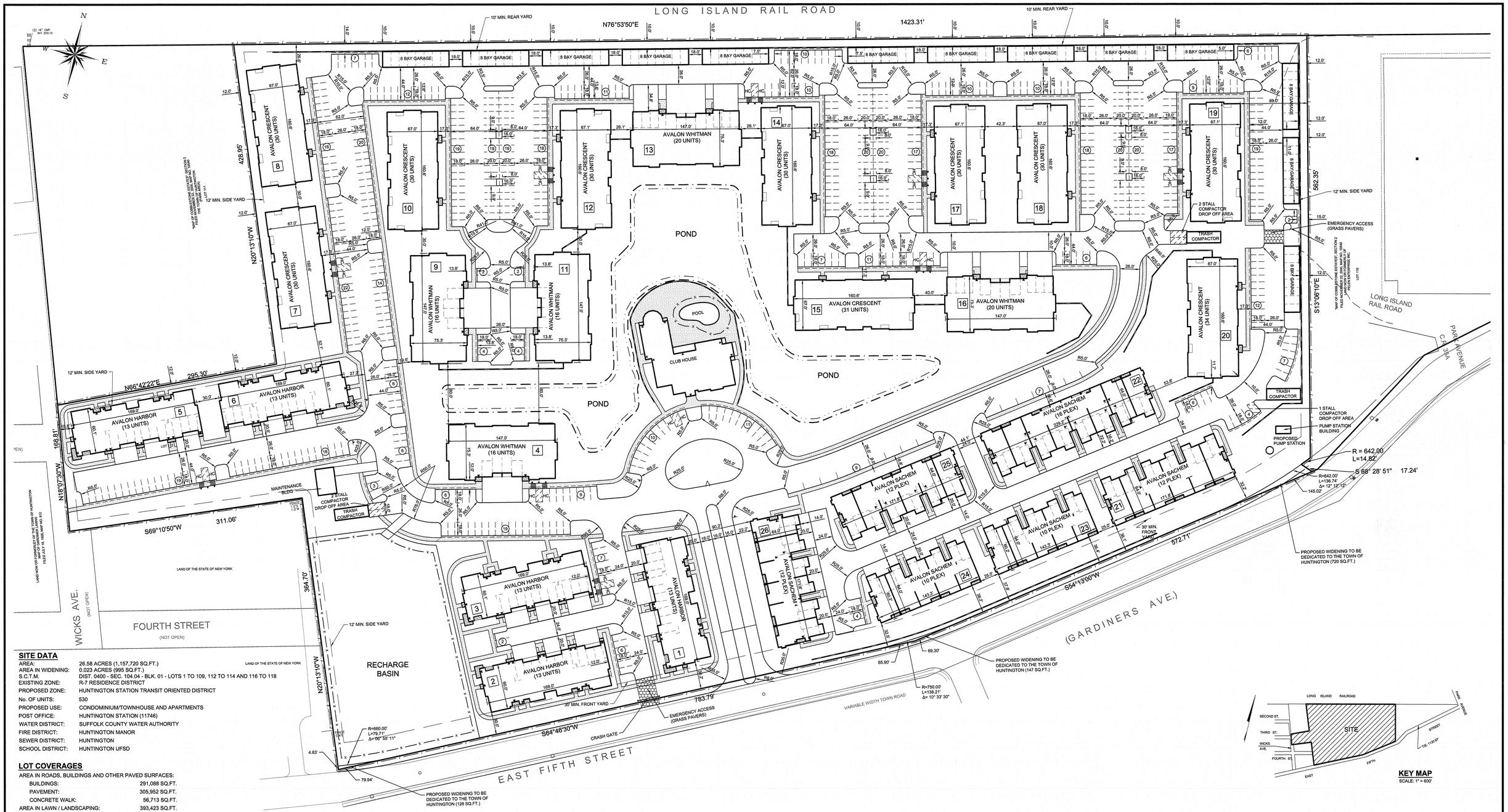
APPENDIX B



KEY MAP
SCALE: 1" = 600'

SITE DATA

AREA:	26.58 ACRES (1,157,720 SQ.FT.)
AREA IN WIDENING:	0.023 ACRES (995 SQ.FT.)
S.C.T.M.	DIST. 0400 - SEC. 104.04 - BLK. 01 - LOTS 1 TO 109, 112 TO 114 AND 116 TO 118
EXISTING ZONE:	R-7 RESIDENCE DISTRICT
PROPOSED ZONE:	HUNTINGTON STATION TRANSIT ORIENTED DISTRICT
No. OF UNITS:	530
PROPOSED USE:	CONDOMINIUM/TOWNHOUSE AND APARTMENTS
POST OFFICE:	HUNTINGTON STATION (11746)
WATER DISTRICT:	SUFFOLK COUNTY WATER AUTHORITY
FIRE DISTRICT:	HUNTINGTON MANOR
SEWER DISTRICT:	HUNTINGTON
SCHOOL DISTRICT:	HUNTINGTON UFSD

LOT COVERAGES

AREA IN ROADS, BUILDINGS AND OTHER PAVED SURFACES:

BUILDINGS:	291,088 SQ.FT.
PAVEMENT:	305,952 SQ.FT.
CONCRETE WALK:	56,713 SQ.FT.
AREA IN LAWN / LANDSCAPING:	393,423 SQ.FT.
AREA IN POND:	57,050 SQ.FT.
AREA IN RECHARGE BASIN:	52,499 SQ.FT.
AREA IN WIDENING	995 SQ.FT.

BUILDING UNIT BREAKDOWN

AVALON WHITMAN TYPE:
3 BUILDINGS x 16 UNITS PER BUILDING = 48 UNITS
2 BUILDINGS x 20 UNITS PER BUILDING = 40 UNITS

AVALON CRESCENT TYPE:
8 BUILDINGS x 30 UNITS PER BUILDING = 240 UNITS
1 BUILDING X 34 UNITS PER BUILDING = 34 UNITS
1 BUILDING x 31 UNITS PER BUILDING = 31 UNITS

AVALON HARBOR TYPE:
5 BUILDINGS x 13 UNITS PER BUILDING = 65 UNITS

AVALON SACHEM TYPE:
3 BUILDINGS x 12 UNITS = 36 UNITS
2 BUILDINGS x 10 UNITS = 20 UNITS
1 BUILDING x 16 UNITS = 16 UNITS
TOTAL NUMBER OF UNITS = 530

PARKING CALCULATION

REQUIRED:
169 - 1 BEDROOM UNITS x 1.5 STALLS/UNIT = 254 STALLS
274 - 2 BEDROOM UNITS x 2.0 STALLS/UNIT = 548 STALLS
87 - 3 BEDROOM UNITS x 2.0 STALLS/UNIT = 174 STALLS
TOTAL REQUIRED = 976 STALLS
PROVIDED PARKING:
DETACHED GARAGES = 104 STALLS
ATTACHED GARAGES = 149 STALLS
DRIVEWAYS = 149 STALLS
OFF STREET STALLS = 612 STALLS
TOTAL PROVIDED PARKING = 1,014 STALLS

STEEP SLOPE CALCULATION:

TOTAL SITE AREA = 1,157,720 SF

FLAT AREA (<10% SLOPE):
TOTAL FLAT AREA = 1,073,628 SF
MINIMUM AREA PER DWELLING UNIT = 2,100 SF/UNIT
FLAT AREA YIELD = 1,073,628 SF / 2,100 SF/UNIT = 511 UNITS

HILLSIDE AREA (>10% SLOPE):
TOTAL HILLSIDE AREA = 84,092 SF
AVERAGE SLOPE OF HILLSIDE AREA = 14.91%
MINIMUM AREA PER DWELLING UNIT = 4,000 SF/UNIT
HILLSIDE AREA YIELD = 84,092 SF / 4,000 SF/UNIT = 21 UNITS

TOTAL YIELD:
TOTAL NUMBER OF DWELLING UNITS ALLOWED = 511 UNITS + 21 UNITS = 532 UNITS
TOTAL NUMBER OF DWELLING UNITS PROVIDED = 530 UNITS

MARKET RESTRICTED HOUSING:

REQUIRED: 25% OF TOTAL NUMBER OF DWELLING UNITS = 25% OF 530 UNITS =132 UNITS

PROVIDED: 132 MARKET RESTRICTED UNITS

ZONING COMPLIANCE TABLE (HUNTINGTON STATION TRANSIT ORIENTED DISTRICT)

REGULATION	ALLOWED	PROVIDED
MAXIMUM BLDG HEIGHT	3 STORIES/45 FEET	3 STORIES/41 FEET
MAXIMUM BLDG HEIGHT*	3 STORIES/50 FEET	3 STORIES/46 FEET
MINIMUM FRONT YARD	30 FEET	30 FEET
MINIMUM REAR YARD	10 FEET	10 FEET
MINIMUM SIDE YARD	12 FEET	12 FEET
MINIMUM AREA PER DWELLING UNIT (SEE STEEP SLOPE CALCULATIONS)	2,100 SF	2,184 SF
MINIMUM GROSS AREA	10.00 ACRES	1,157,720 SF
MINIMUM LOT WIDTH	100 FEET	1,359 FEET
MINIMUM LOT FRONTAGE	40 FEET	1,356.50 FEET

* BUILDING SETBACK 75' MIN. FROM ALL EXTERIOR PROPERTY LINES

SHEET INDEX:

1. ALIGNMENT PLAN *(C101)*
2. GRADING PLAN *(C102)*
3. DRAINAGE AND UTILITY PLAN *(C103)*
4. DRAINAGE STRUCTURE TABLES *(C104)*
5. SEDIMENT AND EROSION CONTROL PLAN *(C105)*

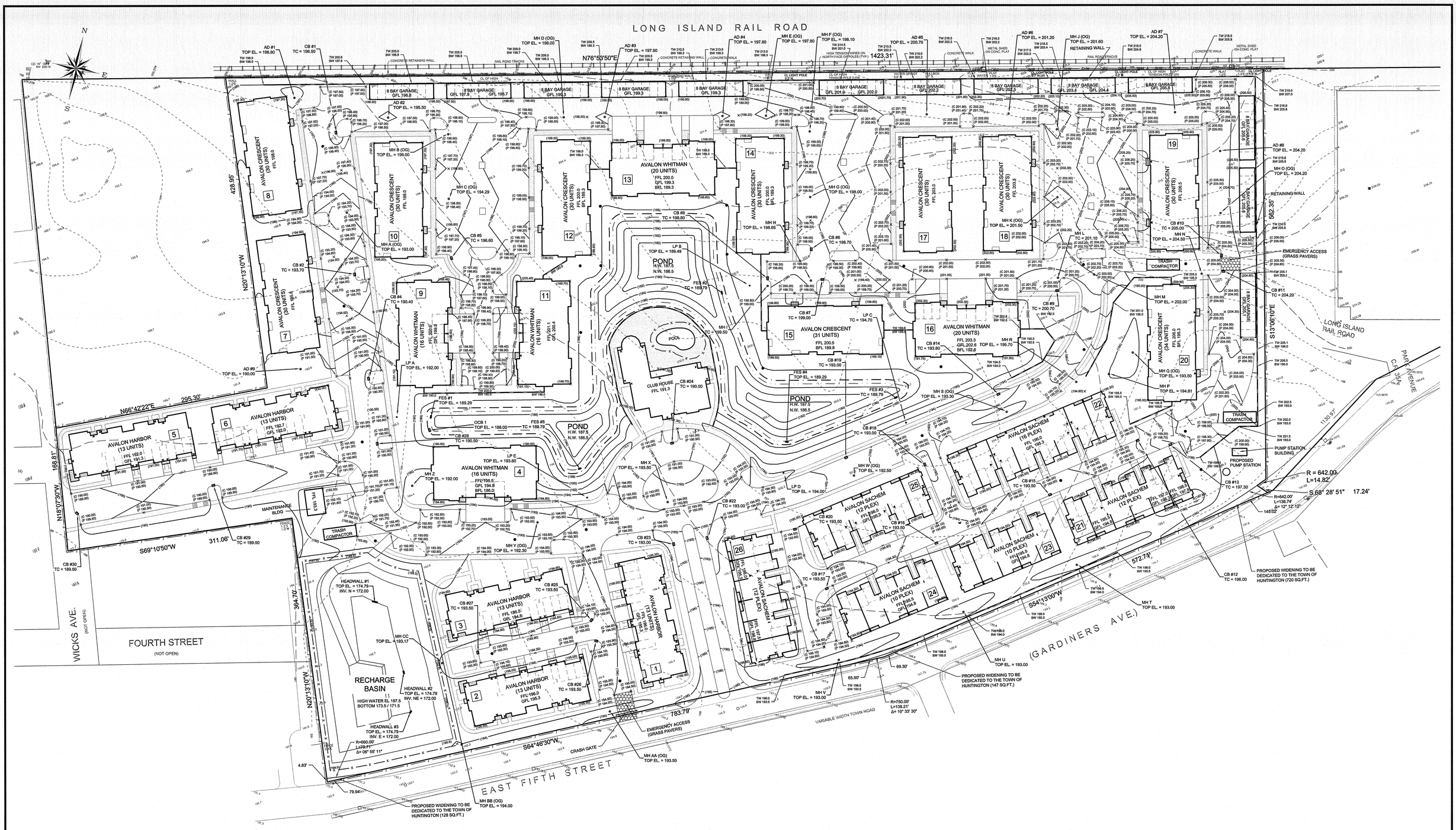
NO.	DATE:	REVISIONS:	BY:
2.	01/08/10	REVISED STEEP SLOPE CALCULATION, ZONING COMPLIANCE TABLE AND PARKING CALCULATIONS	JRW
1.	10/19/09	REVISED AS PER PLANNING DEPARTMENT COMMENTS DATED 10/15/09	JRW

01/11/10
P.E. SEAL AND SIGNATURE

ALIGNMENT PLAN
FOR
AVALON AT HUNTINGTON STATION
SITUATED AT
HUNTINGTON STATION
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M.: DISTRICT: 0400, SECT. 104.04, BLK. 01 LOTS 1 - 109, 112 -114, 116 - 118

NELSON & POPE
ENGINEERS & SURVEYORS
572 WALT WHITMAN ROAD, MELVILLE, N.Y. 11747
PHONE (631) 427-5665 FAX (631) 427-5620
WWW.NELSONPOPE.COM

PROJECT NO.:	90054
DRAWN BY:	GEO
CHECKED BY:	TD
DATE:	SEPTEMBER 3, 2009
SCALE:	1" = 50'
FILE NO.:	400-104-1
CADD:	90054PSP
DRAWING NO.:	C-101
SHEET NO.:	1 OF 5



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1.	10/19/09	REVISED AS PER PLANNING DEPARTMENT COMMENTS DATED 10/15/09	JRW

10/29/09

P.E. SEAL AND SIGNATURE

GRADING PLAN
FOR
AVALON AT HUNTINGTON
SITUATED AT
HUNTINGTON
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M.: DISTRICT: 0400, SECT. 104.04, BLK. 01 LOTS 1 - 109, 112 -114, 116 - 118

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FILE NO.:	400-104-1
CADD:	90054PSP
DRAWING NO.:	C-102
SHEET NO.:	2 OF 5

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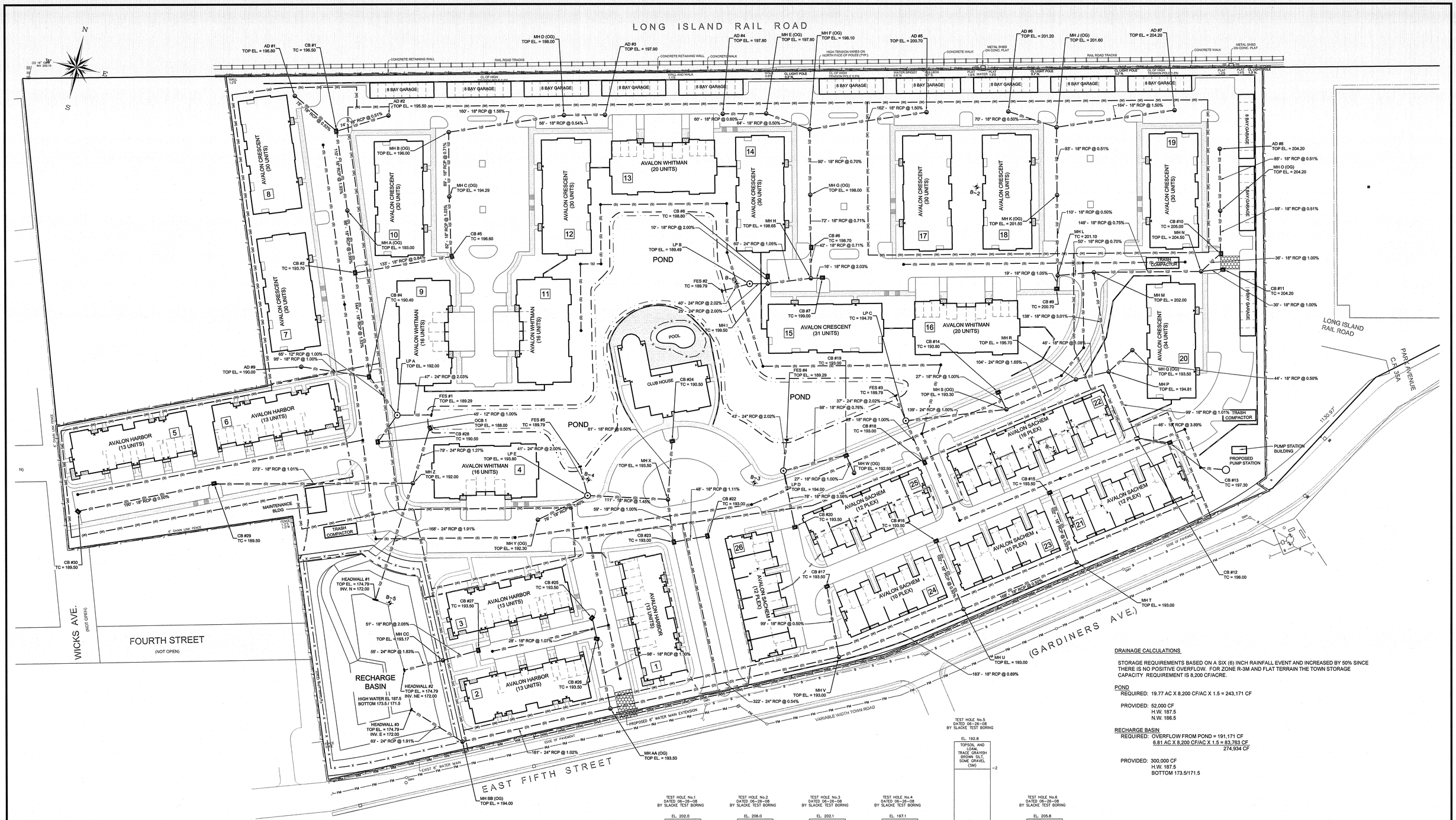

DRAINAGE CALCULATIONS

STORAGE REQUIREMENTS BASED ON A SIX (6) INCH RAINFALL EVENT AND INCREASED BY 50% SINCE THERE IS NO POSITIVE OVERFLOW. FOR ZONE R-3M AND FLAT TERRAIN THE TOWN STORAGE CAPACITY REQUIREMENT IS 8,200 CF/ACRE.

POND

REQUIRED: 19.77 AC X 8,200 CF/AC X 1.5 = 243,171 CF

PROVIDED: 52,000 CF
H.W. 187.5
N.W. 186.5

RECHARGE BASIN

REQUIRED: OVERFLOW FROM POND = 191,171 CF
6.81 AC X 8,200 CF/AC X 1.5 = 83,763 CF
274,934 CF

PROVIDED: 300,000 CF
H.W. 187.5
BOTTOM 173.5/171.5

TEST HOLE No.1 DATED 06-26-08 BY SLACKE TEST BORING

EL. 202.0
- SANDY TOPSOIL & GRAVEL — .5
- COARSE TO FINE BROWN AND LIGHT BROWN SAND AND GRAVEL, OCCASIONAL SILT (SM) — 7
- COARSE TO FINE BROWN AND LIGHT BROWN SAND AND GRAVEL (SW) — 21.5

TEST HOLE No.2 DATED 06-26-08 BY SLACKE TEST BORING

EL. 206.0
- MEDIUM TO FINE BROWN SAND & GRAVEL, SOME SILT, TRACE GRAYISH BROWN SILT (SM) — 2.5
- MEDIUM TO FINE BROWN & LIGHT BROWN SAND & GRAVEL, OCCASIONAL LAYERS OF COARSE TO FINE SAND (SW) — 20.5

TEST HOLE No.3 DATED 06-26-08 BY SLACKE TEST BORING

EL. 202.1
- TOPSOIL & GRAVEL — .5
- LOAM, SOME GRAVEL, LAYERS OF GRAYISH BROWN SILT (SM) — 2.5
- COARSE TO FINE BROWN AND LIGHT BROWN SAND AND GRAVEL (SW) — 21.5

TEST HOLE No.4 DATED 06-26-08 BY SLACKE TEST BORING

EL. 197.1
- TOPSOIL AND LOAM, SOME GRAVEL (SM) — 4
- COARSE TO FINE BROWN AND LIGHT BROWN SAND AND GRAVEL (SW) — 21.5

TEST HOLE No.5 DATED 06-26-08 BY SLACKE TEST BORING

EL. 192.8
- TOPSOIL AND LOAM, TRACE GRAYISH BROWN SILT, SOME GRAVEL (SM) — 2
- COARSE TO FINE BROWN AND LIGHT BROWN SAND AND GRAVEL (SW) — 30.0

TEST HOLE No.6 DATED 06-26-08 BY SLACKE TEST BORING

EL. 205.8
- TOPSOIL & GRAVEL — .83
- LOAM, TRACE GRAYISH BROWN SILT, SOME GRAVEL (SM) — 2.83
- MEDIUM TO FINE BROWN & LIGHT BROWN SAND & GRAVEL (SW) — 16.5
- COARSE TO FINE BROWN AND LIGHT BROWN SAND AND GRAVEL (SW) — 21.5

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10/29/09
P.E. SEAL AND SIGNATURE

DRAINAGE AND UTILITY PLAN
FOR
AVALON AT HUNTINGTON
SITUATED AT
HUNTINGTON
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M.: DISTRICT: 0400, SECT. 104.04, BLK. 01 LOTS 1 - 109, 112 -114, 116 - 118

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SCALE:	1" = 50'
FILE NO.:	400-104-1
CADD:	90054PSP
DRAWING NO.:	C-103
SHEET NO.:	3 OF 5

G:\projects\90054\DWG\site\AVALON AT HUNTINGTON\SITE_PLANS\RESIDENTIAL\PRELIMINARY\90054PSP.dwg DT=\\NJCE AUTO\UTILITY, 10/29/2009 1:45:16 PM, nelsonpope Back Bldg - OceTD5500.pc3, 1:1

STRUCTURE TABLE

STRUCTURE ID	TOP.	BOTTOM	INVERT	TYPE OF STRUCTURE	TOTAL DEPTH
AD #1	196.80	189.80	INV. SE = 191.80	4' Dia. Manhole	7.00
AD #2	195.50	189.50	INV. SW = 191.50	4' Dia. Manhole	6.00
AD #3	197.90	192.80	INV. W = 194.80	4' Dia. Manhole	5.10
AD #4	197.80	191.90	INV. E = 193.90	4' Dia. Manhole	5.90
AD #5	200.70	193.65	INV. W = 195.65	4' Dia. Manhole	7.05
AD #6	201.20	195.20	INV. E = 197.20	4' Dia. Manhole	6.00
AD #7	204.20	197.31	INV. W = 199.31	4' Dia. Manhole	6.89
AD #8	204.20	198.00	INV. S = 200.00	4' Dia. Manhole	6.20
AD #9	190.00	183.95	INV. E = 185.95	4' Dia. Manhole	6.05
CB #1	196.00	189.12	INV. NW = 191.40 INV. NE = 191.12 INV. S = 191.12	Rectangular Catch Basin	6.88
CB #2	193.20	185.60	INV. N = 188.15 INV. S = 187.60 INV. E = 189.40	Rectangular Catch Basin	7.60
CB #4	189.90	183.00	INV. N = 185.40 INV. W = 185.00 INV. SE = 185.40	Rectangular Catch Basin	6.90
CB #5	196.10	188.52	INV. N = 190.52 INV. W = 190.52	Rectangular Catch Basin	7.58
CB #6	198.20	190.08	INV. N = 192.08 INV. S = 192.08	Rectangular Catch Basin	8.12
CB #7	198.50	192.70	INV. W = 194.70	Rectangular Catch Basin	5.80
CB #8	198.30	192.30	INV. S = 194.30	Rectangular Catch Basin	6.00
CB #9	200.20	194.40	INV. N = 196.40	Rectangular Catch Basin	5.80
CB #10	204.50	197.27	INV. SW = 199.27 INV. N = 199.27	Rectangular Catch Basin	7.23
CB #11	203.70	198.70	INV. W = 200.70	Rectangular Catch Basin	5.00
CB #12	195.50	189.00	INV. NW = 191.00 INV. E = 191.00	Rectangular Catch Basin	6.50

STRUCTURE TABLE

STRUCTURE ID	TOP.	BOTTOM	INVERT	TYPE OF STRUCTURE	TOTAL DEPTH
CB #13	196.80	190.80	INV. W = 192.80	Rectangular Catch Basin	6.00
CB #14	193.30	188.03	INV. SE = 190.03	Rectangular Catch Basin	5.27
CB #15	193.00	187.20	INV. SE = 189.20	Rectangular Catch Basin	5.80
CB #16	193.00	187.20	INV. SE = 190.22	Rectangular Catch Basin	5.80
CB #17	193.00	187.20	INV. S = 189.20	Rectangular Catch Basin	5.80
CB #18	192.50	186.90	INV. NW = 188.90	Rectangular Catch Basin	5.60
CB #19	192.50	186.07	INV. SW = 188.07 INV. SE = 188.07	Rectangular Catch Basin	6.43
CB #20	193.00	186.18	INV. NW = 188.18	Rectangular Catch Basin	6.82
CB #22	192.50	187.33	INV. SW = 189.33	Rectangular Catch Basin	5.17
CB #23	192.50	186.80	INV. N = 188.80 INV. NE = 188.80	Rectangular Catch Basin	5.70
CB #24	190.00	184.20	INV. S = 185.80	Rectangular Catch Basin	5.80
CB #25	193.00	187.20	INV. SE = 189.20	Rectangular Catch Basin	5.80
CB #26	193.00	186.90	INV. NW = 188.90 INV. SE = 188.90	Rectangular Catch Basin	6.10
CB #27	193.00	187.00	INV. SW = 189.00	Rectangular Catch Basin	6.00
CB #28	190.00	184.00	INV. NE = 186.00	Rectangular Catch Basin	6.00
CB #29	189.00	182.25	INV. SW = 184.25 INV. E = 184.25	Rectangular Catch Basin	6.75
CB #30	189.00	183.20	INV. NE = 185.20	Rectangular Catch Basin	5.80
FES #1	189.29	N/A	INV. W = 186.50	38 x 6 x 37 inch Concrete Rectangular Headwall Mat_CONC	N/A
FES #2	189.29	N/A	INV. NE = 186.50	38 x 6 x 37 inch Concrete Rectangular Headwall Mat_CONC	N/A
FES #3	189.29	N/A	INV. SE = 186.50	38 x 6 x 37 inch Concrete Rectangular Headwall Mat_CONC	N/A

STRUCTURE TABLE

STRUCTURE ID	TOP.	BOTTOM	INVERT	TYPE OF STRUCTURE	TOTAL DEPTH
FES #4	189.29	N/A	INV. S = 186.50	38 x 6 x 37 inch Concrete Rectangular Headwall Mat_CONC	N/A
FES #5	189.29	N/A	INV. SE = 186.50	38 x 6 x 37 inch Concrete Rectangular Headwall Mat_CONC	N/A
HEADWALL #1	174.79	N/A	INV. N = 172.00	79 x 6 x 80 inch Concrete Rectangular Headwall Mat_CONC	N/A
HEADWALL #2	174.79	N/A	INV. NE = 172.00	38 x 6 x 37 inch Concrete Rectangular Headwall Mat_CONC	N/A
HEADWALL #3	174.79	N/A	INV. E = 172.00	38 x 6 x 37 inch Concrete Rectangular Headwall Mat_CONC	N/A
LP A	192.00	182.75	INV. NW = 184.75 INV. SW = 185.55 INV. E = 185.55	8' Dia. LP w/ Solid Cover	9.25
LP B	189.49	180.00	INV. E = 182.00 INV. SW = 185.70	8' Dia. LP w/ Grate	9.49
LP C	194.20	183.75	INV. SE = 189.53 INV. E = 190.28 INV. NW = 185.75	8' Dia. LP w/ Grate	10.45
LP D	194.00	183.40	INV. SE = 185.40 INV. NE = 187.40 INV. N = 185.64	8' Dia. LP w/ Grate	10.60
LP E	193.80	181.79	INV. SW = 189.06 INV. E = 183.79 INV. NW = 185.68	8' Dia. LP w/ Grate	12.01
MH A (OG)	193.00	187.00	INV. N = 189.00 INV. S = 189.00	4' Dia. Manhole	6.00
MH AA (OG)	193.50	182.48	INV. NW = 187.92 INV. SW = 184.48 INV. NE = 187.99	4' Dia. Manhole	11.02
MH B (OG)	196.00	192.00	INV. S = 192.00 INV. E = 192.00	4' Dia. Manhole	4.00
MH BB (OG)	194.00	171.58	INV. NE = 182.87 INV. W = 173.58	4' Dia. Manhole	22.42
MH C (OG)	194.29	189.37	INV. N = 191.37 INV. S = 191.37	4' Dia. Manhole	4.92
MH CC	193.17	171.00	INV. NE = 187.95 INV. SW = 173.00	4' Dia. Manhole	22.17
MH D (OG)	198.00	192.50	INV. E = 194.50 INV. W = 194.50	4' Dia. Manhole	5.50
MH E (OG)	197.80	191.54	INV. W = 193.54 INV. E = 193.54	4' Dia. Manhole	6.26
MH F (OG)	198.10	191.22	INV. W = 193.22 INV. S = 193.22 INV. E = 193.22	4' Dia. Manhole	6.88
MH G (OG)	198.00	190.59	INV. N = 192.59 INV. S = 192.59	4' Dia. Manhole	7.41

STRUCTURE TABLE

STRUCTURE ID	TOP.	BOTTOM	INVERT	TYPE OF STRUCTURE	TOTAL DEPTH
MH H	198.65	189.28	INV. N = 191.78 INV. E = 194.38 INV. W = 191.28	4' Dia. Manhole	9.37
MH I	199.00	180.50	INV. W = 182.50 INV. N = 194.10 INV. E = 190.65	4' Dia. Manhole	18.50
MH J (OG)	201.60	194.85	INV. W = 196.85 INV. S = 196.85 INV. E = 196.85	4' Dia. Manhole	6.75
MH K (OG)	201.50	194.37	INV. N = 196.37 INV. S = 196.37	4' Dia. Manhole	7.13
MH L	200.60	193.82	INV. N = 195.82 INV. S = 196.20 INV. E = 195.82	4' Dia. Manhole	6.78
MH M	202.00	193.47	INV. W = 195.47 INV. E = 195.47 INV. S = 195.47	4' Dia. Manhole	8.53
MH N	204.50	194.58	INV. NE = 198.91 INV. W = 196.58 INV. E = 200.40	4' Dia. Manhole	9.92
MH O (OG)	204.20	197.57	INV. N = 199.57 INV. S = 199.57	4' Dia. Manhole	6.63
MH P	194.81	187.28	INV. SW = 189.30 INV. SE = 190.00 INV. NE = 189.28 INV. N = 191.33	4' Dia. Manhole	7.53
MH Q (OG)	193.50	187.50	INV. SW = 189.50	4' Dia. Manhole	6.00
MH R	195.70	186.80	INV. SW = 188.80 INV. NE = 188.80	4' Dia. Manhole	8.90
MH S (OG)	193.30	186.75	INV. W = 188.89 INV. NW = 189.77 INV. NE = 190.52	4' Dia. Manhole	6.55
MH T	193.00	186.70	INV. SW = 188.70 INV. NW = 188.69	4' Dia. Manhole	6.30
MH U	193.00	185.86	INV. SW = 188.05 INV. NW = 189.71 INV. NE = 187.86	4' Dia. Manhole	7.14
MH V	193.00	184.24	INV. SW = 186.24 INV. N = 188.70 INV. NE = 186.41	4' Dia. Manhole	8.76
MH W (OG)	192.50	186.32	INV. NW = 188.34	4' Dia. Manhole	6.18
MH X	193.50	183.40	INV. W = 185.40 INV. N = 185.40 INV. S = 188.21	4' Dia. Manhole	10.10
MH Y (OG)	192.30	186.00	INV. NE = 188.00	4' Dia. Manhole	6.30
MH Z	192.00	173.20	INV. W = 181.50 INV. N = 182.00 INV. S = 175.20	4' Dia. Manhole	18.80
OCB 1	188.00	181.00	INV. S = 183.00	Rectangular Catch Basin	7.00

NO.	DATE:	REVISIONS:	BY:
1.	10/19/09	NO REVISIONS THIS SHEET	JRW

10/29/09

P.E. SEAL AND SIGNATURE

DRAINAGE STRUCTURE TABLES
FOR
AVALON AT HUNTINGTON
SITUATED AT
HUNTINGTON
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M.: DISTRICT: 0400, SECT. 104.04, BLK. 01 LOTS 1 - 109, 112 -114, 116 - 118

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SHEET NO.:	4 OF 5

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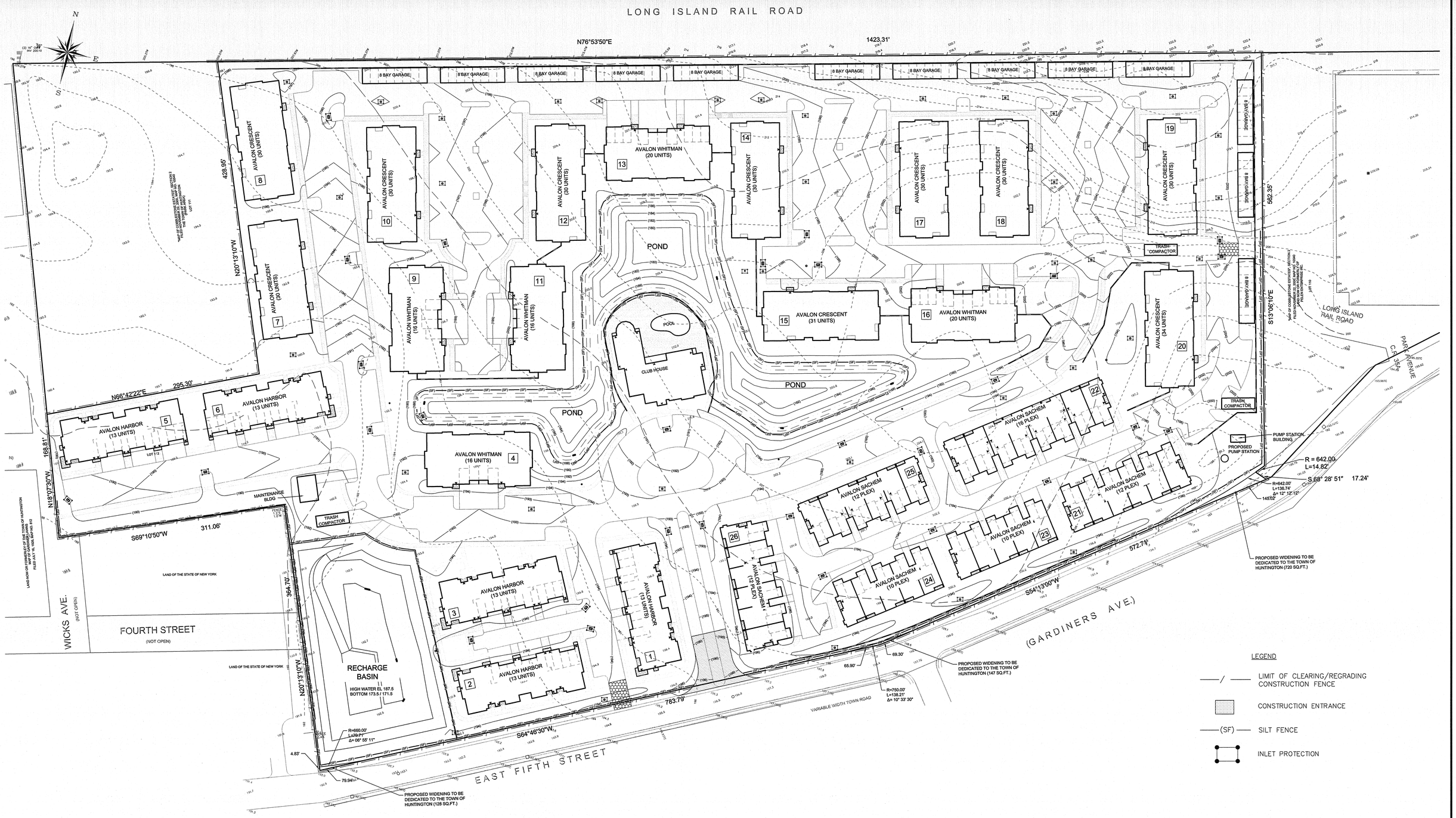

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10/29/09

P.E. SEAL AND SIGNATURE

SEDIMENT & EROSION CONTROL PLAN
FOR
AVALON AT HUNTINGTON STATION
SITUATED AT
HUNTINGTON STATION
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M.: DISTRICT: 0400, SECT. 104.04, BLK. 01 LOTS 1 - 109, 112 -114, 116 - 118

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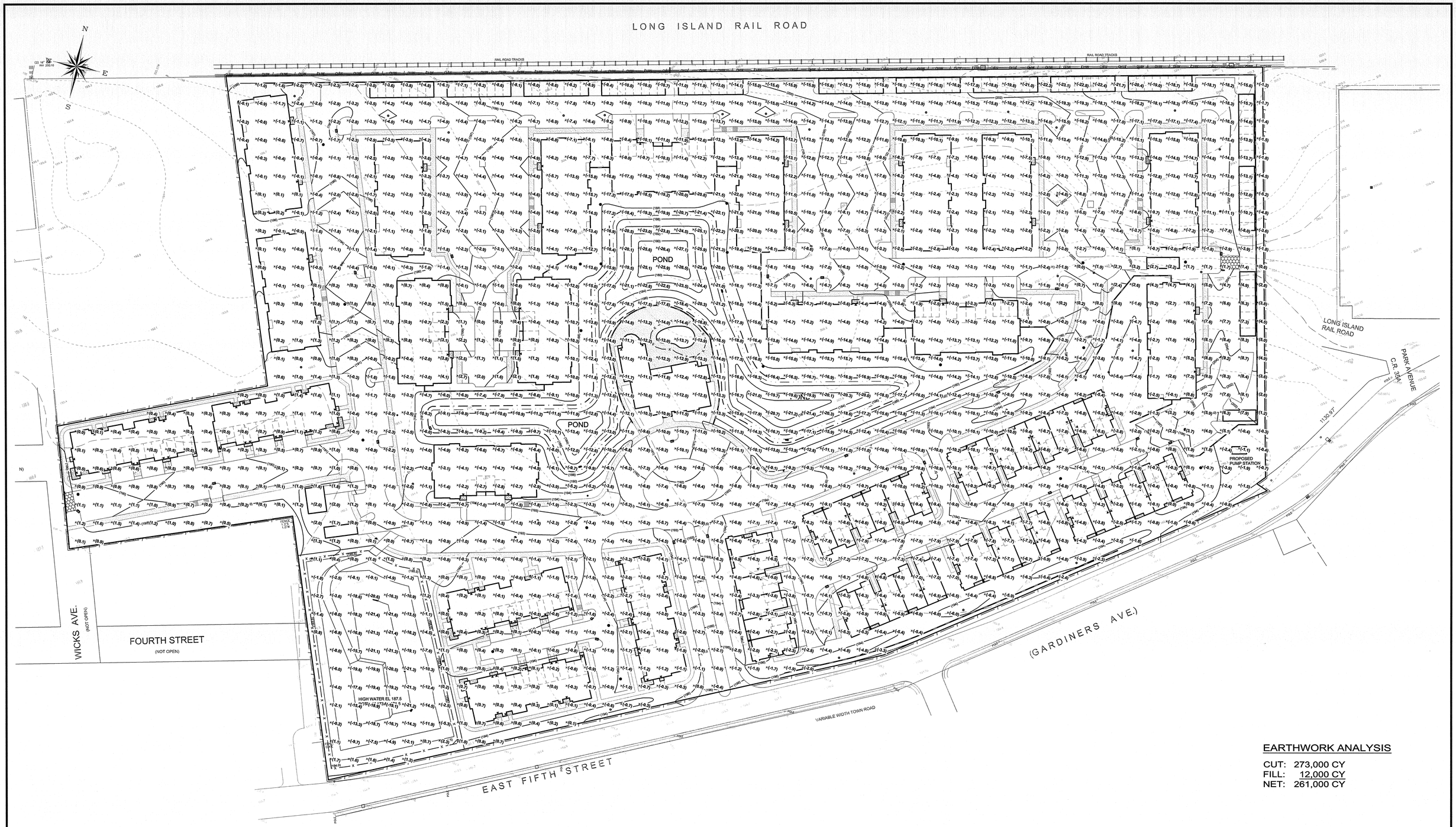
FILE NO.:	400-104-1
CADD:	90054PSP
DRAWING NO.:	C-105
SHEET NO.:	5 OF 5

G:\projects\90054\DWG\site\AVALON AT HUNTINGTON\SITE_PL\HISRESIDENTIAL\PRELIMINARY\90054PSP.dwg, SEDIMENT AND EROSION C\1\TFCL, 10/29/2009 11:17:28 AM, pvicenis, Black Bldg., C=TD5600.pc3, 1:1



EARTHWORK ANALYSIS

CUT: 273,000 CY
FILL: 12,000 CY
NET: 261,000 CY

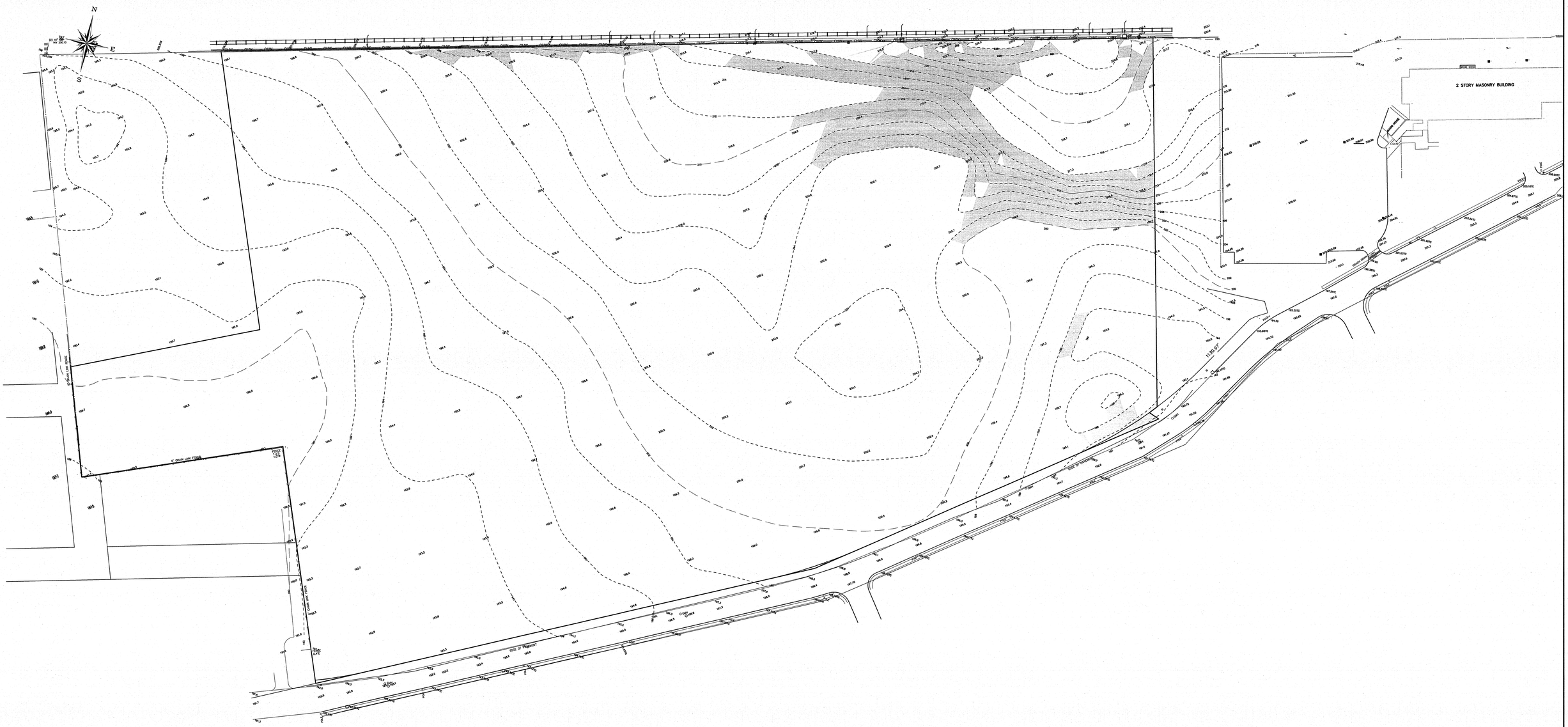
NO.	DATE:	REVISIONS:	BY:
-	-	-	-

09/09/09
P.E. SEAL AND SIGNATURE

EARTHWORK ANALYSIS
FOR
AVALON AT HUNTINGTON
SITUATED AT
HUNTINGTON
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M.: DISTRICT: 0400, SECT. 104.04, BLK. 01 LOTS 1 - 109, 112 -114, 116 - 118

NELSON & POPE
ENGINEERS & SURVEYORS
572 WALT WHITMAN ROAD, MELVILLE, N.Y. 11747
PHONE (631) 427-5665 FAX (631) 427-5620
WWW.NELSONPOPE.COM

PROJECT NO.:	90054
DRAWN BY:	CCV
CHECKED BY:	TD
DATE:	SEPTEMBER 3, 2009
SCALE:	1" = 50'
FILE NO.:	400-104-1
CADD:	90054PSP
DRAWING NO.:	CG-101
SHEET NO.:	1 OF 1



LEGEND

HILLSIDE AREA

YIELD DETERMINATION:

TOTAL SITE AREA = 1,157,720 SF

FLAT AREA (<10% SLOPE):
- TOTAL FLAT AREA = 1,073,628 SF
- MINIMUM AREA PER DWELLING UNIT = 2,100 SF/UNIT
- FLAT AREA YIELD = 1,073,628 SF / 2,100 SF/UNIT = 511 UNITS

HILLSIDE AREA (>10% SLOPE):
- TOTAL HILLSIDE AREA = 84,092 SF
- AVERAGE SLOPE OF HILLSIDE AREA = 14.91%
- MINIMUM AREA PER DWELLING UNIT = 4,000 SF/UNIT
- HILLSIDE AREA YIELD = 84,092 SF / 4,000 SF/UNIT = 21 UNITS

TOTAL YIELD:
- TOTAL NUMBER OF DWELLING UNITS ALLOWED = 511 UNITS + 21 UNITS = 532 UNITS
- TOTAL NUMBER OF DWELLING UNITS PROVIDED = 530 UNITS

NOTE:

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF NELSON & POPE. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THESE DOCUMENTS ARE A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. INFRINGEMENTS WILL BE PROSECUTED.

No.	DATE	REVISION	BY:
1.	01/08/10	REVISED STEEP SLOPE CALCULATION	JRW

01/11/10

SLOPE ANALYSIS
OF
AVALON
SITUATED AT
HUNTINGTON STATION
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M. DISTRICT 0400 SECTION 104.04 BLOCK 01 LOTS 1 THROUGH 109, 112, 113 AND 54

NELSON & POPE, LLP
ENGINEERS • DESIGNERS • SURVEYORS
572 WALT WHITMAN ROAD, MELVILLE, N.Y. 11747-2188
(631) 427-5665 FAX (631) 673-4163

DWN. BY: CCV
DATE: 9/3/09
CHK'D BY: TCD
DATE: 9/3/09
JOB No.: 90054
FILE No.:
CADD: 90054EA2
SCALE: 1"=60'
SHEET: 1 OF 1

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Tree Planting Detail

NOTES:
1. Do not damage main roots or root ball when installing tree stake.
2. Water thoroughly after installation.
3. Remove raised saucer and stakes two years or less after installation.
4. Provide drainage for planting pit if in impermeable soil.

Shrub Planting

PLANT LIST KEY:

**AAB	DOUBLE ASTERISK DENOTES NATIVE PLANT
*1A	SINGLE ASTERISK DENOTES LOW MAINTENANCE PLANT & NON-INVASIVE

PLANT LIST FOR SHEETS 1 & 2

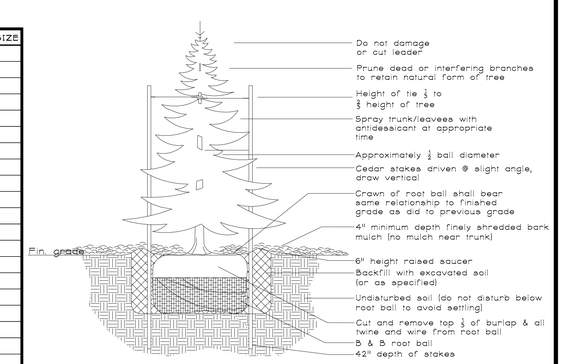
SYMBOL	QTY	BOTANICAL & COMMON PLANT NAME	SIZE	SPACING	MATURE SIZE
TREES					
**AAB	xx	Amelanchier 'Autumn Brilliance' (Autumn Brilliance Shadblow)	2.5-3" Cal.	As Shown	20' H. x 10' W.
*AG	xx	Acer griseum (Paperbark Maple)	2.5-3" Cal.	As Shown	25' H. x 15' W.
*AR	xx	Acer rubrum 'October Glory' (Red Maple)	3.5-4" Cal.	As Shown	50' H. X 35' W
*CL	xx	Cupressocyparis leiandii (Leyland Cypress)	2.5-3" Cal.	As Shown	60' H. X 6' W.
**GT	xx	Gleditsia tria. inermis 'Shademaster' (Honey locust)	2.5-3" Cal.	As Shown	50' H. X 35' W
*1A	xx	Ilex aquipernyi 'Dragon Lady' (Dragon Lady Holly)	2.5-3" Cal.	As Shown	18' H. X 5' W.
**IO	xx	Ilex opaca (American Holly)	2.5-3" Cal.	As Shown	20' H. X 40' W
*LI	xx	Lagerstroemia indica 'Tuscarora' (Hardy Crape Myrtle)	2.5-3" Cal.	As Shown	20' H. X 10' W.
**MA		Magnolia auminata 'Butterflys' (Butterfly Magnolia)			50' H. X 35' W
**QR	xx	Quercus rubra (Northern Red Oak)	3.5-4" Cal.	As Shown	50' H. X 35' W
*QS	xx	Quercus shumardii (Shumard Oak)	3.5-4" Cal.	As Shown	30 H. X 4' W.
**TO	xx	Thuja occidentalis 'Smaragd' (Emerald Green Arborvitae)	2.5-3" Cal.	As Shown	50' H. X 35' W
*ZS	xx	Zelkova serrata 'Green Vase' (Green Vase Japanese Zelkova)	2.5-3" Cal.	As Shown	

SYMBOL	QTY	BOTANICAL & COMMON PLANT NAME	SIZE	SPACING	MATURE SIZE
SHRUBS					
*ADV	xx	Azalea x 'Deleware Valley' (Deleware Valley Azalea)	3 gal. cont.	As Shown	3' H. X 4' W.
*AS	xx	Azalea x 'Silver Sword' (Silver Sword Azalea)	3 gal. cont.	As Shown	3' H. X 4' W.
*BGM	xx	Buxus 'Green Mountain' (Green Mountain Boxwood)	3 gal. cont.	As Shown	3' H. X 3.5' W.
**CA	xx	Clethra alnifolia 'Sixteen Candles' (Summersweet)	3 gal. cont.	As Shown	3' H. X 3.5' W.
**CAI	xx	Cornus alba 'Ivory Halo' (Ivory Halo Dogwood)	5 gal. cont.	As Shown	5' H. X 5' W.
*CPF	xx	Chaemacyparis pisifera filifera 'Gold Mop' (Gold Mop Cypress)	3 gal. cont.	As Shown	3' H. X 4' W.
**HA	xx	Hydrangea arborescens 'Annabelle' (Annabelle Hydrangea)	3 gal. cont.	As Shown	3' H. X 3' W.
*HM	xx	Hydrangea 'Endless Summer' (Endless Summer Hydrangea)	3 gal. cont.	As Shown	3' H. X 3' W.
*HMB	xx	Hydrangea macro. 'Nikko Blue' (Nikko Blue Hydrangea)	3 gal. cont.	As Shown	3' H. X 3' W.
**HV	xx	Hamamelis vernalis (Witch Hazel)	5 gal. cont.	As Shown	10' H. X 10' W.
*IC	xx	Ilex crenata 'Compacta' (Spreading Holly)	3 gal. cont.	As Shown	3' H. X 4' W.
**IG	xx	Ilex glabra 'Shamrock' (Inkberry Holly)	5 gal. cont.	As Shown	4' H. X 4' W.
*IM	xx	Ilex merservae 'Blue Maid' (Blue Maid Blue Holly)	5 gal. cont.	As Shown	4' H. X 5' W.
*JC	xx	Juniperus chinensis 'Pfitzeriana compacta' (Compact Pfitzera Jun.)	3 gal. cont.	As Shown	2' H. X 4' W.
*RKO	xx	Rosa x 'Knock Out' (Red Knockout Rose)	3 gal. cont.	As Shown	3' H. X 3' W.
*RBK	xx	Rosa x 'Blushing Knock Out' (Blushing Knockout Rose)	3 gal. cont.	As Shown	3' H. X 3' W.
*RRE	xx	Rhododendron 'Roseum Elegans' (Roseum Elegans Rhododendron)	4-5' B&B	As Shown	8' H. X 8' W.
*SB	xx	Spirea x bumalda 'Anthony Waterer' (Anthony Waterer Spiraea)	3 gal. cont.	As Shown	4' H. X 4' W.
*TM	xx	Taxus media 'Everlow' (Everlow Yew)	3 gal. cont.	As Shown	3' H. X 5' W.
*VB	xx	Viburnum x burkwoodii (Burkwood Viburnum)	5 gal. cont.	As Shown	6' H. X 5' W.
**VD	xx	Viburnum dentatum 'Blue Blaze' (Arrowwood Viburnum)	5 gal. cont.	As Shown	6' H. X 5' W.
*VT	xx	Viburnum plicatum tomentosum (Doublefile Viburnum)	5 gal. cont.	As Shown	8' H. X 8' W.

SYMBOL	QTY	BOTANICAL & COMMON PLANT NAME	SIZE	SPACING	MATURE SIZE
PERENNIALS/GRASSES/GROUNDCOVERS					
*AC	xx	Astilbe cattleya (False Spirea)	1 gal. cont.	24" O.C.	
**EP	xx	Echinacea purpurea 'Magnum' (Purple Coneflower)	1 gal. cont.	24" O.C.	
*GE	xx	Geranium endressii 'Wargrave Pink' (Crane's Bill)	1 gal. cont.	24" O.C.	
*GR	xx	Geranium x 'Rozanne' (Crane's Bill)	1 gal. cont.	24" O.C.	
**HA	xx	Huechera americana 'Plum Pudding' (Coral Bells)	1 gal. cont.	24" O.C.	
*HB	xx	Hemerocallis 'Baja' (Baja Daylilly)	1 gal. cont.	36" O.C.	
*HE	xx	Heliopsis 'Summer Sun' (False Sunflower)	1 gal. cont.	24" O.C.	
*HH	xx	Hosta 'Halcyon' (Hosta)	1 gal. cont.	36" O.C.	
**JS	xx	Juniperus horizontalis 'Blue Rug' (Blue Rug Juniper)	1 gal. cont.	36" O.C.	
*LM	xx	Liriope muscari 'Big Blue' (Lily Turf)	1 gal. cont.	24" O.C.	
*LMV	xx	Liriope muscari 'Variegata' (Variegated Liriope)	3 gal. cont.	24" O.C.	
N#	xx	Nepeta faassenii 'Walker's Low' (Catmint)	1 gal. cont.	24" O.C.	
*PAH	xx	Pennisetum alopecuroides 'Hameln' (Dwarf Fountain Grass)	3 gal. cont.	As Shown	
*PAM	xx	Pennisetum alopecuroides 'Moudry' (Moudry Fountain Grass)	3 gal. cont.	As Shown	
**PVS	xx	Panicum virgatum 'Shenandoah' (Shenandoah Switch Grass)	3 gal. cont.	As Shown	
*RF#	xx	Rudbeckia fulgida 'Goldstrum' (Black Eyed Susan)	1 gal. cont.	36" O.C.	
**SN	xx	Salvia nemerosa 'East Friesland' (Meadow Sage)	1 gal. cont.	24" O.C.	
*SS	xx	Sedum spectabile 'Autumn Joy' (Stonecrop Sedum)	1 gal. cont.	24" O.C.	
*SVJ	xx	Sedum 'Vera Jameson' (Stonecrop Sedum)	1 gal. cont.	24" O.C.	

ANNUAL PLANT PALETTE

SYMBOL QTY BOTANICAL & COMMON PLANT NAME	SIZE	SPACING
SPRING AND FALL		
Ornamental Kale	9" Pot	8" O.C.
Pansy	4" Pot	12" O.C.
SUMMER		
Ageratum	6" Pot	8" O.C.
Gerber Daisy	4" Pot	8" O.C.
Salvia	4" Pot	8" O.C.
Verbena	4" Pot	8" O.C.



Evergreen Planting Detail

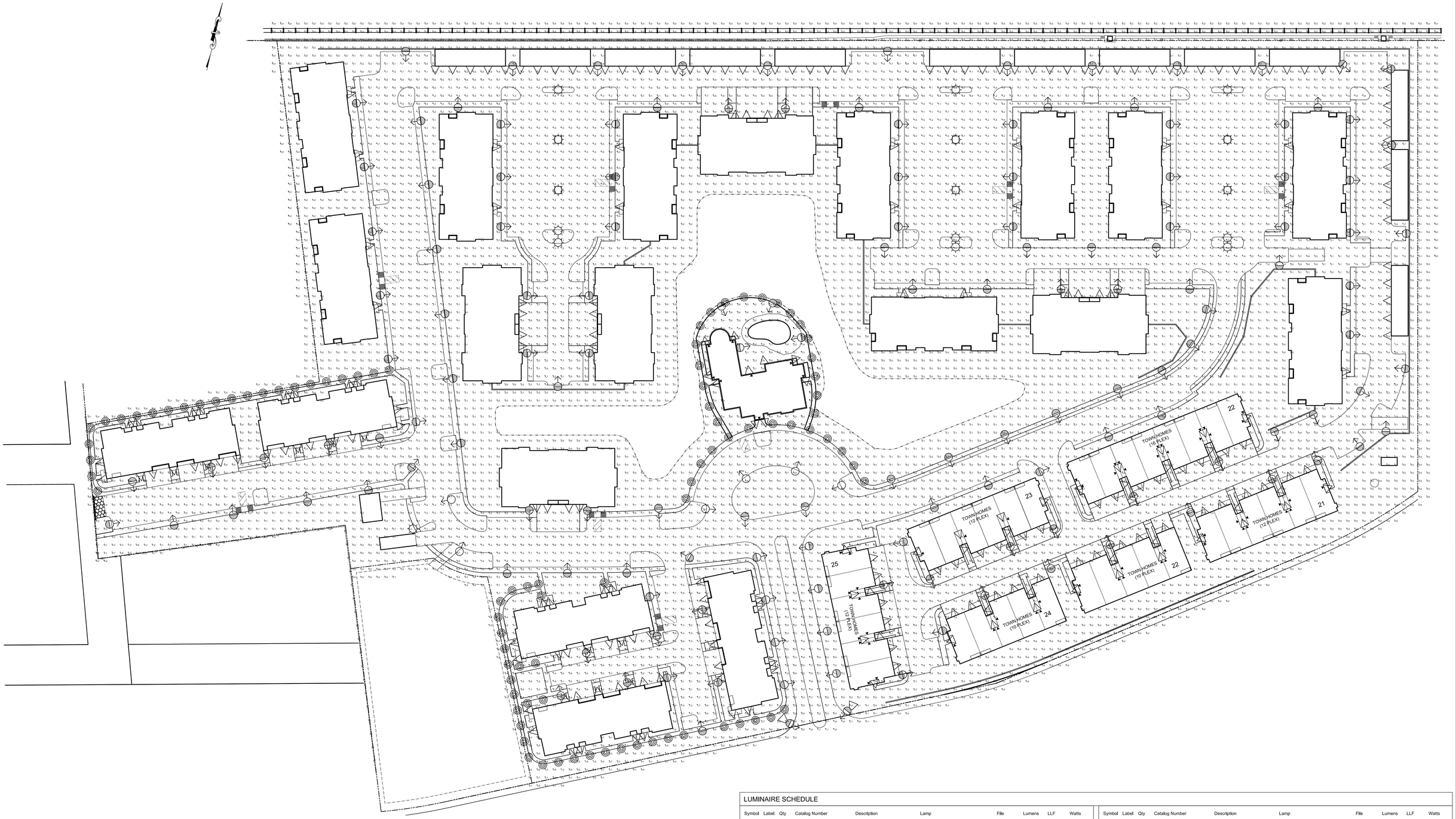
AVALON at HUNTINGTON STATION

HUNTINGTON STATION, NY

rda RETNAUER DESIGN ASSOCIATES
Landscape Architects & Planners
173 Seventh Street, St. James, NY 11780 Tel: (631) 979-5600
Fax: (631) 979-8590 E-mail: info@retnauer-design.com

SCALE:	1" = 40'	REVISIONS / DATE / COMMENTS		
DESIGN BY:	SLS, SN	1	9-4-09	PER OWNER DIRECTION
DRAWN BY:	SLS, SN			
CHECKED BY:	RSR	2		
RDA PROJ. NO.:	0904			
DATE:	9.1.09	3		
		4		

L-1
PRELIMINARY LANDSCAPE PLAN



STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Background ZONE	+	1.0 fc	11.8 fc	0.0 fc	N / A	N / A
CLUBHOUSE AREA	×	2.2 fc	4.6 fc	0.7 fc	6.6:1	3.1:1
ROADS	×	1.5 fc	9.3 fc	0.1 fc	93.0:1	15.0:1
ROADS-1	×	1.4 fc	4.2 fc	0.1 fc	42.0:1	14.0:1
ROADS-2	×	1.6 fc	4.1 fc	0.2 fc	20.5:1	8.0:1
ROADS-3	×	1.7 fc	4.0 fc	0.2 fc	20.0:1	8.5:1
ROADS-4	×	1.5 fc	7.6 fc	0.0 fc	N / A	N / A
ROADS-5	×	1.6 fc	9.3 fc	0.1 fc	93.0:1	16.0:1
ROADS-6	×	1.7 fc	11.8 fc	0.1 fc	118.0:1	17.0:1
ROADS-7	×	1.4 fc	5.4 fc	0.2 fc	27.0:1	7.0:1

LIGHT POLE NOTE:

1. CONTRACTOR TO PROVIDE: MANHATTEN SERIES LIGHT POLE MODELS- D78-14 (14' HIGH POLE) & D78-10 (10'HIGH POLE) BOTH BOTH 4" OUTSIDE DIAMETER & FLUTED SHAFTED. ALL LIGHT POLE FIXTURES AND POLES BY DYNAMIC LIGHTING INC. IN QUANTIES AS SHOWN ON PLANS AND SCHEDULE. ALL FINISHES TO BE POLYESTER POWDER COATED W/ SMOOTH SATIN BLACK COLOR.

2. ALL POLE LIGHTS TO BE 14' FOOT HEIGHT EXCEPT IN POOL AREA COURTYARD WHERE (3) 10' FOOT HEIGHT POLES ARE NOTED ON PLAN.

GENERAL NOTE:

1. FIXTURES ARE DRAWN FOR READABILITY AND ARE NOT TO SCALE.

2. ALL SCONCE FIXTURES - G, THAT ARE LOCATED ADJACENT TO BUILDING ENTRY WAYS ARE TO BE MANUALLY OPERATED BY SWITCH AT EACH RESPECTIVE BUILDING ENTRANCE (INTERIOR) BY THE RESIDENT. ALL REMAINING SCONCE FIXTURES -SYMBOL G, ARE TO BE BE TIED INTO THE FACILITIES MAIN CONTROLLER.

3. IN THE AREA OUTLINED BY THE CLUB HOUSE POOL - THE (3) POLE LIGHTS WITHIN THAT SPACE ARE TO BE CONTROLLED SO AS TO BE ACTIVE ONLY AS LATE AS POOL HOURS ARE DETERMINED, AFTER POOL HOURS END THESE LIGHTS SHALL BE CONTROLLED TO TURN OFF.

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	149	AO28-FDR	CAST METAL POST TOP FITTER. CLEAR MOLDED PRISMATIC POLYCARBONATE TYPE III REFRACTOR AND TOP WITH BOWL SPINNING STYLE UPPER REFLECTOR AND ALUMINUM HOUSE SIDE SHIELD.	ONE 150 WATT CLEAR ED-17 METAL HALIDE, VERTICAL BASE DOWN POSITION LCL 1.5" BELOW REFRACTOR RIM	ASR26-T3 SLL+ -FDR-HSS180.IES	13000	1.00	150
	B	6	ASR26-FDR TYPE 3	CAST METAL POST TOP AND SOCKET BASE. CLEAR MOLDED PRISMATIC POLYCARBONATE TYPE III REFRACTOR WITH BOWL SPINNING STYLE UPPER REFLECTOR. MOLDED CLEAR PRISMATIC POLYCARBONATE TOP SECURED TO REFRACTOR WITH FABRICATED METAL RING CLAMP.	ONE 150 WATT CLEAR ED-28 METAL HALIDE, VERTICAL BASE DOWN POSITION LCL 2.5" BELOW REFRACTOR RIM	ASR26-T3-FDR.IES	13000	1.00	150
	C	16	ASR26-FDR TYPE 5	CAST METAL POST TOP AND SOCKET BASE. CLEAR MOLDED PRISMATIC POLYCARBONATE REFRACTOR WITH BOWL SPINNING STYLE UPPER REFLECTOR. MOLDED CLEAR PRISMATIC POLYCARBONATE TOP SECURED TO REFRACTOR WITH FABRICATED METAL RING CLAMP.	ONE 150 WATT CLEAR ED-28 METAL HALIDE, VERTICAL BASE DOWN POSITION LCL 2.5" BELOW REFRACTOR RIM	ASR26-T5-FDR.IES	13000	1.00	150

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	D	90	Bollard	PROJECT: DB35FL		353.ies	5000	1.00	70
	G	253	Sconse Fixture	P588-EB	13 Watt CFL	1206-50MR16.IES	900	1.00	13
	E	2	403-50T4-12-CS ENTRANCE SIGN	CARMEL 403 SERIES DIE-CAST MINI FLOODLIGHT	ONE - T4 INC GY6.35 - 800 LUMENS - 50 WATTS	403-50T4.IES	800	1.00	50
	F	0	1206-50MR-12-CS DUMPSTER	ZUMA 1206 SERIES STEP LUMINAIRE	ONE - MR1612V - 800 LUMENS - 50 WATTS	1206-50MR16.IES	800	1.00	50

SCALE: 1" = 40'

FT 20 40 80 160

AVALON at HUNTINGTON STATION

HUNTINGTON STATION, NY

RETNAUER DESIGN ASSOCIATES
Landscape Architects & Planners
173 Seventh Street, St. James, NY 11780 Tel: (631) 979-5600
Fax: (631) 979-8590 E-mail: info@retnauer-design.com

SCALE:	1" = 40'
DESIGN BY:	SLS, SN
DRAWN BY:	SLS, SN
CHECKED BY:	RSR
RDA PROJ. NO.:	0815
DATE:	9.01.09

REVISIONS / DATE / COMMENTS		
1	9-4-09	PER OWNER DIRECTION
2		
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L-2

PRELIMINARY LIGHTING PLAN