



NELSON POPE VOORHIS

environmental • land use • planning

May 8, 2023

Julie Hargrave, Principal Environmental Planner
Central Pine Barrens Joint Planning & Policy Commission
624 Old Riverhead Road
Westhampton Beach, NY 11978

Re: *Venezia Square, Wading River*
Site Plan Resubmission
CPBC DRS Application
NPV No. 06180

Dear Julie:

As a follow-up to the 04/19/2023 Central Pine Barrens Commission meeting, attached, please find the revised full set of the site plan package prepared by Bohler Engineering and last dated 04/18/2023 (**Attachment A**). The plans include the following Sheets:

- Cover Sheet (Sheet C-1)
- General Notes (Sheet C-2)
- Site Plan (Sheet C-3)
- Grading & Drainage Plan (Sheet C-4)
- Phase I SWPPP Plan (Sheet C-5)
- Phase II SWPPP Plan (Sheet C-6)
- SWPPP Plan Details (Sheet C-7)
- Utility & Sanitary Plans (Sheets C-8)
- Sanitary Details & Computations (Sheet C-9)
- Landscape Plan (Sheet C-10)
- Landscape Notes (Sheet C-11)
- Lighting Plan (Sheet C-12)
- Site Details (Sheet C-13)
- NYSDOT Details (Sheet C-14)
- Work Zone Traffic Control Plan (Sheet C-15)

This plan includes the following updates that are consistent with the site plan presented at the Central Pine Barrens Commission hearing on 04/19/2023:

- The jagged edges are removed and the open space alignment is smoother and more contiguous.
- The cross-access is moved from west to east, leaving the west perimeter open space contiguous with the south open space.

- The northeast open space is wider and larger and will not be subject to degradation from wind other exposures/encroachments. This area will be retained in “as-is” condition.
- The cross-access is narrowed and the realignment of open space results in a net increase of open space area from 97,345 square feet (SF) or 2.23 acres (35.24%) to 98,212 SF or 2.25 acres (35.55%).
- The monument sign has been relocated to just east of the west access driveway as requested in the Draft Staff Report dated 04/19/2023.

This site plan submission, plus the original application and the presentation at the CPBC meeting of 04/19/2023 provide information that demonstrates conformance with the Standards and Guidelines of the CPB Comprehensive Land Use Plan (CLUP). I will also submit the updated full signage plan as soon as it is available, but please note that the sign has been relocated to the west driveway location on the site plan and will be fabricated using earth tones and materials consistent with Central Pine Barrens roadside character and aesthetics as presented in Slide 15 at the April hearing (**Attachment B**).

Thank you for the opportunity to submit these revised plans for review and I believe everything is in order to facilitate a favorable decision. As noted, the revised signage package is forthcoming. Please confirm receipt and let me know if you have any questions or need anything further.

Respectfully submitted,

NELSON, POPE & VOORHIS, LLC



Charles J. Voorhis, CEP, AICP
Principal

Attachments:

Attachment A; OneDrive Link; revised Bohler Site Plan, dated 04/18/2023

Attachment B; Slide 15, Scenic/Roadside Conformance, presentation of 04/19/2023

cc:

Judy Jakobsen, Exec. Director, Central Pine Barrens Commission

John Milazzo, Counsel, Central Pine Barrens Commission

Joseph Vento, Applicant

Dale Koch, Bohler Engineering

ATTACHMENT A

Revised Bohler Site Plan, dated 04/18/2023

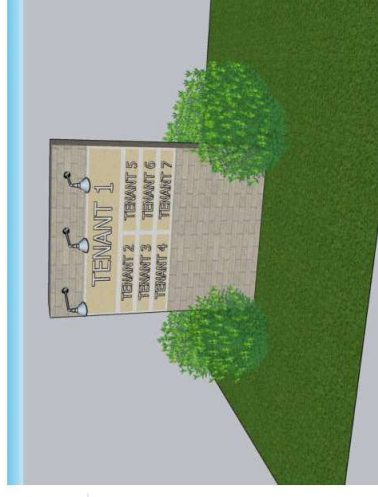
(Onedrive Link)

ATTACHMENT B

Slide 15, Scenic/Roadside Conformance,
Presentation of 04/19/2023

DRS Conformance to Standards and Guidelines – 10

- G 5.3.3.11.3 Scenic/Recreational
 - Lighting Plan provided, Sheet C-12
 - Meets Town “dark sky” requirements
 - Signage being revised, no interior illumination
 - New signage plan package to be submitted
 - Rendering of revised sign plan provided
 - Natural materials, earth tones, downcast light

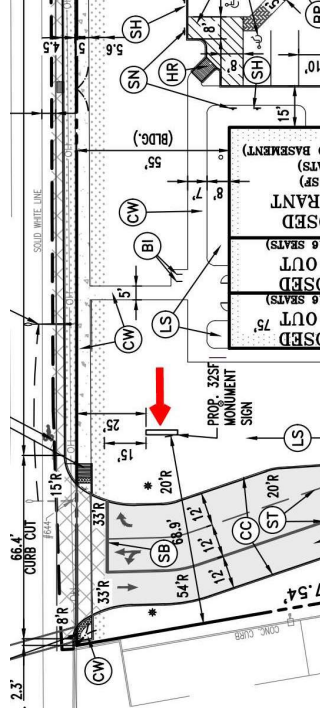


G 5.3.3.11.4 Roadside Design

- Landscaping to provide roadside screening
- Sign moved to west curb cut per request



NPV

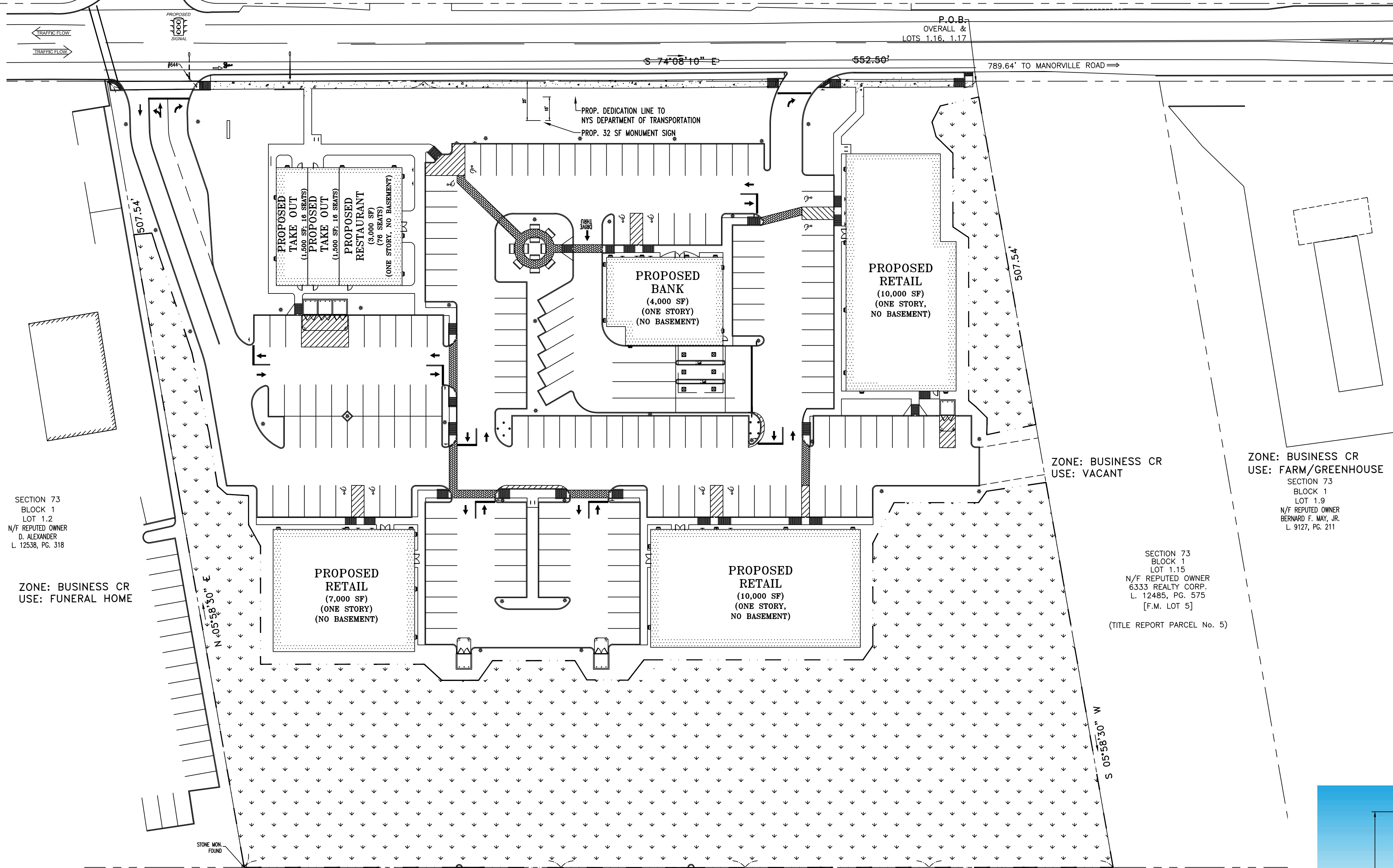




DOGWOOD
DRIVE

PORT JEFFERSON-RIVERHEAD ROAD

(A.K.A. NEW YORK STATE ROUTE 25A, S.H. 8111, SOUND AVENUE)
(VARIABLE WIDTH)



SECTION 73
BLOCK 1
LOT 1.2
N/F REPUTED OWNER
D. ALEXANDER
L. 12536, PG. 318

ZONE: BUSINESS CR
USE: FUNERAL HOME

ZONE: BUSINESS CR
USE: VACANT

ZONE: BUSINESS CR
USE: FARM/GREENHOUSE

SECTION 73
BLOCK 1
LOT 1.15
N/F REPUTED OWNER
6333 REALTY CORP.
L. 12495, PG. 575
[F.M. LOT 5]

(TITLE REPORT PARCEL No. 5)

SECTION 73
BLOCK 1
LOT 1.51
N/F REPUTED OWNER
DYLAN & KATHLEEN FRIEDLANDER
L. 12304, PG. 942

ZONE: RESIDENCE B-80
USE: RESIDENCE

ZONE: RESIDENCE B-80
USE: RESIDENCE

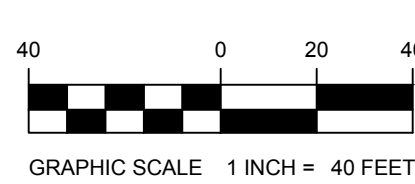
SECTION 73
BLOCK 1
LOT 1.52
N/F REPUTED OWNER
SEAN NEWMAN/MICHELLE TAHIR
L. 12284, PG. 465

ZONE: RESIDENCE B-80
USE: RESIDENCE

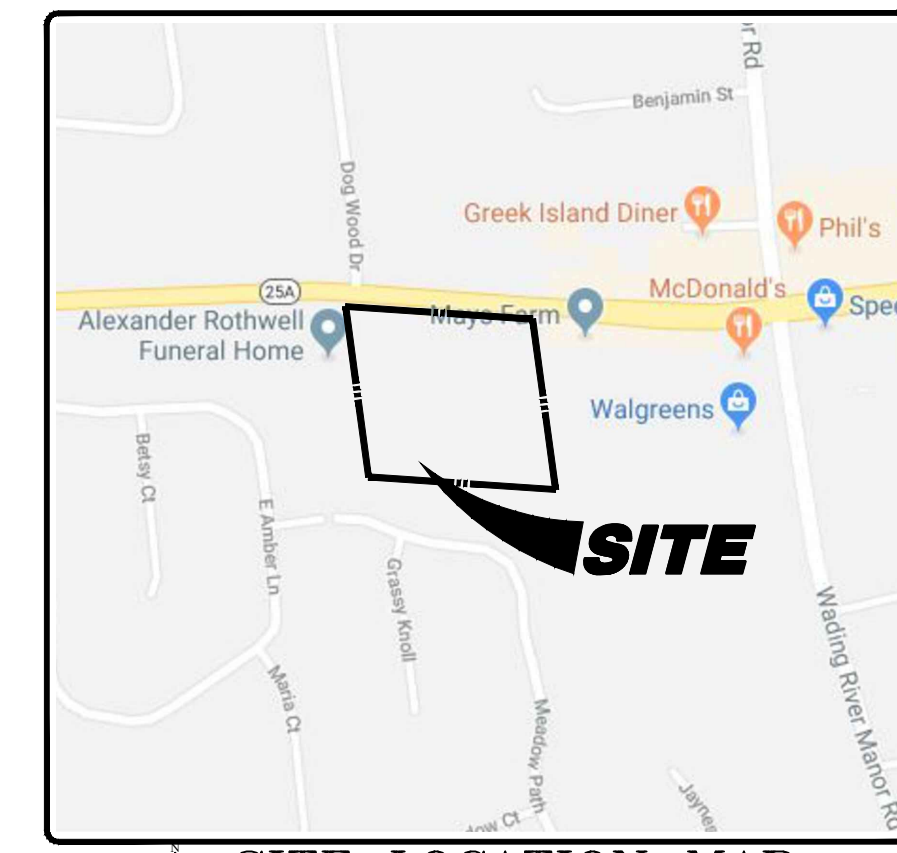
SECTION 73
BLOCK 1
LOT 1.53
N/F REPUTED OWNER
JAMES & CHRISTINE BELLINO
L. 12304, PG. 159

ZONE: RESIDENCE B-80
USE: RESIDENCE

SECTION 73
BLOCK 1
LOT 1.71
N/F REPUTED OWNER
BERNARD F. MAY, JR.
DEED NOT FOUND



THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)



SITE LOCATION MAP

SCALE: 1" = 600'
Google Image
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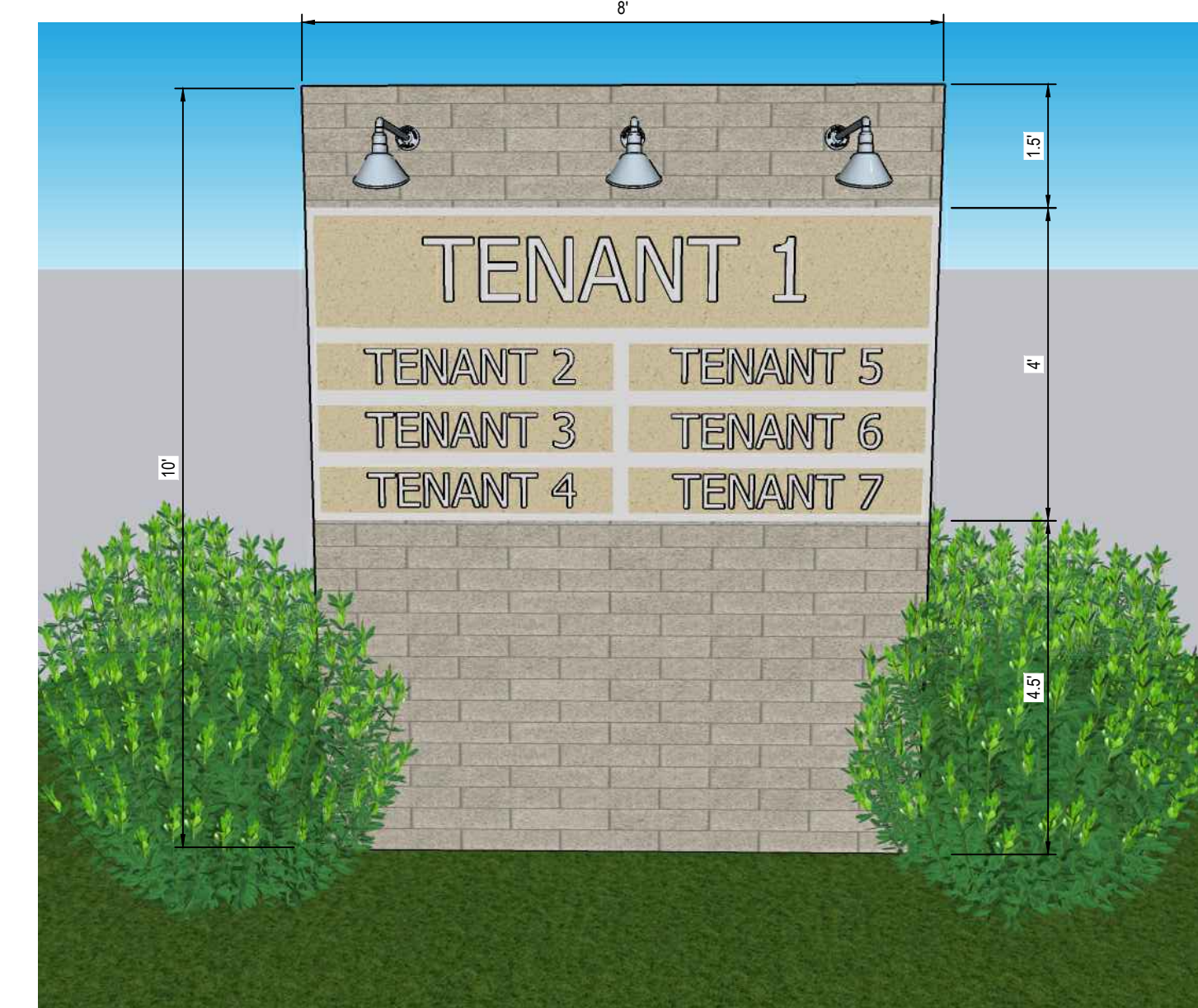
LEGEND	
EXISTING	PROPOSED

ZONING TABLE

ZONE: BUSINESS CR (RURAL NEIGHBORHOOD BUSINESS)
USE: RETAIL, RESTAURANTS & BANKS PERMITTED PER §301-96 A. AND §301-96C.

SIGNAGE REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MAX. NUMBER OF PRIMARY SIGNS	§ 301-249C.	1	1 (FREESTANDING SIGN)
SIGN ORIENTATION	§ 301-249	MUST FACE PUBLIC R.O.W.	COMPLIES
MAX. FREESTANDING SIGN AREA	§ 301-249C. (2)	32 SF	32 SF
MIN. FREESTANDING SIGN SETBACK - FRONT	§ 301-249C. (4)	15'	25' TO PL
MIN. FREESTANDING SIGN SETBACK - REAR	§ 301-249C. (4)	15'	15' TO PROP. DOT DEDICATION
MIN. FREESTANDING SIGN SETBACK - SIDE	§ 301-249C. (4)	25'	COMPLIES
MAX. FREESTANDING SIGN HEIGHT ABOVE GRADE	§ 301-249C. (3)	10'	10'
ILLUMINATION	§ 301-254F. (1)	INTERNAL ILLUMINATION PROHIBITED	NO INTERIOR ILLUMINATION. EXTERNAL ILLUMINATION PROP. (DOWNCAST LIGHTING)
PROHIBITED SIGN FEATURES	§ 301-254F. (2)	TIME/TEMPERATURE DISPLAY	COMPLIES



SIGN DETAIL
(NTS)

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SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: N08029
DRAWN BY: GT/TP
CHECKED BY: DK
DATE: 02/09/23
CAD ID: N08029-SGN-0B

PROJECT:

SIGNAGE PLANS

FOR

VENEZIA SQUARE, LLC
c/o VENEZIA CORP.

PROPOSED DEVELOPMENT
PORT JEFFERSON-RIVERHEAD ROAD
(NYS ROUTE 25A)
WADING RIVER
TOWN OF RIVERHEAD
SUFFOLK COUNTY, NY 11792
SCTM # 600-73-1-1.4 & 1.16-1.19

BOHLER

BOHLER ENGINEERING NY, PLLC
275 BROADHOLLOW ROAD, SUITE 100
MELVILLE, NY 11747
Phone: (631) 738-1200
Fax: (631) 285-6464
www.BohlerEngineering.com

DALE E. KOCH

PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 089418-1

SHEET TITLE:

SIGNAGE
SITE PLAN

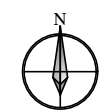
SHEET NUMBER:

SGN-1

ORG. DATE - 02/09/23

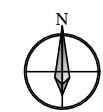
CIVIL ENGINEERING
DRAWINGS
FOR:
PROPOSED RETAIL COMPLEX
VENEZIA SQUARE, LLC c/o
VENEZIA CORP.

LOCATION OF SITE:
PORT JEFFERSON-RIVERHEAD RD.
(NYS ROUTE 25A)
WADING RIVER
TOWN OF RIVERHEAD
SUFFOLK COUNTY, NY 11792
TAX MAP 3: 600-73-1-1.4, 1.16-1.19



SITE AERIAL MAP

SCALE: N.T.S.
SOURCE: NYS GIS Clearing House
NYSDCP High Resolution
Imagery 2016



SITE LOCATION MAP

SCALE: 1"=600'
Google Image
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REFERENCES

- BOUNDARY & TOPOGRAPHIC SURVEY:
CONTROL POINT ASSOCIATES, INC.
35 TECHNOLOGY DRIVE
WARREN, NJ 07059
DATED: 1/18/16 (REVISION 2)
- GEOTECHNICAL INVESTIGATION REPORT:
McDONALD GEOSCIENCE
BOX 1000
SOUTHOLD, NY 11971
DATED: 10/02/08

GOVERNING AGENCIES

- TOWN OF RIVERHEAD:
PLANNING DEPARTMENT
201 HOWELL AVENUE
RIVERHEAD, NY 11901
(631) 727-3200
- SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES:
OFFICE OF WASTEWATER MANAGEMENT
360 YAPHANK AVENUE, SUITE 2C
YAPHANK, NY 11980
(631) 852-5700
- FIRE MARSHAL:
RIVERHEAD FIRE MARSHAL
201 HOWELL AVENUE
RIVERHEAD, NY 11901
(631) 727-3200

UTILITIES

- WATER:
RIVERHEAD WATER DISTRICT
1035 PULASKI STREET
RIVERHEAD, NY 11901
(631) 727-3205
- GAS:
NATIONAL GRID
175 EAST OLD COUNTRY ROAD
HICKSVILLE, NY 11801
(631) 755-6200
- ELECTRIC:
PSEG LONG ISLAND
117 DOCTOR'S PATH
RIVERHEAD, NY 11901
(631) 755-6000
- TELEPHONE:
VERIZON
499-43 SUNRISE HIGHWAY
PATCHOGUE, NY 11772
SUFFOLK COUNTY DIVISION
(800) 880-1077

R.O.W. JURISDICTIONS

- NEW YORK STATE DEPT. OF TRANSPORTATION:
250 VETERANS MEMORIAL HIGHWAY
HAUPPAUGE, NY 11778
(631) 952-6632

LIST OF DRAWINGS

COVER SHEET	C-1 OF 15
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PHASE II SWPPP PLAN	C-6 OF 15
SWPPP PLAN DETAILS	C-7 OF 15
UTILITY & SANITARY PLAN	C-8 OF 15
SANITARY DETAILS & COMPUTATIONS	C-9 OF 15
LANDSCAPE PLAN	C-10 OF 15
LANDSCAPE NOTES	C-11 OF 15
LIGHTING PLAN	C-12 OF 15
SITE DETAILS	C-13 OF 15
NYSDOT DETAILS 15	C-14 OF
WORK ZONE TRAFFIC CONTROL PLAN	C-15 OF 15
BOUNDARY & TOPOGRAPHIC SURVEY (BY OTHERS)	1 OF 1

PLANNING BOARD CERTIFICATION

THIS IS TO CERTIFY THAT THIS SITE PLAN HAS BEEN APPROVED BY THE PLANNING BOARD OF THE TOWN
OF RIVERHEAD BY PLANNING BOARD RESOLUTION NUMBER _____ DATED _____
SIGNATURE OF PLANNING BOARD CHAIRPERSON _____
DATE OF SIGNATURE _____

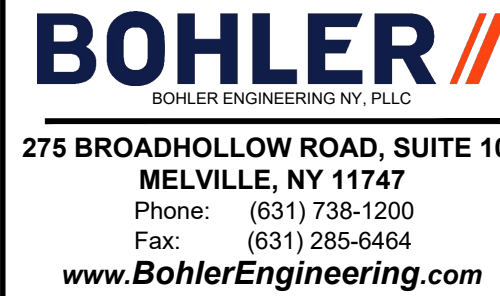


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ARE MADE. THE PROFESSIONAL ENGINEER MUST SIGN, SEAL
DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION
ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS.
NYS EDUCATION LAW SECTION 7209-2)

APPROVALS

REVISIONS

No.	Date	DESCRIPTION
1	12/3/09	REVISED AS PER SCDS COMMENTS
2	11/18/15	REV. PER TOWN PLANNING DEPARTMENT COMMENTS
3	9/20/17	REV. PER DISTURBED AREA
4	3/16/19	REV. LAYOUT & NYSDOT COMMENTS
5	11/19/18	REV. PER NYSDOT COMMENTS
6	12/2/19	TOWN OF RIVERHEAD SUBMISSION
7	2/13/23	REV. SITE COVERAGE AREAS
8	4/18/23	REV. SITE COVERAGE AREAS



DALE E. KOCH

PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 089418

DATE: 09/18/08	DRAWN BY: MD
SCALE: AS SHOWN	CHECKED BY: JPC
CAD ID No.: N08029-CS-BA	PROJECT No.: N08029

NOT FOR CONSTRUCTION

NYSDOT CASE #: N/A
HEALTH DEP. REF. #: N/A

CLIENT/
PROJECT: VENEZIA
SQUARE, LLC c/o
VENEZIA CORP.

PORT JEFFERSON-RIVERHEAD RD.
(NYS ROUTE 25A)
WADING RIVER
TOWN OF RIVERHEAD
SUFFOLK COUNTY, NY 11792
TAX MAP #: 600-73-1-1.4, 1.16-1.19

TITLE:

COVER
SHEET

SHEET NO. REV. 8

C-1
OF 15

SUBMISSION SET

[illegible]

ACCESSIBILITY DESIGN GUIDELINES

ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF: (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C., § 12101 ET SEQ.) AND (B) ANY APPLICABLE STATE OR LOCAL LAWS, ORDINANCES, REGULATIONS, STANDARDS, SPECIFICATIONS, RULES, ORDINANCES, DECREES, DECISIONS, COURT OPINIONS, AGREEMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS WERE COMPLETED.

SECTION 01-60-00 MATERIALS AND METHODS REFERENCED IN THESE NOTES FOR ACCURACY COMPLIANCE AND CONSISTENCY WITH INDUSTRY GUIDELINES:

THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA), DRIVEWAYS, PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, AND INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EIT, MUST COMPLY WITH THE ACCESSIBLE GUIDELINES AND REQUIREMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO:

A. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SLOPES MUST NOT EXCEED 1:50 (2%) IN ANY DIRECTION.

B. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCHES MINIMUM WIDTH (8-INCHES PREFERRED), OR AS SHOWN ON DRAWINGS. ALL SURFACES SHALL BE FIRM, STABLE, SLIP-RESISTANT, UNIFORM, AND FREE OF OBSTACLES. THERE MUST NOT REDUCE THIS MINIMUM WIDTH. THE SLOPE MUST NOT EXCEED 1:50 (2.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:20 (5.0%) PERCENT IN THE CROSS-DIRECTION. CURBS OR OTHER BARRIERS MUST NOT BE LOCATED WITHIN THE PATH OF RAMP MUST BE PROVIDED. ALONG THE ACCESSIBLE PATH OF TRAVEL, OPENINGS MUST NOT EXCEED 12-INCH IN WIDTH. VERTICAL CHANGES OF UP TO 1/2-INCH ARE PERMITTED ONLY IF THEY INCLUDE A 1/4-INCH BEVEL AT A SLOPE NOT GREATER THAN 1:2 (5%).

C. ACCESSIBLE RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%) AND A RISE OF 30-INCHES. LEVEL LANDINGS MUST BE PROVIDED AT EACH END OF ACCESSIBLE RAMPS. LANDINGS MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES, AND MUST NOT EXCEED 1/4-INCH SLOPE. HANDRAILS MUST BE PROVIDED AT EACH END OF RAMPS. HANDRAILS ON RAMPS MUST HAVE A CLEAR LANDING OF A MINIMUM OF 60-INCHES BY 60-INCHES. HAND RAILS ON BOTH SIDES OF THE RAMP MUST BE PROVIDED ON AN ACCESSIBLE RAMP WITH A RISE GREATER THAN 6-INCHES.

D. CURBS OR OTHER BARRIERS MUST BE PROVIDED WHERE NECESSARY. IF BARRIERS ARE PROVIDED, THEY MUST NOT EXCEED 1:10 (10%) SLOPE. LEVEL LANDINGS MUST BE PROVIDED AT RAMPS TOP AT A MINIMUM OF 36-INCHES LONG AND 60-INCHES WIDE. REVERSE DIRECTIONS, WHEN THERE IS NO LANDING AT THE TOP, FLARE SIDES SLOPES MUST NOT EXCEED A SLOPE OF 1:12 (8.3%).

E. DOORWAY LANDINGS AREAS MUST BE PROVIDED ON THE EXTERIOR SIDE OF ANY DOOR LEADING TO AN ACCESSIBLE PATH OF TRAVEL. THIS LANDING AREA MUST BE NO FEWER THAN 60-INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE CLEARLY PERMITTED BY ACCESSIBLE STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/AIA 711-2.0909 AND OTHER APPLICABLE STANDARDS).

F. WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR ALTERATION OF EXISTING CONFORMING CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE PART OF JUSTICES ACT STANDARDS FOR ACCESSIBLE DESIGN ALLOWMENTS FOR STEEPER RAMPS, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST PROVIDE A SHOW STOP SIGN AND/OR WARNING SIGNS TO ADVISE THE PUBLIC OF THE POTENTIAL HAZARD OF FIELD CONDITIONS THAT DIFFER IN ANY WAY OR IN ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS BEFORE IMPOSING ANY WORK. CONSTRUCTION IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS COMMANDED BY THE CURRENT REGULATION.

G. THE CONTRACTOR MUST VERIFY ALL OF THE SLOPES OF THE CONTRACTORS' FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMING EXISTS OR IS OBSERVED OR DISCOVERED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ARCHITECT FOR CORRECTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST SIGNAGE AND TO PROVIDE THE PERSONNEL RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND/OR REPLACE NON-CONFORMING CONCRETE AND/OR PAVEMENT SURFACES.

H. IF STRONG RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION TO ENSURE SAME IS CONSISTENT WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCING CONSTRUCTION.

I. ANY WORK PROPOSED IN THE STATE OF NEW YORK MUST CONFORM TO THE NEW YORK STATE DESIGN CHAPTER 210-1.1 ACCESSIBILITY.

BOHLER

THE

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING
PROGRAM MANAGEMENT
LAND ACQUISITION
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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BOHLER 
BOHLER ENGINEERING NY, PLLC

**275 BROADHOLLOW ROAD, SUITE 100
MELVILLE, NY 11747**
Phone: (631) 738-1200
Fax: (631) 285-6464
www.BohlerEngineering.com

DALE E. KOCH

PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 089418-1

DATE: 09/18/08	DRAWN BY: MD
SCALE: N/A	CHECKED BY: JPC
CAD FILE No.: N08020.C6.8A	PROJECT No.: N08020

NOT FOR CONSTRUCTION

NYS DOT CASE #:	N/A
HEALTH DEP. REF. #:	N/A

CLIENT/
PROJECT: VENEZIA
SQUARE, LLC c/o
VENEZIA CORP.

PORT JEFFERSON-RIVERHEAD RD.
(NYS ROUTE 25A)
WADING RIVER
TOWN OF RIVERHEAD
SUFFOLK COUNTY, NY 11792
TAX MAP #: 600-73-1-1.4, 1.16-1.19

TITLE:

GENERAL NOTES

SHEET NO. **C-2** REV. 8
OF 15

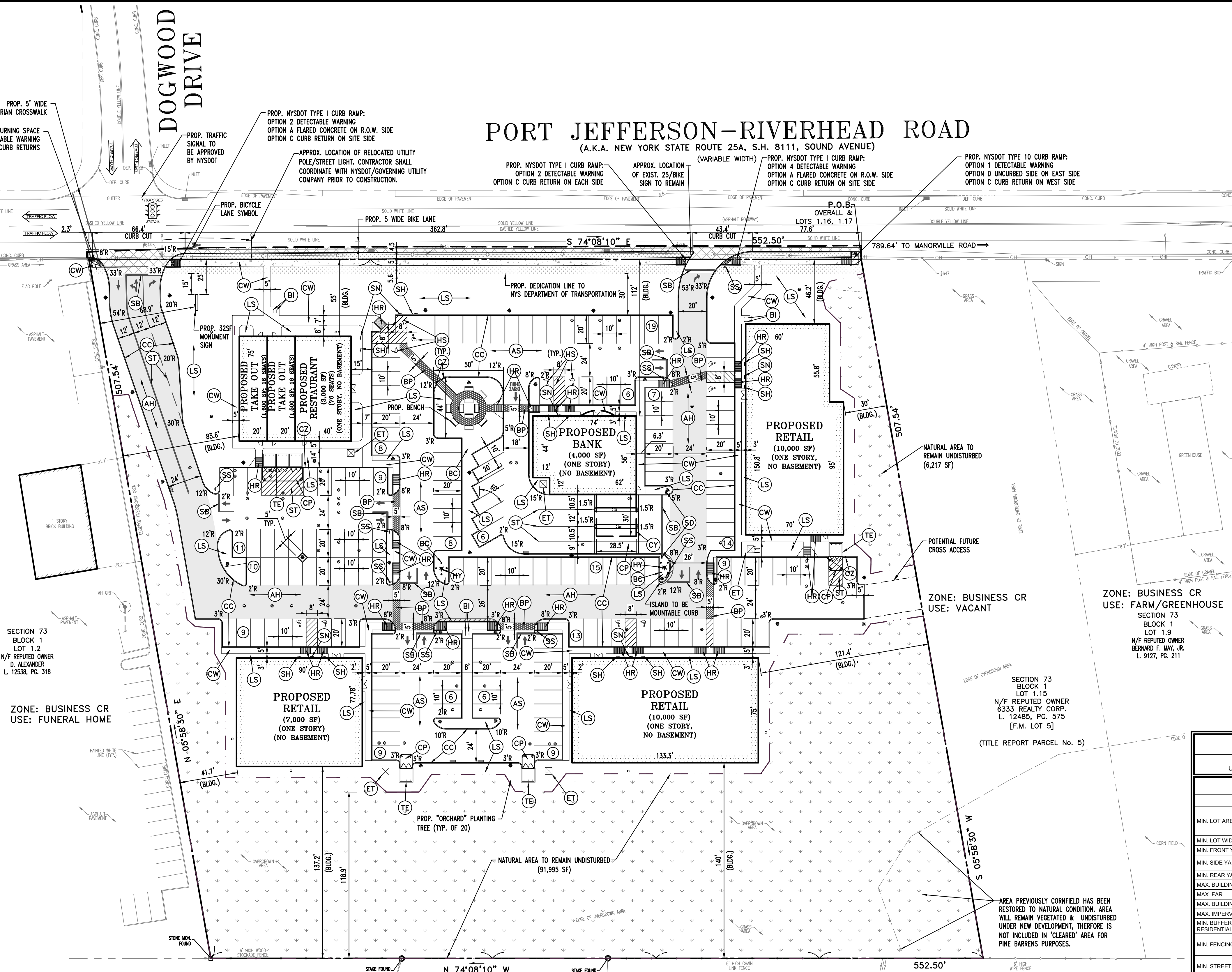
SUBMISSION SET

~~CONSTRUCTION SET~~



LEGEND	
EXISTING	PROPOSED

KEY DESCRIPTION	
AS	ON-SITE ASPHALT PAVEMENT
BC	CONCRETE FILLED BOLLARD
BI	BIKE RACK
BP	BRICK PAVEMENT WALKWAY
CC	CONCRETE CURB
CP	CONCRETE PAD
CW	CONCRETE SIDEWALK
CY	CANOPY
ET	ELECTRIC TRANSFORMER
FC	6" CHAIN LINK FENCE W/ STOCKADE ATTACHED
HR	ACCESSIBLE RAMP
HS	PAINTED ACCESSIBLE PARKING SYMBOL / STRIPING (BLUE)
HY	FIRE HYDRANT
LS	LANDSCAPED AREA
SB	PAINTED STOP LINE
SD	"STOP" / "DO NOT ENTER" SIGNS (R-1 AND R-5, PER MUTCD)
SH	ACCESSIBLE PARKING SIGN
SN	"NO PARKING ANYTIME" SIGN
SS	STOP SIGN (R-1-1C, PER MUTCD)
ST	PAINTED STRIPING
TE	TRASH ENCLOSURE



SCALE: 1 inch = 40 ft. DO NOT SCALE

SECTION 73 BLOCK 1 LOT 1.2 N/F REPUTED OWNER D. ALEXANDER L 12338, PG. 318

SECTION 73 BLOCK 1 LOT 1.51 N/F REPUTED OWNER DYLAN & KATHLEEN FRIEDLANDER L 12304, PG. 942

SECTION 73 BLOCK 1 LOT 1.52 N/F REPUTED OWNER SEAN NEMEZ/MICHELLE TAHR L 12284, PG. 465

SECTION 73 BLOCK 1 LOT 1.71 N/F REPUTED OWNER JAMES & CHRISTINE BELLINO L 12304, PG. 159

SECTION 73 BLOCK 1 LOT 1.72 N/F REPUTED OWNER BERNARD F. MAY, JR. L 9127, PG. 211

SECTION 73 BLOCK 1 LOT 1.15 N/F REPUTED OWNER 6333 REALTY CORP. L 12485, PG. 575 [F.M. LOT 5]

SECTION 73 BLOCK 1 LOT 1.71 N/F REPUTED OWNER JAMES & CHRISTINE BELLINO L 12304, PG. 159

SECTION 73 BLOCK 1 LOT 1.72 N/F REPUTED OWNER BERNARD F. MAY, JR. L 9127, PG. 211

NYSOT NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECT CABLE, DETECTOR CABLE, CONDUIT AND ALL UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION.
- PRIOR TO STARTING ANY WORK AT THIS LOCATION, THE CONTRACTOR SHALL NOTIFY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION THAT A TONE-OUT SIGNAL EQUIPMENT IS NEEDED. CALL INFORM AT (631) 904-3050.
- ALL TRAFFIC SIGNALS SHALL BE MAINTAINED IN A TRAFFIC RESPONSIVE OPERATION AND ALL INTERCONNECT, WHERE EXISTING, SHALL BE MAINTAINED. THE CONTRACTOR SHALL PAY A LIQUIDATED DAMAGES CHARGE OF \$500.00 PER CALENDAR DAY IF ACTUATION AND COORDINATION IS NOT MAINTAINED.
- THE CONTRACTOR IS RESPONSIBLE TO CLEAN EXISTING DRAINAGE BASINS ALONG AND IMMEDIATELY ADJACENT TO THE NYS ROUTE 25A SITE FRONTAGE AT THE COMPLETION OF CONSTRUCTION.
- TACK COATING REQUIRED BETWEEN ALL LIFTS REGARDLESS WHEN PLACED.
- CONTRACTOR TO REPAIR EXISTING SHOULDER, SIDEWALK AND CURBING AS ORDERED BY STATE ENGINEER.
- THE SUBJECT SITE FALLS BETWEEN NYSOT MILE MARKER 25 0703 1417 AND 25 0703 1416.
- WORK WITHIN THE R.O.W. OF PORT JEFFERSON-RIVERHEAD ROAD SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARDS.
- ALL LANES MUST BE OPEN TO TRAFFIC BEFORE 10 AM AND AFTER 3 PM. NO LANE CLOSURES ARE PERMITTED ON WEEKENDS OR HOLIDAYS. NIGHTTIME LANE CLOSINGS WILL NOT BE PERMITTED WITHOUT PRIOR APPROVAL FROM THE STATE PERMIT INSPECTOR.
- ANY UTILITY WORK PROPOSED IN STATE HIGHWAY RIGHT-OF-WAY WILL REQUIRE A SEPARATE APPLICATION AND SUBMISSION OF UTILITY PLANS TO THE NYSOT MAINTENANCE FACILITY AT CENTRAL ISIP.
- ALL DRIVEWAYS SHALL CONFORM TO NYSOT 608-03 STANDARD SHEETS.
- CONTRACTOR MUST COORDINATE WITH NYSOT CASE NO. 32842 FOR WORK AT NORTHEAST CORNER OF DOGWOOD DRIVE.
- CONTRACTOR MUST INSTALL SURVEY MONUMENTS AT THE R.O.W. LINE FRONTING THE SUBJECT SITE.

SECTION 73 BLOCK 1 LOT 1.51 N/F REPUTED OWNER DYLAN & KATHLEEN FRIEDLANDER L 12304, PG. 942

SECTION 73 BLOCK 1 LOT 1.52 N/F REPUTED OWNER SEAN NEMEZ/MICHELLE TAHR L 12284, PG. 465

SECTION 73 BLOCK 1 LOT 1.71 N/F REPUTED OWNER JAMES & CHRISTINE BELLINO L 12304, PG. 159

SECTION 73 BLOCK 1 LOT 1.72 N/F REPUTED OWNER BERNARD F. MAY, JR. L 9127, PG. 211

SECTION 73 BLOCK 1 LOT 1.15 N/F REPUTED OWNER 6333 REALTY CORP. L 12485, PG. 575 [F.M. LOT 5]

SECTION 73 BLOCK 1 LOT 1.71 N/F REPUTED OWNER JAMES & CHRISTINE BELLINO L 12304, PG. 159

SECTION 73 BLOCK 1 LOT 1.72 N/F REPUTED OWNER BERNARD F. MAY, JR. L 9127, PG. 211

SITE AREA SUMMARY

COVERAGE TYPE	AREA	% OF SITE
FERTILIZED LANDSCAPING	38066	0.874
UNFERTILIZED LANDSCAPING	4344	0.100
AREA TO REMAIN NATURAL	98212	2.255
BUILDINGS	37855	0.869
HARDSCAPE	97772	2.245
TOTAL SITE AREA	276249.0	6.342

SITE CLEARING SUMMARY

EXISTING	AREA	% OF SITE
SITE AREA	276,249 SF	-
NATURAL AREA	276,249 SF	100%
CLEARED AREA	0	0%
PROPOSED	AREA	% OF SITE
SITE AREA	276,249 SF	-
NATURAL AREA	98,212 SF	35.55 %
CLEARED AREA	178,037 SF	64.45 %

SIGNAGE REQUIREMENTS

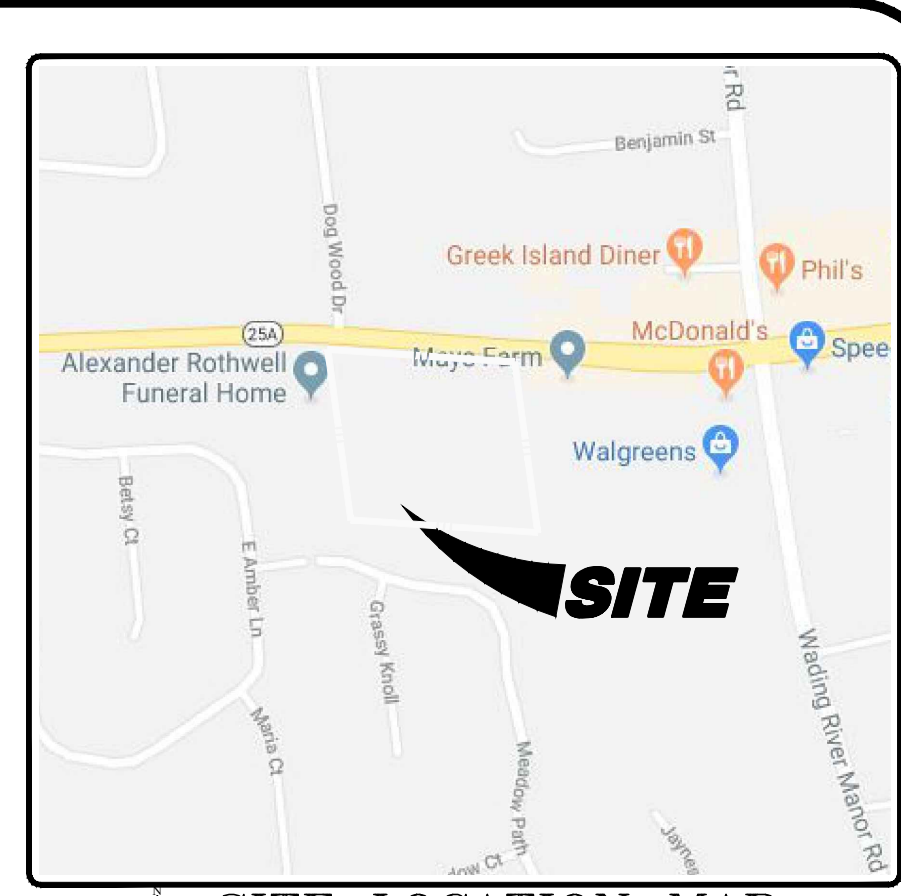
ITEM	CODE	PERMITTED	PROPOSED
MAX. NUMBER OF PRIMARY SIGNS	\$ 301-249C	1	1 (FREESTANDING SIGN)
MAX. FREESTANDING SIGN AREA	\$ 301-249C (2)	32 SF	32 SF
MIN. FREESTANDING SIGN SETBACK	\$ 301-249C (4)	15' (FRONT/REAR) 25' (SIDE)	25' (FRONT) 68.9' (SIDE)
MAX. FREESTANDING SIGN HEIGHT ABOVE GRADE	\$ 301-249C (3)	10'	10'

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	\$ 301-231E (2)	10' X 20'	10' X 20'
MIN. ACCESSIBLE STALL SIZE	\$ 301-231M (1)	8' ACCESSIBLE	8' ACCESSIBLE
MIN. AISLE WIDTH	\$ 301-231E (1)	24' (90' STALLS) 18' (60' STALLS)	24' (90' STALLS) 18' (60' STALLS)
MIN. NUMBER OF STALLS	\$ 301 ATT. 1	171	174
MIN. CURB CUT SEPARATION	\$ 301-231E (3)	ONE-WAY = 18' TWO-WAY = 24'	ONE-WAY = 43.4' TWO-WAY = 66.4'
MIN. CURB CUT SEPARATION	\$ 301-98B (5)	400'	362.8'
MIN. LANDSCAPE COVERAGE WITHIN PARKING FIELD	\$ 301-98B (7)	15% (13,114.63 SF)	16.81% (13,866.18 SF)
MIN. TREES WITHIN PARKING FIELD	\$ 301-98B (8)	1 TREE / 10 STALLS	19 TREES
REQUIRED FOR BANK = 1 STALL/150 SF = 4,000 SF X 1/150 SF = 27 STALLS			
REQUIRED FOR RETAIL = 1 STALL/250 SF = 27,000 SF X 1/250 = 108 STALLS			
REQUIRED FOR RESTAURANT = 1 STALL/3 SEATS = 108 SEATS X 1/3 = 36 STALLS			
TOTAL STALLS REQUIRED = 171 STALLS			
TOTAL STALLS PROVIDED = 174 STALLS (INCLUDING 10 ACCESSIBLE STALLS)			

PINE BARRENS COMPATIBLE GROWTH AREA

ITEM	CODE	PERMITTED	PROPOSED
MAX. CLEARING OF NATURAL VEGETATION	\$ 301-197A (8)(a)	65% (179,561.85 SF)	64.45% (178,037 SF)
MAX. FERTILIZER DEPENDENT VEGETATION	\$ 301-197A (9)	15%	13.78%



SITE PLAN NOTES

- THE GENERAL NOTES SHEET SHALL BE PART OF THIS ENTIRE DOCUMENT PACKAGE AND IS PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES SHEET IS REFERENCED HEREIN AND IS TO BE REFERRED TO BY THE CONTRACTOR. THE CONTRACTOR IS TO FAMILIARIZE HIMSELF AND ACKNOWLEDGES HIS FAMILIARITY WITH ALL THE NOTES ON THE GENERAL NOTES SHEET AS WELL AS ANY AND ALL DRAWING SHEET SPECIFIC NOTES BELOW.
- SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH §301-249, THE SIGNAGE ORDINANCE. SIGNS TO BE FILED UNDER SEPARATE APPLICATIONS.
- LIGHTING FIXTURES SHALL BE "FULL CUTOFF" TYPE AND SHALL BE SHIELDED SO AS NOT TO SHINE ONTO NEIGHBORING PROPERTIES AND CANNOT BE METAL HALIDE.
- LOCATION OF EXISTING AND PROPOSED SERVICES SHOWN ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR WITH THE UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF DISCREPANCIES EXIST, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING.
- STORMWATER RUNOFF WITHIN PROPERTY TO BE COLLECTED ON-SITE WITH NO OVERLAND RUNOFF ONTO RIGHT-OF-WAY OR ADJACENT PROPERTIES.
- UNSATURABLE MATERIAL, CONSTRUCTION DEBRIS, EXCESS SOILS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND LAWS.
- THE CONTRACTOR IS RESPONSIBLE TO TAKE EROSION CONTROL MEASURES NECESSARY IN ACCORDANCE WITH NYS GUIDELINES FOR URBAN EROSION & SEDIMENT CONTROL TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES.
- DIRECTIONAL SIGNAGE TO COMPLY WITH THE LATEST NYS MUTCD STANDARDS.
- ALL SIDEWALKS, CURBS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED, WHETHER SPECIFIED ON THIS PLAN OR NOT.
- ALL TRASH GENERATED BY THE PROPOSED BANK WILL BE STORED INDOORS AND COLLECTED DAILY FOR DISPOSAL DUE TO THE SENSITIVE NATURE OF THE MATERIAL. AN OUTDOOR TRASH ENCLOSURE WILL NOT BE PROVIDED.
- RELOCATION AND/OR REMOVAL OF EXISTING UTILITY POLES, TRAFFIC SIGNS, ETC., SHALL BE COORDINATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING THEIR PRESENCE.
- EXCAVATION SHALL BE PROPERLY BACKFILLED WITH CLEAN MATERIALS. CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEER REPORTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION TESTING AND SHALL SUBMIT SUCH REPORTS AND RESULTS TO THE ENGINEER OF RECORD AND OWNER.
- WORK WITHIN THE R.O.W. OF PORT JEFFERSON-RIVERHEAD ROAD SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF NEW YORK STATE DEPARTMENT OF TRANSPORTATION.
- OWNER/ OPERATOR SHALL FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE TIMEFRAMES BASED UPON THE DESIRED START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES INCLUDING STORMWATER POLLUTION PREVENTION PLAN, PER TOWN OF RIVERHEAD REQUIREMENTS. THE CONTRACTOR SHALL STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
- NO RETAIL BUSINESS ESTABLISHMENT SHALL REMAIN OPEN BETWEEN THE HOURS OF 12:00 MIDNIGHT AND 5:00AM

ZONING TABLE

ZONE: BUSINESS CR (RURAL NEIGHBORHOOD BUSINESS)
USE: RETAIL, RESTAURANTS & BANKS PERMITTED PER §301-96 A AND §301-96C.

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. LOT AREA	\$ 301 ATT. 3	40,000 SF	276,249 SF (6,342 AC) (270,724 SF - 6,215 AC AFTER DOT DEDICATION)
MIN. LOT WIDTH AT FRONT STREET	\$ 301 ATT. 3	200'	522.50'
MIN. FRONT YARD	\$ 301 ATT. 3	30'	46.2'
MIN. SIDE YARD	\$ 301 ATT. 3	25' EACH / 50' COMBINED	30' (MIN.) / 71.7' COMBINED
MIN. REAR YARD	\$ 301 ATT. 3	25'	137.20'
MAX. BUILDING HEIGHT	\$ 301 ATT. 3	35'	35'
MAX. FAR	\$ 301 ATT. 3	0.20	0.137 (37,855 SF)
MAX. BUILDING COVERAGE	\$ 301 ATT. 3	15%	13.70% (37,855 SF)
MAX. IMPERVIOUS SURFACE	\$ 301 ATT. 3	75%	49.10% (136,627 SF)
MIN. BUFFER ADJOINING RESIDENTIAL USE	\$ 301-236A (2)	10' W/ MIN. 8' HIGH EVERGREEN PLANTINGS	118.9'
MIN. FENCING/ SCREENING	\$ 301-236C (2)	6' HIGH CLEW STOCKADE ATTACHED ALONG RESIDENTIAL BUFFERS	COMPLIES
MIN. STREET TREES	\$ 301-236B	SPACED AT AVERAGE DIAMETER OF BRANCHING HABIT AT MATURITY	COMPLIES (SEE LANDSCAPE PLAN)
MIN. LANDSCAPE ISLANDS	\$ 301-236D	20 SF OF LANDSCAPE ISLAND PER STALL MIN. 8' WIDE W/ 1 TREE PER 100 SF (3,560 SF)	3,936.53 SF
MIN. NUMBER OF BUILDINGS	\$ 301-98A (1)	4 BUILDINGS (FOR PARCELS > 3 ACRES)	5 BUILDINGS
MAX. PARKING STALLS IN FRONT YARD	\$ 301-98A (2)(a)	35 STALLS (20% OF TOTAL PARKING)	19 STALLS
MIN. FRONT YARD PARKING SETBACK	\$ 301-98A (2)(b)	1	1 ROW
CENTRAL SQUARE VISIBILITY	\$ 301-98A (4)(a)	VISIBLE FROM FRONT & ADJOINING STREETS	COMPLIES
CENTRAL SQUARE AREA DIMENSION	\$ 301-98A (4)(b)	MIN. 50' X 30'	50' X 44'
CENTRAL SQUARE LOCATION	\$ 301-98A (4)(c)	OUTSIDE OF REQUIRED YARDS	COMPLIES
CENTRAL SQUARE FEATURES	\$ 301-98A (4)(d)	PAVERS, SEATING, SHADE ELEMENTS, ETC.	COMPLIES
STRUCTURES LOCATED WITHIN REQUIRED YARDS	\$ 301-98A (5)	PROHIBITED	COMPLIES
BUILDING ORIENTATION	\$ 301-98A (6)	ALONG SIDES OF CENTRAL SQUARE W/ ENTRANCES FACING CENTRAL SQUARE	COMPLIES
SECONDARY BUILDING ENTRY	\$ 301-98A (7)	PERMITTED IF PRIMARY ENTRANCE FACES CENTRAL SQUARE	COMPLIES
BUILDING ORIENTATION CONT'D.	\$ 301-98A (8)	REAR OF BLDG. MAY NOT FACE R.O.W.	COMPLIES
CROSS ACCESS TO ADJ. PARCELS	\$ 301-98A (9)	IMPROVED CROSS ACCESS	COMPLIES
PEDESTRIAN WALKWAYS	\$ 301-98A (11)	PEDESTRIAN WALKWAYS TO EACH BUILDING AND R.O.W.	COMPLIES
BUILDING & WALKWAY PLACEMENT	\$ 301-98A (12)	BREAK BUILDINGS INTO UNITS <200' INTERSPERSED WITH WALKWAYS	COMPLIES
TRASH ENCLOSURE SCREENING	\$ 301-98A (17)(a)	WOOD FENCE OR LANDSCAPING	COMPLIES (SEE LANDSCAPE PLAN)
USE OF REQ'D YARDS	\$ 301-98A (17)(b)	OPEN SPACE OR LANDSCAPED	COMPLIES (SEE LANDSCAPE PLAN)
RESIDENTIAL BUFFER	\$ 301-98A (17)(c)	LANDSCAPE W/ CANOPY TREES & EVERGREENS	COMPLIES (SEE LANDSCAPE PLAN)

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM ARCHITECTURE
LANDSCAPE ARCHITECTURE
DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHERE SUCH ALTERATIONS ARE MADE. THE PROFESSIONAL ENGINEER MUST SIGN, SEAL DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. NYS EDUCATION LAW SECTION 7209-2.

APPROVALS

No.	Date	DESCRIPTION
1	12/30/20	REVISED AS PER SOCHS COMMENTS
2	1/11/21	REV. PER TOWN PLANNING DEPARTMENT COMMENTS
3	3/20/21	REV. PER DISTURBED AREA
4	3/16/21	REV. LAYOUT NYSOT COMMENTS
5	1/11/21	REV. PER NYSOT COMMENTS
6	12/21/20	TOWN OF RIVERHEAD SUBMISSION
7	2/13/21	REV. SITE COVERAGE AREAS
8	4/18/21	REV. SITE COVERAGE AREAS

REVISIONS		
No.	Date	DESCRIPTION
1	12/30/20	REVISED AS PER SOCHS COMMENTS
2	1/11/21	REV. PER TOWN PLANNING DEPARTMENT COMMENTS
3	3/20/21	REV. PER DISTURBED AREA
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6	12/21/20	TOWN OF RIVERHEAD SUBMISSION
7	2/13/21	REV. SITE COVERAGE AREAS
8	4/18/21	REV. SITE COVERAGE AREAS

BOHLER
BOHLER ENGINEERING NY, PLLC
275 BROADHOLLOW ROAD, SUITE 100
MELVILLE, NY 11747
Phone: (631) 738-1200
Fax: (631) 285-6464
www.BohlerEngineering.com

DALE E. KOCH
PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 089418

DATE:	09/18/08	DRAWN BY:	MD
SCALE:	AS SHOWN	CHECKED BY:	JPC
CAD ID. No.:	NB029-SS-BA-TT	PROJECT No.:	NB0829

NOT FOR CONSTRUCTION

NYSOT CASE #: N/A
HEALTH DEP. REF. #: N/A

CLIENT/ PROJECT: VENEZIA SQUARE, LLC c/o VENEZIA CORP.

PORT JEFFERSON-RIVERHEAD RD. (NYS ROUTE 25A)
WADING RIVER
TOWN OF RIVERHEAD
SUFFOLK COUNTY, NY 11792
TAX MAP #: 600-73-1-1.4, 1.16-1.19

TITLE:

SITE PLAN

SHEET NO. C-3
REV. 8
OF 15

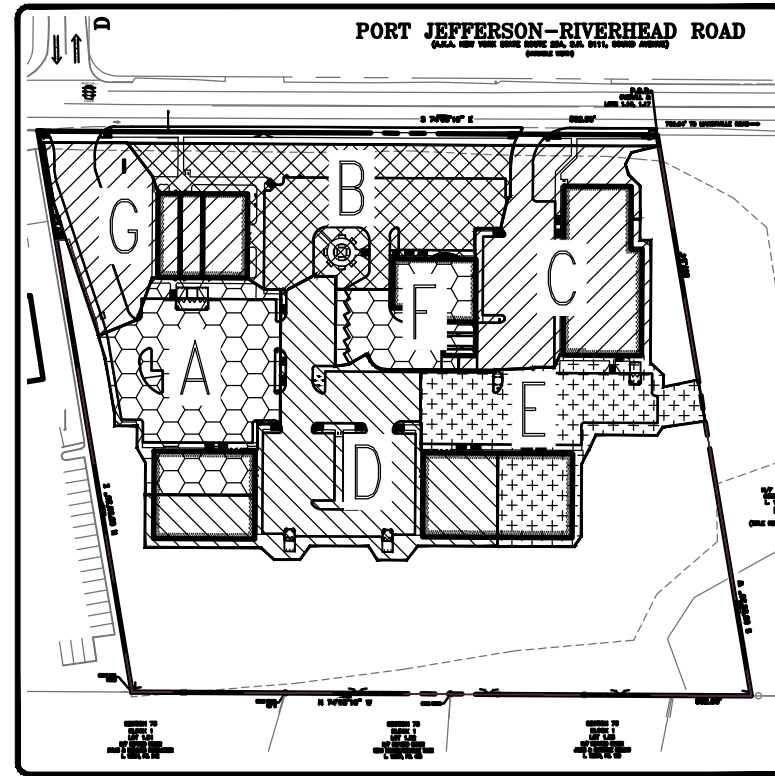
SUBMISSION SET



PORT JEFFERSON-RIVERHEAD ROAD

(A.K.A. NEW YORK STATE ROUTE 25A, S.H. 8111, SOUND AVENUE)

(VARIABLE WIDTH)



TRIBUTARY AREA MAP

N.T.S.

GRADING & DRAINAGE NOTES

- THE GENERAL NOTES SHEET SHALL BE PART OF THIS ENTIRE DOCUMENT PACKAGE AND IS PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES SHEET IS REFERENCED HEREIN AND IS TO BE REFERRED TO BY THE CONTRACTOR. THE CONTRACTOR IS TO FAMILIARIZE HIMSELF AND ACKNOWLEDGE HIS FAMILIARITY WITH ALL THE NOTES ON THE GENERAL NOTES SHEET AS WELL AS ANY AND ALL DRAWING SHEET SPECIFIC NOTES BELOW.
- CONTRACTOR SHALL ADJUST ALL REMAINING STRUCTURES TO MEET PROPOSED GRADE FLUSH WARRING OF PAVEMENT SURFACE TO MEET EXISTING STRUCTURES SHALL NOT BE PERMITTED. IF STRUCTURES CANNOT BE ADJUSTED TO MEET GRADE FLUSH, CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IMMEDIATELY IN WRITING.
- ELEVATIONS ARE BASED UPON NAVD 88 DATUM.
- CONTRACTOR SHALL ENSURE THAT CONSTRUCTION OF PROPOSED ON AND OFF-SITE ACCESSIBLE AREAS CONFORMS WITH THE FOLLOWING CRITERIA AND THRESHOLDS:
 - RAMP SLOPES SHALL NOT EXCEED A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2.00%).
 - CURB RAMP FLARES (IF PROVIDED) SHALL NOT EXCEED A SLOPE OF 1:10 (10.00%).
 - NO CRACKS / GAPS WIDER THAN 1/2" MAXIMUM AND NO LIPS HIGHER THAN 1/2" MAXIMUM ARE ALLOWED WITHIN THE PAVEMENT, SIDEWALKS AND/OR RAMP SURFACES ALONG THE PEDESTRIAN ACCESS ROUTE.
 - EXCEPT FOR CURB RAMP, HANDRAILS SHALL BE PROVIDED ALONG BOTH SIDES OF ANY PROPOSED RAMP EXCEEDING A RISE OF 6".
 - LANDINGS SHALL BE PROVIDED FOR ALL PROPOSED RAMP IN COMPLIANCE WITH THE LOCATIONS AND DIMENSIONS INDICATED IN THE RAMP DETAILS PROVIDED ON THE DETAIL SHEET. LANDINGS SHALL NOT EXCEED A MAXIMUM SLOPE OF 1:50 (2.00%) IN ANY DIRECTION.
 - PEDESTRIAN WALKWAYS AND/OR CROSSWALKS SHALL NOT EXCEED A MAXIMUM RUNNING SLOPE OF 1:20 (5.00%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2.00%).
 - WHERE A PEDESTRIAN WALKWAY OR RAMP CHANGES DIRECTION OR INTERSECTS ANOTHER WALKWAY OR RAMP, A LANDING MEASURING A MINIMUM OF 5' x 5' SHALL BE PROVIDED. SLOPES WITHIN THIS LANDING SHALL NOT EXCEED 1:50 (2.00%) IN ANY DIRECTION.
 - ADA PARKING STALLS AND ADA STRIPED ACCESS AISLES, SHALL NOT EXCEED A MAXIMUM SLOPE OF 1:50 (2.00%) IN ANY DIRECTION ACROSS THE ENTIRE ADA PARKING AREA.

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE	STRUCTURE TYPE	RIM	TOP OF RINGS	BOT. OF RINGS	INV. IN	INV. OUT	EFF. DEPTH
A-1	PROP. 10" DRYWELL W/ FRAME & GRATE	107.80	106.50	94.50	104.55	104.55	12
A-2	PROP. 10" DRYWELL W/ MANHOLE COVER	108.10	106.50	94.50	104.40	104.55	12
A-3	PROP. 10" DRYWELL W/ FRAME & GRATE	107.90	106.50	94.50	104.40	104.55	12
A-4	PROP. 10" DRYWELL W/ FRAME & GRATE	107.90	106.50	94.50	-	-	12
A-5	PROP. 10" DRYWELL W/ MANHOLE COVER	108.50	106.50	94.50	104.40	-	12
		TOTAL A:					
B-1	PROP. 10" DRYWELL W/ FRAME & GRATE	109.45	107.75	95.75	-	106.75	11
B-2	PROP. 10" DRYWELL W/ MANHOLE COVER	109.75	107.75	95.75	106.60	106.75	11
B-3	PROP. 10" DRYWELL W/ MANHOLE COVER	110.20	107.75	95.75	105.80	-	11
B-4	PROP. 10" DRYWELL W/ MANHOLE COVER	109.90	107.75	95.75	106.60	106.75	11
B-5	PROP. 10" DRYWELL W/ MANHOLE COVER	109.90	107.75	95.75	106.60	-	11
		TOTAL B:					
C-1	PROP. 10" DRYWELL W/ FRAME & GRATE	109.50	107.80	97.80	106.30	106.30	10
C-2	PROP. 10" DRYWELL W/ FRAME & GRATE	109.70	107.80	97.80	105.70	106.30	10
C-3	PROP. 10" DRYWELL W/ FRAME & GRATE	110.05	108.00	99.00	105.80	-	9
C-4	PROP. 10" DRYWELL W/ FRAME & GRATE	110.20	108.00	99.00	106.00	106.50	9
C-5	PROP. 10" DRYWELL W/ FRAME & GRATE	111.30	109.20	99.20	106.10	107.70	10
C-6	PROP. 10" DRYWELL W/ FRAME & GRATE	109.90	108.20	98.20	106.70	106.70	10
		TOTAL C:					
D-1	PROP. 10" DRYWELL W/ CURB INLET	106.95	105.25	94.25	103.75	103.75	11
D-2	PROP. 10" DRYWELL W/ CURB INLET	106.95	105.25	94.25	103.75	103.75	11
D-3	PROP. 10" DRYWELL W/ FRAME & GRATE	107.40	105.25	94.25	103.40	103.40	11
D-4	PROP. 10" DRYWELL W/ FRAME & GRATE	107.40	105.25	94.25	103.40	103.40	11
D-5	PROP. 10" DRYWELL W/ MANHOLE COVER	107.65	105.25	94.25	103.25	103.25	11
D-6	PROP. 10" DRYWELL W/ MANHOLE COVER	107.65	105.25	94.25	103.25	103.25	11
D-7	PROP. 10" DRYWELL W/ MANHOLE COVER	107.95	105.25	94.25	103.10	-	11
D-8	PROP. 10" DRYWELL W/ MANHOLE COVER	107.95	105.25	94.25	103.10	-	11
		TOTAL D:					
E-1	PROP. 10" DRYWELL W/ FRAME & GRATE	108.10	106.15	96.15	-	104.65	10
E-2	PROP. 10" DRYWELL W/ MANHOLE COVER	108.40	106.15	96.15	104.35	104.65	10
E-3	PROP. 10" DRYWELL W/ FRAME & GRATE	107.90	106.15	96.15	104.35	104.35	11
E-4	PROP. 10" DRYWELL W/ MANHOLE COVER	108.55	106.75	95.75	104.95	105.25	11
E-5	PROP. 10" DRYWELL W/ MANHOLE COVER	109.70	107.20	97.20	104.40	105.70	10
		TOTAL E:					
F-1	PROP. 10" DRYWELL W/ CURB INLET	109.40	107.60	94.60	106.10	106.10	13
F-2	PROP. 10" DRYWELL W/ MANHOLE COVER	110.50	107.60	94.60	105.65	-	12
		TOTAL F:					
G-1	PROP. 10" DRYWELL W/ MANHOLE COVER	112.80	111.00	100.00	109.40	109.40	11
G-2	PROP. 10" DRYWELL W/ FRAME & GRATE	112.80	111.00	100.00	108.95	108.95	11
G-3	PROP. 10" DRYWELL W/ MANHOLE COVER	113.75	112.00	99.00	108.20	108.20	12
G-4	PROP. CATCH BASIN W/ CURB INLET	111.40	-	-	-	109.60	-
		TOTAL G:					

DRAINAGE CALCULATIONS

SYSTEM NAME	AREA	TRIBUTARY AREA (SF)	STORAGE REQ. (CF)	STORAGE DEPTH REQ. (VF)	STORAGE DEPTH PROVIDED (VF)	STORAGE PROVIDED (CF)
A	PAVEMENT	17549	3755.0	54.9	60	4105.2
	ROOF	3500				
	LANDSCAPE	4937				
B	PAVEMENT	17352	3533.7	51.6	55	3763.1
	ROOF	0				
	LANDSCAPE	12833				
C	PAVEMENT	12089	3880.7	56.7	58	3968.4
	ROOF	10000				
	LANDSCAPE	3984				
D	PAVEMENT	23584	5628.6	82.3	88	6021.0
	ROOF	8500				
	LANDSCAPE	5625				
E	PAVEMENT	14541	3459.1	50.6	52	3557.8
	ROOF	5200				
	LANDSCAPE	4046				
F	PAVEMENT	4891	1663.9	24.3	25	1710.5
	ROOF	4855				
	LANDSCAPE	791				
G	PAVEMENT	5809	2299.5	33.6	34	2326.3
	ROOF	6000				
	LANDSCAPE	6626				
TOTAL		172512	24220.4	354.0	372	25452.2

*DRAINAGE CALCULATIONS DO NOT INCLUDE LAND ALONG THE R.O.W. BEING DEDICATED TO NEW YORK STATE NOR DO THEY INCLUDE THE EXISTING LAND TO REMAIN UNDISTURBED PER PINE BARRENS COMPATIBLE GROWTH AREA REGULATIONS.

BORING LOG

THIS PLAN REFERENCES A GEOTECHNICAL REPORT AS DESCRIBED ON COVER SHEET:

McDONALD GEOTECHNICAL

Box 1000 • Sound, New York 11971 • (631) 766-0877

TEST HOLE DATA SHEET

Name: Sound Group 51

Surveyor: Wading River

Location: 500-73-1-1, 1.16, 1.17, 1.18, 1.19

Project Description: Site plan

Date: 10/2/20

2' Brown silty loam of

7' Brown fine to coarse sand SH

1' Pale brown fine to medium sand SP

2' 1' Comments: No water encountered

Notes: No water encountered

Notes: No water encountered

Notes: No water encountered

Notes: No water encountered

Notes: No water encountered

Notes: No water encountered

Notes: No water encountered

Notes: No water encountered

Notes: No water encountered

Notes: No water encountered

Notes: No water encountered

LEGEND	
EXISTING	PROPOSED



SCALE
1 inch = 30 ft
DO NOT SCALE

APPROVALS

REVISIONS	
No.	Description
1	12/03/09 REVISED PER SOCHS COMMENTS
2	11/18/15 REV. PER TOWN PLANNING DEPARTMENT COMMENTS
3	9/20/17 REV. PER DISTURBED AREA
4	3/16/18 REV. LAYOUT & NYSOT COMMENTS
5	11/19/18 REV. PER NYSOT COMMENTS
6	12/21/19 TOWN OF RIVERHEAD SUBMISSION
7	2/13/23 REV. SITE COVERAGE AREAS
8	4/18/23 REV. SITE COVERAGE AREAS

BOHLER
BOHLER ENGINEERING INC., PLLC
275 BROADHOLLOW ROAD, SUITE 100
MELVILLE, NY 11747
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www.BohlerEngineering.com

DALE E. KOCH
PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 089418

DATE: 09/18/08 DRAWN BY: MD
SCALE: AS SHOWN CHECKED BY: JPC
CADD ID. No.: N08029-SS-8A-TP PROJECT No.: N08029

NOT FOR CONSTRUCTION

NYSOT CASE #: N/A
HEALTH DEP. REF. #: N/A

CLIENT/PROJECT: VENEZIA SQUARE, LLC c/o VENEZIA CORP.

PORT JEFFERSON-RIVERHEAD RD.
(NYS ROUTE 25A)
WADING RIVER
TOWN OF RIVERHEAD
SUFFOLK COUNTY, NY 11792
TAX MAP #: 600-73-1-1.4, 1.16-1.19

TITLE: GRADING & DRAINAGE PLAN
SHEET NO. C-4
REV. 8
OF 15

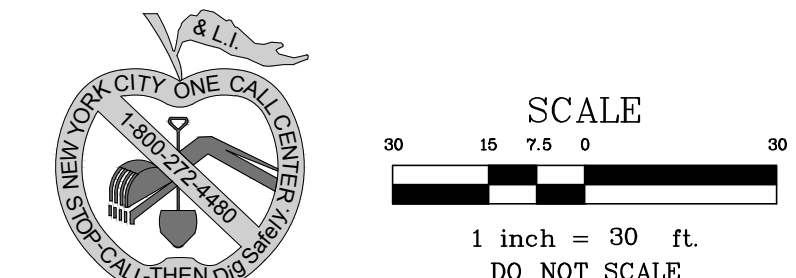
SUBMISSION SET



LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	PROPOSED NYSOT DEDICATION
TEMP. INLET PROTECTION	TEMP. INLET PROTECTION
TREE PROTECTION FENCE	TPF
TEMP. DIVERSION/INFILTRATION SWALE	TEMP. DIVERSION/INFILTRATION SWALE
CONTOUR	CONTOUR
LIMIT OF WORK LINE	LIMIT OF WORK LINE
STABILIZED CONSTRUCTION ENTRANCE/EXIT	STABILIZED CONSTRUCTION ENTRANCE/EXIT
STONE CHECK DAM	STONE CHECK DAM
AREA OF NON-DISTURBANCE	AREA OF NON-DISTURBANCE
SURFACE FLOW DIRECTION ARROW	SURFACE FLOW DIRECTION ARROW
TEMPORARY SEDIMENT BASIN	TEMPORARY SEDIMENT BASIN

BMP IMPLEMENTATION AND MAINTENANCE SEQUENCE		
PHASE I	BMP ACTIVITIES	MAINTENANCE FREQUENCY
1. EVALUATE THE SITE	IDENTIFY VEGETATION TO BE SAVED IDENTIFY THE SOIL STOCKPILE, STORAGE AND CONSTRUCTION STAGING AREAS ON PLAN RECEIVE APPROVAL FROM THE ENGINEER.	WEEKLY OR AS REQUIRED
2. INSTALL PERIMETER EROSION CONTROL PRACTICES	PROTECT TREES INSTALL SILT FENCE & TEMPORARY CONSTRUCTION FENCE AROUND THE PERIMETER INSTALL STABILIZED CONSTRUCTION ENTRANCE PROTECT EXISTING STORM SEWER AND DRAINAGE STRUCTURES	WEEKLY OR AS REQUIRED
3. PREPARE THE SITE FOR REMOVALS		
4. PREPARE THE SITE FOR CONSTRUCTION	INSTALL SILT FENCE AND TEMPORARY BERM AS REQUIRED AND/OR AS SHOWN ON THE PLANS INSTALL TEMPORARY INFILTRATION SWALE AS SHOWN ON THE PLANS INSTALL TEMPORARY SEDIMENT BASIN AS SHOWN ON THE PLANS	AS REQUIRED
PHASE II		
5. BUILD THE STRUCTURE(S) AND INSTALL THE UTILITIES	GRADE SITE AREAS STABILIZE EXPOSED AREAS APPLY DUST CONTROL PRACTICES INSTALL TEMPORARY RUN-OFF AND DRAINAGE CONTROL INSTALL NEW DRAINAGE SYSTEM INSTALL INLET PROTECTION FOR NEW SYSTEM	AS REQUIRED
6. MAINTAIN EROSION CONTROL PRACTICES	MAINTAIN ALL EROSION AND SEDIMENT CONTROL PRACTICES UNTIL CONSTRUCTION IS COMPLETED AND SITE IS STABILIZED INSPECT THE CONTROL PRACTICES AT A MINIMUM OF ONCE PER WEEK SWEEP THE SOIL ON ROADWAYS DAILY DO NOT FLUSH AREAS WITH WATER INSTALL ADDITIONAL CONTROL MEASURES (AS REQUIRED) BY THE STATE, COUNTY AND TOWN.	AS REQUIRED
7. REVEGETATE BUILDING SITE	FINALIZE GRADING AND LANDSCAPING ESTABLISH PERMANENT VEGETATION WATER NEWLY SEEDED OR SODDED AREAS	ANNUALLY OR AS REQUIRED
8. REMOVE TEMPORARY EROSION CONTROL MEASURES	REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES	AS REQUIRED
9. INSPECT REGULARLY & AS REQUIRED BY APPLICABLE REGULATIONS	INSPECT DRYWELLS AND DRAINAGE STRUCTURES FOR SEDIMENT ACCUMULATION EROSION, TRASH ACCUMULATION AND GENERAL CONDITION REPAIR ERODED AREAS IMMEDIATELY; RE-SEED OR SOD AS NECESSARY TO MAINTAIN GOOD VEGETATIVE COVER INSPECT, CLEAN AND REPAIR THE COLLECTION SYSTEM (I.E. CATCH BASINS, DRAINAGE STRUCTURES, PIPING, SWALES, ETC.)	ANNUALLY OR AS REQUIRED
INSPECTIONS		AS REQUIRED
PRECONSTRUCTION	INSPECT SEDIMENT TRAPS, PERIMETER CONTROLS,	
7 DAY	STABILIZED ENTRANCE,	
POST RAINFALL	INLET PROTECTION AND OTHER BMPs	
POST CONSTRUCTION		
NOTES:		
1. BEST MANAGEMENT PRACTICE ACTIVITIES IDENTIFIED FOR EACH PHASE DESCRIPTION SHALL BE IMPLEMENTED AT THE START OF EACH PHASE AND BE MAINTAINED UNTIL PERMANENT STABILIZATION IS ACHIEVED.		
2. IMPLEMENTATION OF BMP ACTIVITIES SHALL IN NO WAY RELIEVE THE CONTRACTOR OF OBLIGATIONS REGARDING OTHER CONSTRUCTION ACTIVITIES AND TIMEFRAMES.		

MAINTENANCE OF PERMANENT BMP'S		
SYSTEM	MAINTENANCE REQUIREMENTS	FREQUENCY
CATCH BASIN	INSPECT AND CLEAN FOR SOLID DEBRIS AS REQUIRED	ANNUALLY
DRYWELL	INSPECT AND CLEAN FOR SOLID DEBRIS AS REQUIRED	ANNUALLY



STORAGE CALCULATION

1. STORAGE REQUIRED VIA SEDIMENT TRAP = 3,600 CF/ACRE
TOTAL STORAGE REQUIRED = 3,600 CF/ACRE X 4.35 ACRE = 15,660 CF

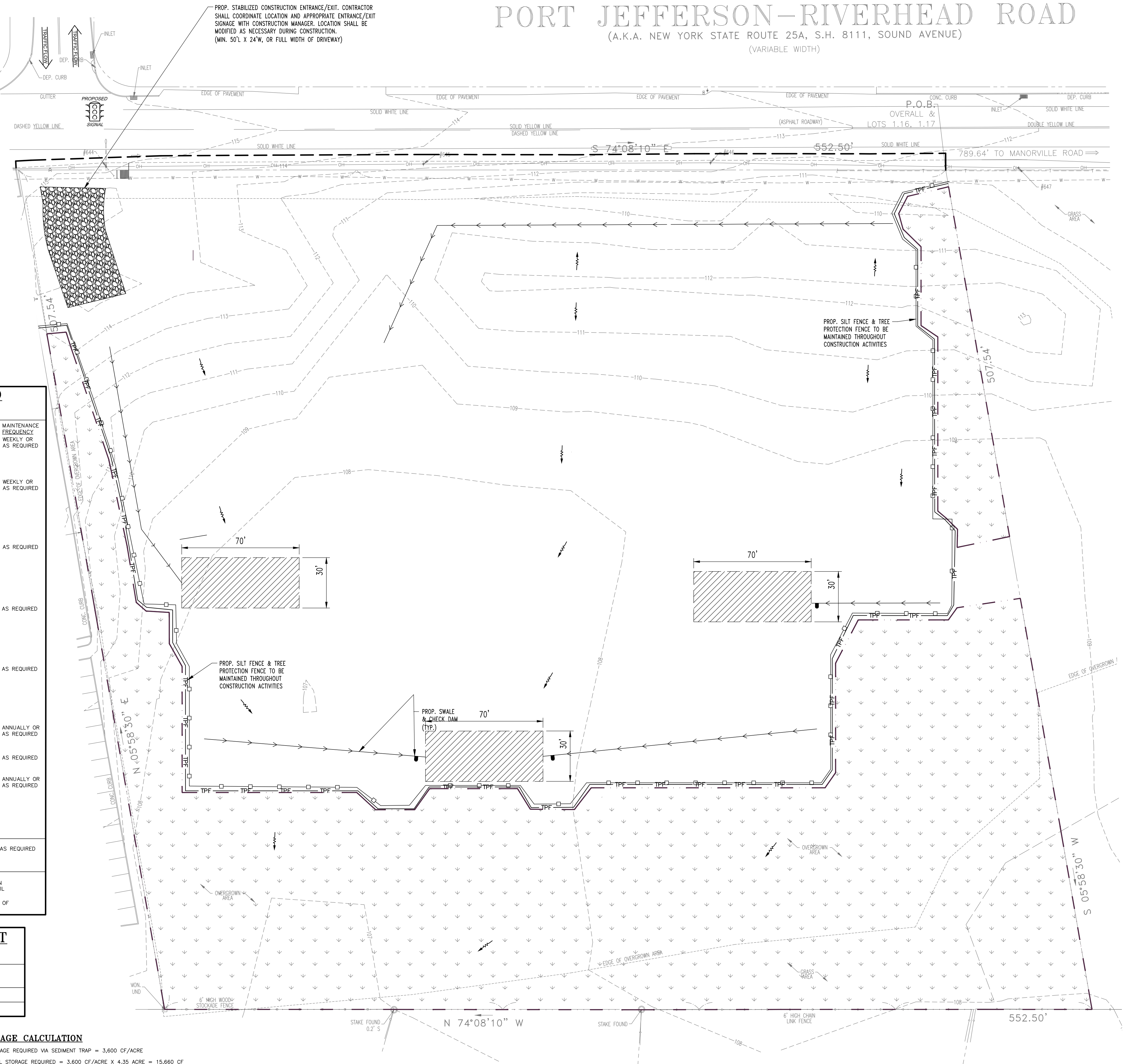
2. VOLUME OF PROPOSED SEDIMENT BASINS:

70 FT X 30 FT X 5 FT BASIN (TYP OF 3):
SURFACE DIMENSIONS = 70 FT (A) X 30 FT (B)
FLOOR DIMENSIONS = 50 FT (C) X 10 FT (D)
BASIN VOLUME = $\frac{1}{3} \times H \times (A \times B + (A \times B + C \times D) + C \times D)$
BASIN VOLUME = $\frac{1}{3} \times 5 \times (70 \times 30 + (70 \times 30 + 50 \times 10) + 50 \times 10) = 5080.9$ CF

TOTAL SEDIMENT BASIN VOLUME PROVIDED = 18,123 CF (> 15,660 CF REQUIRED VOLUME)

PORT JEFFERSON-RIVERHEAD ROAD

(A.K.A. NEW YORK STATE ROUTE 25A, S.H. 8111, SOUND AVENUE)
(VARIABLE WIDTH)



SOIL EROSION & SEDIMENT CONTROL PLAN NOTES

- THE GENERAL NOTES SHEET SHALL BE PART OF THIS ENTIRE DOCUMENT PACKAGE AND IS PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES SHEET IS REFERENCED HEREIN AND IS TO BE REFERRED TO BY THE CONTRACTOR. THE CONTRACTOR IS TO FAMILIARIZE HIMSELF AND ACKNOWLEDGE HIS FAMILIARITY WITH ALL THE NOTES ON THE GENERAL NOTES SHEET AS WELL AS ANY AND ALL DRAWING SHEET SPECIFIC NOTES BELOW.
- INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK SHALL BE DONE AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
- INSTALL FILTER FABRIC FENCING ON THE DOWNHILL SIDE OF TEMPORARY FILL STOCKPILES.
- EROSION CONTROL MEASURES SHALL CONFORM TO THE STATE OF NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, UNLESS OTHERWISE NOTED, OR AS DIRECTED BY ENGINEER.
- INSTALLATION OF EROSION CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- INSPECT EROSION CONTROL MEASURES AFTER EACH RAINFALL EVENT, BUT NO LESS THAN WEEKLY CLEAR ANY SILT GREATER THAN 6" BEHIND THE FILTER FABRIC BARRIERS. EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
- TEMPORARY SEED AND MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 15 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THEY SHALL BE STABILIZED WITH GEOTEXTILE FABRIC AND MAINTAINED ACCORDING TO BEST MANAGEMENT PRACTICES.
- INSTALL ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED BY THE ENGINEER TO PREVENT THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXISTING THE SITE.
- CONTINUE INSPECTION AND REPAIR OF EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF VEGETATION.
- REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS UPON ESTABLISHMENT OF PERMANENT VEGETATION COVER OR OTHER SPECIFIED METHOD OF STABILIZATION.
- THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 4.09 ACRES.
- THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
 - STABILIZED CONSTRUCTION ENTRANCE/ EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/ EXIT IS TO BE INSTALLED AT THE NORTHWEST CORNER OF THE SITE. THIS AREA SHALL BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.
 - SEDIMENT FENCE - INSTALL SILT FENCE(S) AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE AND SOIL STOCKPILES.
 - INSTALL FILTER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT.
 - DUST CONTROL - STOCKPILES OF SOIL SHOULD BE LIMITED TO 15' MAXIMUM HEIGHT AND REMOVED OR UTILIZED FOR SITE CONSTRUCTION AS SOON AS PRACTICABLE. SHOULD EXCESSIVE DUST BE GENERATED, THE CONTRACTOR SHALL APPLY WATER TO BARE SOIL SURFACES TO MINIMIZE BLOWING DUST.
- THE CONTRACTOR SHALL INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES SHALL BE DEEMED INCLUDED IN THE BID PRICE FOR THE SITE WORK.
- REFER TO LANDSCAPE PLAN FOR TREE PROTECTION FENCE LOCATIONS AND DETAILS.
- 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.
- THESE PLANS ARE BASED ON INFORMATION AVAILABLE TO OUR OFFICE AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD-VERIFY EXISTING CONDITIONS AND NOTIFY OUR OFFICE IF ACTUAL SITE CONDITIONS DIFFER FROM THAT SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE IMPACTED BY ANY OTHER SITE FEATURES.
- THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL STRUCTURES. ADDITIONAL FACILITIES OR MEASURES SHALL BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS OR TO PREVENT THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXISTING THE SITE.
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED BY THE CONTRACTOR.
- REFER TO GRADING AND LANDSCAPING PLANS FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR SHALL CLEAN EXISTING & PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPE AT END OF PROJECT.
- WITHOUT WRITTEN APPROVAL OF NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION, UNSTABILIZED AREAS OF DISTURBANCE THROUGHOUT THE SITE SHALL BE NO MORE THAN 5 ACRES AT ANY TIME.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION BEYOND THE LIMITS OF DISTURBED AREA.
- THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE SITE SPECIFIC SWPPP REPORT/BINDER. CONTRACTOR SHALL COMPLY FULLY WITH (NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION GP-02-01) PERMIT.
- SOIL EROSION CONTROL MEASURES SHALL BE ADJUSTED/ RELOCATED BY CONTRACTOR AS IDENTIFIED DURING SITE INSPECTIONS IN ORDER TO MAINTAIN EFFECTIVENESS OF CONTROL MEASURES TO ENSURE COMPLIANCE WITH SWPPP.
- CONTRACTOR SHALL LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS SO AS TO MINIMIZE EXPOSURE TO STORMWATER. CONSTRUCTION WASTE SHALL BE IMMEDIATELY PLACED IN ON-SITE STORAGE CONTAINERS UNTIL READY FOR OFF-SITE DISPOSAL. CONTRACTOR SHALL MAINTAIN SPILL PREVENTION & RESPONSE EQUIPMENT AND MAKE AVAILABLE ON-SITE FOR USE BY CONTRACTOR'S EMPLOYEES TRAINED IN THE APPLICATION OF SPILL PREVENTION & RESPONSE PROCEDURES.
- CONTRACTOR SHALL IDENTIFY LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED ON THE PLAN.

EROSION CONTROL CONSTRUCTION NOTES

- INSTALL STABILIZED CONSTRUCTION ENTRANCE AT THE ENTRANCE/ EXIT TO THE PROPOSED SITE AS INDICATED ON THE PLANS.
- INSTALL SILT FENCING AT LIMITS OF DISTURBANCE DOWNHILL FROM PROPOSED CONSTRUCTION.
- STRIP AND STOCKPILE TOPSOIL AND INSTALL SILT FENCING ALONG DOWNHILL SIDE OF THE STOCKPILES.
- INSTALL SITE DRAINAGE AND UTILITIES AND INSTALL DROP INLET PROTECTION UPON CONSTRUCTION OF CATCH BASINS.
- INSTALL PARKING LOT AND SITE IMPROVEMENTS SHOWN HEREON.
- INSTALL ADDITIONAL EROSION CONTROL AS REQUIRED TO PREVENT THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXISTING THE SITE AND AS DIRECTED BY THE ENGINEER.
- WHEN PERMANENT STABILIZATION OF DISTURBED SURFACES IS ACHIEVED, REMOVE THE EROSION CONTROL DEVICES AND ANY ACCUMULATED SEDIMENT AND/ OR DEBRIS.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION SERVICES

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHERE SUCH ALTERATIONS ARE MADE. THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

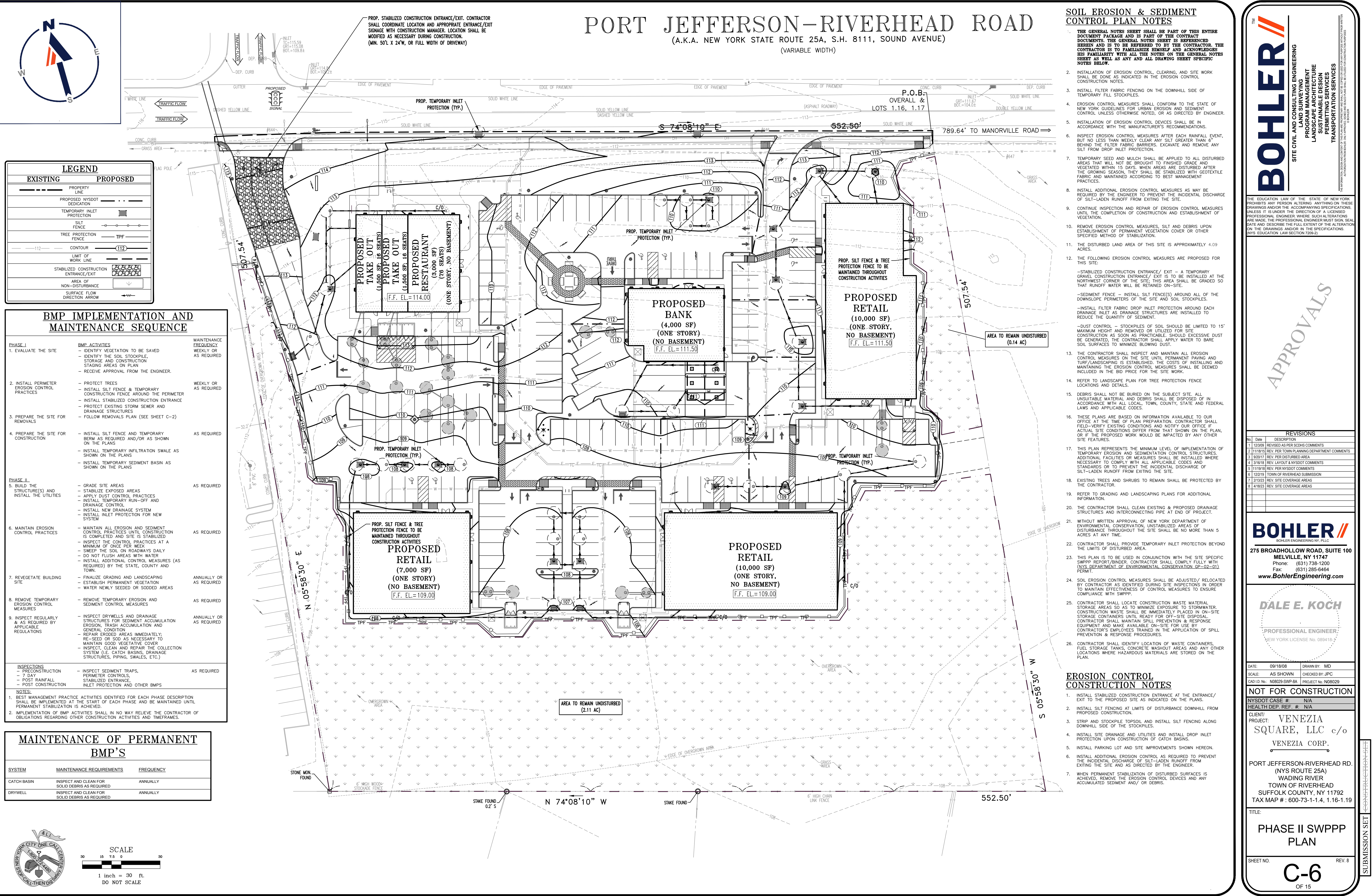
REVISIONS		
No.	Date	DESCRIPTION
1	12/30/08	REVISED AS PER SCDS COMMENTS
2	11/18/15	REV. PER TOWN PLANNING DEPARTMENT COMMENTS
3	9/20/17	REV. PER DISTURBED AREA
4	3/16/18	REV. LAYOUT & NYSOT COMMENTS
5	11/19/18	REV. PER NYSOT COMMENTS
6	12/21/19	TOWN OF RIVERHEAD SUBMISSION
7	2/13/23	REV. SITE COVERAGE AREAS
8	4/18/23	REV. SITE COVERAGE AREAS

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www.BohlerEngineering.com

DALE E. KOCH
PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 089418

DATE:	09/18/08	DRAWN BY:	MD	
SCALE:	AS SHOWN	CHECKED BY:	JPC	
CAD/ID No.:	N08025-SWP-8A	PROJECT No.:	N08029	
NOT FOR CONSTRUCTION				
NYSOT CASE #:				N/A
HEALTH DEP. REF. #:				N/A
CLIENT/PROJECT:	VENEZIA SQUARE, LLC c/o VENEZIA CORP.			
PORT JEFFERSON-RIVERHEAD RD. (NYS ROUTE 25A) WADING RIVER TOWN OF RIVERHEAD SUFFOLK COUNTY, NY 11792 TAX MAP # : 600-73-1-14, 1.16-1.19				
TITLE:				
SHEET NO.				REV. 8
C-5				OF 15

SUBMISSION SET

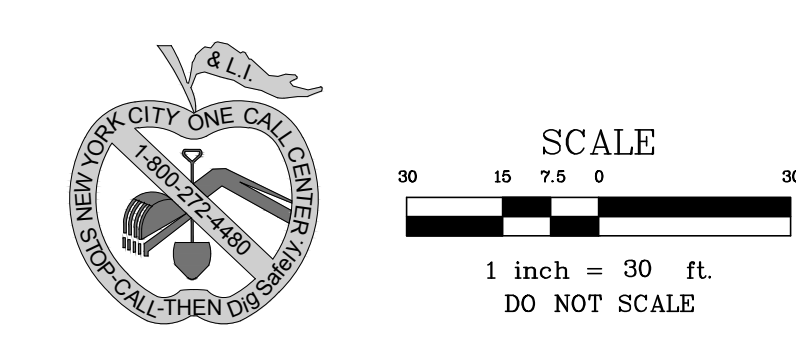


LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	PROPOSED NYSDOT DEDICATION
TEMPORARY INLET PROTECTION	SILT FENCE
TREE PROTECTION FENCE	CONTOUR
LIMIT OF WORK LINE	STABILIZED CONSTRUCTION ENTRANCE/EXIT
AREA OF NON-DISTURBANCE	SURFACE FLOW DIRECTION ARROW

BMP IMPLEMENTATION AND MAINTENANCE SEQUENCE

PHASE	BMP ACTIVITIES	MAINTENANCE FREQUENCY
1. EVALUATE THE SITE	IDENTIFY VEGETATION TO BE SAVED IDENTIFY THE SOIL STOCKPILE, STORAGE AND CONSTRUCTION STAGING AREAS ON PLAN RECEIVE APPROVAL FROM THE ENGINEER.	WEEKLY OR AS REQUIRED
2. INSTALL PERIMETER EROSION CONTROL PRACTICES	PROTECT TREES INSTALL SILT FENCE & TEMPORARY CONSTRUCTION FENCE AROUND THE PERIMETER INSTALL STABILIZED CONSTRUCTION ENTRANCE PROTECT EXISTING STORM SEWER AND DRAINAGE STRUCTURES FOLLOW REMOVALS PLAN (SEE SHEET C-2)	WEEKLY OR AS REQUIRED
3. PREPARE THE SITE FOR REMOVALS		
4. PREPARE THE SITE FOR CONSTRUCTION	INSTALL SILT FENCE AND TEMPORARY BERM AS REQUIRED AND/OR AS SHOWN ON THE PLANS INSTALL TEMPORARY INFILTRATION SWALE AS SHOWN ON THE PLANS INSTALL TEMPORARY SEDIMENT BASIN AS SHOWN ON THE PLANS	AS REQUIRED
5. BUILD THE STRUCTURE(S) AND INSTALL THE UTILITIES	GRADE SITE AREAS STABILIZE EXPOSED AREAS APPLY DUST CONTROL PRACTICES INSTALL TEMPORARY RUN-OFF AND DRAINAGE CONTROL INSTALL NEW DRAINAGE SYSTEM INSTALL INLET PROTECTION FOR NEW SYSTEM	AS REQUIRED
6. MAINTAIN EROSION CONTROL PRACTICES	MAINTAIN ALL EROSION AND SEDIMENT CONTROL PRACTICES UNTIL CONSTRUCTION IS COMPLETED AND SITE IS STABILIZED INSPECT THE CONTROL PRACTICES AT A MINIMUM OF ONCE PER WEEK SWEEP THE SOIL ON ROADWAYS DAILY DO NOT FLUSH AREAS WITH WATER INSTALL ADDITIONAL CONTROL MEASURES (AS REQUIRED) BY THE STATE, COUNTY AND TOWN.	AS REQUIRED
7. REVEGETATE BUILDING SITE	FINALIZE GRADING AND LANDSCAPING ESTABLISH PERMANENT VEGETATION WATER NEWLY SEEDDED OR SOODED AREAS	ANNUALLY OR AS REQUIRED
8. REMOVE TEMPORARY EROSION CONTROL MEASURES	REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES	AS REQUIRED
9. INSPECT REGULARLY AS REQUIRED BY APPLICABLE REGULATIONS	INSPECT DRYWELLS AND DRAINAGE STRUCTURES FOR SEDIMENT ACCUMULATION EROSION, TRASH ACCUMULATION AND GENERAL CONDITION REPAIR ERODED AREAS IMMEDIATELY; RE-SEED OR SOO AS NECESSARY TO MAINTAIN GOOD VEGETATIVE COVER INSPECT, CLEAN AND REPAIR THE COLLECTION SYSTEM (I.E. CATCH BASINS, DRAINAGE STRUCTURES, PIPING, SWALES, ETC.)	ANNUALLY OR AS REQUIRED
INSPECTIONS	PRECONSTRUCTION 7 DAY POST RAINFALL POST CONSTRUCTION	AS REQUIRED
NOTES:	1. BEST MANAGEMENT PRACTICE ACTIVITIES IDENTIFIED FOR EACH PHASE DESCRIPTION SHALL BE IMPLEMENTED AT THE START OF EACH PHASE AND BE MAINTAINED UNTIL PERMANENT STABILIZATION IS ACHIEVED. 2. IMPLEMENTATION OF BMP ACTIVITIES SHALL IN NO WAY RELIEVE THE CONTRACTOR OF OBLIGATIONS REGARDING OTHER CONSTRUCTION ACTIVITIES AND TIMEFRAMES.	

MAINTENANCE OF PERMANENT BMP'S		
SYSTEM	MAINTENANCE REQUIREMENTS	FREQUENCY
CATCH BASIN	INSPECT AND CLEAN FOR SOLID DEBRIS AS REQUIRED	ANNUALLY
DRYWELL	INSPECT AND CLEAN FOR SOLID DEBRIS AS REQUIRED	ANNUALLY



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- INSTALL ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED BY THE ENGINEER TO PREVENT THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
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 - SEDIMENT FENCE - INSTALL SILT FENCE(S) AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE AND SOIL STOCKPILES.
 - INSTALL FILTER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT.
 - DUST CONTROL - STOCKPILES OF SOIL SHOULD BE LIMITED TO 15' MAXIMUM HEIGHT AND REMOVED OR UTILIZED FOR SITE CONSTRUCTION AS SOON AS PRACTICABLE. SHOULD EXCESSIVE DUST BE GENERATED, THE CONTRACTOR SHALL APPLY WATER TO BARE SOIL SURFACES TO MINIMIZE BLOWING DUST.
- THE CONTRACTOR SHALL INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES SHALL BE DEEMED INCLUDED IN THE BID PRICE FOR THE SITE WORK.
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- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED BY THE CONTRACTOR.
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- THE CONTRACTOR SHALL CLEAN EXISTING & PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPE AT END OF PROJECT.
- WITHOUT WRITTEN APPROVAL OF NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION, UNSTABILIZED AREAS OF DISTURBANCE THROUGHOUT THE SITE SHALL BE NO MORE THAN 5 ACRES AT ANY TIME.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION BEYOND THE LIMITS OF DISTURBED AREA.
- THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE SITE SPECIFIC SWPPP REPORT/BINDER. CONTRACTOR SHALL COMPLY FULLY WITH (NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION GP-02-01) PERMIT.
- SOIL EROSION CONTROL MEASURES SHALL BE ADJUSTED / RELOCATED BY CONTRACTOR AS IDENTIFIED DURING SITE INSPECTIONS IN ORDER TO MAINTAIN EFFECTIVENESS OF CONTROL MEASURES TO ENSURE COMPLIANCE WITH SWPPP.
- CONTRACTOR SHALL LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS SO AS TO MINIMIZE EXPOSURE TO STORMWATER. CONSTRUCTION WASTE SHALL BE IMMEDIATELY PLACED IN ON-SITE STORAGE CONTAINERS UNTIL READY FOR OFF-SITE DISPOSAL. CONTRACTOR SHALL MAINTAIN SPILL PREVENTION & RESPONSE EQUIPMENT AND MAKE AVAILABLE ON-SITE FOR USE BY CONTRACTOR'S EMPLOYEES TRAINED IN THE APPLICATION OF SPILL PREVENTION & RESPONSE PROCEDURES.
- CONTRACTOR SHALL IDENTIFY LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED ON THE PLAN.

EROSION CONTROL CONSTRUCTION NOTES

- INSTALL STABILIZED CONSTRUCTION ENTRANCE AT THE ENTRANCE/EXIT TO THE PROPOSED SITE AS INDICATED ON THE PLANS.
- INSTALL SILT FENCING AT LIMITS OF DISTURBANCE DOWNHILL FROM PROPOSED CONSTRUCTION.
- STRIP AND STOCKPILE TOPSOIL AND INSTALL SILT FENCING ALONG DOWNHILL SIDE OF THE STOCKPILES.
- INSTALL SITE DRAINAGE AND UTILITIES AND INSTALL DROP INLET PROTECTION UPON COMPLETION OF CATCH BASINS.
- INSTALL PARKING LOT AND SITE IMPROVEMENTS SHOWN HEREON.
- INSTALL ADDITIONAL EROSION CONTROL AS REQUIRED TO PREVENT THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE AND AS DIRECTED BY THE ENGINEER.
- WHEN PERMANENT STABILIZATION OF DISTURBED SURFACES IS ACHIEVED, REMOVE THE EROSION CONTROL DEVICES AND ANY ACCUMULATED SEDIMENT AND/OR DEBRIS.

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REVISIONS

No.	Date	DESCRIPTION
1	12/09	REVISED AS PER SOCS COMMENTS
2	11/18/15	REV. PER TOWN PLANNING DEPARTMENT COMMENTS
3	9/20/17	REV. PER DISTURBED AREA
4	3/16/19	REV. LAYOUT NYSDOT COMMENTS
5	11/19/18	REV. PER NYSDOT COMMENTS
6	12/21/19	TOWN OF RIVERHEAD SUBMISSION
7	2/13/23	REV. SITE COVERAGE AREAS
8	4/18/23	REV. SITE COVERAGE AREAS

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DALE E. KOCH
PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 089418

DATE: 09/18/08 DRAWN BY: MD
SCALE: AS SHOWN CHECKED BY: JPC
CADD No.: N08025-SWP-8A PROJECT No.: N08029

NOT FOR CONSTRUCTION

NYSDOT CASE #: N/A
HEALTH DEP. REF. #: N/A

CLIENT/PROJECT: VENEZIA SQUARE, LLC c/o VENEZIA CORP.

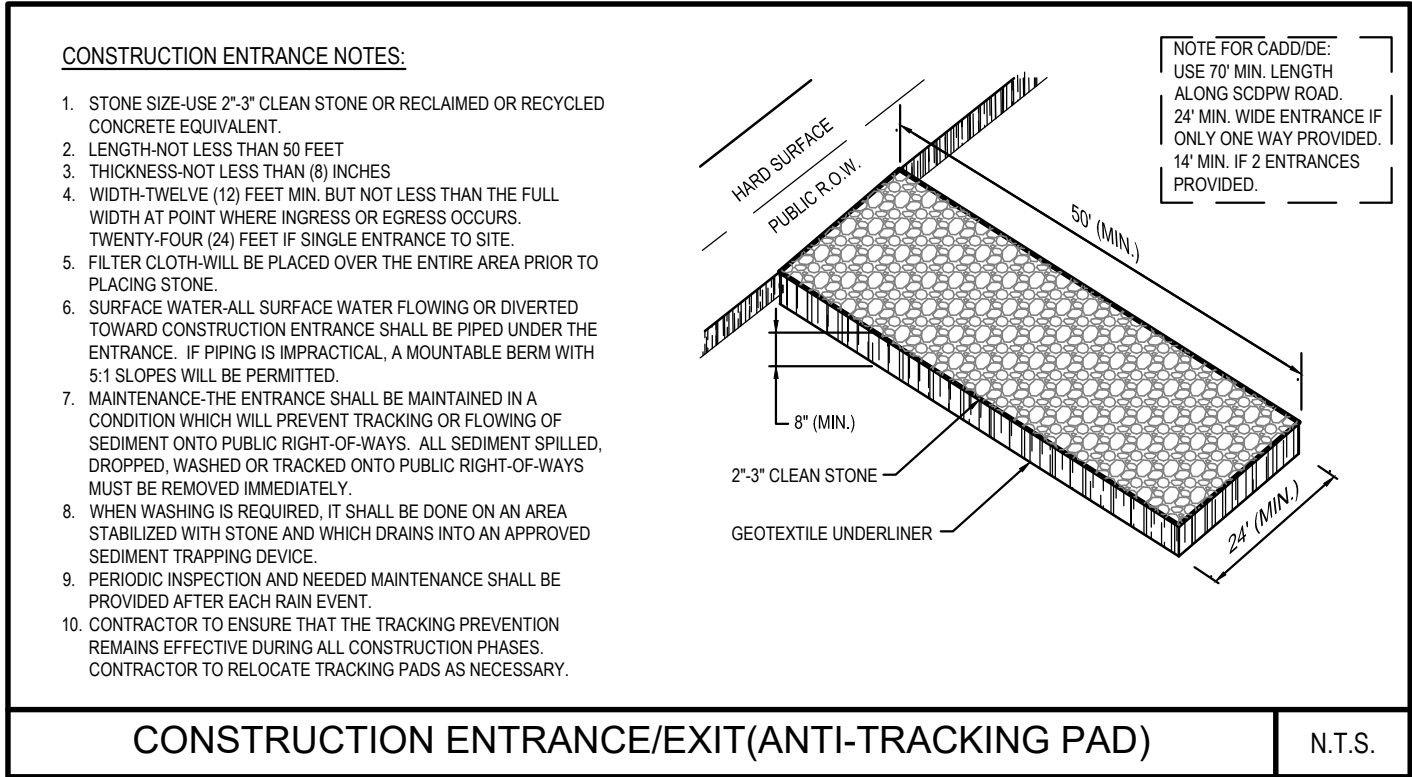
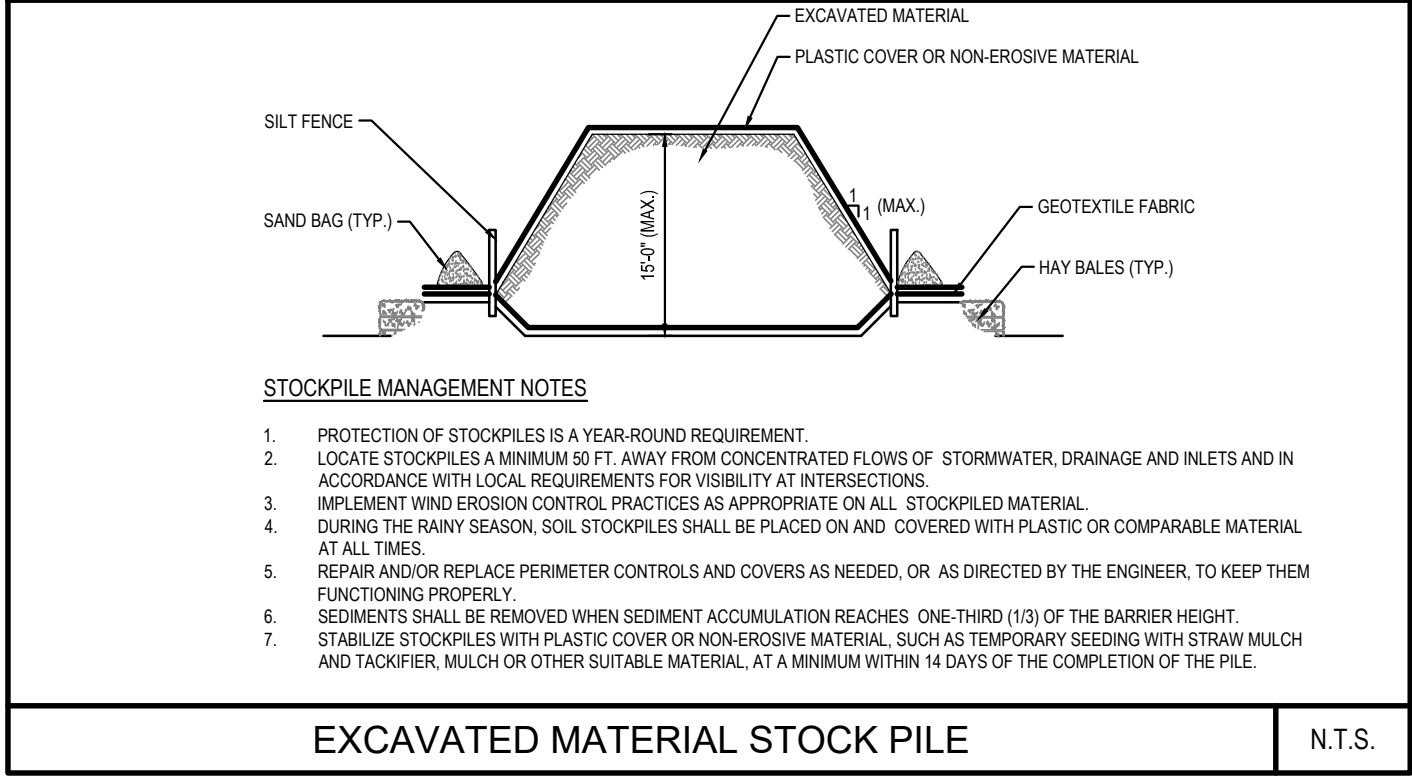
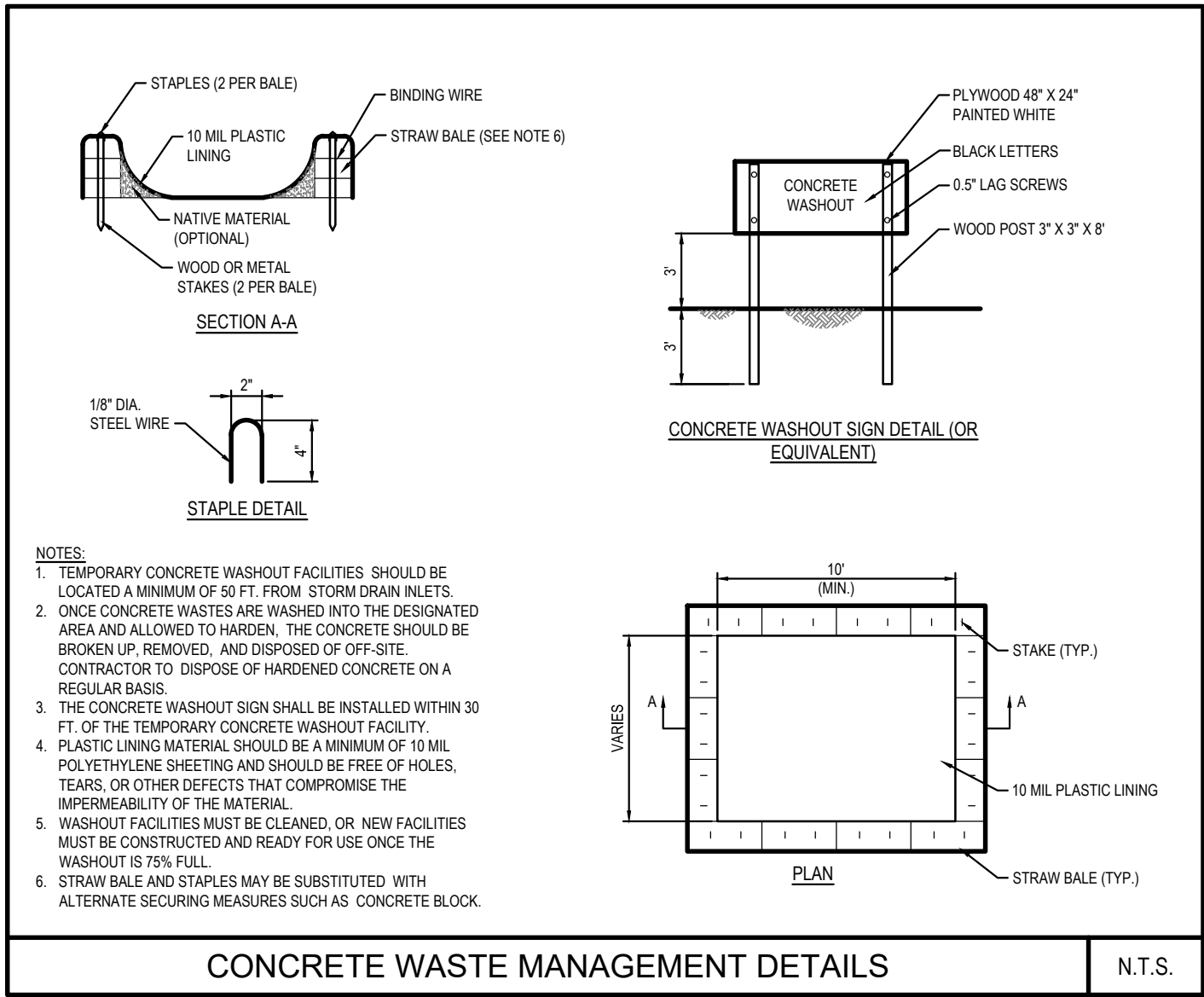
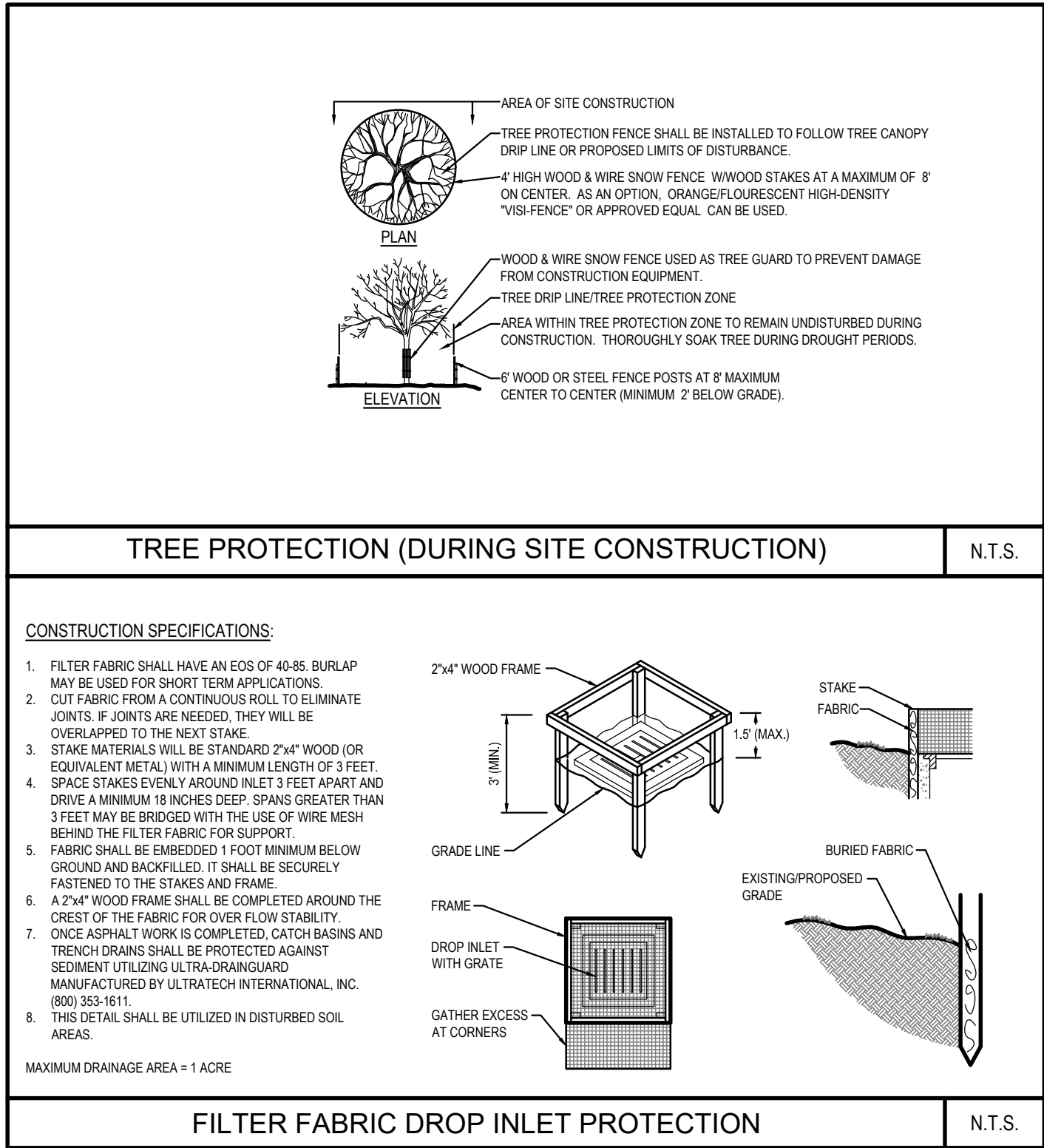
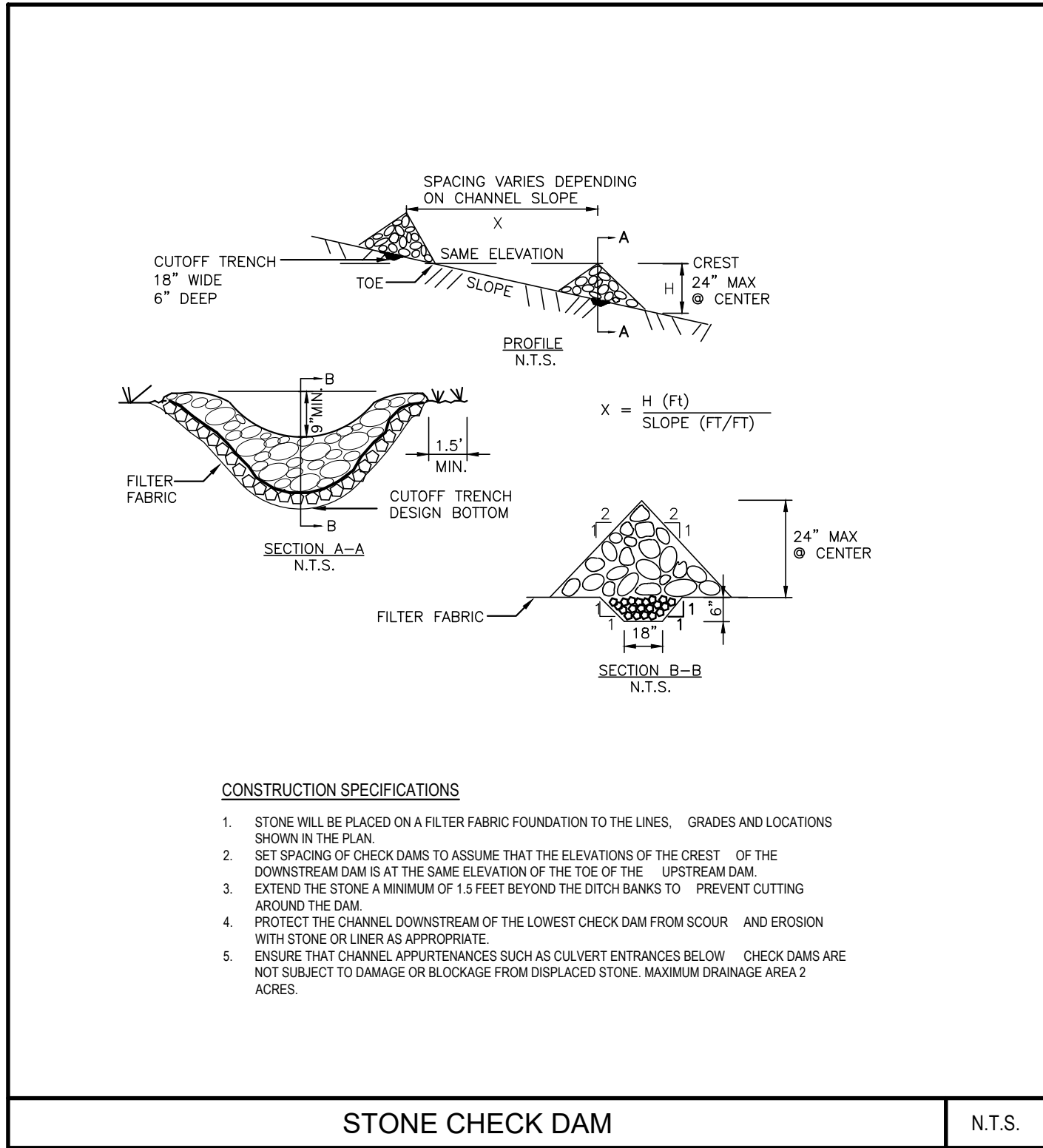
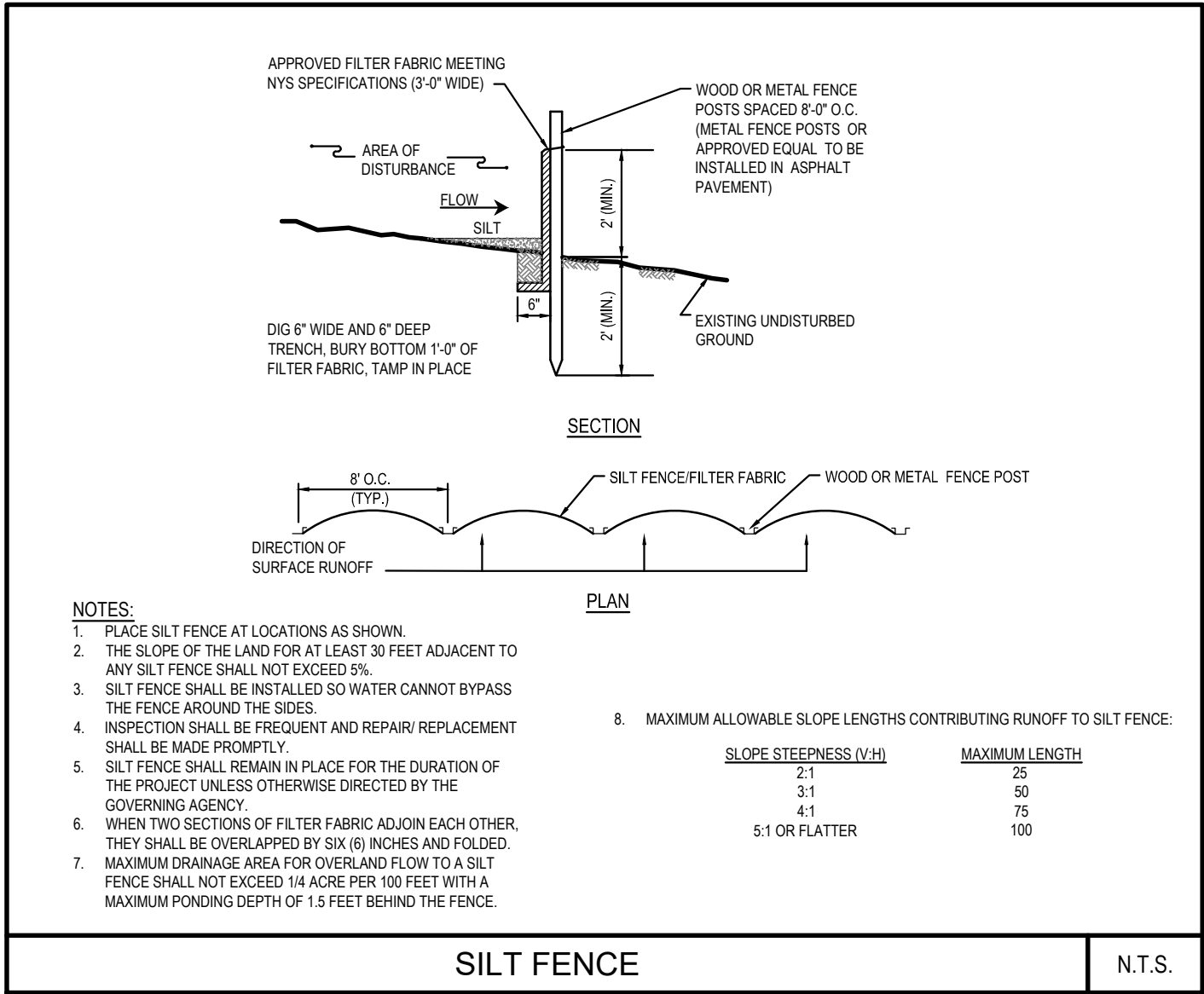
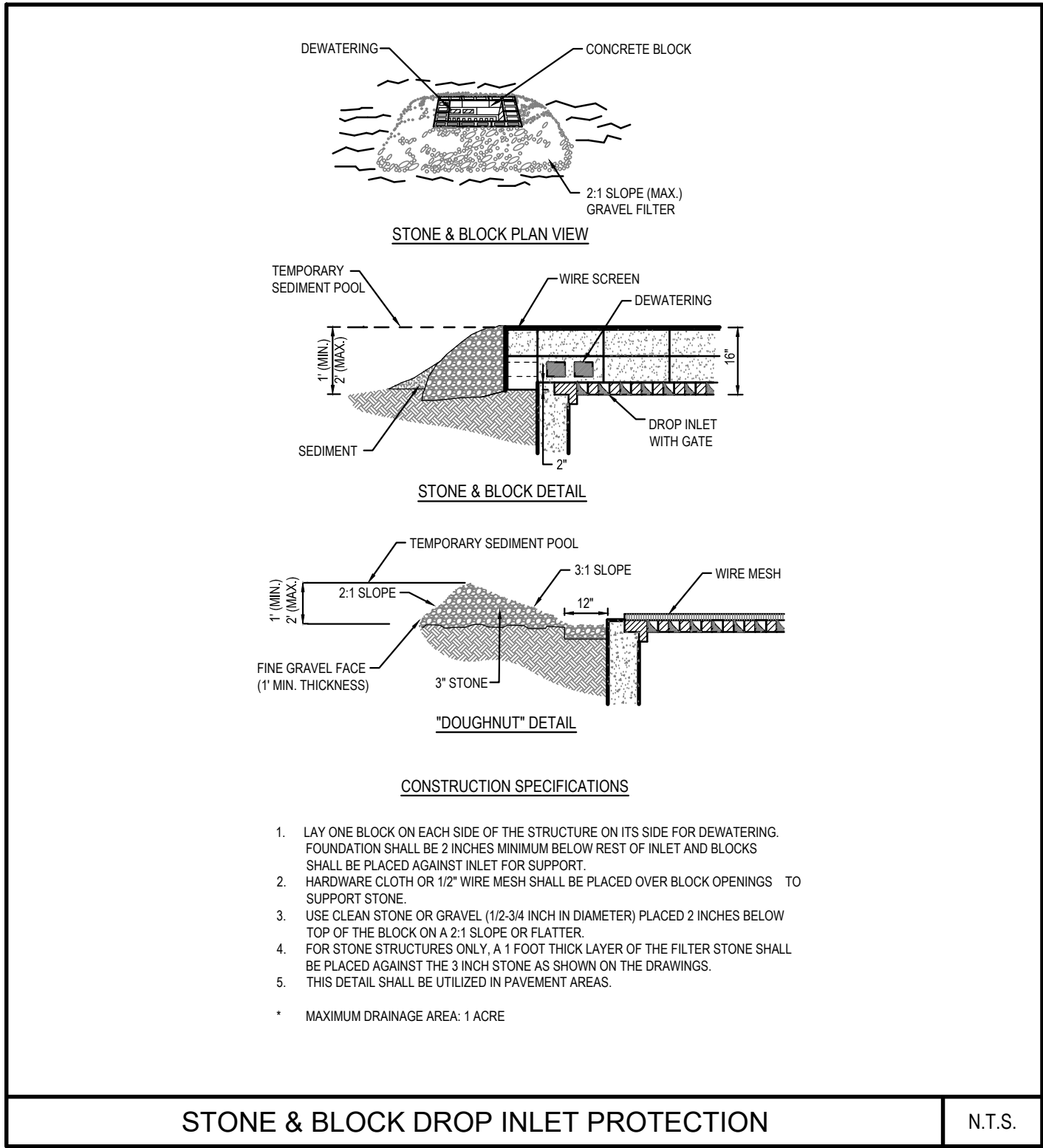
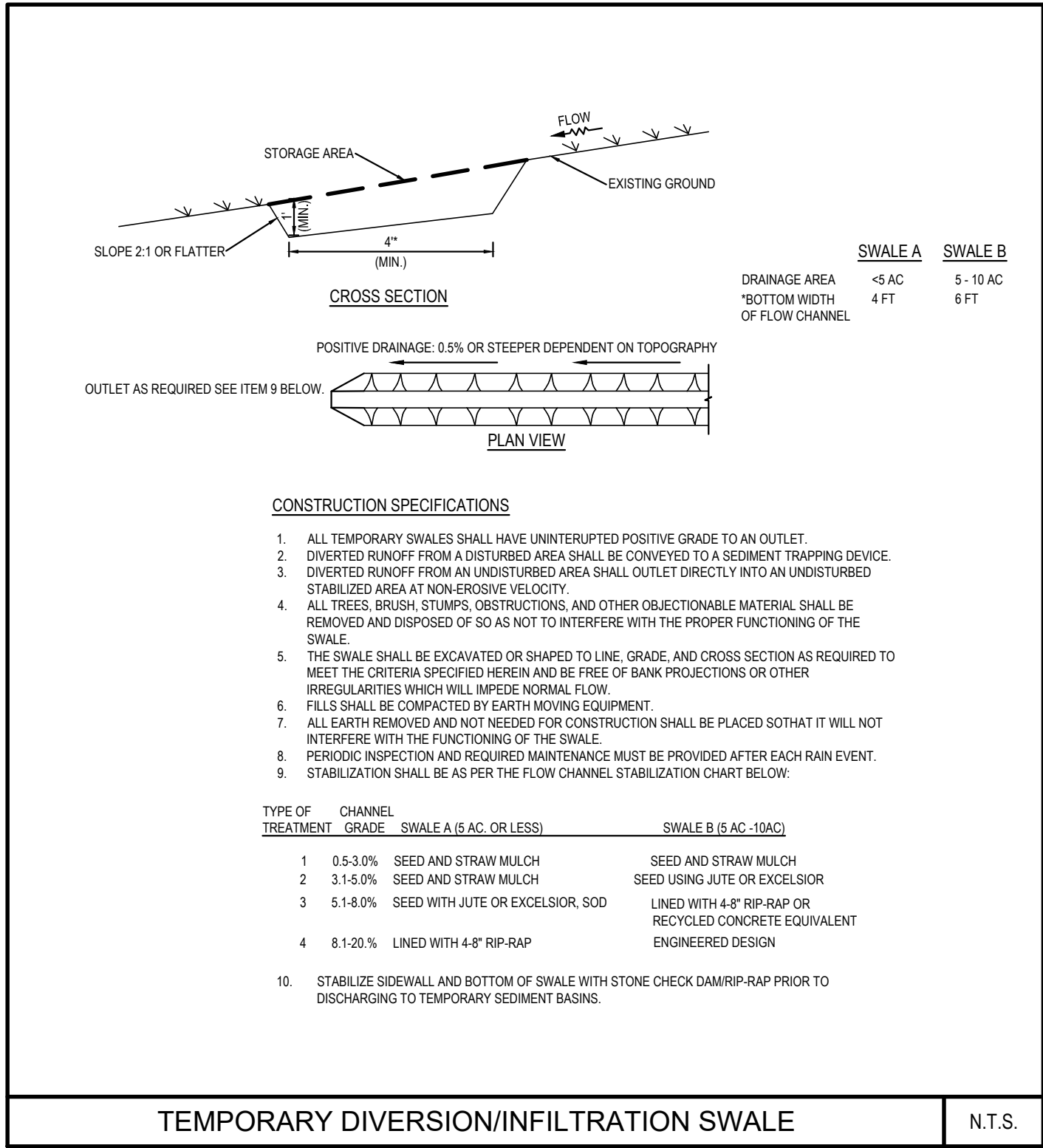
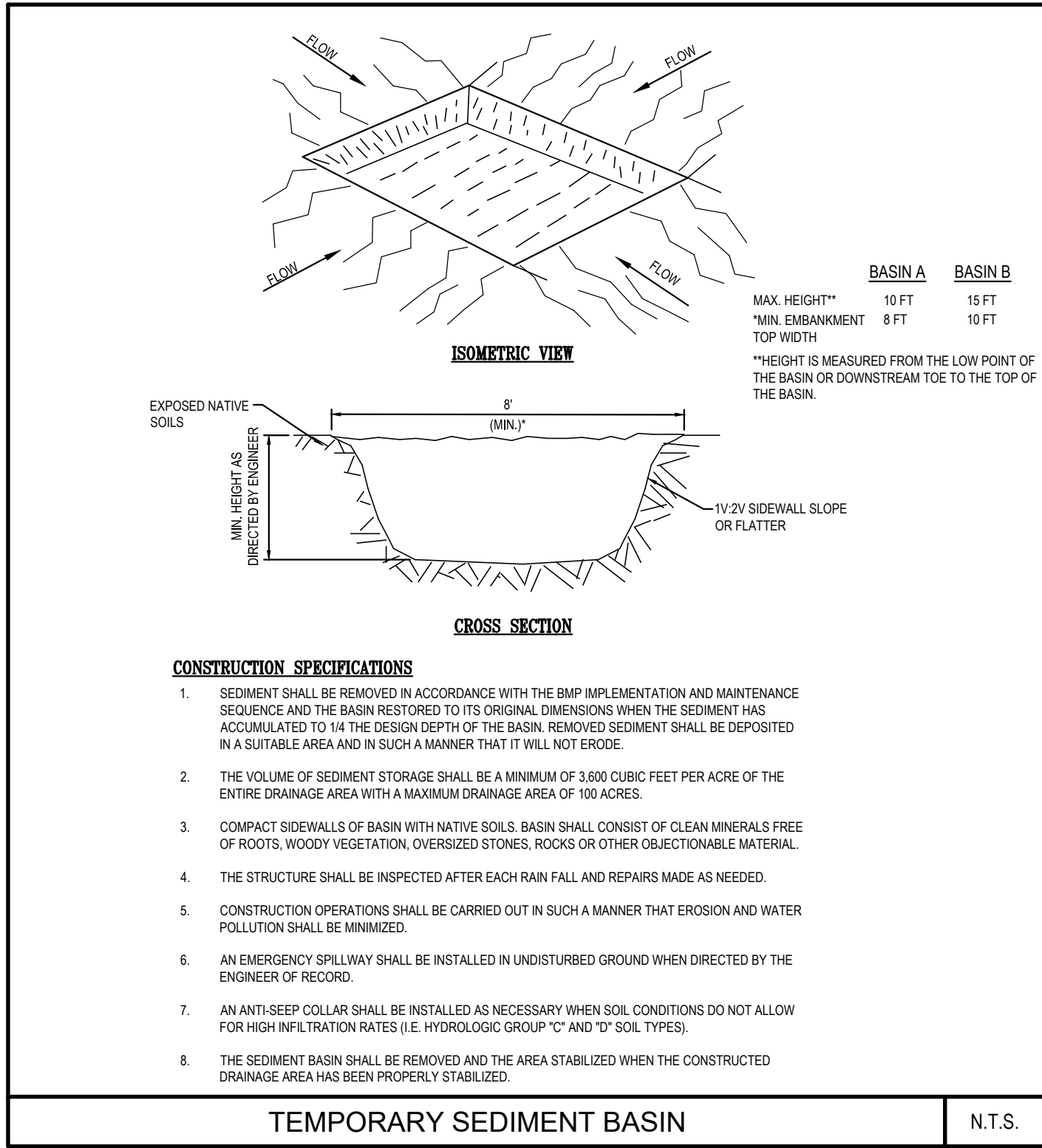
PORT JEFFERSON-RIVERHEAD RD.
(NYS ROUTE 25A)
WADING RIVER
TOWN OF RIVERHEAD
SUFFOLK COUNTY, NY 11792
TAX MAP #: 600-73-1-14, 1.16-1.19

TITLE: PHASE II SWPPP PLAN

SHEET NO. C-6 REV. 8

OF 15

SUBMISSION SET



REVISIONS

No.	Date	DESCRIPTION
1	12/09/09	REVISED AS PER SCDS COMMENTS
2	11/18/15	REV. PER TOWN PLANNING DEPARTMENT COMMENTS
3	9/20/17	REV. PER DISTURBED AREA
4	3/16/19	REV. LAYOUT & NYSDOT COMMENTS
5	11/19/18	REV. PER NYSDOT COMMENTS
6	12/2/19	TOWN OF RIVERHEAD SUBMISSION
7	2/13/23	REV. SITE COVERAGE AREAS
8	4/18/23	REV. SITE COVERAGE AREAS

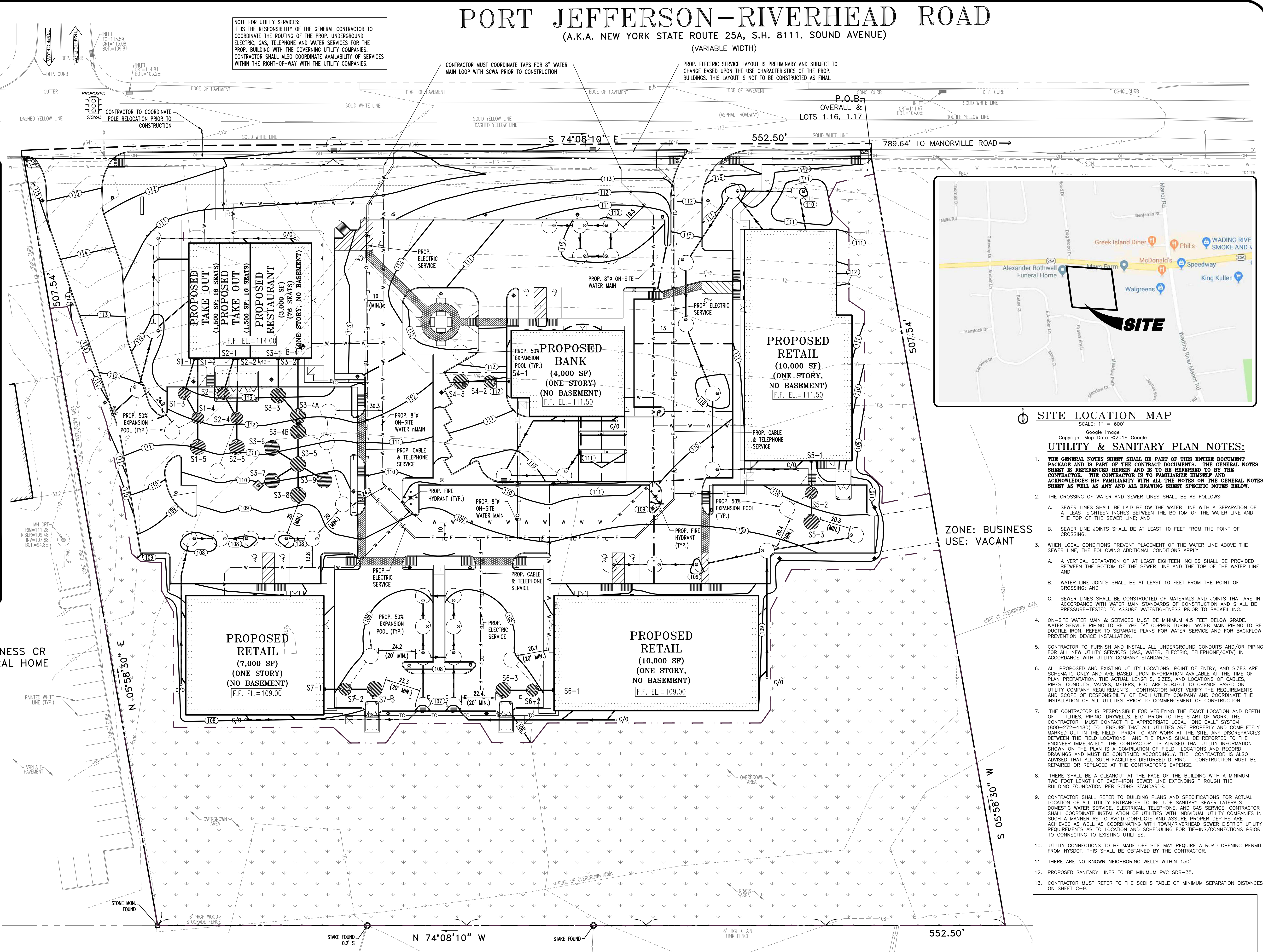


LEGEND	
EXISTING	PROPOSED

ZONE: BUSINESS CR
USE: FUNERAL HOME



SCALE
1 inch = 30 ft.
DO NOT SCALE



SITE LOCATION MAP

Copyright Map Data ©2018 Google

UTILITY & SANITARY PLAN NOTES:

- THE GENERAL NOTES SHEET SHALL BE PART OF THIS ENTIRE DOCUMENT PACKAGE AND IS PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES SHEET IS REFERENCED HEREIN AND IS TO BE REFERRED TO BY THE CONTRACTOR. THE CONTRACTOR IS TO FAMILIARIZE HIMSELF AND ACKNOWLEDGE HIS FAMILIARITY WITH ALL THE NOTES ON THE GENERAL NOTES SHEET AS WELL AS ANY AND ALL DRAWING SHEET SPECIFIC NOTES BELOW.
- THE CROSSING OF WATER AND SEWER LINES SHALL BE AS FOLLOWS:
 - SEWER LINES SHALL BE LAID BELOW THE WATER LINE WITH A SEPARATION OF AT LEAST EIGHTEEN INCHES BETWEEN THE BOTTOM OF THE WATER LINE AND THE TOP OF THE SEWER LINE, AND
 - SEWER LINE JOINTS SHALL BE AT LEAST 10 FEET FROM THE POINT OF CROSSING.
- WHEN LOCAL CONDITIONS PREVENT PLACEMENT OF THE WATER LINE ABOVE THE SEWER LINE, THE FOLLOWING ADDITIONAL CONDITIONS APPLY:
 - A VERTICAL SEPARATION OF AT LEAST EIGHTEEN INCHES SHALL BE PROVIDED BETWEEN THE BOTTOM OF THE SEWER LINE AND THE TOP OF THE WATER LINE, AND
 - WATER LINE JOINTS SHALL BE AT LEAST 10 FEET FROM THE POINT OF CROSSING, AND
 - SEWER LINES SHALL BE CONSTRUCTED OF MATERIALS AND JOINTS THAT ARE IN ACCORDANCE WITH WATER MAIN STANDARDS OF CONSTRUCTION AND SHALL BE PRESSURE-TESTED TO ASSURE WATERTIGHTNESS PRIOR TO BACKFILLING.
- ON-SITE WATER MAIN & SERVICES MUST BE MINIMUM 4.5 FEET BELOW GRADE. WATER SERVICE PIPING TO BE TYPE "K" COPPER TUBING. WATER MAIN PIPING TO BE DUCTILE IRON. REFER TO SEPARATE PLANS FOR WATER SERVICE AND FOR BACKFLOW PREVENTION DEVICE INSTALLATION.
- CONTRACTOR TO FURNISH AND INSTALL ALL UNDERGROUND CONDUITS AND/OR PIPING FOR ALL NEW UTILITY SERVICES (GAS, WATER, ELECTRIC, TELEPHONE/CATV) IN ACCORDANCE WITH UTILITY COMPANY STANDARDS.
- ALL PROPOSED AND EXISTING UTILITY LOCATIONS, POINT OF ENTRY, AND SIZES ARE SCHEMATIC ONLY AND ARE BASED UPON INFORMATION AVAILABLE AT THE TIME OF PLAN PREPARATION. THE ACTUAL LENGTHS, SIZES, AND LOCATIONS OF CABLES, PIPES, CONDUITS, VALVES, METERS, ETC. ARE SUBJECT TO CHANGE BASED ON UTILITY COMPANY REQUIREMENTS. CONTRACTOR MUST VERIFY THE REQUIREMENTS AND SCOPE OF RESPONSIBILITY OF EACH UTILITY COMPANY AND COORDINATE THE INSTALLATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION AND DEPTH OF UTILITIES, PIPING, DRYWELLS, ETC. PRIOR TO THE START OF WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE LOCAL "ONE CALL" SYSTEM (800-272-4480) TO ENSURE THAT ALL UTILITIES ARE PROPERLY AND COMPLETELY MARKED OUT IN THE FIELD PRIOR TO ANY WORK AT THE SITE. ANY DISCREPANCIES BETWEEN THE FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS ADVISED THAT UTILITY INFORMATION SHOWN ON THE PLAN IS A COMPILATION OF FIELD LOCATIONS AND RECORD DRAWINGS AND MUST BE CONFIRMED ACCORDINGLY. THE CONTRACTOR IS ALSO ADVISED THAT ALL SUCH FACILITIES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- THERE SHALL BE A CLEANOUT AT THE FACE OF THE BUILDING WITH A MINIMUM TWO FOOT LENGTH OF CAST-IRON SEWER LINE EXTENDING THROUGH THE BUILDING FOUNDATION PER SCDS STANDARDS.
- CONTRACTOR SHALL REFER TO BUILDING PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC WATER SERVICE, ELECTRICAL, TELEPHONE, AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES WITH INDIVIDUAL UTILITY COMPANIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH TOWN/RIVERHEAD SEWER DISTRICT UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.
- UTILITY CONNECTIONS TO BE MADE OFF SITE MAY REQUIRE A ROAD OPENING PERMIT FROM NYSOT. THIS SHALL BE OBTAINED BY THE CONTRACTOR.
- THERE ARE NO KNOWN NEIGHBORING WELLS WITHIN 150'.
- PROPOSED SANITARY LINES TO BE MINIMUM PVC SDR-35.
- CONTRACTOR MUST REFER TO THE SCDS TABLE OF MINIMUM SEPARATION DISTANCES ON SHEET C-9.

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES APPROVAL

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REVISIONS	
No.	Description
1	12/30/18 REVISED AS PER SCDS COMMENTS
2	11/18/19 REV. PER TOWN PLANNING DEPARTMENT COMMENTS
3	9/20/17 REV. PER DISTURBED AREA
4	3/16/19 REV. LAYOUT & NYSOT COMMENTS
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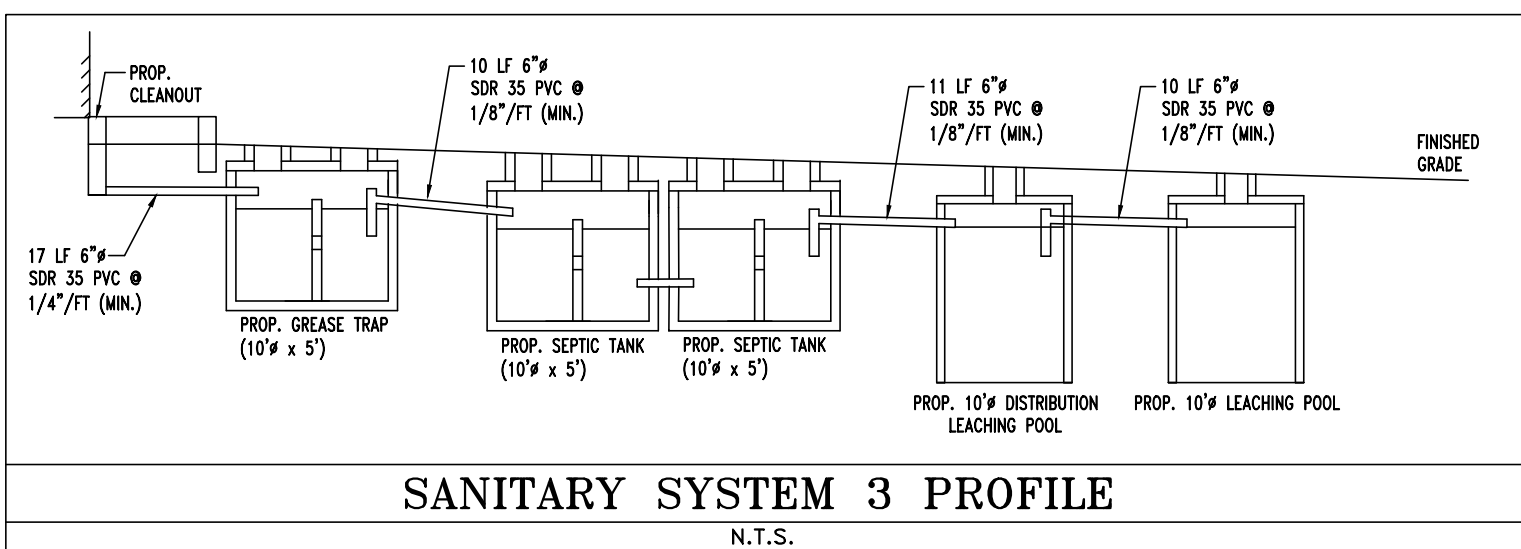
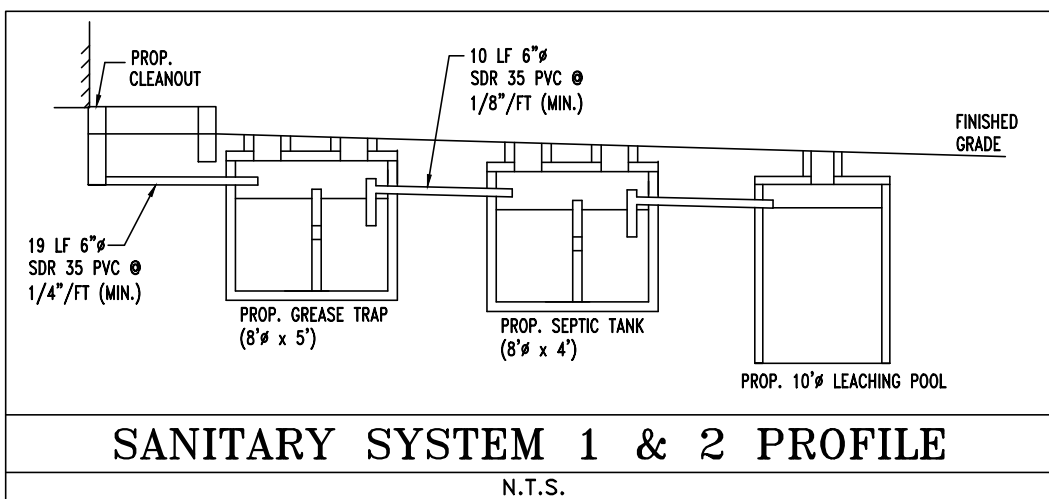
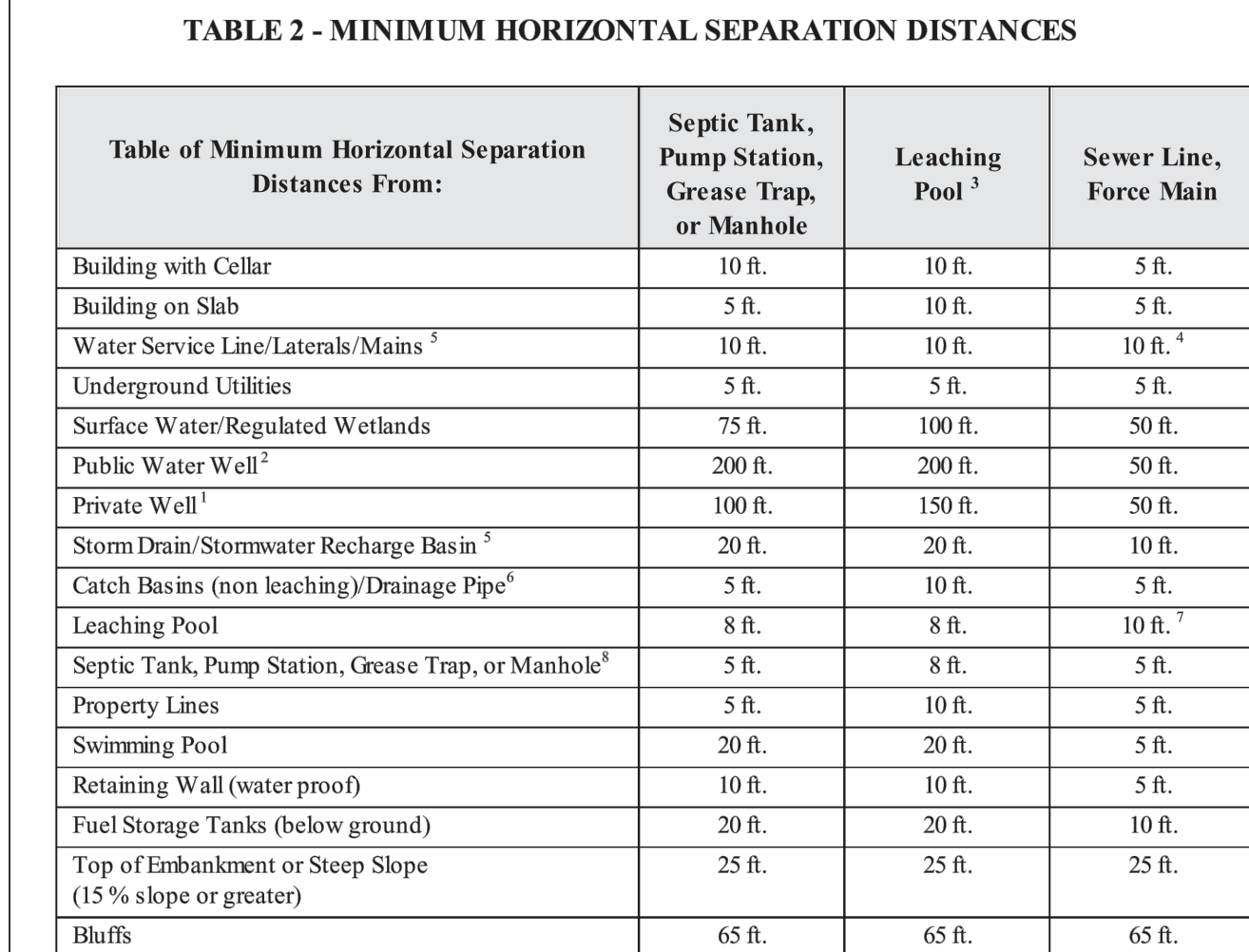
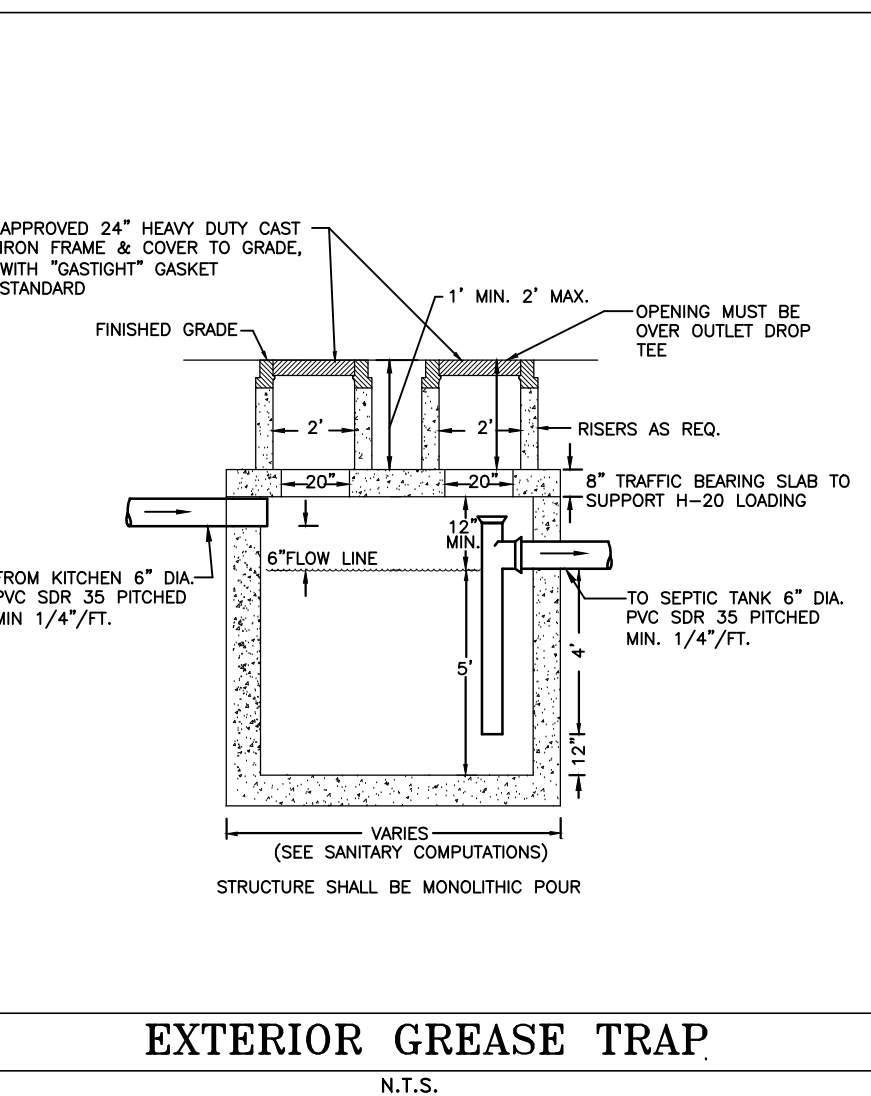
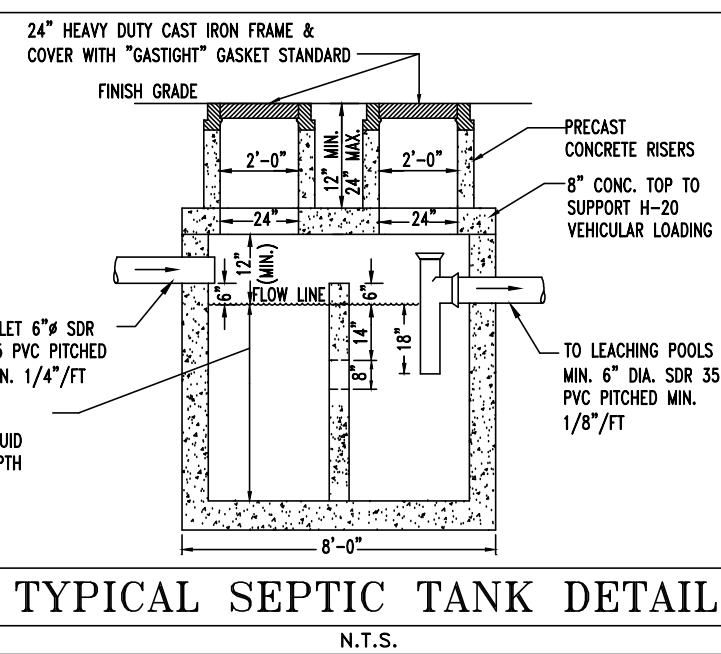
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www.BohlerEngineering.com

DALE E. KOCH
PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 089418

DATE: 09/18/08 DRAWN BY: MD
SCALE: AS SHOWN CHECKED BY: JPC
CID ID No.: N8029-SS-BA-TP PROJECT No.: N80829
NOT FOR CONSTRUCTION
NYSOT CASE #: N/A
HEALTH DEP. REF. #: N/A
CLIENT/PROJECT: VENEZIA SQUARE, LLC c/o VENEZIA CORP.
PORT JEFFERSON-RIVERHEAD RD. (NYS ROUTE 25A)
WADING RIVER
TOWN OF RIVERHEAD
SUFFOLK COUNTY, NY 11792
TAX MAP #: 600-73-1-1.4, 1.16-1.19

TITLE: UTILITY & SANITARY PLAN
SHEET NO. C-8 REV. 8
OF 15

SUBMISSION SET



LEACHING POOLS

DESIGN FLOW =	210 GPD
LEACHING RATE =	1.5 GPD/SF
REQUIRED SIDEWALL AREA =	210 GPD/1.5 GPD/SF = 140 SF
REQUIRED DEPTH =	140 SF/31.42 SF/VF = 4.46 VF
USE 1 LEACHING POOL @ 10' X 10' 10 VF EFFECTIVE DEPTH	
TOTAL EFFECTIVE DEPTH =	10 VF

Date: 19/3/00

	Brown silty loam	OF
2'		
	Brown fine to coarse sand	SW
3'		
	Fine brown fine to medium sand	OF
13'		
Comments:	No water encountered	
at note boring (H-34)....		2000

SANITARY STRUCTURE SCHEDULE							
STRUCTURE	STRUCTURE TYPE	RIM	TOP OF RINGS	BOT. OF RINGS	INV. IN	INV. OUT	EFF. DEPTH
S-1	KITCHEN OUTLET	114.00	-	-	-	111.00	-
S-2	SANITARY OUTLET	114.00	-	-	-	111.00	-
S-3	8"Ø GREASE TRAP	112.95/ 112.75	111.00	105.00	110.50	110.00	5
S-4	8"Ø SEPTIC TANK	112.20/ 112.00	110.30	105.30	109.80	109.30	4
S-5	10"Ø LEACHING POOL	111.25	109.50	98.50	108.50	-	10
TOTAL S1 LEACHING POOL EFF. DEPTH: 10							
S-2-1	KITCHEN OUTLET	114.00	-	-	-	111.00	-
S-2-2	SANITARY OUTLET	114.00	-	-	-	111.00	-
S-2-3	8"Ø GREASE TRAP	113.25/ 113.05	111.00	105.00	110.50	110.00	5
S-2-4	8"Ø SEPTIC TANK	112.35/ 112.15	110.30	105.30	109.80	109.30	4
S-2-5	10"Ø LEACHING POOL	111.40	109.55	98.55	108.50	-	10
TOTAL S2 LEACHING POOL EFF. DEPTH: 10							
S-3-1	KITCHEN OUTLET	114.00	-	-	-	111.00	-
S-3-2	SANITARY OUTLET	114.00	-	-	-	111.00	-
S-3-3	10"Ø GREASE TRAP	113.20/ 112.90	111.05	105.05	110.55	110.05	5
S-3-4A	10"Ø SEPTIC TANK	112.30/ 112.10	109.70	103.70	109.20	107.20	5
S-3-4B	10"Ø SEPTIC TANK	111.70/ 111.40	109.70	103.70	107.20	108.70	5
S-3-5	10"Ø DISTRIBUTION POOL	110.25	108.95	97.95	108.20	107.95	10
S-3-6	10"Ø LEACHING POOL	111.05	108.80	97.80	107.80	-	10
S-3-7	10"Ø LEACHING POOL	110.10	107.55	96.55	106.55	-	10
S-3-8	10"Ø LEACHING POOL	109.55	107.55	96.55	106.55	-	10
S-3-9	10"Ø LEACHING POOL	109.80	107.55	96.55	106.55	-	10
TOTAL S3 LEACHING POOL EFF. DEPTH: 50							
S-4-1	SANITARY OUTLET	112.25	-	-	-	107.50	-
S-4-2	8"Ø SEPTIC TANK	111.95/ 111.95	109.75	102.75	107.25	106.75	4
S-4-3	10"Ø LEACHING POOL	111.95	109.55	96.55	106.55	-	10
TOTAL S4 LEACHING POOL EFF. DEPTH: 10							
S-5-1	SANITARY OUTLET	111.50	-	-	-	107.50	-
S-5-2	8"Ø SEPTIC TANK	110.30/ 110.10	107.75	102.75	107.25	106.75	4
S-5-3	10"Ø LEACHING POOL	109.65	107.55	96.55	106.55	-	10
TOTAL S5 LEACHING POOL EFF. DEPTH: 10							
S-6-1	SANITARY OUTLET	109.65	-	-	-	105.00	-
S-6-2	8"Ø SEPTIC TANK	107.95/ 107.90	106.25	100.25	104.75	104.25	4
S-6-3	10"Ø LEACHING POOL	107.70	105.10	94.10	104.10	-	10
TOTAL S6 LEACHING POOL EFF. DEPTH: 10							
S-7-1	SANITARY OUTLET	108.65	-	-	-	105.00	-
S-7-2	8"Ø SEPTIC TANK	107.95/ 107.90	106.25	100.25	104.75	104.25	4
S-7-3	10"Ø LEACHING POOL	107.75	105.10	94.10	104.10	-	10
TOTAL S7 LEACHING POOL EFF. DEPTH: 10							

Table of Minimum Horizontal Separation Distances From:	Septic Tank, Pump Station, Grease Trap, or Manhole	Leaching Pool ³	Sewer Line, Force Main
Building with Cellar	10 ft.	10 ft.	5 ft.
Building on Slab	5 ft.	10 ft.	5 ft.
Water Service Line/Laterals/Mains ⁵	10 ft.	10 ft.	10 ft. ⁴
Underground Utilities	5 ft.	5 ft.	5 ft.
Surface Water/Regulated Wetlands	75 ft.	100 ft.	50 ft.
Public Water Well ²	200 ft.	200 ft.	50 ft.
Private Well ¹	100 ft.	150 ft.	50 ft.
Storm Drain/Stormwater Recharge Basin ⁵	20 ft.	20 ft.	10 ft.
Catch Basins (non leaching)/Drainage Pipe ⁶	5 ft.	10 ft.	5 ft.
Leaching Pool	8 ft.	8 ft.	10 ft. ⁷
Septic Tank, Pump Station, Grease Trap, or Manhole ⁸	5 ft.	8 ft.	5 ft.
Property Lines	5 ft.	10 ft.	5 ft.
Swinning Pool	20 ft.	20 ft.	5 ft.
Retaining Wall (water proof)	10 ft.	10 ft.	5 ft.
Fuel Storage Tanks (below ground)	20 ft.	20 ft.	10 ft.
Top of Embankment or Steep Slope (15 % slope or greater)	25 ft.	25 ft.	25 ft.
Bluffs	65 ft.	65 ft.	65 ft.

- 1 Increased distance between leaching pools and private wells may be required based upon the depth of the well(s) involved and the direction of groundwater flow. Refer to **Standards For The Design Of Individual Water Supply Systems**.
- 2 Discharges from treatment works shall be located down gradient of the well or out of the groundwater flow path towards the well. **Precise groundwater flow direction measurements may be required.**
- 3 Significant discharges (generally greater than 5,000 gpd or those in proximity to wells) are subject to a separate site review by the department.
- 4 Leaching pools for treatment works have different distance requirements. See **Appendix A** and **Appendix B** for distance requirements for leaching pools or recharge beds associated with modified subsurface sewage disposal systems and treatment works, respectively.
- 5 Water and sewer lines may be in the same trench if the water line is placed on an undisturbed bench or shelf so that the bottom of the water main is at least 18 inches higher than the top of the sewer and the sewer is not subject to settling, vibration, superimposed loads, or frost action.
- 6 A minimum of 10 foot separation is required between water service line/laterals/ mains and the edge of all stormwater drainage leaching structures.
- 7 A minimum of 5 foot separation is required between water service line/laterals/ mains and the edge of all stormwater drainage non-leaching structures and associated piping.
- 8 Sewer piping between clusters of leaching pools may be installed at lesser separation distances.
- 9 Multiple unit septic tanks and grease traps shall be considered one structure and therefore individual components may be installed at lesser separation distances.

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APPROVALS

[illegible]

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 Fax: (631) 285-6464
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DALE E. KOCH

PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 089418-1

DATE: 09/18/08	DRAWN BY: MD
SCALE: AS SHOWN	CHECKED BY: JPC
CAD I.D. No.: N08029-SS-8A-TP	PROJECT No.: N08029

NOT FOR CONSTRUCTION

NYS DOT CASE #:	N/A
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HEALTH DEP. REF. #:	N/A
CLIENT/	

PROJECT: VENEZIA

SQUARE, LLC c/o

VENEZIA CORP.

PORT JEFFERSON-RIVERHEAD RD.

(NYS ROUTE 25A)

WADING RIVER
TOWN OF RIVERHEAD

SUFFOLK COUNTY, NY 11792

TAX MAP #: 600-73-1-1.4, 1.16-1.19

TITLE:

SANITARY

DETAILS &

COMPUTATIONS

COMPUTATIONS	
1	1
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SHEET NO. REV. 8

6-9

OF 15

C-9

OF 15

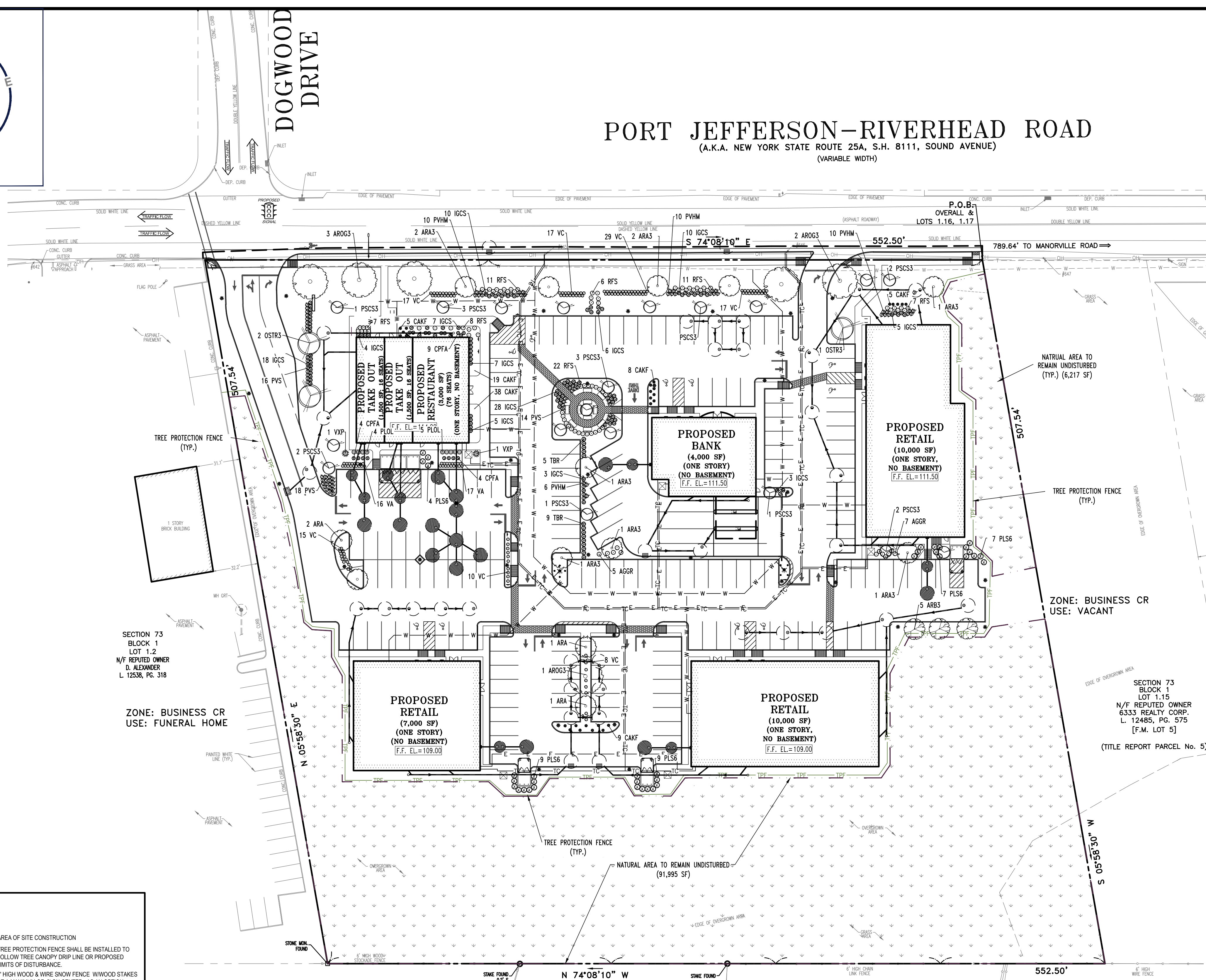
SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES APPROVAL



PORT JEFFERSON-RIVERHEAD ROAD
(A.K.A. NEW YORK STATE ROUTE 25A, S.H. 8111, SOUND AVENUE)
(VARIABLE WIDTH)

REFERENCE THE LANDSCAPE
NOTES SHEET FOR LANDSCAPE
NOTES AND SPECIFICATIONS

THIS PLAN IS TO BE UTILIZED
FOR LANDSCAPE PURPOSES ONLY



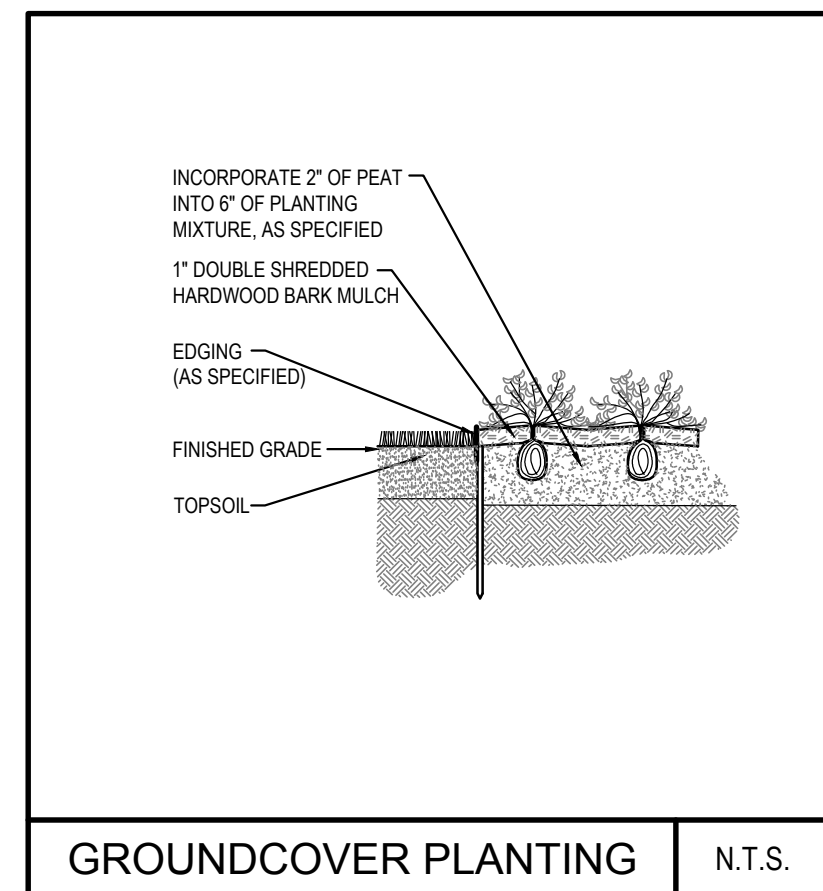
Planting Schedule				
Shade Tree(s)				
KEY No.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
ARA	Acer rubrum 'Armstrong'	Armstrong Columnar Red Maple	2' 1/2" - 3" cal.	B&B
ARA3	Acer rubrum 'Armstrong'	Armstrong Columnar Red Maple	3" cal. min	B&B *
ARB3	Acer rubrum 'Bowhall'	Bowhall Red Maple	3" cal. min	B&B
AROG3	Acer rubrum 'October Glory'	October Glory Red Maple	3" cal. min	B&B
Ornamental Tree(s)				
KEY No.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
OSTR3	Ostrya virginiana	American Hophornbeam	3" cal. min.	B&B *
PSCS3	Prunus serotina 'Columaria'	Columnar Sargent Cherry	3" cal. min.	B&B *
Deciduous Shrub(s)				
KEY No.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
VA	Vaccinium angustifolium	Lowbush Blueberry	#2	Container
VC	Vaccinium corymbosum	Highbush Blueberry	#2	Container
Evergreen Shrub(s)				
KEY No.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AGGR	Abelia grandiflora 'Little Richard'	Little Richard Abelia	3 gal.	Container
IGCS	Ilex glabra 'Shamrock'	Shamrock Compact Inkberry	30" min.	B&B
PLOL	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel	30" - 36"	B&B
PLS6	Prunus laurocerasus 'Schipkaensis'	Schipkaensis Cherry Laurel	6" min.	B&B
VXP	Viburnum x pragnense	Prague Viburnum	3 gal.	Container
Ground Cover(s)				
KEY No.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TBR	Toxus baccata 'Repens'	Spreading English Yew	18" - 24"	Container
Perennial(s)				
KEY No.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
RFS	Rosa Virginiana	Virginia Rose	18" - 24"	Container
Ornamental Grass(es)				
KEY No.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CAKF	Calamagrostis canadensis 'Karl Foerster'	Feather Reed Grass	2 gal.	Container
PVHM	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	2 gal.	Container
PVS	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 gal.	Container

* STREET TREE QUALITY - LOWEST BRANCHING HEIGHT TO BE 6'-6" MIN.

ZONE: BUSINESS CR
USE: FARM/GREENHOUSE
SECTION 73
BLOCK 1
LOT 1.9
N/F REPUTED OWNER
BERNARD F. MAY, JR.
L. 9127, PG. 211

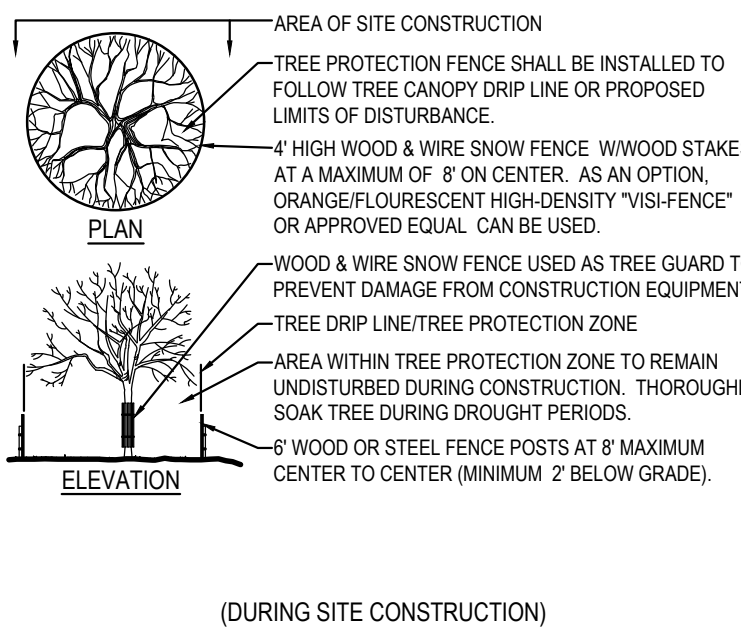
SECTION 73
BLOCK 1
LOT 1.15
N/F REPUTED OWNER
6333 REALTY CORP.
L. 12485, PG. 575
[F.M. LOT 5]

(TITLE REPORT PARCEL No. 5)



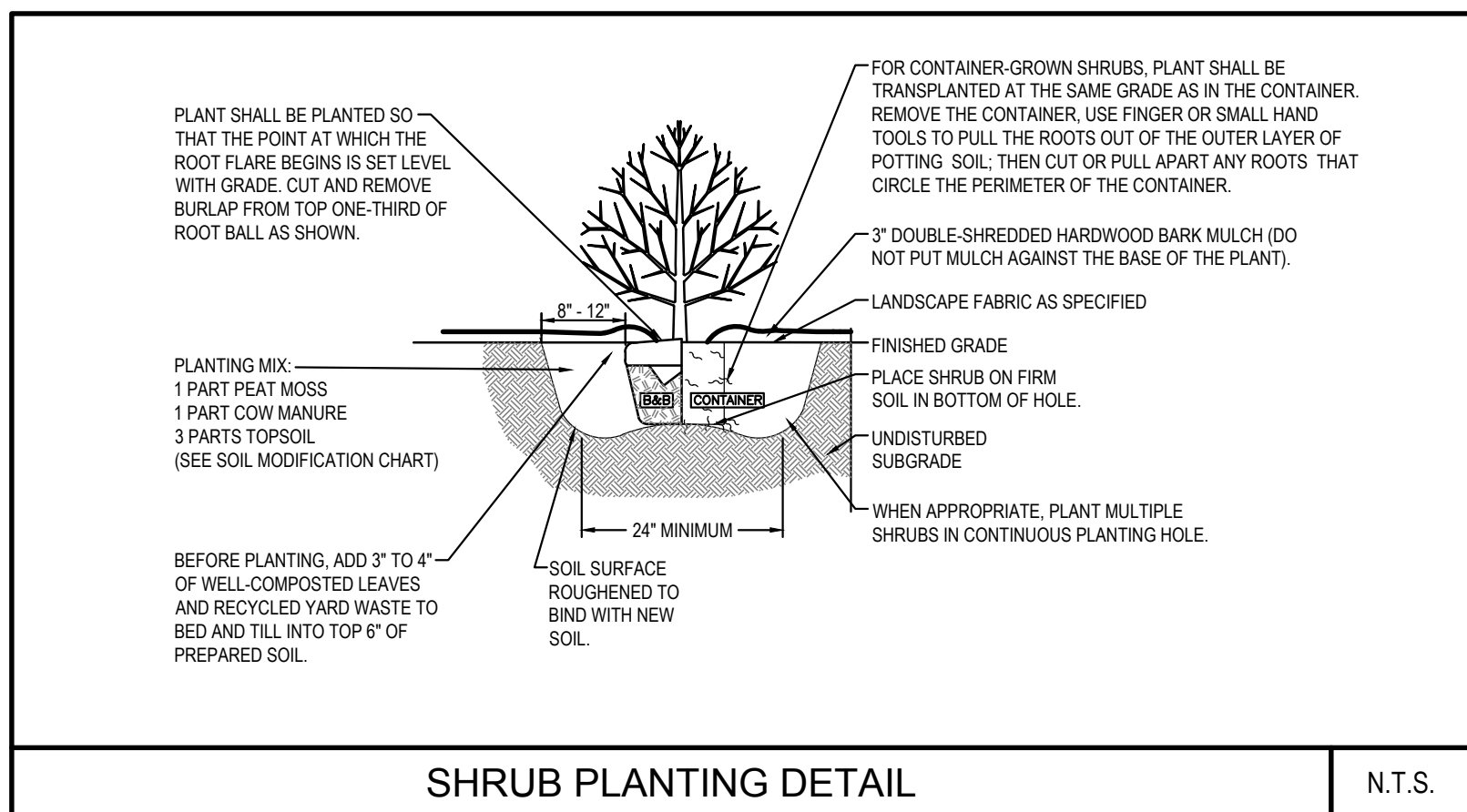
GROUNDCOVER PLANTING

N.T.S.



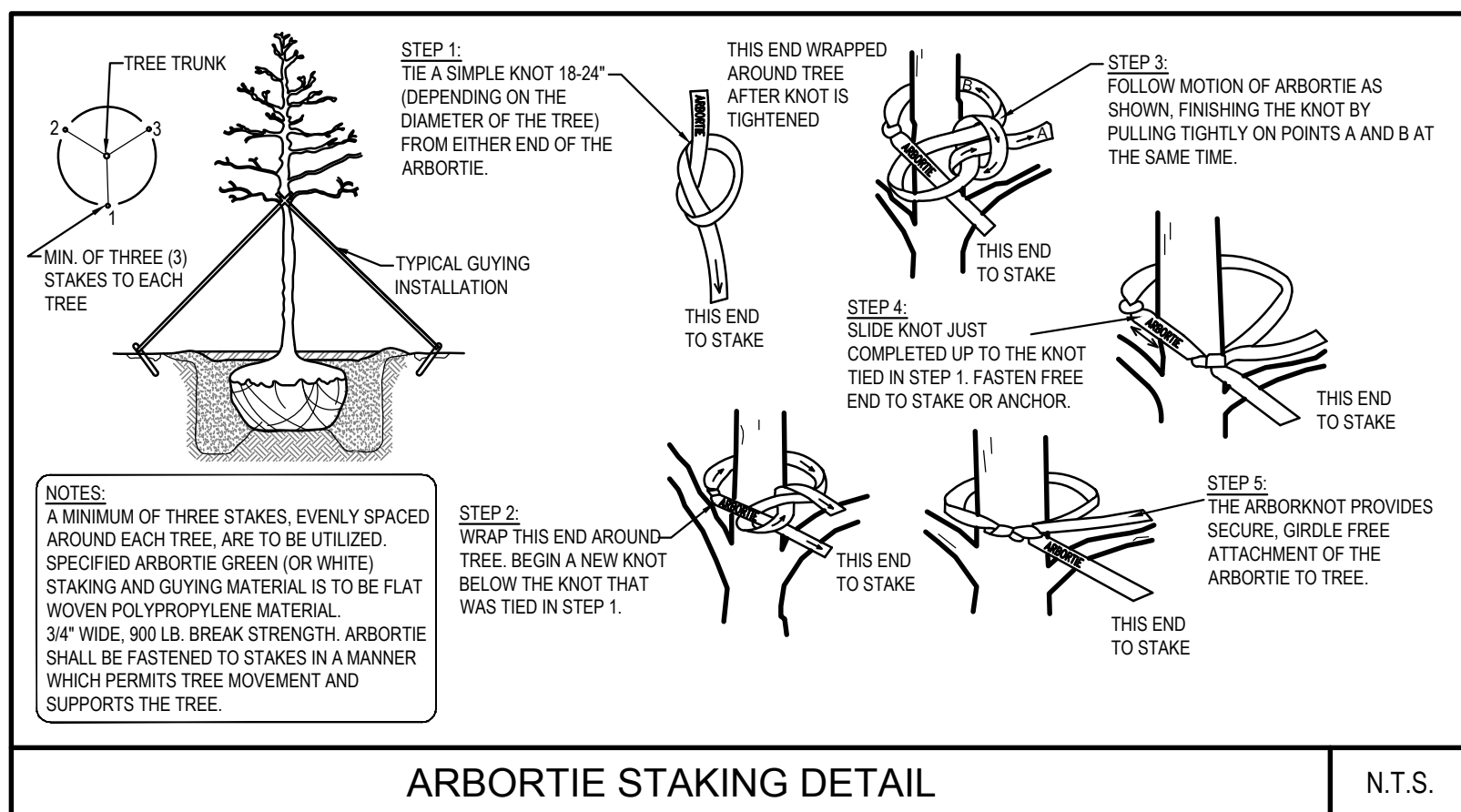
TREE PROTECTION

N.T.S.



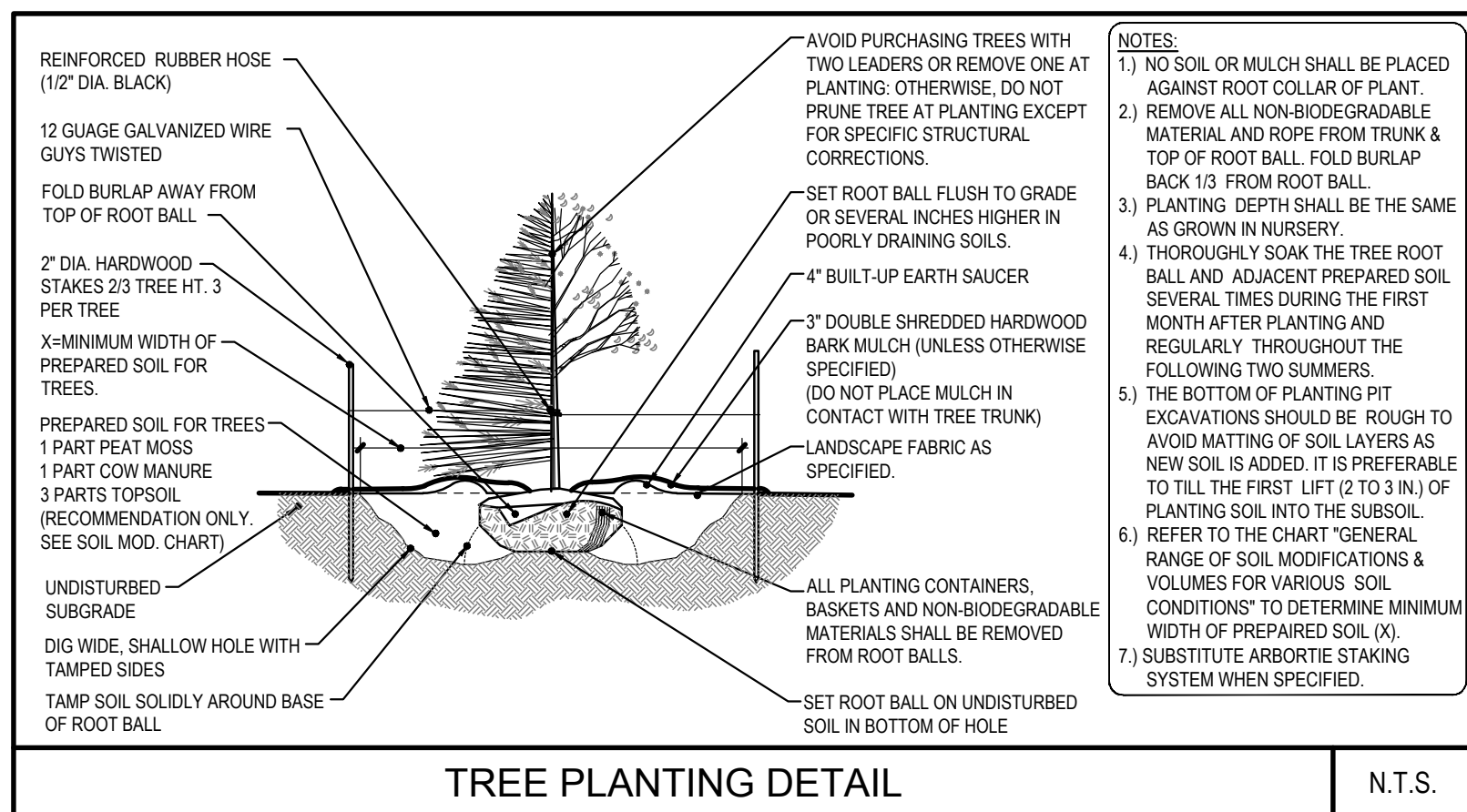
SHRUB PLANTING DETAIL

N.T.S.



ARBUTIE STAKING DETAIL

N.T.S.



TREE PLANTING DETAIL

N.T.S.

APPROVALS

REVISIONS	
No.	Date
1	12/09
2	11/18/15
3	9/20/17
4	3/16/19
5	11/19/18
6	12/21/19
7	2/13/23
8	4/18/23

BOHLER
BOHLER ENGINEERING NY, PLLC
275 BROADHOLLOW ROAD, SUITE 100
MELVILLE, NY 11747
Phone: (631) 738-1200
Fax: (631) 285-6464
www.BohlerEngineering.com

DALE E. KOCH
PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 089418

DATE: 09/18/08 DRAWN BY: MD
SCALE: AS SHOWN CHECKED BY: JPC
CADD ID: N08029-SS-BA-17 PROJECT NO: N08029
NOT FOR CONSTRUCTION
NYSDOT CASE #: N/A
HEALTH DEPT. REF. #: N/A
CLIENT/
PROJECT: VENEZIA
SQUARE, LLC c/o
VENEZIA CORP.
PORT JEFFERSON-RIVERHEAD RD.
(NYS ROUTE 25A)
WADING RIVER
TOWN OF RIVERHEAD
SUFFOLK COUNTY, NY 11792
TAX MAP #: 600-73-1-1.4, 1.16-1.19

LANDSCAPE
PLAN
SHEET NO. C-10 REV. 8
OF 15

SUBMISSION SET

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:
- A. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
2. MATERIALS
- A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
- B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5 - 7.0, IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
- C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
- C.a. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
- C.b. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
- D. WEED BARRIER LANDSCAPE FABRIC-ALL PLANTING AREAS AND PLANTING PITS SHALL BE COVERED WITH WEED BARRIER LANDSCAPE FABRIC (EXXON LSF OR MIRAFI MIRASCAPE.) NO FABRIC OR MULCH SHALL TOUCH THE TRUNK OF THE TREE OR SHRUB
- E. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
- F. FERTILIZER
- F.a. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE
- F.b. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
- G. PLANT MATERIAL
- G.a. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).
- G.b. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
- G.c. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
- G.d. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/4", WHICH HAVE NOT BEEN COMPLETELY CALLOSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
- G.e. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES; DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
- G.f. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
- G.g. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
- G.h. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
3. GENERAL WORK PROCEDURES
- A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
- B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.
4. SITE PREPARATIONS
- A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
- B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL

BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION

A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY "VISI-FENCE", OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS

A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:

D. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.

E. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.

F. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING

A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS. UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING

A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS

B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA):

a. 20 POUNDS "GROW POWER" OR APPROVED EQUAL

b. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING

A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

D. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:

a. PLANTS: MARCH 15 TO DECEMBER 15

b. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

G. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

(1) ACER RUBRUM

(2) BETULA VARIETIES

(3) CARPINUS VARIETIES

(4) CRATAEGUS VARIETIES

(5) KOELREUTERIA

(6) LIQUIDAMBAR STYRACIFLUA

(7) LIRIODENDRON TULIPIFERA

PLATANUS X ACERIFOLIA

POPULUS VARIETIES

PRUNUS VARIETIES

PYRUS VARIETIES

QUERCUS VARIETIES

TILIA TOMENTOSA

ZELKOVA VARIETIES

H. PLANTING PITS SHALL BE DUG WITH LEVEL OR CONVEX BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:

a. 1 PART PEAT MOSS

b. 1 PART COMPOSTED COW MANURE BY VOLUME

c. 3 PARTS TOPSOIL BY VOLUME

d. 21 GRAMS "AGRIFORM" PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:

(1) 2 TABLETS PER 1 GALLON PLANT

(2) 3 TABLETS PER 1 GALLON PLANT

(3) 4 TABLETS PER 16 GALLON PLANT

(4) LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK

I. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

J. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

K. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7" FROM GRADE. NO PRUNING SHALL BE CONDUCTED WITHIN THE FIRST YEAR OF PLANTING, EXCEPT TO CLEAR LOW HANGING BRANCHES.

L. GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 3" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

M. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.

N. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

O. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)

A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING

A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE

A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.

C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP

A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

IRRIGATION NOTE:

CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM, COMPLETE WITH DESIGN AND INSTALLATION, FOR BOTH LAWN & BED AREAS. DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY IRRIGATION SYSTEM COMPONENTS INCLUDING, BUT NOT LIMITED TO, ANY PRESSURE REDUCING DEVICES REQUIRED TO MEET MAXIMUM PRESSURE REQUIREMENT FOR IRRIGATION SYSTEM, AS WELL AS ANY PERMITS REQUIRED FOR SUCH PRESSURE REDUCING DEVICES. SYSTEM DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS AND CONTROLLERS. ALL SLEEVES IN PAVEMENT AREAS MUST BE SHOWN.


COMPLIANCE CHART

REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
108.64.1 SCREENING AND BUFFER REGULATIONS TREES: TREES SHALL BE REQUIRED ALONG STREET FRONTS AT A DISTANCE EQUAL TO THE AVERAGE DIAMETER OF THE BRANCHING HABIT FOR THE GIVEN SPECIES AT MATURITY.SAD REQUIREMENT SHALL BE SPECIFICALLY EXCEPTED BY THE TOWN BOARD WHEN GRANTING A CHANGE OF ZONE OR WHEN IT IS DETERMINED, THROUGH THE FUNCTIONS OF SITE PLAN REVIEW, THAT AN AESTHETICALLY ACCEPTABLE SUBSTITUTE APPROPRIATE TO THE USE AND LOCATION, HAS BEEN PROVIDED. SUCH SUBSTITUTE MUST UTILIZE A NUMBER OF TREES THAT IS AT LEAST EQUAL TO THAT ARRIVED AT IF PLACED ALONG STREET FRONTS.	REQUIRED: 552.50' / 30' MATURE CANOPY DIAMETER = 18.4 = 19 STREET TREES REQUIRED. PROPOSED: (5) AROG3, (9) PSCS3 AND (5) ARAS.	COMPLIES
TRASH/DUMPSTER AREAS SHALL BE SCREENED BY WOOD FENCES OR LANDSCAPING, OR A COMBINATION THEROF, PURSUANT TO SEC. 98-B.	PROPOSED: PLS6 (ALONGSIDE TRASH ENCLOSURE).	COMPLIES
108-296 PARKING STANDARDS PARKING LOTS WITH 21 OR MORE SPACES SHALL HAVE "ORCHARD" PLANTING FOR SHADE: ONE TREE PER 10 OFF STREET SPACES. SUCH TREES SHALL BE SPREAD THROUGHOUT THE PARKING LOT, RATHER THAN CLUSTERED ONLY ALONG THE EDGES.	REQUIRED: 171 PARKING SPACES . 178 / 10 = 17.1 OR 18 TREES REQUIRED. PROPOSED: 23 TREES (3) ARB3, (9) PSCS3, (4) ARA AND (3) OSTR3 (4) ARAS.	COMPLIES
ALL SITE PLANS SHALL BE REQUIRED TO SHOW LANDSCAPE WATERING SYSTEMS FOR ALL LANDSCAPED AREAS BETWEEN THE FRONT LINE OF THE BUILDING AND THE STREET R.O.W.	PROPOSED: ALL LANDSCAPED AREAS WILL BE IRRIGATED.	COMPLIES

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

APPROVALS

REVISIONS		
No.	Date	DESCRIPTION
1	12/09/19	REVISED AS PER SCOH'S COMMENTS
2	11/18/19	REV. PER TOWN PLANNING DEPARTMENT COMMENTS
3	9/20/17	REV. PER DISTURBED AREA
4	3/16/19	REV. LAYOUT & NYSDOT COMMENTS
5	11/19/18	REV. PER NYSDOT COMMENTS
6	12/2/19	TOWN OF RIVERHEAD SUBMISSION
7	2/13/23	REV. SITE COVERAGE AREAS
8	4/18/23	REV. SITE COVERAGE AREAS

BOHLER 
BOHLER ENGINEERING NY, PLLC
275 BROADHOLLOW ROAD, SUITE 100
MELVILLE, NY 11747
Phone: (631) 738-1200
Fax: (631) 285-6464
www.BohlerEngineering.com

DALE E. KOCH
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 058418-1

DATE: 09/18/08	DRAWN BY: MD
SCALE: N/A	CHECKED BY: JPC
CAD ID No.: N08029-SS-BA-TP	PROJECT No.: N08029

NOT FOR CONSTRUCTION

NYSDOT CASE #: N/A
HEALTH DEP. REF. #: N/A

CLIENT/ PROJECT: VENEZIA SQUARE, LLC c/o VENEZIA CORP.

PORT JEFFERSON-RIVERHEAD RD.
(NYS ROUTE 25A)
WADING RIVER
TOWN OF RIVERHEAD
SUFFOLK COUNTY, NY 11792
TAX MAP #: 600-73-1-1.4, 1.16-1.19

TITLE:

LANDSCAPE NOTES

SHEET NO. REV. 8

C-11
OF 15

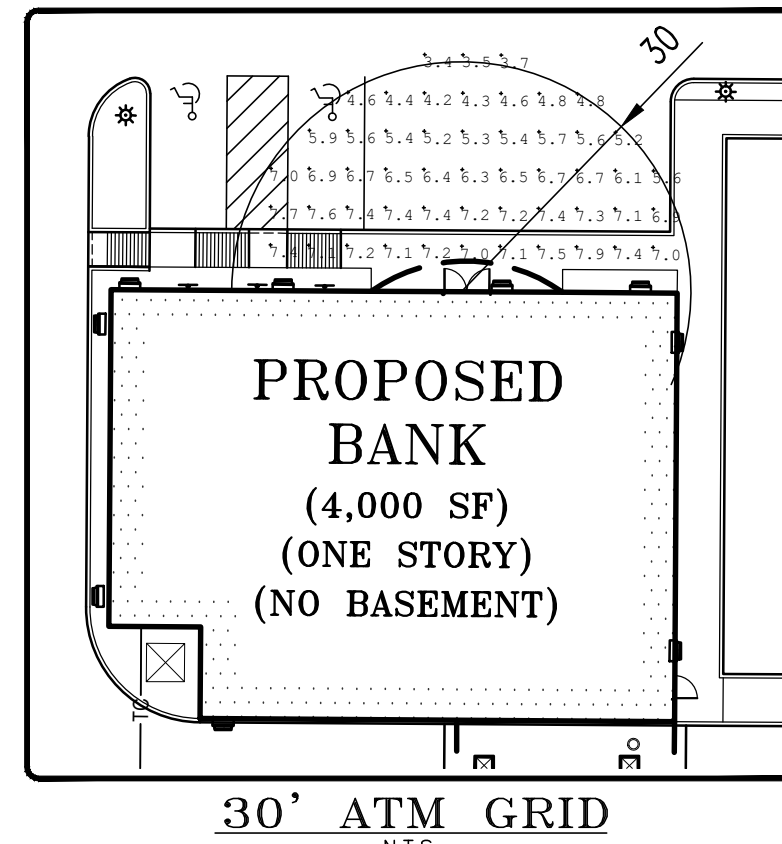
SUBMISSION SET



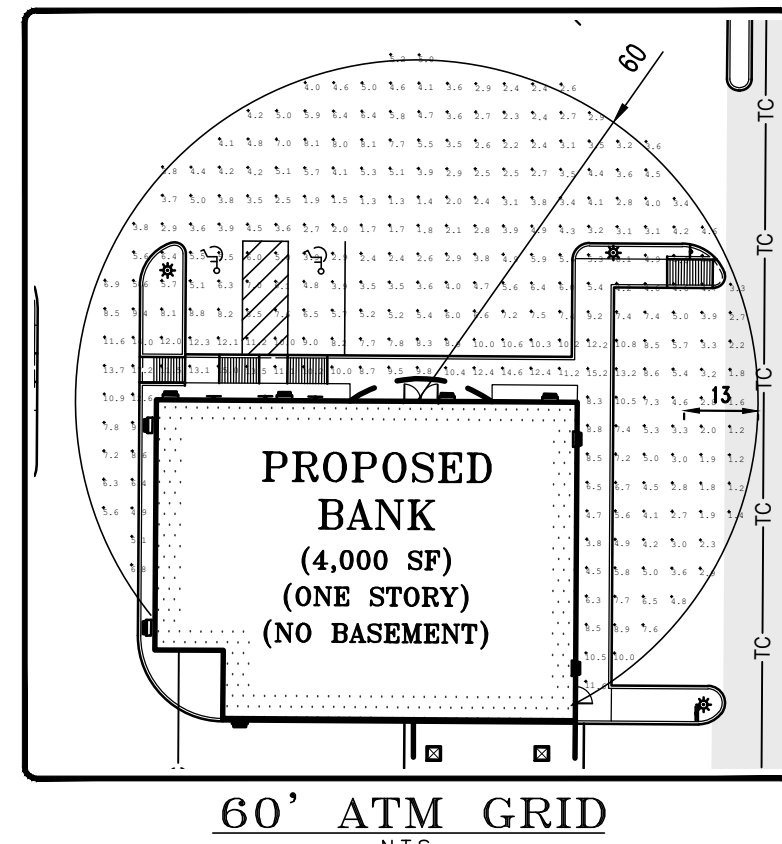
DOGWOOD
DRIVE

**THIS PLAN IS TO BE UTILIZED
FOR LIGHTING PURPOSES ONLY**

PORT JEFFERSON-RIVERHEAD ROAD (A.K.A. NEW YORK STATE ROUTE 25A, S.H. 8111, SOUND AVENUE) (VARIABLE WIDTH)



NOTE:
ATM GRID ILLUMINATION LEVELS ARE MEASURED AT
GROUND LEVEL



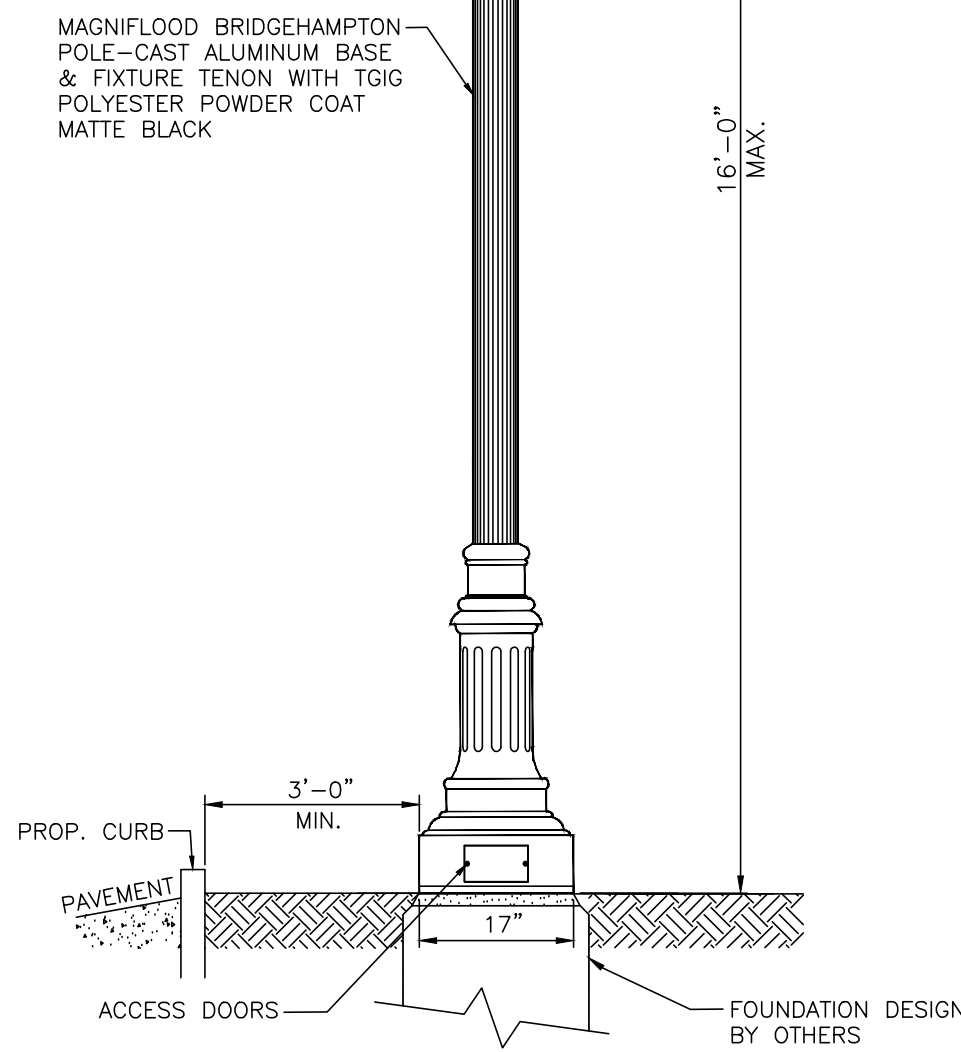
NOTE:
ATM GRID ILLUMINATION LEVELS ARE MEASURED AT AN
ELEVATION OF 5 FEET ABOVE GRADE

LIGHTING NOTES

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- THE LIGHTING CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS.
- THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL, GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDLES (FC).
- THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNERS.
- THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, MECHANICAL ENGINEERS AND/OR LIGHTING CONTRACTORS RESPONSIBILITY. AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS, THE LIGHTING CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
- THE CONTRACTOR MUST BE IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE PROFESSIONAL OF RECORD'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.
- THE ACTUAL LIGHTING LEVELS MUST BE VERIFIED IN THE FIELD AND FIXTURES ADJUSTED ACCORDINGLY, BY THE CONTRACTOR, TO ACHIEVE THE APPROVED LIGHT LEVELS.
- ILLUMINATION LEVELS SHOWN ON THE PLAN HAVE BEEN CALCULATED FOR PROPOSED LIGHTS ONLY. ACTUAL ILLUMINATION LEVELS IN THE FIELD MAY DIFFER FROM THOSE DEPICTED ON THE PLAN DUE TO INTERFERENCE FROM EXISTING AMBIENT LIGHTS WHOSE ILLUMINATION LEVELS ARE NOT REFLECTED ON THIS PLAN.
- LIGHTING FIXTURES MUST BE DIRECTED SO AS NOT TO SHINE DIRECTLY ONTO NEIGHBORING PROPERTIES, OR PUBLIC RIGHTS-OF-WAY.
- NEW YORK CITY LIGHTING NOTE:
BASED ON THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS FOR BANK ATMs, A MINIMUM OF 1.0 FOOT-CANDLE AT 5 FEET ABOVE GRADE MUST BE PROVIDED IN ALL UNOBSTRUCTED DIRECTIONS WITHIN 60 FEET OF THE AUTOMATED TELLER MACHINE FACILITY. A MINIMUM OF 2.0 FOOT-CANDLES AT GROUND LEVEL MUST BE PROVIDED IN ALL UNOBSTRUCTED DIRECTIONS WITHIN 30 FEET OF THE AUTOMATED TELLER MACHINE FACILITY.
- ILLUMINATION LEVELS SHOWN ON THE PLAN WERE CALCULATED WITH LIGHTING DESIGN SOFTWARE AG32 BY LIGHTING ANALYST.

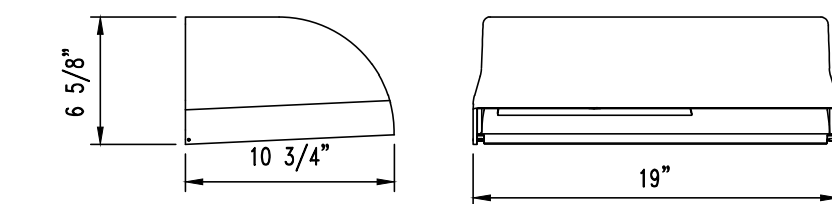
NUMERIC SUMMARY FOR PARKING LOT (EXCLUDING AREA BENEATH DRIVE-THRU CANOPY)							
AREA	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
REQUIRED IN PARKING LOT (SECT. 301 ATT.9-MEDIUM)	ILLUMINANCE	FC	2.40	-	0.60	4.00	20.00
PROVIDED IN PARKING LOT	ILLUMINANCE	FC	3.29	18.70	1.10	2.99	17.00

LAMP & REFLECTOR
LOCATED IN HOOD
FOR FULL CUT-OFF
DISTRIBUTION.



RECESSED CANOPY LIGHT DETAIL "1"

N.T.S.



"PAVILION-3 LED" WALL LIGHT:

CONSTRUCTION: CAST, COPPER-FREE ALUMINUM HOUSING

LAMP: 72W

LENS: UV STABILIZED 1/8" THICK CLEAR POLYCARBONATE OR 3/16" CLEAR TEMPERED GLASS

ELECTRICAL: MAG-LED LIGHT ENGINE WITH BUILT-IN LENS PHOTOMETRY IN AN IP-66 RATING SYSTEM. FIXTURE COMES PRE-WIRED AND FACTORY TESTED. THIS LUMINAIRE IS UL LISTED TO MEET STANDARD 1598. ALL ILLUMINAIRES ARE PRE-WIRED AND FACTORY TESTED.

MOUNTING: DESIGNED FOR WALL MOUNTING WITH REAR OR OPTIONAL SIDE ENTRY FOR ELECTRICAL CONNECTION (RIGHT SIDE ENTRY ONLY), AND PRE-DRILLED HOLES ON OF THE FIXTURE FOR MOUNTING.

PHOTOMETRIC: FORWARD THROW DOWNLIGHT.

FINISH: STANDARD FINISH IS A TGIC POLYESTER ACRYLIC POWDER COAT MATTE BLACK. OTHER COLORS AVAILABLE ON REQUEST FROM FACTORY.

WALL MOUNTED LIGHT DETAIL "C"

N.T.S.

AREA LIGHT DETAIL "A & B"

N.T.S.

TOWN OF RIVERHEAD LIGHTING NOTES

- EXTERIOR LIGHTING DESIGNED IN COMPLIANCE WITH RIVERHEAD TOWN CODE RESOLUTION #110, DATED FEBRUARY 6, 2008.
- A FULL CUT-OFF LUMINAIRE IS DEFINED AS A LUMINAIRE DESIGNED AND INSTALLED WHERE NO LIGHT IS EMITTED AT OR ABOVE A HORIZONTAL PLANE RUNNING THROUGH THE LOWEST POINT ON THE LUMINAIRE. FURTHER, NO MORE THAN 10% OF THE LUMEN OUTPUT SHOULD BE PROVIDED AT ANGLES BETWEEN 90 DEGREES AND 80 DEGREES BELOW THE LOWEST LIGHT-EMITTING PART OF THE LUMINAIRE.
- A FULLY SHIELDED LUMINAIRE IS DEFINED AS A LUMINAIRE CONSTRUCTED AND INSTALLED IN SUCH A MANNER THAT ALL LIGHT EMITTED BY IT, EITHER DIRECTLY FROM THE LAMP OR A DIFFUSING ELEMENT, OR INDIRECTLY BY REFLECTION OR REFRACTION FROM ANY PART OF THE LUMINAIRE, IS PROJECTED BELOW A HORIZONTAL PLANE THROUGH THE LUMINAIRE'S LOWEST LIGHT-EMITTING PART, AS DESIGNED AND INSTALLED.
- A PARTIALLY SHIELDED LUMINAIRE IS DEFINED AS A LIGHT FIXTURE WHICH INCORPORATES AN OPAQUE BARRIER, SHIELD, LOUVERS OR OTHER MEANS, SO THAT THE LIGHT SOURCE IS NOT VISIBLE ACROSS PROPERTY LINES OR INTO ROADWAYS.
- CANOPY LIGHTS, SUCH AS SERVICE STATION LIGHTING, SHALL BE FULLY RECESSED AND FULL CUT-OFF LUMINAIRES SO AS TO ENSURE THAT NO LIGHT SOURCE IS VISIBLE FROM, OR CAUSES GLARE ON, PUBLIC RIGHTS-OF-WAY OR ADJACENT PROPERTIES.
- ALL AREA LIGHTS SHALL BE FULL CUT-OFF TYPE LUMINAIRES.
- ALL EXTERIOR LIGHTING, WITH AN EXEMPTION GRANTED TO MUNICIPAL RECREATIONAL FIELDS, RATED TO BE LAMPED AT 1800 LUMENS (100 WATTS INCANDESCENT) AND GREATER SHALL USE FULL CUT-OFF LUMINAIRES AS DETERMINED BY PHOTOMETRY TEST OR CERTIFIED BY THE MANUFACTURER AND INSTALLED AS DESIGNED WITH THE LIGHT SOURCE DIRECTED DOWNWARD.
- ALL EXTERIOR LIGHT FIXTURES RATED TO EMIT 1800 LUMENS (100 WATTS INCANDESCENT) AND LESS, REGARDLESS OF THE NUMBER OF LAMPS, SHALL USE FULLY SHIELDED FIXTURES AND SHALL BE INSTALLED AS DESIGNED.
- LUMINAIRES, EXCLUSIVE OF MUNICIPAL STREETLIGHTING AND MUNICIPAL RECREATIONAL FIELDS, SHALL BE MOUNTED NO HIGHER THAN SIXTEEN (16) FEET FROM THE LEVEL GROUND TO THE LOWEST LIGHT-EMITTING PART OF THE FIXTURE.
- LUMINAIRES ON COMMERCIALY USED PROPERTIES SHALL BE LOCATED AND SHIELDED IN A MANNER TO PREVENT LIGHT PROJECTION BEYOND THE PROPERTY LINE.

LUMINAIRE SCHEDULE

ALL PROPOSED SITE LIGHTING TO BE MAGNIFLOOD FIXTURES

SYMBOL	QTY	MODEL	ARRANGEMENT	Lumens	LLF	CATALOG NUMBER	DESCRIPTION
A *	20	MONTAUK LED	SINGLE POST TOP	12,600	1.0	MK-LED-98-T5-4K-MBLK	98w LED 120/277v @ 16'-0" MOUNTING HEIGHT
B * (ARROW INDICATES THROW DIRECTION)	13	MONTAUK LED	SINGLE POST TOP	12,600	1.0	MK-LED-98-T3-4K-MBLK	98w LED 120/277v @ 16'-0" MOUNTING HEIGHT
C *	35	PAVILION-3 LED	WALL PACK	9,000	1.0	CC3-LED-72-4K-MBLK	72w LED 120/277v @ 14' MOUNTING HEIGHT
1 *	6	RECESSED CEILING MASTER LED	RECESSED CANOPY	12,600	1.0	KK-LED-FR-98-T3-MBLK	98w LED 120/277v @ 11.5' MOUNTING HEIGHT



SCALE
1 inch = 40 ft.
DO NOT SCALE

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION SERVICES

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHERE SUCH ALTERATIONS ARE MADE. THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

(Rev. 1/2023)

REVISIONS

No.	Date	DESCRIPTION
1	12/03/09	REVISED AS PER SCOH'S COMMENTS
2	11/18/15	REV. PER TOWN PLANNING DEPARTMENT COMMENTS
3	9/20/17	REV. PER DISTURBED AREA
4	3/16/19	REV. LAYOUT & NYSDOT COMMENTS
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6	12/21/19	TOWN OF RIVERHEAD SUBMISSION
7	2/13/23	REV. SITE COVERAGE AREAS
8	4/18/23	REV. SITE COVERAGE AREAS

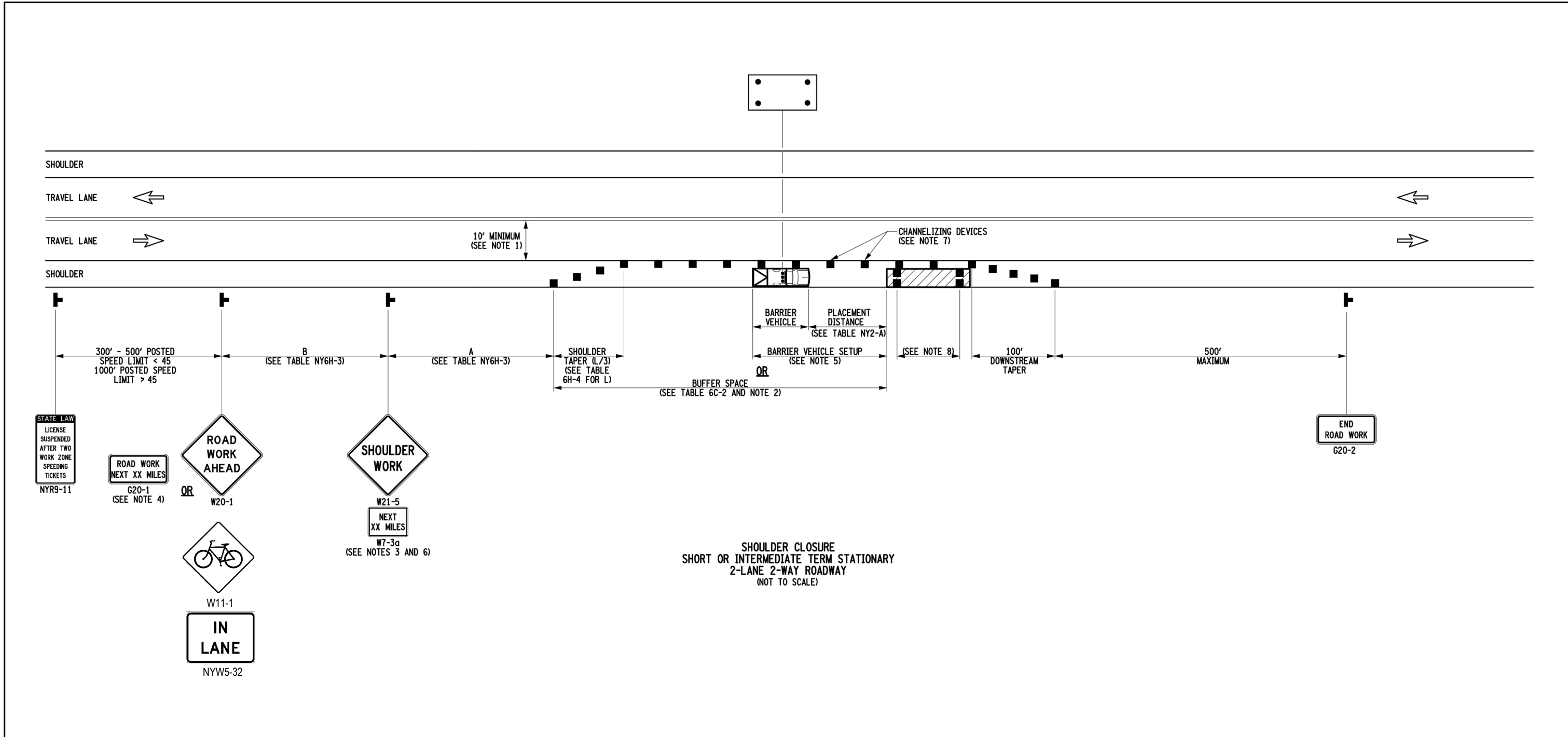
BOHLER
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www.BohlerEngineering.com

DALE E. KOCH
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 089418-J

DATE: 09/18/08 DRAWN BY: MD
SCALE: AS SHOWN CHECKED BY: JPC
CAD ID No.: N08029-SS-BA-TP PROJECT No.: N08029
NOT FOR CONSTRUCTION
NYSDOT CASE #: N/A
HEALTH DEP. REF. #: N/A
CLIENT/PROJECT: VENEZIA SQUARE, LLC c/o VENEZIA CORP.
PORT JEFFERSON-RIVERHEAD RD. (NYS ROUTE 25A)
WADING RIVER
TOWN OF RIVERHEAD
SUFFOLK COUNTY, NY 11792
TAX MAP #: 600-73-1-1.4, 1.16-1.19

TITLE: LIGHTING PLAN
SHEET NO. C-12
REV. 8
OF 15

SUBMISSION SET



- NOTES:
1. WHEN THE MINIMUM LANE WIDTH OF 10' CANNOT BE MAINTAINED DUE TO A SHOULDER CLOSURE, USE THE DETAIL FOR SHORT OR INTERMEDIATE TERM STATIONARY FLAGGING OPERATION.
 2. NO WORK ACTIVITY OR STORAGE OF EQUIPMENT, VEHICLES, OR MATERIAL SHOULD OCCUR WITHIN A BUFFER SPACE.
 3. WHEN THE DISTANCE BETWEEN THE ADVANCE WARNING SIGNS AND WORK IS 2 MILES TO 5 MILES, A SUPPLEMENTAL DISTANCE PLATE (W21-5) SHOULD BE USED WITH THE SHOULDER WORK SIGN (W21-5).
 4. THE ROAD WORK NEXT XX MILES SIGN (W20-1) MAY BE USED INSTEAD OF THE ROAD WORK AHEAD SIGN (W20-1) IF WORK LOCATIONS OCCUR OVER A DISTANCE OF MORE THAN 2 MILES.
 5. FOR BARRIER VEHICLE USE REQUIREMENTS SEE TABLE NY1-A AND NY2-A ON THE STANDARD SHEET TITLED "WORK ZONE TRAFFIC CONTROL LEGENDS AND NOTES".
 6. IN THOSE SITUATIONS WHERE MULTIPLE WORK LOCATIONS EXIST WITHIN A LIMITED DISTANCE MAKE IT PRACTICAL TO PLACE STATIONARY SIGNS, THE DISTANCE BETWEEN THE ADVANCE WARNING SIGN AND WORK SHALL NOT EXCEED 5 MILES.
 7. CHANNELIZING DEVICE SPACING (CENTER TO CENTER) SHALL NOT EXCEED 40' IN THE ACTIVE WORK SPACE.
 8. TRANSVERSE DEVICES SHALL BE REQUIRED (AS PER 619 STANDARD SPECIFICATIONS) WHEN A PAVED SHOULDER HAVING A WIDTH OF 8' OR GREATER IS CLOSED FOR A DISTANCE GREATER THAN 1500'.

NOTE: SEE STANDARD SHEET TITLED "WORK ZONE TRAFFIC CONTROL LEGENDS AND NOTES" FOR LEGEND OF SYMBOLS AND/OR LETTER CODES USED IN THIS DRAWING.

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION

U.S. CUSTOMARY STANDARD SHEET

SHOULDER CLOSURE
2-LANE 2-WAY ROADWAY

APPROVED SEPTEMBER 15, 2009 ISSUED UNDER EB 09-025
/S/ DAVID J. CLEMENTS, P.E.
DIRECTOR, OFFICE OF TRAFFIC SAFETY AND MOBILITY

EFFECTIVE DATE: 01/07/10

TABLE NY1-A BARRIER VEHICLE USE REQUIREMENTS (LONG TERM, INTERMEDIATE TERM, AND SHORT TERM STATIONARY CLOSURES)				
CLOSURE TYPE	EXPOSURE CONDITION ¹	USE REQUIREMENTS ^{4,5}		
		NON-FREEMAY (PRECONSTRUCTION POSTED SPEED LIMIT)	FREEWAY	
LANE CLOSURE	WORKERS ON FOOT OR IN VEHICLES EXPOSED TO TRAFFIC	REQUIRED ³	REQUIRED ³	OPTIONAL ²
	NON-TRANSVERSABLE HAZARD OR EQUIPMENT, MATERIALS, EXCAVATION ONLY, NO WORKERS EXPOSED	REQUIRED ³	REQUIRED ³	OPTIONAL ²
SHOULDER CLOSURE	WORKERS ON FOOT OR IN VEHICLES EXPOSED TO TRAFFIC	REQUIRED ³	REQUIRED ³	OPTIONAL ²
	NON-TRANSVERSABLE HAZARD OR EQUIPMENT, MATERIALS, EXCAVATION ONLY, NO WORKERS EXPOSED	REQUIRED ³	OPTIONAL ²	OPTIONAL ²

1. THE EXPOSURE CONDITIONS DESCRIBED IN TABLE NY1-A ASSUMES THERE IS NO POSITIVE PROTECTION (TEMPORARY TRAFFIC BARRIER PRESENT). WHERE WORKERS OR HAZARDS ARE PROTECTED BY A TEMPORARY TRAFFIC BARRIER, BARRIER VEHICLES ARE NOT REQUIRED.
2. WHERE THE REQUIREMENT IS "OPTIONAL", EITHER A BARRIER VEHICLE OR THE STANDARD LONGITUDINAL BUFFER SPACE (TABLE 6C-2) SHALL BE PROVIDED.
3. REQUIREMENTS SHALL INCLUDE PROVIDING A SEPARATE BARRIER VEHICLE FOR EACH CLOSED LANE AND EACH CLOSED SHOULDER 8' OR GREATER IN WIDTH. IF THE WORK SPACE WITHIN THE STATIONARY CLOSURE, THE BARRIER VEHICLE SHALL BE REPOSITIONED ACCORDINGLY. BARRIER VEHICLES PROTECTING LONG TERM CLOSURES SHALL BE REQUIRED TO REMAIN IN PLACE DURING ALL WORKING AND NON-WORKING HOURS UNTIL THE HAZARD NO LONGER EXISTS. EXCEPTIONS TO THESE REQUIREMENTS MAY BE MADE, AS APPROVED BY THE REGIONAL DIRECTOR OR HIS/HER DESIGNEE, WHERE BARRIER VEHICLE PLACEMENT WOULD BE INEFFECTIVE OR WOULD INTERFERE WITH THE SAFE OPERATION OF TRAFFIC.
4. BARRIER VEHICLES ARE NOT REQUIRED FOR MILLING AND/OR PAVING OPERATIONS, BUT THE STANDARD LONGITUDINAL BUFFER SPACE (TABLE 6C-2) SHALL BE PROVIDED.
5. BARRIER VEHICLES ARE NOT REQUIRED FOR FLAGGING OPERATIONS, BUT THE STANDARD LONGITUDINAL BUFFER SPACE (TABLE 6C-2) SHALL BE PROVIDED.

TABLE NY1-B SHADOW VEHICLE REQUIREMENTS (MOBILE CLOSURES)				
CLOSURE TYPE	EXPOSURE CONDITION	USE REQUIREMENTS		
		NON-FREEMAY (PRECONSTRUCTION POSTED SPEED LIMIT)	FREEWAY	
LANE CLOSURE	WHEN ANY WORKER, VEHICLE, OR OTHER HAZARD IS EXPOSED TO TRAFFIC	REQUIRED ^{3,4}	REQUIRED ^{3,4}	REQUIRED ^{3,4}
	WHEN ANY WORKER, VEHICLE, OR OTHER HAZARD IS EXPOSED TO TRAFFIC	REQUIRED ^{3,4}	REQUIRED ^{3,4}	REQUIRED ^{3,4}

1. A MOBILE CLOSURE SHALL BE USED FOR ANY WORK ACTIVITY THAT MOVES CONTINUOUSLY OR INTERMITTENTLY DURING THE TRAVELED WAY OR SHOULDER CLOSER THAN THE PRELIMINARY SPEED OF TRAFFIC. CHANNELIZING DEVICES ARE NOT USED FOR MOBILE CLOSURES.
2. SHADOW VEHICLES SHALL BE EQUIPPED WITH AN APPROVED REAR MOUNTED ATTENUATOR (TRUCK MOUNTED ATTENUATOR). THE SHADOW VEHICLE SHALL BE USED TO PROTECT EXPOSED WORKERS ON FOOT OR IN VEHICLES AND SHALL BE REQUIRED TO PROVIDE PROMINENT LIGHTS TO BE SEEN FROM THE REAR. ADDITIONAL SHADOW VEHICLES MAY BE REQUIRED TO PROMOTE THE SAFE OPERATION OF TRAFFIC AND THE INCREASED PROTECTION OF EXPOSED WORKERS, AS DIRECTED BY THE REGIONAL DIRECTOR OR HIS/HER DESIGNEE.
3. FOR MOBILE LANE CLOSURES ON NON-FREEMAY ROADWAYS HAVING A PRE-CONSTRUCTION POSTED SPEED LIMIT OF 30 MPH OR LESS, MOBILE SHOULDER CLOSURES ON NON-FREEMAY ROADWAYS HAVING A PRE-CONSTRUCTION SPEED LIMIT OF 40 MPH OR LESS, SHADOW VEHICLES ARE NOT REQUIRED TO BE EQUIPPED WITH A REAR MOUNTED ATTENUATOR.
4. A SHADOW VEHICLE IS USED TO PROTECT EXPOSED WORKERS ON FOOT OR IN VEHICLES AND SHALL BE REQUIRED FOR ALL MOBILE CLOSURES. SHADOW VEHICLE REQUIREMENTS SHALL INCLUDE PROVIDING A SEPARATE SHADOW VEHICLE FOR EACH CLOSED LANE AND EACH CLOSED SHOULDER 8' OR GREATER IN WIDTH. ADDITIONAL SHADOW VEHICLES MAY BE REQUIRED TO PROMOTE THE SAFE OPERATION OF TRAFFIC AND THE INCREASED PROTECTION OF EXPOSED WORKERS, AS DIRECTED BY THE REGIONAL DIRECTOR OR HIS/HER DESIGNEE.

GENERAL NOTES

1. THE TYPICAL DETAILS DEPICTED ON THE STANDARD SHEETS AND IN THE MUTCD, REFLECT THE MINIMUM REQUIREMENTS.
2. THE CONTRACTOR MUST SUBMIT TO THE ENGINEER, IN WRITING, PROPOSED REVISIONS TO THE TRAFFIC CONTROL PLAN FOR REVIEW AND APPROVAL BY THE REGIONAL DIRECTOR OR HIS/HER DESIGNEE FIVE (5) WORK DAYS PRIOR TO THE PLANNED IMPLEMENTATION OF SUCH PROPOSED REVISIONS, EXCEPT FOR CHANGES THAT ALTER THE SCOPE OF THE TRAFFIC CONTROL PLAN. SUCH CHANGES IN SCOPE MUST BE SUBMITTED TO THE ENGINEER FOR APPROVAL BY THE REGIONAL DIRECTOR OR HIS/HER DESIGNEE THIRTY (30) WORKING DAYS PRIOR TO IMPLEMENTATION OF SUCH REVISIONS.
3. THE CONTRACTOR SHALL PROVIDE THE ENGINEER, IN WRITING, WITH THE NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF STAFF WHO ARE AUTHORIZED TO SECURE LABOR, MATERIALS, AND EQUIPMENT FOR EMERGENCY REPAIRS OUTSIDE NORMAL WORKING HOURS. THE ENGINEER WILL PROVIDE THE SUBMITTED INFORMATION TO REGIONAL MANAGEMENT, THE NEW YORK STATE POLICE, THE RESIDENT ENGINEER, AND THE LOCAL POLICE.

ACTIVITY AREA

1. THE CONTRACTOR SHALL MAINTAIN A MINIMUM 500' LONGITUDINAL DISTANCE BETWEEN CONSTRUCTION OPERATIONS ON ALTERNATE SIDES OF THE ROADWAY, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
2. WHEN TWO OR MORE AREAS ARE ADJACENT, OVERLAP, OR ARE IN CLOSE PROXIMITY, THE CONTRACTOR SHALL ENSURE THERE ARE NO CONFLICTING SIGNS AND THAT LANE CONTINUITY IS MAINTAINED THROUGHOUT ALL WORK AREAS.

SIGNS

1. THE LOCATIONS OF THE SIGNS SHOWN ON THE WORK ZONE TRAFFIC CONTROL PLANS AND DETAILS MAY BE ADJUSTED BASED ON SHORT DISTANCE AND OTHER CONSIDERATIONS. THE FINAL LOCATIONS OF SIGNS ARE SUBJECT TO APPROVAL OF THE ENGINEER.
2. ANY EXISTING SIGNS, INCLUDING OVERHEAD SIGNS, WHICH CONFLICT WITH THE TEMPORARY TRAFFIC CONTROL SIGN LAYOUT SHALL BE CORRECTED, REMOVED, STORED OR RESET, AS APPROVED BY THE ENGINEER. ALL APPROPRIATE EXISTING SIGNS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND/OR LOCATION UNLESS OTHERWISE REFLECTED IN THIS CONTRACT.
3. SIGNS AT OR NEAR INTERSECTIONS SHALL BE PLACED SO THAT THEY DO NOT OBSTRUCT A MOTORIST'S LINE OF SIGHT.
4. ALL WARNING AND REGULATORY SIGNS SHALL BE POSTED ON BOTH SIDES OF MULTI-LANE DIVIDED HIGHWAYS, MULTI-LANE RAMPS, AND ONE-WAY STREETS. IN CASES WHERE LANE RESTRICTIONS REDUCE THE TRAVEL LANE TO ONE LANE, SIGNS SHALL BE POSTED ON THE RIGHT SIDE OF THE ACTIVE TRAVEL LANE, UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.
5. SIGNS MOUNTED ON THE MEDIUM OF DIVIDED HIGHWAYS WHERE MEDIAN BARRIER IS IN PLACE MAY BE MOUNTED ON THE BARRIER WITH A SADDLE TYPE BRACKET, LAYING THE SIGN DOWN IN A HORIZONTAL POSITION IS NOT PERMITTED.
6. THE DIMENSIONS OF WORK ZONE TRAFFIC CONTROL SIGNS ARE DESCRIBED IN THE MUTCD, ANY CHANGES TO THE DIMENSIONS SHALL BE APPROVED BY THE REGIONAL DIRECTOR OR BY HIS/HER DESIGNEE.
7. NYR9-12 MAY BE USED IN PLACE OF NYR9-11.

CHANNELIZING DEVICES

1. WHERE POSSIBLE ALL CHANNELIZING AND GUIDING DEVICES ARE TO BE PLACED SO AS TO PROVIDE A MINIMUM 2' LATERAL CLEARANCE TO THE TRAVELED WAY.

PUBLIC ACCESS

1. PROPERTY OWNERS WHOSE DRIVEWAYS WILL BE MADE UNACCESSIBLE SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST 24 HOURS PRIOR TO RESTRICTING USE OF THE DRIVEWAY. FOR MULTIPLE ACCESS PROPERTIES, AT LEAST ONE DRIVEWAY SHALL BE OPEN AT ALL TIMES. ACCESS SHALL BE RESTORED TO ALL DRIVEWAYS AS SOON AS POSSIBLE.
2. SUITABLE RAMPS SHALL BE INSTALLED TO MAINTAIN SMOOTH TRANSITIONS FROM RESIDENTIAL AND COMMERCIAL DRIVEWAYS TO AND FROM THE WORK AREA.

LANE CLOSURES

1. THE CONTRACTOR SHALL LOCATE LANE CLOSURES TO PROVIDE OPTIMUM VISIBILITY, I.E. BEFORE CURVES AND OBSTACLES, TO THE EXTENT CONDITIONS PERMIT.
2. THE ENGINEER MAY REQUIRE THAT ALL LANES BE RE-OPENED AT ANY TIME IF THE ROUTE IS NEEDED FOR EMERGENCY PURPOSES. THIS COULD INCLUDE INCIDENTS AT LOCATIONS OUTSIDE THE CONTRACT LIMITS.

LANE WIDTHS

1. UNLESS AUTHORIZED BY THE ENGINEER, THE MINIMUM LANE WIDTHS FOR WORK ZONE TRAVEL LANES SHALL BE, AS FOLLOWS: FREEWAYS AND/OR EXPRESSWAYS IS 11'. THE MINIMUM LANE WIDTH FOR ALL OTHER TYPES OF ROADWAYS IS 10'.
2. THE CONTRACTOR SHALL PROVIDE A WRITTEN NOTICE TO THE ENGINEER, A MINIMUM OF 21 CALENDAR DAYS IN ADVANCE OF PERFORMING ANY WORK THAT RESULTS IN THE REDUCED WIDTH OF AN EXISTING ROADWAY, SO THAT THE ENGINEER MAY NOTIFY THE REGIONAL PERMIT ENGINEER IN A TIMELY MANNER.

TABLE 6H-4 FORMULAS FOR DETERMINING TAPER LENGTHS				
SPEED LIMIT (SI)	TAPER LENGTH (L) (FT.)	L = TAPER LENGTH B = WIDTH OF OFFSET (FT.) S = PRECONSTRUCTION POSTED SPEED LIMIT (MPH)		
40 MPH OR LESS	$L = W^2 / 40$			
45 MPH OR MORE	$L = WS$			

TABLE 6C-2 LONGITUDINAL BUFFER SPACE										
PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	DISTANCE									
35	155 FT.									
40	200 FT.									
45	250 FT.									
50	300 FT.									
55	350 FT.									
60	400 FT.									
65	445 FT.									

TABLE NY2-A PLACEMENT DISTANCE FOR BARRIER VEHICLES

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	PLACEMENT DISTANCE (FT.)			
	BARRIER VEHICLES*		SHADOW VEHICLES*	
	(15000 LBS.)	(24000 LBS.)	(15000 LBS.)	(24000 LBS.)
> 55	100 FT.	200 FT.	100 FT.	200 FT.
45 - 55	100 FT.	200 FT.	85 FT.	165 FT.
< 45	85 FT.	165 FT.	50 FT.	100 FT.

* AS DEFINED IN NYSDOT STANDARD SPECIFICATION 619.

BARRIER VEHICLE - VEHICLE USED FOR STATIONARY SHOULDER CLOSURES, LANE CLOSURES, AND OTHER STATIONARY WORK ZONES.

MINIMUM DISTANCE SHOWN REFLECTS THE ACTUAL ROLL AHEAD DISTANCE FROM MANUFACTURER.

TABLE NY2-B PLACEMENT DISTANCE FOR SHADOW VEHICLES

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	PLACEMENT DISTANCE (FT.)			
	SHADOW VEHICLES*		SHADOW VEHICLES*	
	(15000 LBS.)	(24000 LBS.)	(15000 LBS.)	(24000 LBS.)
> 55	230 FT.	330 FT.	180 FT.	280 FT.
45 - 55	180 FT.	280 FT.	150 FT.	250 FT.
< 45	100 FT.	200 FT.	100 FT.	200 FT.

* AS DEFINED IN NYSDOT STANDARD SPECIFICATION 619.

SHADOW VEHICLE - VEHICLE USED FOR MOBILE OR SHORT DURATION WORK OPERATIONS.

MINIMUM DISTANCE SHOWN REFLECTS THE ACTUAL ROLL AHEAD DISTANCE FROM MANUFACTURER.

TABLE 6C-3 TAPER LENGTH FOR TEMPORARY TRAFFIC CONTROL ZONES	
TYPE OF TAPER	TAPER LENGTH (L) (FT.)
MERGING TAPER	100 FT.
SHIFTING TAPER	L/2
SHOULDER TAPER	L/2
ONE-LANE, TWO-WAY TRAFFIC TAPER	100 FT. MAXIMUM
DOWNSLOPE TAPER	100 FT. PER LANE

TABLE 619-4 FLARE RATES FOR POSITIVE BARRIER	
TYPE OF POSITIVE BARRIER	POSTED SPEED LIMIT (MPH)
TEMPORARY CONCRETE BARRIER	30 40 50 55 65
BOX BEAM OR HEAVY POST CORRUGATED BEAM	60 70 80 90 100 110 120 130 140 150

TABLE NYGH-3 ADVANCE WARNING SIGN SPACING	
ROAD TYPE	SIGN LEGEND
URBAN (≤ 30 MPH)	100 100 100 AHEAD AHEAD
URBAN (35-40 MPH)	200 200 200 AHEAD AHEAD
URBAN (45 MPH)	350 350 350 AHEAD AHEAD
RURAL	500 500 500 1500 FT. 1000 FT.
EXPRESSWAY / FREEWAY	1000 1500 2640 1 MILE 1/2 MILE

WORK DURATION DEFINITIONS

LONG-TERM STATIONARY IS WORK THAT OCCUPIES A LOCATION MORE THAN 3 CONSECUTIVE DAYS.

INTERMEDIATE-TERM STATIONARY IS WORK THAT OCCUPIES A LOCATION MORE THAN ONE DAYLIGHT PERIOD, UP TO 3 CONSECUTIVE DAYS, OR NIGHTTIME WORK LASTING MORE THAN 1 HOUR.

SHORT-TERM STATIONARY IS DAYTIME WORK THAT OCCUPIES A LOCATION FOR MORE THAN 1 HOUR WITHIN A SINGLE DAYLIGHT PERIOD.

SHORT DURATION IS WORK THAT OCCUPIES A LOCATION UP TO 1 HOUR.

MOBILE IS WORK THAT MOVES INTERMITTENTLY OR CONTINUOUSLY.

EXPRESSWAY, DIVIDED HIGHWAYS FOR TRAFFIC WITH FULL OR PARTIAL CONTROL OF ACCESS AND GENERALLY WITH GRADE SEPARATIONS AT MAJOR CROSSINGS.

FREEWAYS/INTERSTATES, LOCAL OR INTER REGIONAL, HIGH-SPEED, DIVIDED, HIGH-VOLUME FACILITIES WITH FULL OR PARTIAL CONTROL OF ACCESS.

WORK DURATION DEFINITIONS

LONG-TERM STATIONARY IS WORK THAT OCCUPIES A LOCATION MORE THAN 3 CONSECUTIVE DAYS.

INTERMEDIATE-TERM STATIONARY IS WORK THAT OCCUPIES A LOCATION MORE THAN ONE DAYLIGHT PERIOD, UP TO 3 CONSECUTIVE DAYS, OR NIGHTTIME WORK LASTING MORE THAN 1 HOUR.

SHORT-TERM STATIONARY IS DAYTIME WORK THAT OCCUPIES A LOCATION FOR MORE THAN 1 HOUR WITHIN A SINGLE DAYLIGHT PERIOD.

SHORT DURATION IS WORK THAT OCCUPIES A LOCATION UP TO 1 HOUR.

MOBILE IS WORK THAT MOVES INTERMITTENTLY OR CONTINUOUSLY.

EFFECTIVE DATE: 01/08/09

MAINTENANCE AND PROTECTION OF TRAFFIC NOTES

1. MAINTENANCE AND PROTECTION OF TRAFFIC TO INVOLVE AN EAST BOUND SHOULDER CLOSURE ON NY 25A. THE SITE IS LOCATED BETWEEN NYSDOT MILE MARKER 25 0703 1417 AND 25 0703 1416.
2. MAINTENANCE AND PROTECTION OF TRAFFIC SCHEMES ARE TO BE IN ACCORDANCE WITH THE FEDERAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE NEW YORK STATE SUPPLEMENT TO THE FEDERAL MUTCD, DATED MARCH 2008. PLEASE NOTE, NYS SIGN DESIGNATIONS ARE SHOWN ABOVE WITH CORRESPONDING FEDERAL SIGN DESIGNATIONS SHOWN IN PARENTHESES.
3. THE USE, DESIGN, SPACING AND LOCATION OF SIGNS, FLAG MEN, DRUMS, BARRICADES, FLASHING BEACONS, ETC. SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE FEDERAL MUTCD.
4. THIS MINIMUM MAINTENANCE AND PROTECTION OF TRAFFIC PLAN DOES NOT RELEASE THE CONTRACTOR FROM HIS RESPONSIBILITY TO SAFELY MAINTAIN AND PROTECT TRAFFIC IN ACCORDANCE WITH SECTION 619 OF THE NYSDOT STANDARD SPECIFICATIONS. OTHER TRAFFIC CONTROL DEVICES ABOVE AND BEYOND THOSE SHOWN ON THIS PLAN MAY BE REQUIRED TO MAINTAIN AND PROTECT TRAFFIC OR ADOE.
5. DRUMS, BARRICADES OR OTHER TRAFFIC CONTROL EQUIPMENT SHALL NOT REMAIN IN A LOCATION WHERE THEY INTERFERE WITH, OR MAY BE DISTURBED BY, NIGHTTIME PLOWING OPERATION. THE WORK MUST BE SCHEDULED TO AVOID THE SAFE REMOVAL OF SUCH DEVICES WHEN NECESSARY.
6. DRAINAGE FRAMES, GRATES AND COVERS SHALL NOT BE ADJUSTED IN A TRAVEL LANE UNLESS THE FINAL PAVEMENT COURSE IS PLACED PRIOR TO THE ONSET OF SNOW AND ICE WEATHER. STEEL PLATES, ETC. SHALL NOT PROTRUDE ABOVE THE ADJACENT PAVEMENT, IF ANY OF THESE PROTRUSIONS EXIST IN A NON-TRAVEL LANE PRIOR TO A SNOW-ICE CONDITION, THEN TEMPORARY ASPHALT RAMPS MUST BE PLACED SO THAT FOR EVERY ONE INCH OF RISE, THERE IS A SIX FOOT RUN OF RAMPS.
7. IN ADDITION TO THE SIGNAGE REQUIRED IN THE FEDERAL MUTCD AND NYS SUPPLEMENT, THE CONTRACTOR SHALL USE A FLASHING ARROW BOARD AS ORDERED BY ENGINEER.
8. THE CONTRACTOR SHALL PROVIDE FLAGGERS WHEN SIGHT DISTANCES ARE IMPAIRED BY HIS OPERATION OR ADOE.
9. THE CONTRACTOR SHALL NOT PARK HIS EQUIPMENT OR STORE MATERIAL OVERNIGHT WHERE IT IS DEEMED BY THE ENGINEER TO BE A SAFETY HAZARD TO TRAFFIC. STORAGE WITHIN THE NYSDOT RIGHT-OF-WAY WILL NOT BE PERMITTED.
10. THE CONTRACTOR IS ADVISED THAT NO PAVEMENT EDGE DROP-OFFS WILL BE PERMITTED WITHIN ELEVEN (11) FEET OF TRAVEL LANES. THE CONTRACTOR SHALL SCHEDULE HIS OPERATIONS SO THAT ALL EXCAVATED WORK AREAS SHALL BE BACKFILLED TO GRADE AT CONCLUSION OF THE WORK DAY.
11. THE CONTRACTOR SHALL NOT RESTRICT THE INGRESS/EGRESS REQUIRED FOR DRIVEWAYS ALONG NY 25A.
12. ALL LANES MUST BE OPEN TO TRAFFIC BEFORE 10 AM AND AFTER 3 PM. NO LANE CLOSURES ARE PERMITTED ON WEEKENDS OR HOLIDAYS. NIGHTTIME CLOSINGS WILL NOT BE PERMITTED WITHOUT PRIOR APPROVAL FROM THE STATE PERMIT INSPECTOR.
13. ANY UTILITY WORK PROPOSED IN STATE HIGHWAY RIGHT-OF-WAY WILL REQUIRE A SEPARATE APPLICATION AND SUBMISSION OF UTILITY PLANS TO OUR MAINTENANCE FACILITY AT CENTRAL ISLIP.

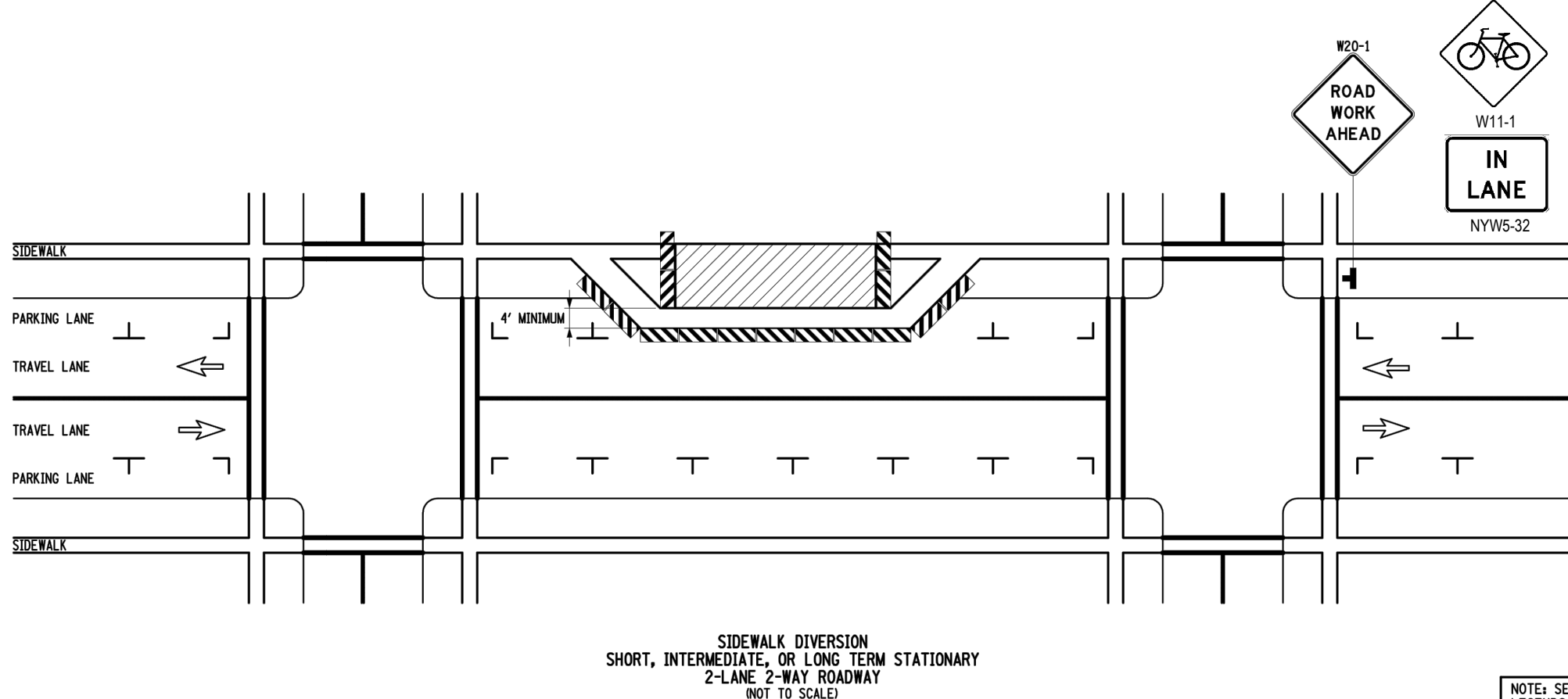
STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
GENERAL NOTES

APPROVED SEPTEMBER 16, 2008 ISSUED UNDER EB 08-036
/S/ DAVID J. CLEMENTS, P.E.
DIRECTOR, OFFICE OF TRAFFIC SAFETY AND MOBILITY

EFFECTIVE DATE: 01/08/09



- NOTES:
1. WHEN CROSSWALKS OR OTHER PEDESTRIAN FACILITIES ARE CLOSED OR RELOCATED, TEMPORARY FACILITIES SHALL BE DETECTABLE AND SHALL INCLUDE ACCESSIBILITY FEATURES CONSISTENT WITH THE FEATURES PRESENT IN THE EXISTING FACILITY.
 2. WHERE HIGH SPEEDS ARE ANTICIPATED, A TEMPORARY TRAFFIC BARRIER AND TEMPORARY IMPACT ATTENUATOR SHOULD BE USED TO SEPARATE THE TEMPORARY SIDEWALKS FROM VEHICULAR TRAFFIC.
 3. ONLY THE WORK ZONE TRAFFIC CONTROL DEVICES RELATED TO PEDESTRIANS ARE SHOWN. OTHER DEVICES, SUCH AS LANE CLOSURE SIGNS OR ROAD NARROWING SIGNS (W4-A), MAY BE USED TO CONTROL VEHICULAR TRAFFIC.
 4. FOR NIGHTTIME CLOSURES, FLASHING WARNING LIGHTS SHALL BE USED ON BARRICADES SUPPORTING SIGNS AND CLOSING SIDEWALKS.
 5. SIGNS SUCH AS KEEP RIGHT (LEFT) SHALL BE PLACED ALONG A TEMPORARY SIDEWALK, WHERE APPLICABLE AND ACCORDING TO AMERICAN WITH DISABILITIES STANDARDS, TO GUIDE OR DIRECT FORETRAVELERS.
 6. TYPE II BARRICADES MAY BE SUBSTITUTED FOR TYPE III BARRICADES AS PER 619 STANDARD SPECIFICATIONS.

NOTE: SEE STANDARD SHEET TITLED "WORK ZONE TRAFFIC CONTROL LEGENDS AND NOTES" FOR LEGEND OF SYMBOLS AND/OR LETTER CODES USED IN THIS DRAWING.

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION

U.S. CUSTOMARY STANDARD SHEET

SIDEWALK DETOUR OR DIVERSION

APPROVED SEPTEMBER 15, 2009 ISSUED UNDER EB 09-025
/S/ DAVID J. CLEMENTS, P.E.
DIRECTOR, OFFICE OF TRAFFIC SAFETY AND MOBILITY

EFFECTIVE DATE: 01/07/10

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
DESIGN
PERMITTING
TRANSPORTATION SERVICES

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHERE SUCH ALTERATIONS ARE MADE. THE PROFESSIONAL ENGINEER MUST SIGN, SEAL DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS (NYS EDUCATION LAW SECTION 7209-2).

REVISIONS

No.	Date	Description
1	12/09	REVISED AS PER SCOS COMMENTS
2	11/18/15	REV. PER TOWN PLANNING DEPARTMENT COMMENTS
3	9/20/17	REV. PER DISTURBED AREA
4	3/16/18	REV. LAYOUT 1 NYSDOT COMMENTS
5	11/19/18	REV. PER NYSDOT COMMENTS
6	12/2/19	TOWN OF RIVERHEAD SUBMISSION
7	2/13/23	REV. SITE COVERAGE AREAS
8	4/18/23	REV. SITE COVERAGE AREAS

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
LEGENDS AND NOTES

APPROVED SEPTEMBER 16, 2008 ISSUED UNDER EB 08-036
/S/ DAVID J. CLEMENTS, P.E.
DIRECTOR, OFFICE OF TRAFFIC SAFETY AND MOBILITY

619-11

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DALE E. KOCH
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 089418-2

DATE: 09/18/08 DRAWN BY: MD
SCALE: AS SHOWN CHECKED BY: JPC
CAD ID No.: N08029-SD-BA PROJECT No.: N08029

NOT FOR CONSTRUCTION

NYSDOT CASE #: N/A
HEALTH DEP. REF. #: N/A

CLIENT/
PROJECT: VENEZIA
SQUARE, LLC c/o
VENEZIA CORP.

PORT JEFFERSON-RIVERHEAD RD.
(NYS ROUTE 25A)
WADING R