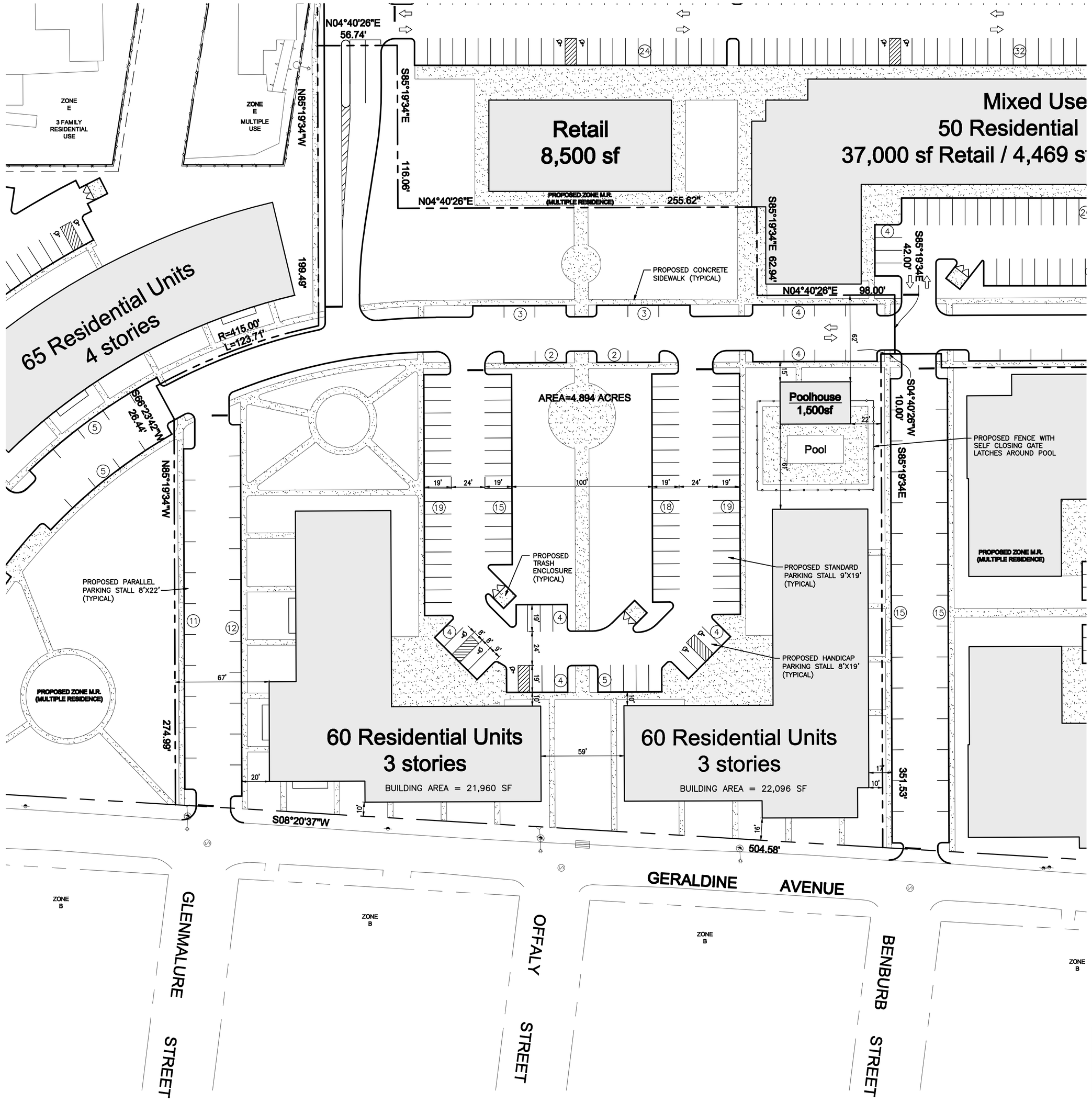
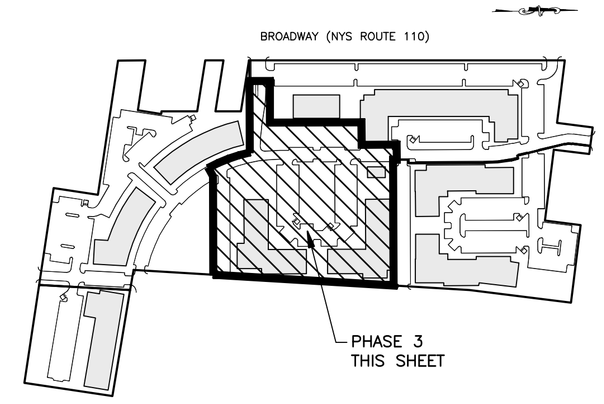
GENERAL NOTES

1. THE ENGINEERS SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. ALL EXISTING STRUCTURES TO BE REMOVED, AND BACKFILLED. BACKFILL TO BE SELECT GRANULAR FILL, AND COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, AS DETERMINED BY MODIFIED PROCTOR TEST.
3. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO EXCAVATION. EXISTING UTILITIES TO BE DISCONNECTED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
4. ALL UTILITIES SHALL BE UNDERGROUND PER REQUIREMENTS OF THE PLANNING BOARD.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE VILLAGE, COUNTY, OR AS SPECIFIED HEREIN, WHERE APPLICABLE.
6. INSTALLATION OF ELECTRIC AND GAS SERVICE IS THE RESPONSIBILITY OF THE CONTRACTOR, BY WHICH ALL WORK SHALL CONFORM, AS A MINIMUM TO THE REQUIREMENTS OF L.I.P.A. AND NATIONAL GRID.
7. INSTALLATION OF TELEPHONE SERVICE IS THE RESPONSIBILITY OF THE CONTRACTOR, BY WHICH ALL WORK SHALL CONFORM, AS A MINIMUM, TO THE REQUIREMENTS OF THE TELEPHONE COMPANY.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR INSTALLATION OF ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL REQUIREMENTS FOR CONSTRUCTION OF ANY SANITARY SYSTEM FROM ALL GOVERNING AGENCIES. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE UTILITY OR MUNICIPAL AGENCY HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE THE REQUIRED UTILITY AND MUNICIPAL INSPECTIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY AND FOR THE INSTALLATION OF SIGNS.
10. UNSUITABLE MATERIAL (AS DEFINED IN SECTION 203 OF N.Y.S.D.O.T. STANDARD SPECIFICATIONS EDITION) UNDER PAVEMENT, WALKS AND CONCRETE SLABS, SHALL BE REMOVED AND REPLACED WITH SELECT GRANULAR MATERIAL.
11. SELECT GRANULAR MATERIAL SHALL BE AS DEFINED IN SECTION 203 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS.
12. COMPACTION SHALL CONFORM TO N.Y.S.D.O.T. SECTION 203.
13. ALL ON-SITE CONCRETE CURB, SIDEWALK AND DRAINAGE STRUCTURES SHALL CONFORM TO THE TOWN OF BABYLON STANDARD DETAILS AND SPECIFICATIONS, WHERE APPLICABLE.
14. THE TOWN ENGINEERING DEPARTMENT SHALL BE NOTIFIED 48 HRS. IN ADVANCE OF ALL CONSTRUCTION.
15. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL VILLAGE, TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.
16. ELEVATIONS REFER TO N.G.V.D. DATUM.
17. ALL DRAINAGE LEACHING POOLS SHALL BE PRECAST, WITH PRECAST OPENINGS AND/OR KNOCKOUT PANELS FOR DRAINAGE PIPE(S) AND SHALL CONFORM TO THE MUNICIPALITY HAVING JURISDICTION STANDARDS DETAILS AND SPECIFICATIONS.
18. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ROOF LEADERS, CONCRETE SLABS, VESTIBULE, SLOPED PAVING, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
19. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY TO REMOVE ANY EXCAVATED AND DEMOLISHED MATERIALS.
20. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS FOR SITE CLEARING AND GRUBBING.
21. ALL TRAFFIC CONTROL DEVICES, I.E. SIGNALS, SIGNS AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE GUIDELINES OF THE FHA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND/OR AS DIRECTED BY THE TOWN.
22. ALL DRAINAGE PIPE SHALL BE AS NOTED ON PLANS.
23. ALL IMPROVEMENTS SHALL BE IN CONFORMANCE WITH TOWN PLANNING BOARD REGULATIONS AND SITE IMPROVEMENT SPECIFICATIONS.
24. ALL EXISTING DRAINAGE SYSTEMS (CATCH BASINS, LEACHING POOLS, PIPING, ETC.) LOCATED WITHIN THE WORK AREA THAT ARE TO REMAIN SHALL BE THOROUGHLY CLEANED OF ALL LEAVES, SILT AND DEBRIS.
25. ALL ONGOING MAINTENANCE OF ALL PAVED SURFACES INCLUDING DRIVEWAYS, PARKING AREAS, SIDEWALKS, PAVEMENT MARKINGS, AND SIGNAGE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
26. ALL ON-SITE AND OFF-SITE CONCRETE MATERIALS SHALL BE MINIMUM CLASS A 4,000 PSI @ 28 DAYS.
27. ALL STATE OR COUNTY PERMITS ARE REQUIRED BEFORE AN APPROVAL AND/OR TOWN PERMITS CAN BE ISSUED. ALL WORK WITHIN THE RIGHT OF WAY OF BROADWAY (NYS ROUTE 110) SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NYSDOT AND THE ROAD OPENING PERMIT.
28. EXISTING CURBS, SIDEWALKS AND DRIVEWAY APRONS ARE TO BE REMOVED AND REPLACED FROM EXPANSION JOINT TO EXPANSION JOINT TO ITS FULL DEPTH FOR INSTALLATION AND/OR REMOVAL OF CURB CUTS AND OR FOR THE REPLACEMENT OF DAMAGES WHETHER INCURRED PRIOR TO OR DURING CONSTRUCTION.
29. SEWAGE DISPOSAL SYSTEM – SANITARY SEWERS SHALL BE INSTALLED IN ACCORDANCE WITH THE SCDPW STANDARDS AND SPECIFICATIONS UNDER A SEWER PERMIT.
30. ALL LANDSCAPED AREAS SHALL HAVE UNDERGROUND SPRINKLERS AS PER PLANNING BOARD.
31. GARBAGE AND RECYCLING PICK-UP TO BE PROVIDED BY A PRIVATE CARTER.





INDEX
1"=300'

ZONING INFORMATION CHART

EXISTING ZONING:	E BUSINESS (NEIGHBORHOOD)
PROPOSED ZONING:	M.R. MULTIPLE RESIDENCE DISTRICT
PROPOSED USE:	120 RESIDENTIAL DWELLING UNITS (DU) 50 ~ 1 BEDROOM / 70 ~ 2 BEDROOM
PROPOSED DENSITY:	SEE "DENSITY OF DWELLING UNITS ON PHASE 3" CHART

	PERMITTED	PROVIDED	
SITE AREA:	2 ACRE MIN.	4.894 ACRES (213,182.15 SF)	
FRONT YARD SETBACK:	40 FT	10 FT & 16 FT	[1]
SIDE YARD SETBACK:	40 FT MIN./80 FT TOTAL	10 FT / 77 FT	[2]
REAR YARD SETBACK:	50 FT	62 FT	
BUILDING HEIGHT:	30'/2.5 STY.	46'/3 STY.	[3]
BUILDING AREA:	–	45,556 S.F.	
BUILDING COVERAGE:	–	21.37%	
HABITABLE SPACE:	1ST & 2ND STY.	3RD STY.	[4]

DENSITY OF DWELLING UNITS ON PHASE 3

# OF DWELLING UNITS	REQUIRED AREA PER UNIT	REQUIRED TOTAL AREA	PROVIDED TOTAL AREA	PROVIDED AREA PER UNIT
1 BR (50 UNITS)	4,000 S.F.	200,000 S.F.	88,826 S.F.	1,777 S.F. [5]
2 BR (70 UNITS)	5,000 S.F.	350,000 S.F.	124,356 S.F.	1,777 S.F. [6]

(BASED ON OVERALL PHASE 3 LAND = 213,182 S.F.

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

REQUIRED VARIANCE CHART

[1] – PROPOSED 10 FT & 16 FT FRONT YARD SETBACKS
40 FT FRONT YARD REQUIRED {SECTION 213-113}

[2] – PROPOSED 10 FT SIDE YARD SETBACK / TOTAL OF 77 FT
40 FT SIDE YARD REQUIRED / 80 FT TOTAL {SECTION 213-115}

[3] – PROPOSED 3 STORY (46 FT) BUILDING HEIGHT (TWO BUILDINGS)
2 1/2 STY. (30 FT) MAX. BUILDING HEIGHT {SECTION 213-110}

[4] – PROPOSED HABITABLE SPACE ON 3RD FLOOR OF TWO BUILDINGS
NO HABITABLE SPACE ABOVE 2ND FLOOR {SECTION 213-120}

[5] – PROPOSED 1,777 SF AREA PER 1 BR DWELLING UNIT
4,000 SF PER 1 BR DWELLING UNIT REQUIRED {SECTION 213-117}

[6] – PROPOSED 1,777 SF AREA PER 2 BR DWELLING UNIT
5,000 SF PER 2 BR DWELLING UNIT REQUIRED {SECTION 213-117}

[7] – PROPOSED 133 PARKING SPACES
275 PARKING SPACES REQUIRED {SECTION 213-118}

STORM DRAINAGE CALCULATIONS

ACTUAL AREA (SF)	USE	RUNOFF FACTOR	EFFECTIVE DRAINAGE AREA (SF)
65,439	PAVED AREA (GRADE 5% OR LESS)	0.90	58,895.1
800	POOL SURFACE	1.00	800.0
75,258	LANDSCAPE & LAWN (GRADE 5% OR LESS)	0.08	6,020.6
26,129	PERMEABLE WALKS	0.50	13,064.5
	TOTAL SITE DRAINAGE AREA IN SF =		78,780.2
45,556	BUILDING ROOF	1.00	45,556.0
	TOTAL ROOF DRAINAGE AREA IN SF =		45,556.0

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

SITE:
TOTAL SITE DRAINAGE AREA X 2"/12" = REQUIRED VOLUME OF STORMWATER STORAGE (SITE)

78,780.2 SF X 2"/12" = 13,130.1 CF OF REQUIRED VOLUME OF STORMWATER STORAGE (SITE)

PROVIDE 44 ~ 12' DIAMETER DRYWELLS @ 3' E.D EACH

ROOF:
TOTAL ROOF DRAINAGE AREA X 2"/12" = REQUIRED VOLUME OF STORMWATER STORAGE (ROOF)

45,556.0 SF X 2"/12" = 7,592.7 CF OF REQUIRED VOLUME OF STORMWATER STORAGE (ROOF)

PROVIDE 26 ~ 12' DIAMETER DRYWELLS @ 3' E.D EACH

PARKING CALCULATIONS

1. PARKING REQUIRED:
   RESIDENTIAL:
   = 2.0 SPACES/UNIT + 0.5 SPACES PER BEDROOM IN EXCESS OF ONE PER UNIT
   = (120 UNITS x 2.0 SPACES) + (70 UNITS x 0.5 SPACE) = 275 SPACES
2. PARKING PROVIDED: 133 SPACES [7]
   STANDARD PARKING SPACE : 9.0' x 19.0'
   HANDICAP PARKING SPACE : 8.0' x 19.0'
   TWO WAY DRIVE AISLE WIDTH : 24'

APPLICANT

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

TAX MAP DESIGNATION

DISTRICT 0100		
SECTION 163	BLOCK 01.00	LOTS 54, 55, 56 & 57
SECTION 184	BLOCK 02.00	LOTS 2, 5, 9, 10 & 25

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

EXHIBIT 1 TO OVERALL SITE PLAN
PHASE 3 - SITE LAYOUT PLAN

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

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Where Experience Empowers Vision
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Mineola, NY 11501
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SCALE: PLAN: 1"=40' PROFILE: HORIZ: N/A VERT: N/A
DATE: AUGUST 9, 2010

DESIGNED BY:	DRAFTED BY:	CHECKED BY:	PROJECT NO:	DWG. C-3
BJM	RDH		11083140	