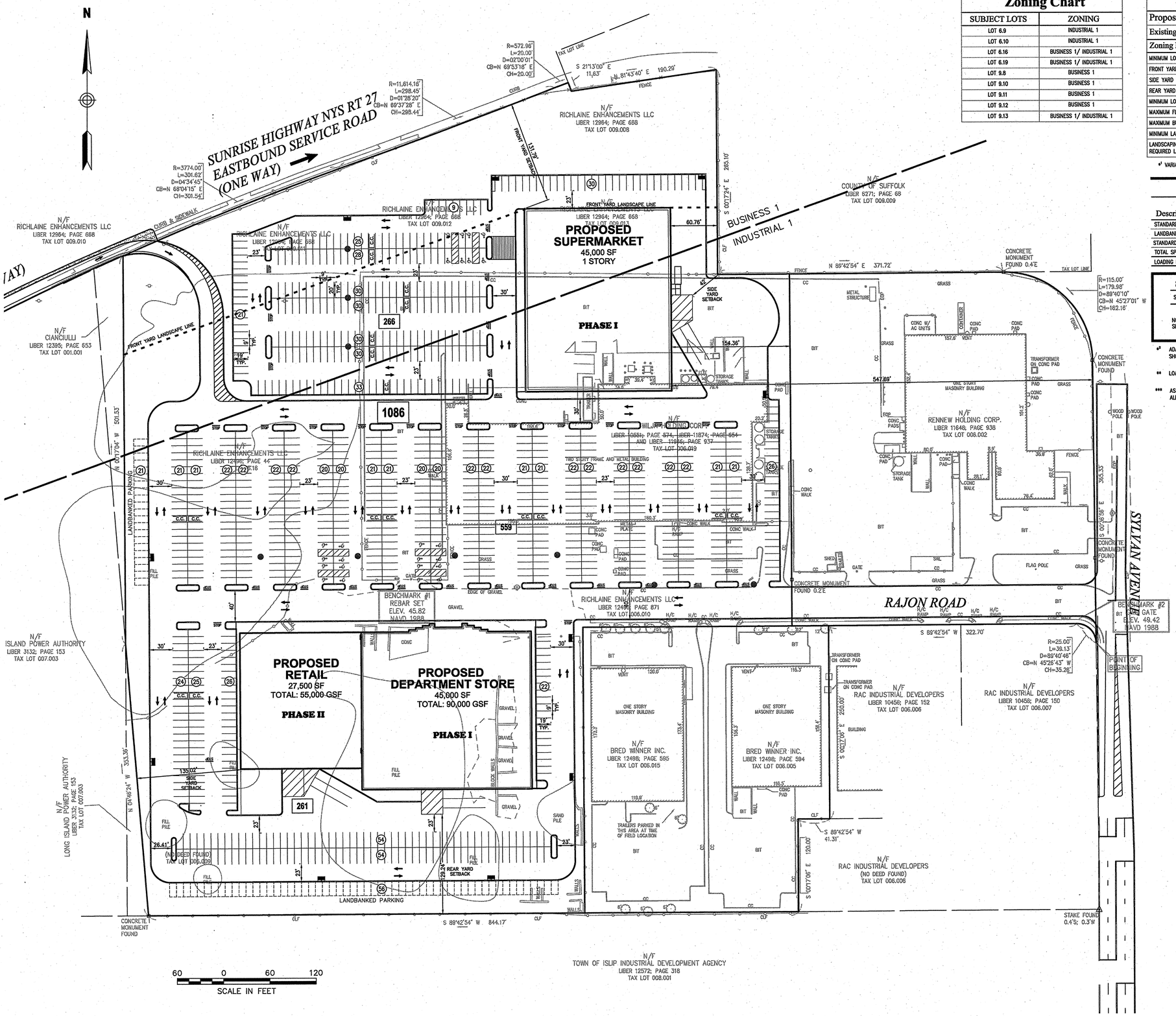
Appendix D

Saved Monday, December 12, 2011 3:12:49 PM CSULLIVAN Plotted Tuesday, December 13, 2011 3:15:58 PM Buttocovoli, David



Zoning Chart

SUBJECT LOTS	ZONING
LOT 6.9	INDUSTRIAL 1
LOT 6.10	INDUSTRIAL 1
LOT 6.16	BUSINESS 1/ INDUSTRIAL 1
LOT 6.19	BUSINESS 1/ INDUSTRIAL 1
LOT 9.8	BUSINESS 1
LOT 9.10	BUSINESS 1
LOT 9.11	BUSINESS 1
LOT 9.12	BUSINESS 1
LOT 9.13	BUSINESS 1/ INDUSTRIAL 1

Zoning Summary Chart

Proposed Zoning District(S):	Business 1	
Existing Zoning District(S):	Business 1/ Industrial 1	
Zoning Regulation Requirements	Required	Provided
MINIMUM LOT AREA	7,500 SF	16.97 AC. (±739,277 SF)
FRONT YARD SETBACK	60 Feet MIN SUNRISE HWY.	±132 Feet
SIDE YARD SETBACK	10 Feet	±42 Feet
REAR YARD SETBACK	15 Feet	±129 Feet
MINIMUM LOT WIDTH	100 Feet	821 Feet
MAXIMUM FLOOR AREA RATIO	0.4	0.26
MAXIMUM BUILDING HEIGHT	35 Feet	≤35 FEET
MINIMUM LANDSCAPING	20.0% (147,855 SF)	19.4 % (143,675 SF)*1
LANDSCAPING IN FRONT YARD (MINIMUM 50% OF REQUIRED LANDSCAPE)	50% OF 147,855 SF = 73,927.5 SF	±73,092 SF*1

*1 VARIANCE REQUIRED

Parking Summary Chart

Description	Size		Totals	
	Required	Provided	SC Req.	Provided
STANDARD SPACES ***	9' x 19'/ 20'	9' x 19'/ 20'	1,064	985
LANDBANKED STANDARD SPACES	9' x 19'/ 20'	9' x 19'/ 20'	–	77
STANDARD ACCESSIBLE SPACES *2	8' X 19'	9' x 19'/ 20'	22	24
TOTAL SPACES	–	–	1,086	1,086 ***
LOADING BAYS **	–	–	–	5 **

Shopping Center Parking Requirements:

SHOPPING CENTER 190,000 SF x 1 SPACES/175 SF = 1,086 SPACES

TOTAL PARKING REQUIRED = 1,086 SPACES

NOTE: THIS CALCULATION IS BASED ON THE TOWN OF ISLIP REQUIREMENTS FOR A SHOPPING CENTER 1 SPACE PER 175 GSF.

*2 ADA/STATE/LOCAL REQUIREMENTS
SHOPPING CENTER ADA PARKING CALCULATIONS
RETAIL – 2% WILL BE ADA PER TOTAL = 1,093 SPACES X 2% = 22 SPACES

** LOADING BAYS: TO BE DETERMINED

*** AS PER TOWN OF ISLIP HEAD TO HEAD PARKING SPACES SHALL BE 9'x 20' AND ALL OTHERS SHALL BE 9' X 19'

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No.	Revision	Date	Apprvd.
3	ADDITIONAL LOT AREA	12/4/2011	
2	LANDSCAPE PERCENTAGE REVISIONS	1/7/2010	
1	LANDSCAPE PERCENTAGE REVISIONS	12/14/2010	

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Scale 1"=60' | Date January 7, 2011

Project Title
Richlaine Enhancements LLC

33 Rajon Rd
Bayport, New York, 11705

Issued for
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Drawing Title
Layout and Materials Plan

STATE OF NEW YORK · BRUCE ROBERT MANWARE · LICENSED PROFESSIONAL ENGINEER

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Sheet 2 of 9

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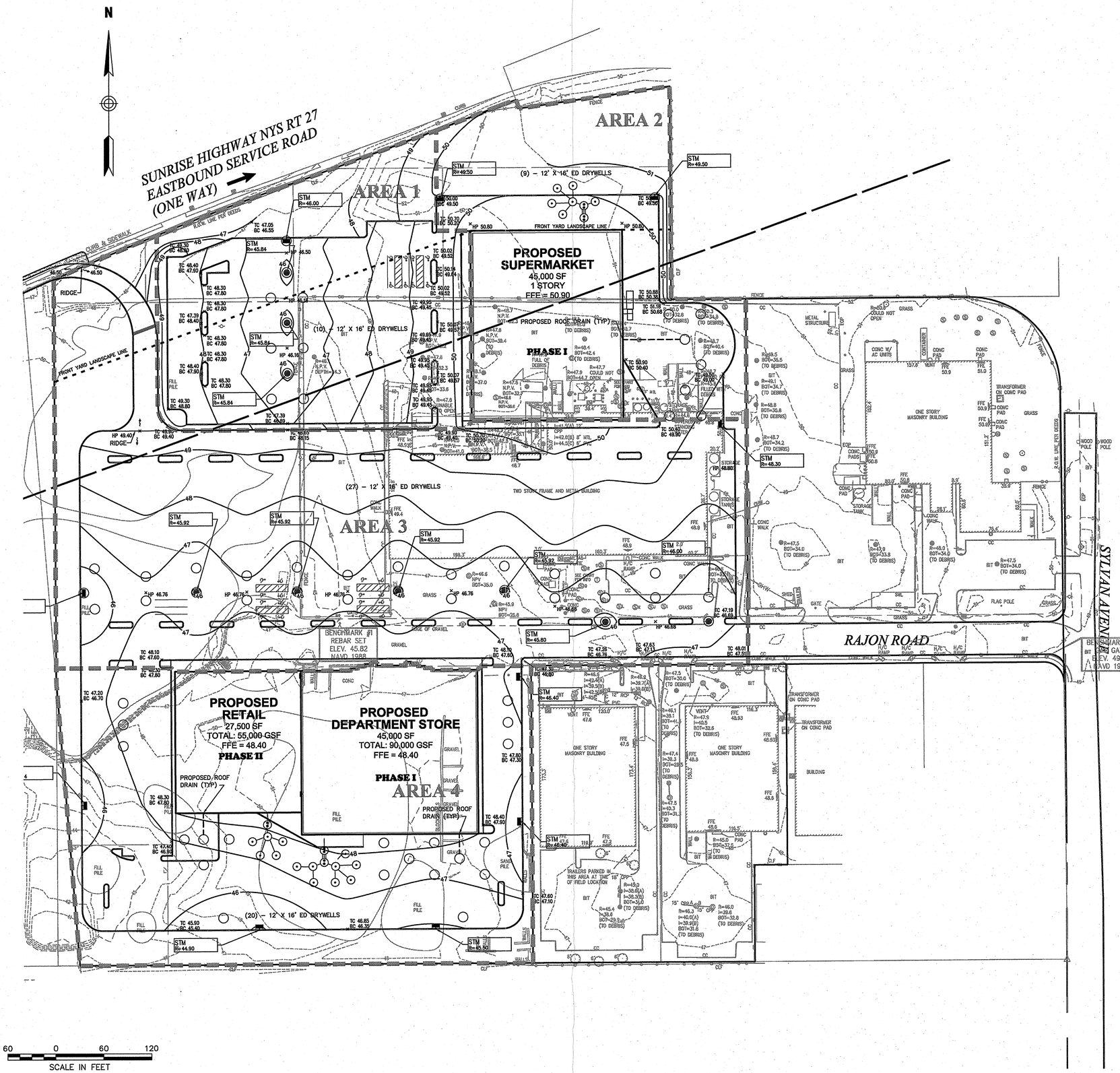

Drainage Calculation Summary

Local Drainage Design Criteria

STORAGE VOLUME BASED ON A 2–INCH RAINFALL AS PER TOWN OF ISLIP CODE.

1. RUNOFF COEFFICIENTS FOR:
   PAVEMENT, ROOF, CONCRETE, OTHER IMPERVIOUS AREAS = 1.00
   LANDSCAPED, GRASSED, NATURAL, OTHER PERVIOUS AREAS = 0.15
2. ALL PIPING TO BE 15" DIAMETER CPP @ 1% SLOPE (MIN.)
3. VOLUME PER VERTICAL FOOT OF DRYWELL = 100.9 C.F. BASED UPON 12' DIAMETER DRYWELL

Entire Site Drainage

	Contributing Area (SF)	Runoff C	Rainfall (FT)	Volume (CF)
REQUIRED STORAGE VOLUME CALCULATION				
• Pervious Area	143,630 SF	x 0.15	x 2/12 FT	= 3,590.8 CF
• Impervious Area	595,647 SF	x 1.0	x 2/12 FT	= 99,274.5 CF
REQUIRED STORAGE VOLUME				102,865.3 CF

PROVIDED STORAGE VOLUME DESIGN

Use (66) 12ø drywell @ 16 LF per drywell
66 DRYWELLS x 16 LF x 100.9 CF = 106,550.4 CF

STORAGE VOLUME PROVIDED BY DRYWELLS 106,550.4 CF

Drainage Area 1

	Contributing Area (SF)	Runoff C	Rainfall (FT)	Volume (CF)
REQUIRED STORAGE VOLUME CALCULATION				
• Pervious Area	30,430 SF	x 0.15	x 2/12 FT	= 760.8 CF
• Impervious Area	87,305 SF	x 1.0	x 2/12 FT	= 14,550.8 CF
REQUIRED STORAGE VOLUME				15,311.6 CF

PROVIDED STORAGE VOLUME DESIGN

Use (10) 12ø drywell @ 16 LF per drywell
10 DRYWELLS x 16 LF x 100.9 CF = 16,144 CF

STORAGE VOLUME PROVIDED BY DRYWELLS 16,144 CF

Drainage Area 2

	Contributing Area (SF)	Runoff C	Rainfall (FT)	Volume (CF)
REQUIRED STORAGE VOLUME CALCULATION				
• Pervious Area	41,039 SF	x 0.15	x 2/12 FT	= 1,026.0 CF
• Impervious Area	33,527 SF	x 1.0	x 2/12 FT	= 5,587.8 CF
• Roof Area 1	45,014 SF	x 1.0	x 2/12 FT	= 7,502.3 CF
REQUIRED STORAGE VOLUME				14,116.1 CF

PROVIDED STORAGE VOLUME DESIGN

Use (9) 12ø drywell @ 16 LF per drywell
9 DRYWELLS x 16 LF x 100.9 CF = 14,529.6 CF

STORAGE VOLUME PROVIDED BY DRYWELLS 14,529.6 CF

Drainage Area 3

	Contributing Area (SF)	Runoff C	Rainfall (FT)	Volume (CF)
REQUIRED STORAGE VOLUME CALCULATION				
• Pervious Area	41,249 SF	x 0.15	x 2/12 FT	= 1,031.2 CF
• Impervious Area	247,177 SF	x 1.0	x 2/12 FT	= 41,196.2 CF
REQUIRED STORAGE VOLUME				42,227.4 CF

PROVIDED STORAGE VOLUME DESIGN

Use (27) 12ø drywell @ 16 LF per drywell
27 DRYWELLS x 16 LF x 100.9 CF = 43,588.8 CF

STORAGE VOLUME PROVIDED BY DRYWELLS 43,588.8 CF

Drainage Area 4

	Contributing Area (SF)	Runoff C	Rainfall (FT)	Volume (CF)
REQUIRED STORAGE VOLUME CALCULATION				
• Pervious Area	30,912 SF	x 0.15	x 2/12 FT	= 772.8 CF
• Impervious Area	109,281 SF	x 1.0	x 2/12 FT	= 18,213.5 CF
• Roof Area 2	27,677 SF	x 1.0	x 2/12 FT	= 4,612.8 CF
• Roof Area 3	45,666 SF	x 1.0	x 2/12 FT	= 7,611.0 CF
REQUIRED STORAGE VOLUME				31,210.1 CF

PROVIDED STORAGE VOLUME DESIGN

Use (20) 12ø drywell @ 16 LF per drywell
20 DRYWELLS x 16 LF x 100.9 CF = 32,288.0 CF

STORAGE VOLUME PROVIDED BY DRYWELLS 32,288.0 CF

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No.	Revision	Date	Appvd.

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Project Title
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Drawing Title
Grading Plan

STATE OF NEW YORK · BRUCE ROBERT HAMMERTON · 071010 · LICENSED PROFESSIONAL ENGINEER

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Sheet 3 of 9

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2800200_GD.DWG

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Landscape Notes

1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
3. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
4. A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
6. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSAFE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
10. AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
11. ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
12. THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

Irrigation Notes

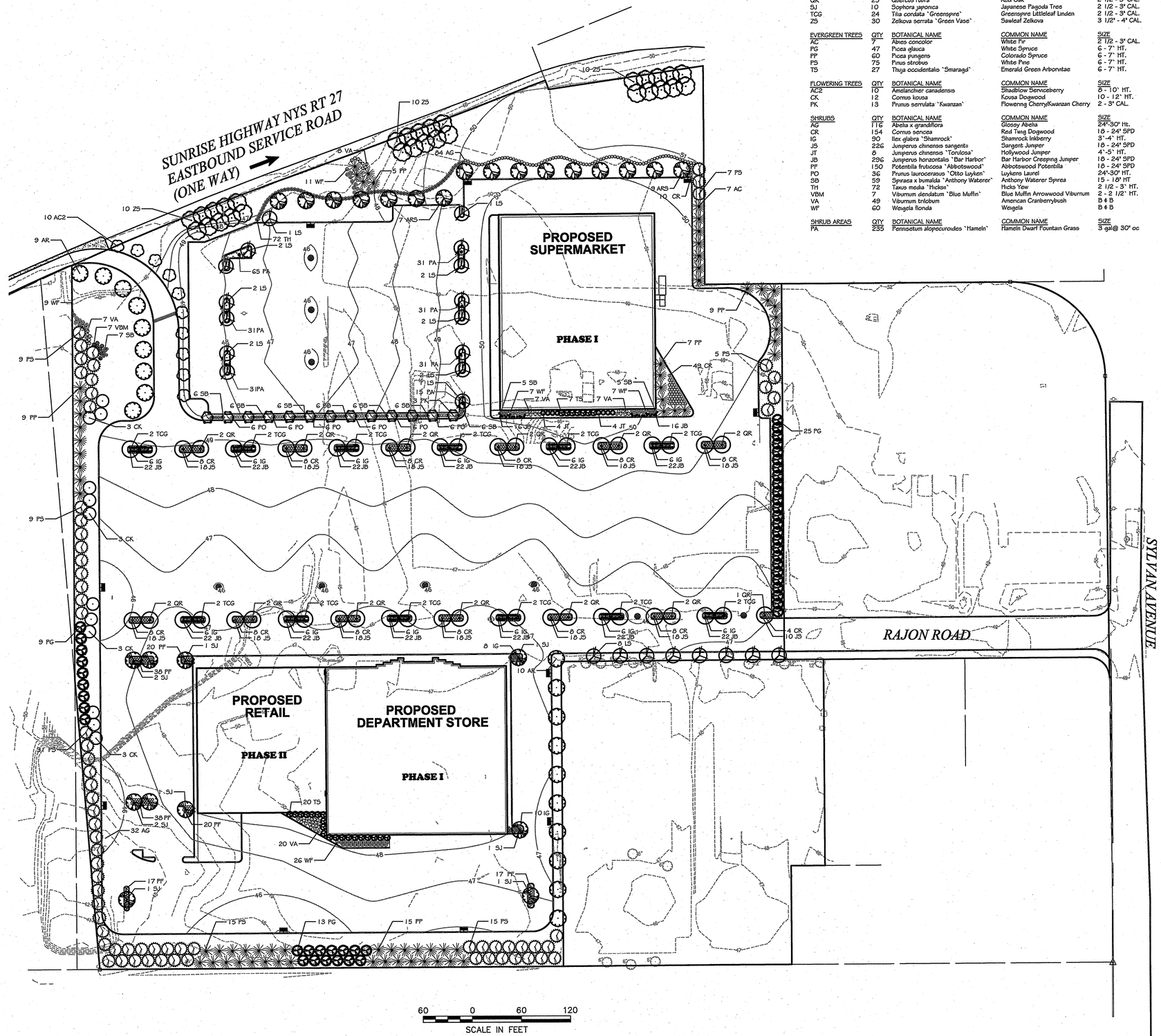
1. CONTRACTOR SHALL PROVIDE COMPLETE IRRIGATION SYSTEM DESIGN AND INSTALLATION FOR PLANTINGS AND LAWN AREAS. DESIGN SHALL BE CERTIFIED BY A PROFESSIONAL LANDSCAPE ARCHITECT, ENGINEER, OR CERTIFIED IRRIGATION DESIGNER. DESIGN PLANS SHALL BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR APPROVAL.
2. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
3. CONTRACTOR SHALL PROVIDE DRAWINGS, MATERIAL SPECIFICATIONS, SCHEMATICS, AND OTHER LITERATURE AS MAY BE REQUIRED, FOR ALL CONDUIT, CONTROLS,TIMERS, VALVES, SPRINKLER HEADS, CONNECTORS, WIRING, RAIN GUAGE, ETC. TO THE OWNER'S CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO INSTALLATION.
4. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND SUB CONTRACTORS.
5. (INSIDE BUILDING) BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS.

   (OUTSIDE BUILDING) BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS. LOCATE THIS EQUIPMENT IN A LOCKABLE 'HOT BOX'.
6. (INSIDE BUILDING) IRRIGATION CONTROL PANEL, BACKFLOW PREVENTER AND METER SHALL BE LOCATED IN THE BUILDING MECHANICAL ROOM. COORDINATE WITH THE GENERAL CONTRACTOR.

   (OUTSIDE BUILDING) IRRIGATION CONTROL PANEL SHALL BE LOCATED IN A LOCKABLE CABINET DESIGNED TO HOUSE THE CONTROL PANEL.
7. SITE CONTRACTOR SHALL PROVIDE 4" SCHEDULE 40 PVC SLEEVES UNDER PAVEMENT TO PROVIDE ACCESS FOR IRRIGATION LINES TO ALL IRRIGATED AREAS.

Plant Maintenance Notes

1. CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. IRRIGATION IS PROPOSED FOR THIS SITE AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
2. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
3. WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
4. WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
5. CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE FERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.



PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AR	19	Acer rubrum "October Glory" TM	"October Glory" Maple	2 1/2 - 3" CAL.
AR5	16	Acer rubrum "Red Sunset"	"Red Sunset" Maple	2 1/2 - 3" CAL.
LS	23	Liquidambar styraciflua	Sweet Gum	2 1/2 - 3" CAL.
QR	25	Quercus rubra	Red Oak	2 1/2 - 3" CAL.
SJ	10	Sophora japonica	Japanese Pagoda Tree	2 1/2 - 3" CAL.
TCG	24	Tilia cordata "Greenspire"	Greenspire Littleleaf Linden	2 1/2 - 3" CAL.
ZS	30	Zelkova serrata "Green Vase"	Sawleaf Zelkova	3 1/2" - 4" CAL.

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AC	9	Abies concolor	White Fir	2 1/2 - 3" CAL.
PG	47	Picea glauca	White Spruce	6 - 7' HT.
PP	60	Picea pungens	Colorado Spruce	6 - 7' HT.
PS	75	Pinus strobus	White Pine	6 - 7' HT.
TS	27	Thuja occidentalis "Smaragd"	Emerald Green Arborvitae	6 - 7' HT.

FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AC2	10	Amelanchier canadensis	Shadblow Serviceberry	8 - 10' HT.
CK	12	Cornus kousa	Kousa Dogwood	10 - 12' HT.
PK	13	Prunus serrulata "Kwanzan"	Flowering Cherry/Kwanzan Cherry	2 - 3" CAL.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AG	116	Abelia x grandiflora	Glossy Abelia	24"-30" Ht.
CR	154	Cornus sericea	Red Twig Dogwood	18 - 24" SPD
IG	90	Ilex glabra "Shamrock"	Shamrock Inkberry	3'-4' HT.
JS	226	Juniperus chinensis sargentii	Sargent Juniper	18 - 24" SPD
JT	8	Juniperus chinensis "Torulosa"	Hollywood Juniper	4'-5' HT.
JB	296	Juniperus horizontalis "Bar Harbor"	Bar Harbor Creeping Juniper	18 - 24" SPD
PF	150	Potentilla fruticosa "Abbotswood"	Abbotswood Potentilla	18 - 24" SPD
PO	36	Prunus laurocerasus "Otto Luyken"	Luykens Laurel	24"-30" HT.
SB	59	Spiraea x bumalda "Anthony Waterer"	Anthony Waterer Spirea	15 - 18" HT
TH	72	Taxus media "Hicksii"	Hicks Yew	2 1/2 - 3' HT.
VBM	7	Viburnum dendatum "Blue Muffin"	Blue Muffin Arrowwood Viburnum	2 - 2 1/2' HT.
VA	49	Viburnum trilobum	American Cranberrybush	B & B
WF	60	Weigela florida	Weigela	B & B

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
PA	235	Pennisetum alopecuroides "Hameln"	Hamelin Dwarf Fountain Grass	3 gal@ 30" oc

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Sheet 6 of 9

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