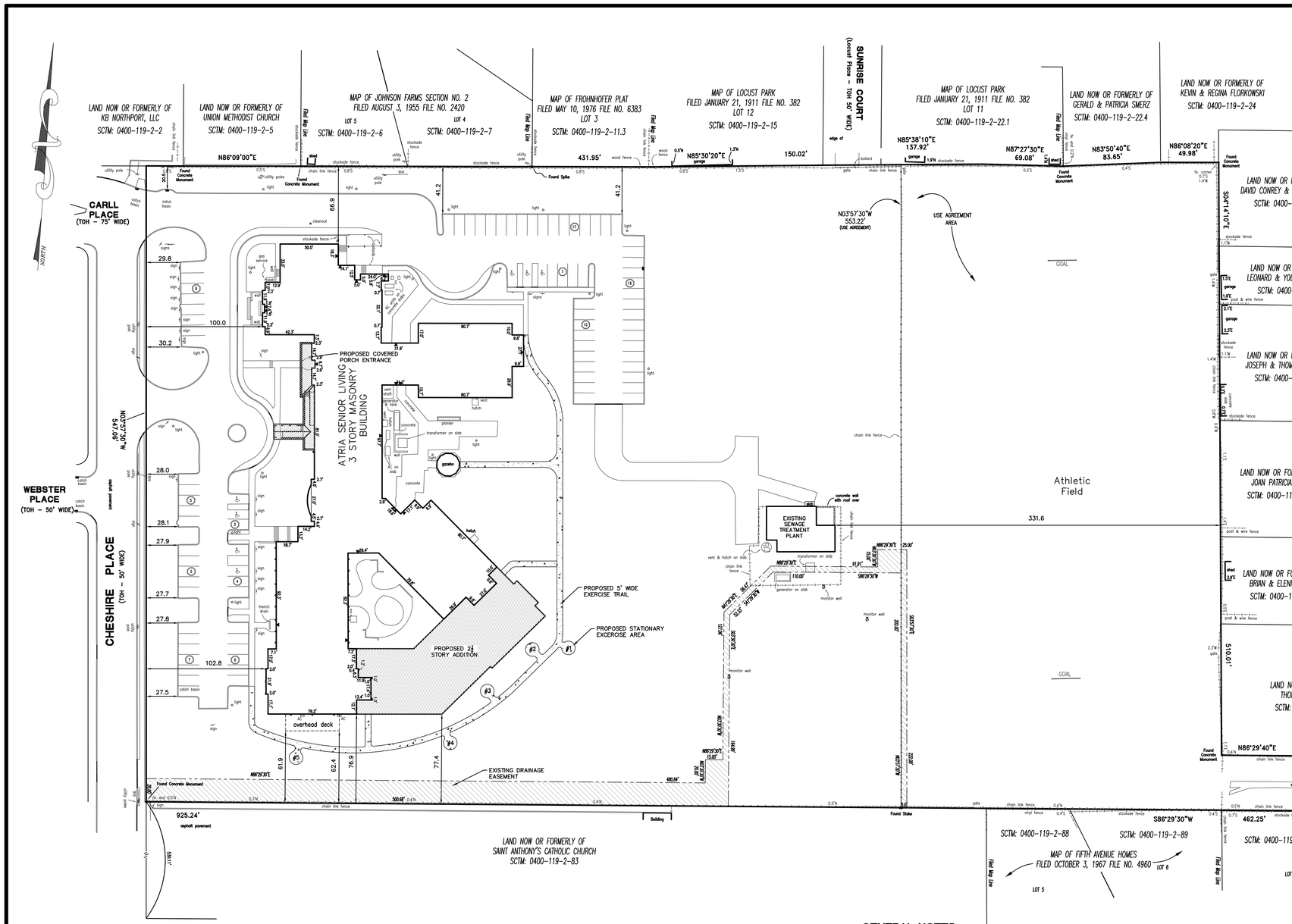

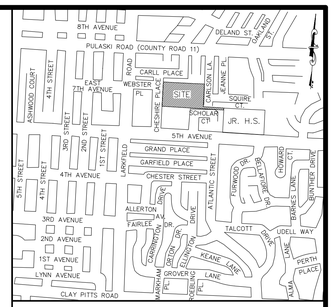

KEY MAP

SCALE 1" = 600'

CIVIL ENGINEERING DRAWING LIST

SHEET NO.	TITLE
SP-1	ALIGNMENT PLAN
SP-2	GRADING, DRAINAGE & UTILITY PLAN
SP-3	LANDSCAPE PLAN
SP-4	STORMWATER POLLUTION PREVENTION PLAN
SP-5	CONSTRUCTION DETAILS

LEGEND

104	EXIST CONTOURS
	EXIST FENCE
101.2	EXIST SPOT ELEVATION
TC 101.2	EXIST TOP OF CURB
BC 101.2	EXIST BOTTOM OF CURB
	EXIST CURB ONSITE
S	EXIST SANITARY LINE
D	EXIST DRAIN LINE
W	EXIST WATER SERVICE
RD	EXIST ROOF DRAIN
	EXIST ROOF DRAIN
E	EXIST UNDERGROUND ELECTRIC
T	EXIST TELEPHONE
G	EXIST GAS
	EXIST TREE
	EXIST DRAINAGE LEACHING POOL W/ OPEN GRATE
	EXIST DRAINAGE LEACHING POOL W/ SOLID COVER
TC, BC	TOP OF CURB, BOTTOM OF CURB
DLP	DRAINAGE LEACHING POOL
	EXIST HYDRANT
	DRAIN FLOW ARROW
	EXIST DOOR
	EXIST WINDOW PANELS
	TERRACE PATIO AREA
	PROP CONCRETE SIDEWALK

SITE DATA

TOTAL AREA	= 530,932 SF (12.19 Ac.)
EXISTING & PROPOSED USE	= ASSISTED LIVING CENTER
DEPTH TO GROUNDWATER	= APPROX. 65 FT
EXISTING ZONE	= R-RM RESIDENCE DISTRICT
S.C.T.M.	= DIST. 0400, SECT. 119 BLK. 02, LOT 64
SCHOOL DISTRICT	= NORTHPORT
WATER DISTRICT	= –
FIRE DISTRICT	= EAST NORTHPORT

FLOOR AREA BREAKDOWN

FLOOR	EXISTING	ADDITION	TOTAL
CELLAR	11,336 SF	0 SF	11,336 SF
1ST FLOOR	40,598 SF	9,750 SF	50,348 SF
2ND FLOOR	33,050 SF	9,750 SF	42,800 SF
3RD FLOOR	18,097 SF	7,700 SF	25,797 SF
TOTAL	103,081 SF	27,200 SF	130,281 SF

ZONING COMPLIANCE TABLE

ITEM	REQUIRED	PROVIDED
BUILDING HEIGHT	35' MAX. / 2 STORY MAX	2 1/2 STORIES
LOT COVERAGE	25 % MAX	9.48 %
FRONT YARD	100' MIN.	100.0'
FRONT YARD (PARKING)	50' MIN.	27.7'**
SIDE YARD	100' MIN.	61.9'**
SIDE YARD (PARKING)	50' MIN.	20.5'**
REAR YARD	50' MIN.	331.6'
LOT AREA	10 ACRES	12.19 ACRES

ZBA CASE

–

EXISTING LOT COVERAGE

BUILDING AREA	42,546.22 SF / 8.01%
IMPERVIOUS AREAS	
SIDEWALK AREA	10,996.51 SF / 2.07%
PARKING LOT AREA	55,344.57 SF / 10.42%
TURF & LANDSCAPING AREA	422,044.70 SF / 79.50%
NATURAL VEGETATION PERMANENTLY TO REMAIN	0 SF / 0%
TOTAL NET LAND AREA	530,932.00 SF / 100.0%

PROPOSED LOT COVERAGE

BUILDING AREA	53,521.22 SF / 10.08%
IMPERVIOUS AREAS	
SIDEWALK AREA	15,407.92 SF / 2.90%
PARKING LOT AREA	55,344.57 SF / 10.43%
TURF & LANDSCAPING AREA	406,658.29 SF / 76.59%
NATURAL VEGETATION PERMANENTLY TO REMAIN	0 SF / 0%
TOTAL NET LAND AREA	530,932.00 SF / 100.0%

PARKING CALCULATIONS

PARKING REQUIRED

ASSISTED LIVING CENTER	= 130 UNITS @ 1 STALL / 4 UNITS	= 33 STALLS
	= 38 EMPLOYEES @ 1 STALL/1 EMPLOYEE	= 38 STALLS
TOTAL STALLS REQUIRED		= 71 STALLS

PARKING PROVIDED

FULL SIZE STALLS (INCLUDING 7 HANDICAP)	= 88 STALLS
TOTAL STALLS PROVIDED (INCLUDING 7 HC STALLS)	= 88 STALLS

GENERAL NOTES

1. RMS 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, COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, AS DETERMINED BY MODIFIED PROCTOR TEST.
3. ALL FILL SHALL BE SELECT GRANULAR MATERIAL COMPACTED TO 95% OF THE MAXIMUM DENSITY AT THE OPTIMUM MOISTURE CONTENT, AS DETERMINED BY THE MODIFIED PROCTOR TEST.
4. EXISTING UNDERGROUND AND OVERHEAD UTILITIES AS SHOWN HEREIN HAVE BEEN DETERMINED BY STANDARD SURVEYING METHODS AND AVAILABLE RECORDS. NEITHER THE EXACT LOCATION NOR THE INFORMATION OF THESE EXISTING UTILITIES ARE GUARANTEED TO BE COMPLETE OR CORRECT. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO REMOVE ANY EXCAVATED MATERIALS.
6. 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.
7. SELECT GRANULAR MATERIAL SHALL BE AS DEFINED IN SECTION 203 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS.
8. COMPACTION SHALL CONFORM TO N.Y.S.D.O.T. SECTION 203.
9. ALL REINFORCED PRECAST CONCRETE STRUCTURES SHALL CONFORM TO THE TOWN OF HUNTINGTON STANDARD DETAILS AND SPECIFICATIONS.
10. 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
11. ALL IMPROVEMENTS SHALL BE IN CONFORMANCE WITH THE TOWN OF HUNTINGTON REGULATIONS AND SPECIFICATIONS
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMIT REQUIREMENTS.
13. THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING TO BECOME FAMILIAR WITH PRESENT CONDITIONS AND TO JUDGE FOR THEMSELVES THE EXTENT AND NATURE OF WORK TO BE DONE.
14. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF ENGINEERING SERVICES SHALL BE SCHEDULED BY THE APPLICANT/OWNER/BUILDER/DEVELOPER.

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 WORK COMMENCES. THE CONTRACTOR SHALL RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THIS SITE PLAN IS BASED ON A SURVEY BY JOHN MINTO, LS DATED OCTOBER 24, 2007.

No.	REVISION DESCRIPTION	DATE	BY
4.	UPDATE EXISTING TREE SPECIES	12-18-09	SL
3.	REVISE PER DEIS COMMENTS	11-19-09	SL
2.	REVISE BUILDING ADDITION HEIGHT	9-24-09	SL
1.	REVISE PER CLIENT COMMENTS	9-14-09	AWM

OWNER:
LANDFIELD GARDENS ASSOCIATES
928 CROSSWAYS PARK DRIVE
WOODBURY, NY 11797

APPLICANT:
ATRIA SENIOR LIVING GROUP
401 SOUTH FOURTH STREET, SUITE 1900
LOUISVILLE, KY 40202

Gregg J. Schiavone, PE
NY State License No. 76387

AMENDED SITE DEVELOPMENT PLANS

ALIGNMENT PLAN

ATRIA SENIOR LIVING

SITUATED AT

10 CHESHIRE PLACE IN EAST NORTHPORT

TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
SCTM: DISTRICT 0400, SECTION 119, BLOCK 02, LOT 64

RMS ENGINEERING
Robinson, Muller & Schiavone Engineers, PC
355 New York Avenue, Huntington, New York 11743
Phone 631-271-0576 Fax 631-271-0592 www.rmsengineering.com

DWN. BY: SL	CHK'D. BY: GJS	SCALE: 1" = 40'	SHEET: SP-1
DATE: 2-12-08	DATE: 2-12-08	JOB No.: 2007-136	

Drawing Name: P:\2007 Projects\2007-136\Greg\Amended Site 6.dwg Last Modified: Dec 18, 2009 – 12:35pm Plotted on: Dec 21, 2009 – 4:48pm by sisland