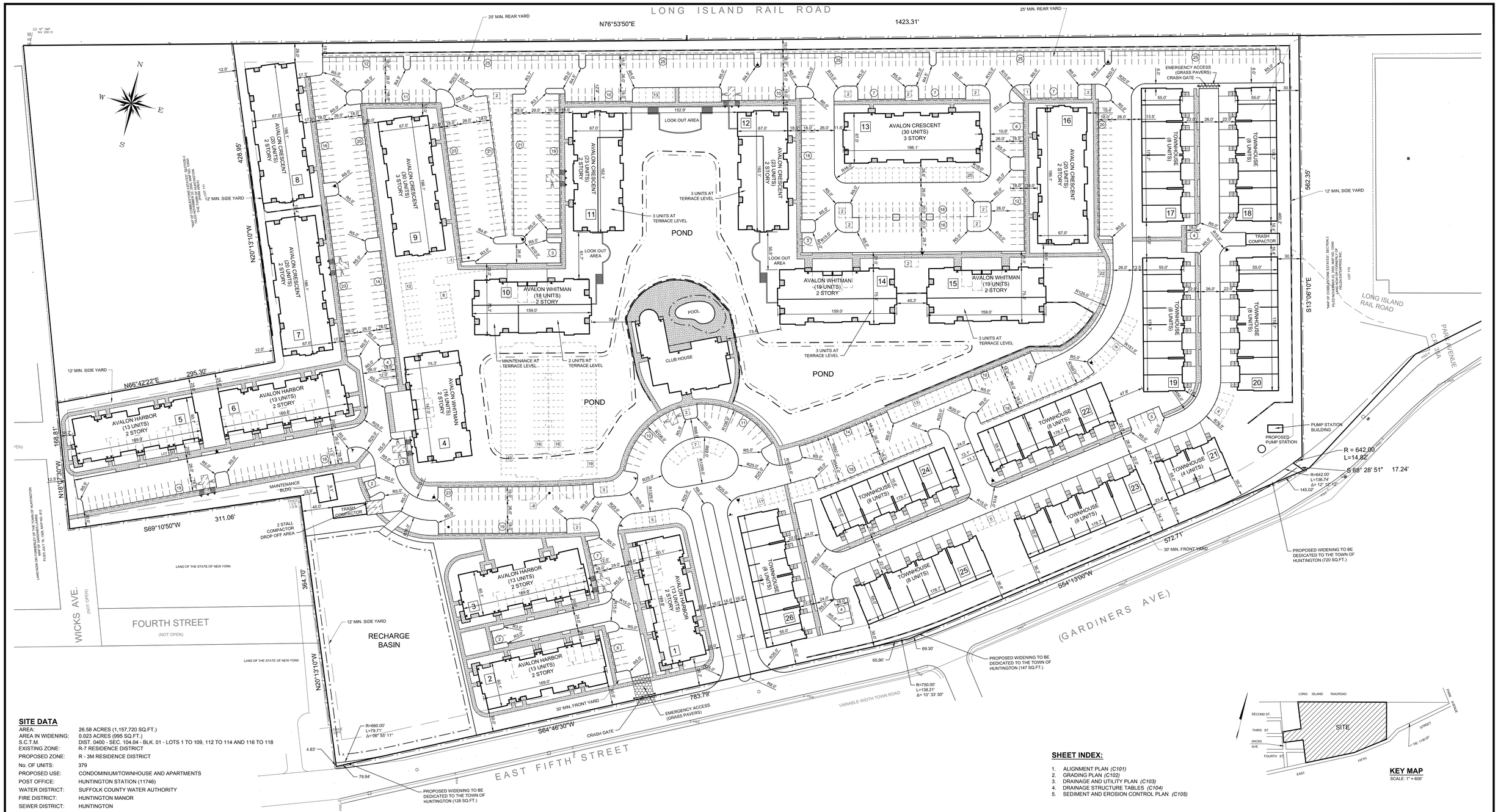
APPENDIX A



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:	R - 3M RESIDENCE DISTRICT
No. OF UNITS:	379
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:	258,310 SQ.FT.
PAVEMENT:	294,220 SQ.FT.
CONCRETE WALK:	64,180 SQ.FT.
AREA IN LAWN / LANDSCAPING:	429,816 SQ.FT.
AREA IN POND:	57,700 SQ.FT.
AREA IN RECHARGE BASIN:	52,499 SQ.FT.
AREA IN WIDENING	995 SQ.FT.

BUILDING UNIT BREAKDOWN

AVALON WHITMAN TYPE:
1 BUILDINGS x 16 UNITS PER BUILDING = 16 UNITS
1 BUILDINGS x 18 UNITS PER BUILDING = 18 UNITS
2 BUILDINGS x 19 UNITS PER BUILDING = 38 UNITS
TOTAL UNITS= 72 UNITS

AVALON CRESCENT TYPE:
3 BUILDINGS x 20 UNITS PER BUILDING = 60 UNITS
2 BUILDINGS x 30 UNITS PER BUILDING = 60 UNITS
2 BUILDINGS x 23 UNITS PER BUILDING = 46 UNITS
TOTAL UNITS = 166 UNITS

AVALON HARBOR TYPE:
5 BUILDINGS x 13 UNITS PER BUILDING = 65 UNITS
TOTAL APARTMENT UNITS = 303 UNITS

TOWNHOUSE TYPE:
9 BUILDINGS x 8 UNITS = 72 UNITS
1 BUILDING x 4 UNITS = 4 UNITS
TOTAL TOWNHOUSE UNITS = 76 UNITS
TOTAL NUMBER OF UNITS = 379 UNITS

PARKING CALCULATION

REQUIRED:
242 APARTMENT UNITS (NO GARAGES) x 3 / UNIT = 726 STALLS
61 APARTMENT UNITS (WITH GARAGE) x 3 / UNIT = 183 STALLS
76 TOWNHOUSE UNITS (WITH GARAGE) x 2 / UNIT = 152 STALLS

CLUBHOUSE: 10 STALLS PLUS 1 STALL PER 300 SF OF GROSS FLOOR AREA OVER 2,000 SF
8,000 SF (GROSS FLOOR AREA OVER 2,000 SF) x 1 STALL PER 300 SF = 27 STALLS + 10 STALLS = 37 STALLS

TOTAL REQUIRED = 1,098 STALLS

PROVIDED:
ATTACHED GARAGES = 137 STALLS
DRIVEWAYS = 137 STALLS
OFF STREET STALLS = 641 STALLS
LANDBANKED STALLS = 218 STALLS

TOTAL PROVIDED PARKING = 1,133 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 = 3,000 SF/UNIT
FLAT AREA YIELD = 1,073,628 SF / 3,000 SF/UNIT = 358 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 = 358 UNITS + 21 UNITS = 379 UNITS
TOTAL NUMBER OF DWELLING UNITS PROVIDED = 379 UNITS

ZONING COMPLIANCE TABLE (R - 3M RESIDENCE DISTRICT)

REGULATION	ALLOWED	PROVIDED
MAXIMUM BLDG HEIGHT	3 STORIES / 45 FEET	3 STORIES / 45 FEET
MINIMUM FRONT YARD	30 FEET	30 FEET
MINIMUM REAR YARD	25 FEET	26 FEET
MINIMUM SIDE YARD	12 FEET	12 FEET
MINIMUM AREA PER DWELLING UNIT (SEE STEEP SLOPE CALCULATIONS)	3,000 SQ.FT. / UNIT	3,055 SQ.FT. / UNIT
MINIMUM GROSS AREA	15,000 SQ.FT.	1,157,720 SQ.FT.
MINIMUM LOT WIDTH	100 FEET	1,359 FEET
MINIMUM LOT FRONTAGE	40 FEET	1,356.5 FEET

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)*

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OF LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

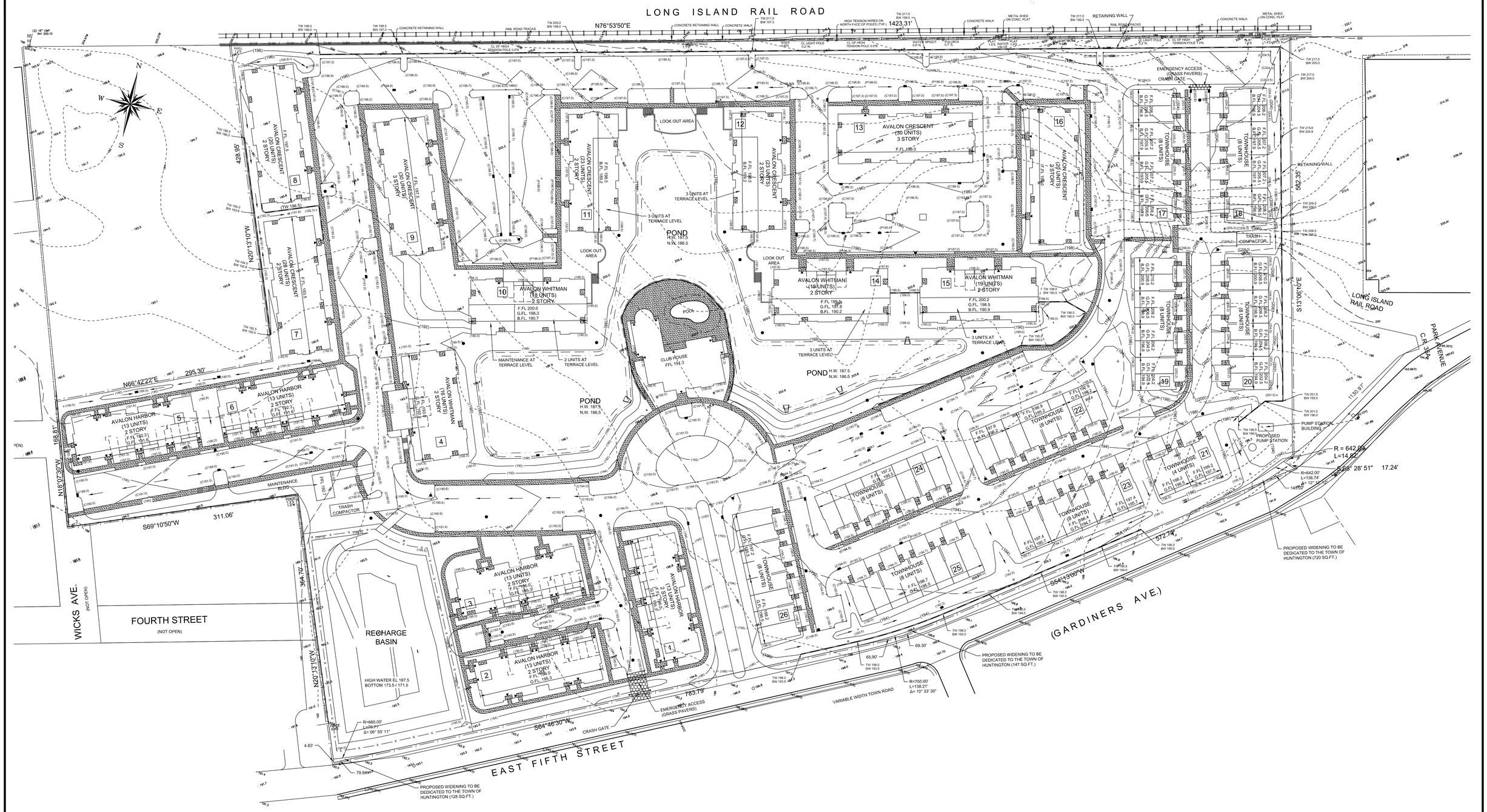
NO.	DATE:	REVISIONS:	BY:
1.	3-15-11	REVISED PER TOWN COMMENTS RECEIVED 3-14-11	RW

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:	FEBRUARY 24, 2011
SCALE:	1" = 50'
FILE NO.:	400-104-1
CADD:	90054PSP2011
DRAWING NO.:	C-101
SHEET NO.:	1 OF 5



LEGEND

(C195.5)	PROPOSED TOP OF CURB ELEVATION
(P195.5)	PROPOSED PAVEMENT ELEVATION
– (188) –	PROPOSED CONTOUR ELEVATION
x (190.0)	PROPOSED SPOT ELEVATION
TW 198.5	PROPOSED TOP OF WALL ELEVATION
BW 198.0	PROPOSED BOTTOM OF WALL ELEVATION
F.F.L.	PROPOSED FINISHED FLOOR ELEVATION
G.F.L.	PROPOSED GARAGE FLOOR ELEVATION
B.F.L.	PROPOSED BASEMENT FLOOR ELEVATION

NO.	DATE:	REVISIONS:	BY:

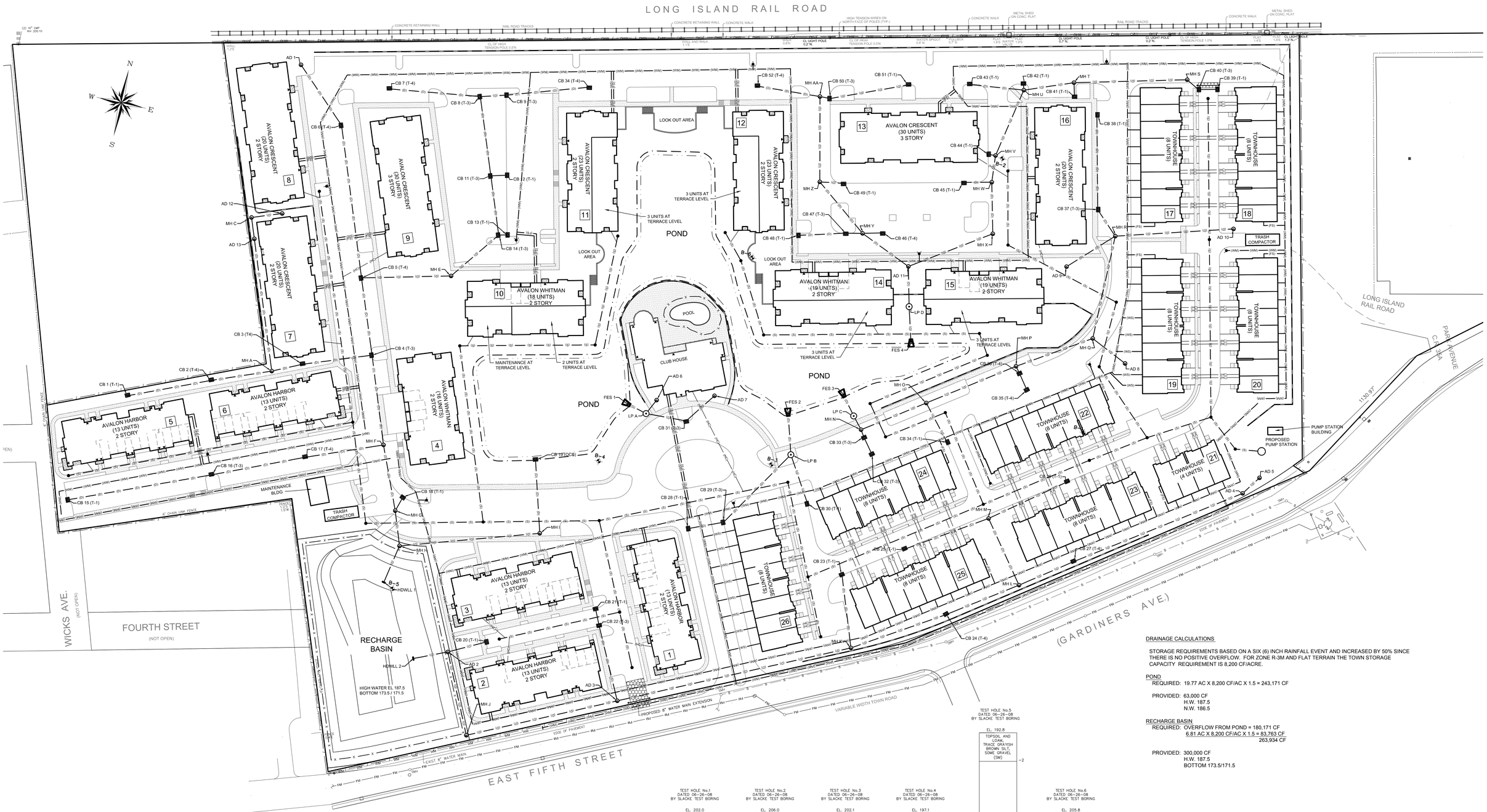
P.E. SEAL AND SIGNATURE

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

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:	FEBRUARY 24, 2011
SCALE:	1" = 50'
FILE NO.:	400-104-1
CADD:	90054PSP2011
DRAWING NO.:	C-102
SHEET NO.:	2 OF 5

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OF LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.



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: 63,000 CF
H.W. 187.5
N.W. 186.5

RECHARGE BASIN

REQUIRED: OVERFLOW FROM POND = 180,171 CF
6.81 AC X 8,200 CF/AC X 1.5 = 83,763 CF
263,934 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

LEGEND

EXISTING

- S — SANITARY SEWER MAIN
- FM — SANITARY FORCE MAIN
- W — WATER MAIN

PROPOSED

- (S) — SANITARY SEWER MAIN
- (HC) — SANITARY HOUSE CONNECTION
- (D) — DRAINAGE
- (WM) — WATER MAIN
- (WS) — WATER SERVICE
- (FS) — FIRE SERVICE
- AD — AREA DRAIN
- CB — CATCH BASIN
- FES — FLARED END SECTION
- HDWLL — HEADWALL
- LP — LEACHING POOL
- MH — MANHOLE

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OF LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

NO.	DATE:	REVISIONS:	BY:

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

P.E. SEAL AND SIGNATURE

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:	FABRUARY 24, 2011
SCALE:	1" = 50'
FILE NO.:	400-104-1
CADD:	90054PSP2011
DRAWING NO.:	C-103
SHEET NO.:	3 OF 5

STRUCTURE TABLE

STRUCTURE ID	TOP.	BOTTOM	INVERT
AD 1	195.30	188.80	INV. SE = 190.80
AD 2	193.00	170.70	INV. NE = 188.00 INV. SE = 179.50 INV. SW = 172.70
AD 3	193.50	180.70	INV. NW = 188.00 INV. NE = 182.70 INV. SW = 182.70
AD 4	193.00	187.05	INV. SW = 189.05 INV. NE = 189.05
AD 5	193.00	187.20	INV. SW = 189.20
AD 6	190.00	182.90	INV. SW = 184.90
AD 7	190.00	184.00	INV. SW = 186.00
AD 8	193.00	187.00	INV. NW = 189.00
AD 9	197.00	191.00	INV. NE = 193.00
AD 10	205.20	194.00	INV. W = 196.00
AD 11	196.50	180.00	INV. NE = 187.00 INV. NW = 187.00 INV. S = 182.00
AD 12	191.80	185.50	INV. W = 187.50
AD 13	191.50	184.00	INV. N = 186.00 INV. S = 186.00
CB 1 (T-1)	189.50	183.00	INV. NE = 185.00
CB 2 (T-4)	190.00	182.00	INV. SW = 184.00 INV. E = 184.00
CB 3 (T4)	190.50	180.80	INV. SW = 182.80 INV. E = 182.80
CB 4 (T-3)	187.29	179.80	INV. W = 182.30 INV. N = 185.00 INV. S = 181.80
CB 5 (T-4)	191.20	184.20	INV. E = 186.20 INV. N = 186.70 INV. S = 186.20
CB 6 (T-4)	195.00	188.00	INV. NW = 190.00 INV. S = 190.00
CB 7 (T-4)	194.80	188.30	INV. E = 190.30

STRUCTURE TABLE

STRUCTURE ID	TOP.	BOTTOM	INVERT
CB 8 (T-3)	195.00	187.70	INV. W = 189.70 INV. S = 189.70 INV. E = 189.70
CB 9 (T-3)	195.50	188.45	INV. W = 190.45 INV. E = 190.45
CB 11 (T-3)	194.50	186.80	INV. N = 188.80 INV. S = 188.80 INV. E = 188.80
CB 12 (T-1)	195.00	187.20	INV. W = 189.20
CB 13 (T-1)	195.50	186.30	INV. W = 188.30
CB 14 (T-3)	195.50	185.50	INV. N = 188.00 INV. SW = 187.50 INV. E = 188.00
CB 15 (T-1)	189.50	183.00	INV. E = 185.00
CB 16 (T-3)	189.50	181.50	INV. W = 183.50 INV. NE = 183.50
CB 17 (T-4)	189.70	180.60	INV. SW = 182.60 INV. E = 182.60
CB 18 (T-1)	190.00	183.50	INV. S = 185.50
CB 19 (OCB)	188.00	181.00	INV. S = 183.00
CB 20 (T-1)	193.30	186.80	INV. SW = 188.80
CB 21 (T-1)	193.50	187.00	INV. SE = 189.00
CB 22 (T-3)	193.50	186.70	INV. NW = 188.70 INV. SE = 188.70
CB 23 (T-1)	194.00	187.50	INV. S = 189.50
CB 24 (T-4)	192.30	184.50	INV. NE = 186.50 INV. SW = 186.50
CB 25 (T-1)	193.20	186.70	INV. NE = 188.70
CB 26 (T-1)	194.00	187.50	INV. SW = 189.50
CB 27 (T-4)	192.70	185.80	INV. NE = 187.80 INV. SW = 187.80
CB 28 (T-1)	193.00	186.50	INV. NE = 188.50

STRUCTURE TABLE

STRUCTURE ID	TOP.	BOTTOM	INVERT
MH G	190.00	177.90	INV. NW = 179.90 INV. S = 179.90 INV. N = 185.00
MH H	192.50	170.50	INV. N = 179.20 INV. E = 178.80 INV. S = 172.50
MH I	192.50	179.50	INV. N = 181.50 INV. W = 181.50
MH J	193.50	178.70	INV. NE = 180.70 INV. NW = 180.70
MH K	194.00	182.50	INV. NE = 185.00 INV. N = 188.53 INV. SW = 184.50
MH L	193.70	185.40	INV. NW = 187.40 INV. NE = 187.40 INV. SW = 187.40
MH M	194.50	186.10	INV. NE = 188.10 INV. SE = 188.10 INV. SW = 188.10
MH N	192.80	183.00	INV. NE = 185.00 INV. SE = 187.80 INV. NW = 185.00
MH O	194.20	184.00	INV. NE = 186.00 INV. SE = 188.30 INV. SW = 186.00
MH P	193.60	185.40	INV. NE = 187.40 INV. SE = 188.80 INV. SW = 187.40
MH Q	195.50	186.00	INV. N = 188.50 INV. SE = 188.50 INV. SW = 188.00
MH R	197.60	189.00	INV. NW = 191.00 INV. E = 191.00 INV. S = 191.00 INV. SW = 192.00
MH S	200.54	193.00	INV. SE = 197.62 INV. W = 195.00
MH T	197.05	190.00	INV. E = 192.00 INV. W = 192.00 INV. S = 192.00
MH U	197.70	189.47	INV. E = 191.47 INV. S = 191.47 INV. W = 191.80 INV. N = 192.80
MH V	196.50	188.50	INV. N = 190.50 INV. S = 190.50 INV. W = 191.70
MH W	196.30	187.50	INV. W = 191.00 INV. N = 190.00 INV. S = 189.50
MH X	197.50	187.00	INV. N = 189.00 INV. SW = 189.00
MH Y	195.55	186.50	INV. NW = 189.00 INV. SE = 188.50 INV. W = 191.10 INV. E = 191.00
MH Z	196.00	188.00	INV. N = 190.00 INV. SE = 190.00 INV. E = 190.00

STRUCTURE TABLE

STRUCTURE ID	TOP.	BOTTOM	INVERT
CB 48 (T-1)	196.20	189.70	INV. E = 191.70
CB 49 (T-1)	196.00	188.50	INV. W = 190.50
CB 50 (T-3)	196.00	189.40	INV. E = 191.40 INV. W = 191.40
CB 51 (T-1)	196.50	190.00	INV. W = 192.00
CB 52 (T-4)	195.50	189.50	INV. E = 191.50
FES 1	189.29	-	INV. E = 186.50
FES 2	189.29	-	INV. S = 186.50
FES 3	189.29	-	INV. SE = 186.50
FES 4	189.29	-	INV. N = 186.50
HDWLL 1	175.92	-	INV. N = 172.00
HDWLL 2	174.79	-	INV. NE = 172.00
LP A	191.50	182.00	INV. E = 184.50 INV. NE = 184.50 INV. W = 184.00
LP B	194.80	183.20	INV. N = 185.20 INV. SW = 186.50 INV. SE = 186.50
LP C	193.50	180.50	INV. SE = 185.40 INV. NW = 185.50
LP D	188.00	175.00	INV. N = 181.00 INV. S = 181.00
MH A	191.00	181.20	INV. N = 183.20 INV. W = 183.20 INV. NE = 183.20
MH AA	195.80	189.00	INV. W = 191.00 INV. S = 191.00 INV. E = 191.00
MH C	193.80	185.00	INV. E = 187.00 INV. S = 187.00
MH E	197.50	185.00	INV. NE = 187.00 INV. W = 187.00
MH F	190.30	179.00	INV. N = 181.00 INV. SE = 181.00 INV. W = 181.50

STRUCTURE TABLE

STRUCTURE ID	TOP.	BOTTOM	INVERT
CB 29 (T-3)	193.00	186.00	INV. SW = 188.00 INV. NE = 188.00
CB 30 (T-1)	193.10	186.60	INV. NW = 188.60
CB 31 (T-3)	190.50	183.50	INV. NE = 185.50 INV. W = 185.50
CB 32 (T-3)	192.50	186.50	INV. NW = 188.50
CB 33 (T-3)	192.50	186.00	INV. SE = 188.00 INV. NW = 188.00
CB 34 (T-1)	193.50	187.00	INV. NW = 189.00
CB 34 (T-4)	195.50	189.00	INV. W = 191.00
CB 35 (T-4)	193.30	187.30	INV. NW = 189.30
CB 36 (T-4)	193.30	187.00	INV. SE = 189.00 INV. NW = 189.00
CB 37 (T-3)	197.00	189.50	INV. N = 191.50 INV. SE = 191.50
CB 38 (T-1)	196.70	190.20	INV. S = 192.20
CB 39 (T-1)	202.50	196.00	INV. W = 198.00
CB 40 (T-3)	202.50	195.75	INV. E = 197.75 INV. NW = 197.75
CB 41 (T-1)	197.00	190.50	INV. N = 192.50
CB 42 (T-1)	197.50	191.00	INV. S = 193.00
CB 43 (T-1)	196.80	190.30	INV. E = 192.30
CB 44 (T-1)	197.50	190.00	INV. E = 192.00
CB 45 (T-1)	196.00	189.50	INV. E = 191.50
CB 46 (T-4)	195.30	189.30	INV. W = 191.30
CB 47 (T-3)	196.00	189.40	INV. W = 191.40 INV. E = 191.40

Pipe Table

NAME	SIZE	LENGTH	SLOPE	MATERIAL
CB 39 (T-1) - CB 40 (T-3)	18"	26'	1.0%	RCP
CB 40 (T-3) - MH S	18"	20'	0.7%	RCP
MH S - MH T	18"	150'	2.0%	RCP
MH T - MH U	18"	67'	0.8%	RCP
MH U - MH V	18"	94'	1.0%	RCP
MH V - MH W	18"	36'	1.4%	RCP
MH X - AD 11	24"	120'	1.7%	RCP
CB 43 (T-1) - MH U	18"	72'	0.7%	RCP
CB 42 (T-1) - MH U	18"	8'	2.5%	RCP
CB 52 (T-4) - MH AA	18"	84'	0.6%	RCP
MH AA - MH Z	18"	113'	0.9%	RCP
MH Z - MH Y	18"	89'	1.1%	RCP
CB 48 (T-1) - CB 47 (T-3)	18"	63'	0.5%	RCP
CB 47 (T-3) - MH Y	18"	22'	1.4%	RCP
CB 46 (T-4) - MH Y	18"	27'	1.1%	RCP
CB 41 (T-1) - MH T	18"	19'	2.6%	RCP
CB 38 (T-1) - CB 37 (T-3)	18"	125'	0.6%	RCP
CB 37 (T-3) - MH R	18"	42'	1.2%	RCP
AD 10 - MH R	18"	157'	3.2%	RCP
MH R - MH Q	18"	139'	1.8%	RCP

Pipe Table

NAME	SIZE	LENGTH	SLOPE	MATERIAL
AD 8 - MH Q	18"	54'	0.9%	RCP
MH Q - MH P	24"	108'	0.6%	RCP
CB 35 (T-4) - CB 36 (T-4)	18"	25'	1.2%	RCP
CB 36 (T-4) - MH P	18"	10'	2.1%	RCP
MH P - MH O	24"	128'	1.1%	RCP
CB 34 (T-1) - MH O	18"	59'	1.2%	RCP
MH O - MH N	24"	93'	1.1%	RCP
CB 32 (T-3) - CB 33 (T-3)	18"	26'	1.9%	RCP
CB 33 (T-3) - MH N	18"	10'	1.9%	RCP
CB 44 (T-1) - MH V	18"	10'	3.0%	RCP
CB 45 (T-1) - MH W	18"	37'	1.4%	RCP
MH W - MH X	24"	68'	0.7%	RCP
CB 51 (T-1) - CB 50 (T-3)	18"	105'	0.6%	RCP
CB 50 (T-3) - MH AA	18"	14'	2.9%	RCP
CB 49 (T-1) - MH Z	18"	31'	1.6%	RCP
MH Y - AD 11	24"	75'	2.0%	RCP
AD 11 - LP D	24"	53'	1.9%	RCP
FES 4 - LP D	24"	49'	11.3%	RCP
AD 9 - MH R	18"	76'	1.3%	RCP
MH N - LP C	24"	21'	1.9%	RCP

Pipe Table

NAME	SIZE	LENGTH	SLOPE	MATERIAL
FES 3 - LP C	24"	33'	-3.0%	RCP
CB 20 (T-1) - AD 2	18"	52'	1.5%	RCP
CB 21 (T-1) - CB 22 (T-3)	18"	24'	1.2%	RCP
CB 22 (T-3) - AD 3	18"	102'	0.7%	RCP
CB 26 (T-1) - MH M	18"	115'	1.2%	RCP
MH M - MH L	18"	97'	0.7%	RCP
CB 25 (T-1) - MH M	18"	118'	0.5%	RCP
AD 4 - CB 27 (T-4)	18"	241'	0.5%	RCP
CB 27 (T-4) - MH L	18"	79'	0.5%	RCP
MH L - CB 24 (T-4)	18"	104'	0.9%	RCP
CB 24 (T-4) - MH K	18"	134'	1.1%	RCP
CB 23 (T-1) - MH K	18"	97'	1.0%	RCP
MH K - AD 3	24"	317'	0.6%	RCP
AD 3 - MH J	24"	205'	1.0%	RCP
MH J - AD 2	24"	113'	1.1%	RCP
AD 2 - HDWLL 2	24"	47'	1.5%	RCP
AD 5 - AD 4	18"	30'	0.5%	RCP
AD 7 - CB 31 (T-3)	18"	50'	1.0%	RCP
CB 31 (T-3) - LP A	18"	54'	1.9%	RCP
AD 6 - LP A	18"	23'	1.8%	RCP

Pipe Table

NAME	SIZE	LENGTH	SLOPE	MATERIAL
FES 1 - LP A	24"	29'	8.5%	RCP
FES 2 - LP B	24"	57'	2.3%	RCP
CB 28 (T-1) - CB 29 (T-3)	18"	48'	1.0%	RCP
CB 29 (T-3) - LP B	18"	126'	1.2%	RCP
CB 30 (T-1) - LP B	18"	69'	3.1%	RCP
CB 7 (T-4) - CB 8 (T-3)	18"	121'	0.5%	RCP
CB 8 (T-3) - CB 11 (T-3)	18"	106'	0.8%	RCP
CB 11 (T-3) - CB 14 (T-3)	18"	79'	1.0%	RCP
CB 14 (T-3) - MH E	24"	83'	0.6%	RCP
MH E - CB 5 (T-4)	24"	119'	0.7%	RCP
AD 1 - CB 6 (T-4)	18"	96'	0.8%	RCP
CB 6 (T-4) - CB 5 (T-4)	18"	204'	1.6%	RCP
AD 12 - MH C	18"	41'	1.2%	RCP
MH C - AD 13	18"	29'	3.5%	RCP
CB 1 (T-1) - CB 2 (T-4)	18"	113'	0.9%	RCP
CB 2 (T-4) - MH A	18"	81'	1.0%	RCP
MH A - CB 3 (T4)	18"	42'	1.0%	RCP
CB 3 (T4) - CB 4 (T-3)	18"	93'	0.5%	RCP
CB 5 (T-4) - CB 4 (T-3)	24"	103'	1.2%	RCP
CB 4 (T-3) - MH F	24"	120'	0.7%	RCP

Pipe Table

NAME	SIZE	LENGTH	SLOPE	MATERIAL
MH F - MH G	24"	88'	1.2%	RCP
MH G - MH H	24"	47'	1.5%	RCP
CB 19 (OCB) - MH I	24"	97'	1.5%	RCP
MH I - MH H	24"	186'	1.4%	RCP
CB 15 (T-1) - CB 16 (T-3)	18"	194'	0.8%	RCP
CB 16 (T-3) - CB 17 (T-4)	18"	126'	0.7%	RCP
CB 17 (T-4) - MH F	18"	105'	1.0%	RCP
MH H - HDWLL 1	36"	52'	1.0%	RCP
AD 13 - MH A	18"	177'	1.6%	RCP
CB 9 (T-3) - CB 8 (T-3)	18"	34'	2.2%	RCP
CB 12 (T-1) - CB 11 (T-3)	18"	21'	1.9%	RCP
CB 13 (T-1) - CB 14 (T-3)	18"	11'	2.7%	RCP
CB 18 (T-1) - MH G	18"	21'	2.4%	RCP
CB 9 (T-3) - CB 34 (T-4)	18"	111'	0.5%	RCP

LEGEND

AD	AREA DRAIN
CB	CATCH BASIN
FES	FLARED END SECTION
HDWLL	HEADWALL
LP	LEACHING POOL
MH	MANHOLE

NO.	DATE:	REVISIONS:	BY:

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

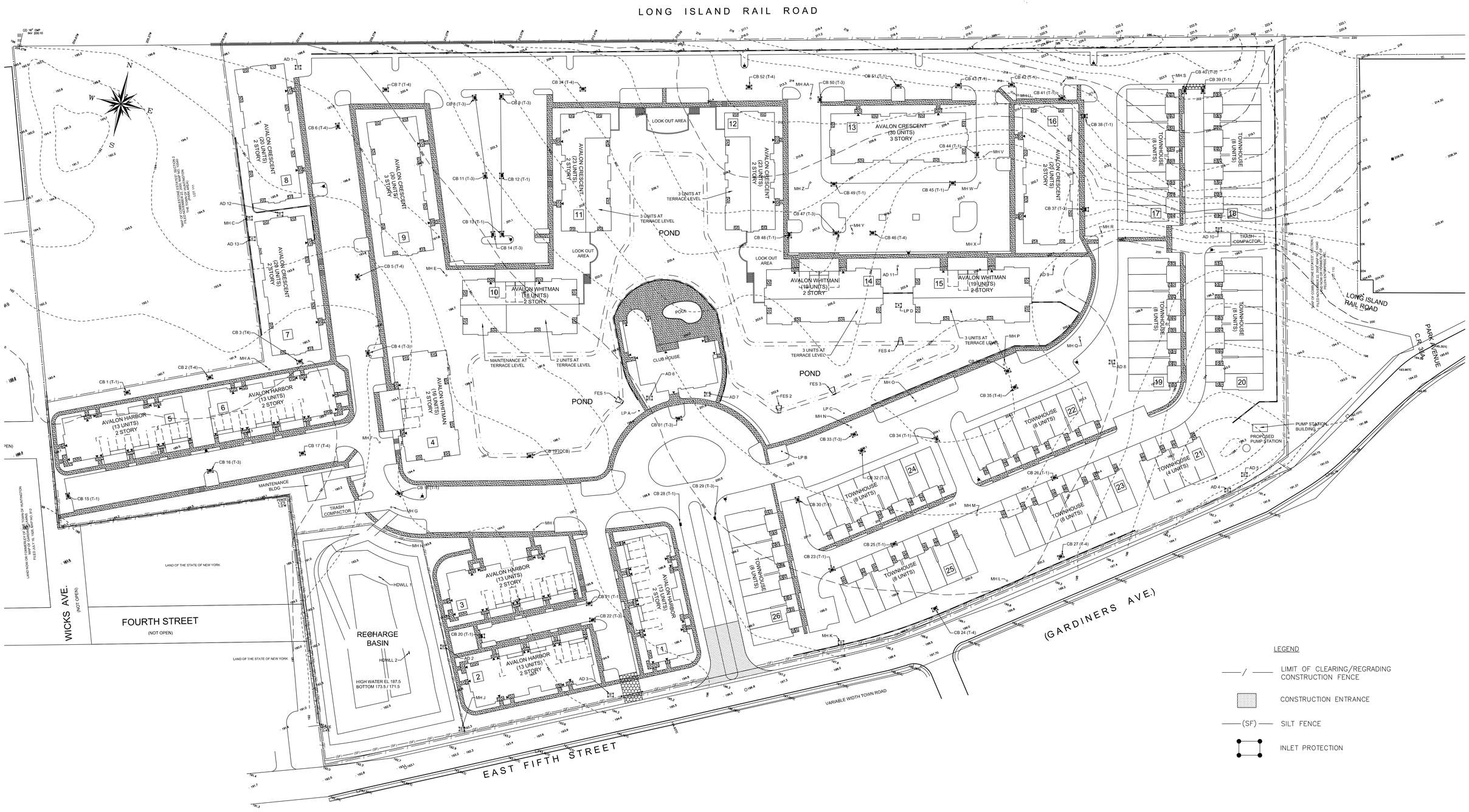
NELSON & POPE

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

P.E. SEAL AND SIGNATURE

PROJECT NO.:	90054
DRAWN BY:	GEO
CHECKED BY:	TD
DATE:	FEBRUARY 24, 2011
SCALE:	1" = 50'
FILE NO.:	400-104-1
CADD:	90054PSP2011
DRAWING NO.:	C-104
SHEET NO.:	4 OF 5

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OF LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.



LEGEND

——/——	LIMIT OF CLEARING/REGRADING CONSTRUCTION FENCE
	CONSTRUCTION ENTRANCE
——(SF)——	SILT FENCE
	INLET PROTECTION

NO.	DATE:	REVISIONS:	BY:

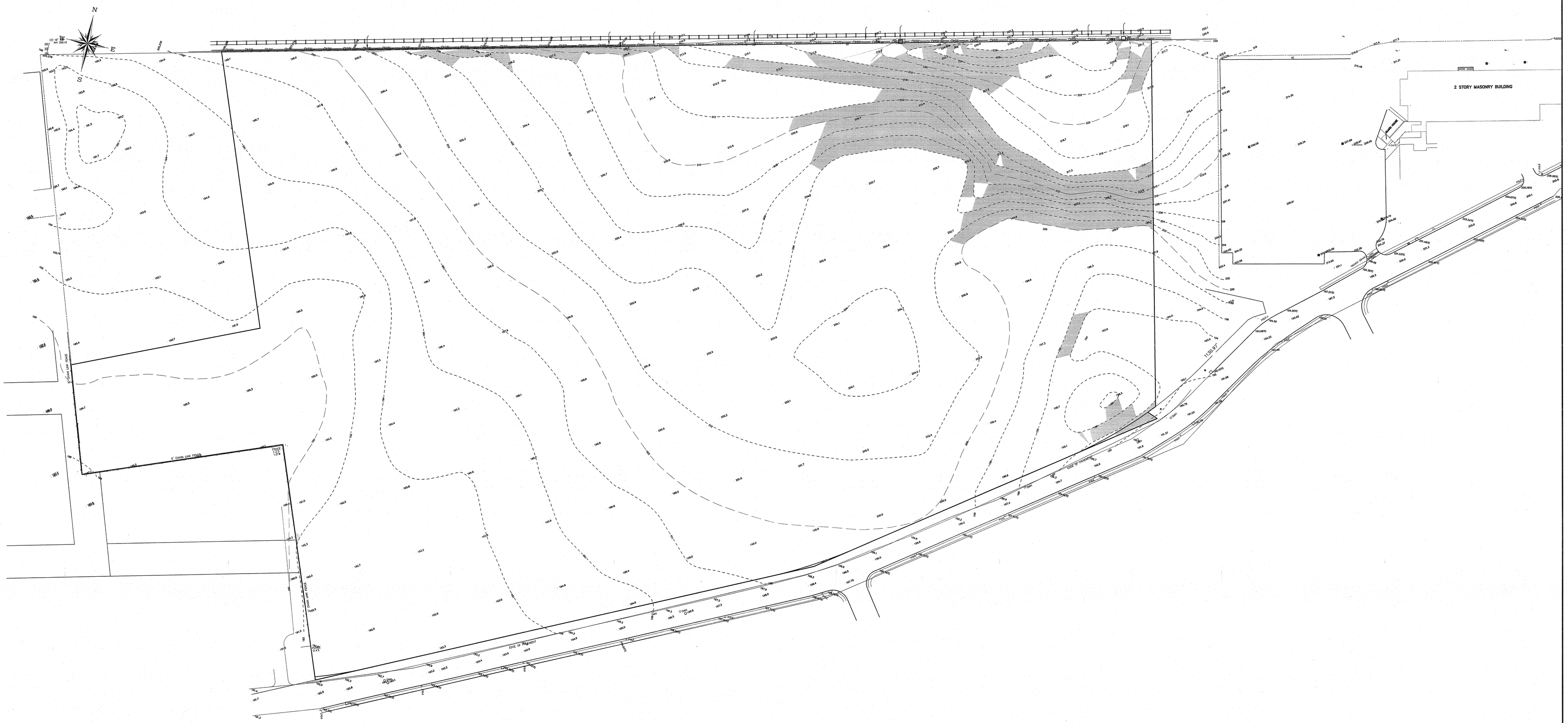
SEDIMENT & EROSION CONTROL PLAN
FOR
AVALON AT HUNTINGTON STATION
SITUATED AT
HUNTINGTON STATION
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M.: DISTRICT: 0400, SECT. 104.04, BLK. 01 LOTS 1 - 109, 112 -114, 116 - 118

P.E. SEAL AND SIGNATURE

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:	FEBRUARY 24, 2011
SCALE:	1" = 50'
FILE NO.:	400-104-1
CADD:	90054PSP2011
DRAWING NO.:	C-105
SHEET NO.:	5 OF 5

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OF LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.



LEGEND

HILLSIDE AREA

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 = 3,000 SF/UNIT
- FLAT AREA YIELD = 1,073,628 SF / 3,000 SF/UNIT = 358 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 = 358 UNITS + 21 UNITS = 379 UNITS
- TOTAL NUMBER OF DWELLING UNITS PROVIDED = 379 UNITS

No.	DATE	REVISION	BY:
2.	02/10/11	REVISED STEEP SLOPE CALCULATION FOR R-3M RESIDENCE DISTRICT	CCV
1.	01/08/10	REVISED STEEP SLOPE CALCULATION	JRW

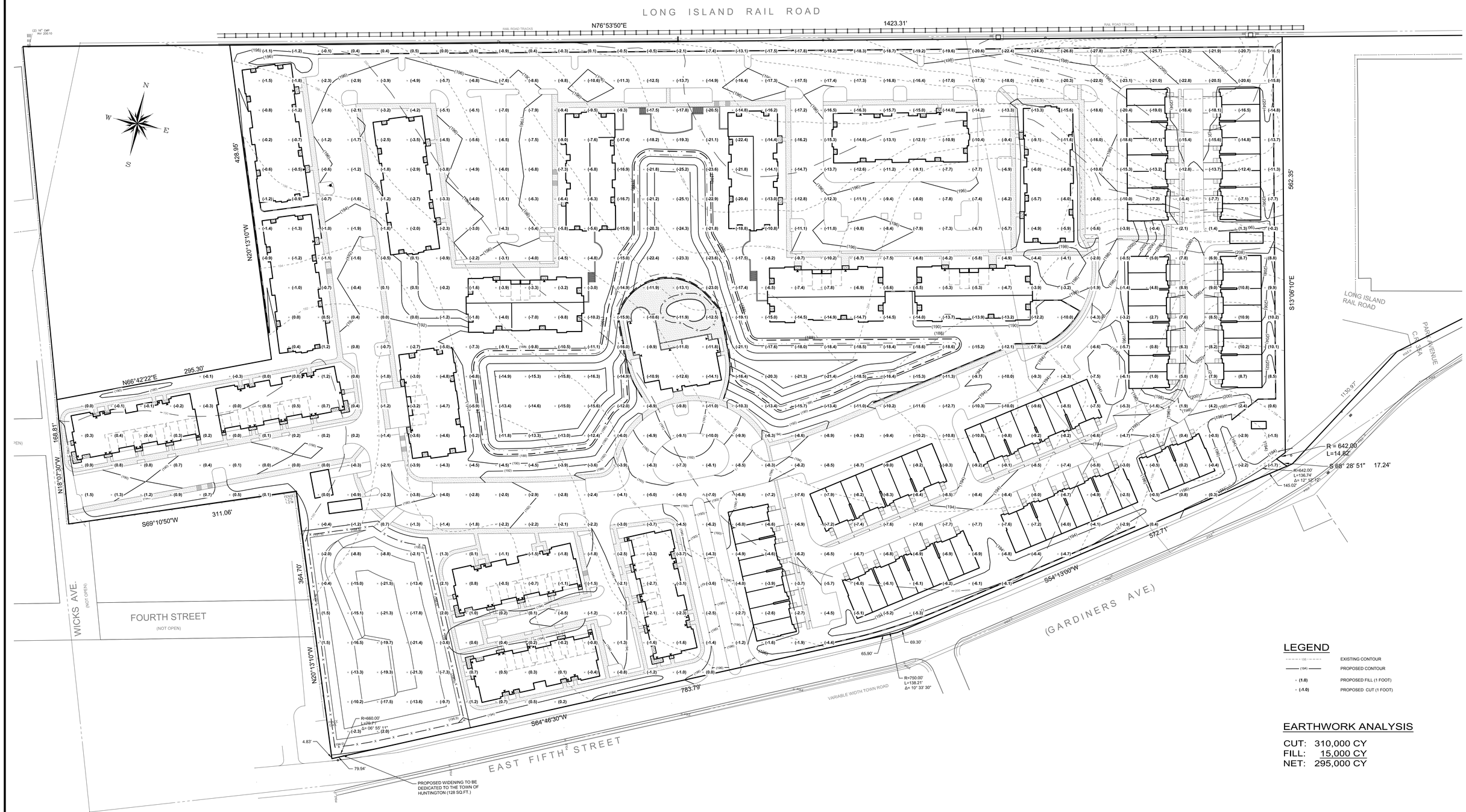
02/10/11

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 114

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: 90054EA4
SCALE: 1"=60'
SHEET: 1 OF 1

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.



LEGEND

- - - - (196) - - - -	EXISTING CONTOUR
——— (194) ———	PROPOSED CONTOUR
× (1.0)	PROPOSED FILL (1 FOOT)
× (-1.0)	PROPOSED CUT (1 FOOT)

EARTHWORK ANALYSIS

CUT: 310,000 CY
FILL: 15,000 CY
NET: 295,000 CY

NO.	DATE:	REVISIONS:	BY:
1.	02/25/11	REVISED EARTHWORK CALCULATION	CCV

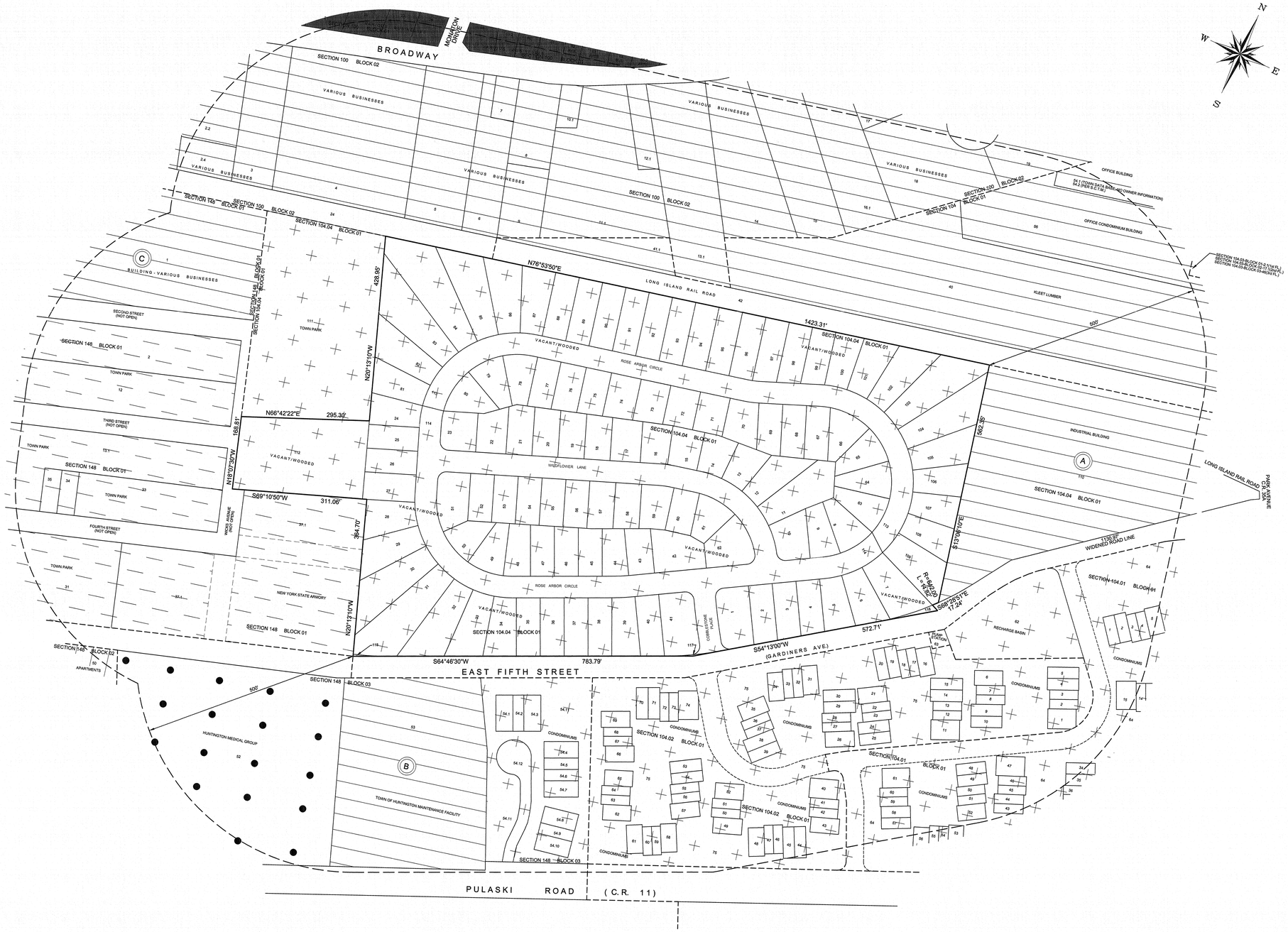
EARTHWORK ANALYSIS
FOR
AVALON AT HUNTINGTON
SITUATED AT
HUNTINGTON
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M.: DISTRICT: 0400, SECT. 104.04, BLK. 01 LOTS 1 - 109, 112 -114, 116 - 118

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

P.E. SEAL AND SIGNATURE

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

G:\90054.DWG\AVALON AT HUNTINGTON 2011 SITE PLANS RESIDENTIAL PRELIMINARY 90054EAS EARTHWORK, 2/25/2011 2:10:48 PM, bo NP DWG To PDF, 3.1



ZONING LEGEND:

- R-5 RESIDENCE
- R-7 RESIDENCE
- R-10 RESIDENCE
- C-1 OFFICE RESIDENCE
- C-6 GENERAL BUSINESS
- (A) I-1 LIGHT INDUSTRY
- (B) I-2 LIGHT INDUSTRY
- (C) I-3 LIGHT INDUSTRY
- I-5 GENERAL INDUSTRY

SITE DATA:
AREA: 26.58 acres
S.C.T.M.: DISTRICT 0400-SECTION 104.04-BLOCK 01-LOTS1-109, 112-114, 116-118
ZONE: R-7 RESIDENCE
REZONE TO HUNTINGTON STATION RESIDENTIAL OVERLAY DISTRICT
SCHOOL DISTRICT: HUNTINGTON

APPLICANT:
AvalonBay Communities, Inc..
135 Pinelawn Road
Suite 130 South
Melville, NY, 11747

No.	DATE	REVISION	BY:
1	02-14-11	UPDATE	EG

500' LAND USE AND ZONING MAP

SITUATED AT
HUNTINGTON STATION
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
SCTM: DIST 400; SEC 104.04; BLOCK 1; LOTS 1-109, 112-114, 116-118

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

DWN. BY:	EG
DATE:	06-27-08
CHK'D BY:	
DATE:	
JOB No.:	90054
FILE No.:	400-104-1
CADD:	90054RM
SCALE:	1"=100'
SHEET:	1 OF 1

PLANT LIST

SYMBOL	QTY	BOTANICAL & COMMON PLANT NAME	SIZE	SPACING	MATURE SIZE
TREES					
AAB	XX	Amelanchier 'Autumn Brilliance' (Autumn Brilliance Shadblow)	6-7' Multi.	As Shown	25' H. x 15' W.
AR	XX	Acer rubrum 'October Glory' (Red Maple)	2.5-3" Cal.	As Shown	50' H. X 35' W
BN	XX	Betula nigra 'Heritage' (Heritage Riverbirch)	6-7' Multi.	As Shown	25' H. x 10' W.
CC	XX	Cercis canadensis 'Forest Pansy' (Forest Pansy Redbud)	6-7' (Clump)	As Shown	30' H. X 25" W
CL	XX	Cupressocyparis leylandii (Leyland Cypress)	6-7' B&B	As Shown	30' H. X 25' W
GT	XX	Gleditsia triancanthos 'Shademaster' (Shademaster Honeylocust)	2.5-3" Cal.	As Shown	50' H. X 35' W
IA	XX	Ilex aquiperyi 'Dragon Lady' (Dragon Lady Holly)	6-7' B&B	As Shown	12' H. X 5' W.
LI	XX	Lagerstroemia indica 'Tuscarora' (Hardy Crape Myrtle)	6-7' (Clump)	As Shown	20' H. X 10' W.
MS	XX	Magnolia stellata (Star Magnolia)	6-7' B&B	As Shown	20' H. X 10' W.
PAC	XX	Platinus acerifolia (London Plane Tree)	2.5-3" Cal.	As Shown	50' H. X 35' W
PS	XX	Pinus strobus (Eastern White Pine)	6-7' B&B	As Shown	30' H. X 25' W
QR	XX	Quercus rubra (Northern Red Oak)	2.5-3" Cal.	As Shown	50' H. X 35' W
TO	XX	Thuja occidentalis 'Smaragd' (Emerald Green Arborvitae)	6-7' B&B	As Shown	18' H. X 5' W.
ZS	XX	Zelkova serrata 'Green Vase' (Japanese Zelkova)	2.5-3" Cal.	As Shown	50' H. X 35' W

SHRUBS					
AS	XX	Azalea x 'Silver Sword' (Silver Sword Azalea)	3 gal. cont.	As Shown	3' H. X 4' W.
AUM	XX	Arctostaphylos uva ursi 'Massachusetts' (Bearberry)	3 gal. cont.	As Shown	1.5' H. X 3' W.
BD	XX	Buddleia davidii 'Nanho Blue' (Butterfly Bush)	5 gal. cont.	As Shown	4' H. X 5' W.
BGM	XX	Buxus 'Green Mountain' (Green Mountain Boxwood)	5 gal. cont.	As Shown	3' H. X 4' W.
CA	XX	Clethra alnifolia 'Sixteen Candles' (Summersweet)	3 gal. cont.	As Shown	8' H. X 5' W.
CAI	XX	Cornus alba 'Ivory Halo' (Ivory Halo Dogwood)	5 gal. cont.	As Shown	4' H. X 4' W.
CP	XX	Chamaecyparis pisifera filifera 'Gold Mop'	3 gal. cont.	As Shown	3' H. X 4' W.
CS	XX	Cornus sanguinea 'Winter Flame' (Bloodtwig Dogwood)	5 gal. cont.	As Shown	4' H. X 5' W.
HF	XX	Hypericum patulum 'Sungold' (Sungold St. Johnswort)	3 gal. cont.	As Shown	1.5' H. X 3' W.
HH	XX	Hypericum x Hidcote (Hidcote St. Johnswort)	3 gal. cont.	As Shown	4' H. X 4' W.
HM	XX	Hydrangea 'Endless Summer' (Endless Summer Hydrangea)	3 gal. cont.	As Shown	3' H. X 3' W.
IC	XX	Ilex crenata 'Soft Touch' (Soft Touch Holly)	3 gal. cont.	As Shown	3' H. X 3' W.
ICS	XX	Ilex crenata 'Steeds' (Steeds Upright Japanese Holly)	3 gal. cont.	As Shown	3' H. X 6' W.
IG	XX	Ilex glabra 'Shamrock' (Inkberry Holly)	3 gal. cont.	As Shown	4' H. X 4' W.
JC	XX	Juniperus chinensis 'Sargentii' (Sargents Juniper)	3 gal. cont.	As Shown	2.5' H. X 4' W.
KL	XX	Kalmia latifolia 'Elf' (Elf Mountain Laurel)	3 gal. cont.	As Shown	4' H. X 4' W.
PJ	XX	Pieris japonica x 'Forest Flame' (Andromeda)	3 gal. cont.	As Shown	4' H. X 4' W.
RKO	XX	Rosa x 'Knock Out' (Red Knockout Rose)	3 gal. cont.	As Shown	3' H. X 3' W.
ROM	XX	Rhododendron x 'Olga Mezzitt' (Olga Mezzitt Rhododendron)	5 gal. cont.	As Shown	4' H. X 4' W.
RRE	XX	Rhododendron 'Roseum Elegans' (Roseum Elegans Rhododendron)	5 gal. cont.	As Shown	5' H. X 5' W.
SB	XX	Spirea x bumalda 'Anthony Waterer' (Anthony Waterer Spireea)	3 gal. cont.	As Shown	4' H. X 4' W.
SJ	XX	Skimmia japonica (Japanese Skimmia)	3 gal. cont.	As Shown	3' H. X 4' W.
VB	XX	Viburnum x burkwoodii 'Mohawk' (Mohawk Viburnum)	5 gal. cont.	As Shown	5' H. X 4' W.
VT	XX	Viburnum plicatum tomentosum 'Summer Snowflake' (Doublefile Vib.)	5 gal. cont.	As Shown	6' H. X 6' W.

PERENNIALS / GRASSES / GROUNDCOVERS				
AC	XX	Astilbe arendsii 'Cattleya' (False Spirea)	1 gal. cont.	As Shown
CV	XX	Coreopsis vertiallata 'Golden Showers' (Tickseed)	1 gal. cont.	As Shown
EP	XX	Echinacea purpurea 'Magnum' (Purple Coneflower)	1 gal. cont.	As Shown
FO	XX	Festuca ovina 'Elijah Blue' (Elijah Blue Fescue)	1 gal. cont.	As Shown
HA	XX	Huechera americana 'Plum Pudding' (Coral Bells)	1 gal. cont.	As Shown
HB	XX	Hemerocallis 'Baja' (Baja Daylilly)	1 gal. cont.	As Shown
LM	XX	Liriope muscari 'Big Blue' (Lily Turf)	1 gal. cont.	As Shown
LMV	XX	Liriope muscari 'Variegata' (Variegated Liriope)	1 gal. cont.	As Shown
MML	XX	Miscanthus sinensis 'Morning Light' (Morning Light Maiden Grass)	3 gal. cont.	As Shown
PAM	XX	Pennisetum alopecuroides 'Moudry' (Moudry Fountain Grass)	3 gal. cont.	As Shown
PV	XX	Panicum virgatum 'Shenandoah' (Shenandoah Switch Grass)	3 gal. cont.	As Shown
RF	XX	Rudbeckia fulgida 'Goldstrum' (Black Eyed Susan)	1 gal. cont.	As Shown
SN	XX	Salvia nemerosa 'East Friesland' (Meadow Sage)	1 gal. cont.	As Shown
SS	XX	Sedum spectabile 'Autumn Joy' (Stonecrop Sedum)	1 gal. cont.	As Shown

AVALON at HUNTINGTON STATION

HUNTINGTON STATION, NY

rda LANDSCAPE ARCHITECTURE
173 Seventh St., St. James, NY 11780
Tel: (631) 979-5600 - Fax: (631) 979-8590
E-mail: info@retnauer-design.com
Web Site: www.retnauer-design.com
Date: February 22, 2011
Scale: 1" = 40'-0"

SCALE:	1" = 40'-0"
DESIGN BY:	SN
DRAWN BY:	SN
CHECKED BY:	RSR
RDA PROJ. NO.:	1106
DATE:	3-4-11

REVISIONS / DATE / COMMENTS		
1		
2		
3		
4		
5		
6		

LANDSCAPE PLAN

COLOR RENDERING

APPENDIX B

N&P NELSON & POPE
ENGINEERS & SURVEYORS
572 WALT WHITMAN ROAD, MELVILLE, N.Y. 11747
PHONE (3

PROPOSED PEDESTRIAN CONNECTION TO THE HUNTINGTON LONG ISLAND RAIL ROAD STATION FROM AVALON AT HUNTINGTON STATION

Photograph No. 1: **View overlooking Manor Field from along the Long Island Rail Road ("LIRR") tracks. The subject property (wooded) and the proposed pedestrian connection access are visible beyond the field.**

Photograph No. 2: **View along the proposed pedestrian connection route, facing south toward Manor Field from along East Second Street.**

PROPOSED PEDESTRIAN CONNECTION TO THE HUNTINGTON LONG ISLAND RAIL ROAD STATION FROM AVALON AT HUNTINGTON STATION

Photograph No. 3: **View facing east along the pedestrian connection, from the intersection of East Second Street with Lenox Road.**

Photograph No. 4: **View of the Huntington LIRR station and platform access, approximately 1,850 feet from the western extent of the proposed Avalon at Huntington Station, from along Lenox Road.**

PROPOSED PEDESTRIAN CONNECTION TO THE HUNTINGTON LONG ISLAND RAIL ROAD STATION FROM AVALON AT HUNTINGTON STATION

Photograph No. 5: **View of the Huntington LIRR station house.**