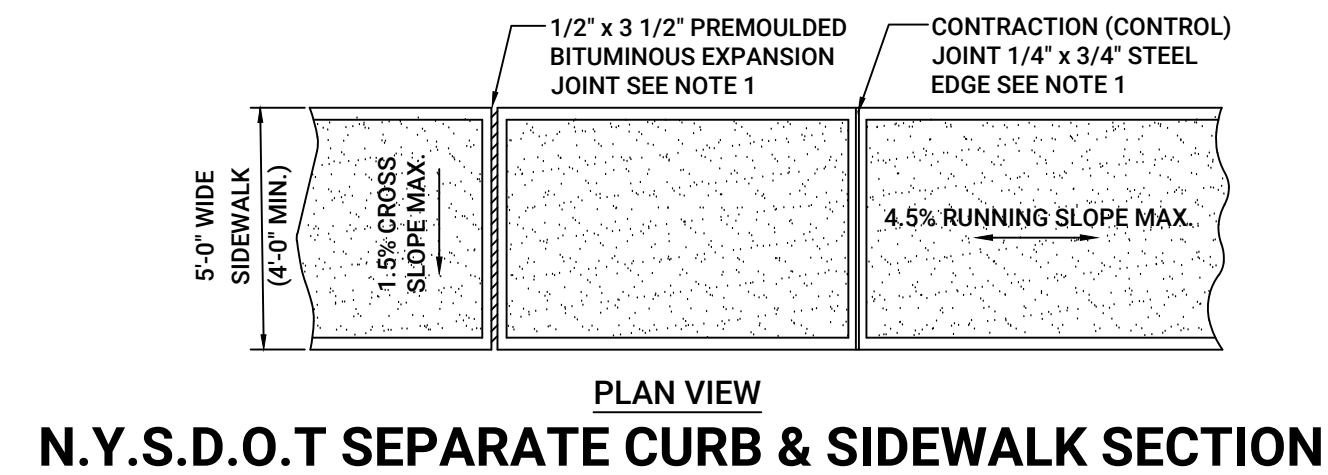
- NOTE:**
- 1/2" PRE-MOLDED BITUMINOUS JOINT FILLER EXPANSION JOINT SHALL BE PLACED IN 20' TO 25' INTERVALS ALONG THE LENGTH OF CURB/SIDEWALK AND WHERE THE CURB ABUTS DRAINAGE CASTINGS AND EXISTING CURB OR SIDEWALK, AND AT ALL PC'S AND PT'S AS DIRECTED BY NYSDOT REPRESENTATIVE.



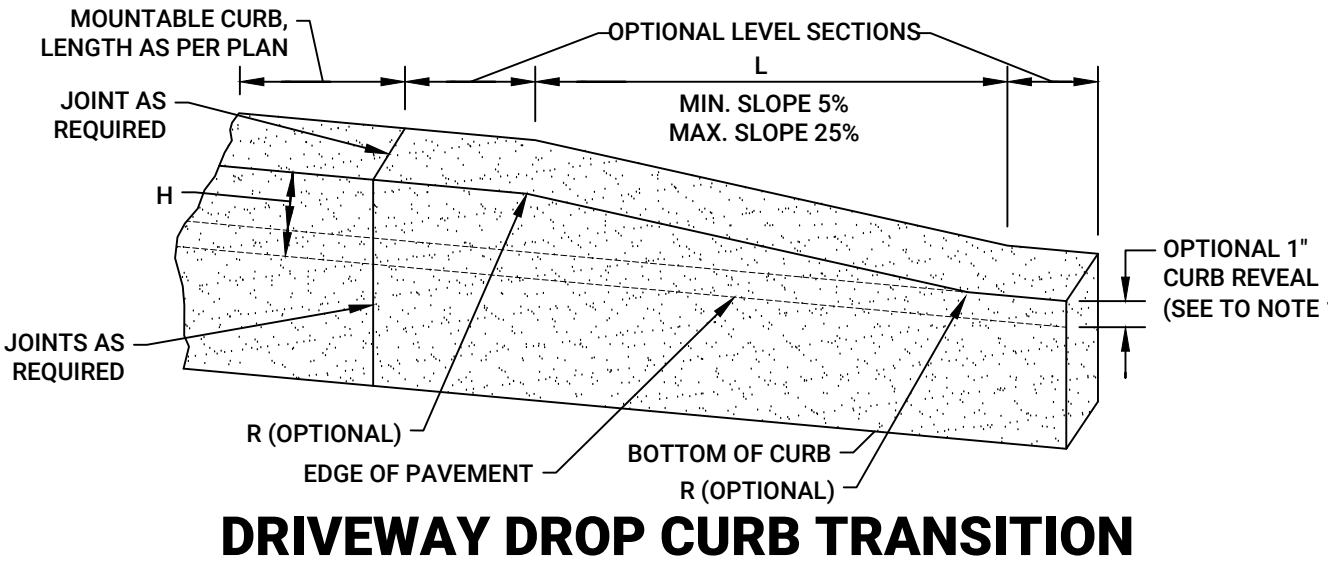
SECTION WITHOUT MOW STRIP



SECTION WITH 'MOW' STRIP

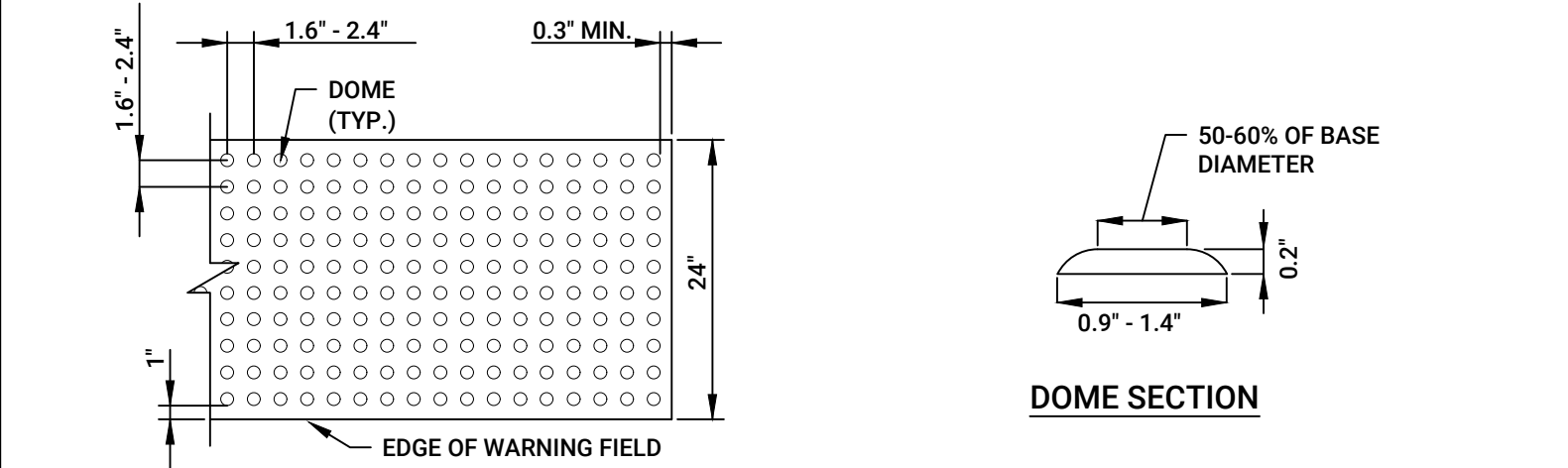


- NOTES:**
- CONTROL JOINTS ARE TO BE PLACED EVERY 5'-0" AND EXPANSION JOINTS ARE TO BE PLACED EVERY 20', OR AS DIRECTED BY THE ENGINEER.
 - REFER TO NYSDOT 608 STANDARDS SHEETS



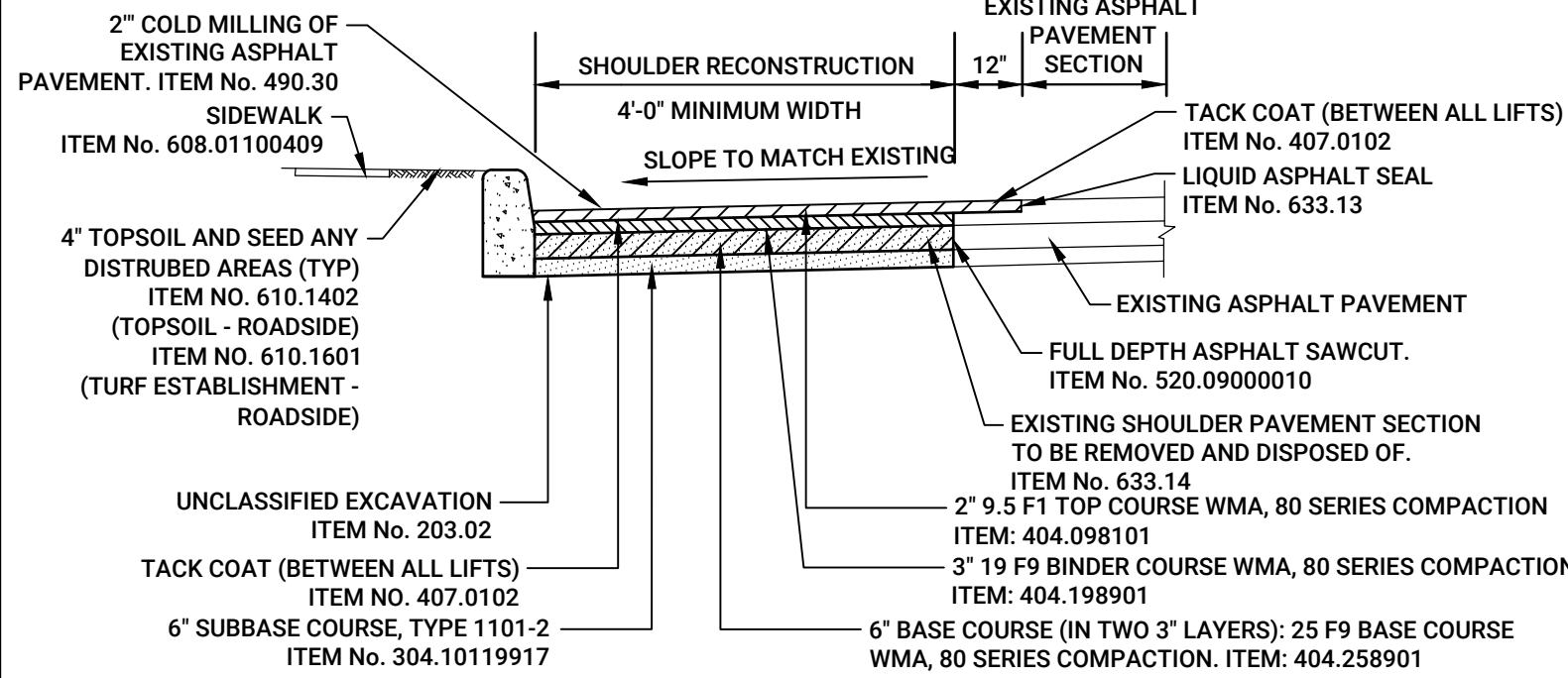
CURB TRANSITION LENGTHS (L)			
H	1:4	1:12	1:20
4"	16"	48"	80"
6"	24"	72"	120"

- NOTES:**
- USE 1" REVEAL AND CONTINUE CURB ACROSS DRIVEWAY ENTRANCES ONLY IF SHOWN NOT TO BE OPTIONAL ON DRIVEWAY DETAILS SPECIFIED IN CONTRACT DOCUMENTS, OR DIRECTED BY THE ENGINEER.
 - TERMINATE CURB, CURB AND GUTTER AND ASPHALT CURB BY TRANSITIONING ON A MAXIMUM SLOPE OF 1:12 TO PAVEMENT SURFACE, EXCEPT WHEN BEHIND GUIDE RAIL.
 - EXTEND JOINT FILLER 6' MINIMUM BEHIND CURB ON BOTH SIDES OF CURB BOX. 705-07 NOT NEEDED WHEN VERTICAL FACED CURB WIDTH EQUAL TO WIDTH OF CURB BOX.



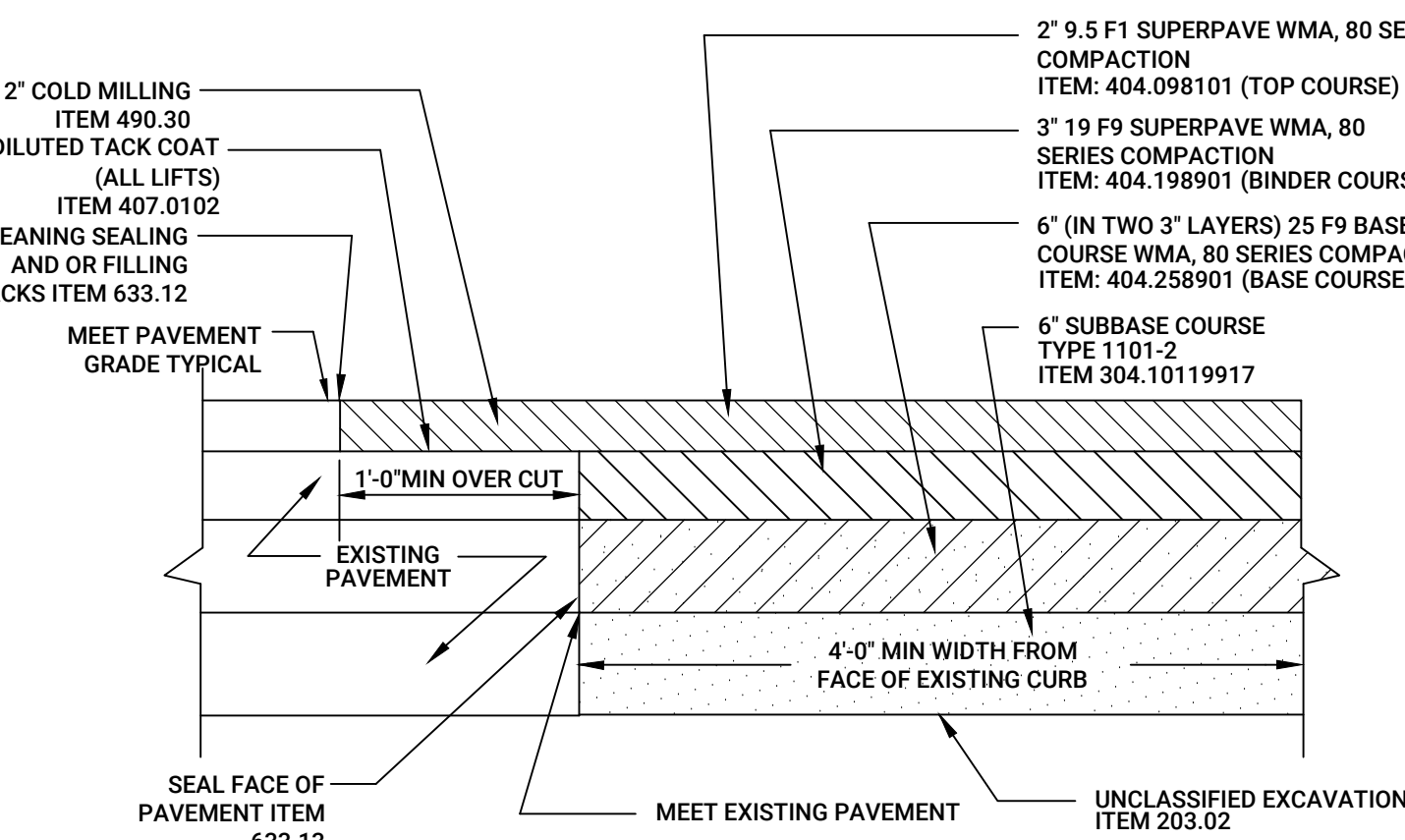
EMBEDDED DETECTABLE WARNING UNITS

- NOTES:**
- THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE RAMP OR FLUSH SURFACE.
 - THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE GRADE BREAK BETWEEN THE RAMP LANDING OR CURB RAMP AND THE STREET.
 - WHERE DOMES ARE ARRANGED RADIAL, THEY MAY DIFFER IN DOME DIAMETER AND CENTER-TO-CENTER SPACING.
 - THE DETECTABLE WARNINGS SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD (NEAREST TO THE ROADWAY) IS 5' TO 9' FROM THE FRONT OF THE CURB OR ROADWAY EDGE (12' WHERE TRAVERSABLE CURB IS USED).
 - THE EDGE OF THE DETECTABLE WARNING FIELD NEAREST TO A RAILROAD CROSSING SHALL BE 6'-0" MINIMUM AND 15'-0" MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL.
 - THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.
 - ALL DETECTABLE WARNING UNITS SHALL MEET SPECIFICATIONS FROM APPROVED ITEM LIST WHICH CAN BE FOUND AT THE NYSDOT WEBSITE WITH THE FOLLOWING LINK:
<https://www.dot.ny.gov/divisions/engineering/technical-services/technical-services-repository/alme/pages/embdet-1.html>



SHOULDER RECONSTRUCTION DETAIL FOR WORK WITHIN N.Y.S. R.O.W

- NOTES:**
- THE REMOVAL OF THE EXISTING CONCRETE CURB SHOULD BE DONE FROM THE BACK SIDE OF THE EXISTING CURB TO MINIMIZE ANY DAMAGE TO THE EXISTING ASPHALT SHOULDER.
 - FULL DEPTH ASPHALT SHOULDER REPAIR SHALL MATCH THE EXISTING PAVEMENT THICKNESS AND MATERIALS.



FULL DEPTH ASPHALT PAVEMENT DETAIL FOR WORK WITHIN N.Y.S. R.O.W

NYSDOT SPECIAL NOTES:

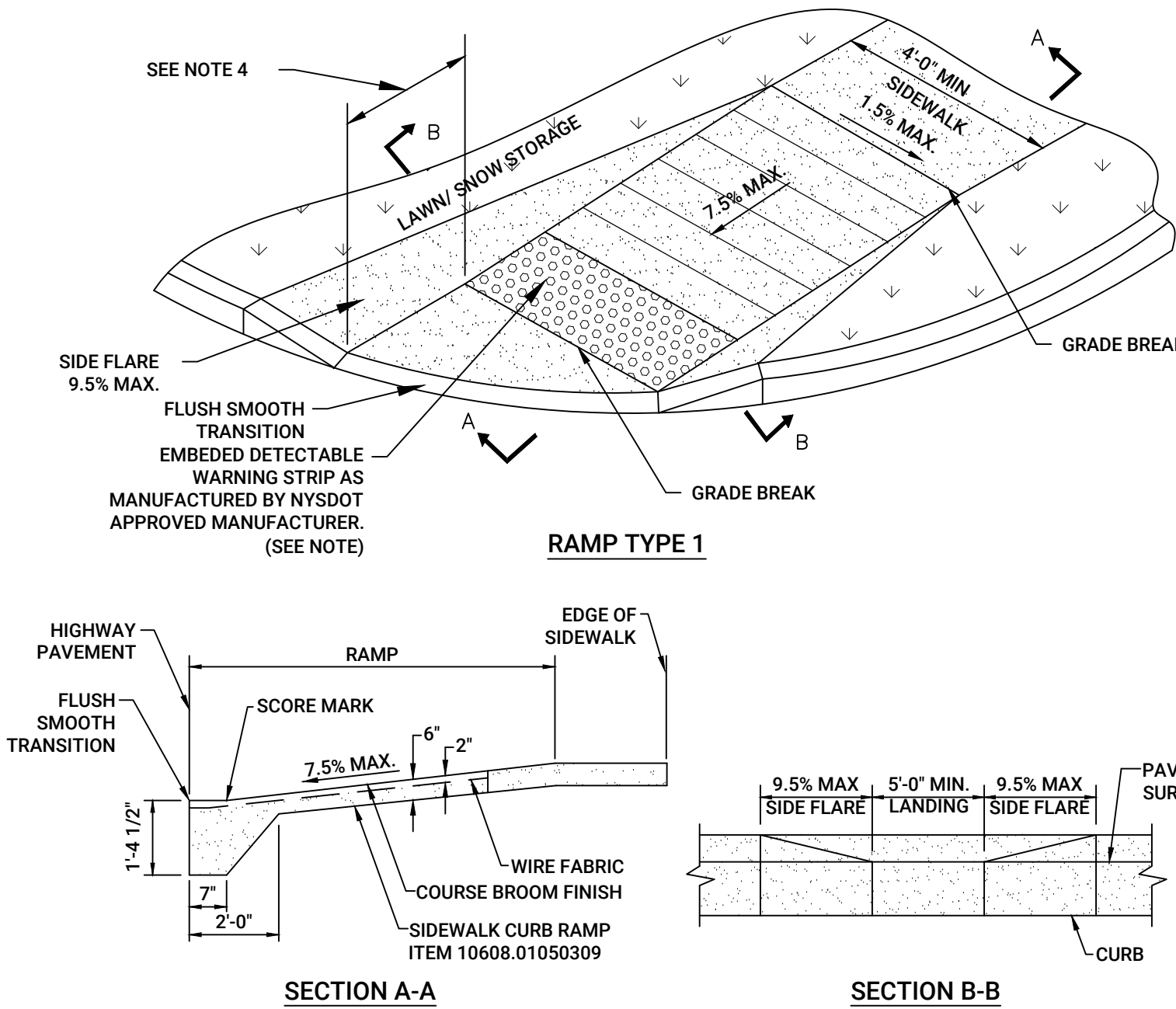
SPECIAL NOTE: PG BINDER AND MIX DESIGN LEVEL REQUIREMENTS OF THIS NOTE APPLY TO ALL SECTION 402 AND SECTION 404 ASPHALT (HMA AND WMA) ITEMS IN THIS CONTRACT.

PG BINDER
USE A PG 64H-22 (HIGH) MEETING THE REQUIREMENTS OF AASHTO M 332. STANDARD SPECIFICATION FOR PERFORMANCE GRADED ASPHALT BINDER USING MULTIPLE STRESS CREEP RECOVERY (MSCR), FOR THE PRODUCTION OF HOT MIX ASPHALT MIXTURES FOR THIS PROJECT. TERMINAL BLEND CRUMB RUBBER MODIFIER MAY BE USED FOR THIS PG BINDER.

- WHEN TERMINAL BLEND CRM PG BINDER IS USED, THE FOLLOWING SHALL APPLY:
- CRUMB RUBBER PARTICLES SHALL BE FINER THAN #30 SIEVE SIZE.
 - THE CRM PG BINDER SHALL BE STORAGE-STABLE AND HOMOGENEOUS.
 - THE DYNAMIC SHEAR RHEOMETER (DSR) SHALL BE SET AT 2-MM GAP.
 - THE CRM PG BINDER SHALL BE 99% FREE OF PARTICLES RETAINED ON THE 600 PM SIEVE AS TESTED IN ACCORDANCE WITH SECTION 5.4 OF M 332.

MIX DESIGN
THE MIXTURE DESIGNS MUST BE DEVELOPED IN ACCORDANCE WITH THE CRITERIA SPECIFIED IN THE HMA ITEMS THAT ARE APPROPRIATE FOR THE MIXTURE DESIGN LEVEL OF 75 GYRATIONS.

NOTE: THE PG BINDER FOR THIS PROJECT MAY BE MODIFIED WITH CRM ADDITIVES TO MEET THE REQUIREMENTS STATED ABOVE. HANDLING OF THE HMA SHALL BE DISCUSSED AT PRE-CONSTRUCTION AND PRE-PAVING MEETINGS.



CURB RAMP DETAIL

- NOTES:**
- THE MINIMUM WIDTH OF A CURB RAMP SHALL BE 4'-0"
 - THE GRADE (RUNNING SLOPE) OF A CURB RAMP SHALL BE A MINIMUM OF 5%. THE GRADE FOR DESIGN AND LAYOUT SHALL BE A MAXIMUM OF 7.5%. THE GRADE FOR ADA ACCESSIBILITY AND WORK ACCEPTANCE SHALL BE A MAXIMUM OF 8.3%.
 - WHERE EXISTING CONDITIONS DO NOT ALLOW THE CONSTRUCTION OF A CURB RAMP WITH A GRADE OF 8.3% OR LESS, THE RAMP SHALL NOT BE REQUIRED TO EXCEED 15'-0" FOR DESIGN AND FIELD LAYOUT. THE RAMP LENGTH SHALL NOT BE REQUIRED TO EXCEED 15'-0" FOR WORK ACCEPTANCE. NO NONSTANDARD FEATURE JUSTIFICATION IS REQUIRED.
 - IF DISTANCE FROM THE GRADE BREAK IS LESS THAN OR EQUAL TO 5'-0", DETECTABLE WARNINGS SHOULD BE PLACED ON THE CURB RAMP ALONG THE BOTTOM GRADE BREAK WITH ONE CORNER 5' TO 9' FROM THE FRONT OF THE CURB OR EDGE OF THE ROADWAY.
 - THE CROSS SLOPE OF THE CURB RAMP SHALL BE AS FLAT AS POSSIBLE AND STILL PROVIDE POSITIVE DRAINAGE. THE CROSS SLOPE OF A CURB RAMP SHALL BE 1.5% MAXIMUM FOR DESIGN AND LAYOUT, AND 2% MAXIMUM FOR WORK ACCEPTANCE. SEE NOTE 6 FOR EXCEPTIONS. WHERE THE EXISTING ROADWAY GRADE EXCEEDS 2%, THE CURB RAMP MAY BE WARPED ACCORDING TO THE DETAIL SHEET 8 OF 9 (NYSDOT 608-01) TO TIE INTO THE DROP CURB.
 - THE CROSS SLOPE OF PEDESTRIAN ACCESS ROUTES SHALL BE 1.5% MAXIMUM FOR DESIGN AND LAYOUT, AND 2% MAXIMUM FOR WORK ACCEPTANCE. THE FOLLOWING EXCEPTIONS ARE ALLOWED:
 - WHERE PEDESTRIAN STREET CROSSINGS ARE PROVIDED AT INTERSECTIONS WITHOUT A YIELD OR STOP CONTROL, OR WHERE THERE IS ANY TRAFFIC SIGNAL WITHOUT A FLASHING RED, THE CROSS SLOPE OF A PEDESTRIAN ACCESS ROUTE CONTAINED WITHIN A STREET CROSSING SHALL BE 4.5% MAXIMUM FOR DESIGN AND LAYOUT, AND 5% MAXIMUM FOR WORK ACCEPTANCE.
 - WHERE MIDBLOCK PEDESTRIAN STREET CROSSINGS ARE PROVIDED, THE CROSS SLOPE OF A PEDESTRIAN ACCESS ROUTE CONTAINED WITHIN A MIDBLOCK STREET CROSSING SHALL BE PERMITTED TO EQUAL THE STREET OR HIGHWAY GRADE.
 - FLARED SIDES SHALL BE INSTALLED WITH A MAXIMUM SLOPE OF 1.5% FOR DESIGN AND LAYOUT, AND 10% MAXIMUM FOR WORK ACCEPTANCE. THE SLOPE OF FLARED SIDES IS MEASURED PARALLEL TO THE CURB LINE.
 - THE BACKSIDE OF A PARALLEL RAMP SHOULD BE GRADED TO A MAXIMUM SLOPE OF 25% TO MATCH EXISTING TERRAIN, UNLESS OTHERWISE SHOWN. WHERE GRADING IS NOT FEASIBLE DUE TO LIMITED ROW OR PHYSICAL CONSTRAINTS, A BACK CURB MAY BE INSTALLED.
 - WHERE A CHANGE IN DIRECTION IS REQUIRED TO UTILIZE A CURB RAMP, A TURNING SPACE SHALL BE PROVIDED AT THE BASE OR THE TOP OF CURB RAMP AS APPLICABLE. TURNING SPACES SHALL BE PERMITTED TO OVERLAP CLEAR SPACES.
 - WHERE THERE ARE NO VERTICAL CONSTRAINTS AT THE BACK OF SIDEWALK, THE DIMENSIONS SHALL BE 4'-0" x 4'-0" MINIMUM. WHERE THE TURNING WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4'-0" x 5'-0" MINIMUM. THE 5'-0" DIMENSION SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
 - TURNING SPACES SHALL NOT BE DESIGNED WITH THE CROSS SLOPE GREATER THAN 1.5% IN ANY DIRECTION.
 - BEYOND THE BOTTOM GRADE BREAK, A CLEAR SPACE 4'-0" x 4'-0" MINIMUM SHALL BE PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN CROSSWALK, AND OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE. THE CLEAR SPACE MAY OVERLAP TURNING SPACES, DETECTABLE WARNING SURFACES, AND DROP CURBS.
 - DETECTABLE WARNING SURFACES SHALL BE PROVIDED AT THE FOLLOWING LOCATION ON PEDESTRIAN ACCESS ROUTES:
 - CURB RAMPS AND BLENDED TRANSITIONS AT PEDESTRIAN STREET CROSSINGS.
 - PEDESTRIAN REFUGE ISLANDS (WHERE LENGTH OF ISLAND IS GREATER THAN OR EQUAL TO 6'-0")
 - PEDESTRIAN AT-GRADE RAIL CROSSINGS NOT LOCATED WITHIN A STREET OR HIGHWAY.
 - DETECTABLE WARNING FIELDS SHALL BE 24" MINIMUM IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE, EXCLUDING ANY FLARED SIDES.
 - THE DETECTABLE WARNING FIELD SHALL MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

NOTE:
REFER TO NYSDOT STANDARD SHEETS 608 FOR FURTHER INFORMATION.

SCDHS # _____
TOWN FILE # _____

No.	REVISION DESCRIPTION	DATE	BY

OWNER:
CALVERTON HAMLET CENTER LLC
1113 NORTH COUNTRY ROAD, BUILDING 2
STONY BROOK, NEW YORK 11790

APPLICANT:
JLOC REAL ESTATE HOLDING LLC
12 ELM LANE
STONY BROOK, 11790

Matthew K. Aylward, P.E.
NY State License No. 093172

DWN. BY: DJG
DATE: MARCH 2024

NYSDOT CONSTRUCTION DETAILS

CALVERTON HAMLET CENTER

SITUATED IN
CALVERTON

TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK

SCMT: DISTRICT 0600, SECTION 097, BLOCK 02, LOT 33

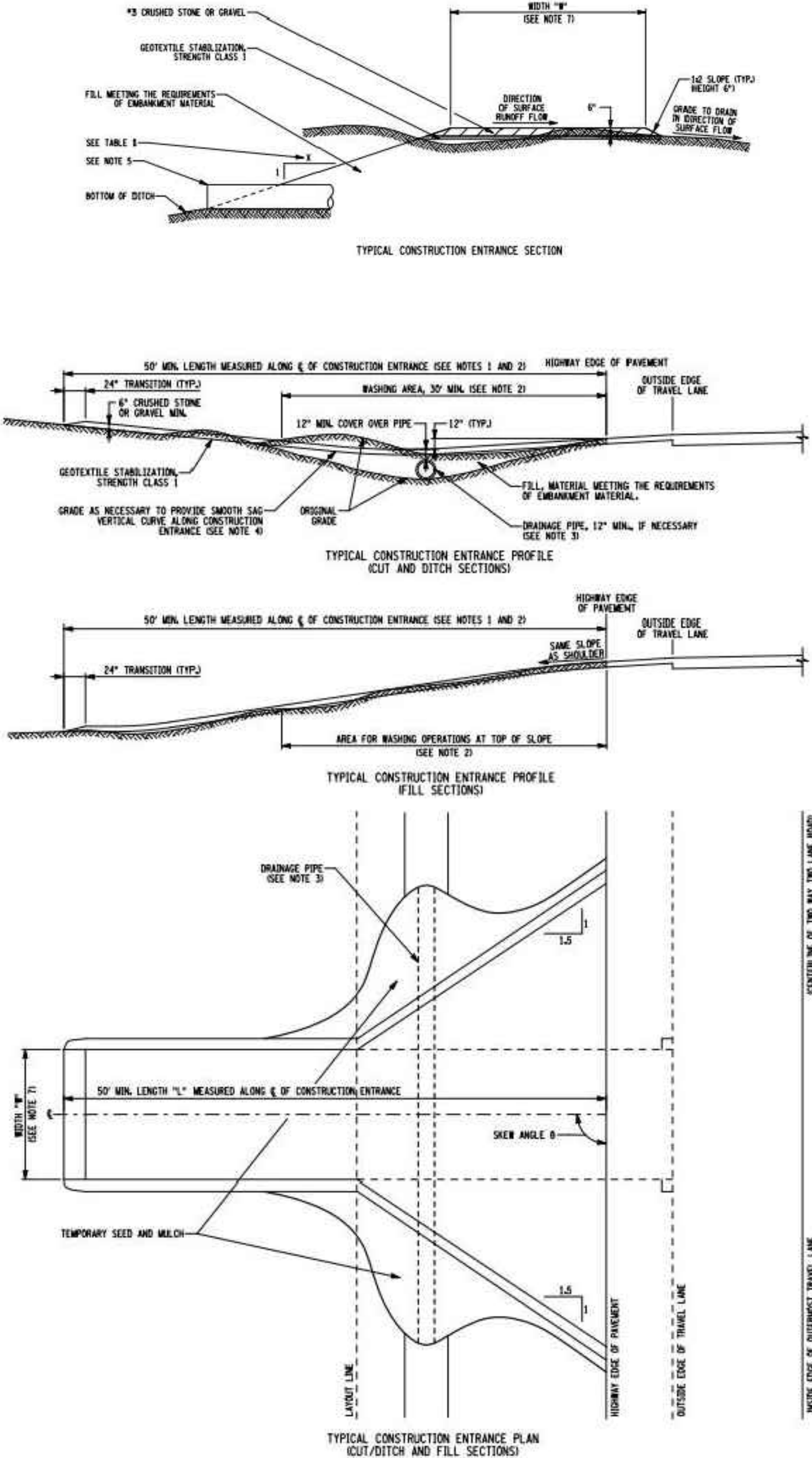
R&M ENGINEERING

Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

SCALE: As Shown
DATE: APRIL 2024
JOB No.: 2023-037

SHEET: **SP-16**

Drawing Name: P:\2023 Projects\2023-03\230303\Site Plan\Kyl\Conversion - Details.dwg Last Modified: Apr 11, 2024 - 2:20pm Plotted on: Apr 12, 2024 - 11:53am by dgraham



STABILIZED CONSTRUCTION ENTRANCE DETAIL

N.T.S.
ITEM No. 209.22

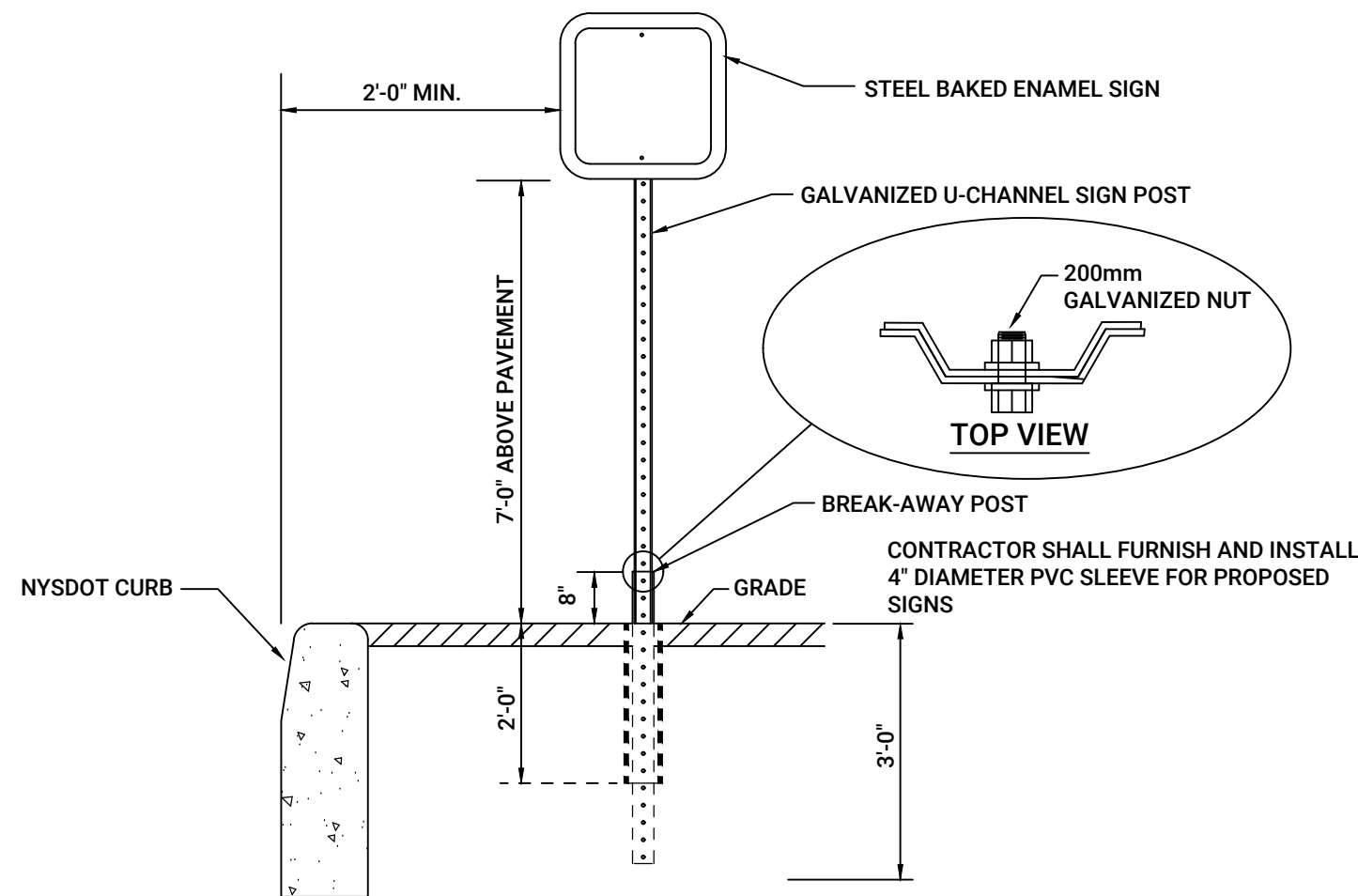
APPLICATION NOTES:

- THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY ON STREETS.

NOTES:

- MODIFICATIONS MAY BE REQUIRED TO MATCH FIELD CONDITIONS.
- A 30' WASH AREA SHALL BE PROVIDED, ADDITIONAL GRADING MAY BE REQUIRED TO PROVIDE WASHING AREAS.
- PROPOSED DRAINAGE PIPES SHALL BE SIZED WITH SUFFICIENT CAPACITY TO CARRY DITCH FLOWS (12" MIN.). ALTERNATIVE WAYS OF TRANSPORTING DITCH DRAINAGE ACROSS CONSTRUCTION ENTRANCES MAY BE PROPOSED BY THE CONTRACTOR FOR APPROVAL BY THE ENGINEER.
- THE CONTRACTOR SHALL GRADE TO PREPARE AND SMOOTH ORIGINAL GROUND FOR PLACEMENT OF 6" OF *3 CRUSHED STONE OR GRAVEL ENTRANCE MATERIAL UP TO THE EDGE OF PAVEMENT.
- DRAINAGE PIPES OVER 20" DIA. THAT ARE NOT BEHIND ROADSIDE BARRIER SHALL INCLUDE SAFETY END SECTIONS OR GRATING TO ENSURE TRAVERSABILITY.
- LAYOUT DRIVEWAY OPENING PER TAPER METHOD OF LAYOUT FOR A MINOR COMMERCIAL DRIVEWAY ON STANDARD SHEET TITLED "DRIVEWAY ENTRANCE LAYOUT".
- DETERMINE DRIVEWAY WIDTH "W" FROM THE MINOR COMMERCIAL DRIVEWAY CLASSIFICATION OF TABLE 1 ON STANDARD SHEET TITLED "DRIVEWAY DESIGN GUIDELINES".
- PERIODIC MAINTENANCE MAY BE REQUIRED AND COST OF THIS MAINTENANCE WILL BE INCLUDED IN THE UNIT PRICE BID.
- REFER TO NYSDOT STANDARD SHEETS 209 FOR FURTHER INFORMATION.

NYSDOT SIGN STICKER

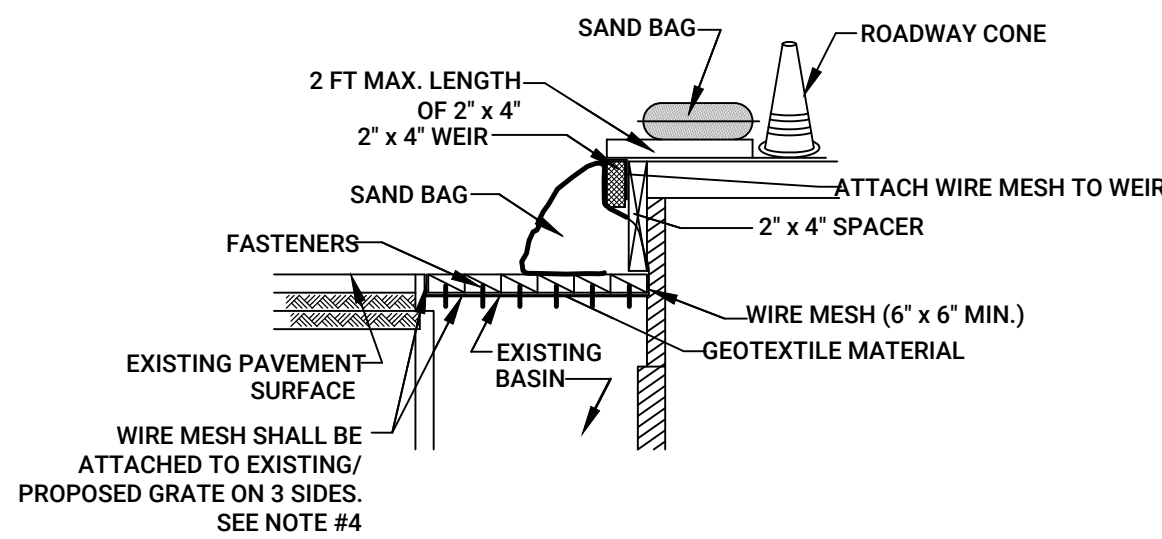
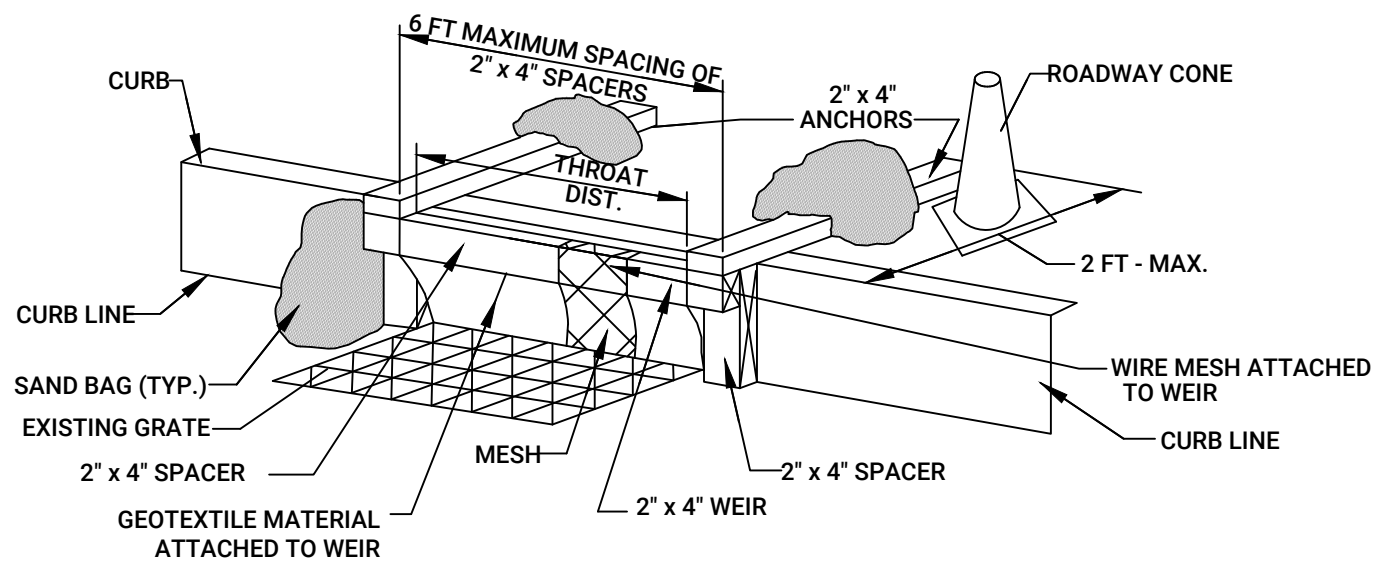


TYPICAL SIGN POST DETAIL (WITH BREAKAWAY POST)

N.T.S.
ITEM No. 645.5101 & 645.81

NOTES:

- SIGN POSTS SHALL BE "MINUTE MAN" BREAKAWAY SYSTEM BY MARION STEEL COMPANY MARION, OHIO OR APPROVED EQUAL.
- ALL SIGN SHALL HAVE A MOUNTING HEIGHT OF 7'-0" AS MEASURED FROM THE BOTTOM OF SIGN TO FINISHED GRADE.
- SIGN BASIS SHALL BE THE NY15-1.
- ALL SIGNS SHALL BE REFLECTORIZED.
- REFER TO NYSDOT STANDARD SHEETS 645-03 & 645-11.
- ALUMINUM 6061 LOCKBOLTS ARE CONSIDERED INTERCHANGEABLE WITH ALUMINUM 2024-T4 BOLTS WITH LOCKWASHERS OR STARWASHERS IN ANODIZED AND CHROMATE SEALED FINISH.
- ALL STEEL POSTS TO BE HOT DIP GALVANIZED AFTER FABRICATION FOR FULL LENGTH AND TOTAL AREA.
- CONTRACTOR SHALL OBTAIN STICKER FOR ALL SIGNS INSTALLED ALONG NYSDOT R.O.W. REFER TO SIGN STICKER DETAIL FOR TYPE.
- ALL EXISTING NYSDOT SIGNS TO BE REPLACED SHALL BE RETURNED TO NYSDOT UPON COMPLETION OF THE PROJECT.



SILT PROTECTION FOR CURB AND GUTTER INLET DRAINAGE STRUCTURES

N.T.S.
ITEM No. 209.11010011

N.Y.S.D.O.T. ITEM NUMBER LEGEND

ITEM No.	DESCRIPTION
201.06	CLEARING AND GRUBBING
203.02	UNCLASSIFIED EXCAVATION AND DISPOSAL
209.1701	DRAINAGE STRUCTURE INLET PROTECTION, SILT FENCE - TEMPORARY
304.101199	SUBBASE COURSE, TYPE 1011-2
404.098101	9.5 FT TOP COURSE WMA, 80 SERIES COMPACTION
404.198901	19 F9 BINDER COURSE WMA, 80 SERIES COMPACTION
404.258901	25 F9 BINDER COURSE WMA, 80 SERIES COMPACTION
407.0102	DILUTED TACK COAT
490.30	MISCELLANEOUS COLD MILLING OF BITUMINOUS CONCRETE
520.09000010	SAW CUTTING ASPHALT & CONCRETE PAVEMENT
520.51000006	SAW CUTTING ASPHALT & CONCRETE CURB
608.01050109	CURB RAMP CONFIGURATION TYPE 1
608.01060415	CONCRETE SIDEWALK - 4\"
608.01100609	CONCRETE SIDEWALK - 6\"
608.01101015	TYPE 3 CONCRETE DRIVEWAY APRON
609.0901	CAST-IN-PLACE CONCRETE CURB, TYPE VF-6
609.06000008	CURB REMOVAL
610.1402	TOPSOIL - ROADSIDE
610.1601	TURF ESTABLISHMENT - ROADSIDE
619.01	MAINTENANCE AND PROTECTION OF TRAFFIC
619.080101	REMOVE PAVEMENT MARKING STRIPE, TRAFFIC PAINT
621.04	CLEANING DRAINAGE STRUCTURES
619.07010001	PLASTIC CONSTRUCTION DRUM
625.06	PERMANENT SURVEY MARKER
633.11	CLEANING EXISTING PAVEMENT AND/OR SHOULDER
633.12	CLEANING, SEALING, AND/OR FILLING CRACKS
633.13	CLEANING, SEALING, AND/OR FILLING JOINTS
635.0103	CLEANING AND PREPARATION OF PAVEMENT SURFACES - LINES
635.0303	CLEANING AND PREPARATION OF PAVEMENT - SYMBOLS
645.81	TYPE "A" SIGN POST
685.2103	WHITE EPOXY REFLECTORIZED PAVEMENT STRIPES
685.2203	YELLOW EPOXY REFLECTORIZED PAVEMENT STRIPES
688.01	WHITE PREFORMED REFLECTORIZED PAVEMENT STRIPES
688.04	WHITE PREFORMED REFLECTORIZED PAVEMENT SYMBOLS
699.040001	MOBILIZATION

WMA = WARM MIX ASPHALT
REFER TO DETAILS FOR ITEM No.

DESIGN ELEMENT TOLERANCES

ELEMENT	DESIGN AND FIELD LAYOUT LIMIT	LIMIT FOR WORK ACCEPTANCE
SIDEWALK CROSS SLOPE	1.5% MAX.	2.0% MAX.
SIDEWALK GRADE	4.5% MAX.	5.0% MAX.
CURB RAMP GRADE (RUNNING SLOPE)	7.5% MAX.	8.3% MAX.
BLENDED TRANSITION GRADE	4.5% MAX.	5.0% MAX.

NOTE:
REFER TO NYSDOT STANDARD SHEETS
608-03 FOR FURTHER INFORMATION.

SCDHS # _____
TOWN FILE # _____

No.	REVISION DESCRIPTION	DATE	BY

OWNER:
CALVERTON HAMLET CENTER LLC
1113 NORTH COUNTRY ROAD, BUILDING 2
STONY BROOK, NEW YORK 11790

APPLICANT:
TJOC REAL ESTATE HOLDING LLC
12 ELM LANE
STONY BROOK, 11790



Matthew K. Aylward, P.E.
NY State License No. 093172

DWN. BY: DJG	CHK'D. BY: MKA	SCALE: As Shown	SHEET: SP-17
DATE: MARCH 2024	DATE: APRIL 2024	JOB No.: 2023-037	

NYSDOT CONSTRUCTION DETAILS

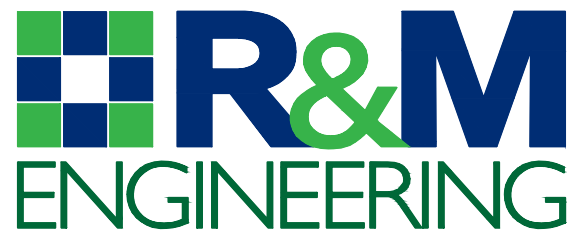
CALVERTON HAMLET CENTER

SITUATED IN

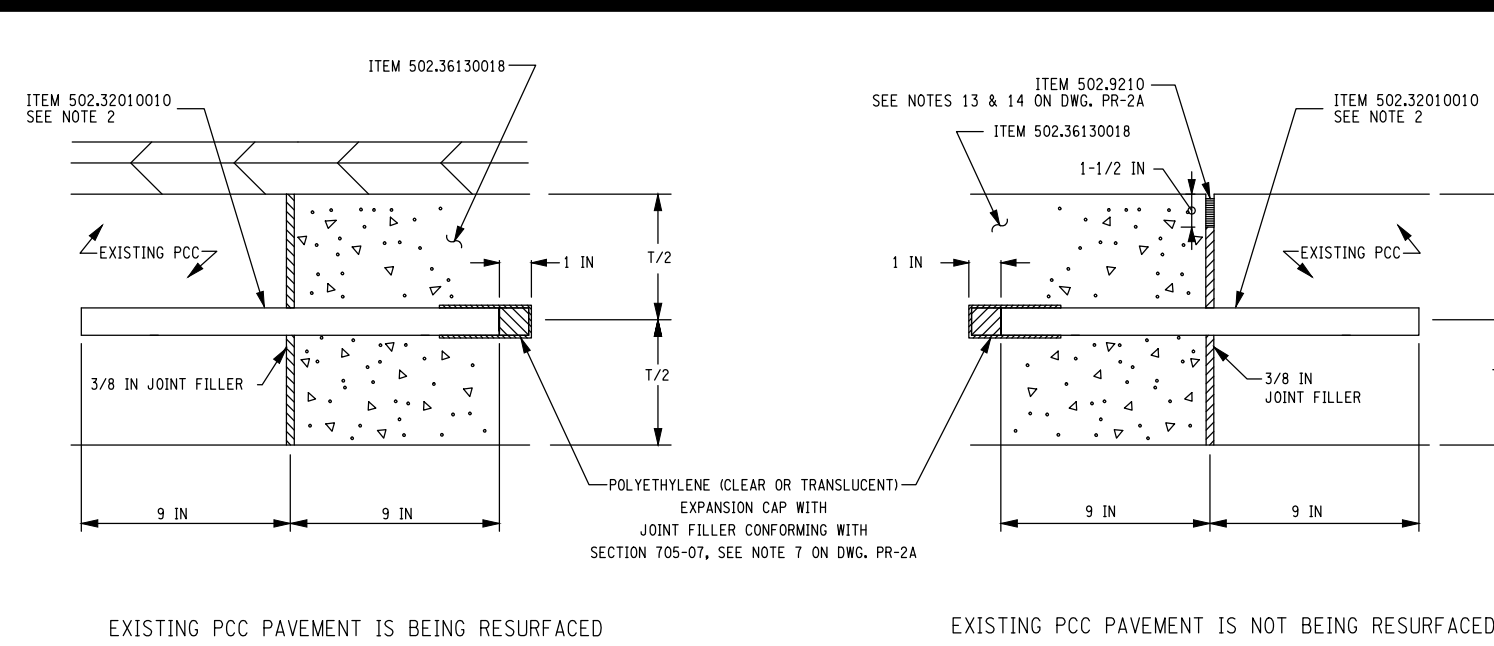
CALVERTON

TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK

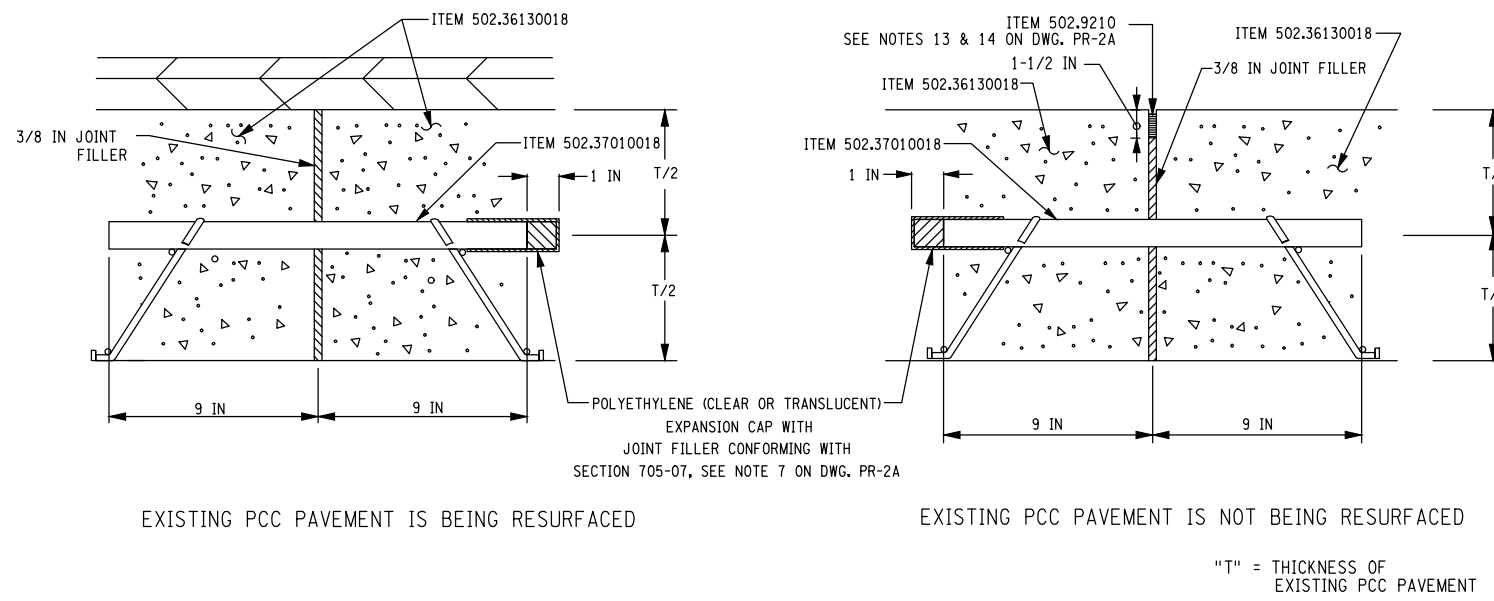
SCTM: DISTRICT 0600, SECTION 097, BLOCK 02, LOT 33



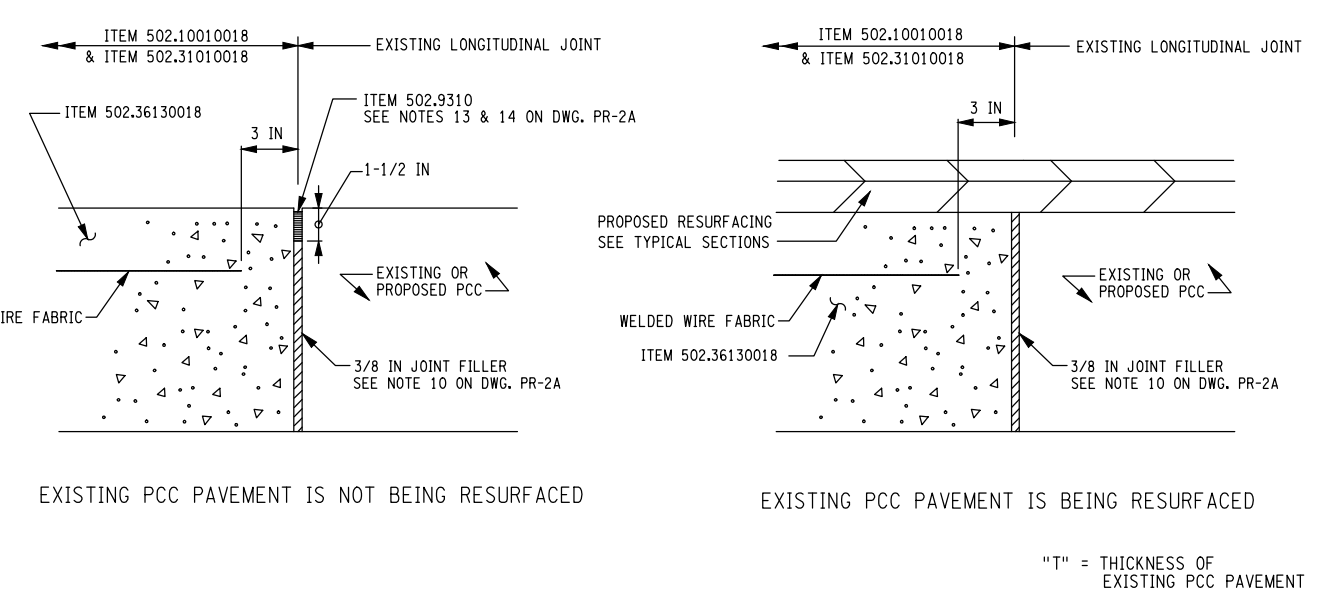
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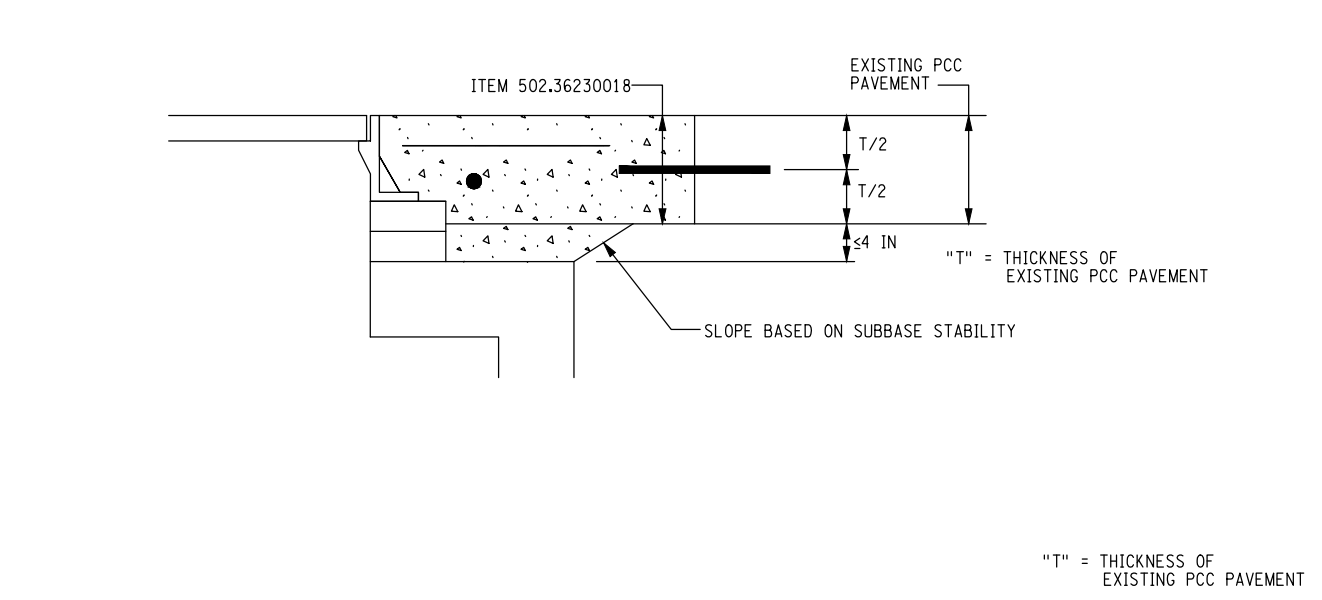
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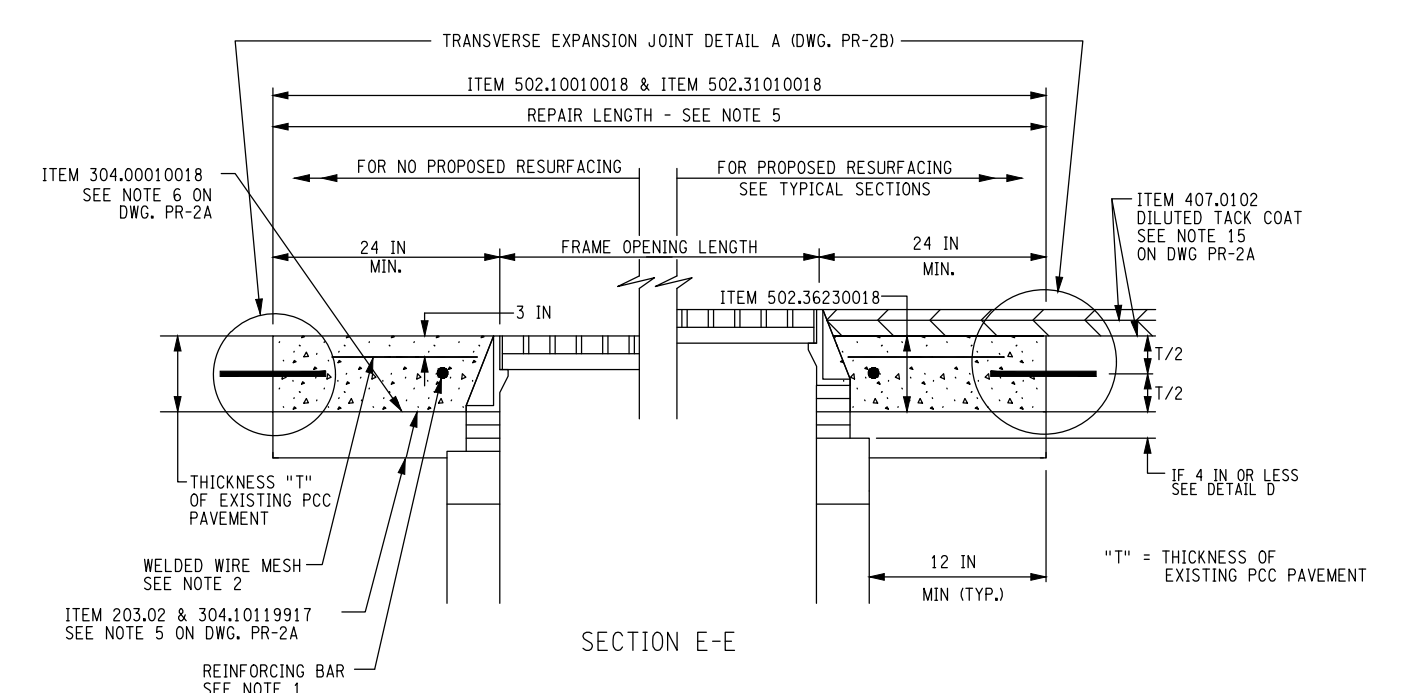
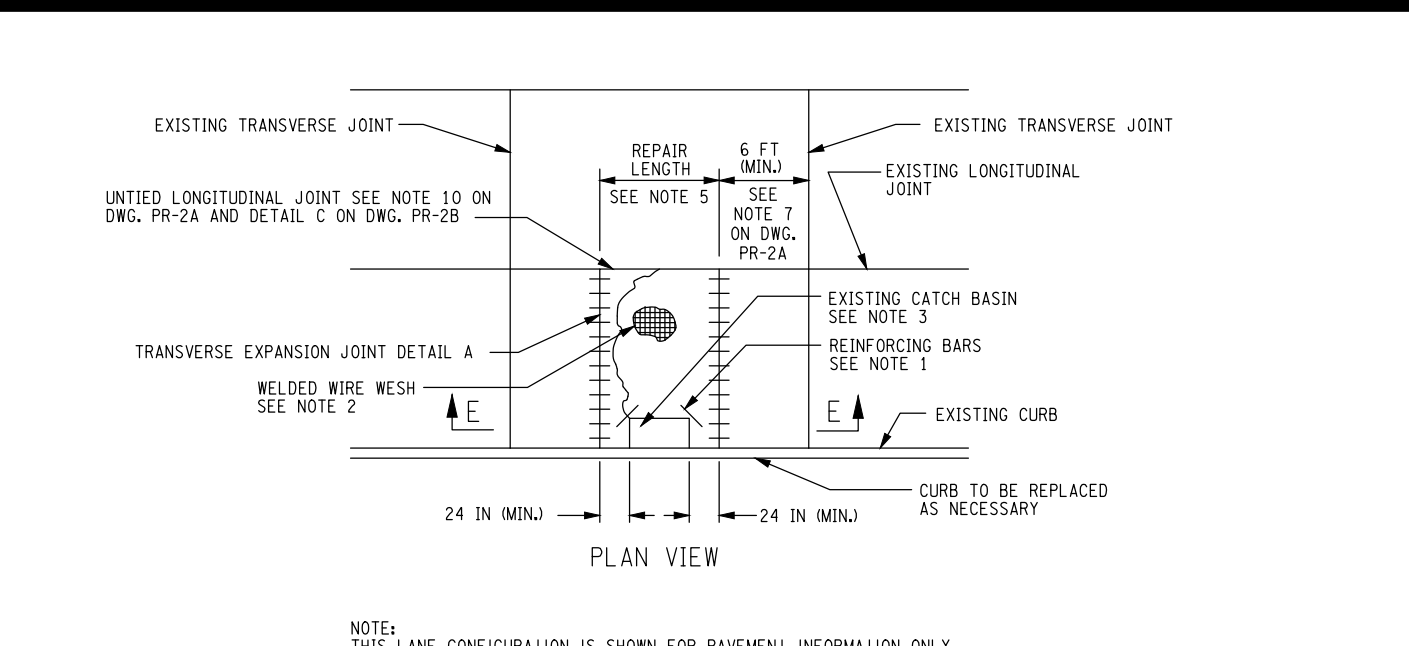
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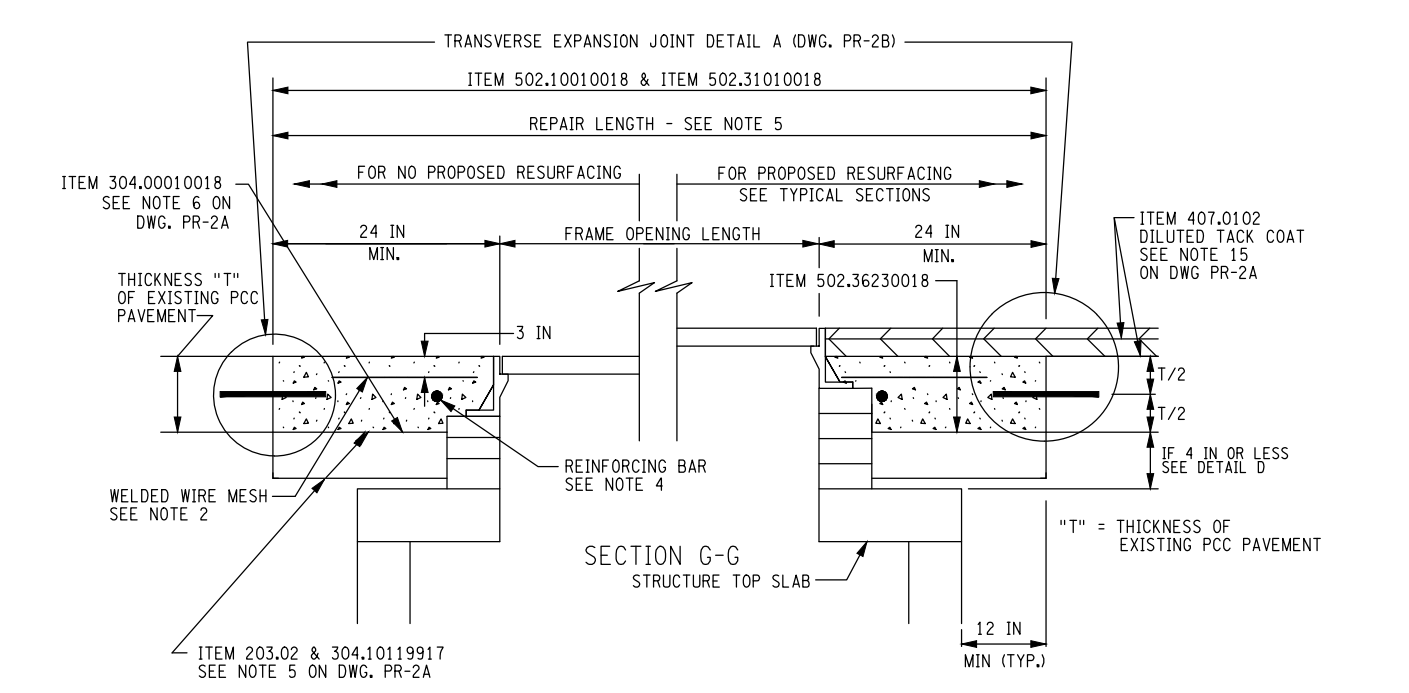
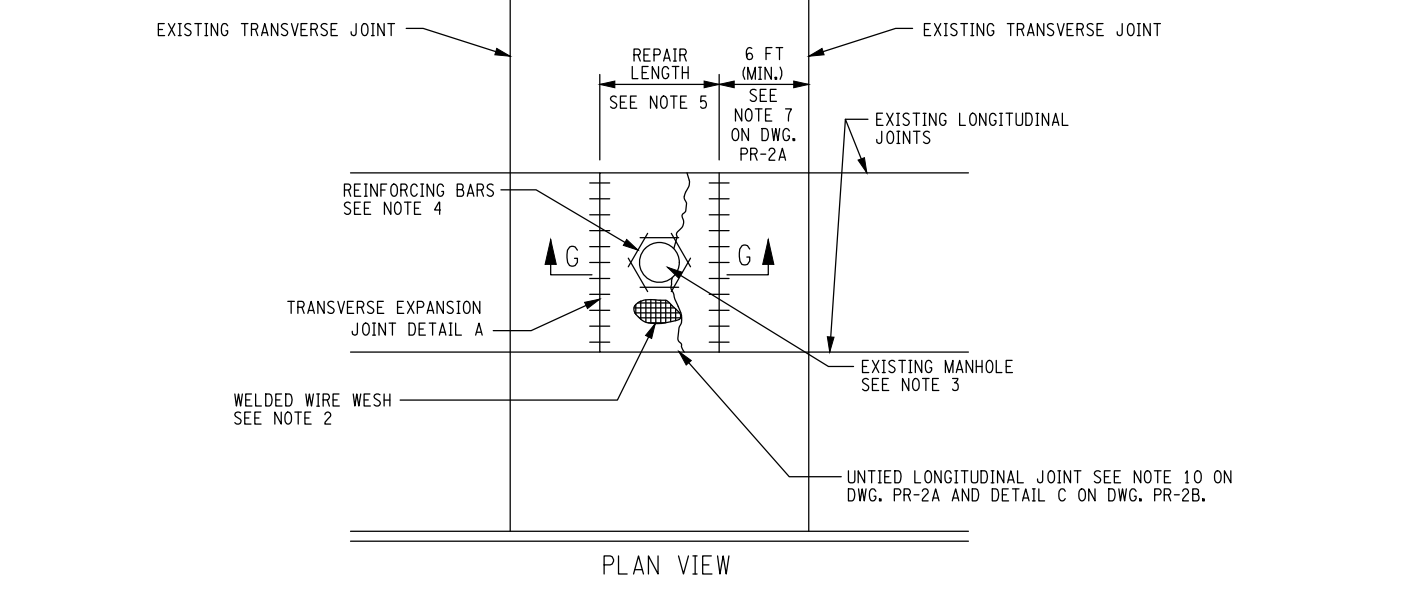
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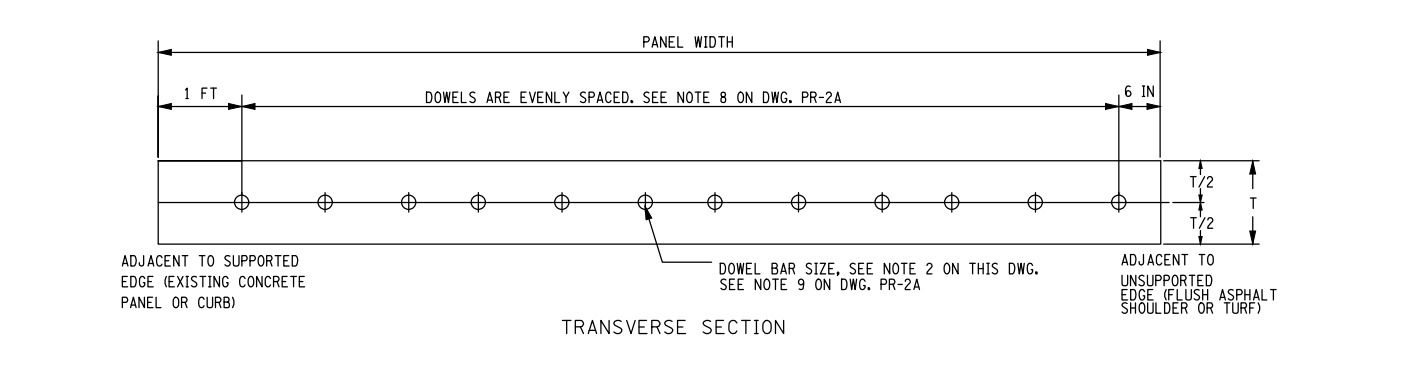
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N.T.S.



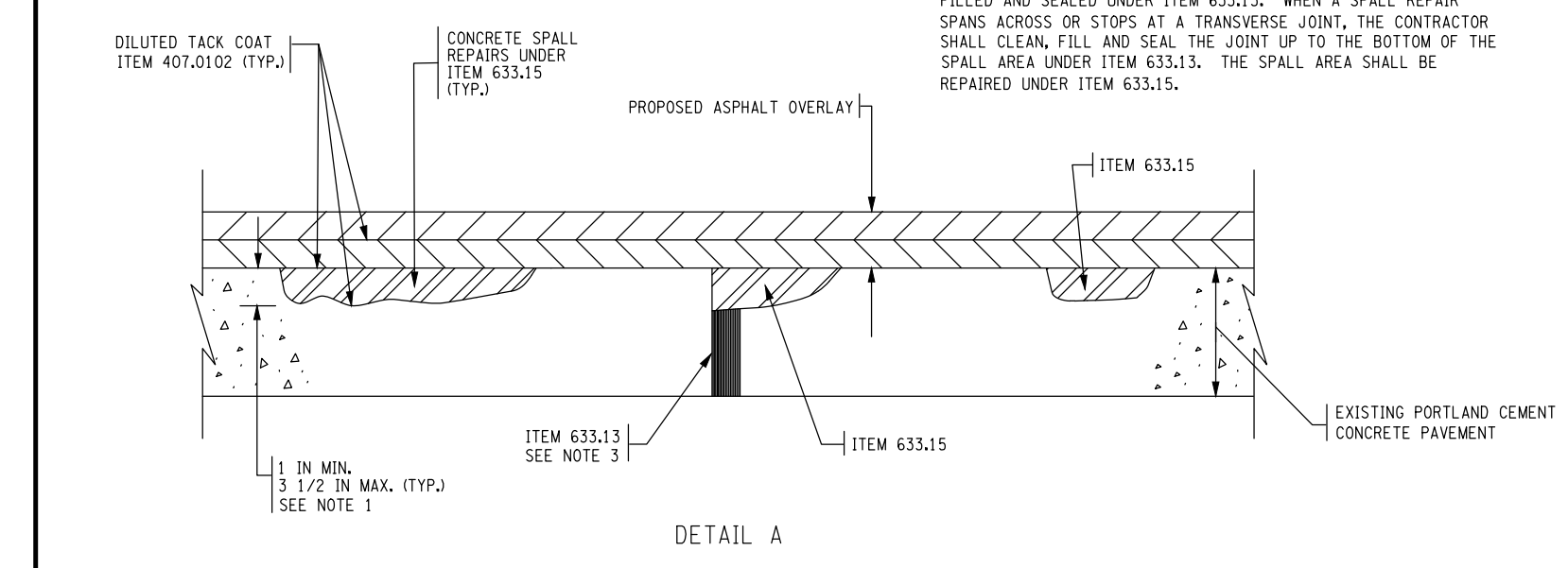
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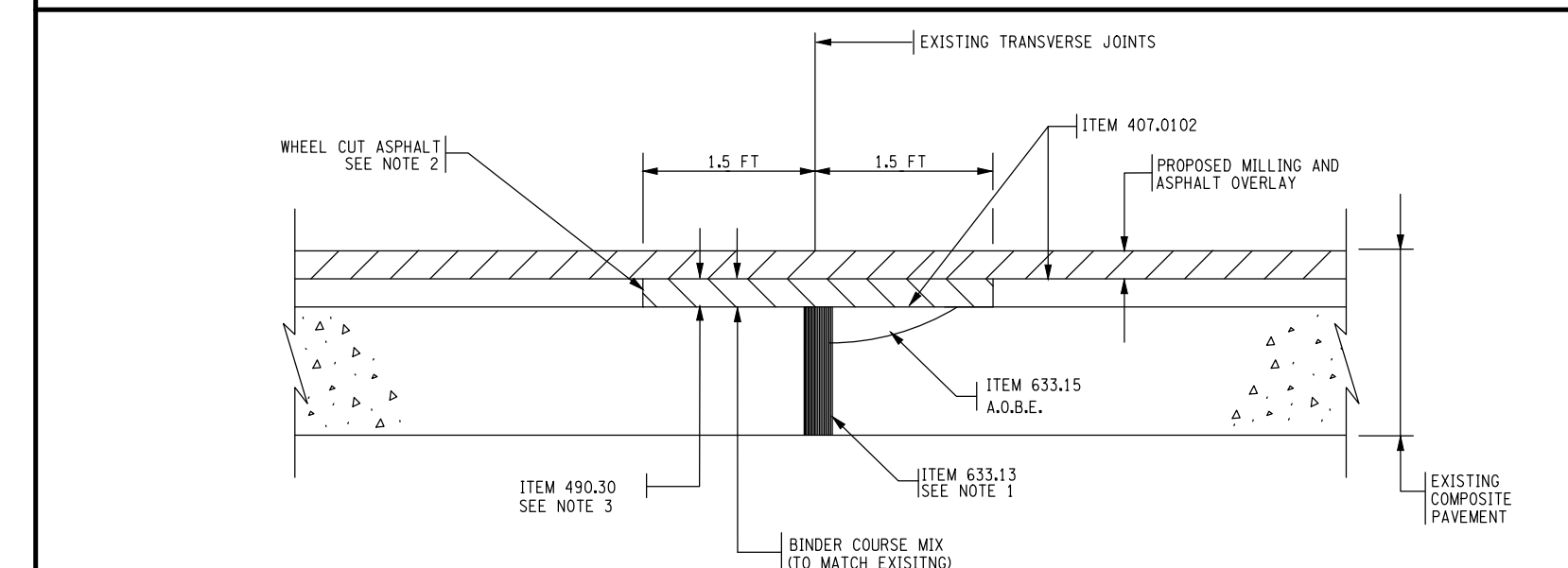
N.T.S

- [illegible]

- NOTES:
- AS ORDERED BY THE ENGINEER, THE CONTRACTOR SHALL REPAIR SPALL AREAS UNDER ITEM 633.15, IF THE AVERAGE DEPTH OF THE SPALL REPAIR IS MORE THAN 3 1/2 INCHES (OR IF THE WIDTH OF THE SPALL REPAIR IS MORE THAN 12 INCHES). IF THE SPALL IS IN THE CURB OR SIDEWALK, THE SPALL REPAIR MAY BE CONVERTED TO A FULL DEPTH REPAIR WITH THE APPROVAL OF THE ENGINEER.
- THE CONTRACTOR IS ALERTED THAT SPALLS REPAIRED UNDER ITEM 633.15 ARE SHOWN IN THE TABULAR LIST. THE GENERAL PLAN MAY BE CONVERTED BY THE ENGINEER TO FULL DEPTH CONCRETE REPAIRS PAID UNDER ITEM 633.16. FULL DEPTH CONCRETE REPAIR ITEM UNDER THE FOLLOWING CIRCUMSTANCES:
- A. HAMMER SOUNDINGS OR OTHER INVESTIGATION AT THE REPAIR AREA PRIOR TO THE START OF THE REPAIR WORK REVEALS THAT THE DEPTH OF 633.15 IS NOT DETERMINE THE LIMITS OF WORK UNDER ITEM 633.15, IF, IN THE OPINION OF THE ENGINEER, THE REPAIRS REQUIRED TO INVESTIGATION INDICATE THAT THE SIZE OF THE REPAIR WOULD BE EXCESSIVE, HE WILL INFORM THE CONTRACTOR IF THE REPAIR IS TO BE MADE UNDER ITEM 633.16. THE CONTRACTOR SHALL BE PAID MADE UNDER THE FULL DEPTH CONCRETE REPAIR ITEM INSTEAD.
- B. IF SURFACE PREPARATION UNDER ITEM 633.15 HAS COMMENCED IN THE OPINION OF THE ENGINEER, THE CONTRACTOR SHALL PROCEED AS BEFORE OR WILL BECOME EXCESSIVE, HE WILL INFORM THE CONTRACTOR TO STOP SURFACE PREPARATION UNDER THE PAVEMENT EXCAVATION AND REPAIR ITEM. THE REPAIR ITEM WILL BE PAID UNDER ITEM 633.16. AT THAT TIME, THE CONTRACTOR WILL MEASURE FOR THE DEPTH OF THE REPAIR UNDER ITEM 633.16. THE CONTRACTOR WILL BE PAID HE WILL ALSO NOTIFY THE CONTRACTOR WHERE TO MAKE SCAFFOLD, PAID UNDER THE ITEM FOR FULL DEPTH PORTLAND CEMENT CONCRETE LIFT-OUT. IF THE CONTRACTOR ELECTS NOT TO PERFORM THE FULL DEPTH REPAIR IMMEDIATELY, THE CONTRACTOR MAY AT HIS OPTION, PLACE PLATE OR FORMWORK OVER THE SPALLS, OR USE A TEMPORARY WOOD PLATFORM FOR PAVEMENT REPAIR AS SHOWN IN THE PLAN. HE MAY, AT HIS OWN EXPENSE PLACE MATERIAL IN THE ROAD. THE REQUIREMENTS FOR THE REPAIRS OF SPALLS AND CRACKS AS SPALLS. THE CONTRACTOR SHALL COMPLETE EACH REPAIR WITHIN 48 HOURS.
- ALL EXISTING TRANSVERSE EXPANSION JOINTS SHALL BE CLEANED, FILLED AND SEALED UNDER ITEM 633.13. WHEN A SPALL REPAIR SPANS ACROSS OR STOPS AT A TRANSVERSE JOINT, THE CONTRACTOR SHALL REPAIR THE JOINT AND THE SPALL. THE SPALL AREA SHALL BE PAID UNDER ITEM 633.15.



N.T.S.



N.T.S.

- G**
1. EXISTING TRANSVERSE EXPANSION JOINTS SHALL BE CLEANED, FILLED AND SEALED UNDER ITEM 633.13.
 2. NO SEPARATE PAYMENT WILL BE MADE FOR WHEEL CUTTING, BUT THE COST SHALL BE INCLUDED IN THE PRICE BID FOR ITEM 490.30.
 3. NO SEPARATE PAYMENT WILL BE MADE FOR CLEANING THE PAVEMENT SURFACE AREA EXPOSED BY ITEM 490.30 PRIOR TO RESURFACING, BUT THE COST SHALL BE INCLUDED IN THE PRICE BID FOR MILLING.

GENERAL NOTE:

IF ANY DAMAGE OCCURS TO THE EXISTING CONCRETE PAVEMENT, THE CONTRACTOR SHALL REPLACE THE ENTIRE CONCRETE PANEL.

REFER TO AND FOLLOW NYSDOT REGION 10 PAVEMENT REPAIR
DETAILS, DRAWING No. PR-2A, PR-2B, PR-2C, PR3 THROUGH PR-10,
LATEST REVISION, FOR FURTHER INFORMATION.

SCDHS # ____-____-_____
TOWN FILE # ____-____-_____-__

No.	REVISION DESCRIPTION
-----	----------------------

CALVERTON HAMLET CENTER LLC
1113 NORTH COUNTRY ROAD, BUILDING 1
STONY BROOK, NEW YORK 11790

APPLICANT:
TJOC REAL ESTATE HOLDING LLC
12 ELM LANE
STONY BROOK 11790

STATE OF NEW YORK
JULIUS E. ROSENTHAL



Matthew K. Aylward, P
NY State License No. 09317

ON	DATE	BY	
ENDING 2	<h1>NYSDOT CONSTRUCTION DETAILS</h1>		

	CALVERTON HAMLET CENTER
--	-------------------------

SITUATED IN
CALVERTON

TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK
SCTM: DISTRICT 0600 , SECTION 097, BLOCK 02, LOT 33



Robinson & Muller
Engineers, P.C.

50 Elm Street
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Office: (631) 271-0576

Fax: (631) 271-0592
www.rmengineering.com

DWN. BY: DJG
DATE: MARCH 2024

CHK'D. BY: MKA
DATE: APRIL 2024

SCALE: As Shown
JOB No.: 2023-037

SHEET: **SP-18**

ITEM No.	DESCRIPTION
203.02	UNCLASSIFIED EXCAVATION AND DISPOSAL
304.00010018	FINE GRADING OF EXISTING SUBBASE
304.10119917	SUBBASE COURSE, TYPE 1011-2
402.000014	PLANT PRODUCTION QUALITY ADJUSTMENT TO HMA ITEMS
402.098101	9.5 FT TOP COURSE WMA, 80 SERIES COMPACTION
402.189901	19 F9 BINDER COURSE WMA, 80 SERIES COMPACTION
402.25020018	SAWING AND SEALING JOINTS IN NEW HOT MIX ASPHALT OVERLAYS USING HOT APPLIED SEALANT
407.0102	DILTED TACK COAT
502.10010018	PORTLAND CEMENT CONCRETE REPAIR EVALUATION AND MARK OUT
502.31010018	FULL DEPTH PORTLAND CEMENT CONCRETE LIFT
502.32010010	DRILL AND ANCHOR DOWELS FOR CALCIUM CHLORIDE ACCELERATED FULL DEPTH PCC PAVEMENT REPAIRS
502.36120018	PORTLAND CEMENT CONCRETE (PCC) PLACEMENT FOR FULL DEPTH PAVEMENT REPAIRS
502.37010018	TRANSVERSE JOINTS
502.90010018	CLEAN & FILL CRACKS & JOINTS IN PORTLAND CEMENT CONCRETE (PCC) PAVEMENT, ASTM D 6940 TYPE IV
520.09000010	SAWCUTTING ASPHALT CONCRETE
604.07200010	SETTING NEW DRAINAGE FRAMES ON EXISTING DRAINAGE STRUCTURES
604.07210010	RESETTING EXISTING DRAINAGE FRAMES ON EXISTING DRAINAGE STRUCTURES
633.13	CLEANING, SEALING AND/OR FILLING JOINTS
633.15	CLEANING AND PATCHING DETERIORATED CRACKS IN BITUMINOUS PAVEMENT

Drawing Name: P:\2023 Projects\2023-037\RM\Site Plan\Key Conversion - Site Plan.dwg Last Modified: Apr 11, 2024 - 2:03pm Plotted on: Apr 12, 2024 - 11:53am by dgramm

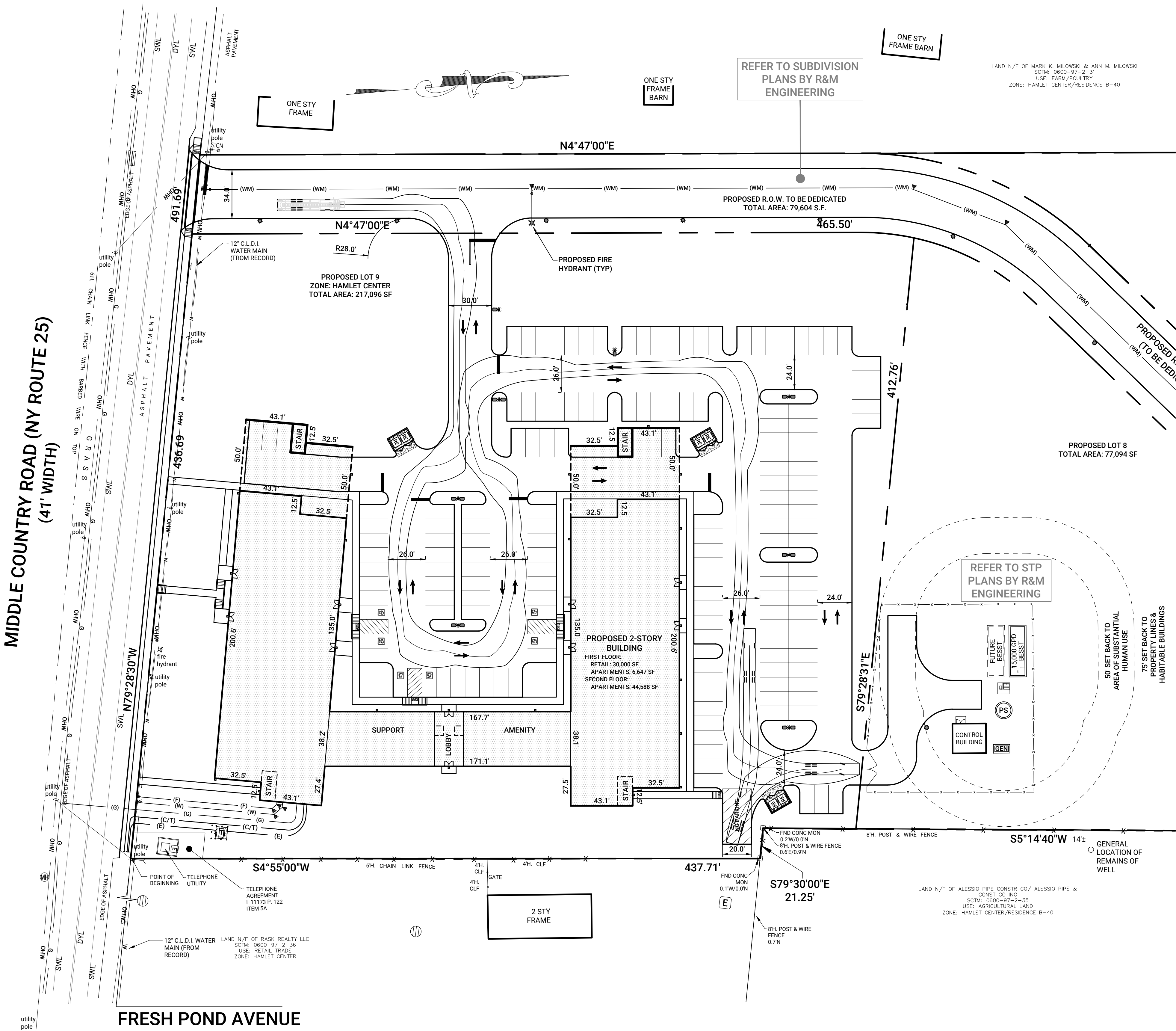


CAUTION-NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS 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. 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. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THIS PLAN IS BASED UPON A SURVEY PREPARED RLT ENGINEERING, GEOLOGY, AND LAND SURVEYING, P.C. DATED FEBRUARY 27, 2024.

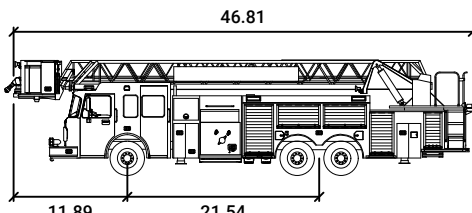
MIDDLE COUNTRY ROAD (NY ROUTE 25)
(41' WIDTH)



SITE DATA

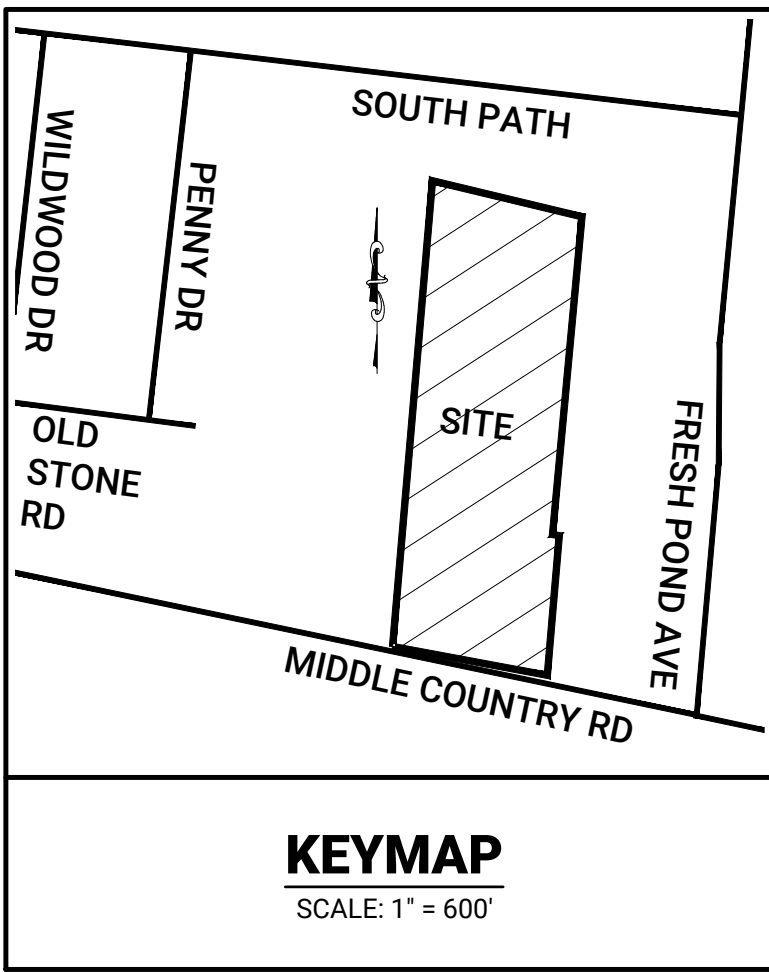
SCTM:
TOTAL LOT AREA:
COMMERCIAL SITE AREA:
EXISTING ZONE:
EXISTING USE:
PROPOSED USE:
POST OFFICE:
SCHOOL DISTRICT:
WATER DISTRICT:
FIRE DISTRICT:
DUTY:
BUILDING TYPE OF CONSTRUCTION:
BUILDING OCCUPANCY:
BUILDING AREA:

DIST. 0600, SECT. 097, BLK. 02, LOT 33
691,464 SF (15.87 AC)
217,096 SF (4.98 AC)
474,368 SF (10.89 AC)
VACANT
COMMERCIAL/RESIDENTIAL
CALVERTON, 11933
RIVERHEAD CSD
RIVERHEAD WATER DISTRICT
WADING RIVER FD
NAVD 1988
TYPE IIB
GROUP B (1SR FLR) | GROUP R-2 (2ND FLR)
1ST FLR: 36,647 SF | 2ND FLR: 44,588 SF



MFPD 100' Aerial Platform Pierce Arrow XT

Width	feet
Track	8.00
Lock to Lock Time	8.00
Steering Angle	45.0



FIRE MARSHAL PLAN

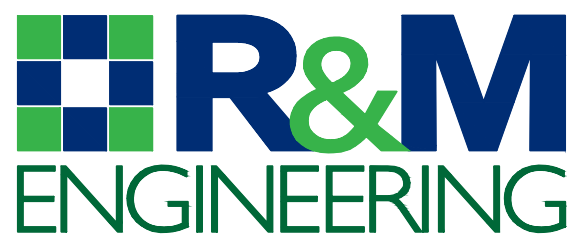
CALVERTON HAMLET CENTER

SITUATED IN
CALVERTON
TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 0600, SECTION 097, BLOCK 02, LOT 33



Matthew K. Aylward, P.E.
NY State License No. 093172

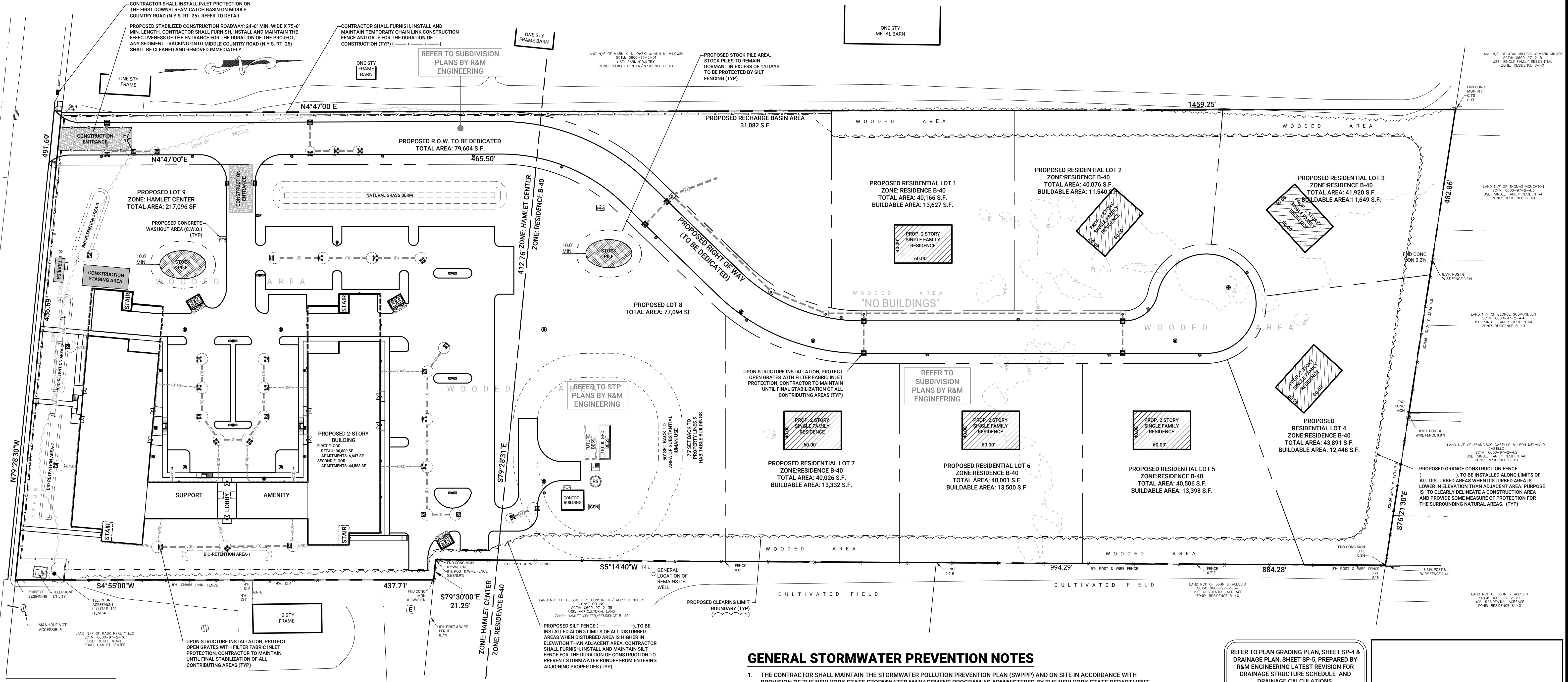


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DWN. BY:	DJG	CHKD. BY:	MKA	SCALE:	1"=40'	SHEET:
DATE:	MARCH 2024	DATE:	APRIL 2024	JOB No.:	2023-037	FM-1

Drawing Name: P:\2023 Projects\2023-03\230301\8&M\Site Plan\K&M Site Plan.dwg Conversion - Site Plan.dwg Last Modified: Apr 11, 2024 - 2:03pm Plotted on: Apr 12, 2024 - 11:53am by dgraham

MIDDLE COUNTRY ROAD (NY ROUTE 25)
(41' WIDTH)



SWPPP LEGEND

- FILTER FABRIC DROP INLET CONTROL (TO BE INSTALLED ON ALL ON-SITE OPEN INLETS)
- TEMPORARY 6' CHAIN LINK CONSTRUCTION FENCE
- SILT FENCE PROTECTION BARRIER
- CONSTRUCTION ENTRANCE
- CONSTRUCTION STAGING AREA
- STOCK PILE WITH SILT FENCE PROTECTION
- CONCRETE WASHOUT (C.W.O.) AREA
- DANDY BAG INLET PROTECTION (OFF-SITE)

NOTES:

- CONTRACTOR SHALL FURNISH AND INSTALL SILT FENCE ALONG ALL EDGES OF DISTURBED AREAS.
- ALL SOIL STOCKPILES OVER 24" IN HEIGHT SHALL BE MAINTAINED IN AN ENCLOSED STAGING AREA.

CAUTION-NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS 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. 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. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THIS PLAN IS BASED UPON A SURVEY PREPARED RLT ENGINEERING, GEOLOGY, AND LAND SURVEYING, P.C. DATED FEBRUARY 27, 2024.



INSPECTION CHECKLIST

STORMWATER MANAGEMENT SYSTEMS (SMS) LISTED BELOW SHALL BE INSPECTED EVERY SEVEN (7) DAYS:

- CONSTRUCTION ENTRANCE/EXIT
- PERIMETER SILT FENCE
- INLET PROTECTION
- SLOPE PROTECTION (STOCKPILES)
- STORM WATER RETENTION SYSTEM (LEACHING POOLS)
- DISCHARGES OF SEDIMENTS OR OTHER POLLUTANTS FROM SITE
- MATERIAL STORAGE AREAS
- WASTE STORAGE AREAS

STORMWATER CERTIFICATION

I CERTIFY THAT I HAVE READ OR HAVE BEEN ADVISED OF THE PERMIT CONDITIONS AND BELIEVE THAT I UNDERSTAND THEM. I AM AWARE OF THE REQUIREMENTS OF THE SPDES GENERAL PERMIT NO. GP-0-20-001 FOR STORM WATER RUNOFF FROM CONSTRUCTION ACTIVITY AND WILL COMPLY WITH THE PREPARATION OF A NOI, SEDIMENT AND EROSION CONTROL PLAN AND STORM WATER POLLUTION PREVENTION PLAN.

MATTHEW K. AYLWARD, P.E.

GENERAL STORMWATER PREVENTION NOTES

- THE CONTRACTOR SHALL MAINTAIN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND ON SITE IN ACCORDANCE WITH PROVISION OF THE NEW YORK STATE STORMWATER MANAGEMENT PROGRAM AS ADMINISTERED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- THE CONTRACTOR SHALL REVIEW SITE CONDITIONS WEEKLY THROUGHOUT DURATION OF PROJECT AND SHALL MONITOR, MODIFY & UPDATE EROSION PROTECTION MEASURES, AND/OR PROVIDE ADDITIONAL MEASURES AS NECESSARY.
- ALL REQUIRED MODIFICATIONS TO THE SWPPP MUST BE COMPLETED WITHIN SEVEN (7) DAYS OF NOTIFICATION.
- CONTRACTOR SHALL KEEP DISTURBED AREAS TO A MINIMUM REQUIRED TO ADEQUATELY PERFORM THE WORK. AT ALL TIMES THE CONTRACTOR SHALL MAINTAIN THE SITE IN SUCH A MANNER THAT MINIMIZES EROSION OF THE SITE. PLACE EROSION CONTROL SYSTEMS IN ACCORDANCE WITH SOUND JUDGMENT AND GOOD CONSTRUCTION PRACTICE OR AS ORDERED BY THE TOWN, DEC OR ENGINEER.
- THE OWNER AND/OR ENGINEER HAS THE AUTHORITY TO LIMIT THE SURFACE AREA OF ERODABLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, BORROW AND EMBANKMENT OPERATIONS AND TO DIRECT THE CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY POLLUTION CONTROL MEASURES. THE CONTRACTOR WILL BE REQUIRED TO INCORPORATE ALL PERMANENT EROSION CONTROL FEATURES INTO THE PROJECT AT THE EARLIEST PRACTICAL TIME TO MINIMIZE THE NEED FOR TEMPORARY CONTROLS. CUT SLOPES SHALL BE PERMANENTLY SEEDED AND MULCHED AS THE EXCAVATION PROCEEDS TO THE EXTENT CONSIDERED DESIRABLE AND PRACTICAL.
- THE TEMPORARY EROSION CONTROL SYSTEMS INSTALLED BY THE CONTRACTOR SHALL BE MAINTAINED AS DIRECTED BY THE OWNER AND/OR ENGINEER TO CONTROL SILTATION AT ALL TIMES DURING THE LIFE OF THE CONTRACT. THE CONTRACTOR MUST RESPOND TO ANY MAINTENANCE OR ADDITIONAL WORK ORDERED BY THE OWNER WITHIN A 48-HOUR PERIOD.
- SLOPES THAT ERODE EASILY OR WILL NOT BE DISTURBED FOR MORE THAN 14 DAYS SHALL BE TEMPORARY SEEDED AS THE WORK PROGRESSES WITH A WHEAT, RYE, OATS APPLICATION, OR AS OTHERWISE ORDERED BY ENGINEER.
- ALL PERIMETER EROSION CONTROL BARRIERS REQUIRED UNDER THE PROJECT SWPPP SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
- THE BARRIERS SHALL BE SILT FENCE, STRAW BALES, OR BIO BAGS PLACED AS SHOWN ON THE DRAWINGS AND DETAILS.
- BARRIERS SHALL BE MAINTAINED IN GOOD WORKING CONDITION AND REPLACED WHEN DAMAGED.
- FILTER FABRIC INLET PROTECTION SHALL BE PLACED AT ALL CATCH BASINS AND DRAINAGE INLETS WHERE SITE DRAINAGE IS DIRECTED.
- CONSTRUCTION AND WASTE MATERIALS SHALL BE STORED IN 5 CUBIC YARD MINIMUM CONTAINERS TO BE CARTED OFF-SITE BY LICENSED WASTE HAULER.
- DOUBLE CONTAINMENT TANKS SHALL BE UTILIZED BY THE CONTRACTOR WHEN STORING POTENTIAL POLLUTANTS ON-SITE TO MINIMIZE EXPOSURE OF THESE MATERIALS TO STORM WATER.
- PERMANENT LANDSCAPING IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN SHALL BE INSTALLED AND MAINTAINED AS SOON AS PRACTICABLE AS A PERMANENT STRUCTURAL AND VEGETATIVE MEASURE FOR SOIL STABILIZATION, RUNOFF CONTROL AND SEDIMENT CONTROL. THE CONTRACTOR SHOULD GUARANTEE SURVIVAL OF PLANTED VEGETATION FOR AT LEAST ONE YEAR.
- THE CONTRACTOR WILL BE PROVIDED WITH A COPY OF THE REPORT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE REPORT MUST BE AVAILABLE ON SITE AND UPDATED IN ACCORDANCE WITH REVISIONS WITHIN.

MAINTENANCE DURING CONSTRUCTION

- THE APPLICANT OR DEVELOPER OF THE LAND DEVELOPMENT ACTIVITY SHALL AT ALL TIMES PROPERLY OPERATE AND MAINTAIN ALL FACILITIES AND SYSTEMS OF TREATMENT AND CONTROL (AND RELATED APPURTENANCES) WHICH ARE INSTALLED OR USED BY THE APPLICANT OR DEVELOPER TO ACHIEVE COMPLIANCE WITH THE CONDITIONS OF THIS ARTICLE. SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPS OR SEDIMENT PONDS WHENEVER THEIR DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- THE APPLICANT OR APPLICANT'S REPRESENTATIVE SHALL BE ON SITE AT ALL TIMES WHEN CONSTRUCTION OR GRADING ACTIVITY TAKES PLANS AND SHALL INSPECT AND DOCUMENT THE EFFECTIVENESS OF ALL EROSION AND SEDIMENT CONTROL PRACTICES. INSPECTION REPORTS SHALL BE COMPLETED EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF ANY STORM EVENT PRODUCING 0.5 INCH OF PRECIPITATION OR MORE. THE REPORTS SHALL BE DELIVERED TO THE STORMWATER MANAGEMENT OFFICER AND ALSO COPIED TO THE SITE LOG BOOK.



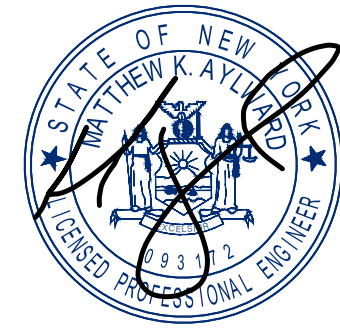
REFER TO PLAN GRADING PLAN, SHEET SP-4 & DRAINAGE PLAN, SHEET SP-5, PREPARED BY R&M ENGINEERING LATEST REVISION FOR DRAINAGE STRUCTURE SCHEDULE AND DRAINAGE CALCULATIONS.

SCDHS # _____
TOWN FILE # _____

No.	REVISION DESCRIPTION	DATE	BY

OWNER:
CALVERTON HAMLET CENTER LLC
1112 NORTH COUNTRY ROAD, BUILDING 2
STONY BROOK, NEW YORK 11790

APPLICANT:
JLOC REAL ESTATE HOLDING LLC
12 ELM LANE
STONY BROOK, 11790



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DWN. BY: DJG
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CHKD. BY: MKA
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SCALE: 1"=40'
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SHEET: SWP-1.1

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

CALVERTON HAMLET CENTER

SITUATED IN

CALVERTON

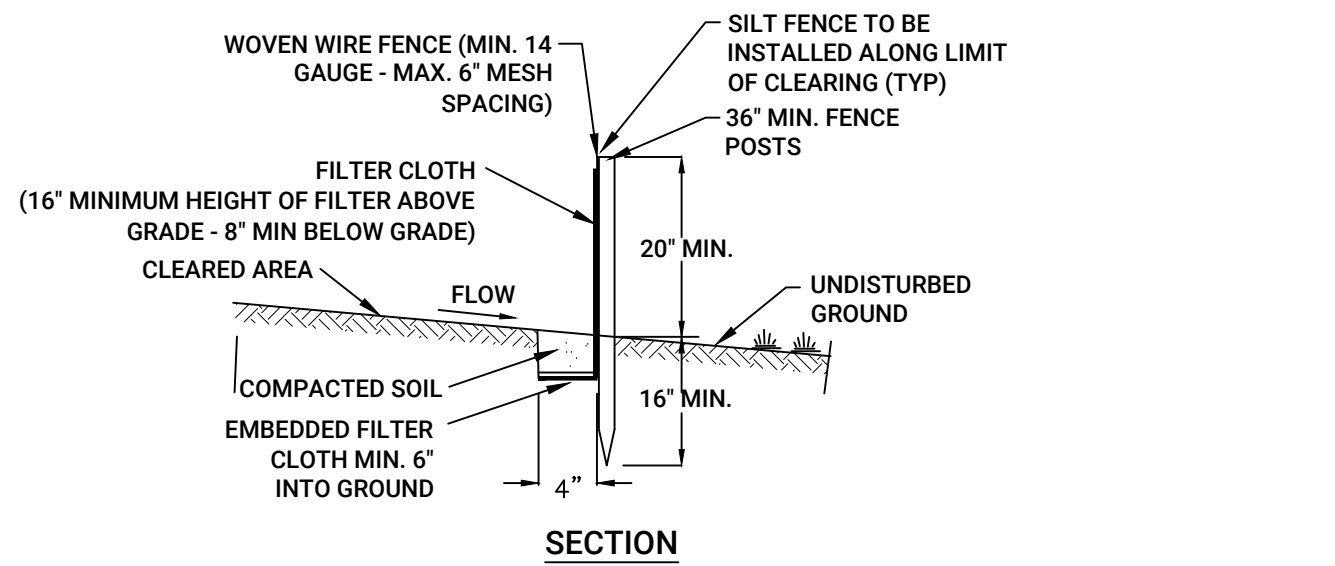
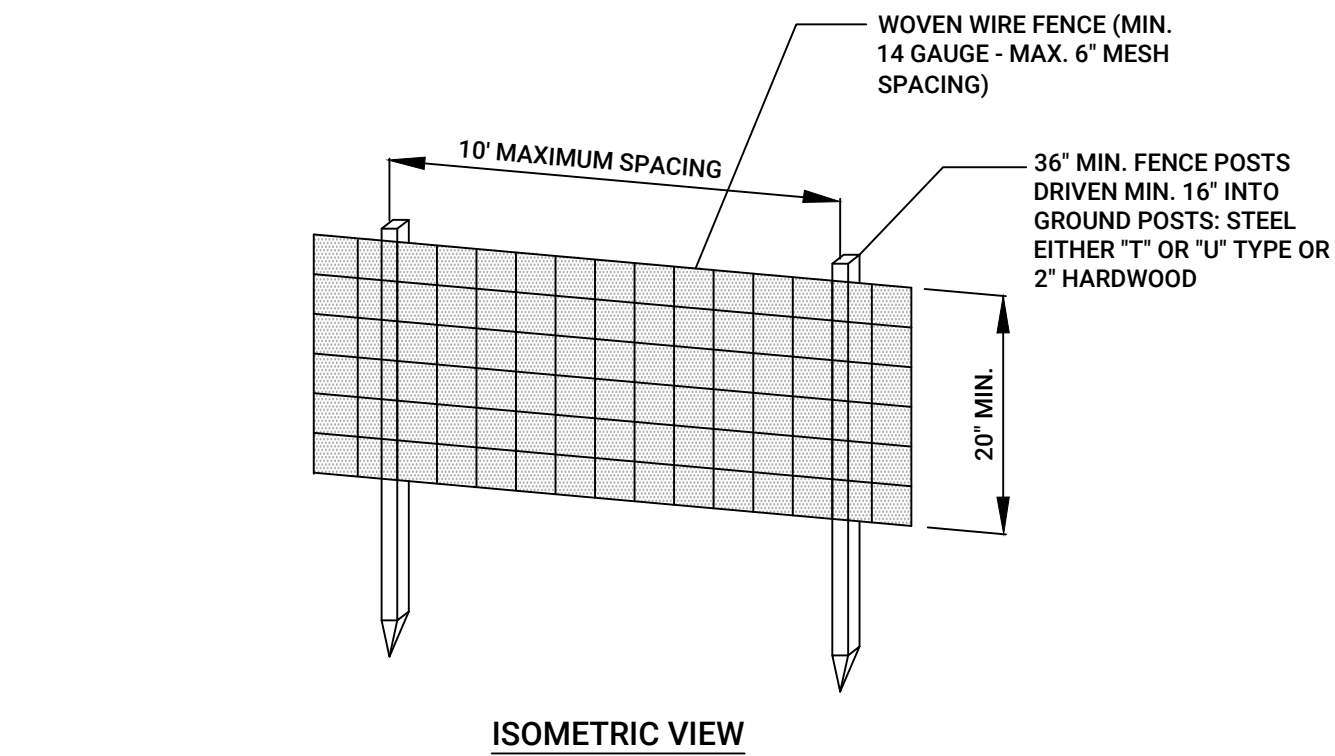
TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK

SCDM: DISTRICT 0600, SECTION 097, BLOCK 02, LOT 33



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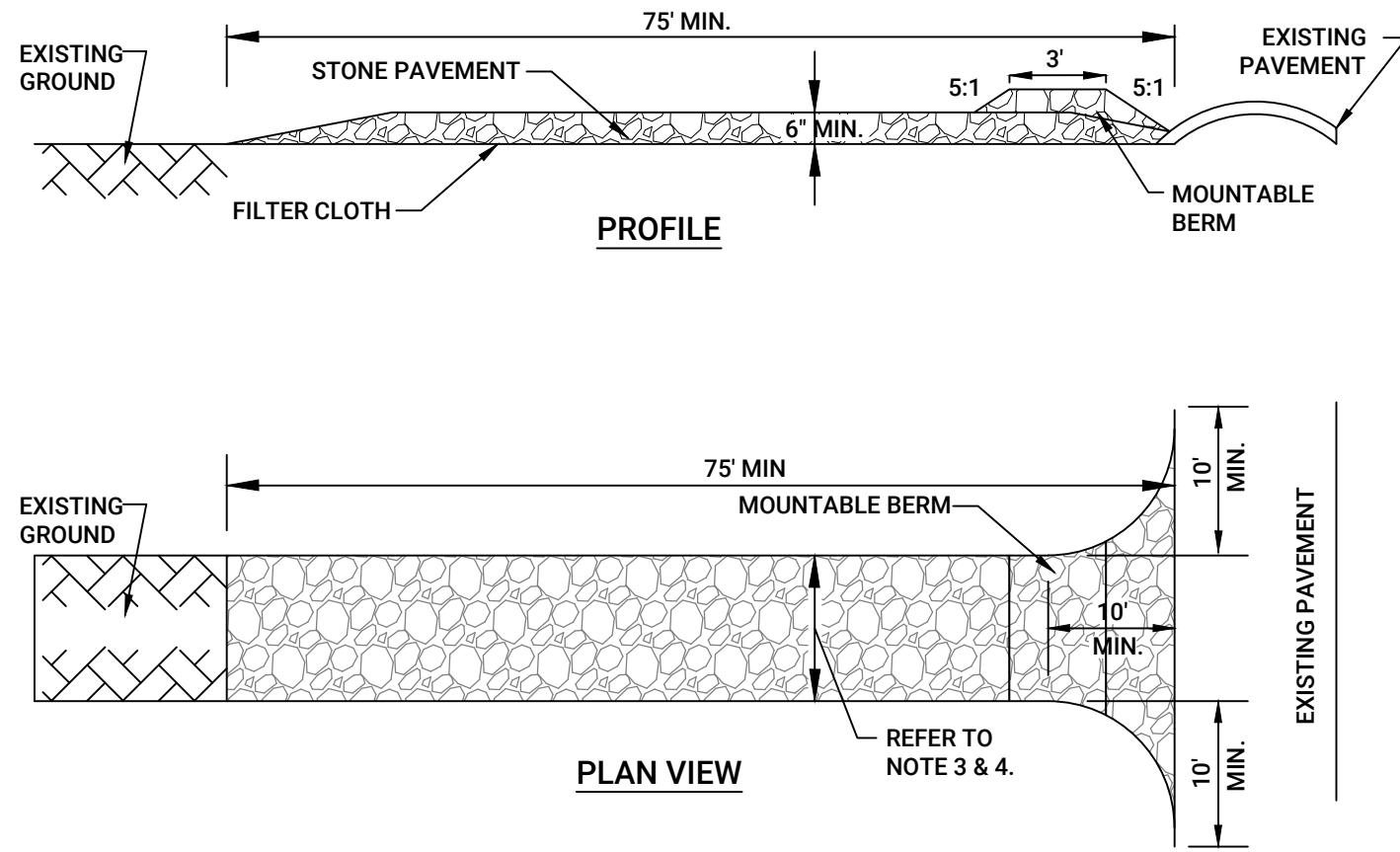


SILT FENCE DETAIL

N.T.S.

NOTES:

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO (2) SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR EQUIVALENT. PREFABRICATED SILT FENCE SHALL BE EITHER GEOPAB, ENVIROFENCE OR EQUAL.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- MUST CONFORM TO NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL - FIGURE 5.30.

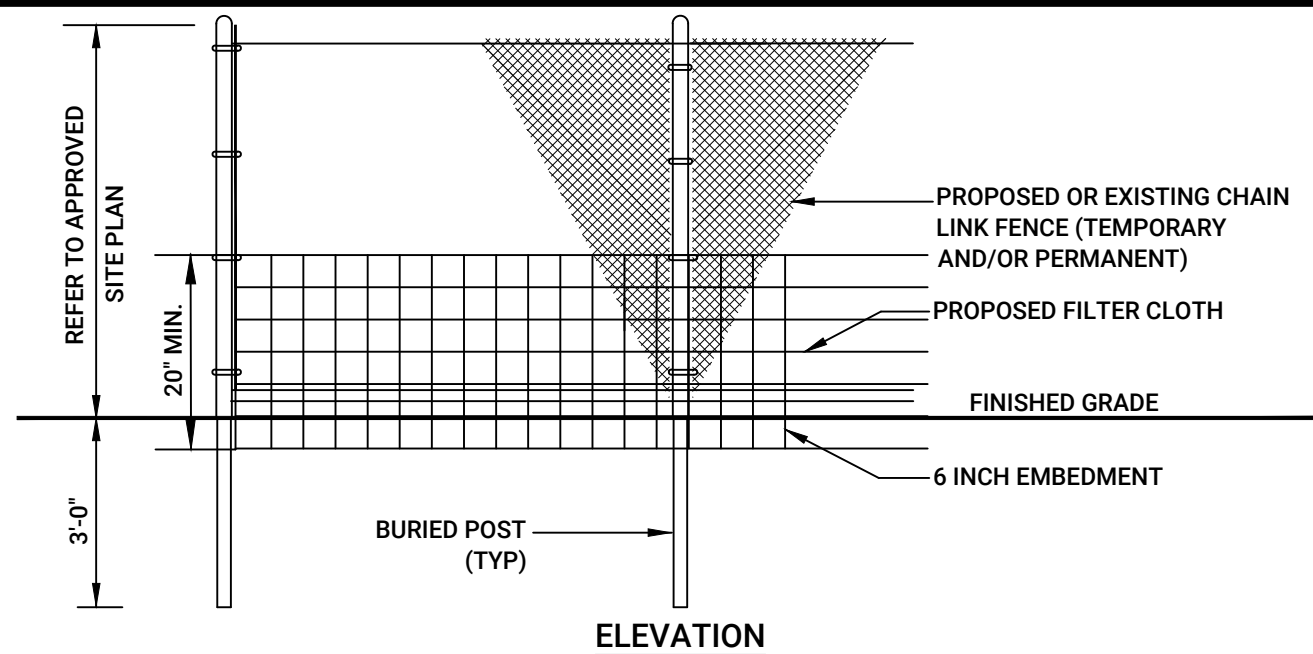


STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

NOTES:

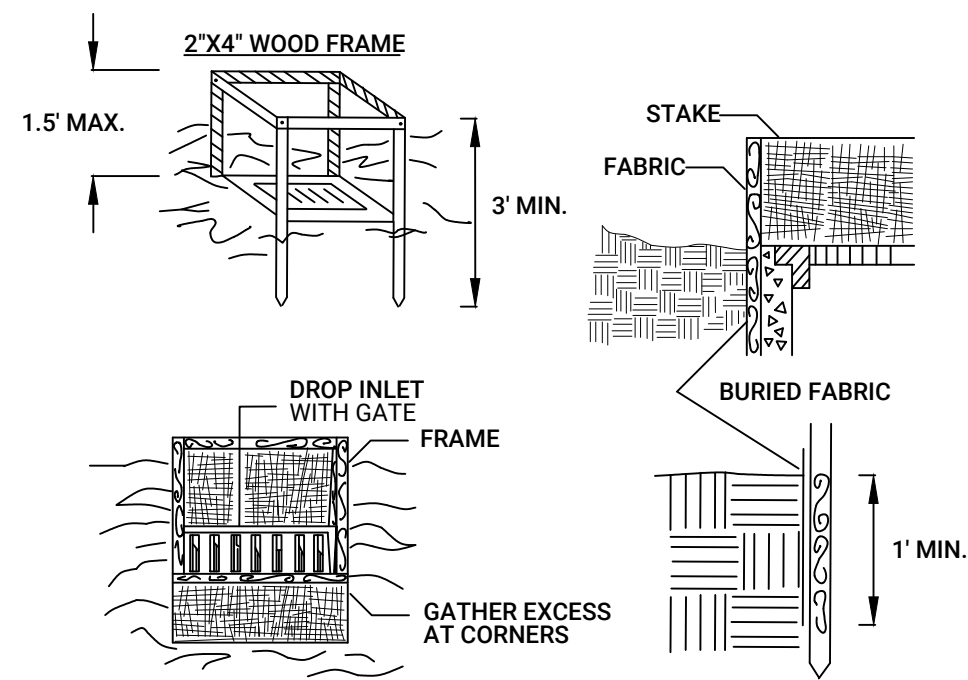
- STONE SIZE - USE 1"-4" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WHERE THERE IS MORE THAN ONE ENTRANCE TO THE SITE: WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- WHERE THERE IS ONLY ONE (1) ENTRANCE TO THE SITE: WIDTH- TWENTY-FOUR (24) FOOT MINIMUM.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT THE TRANSPORT OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL SEDIMENT TRANSPORTED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A WASH STATION IF EXCESSIVE MUD FROM VEHICLE TIRES IS TRACKED ONTO R.O.W..



SILT FENCE ATTACHED TO CHAIN LINK FENCE DETAIL

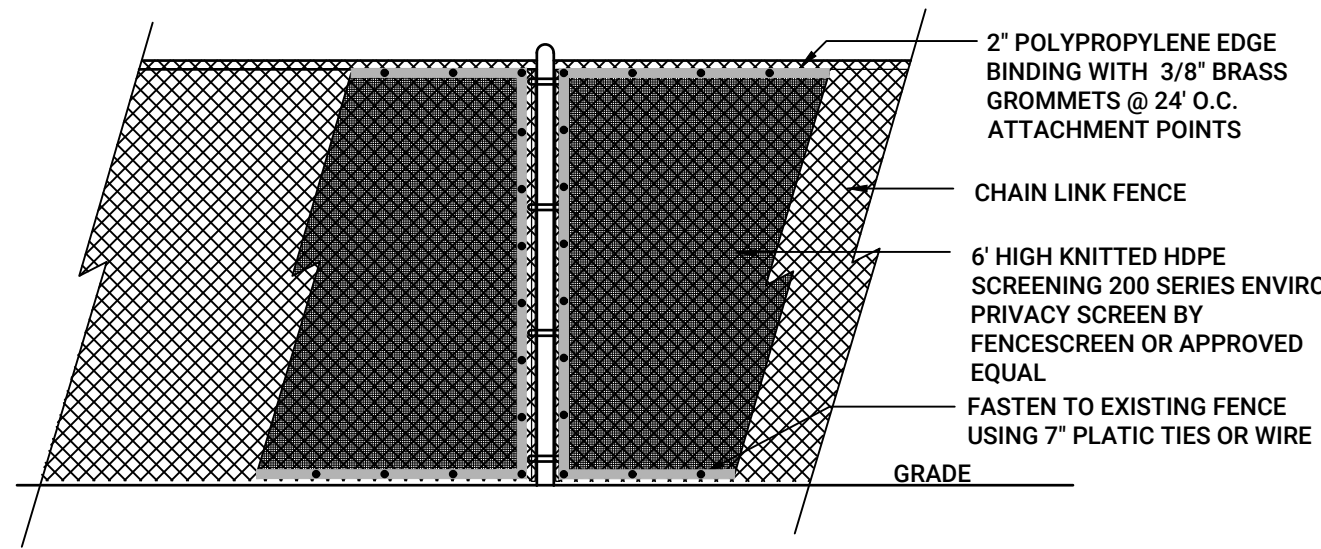
NOTES:

- FILTER CLOTH TO BE FASTENED SECURELY TO CHAIN LINK FENCE WITH WIRE OR PLASTIC LOCKING TIES, SPACED EVERY 24" AT TOP AND BOTTOM SECTION.
- WHEN TWO (2) SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED.
- FILTER CLOTH SHALL BE IMBEDDED MIN. 6 INCHES INTO GROUND (REFER TO SILT FENCE DETAIL FOR EMBEDMENT PROCEDURE).
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



FILTER FABRIC DROP INLET DETAIL

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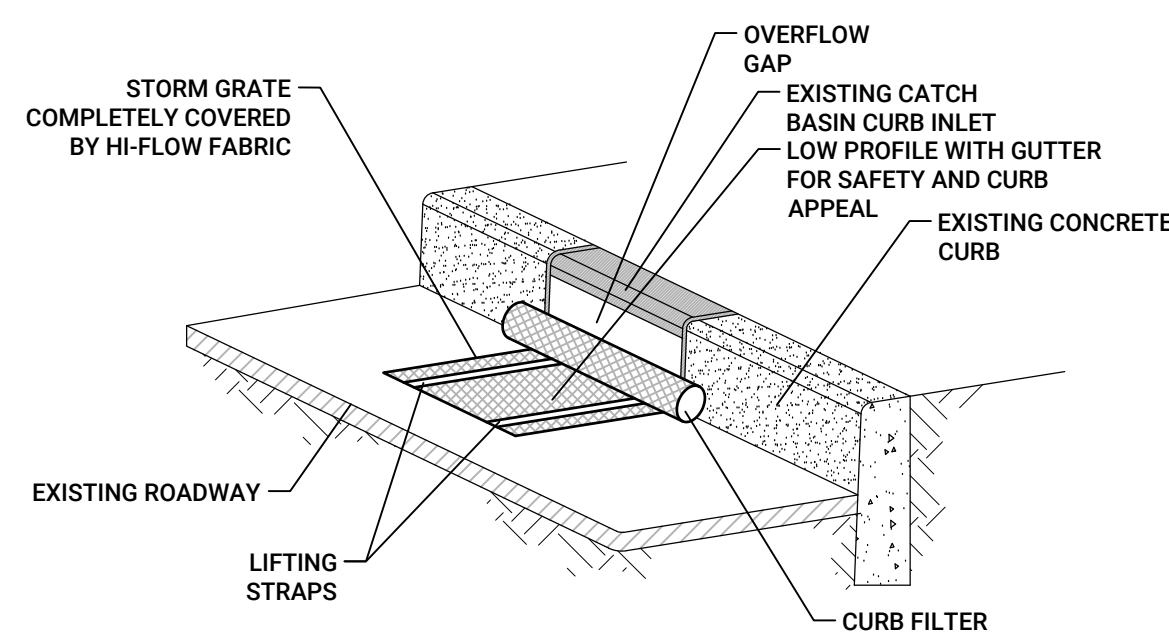


SCREEN FENCE DETAIL

N.T.S.

NOTES:

- SCREEN FENCE EDGE TO BE FASTENED SECURELY TO FENCE MESH WITH PLASTIC TIES OR WIRE TIES. REFER TO MANUFACTURER SPECIFICATION FOR FURTHER INFORMATION.
- WHEN TWO (2) SECTIONS OF SCREEN ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REPLACES WHEN "LARGE TEARS" DEVELOP IN THE FENCE.

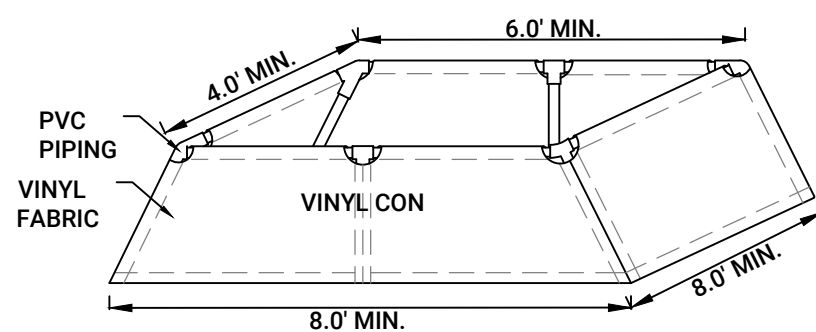


"DANDY CURB BAG" INLET PROTECTION DETAIL

N.T.S.

NOTES:

- "DANDY CURB BAG" SHALL BE MANUFACTURED BY DANDY PRODUCTS, INC, WESTERVILLE, OHIO, OR APPROVED EQUAL.
- INSTALLATION AND MAINTENANCE SHALL BE AS PER THE MANUFACTURER'S STANDARDS AND RECOMMENDATIONS.

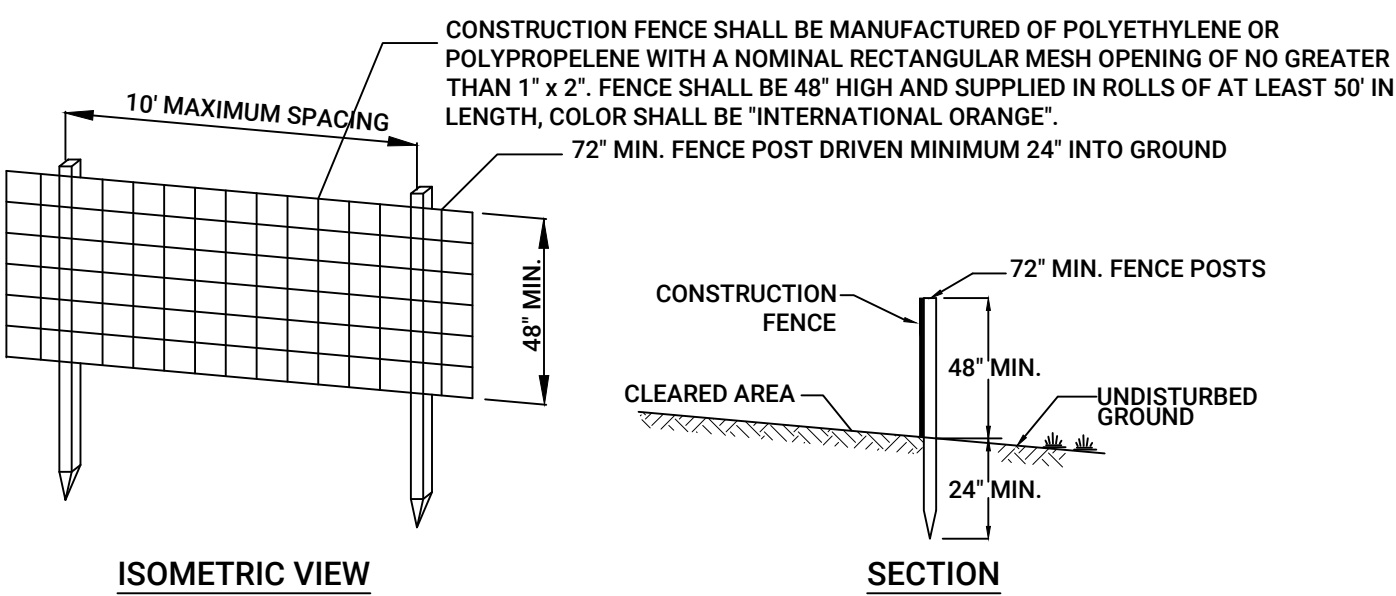


CONCRETE WASH-OUT

N.T.S.

NOTES:

- CONTRACTOR SHALL PROVIDE A CONCRETE WASH-OUT BY RTC SUPPLY 1-530-589-2007 (WEBSITE WWW.RTCSUPPLY.COM) CONTRACTOR OR APPROVED EQUAL.
- LINERS FOR THE WASHOUT ARE AVAILABLE FROM RTC SUPPLY FOR MULTIPLE USES.
- VINYL-CON 810 FROM RTC SUPPLY OR APPROVED EQUAL. CONTRACTOR SHALL MAINTAIN UNIT IN OPERATING ORDER THROUGHOUT THE PROJECT DURATION. UNIT SHALL BE CLEANED AND CONTENTS DISPOSED OF PER NYSDEC REQUIREMENTS UNIT SHALL BE REPLACED IF TORN OR DAMAGED. WASTE SHALL NOT EXCEED 75% OF UNIT CAPACITY.
- MINIMUM SIZE SHALL BE 8' x 8' AT THE BOTTOM AND 2 FEET DEEP. CONCRETE WASH OUT MUST CONFORM TO ALL NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.



ORANGE CONSTRUCTION FENCE DETAIL

N.T.S.

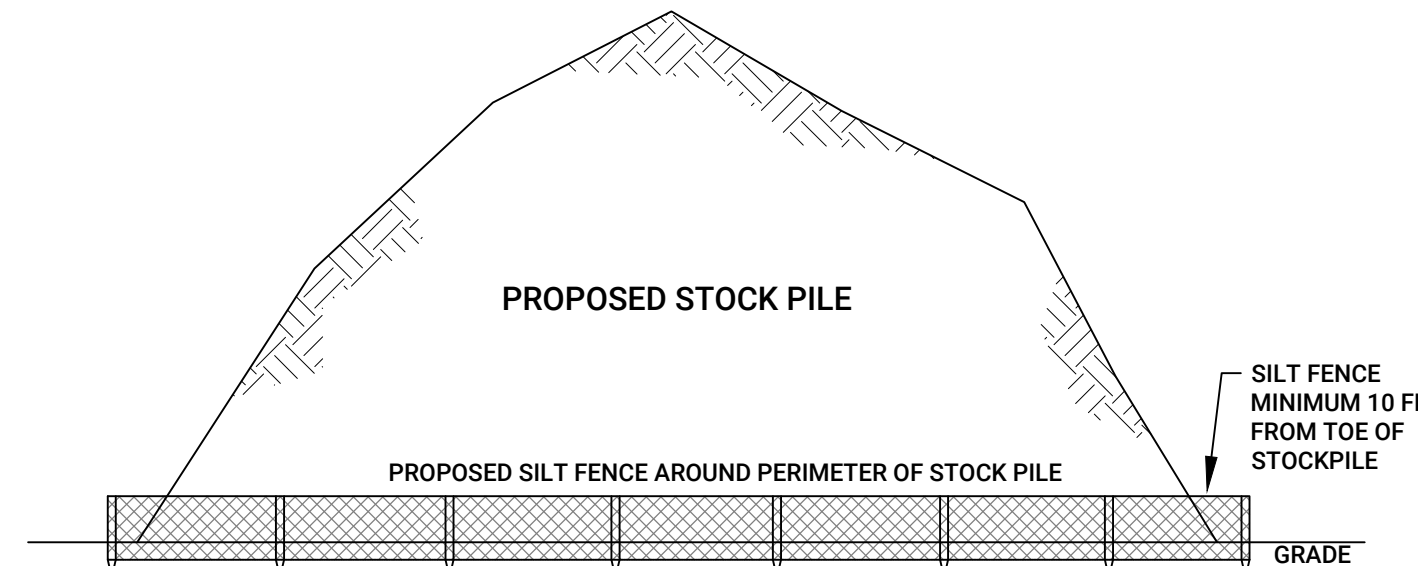
CONSTRUCTION NOTES FOR PLASTIC FLORESCENT ORANGE FENCE

NOTES:

- THE CONTRACTOR SHALL INSTALL THE CONSTRUCTION FENCE IN LOCATIONS AS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS OR MUNICIPAL AUTHORITIES.
- THE PRIMARY PURPOSE OF THE CONSTRUCTION FENCE IS TO CLEARLY DELINEATE A CONSTRUCTION AREA AND PROVIDE SOME MEASURE OF PROTECTION FOR THE SURROUNDING NATURAL AREAS. IT IS NOT DESIGNED OR INTENDED TO BE AN IMPENETRABLE BARRIER TO THOSE INTENT ON ENTERING THE CONSTRUCTION SITE.

INSTALLATION

CONSTRUCTION FENCE SHALL BE INSTALLED BY WEAVING FENCE POSTS VERTICALLY THROUGH AT LEAST THREE (3) MESH OPENINGS (TOP, MIDDLE AND BOTTOM OF FENCE) AND DRIVING POSTS WITH A 3LB. DRILLING HAMMER (OR EQUIVALENT) FLUSH WITH TOP OF FENCING. POSTS SHALL BE AT AN INTERVAL OF NO GREATER THAN TEN FEET. FENCING SHALL BE SECURED FIRMLY TO EACH POST AT THE TOP, BOTTOM AND MIDPOINT WITH WIRE REBAR TIES. WHERE LENGTHS OF FENCING ARE JOINED, A POST SHALL BE WOVEN THROUGH BOTH FENCE SECTIONS AT THE JOINT, WITH TIES FASTENING BOTH FENCE SECTIONS TO THE POST. FENCING SHALL BE STRETCHED AS TAUT AS PRACTICAL BETWEEN FENCE POSTS WITHOUT INORDINATELY DEFLECTING POSTS. TEMPORARY OPENINGS IN CONSTRUCTION FENCE INSTALLATIONS SHALL BE PERMITTED FOR ENTRY OF WORKERS, MATERIALS AND EQUIPMENT. SUCH OPENINGS SHALL BE SECURED AT THE END OF EACH WORK DAY IN THE MANNER AFOREMENTIONED FOR JOINING FENCE SECTIONS.



TYPICAL STOCK PILE PROTECTION DETAIL

N.T.S.

NOTES:

- STOCK PILE OF SOIL SHALL BE TEMPORARILY PROTECTED IF LEFT EXPOSED FOR GREATER THAN 14 DAYS, BY THE USE OF SEED, ANCHORED STRAW MULCH, ROLLED STABILIZATION MATTING, OR OTHER DURABLE COVERING.
- A BARRIER MUST BE INSTALLED AT LEAST 10 FEET FROM THE TOE OF THE STOCKPILE TO PREVENT SOIL MIGRATION AND TO CAPTURE LOOSE SOIL.
- STOCK PILES SHALL NOT EXCEED 15FT. IN HEIGHT.

DUST CONTROL NOTES

DEFINITION

THE CONTROL OF DUST RESULTING FROM LAND-DISTURBING ACTIVITIES

PURPOSE

TO PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM DISTURBED SOIL SURFACES THAT MAY CAUSE OFF-SITE DAMAGE, HEALTH HAZARDS AND TRAFFIC SAFETY PROBLEMS.

CONDITIONS WHERE PRACTICE APPLIES

ON CONSTRUCTION ROADS, ACCESS POINTS AND OTHER DISTURBED AREAS SUBJECT TO SURFACE DUST MOVEMENT AND DUST BLOWING WHERE OFF-SITE DAMAGE MAY OCCUR IF DUST IS NOT CONTROLLED.

DESIGN CRITERIA

CONSTRUCTION OPERATIONS SHOULD BE SCHEDULED TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ONE TIME. BUFFER AREAS OF VEGETATION SHOULD BE LEFT WHERE PRACTICAL. TEMPORARY MEASURES SHOULD BE INSTALLED. NO SPECIFIC DESIGN CRITERIA IS GIVEN; REFER TO CONSTRUCTION SPECIFICATIONS BELOW FOR COMMON METHODS OF DUST CONTROL.

CONSTRUCTION SPECIFICATIONS

VEGETATIVE COVER - FOR DISTURBED AREAS NOT SUBJECT TO TRAFFIC; VEGETATION PROVIDES THE MOST PRACTICAL METHOD OF DUST CONTROL. TEMPORARY SEEDING SHALL BE AS FOLLOW:

- RYE GRASS (ANNUAL OR PERENNIAL AT 30 POUNDS PER ACRE (0.7 LBS / 1,000 SF)
- CERTIFIED "AROOSTOOK" WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE (2.5 LBS /1,000 SF) USE WINTER RYE IF SEEDING IN OCTOBER OR NOVEMBER.
- MULCH, INCLUDING GRAVEL MULCH, OFFERS A FAST EFFECTIVE MEANS OF CONTROLLING DUST.

SPRAY ADHESIVES - EXAMPLES OF SPRAY ADHESIVES FOR USE ON MINERAL SOILS ARE SHOWN IN THE FOLLOWING TABLE:

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLICATION GALLONS PER ACRE
ACRYLIC POLYMER	9:1	COURSE SPRAY	500
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300

WATER QUALITY SHOULD BE CONSIDERED WHEN MATERIALS ARE SELECTED FOR DUST CONTROL.

SPRINKLING - THE SITE MAY BE SPRAYED UNTIL THE SURFACE IS WET. THIS IS ESPECIALLY EFFECTIVE ON HAUL ROADS AND ACCESS ROUTES.

THE USE OF STONE FOR CONSTRUCTION ROADS IS ALSO EFFECTIVE FOR DUST CONTROL.

BARRIERS - A FENCE OR SIMILAR BARRIER CAN CONTROL AIR CURRENTS AT INTERVALS EQUAL TO FIFTEEN TIMES THE BARRIER HEIGHT. PRESERVE EXISTING WIND BARRIER VEGETATION AS MUCH AS PRACTICAL.

MAINTENANCE

MAINTAIN DUST CONTROL MEASURES THROUGH DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS ARE STABILIZED.

EROSION CONTROL AND LANDSCAPING NOTES

EROSION CONTROL

CONSTRUCT ALL SWALES AND BERMS AS SHOWN OR AS REQUIRED TO DIRECT AND CONTROL STORMWATER RUNOFF AND PREVENT EXCESS EROSION. 33% (3:1) SLOPES STEEPER THAN (3:1) SHALL BE STABILIZED BY HYDROSEEDING WITH MULCH BINDER TYPE "AH", TYPE "A" OR BY USING JUTE MESH AS LISTED IN THE EROSION MANUAL OR AS SPECIFIED BY THE ENGINEER

TOPSOIL

ALL DISTURBED SOIL AREAS, EXCLUDING PAVED AREAS, MUST BE COVERED WITH A MINIMUM OF 4" (INCHES) OF NATIVE TOPSOIL PRIOR TO THE REMOVAL OF EXCESS TOPSOIL.

LIME AND FERTILIZER

ALL AREAS SPECIFIED TO BE SEEDED SHALL RECEIVE LIME. FERTILIZER AS SPECIFIED BY EROSION CONTROL MANUAL OR AS ORDERED BY ENGINEER.

MULCHING

ALL AREAS RECEIVING SEED AND ELSEWHERE AS NOTED, SHALL BE MULCHED AND ANCHORED.

TYPE OF SEED, HYDROSEEDING OR ALTERNATE STABILIZATION

AS SPECIFIED ON LANDSCAPE PLAN

TREE AND SHRUB PLANTING

- ALL TREES AND SHRUBS SHALL BE PLANTED IN CIRCULAR PITS 1 FOOT CLEAR ON ALL SIDES AND BOTTOM OF ROOT BALL AND BACKFILL WITH A MIXTURE OF 7 PARTS TOPSOIL, 1 PART ROTTED MANURE.
- ALL PLANT MATERIAL SHALL HAVE VIGOROUS ROOT GROWTH AND BE FREE FROM ROOT INJURY AND DISEASE IN ANY FORM.
- STREET TREES SHALL NOT BE PLANTED WITHIN 10' OF A FIRE HYDRANT, DRIVEWAY APRON OR STORMWATER PIPE/CATCH BASIN OR WITHIN 25' OF ANY STREET LIGHT, STREET SIGN OR POINT OF CURVATURE OR TANGENCY OF ANY CORNER.
- THERE SHALL BE NO PLANT SUBSTITUTIONS UNLESS AUTHORIZED BY THE STAFF OF THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL DEPARTMENT.
- ALL EXISTING TREES SHALL REMAIN EXCEPT AS NOTED.
- A BRIGHTLY COLORED CONSTRUCTION FENCE SHALL BE ERECTED ALONG CONSTRUCTION CLEARING LIMITS AND AROUND EXISTING TREES TO MITIGATE THE IMPACT OF COMPACTION OVER CRITICAL ROOTS, INJURIES TO BARK AND LIMBS, SPILLS OF OIL, CONCRETE OR OTHER HARMFUL CHEMICALS.

SCDHS # _____
TOWN FILE # _____

No.	REVISION DESCRIPTION	DATE	BY

OWNER:
CALVERTON HAMLET CENTER LLC
1113 NORTH COUNTRY ROAD, BUILDING 2
STONY BROOK, NEW YORK 11790

APPLICANT:
LJOC REAL ESTATE HOLDING LLC
12 ELM LANE
STONY BROOK, 11790



Matthew K. Aylward, P.E.
NY State License No. 093172

DWN. BY: DJG
DATE: MARCH 2024

EROSION CONTROL DETAILS

CALVERTON HAMLET CENTER

SITUATED IN

CALVERTON

TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK

SC TM: DISTRICT 0600, SECTION 097, BLOCK 02, LOT 33



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Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
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www.rmengineering.com

As Shown

2023-037

SHEET:

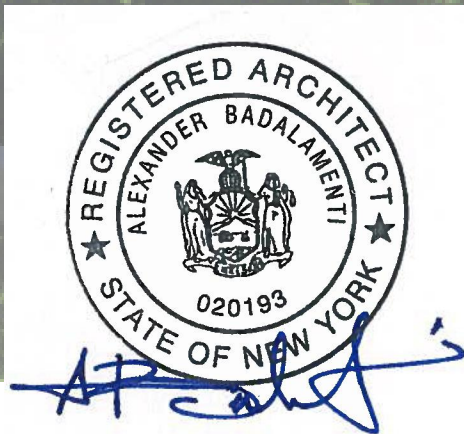
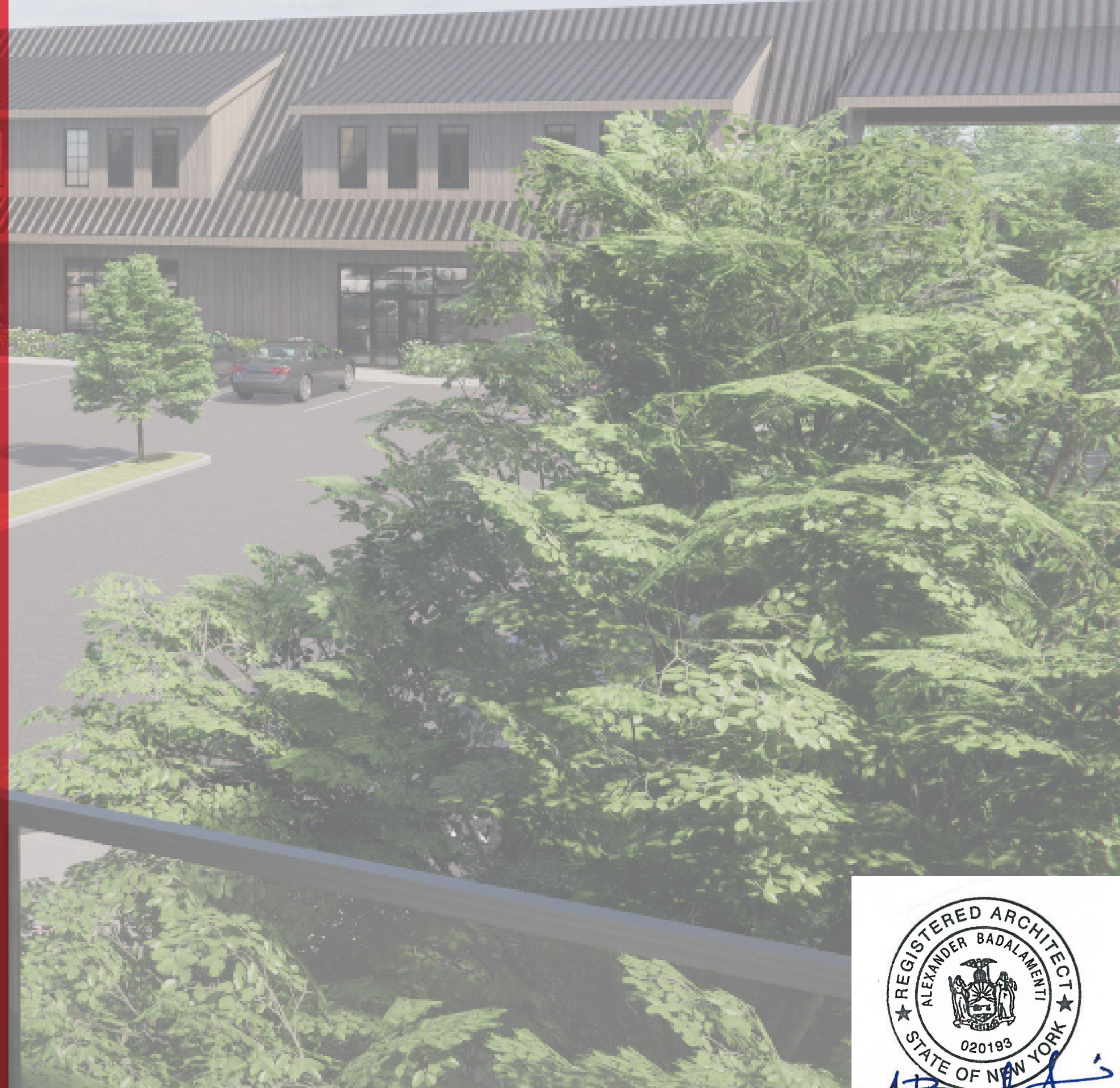
SWP-2.1

Mixed Use Development

Calverton, NY

Schematic Design Concepts

November 09, 2023



Proposed Street View (Middle Country Rd)

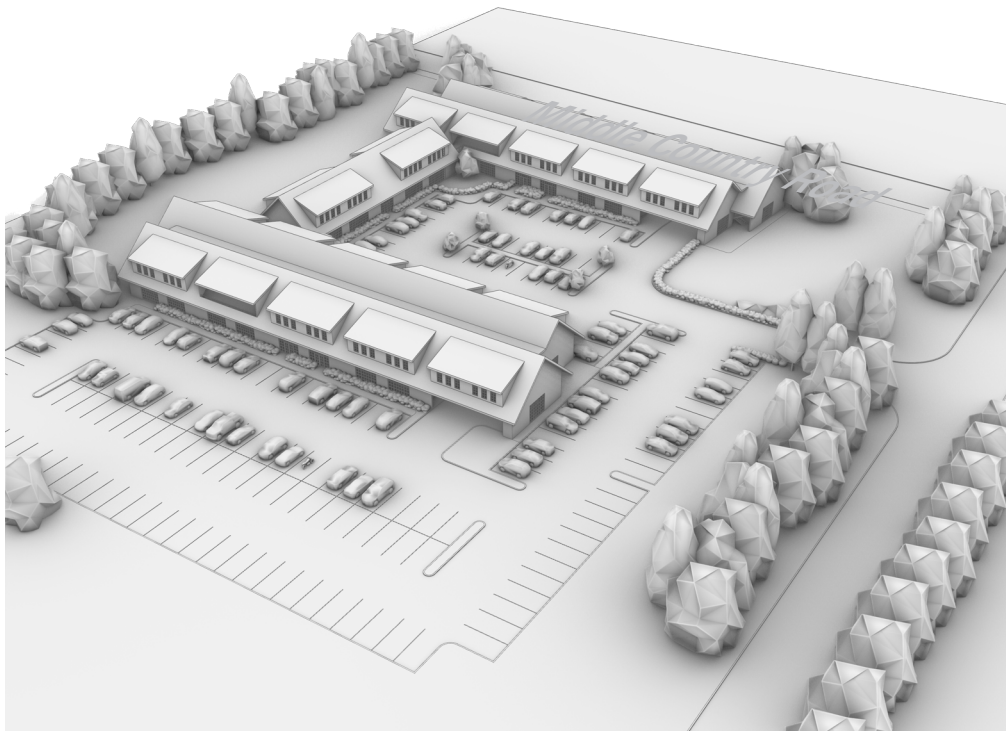


Proposed Entry View

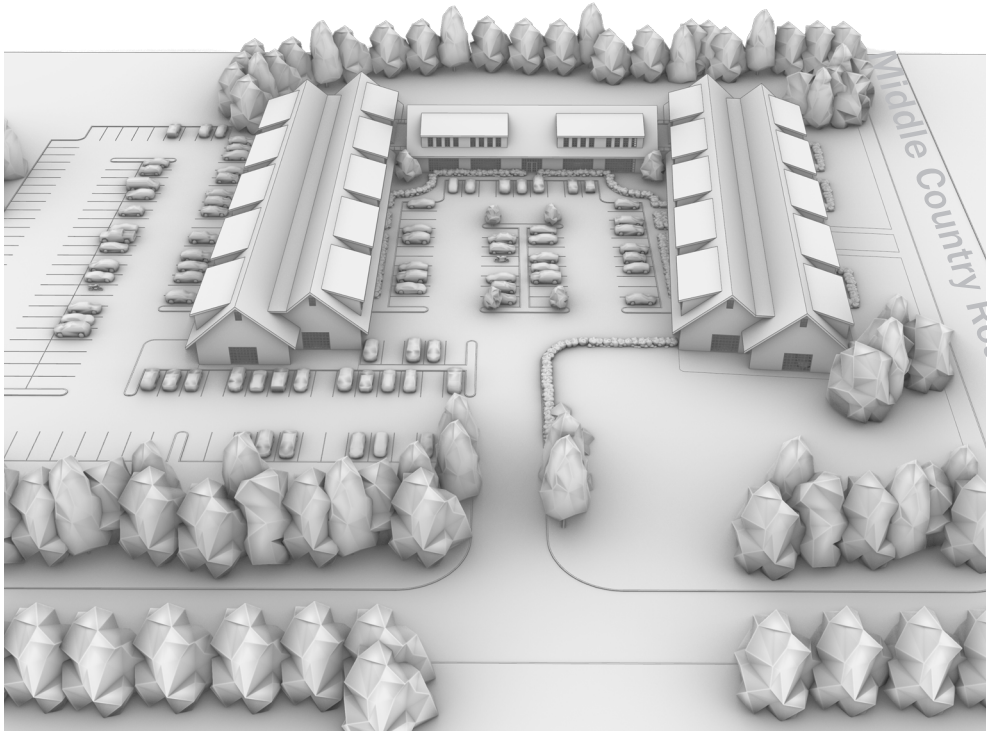




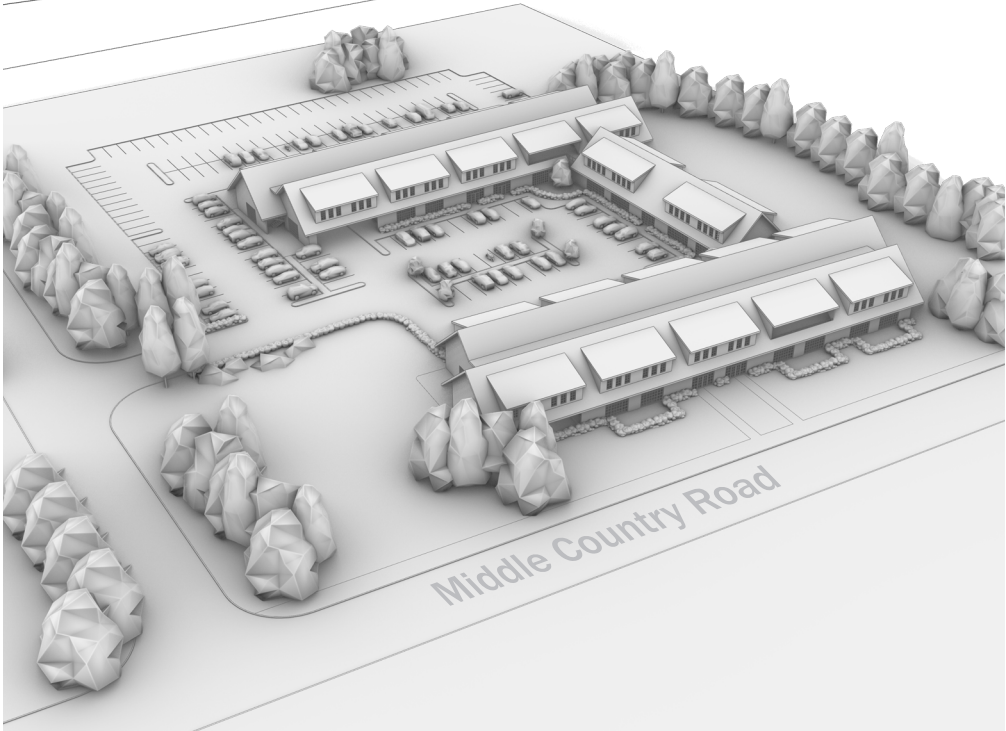
Proposed 3D Massing Views



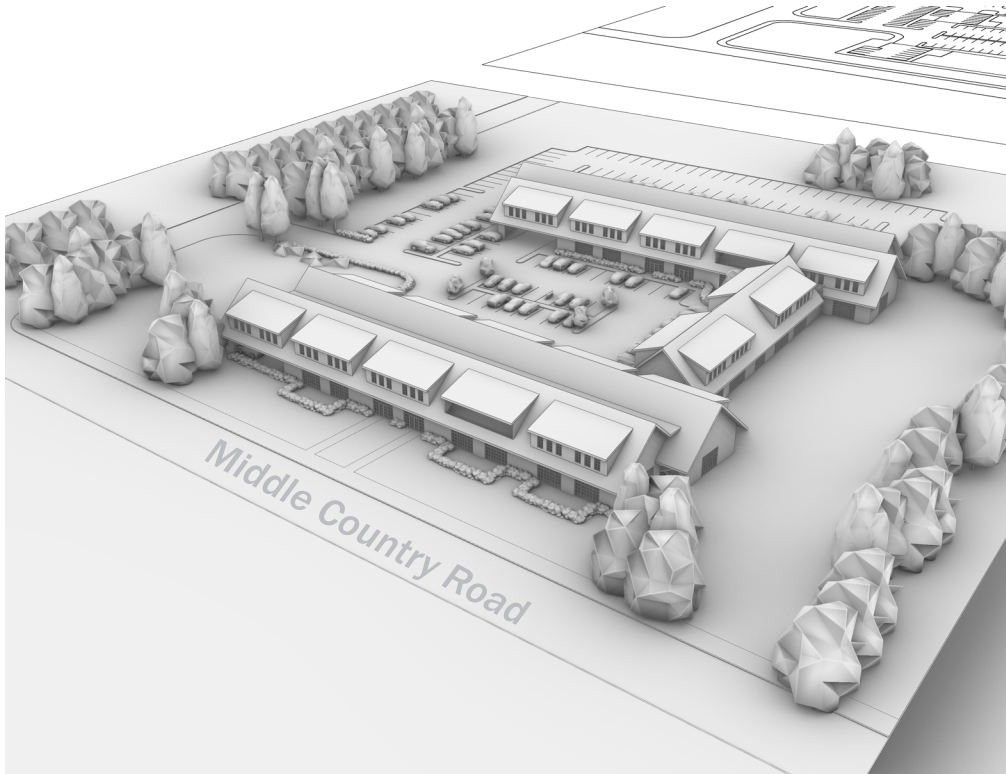
View 01



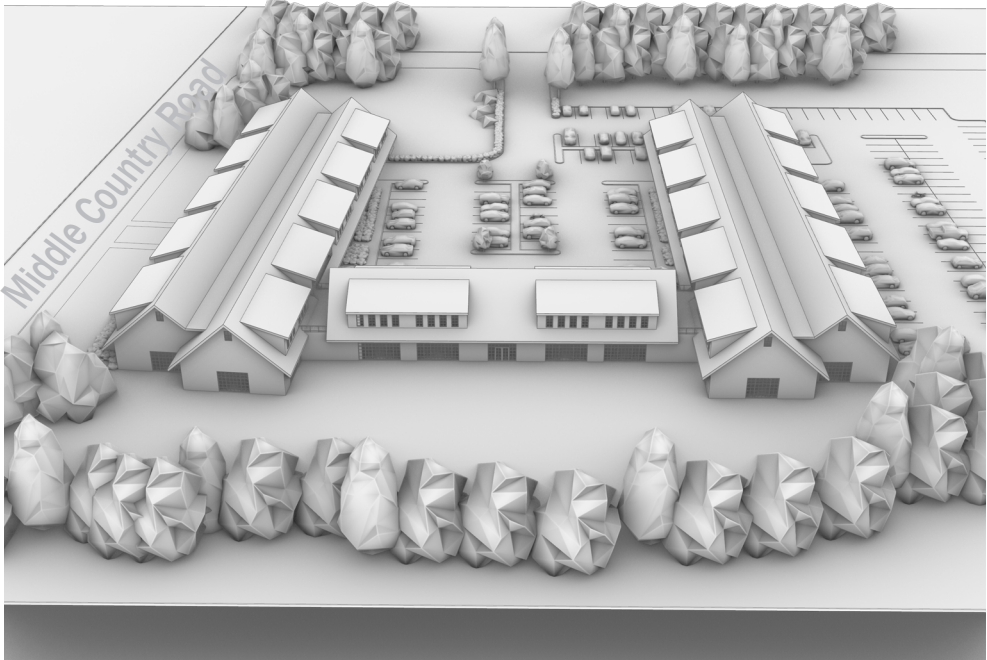
View 02



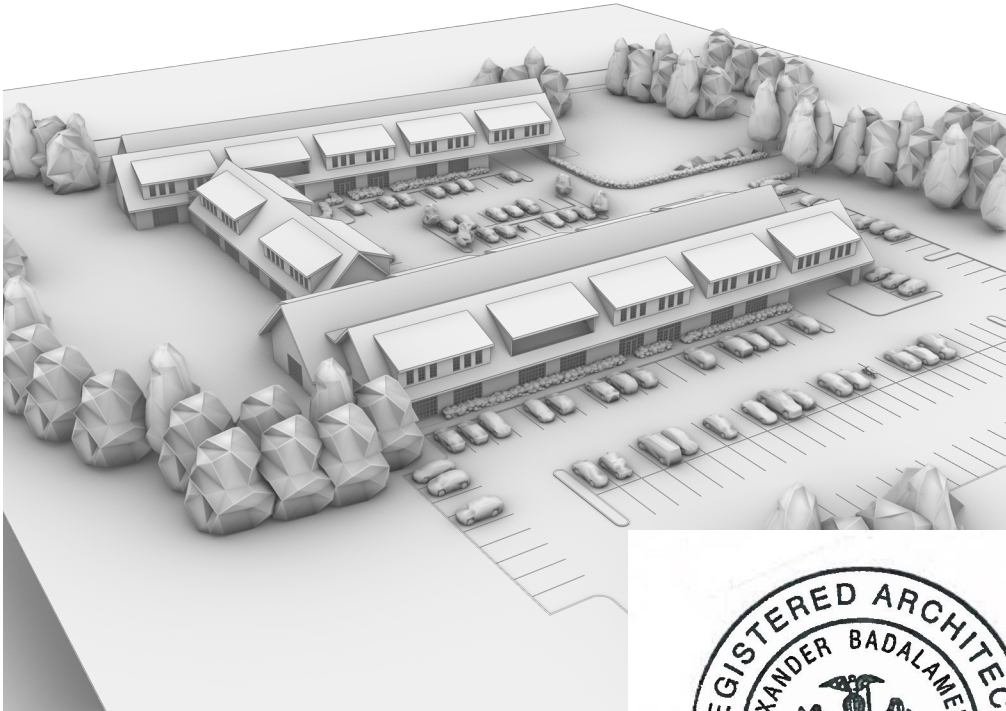
View 03



View 04



View 05

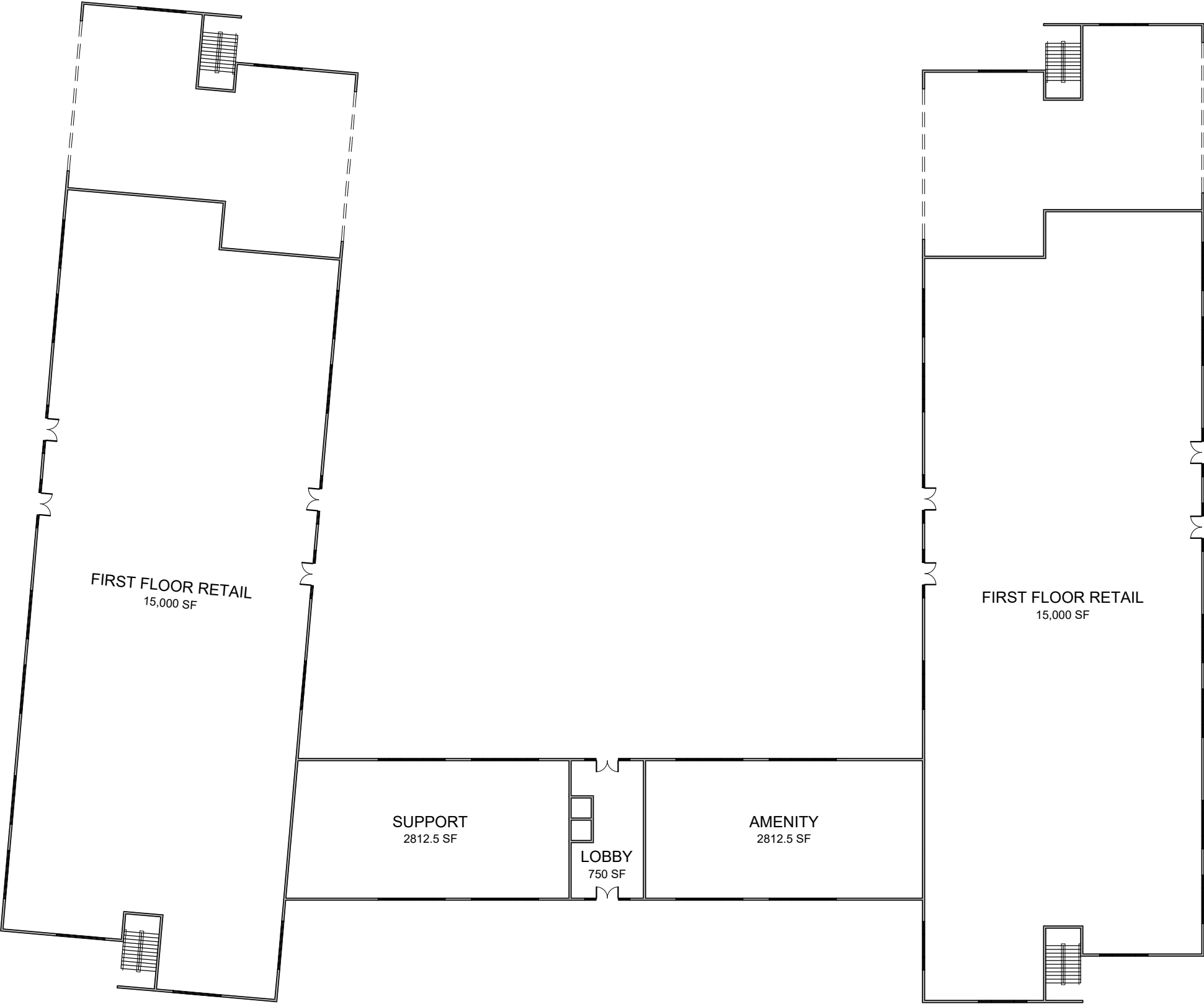


View 06



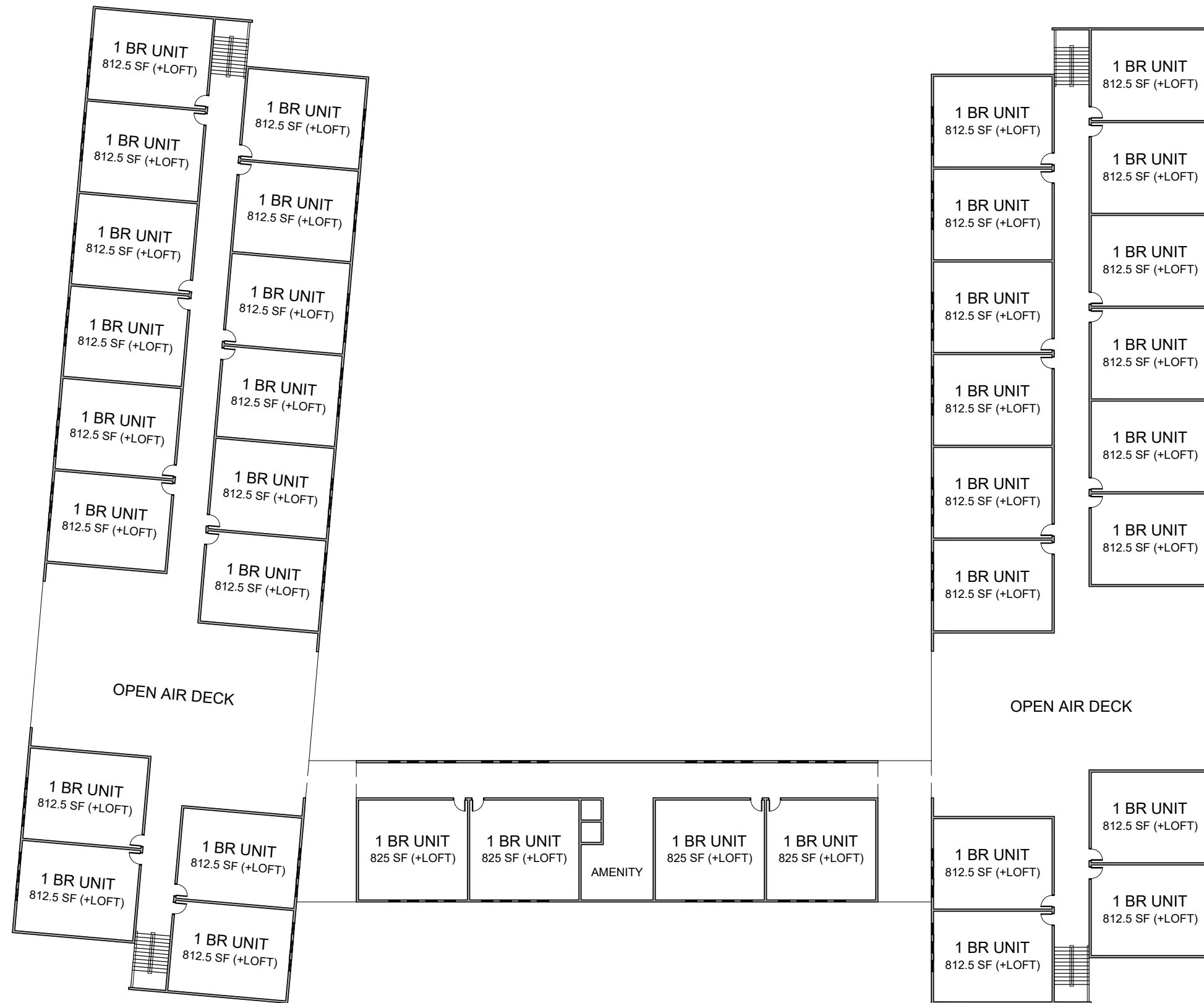
Proposed Ground Floor Plan

36,375 GSF
30,000 SF Retail

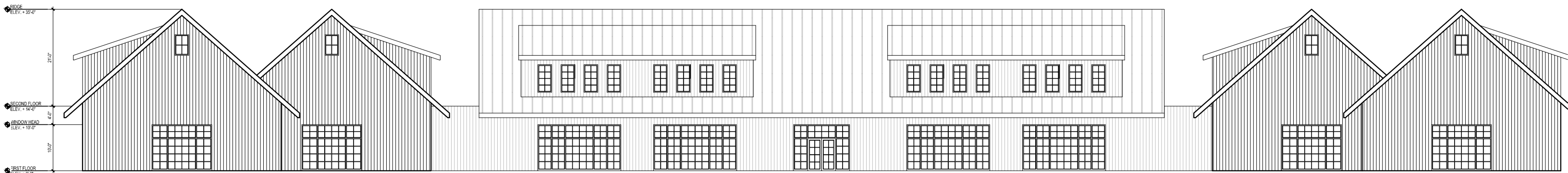


Proposed 2nd Floor Plan

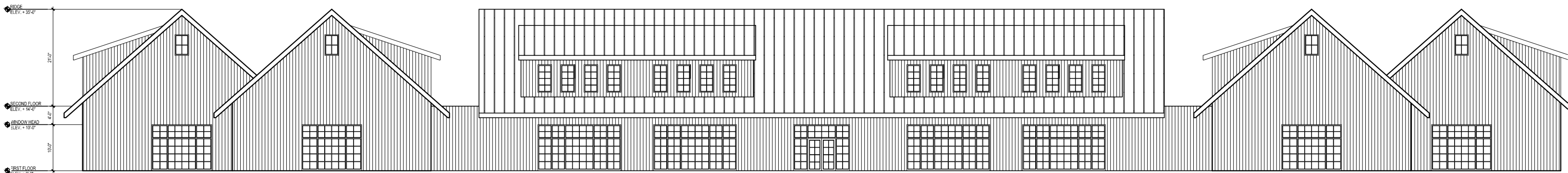
29,300 GSF
36 Total Units



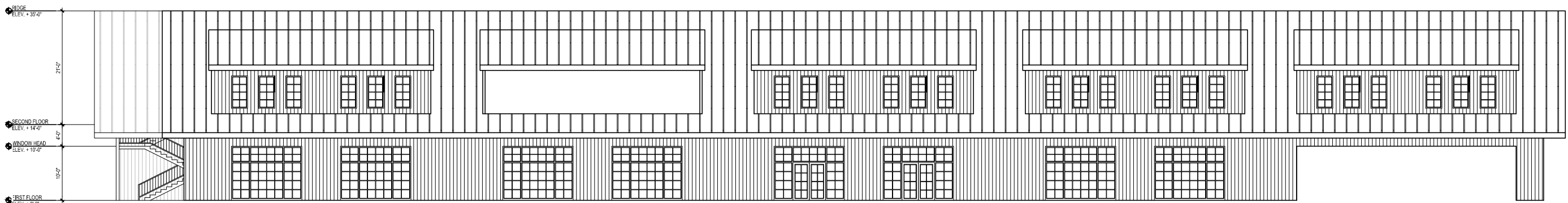
Proposed Building Elevations



Front Courtyard (West) Elevation



Rear (East) Elevation



Side (North) Elevation



Proposed 1 Bedroom Unit Plan

812.5 SF / Unit
+ 240 SF Loft

