

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 BE SST 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 PSEG LI, 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

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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.*)

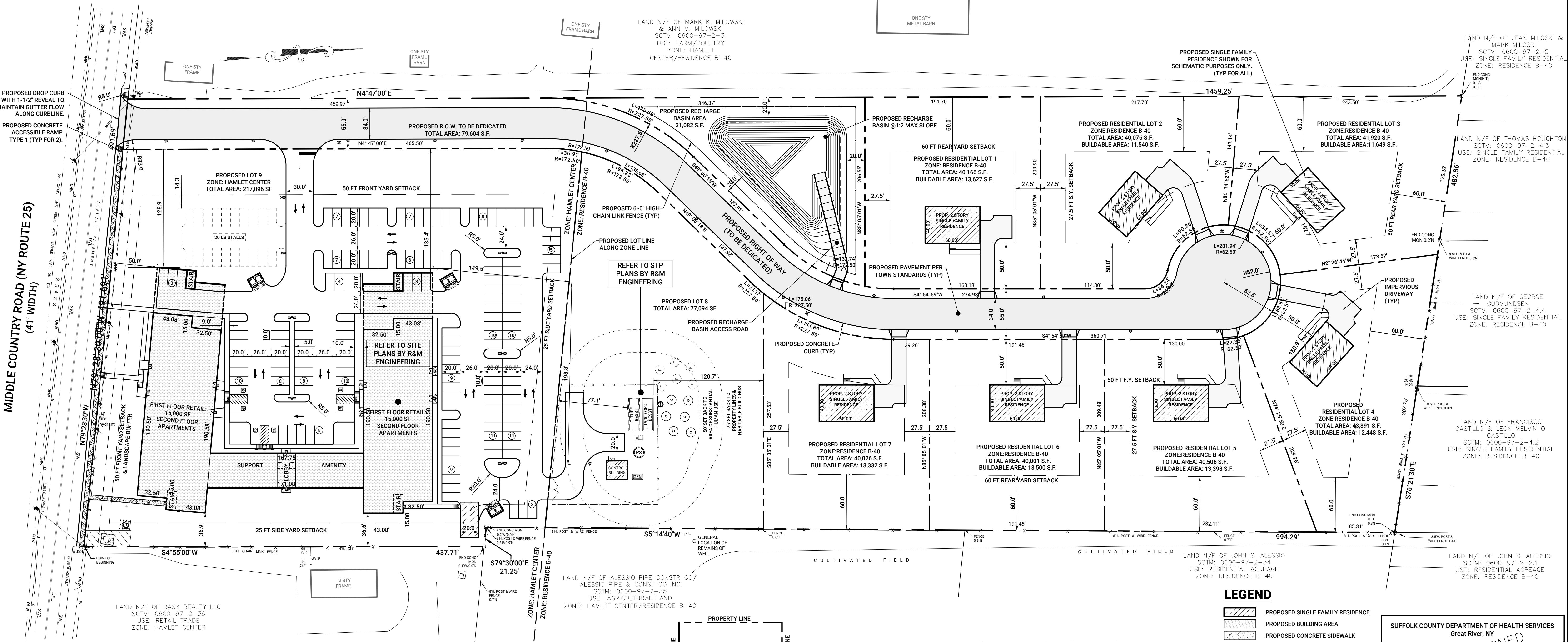
Issues Deemed Not Relevant, Not Environmentally Significant or Adequately Addressed in Prior Environmental Review

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.

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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.

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



SITE DATA

SCTM: 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)
PROPOSED USE: VACANT
POST OFFICE: CALVERTON, 11933
SCHOOL DISTRICT: RIVERHEAD CSD
WATER DISTRICT: RIVERHEAD WATER DISTRICT
FIRE DISTRICT: WADING RIVER FD
DATUM: NAVD88
SCDHS ZONE: GROUNDWATER MANAGEMENT ZONE III (300 GPD/AC)

LOT COVERAGE

PROPOSED
BUILDING AREA: 217,096 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)

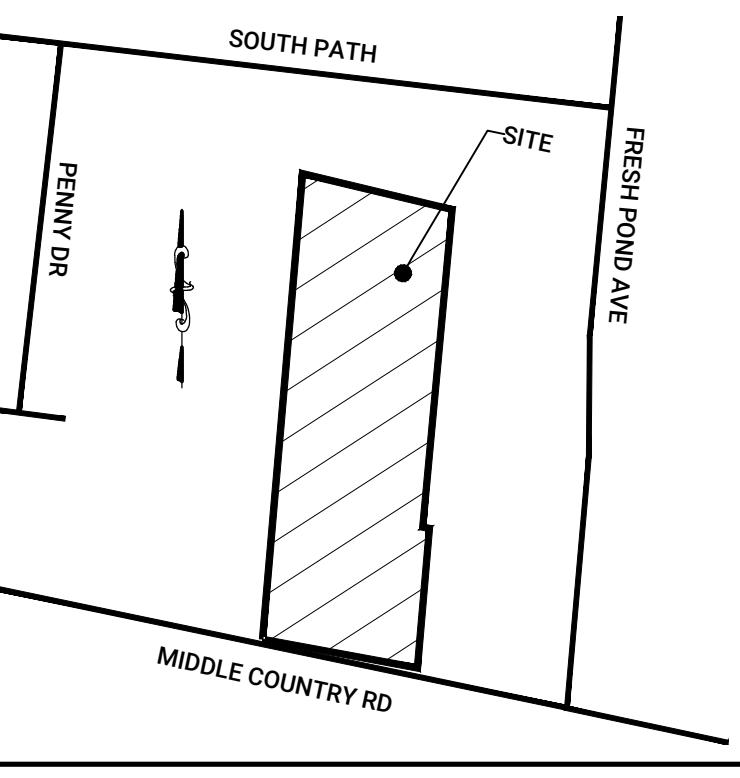
HAMLET CENTER (HC) §301-55 to 301-58

ITEM (S301 ATTACHMENT 3):	REQUIRED	PROVIDED
LOT AREA (MIN.)	5,000 SF	217,096 SF
LOT WIDTH AT FRONT STREET (MIN.)	50'	43.66'
FRONT YARD SETBACK (MIN.)	25'	50'
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	0.33
BUILDING LOT COVERAGE (FOOTPRINT) (MAX.)	35%	20.4%
IMPERVIOUS SURFACE (MAX.)	60%	58.4%

ZONING COMPLIANCE TABLE: RESIDENCE B-40 (RB40)

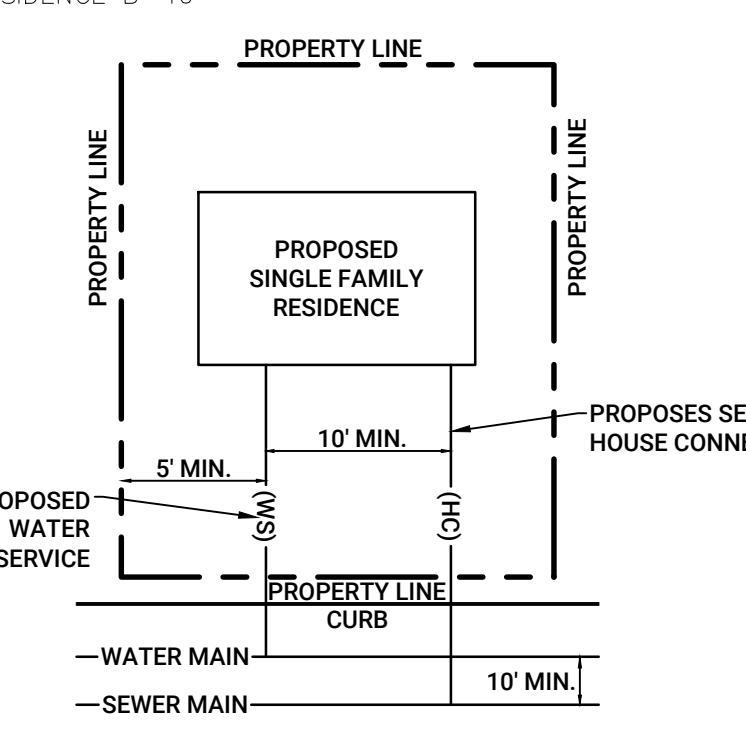
RESIDENCE B-40 (RB-40) §301-14 to 301-18

ITEM (S301 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'



TYPICAL PLOT PLAN

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 BY RLT 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 XXXX AND CONCRETE MONUMENTS WILL BE SET AS SHOWN.

LICENSE NUMBER 093172 SIGNED XXX, PLS DATE _____

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 Matthew K. Aylward, P.E. DATE _____

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.

50' 0' 50' 100' 150'

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
(20) PROPOSED CONTOURS
PROPOSED STREET LIGHT

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
Great River, NY
Date TO BE SIGNED
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.

SCDHS # ----- TOWN FILE # -----
Walter Dawdyak, Jr., PE
Director, Division of Environmental Quality
SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES APPROVAL

ALIGNMENT PLAN

KDG PRELIMINARY PLAT

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



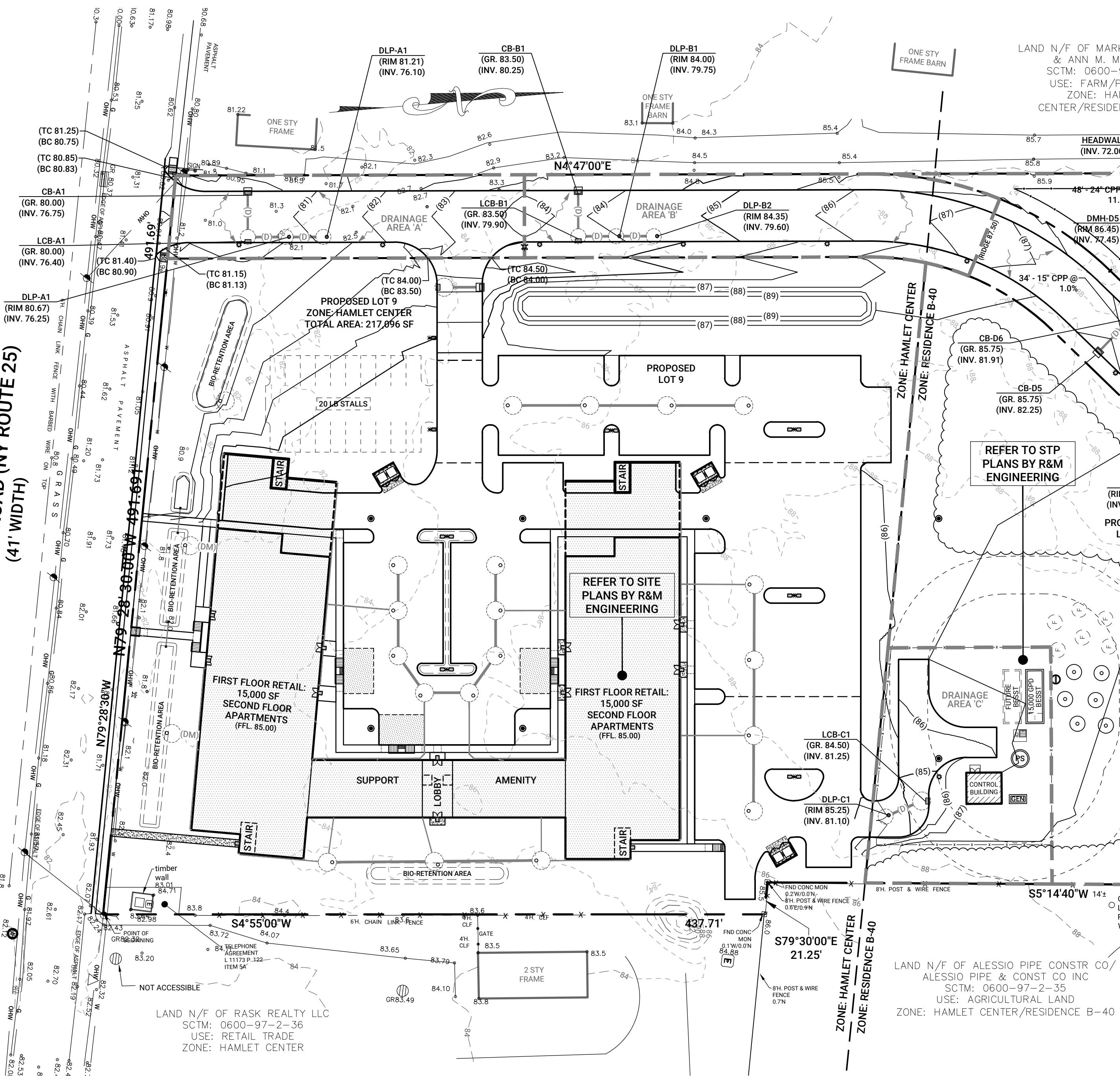
Matthew K. Aylward, P.E.
NY State License No. 093172

R&M
ENGINEERING

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

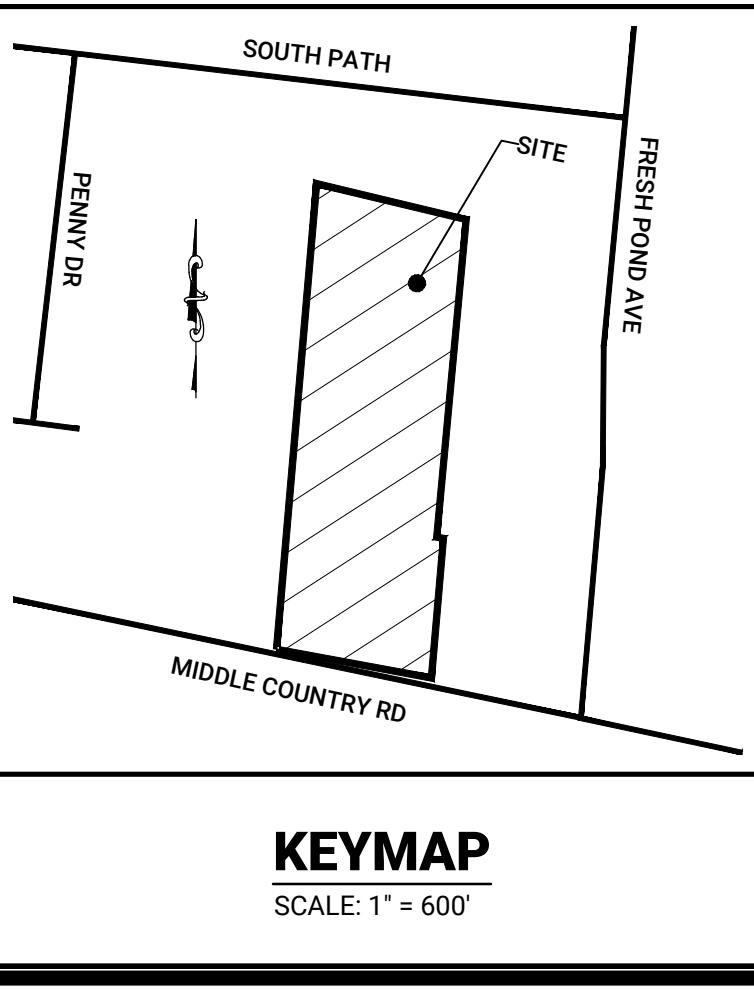
1"=50' SHEET: PSM-1
DWN. BY: JVC CHKD. BY: MKA SCALE: 1"=50' SHEET: PSM-1
DATE: 04-11-24 DATE: 04-11-24 JOB No.: 2023-037

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



DRAINAGE CALCULATIONS

DRAINAGE AREA 'A': 13,182 SF	
IMPERVIOUS AREA	8,582 SF X 0.25 FT X 1.0
LANDSCAPE AREA	4,600 SF X 0.25 FT X 0.30
	= 2,146 CF
	= 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
LANDSCAPE AREA	6,400 SF X 0.25 FT X 0.30
	= 2,575 CF
	= 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
IMPERVIOUS AREA	3,919 SF X 0.25 FT X 1.0
LANDSCAPE AREA	10,550 SF X 0.25 FT X 0.30
	= 121 CF
	= 980 CF
	= 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



GRADING & DRAINAGE NOTES

- CONTRACTOR IS REQUIRED TO CLEAN EXISTING ROADWAY DRAINAGE BASINS IMMEDIATELY ADJACENT TO SITE FRONTOAGE 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 SAFER' NOTIFICATION PROCESSES 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 IT'S 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 GOVERNMENT'S 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
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GRADING & DRAINAGE PLAN

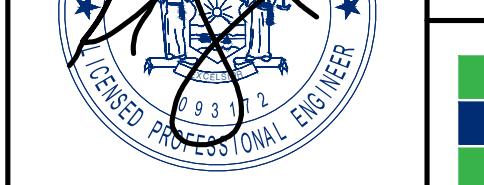
KDG PRELIMINARY PLAT

SITUATED IN

CALVERTON

TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK

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



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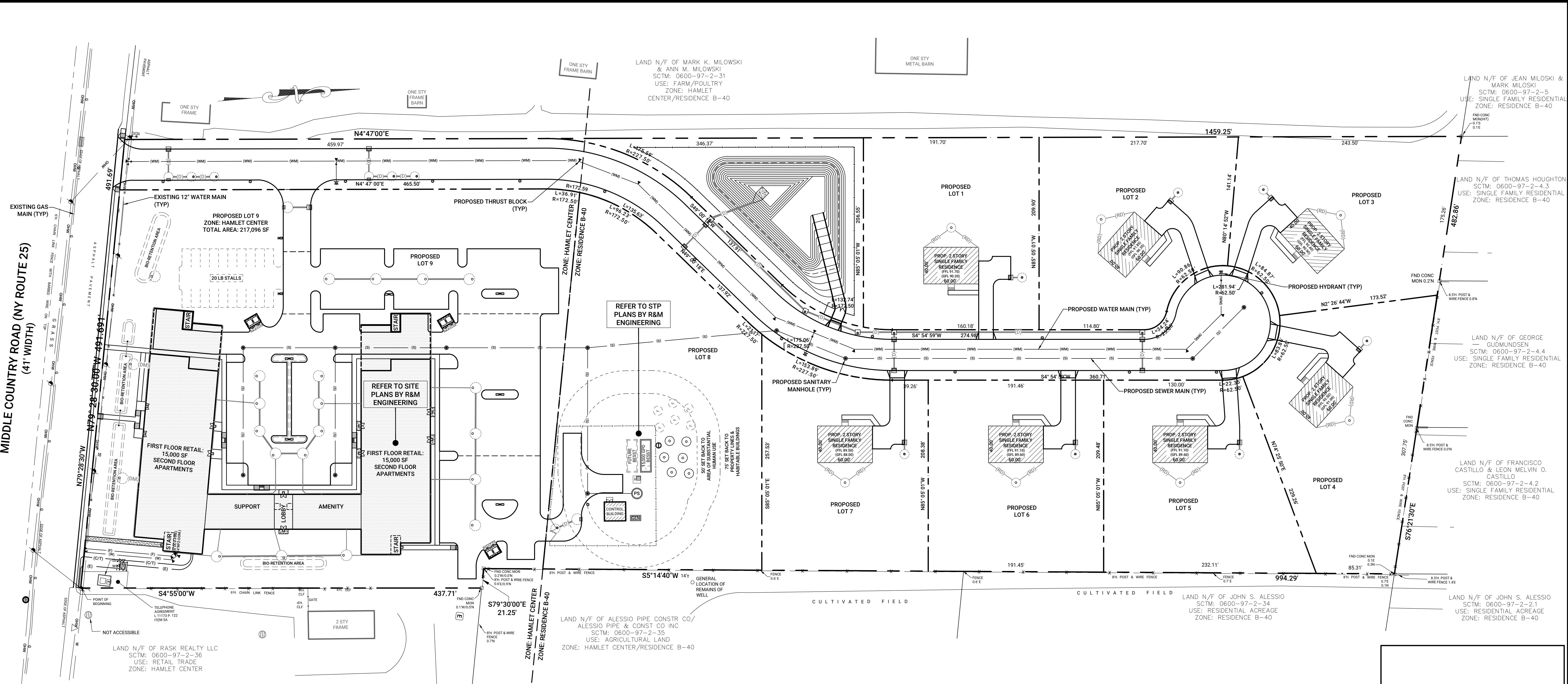
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www.rmengeering.com

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

50' 0' 50' 100' 150'

DWN. BY: JVC CHKD. BY: MKA SCALE: 1"=50' SHEET: PSM-2

DATE: 04-11-24 DATE: 04-11-24 JOB No.: 2023-037



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

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 #	-----		
TOWN FILE #	-----		
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UTILITY PLAN

KDG PRELIMINARY PLAT

SITUATED IN

CALVERTON

TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK

ITEM: DISTRICT 2602 SECTION 207 BLOCK 03 LOT 23



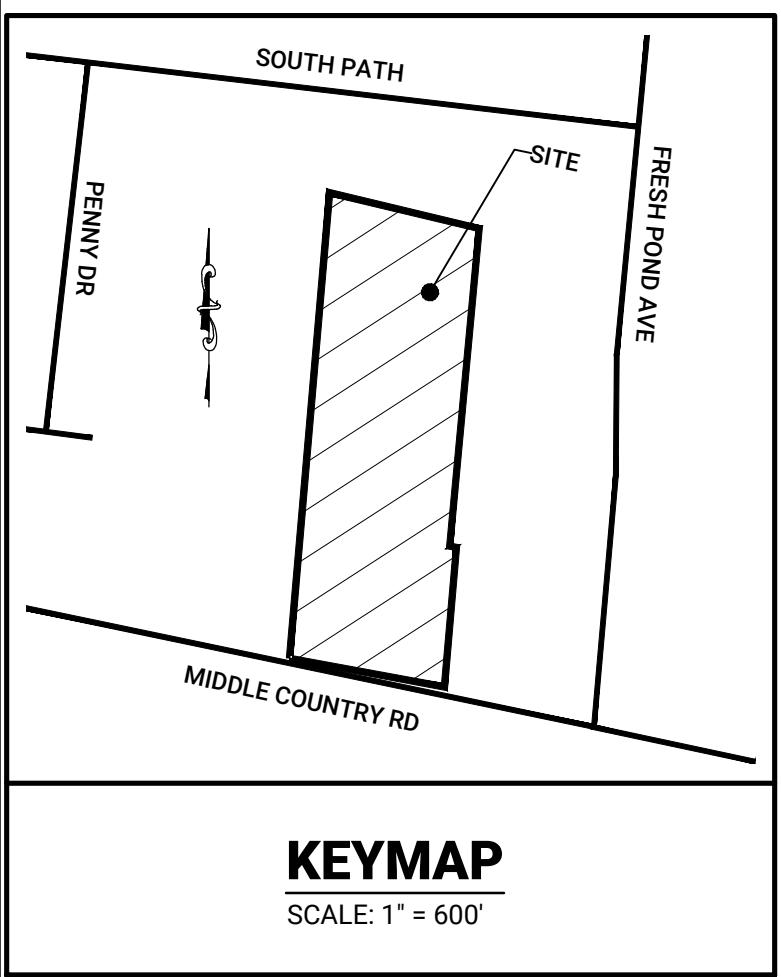
J. Aylward, P.E.
License No. 002172



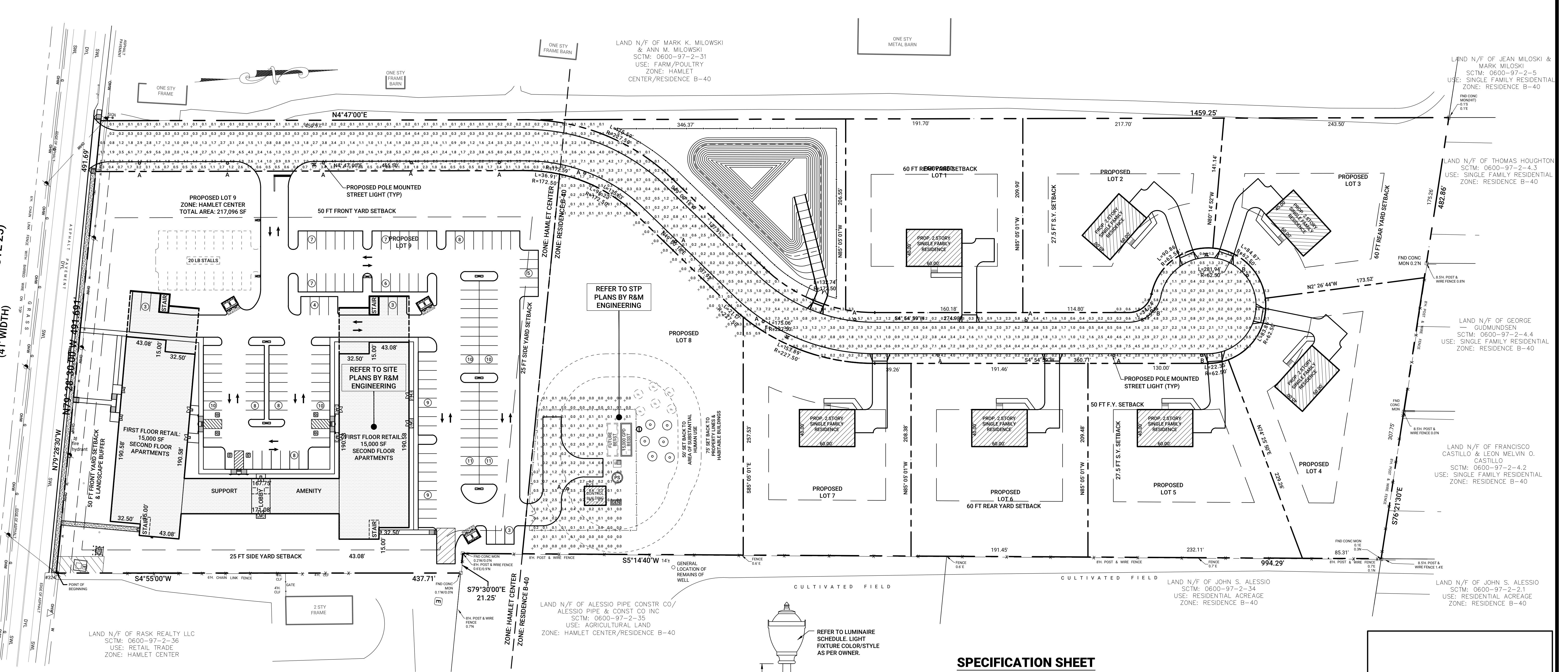
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THIS PLAN IS BASED UPON A SURVEY PREPARED RLT ENGINEERING,
GEOLOGY, AND LAND SURVEYING, P.C. DATED FEBRUARY 27, 2024.

50'	0'	50'	100'	150'	DWN. BY: JVC	CHK'D. BY: MKA	SCALE: 1"=50'	SHEET: PSM-3
					DATE: 04-11-24	DATE: 04-11-24	JOB No.: 2023-037	



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



LUMINAIRE SCHEDULE

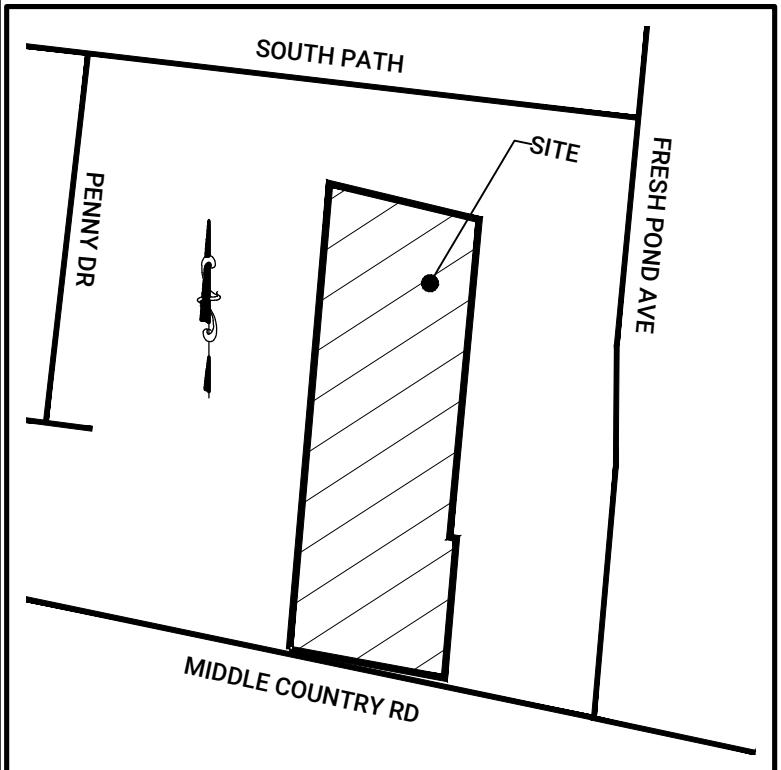
SYMBOL	QTY.	ARRANGEMENT	MANUFACTURER/CATALOG #	DESCRIPTION	LAMP DESCRIPTION	LLF
Ⓐ	14	POST TOP	VISIONAIRE CAL-1-L-T2-64LC-5-3K-PT	POST TOP MOUNTED 14' ABOVE GRADE	104.8 W LED	1.00
Ⓑ	3	POST TOP	VISIONAIRE CAL-1-L-T3-64LC-5-3K-PT	POST TOP MOUNTED 14' ABOVE GRADE	104.8 W LED	1.00

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

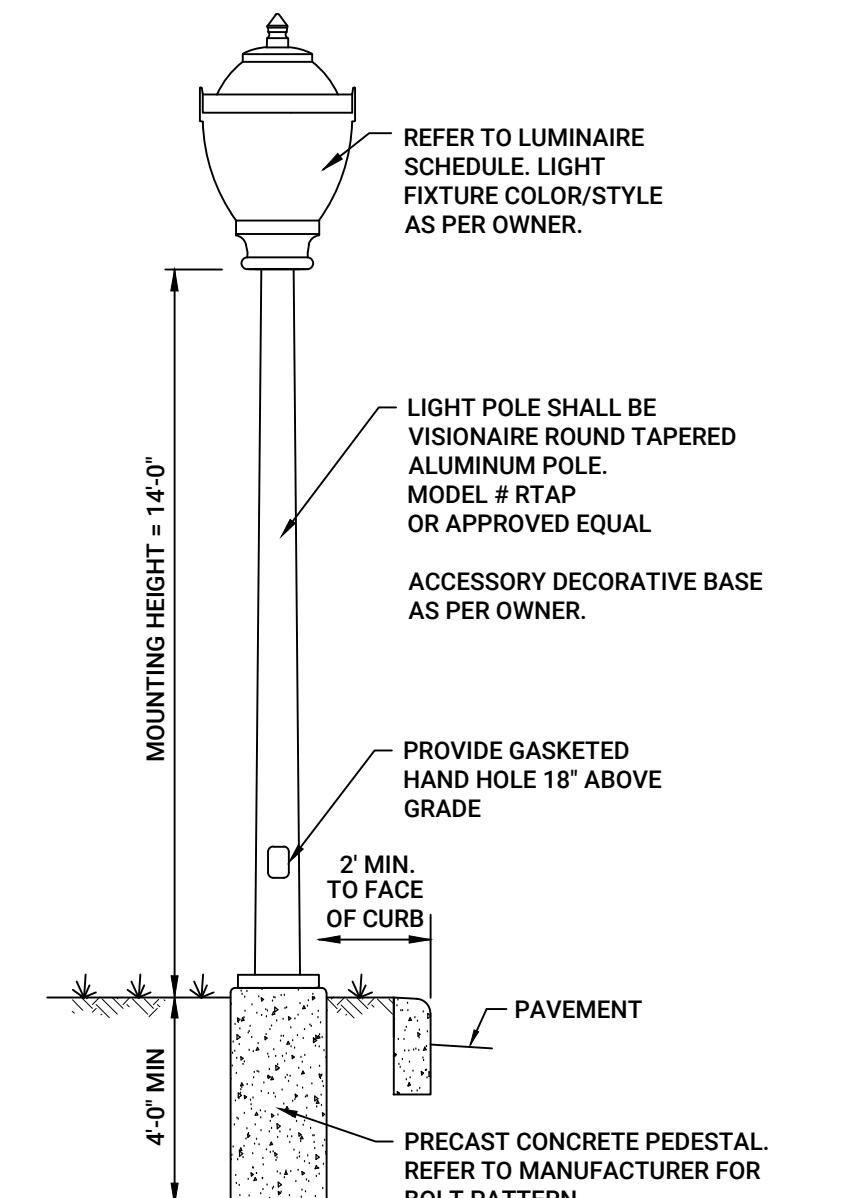
SITE LIGHTING NOTES

- 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 SHOWN IN THIS DRAWING WILL INVALIDATE THE CALCULATION PERFORMED.
- THE OWNER TO PROVIDE A SCHEDULE OF THE PROPOSED HOURS EACH DIRECTION IS TO BE OPERATED AND HOW THEY WILL BE CONTROLLED AT THE REQUEST OF THE TOWN OF RIVERHEAD.



KEYMAP

SCALE: 1' = 600'



LIGHT POLE DETAIL

N.T.S.

NOTES:

1. 4,000 P.S.I. PRECAST CONCRETE BASE. TOP OF FOUNDATION TO BE LEVEL.
2. CONTRACTOR SHALL VERIFY INDIVIDUAL MANUFACTURER REQUIREMENTS PRIOR TO FABRICATING FOUNDATIONS. FOUNDATIONS SHALL BE COORDINATED WITH MANUFACTURER BY CONTRACTOR.
3. REFER TO PHOTOMETRIC PLAN & LUMINARIES SCHEDULE FOR LIGHTING LAYOUT AND NUMBER OF FIXTURES.

SPECIFICATION SHEET

CAL AREA LED Specifications									
<p>Product Number: <input type="text"/> Architectural-CAL-AR-09-13-2023</p> <p>Category Number: <input type="text"/></p> <p>Name: <input type="text"/></p> <p>Product Description: <input type="text"/> The Cal Area is a high intensity, high output, and energy efficient LED street light fixture. It is designed for use in high traffic areas such as shopping centers, parking lots, and roadways. The fixture features a unique tapered aluminum pole and a decorative base. It is available in various colors and mounting heights.</p> <p>Accessories: <input type="text"/> The Cal Area is a high intensity, high output, and energy efficient LED street light fixture. It is designed for use in high traffic areas such as shopping centers, parking lots, and roadways. The fixture features a unique tapered aluminum pole and a decorative base. It is available in various colors and mounting heights.</p>									
SCDHS # <input type="text"/> TOWN FILE # <input type="text"/>									
<table border="1"> <tr> <td>No.</td> <td>REVISION DESCRIPTION</td> <td>DATE</td> <td>BY</td> </tr> <tr> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> </table>		No.	REVISION DESCRIPTION	DATE	BY	-	-	-	-
No.	REVISION DESCRIPTION	DATE	BY						
-	-	-	-						
<p>OWNER: CALVERTON HAMLET CENTER LLC, 1113 NORTH COUNTRY ROAD, BUILDING 2, STONY BROOK, NEW YORK 11790</p> <p>APPLICANT: TJC REAL ESTATE HOLDING LLC, 12 ELM LANE, STONY BROOK, 11790</p> <p>STL: DISTRICT 0600, SECTION 097, BLOCK 02, LOT 33</p> <p>STATE OF NEW YORK MATTHEW K. AYLWARD, P.E. LICENCED PROFESSIONAL ENGINEER Matthew K. Aylward, P.E. NY State License No. 093172</p>									

STREET LIGHTING PLAN

KDG PRELIMINARY PLAT

SITUATED IN

CALVERTON

TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK

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



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Office: (631) 271-0576
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DWN. BY: JVC CHK'D. BY: MKA SCALE: 1"=50'
DATE: 04-11-24 DATE: 04-11-24 JOB No.: 2023-037 SHEET: PSM-4

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

HYDROSEED MIX 'A' @ 170#/AC

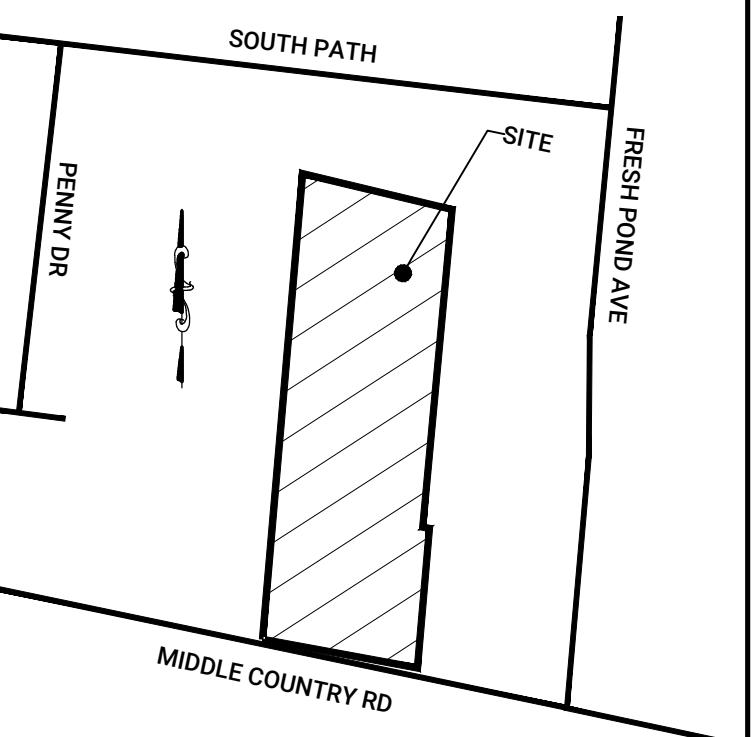
LOGY MIX
% RELIANT HARD FESCUE
% JAMESTOWN II CHEW FESCUE

PLANTING SCHEDULE

	SYM.	QUA.	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
TREES	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.
SHRUBS	PM	20	PRUNUS MARITIMA	BEACH PLUM	2' - 3' SP. - 4' O.C.

PLANTING NOTES

1. 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 EXISTS.
2. 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 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.
3. 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.
4. 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. NOT PLACE MULCH DIRECTLY AGAINST ROOT FLARE/TRUNKS OF TREES.
5. 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.
6. 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.
7. ALL LANDSCAPED AND LAWN AREAS SHALL BE MAINTAINED WITH A PERMANENT IN-GROUND IRRIGATION SYSTEM, INCLUDING A RAIN SENSOR OVERRIDE AND MULTI-ZONE CONTROLS CAPABLE OF PROVIDING VARYING AMOUNTS OF WATER TO MULTIPLE AREAS DEPENDING ON THE REQUIREMENTS OF THE VARIOUS TREES, SHRUBS, GROUND COVERS AND LAWN AREAS.
8. TREE STAKES AND ANY OTHER PLANTING GUIDE MATERIAL SHALL BE REMOVED AFTER ONE YEAR FROM THE TIME OF PLANTING.
9. ALL PLANT MATERIAL GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY OWNER.
10. ALL PLANTING BEDS TO BE MULCHED WITH 2" SHREDDED BARK.
11. ALL PLANTING BEDS TO RECEIVE 4" OF SCREENED TOPSOIL PRIOR TO PLANT INSTALLATION.
12. NO PLANT MATERIAL, EXCEPT LAWN OR GROUNDCOVER, IS TO BE LOCATED WITHIN 2' OF ANY PARKING LOT OR DRIVEWAY CURBS.
13. MAINTENANCE OF EXISTING VEGETATION, TO BE SUPPLEMENTED AS DEEMED NECESSARY BY THE ENGINEERING FIELD INSPECTORS.
14. 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.
15. ALL PLANTS SHALL BE NATIVE, NON-INVASIVE SPECIES ADAPTED TO LOCAL CLIMATE.



KEYMAP

SCALE: 1" = 60'

LAND N/F OF MARK K. MILO
& ANN M. MILOWSKI
SCTM: 0600-97-2-31
USE: FARM/POULTRY
ZONE: HAMLET
CENTER/RESIDENCE B-4

ONE STY
METAL BARN

LAND N/F OF JEAN MIOSKI &
MARK MIOSKI
SCTM: 0600-97-2-5
SE: SINGLE FAMILY RESIDENTIAL
ZONE: RESIDENCE B-40

ND N/F OF THOMAS HOUGHTON
SCTM: 0600-97-2-4.3
SE: SINGLE FAMILY RESIDENTIAL
ZONE: RESIDENCE B-40

LAND N/F OF GEORGE
— GUDMUNDSEN
SCTM: 0600-97-2-4.4
E: SINGLE FAMILY RESIDENTIAL
ZONE: RESIDENCE B-40

AND N/F OF FRANCISCO
STILLO & LEON MELVIN O.
CASTILLO
SCTM: 0600-97-2-4.2
SINGLE FAMILY RESIDENTIAL
ZONE: RESIDENCE B-40

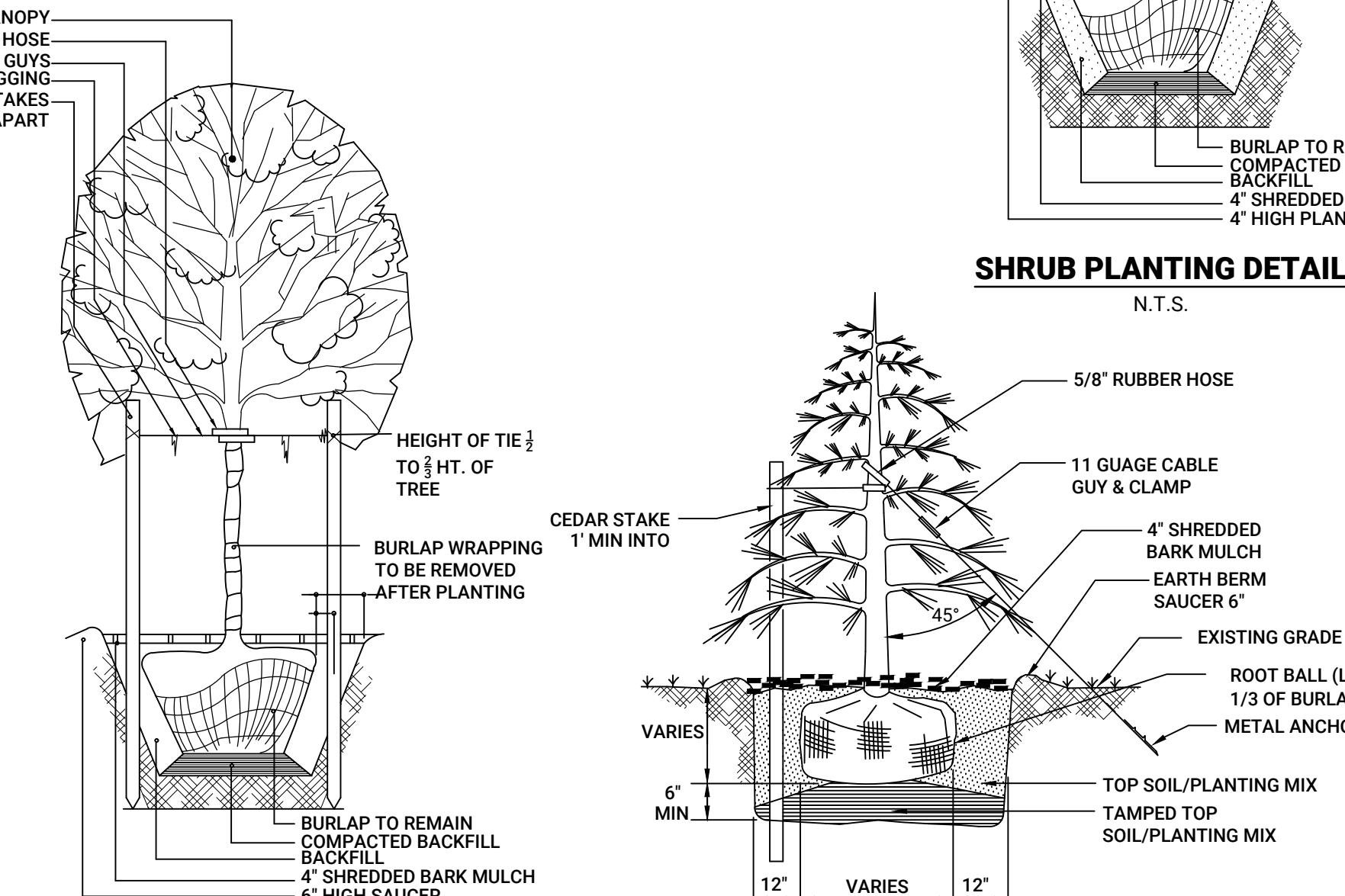
N/F OF JOHN S. ALESSIO
SCTM: 0600-97-2-2.1
E: RESIDENTIAL ACREAGE
ZONE: RESIDENCE B-40

SCIM: 0600-97-2-34
USE: RESIDENTIAL ACREAGE
NOTES: ZONE: RESIDENCE B-40

1. ALL PLANT MATERIAL GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY OWNER.
2. 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.
3. ALL PLANTING BEDS TO RECEIVE 4" OF SCREENED TOPSOIL PRIOR TO PLANT INSTALLATION.
4. TOP OF CONTAINED ROOT MASS TO BE LEVEL WITH SURROUNDING GRADE.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH TOWN SPECIFICATIONS.
6. NO PLANT MATERIAL, EXCEPT LAWN OR GROUNDCOVER, IS TO BE LOCATED

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

SHRUB PLANTING DETAIL



TREE PLANTING DATA

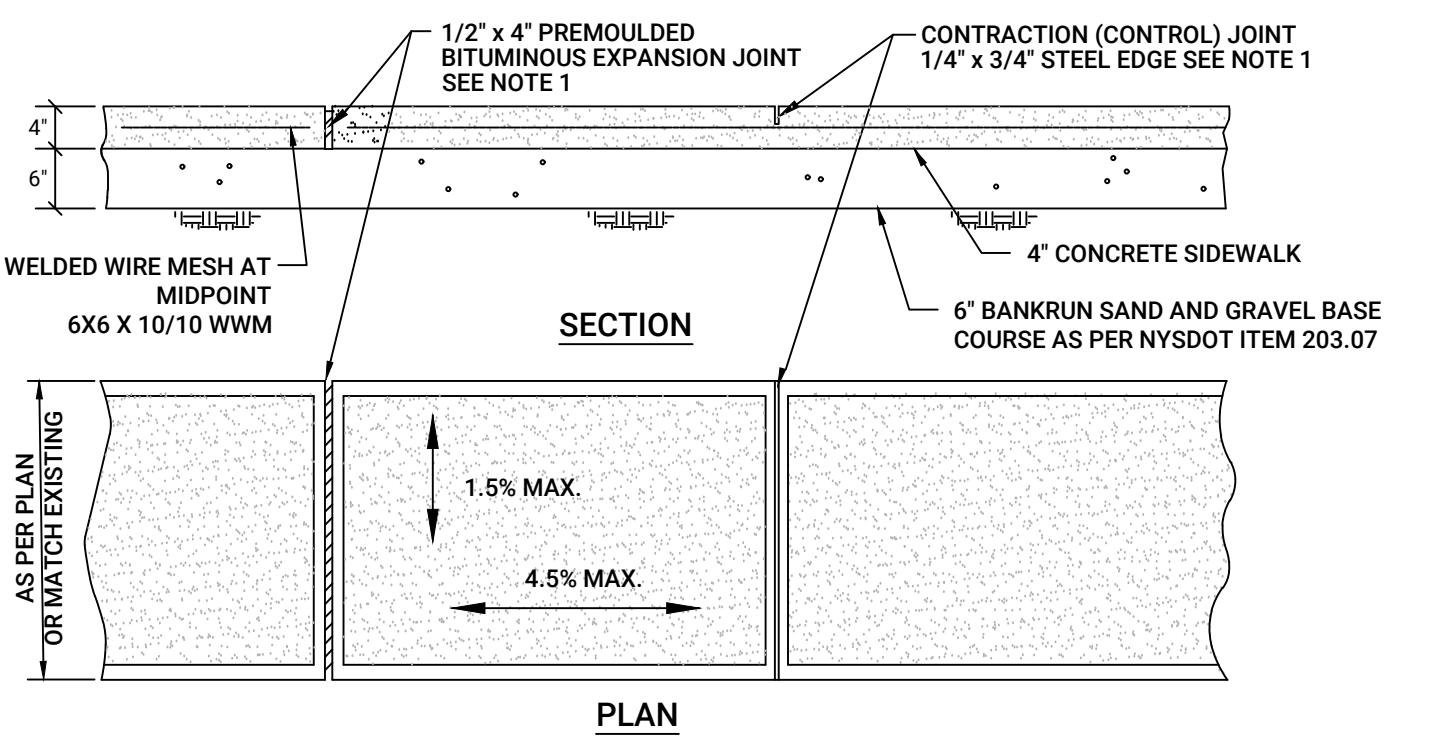


THIS PLAN IS BASED UPON A SURVEY PREPARED RLT ENGINEERING, GEOLOGY, AND LAND SURVEYING, P.C. DATED FEBRUARY 27, 2024.

50'	DWN. BY: JVC	CHK'D. BY:
	DATE: 04-11-24	DATE:

MKA 04-11-24	SCALE: JOB No.:	1"=50' 2023-037	SHEET: PSM-5
-----------------	--------------------	--------------------	------------------------

ENGINEERING | Office: (631) 271-0576
www.rmengineering.com



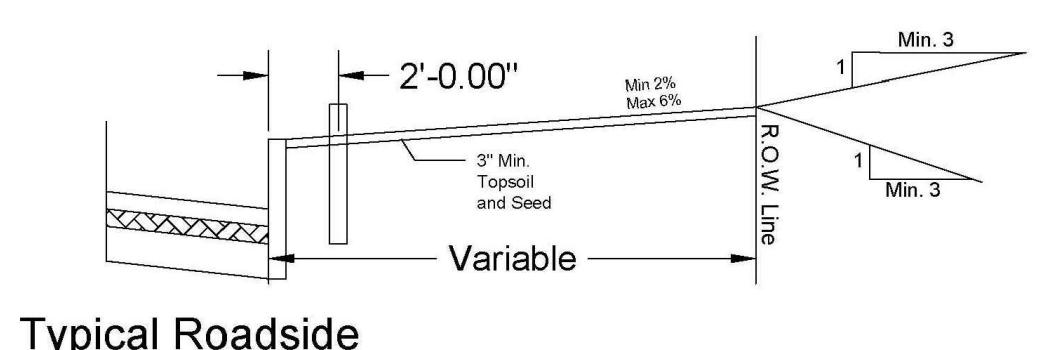
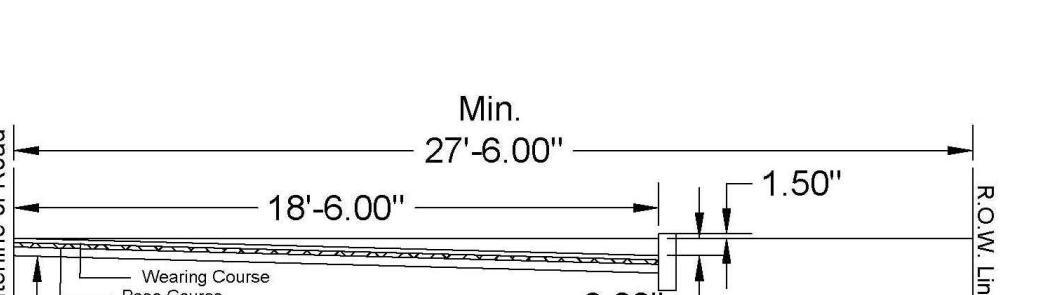
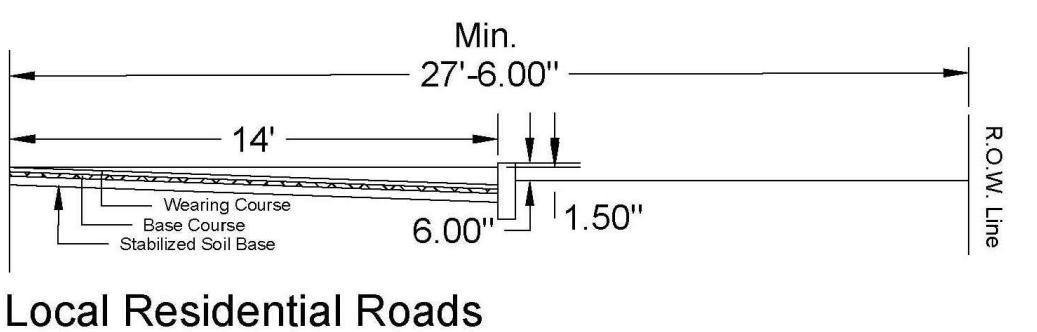
CONCRETE SIDEWALK DETAIL

N.T.S.

NOTES:

1. CONTROL JOINTS ARE TO BE PLACED EVERY 4'-0" AND EXPANSION JOINTS ARE TO BE PLACED EVERY 20', OR AS DIRECTED BY THE ENGINEER.
2. 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.
3. SIDEWALKS AND CURB RAMPS SHALL HAVE A COARSE BROOM FINISH.
4. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1.5% AND A MAXIMUM RUNNING SLOPE OF 4.5%.
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 LIMIT	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.

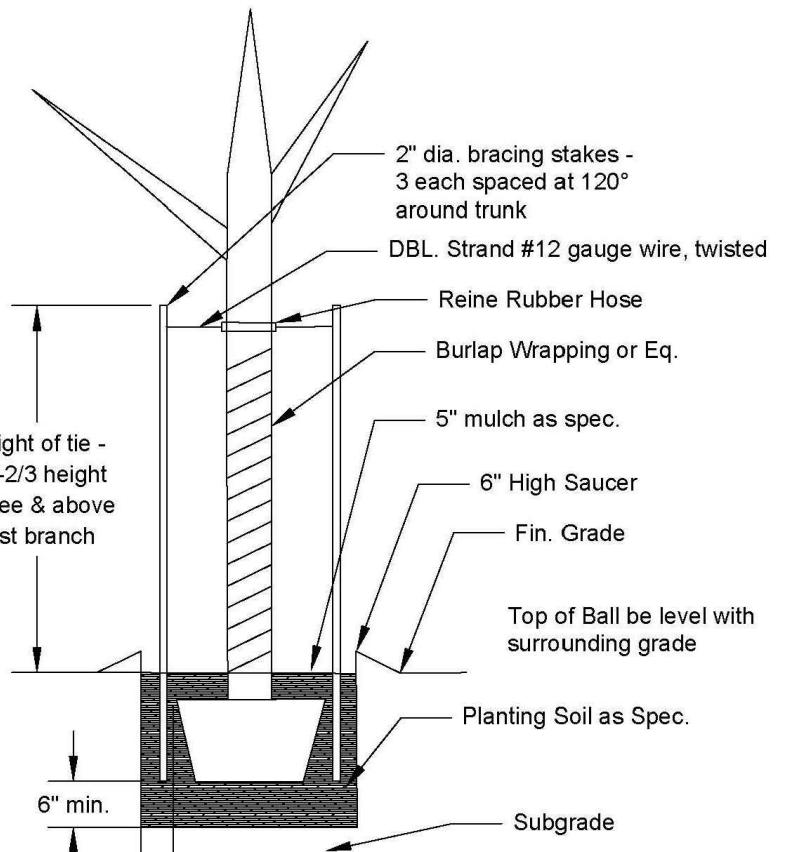


TYPICAL ROAD SECTION DETAIL

N.T.S.

NOTES:

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

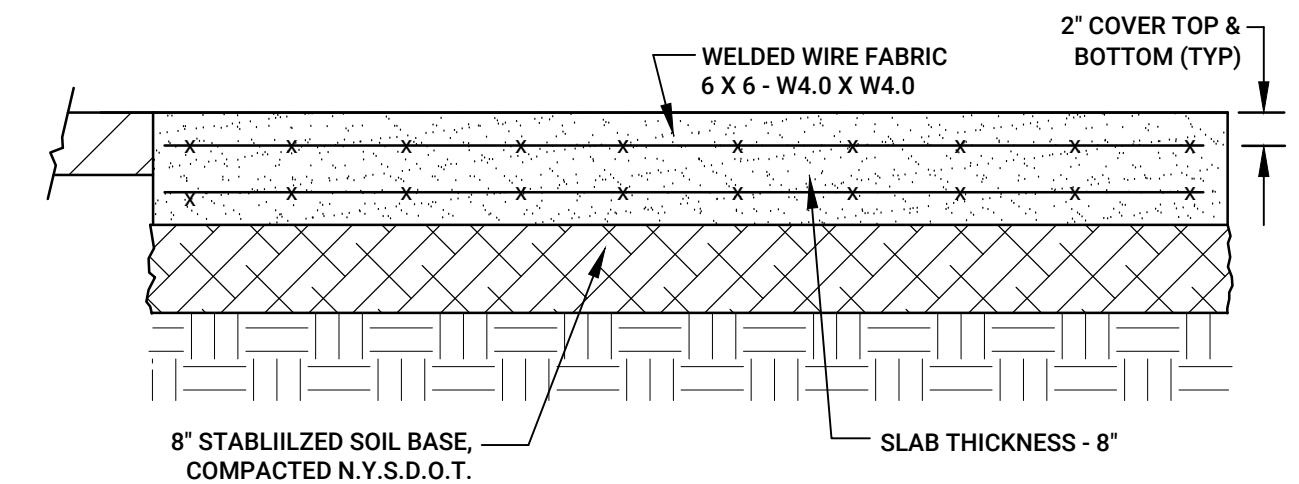


STREET TREE PLANTING DETAIL

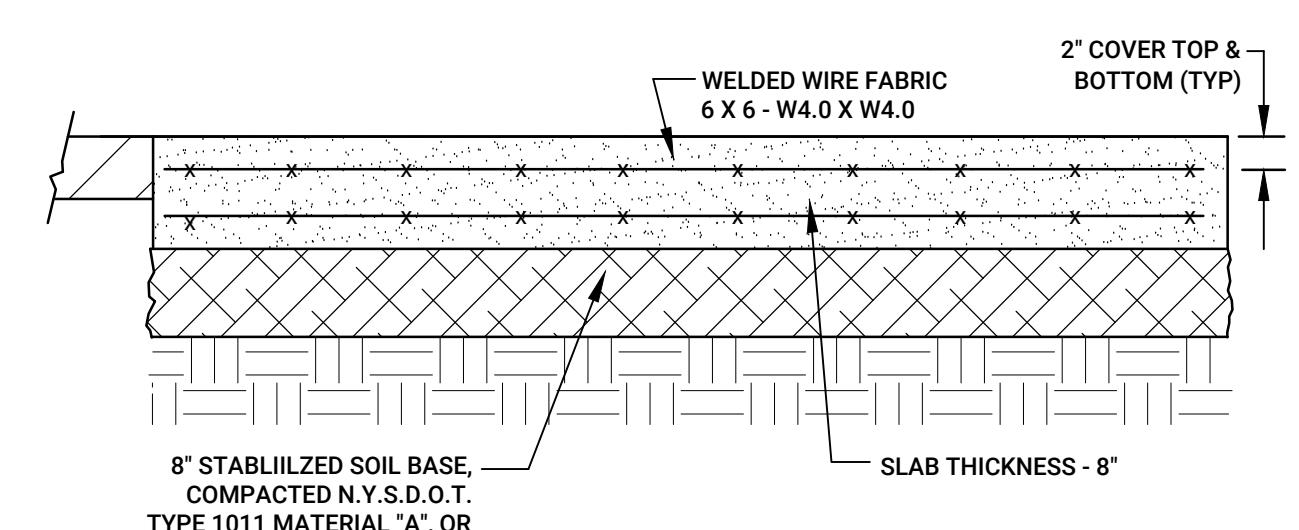
N.T.S.

NOTES:

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



MEDIUM DUTY



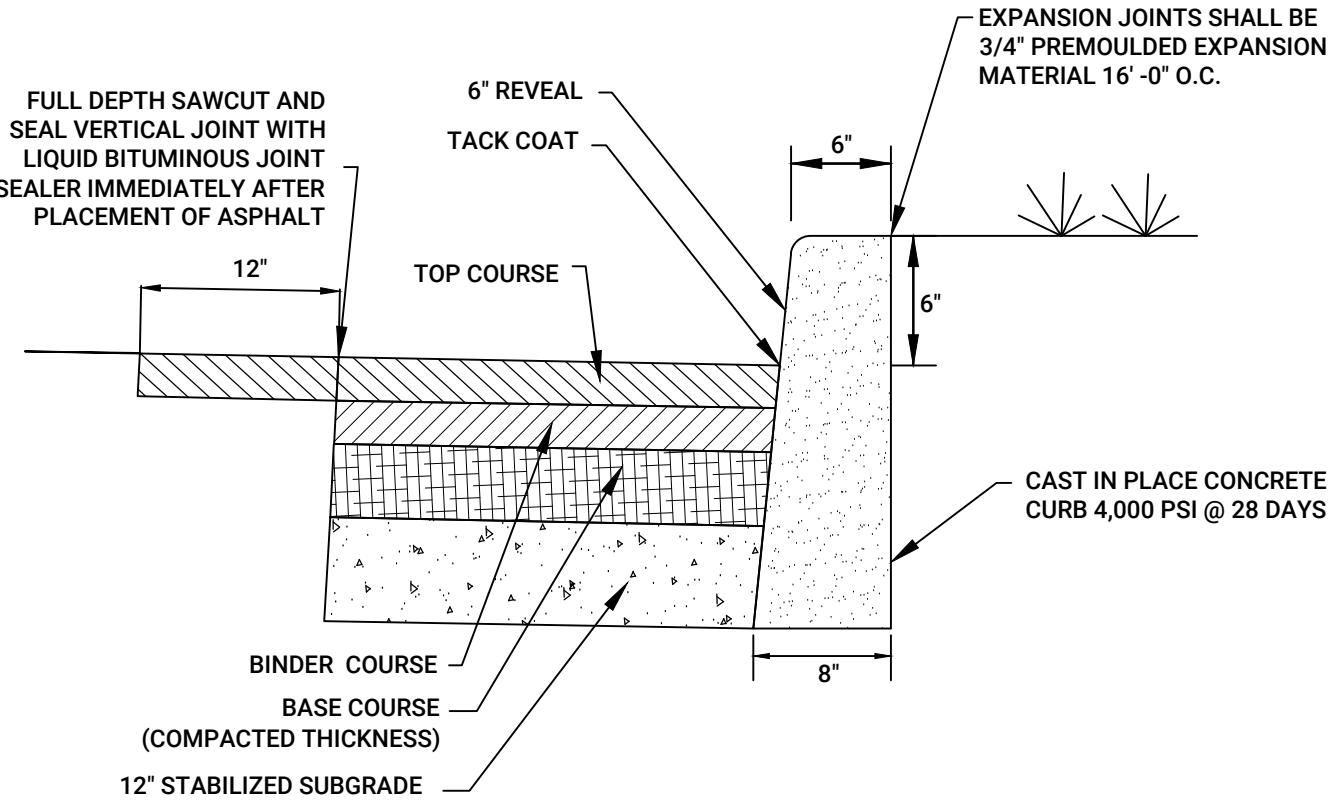
HEAVY DUTY

CONCRETE PAVEMENT DETAIL

N.T.S.

NOTES:

1. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT @ 36' O.C. AND CONTROL JOINTS SAWCUT @ 12' O.C.
2. CONCRETE SHALL BE 4000 PSI MIN. @ 28 DAYS.
3. 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:

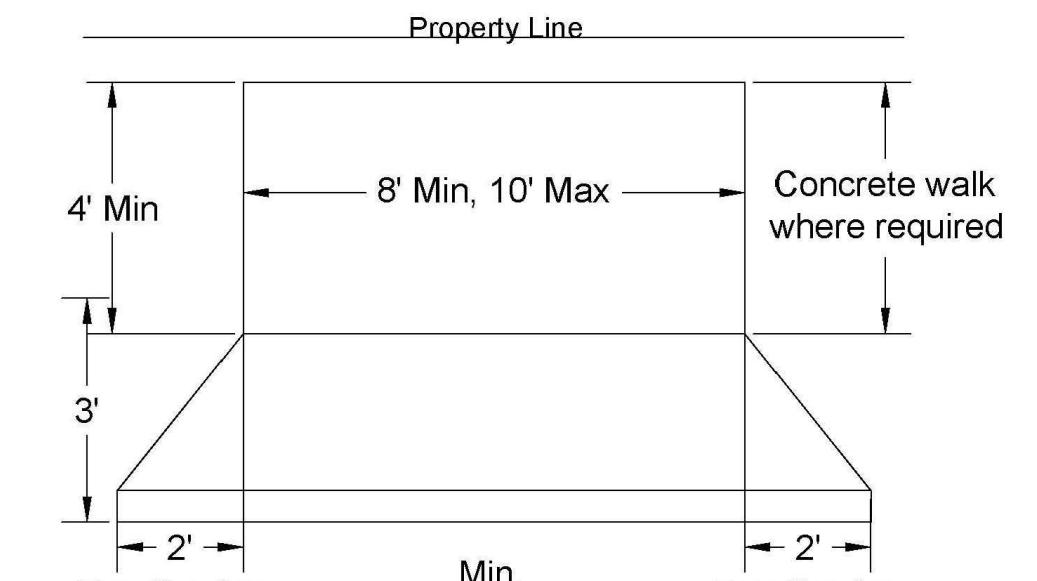
6" COMPACTED RECYCLED CONCRETE AGGREGATE WITH A MINIMUM 12" COMPACTED SUBBASE

ON-SITE CONCRETE CURB - TYPE A AND PAVEMENT DETAIL

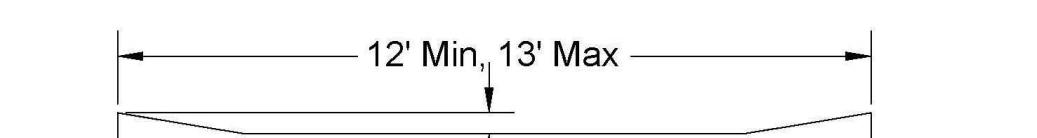
N.T.S.

NOTES:

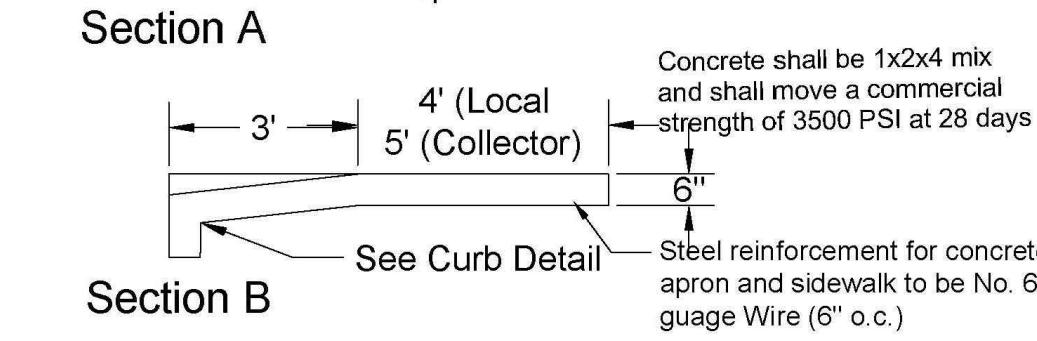
1. ALL WORK SHALL CONFORM TO TOWN SPECIFICATIONS. EXCEPT WHERE NOTED.
2. DAMAGED BASE OR BINDER COURSE SHALL BE REMOVED AND REPLACED PRIOR TO PLACEMENT OF TOP COURSE.
3. TOP COURSE SHALL BE PLACED AFTER CONSTRUCTION HAS BEEN SUBSTANTIALLY COMPLETED AS DETERMINED BY THE OWNER OR OWNERS REPRESENTATIVE.
4. 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.
5. 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 NY.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.
6. 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.
7. CURB EXPANSION JOINTS SHALL BE PLACED MAX. 16'-0" O.C.



Plan



Section A



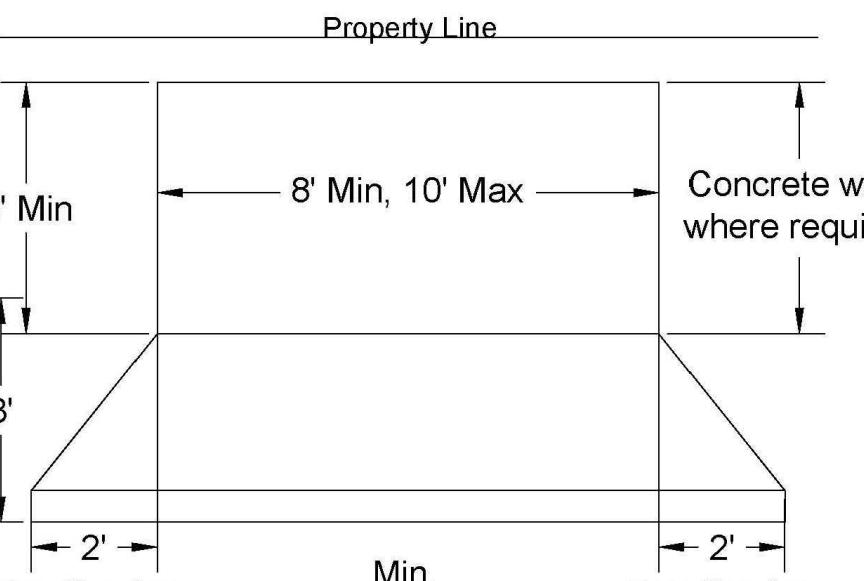
Section B

CONCRETE APRON AND CURB CUT DETAIL

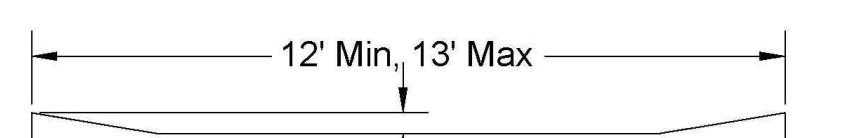
N.T.S.

NOTES:

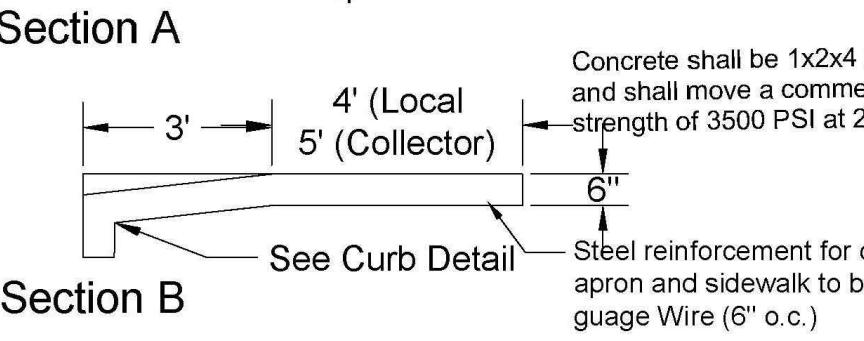
1. ALL WORK SHALL CONFORM TO TOWN SPECIFICATIONS. EXCEPT WHERE NOTED.



Plan



Section A



Section B

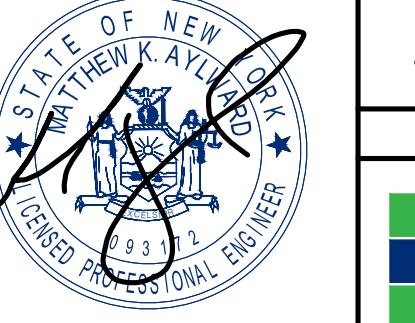
CONCRETE APRON AND CURB CUT DETAIL

N.T.S.

NOTES:

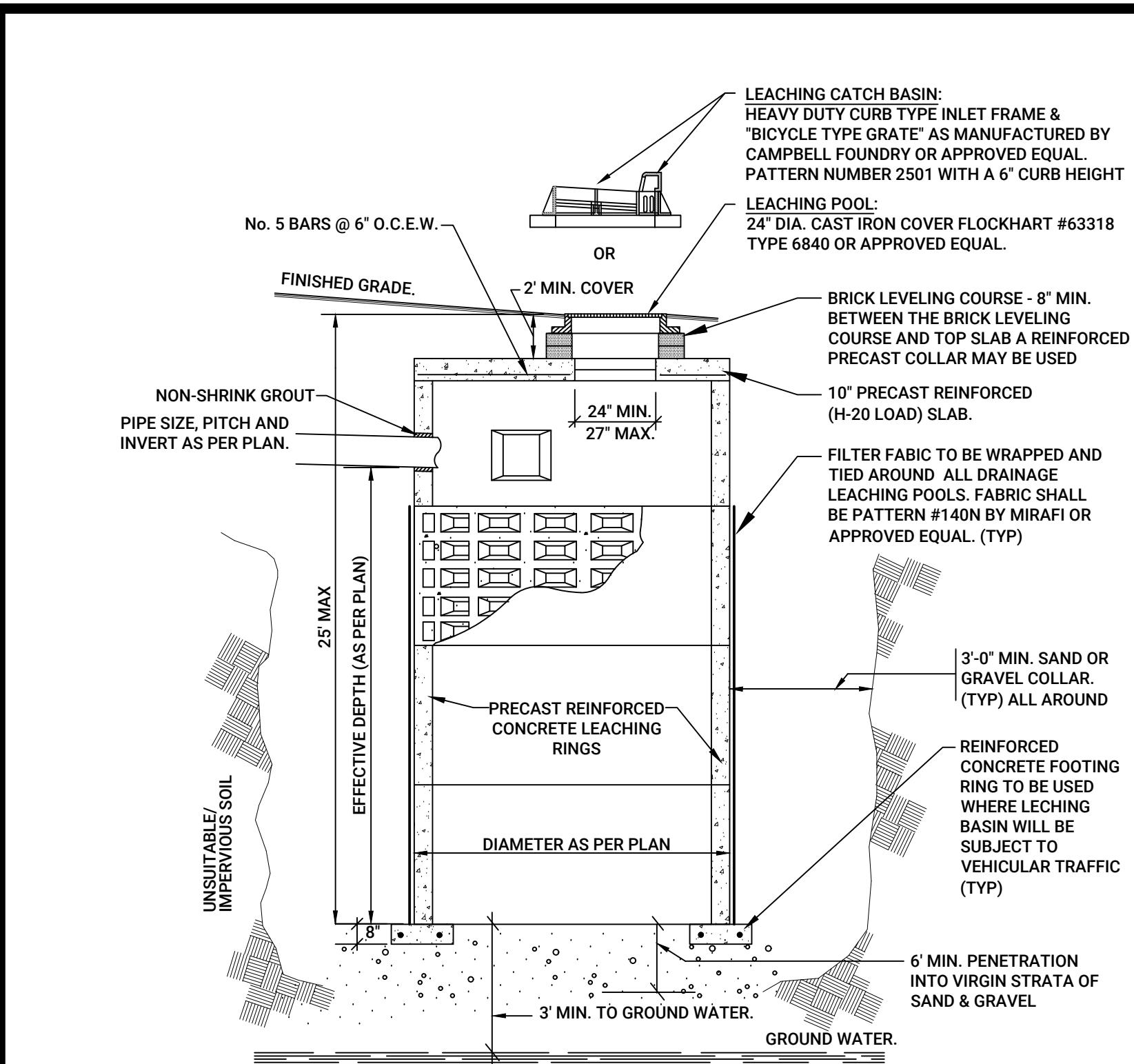
1. ALL WORK SHALL CONFORM TO TOWN SPECIFICATIONS. EXCEPT WHERE NOTED.

SCDHS #	
TOWN FILE #	
-	-
-	-
No.	REVISION DESCRIPTION
-	-
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
CONSTRUCTION DETAILS	

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					
DWN. BY:	JVC	CHKD. BY:	MKA	SCALE:	As Shown
DATE:	04-11-24	DATE:	04-11-24	JOB No.:	2023-037
R&M ENGINEERING					

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

PSM-6



DRAINAGE LEACHING POOL (BASIN) DETAIL (DLP)

N.T.S.

NOTES:

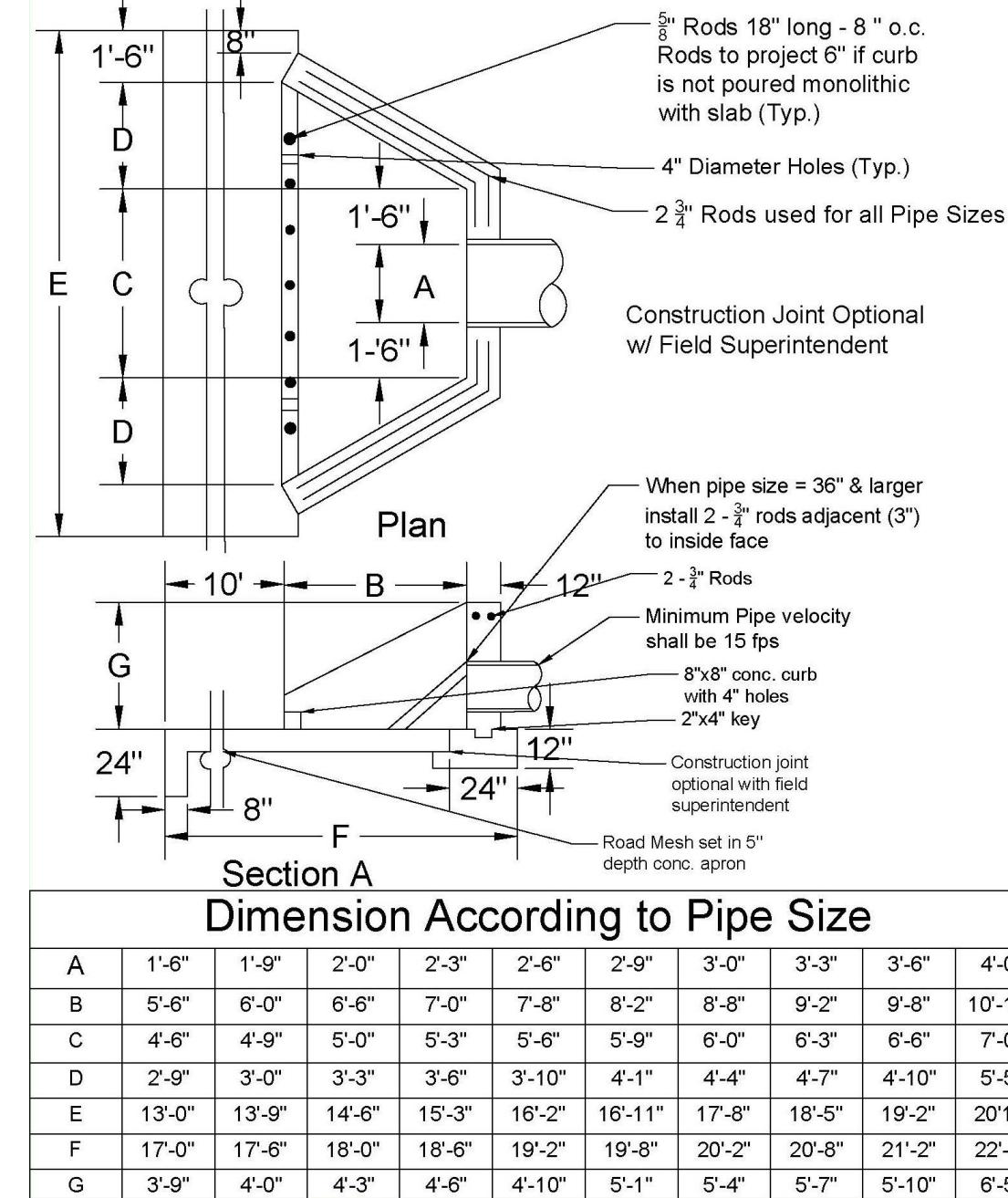
1. ALL DRAINAGE PIPE SHALL HAVE 2' MIN. COVER.
2. AS PART OF THE LEACHING POOL CONSTRUCTION, IF UNSUITABLE MATERIAL, THE CONTRACTOR SHALL BE RESPONSIBLE TO EXCAVATE A MINIMUM OF 6'-0" INTO A VIRGIN STRATA OF SAND AND GRAVEL BELOW THE STRUCTURE. THE EXCAVATION SHALL THEN BE BACKFILLED WITH A CLEAN WELL 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

N.T.S.

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.



Dimension According to Pipe Size

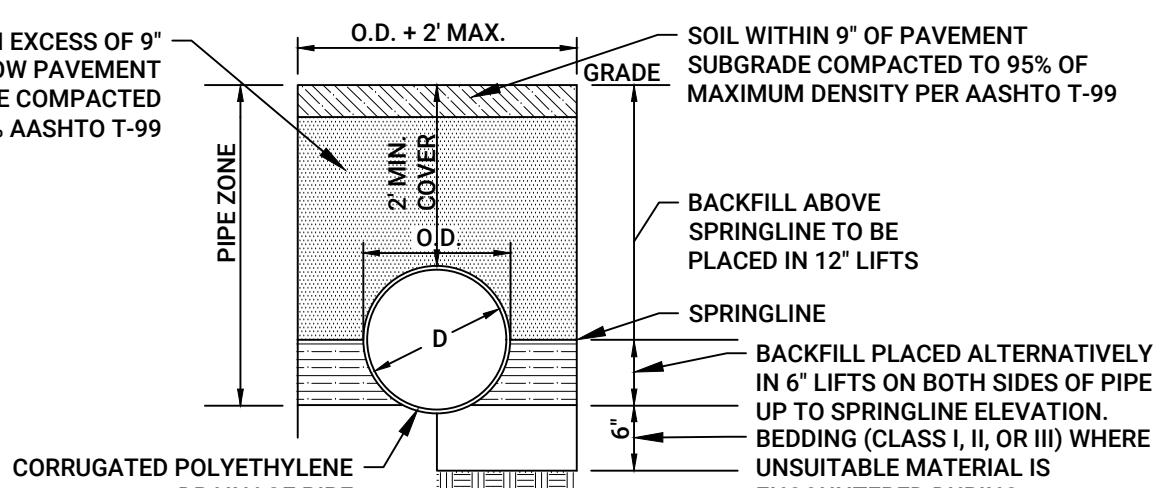
A	1'-6"	1'-9"	2'-0"	2'-3"	2'-6"	2'-9"	3'-0"	3'-3"	3'-6"	4'-0"
B	5'-6"	6'-0"	6'-6"	7'-0"	7'-6"	8'-2"	8'-8"	9'-2"	9'-8"	10'-10"
C	4'-6"	4'-9"	5'-0"	5'-3"	5'-6"	5'-9"	6'-0"	6'-3"	6'-6"	7'-0"
D	2'-9"	3'-0"	3'-3"	3'-6"	3'-10"	4'-1"	4'-4"	4'-7"	4'-10"	5'-5"
E	13'-0"	13'-9"	14'-6"	15'-3"	16'-2"	16'-11"	17'-8"	18'-5"	19'-2"	20'-10"
F	17'-0"	17'-6"	18'-0"	18'-6"	19'-2"	19'-8"	20'-2"	20'-8"	21'-2"	22'-4"
G	3'-9"	4'-0"	4'-3"	4'-6"	4'-10"	5'-1"	5'-4"	5'-7"	5'-10"	6'-5"

RECHARGE BASIN HEAD WALL DETAIL

N.T.S.

NOTES:

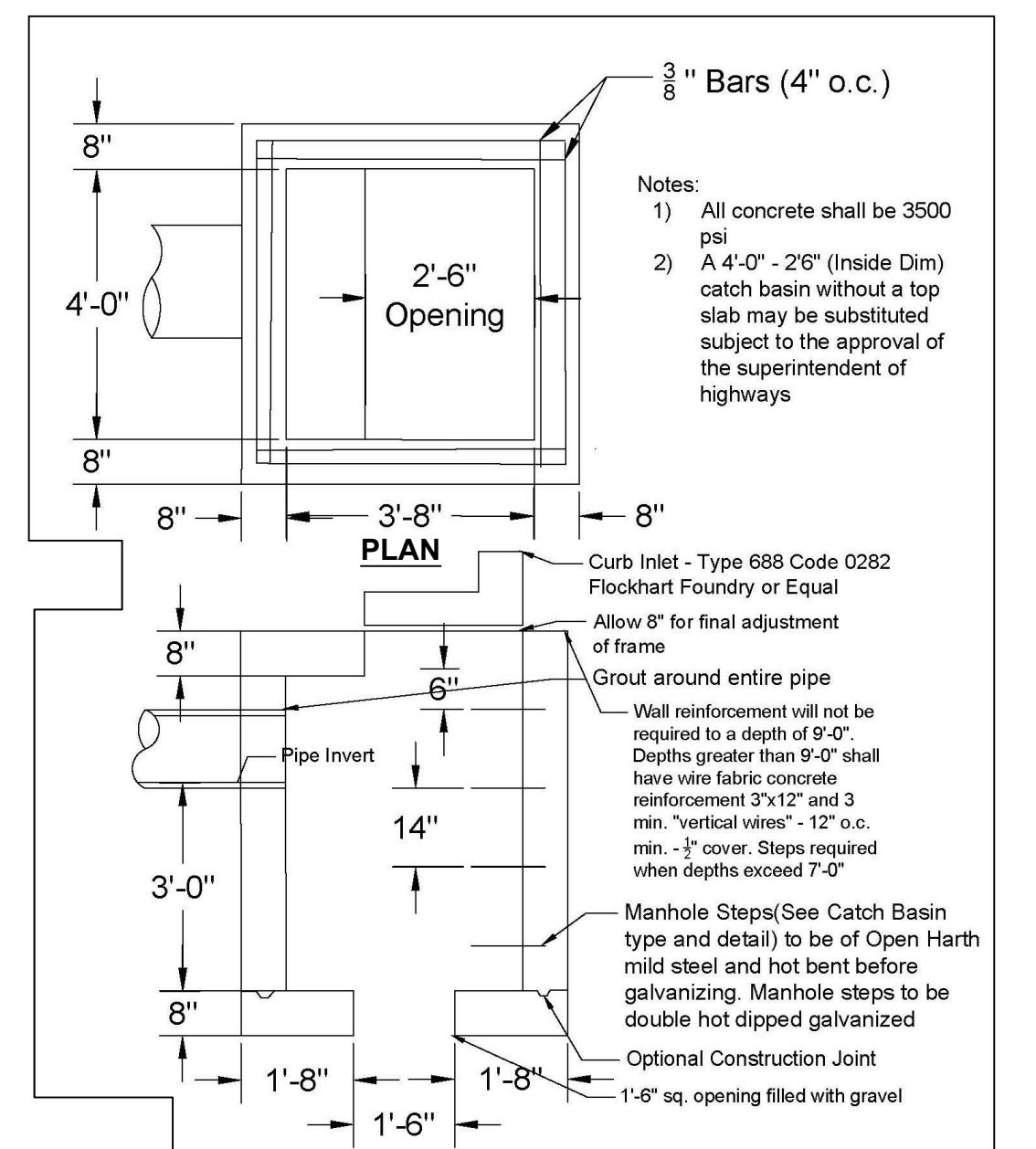
1. ALL WORK SHALL CONFORM TO TOWN SPECIFICATIONS. EXCEPT WHERE NOTED.



DRAINAGE PIPE TRENCH DETAIL

N.T.S.

1. CLASS I, II, OR III COMPAKTED 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 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.
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.



CATCH BASIN (CB) TYPE 1 DETAIL

N.T.S.

NOTES:

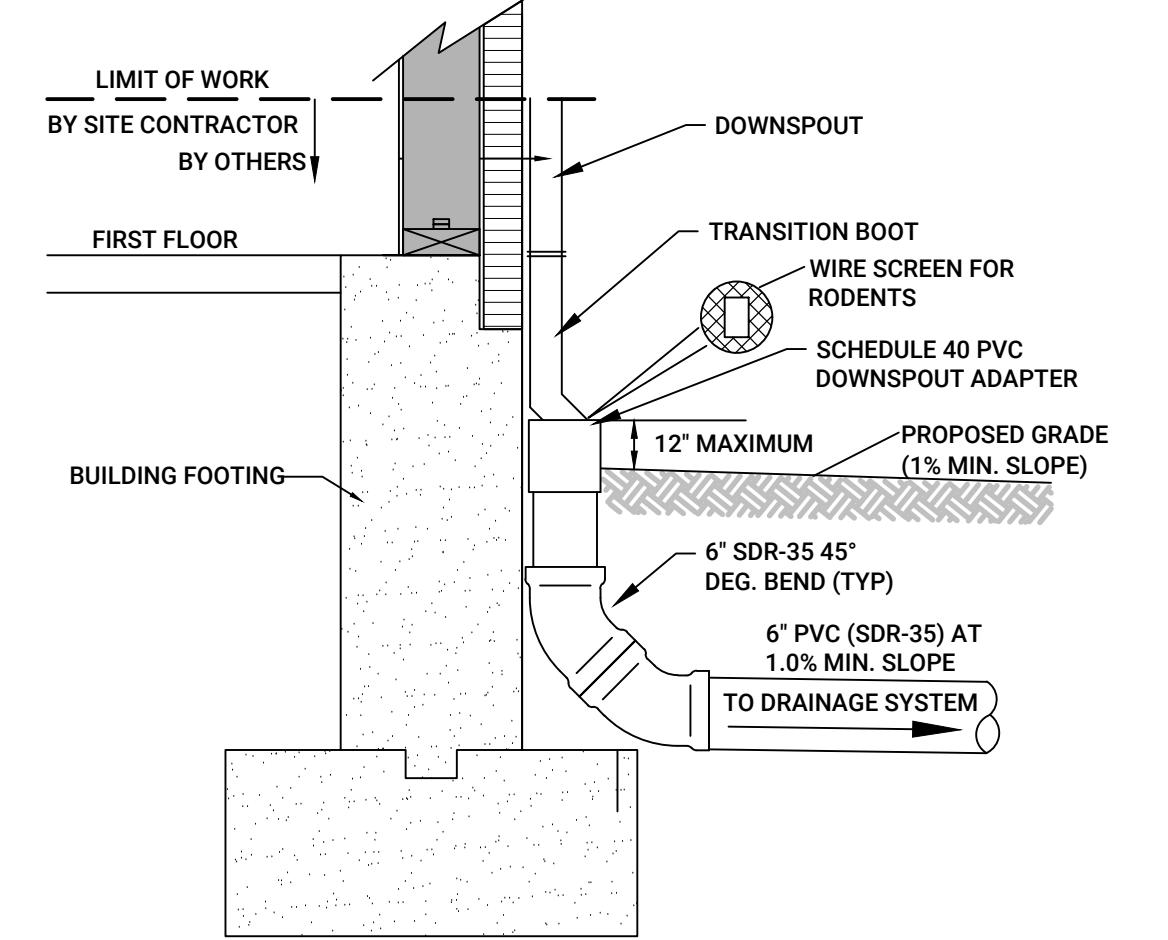
1. ALL DRAINAGE PIPE SHALL HAVE 2' MIN. COVER.
2. ALL PRECAST DRAINAGE STRUCTURES SHALL BE FURNISHED WITH PRECAST OPENINGS FOR DRAINAGE PIPE.
3. ALL WORK SHALL CONFORM TO TOWN SPECIFICATIONS. EXCEPT WHERE NOTED.

RECHARGE BASIN DETAIL

N.T.S.

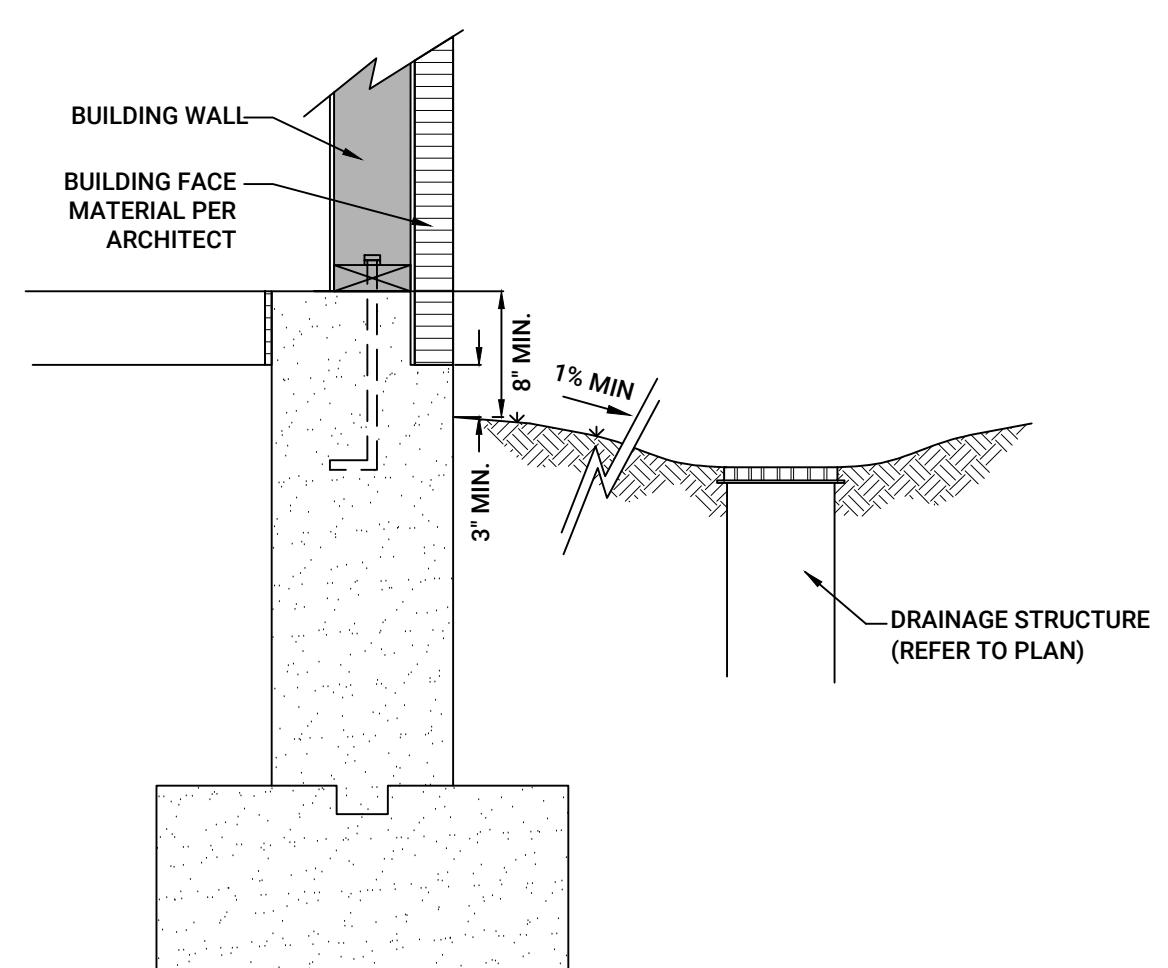
NOTES:

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



TYPICAL DOWNSPOUT CONNECTION DETAIL

N.T.S.



TYPICAL BUILDING FOUNDATION DRAINAGE DETAIL

N.T.S.

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

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

R&M
ENGINEERING

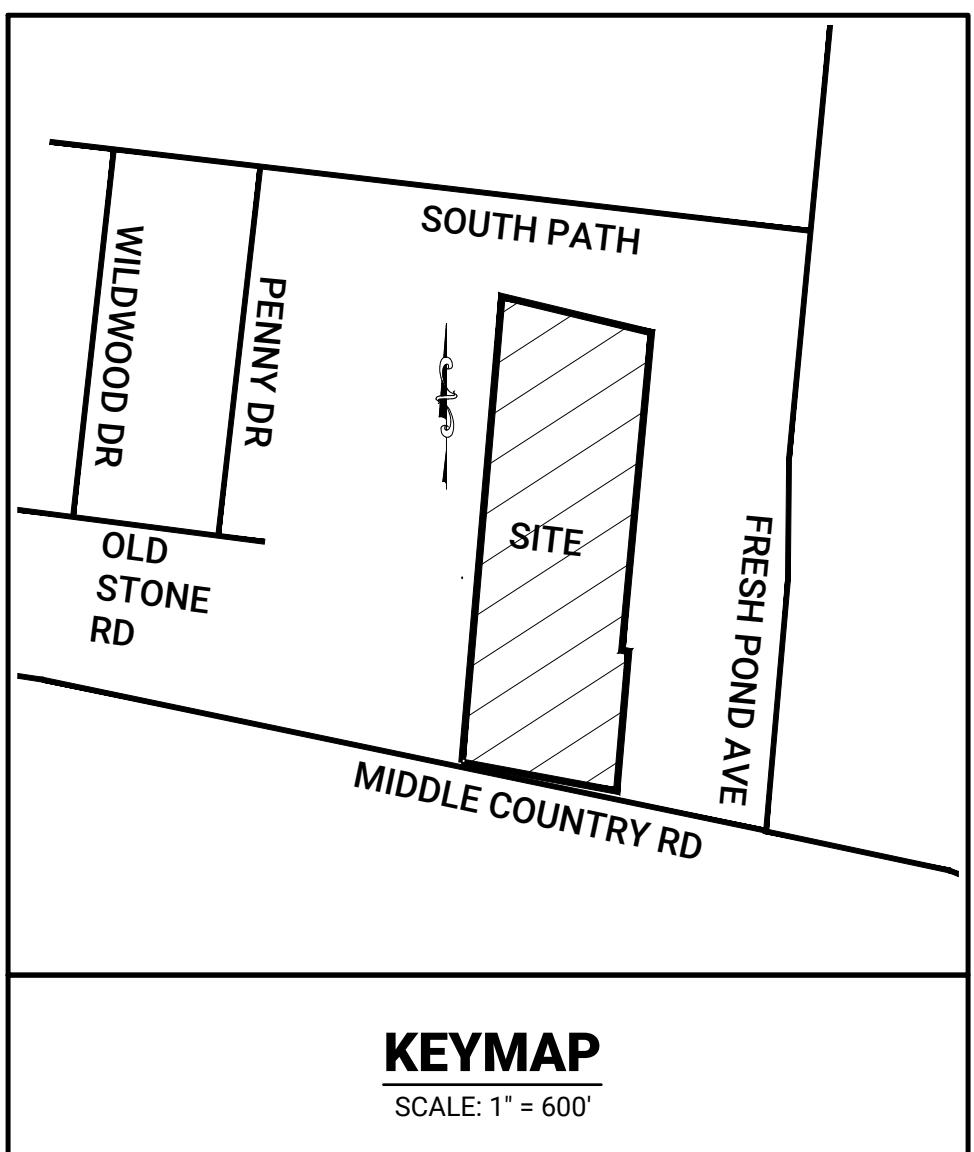
Robinson & Muller
Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengeering.com

DWN. BY: JVC CHKD. BY: MKA SCALE: As Shown SHEET: PSM-7
DATE: 04-11-24 DATE: 04-11-24 JOB No.: 2023-037

SITE DEVELOPMENT PLANS

FOR

CALVERTON HAMLET CENTER



CALVERTON
TOWN OF RIVERHEAD
SUFFOLK COUNTY, NEW YORK

R&M GENERAL NOTES

1. 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.
2. ALL EXISTING STRUCTURES SPECIFIED TO BE REMOVED, SHALL BE REMOVED AND BACKFILLED. BACKFILL TO BE SELECT GRANULAR FILL, COMPAKTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, AS DETERMINED BY MODIFIED PROCTOR TEST.
3. ALL FILL SHALL BE SELECT GRANULAR MATERIAL COMPAKTED TO 95% OF THE MAXIMUM DENSITY AT THE OPTIMUM MOISTURE CONTENT, AS DETERMINED BY THE MODIFIED PROCTOR TEST.
4. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO EXCAVATION.
5. ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN, COUNTY, STATE OR AS SPECIFIED HEREIN, LATEST EDITIONS.
6. INSTALLATION OF ELECTRIC AND GAS SERVICE IS THE RESPONSIBILITY OF THE CONTRACTOR, BY WHICH ALL WORK SHALL CONFORM, AS A MINIMUM TO THE REQUIREMENTS OF PSEG LONG ISLAND AND NATIONAL GRID.
7. INSTALLATION OF TELEPHONE SERVICE IS THE RESPONSIBILITY OF THE CONTRACTOR, BY WHICH ALL WORK SHALL CONFORM, AS A MINIMUM, TO THE REQUIREMENTS OF VERIZON.
8. 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.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY AND FOR THE INSTALLATION OF SIGNS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY TO REMOVE ANY EXCAVATED MATERIALS.
11. 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.
12. SELECT GRANULAR MATERIAL SHALL BE AS DEFINED IN SECTION 203 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS.
13. COMPACTION SHALL CONFORM TO N.Y.S.D.O.T. SECTION 203.
14. ALL CONCRETE CURBING, SIDEWALK, AND DRAINAGE STRUCTURES SHALL CONFORM TO THE PLANNING BOARD STANDARD DETAILS AND SPECIFICATIONS.
15. 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.
16. ELEVATIONS REFER TO NAVD88 DATUM.
17. ALL DRAINAGE STRUCTURES SHALL BE PRECAST, WITH PRECAST OPENINGS FOR DRAINAGE PIPE(S) AND SHALL CONFORM TO THE TOWN STANDARD DETAILS AND SPECIFICATIONS.
18. 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.
19. 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.
20. ALL PARKING LOT LIGHTING POLES, LIGHTING FIXTURE CONFIGURATIONS, AND COLOR SHALL BE APPROVED BY THE TOWN, PRIOR TO ORDERING.
21. ALL NEW UTILITIES SHALL BE UNDERGROUND.
22. 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.
23. 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.
24. TEMPORARY CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO THE START CONSTRUCTION TO ASSURE SAFETY OF THE PUBLIC.
25. 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.
26. 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.
27. 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.
28. 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	NYS DOT DETAILS
SP-17	NYS DOT DETAILS
SP-18	NYS DOT 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

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

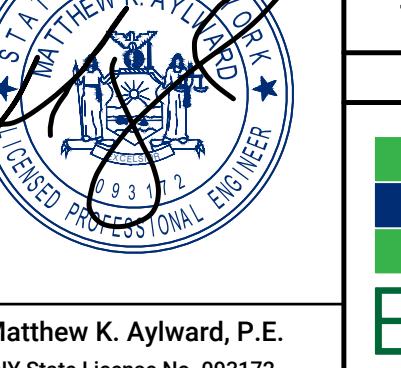
SCDHS # _____
TOWN FILE # _____

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



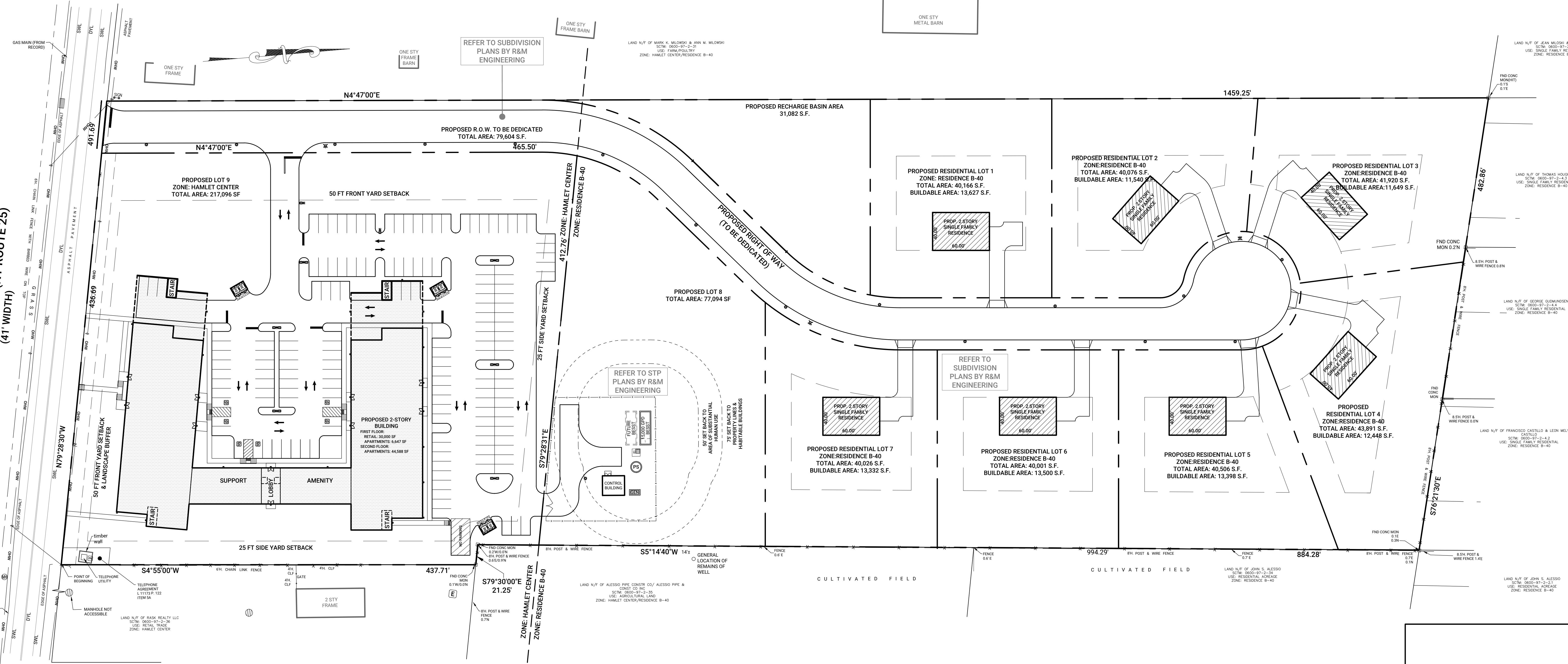
COVER
CALVERTON HAMLET CENTER
SITUATED IN
CALVERTON
TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK
SCTM: DISTRICT 0600, SECTION 097, BLOCK 02, LOT 33



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

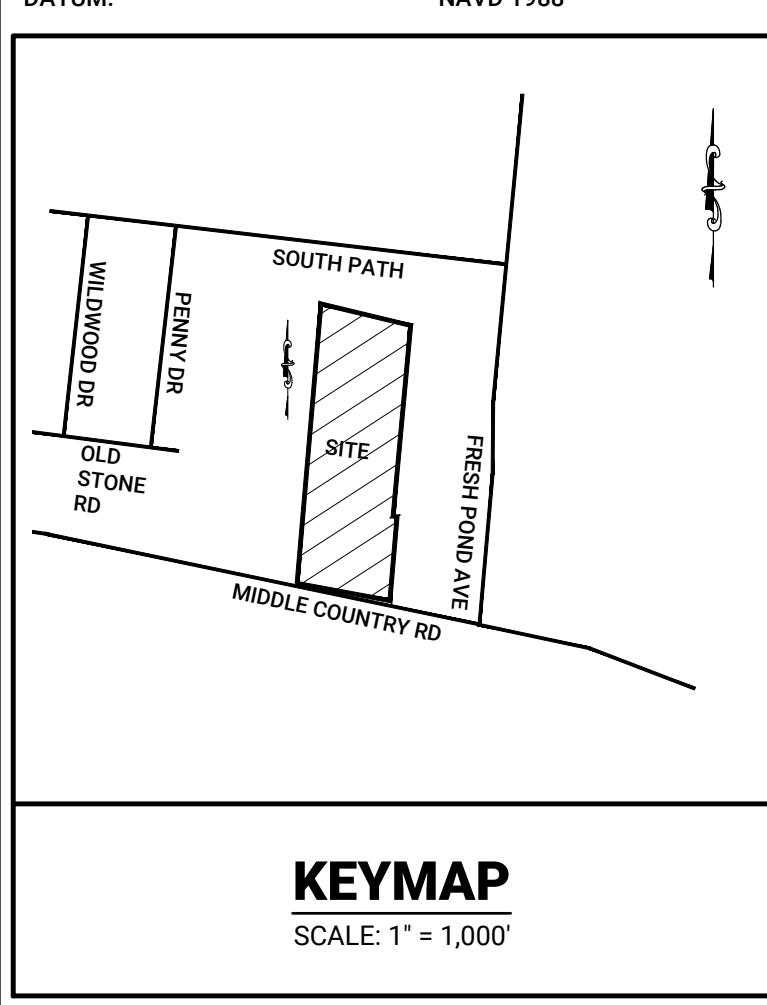
DWN. BY: DJG CHKD. BY: MKA SCALE: As Shown SHEET: SP-1
DATE: MARCH 2024 DATE: APRIL 2024 JOB No.: 2023-037

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



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)
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:	NAVD 1988



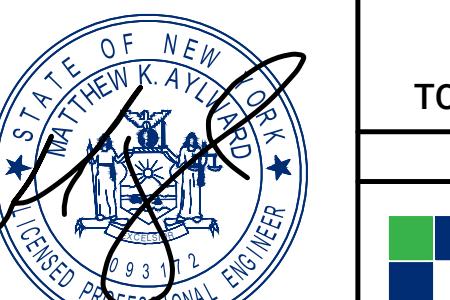
THIS PLAN IS BASED UPON A SURVEY PREPARED RLT ENGINEERING,
GEOLOGY, AND LAND SURVEYING, P.C. DATED FEBRUARY 27, 2024.

DHS # _____
OWN FILE # _____

OVERALL SITE PLAN

ALVERTON HAMLET CENTER

SITUATED IN



INGENIERÍA

— 1 —

MKA | S

APRIL 2024

The logo for RM Engineering features the letters 'R' and 'M' in a large, bold, blue font. The 'R' is on the left and the 'M' is on the right, with a diagonal line connecting them. Below the 'R' and 'M' is the word 'ENGINEERING' in a green, sans-serif font. The 'E' in 'ENGINEERING' is stylized to overlap with the 'M'.

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

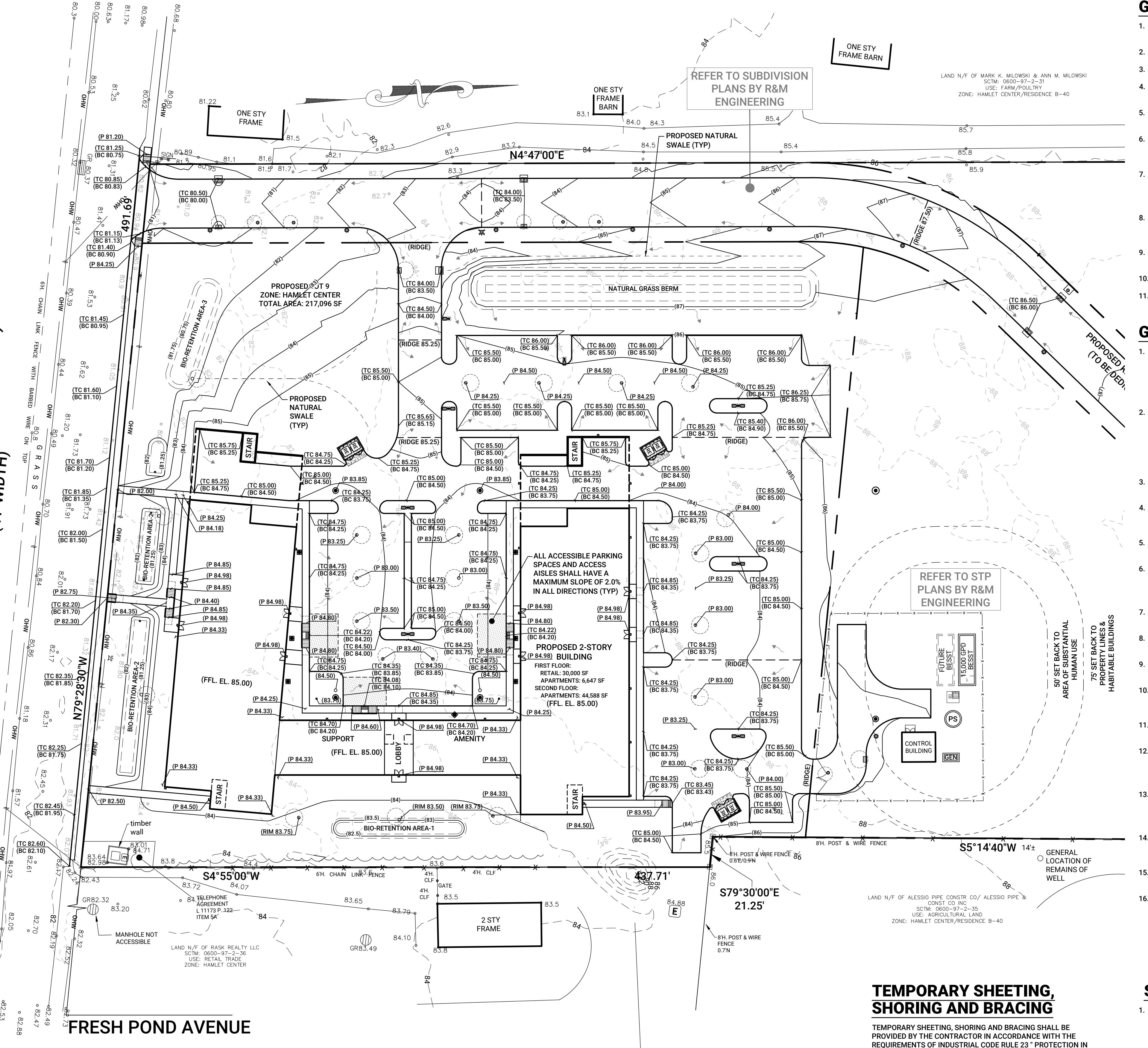
10 of 10 pages

MEET:

SP-2

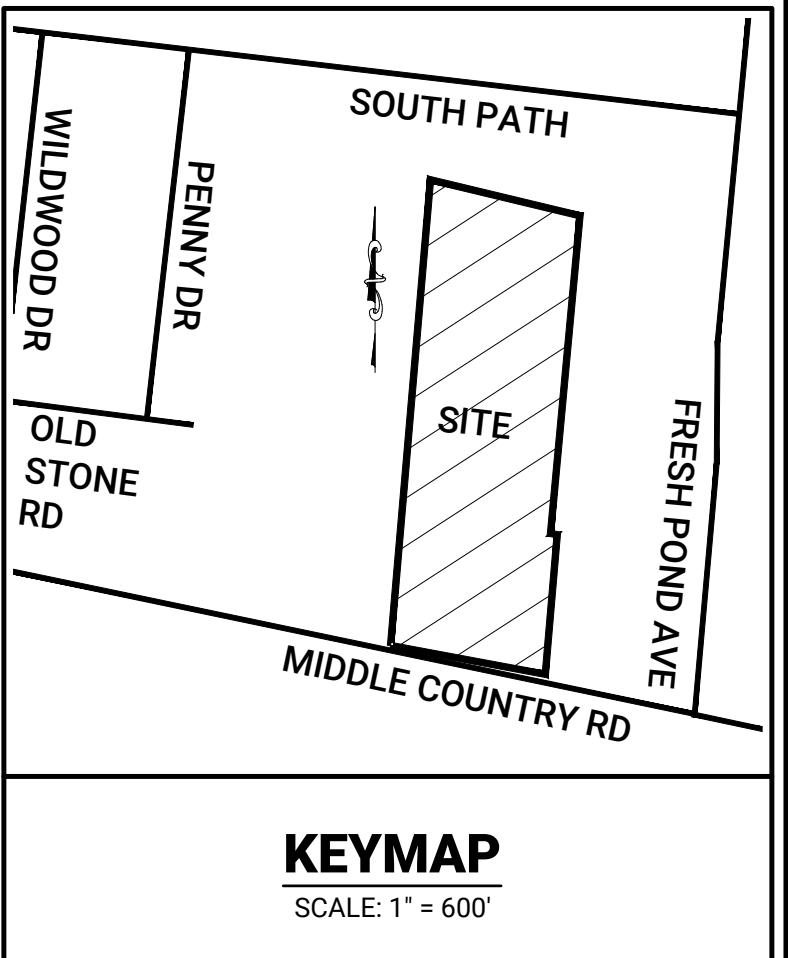
Journal of Oral Rehabilitation 2003 30: 103–109

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



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 GUTTER: 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 COMPAKTED. 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 COMPAKTED 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.

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TOWN FILE # _____

No.	REVISION DESCRIPTION	DATE	BY
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GRADING & DEMOLITION PLAN

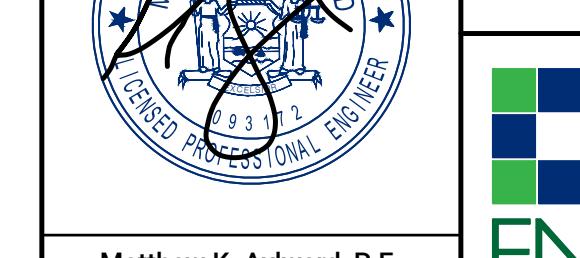
CALVERTON HAMLET CENTER

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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**R&M
ENGINEERING**

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 GOVERNMENT'S 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.

- 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. 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 COMPAKTING 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.

40' 0' 40' 80' 120'
DWN. BY: DJG CHKD. BY: MKA SCALE: 1"=40' SHEET: SP-4
DATE: MARCH 2024 DATE: APRIL 2024 JOB No.: 2023-037

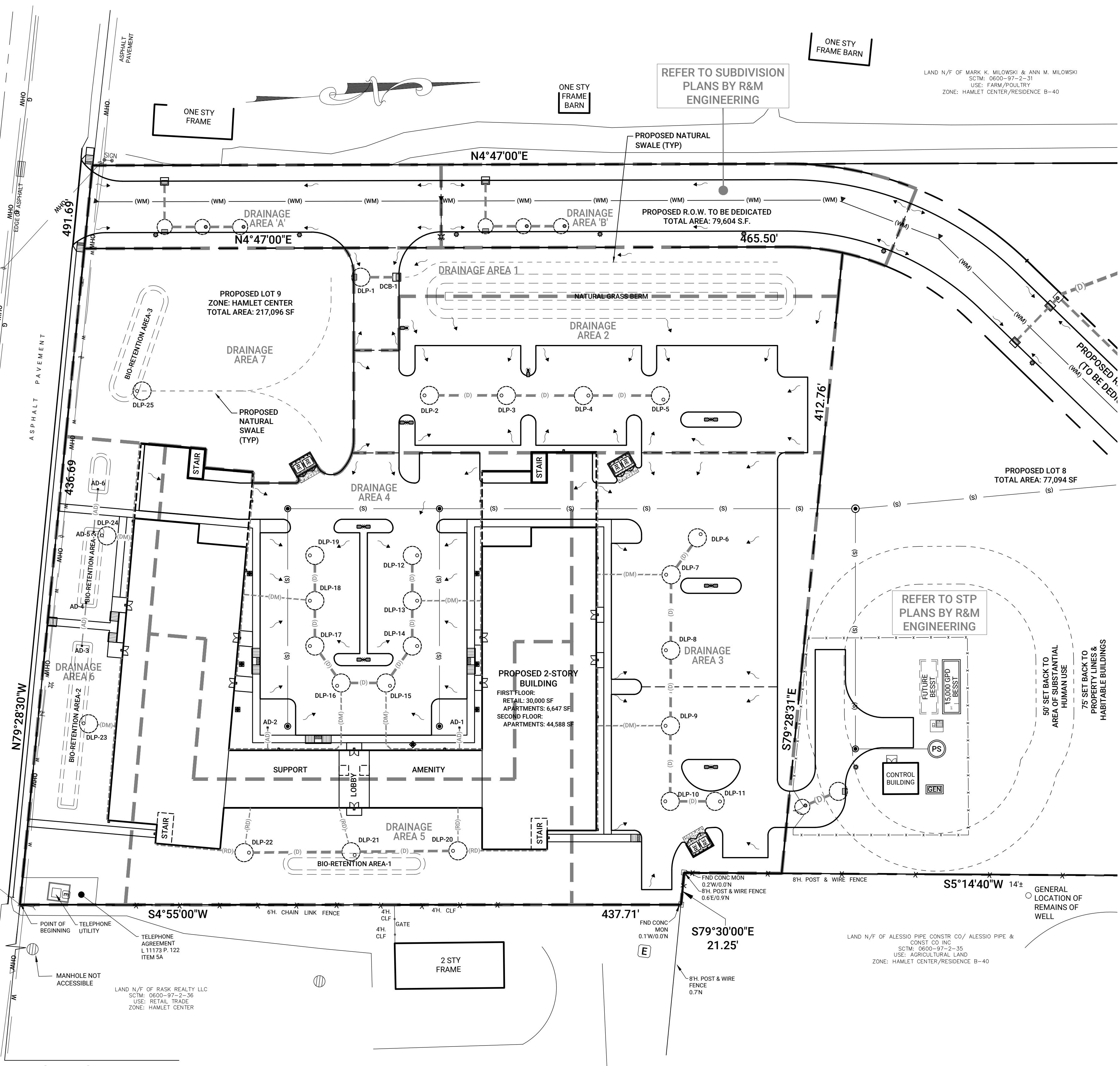


CAUTION-NOTICE TO CONTRACTOR

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)**



DRAINAGE NOTES

1. CONTRACTOR IS REQUIRED TO CLEAN EXISTING ROADWAY DRAINAGE BASINS IMMEDIATELY ADJACENT TO SITE FRONTRAGE AT THE COMPLETION OF CONSTRUCTION TO THE SATISFACTION OF THE ENGINEER.
2. 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.
3. ELEVATIONS REFER TO NAVD88 DATUM.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF DOWN SPOUT ROOF LEADERS.
5. ALL DRAINAGE PIPE SHALL HAVE 2'-0" MINIMUM COVER.
6. MINIMUM CLEARANCE BETWEEN WATER LINES AND ANY STRUCTURES IS 10-FEET.
7. MINIMUM CLEARANCE BETWEEN SANITARY AND DRAINAGE STRUCTURES IS 20-FEET.
8. 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.
9. ALL PROPOSED ROOF DRAINAGE (RD) PIPE TO BE MINIMUM 6-INCH DIAMETER PVC (SDR-35) PIPE PITCHED AT 1.0% MIN. UNLESS OTHERWISE SPECIFIED.
10. 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.
11. EFFECTIVE DEPTH WITHIN LEACHING POOLS SHALL BE MEASURED FROM THE PIPE INVERT TO THE BOTTOM OF THE STRUCTURE TO MAXIMIZE STORAGE PROVIDED.
12. CONTRACTOR SHALL ENSURE ANY/ALL AREA DRAINS ARE PLACED TO AVOID PONDING AGAINST THE BUILDING FOUNDATION.
13. REPAIR EXISTING PAVEMENT, SIDEWALK AND/OR CURBING AS ORDERED BY TOWN ENGINEER.
14. 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.
15. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING PROVIDING VERTICAL CURVES OR ROUNDING AT ALL TOP AND BOTTOM OF SLOPES.
16. 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.
17. 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.
18. 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).



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.

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 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

OFF-SITE DRAINAGE CALCULATIONS

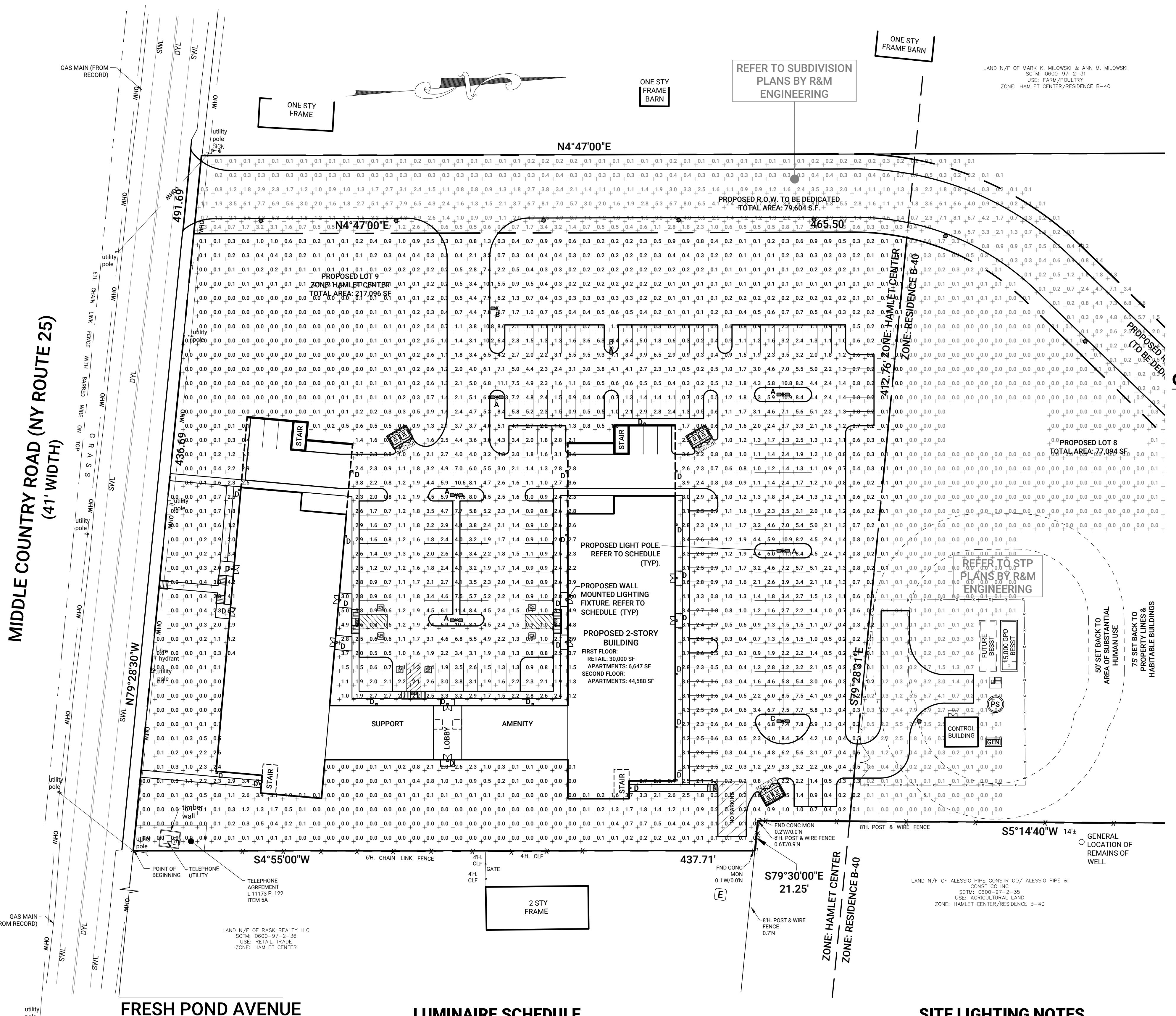
STORMWATER STORAGE VOLUME BASED ON NYS DEC 1-YR, 24-HR DESIGN STORM. LONG ISLAND REGION=2.9 INCHES , SAY 3 INCHES (0.25 FT).

DRAINAGE AREA 'A':			
REQUIRED			
IMPERVIOUS AREA	8,700 SF X 0.25 FT X 1.0	=	2,175 CF
LANDSCAPE AREA	4,250 SF X 0.25 FT X 0.3	=	319 CF
	TOTAL VOLUME REQUIRED	=	2,494 CF
PROVIDED			
LEACHING POOLS:			
(3) - 10' DIA. X 15 FT EFFECTIVE DEPTH LEACHING POOL			
3 EA X 68.42 CF/FT X 15 FT E.D.			
	TOTAL	=	3,078 CF
DRAINAGE AREA 'B':			
REQUIRED			
IMPERVIOUS AREA	10,350 SF X 0.25 FT X 1.0	=	2,588 CF
LANDSCAPE AREA	6,400 SF X 0.25 FT X 0.3	=	480 CF
	TOTAL VOLUME REQUIRED	=	3,068 CF
PROVIDED			
LEACHING POOLS:			
(3) - 10' DIA. X 15 FT EFFECTIVE DEPTH LEACHING POOL			
3 EA X 68.42 CF/FT X 15 FT E.D.			
	TOTAL	=	3,078 CF

TOTAL = 3,070

SCDHS # _____																							
TOWN FILE # _____																							
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-	-	-	-																				
No.	REVISION DESCRIPTION	DATE	BY																				
<p>OWNER: CALVERTON HAMLET CENTER LLC 1113 NORTH COUNTRY ROAD, BUILDING 2 STONY BROOK, NEW YORK 11790</p> <p>APPLICANT: TJOC REAL ESTATE HOLDING LLC 12 ELM LANE STONY BROOK 11790</p> <p> Matthew K. Aylward</p> <p>Matthew K. Aylward, P.E. NY State License No. 093172</p>																							
<h1>DRAINAGE PLAN</h1> <h2>CALVERTON HAMLET CENTER</h2> <p>SITUATED IN</p> <h3>CALVERTON</h3> <h4>TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK</h4> <p>SCTM: DISTRICT 0600, SECTION 097, BLOCK 02, LOT 33</p> <p>R&M ENGINEERING</p> <p>Robinson & Mulle Engineers, P.C. 50 Elm Street Huntington, NY 11743 Office: (631) 271-0500 Fax: (631) 271-0501 www.rmengineering.com</p>																							
DWN. BY: DATE:	DJG MARCH 2024	CHK'D. BY: DATE:	MKA APRIL 2024																				
SCALE: JOB No.:	1"=40' 2023-037	SHEET:	SP-5																				

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



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.

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 FOR LIGHTING IS NOT PERMITTED IN THIS DRAWING WILL INVALIDATE THE CALCULATION PERFORMED.
- ALL NON-ESSENTIAL SITE LIGHTING SHALL BE TURNED OFF DURING HOURS OF NON-USE FOR ENERGY EFFICIENCY 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.

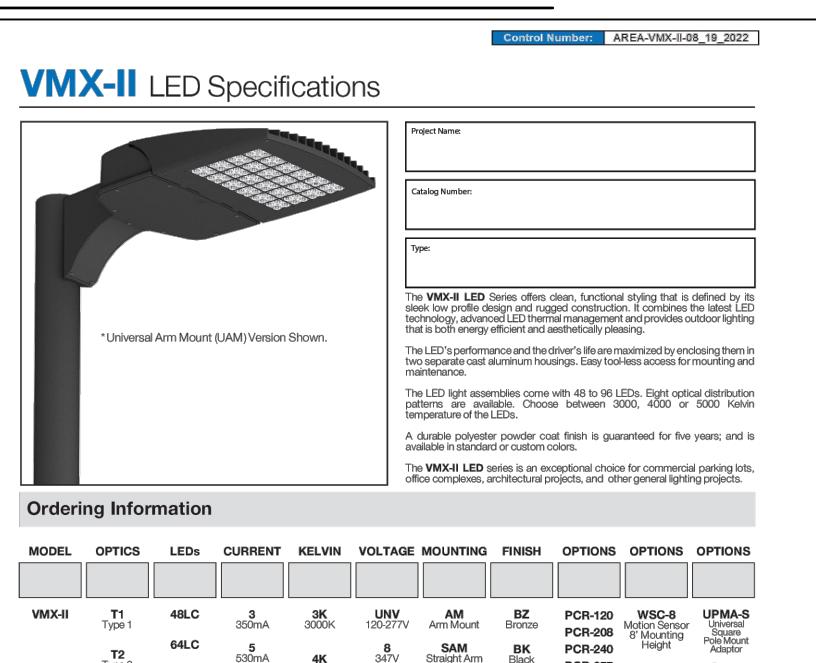
ON-SITE STANDARD 2' HIGH LIGHTING FOUNDATION DETAIL

N.T.S.

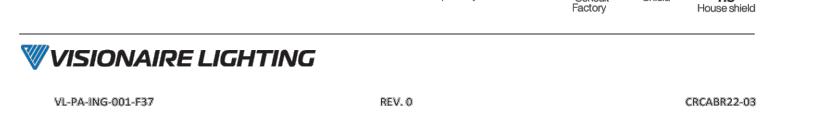
LIGHTING FOUNDATION NOTES:

- 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. 6 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



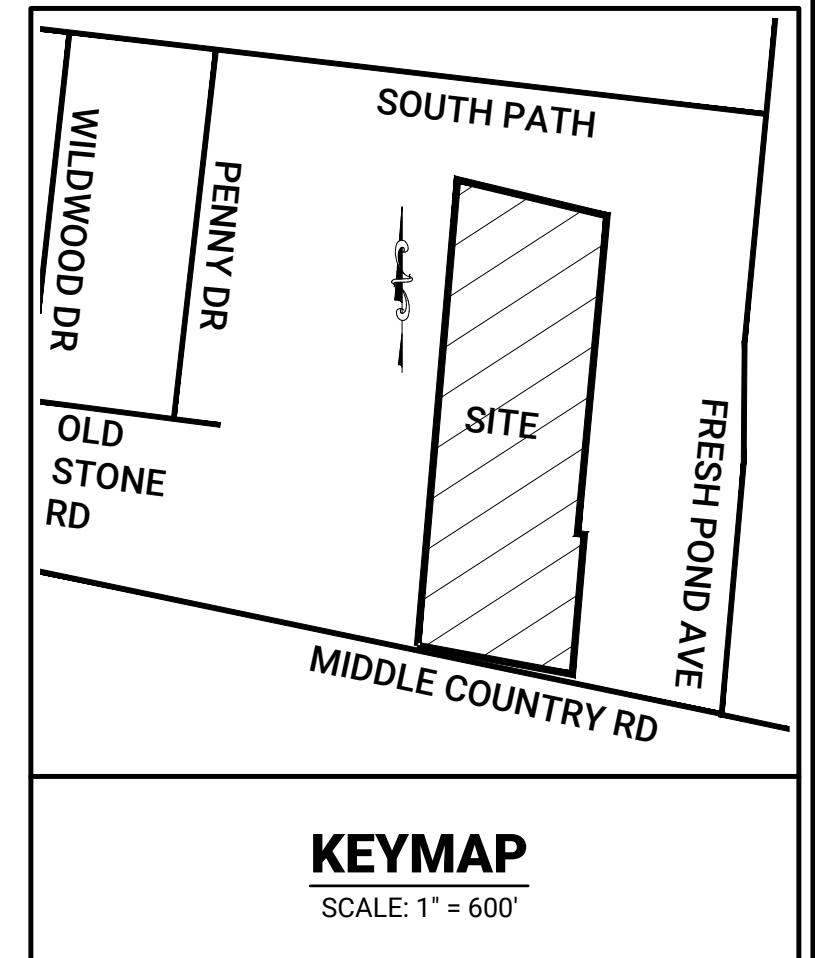
Model	Optics	LEDs	Current	Kelvin	Voltage	Mounting	Finish	Options	Options
VMX-II	T1	16LC	2	3000K	120VAC	UNI	AM	BR	PC-120
	T2	48LC	2	4000K	120VAC	UNI	AM	BR	PC-208
	T3	48LC	5	4000K	120VAC	UNI	AM	BR	PC-277
	T4	48LC	10	4000K	120VAC	UNI	AM	BR	PC-247
	T5	48LC	10	4000K	120VAC	UNI	AM	BR	PC-277
	T6	48LC	10	4000K	120VAC	UNI	AM	BR	PC-277
	T7	48LC	10	4000K	120VAC	UNI	AM	BR	PC-277
	T8	48LC	10	4000K	120VAC	UNI	AM	BR	PC-277
	T9	48LC	10	4000K	120VAC	UNI	AM	BR	PC-277
	T10	48LC	10	4000K	120VAC	UNI	AM	BR	PC-277



Model	Optics	Source	Current	Kelvin	Voltage	Mounting	Finish	Options	Options
VSC-II	T1	16LC	3	3000K	120VAC	UNI	AM	BR	PC-120
	T2	32LC	5	3000K	120VAC	UNI	AM	BR	PC-208
	T3	48LC	5	4000K	120VAC	UNI	AM	BR	PC-277
	T4	48LC	10	4000K	120VAC	UNI	AM	BR	PC-277
	T5	48LC	10	4000K	120VAC	UNI	AM	BR	PC-277
	T6	48LC	10	4000K	120VAC	UNI	AM	BR	PC-277
	T7	48LC	10	4000K	120VAC	UNI	AM	BR	PC-277
	T8	48LC	10	4000K	120VAC	UNI	AM	BR	PC-277
	T9	48LC	10	4000K	120VAC	UNI	AM	BR	PC-277
	T10	48LC	10	4000K	120VAC	UNI	AM	BR	PC-277



DWNR	DATE	REVISION	DESCRIPTION	DATE	BY
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SITE LIGHTING PLAN

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

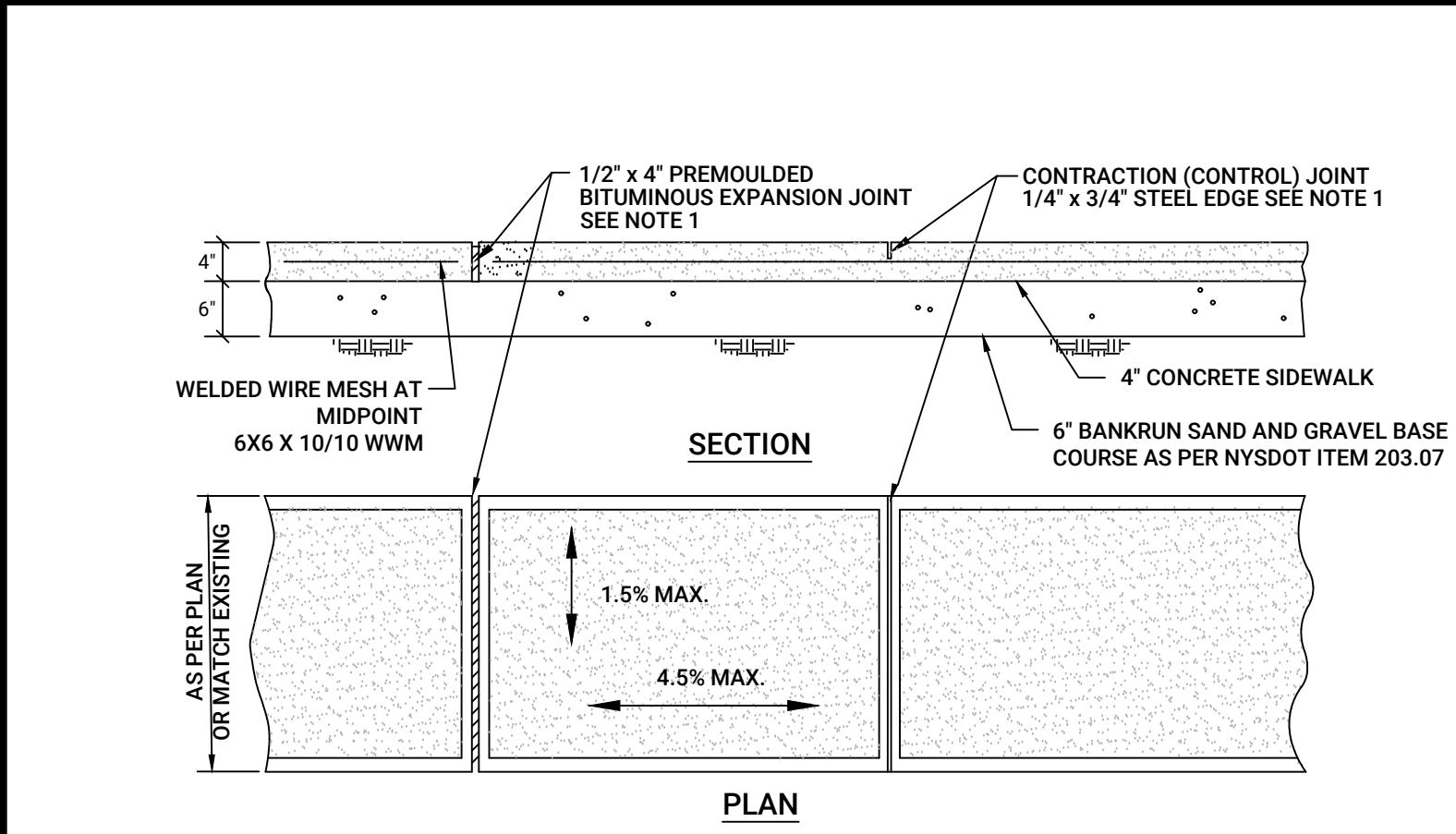
SCTM: DISTRICT 0600, SECTION 097, BLOCK 02, LOT 33

SCDHS # _____
TOWN FILE # _____

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

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

DWNR: MARCH 2024 DKG: APRIL 2024 MKA: 2023-037 SHEET: SP-7



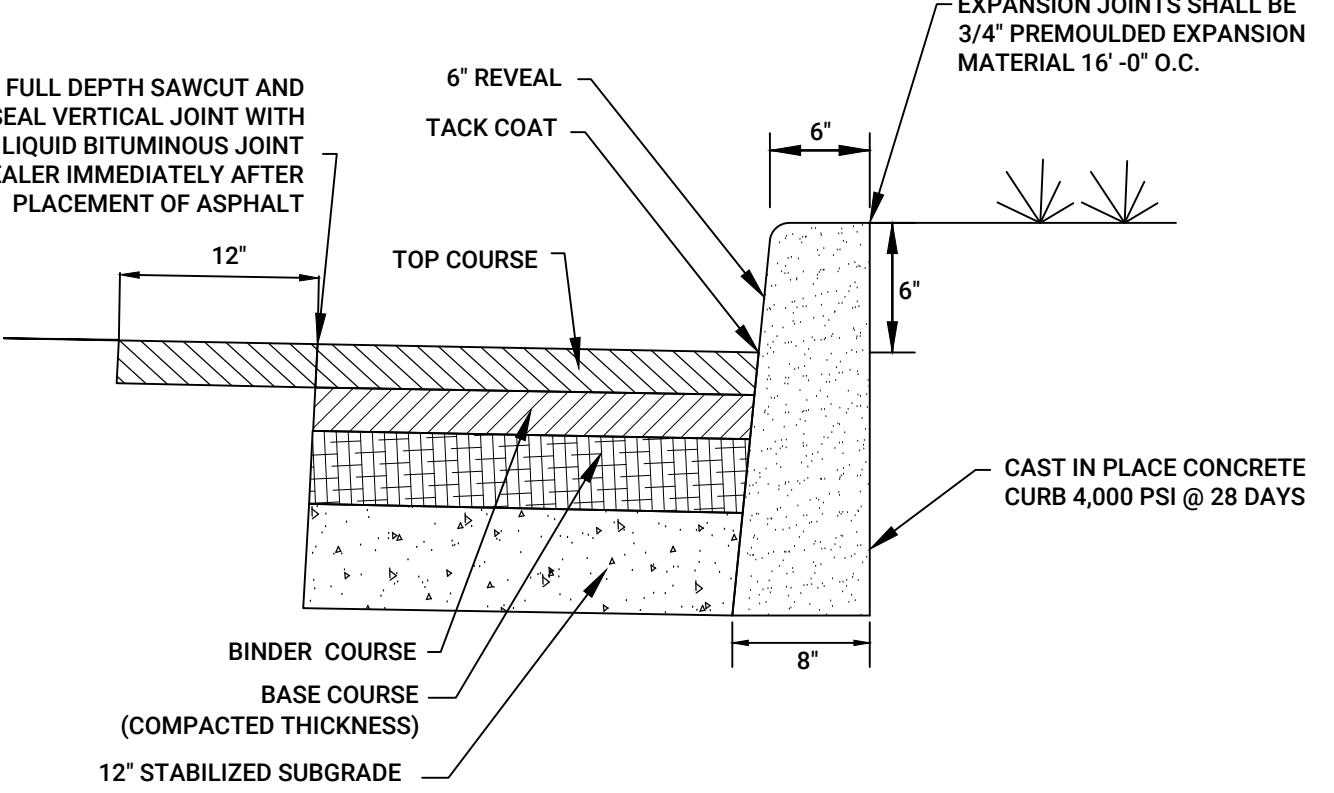
CONCRETE SIDEWALK DETAIL

N.T.S.

NOTES:

1. CONTROL JOINTS ARE TO BE PLACED EVERY 4'-0" AND EXPANSION JOINTS ARE TO BE PLACED EVERY 20', OR AS DIRECTED BY THE ENGINEER.
2. 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.
3. SIDEWALKS AND CURB RAMPS SHALL HAVE A COARSE BROOM FINISH.
4. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1.5% AND A MAXIMUM RUNNING SLOPE OF 4.5%.
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 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.
BLENDING 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

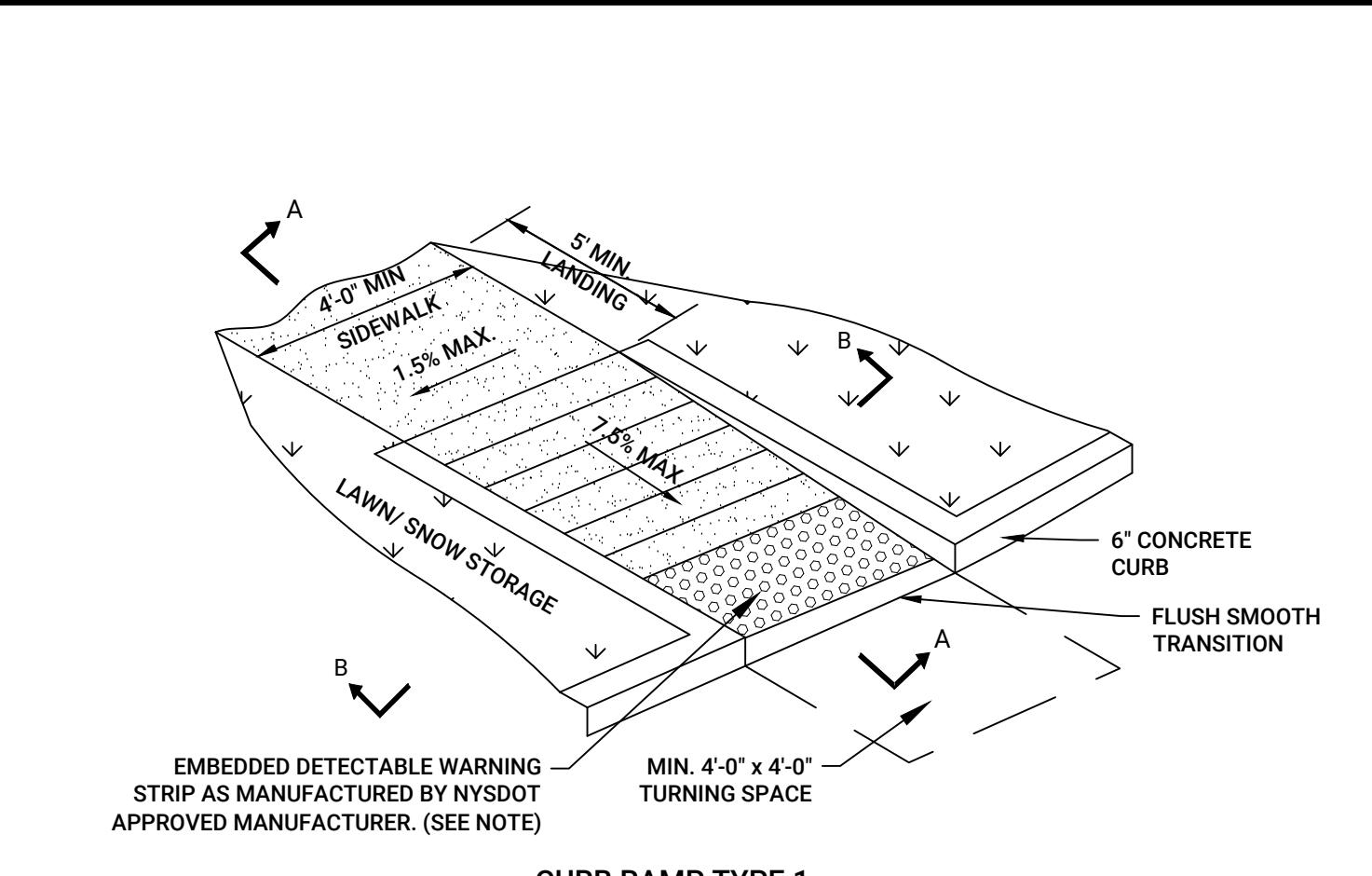
TOP COURSE:
2" COMPACTED ASPHALT TOP COURSE, NYSDOT TYPE 6
BINDER COURSE:
2 1/2" COMPACTED ASPHALT BINDER COURSE, NYSDOT TYPE 3
BASE COURSE:
6" COMPACTED RECYCLED CONCRETE AGGREGATE WITH A MINIMUM 12" COMPACTED SUBBASE

ON-SITE CONCRETE CURB - TYPE A AND PAVEMENT DETAIL

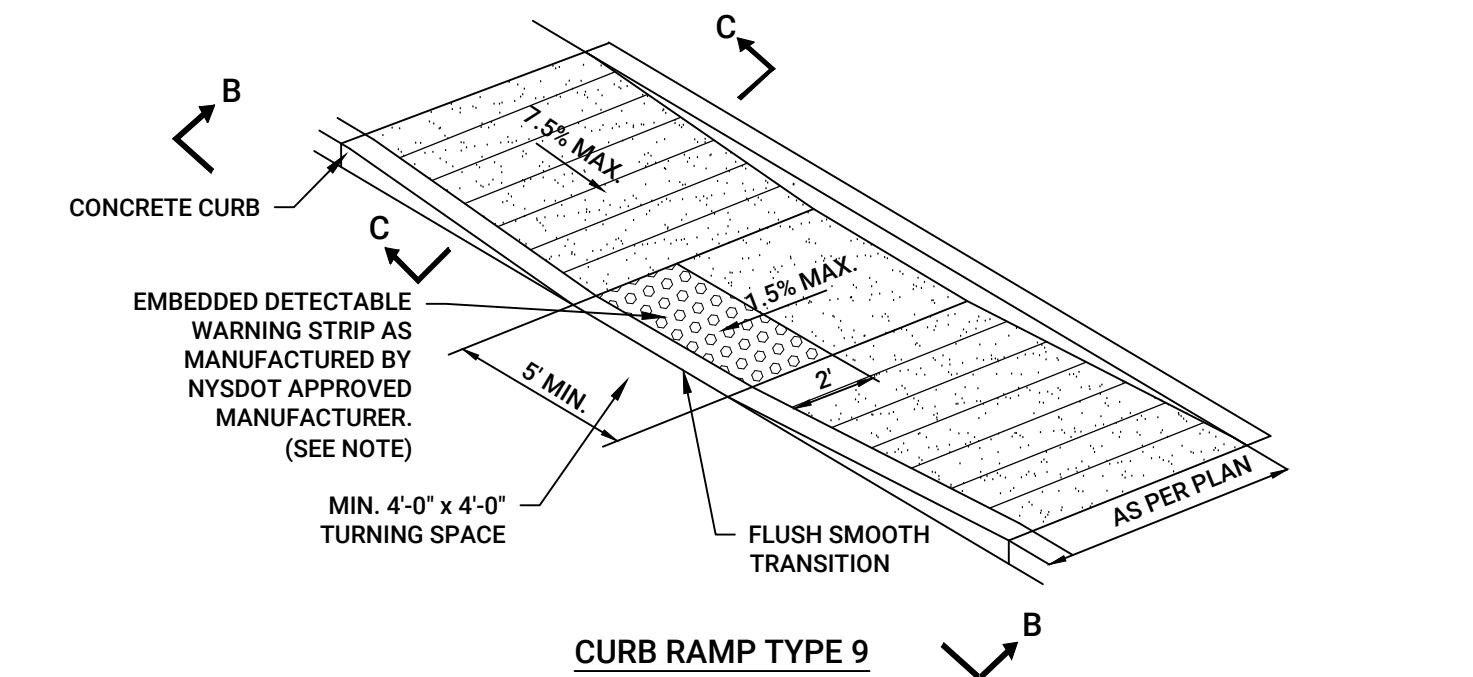
N.T.S.

NOTES:

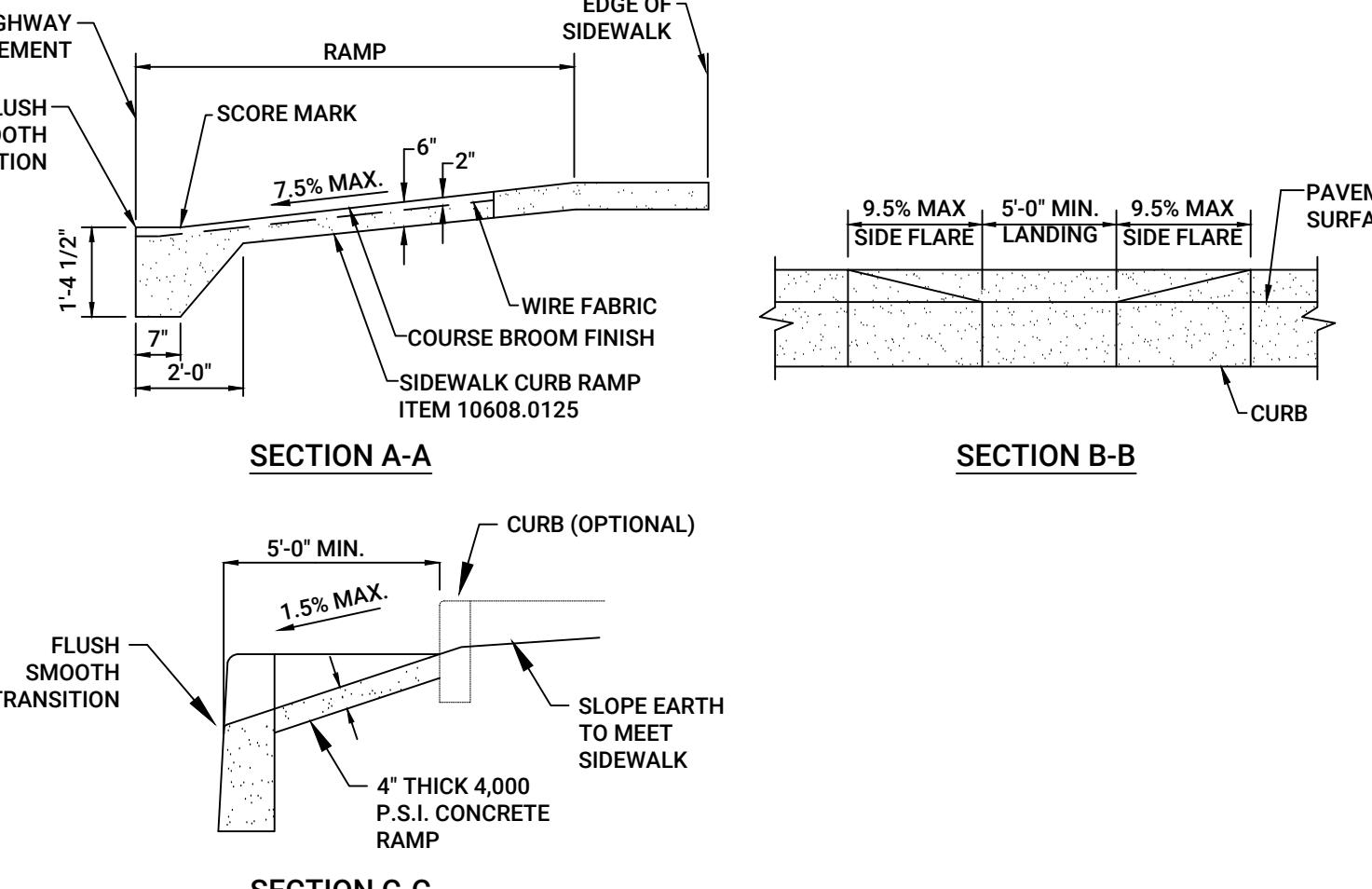
1. ALL WORK SHALL CONFORM TO TOWN SPECIFICATIONS, EXCEPT WHERE NOTED.
2. DAMAGED BASE OR BINDER COURSE SHALL BE REMOVED AND REPLACED PRIOR TO PLACEMENT OF TOP COURSE.
3. TOP COURSE SHALL BE PLACED AFTER CONSTRUCTION HAS BEEN SUBSTANTIALLY COMPLETED AS DETERMINED BY THE OWNER OR OWNERS' REPRESENTATIVE.
4. 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.
5. 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 NY.S.D.O.T. TYPE 1011 MATERIAL "A". RECYCLED CONSTRUCTION DEBRIS, WHICH CONTAINS ASPHALT, CONCRETE, ETC, ETC, MAY NOT BE CONSIDERED AS AN ACCEPTABLE ALTERNATE TO STONE BLEND.
6. 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.
7. CURB EXPANSION JOINTS SHALL BE PLACED MAX. 16'-0" O.C.



CURB RAMP TYPE 1



CURB RAMP TYPE 9



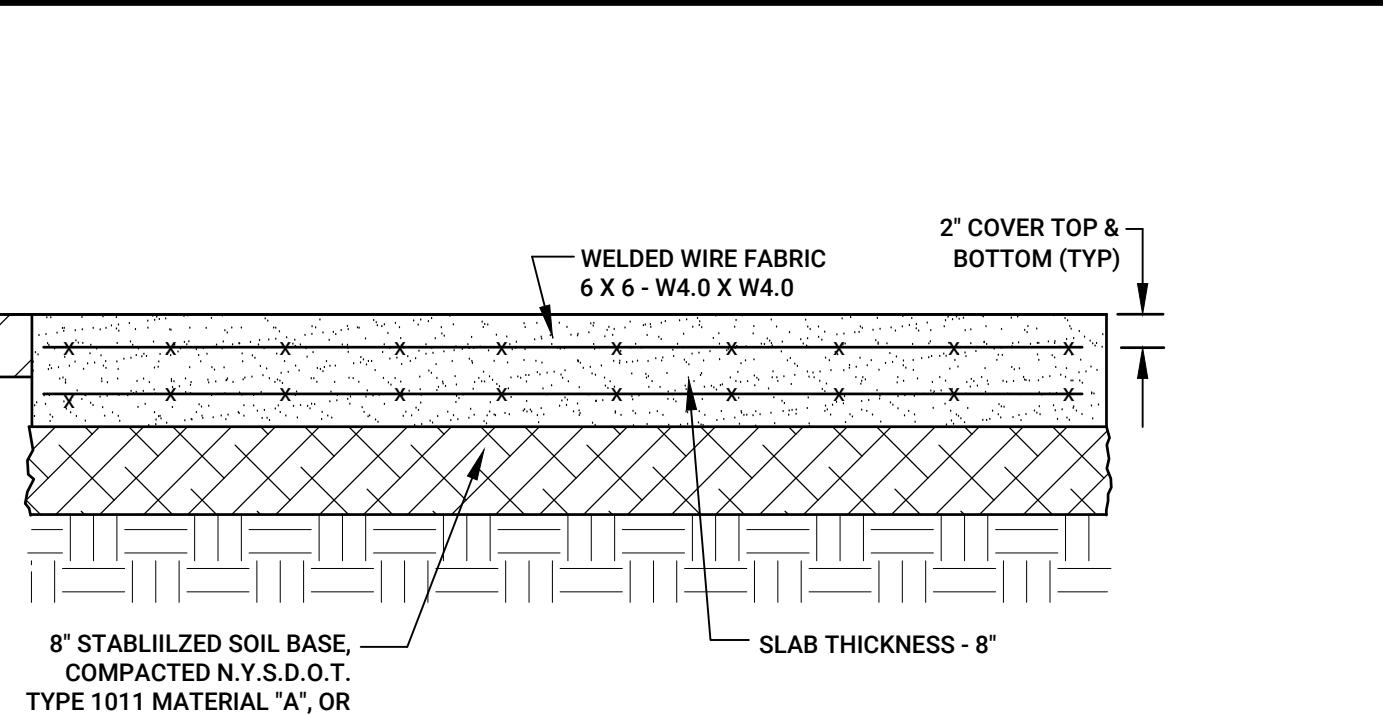
DESIGN ELEMENT TOLERANCES	
ELEMENT	DESIGN AND FIELD LIMIT FOR WORK ACCEPTANCE
SIDEWALK CROSS SLOPE	1.5% MAX. 2.0% MAX.
SIDEWALK GRADE	4.5% MAX. 5.0% MAX.
CURB RAMP GRADE (RUNNING SLOPE)	7.5% MAX. 8.3% MAX.
BLENDING TRANSITION GRADE	4.5% MAX. 5.0% MAX.

CURB RAMP DETAIL

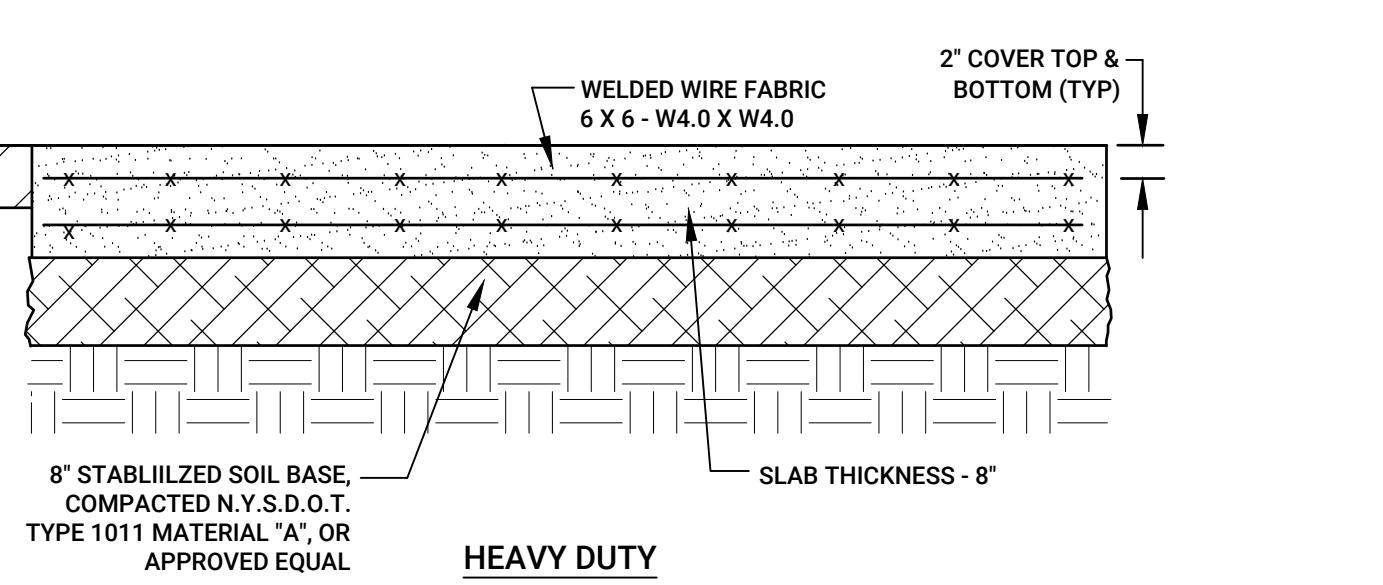
N.T.S.

NOTES:

1. 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:
 - A. STEEPER THAN 1:14 (7.14%) BUT NO STEEPER THAN 1:10 (10% 6" MAX. RISE, 5" MAX. RUN).
 - B. STEEPER THAN 1:10 (10% BUT NO STEEPER THAN 1:8 (12.5% 8" MAX. RISE, 2" MAX. RUN).
 - C. A SLOPE STEEPER THAN 1:8 (12.5%) IS NOT ALLOWED.
2. THE MIN. WIDTH OF A SIDEWALK CURB RAMP SHALL BE 5' (5 FEET), EXCLUSIVE OF FLARED SIDES.
3. ALL SIDEWALK CURB RAMPS SHALL HAVE FLUSH, SMOOTH TRANSITIONS TO THE ADJACENT STREET OR HIGHWAY SURFACE.
4. 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 CURB RAMPS).
5. EXISTING CONCRETE SHALL BE SAWCUT FULL DEPTH.
6. ALL HANDICAP RAMPS AND ACCESSWAYS SHALL BE IN COMPLIANCE WITH THE BUILDING CODE OF N.Y.S. AND ICC/ANSI A117.1-1998.
7. CURB RAMP TO BE INSTALLED AS PER NYSDOT 608-01. REFER TO NYSDOT STANDARD SHEETS 608-01 FOR FURTHER INFORMATION.
8. THE DETECTABLE WARNING SHALL BE OBTAINED FROM THE NYSDOT APPROVED MATERIALS LIST. THEY SHALL BE DARK GREEN IN COLOR WHEN INSTALLED IN LIGHT CONCRETE CURB RAMPS AND BLENDING TRANSITIONS. NATURAL CAST IRON DETECTABLE WARNING MAY BE USED. MANUFACTURERS OF THESE PRODUCTS CAN BE FOUND AT THE NYSDOT APPROVED MATERIALS LISTS WEBSITE.



MEDIUM DUTY



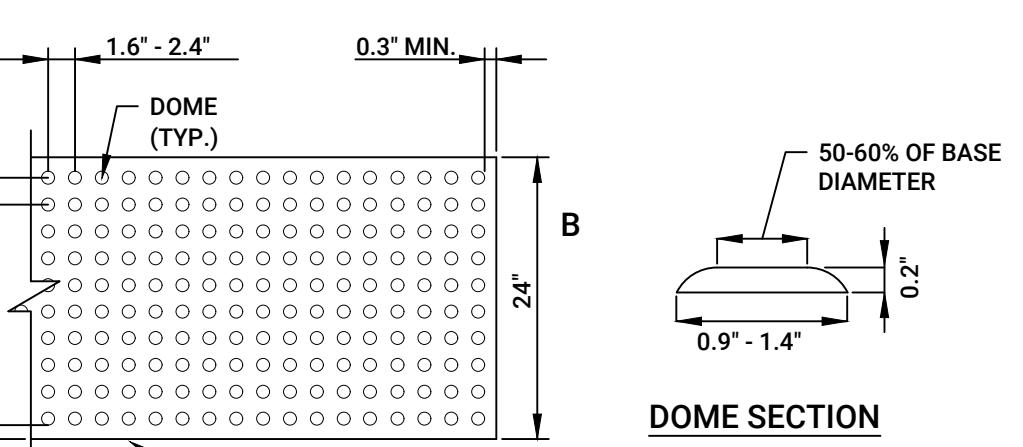
HEAVY DUTY

CONCRETE PAVEMENT DETAIL

N.T.S.

NOTES:

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

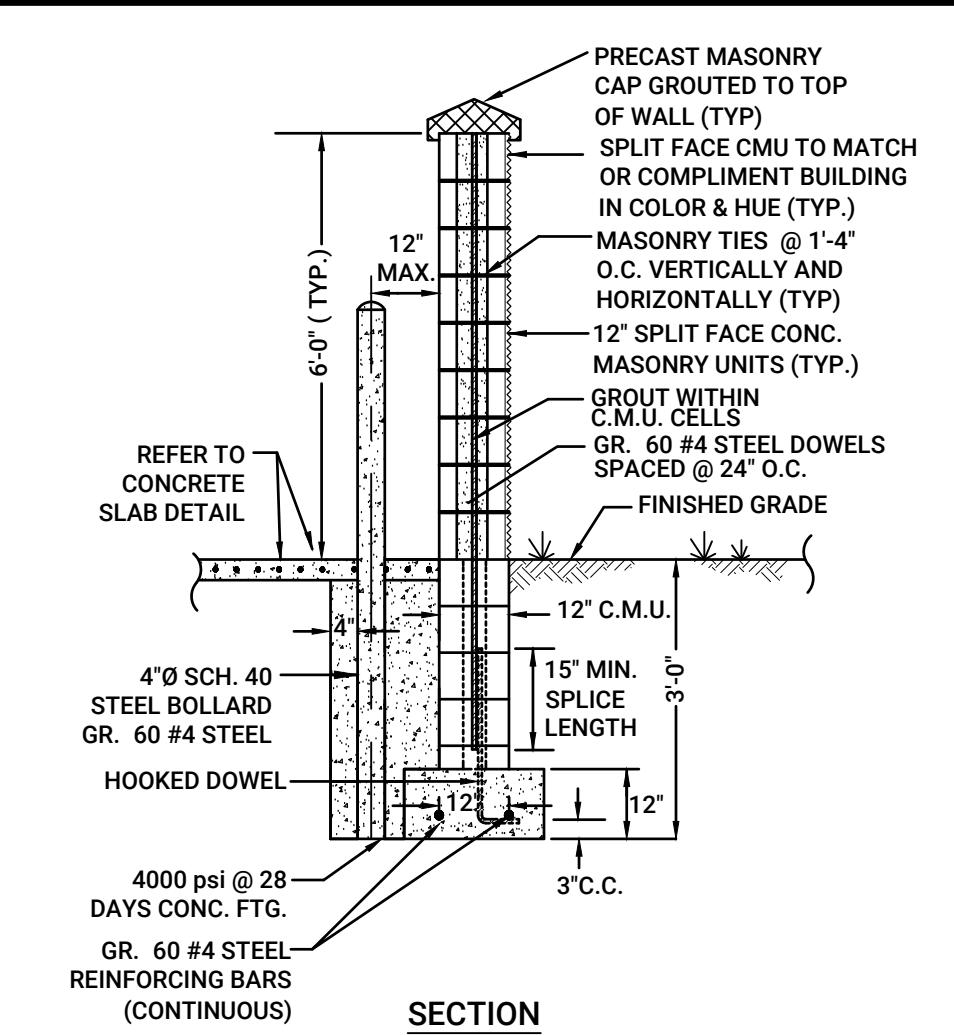


EMBEDDED DETECTABLE WARNING UNITS

N.T.S.

NOTES:

1. 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.
2. 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.
3. DOME ALIGNMENT:
THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE GRADE BREAK BETWEEN THE RAMP LANDING OR CURB RAMP AND STREET.
4. WHERE DOMES ARE ARRANGED RADIALLY THEY MAY DIFFER IN DOME DIAMETER AND CENTER-TO-CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET.
5. COLOR REQUIREMENTS:
THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE MOST CURRENT ADAAG.
6. DETECTABLE WARNING LOCATIONS:
DETECTABLE WARNING SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 5' 9" FROM THE FRONT OF THE CURB OR THE ROADWAY EDGE (12' WHERE TRaversable CURB IS USED).



REFUSE ENCLOSURE DETAIL

N.T.S.

NOTES:

1. 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 DUMPSTERS. SELF-CLOSING MECHANISM, NOT USED FOR MAIN GATES.
2. THE CONCRETE BLOCK WALL SHALL HAVE A 3' FOOTING.
3. 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.
4. FOR LENGTH AND WIDTH DIMENSIONS, REFER TO SITE PLAN.
5. C.M.U. CELLS CONTAINING STEEL REINFORCING RODS SHALL BE PRESSURE GROUTED FROM TOP OF FOUND. WALL FLUSH TO TOP OF THE MASONRY WALL.
6. C.M.U. CELLS CONTAINING STEEL REINFORCING RODS SHALL BE CLEARED OF OBSTRUCTIONS PRIOR TO GROUTING.
7. 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.
8. 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.
9. A METAL OPAQUE PANEL PEDESTRIAN ACCESS GATE WITH A SELF-CLOSING MECHANISM SHALL BE PROVIDED.
10. 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 # _____

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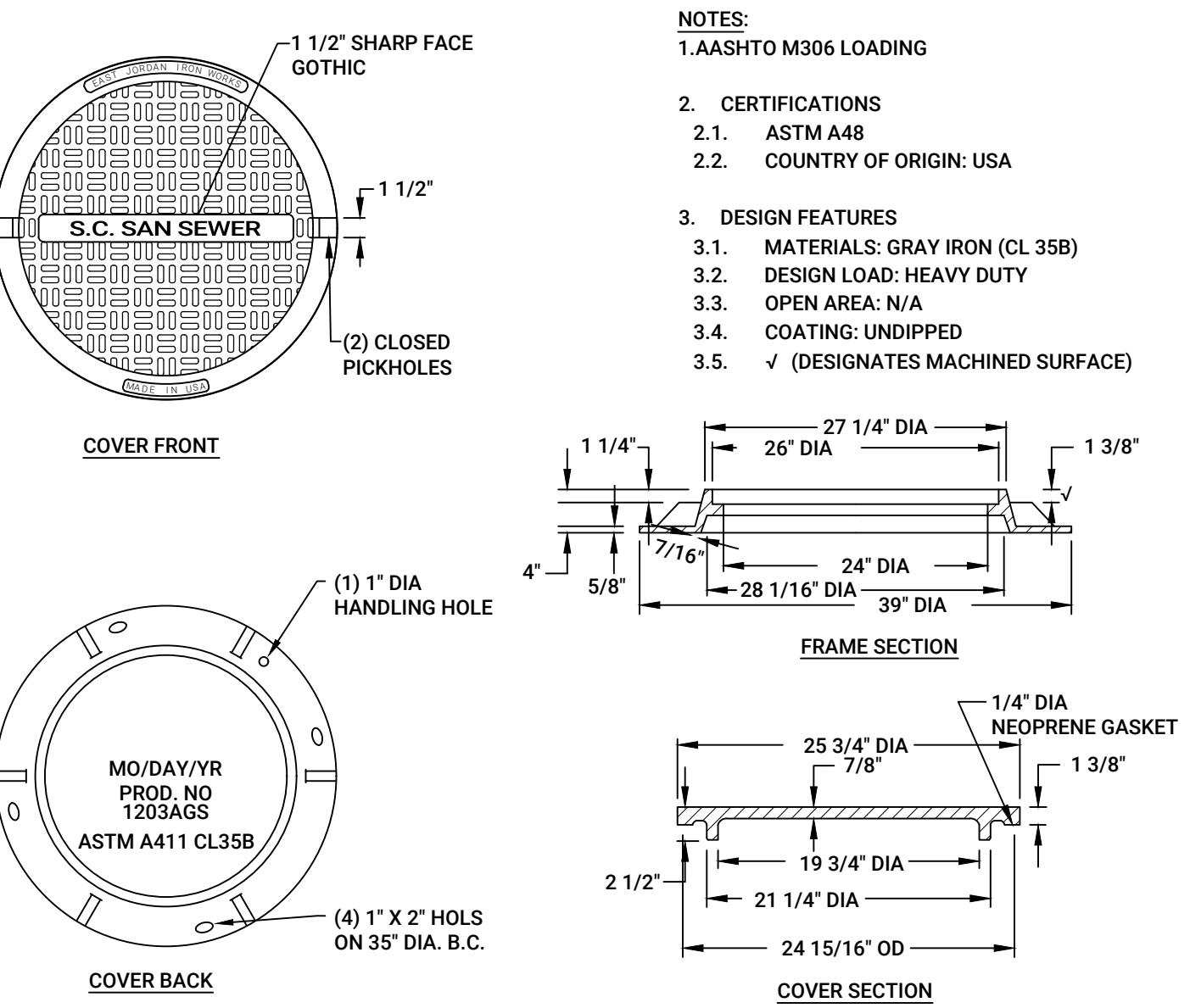
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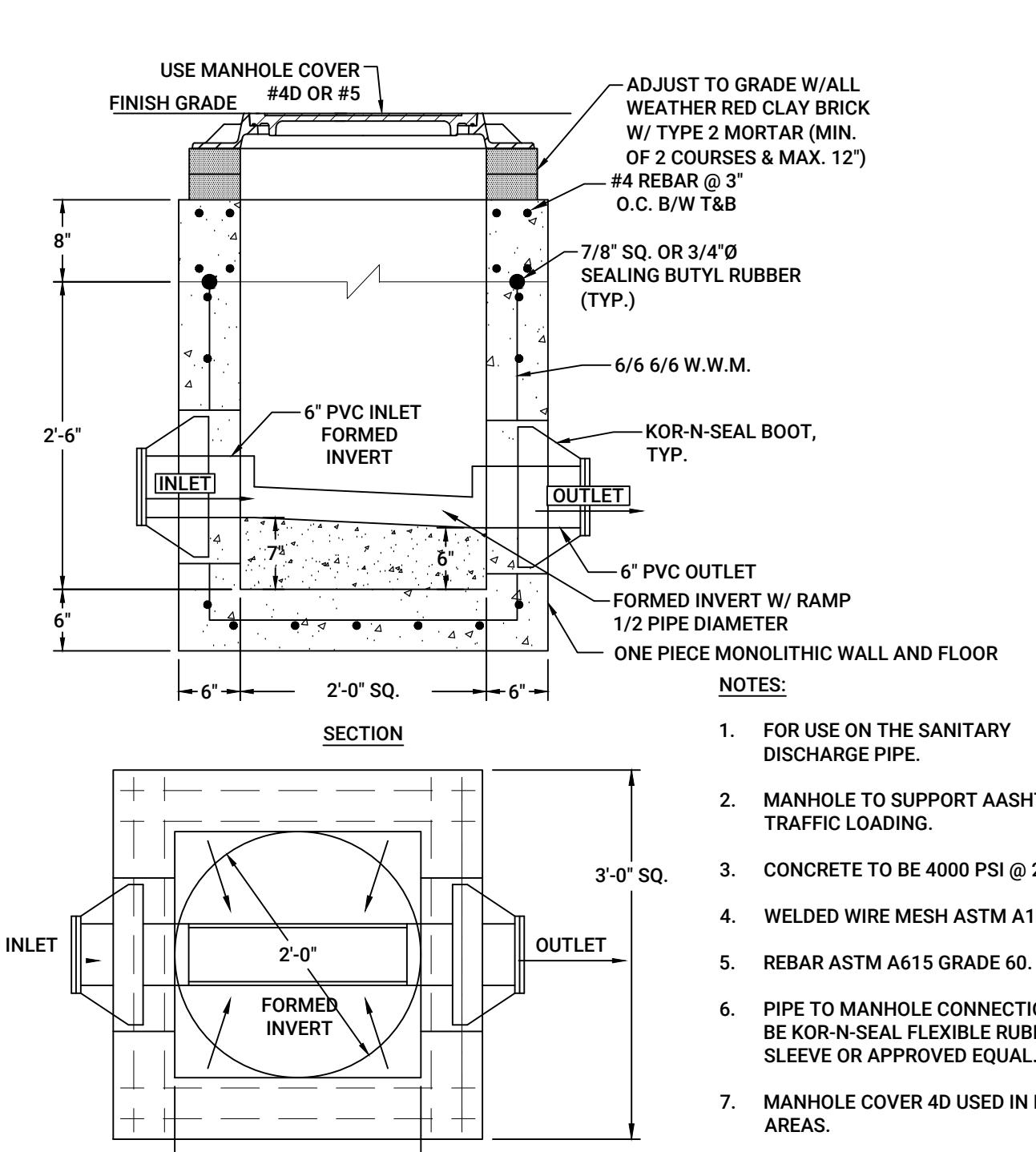
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SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS WASTEWATER - MANHOLE CASTING AND COVER (ITEM# 5)

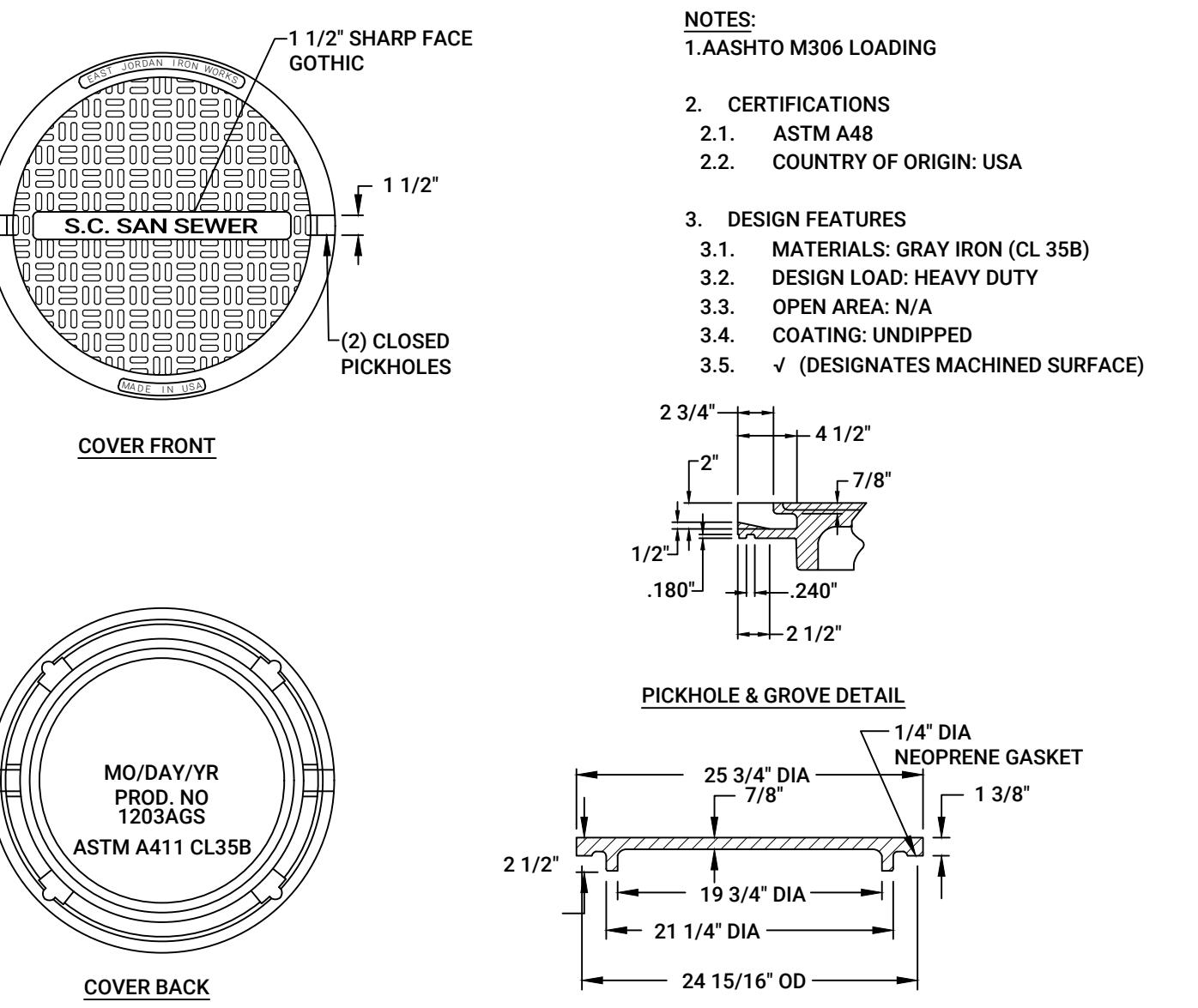
NOTE:
1. SHALLOW MANHOLE RING AND COVER 26" X 4" (USE FOR SAMPLING MANHOLES - GREASE, LINT & SEDIMENT) NON-LOCKING
2. REFER TO SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD SEWER DETAILS FOR MORE INFORMATION. <https://www.suffolkcountyny.gov/>



SEWER ACCESS PORT DETAIL (SAP)

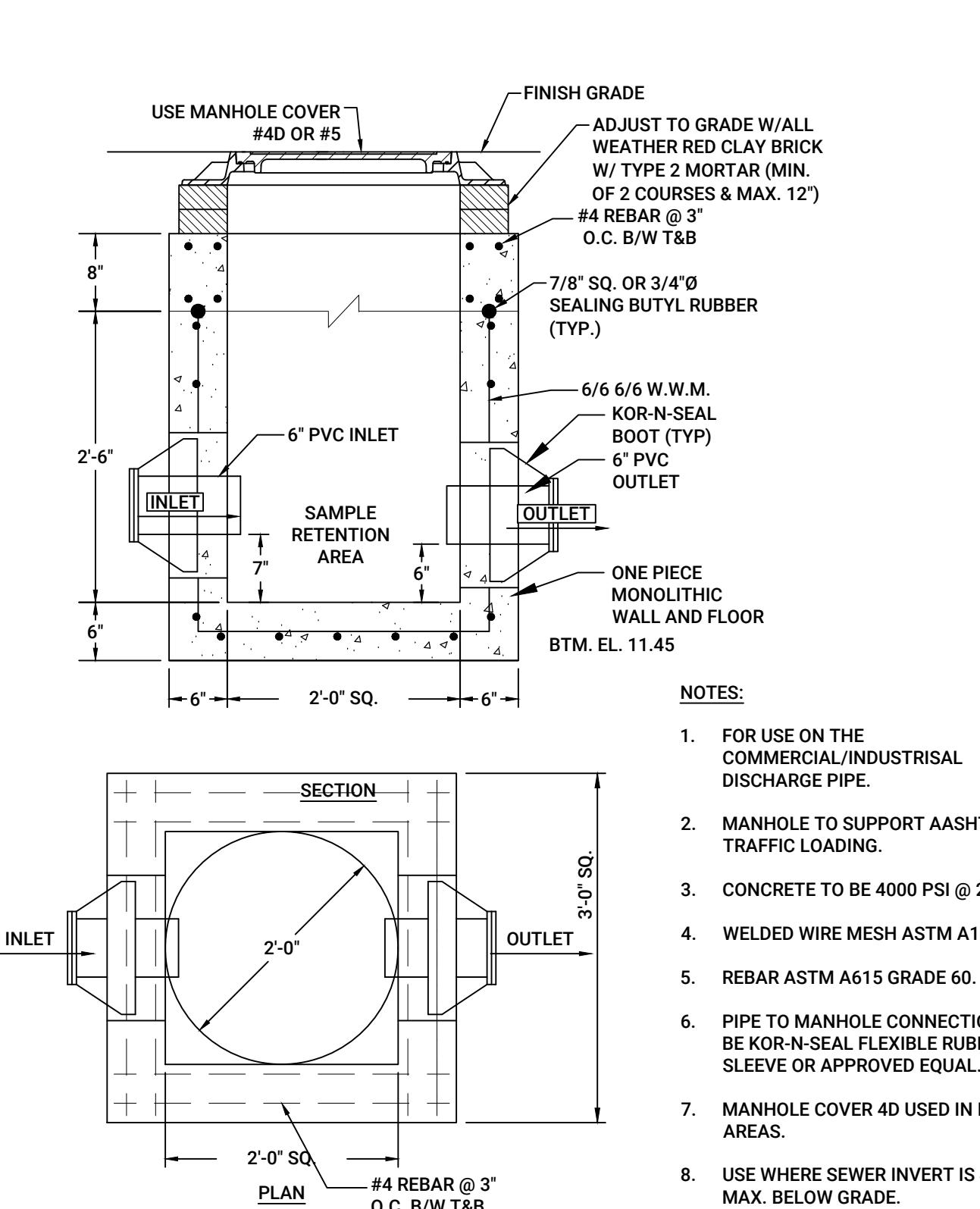
SANITARY LINE

N.T.S.



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

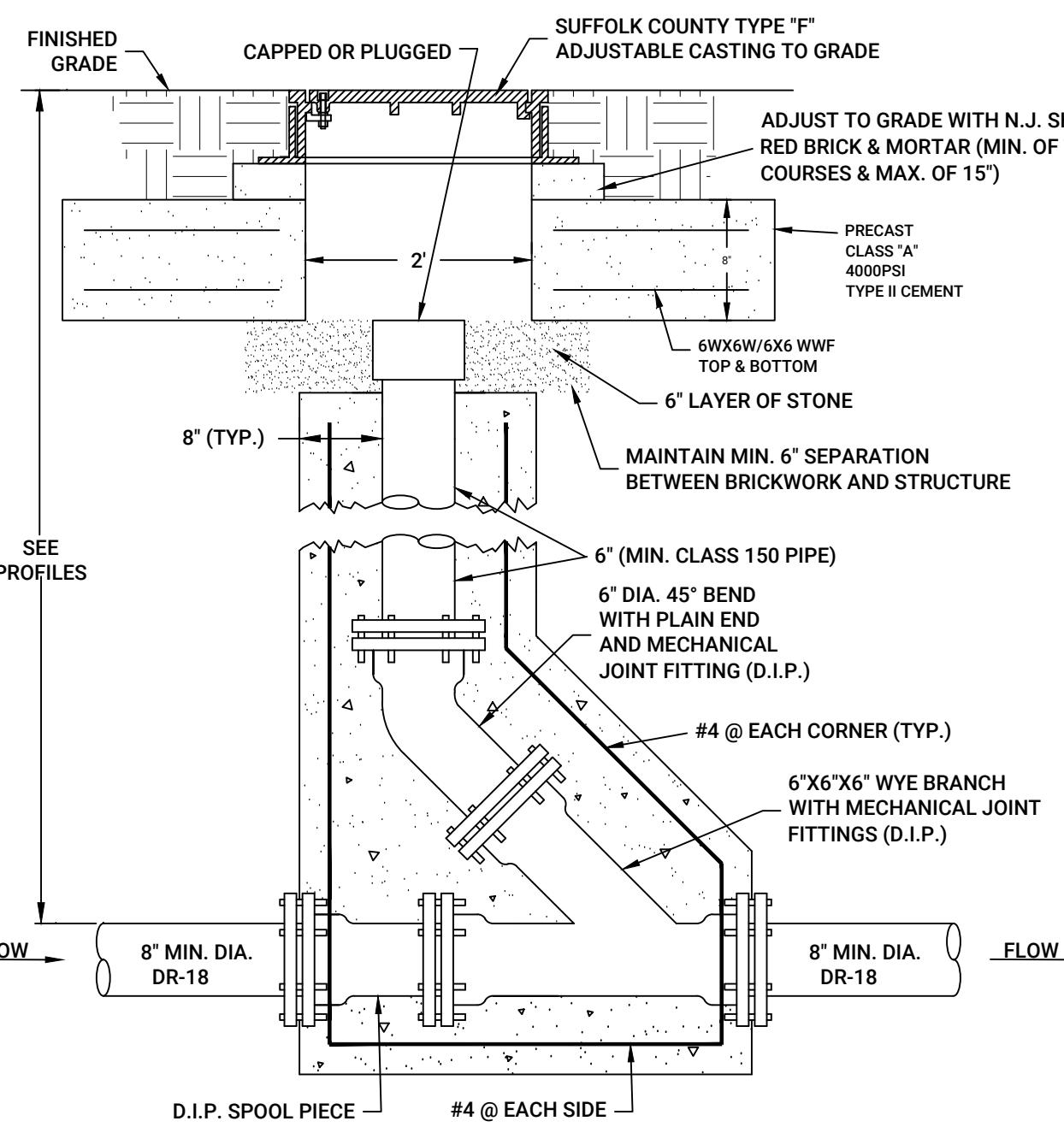
NOTE:
1. GASKETED COVER FOR WATERTIGHT MANHOLE WITHOUT LOCK (USE FOR SAMPLE MANHOLE - GREASE, LINT & SEDIMENT) (USE FOR ANY AREAS SUBJECT TO FLOODING)
2. REFER TO SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD SEWER DETAILS FOR MORE INFORMATION. <https://www.suffolkcountyny.gov/>



SAMPLE RETENTION AREA DETAIL (SRA)

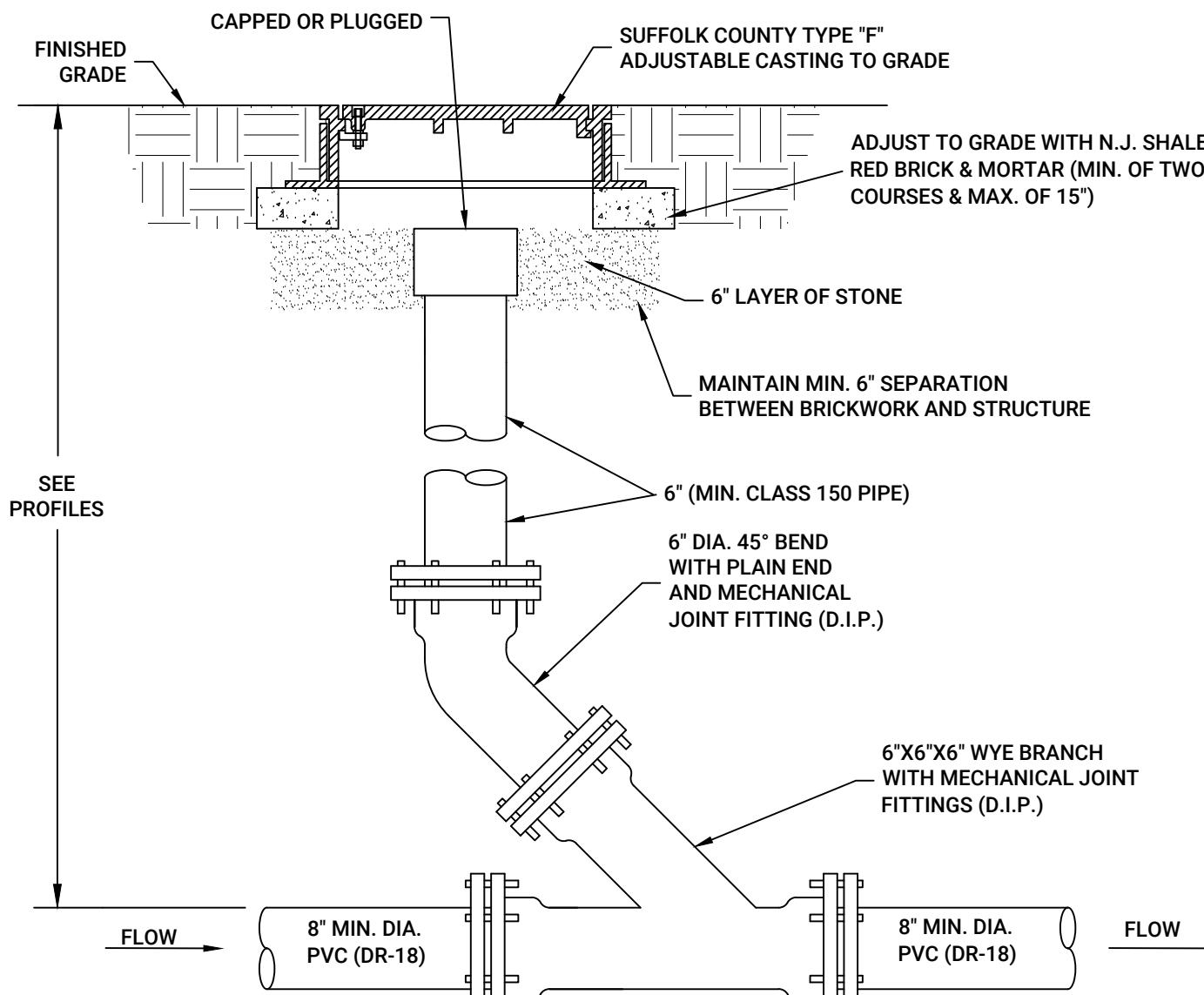
GREASE TRAP LINE

N.T.S.



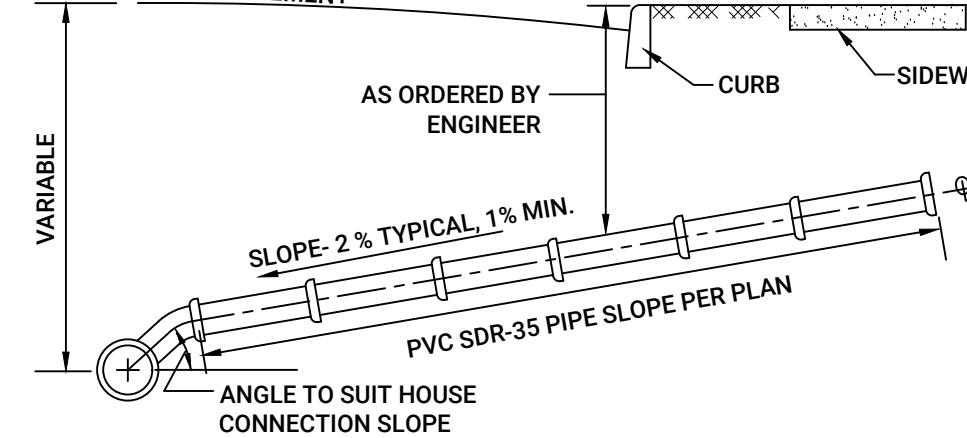
TYPICAL GRAVITY HOUSE CONNECTION IN ROADWAY CLEAN-OUT DETAIL

(IF NECESSARY)
N.T.S.



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

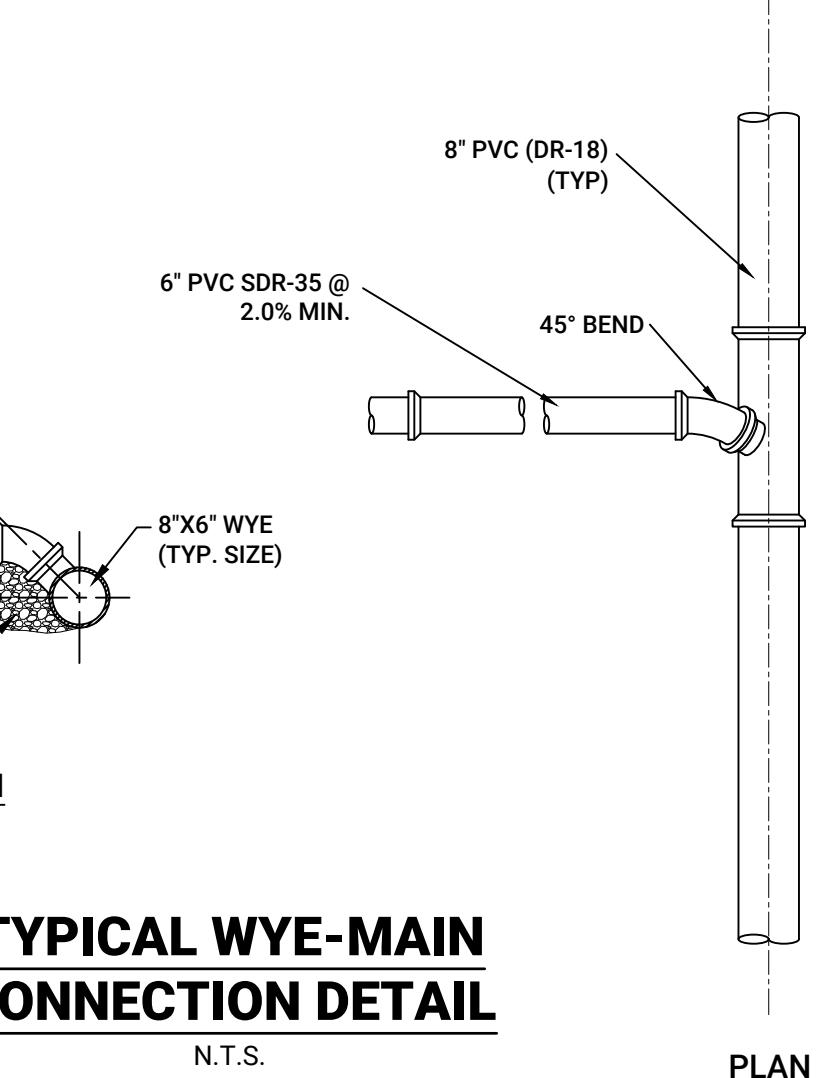
(IF NECESSARY)
N.T.S.



TYPICAL HOUSE CONNECTION

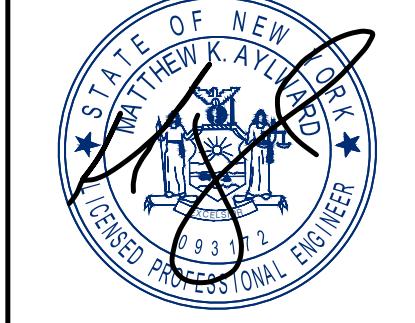
N.T.S.

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.



TYPICAL WYE-MAIN CONNECTION DETAIL

N.T.S.

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	CHKD. BY:	MKA
DATE:	MARCH 2024	DATE:	APRIL 2024
SCALE:	As Shown		
HEET:	SP-14		

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Engineers, P.C.
50 Elm Street
Huntington, NY 11743
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WATER DISTRIBUTION SYSTEM NOTES

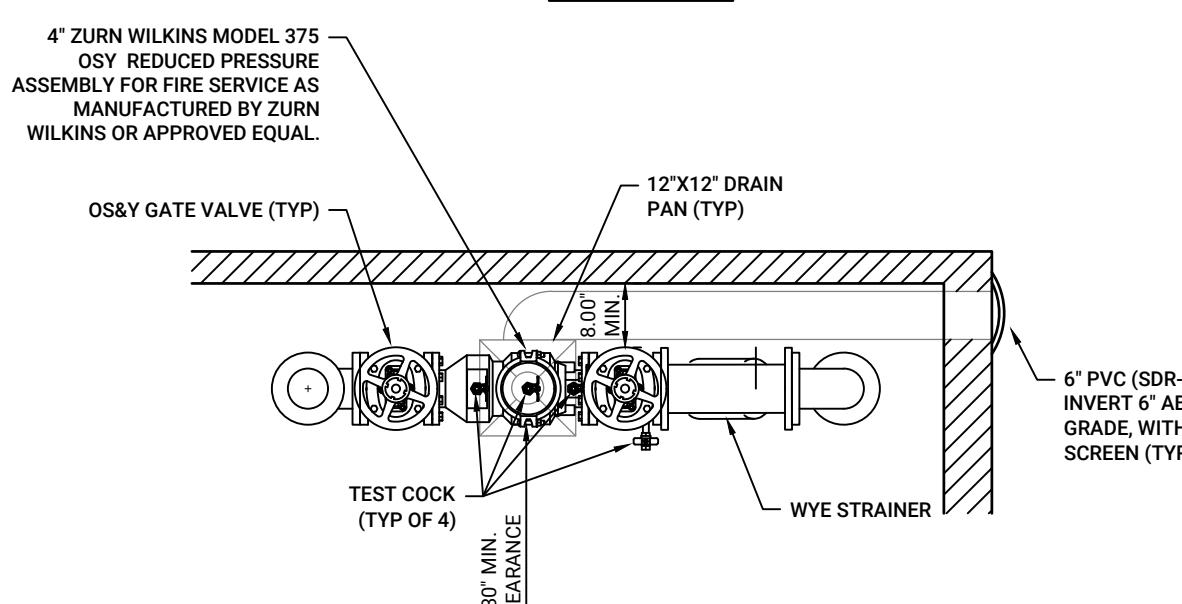
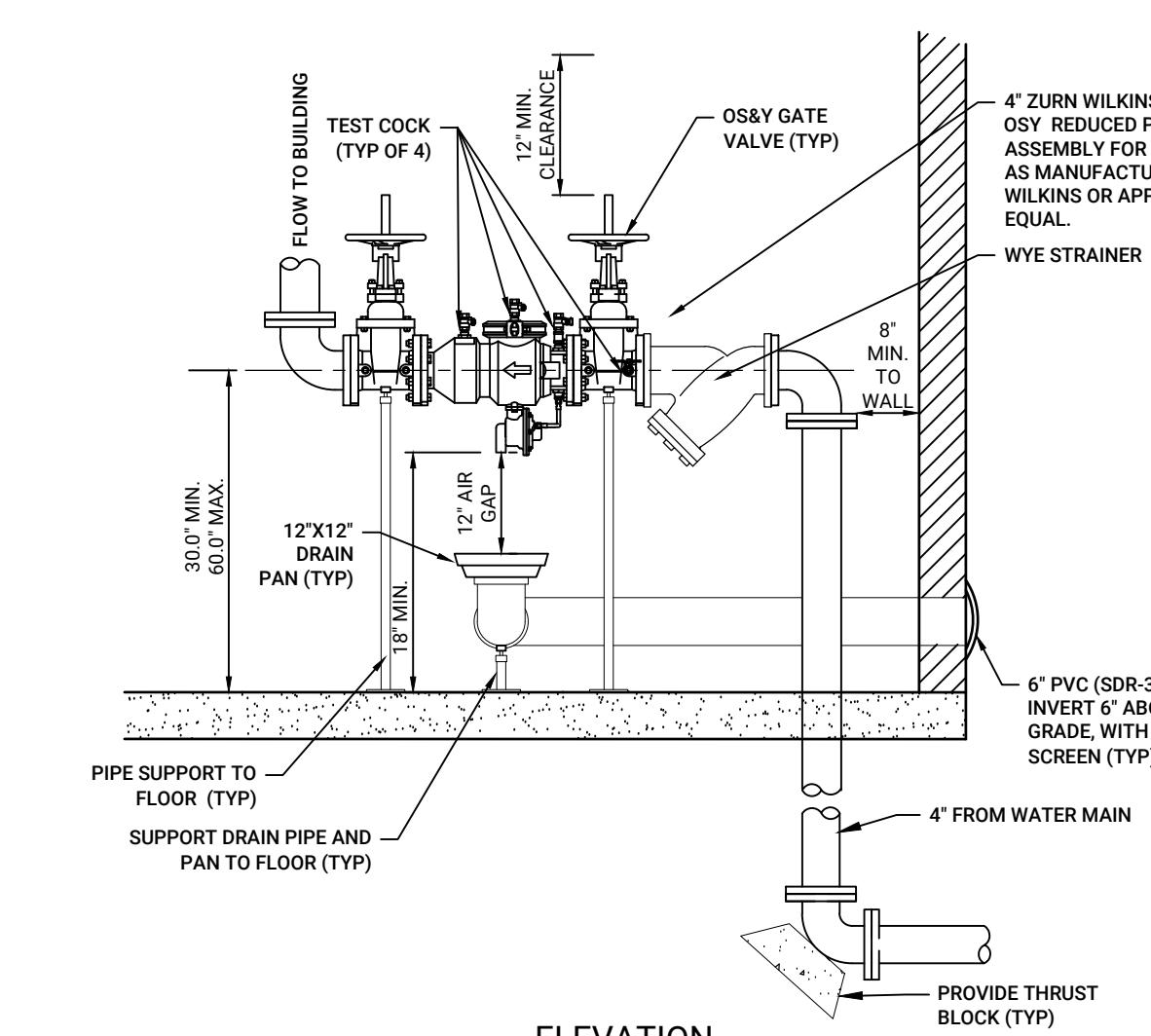
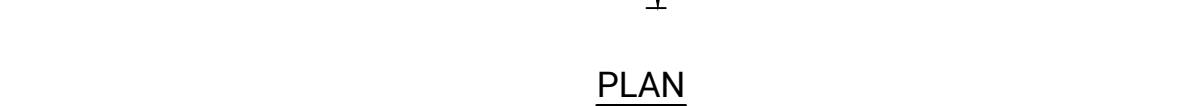
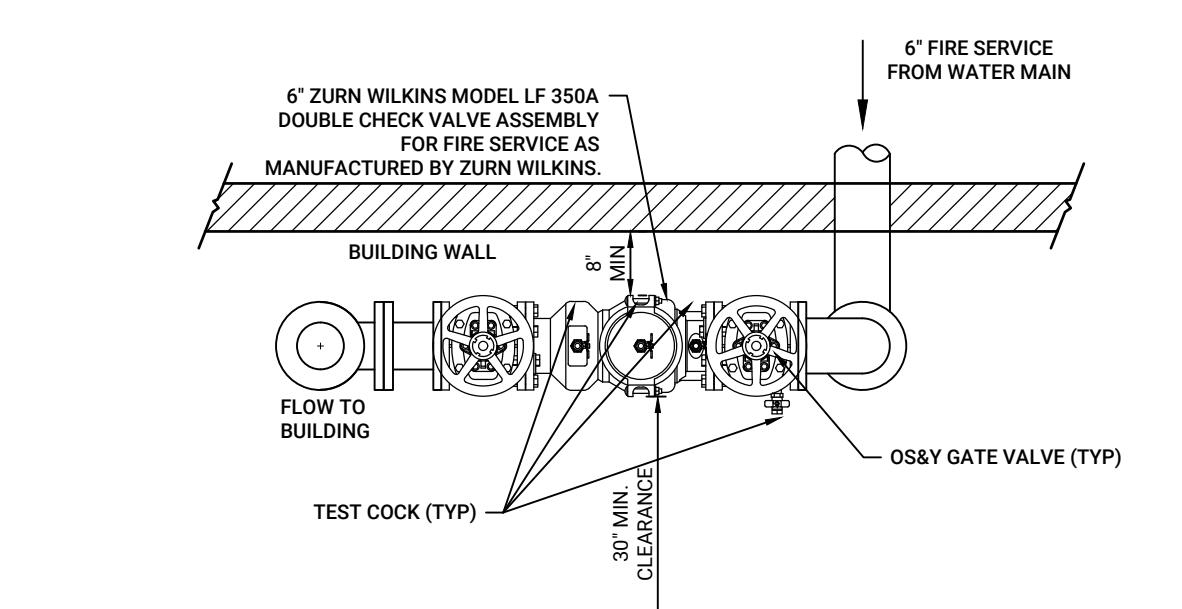
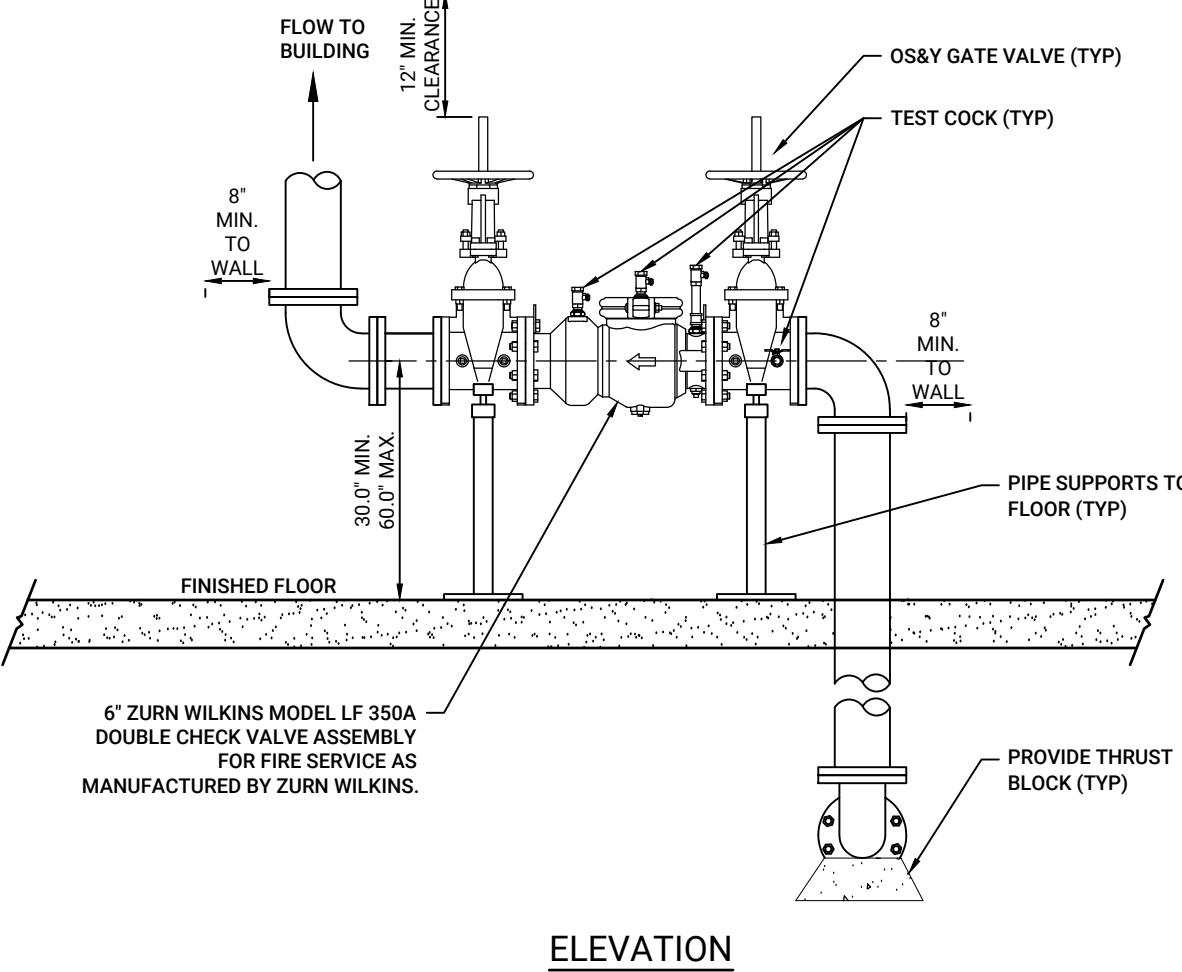
- ALL WATER MAIN PIPE SHALL BE PVC (DR-18) UNLESS OTHERWISE NOTED ON PLANS.
- GATE VALVES SHALL BE CAST IRON BODY, BRONZE MOUNTED DOUBLE DISC AWWA TYPE WITH MECHANICAL JOINTS. VALVES SHALL BE RATED FOR 125 PSI WORKING PRESSURE AND SHALL BE FITTED WITH A 2" OPERATING NUT AND CAST IRON ROADWAY BOX TO GRADE. PROVIDE ADAPTORS FOR PVC PIPE. VALVE SHALL CONFORM TO AWWA C 500 LATEST EDITION.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO THE COMMENCEMENT OF WATER MAIN CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING IF REQUIRED:
 - FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT FOR Dewatering.
 - OBTAINING DESIGN SERVICES, APPROVALS, AND PERMITS.
 - PERFORMING AND MAINTAINING Dewatering OPERATION.
 - REMOVAL AND REACTIVATION OF OPERATIONS AND FACILITIES AT COMPLETION OF PROJECT.
 - ALL THE COSTS RELATING TO THE DESIGN, APPROVAL, INSTALLATION, OPERATION, AND REMOVAL FOR Dewatering OPERATIONS.
- MATERIAL REQUIREMENTS FOR INSTALLATION OF WATER MAINS:
 - PVC (DR-18) WATER MAIN PIPE (4" AND LARGER).
 - TYPE "K" COPPER ON SERVICE LINES (2" AND UNDER).
 - SOLID SLEEVES COUPLINGS (NO WRAPAROUND TYPES).
 - FULL BODIED FITTINGS.
 - UNDERGROUND CLAMPS.
 - TEES.
 - DUCTILE IRON.
 - POURED CONCRETE THRUST BLOCKS AT ALL PIPE BENDS.
 - EDDY TYPE FIRE HYDRANTS.
 - GATE VALVES (UNDER 12' WATER MAIN SIZE).
 - BUTTERFLY VALVES (12' AND OVER WATER MAIN SIZE).

TESTING

- 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.
- 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.

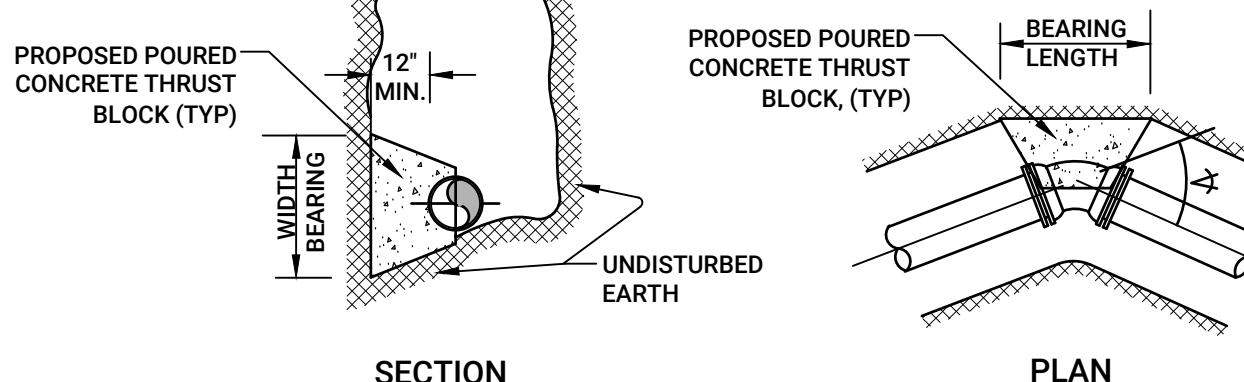
REDUCED PRESSURE ZONE DEVICE NOTES

- IT IS A VIOLATION TO BY-PASS A RECOGNIZED BACKFLOW PREVENTION DEVICE.
- DEVICE SHALL BE PROTECTED AGAINST FLOODING OR FREEZING. PROVIDE ADEQUATE HEATING AND LIGHTING.
- 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.
- INSTALLATION OF RPZ ASSEMBLY SHALL BE AS SHOWN.
- INSTALLATION TO MEET ALL COUNTY & STATE HEALTH DEPARTMENT REQUIREMENTS.
- PIPING TO BE UNBRACED AND UNRESTRICTED FROM MAIN TO DEVICE EXCEPT FOR METER.
- ALL VALVES TO OPEN COUNTER CLOCKWISE (RIGHT HANDED VALVES).
- ALL INSTALLATIONS ARE TO CONFORM TO THE WATER DISTRICT RULES AND REGULATIONS, PLUMBING CODES AND N.Y. STATE HEALTH DEPARTMENT REQUIREMENTS.
- LAYOUT SHOWN IS APPROXIMATE. ADJUSTMENTS CAN BE MADE TO FIT FIELD CONDITIONS AND JOB REQUIREMENTS UPON THE WATER DISTRICT'S APPROVAL.
- MINIMUM CLEARANCES AND ORDER OF PARTS MUST BE MAINTAINED.
- ALL RPZ ASSEMBLIES SHALL BE TESTED ANNUALLY BY A NYS HEALTH DEPARTMENT APPROVED CERTIFIED TESTER.
- TEST REPORTS MUST BE SUBMITTED TO BOTH THE WATER DISTRICT AND THE COUNTY DEPARTMENT OF HEALTH.
- INSTALLER TO NOTIFY TOWN AND/OR WATER DISTRICT UPON COMPLETION OF WORK.
- THE INSTALLATION SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR.
- NO LEAD SOLDER SHALL BE USED FOR THE INSTALLATION.
- THE WATER DISTRICT SHALL HAVE UNRESTRICTED ACCESS TO THE METER AND BACKFLOW PREVENTION UNITS.
- ALL BACKFLOW PREVENTERS SHALL BE APPROVED BY THE FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH AT THE UNIVERSITY OF SOUTHERN CALIFORNIA.
- 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.
- DOMESTIC INSTALLATION MUST EMPLOY POLYETHYLENE PIPE.
- Y STRAINER SHALL BE BRONZE BODY WITH STAINLESS STEEL REMOVABLE SCREEN.
- BACKFLOW PREVENTER SHALL BE ADEQUATELY SUPPORTED TO MAINTAIN THE SPECIFIED CLEARANCES.
- DRAINS CANNOT BE SUBJECT TO FLOODING AND MUST BE SCREENED AND DIRECTED AWAY FROM BUILDING.
- RPZ DEVICES MUST BE SUPPORTED TO THE FLOOR BENEATH THE DEVICE WITH PIPE STANCHIONS.
- DRAINS MUST DISCHARGE 6" ABOVE GRADE. (FINISHED OUTDOOR GRADE)
- ALL RPZ DEVICES MUST BE INSTALLED WITH THE DIAPHRAGM FACING OUTWARDS FOR MAINTENANCE.
- 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.
- ALL ASSEMBLIES MUST BE INSTALLED WITH THE MANUFACTURER SUPPLIED SEATED SHUT-OFF VALVES INTEGRAL TO THE ASSEMBLY.



NOTES:

- FOR THE EXACT LOCATION OF DEVICE LOCATED WITHIN BUILDING CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS.
- DEVICE SHALL BE FURNISHED AND INSTALLED PER THE MANUFACTURERS SPECIFICATIONS.
- CONTRACTOR SHALL REFER TO APPROVED PLANS PRIOR TO INSTALLATION OF BACK FLOW PREVENTERS.
- ALL ASSEMBLIES MUST BE INSTALLED WITH THE MANUFACTURER SUPPLIED RESILIENT SEATED SHUT-OFF VALVES INTEGRAL TO THE ASSEMBLY.
- 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.	111/4° 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

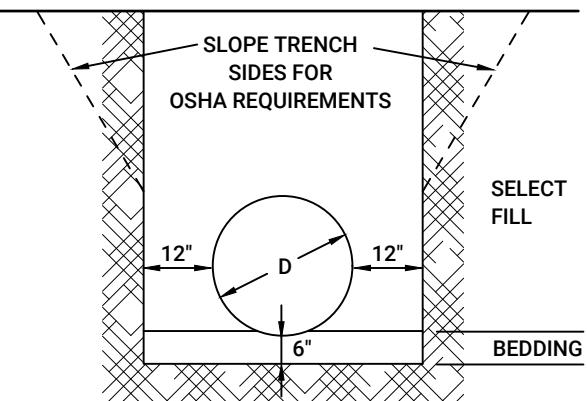
BEARING AREA = BEARING WIDTH x BEARING LENGTH

THRUST BLOCK DETAIL

N.T.S.

NOTES:

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

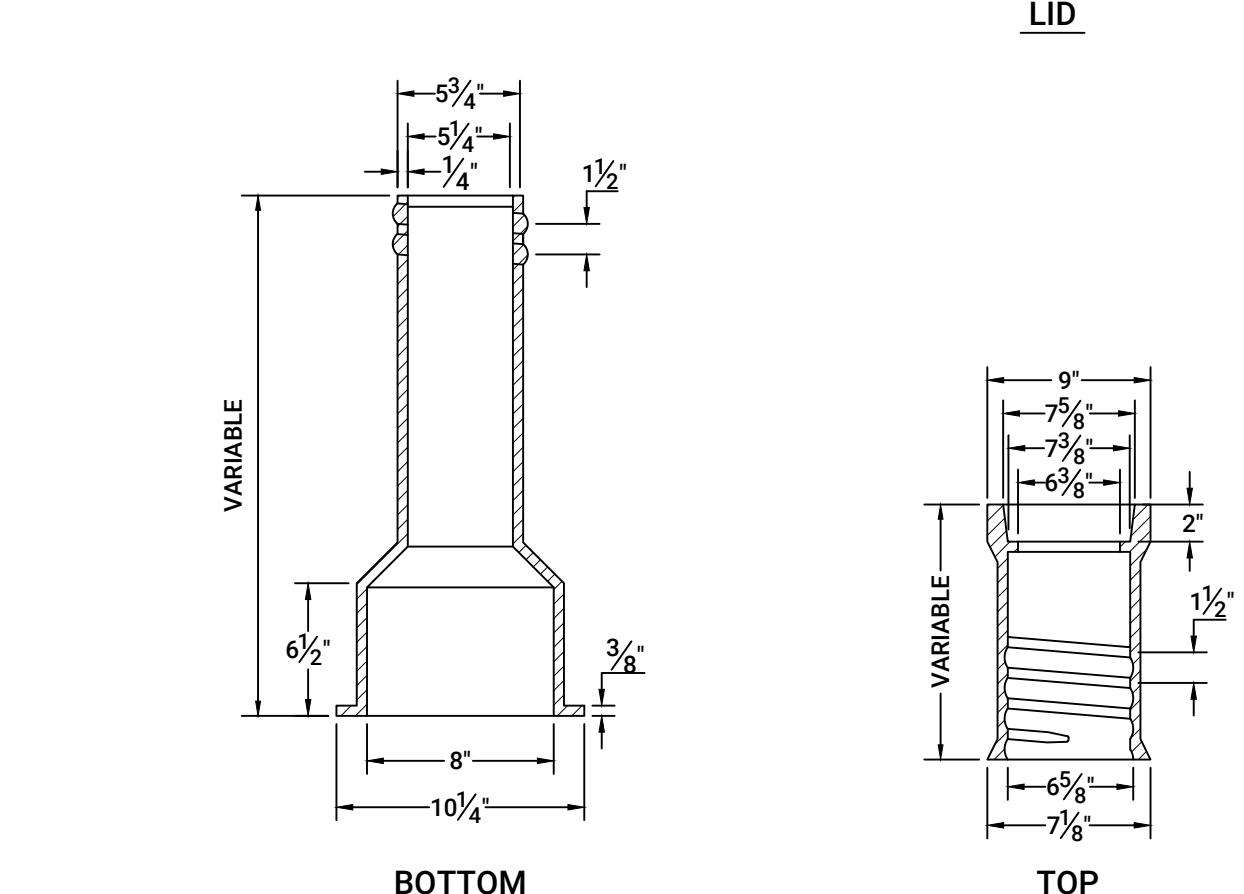
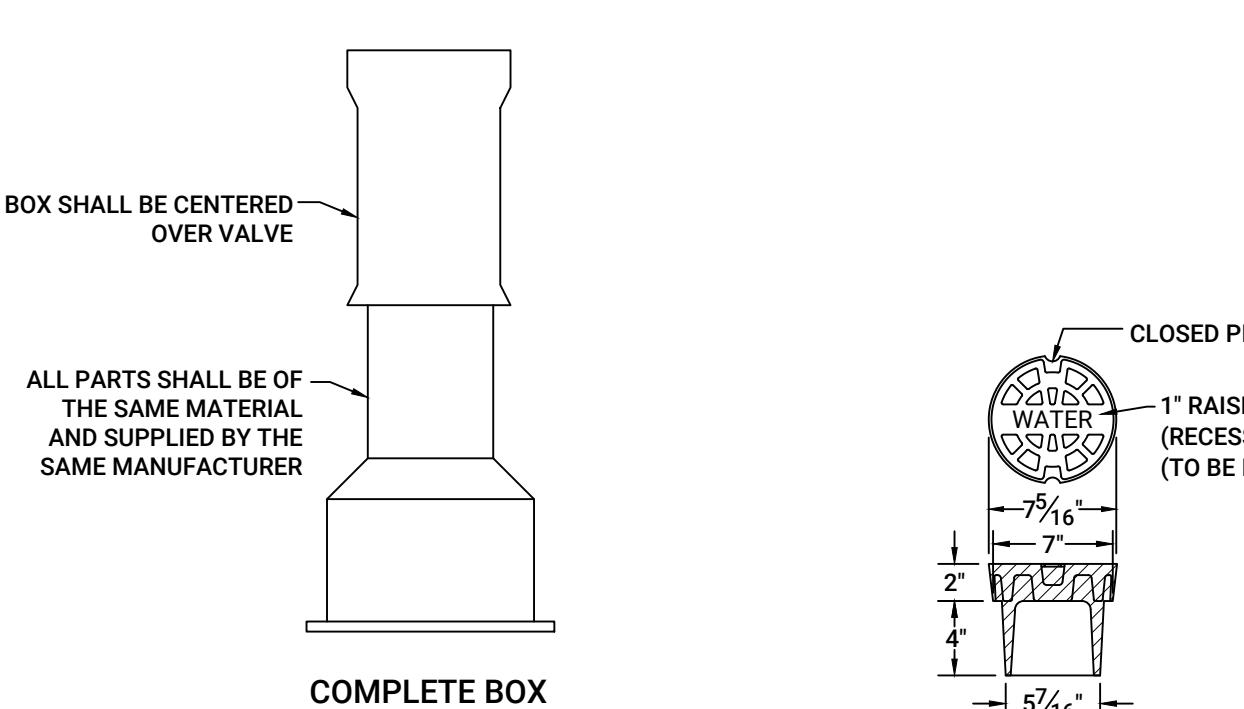


PIPE TRENCH AND BEDDING DETAIL

N.T.S.

NOTES:

- BEDDING SHALL BE COMPACTED SAND & GRAVEL (SW) OR 3/4" CRUSHED STONE AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE.
- 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.



STANDARD VALVE BOX INSTALLATION

N.T.S.

NOTES:

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

SCDHS # _____
TOWN FILE # _____

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 CHKD. BY: MKA SCALE: As Shown SHEET: SP-15

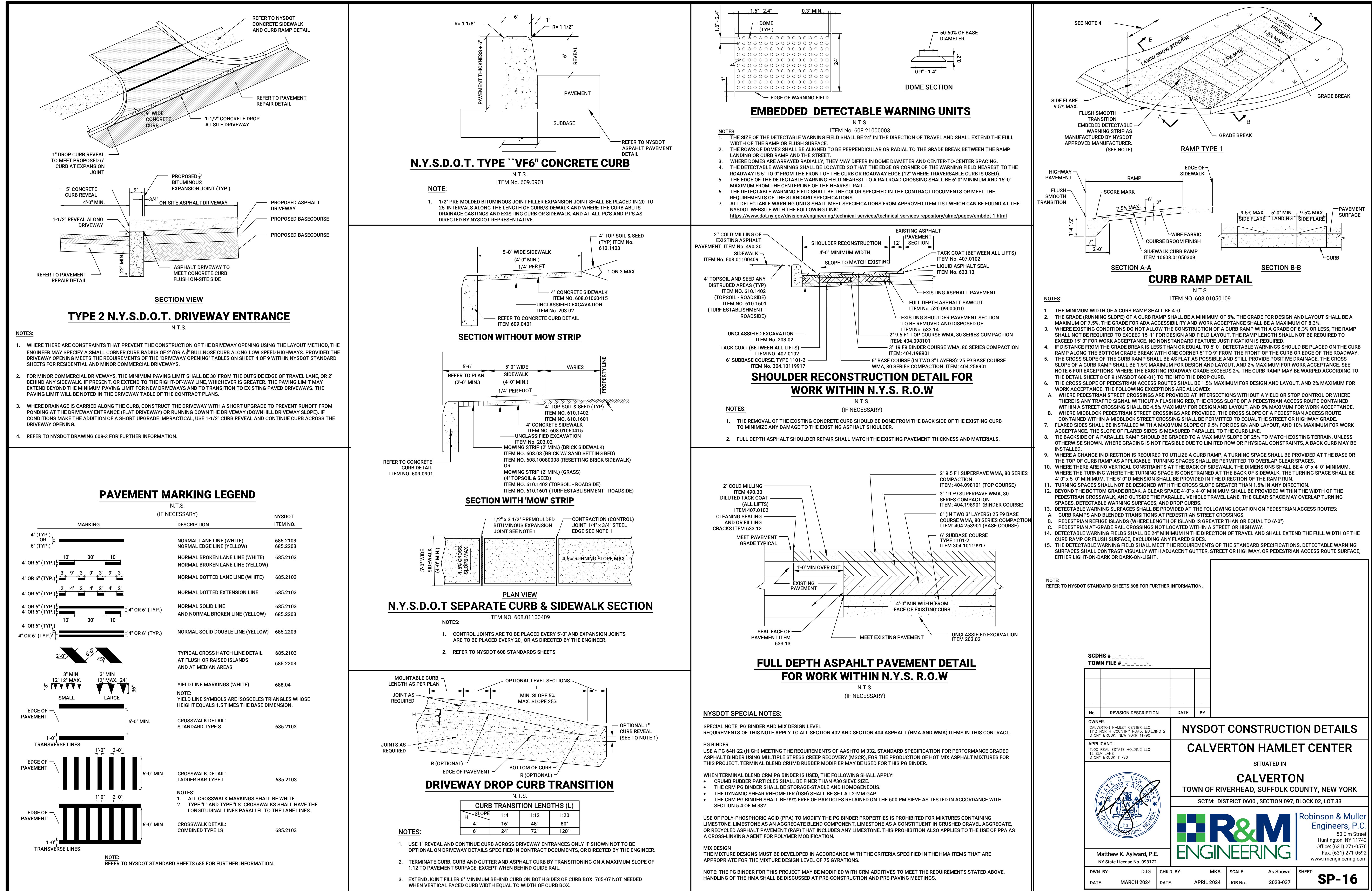
DATE: MARCH 2024 DATE: APRIL 2024 JOB No.: 2023-037

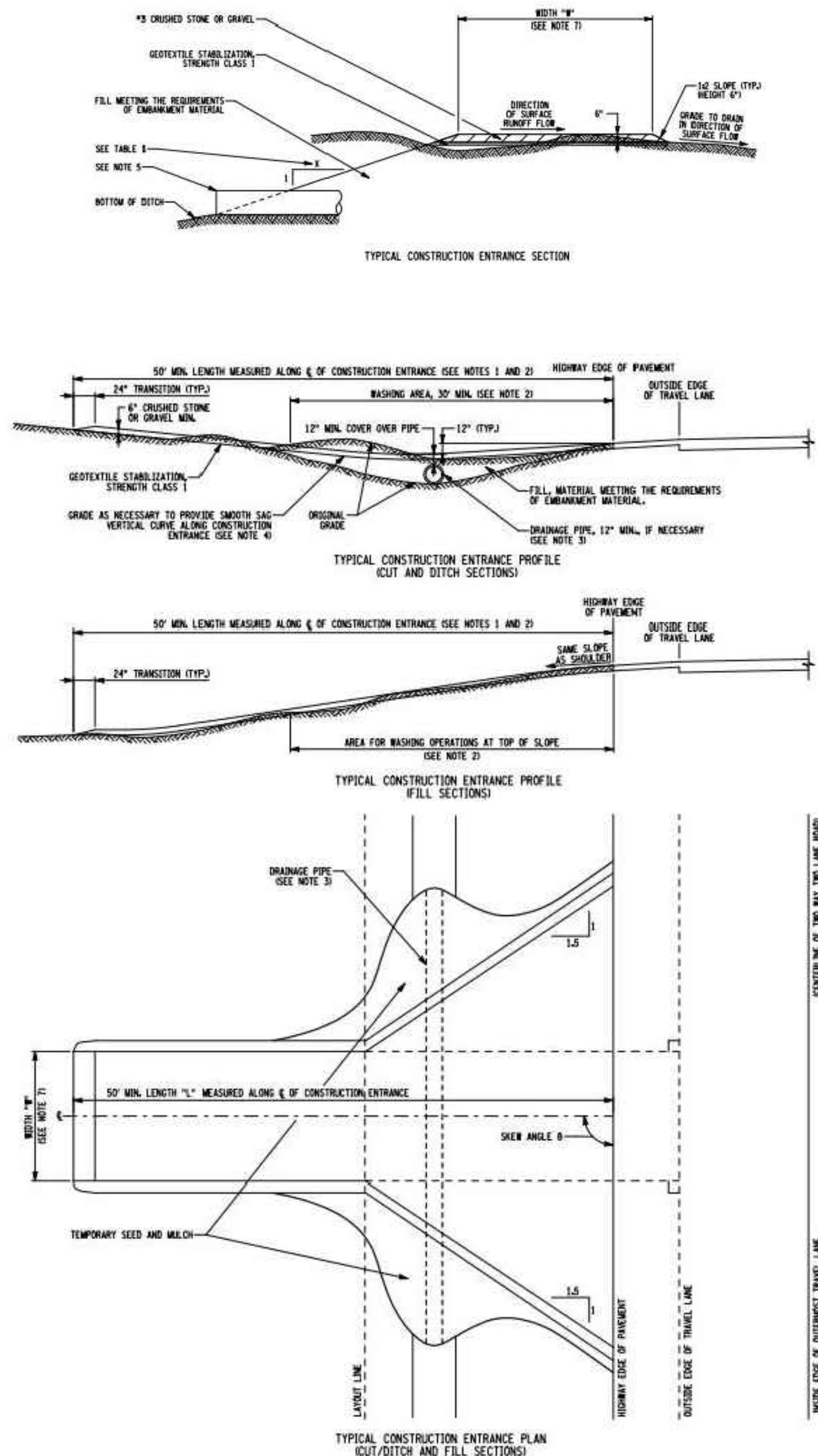


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www.rmeengineering.com

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

Drawing Name: P:\\2023 Projects\\2023-037\\R&M Site Plan\\Velly_Calverton - Details.dwg Last Modified: Apr 11, 2024 - 2:20pm Printed on: Apr 12, 2024 - 11:52am by: dglemon





STABILIZED CONSTRUCTION ENTRANCE DETAIL

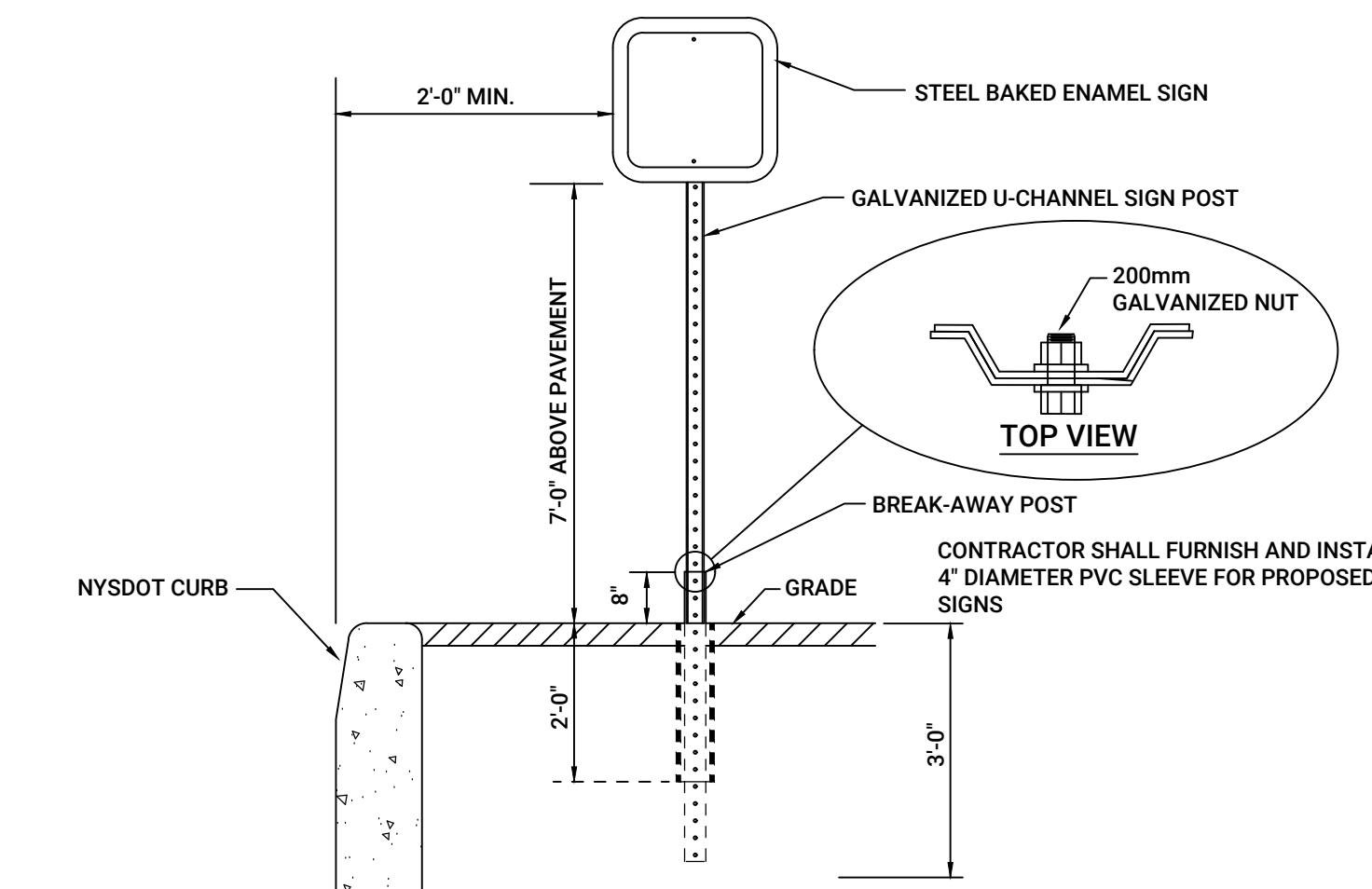
N.T.S.

ITEM No. 209.22

APPLICATION NOTES:

- THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT INTO 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

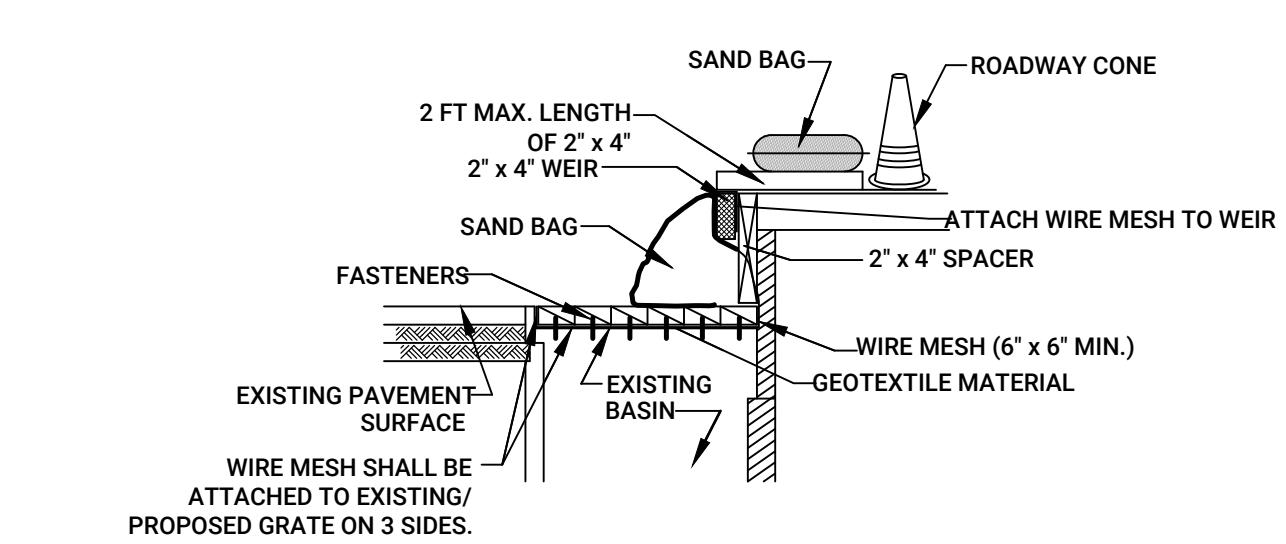
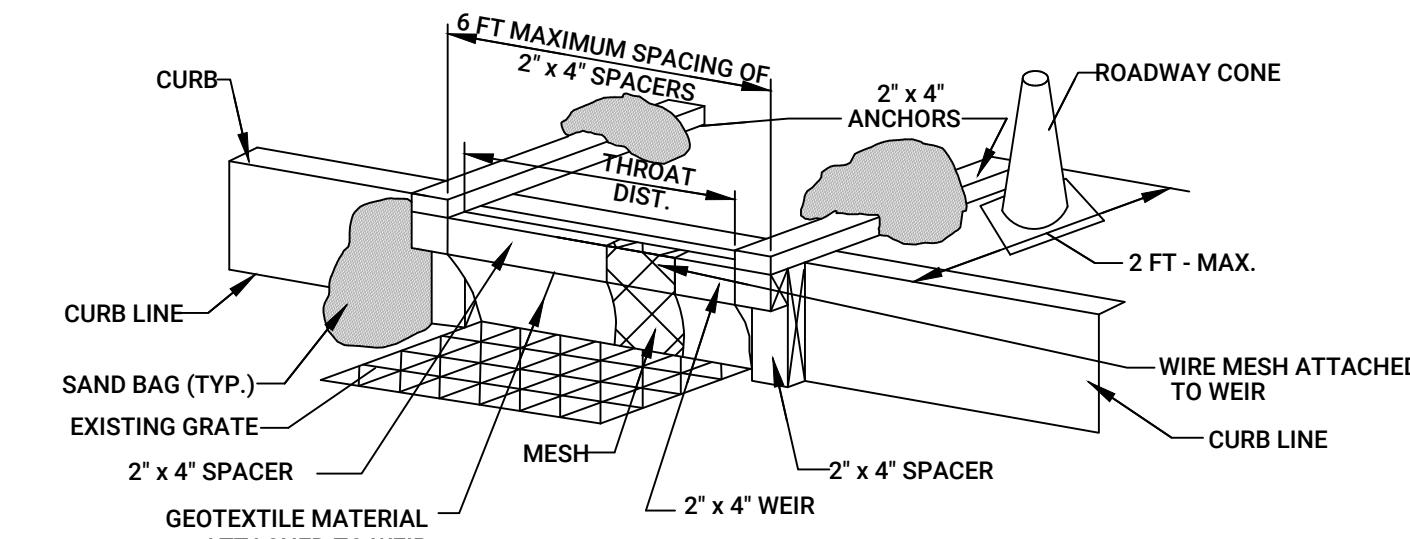
(WITH BREAKAWAY POST)

N.T.S.

ITEM No. 645.5101 & 6145.81

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
407.0101	DILUTED TACK COAT
499.30	MISCELLANEOUS COLD MILLING OF BITUMINOUS CONCRETE
520.09000010	SAW CUTTING ASPHALT & CONCRETE PAVEMENT
520.51000006	CURB RAMP CONFIGURATION TYPE 1
608.01050109	CURB RAMP CONFIGURATION TYPE 1
608.01100415	CONCRETE SIDEWALK - 4" THICK
608.01100609	CONCRETE SIDEWALK - 6" THICK
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

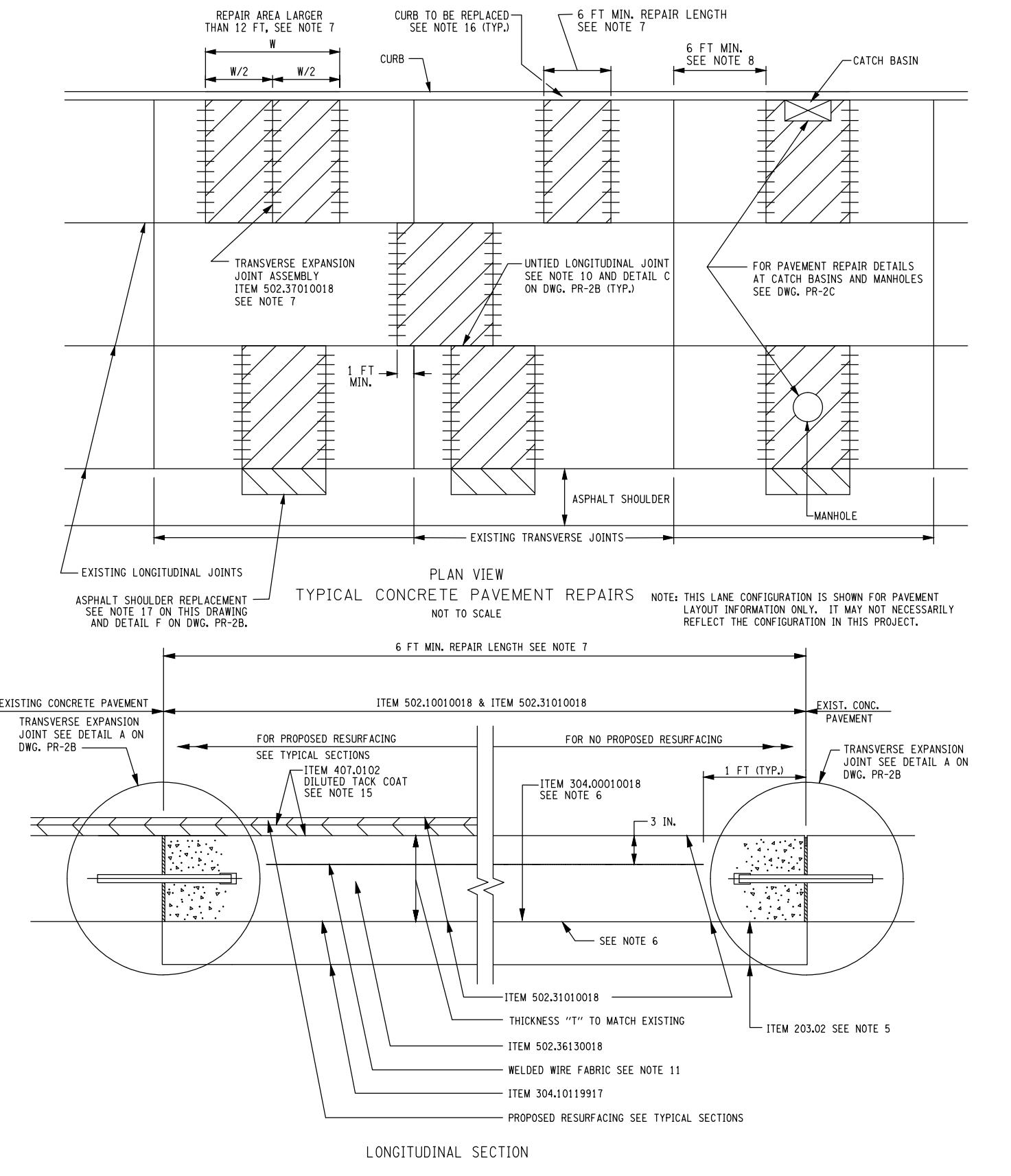
WMA = WARM MIX ASPHALT
REFER TO DETAILS FOR ITEM NO.

DESIGN ELEMENT TOLERANCES		
ELEMENT	DESIGN AND FIELD 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 # _____

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APPLICANT:	TJOC REAL ESTATE HOLDING LLC 12 ELM LANE STONY BROOK, 11790		
			
NYSDOT CONSTRUCTION DETAILS			
CALVERTON HAMLET CENTER			
<small>SITUATED IN</small>			
CALVERTON TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK			
<small>SCTM: DISTRICT 0600, SECTION 097, BLOCK 02, LOT 33</small>			
R&M ENGINEERING Robinson & Muller Engineers, P.C. <small>50 Elm Street Huntington, NY 11743 Office: (631) 271-0576 Fax: (631) 271-0592 www.rmengeering.com</small>			
DWN. BY:	DJG	CHKD. BY:	MKA
DATE:	MARCH 2024	DATE:	APRIL 2024
SCALE:	As Shown	As Shown	As Shown
SP-17	2023-037	2023-037	2023-037



HES CONCRETE PAVEMENT REPAIR DETAIL

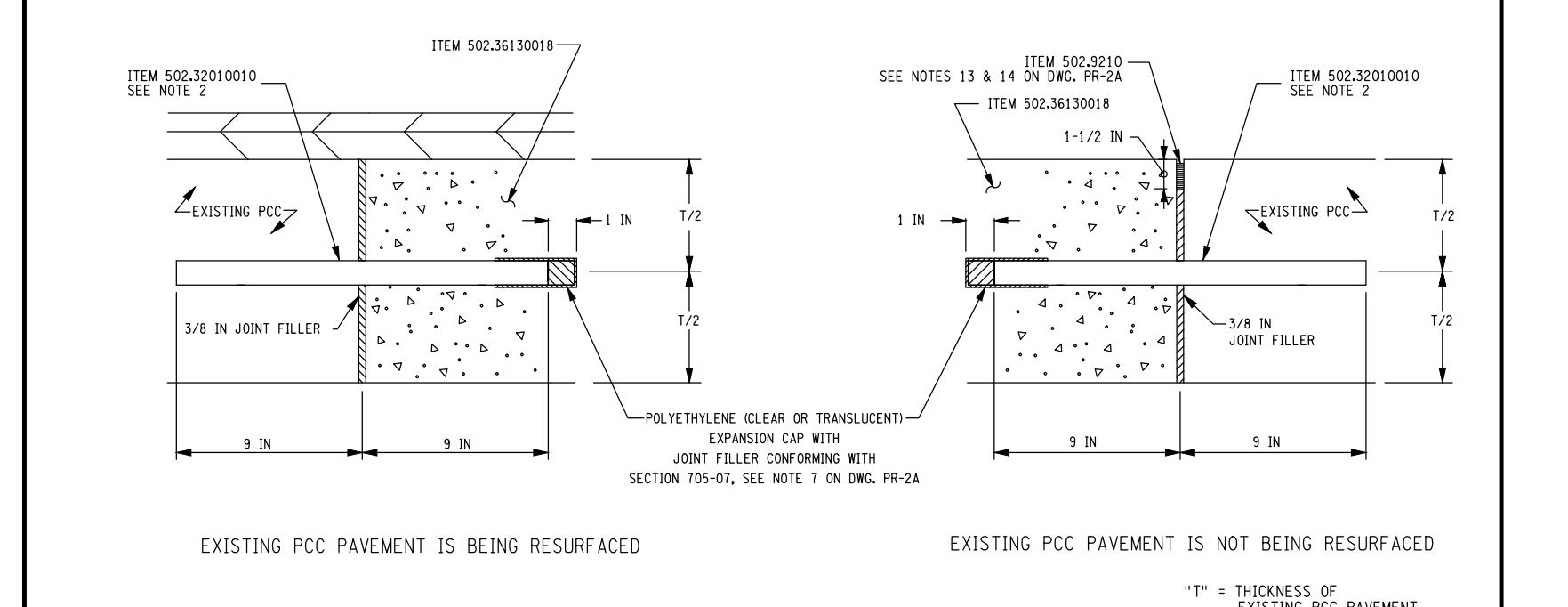
N.T.S.

NOTES:

1. AFTER THE REMOVAL OF THE EXISTING PAVEMENT IN THE REPAIR AREA, THE ENGINEER WILL INSPECT THE EXISTING CONCRETE PAVEMENT TO DETERMINE IF ADDITIONAL DETERIORATION OR DAMAGED EXISTS.
2. IF THERE IS ADDITIONAL DETERIORATED OR DAMAGED PAVEMENT REMOVED, THE CONTRACTOR SHALL IMMEDIATELY COMPLETE THE REPAIR WORK. IF THE CONTRACTOR DETERMINES THAT THE REPAIR WORK CANNOT COMPLETE THE REPAIR WORK DUE TO CIRCUMSTANCES BEYOND HIS CONTROL, HE WILL CALL THE ENGINEER TO DETERMINE THE NEXT COURSE OF ACTION. THE CONTRACTOR SHALL NOT REMOVE ANY ADDITIONAL DETERIORATED OR DAMAGED CONCRETE PAVEMENT UNLESS THE CONTRACTOR CALLS THE ENGINEER TO DETERMINE THE NEXT COURSE OF ACTION. THE CONTRACTOR SHALL NOT REMOVE ANY ADDITIONAL DETERIORATED OR DAMAGED CONCRETE PAVEMENT, UNLESS THE CONTRACTOR CALLS THE ENGINEER TO DETERMINE THE NEXT COURSE OF ACTION.
3. IF ADDITIONAL DETERIORATION OR DAMAGE EXISTS AS DETERMINED BY THE ENGINEER THE CONTRACTOR WILL BE ORDERED TO SAW CUT AND REMOVE THE EXISTING PAVEMENT. THE CONTRACTOR SHALL NOT REMOVE ANY ADDITIONAL DETERIORATED OR DAMAGED CONCRETE PAVEMENT, UNLESS THE CONTRACTOR CALLS THE ENGINEER TO DETERMINE THE NEXT COURSE OF ACTION.
4. PAYMENT FOR SAW CUTTING AROUND TRANSVERSE AND LONGITUDINAL JOINTS SHALL BE PAID UNDER ITEM 502,310,0018. THE CONTRACTOR SHALL NOT REMOVE ANY ADDITIONAL DETERIORATED OR DAMAGED CONCRETE PAVEMENT, UNLESS THE CONTRACTOR CALLS THE ENGINEER TO DETERMINE THE NEXT COURSE OF ACTION.
5. AS DETERMINED BY THE ENGINEER, UNSTABLE MATERIALS FOUND beneath THE REMOVED PAVEMENT SHALL BE REMOVED TO A MINIMUM DEPTH OF 1 FT. THE CONTRACTOR SHALL NOT REMOVE ANY ADDITIONAL DETERIORATED OR DAMAGED CONCRETE PAVEMENT, UNLESS THE CONTRACTOR CALLS THE ENGINEER TO DETERMINE THE NEXT COURSE OF ACTION. THE CONTRACTOR SHALL NOT REMOVE ANY ADDITIONAL DETERIORATED OR DAMAGED CONCRETE PAVEMENT, UNLESS THE CONTRACTOR CALLS THE ENGINEER TO DETERMINE THE NEXT COURSE OF ACTION.
6. FINE GRADING OF EXISTING SURFACE IS REQUIRED ONLY WHEN NO UNSTABLE MATERIAL IS FOUND beneath THE REMOVED PAVEMENT.
7. THE MINIMUM REPAIR LENGTH SHALL BE 6 FT. THE MAXIMUM REPAIR LENGTH SHALL BE 12 FT. ALL REPAIRS IN EXISTING CONCRETE PAVEMENT ARE TO BE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE USE OF TRANSVERSE EXPANSION JOINT ASSEMBLIES PAID FOR UNDER ITEM 502,310,0018. THE CONTRACTOR SHALL NOT REMOVE ANY ADDITIONAL DETERIORATED OR DAMAGED CONCRETE PAVEMENT, UNLESS THE CONTRACTOR CALLS THE ENGINEER TO DETERMINE THE NEXT COURSE OF ACTION.
8. FOR CONCRETE PAVEMENT PANEL EDGES THAT DO NOT ABUT ANOTHER CONCRETE PANEL OR CONCRETE CURB, THE DOWEL OFFSET FROM THE CENTERLINE OF THE JOINT SHALL BE 1/2 IN. FOR CONCRETE PAVEMENT EDGES THAT ABUT ANOTHER CONCRETE PANEL OR CURB, THE DOWEL OFFSET FROM THE CENTERLINE OF THE JOINT SHALL BE 1 FT. C.A. (C. A. DOWELS SHALL NOT BE EVER SPACED ACROSS THE TRANSVERSE FACE OF EACH REPAIR, SEE CONCRETE PAVEMENT REPAIR, TRANSVERSE SECTION, ON Dwg. PR-2b).
9. THE HOLE DIAMETER FOR THE DOWEL BAR SHALL BE IN ACCORDANCE WITH THE ANCHORING MATERIAL MANUFACTURER'S WRITTEN RECOMMENDATIONS. THE DOWEL BAR SHALL BE EPOXY COATED. SUBSECTION 705-15, 'CUTTING AND SAWING' OF THE CONTRACTOR'S CONTRACT DOCUMENTS, THE NOMINAL THICKNESS OF BOND BREAKER SHALL BE 4 MIL. THE BOND BREAKER, WHICH IS THE THICKNESS OF THE BOND BREAKER, SHALL BE 1/2 THE PAVEMENT DEPTH WITH MATERIAL MEETING THE REQUIREMENTS OF ITEM 304,101,9917. THE CONTRACTOR SHALL NOT REMOVE ANY ADDITIONAL DETERIORATED OR DAMAGED CONCRETE PAVEMENT, UNLESS THE CONTRACTOR CALLS THE ENGINEER TO DETERMINE THE NEXT COURSE OF ACTION. THE CONTRACTOR SHALL NOT REMOVE ANY ADDITIONAL DETERIORATED OR DAMAGED CONCRETE PAVEMENT, UNLESS THE CONTRACTOR CALLS THE ENGINEER TO DETERMINE THE NEXT COURSE OF ACTION.
10. ALL LONGITUDINAL JOINT TIES IN THE REPAIR AREA SHALL BE REMOVED (PAYMENT IS INCLUDED UNDER ITEM 502,310,0018). PRIOR TO THE REMOVAL OF THE JOINT TIES, THE CONTRACTOR SHALL PLACE A JOINT FILLER AT THE LONGITUDINAL FACE OF THE LANE OR LANES CONTIGUOUS TO THE REPAIR AREA. THE CONTRACTOR SHALL NOT REMOVE ANY ADDITIONAL DETERIORATED OR DAMAGED CONCRETE PAVEMENT, UNLESS THE CONTRACTOR CALLS THE ENGINEER TO DETERMINE THE NEXT COURSE OF ACTION. OTHERWISE MEETING THE REQUIREMENTS OF SUBSECTION 705-07 AND SHALL BE SUPPLIED AS UNSHAKEN PIECES. THE DIMENSIONS ARE DETERMINED BY THE EXISTING CONCRETE PAVEMENT. THE CONTRACTOR SHALL NOT REMOVE ANY ADDITIONAL DETERIORATED OR DAMAGED CONCRETE PAVEMENT, UNLESS THE CONTRACTOR CALLS THE ENGINEER TO DETERMINE THE NEXT COURSE OF ACTION.
11. USE EPOXY COATED WELDED WIRE FABRIC, 4 X 4 M², MEETING THE REQUIREMENT OF SECTION 709-04 OF THE NYS STANDARD SPECIFICATIONS. PAYMENT FOR THE WELDED WIRE FABRIC IS INCLUDED UNDER ITEM 502,310,0018.
12. PRIOR TO PLACEMENT OF REPAIR CONCRETE, THE CONTRACTOR SHALL MOVE ANY JOINT FILLER MATERIAL WHICH PROTRIDES ABOVE THE LEVEL OF THE ADJACENT EXISTING CONCRETE. NO CONCRETE SHALL BE PLACED OVER THE JOINT FILLER. THE CONTRACTOR SHALL NOT REMOVE ANY ADDITIONAL DETERIORATED OR DAMAGED CONCRETE PAVEMENT, UNLESS THE CONTRACTOR CALLS THE ENGINEER TO DETERMINE THE NEXT COURSE OF ACTION.
13. WHEN THE EXISTING PAVEMENT IS NOT BEING RESURFACED, ALL TRANSVERSE AND LONGITUDINAL JOINTS AT LIMITS AND WITHIN THE PAVEMENT REPAIR AREA SHALL BE SEALED.
14. WHEN THE EXISTING PAVEMENT IS BEING RESURFACED, THE CONTRACTOR SHALL SEAL THE JOINTS. SEALING PROPOSED LONGITUDINAL JOINTS SHALL BE PAID UNDER ITEM 502,310,0018. SEALING PROPOSED TRANSVERSE JOINTS SHALL BE PAID UNDER ITEM 502,310,0018. ALL JOINT SEALING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE USE OF TRANSVERSE EXPANSION JOINT ASSEMBLIES PAID FOR UNDER ITEM 502,310,0018.
15. WHEN THE EXISTING PAVEMENT IS BEING RESURFACED, THE CONTRACTOR SHALL SEAL THE JOINTS. SEALING PROPOSED LONGITUDINAL JOINTS SHALL BE PAID UNDER ITEM 502,310,0018. SEALING PROPOSED TRANSVERSE JOINTS SHALL BE PAID UNDER ITEM 502,310,0018. ALL JOINT SEALING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE USE OF TRANSVERSE EXPANSION JOINT ASSEMBLIES PAID FOR UNDER ITEM 502,310,0018.
16. CURB WITHIN THE AREA OF AND ASSOCIATED WITH A PAVEMENT REPAIR SHALL BE REMOVED AND REPLACED. PAYMENT FOR CURB REMOVAL AND INSTALLATION ASSOCIATED WITH A CONCRETE PAVEMENT REPAIR, SEE CONCRETE PAVEMENT REPAIR, TRANSVERSE SECTION, ON Dwg. PR-2b. PAYMENT FOR THE JOINT FILLER, EXPANSION CAP AND EXPANSION CAP FILLER MATERIAL IS INCLUDED UNDER ITEM 502,370,0018 OR 502,320,0010.
17. CONCRETE PAVEMENT REPAIRS ADJACENT TO EXISTING ASPHALT SHOULDER WILL REQUIRE SHOULDER REMOVAL AND REPLACEMENT. SEE DETAIL F ON DRAWING PR-2b.

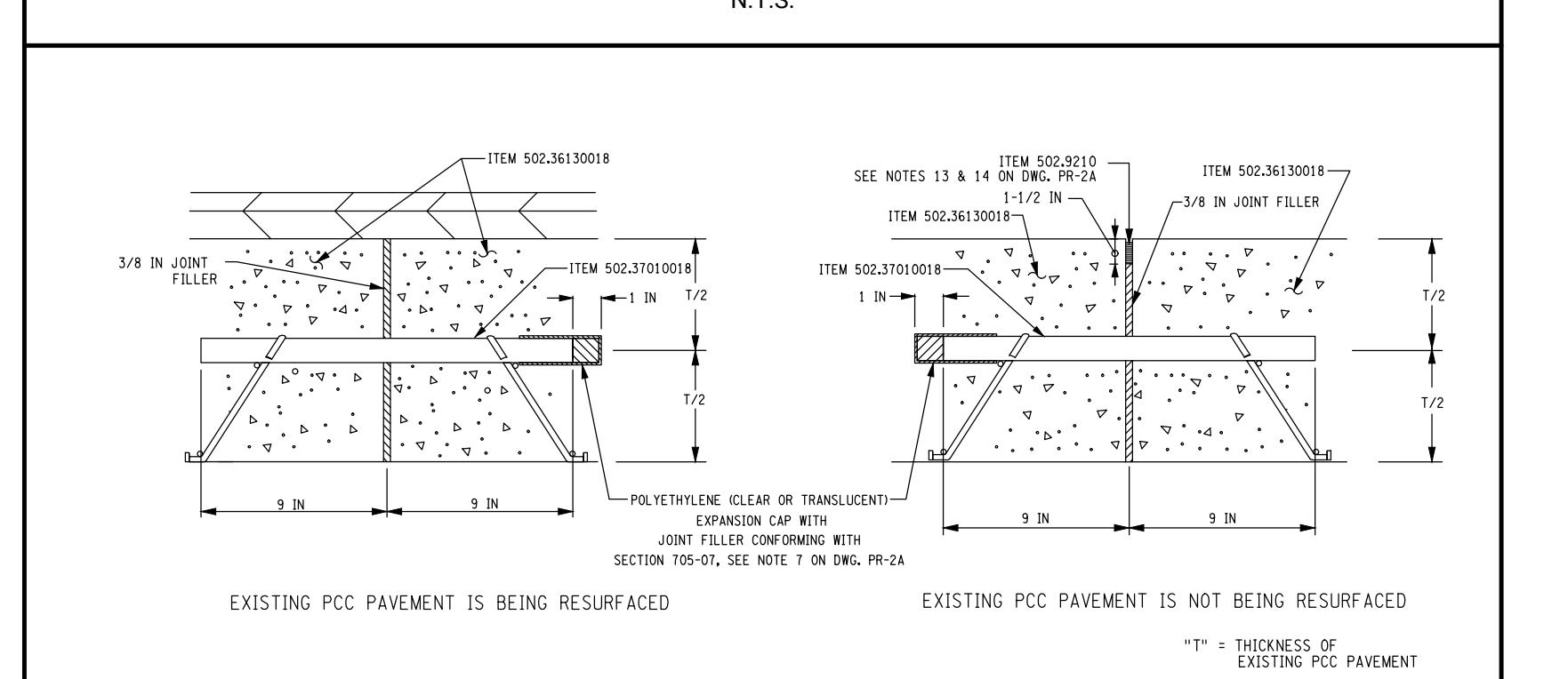
N.Y.S.D.O.T. ITEM NUMBER LEGEND

ITEM No.	DESCRIPTION
203.02	UNCLASSIFIED EXCAVATION AND DISPOSAL
304.00010018	FINE GRADING OF EXISTING SUBGRADE
304.10119917	SUBGRADE COURSE, TYPE 101-2
402.000014	PLANT PRODUCTION, QUALITY ADJUSTMENT TO HMA ITEMS
402.099810	9.5 FT TOP COURSE WMA, 80 SERIES COMPACTOR
402.19890	19 F9 BINDER COURSE WMA, 80 SERIES COMPACTOR
402.25020018	SAWING AND SEALING JOINTS IN NEW HOT MIX ASPHALT OVERLAYS USING HOT APPLIED SEALANT
407.0102	DILUTED TACK COAT
502.10010018	PORTLAND CEMENT CONCRETE REPAIR EVALUATION AND MARK OUT
502.31010018	FULL DEPTH PORTLAND CEMENT CONCRETE LIFT OUT
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 6690 TYPE IV
520.09000010	SAWING, SEALING AND/OR FILLING JOINTS
604.07200010	SETTING NEW DRAINAGE FRAMES ON EXISTING DRAINAGE STRUCTURES
633.13	CLEANING, SEALING AND/OR FILLING JOINTS
633.15	CLEANING AND PATCHING DETERIORATED CRACKS IN BITUMINOUS PAVEMENT



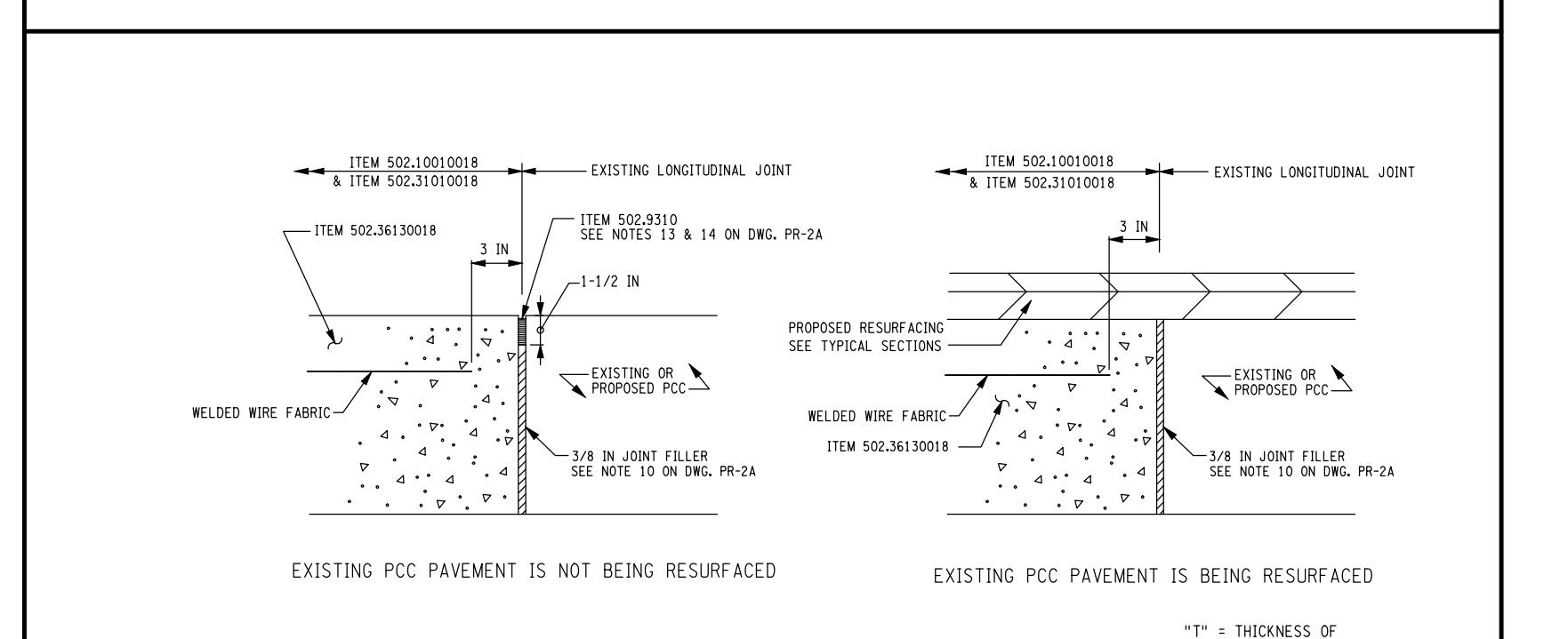
TRANSVERSE EXPANSION JOINT (DETAIL A)

N.T.S.



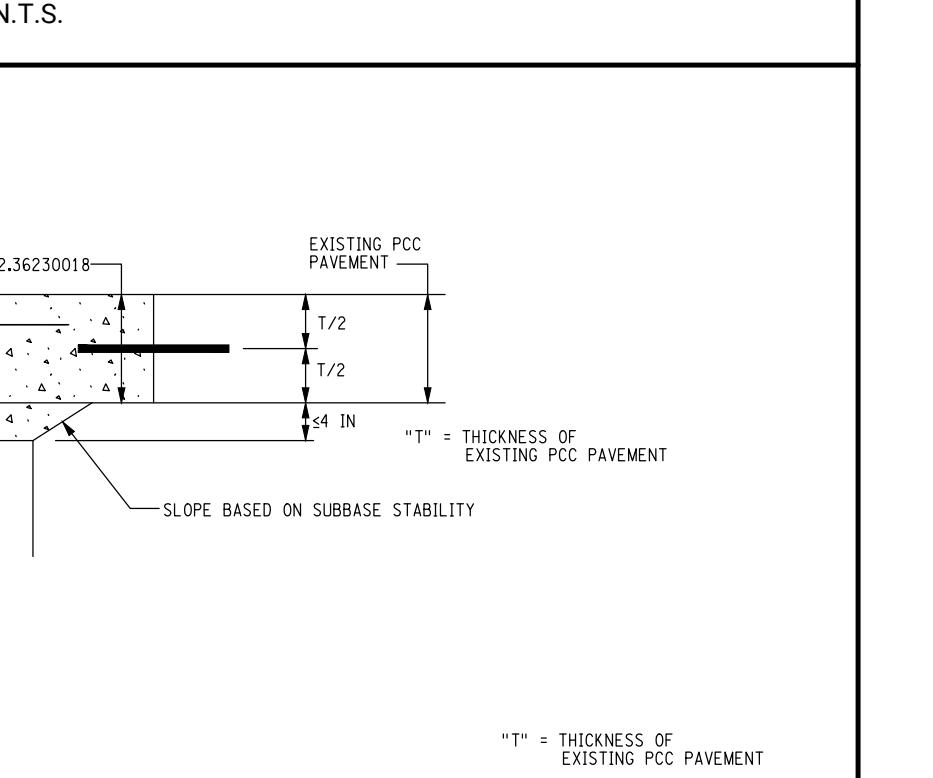
TRANSVERSE EXPANSION JOINT (DETAIL B)

N.T.S.



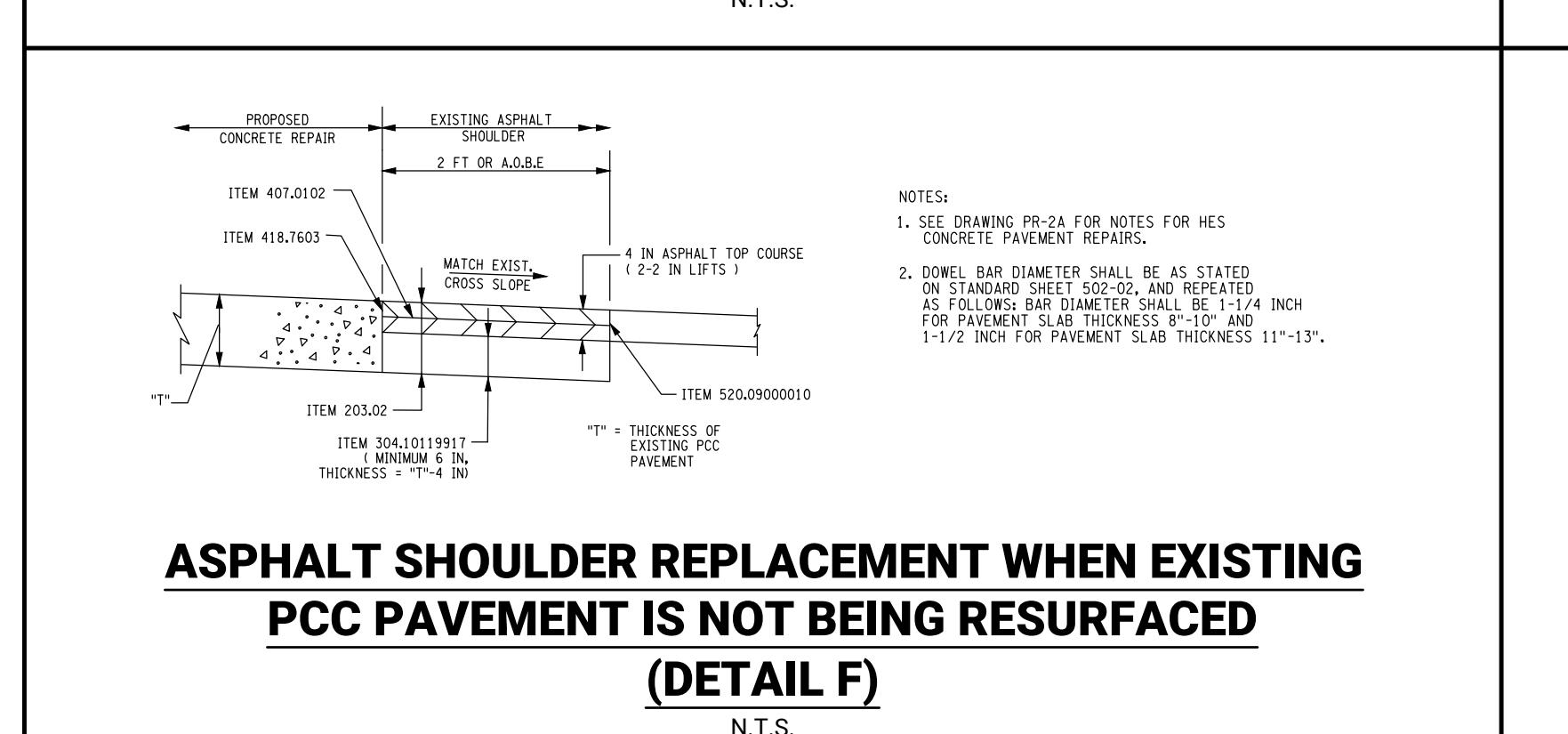
TRANSVERSE EXPANSION JOINT (DETAIL C)

N.T.S.



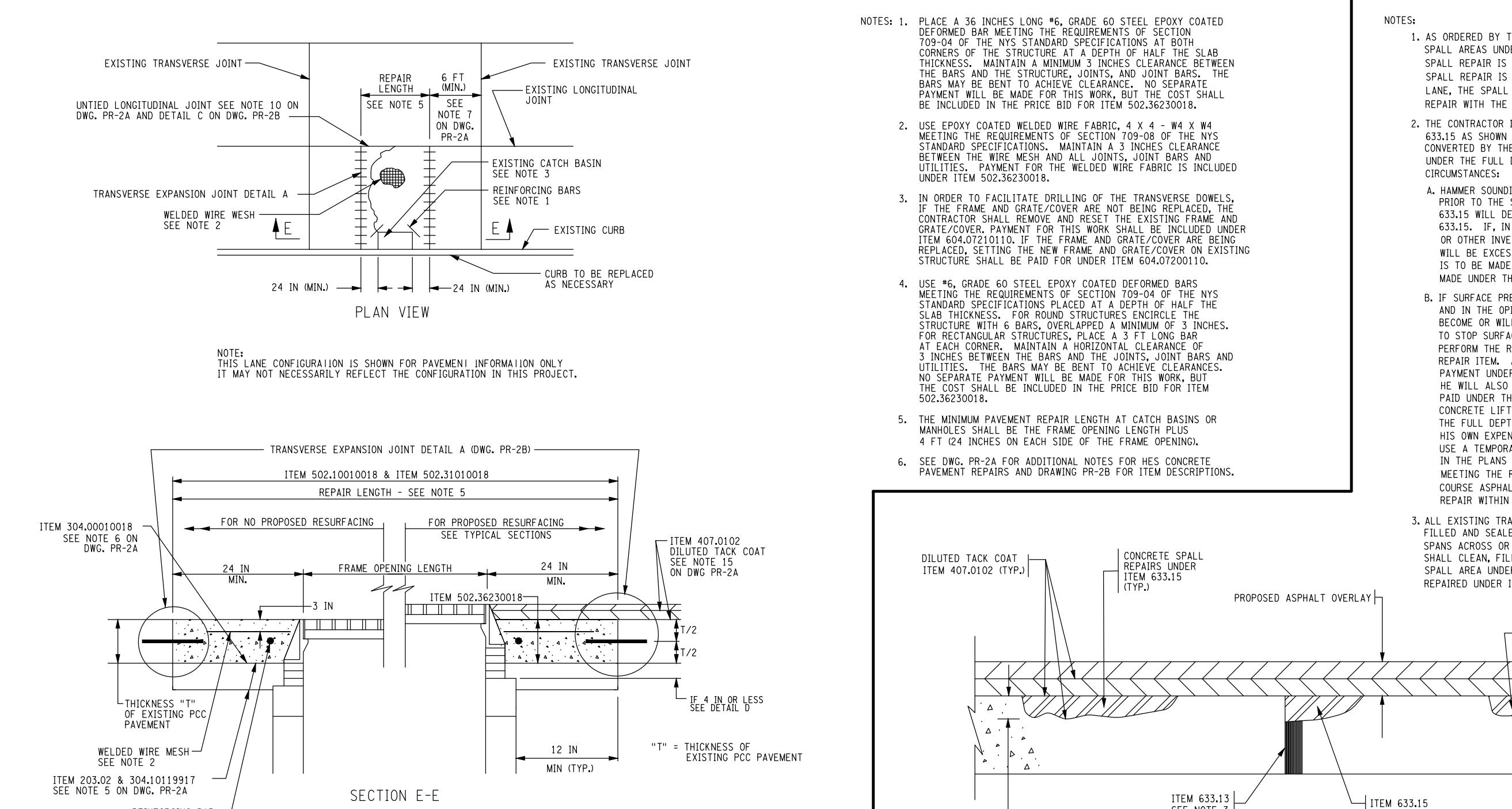
DETAIL D

N.T.S.



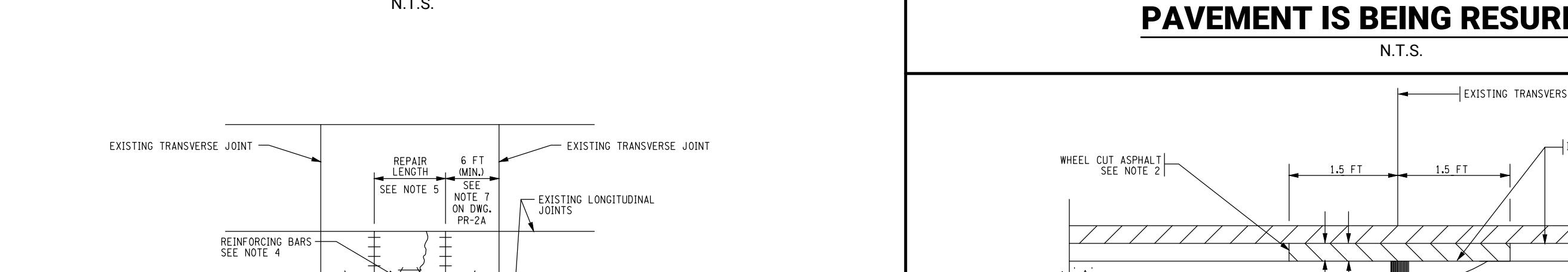
ASPHALT SHOULDER REPLACEMENT WHEN EXISTING PCC PAVEMENT IS NOT BEING RESURFACED (DETAIL F)

N.T.S.



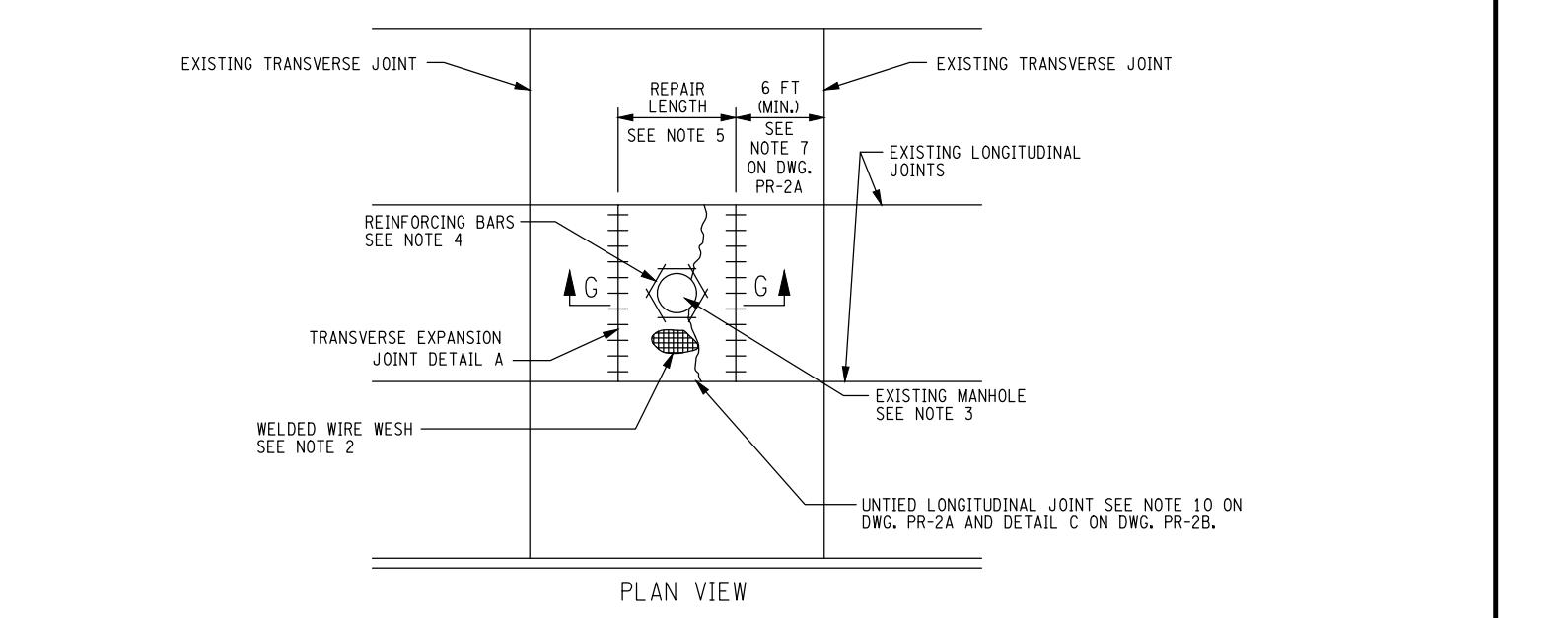
CONCRETE PAVEMENT REPAIR AT EXISTING CATCH BASIN

N.T.S.



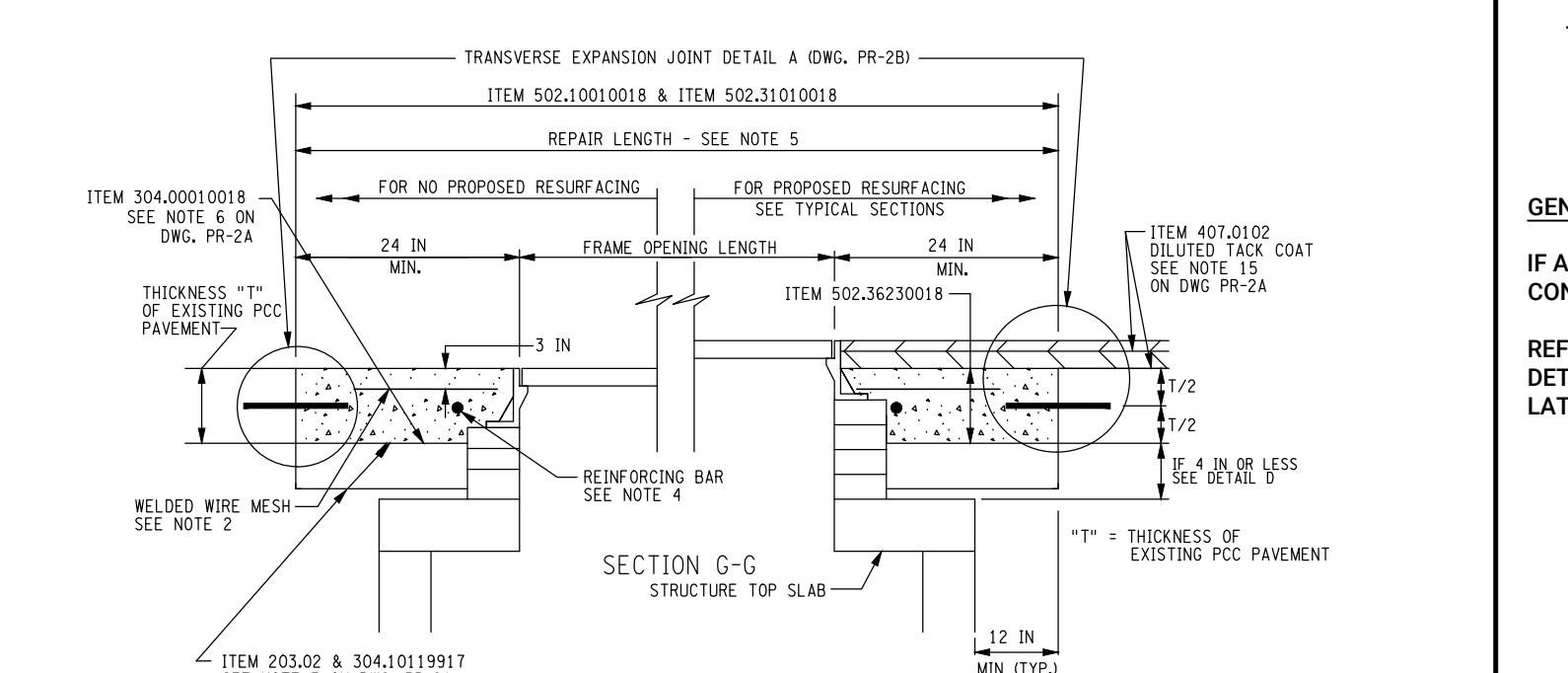
CONCRETE PAVEMENT REPAIR AT EXISTING CATCH BASIN

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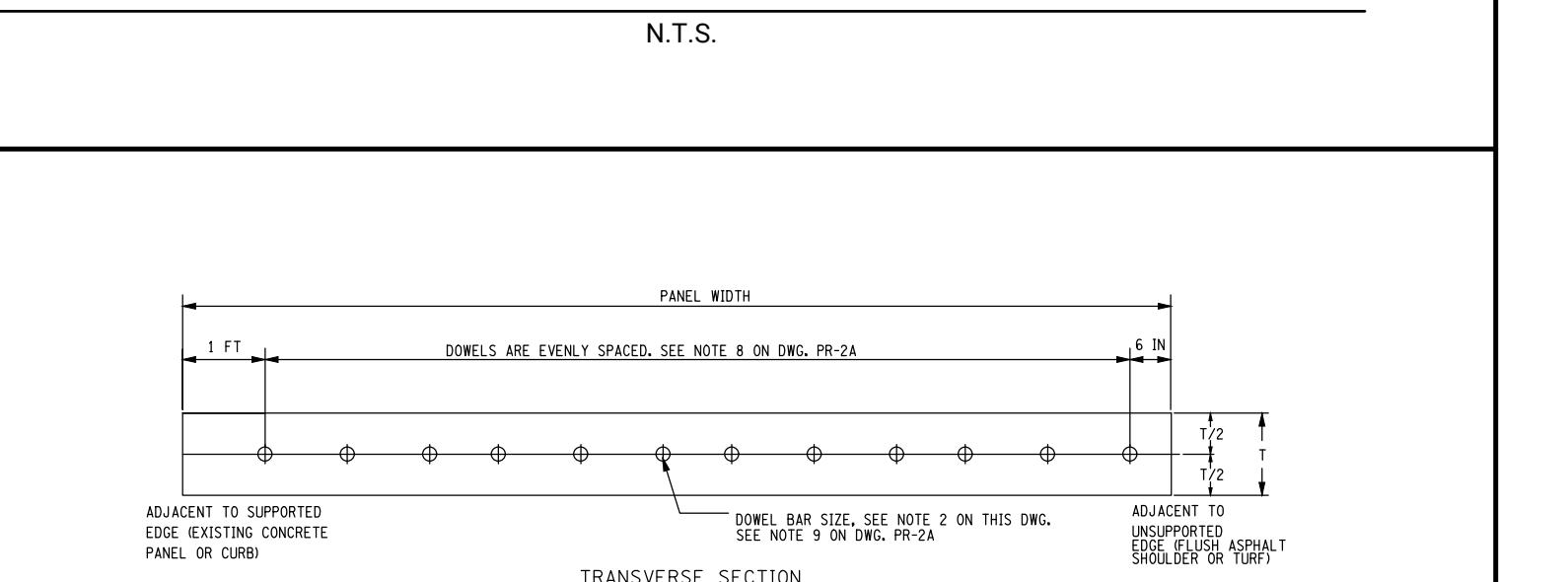
CONCRETE PAVEMENT REPAIR AT EXISTING CATCH BASIN

N.T.S.



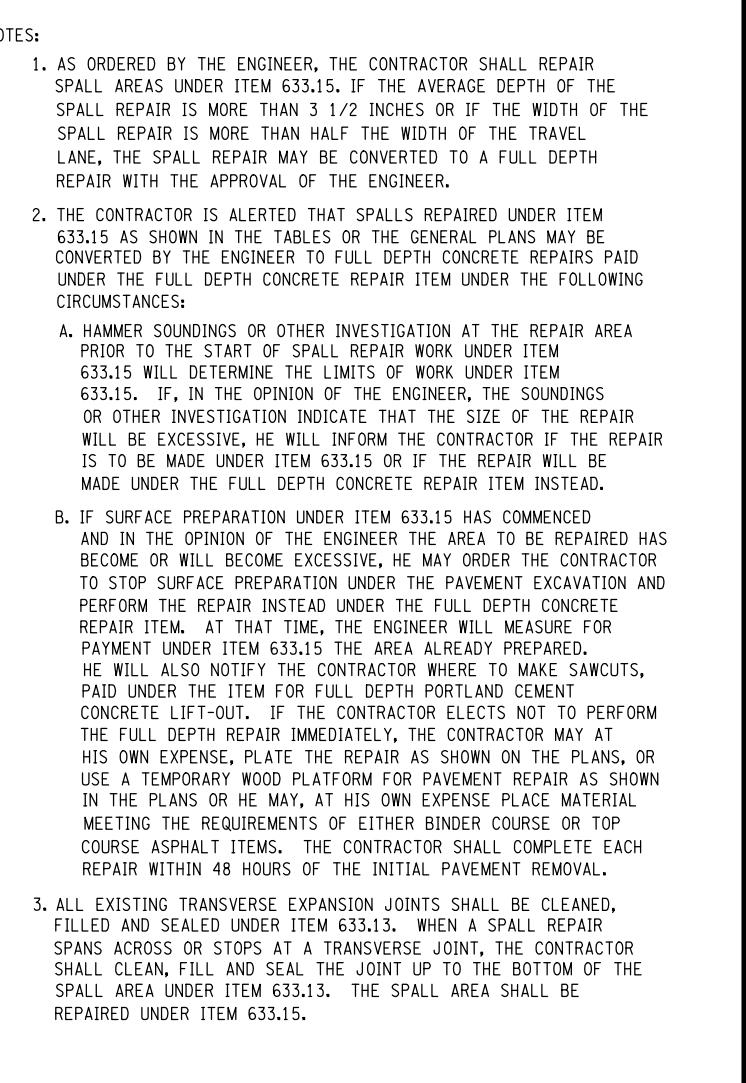
CONCRETE PAVEMENT REPAIR AT EXISTING MANHOLE

N.T.S.



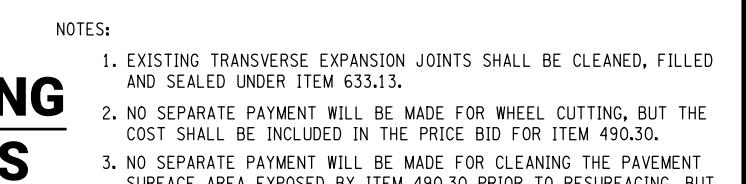
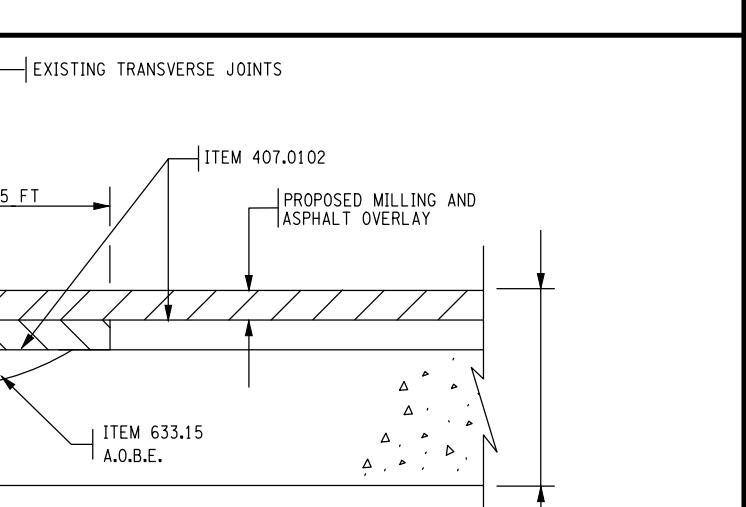
CONCRETE PAVEMENT REPAIR AT EXISTING MANHOLE

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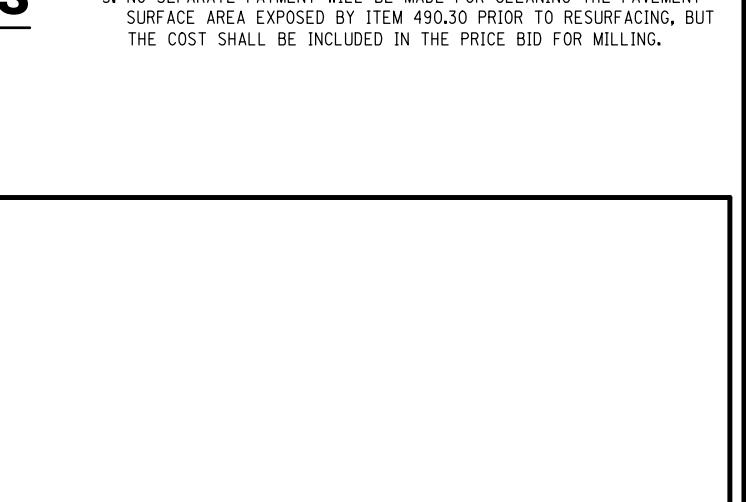
TYPICAL SPALL REPAIR DETAILS WHEN P.C.C. PAVEMENT IS BEING RESURFACED

N.T.S.



TYPICAL JOINT REPAIR AT EXISTING TRANSVERSE EXPANSION JOINTS

N.T.S.



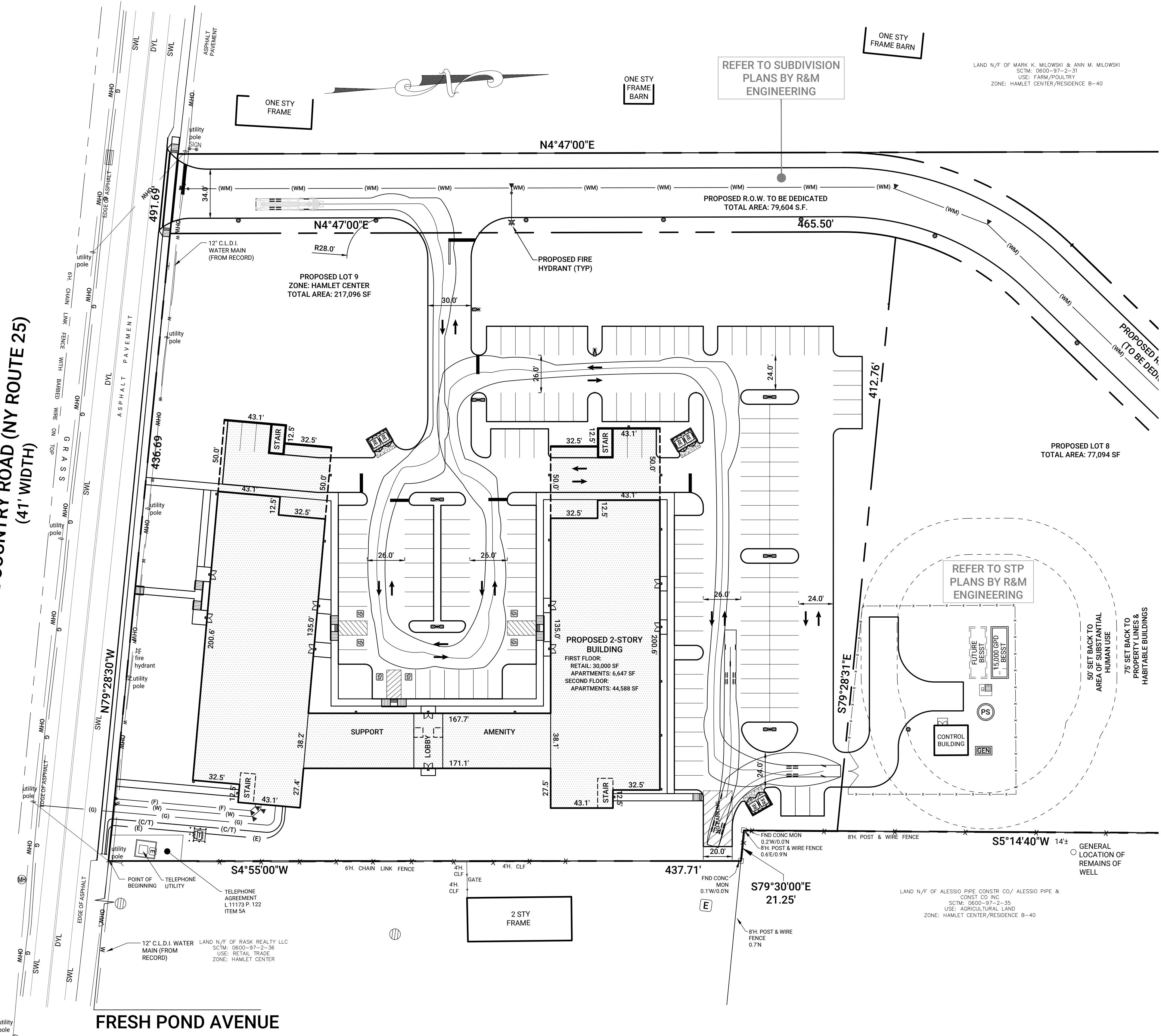
MIDDLE COUNTRY ROAD (NY ROUTE 25) (41' WIDTH)



CAUTION-NOTICE TO CONTRACTOR

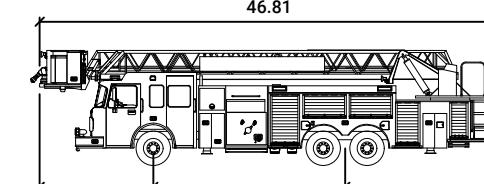
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR 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.



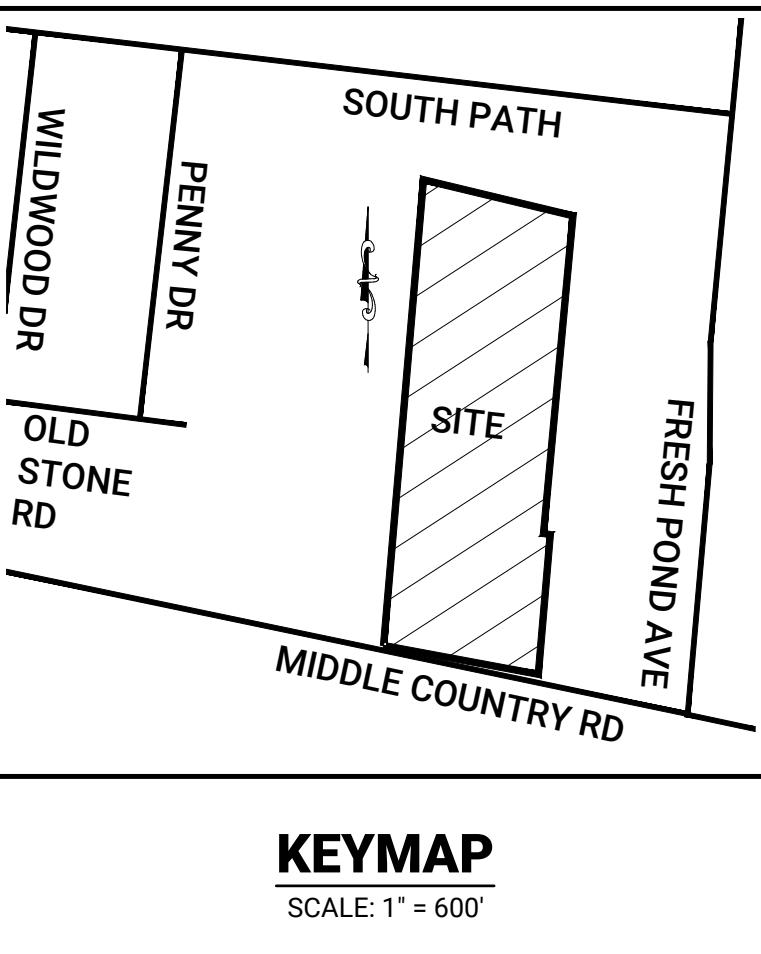
SITE DATA

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)
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: NAVD 1988
BUILDING TYPE OF CONSTRUCTION: TYPE IIB
BUILDING OCCUPANCY: GROUP B (1SR FLR) | GROUP R-2 (2ND FLR)
BUILDING AREA: 1ST FLR: 36,647 SF | 2ND FLR: 44,588 SF



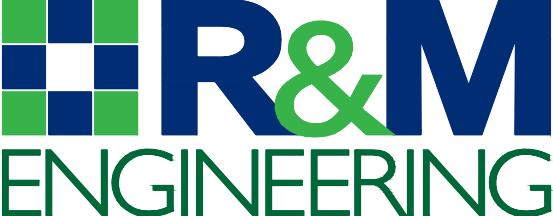
11.89 21.54 MFPD 100' Aerial Platform Pierce Arrow XT

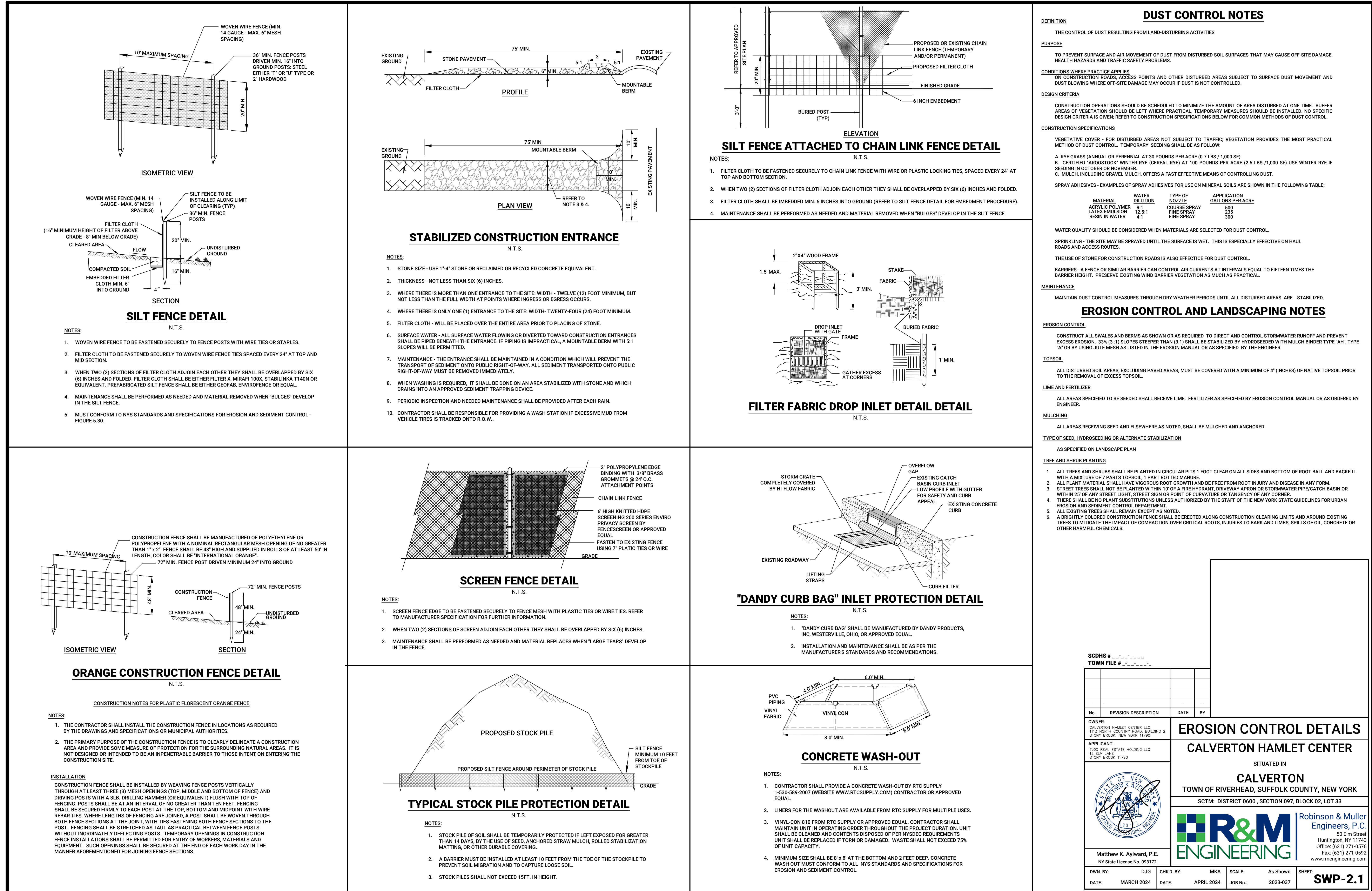
	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0



KEYMAP

SCALE: 1" = 600'

SCDHS # ----- TOWN FILE # -----			
No.	REVISION DESCRIPTION	DATE	BY
OWNER: CALVERTON HAMLET CENTER LLC 1113 NORTH COUNTRY ROAD, BUILDING 2 STONY BROOK, NEW YORK 11790		FIRE MARSHAL PLAN	
APPLICANT: TJOC REAL ESTATE HOLDING LLC 12 ELM LANE STONY BROOK 11790		CALVERTON HAMLET CENTER	
 Matthew K. Aylward NY State License No. 093172		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			
DWN. BY: DATE:	DJG MARCH 2024	CHK'D. BY: DATE:	MKA APRIL 2024
SCALE: JOB No.:	1"=40' 2023-037	SHEET:	FM-1

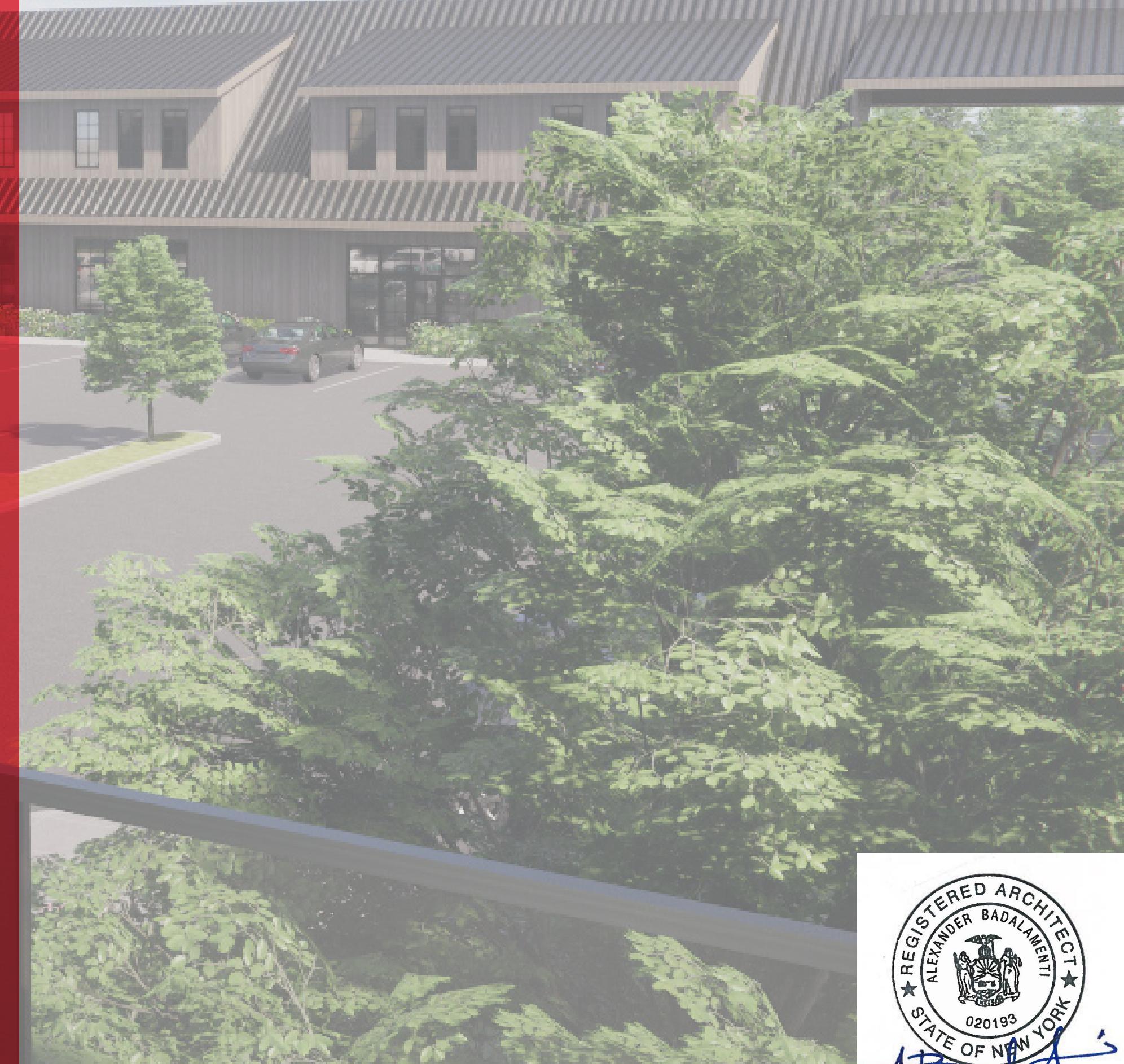


Mixed Use Development

Calverton, NY

Schematic Design Concepts

November 09, 2023



AP

Proposed Street View (Middle Country Rd)



Proposed Entry View



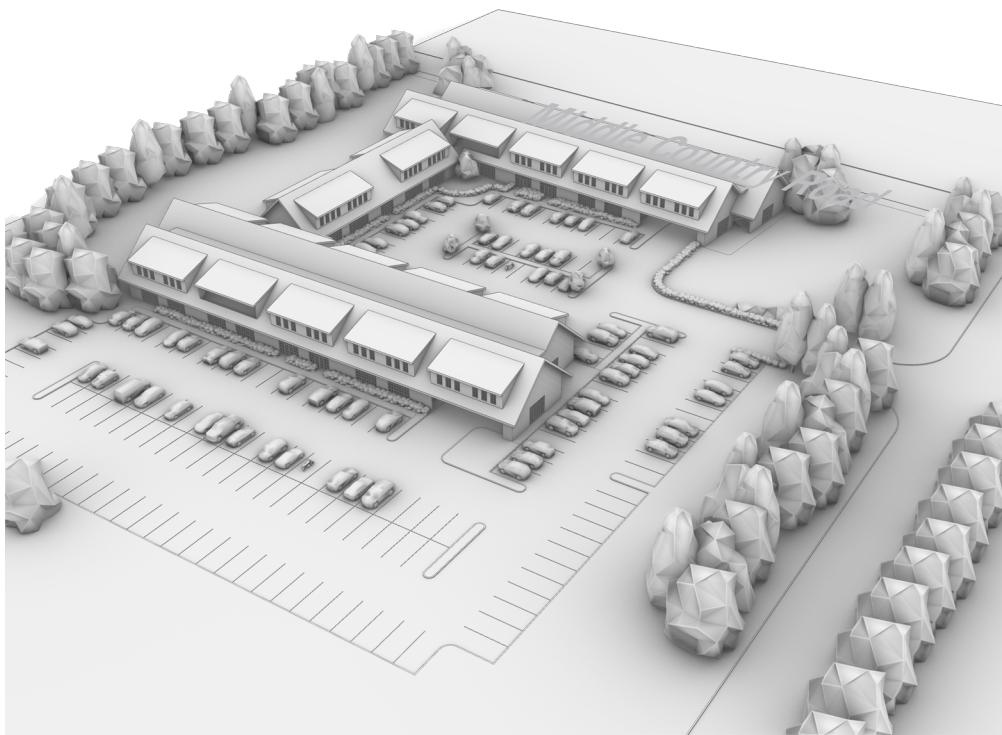
AP [Signature]

Proposed Deck View

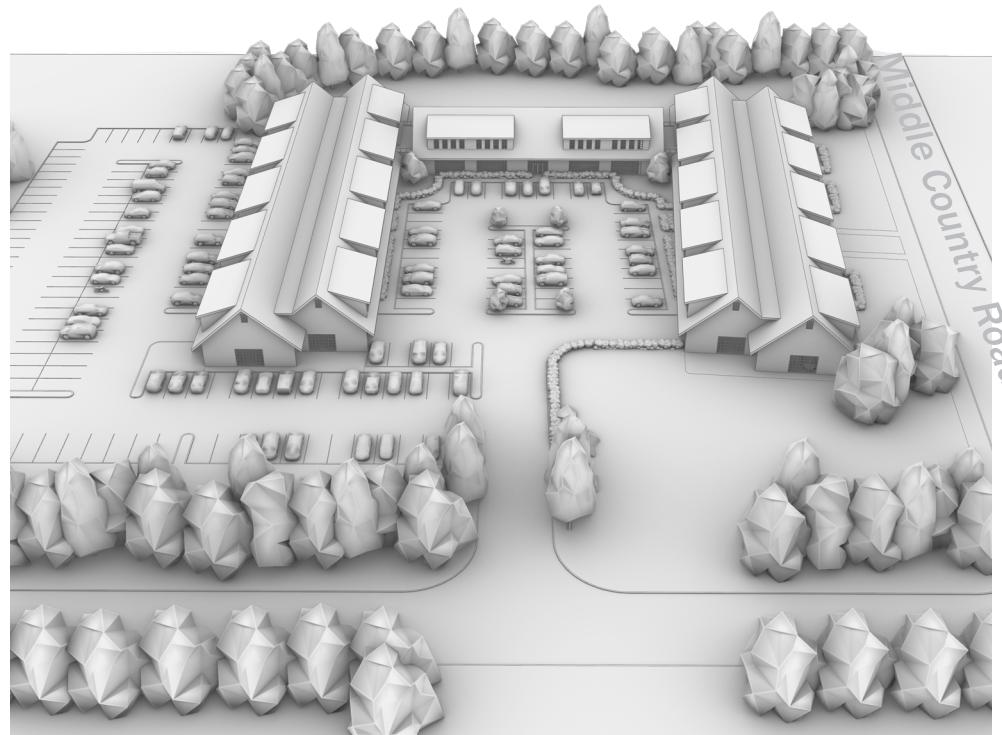


AP [Signature]

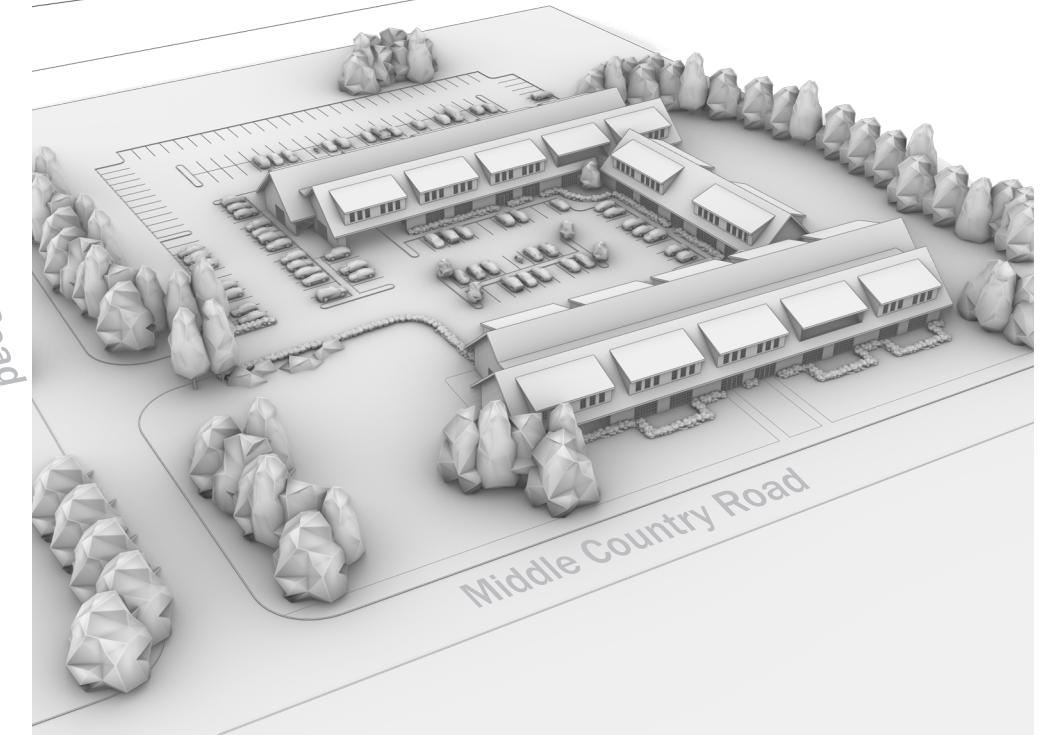
Proposed 3D Massing Views



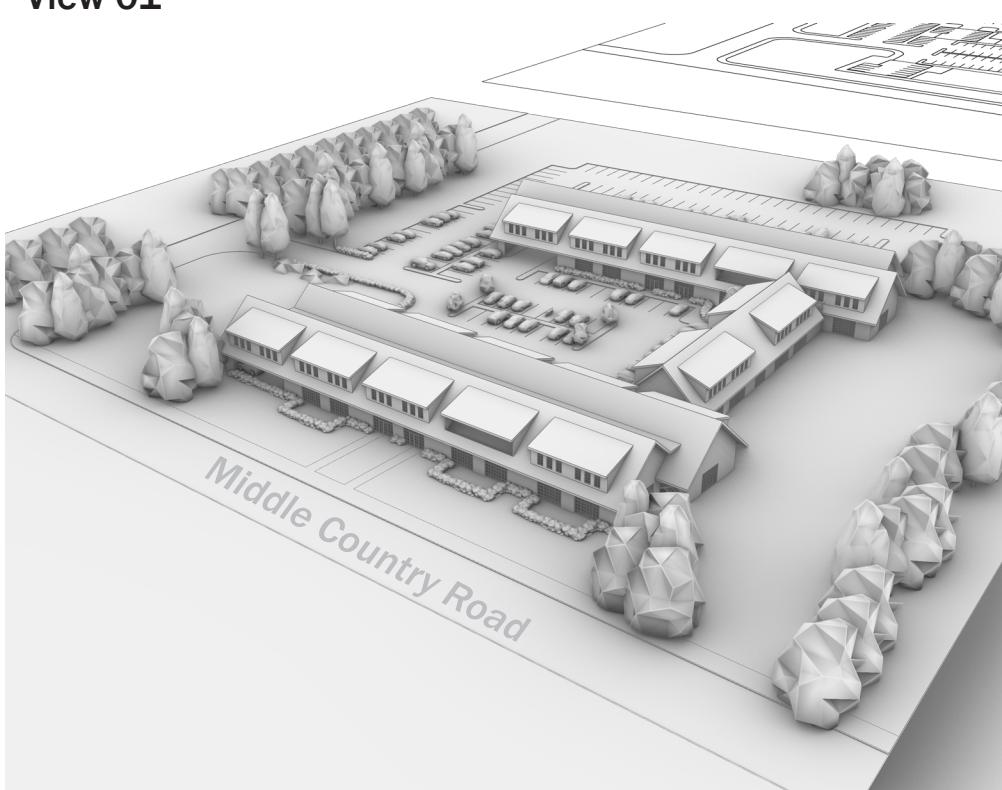
View 01



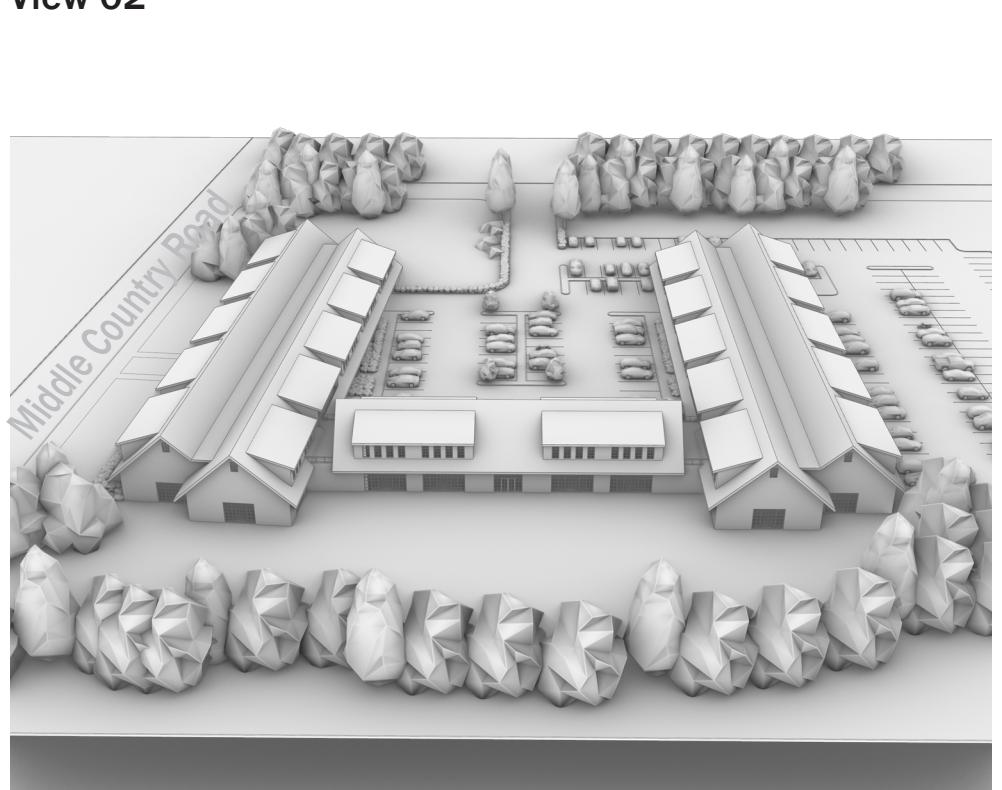
View 02



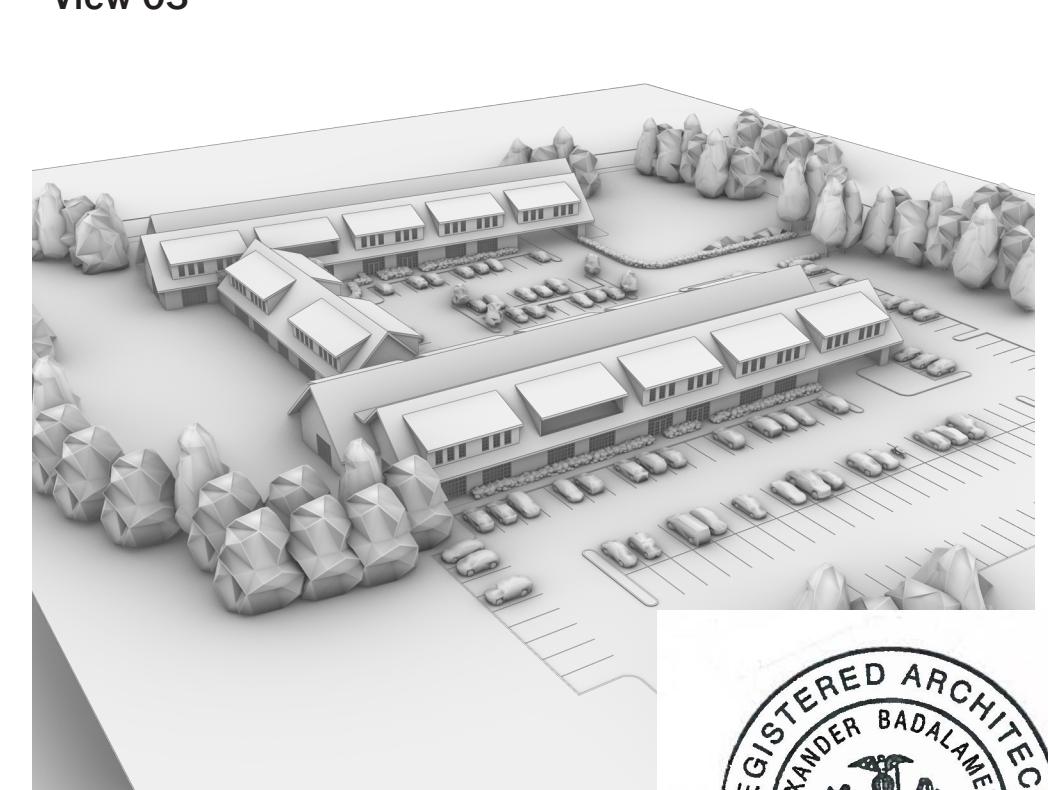
View 03



View 04



View 05



View 06



AP

Proposed Ground Floor Plan

36,375 GSF

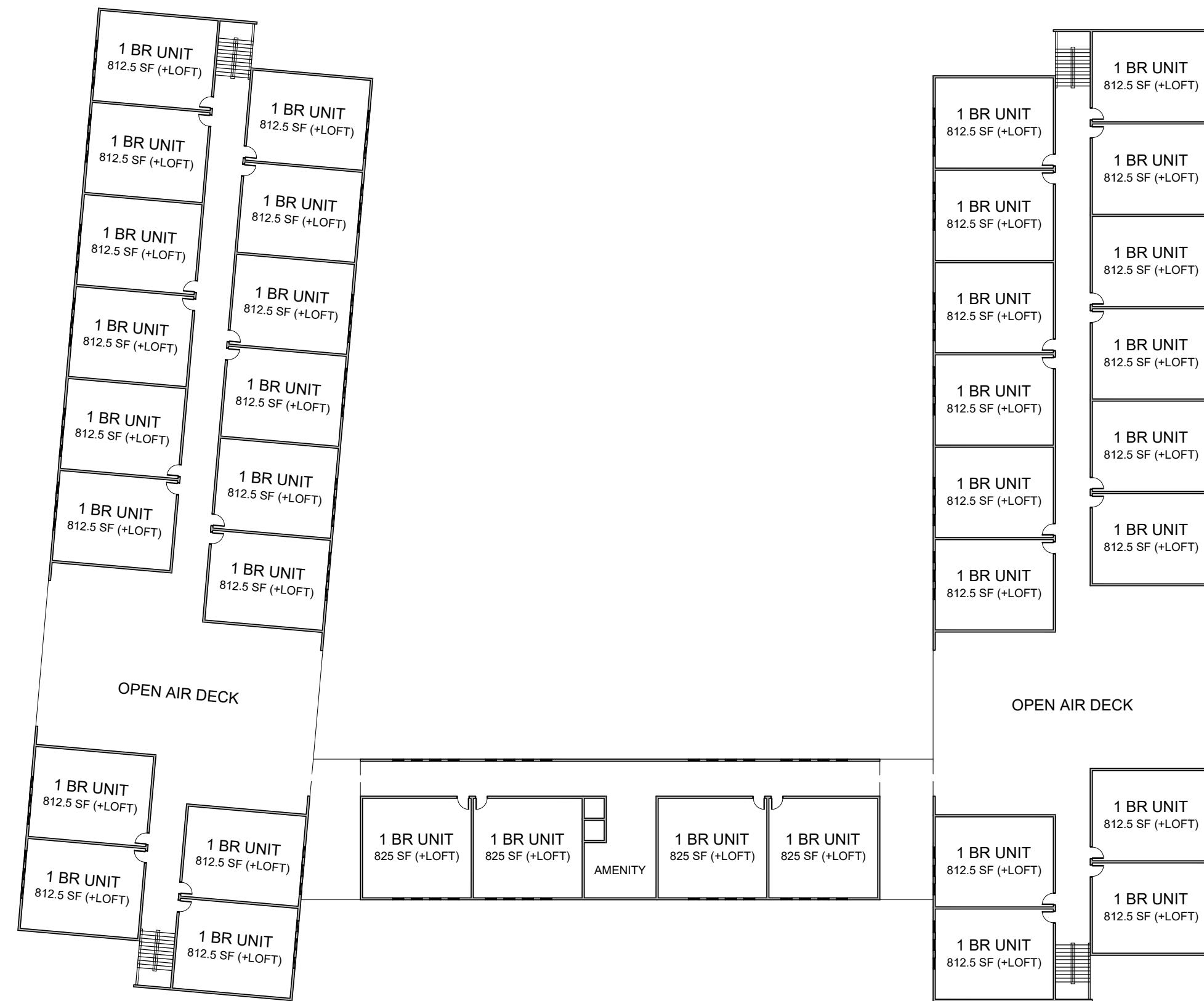
30,000 SF Retail



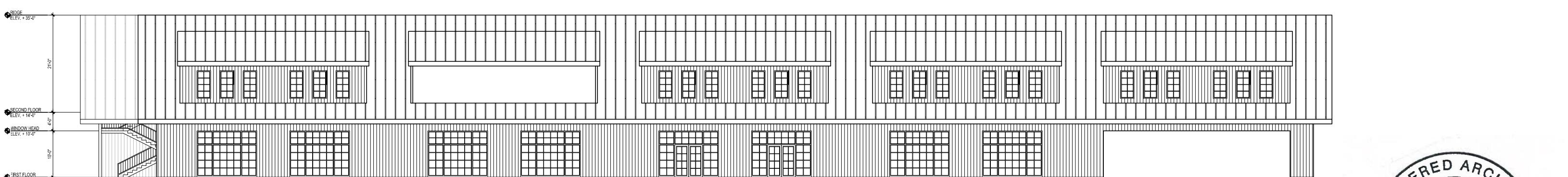
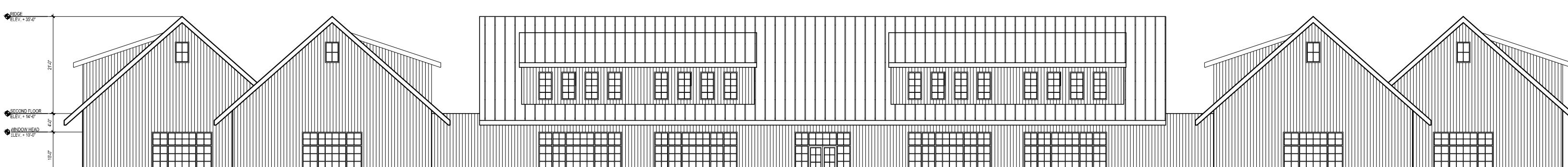
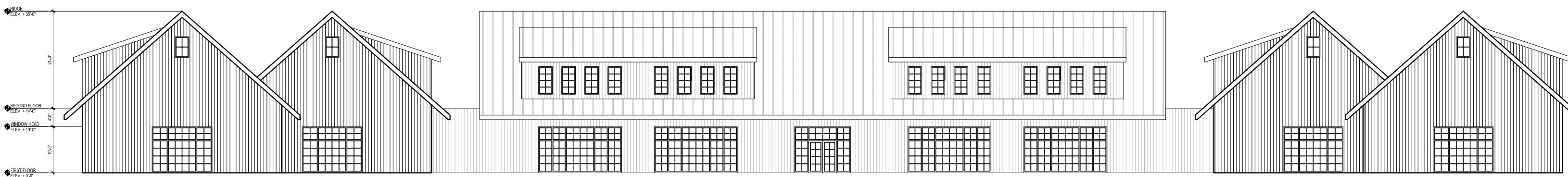
Proposed 2nd Floor Plan

29,300 GSF

36 Total Units



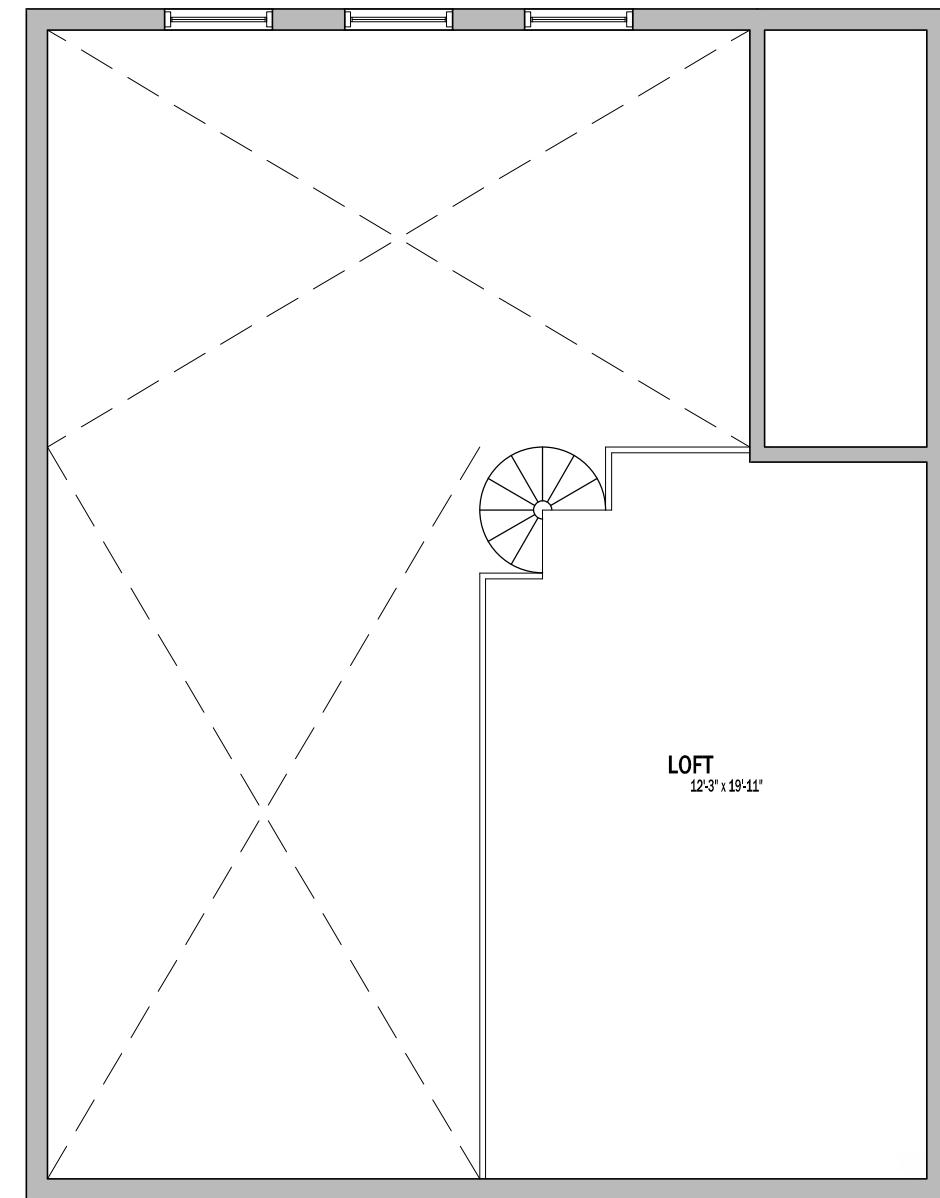
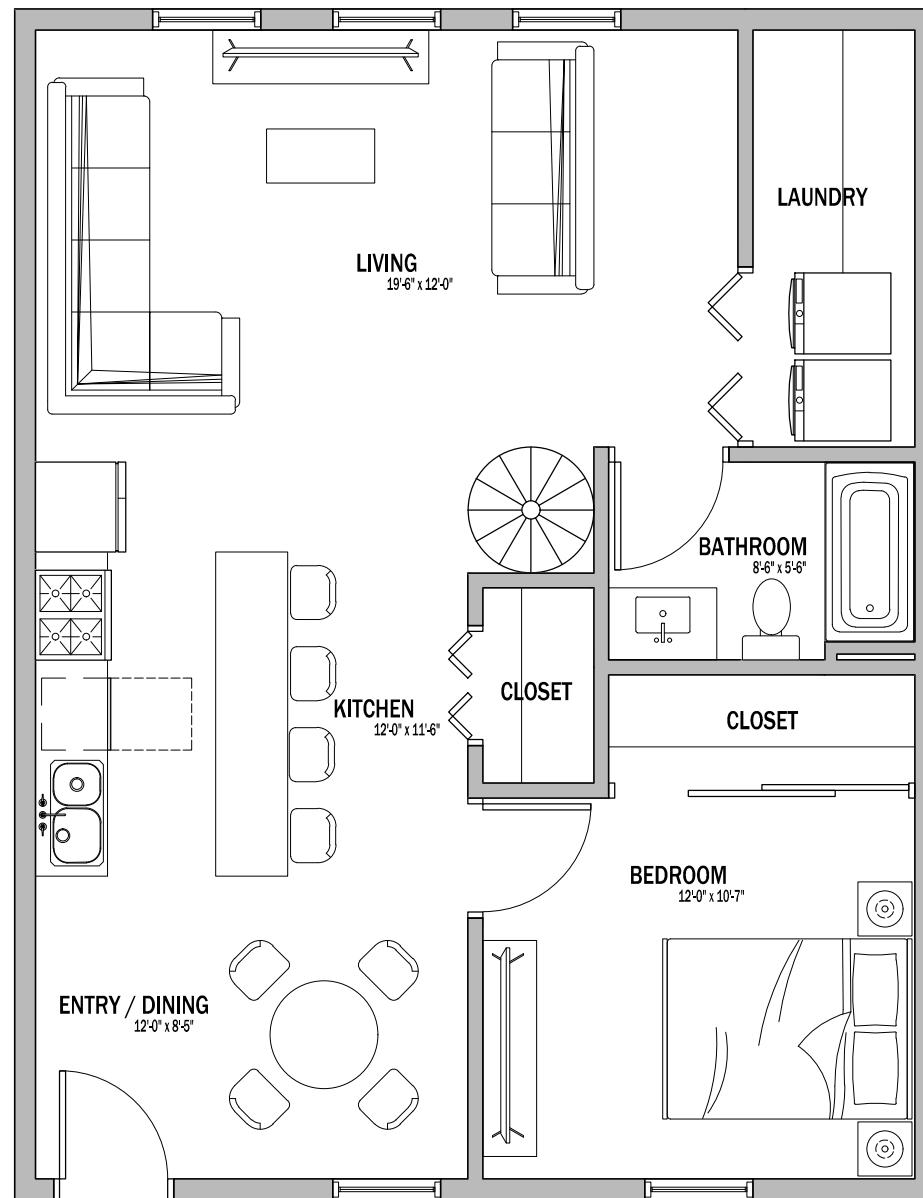
Proposed Building Elevations



AP

Proposed 1 Bedroom Unit Plan

812.5 SF / Unit
+ 240 SF Loft



AP

Precedent Images

