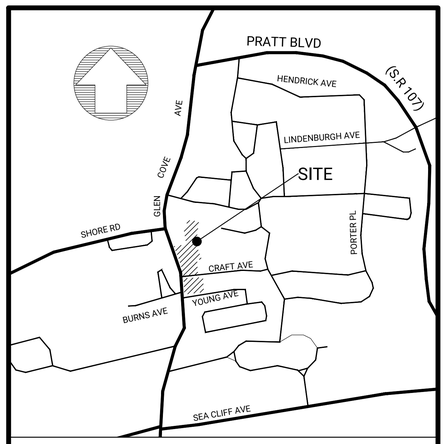
SITE DEVELOPMENT PLANS

FOR

THE VILLA AT GLEN COVE



KEY MAP

SCALE: 1" = 800'

SITUATED IN

GLEN COVE

CITY OF GLEN COVE

NASSAU COUNTY, NEW YORK

CIVIL ENGINEERING DRAWINGS

SHEET No.	TITLE
SP-1	COVER SHEET
SP-2	ALIGNMENT PLAN
SP-3	PARKING LAYOUT PLAN
SP-4	NORTHERN GRADING & DRAINAGE PLAN
SP-4.1	SOUTHERN GRADING & DRAINAGE PLAN
SP-5	UTILITY PLAN
SP-6	DEMOLITION & EROSION CONTROL PLAN
SP-7	LANDSCAPE PLAN
SP-8	ON-SITE DETAILS
SP-9	ON-SITE DETAILS
SP-10	NASSAU COUNTY DETAILS
SP-11	DRAINAGE DETAILS
SP-12	DRAINAGE DETAILS
SP-13	SANITARY DETAILS
SP-14	WATER SERVICE & UTILITY DETAILS
SP-15	EROSION CONTROL DETAILS
PH-1	PHOTOMETRIC PLAN

GENERAL NOTES

1. R&M ENGINEERING SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS
2. ALL EXISTING STRUCTURES SPECIFIED TO BE REMOVED, SHALL BE REMOVED AND BACKFILLED UNLESS OTHERWISE INDICATED. BACKFILL TO BE SELECT GRANULAR FILL, COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, AS DETERMINED BY MODIFIED PROCTOR TEST.
3. ALL FILL SHALL BE SELECT GRANULAR MATERIAL COMPACTED TO 95% OF THE MAXIMUM DENSITY AT THE OPTIMUM MOISTURE CONTENT, AS DETERMINED BY THE MODIFIED PROCTOR TEST.
4. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO EXCAVATION.
5. ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN, COUNTY, STATE OR AS SPECIFIED HEREIN, LATEST EDITIONS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY AND FOR THE INSTALLATION OF SIGNS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY TO REMOVE ANY EXCAVATED MATERIALS
8. UNSUITABLE MATERIAL, AS DEFINED IN SECTION 203 OF N.Y.S.D.O.T. STANDARD SPECIFICATIONS EDITION, UNDER PAVEMENT, WALKS AND CONCRETE SLABS SHALL BE REMOVED AND REPLACED WITH SELECT GRANULAR MATERIAL.
9. SELECT GRANULAR MATERIAL SHALL BE AS DEFINED IN SECTION 203 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS.
10. COMPACTION SHALL CONFORM TO N.Y.S.D.O.T. SECTION 203.
11. ALL CONCRETE CURBING, SIDEWALK, AND DRAINAGE STRUCTURES SHALL CONFORM TO THE TOWN/COUNTY/STATE STANDARD DETAILS AND SPECIFICATIONS.
12. COUNTY PLANNING COMMISSION AND THE TOWN SHALL BE NOTIFIED 48-HOURS IN ADVANCE OF ALL CONSTRUCTION.
13. 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
14. ELEVATIONS REFER TO COUNTY DATUM.
15. ROOF LEADERS AND AREA DRAINS SHALL HAVE ACCESSIBLE BACKWASH VALVES CONFORMING TO THE FOLLOWING SECTIONS OF NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE: 903.8A AND B BACKFLOW DEVICES, 903.10. CLEANOUTS, TABLE VI-903 SIZING AND 904.6 H,I,J & K MATERIALS
16. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
17. ALL OTHER WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN, COUNTY OR AS SPECIFIED HEREIN, LATEST EDITION.
18. THE CONTRACTOR IS RESPONSIBLE FOR THE NECESSARY TRAFFIC CONTROLS WITHIN THE SITE AND SHALL HAVE A NEW YORK STATE PROFESSIONAL ENGINEER DESIGN AND SUPERVISE THE INSTALLATION OF ALL TRAFFIC CONTROLS CONFORMING TO NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE PROFESSIONAL ENGINEER SHALL SUBMIT A SIGNED AND SEALED CERTIFICATION THAT ALL TRAFFIC CONTROL DEVICES ON TOWN, COUNTY AND NEW YORK STATE HIGHWAYS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE MANUAL OF TRAFFIC CONTROL DEVICES.
19. THE CONTRACTOR, AT HIS EXPENSE, SHALL ALSO BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES WITHIN THE SITE AND SHALL NOT AMEND THE SIGNAGE AND/OR PAVEMENT MARKINGS WITHOUT HAVING A NEW YORK STATE PROFESSIONAL ENGINEER PREPARE AND SUBMIT A TRAFFIC PLAN TO THE BUILDING DEPARTMENT.
20. ANY BROKEN OR HAZARDOUS EXISTING SIDEWALK, RAMPS AND CURBING ADJACENT TO AND ON THE SUBJECT SITE SHALL BE REPLACED IN ACCORDANCE WITH CURRENT STANDARDS.
21. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW, ON ALL SITE IMPROVEMENTS (ie. DRAINAGE, SANITARY, WATER MAIN etc.) PRIOR TO CONSTRUCTION.

NASSAU COUNTY GENERAL NOTES

1. COUNTY PERMIT IS REQUIRED TO CONSTRUCT CURBS/SIDEWALKS
2. REPLACE ALL NON-APPROVED CURB CUTS WITH STANDARD COUNTY CURB (TYPE C), REPAIR ALL DEPRESSED, CRACKED OR MISSING SIDEWALKS, CURB(S), AND ALL NON ADA COMPLIANT RAMPS.
3. REFURBISH ALL PAVEMENT MARKINGS THAT HAVE BEEN REMOVED/DAMAGED DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO EDGE LINES, HATCHING, ETC.) ACCORDING TO NASSAU COUNTY SPECIFICATION.
4. USE OF REGULATORY SIGNS AND/OR TURN RESTRICTIONS AND/OR PARKING RESTRICTIONS ON SITE PLANS SHALL BE PLACED/INSTALLED ACCORDING TO THE LATEST "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND THE "NEW YORK STATE SUPPLEMENT", AND THE APPLICANT SHALL HAVE THESE SIGNS ORDINANCE BY THE RESPECTIVE TOWN/VILLAGE/CITY.
5. IF NASSAU COUNTY HAS SIGNS THAT NEEDS TO BE REMOVED/DAMAGED DURING CONSTRUCTION, (INCLUDING BUT NOT LIMITED TO REGULATORY SIGNS, WARNING SIGNS, ETC.) THEY SHALL BE INSTALLED/REPLACED ACCORDING TO NASSAU COUNTY SPECIFICATION.
6. IF ANY NASSAU COUNTY TRAFFIC EQUIPMENT AT THE LOCATION, (INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNALS, PEDESTRIAN SIGNAL EQUIPMENT, TRAFFIC LOOP WIRE DETECTION, TRAFFIC PULLBOXES, TRAFFIC SIGNAL SYSTEM INTERCONNECT, ETC.) IS DAMAGED IN ANY WAY DURING CONSTRUCTION, IT SHALL BE REPAIRED/REPLACED ACCORDING TO NASSAU COUNTY SPECIFICATION. ALL WORK SHALL BE PERFORMED BY A NASSAU COUNTY APPROVED TRAFFIC SIGNAL CONTRACTOR. THE CONTRACTOR SHALL NOTIFY *SHEILA M. DUKACZ OF THE NASSAU COUNTY TRAFFIC SIGNAL CONSTRUCTION AND OPERATIONS UNIT AT 516-572-0465 EXT. 20958* BEFORE ANY WORK BEGINS.
7. THE CONTRACTOR SHALL REGRADE ANY NASSAU COUNTY TRAFFIC SIGNAL PULLBOX COVERS IN THE WORK AREA USING SUITABLE BRICK AND MORTAR. THE CONTRACTOR SHALL LEAVE THE INSIDE BOTTOM OF ALL PULLBOXES CLEAN AND FREE OF DEBRIS LEFT FROM HIS OPERATIONS. THE TOPS OF THE COVERS SHALL BE LEFT CLEAN AND FREE OF CONCRETE. IF ANY PULLBOX WORK IS REQUIRED, THE CONTRACTOR MUST NOTIFY ***SHEILA M. DUKACZ OF THE NASSAU COUNTY TRAFFIC SIGNAL CONSTRUCTION AND OPERATIONS UNIT AT 516-572-0465 EXT. 20958*** **IN ADVANCE OF THE WORK.**
8. **THE CONTRACTOR SHALL HAVE ANY NASSAU COUNTY TRAFFIC LOOP REPLACED IF SCHEDULED TO BE DAMAGED DURING CONSTRUCTION. THE CONTRACTOR MUST HAVE AN APPROVED TRAFFIC SIGNAL CONTRACTOR PLACE THE SIGNAL IN RECALL OPERATION IN ADVANCE OF THE WORK, THAT WILL DAMAGE THE LOOP DETECTOR. THE NEW LOOP MUST BE REPLACED IMMEDIATELY BY AN APPROVED TRAFFIC SIGNAL CONTRACTOR AFTER THE AREA IS RESTORED. THE SIZE AND PLACEMENT OF THE NEW LOOP WILL BE DETERMINED BY NASSAU COUNTY. A NASSAU COUNTY INSPECTOR MUST BE PRESENT UPON REPLACEMENT. THE CONTRACTOR MUST NOTIFY *SHEILA M. DUKACZ OF THE NASSAU COUNTY TRAFFIC SIGNAL CONSTRUCTION AND OPERATIONS UNIT AT 516-572-0465 EXT. 20958* IN ADVANCE OF WORK.**
9. PRIOR TO CONSTRUCTION, A MARK OUT SHALL BE MADE FOR ALL UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO UNDERGROUND TRAFFIC SIGNAL EQUIPMENT.
10. PRIOR TO ANY LANE CLOSURES, THE CONTRACTOR MUST COMPLETE AND SUBMIT AN ONLINE ROAD/LANE CLOSURE NOTIFICATION FORM BY 3:00 PM THE EVENING PRIOR TO THE SCHEDULED CLOSURE. THE CONTRACTOR CAN COMPLETE THE FORM AT WWW.NASSAUCOUNTYNY.GOV/TRAFFICMANAGEMENT, OR BY FAXING THE COMPLETED FORM TO THE TRAFFIC MANAGEMENT CENTER AT (516) 571-6882.
11. IF REQUIRED HANDICAP WORK IMPACTS ANY UTILITIES IN ANY WAY, INCLUDING RELOCATION, THE APPROPRIATE UTILITY COMPANY SHALL BE NOTIFIED PRIOR TO HANDICAP RAMP WORK BEGINNING.

CITY OF GLEN COVE NOTES

BUILDING DEPARTMENT REVIEW NOTE:

CITY BUILDING PLANS EXAMINER HAS REVIEWED THE ENCLOSED DOCUMENT(S) FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE CITY AS SPECIFIED IN THE BUILDING AND/OR RESIDENTIAL CODE OF THE STATE OF NEW YORK. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE. THAT RESPONSIBILITY IS GUARANTEED UNDER THE SEAL AND SIGNATURE OF THE STATE OF NEW YORK LICENSED DESIGN PROFESSIONAL OR RECORD. THAT SEAL AND SIGNATURE HAS BEEN INTERPRETED AS AN ATTESTATION THAT, TO THE BEST OF THE LICENSEE'S BELIEF AND INFORMATION, THE WORK IN THE DOCUMENTS IS:

1. ACCURATE
2. CONFORMS WITH GOVERNING CODES APPLICABLE AT THE TIME OF THE SUBMISSION
3. CONFORMS WITH REASONABLE STANDARDS OF PRACTICE AND WITH VIEW TO THE SAFEGUARDING OF LIFE, HEALTH, PROPERTY AND PUBLIC WELFARE IS THE RESPONSIBILITY OF THE LICENSEE.

LIVINGSTON DEVELOPMENT CORP.

LEGEND

- 104 — DEMOLITION CONTOURS
- 104 — EXISTING CONTOURS
- (104) — PROPOSED CONTOURS
- PROPOSED CURB
- EXIST CURB
- EXIST CURB (TO BE REMOVED)
- S — EXIST SANITARY SEWER
- W — EXIST WATER MAIN
- E — EXIST UNDERGROUND ELECTRIC
- T — EXIST TELEPHONE LINE
- G — EXIST GAS MAIN
- EXIST GREASE TRAP MANHOLE
- EXIST DRAIN MANHOLE
- EXIST DRAIN MANHOLE (OPEN GRATE)
- EXIST WATER MANHOLE
- EXIST TELEPHONE MANHOLE
- EXIST ELECTRIC MANHOLE
- MANHOLE (UNKNOWN)
- × 101.2 — EXIST SPOT ELEVATION
- EXIST HYDRANT
- EXIST FENCE
- EXIST CATCH BASIN
- EXIST UTILITY POLE
- EXIST PULL BOX
- (S) — PROP SANITARY SEWER
- (D) — PROP DRAIN LINE
- (W) — PROP WATER SERVICE
- (RD) — PROP ROOF DRAIN
- (E) — PROP UNDERGROUND ELECTRIC
- (T) — PROP TELEPHONE LINE
- (G) — PROP GAS MAIN
- PROPOSED HYDRANT
- EXISTING OFF-SITE STREET LIGHT
- T — PROP TRANSFORMER
- PROP CATCH BASIN
- (X 23.45) — PROP SPOT ELEVATION
- PROP FENCE
- PROP. LEACHING POOL W/OPEN GRATE
- PROP. LEACHING POOL WITH SOLID COVER
- EXIST. SEWER MANHOLE
- TC — TOP OF CURB
- BC — BOTTOM OF CURB
- LP — DRAINAGE LEACHING POOL
- SMH — SANITARY MANHOLE
- P — PAVEMENT
- DRAIN FLOW ARROW
- PROP DOUBLE YELLOW STRIPING
- EXIST R.O.W.
- EXIST DOUBLE YELLOW STRIPING
- PROPOSED CONCRETE PAVEMENT / SIDEWALKS
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LOOP ROADWAY ASPHALT PAVEMENT

UTILITY CONTACTS

SITE PLAN:	CITY OF GLEN COVE
	BUILDING DEPARTMENT
	9 GLEN STREET
	GLEN COVE, NEW YORK 11542
	PHONE: (516) 676-2000
SANITARY:	NASSAU COUNTY DEPARTMENT OF PUBLIC WORKS
	WASTE WATER ENGINEERING UNIT
	1194 PROSPECT AVENUE
	WESTBURY, NEW YORK 11590
	PHONE: (516) 571-9600
WATER:	CITY OF GLEN COVE WATER DISTRICT
	9 GLEN STREET
	GLEN COVE, NEW YORK 11542
	PHONE: (516) 676-2297
GAS:	NATIONAL GRID
	175 EAST OLD COUNTRY ROAD
	HICKSVILLE, NEW YORK 11801
	PHONE: (631) 545-4821
ELECTRIC:	PSEG-ELECTRIC DESIGN & CONSTRUCTION DEPARTMENT
	175 EAST OLD COUNTRY ROAD
	HICKSVILLE, NEW YORK 11801
	PHONE: (631) 545-4821
TELEPHONE:	VERIZON
	2020 JONES AVENUE
	WANTAGH, NEW YORK 11793
	PHONE: (516) 783-2315
ROADS:	NASSAU COUNTY DEPARTMENT OF PUBLIC WORKS
	HIGHWAY DIVISION
	1194 PROSPECT AVENUE
	WESTBURY, NEW YORK 11590
	PHONE: (516) 571-9600
ROADS:	CITY OF GLEN COVE
	PUBLIC WORKS
	9 GLEN STREET
	GLEN COVE, NEW YORK 11542
	PHONE: (516) 676-4853

No.	REVISION DESCRIPTION	DATE	BY
5.	176 RENTAL SITE PLAN SET	04-29-20	NCV
4.	BUILDING DEPT. SUBMISSION SET	01-14-20	NCV
3	GENERAL REVISIONS	05-22-19	GT
2	GENERAL REVISIONS	05-20-19	GT
1.	GENERAL REVISIONS	05-07-19	GT

OWNER:
135 GLEN COVE AVE. CORP.
162–20 77TH ROAD
FLUSHING, NY 11336

APPLICANT:
LIVINGSTON DEVELOPMENT CORP.
162–20 77TH ROAD
FLUSHING, NY 11336

STATE OF NEW YORK · CHRISTOPHER W. ROBINSON · 67519 · LICENSED PROFESSIONAL ENGINEER

Christopher W. Robinson, P.E.
NY State License No. 67519

COVER SHEET

THE VILLA AT GLEN COVE

SITUATED IN

GLEN COVE

CITY OF GLEN COVE, NASSAU COUNTY, NEW YORK

NCTM: SECTION 21, BLOCK 244, LOTS 55, 60, 61 & 66
SECTION 21, BLOCK 38, LOTS 152, 196, 202 & 203

R&M ENGINEERING

Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

DWN. BY:	GT	CHK'D. BY:	CWR	SCALE:	NTS	SHEET:	SP-1
DATE:	04-10-19	DATE:	04-15-19	JOB No.:	2018-164		

Drawing Name: E:\Villas at Glen Cove\2020-05-22 (2018-164) Site Plan (Rev2)(Jay) Last Modified: Jun 04, 2020 - 5:06pm Plotted on: Jun 05, 2020 - 10:14am by nvernola

PAVEMENT LEGEND

- PROPOSED CONCRETE SIDEWALK ON-SITE & OFF-SITE
- PROPOSED REINFORCED CONCRETE PAVEMENT
- PROPOSED CITY OF GLEN COVE ASPHALT PAVEMENT
- PROPOSED OFF-SITE NASSAU COUNTY ASPHALT PAVEMENT
- PROPOSED STAMPED CONCRETE (STYLE & DESIGN BY ARCHITECT/OWNER)
- PROPOSED GEOBLOCK GRASS PAVER OVER RCA BASE
- PROPOSED OFF-SITE BRICK PAVER MOW STRIP

NCDPW 239f No. 9101F

SYMBOL	SIGN	N.Y.S.D.O.T. SIGN NO.	SIZE OF SIGN (S.F.)	TYPE OF MOUNT
1	RESERVED PARKING / VAN ACCESSIBLE	R7-8 R7-8P	12" X 18" 12" X 6"	GR. MNTD.
2	NO STOPPING ANY TIME	R7-4	12" X 18"	GR. MNTD.
3	STOP	R1-1	30" X 30"	GR. MNTD.
4		W11-2	30" X 30"	GR. MNTD.
5	NO PARKING 9AM-7PM COMMERCIAL LOADING ZONE 31BLGUNIT	SIGN #1	12" X 18"	GR. MNTD.
5	NO PARKING 9AM-9AM COMMERCIAL LOADING ZONE 31BLGUNIT	SIGN #2	12" X 18"	GR. MNTD.
6	AHEAD	W16-9P	24" X 12"	GR. MNTD.
7		W16-7P	24" X 12"	GR. MNTD.

SIGN NOTES:

1. SIGN POST ``MINUTE MAN" BREAKAWAY SYSTEM BY MARION STEEL COMPANY MARION, OHIO OR APPROVED EQUAL.
2. 2' WIDE STOP LINES SHALL BE PAINTED AT ALL STOP SIGNS.
3. ALL SIGNS SHALL HAVE A MOUNTING HEIGHT OF 7'-0", AS MEASURED FROM BOTTOM OF SIGN TO FINISHED GRADE.
4. ALL SIGNS ARE TO BE REFLECTORIZED AND ACCORDING TO THE THE LATEST NATIONAL MANUAL ON TRAFFIC CONTROL DEVICES (MUTCD) AND ACCORDING TO NASSAU COUNTY SPECIFICATION.
5. A MINIMUM OF TWO CROSS BRACES SHALL BE PROVIDED ON ALL SINGLE CHANNEL SIGNS HAVING A DIMENSION GREATER THAN 24 INCHES.

NASSAU COUNTY NOTES

THE CONTRACTOR SHALL REGRADE ANY NASSAU COUNTY TRAFFIC SIGNAL PULLBOX COVERS IN THE WORK AREA USING SUITABLE BRICK AND MORTAR. THE CONTRACTOR SHALL LEAVE THE INSIDE BOTTOM OF ALL PULLBOXES CLEAN AND FREE OF DEBRIS LEFT FROM HIS OPERATIONS. THE TOPS OF THE COVERS SHALL BE LEFT CLEAN AND FREE OF CONCRETE. IF ANY PULLBOX WORK IS REQUIRED, THE CONTRACTOR MUST NOTIFY SHELIA M. DUKACZ OF THE NASSAU COUNTY TRAFFIC SIGNAL CONSTRUCTION AND OPERATIONS UNIT AT 516-572-0465 EXT. 20958 IN ADVANCE OF THE WORK. NASSAU COUNTY TO INSPECT ALL PULLBOXES AT THE COMPLETION OF ALL WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ANY TRAFFIC SIGNAL LOOP DETECTORS THAT BECOME BROKEN BECAUSE OF ANY OF THE ENCLOSED WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HIRE AN APPROVED NASSAU COUNTY TRAFFIC SIGNAL CONTRACTOR TO REPLACE THE DETECTORS, TO HAVE THAT CONTRACTOR PLACE THE SIGNAL INTO RECALL OPERATION BEFORE WORK BEGINS, AND TO NOTIFY NASSAU COUNTY, SHELIA M. DUKACZ OF THE TRAFFIC SIGNAL CONSTRUCTION AND OPERATIONS UNIT AT 516-572-0465 EXT. 20958. THE SIZE AND PLACEMENT OF THE NEW LOOPS WILL BE DETERMINED BY NASSAU COUNTY. A NASSAU COUNTY INSPECTOR MUST BE PRESENT UPON REPLACEMENT OF THE LOOP DETECTORS.

ANY EXISTING TRAFFIC SIGNAL POST, POLE, MAST ARM OR STRAIN POLE AFFECTED BY THE INSTALLATION OF HANDICAP RAMPS OR CHANGES IN SIDEWALK GRADE MUST BE HEIGHT ADJUSTED TO BRING THE BASE PLATE TO MATCH NEW GRADES, INCLUDING REMOVING IN THE POLE/POST AND ADJUSTING THE ANCHOR NUTS, AND INSTALLATION OF THE POLE AND EQUIPTMENT. EXISTING CONCRETE RAINCAP IS TO BE REMOVED AND A NEW ONE INSTALLED AS PER NASSAU COUNTY TRAFFIC SIGNAL FOUNDATION ITEM SPECIFICATIONS. ALL SIGNAL HEAD HEIGHTS MUST BE CHECKED BEFORE ANY POLE HEIGHT IS ADJUSTED SO THAT THEY CONTINUE TO MEET SIGNAL HEAD HEIGHT REQUIREMENTS. ALL PUSHBUTTONS MAY NEED TO BE HEIGHT ADJUSTED TO REMAIN ADA COMPLIANT.

A NASSAU COUNTY APPROVED TRAFFIC SIGNAL CNTRACTOR MUST PUT THE SIGNAL ON RECALL BEFORE ANY WORK BEGINS THAT WILL DAMAGE THE TRAFFIC SIGNAL DETECTORS. THE TIMINGS MUST BE ADJUSTED AS PER NASSAU COUNTY'S DIRECTION AT THE TIME ALSO. SHELIA M. DUKACZ OF NASSAU COUNTY'S TRAFFIC SIGNAL CONSTRUCTION AND OPERATIONS UNIT MUST BE NOTIFIED OF ANY SIGNAL THAT IS PLACED ON RECALL AT 516-572-0465 EXT. 20958.

CAUTION-NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THIS SITE PLAN IS BASED UPON THE SURVEY PREPARED BY BLADYKAS & PANETTA L.S. & P.E., PC, DATED, 6/15/2007, LAST REVISED 3/15/2018.

SITE DATA

N.C.T.M.:	SECTION 21, BLOCK 244, LOTS 55, 60, 61, 66 & p/o 67
EXISTING LOT AREA:	SECTION 21, BLOCK 38, LOTS 152, 196, 202 & 203
PROPOSED LOT AREA p/o LOT 67:	172,407.8 SF (4.31 Ac.)
TOTAL LOT AREA :	±23,131.4 SF (0.58 Ac.)
EXISTING ZONE:	±195,539.2 SF (4.88 GC Ac.)
EXISTING USE:	REDEVELOPMENT INCENTIVE OVERLAY DISTRICT (R10-GCA)
PROPOSED USE:	VACANT COMMERCIAL
BLDG. FOOTPRINT:	RESIDENTIAL
LOT COVERAGE:	59,436.0 SF
BLDG. FLOOR AREA:	59,436.0 /195,539.2 = 30.39%
FLOOR AREA RATIO:	—
DENSITY:	—
SCHOOL DISTRICT:	176 UNITS / 4.88 Ac = 36.1 UNITS / Ac GLEN COVE UFSD

LOT COVERAGE

BUILDING AREA (INCL. BLDG. A SKYLIGHTS)	=	59,436.0 SF / 30.39 %
IMPERVIOUS AREA	=	45,385.8 SF / 23.21 %
SEMI-PERVIOUS AREA (GEOBLOCK)	=	4,472.3 SF / 2.29 %
LANDSCAPED AREA	=	86,245.1 SF / 44.11 %
TOTAL AREA	=	195,539.2 SF / 100.00%

PARKING CALCULATIONS

REQUIRED:			
APARTMENT UNITS - 176 UNITS	176 UNITS x 2 STALL/UNIT	=	352 STALLS
TOTAL PARKING REQUIRED:		=	352 STALLS
PROVIDED:			
NORTHERN PARKING AREA (NOT INSIDE PARKING GARAGE)		=	7 STALLS
NORTHERN PARKING AREA (LOWER LEVEL PARKING GARAGE)		=	125 STALLS
NORTHERN PARKING AREA (GRADE LEVEL PARKING GARAGE)		=	85 STALLS
NORTHERN PARKING AREA (UPPER LEVEL PARKING GARAGE)		=	85 STALLS
SOUTHERN PARKING AREA (GRADE LEVEL PARKING GARAGE)		=	50 STALLS
TOTAL PARKING		=	352 STALLS

ZONING COMPLIANCE TABLE

REDEVELOPMENT INCENTIVE OVERLAY (R10-GCA)

	CODE SECTION	REQUIRED	PROVIDED (PROPOSED)	PROVIDED (PREVIOUSLY APPROVED)
MIN. LOT AREA	§280-73.3(D)1	3 Ac	(4.88 GC Ac)*	(4.3124 GC Ac)*
MAX. DENSITY	§280-73.3(D)2	50 UNITS/Ac. **	176 UNITS (36.1 UNITS/Ac.)	176 UNITS (41UNITS/Ac.)
MIN. LOT WIDTH	§280-73.3(D)3	150'	191.03'	191.03'
MIN. LOT FRONTAGE	§280-73.3(D)4	150'	200' (CRAFT AVE.) 250' (YOUNG AVE.)	200' (CRAFT AVE.) 250' (YOUNG AVE.)
MIN. STREET (R.O.W.) SETBACK	§280-73.3(D)5	10'	120.35' (BUILDING A) 15.63' (BUILDING B) 18.48' (BUILDING C) 15.73' (BUILDING D) 14.76' (BUILDING E) 10.36' (BUILDING F)	119.81' (BUILDING A) 15.05' (BUILDING B) 17.69' (BUILDING C) 15.52' (BUILDING D) 15.25' (BUILDING E) 10.00' (BUILDING F)
MIN. INTERIOR PL SETBACK	§280-73.3(D)6	15'	136.72' (BUILDING A)(N. PL) 43.99' (BUILDING A)(E. PL) 62.10' (BUILDING B)(N. PL) 29.68' (BUILDING C)(E. PL) 19.87' (BUILDING D)(E. PL) 15.00' (BUILDING E)(E. PL) N/A (BUILDING F)	15.45' (BUILDING A)(N. PL) 49.91' (BUILDING A)(E. PL) 68.93' (BUILDING B)(N. PL) 29.61' (BUILDING C)(E. PL) 19.38' (BUILDING D)(E. PL) 16.05' (BUILDING E)(E. PL) N/A (BUILDING F)
REQUIRED OPEN SPACE	§280-73.3(D)7	300 SF/1-BDRM UNIT 350 SF/2-BDRM UNIT 400 SF/3-BDRM UNIT [(82*300)+(86*350)+(8*400)]=57,900 SF	108,431 SF	85,300 SF
MAX. BLDG HEIGHT	§280-73.3(D)8	50' WITHIN 25' OF PL ABBUTTING GLEN COVE AVE. & WITHIN 20' OF ANY PL ABBUTTING ANY OTHER STREET. MAX BUILDING HT. 75'	BUILDING HEIGHTS ARE THE SAME OR LOWER THAN PREVIOUSLY APPROVED PLANS	COMPLIANT WITH TOWN APPROVAL

* GLEN COVE ACRE PER TOWN CODE §280-6 (40,000 SF/Ac)
** ALLOWANCE FOR DENSITY BONUS AND HILLSIDE WAIVER

DEED COVENANTS

SECTION 21 BLOCK 244 LOT 60
LIBER 981, PAGE 401; LIBER 1025, PAGE 49

SECTION 21 BLOCK 244 LOT 63
LIBER 773, PAGE 427; LIBER 773, PAGE 431;
LIBER 9012, PAGE735

SECTION 21 BLOCK 244 LOT 55
NONE

SECTION 21 BLOCK 38 LOT 152
LIBER 891, PAGE 186

SECTION 21 BLOCK 38 LOT 196
LIBER 8225, PAGE 225

SECTION 21 BLOCK 38 LOT 202
LIBER 830, PAGE 379; LIBER 10103, PAGE 33

SECTION 21 BLOCK 38 LOT 203
LIBER 8072, PAGE 459
ELECTRICAL EASEMENT AFFECTING WESTERLY 10' OF LOT TO BE EXTINGUISHED.

UTILITY EASEMENTS

SECTION 21 BLOCK 38 LOT 203
LIBER 8072, PAGE 459
ELECTRICAL EASEMENT AFFECTING WESTERLY 10' OF LOT TO BE EXTINGUISHED.

0 15' 30' 60' 120'
SCALE: 1" = 30'-0"

LIVINGSTON DEVELOPMENT CORP.

No.	REVISION DESCRIPTION	DATE	BY
5.	176 RENTAL SITE PLAN SET	04-29-20	NCV
4.	BUILDING DEPT. SUBMISSION SET	01-14-20	NCV
3	GENERAL REVISIONS	05-22-19	GT
2	GENERAL REVISIONS	05-20-19	GT
1.	GENERAL REVISIONS	05-07-19	GT

OWNER:
135 GLEN COVE AVE. CORP.
162–20 77TH ROAD
FLUSHING, NY 11336

APPLICANT:
LIVINGSTON DEVELOPMENT CORP.
162–20 77TH ROAD
FLUSHING, NY 11336

ALIGNMENT PLAN

THE VILLA AT GLEN COVE

SITUATED IN

GLEN COVE

CITY OF GLEN COVE, NASSAU COUNTY, NEW YORK

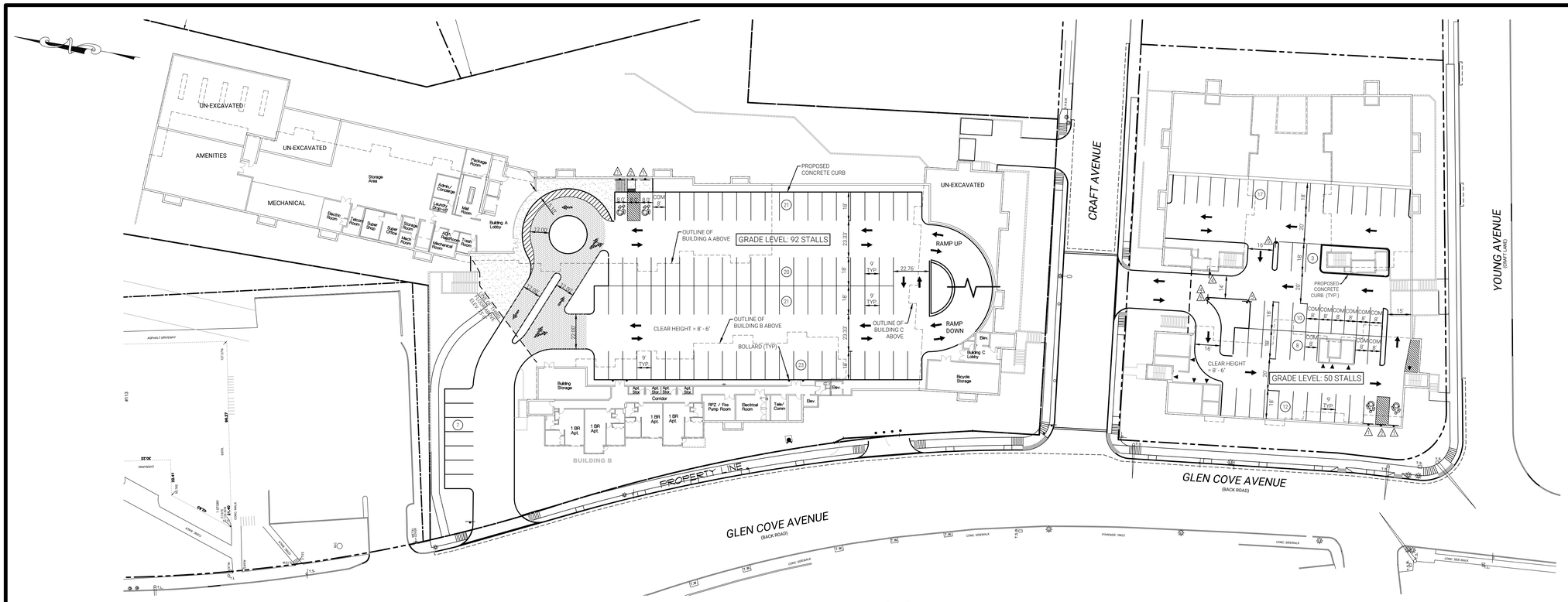
NCTM: SECTION 21, BLOCK 244, LOTS 55, 60, 61, 66 & p/o 67
SECTION 21, BLOCK 38, LOTS 152, 196, 202 & 203

STATE OF NEW YORK · CHRISTOPHER W. ROBINSON · 067519 · LICENSED PROFESSIONAL ENGINEER

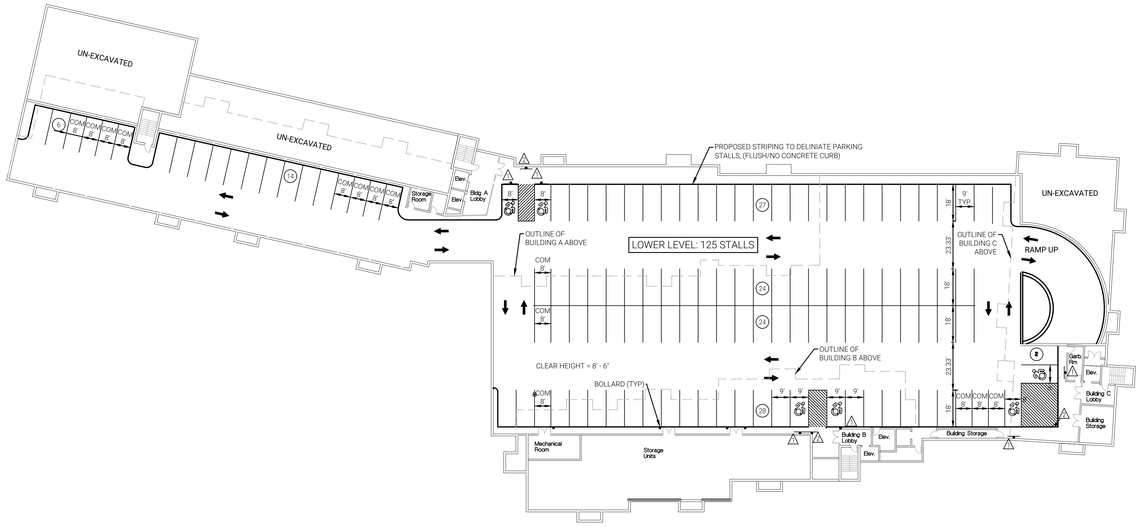
Christopher W. Robinson, P.E.
NY State License No. 67519

R&M ENGINEERING
Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

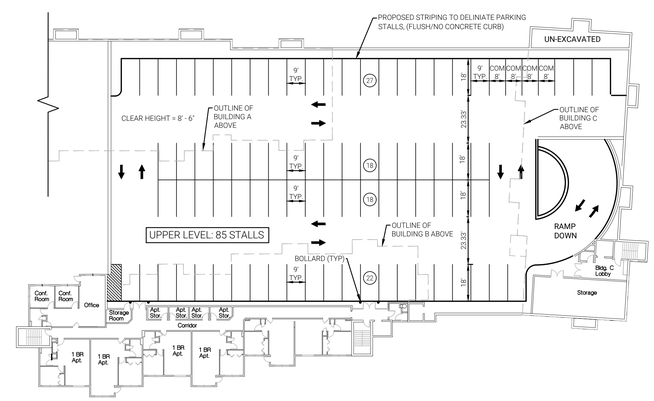
DWN. BY:	GT	CHK'D. BY:	CWR	SCALE:	1" = 30'	SHEET:	SP-2
DATE:	4-10-19	DATE:	4-15-19	JOB No.:	2018-164		



LEVEL 2 PARKING PLAN (54'-0")



LOWER LEVEL P-3 PARKING PLAN (45'-6")



UPPER LEVEL P-1 PARKING PLAN (64'-6")

SYMBOL	SIGN	N.Y.S.D.O.T. SIGN NO.	SIZE OF SIGN (S.F.)	TYPE OF MOUNT
1	RESERVED PARKING / VAN ACCESSIBLE	R7-8 R7-8P	12" X 18" 12" X 6"	GR. MNTD.
2	NO STOPPING ANY TIME	R7-4	12" X 18"	GR. MNTD.
3	STOP	R1-1	30" X 30"	GR. MNTD.
4	DO NOT ENTER	R5-1	30" X 30"	GR. MNTD.
5	ONE WAY	R6-1R	36" x 12"	GR. MNTD.

SIGN NOTES:

1. SIGN POST " MINUTE MAN" BREAKAWAY SYSTEM BY MARION STEEL COMPANY MARION, OHIO OR APPROVED EQUAL.
2. 2" WIDE STOP LINES SHALL BE PAINTED AT ALL STOP SIGNS.
3. ALL SIGNS SHALL HAVE A MOUNTING HEIGHT OF 7'-0", AS MEASURED FROM BOTTOM OF SIGN TO FINISHED GRADE.
4. ALL SIGNS ARE TO BE REFLECTORIZED AND ACCORDING TO THE THE LATEST NATIONAL MANUAL ON TRAFFIC CONTROL DEVICES (MUTCD) AND ACCORDING TO NASSAU COUNTY SPECIFICATION.
5. A MINIMUM OF TWO CROSS BRACES SHALL BE PROVIDED ON ALL SINGLE CHANNEL SIGNS HAVING A DIMENSION GREATER THAN 24 INCHES.

NCDPW 239f No. 9101F

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162–20 77TH ROAD
FLUSHING, NY 11336

PARKING LAYOUT PLAN

THE VILLA AT GLEN COVE

SITUATED IN

GLEN COVE

CITY OF GLEN COVE, NASSAU COUNTY, NEW YORK

NCTM: SECTION 21, BLOCK 244, LOTS 55, 60, 61, 66 & p/o 67
SECTION 21, BLOCK 38, LOTS 152, 196, 202 & 203

STATE OF NEW YORK · CHRISTOPHER W. ROBINSON · 067519 · LICENSED PROFESSIONAL ENGINEER

Christopher W. Robinson, P.E.
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0 15' 30' 60' 120'
SCALE: 1" = 30'-0"

LIVINGSTON DEVELOPMENT CORP.

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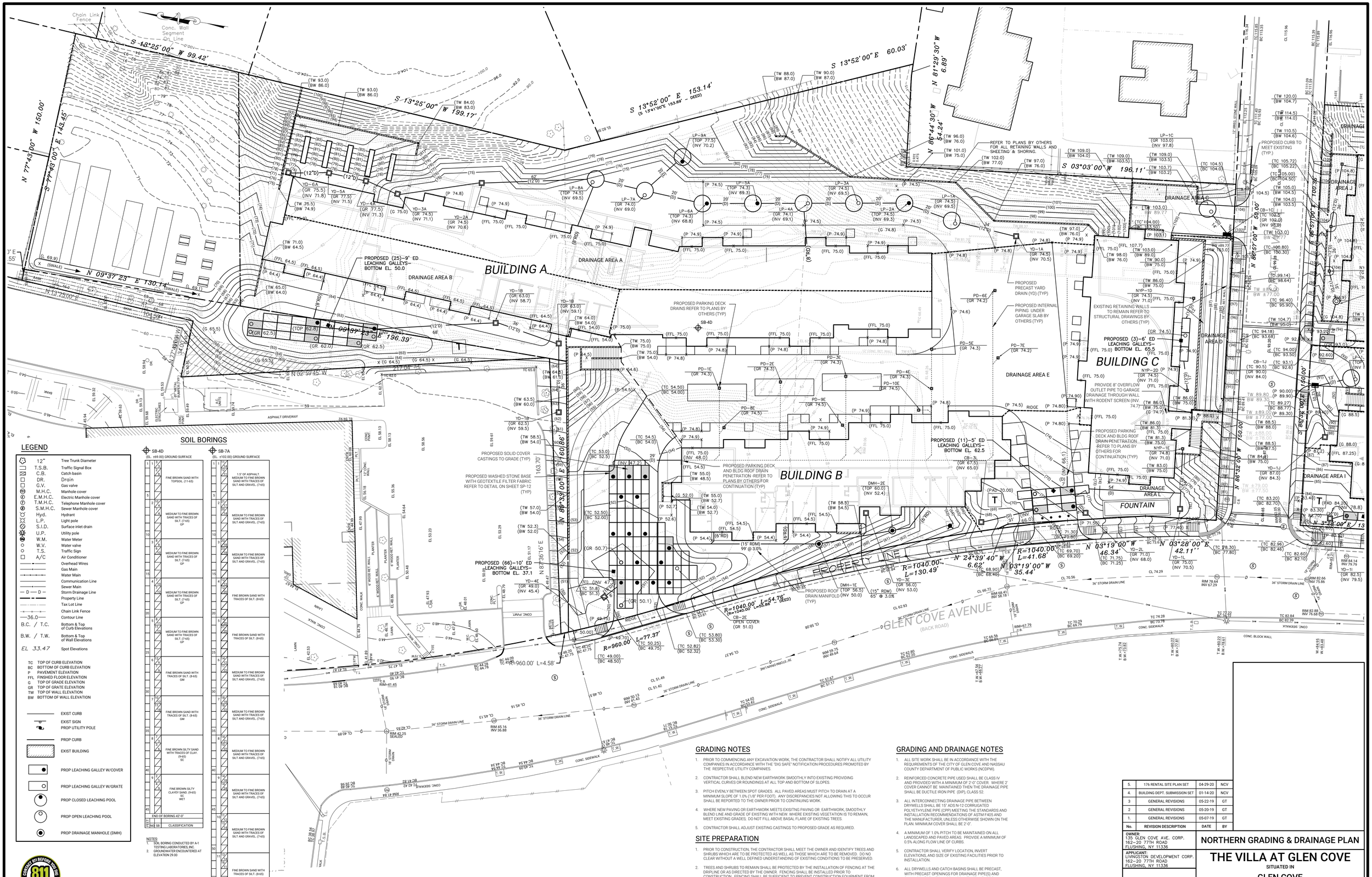
DWN. BY:	GT	CHK'D. BY:	CWR	SCALE:	1" = 30'	SHEET:	SP-3
DATE:	04-10-19	DATE:	04-15-19	JOB No.:	2018-164		

CALL 811 BEFORE YOU DIG · STATE DIGGING PARTNER

CAUTION-NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THIS SITE PLAN IS BASED UPON THE SURVEY PREPARED BY BLADYKAS & PANETTA L.S. & P.E., PC, DATED, 6/15/2007, LAST REVISED 3/15/2018.



GRADING NOTES

1. PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE "DIG SAFE" NOTIFICATION PROCEDURES PROMOTED BY THE RESPECTIVE UTILITY COMPANIES.
2. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING PROVIDING VERTICAL CURVES OR ROUNDINGS AT ALL TOP AND BOTTOM OF SLOPES.
3. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM SLOPE OF 1.0% (1/8" PER FOOT). ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER PRIOR TO CONTINUING WORK.
4. WHERE NEW PAVING OR EARTHWORK MEETS EXISTING PAVING OR EARTHWORK, SMOOTHLY BLEND LINE AND GRADE OF EXISTING WITH NEW. WHERE EXISTING VEGETATION IS TO REMAIN, MEET EXISTING GRADES; DO NOT FILL ABOVE BASAL FLARE OF EXISTING TREES.
5. CONTRACTOR SHALL ADJUST EXISTING CASTINGS TO PROPOSED GRADE AS REQUIRED.

SITE PREPARATION

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MEET THE OWNER AND IDENTIFY TREES AND SHRUBS WHICH ARE TO BE PROTECTED AS WELL AS THOSE WHICH ARE TO BE REMOVED. DO NO CLEAR WITHOUT A WELL DEFINED UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.
2. TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED BY THE INSTALLATION OF FENCING AT THE DRIPLINE OR AS DIRECTED BY THE OWNER. FENCING SHALL BE INSTALLED PRIOR TO CONSTRUCTION. FENCING SHALL BE SUFFICIENT TO PREVENT CONSTRUCTION EQUIPMENT FROM COMPACTING SOIL AT THE ROOT ZONE AND DAMAGING TRUNKS AND BRANCHES.
3. IF, IN ORDER TO PERFORM EXCAVATION WORK, IT BECOMES NECESSARY TO CUT ROOTS OF PLANTS TO BE SAVED, SUCH ROOTS SHOULD BE CUT NEATLY, COVERED WITH BURLAP AND KEPT MOIST UNTIL ROOTS ARE BACKFILLED.
4. TREE AND SHRUB REMOVAL SHALL INCLUDE THE FILLING, CUTTING, GRUBBING OUT OF ENTIRE ROOTBALLS AND SATISFACTORY OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS, VEGETATIVE AND EXTRANEOUS DEBRIS PRODUCED BY THE REMOVAL OPERATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE THE LIMITS OF WORK DUE TO HIS CONTRACT OPERATIONS.
6. ALL REFUSE, DEBRIS, UNSUITABLE MATERIALS AND MISCELLANEOUS MATERIALS TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF-SITE BY CONTRACTOR.
7. ALL EXISTING RETAINING WALLS THAT ARE TO REMAIN SHALL BE ANALYZED BY A NEW YORK STATE PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT WHO SHALL SUBMIT A SIGNED AND SEALED LETTER OF CERTIFICATION TO THE STRUCTURAL INTEGRITY OF THE EXISTING RETAINING WALL.

GRADING AND DRAINAGE NOTES

1. ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF GLEN COVE AND NASSAU COUNTY DEPARTMENT OF PUBLIC WORKS (NCDPW).
2. REINFORCED CONCRETE PIPE USED SHALL BE CLASS IV AND PROVIDED WITH A MINIMUM OF 2'-0" COVER. WHERE 2' COVER CANNOT BE MAINTAINED THEN THE DRAINAGE PIPE SHALL BE DUCTILE IRON PIPE (DIP), CLASS 52.
3. ALL INTERCONNECTING DRAINAGE PIPE BETWEEN DRYWELLS SHALL BE 15" ADS N-12 CORRUGATED POLYETHYLENE PIPE (CPP) MEETING THE STANDARDS AND INSTALLATION RECOMMENDATIONS OF ASTM F405 AND THE MANUFACTURER, UNLESS OTHERWISE SHOWN ON THE PLAN. MINIMUM COVER SHALL BE 2'-0".
4. A MINIMUM OF 1.0% PITCH TO BE MAINTAINED ON ALL LANDSCAPED AND PAVED AREAS. PROVIDE A MINIMUM OF 0.5% ALONG FLOW LINE OF CURBS.
5. CONTRACTOR SHALL VERIFY LOCATION, INVERT ELEVATIONS, AND SIZE OF EXISTING FACILITIES PRIOR TO INSTALLATION.
6. ALL DRYWELLS AND CATCH BASINS SHALL BE PRECAST, WITH PRECAST OPENINGS FOR DRAINAGE PIPE(S) AND SHALL CONFORM TO NASSAU COUNTY STANDARDS.
7. ALL EXISTING CATCH BASINS ADJACENT TO SITE SHALL BE CLEANED.
8. ALL ELEVATIONS SHOWN HEREON REFER TO THE NASSAU COUNTY DATUM.
9. REFER TO GEOTECHNICAL REPORT PREPARED BY CARLIN-SIMPSON AND ASSOCIATES DATED MAY 20TH 2018. HIGHEST GROUNDWATER ELEVATION ENCOUNTERED AT ELEV. 42.0

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FLUSHING, NY 11336

APPLICANT:
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162-20 77TH ROAD
FLUSHING, NY 11336

NORTHERN GRADING & DRAINAGE PLAN

THE VILLA AT GLEN COVE

SITUATED IN

GLEN COVE

CITY OF GLEN COVE, NASSAU COUNTY, NEW YORK

NCTM: SECTION 21, BLOCK 244, LOTS 55, 60, 61, 66 & p/o 67
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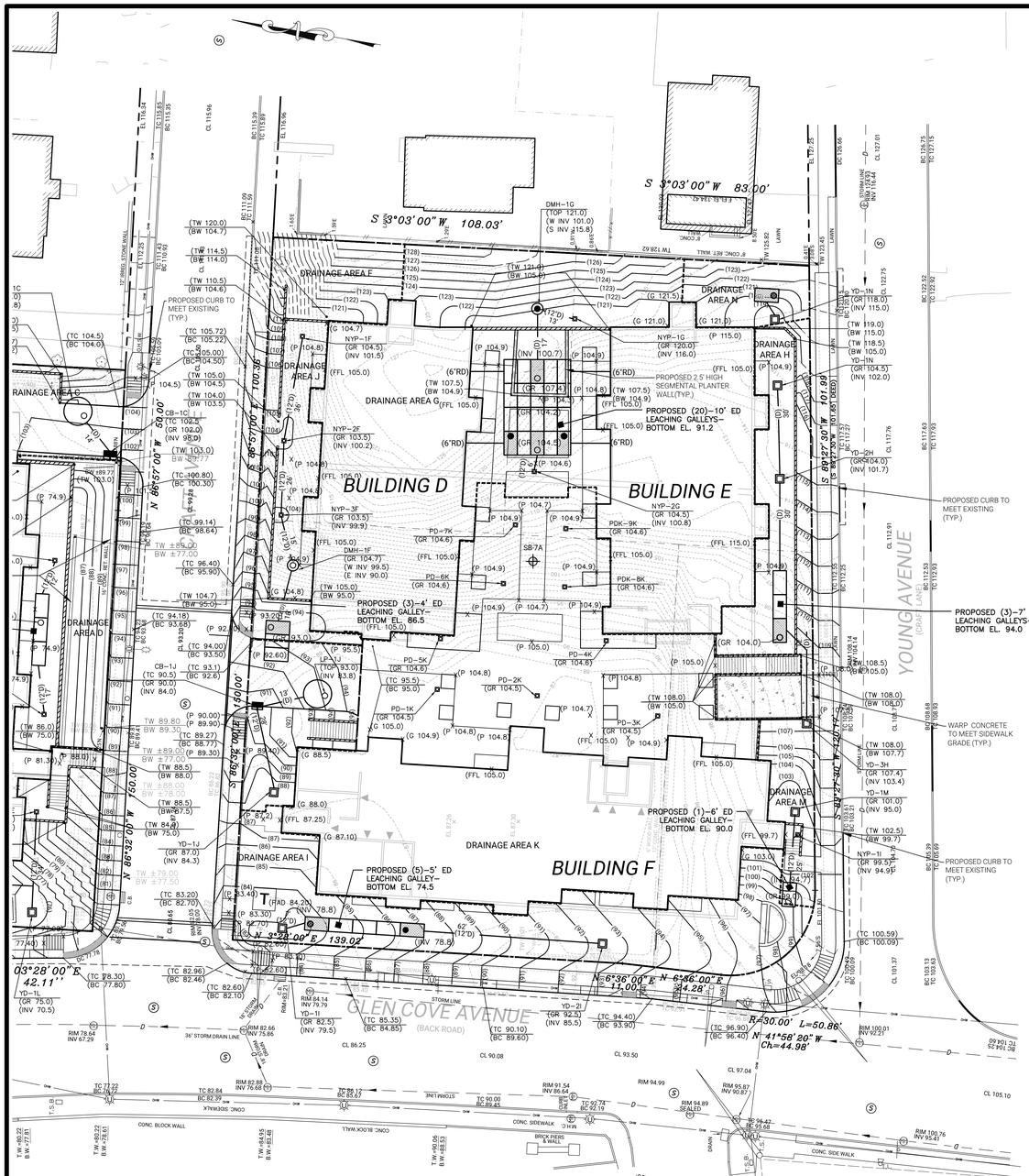
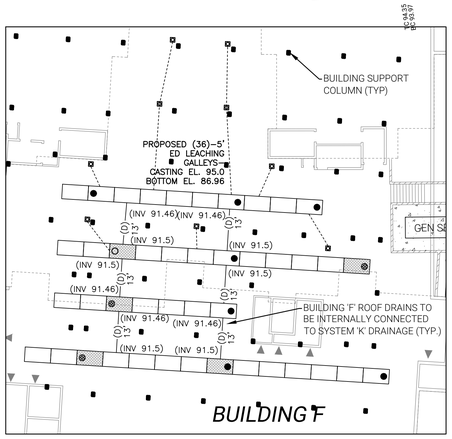
LIVINGSTON DEVELOPMENT CORP.

DWN. BY:	GT	CHK'D. BY:	CWR	SCALE:	1" = 30'	SHEET:	SP-4
DATE:	4-10-19	DATE:	4-15-19	JOB No.:	2018-164		





SYSTEM K (UNDER PARKING GARAGE SLAB)
SCALE: 1" = 20'

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DRAINAGE CALCULATIONS

DRAINAGE AREA 'A' (40,557.3 SF)

REQUIRED

ROOF AREA	10,345.0 SF	x 5 IN. /(12IN/1 FT)	x 1.0	= 4,310.4 CF
IMPERVIOUS AREA	543.7 SF	x 5 IN. /(12IN/1 FT)	x 1.0	= 226.5 CF
SEMI-IMPERVIOUS AREA	4,472.3 SF	x 5 IN. /(12IN/1 FT)	x 0.8	= 1,490.8 CF
LANDSCAPED AREA	25,233.7 SF	x 5 IN. /(12IN/1 FT)	x 0.3	= 3,154.2 CF
			TOTAL VOLUME REQUIRED	= 9,181.9 CF

PROVIDED

(9) PROPOSED 10' DIA. x 15' EFFECTIVE DEPTH LP= (9 EA.) x (68.4 CF/FT) x (15 FT)				= 9,234.0 CF
			TOTAL VOLUME PROVIDED	= 9,234.0 CF

TOTAL VOLUME PROVIDED 9,234.0 CF > TOTAL VOLUME REQUIRED 9,181.9 CF

DRAINAGE AREA 'B' (35,957.1 SF)

REQUIRED

ROOF AREA	6,269.1 SF	x 5 IN. /(12IN/1 FT)	x 1.0	= 2,612.1 CF
IMPERVIOUS AREA	2,659.7 SF	x 5 IN. /(12IN/1 FT)	x 1.0	= 1,108.2 CF
LANDSCAPED AREA	27,028.3 SF	x 5 IN. /(12IN/1 FT)	x 0.3	= 3,378.5 CF
			TOTAL VOLUME REQUIRED	= 7,098.8 CF

PROVIDED

(25) PROPOSED 9' EFFECTIVE DEPTH LEACHING GALLEYS = (25 EA.) x (32 CF/FT) x (9 FT)				= 7,200.0 CF
			TOTAL VOLUME PROVIDED	= 7,200.0 CF

TOTAL VOLUME PROVIDED 7,200.0 CF > TOTAL VOLUME REQUIRED 7,098.8 CF

DRAINAGE AREA 'C' (2,015.9 SF)

REQUIRED

ROOF AREA	0.0 SF	x 5 IN. /(12IN/1 FT)	x 1.0	= 0.0 CF
IMPERVIOUS AREA	1,641.7 SF	x 5 IN. /(12IN/1 FT)	x 1.0	= 684.0 CF
LANDSCAPED AREA	374.2 SF	x 5 IN. /(12IN/1 FT)	x 0.3	= 46.8 CF
			TOTAL VOLUME REQUIRED	= 730.8 CF

PROVIDED

(1) PROPOSED 10' DIA. x 11' EFFECTIVE DEPTH LP= (1 EA.) x (68.4 CF/FT) x (11 FT)				= 752.4 CF
			TOTAL VOLUME PROVIDED	= 752.4 CF

TOTAL VOLUME PROVIDED 752.4 CF > TOTAL VOLUME REQUIRED 730.8 CF

DRAINAGE AREA 'D' (3,242.1 SF)

REQUIRED

ROOF AREA	0.0 SF	x 5 IN. /(12IN/1 FT)	x 1.0	= 0.0 CF
IMPERVIOUS AREA	321.0 SF	x 5 IN. /(12IN/1 FT)	x 1.0	= 133.8 CF
LANDSCAPED AREA	2,921.1 SF	x 5 IN. /(12IN/1 FT)	x 0.3	= 365.1 CF
			TOTAL VOLUME REQUIRED	= 498.9 CF

PROVIDED

(3) PROPOSED 6' EFFECTIVE DEPTH LEACHING GALLEYS = (3 EA.) x (32 CF/FT) x (6 FT)				= 576.0 CF
			TOTAL VOLUME PROVIDED	= 576.0 CF

TOTAL VOLUME PROVIDED 576.0 CF CF > TOTAL VOLUME REQUIRED 498.9 CF

DRAINAGE AREA 'E' (57,120.1 SF)

REQUIRED

ROOF AREA	22,470.7 SF	x 5 IN. /(12IN/1 FT)	x 1.0	= 9,362.8 CF
IMPERVIOUS AREA	25,018.3 SF	x 5 IN. /(12IN/1 FT)	x 1.0	= 10,424.3 CF
LANDSCAPED AREA	9,631.1 SF	x 5 IN. /(12IN/1 FT)	x 0.3	= 1,203.9 CF
			TOTAL VOLUME REQUIRED	= 20,991.0 CF

PROVIDED

(66) PROPOSED 10' EFFECTIVE DEPTH LEACHING GALLEYS = (66 EA.) x (32 CF/FT) x (10 FT)				= 21,210.0 CF
			TOTAL VOLUME PROVIDED	= 21,210.0 CF

TOTAL VOLUME PROVIDED 21,210.0 CF > TOTAL VOLUME REQUIRED 20,991.0 CF

DRAINAGE AREA 'F' (3,655.4 SF)

REQUIRED

ROOF AREA	0.0 SF	x 5 IN. /(12IN/1 FT)	x 1.0	= 0.0 CF
IMPERVIOUS AREA	120.0 SF	x 5 IN. /(12IN/1 FT)	x 1.0	= 50.0 CF
LANDSCAPED AREA	3,535.4 SF	x 5 IN. /(12IN/1 FT)	x 0.3	= 441.9 CF
			TOTAL VOLUME REQUIRED	= 491.9 CF

PROVIDED

(3) PROPOSED 4' EFFECTIVE DEPTH LEACHING GALLEYS = (3 EA.) x (32 CF/FT) x (6 FT)				= 576.0 CF
			TOTAL VOLUME PROVIDED	= 576.0 CF

TOTAL VOLUME PROVIDED 576.0 CF > TOTAL VOLUME REQUIRED 491.9 CF

DRAINAGE AREA 'G' (17,331.1 SF)

REQUIRED

ROOF AREA	11,825.7 SF	x 5 IN. /(12IN/1 FT)	x 1.0	= 4,927.4 CF
IMPERVIOUS AREA	2,400.9 SF	x 5 IN. /(12IN/1 FT)	x 1.0	= 1,000.4 CF
LANDSCAPED AREA	3,104.5 SF	x 5 IN. /(12IN/1 FT)	x 0.3	= 388.1 CF
			TOTAL VOLUME REQUIRED	= 6,315.9 CF

PROVIDED

(20) PROPOSED 10' EFFECTIVE DEPTH LEACHING GALLEYS = (20 EA.) x (32 CF/FT) x (10 FT)				= 6,400.0 CF
			TOTAL VOLUME PROVIDED	= 6,400.0 CF

TOTAL VOLUME PROVIDED 6,400.0 CF > TOTAL VOLUME REQUIRED 6,315.9 CF CF

DRAINAGE AREA 'H' (3,070.7 SF)

REQUIRED

ROOF AREA	0.0 SF	x 5 IN. /(12IN/1 FT)	x 1.0	= 0.0 CF
IMPERVIOUS AREA	724.8 SF	x 5 IN. /(12IN/1 FT)	x 1.0	= 302.0 CF
LANDSCAPED AREA	2,345.9 SF	x 5 IN. /(12IN/1 FT)	x 0.3	= 293.2 CF
			TOTAL VOLUME REQUIRED	= 595.2 CF

PROVIDED

(3) PROPOSED 7' EFFECTIVE DEPTH LEACHING GALLEYS = (1 EA.) x (32 CF/FT) x (7 FT)				= 672.0 CF
			TOTAL VOLUME PROVIDED	= 672.0 CF

TOTAL VOLUME PROVIDED 672.0 CF > TOTAL VOLUME REQUIRED 595.2 CF

DRAINAGE AREA 'I' (5,107.3 SF)

REQUIRED

ROOF AREA	0.0 SF	x 5 IN. /(12IN/1 FT)	x 1.0	= 0.0 CF
IMPERVIOUS AREA	287.4 SF	x 5 IN. /(12IN/1 FT)	x 1.0	= 119.8 CF
LANDSCAPED AREA	4,819.9 SF	x 5 IN. /(12IN/1 FT)	x 0.3	= 602.5 CF
			TOTAL VOLUME REQUIRED	= 722.3 CF

PROVIDED

(5) PROPOSED 5' EFFECTIVE DEPTH LEACHING GALLEYS = (1 EA.) x (32 CF/FT) x (5 FT)				= 800.0 CF
			TOTAL VOLUME PROVIDED	= 800.0 CF

TOTAL VOLUME PROVIDED 800.0 CF > TOTAL VOLUME REQUIRED 722.3 CF

DRAINAGE AREA 'J' (1,914.0 SF)

REQUIRED

ROOF AREA	0.0 SF	x 5 IN. /(12IN/1 FT)	x 1.0	= 0.0 CF
IMPERVIOUS AREA	954.2 SF	x 5 IN. /(12IN/1 FT)	x 1.0	= 397.6 CF
LANDSCAPED AREA	959.8 SF	x 5 IN. /(12IN/1 FT)	x 0.3	= 120.0 CF
			TOTAL VOLUME REQUIRED	= 517.6 CF

PROVIDED

(1) PROPOSED 10' DIA. x 8' EFFECTIVE DEPTH LP= (1 EA.) x (68.4 CF/FT) x (8 FT)				= 547.2 CF
			TOTAL VOLUME PROVIDED	= 547.2 CF

TOTAL VOLUME PROVIDED 547.2 CF > TOTAL VOLUME REQUIRED 517.6 CF

DRAINAGE AREA 'K' (16,876.3 SF)

REQUIRED

ROOF AREA	8,525.5 SF	x 5 IN. /(12IN/1 FT)	x 1.0	= 3,552.3 CF
IMPERVIOUS AREA	7,639.1 SF	x 5 IN. /(12IN/1 FT)	x 1.0	= 3,183.0 CF
LANDSCAPED AREA	711.7 SF	x 5 IN. /(12IN/1 FT)	x 0.3	= 89.0 CF
			TOTAL VOLUME REQUIRED	= 6,824.3 CF

PROVIDED

(43) PROPOSED 5' EFFECTIVE DEPTH LEACHING GALLEYS = (43 EA.) x (32 CF/FT) x (5 FT)				= 6,880.0 CF
			TOTAL VOLUME PROVIDED	= 6,880.0 CF

TOTAL VOLUME PROVIDED 6,880.0 CF > TOTAL VOLUME REQUIRED 6,824.3 CF

DRAINAGE AREA 'L' (6,704.1 SF)

REQUIRED

ROOF AREA	0.0 SF	x 5 IN. /(12IN/1 FT)	x 1.0	= 0.0 CF
IMPERVIOUS AREA	2,943.6 SF	x 5 IN. /(12IN/1 FT)	x 1.0	= 1,226.5 CF
LANDSCAPED AREA	3,760.5 SF	x 5 IN. /(12IN/1 FT)	x 0.3	= 470.1 CF
			TOTAL VOLUME REQUIRED	= 1,696.6 CF

PROVIDED

(11) PROPOSED 5' EFFECTIVE DEPTH LEACHING GALLEYS = (11 EA.) x (32 CF/FT) x (5 FT)				= 1,760.0 CF
			TOTAL VOLUME PROVIDED	= 1,760.0 CF

TOTAL VOLUME PROVIDED 1,760.0 CF > TOTAL VOLUME REQUIRED 1,696.6 CF

DRAINAGE AREA 'M' (980.9 SF)

REQUIRED

ROOF AREA	0.0 SF	x 5 IN. /(12IN/1 FT)	x 1.0	= 0.0 CF
IMPERVIOUS AREA	131.4 SF	x 5 IN. /(12IN/1 FT)	x 1.0	= 54.8 CF
LANDSCAPED AREA	849.5 SF	x 5 IN. /(12IN/1 FT)	x 0.3	= 106.2 CF
			TOTAL VOLUME REQUIRED	= 161.0 CF

PROVIDED

(1) PROPOSED 6' EFFECTIVE DEPTH LEACHING GALLEYS = (1 EA.) x (32 CF/FT) x (6 FT)				= 192.0 CF
			TOTAL VOLUME PROVIDED	= 192.0 CF

TOTAL VOLUME PROVIDED 192.0 CF > TOTAL VOLUME REQUIRED 161.0 CF

DRAINAGE AREA 'N' (969.5 SF)

REQUIRED

ROOF AREA	0.0 SF	x 5 IN. /(12IN/1 FT)	x 1.0	= 0.0 CF
IMPERVIOUS AREA	0.0 SF	x 5 IN. /(12IN/1 FT)	x 1.0	= 0.0 CF
LANDSCAPED AREA	969.5 SF	x 5 IN. /(12IN/1 FT)	x 0.3	= 121.2 CF
			TOTAL VOLUME REQUIRED	= 121.2 CF

PROVIDED

(1) PROPOSED 4' EFFECTIVE DEPTH LEACHING GALLEYS = (1 EA.) x (32 CF/FT) x (4 FT)				= 128.0 CF
			TOTAL VOLUME PROVIDED	= 128.8 CF

TOTAL VOLUME PROVIDED 128.8 CF > TOTAL VOLUME REQUIRED 121.2 CF

System A

	Top of Structure	Bottom of Structure	Rim Elevation	Inverts
YD-1A	72.5	68.5	74.5	70.5
YD-2A	72.5	68.6	74.5	70.6
LP-1A	72.5	53.5	74.5	69.5
LP-2A	72.5	53.3	74.5	69.3
LP-3A	72.5	53.5	74.5	69.5
LP-4A	72.1	53.1	74.1	69.1
LP-5A	72.3	53.3	74.3	69.3
LP-6A	72.3	52.8	74.3	68.8
LP-7A	72.0	53.0	74.0	69.0
LP-8A	72.5	53.5	74.5	69.5
LP-9A	75.5	54.2	77.5	70.2

System B

	Top of Structure	Bottom of Structure	Rim Elevation	Inverts
LG-1B	60.0	50.0	-	-
LG-2B	60.0	50.0	-	-
LG-3B	60.0	50.0	-	-
LG-4B	60.0	50.0	62.0	58.0
LG-5B	60.0	50.0	-	-
LG-6B	60.0	50.0	-	-
LG-7B	60.0	50.0	-	-
LG-8B	60.0	50.0	62.5	58.0
LG-9B	60.0	50.0	62.5	-
LG-10B	60.0	50.0	-	-
LG-11B	60.0	50.0	-	-
LG-12B	60.0	50.0	-	-
LG-13B	60.0	50.0	-	-
LG-14B	60.0	50.0	-	-
LG-15B	60.0	50.0	-	-
LG-16B	60.0	50.0	-	-
LG-17B	60.0	50.0	62.5	-
LG-18B	60.0	50.0	62.5	-
LG-19B	60.0	50.0	-	-
LG-20B	60.0	50.0	-	-
LG-21B	60.0	50.0	-	-
LG-22B	60.0	50.0	62.0	-
LG-23B	60.0	50.0	-	-
LG-24B	60.0	50.0	-	-
LG-25B	60.0	50.0	62.5	-

System C

	Top of Structure	Bottom of Structure	Rim Elevation	Inverts
LP-1C	103.0	86.8	101.0	97.8
CB-1C	102.0	96.0	100.0	98.0

System D

	Top of Structure	Bottom of Structure	Rim Elevation	Inverts
D-G1	72.5	65.5	-	70.8
D-G2	72.5	65.5	74.5	-
D-G3	72.5	65.5	-	70.8

System E

	Top of Structure	Bottom of Structure	Rim Elevation	Inverts
LG-1E	48.1	37.1	-	-
LG-2E	48.1	37.1	-	-
LG-3E	48.1	37.1	-	-
LG-4E	48.1	37.1	51.3	-
LG-5E	48.1	37.1	-	-
LG-6E	48.1	37.1	-	-
LG-7E	48.1	37.1	-	-
LG-8E	48.1	37.1	52.4	47.2
LG-9E	48.1	37.1	50.1	-
LG-10E	48.1	37.1	50.9	47.2
LG-11E	48.1	37.1	-	-
LG-12E	48.1	37.1	50.7	-
LG-13E	48.1	37.1	-	-
LG-14E	48.1	37.1	-	-
LG-15E	48.1	37.1	-	-
LG-16E	48.1	37.1	52.1	-
LG-17E	48.1	37.1	-	-
LG-18E	48.1	37.1	-	-
LG-19E	48.1	37.1	-	-
LG-20E	48.1	37.1	-	-
LG-21E	48.1	37.1	-	-
LG-22E	48.1	37.1	-	-
LG-23E	48.1	37.1	-	-
LG-24E	48.1	37.1	51.3	-
LG-25E	48.1	37.1	-	-
LG-26E	48.1	37.1	-	-
LG-27E	48.1	37.1	-	-
LG-28E	48.1	37.1	52.5	47.2
LG-29E	48.1	37.1	50.9	-
LG-30E	48.1	37.1	-	-
LG-31E	48.1	37.1	50.9	-
LG-32E	48.1	37.1	-	-
LG-33E	48.1	37.1	-	-
LG-34E	48.1	37.1	-	-
LG-35E	48.1	37.1	52.2	-
LG-36E	48.1	37.1	-	-
LG-37E	48.1	37.1	-	-
LG-38E	48.1	37.1	-	-
LG-39E	48.1	37.1	-	-
LG-40E	48.1	37.1	-	-
LG-41E	48.1	37.1	-	-
LG-42E	48.1	37.1	51.5	-
LG-43E	48.1	37.1	-	-
LG-44E	48.1	37.1	-	-
LG-45E	48.1	37.1	-	-
LG-46E	48.1	37.1	52.7	47.2
LG-47E	48.1	37.1	51.3	-
LG-48E	48.1	37.1	-	-
LG-49E	48.1	37.1	-	-
LG-50E	48.1	37.1	-	-
LG-51E	48.1	37.1	-	-
LG-52E	48.1	37.1	-	-
LG-53E	48.1	37.1	-	-
LG-54E	48.1	37.1	51.4	-
LG-55E	48.1	37.1	-	-
LG-56E	48.1	37.1	-	-
LG-57E	48.1	37.1	51.9	-
LG-58E	48.1	37.1	-	-
LG-59E	48.1	37.1	-	-
LG-60E	48.1	37.1	51.9	-
LG-61E	48.1	37.1	-	47.0
LG-62E	48.1	37.1	51.0	-
LG-63E	48.1	37.1	-	-
LG-64E	48.1	37.1	-	-
LG-65E	48.1	37.1	-	-
LG-66E	48.1	37.1	-	-
DMH-1E	54.5	48.0	56.5	50.0
DMH-2E	58.0	50.4	60.0	52.4

System F

	Top of Structure	Bottom of Structure	Rim Elevation	Inverts
F-G1	91.0	86.5	93.0	89.0
F-G2	91.0	86.5	-	-
F-G3	91.0	86.5	-	-
DMH-1F	102.7	90.0	104.7	W 99.5 E 92.0

System G

	Top of Structure	Bottom of Structure	Rim Elevation	Inverts
LP-1G	102.2	91.2	104.7	100.7
LP-2G	102.2	91.2	-	-
LP-3G	102.2	91.2	-	-
LP-4G	102.2	91.2	-	100.7
LP-5G	102.2	91.2	-	-
LP-6G	102.2	91.2	-	-
LP-7G	102.2	91.2	-	-
LP-8G	102.2	91.2	-	-
LP-9G	102.2	91.2	104.5	100.7
LP-10G	102.2	91.2	-	-
LP-11G	102.2	91.2	-	-
LP-12G	102.2	91.2	107.4	100.7
LP-13G	102.2	91.2	-	-
LP-14G	102.2	91.2	-	-
LP-15G	102.2	91.2	-	-
LP-16G	102.2	91.2	-	-
LP-17G	102.2	91.2	104.7	100.7
LP-18G	102.2	91.2	-	-
LP-19G	102.2	91.2	-	-
LP-20G	102.2	91.2	-	100.7
DMH-1G	119.0	113.8	121.0	115.8

System H

	Top of Structure	Bottom of Structure	Rim Elevation	Inverts
LP-1H	102.0	94.0	104.0	101.4
LP-2H	102.0	94.0	-	-
LP-3H	102.0	94.0	-	101.4
YD-1H	103.0	100.0	104.5	102.0
YD-2H	102.5	99.7	104.0	101.7
YD-3H	105.9	101.4	107.4	103.4

System I

	Top of Structure	Bottom of Structure	Rim Elevation	Inverts
LP-1I	80.0	74.5	82.0	78.8
LP-2I	80.0	74.5	-	-
LP-3I	80.0	74.5	-	-
LP-4I	80.0	74.5	-	-
LP-5I	80.0	74.5	76.5	78.8
YD-1I	80.5	77.5	82.5	79.5
YD-2I	90.5	78.5	92.5	80.5

System J

	Top of Structure	Bottom of Structure	Rim Elevation	Inverts
LP-1J	91.0	75.8	93.0	83.8
CB-1J	88.0	82.0	90.0	84.0

System K

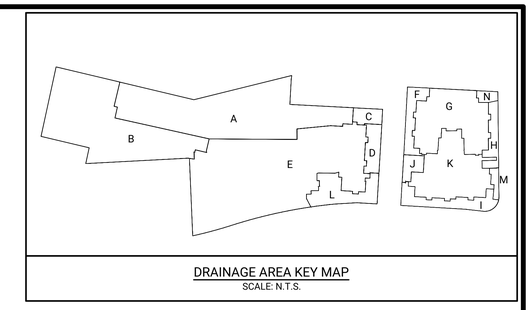
	Top of Structure	Bottom of Structure	Rim Elevation	Inverts
LG-1K	93.0	87.5	95.0	-
LG-2K	93.0	87.5	95.0	91.5
LG-3K	93.0	87.5	95.0	91.46
LG-4K	93.0	87.5	95.0	91.5
LG-5K	93.0	87.5	95.0	-
LG-6K	93.0	87.5	95.0	-
LG-7K	93.0	87.5	95.0	91.46
LG-8K	93.0	87.5	95.0	91.5
LG-9K	93.0	87.5	95.0	-
LG-10K	93.0	87.5	95.0	91.5
LG-11K	93.0	87.5	95.0	-
LG-12K	93.0	87.5	95.0	-
LG-13K	93.0	87.5	95.0	91.5
LG-14K	93.0	87.5	95.0	-
LG-15K	93.0	87.5	95.0	-
LG-16K	93.0	87.5	95.0	-
LG-17K	93.0	87.5	95.0	91.5
LG-18K	93.0	87.5	95.0	-
LG-19K	93.0	87.5	95.0	-
LG-20K	93.0	87.5	95.0	-
LG-21K	93.0	87.5	95.0	-
LG-22K	93.0	87.5	95.0	-
LG-23K	93.0	87.5	95.0	-
LG-24K	93.0	87.5	95.0	-
LG-25K	93.0	87.5	95.0	91.46
LG-26K	93.0	87.5	95.0	-
LG-27K	93.0	87.5	95.0	-
LG-28K	93.0	87.5	95.0	-
LG-29K	93.0	87.5	95.0	91.46
LG-30K	93.0	87.5	95.0	-
LG-31K	93.0	87.5	95.0	-
LG-32K	93.0	87.5	95.0	-
LG-33K	93.0	87.5	95.0	91.5
LG-34K	93.0	87.5	95.0	-
LG-35K	93.0	87.5	95.0	-
LG-36K	93.0	87.5	95.0	-
LG-37K	93.0	87.5	95.0	91.5
LG-38K	93.0	87.5	95.0	-
LG-39K	93.0	87.5	95.0	-
LG-40K	93.0	87.5	95.0	-
LG-41K	93.0	87.5	95.0	-
LG-42K	93.0	87.5	95.0	-
LG-43K	93.0	87.5	95.0	-

System M

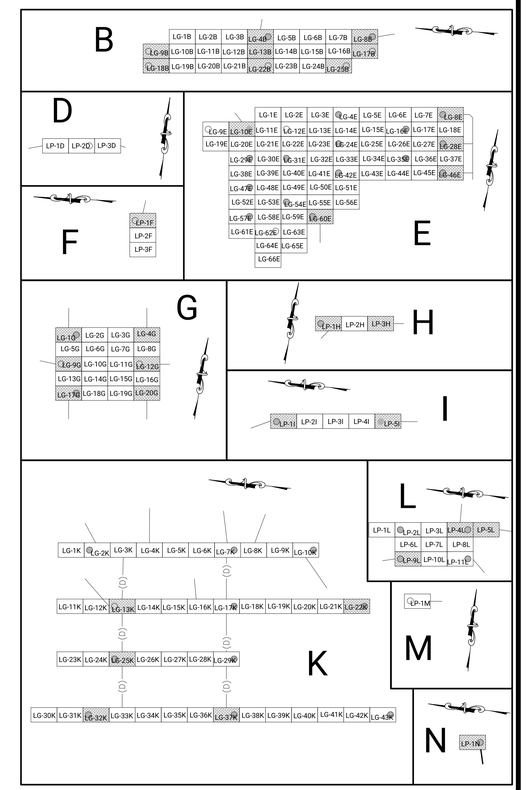
	Top of Structure	Bottom of Structure	Rim Elevation	Inverts
LG-1M	97.0	90.0	99.0	94.7
YD-1M	99.0	93.0	101.0	95.0

System N

	Top of Structure	Bottom of Structure	Rim Elevation	Inverts
LG-1N	118.0	113.5	120.0	114.8
YD-1N	116.0	113.0	118.0	115.0



DRAINAGE AREA KEY MAP
SCALE: N.T.S.



System L

	Top of Structure	Bottom of Structure	Rim Elevation	Inverts
LG-1L	68.0	62.5	-	-
LG-2L	68.0	62.5	60.9	-
LG-3L	68.0	62.5	-	-
LG-4L	68.0	62.5	72.1	-
LG-5L	68.0	62.5	-	66.0
LG-6L	68.0	62.5	-	-
LG-7L	68.0	62.5	-	-
LG-8L	68.0	62.5	-	-
LG-9L	68.0	62.5	70.0	66.0
LG-10L	68.0	62.5	-	-
LG-11L	68.0	62.5	71.5	66.0
YD-1L	73.5	68.5	75.0	70.5
YD-2L	69.5	66.0	71.0	68.0
YD-3L	66.0	63.0	67.5	65.0

NCDPW 239f No. 9101F

No.	REVISION DESCRIPTION	DATE	BY
5.	176 RENTAL SITE PLAN SET	04-29-20	NCV
4.	BUILDING DEPT. SUBMISSION SET	01-14-20	NCV
3	GENERAL REVISIONS	05-22-19	GT
2	GENERAL REVISIONS	05-20-19	GT
1.	GENERAL REVISIONS	05-07-19	GT

OWNER:
135 GLEN COVE AVE. CORP.
162–20 77TH ROAD
FLUSHING, NY 11336

APPLICANT:
LIVINGSTON DEVELOPMENT CORP.
162–20 77TH ROAD
FLUSHING, NY 11336

LIVINGSTON DEVELOPMENT CORP.

SOUTHERN GRADING & DRAINAGE PLAN

THE VILLA AT GLEN COVE

SITUATED IN

GLEN COVE

CITY OF GLEN COVE, NASSAU COUNTY, NEW YORK

NCTM: SECTION 21, BLOCK 244, LOTS 55, 60, 61, 66 & p/o 67
SECTION 21, BLOCK 38, LOTS 152, 196, 202 & 203

Christopher W. Robinson, P.E.
NY State License No. 67519

R&M ENGINEERING
Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
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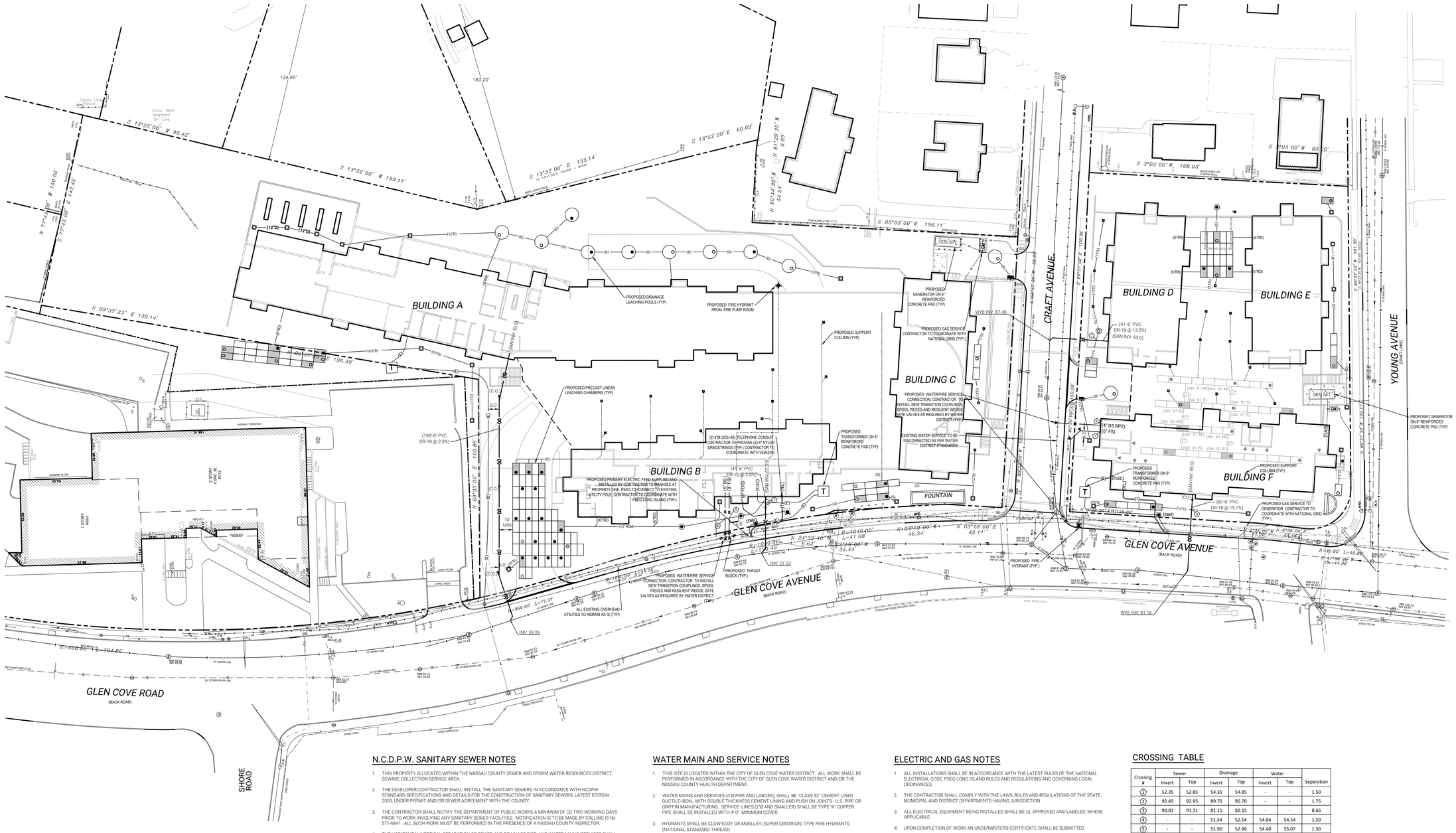
Fax: (631) 271-0592
www.rmengineering.com

DWN. BY:	GT	CHK'D. BY:	CWR	SCALE:	1" = 30'	SHEET:	SP-4.1
DATE:	4-10-19	DATE:	4-15-19	JOB No.:	2018-164		



N.C.D.P.W. SANITARY SEWER NOTES

1. THIS PROPERTY IS LOCATED WITHIN THE NASSAU COUNTY SEWER AND STORM WATER RESOURCES DISTRICT, SEWAGE COLLECTION SERVICE AREA.
2. THE DEVELOPER/CONTRACTOR SHALL INSTALL THE SANITARY SEWERS IN ACCORDANCE WITH NCDPW STANDARD SPECIFICATIONS AND DETAILS FOR THE CONSTRUCTION OF SANITARY SEWERS, LATEST EDITION 2003, UNDER PERMIT AND/OR SEWER AGREEMENT WITH THE COUNTY.
3. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS A MINIMUM OF (2) TWO WORKING DAYS PRIOR TO WORK INVOLVING ANY SANITARY SEWER FACILITIES. NOTIFICATION IS TO BE MADE BY CALLING (516) 571-6841. ALL SUCH WORK MUST BE PERFORMED IN THE PRESENCE OF A NASSAU COUNTY INSPECTOR.
4. THE HORIZONTAL/VERTICAL SEPARATION OF SEWER AND DRAINAGE PIPE, AND WATER MAINS/SERVICES SHALL MEET OR EXCEED THE REQUIREMENTS OUTLINED IN THE RECOMMENDED STANDARDS FOR SEWAGE WORKS (TEN STATE STANDARDS), LATEST EDITION.
5. WHERE SANITARY OR HOUSE CONNECTION SEWERS CROSS OVER A DRAINAGE TRENCH AREA, THE SEWER SHALL BE REPLACED WITH DUCTILE IRON EXTENDING A MINIMUM OF FIVE (5) FEET EACH SIDE OF THE CROSSING TO UNDISTURBED SOIL. THE SAME REPLACEMENT SHALL APPLY FOR SEWERS UNDER A DRAINAGE TRENCH AREA WITHIN TWELVE (12) INCHES CLEARANCE, BOTTOM OF DRAIN TO TOP OF SEWER.
6. ALL PIPES, MANHOLES AND APPURTENANCES SHALL HAVE THE COUNTY APPROVAL STAMP THEREON OR WRITTEN CERTIFICATION ACCEPTABLE TO THE COUNTY BEFORE THE MATERIAL CAN BE INSTALLED.
7. THE MINIMUM/MAXIMUM HEIGHT LIMITS FOR BRICKWORK FOR NEW MANHOLES ARE (4) FOUR INCHES AND (16) SIXTEEN INCHES, RESPECTIVELY. ADJUSTMENTS TO CHIMNEY HEIGHT TO MEET THE LIMITS SHALL BE BY ALTERING THE PRECAST MANHOLE BARREL. ADDITIONAL REQUIREMENTS ARE:
   A. ONLY CONCRETE BRICK WILL BE USED FOR BRICKWORK.
   B. THE MANHOLE FRAME IS TO BE SET IN PORTLAND CEMENT CONCRETE. BRICK MORTAR WILL NOT BE PERMITTED.
   C. THE MANHOLE COVERS MUST BE AT FINISHED STREET GRADE. WARPING OR FEATHERING OF THE PAVEMENT TO MEET IMPROPERLY SET MANHOLES WILL BE PERMITTED.
   D. THE MANHOLES AND COVERS MUST BE CLEAN AND FREE FROM ALL ROAD PAVING MATERIALS AND DEBRIS PRIOR TO PAINTING THE CASTINGS.
8. ALL CONNECTIONS TO THE MANHOLES MUST BE BY A FLEXIBLE RUBBER BOOT. IF THE BOOT IS NOT CAST IN, OR THE MANHOLE IS EXISTING THE CONNECTION MUST BE BY THE KOR-N-SEAL METHOD.
9. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS FOR ENTRY INTO A CONFINED SPACE WHENEVER IT IS NECESSARY FOR A CONTRACTOR'S EMPLOYEE TO ENTER A NASSAU COUNTY SANITARY SEWER MANHOLE. THE MINIMUM REQUIREMENTS THE CONTRACTOR MUST COMPLY WITH ARE:
   A. CONTRACTOR ISSUED 'ENTRY PERMIT'.
   B. CONFINED SPACE ENTRY MONITOR TO TEST FOR TOXIC, EXPLOSIVE AND OXYGEN DEFICIENT ATMOSPHERE.
   C. CONFINED SPACE RESCUE AND RETRIEVAL EQUIPMENT.

   THE CONTRACTOR WILL NOT BE PERMITTED TO WORK IN A NASSAU COUNTY SANITARY SEWER MANHOLE UNLESS HE COMPLIES WITH ALL APPLICABLE OSHA REQUIREMENTS.
10. THE SANITARY SEWER SERVICING THIS PROPERTY IS TO REMAIN PRIVATE. MAINTENANCE AND REPAIRS ARE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS.
11. THE OWNER/BUILDING SHALL SECURE THE SERVICES OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK WITH EXPERIENCE IN THE FIELD OF SANITARY SEWER CONSTRUCTION. THIS ENGINEER WILL BE REQUIRED TO CERTIFY THE COUNTY OF NASSAU THAT THE CONSTRUCTION OF THE LINES AND STRUCTURES HAS BEEN INSPECTED AND INSTALLED IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS OF NASSAU COUNTY. THE ENGINEER SHALL FURNISH TWO (2) SETS OF CERTIFIED AS-BUILT DRAWINGS.
12. ALL SANITARY SEWER HOUSE CONNECTIONS SHALL BE (6) SIX INCH PVC AT A MINIMUM OF 2% SLOPE.
13. ALL SANITARY CLEANOUTS, HOUSE CONNECTIONS, ETC. SHALL MEET NASSAU COUNTY DEPARTMENT OF PUBLIC WORKS SANITARY SEWER STANDARDS. CLEANOUTS ON 6" LINE SHALL BE 75' O.C. MAXIMUM AND AT ALL BENDS GREATER THAN 23 DEGREES.

WATER MAIN AND SERVICE NOTES

1. THIS SITE IS LOCATED WITHIN THE CITY OF GLEN COVE WATER DISTRICT. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF GLEN COVE WATER DISTRICT AND/OR THE NASSAU COUNTY HEALTH DEPARTMENT.
2. WATER MAINS AND SERVICES (4"Ø PIPE AND LARGER), SHALL BE "CLASS 52" CEMENT LINED DUCTILE-IRON, WITH DOUBLE THICKNESS CEMENT LINING AND PUSH ON JOINTS - U.S. PIPE OR GRIFFIN MANUFACTURING. SERVICE LINES (2"Ø AND SMALLER) SHALL BE TYPE "K" COPPER. PIPE SHALL BE INSTALLED WITH 4'-0" MINIMUM COVER.
3. HYDRANTS SHALL BE CLOW EDDY OR MUELLER (SUPER CENTRION) TYPE FIRE HYDRANTS (NATIONAL STANDARD THREAD)
4. GATE VALVES (UNDER 12" WATER MAIN SIZE) SHALL BE MUELLER RESILIENT WEDGE TYPE.
5. BUTTERFLY VALVES (12" AND OVER WATER MAIN SIZE).
6. CONTRACTOR SHALL INSTALL POURED CONCRETE THRUST BLOCKS AT ALL PIPE BENDS.
7. OTHER MATERIALS REQUIRED FOR THE INSTALLATION OF WATER MAINS INCLUDE SOLID SLEEVE COUPLINGS (NO WRAPAROUND TYPES), FULL BODIED FITTINGS, UNDERGROUND CLAMPS, TIE RODS AND DUC LUGS.
8. CONTRACTOR TO COORDINATE LOCATION OF FIRE CONNECTION WITH NASSAU COUNTY FIRE MARSHALL AND GLEN COVE FIRE DISTRICT.
9. MATERIAL REQUIREMENTS FOR INSTALLATION OF WATER MAINS.

9.1. CLASS 52 DUCTILE IRON WATER MAIN PIPE (4" AND LARGER).
9.2. TYPE "K" COPPER ON SERVICE LINES (2" AND UNDER).
9.3. SOLID SLEEVE COUPLINGS (NO WRAPAROUND TYPES).
9.4. FULL BODIED FITTINGS (U.S.) MANUFACTURER OR IF UNAVAILABLE, LIGHT WEIGHT FITTINGS (U.S. MANUFACTURER ONLY).
9.5. UNDERGROUND CLAMPS.
9.6. TIE RODS.
9.7. DUC LUGS.
9.8. FORD UNI-FLANGE SERIES 1400 PIPE RESTAINTS FOR DUCTILE IRON PIPE (IF APPLICABLE, REPLACES 9.5, 9.6 & 9.7).
9.9. POURED CONCRETE THRUST BLOCKS AT ALL PIPE BENDS.
9.10. CLOW EDDY OR MUELLER (SUPER CENTURION) (NATIONAL STANDARD THREAD) TYPE FIRE HYDRANTS.
9.11. BUTTERFLY VALVES (OVER 12" WATER MAIN SIZE).
9.12. GATE VALVES (12" AND UNDER WATER MAIN SIZE) MUELLER RESILIENT WEDGE TYPE

ELECTRIC AND GAS NOTES

1. ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST RULES OF THE NATIONAL ELECTRICAL CODE, PSEG LONG ISLAND RULES AND REGULATIONS AND GOVERNING LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL COMPLY WITH THE LAWS, RULES AND REGULATIONS OF THE STATE, MUNICIPAL AND DISTRICT DEPARTMENTS HAVING JURISDICTION.
3. ALL ELECTRICAL EQUIPMENT BEING INSTALLED SHALL BE UL APPROVED AND LABELED, WHERE APPLICABLE.
4. UPON COMPLETION OF WORK AN UNDERWRITERS CERTIFICATE SHALL BE SUBMITTED.
5. THE CONTRACTOR SHALL SUPPLY AND INSTALL THE CONCRETE TRANSFORMER PAD, AND IN ADDITION, THE SERVICE LATERALS AND THEIR COMPONENTS FROM THIS POINT TO THE SERVICE.
6. THE PRIMARY FACILITIES, INCLUDING THE DISTRIBUTION LINES AND PAD MOUNT TYPE TRANSFORMERS WILL BE SUPPLIED, INSTALLED, OWNED AND MAINTAINED BY PSEG LONG ISLAND.
7. ALL NEW GAS MAINS SHALL BE PROVIDED, INSTALLED OWNED, AND MAINTAINED BY NATIONAL GRID.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES, AND THE MAINTENANCE AND PROTECTION OF ALL EXISTING UTILITIES TO REMAIN.

GENERAL UTILITY NOTES:

1. ALL DRAINAGE PIPES SHALL BE 15" DIAMETER CORRUGATED POLYETHYLENE PIPE (CPP)(ADS N-12, SOIL TIGHT PIPE) UNLESS OTHERWISE NOTED ON PLANS.
2. REFER TO ARCHITECTURAL PLANS FOR DETAILED LOCATIONS OF ALL UTILITY CONNECTIONS.
3. ALL UTILITY CROSSINGS ARE TO HAVE A MINIMUM OF 18" OF CLEAREANCE BETWEEN PIPES.
4. ALL DRAINAGE PIPES MUST HAVE A MINIMUM OF 2' OF COVER FROM THE TOP OF PIPE TO FINISHED GRADE.
5. ALL ROOF DRAINS (RD) SHALL BE PVC (DR-18) PITCHED @ 1.0% MIN. SIZE AS SPECIFIED PER PLANS.
6. PRIOR TO BOND RELEASE OR ISSUANCE OF CERTIFICATE OF OCCUPANCY A LETTER FROM THE ELECTRICIAN OR CONTRACTOR STATING THE LIGHTS HAVE BEEN ENERGIZED AND THE PROVISION OF AN UNDERWRITERS CERTIFICATE SHALL BE SUBMITTED TO THE ENGINEERING DIVISION.

CROSSING TABLE

Crossing #	Sewer Invert	Sewer Top	Drainage Invert	Drainage Top	Water Invert	Water Top	Seperation
1	52.35	52.85	54.35	54.85	-	-	1.50
2	92.45	92.95	89.70	90.70	-	-	1.75
3	90.81	91.31	81.15	82.15	-	-	8.66
4	-	-	51.54	52.54	54.04	54.54	1.50
5	-	-	51.90	52.90	54.40	55.07	1.50
6	-	-	84.20	85.20	82.37	82.70	1.50
7	-	-	84.25	85.25	82.25	82.75	1.50

0 15' 30' 60' 120'

SCALE: 1" = 30'-0"

CAUTION-NOTICE TO CONTRACTOR

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THIS SITE PLAN IS BASED UPON THE SURVEY PREPARED BY BLADYKAS & PANETTA L.S. & P.E., PC., DATED, 6/15/2007, LAST REVISED 3/15/2018.

NCDPW 239f No. 9101F

No.	REVISION DESCRIPTION	DATE	BY
5.	176 RENTAL SITE PLAN SET	04-29-20	NCV
4.	BUILDING DEPT. SUBMISSION SET	01-14-20	NCV
3	GENERAL REVISIONS	05-22-19	GT
2	GENERAL REVISIONS	05-20-19	GT
1.	GENERAL REVISIONS	05-07-19	GT

OWNER:
135 GLEN COVE AVE. CORP.
162–20 77TH ROAD
FLUSHING, NY 11336

APPLICANT:
LIVINGSTON DEVELOPMENT CORP.
162–20 77TH ROAD
FLUSHING, NY 11336

UTILITY PLAN

THE VILLA AT GLEN COVE

SITUATED IN

GLEN COVE

CITY OF GLEN COVE, NASSAU COUNTY, NEW YORK

NCTM: SECTION 21, BLOCK 244, LOTS 55, 60, 61, 66 & p/o 67
SECTION 21, BLOCK 38, LOTS 152, 196, 202 & 203

STATE OF NEW YORK · CHRISTOPHER W. ROBINSON · 67519 · LICENSED PROFESSIONAL ENGINEER

Christopher W. Robinson, P.E.
NY State License No. 67519

R&M ENGINEERING
Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
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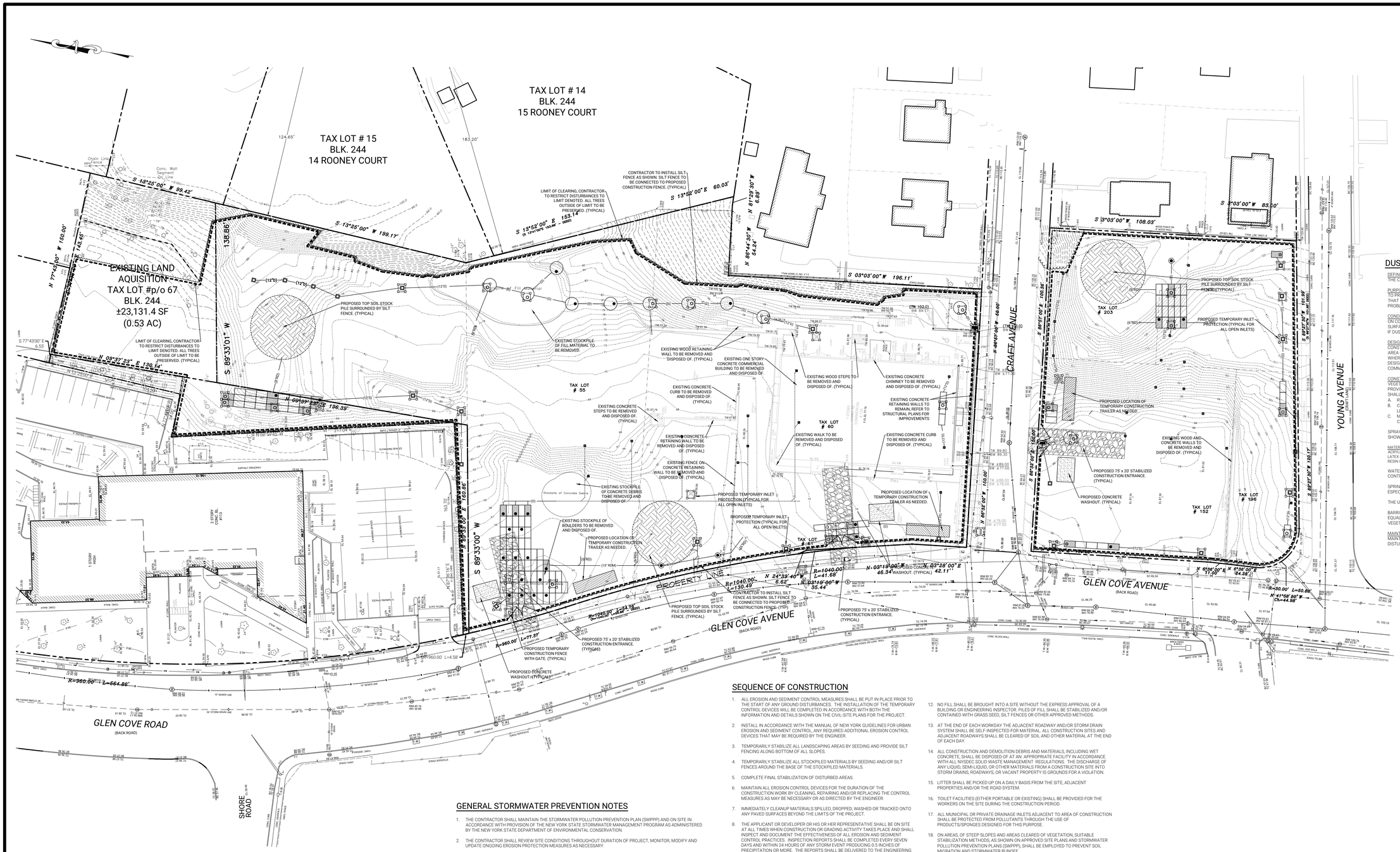
LIVINGSTON DEVELOPMENT CORP.

DWN. BY:	GT	CHK'D. BY:	CWR	SCALE:	1" = 30'	SHEET:	SP-5
DATE:	4-10-19	DATE:	4-15-19	JOB No.:	2018-164		


TAX LOT # 14
BLK. 244
15 ROONEY COURT
TAX LOT # 15
BLK. 244
14 ROONEY COURT
EXISTING LAND AQUISITION - TAX LOT #p/o 67 BLK. 244 ±23,131.4 SF (0.53 AC)
LIMIT OF CLEARING, CONTRACTOR TO RESTRICT DISTURBANCES TO LIMIT DENOTED. ALL TREES OUTSIDE OF LIMIT TO BE PRESERVED. (TYPICAL)
PROPOSED TOP SOIL STOCK PILE SURROUNDED BY SILT FENCE. (TYPICAL)
CONTRACTOR TO INSTALL SILT FENCE AS SHOWN. SILT FENCE TO BE CONNECTED TO PROPOSED CONSTRUCTION FENCE. (TYPICAL)
EXISTING STOCKPILE OF FILL MATERIAL TO BE REMOVED.
EXISTING WOOD RETAINING WALL TO BE REMOVED AND DISPOSED OF. (TYPICAL)
EXISTING ONE STORY CONCRETE COMMERCIAL BUILDING TO BE REMOVED AND DISPOSED OF.
EXISTING WOOD STEPS TO BE REMOVED AND DISPOSED OF. (TYPICAL)
EXISTING CONCRETE CHIMNEY TO BE REMOVED AND DISPOSED OF. (TYPICAL)
EXISTING CONCRETE RETAINING WALLS TO REMAIN, REFER TO STRUCTURAL PLANS FOR IMPROVEMENTS
EXISTING CONCRETE CURB TO BE REMOVED AND DISPOSED OF. (TYPICAL)
EXISTING CONCRETE STEPS TO BE REMOVED AND DISPOSED OF. (TYPICAL)
EXISTING CONCRETE RETAINING WALL TO BE REMOVED AND DISPOSED OF. (TYPICAL)
EXISTING FENCE ON CONCRETE RETAINING WALL TO BE REMOVED AND DISPOSED OF. (TYPICAL)
EXISTING WALK TO BE REMOVED AND DISPOSED OF. (TYPICAL)
EXISTING CONCRETE CURB TO BE REMOVED AND DISPOSED OF. (TYPICAL)
EXISTING STOCKPILE OF CONCRETE DEBRIS TO#E REMOVED AND DISPOSED OF.
EXISTING STOCKPILE OF BOULDERS TO BE REMOVED AND DISPOSED OF.
PROPOSED LOCATION OF TEMPORARY CONSTRUCTION TRAILER AS NEEDED.
PROPOSED TEMPORARY INLET PROTECTION (TYPICAL FOR ALL OPEN INLETS)
PROPOSED LOCATION OF TEMPORARY CONSTRUCTION TRAILER AS NEEDED.
PROPOSED TOP SOIL STOCK PILE SURROUNDED BY SILT FENCE. (TYPICAL)
PROPOSED 75' x 20' STABILIZED CONSTRUCTION ENTRANCE. (TYPICAL)
PROPOSED TEMPORARY CONSTRUCTION FENCE WITH GATE. (TYPICAL)
PROPOSED CONCRETE WASHOUT. (TYPICAL)
PROPOSED 75' x 20' STABILIZED CONSTRUCTION ENTRANCE. (TYPICAL)
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PROPOSED LOCATION OF TEMPORARY CONSTRUCTION TRAILER AS NEEDED.
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PROPOSED CONCRETE WASHOUT. (TYPICAL)
EXISTING WOOD AND CONCRETE WALLS TO BE REMOVED AND DISPOSED OF. (TYPICAL)
PROPOSED 75' x 20' STABILIZED CONSTRUCTION ENTRANCE. (TYPICAL)
PROPOSED CONCRETE WASHOUT. (TYPICAL)
PROPOSED TEMPORARY CONSTRUCTION FENCE WITH GATE. (TYPICAL)
PROPOSED CONCRETE WASHOUT. (TYPICAL)
PROPERTY LINE
CRAFT AVENUE
YOUNG AVENUE
GLEN COVE AVENUE
(BACK ROAD)
GLEN COVE ROAD
(BACK ROAD)
SHORE ROAD
TAX LOT # 55
TAX LOT # 60
TAX LOT # 61
TAX LOT # 203
TAX LOT # 196
TAX LOT # 152
S 89°33'00" W
S 13°25'00" W 99.42'
S 13°25'00" W 199.17'
S 13°52'00" E 60.03'
S 03°03'00" W 196.11'
S 03°03'00" W 108.03'
S 03°03'00" W 83.00'
N 00°09'23" E 196.39'
N 09°37'23" E 196.14'
S 89°33'01" W
N 77°43'00" W 160.00'
N 81°23'30" W 6.89'
N 86°44'30" W 64.24'
R=1040.00' L=130.49'
R=1040.00' L=41.68'
R=960.00' L=77.31'
R=960.00' L=664.86'
R=90.00' L=50.68'
N 24°39'40" W 6.62'
N 03°19'00" W 36.44'
N 03°19'00" W 46.34'
N 03°28'00" E 42.11'
N 61°56'00" E 11.00'
N 61°56'00" E 24.28'
N 41°58'00" W CH=44.98'
S 89°33'00" W 160.86'
S 89°33'00" W 160.00'
S 89°33'00" W 160.11'
S 89°57'00" W 151.16'
S 89°57'00" W 151.00'
S 89°57'00" W 160.58'
N 89°57'00" W 160.00'
N 89°57'00" W 66.00'
S 89°57'00" W 160.00'
S 77°43'00" E 6.55'
124.65'
183.20'
138.86'
Chain Link Fence
Conc. Wall Segment On Line
Stockpile of Concrete Debris
2 STORY CONC. BL. #1612
1 STORY HIGH
ASPHALT DRIVEWAY
15 PARKING SPACES
EXISTING CHIMNEY
CONC. BLOCK WALL
CHAIN LINK FENCE ON CONC. WALL
CONC. SIDEWALK
WOOD CURB
CONC. CURB
CONC. DRIVEWAY
BITU. DRIVEWAY
BITU. SIDEWALK
ZONED NORMALLY
ZONED SUBURBAN
ZONED INDUSTRIAL
ZONED NEIGHBORHOOD
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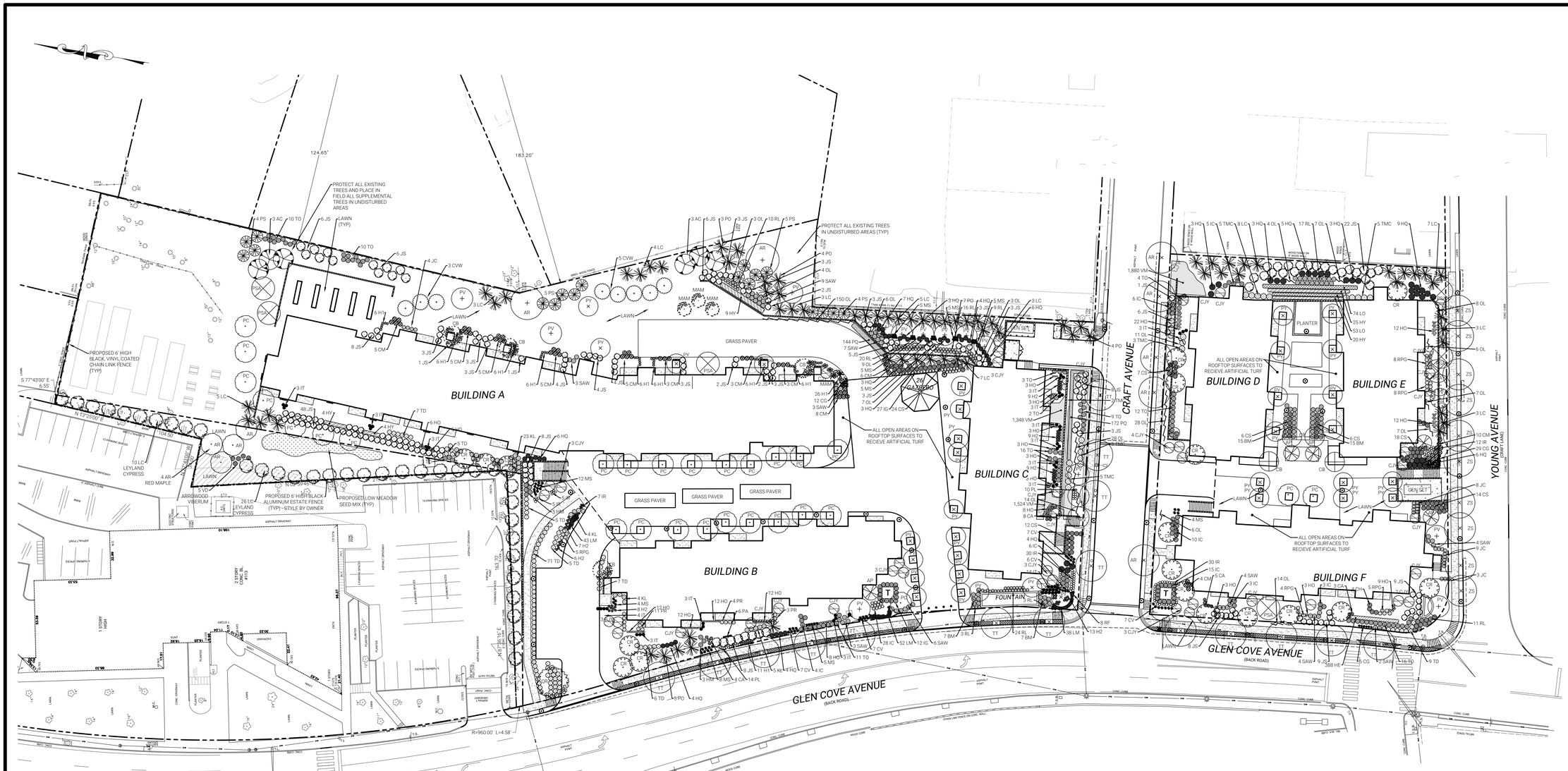
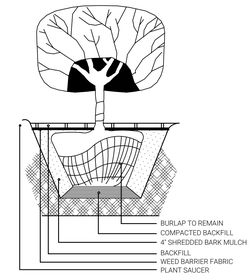
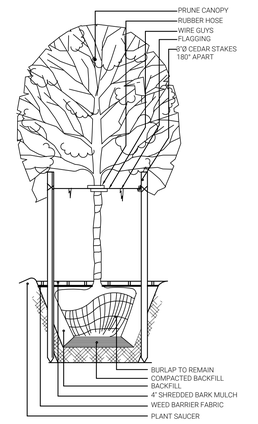




SHRUB PLANTING DETAIL

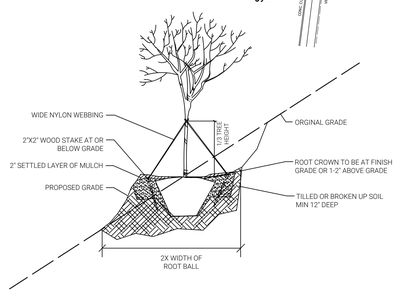
NTS



TREE PLANTING DETAIL

NTS

NCDPW 239f No. 9101F



TREE PLANTING ON SLOPE DETAIL

NTS

CALL 811 BEFORE YOU DIG

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LANDSCAPE MAINTENANCE NOTE

ALL LANDSCAPING AS SHOWN ON THE APPROVED LANDSCAPE PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH HEALTHY NEW PLANTS OF COMPARABLE SIZE, TYPE, AND QUALITY AT THE BEGINNING OF THE FOLLOWING GROWING SEASON.

GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY OWNER.
2. ALL PLANTING BEDS TO RECEIVE 4" OF SCREENED TOPSOIL PRIOR TO PLANT INSTALLATION.
3. NO PLANT MATERIAL, EXCEPT LAWN OR GROUND COVER, IS TO BE LOCATED WITHIN 2' OF ANY PARKING LOT CURBS.
4. EXISTING VEGETATION (IF ANY) AS SHOWN ON THIS PLAN SHALL BE RETAINED AND VINES REMOVED.
5. ALL DECIDUOUS TREES SHALL BE STAKED AND GUYED.
6. ALL ROOT BALL TIES AND WRAPPING AROUND TREE TRUNKS SHALL BE REMOVED AT TIME OF PLANTING.
7. ALL PLANTING BEDS SHALL BE WEEDED AND HAVE A MINIMUM FOUR (4") INCH THICK LAYER OF SHREDDED BARK OR WOOD CHIP MULCH
8. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN COMPLIANCE WITH THE CITY OF GLEN COVE REGULATIONS AND SITE IMPROVEMENT SPECIFICATIONS.
9. LOWER BRANCHES OF STREET TREES OVERHANGING PUBLIC SIDEWALKS OR WALKWAYS SHALL BE PRUNED TO ALLOW FOR A SEVEN (7) FOOT GROUND TO HEIGHT CLEARANCE FOR PEDESTRIAN MOVEMENT
10. CONTRACTOR TO REPLACE/REPLANT EXISTING LANDSCAPING AS ORDERED BY TOWN ENGINEERS.
11. ALL DISTURBED AREAS NOT RECEIVING NEW PLANTINGS SHALL RECEIVE 4" SCREENED TOPSOIL AND SEED.
12. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS.
13. ILLUSTRATED TREES DO NOT NECESSARY REPRESENT ACTUAL QUANTITIES. CONTRACTOR SHALL REFER TO PLANTING SCHEDULE THIS SHEET.

IRRIGATION NOTE:

ALL LANDSCAPED AREAS AND PLANTINGS SHALL BE IRRIGATED BY UNDERGROUND IRRIGATION SYSTEM IN ACCORDANCE WITH APPLICABLE RECOMMENDATIONS. IRRIGATION SYSTEM TO BE DESIGNED PRIOR TO INSTALLING ANY PLANT MATERIAL. IRRIGATION SYSTEM SHALL PROVIDE 100% WATERING COVERAGE.

PLANTING SCHEDULE

	SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HT. - WIDTH
	STREET SHADE TREES					
	AR	7	ACER RUBRUM 'OCTOBER GLORY'	O.G. RED MAPLE	4" CAL.	60' - 40'
	QR	1	QUERCUS RUBRA	RED OAK	4" CAL.	70' - 50'
	TT	32	ACER TARTARICUM	AMUR MAPLE	4" CAL.	60' - 45'
	ZS	10	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	4" CAL.	60' - 40'
	TREES FOR BUILT IN PLANTERS, SMALL TREES AND FLOWERING TREES					
T	PC	28	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER (STONE HILL) PEAR	1.5" CAL.	35' - 25'
R	PV	30	PRUNUS SARGENT COLUMNARIS	COLUMNAR SARGENT CHERRY	1.5" CAL.	30' - 12'
E	AP	5	CRATAEGUS CRUSGALLI 'INERMIS'	THORNLESS COCKSPUR HAWTHORNE	2" CAL.	20' - 15'
E	AC	6	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	8' HT.	20' - 15'
S	CB	4	CARPINUS BETULUS 'FRANZ FONTAINE'	'FRANZ FONTAINE' EUROPEAN HORNBEAN	1.5" CAL.	30' - 15'
	CR	19	CORNUS X RUDGARS 'STELLAR PINK'	'STELLAR PINK' DOGWOOD	8' HT.	20' - 15'
	CVW	8	CRATEAGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORNE	8' HT.	20' - 15'
	MAM	4	MALUS 'MOLTEN LAVA'	'MOLTEN LAVA' FLOWERING CRABAPPLE	1.5" CAL.	25' - 20'
	PV	16	PRUNUS CERASIFERA 'KRAUTER'S VESUVIUS'	'KRAUTER'S VESUVIUS' PLUM	1.5" CAL.	25' - 20'
	PSA	7	PRUNUS SARGENTII 'ACCOLADE'	'ACCOLADE' CHERRY	1.5" CAL.	25' - 15'
	EVERGREEN TREE					
	LC	51	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	5' - 6' HT.	70' - 20'
	CJY	42	CRYPTOMERIA JAPONICA 'LOBBII'	'LOBBII' CRYPTOMERIA	5' - 6' HT.	50' - 30'
	TMC	25	TAXUS X MEDIA 'CAPITATA'	UPRIGHT ANGLOJAP YEW	5' - 6' HT.	25' - 15'
	TO	104	THUJA OCCIDENTALIS 'TECHNY'	TECHNY (MISSION) EASTERN ARBORVITAE	6' - 8' HT.	25' - 8'
	JS	210	JUNIPERUS CHINENSIS 'SPARTAN'	'SPARTAN' CHINESE JUNIPER	5' - 6' HT.	15' - 8'
	PO	23	PICEA OMORIKA	SERBIAN SPRUCE	6' - 8' HT.	50' - 15
	PS	18	PINUS RIGIDA	PITCH PINE	6' - 8' HT.	35' - 20'
	NOTE: THE TREE SIZES IN THE ABOVE TABLE ARE "INSTALL SIZE"					
	DWARF EVERGREEN SHRUBS					
	BM	44	BUXUS 'GREEN MOUNTAIN / WINTER GEM	'GREEN MOUNTAIN/WINTER GR. BOXWOOD	30" SP.	3' - 3'
	CH	4	CEPHALOTAXUS HARRINGTONIA 'PROSTRATA'	PROSTRATA JAP. PLUM YEW	18" SP	2' - 3'
	IC	80	ILEX CRENATA SOFT TOUCH	SOFT TOUCH JAPANESE HOLLY	24" - 30" SP	5' - 4'
	IG	39	ILEX GLABRA 'NORDIC'	NORDIC INKBERRY	18" - 24" SP.	10' - 5'
S	JC	24	JUNIPERUS CHINENSIS 'GOLD COAST'	GOLD COAST CHINESE JUNIPER	24" SP.	5' - 8'
H	KL	36	KALMIA IATIFOLIA	MOUNTAINLAUREL KALMIA	15" - 18" SP.	10' - 10'
	OL	314	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN COMMON LAURELCHERRY	18" - 24" SP.	5' - 4'
R	RPG	29	RHODODENDRON 'PURPLE GEM'	PURPLE GEM RHODODENDRON	15" - 18" SP.	10' - 15'
U	TD	110	TAXUS X MEDIA DENSIFORMIS	SPREADING YEW	24" SP.	4' - 8'
	LOW DECIDUOUS SHRUBS					
B	CS	87	CARYOPTERIS X CLANDONENSIS	'SUMMER SORBET' BLUE MIST	18" - 24" SP.	3' - 5'
S	CA	20	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET CLETHRA	18" - 24" SP.	5' - 3'
	HM	8	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	'NIKKO BLUE' HYDRANGEA	2' HT.	4' - 6'
	HQ	73	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	SNOW QUEEN OAKLEAF HYDRANGEA	3' HT.	6' - 5'
	IT	63	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY VIRGINIA SWEETSPIRE	18"-24" SP.-5 GAL.	5' - 5'
	RL	113	ROSA X RADCON	LT PINK KNOCKOUT ROSE	15" SP. - 5 GAL.	3' - 5'
	RP	16	ROSA X RADCON PINK	DARK PINK KNOCKOUT ROSE	15" SP. - 5 GAL.	3' - 5'
	SAW	45	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	24" SP	3' - 4'
	NOTE: THE SHRUB/PLANT GALLON SIZES IN THE ABOVE TABLE ARE MINIMUM SIZE					

PLANTING SCHEDULE (CONTINUED)

	SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HT. - WIDTH
	GRASSES, FERNS AND PERENNIALS					
	CG	47	CAREX STRICTA BOWLES GOLDEN	YELLOW TUFTED GRASS	3 GAL.	12" - 12"
	CV	34	CAREX MORROWII 'VARIEGATA'	VARIEGATED SILVER JAPANESE SEDGE	3 GAL.	12" - 12"
G	MS	58	MISCANTHUS SINENSIS 'YAKU JIMA'	DWARF MAIDEN GRASS	3 GAL.	3' - 3'
R	CM	53	DAPHNE X BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	18" SP	2' - 3'
A	H1	79	HEMEROCALLIS ROSY RETURNS	ROSY RETURNS DAYLILIES	18" SP.	18" - 12"
S	H2	61	HEMEROCALLIS 'STELLA D'ORA'	'STELLA D'ORA' DAYLILLY	1 GAL.	18" - 12"
S	IR	82	IRIS VERSICOLOR	BLUE FLAG	1 GAL.	2' - 12"
E	HO	154	HOSTA FORTUNEI 'AUREOMARGINATA'	GOLDRIM FORTUNE'S PLANTAINLILLY	15" SP.	2' - 3'
S	LM	133	LIRIOPE MUSCARI	BIGBLUE LILYTURF	CLUMP	12" - 12"
	PL	24	PEROVSKIA A. LITTLE SPIRE/ATRIP	DWARF RUSSIAN SAGE	2 GAL.	2' - 3'
	PA	6	POLISTICHUM ACHROSTICOIDES	CHRISTMAS FERN	QUART	12" - 12"
	RF	8	RUDBECKIA FULGIDA SULLIVANTII' 'GOLDSTURM'	GOLDSTURM BLACK EYED SUSAN	QUART	12" - 12"
	NOTE: THE GRASS/FERN/PERENNIALS GALLON SIZES IN THE ABOVE TABLE ARE MINIMUM SIZE					
V	VINES					
I	VM	4,752	VINCA MINOR BOWLES	BOWLES PERIWINKLE	MAX 50/FLAT	6" - 10'
N	HE	388	HEDERA HELIX	ENGLISH IVY	2 1/4"	6" - 10'
E	HY	53	HYDRANGEA ANOMALA PETIOLARIS	CLIMBING HYDRANGEA	2' - 3'	15' - 10'
	LO	127	LONICERA SEMPERVIRENS	CORAL HONEYSUCKLE	NO. 1	15' - 10'
	PQ	316	PARTHENOCISSUS QUINQUIEFOLIA	VIRGINIA CREEPER	NO. 1	30' - 100'
S						

No.	REVISION DESCRIPTION	DATE	BY
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4.	BUILDING DEPT. SUBMISSION SET	01-14-20	NCV
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1.	GENERAL REVISIONS	05-07-19	GT

OWNER:
139 GLEN COVE AVE. CORP.
162–20 77TH ROAD
FLUSHING, NY 11336

APPLICANT:
LIVINGSTON DEVELOPMENT CORP.
162–20 77TH ROAD
FLUSHING, NY 11336

0 15' 30' 60' 120'

SCALE: 1" = 30'-0"

LIVINGSTON DEVELOPMENT CORP.

LANDSCAPE PLAN

THE VILLA AT GLEN COVE

SITUATED IN

GLEN COVE

CITY OF GLEN COVE, NASSAU COUNTY, NEW YORK

NCTM: SECTION 21, BLOCK 244, LOTS 55, 60, 61, 66 & p/o 67
SECTION 21, BLOCK 38, LOTS 152, 196, 202 & 203

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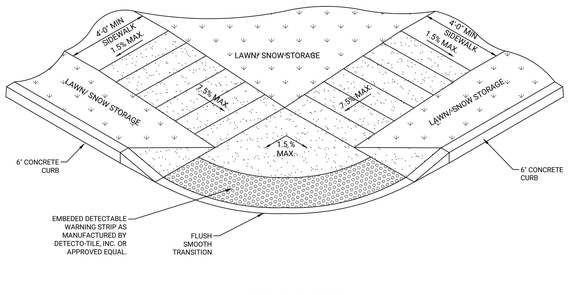
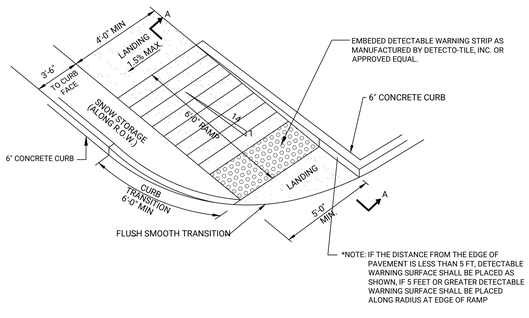
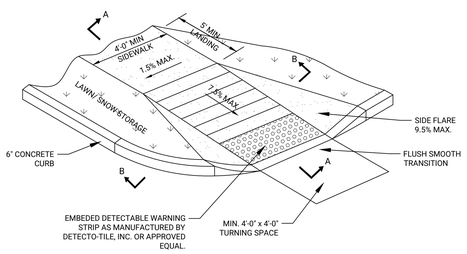
DWN. BY:	GT	CHK'D. BY:	CWR	SCALE:	1" = 30'	SHEET:	SP-7
DATE:	4-10-19	DATE:	4-15-19	JOB No.:	2018-164		



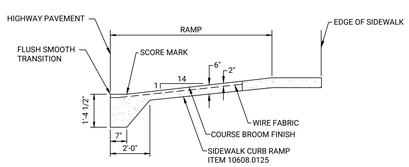
NYSDOT CURB RAMP TYPE 3



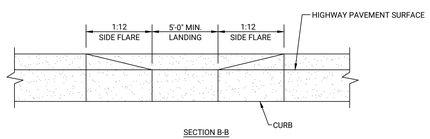
NYSDOT CURB RAMP TYPE 1A



NYSDOT CURB RAMP TYPE 1



SECTION A-A



SECTION B-B

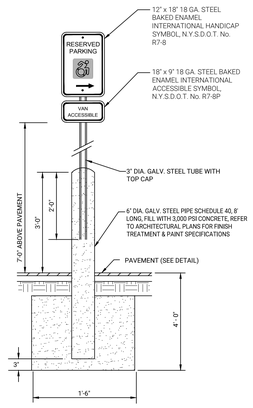
ON-SITE CURB RAMP DETAILS

N.T.S.

SIDEWALK RAMP NOTES

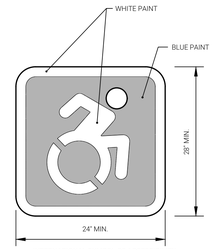
NOTES:

1. THE MAXIMUM SLOPE OF A SIDEWALK CURB RAMP IN NEW CONSTRUCTION SHALL BE 1:14. IF SPACE LIMITATIONS ON EXISTING SITES PROHIBIT THE USE OF 1:14 THE FOLLOWING SLOPES AND RISES MAY BE USED:
   A) STEEPER THAN 1:12 (8.33%) BUT NO STEEPER THAN 1:10 (10%) 6" MAX. RISE, 5' MAX. RUN
   B) STEEPER THAN 1:10 (10%) BUT NO STEEPER THAN 1:8 (12.5%) 3" MAX. RISE, 2' MAX. RUN
   C) A SLOPE STEEPER THAN 1:8 (12.5%) IS NOT ALLOWED
2. ALL SIDEWALK CURB RAMPS SHALL HAVE FLUSH, SMOOTH TRANSITIONS TO THE ADJACENT STREET OR HIGHWAY SURFACE.
3. THE SURFACE OF ALL SIDEWALK CURB RAMPS SHALL BE STABLE, FIRM, AND SLIP RESISTANT. (E.G. A COARSE BROOM FINISH PERPENDICULAR TO THE RAMP SLOPE IS ACCEPTABLE ON CEMENT CONCRETE CURB RAMPS)
4. EXISTING CONCRETE SHALL BE SAWCUT FULL DEPTH, ITEM 10502.5505
5. THE HANDICAP RAMP SIZE, COLOR, AND SURFACE TREATMENT SHALL CONFORM TO THE CURRENT FEDERAL AND STATE HANDICAP REQUIREMENTS
6. ALL HANDICAP RAMPS SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE BUILDING CODE AND CABO/ANSI A117.1.



ACCESSIBLE SIGN DETAIL

N.T.S.



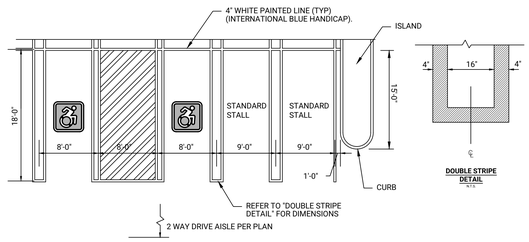
INTERNATIONAL SYMBOL OF ACCESSIBILITY

HANDICAPPED PAVEMENT MARKING DETAIL

N.T.S.

NOTE:

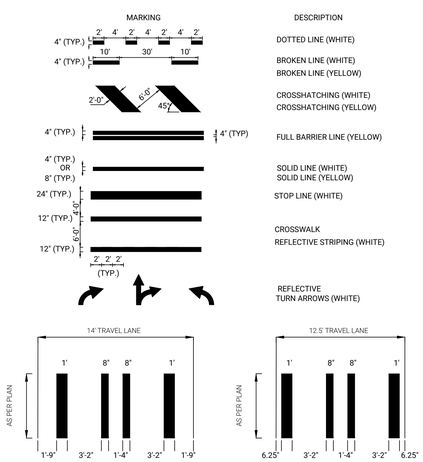
1. CONTRACTOR TO INSTALL WITHIN BOLLARD WHERE SPECIFIED ON PLANS.
2. 6" DIA. STEEL PIPE TO BE PAINTED WITH PRIMER AND BLUE PAINT. PAINT TO BE BE APPLIED IN TWO (2) COATS



PARKING AREA STRIPING AND ALIGNMENT DETAIL

N.T.S.

1. HANDICAP PARKING STALLS AND ALL HANDICAP RAMPS SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE UNIFORM BUILDING CODE AND CABO/ANSI A117.1.
2. ALL STRIPING SHALL HAVE A MINIMUM OF TWO (2) COATS OF PAINT AT A MINIMUM DRY FILM THICKNESS (DFT) OF 9 MILS. THE FIRST COAT SHALL BE APPLIED AT THE DFT OF 3 MILS UPON PAVEMENT INSTALLATION (NO LATER THAN TURNOVER). THE SECOND COAT SHALL BE APPLIED AT THE DFT OF 6 MILS 30 DAYS LATER (NO LATER THAN 2 WEEKS BEFORE GRAND OPENING).
3. ALL PARKING LOT STRIPING TO BE SHERWIN-WILLIAMS "SETFAST" ACRYLIC ALKYD TRAFFIC MARKING PAINT, #TM 2160-WHITE & #TM 2161 - YELLOW OR APPROVED EQUAL.
4. HANDICAP ACCESSIBLE STALL STRIPING AND SYMBOLS TO BE INTERNATIONAL BLUE

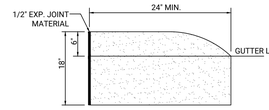


CROSSWALK STRIPING DETAIL

PAVEMENT MARKING LEGEND ON-SITE

N.T.S.

1. ALL PARKING LOT STRIPING TO BE SHERWIN-WILLIAMS "SETFAST" ACRYLIC ALKYD TRAFFIC MARKING PAINT, #TM 2160-WHITE & #TM 2161 - YELLOW OR APPROVED EQUAL.
2. ALL STRIPING SHALL HAVE A MINIMUM OF TWO (2) COATS OF PAINT AT A MINIMUM DRY FILM THICKNESS (DFT) OF 9 MILS. THE FIRST COAT SHALL BE APPLIED AT THE DFT OF 3 MILS UPON PAVEMENT INSTALLATION (NO LATER THAN TURNOVER). THE SECOND COAT SHALL BE APPLIED AT THE DFT OF 6 MILS 30 DAYS LATER (NO LATER THAN 2 WEEKS BEFORE GRAND OPENING).
3. LEGENDS AND SYMBOLS: SERIES SMS-900, WHITE. CONTACT CEMENT AS RECOMMENDED BY THE MANUFACTURER.

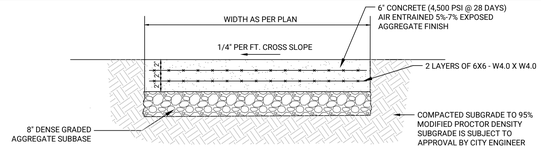


NOTES:

1. PREMOULDED BITUMINOUS JOINT FILLER SHALL BE PLACED IN JOINTS AT 16 FOOT INTERVALS ALONG THE LENGTH OF THE CURB AND WHERE THE CURB ABUTS DRAINAGE CASTINGS.
2. CURB ENDING SHALL EXTEND 10 FT BEYOND F.C., F.T. CATCH BASIN OR A.O.B.E.

CURB ENDING BULLNOSE

N.T.S.

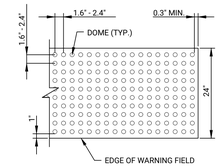


STAMPED CONCRETE PAVEMENT DETAIL

N.T.S.

NOTES:

1. ALL EDGES TOOLED $\frac{1}{2}$" R.
2. INSTALL $\frac{1}{2}$" W EXPANSION JOINT WHERE WALK ABUTS A STRUCTURE OR CON. PAVEMENT; RECESS $\frac{1}{2}$".
3. INSTALL EXPANSION JOINT 20' O.C.
4. EXPANSION JOINT MATERIAL SHALL BE BIT. COMPLYING WITH THE REQUIREMENTS OF A.A.S.H.T.O. FLUSH WITH FINISHED GRADE AND SHALL BE INSTALLED IN ONE CONTINUOUS PIECE FOR THE ENTIRE WIDTH OF SIDEWALK.
5. CONTRACTION JOINT @ 5' O.C., $\frac{1}{4}$" W x $\frac{1}{4}$" D.
6. REFER TO CIVIL SITE PLAN FOR LIMITS.
7. FINISH AND COLOR AS PER OWNER.
8. SAWCUT CONTROL JOINTS 12' O.C.

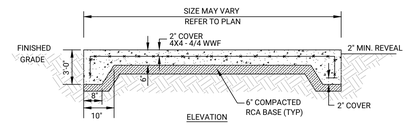


NOTES:

1. THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE RAMP OR FLUSH SURFACE.
2. THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE GRADE BREAK BETWEEN THE RAMP LANDING OR CURB RAMP AND THE STREET.
3. THE DETECTABLE WARNINGS SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 5" TO 9" FROM THE FRONT OF THE CURB OR ROADWAY EDGE (12" WHERE TRAVERSABLE CURB IS USED).
4. THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.

DETECTABLE WARNING STRIP

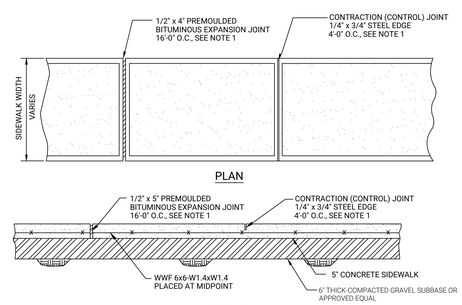
N.T.S.



GAS PAD DETAIL

NOTES:

1. CONCRETE FOR GAS METER PAD SHALL BE 4,000 PSI COMPRESSIVE STRENGTH MIN.
2. REINFORCING STEEL SHALL CONFORM TO APPLICABLE ASTM STANDARDS UP TO GRADE 60.
3. GAS PAD LOCATION AND SIZE SHALL BE AGREED UPON BY NATIONAL GRID ENERGY PRIOR TO WORK.
4. ALL GAS WORK SHALL BE COORDINATED BY CONTRACTOR WITH NATIONAL GRID ENERGY.
5. CONTRACTOR SHALL REFER TO MEP AND CIVIL PLANS FOR FURTHER INFORMATION REGARDING GAS SERVICE INSTALLATION.

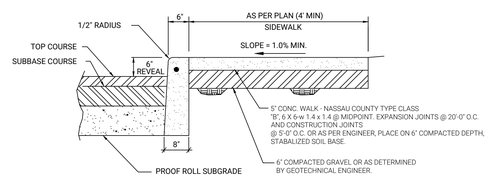


SECTION

ON - SITE CONCRETE SIDEWALK DETAIL

N.T.S.

1. CONTROL JOINTS ARE TO BE PLACED EVERY 4'-0" AND EXPANSION JOINTS ARE TO BE PLACED EVERY 16', OR AS DIRECTED BY THE ENGINEER.
2. SIDEWALK SHALL HAVE A COARSE BROOM FINISH PERPENDICTULAR TO TRAFFIC/BUILDING
3. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI @ 28 DAYS WITH 7.0% AIR ENTRAINMENT

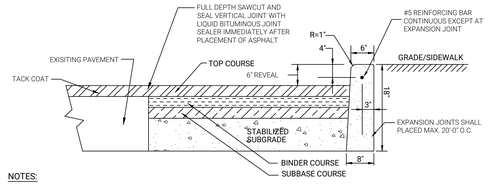


ON - SITE SIDEWALK/CURB CROSS-SECTION DETAIL

NOTE: REFER TO ARCHITECTURAL PLANS FOR SIDEWALKS DIRECTLY ADJACENT TO BUILDING

CONCRETE SIDEWALK DETAIL

N.T.S.



NOTES:

1. ALL WORK SHALL CONFORM TO CITY OF GLEN COVE SPECIFICATIONS.
2. PROVIDE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINTS ALONG CURB AT 20' O.C. MIN., AT ALL CURB P.C.'S, P.T.'S AND AT BOTH ENDS OF CURB CUTS.
3. PROVIDE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINTS ALONG CONCRETE SIDEWALK AT 20' O.C. MIN., AT ALL INTERSECTIONS WITH OTHER WALKS AND CONCRETE HANDICAP RAMPS.
4. HANDICAP RAMPS SHALL CONFORM TO THE LATEST N.Y.S. STANDARDS.
5. ALL CONCRETE FOR CURB SHALL BE NASSAU COUNTY CLASS 'A'. ALL CONCRETE FOR SIDEWALKS SHALL BE NASSAU COUNTY CLASS 'B'. CONCRETE 4,000 PSI @ 28 DAYS.
6. CURB REVEAL SHALL BE 6" TYPICAL, UNLESS WHERE NOTED ON PLAN.
7. DAMAGED BASE AND BINDER COURSE SHALL BE REMOVED AND REPLACED PRIOR TO PLACEMENT OF TOP COURSE.
8. TOP COURSE SHALL BE PLACED AFTER CONSTRUCTION HAS BEEN SUBSTANTIALLY COMPLETED AS DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE.
9. SUBBASE MATERIAL SHALL BE PLACED AND SPREAD FROM AN APPROVED STOCKPILE. MATERIAL SHALL BE TESTED FROM THE STOCKPILE BY AN APPROVED SOIL TESTING LABORATORY PRIOR TO PLACEMENT.
10. THE SPECIFICATION FOR THE CITY OF GLEN COVE, DENSE GRADED AGGREGATE BASE COURSE, SHALL BE MODIFIED TO PERMIT MILLED ASPHALT AS AN ACCEPTABLE AGGREGATE. THE MODIFICATION SHALL NOT CAUSE A DEVIATION IN THE MECHANICAL GRADATION OF THIS ITEM.

ON-SITE CURB AND PAVEMENT DETAIL

N.T.S.

STANDARD DUTY PAVEMENT SECTION:

TOP COURSE:
1-1/2" COMPACTED ASPHALT TOP COURSE, NYSDOT TYPE 7.

BINDER COURSE:
2" COMPACTED DENSE GRADED BASE COURSE ASPHALTIC CONCRETE NYSDOT TYPE 3.

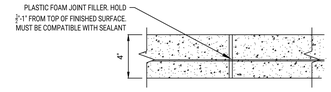
SUBBASE COURSE:
6" OF COMPACTED RCA NYSDOT TYPE 1011 MATERIAL "A".

HEAVY DUTY PAVEMENT SECTION:

2" COMPACTED ASPHALT TOP COURSE, NYSDOT TYPE 7

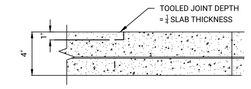
4" COMPACTED DENSE GRADED BASE COURSE ASPHALTIC CONCRETE NYSDOT TYPE 3

8" OF COMPACTED RCA NYSDOT TYPE 1011 MATERIAL "A"



EXPANSION JOINT

N.T.S



CONTRACTION JOINT

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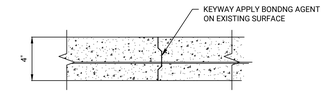
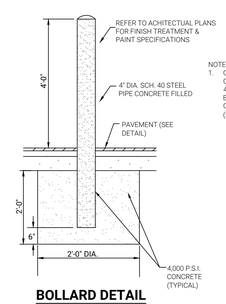


CONSTRUCTION JOINT

N.T.S

NOTES:

1. JOINTS SHALL BE LOCATED ON PLANS AS SHOWN
2. EXPANSION JOINTS REQUIRED ALONG ALL HARD POINTS
3. PROVIDE CONSTRUCTION JOINT BETWEEN SEPARATION POURS.



NOTES:

1. CONCRETE SHALL BE CLASS "A" AND SHALL BE 4,000 PSI @ 28 DAYS, EXCEEDING NASSAU COUNTY REQUIREMENTS (3500 PSI MIN. @ 28 DAYS).

BOLLARD DETAIL

N.T.S.

No.	REVISION DESCRIPTION	DATE	BY
5.	176 RENTAL SITE PLAN SET	04-29-20	NCV
4	BUILDING DEPT. SUBMISSION SET	01-14-20	NCV
3	GENERAL REVISIONS	05-22-19	GT
2	NO REVISION THIS SHEET	05-20-19	GT
1.	GENERAL REVISIONS	05-07-19	GT

OWNER:
LIVINGSTON DEVELOPMENT CORP.
162-20 77TH ROAD
FLUSHING, NY 11336

APPLICANT:
LIVINGSTON DEVELOPMENT CORP.
162-20 77TH ROAD
FLUSHING, NY 11336

STATE OF NEW YORK · CHRISTOPHER W. ROBINSON · 075519 · LICENSED PROFESSIONAL ENGINEER

Christopher W. Robinson, P.E.
NY State License No. 67519

ON-SITE DETAILS

THE VILLA AT GLEN COVE

SITUATED IN

GLEN COVE

CITY OF GLEN COVE, NASSAU COUNTY, NEW YORK

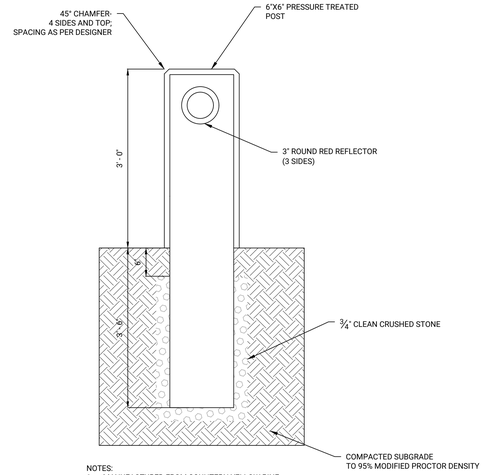
NCTM: SECTION 21, BLOCK 244, LOTS 55, 60, 61 & 66
SECTION 21, BLOCK 38, LOTS 152, 196, 202 & 203

LIVINGSTON DEVELOPMENT CORP.

R&M ENGINEERING

Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

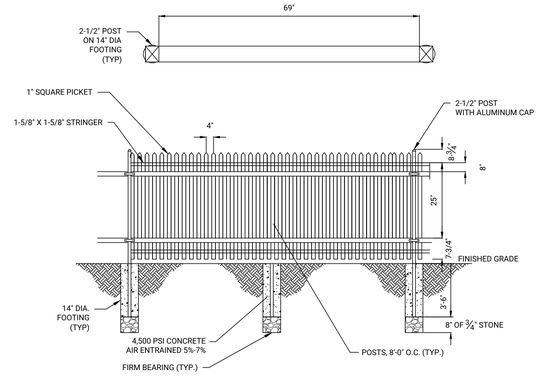
DWN. BY:	GT	CHK'D. BY:	CWR	SCALE:	N.T.S.	SHEET:	SP-8
DATE:	04-10-19	DATE:	04-15-19	JOB No.:	2018-164		



NOTES:
1. MANUFACTURED FROM SOUHTERN YELLOW PINE
2. MICRONIZED COPPER AZOLE COATED WITH A SMOOTH TEXTURE
3. STAINED DARK BROWN WOODLIFE PRESERVATIVE.
4. SEE SITE PLAN FOR LOCATIONS AND SPACING

WOODEN DELINEATOR POST DETAIL

N.T.S.



4' HIGH DECORATIVE FALL PROTECTION FENCE

N.T.S.

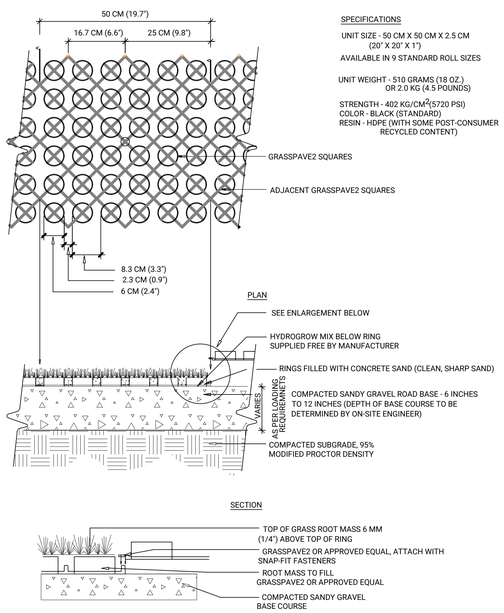
NOTES:
1. ORNAMENTAL ALUMINUM FENCE TO BE EITHER DELGARD (MODEL AVALON/BLACK), JARITH (MODEL #101/BLACK), OR APPROVED EQUAL
2. FENCE POSTS, GATE, AND CORNER POSTS TO HAVE 14" DIA. FOOTINGS

NASSAU COUNTY GENERAL NOTES

1. COUNTY PERMIT IS REQUIRED TO CONSTRUCT CURBS / SIDEWALKS.
2. REPLACE ALL NON-APPROVED CURB CUTS WITH STANDARD COUNTY CURB (TYPE C). REPAIR ALL DEPRESSED, CRACKED OR MISSING SIDEWALKS CURB(S) AND ALL NON ADA COMPLIANT RAMPS.
3. REFURBISH ALL PAVEMENT MARKINGS THAT HAVE BEEN REMOVED / DAMAGED DURING CONSTRUCTION, (INCLUDING BUT NOT LIMITED TO EDGE LINES, HATCHING, ETC.) ACCORDING TO NASSAU COUNTY SPECIFICATIONS.
4. IF NASSAU COUNTY HAS SIGNS THAT HAVE BEEN REMOVED / DAMAGED DURING CONSTRUCTION, (INCLUDING BUT NOT LIMITED TO REGULATORY SIGNS, WARNING SIGNS, ETC.) THEY SHALL BE INSTALLED / REPLACED ACCORDING TO NASSAU COUNTY SPECIFICATIONS.
5. USE OF REGULATORY SIGNS AND/OR TURN RESTRICTIONS AND/OR PARKING RESTRICTIONS ON SITE PLANS SHALL BE PLACED/ INSTALLED ACCORDING TO THE LATEST "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND THE "NEW YORK STATE SUPPLEMENT," AND THE APPLICANT SHALL HAVE THESE SIGNS ORDINANCED BY THE RESPECTIVE TOWN/VILLAGE/CITY.
6. IF ANY NASSAU COUNTY TRAFFIC EQUIPMENT AT THE LOCATION, (INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNALS, PEDESTRIAN SIGNAL EQUIPMENT, TRAFFIC LOOP WIRE DETECTION, TRAFFIC PULLBOXES, TRAFFIC SYSTEM INTERCONNECT, ETC.), IS DAMAGED IN ANY WAY DURING CONSTRUCTION, IT SHALL BE REPAIRD/REPLACED ACCORDING TO NASSAU COUNTY SPECIFICATION. ALL WORK SHALL BE PERFORMED BY A NASSAU COUNTY APPROVED TRAFFIC SIGNAL CONTRACTOR. THE CONTRACTOR SHALL NOTIFY SHEILA M. DUKACZ OF THE NASSAU COUNTY TRAFFIC SIGNAL CONSTRUCTION AND OPERATIONS UNIT AT 516-572-0465 EXT. 20958 BEFORE ANY WORK BEGINS.
7. THE CONTRACTOR SHALL REGRADE ANY NASSAU COUNTY TRAFFIC SIGNAL PULLBOX COVERS IN THE WORK AREA USING SUITABLE BRICK AND MORTAR. THE CONTRACTOR SHALL LEAVE THE INSIDE BOTTOM OF ALL PULLBOXES CLEAN AND FREE OF DEBRIS LEFT FROM HIS OPERATIONS. THE TOP OF THE COVERS SHALL BE LEFT CLEAN AND FREE OF CONCRETE. IF ANY PULLBOX WORK IS REQUIRED, THE CONTRACTOR MUST NOTIFY SHEILA M. DUKACZ OF THE NASSAU COUNTY TRAFFIC SIGNAL CONSTRUCTION AND OPERATIONS UNIT AT 516-572-0465 EXT. 20958 IN ADVANCE OF THE WORK.
8. THE CONTRACTOR SHALL HAVE ANY NASSAU COUNTY TRAFFIC LOOP REPLACED IF SCHEDULED TO BE DAMAGED DURING CONSTRUCTION. THE CONTRACTOR MUST HAVE AN APPROVED TRAFFIC SIGNAL CONTRACTOR PLACE THE SIGNAL IN RECALL OPERATION IN ADVANCE OF THE WORK THAT WILL DAMAGE THE LOOP DETECTOR. THE NEW LOOP MUST BE REPLACED IMMEDIATELY BY AN APPROVED TRAFFIC SIGNAL CONTRACTOR AFTER THE AREA IS RESTORED. THE SIZE AND PLACEMENT OF THE NEW LOOP WILL BE DETERMINED BY NASSAU COUNTY. A NASSAU COUNTY INSPECTOR MUST BE PRESENT UPON REPLACEMENT. THE CONTRACTOR MUST NOTIFY SHEILA M. DUKACZ OF THE NASSAU COUNTY TRAFFIC SIGNAL CONSTRUCTION AND OPERATIONS UNIT AT 516-572-0465 EXT. 20958 IN ADVANCE OF THE WORK.
9. PRIOR TO CONSTRUCTION A MARK-OUT SHALL BE MADE FOR ALL UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO UNDERGROUND TRAFFIC SIGNAL EQUIPMENT.
10. PRIOR TO ANY SCHEDULED LANE CLOSURES, THE CONTRACTOR MUST COMPLETE AND SUBMIT AN ONLINE ROAD/LANE CLOSURE NOTIFICATION FORM BY 3:00 PM THE EVENING PRIOR TO THE SCHEDULED CLOSURE. THE CONTRACTOR CAN COMPLETE THE FORM AT WWW.NASSAUCOUNTYNY.GOV/TRAFFICMANAGEMENT, OR BY FAXING THE COMPLETED FORM TO THE TRAFFIC MANAGEMENT CENTER AT (516) 571-6882.
11. CONTRACTOR SHALL PROVIDE NCDPW NOTIFICATION PRIOR TO COMPLETION OF "POURED BOX CULVERT" TO ALLOW OPPORTUNITY FOR INSPECTION.
12. IF REQUIRED ADA WORK IMPACTS UTILITIES IN ANY WAY, INCLUDING RELOCATION, THE APPROPRIATE UTILITY COMPANY SHALL BE NOTIFIED PRIOR TO ADA WORK COMMENCEMENT.

GENERAL NOTES

1. R&M ENGINEERING SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS
2. ALL EXISTING STRUCTURES SPECIFIED TO BE REMOVED, SHALL BE REMOVED AND BACKFILLED UNLESS OTHERWISE INDICATED. BACKFILL TO BE SELECT GRANULAR FILL, COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, AS DETERMINED BY MODIFIED PROCTOR TEST.
3. ALL FILL SHALL BE SELECT GRANULAR MATERIAL COMPACTED TO 95% OF THE MAXIMUM DENSITY AT THE OPTIMUM MOISTURE CONTENT, AS DETERMINED BY THE MODIFIED PROCTOR TEST.
4. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO EXCAVATION.
5. ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN, COUNTY, STATE OR AS SPECIFIED HEREIN, LATEST EDITIONS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY AND FOR THE INSTALLATION OF SIGNS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY TO REMOVE ANY EXCAVATED MATERIALS
8. UNSUITABLE MATERIAL, AS DEFINED IN SECTION 203 OF N.Y.S.D.O.T. STANDARD SPECIFICATIONS EDITION, UNDER PAVEMENT, WALKS AND CONCRETE SLABS SHALL BE REMOVED AND REPLACED WITH SELECT GRANULAR MATERIAL.
9. SELECT GRANULAR MATERIAL SHALL BE AS DEFINED IN SECTION 203 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS.
10. COMPACTION SHALL CONFORM TO N.Y.S.D.O.T. SECTION 203.
11. ALL CONCRETE CURBING, SIDEWALK, AND DRAINAGE STRUCTURES SHALL CONFORM TO THE TOWN/COUNTY/STATE STANDARD DETAILS AND SPECIFICATIONS.
12. COUNTY PLANNING COMMISSION AND THE TOWN SHALL BE NOTIFIED 48-HOURS IN ADVANCE OF ALL CONSTRUCTION.
13. 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
14. ELEVATIONS REFER TO NAVD 88.
15. ROOF LEADERS AND AREA DRAINS SHALL HAVE ACCESSIBLE BACKWASH VALVES CONFORMING TO THE FOLLOWING SECTIONS OF NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE: 903.8A AND B BACKFLOW DEVICES, 903.10 CLEANOUTS, TABLE V1-903 SIZING AND 904.6 H,I,J & K MATERIALS.
16. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
17. ALL OTHER WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN, COUNTY OR AS SPECIFIED HEREIN, LATEST EDITION.
18. THE CONTRACTOR IS RESPONSIBLE FOR THE NECESSARY TRAFFIC CONTROLS WITHIN THE SITE AND SHALL HAVE A NEW YORK STATE PROFESSIONAL ENGINEER DESIGN AND SUPERVISE THE INSTALLATION OF ALL TRAFFIC CONTROLS CONFORMING TO NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE PROFESSIONAL ENGINEER SHALL SUBMIT A SIGNED AND SEALED CERTIFICATION THAT ALL TRAFFIC CONTROL DEVICES ON TOWN, COUNTY AND NEW YORK STATE HIGHWAYS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE MANUAL OF TRAFFIC CONTROL DEVICES.
19. THE CONTRACTOR, AT HIS EXPENSE, SHALL ALSO BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES WITHIN THE SITE AND SHALL NOT AMEND THE SIGNAGE AND/OR PAVEMENT MARKINGS WITHOUT HAVING A NEW YORK STATE PROFESSIONAL ENGINEER PREPARE AND SUBMIT A TRAFFIC PLAN TO THE BUILDING DEPARTMENT.
20. ANY BROKEN OR HAZARDOUS EXISTING SIDEWALK, RAMPS AND CURBING ADJACENT TO AND ON THE SUBJECT SITE SHALL BE REPLACED IN ACCORDANCE WITH CURRENT STANDARDS.
21. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW, ON ALL SITE IMPROVEMENTS (ie. DRAINAGE, SANITARY, WATER MAIN etc.) PRIOR TO CONSTRUCTION.
22. THE INSTALLATION OF ALL SITE AND HIGHWAY IMPROVEMENTS INCLUDING EXCAVATION, BACKFILL AND COMPACTION OF THE TRENCHES FOR SANITARY SEWERS AND UTILITIES SHALL BE SUPERVISED BY THE DEVELOPER'S PROFESSIONAL ENGINEER (LICENSED BY THE STATE OF NEW YORK OR A LAND SURVEYOR WITH A 7008N CERTIFICATE) WHO SHALL SUBMIT A SIGNED AND SEALED LETTER TO THE CITY OF GLEN COVE STATING THAT THE IMPROVEMENTS HAVE BEEN MADE IN ACCORDANCE WITH THE SITE PLAN AND INSTALLED TO THE APPLICABLE NEW YORK STATE, NASSAU COUNTY OR CITY OF GLEN COVE SPECIFICATIONS. THE CERTIFICATION SHALL ALSO APPLY TO THE PROPOSED ROAD OPENINGS ON EXISTING STREETS. SAID WORK ON EXISTING STREETS SHALL INCLUDE TRAFFIC MAINTENANCE AND THE PLACEMENT OF TEMPORARY AND FINAL PAVEMENT.



SPECIFICATIONS

UNIT SIZE - 50 CM X 50 CM X 2.5 CM (20" X 20" X 1")

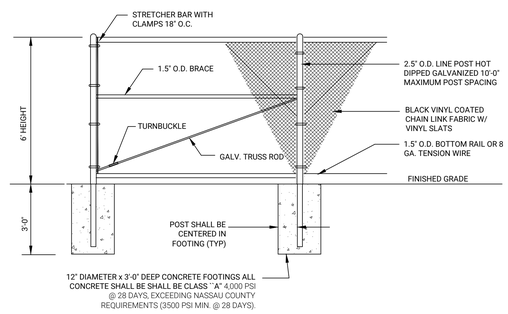
AVAILABLE IN 9 STANDARD ROLL SIZES

UNIT WEIGHT - 510 GRAMS (18 OZ.) OR 2.0 KG (4.5 POUNDS)

STRENGTH - 402 KG/CM^2(5720 PSI)
COLOR - BLACK (STANDARD)
RESIN - HDPE (WITH SOME POST-CONSUMER RECYCLED CONTENT)

GRASS PAVER DETAIL

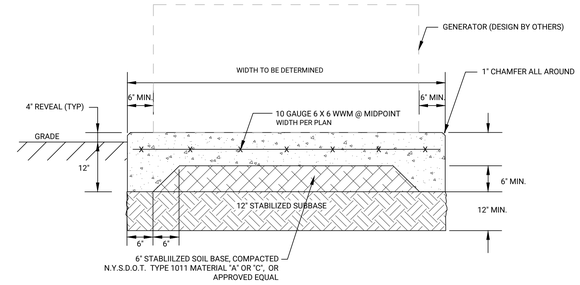
N.T.S.



6' CHAIN LINK FENCE DETAIL

N.T.S.

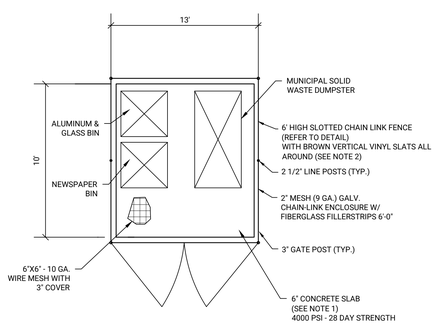
NOTES:
1. ALL FENCE SHALL BE BLACK VINYL COATED
2. PROPOSED 6' BLACK VINYL COATED CHAINLINK FENCE:
   LINE POSTS: 2" O.D.
   CORNER POSTS: 2 1/2" O.D.
   GATE POSTS: 4" O.D.
3. GATE SIZES AND LOCATIONS AS PER PLAN



6" CONCRETE GENERATOR PAD DETAIL

N.T.S.

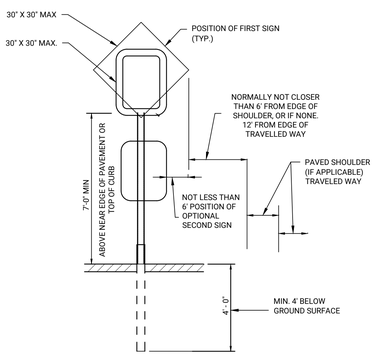
NOTES
1. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT @ 36' O.C. AND CONTROL JOINTS SAWCUT @ 12' O.C.
2. CONCRETE SHALL BE CLASS ``A" AND CONFORM TO TOWN REQUIREMENTS (4,000 PSI MIN. @ 28 DAYS).
3. PROVIDE HAUNCH AROUND PERIMETER
4. PAD DIMENSIONS SHALL BE 12" GREATER THAN GENERATOR OVERALL DIMENSIONS. GENERATOR TO BE INSTALLED WITH 6" REVEAL ON ALL SIDES.



REFUSE ENCLOSURE DETAIL

N.T.S.

NOTE:
1. LENGTH AND WIDTH TO BE DETERMINED BY THE ARCHITECT OR ENGINEER AS NECESSITATED BY THE NEEDS OF THE SITE. THE SIZE IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER AND PLANNING BOARD



TYPICAL SIGNPOST DETAIL

N.T.S.

NOTES:
1. ALL SIGN PARAMETERS TO CONFORM TO THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS"
2. ALL POSTS SHALL BE ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS"
3. ALL STREET POSTS AND BRACKETS SHALL BE CUT. BENT AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL IN CONFORMANCE WITH CURRENT A.S.T.M SPECIFICATION A123.
4. POSTS MAY BE STEEL, ALUMINUM, OR 2 PIECE U-POST IN CONFORMANCE WITH THE NOTES BELOW.
5. SIGN PANEL SIZES SHALL DETERMINE POST TYPE AND NUMBER AS SHOWN ON THIS DETAIL AND DIRECTIONAL SIGN SHEET
6. ADJACENT STEEL POSTS SHALL NOT BE CLOSER THAN 8 FT. APART. ADJACENT POSTS CLOSER THAN 8 FT. APART SHALL BE CLOSER THAN ALUMINUM OR 2 PIECE STEEL U-POSTS. NO MORE THAN 3 ALUMINUM OR 3 TWO PIECE STEEL U-POSTS WILL BE PERMITTED WITHIN 8 FT. BOLTS SHALL NOT PROTRUDE MORE THAN ½" BEYOND THE NUT WHEN TIGHT, BUT SHALL ENGAGE ALL THREADS IN THE NUT.
7. IN AREAS WHERE GROUND MOUNTED SIGN SUPPORTS CANNOT BE SUFFICIENTLY OFFSET FROM THE PAVEMENT SIGN, SIGN SUPPORTS SHOULD BE OF A SUITABLE BREAKAWAY OR YIELDING DESIGN.

No.	REVISION DESCRIPTION	DATE	BY
5.	176 RENTAL SITE PLAN SET	04-29-20	NCV
4	BUILDING DEPT. SUBMISSION SET	01-14-20	NCV
3	NO REVISION THIS SHEET	05-22-19	GT
2	NO REVISION THIS SHEET	05-20-19	GT
1.	GENERAL REVISIONS	05-07-19	GT

OWNER:
LIVINGSTON DEVELOPMENT CORP.
162-20 77TH ROAD
FLUSHING, NY 11336

APPLICANT:
LIVINGSTON DEVELOPMENT CORP.
162-20 77TH ROAD
FLUSHING, NY 11336

ON-SITE DETAILS

THE VILLA AT GLEN COVE

SITUATED IN

GLEN COVE

CITY OF GLEN COVE, NASSAU COUNTY, NEW YORK

NCTM: SECTION 21, BLOCK 244, LOTS 55, 60, 61 & 66
SECTION 21, BLOCK 38, LOTS 152, 196, 202 & 203

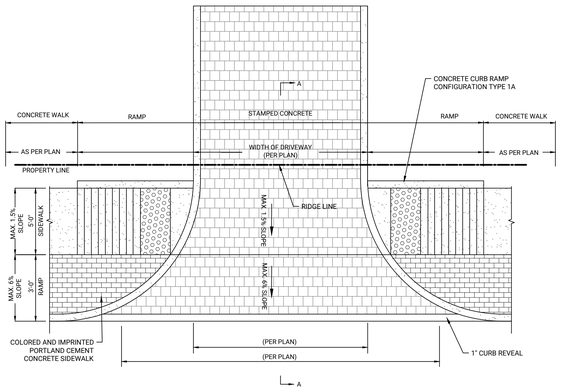
STATE OF NEW YORK · CHRISTOPHER W. ROBINSON · 067519 · LICENSED PROFESSIONAL ENGINEER

Christopher W. Robinson, P.E.
NY State License No. 67519

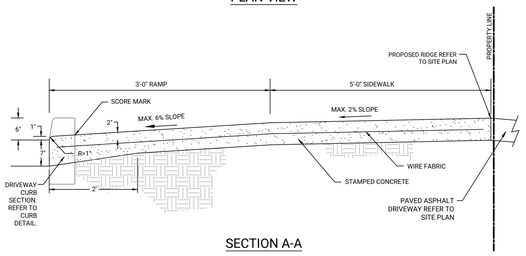
LIVINGSTON DEVELOPMENT CORP.

R&M ENGINEERING
Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

DWN. BY:	GT	CHK'D. BY:	CWR	SCALE:	N.T.S.	SHEET:	SP-9
DATE:	04-10-19	DATE:	04-15-19	JOB No.:	2018-164		



PLAN VIEW

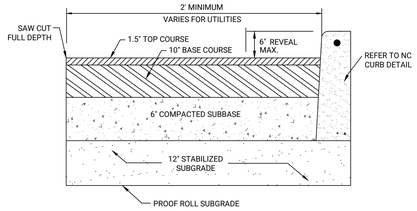


SECTION A-A

NASSAU COUNTY DRIVEWAY APRON

NOTES:

1. THE FIRST FULL FLAG OF SIDEWALK TO EITHER SIDE OF THE DRIVEWAY SHALL BE 6" THICK, WIRE FABRIC REINFORCED (ITEM 608.01100609 AS SHOWN IN SECTION A-A.

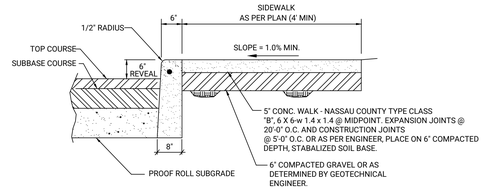


TOP COURSE:	1.5" COMPACTED ASPHALT CONCRETE 1A, NC ITEM 36DRA
BASE COURSE:	10" COMPACTED ASPHALT BASE, NC ITEM 22C-2
SUBBASE COURSE:	6" SAND & GRAVEL COMPACTED TO MIN 95% MODIFIED PROCTOR @ OPTIMUM MOISTURE CONTENT.

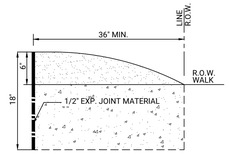
N.C. OFF-SITE PAVEMENT REPAIR DETAIL

NOTES:

1. CONCRETE FOR CURBS SHALL BE CLASS "A" AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
2. ALL WORK WITHIN NASSAU COUNTY RIGHT-OF-WAY SHALL CONFORM TO 2009 COUNTY OF NASSAU DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS AND DETAIL SHEETS FOR CIVIL ENGINEERING AND SITE DEVELOPMENT CONSTRUCTION.



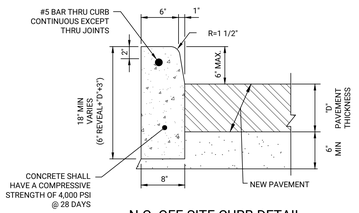
OFF - SITE SIDEWALK/CURB CROSS-SECTION DETAIL



BULLNOSE CURB

NOTES:

1. CURB ENDING SHALL END AT BACK OF WALK OR AS DIRECTED BY COUNTY E.I.C
2. EXPANSION JOINTS TO BE SPACED @ 12'-0" O.C.



NOTES:

1. REFER TO N.C. OFF-SITE PAV'T REPAIR DETAIL FOR PAV'T SPECIFICATIONS
2. PROVIDE $\frac{1}{2}$" PREFORMED EXPANSION JOINT AT 20' ON CENTER.

N.C. OFF-SITE CURB DETAIL

(ITEM NO. 26-C)

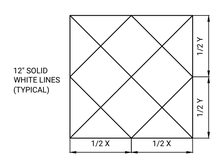
NASSAU COUNTY PAVEMENT MARKING NOTES:

OFF-SITE

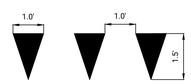
1. PAVEMENT MARKING ABBREVIATIONS SHOWN ON THIS DRAWING ARE AS FOLLOWS:

BWLL	- BROKEN WHITE LANE LINE, 4" Wide Line, White (10' Long Line - 30' Space)
DWLL	- DOTTED WHITE LANE LINE, 4" Wide Line, White (2' Long Line - 6' Space)
DYLL	- DOTTED YELLOW LANE LINE, 4" Wide Line, Yellow (2' Long Line - 6' Space)
FYBL	- FULL YELLOW BARRIER LINE, 4" Wide Line, Yellow
HVCW	- HIGH VISIBILITY CROSSWALK (12" Wide Line - 10' Bars at 4' O.C., unless otherwise noted)
PYBL	- PARTIAL YELLOW BARRIER LINE, 4" Width, Yellow Line (10' Long Line - 30' Space - used for Center Left Turn Lane)
SL	- STOP LINE (12" Wide Unless otherwise Shown)
SWCHL	- SOLID WHITE CHANNELIZING HATCH LINE,(See note #11)
SWEL	- SOLID WHITE EDGE LINE, 4" Wide Line, White
SWHL	- SOLID WHITE HATCH LINE, 4" Wide Lines (At 5' O.C. at hydrants and 10' O.C. in areas of Parking Restrictions)
SWLL	- SOLID WHITE LANE LINE, 4" Wide Line, White
SYEL	- SOLID YELLOW EDGE LINE, 4" Wide Line, Yellow
SYHL	- SOLID YELLOW HATCH LINE, 12" Wide Line (At 10' O.C. Unless Otherwise noted)
YL	- TRIANGLE PATTERN YIELD LINE

2. THE WIDTH AND LAYOUT FOR EACH OF THESE MARKING SHALL CONFORM TO THE CURRENT STANDARD DETAILS UNLESS OTHERWISE SHOWN ON THE DRAWING.
3. ALL LONG LINES AND HATCHING TO BE EPOXY MATERIAL, ITEM#442W & 442Y.
4. WORD MARKINGS AND CHARACTERS TO BE PERFORMED WITH PAVEMENT MARKING TAPE, ITEM #443C.
5. ALL ARROWS TO BE PERFORMED WITH PAVEMENT MARKING TAPE, ITEM #443A.
6. ALL STOP LINES AND CROSSWALKS TO BE PERFORMED WITH HIGH PERFORMANCE TAPE, ITEM #445W-12.
7. ALL GRIDLOCK LINES TO BE PERFORMED WITH HIGH PERFORMANCE TAPE, ITEM #445-12.
8. ALL REQUIRED 16" BARS TO BE PERFORMED WITH HIGH PERFORMANCE TAPE, ITEM #445W-16.
9. ALL HATCH LINES TO BE PLACED AT 45 DEGREE ANGLE TO THE ADJACENT TRAVEL LANE.
10. PAVEMENT MARKING SYMBOLS SHALL BE DESIGNED IN ACCORDANCE WITH THE NATIONAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE PROVISIONS OF THE NYS SUPPLEMENT TO THE MUTCD.
11. PAVEMENT MARKINGS FOR TRAFFIC ISLANDS SHALL BE 8" WIDE SOLID WHITE EDGE LINES AND 12" HATCH LINES AT 10' O.C., (CURRENT STANDARD DETAIL) UNLESS OTHERWISE SHOWN ON DESIGN DRAWINGS.
12. THE CONTRACTOR SHALL CONTACT JOSEPH SAFFIOTI, OF NASSAU COUNTY AT (516) 572-0451, TO HAVE THE LAYOUT OF THE PROPOSED PAVEMENT MARKINGS APPROVED, PRIOR TO WORK



GRIDLOCK BOX DETAIL

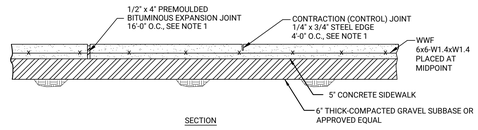


YIELD LINE DETAIL

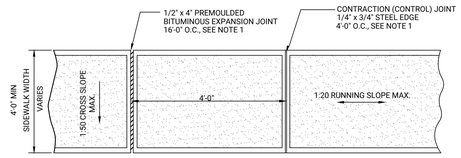
N.C.D.P.W. R.O.W.
EPOXY PAVEMENT MARKINGS

MARKING	DESCRIPTION	ITEM NO.
4" (TYP.) 10' 30' 10'	BROKEN LINE (WHITE) BROKEN LINE (YELLOW)	442W 442Y
4" (TYP.) 4" (TYP.)	FULL BARRIER LINE (YELLOW)	442Y
4" (TYP.) OR 6" (TYP.)	SOLID LINE (WHITE) SOLID LINE (YELLOW)	442W 442Y
12" (TYP.)	STOP LINE (WHITE)	445-12
10'-0" 1' 3' (TYP.) 4' O.C. (TYP.)	CROSSWALK REFLECTIVE STRIPING (WHITE)	445-12

N.C. OFF-SITE PAVEMENT MARKING LEGEND



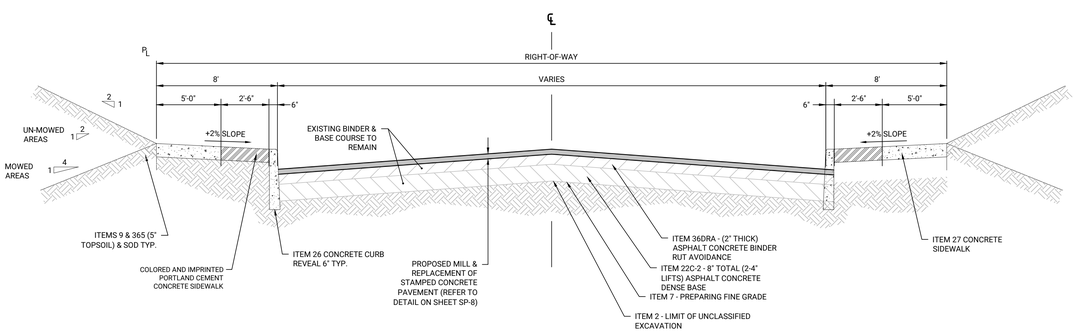
SECTION



PLAN

CONCRETE SIDEWALK DETAIL

1. CONTROL JOINTS ARE TO BE PLACED EVERY 4'-0" AND EXPANSION JOINTS ARE TO BE PLACED EVERY 16, OR AS DIRECTED BY THE ENGINEER.
2. SIDEWALK SHALL HAVE A COARSE BROOM FINISH PERPENDICTULAR TO TRAFFIC/BUILDING
3. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI @ 28 DAYS WITH 7.0% AIR ENTRAINMENT



TYPICAL ROAD SECTION WITH CONCRETE CURB

(CRAFT AVE)

No.	REVISION DESCRIPTION	DATE	BY
5.	176 RENTAL SITE PLAN SET	04-29-20	NCV
4	BUILDING DEPT. SUBMISSION SET	01-14-20	NCV
3	NO REVISION THIS SHEET	05-22-19	GT
2	NO REVISION THIS SHEET	05-20-19	GT
1.	GENERAL REVISIONS	05-07-19	GT

OWNER:
LIVINGSTON DEVELOPMENT CORP.
162-20 77TH ROAD
FLUSHING, NY 11336

APPLICANT:
LIVINGSTON DEVELOPMENT CORP.
162-20 77TH ROAD
FLUSHING, NY 11336

NASSAU COUNTY DETAILS

THE VILLA AT GLEN COVE

SITUATED IN

GLEN COVE

CITY OF GLEN COVE, NASSAU COUNTY, NEW YORK

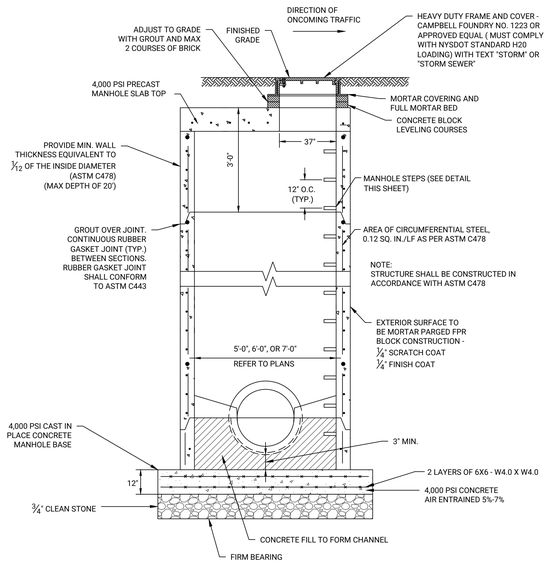
NCTM: SECTION 21, BLOCK 244, LOTS 55, 60, 61 & 66
SECTION 21, BLOCK 38, LOTS 152, 196, 202 & 203

Christopher W. Robinson, P.E.
NY State License No. 67519

Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

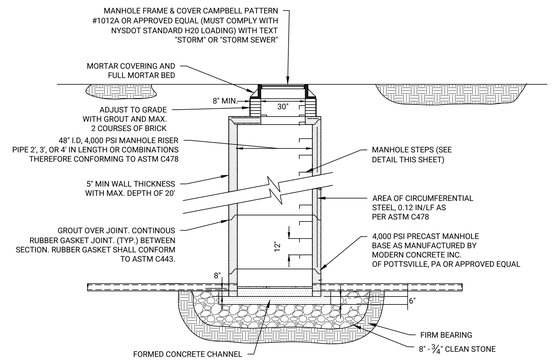
LIVINGSTON DEVELOPMENT CORP.

DWN. BY:	GT	CHK'D. BY:	CWR	SCALE:	N.T.S.	SHEET:	SP-10
DATE:	04-10-19	DATE:	04-15-19	JOB No.:	2018-164		



OVERSIZED PRECAST STORM MANHOLE

N.T.S.

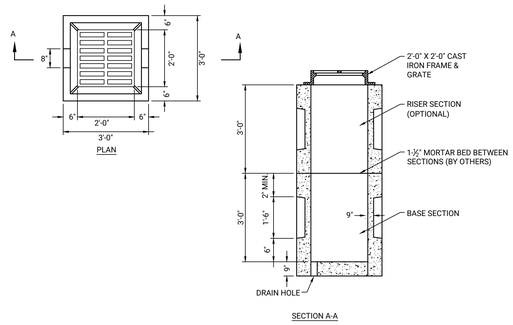


DRAINAGE MANHOLE (DMH)

N.T.S.

NOTE:

CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS FOR ALL PRECAST STRUCTURES THAT INCLUDE LARGE/MULTIPLE STORM SEWER CONNECTIONS. STRUCTURE TO BE SIZED TO PROVIDE MIN. OF 6" WALL SURFACE AND/OR AS REQUIRED TO SECURE A STRUCTURALLY SOUND PRODUCT.

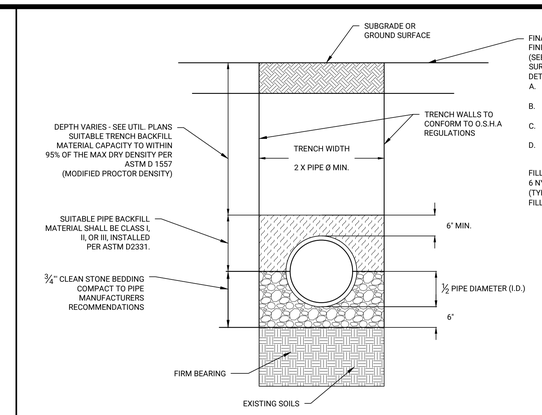


AREA (YARD) DRAIN DETAIL (YD)

N.T.S.

NOTES:

1. ALL CONCRETE SHALL TEST 4,000 P.S.I. @ 28 DAYS
2. REINFORCEMENT MEETS A.S.T.M A-615, GRADE 60, A.S.T.M. A-185.

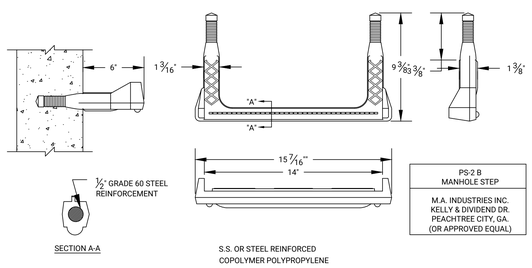


TYPICAL PIPE BEDDING DETAIL

N.T.S.

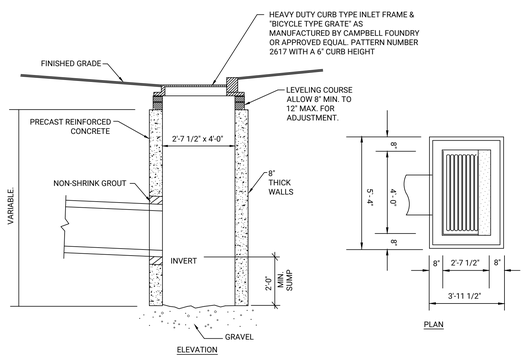
NOTES

1. TRENCH WIDTH SHALL BE A MINIMUM OF 1' EACH SIDE PLUS THE OUTSIDE DIAMETER OF THE PIPE. TRENCH WIDTH SHALL NOT EXCEED THAT REQUIRED FOR PROPER INSTALLATION BACKFILL AND COMPACTION OPERATIONS.
2. ALL SUITABLE BACKFILL AND SAND BEDDING SHALL BE AS PER SPECIFICATIONS AND APPROVED BY THE RESIDENT ENGINEER PRIOR TO INSTALLATION.
3. IN LIEU OF ¾" CLEAN STONE FOR PIPE BEDDING, SAND MAY BE UTILIZED FOR PVC AND HDPE PIPE BEDDING.



STRUCTURAL MANHOLE STEP DETAIL

N.T.S.

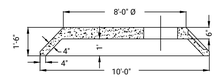


NASSAU COUNTY CATCH BASIN TYPE "A" MODIFIED (CB)

N.T.S.

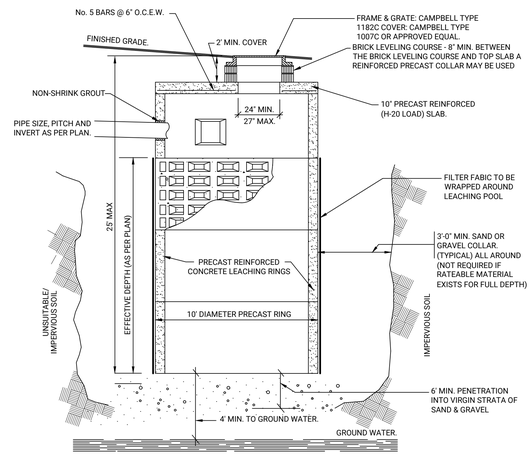
NOTES:

1. CATCH BASIN SHALL CONFORM TO N.C.D.P.W. STANDARDS.
2. ALL PRECAST DRAINAGE STRUCTURES SHALL BE FURNISHED WITH PRECAST OPENINGS FOR DRAINAGE PIPE.
3. ALL DRAINAGE PIPE SHALL HAVE 2' MINIMUM COVER



ALTERNATE TOP SHALLOW DOME DETAIL

N.T.S.

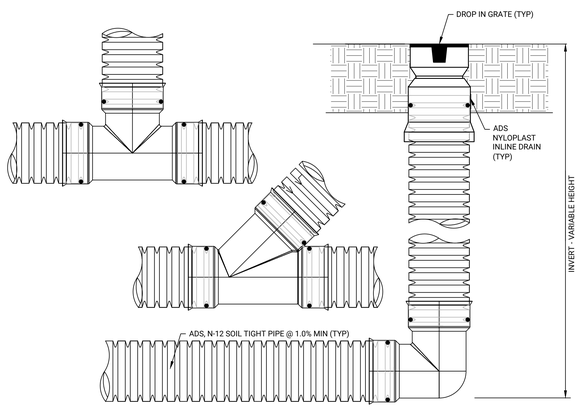


10' DIAMETER DRAINAGE LEACHING POOL DETAIL (LP)

N.T.S.

NOTES:

1. ALL DRAINAGE PIPE SHALL HAVE 2' MIN. COVER.
2. AS PART OF THE LEACHING POOL CONSTRUCTION, IF UNSUITABLE MATERIAL, THE CONTRACTOR SHALL BE RESPONSIBLE TO EXCAVATE A MINIMUM OF 6'-0" INTO A VIRGIN STRATA OF SAND AND GRAVEL BELOW THE STRUCTURE. THE EXCAVATION SHALL THEN BE BACKFILLED WITH A CLEAN WELL GRADED SAND AND GRAVEL UP TO AND AROUND THE STRUCTURE AS SHOWN.
3. ALL PRECAST DRAINAGE STRUCTURES SHALL BE FURNISHED WITH PRECAST OPENINGS FOR DRAINAGE PIPE.
4. ALL CONCRETE SHALL BE 4,000 PSI @ 28 DAYS.
5. PROPOSED 10' DIAMETER LEACHING CATCH BASIN (LCB) SHALL BE CONSTRUCTED WITH A FLAT GRATE AND CURB BOX.
6. THE TOP 4'-0" SECTION SHALL BE A SOLID REINFORCED PRECAST CONCRETE RING.

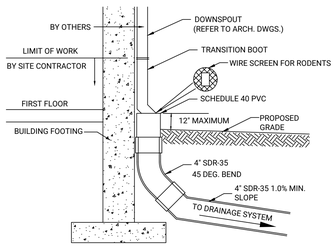


ADS NYLOPLAST INLINE AREA DRAIN DETAIL (NYPI)

N.T.S.

NOTES:

1. ALL WORK SHALL CONFORM TO MANUFACTURER'S SPECIFICATIONS.
2. INJECTION MOLD FITTINGS (WYES, TEE'S & ELBOWS) TO BE DESIGNATED "ST" - SOIL TIGHT WITH MOLDED CLEATS FOR CONNECTION TO N-12 PIPE
3. PIPE SIZE AS PER PLAN.



DOWNSPOUT CONNECTION DETAIL

N.T.S.

NOTES:

1. CONTRACTOR SHALL REFER TO ARCH. DWGS. FOR LOCATIONS, SIZES AND QUANTITY OF DOWNSPOUTS.

No.	REVISION DESCRIPTION	DATE	BY
5.	176 RENTAL SITE PLAN SET	04-29-20	NCV
4	BUILDING DEPT. SUBMISSION SET	01-14-20	NCV
3	NO REVISION THIS SHEET	05-22-19	GT
2	NO REVISION THIS SHEET	05-20-19	GT
1.	GENERAL REVISIONS	05-07-19	GT

OWNER:
LIVINGSTON DEVELOPMENT CORP.
162-20 77TH ROAD
FLUSHING, NY 11336

APPLICANT:
LIVINGSTON DEVELOPMENT CORP.
162-20 77TH ROAD
FLUSHING, NY 11336

DRAINAGE DETAILS

THE VILLA AT GLEN COVE

SITUATED IN

GLEN COVE

CITY OF GLEN COVE, NASSAU COUNTY, NEW YORK

NCTM: SECTION 21, BLOCK 244, LOTS 55, 60, 61 & 66
SECTION 21, BLOCK 38, LOTS 152, 196, 202 & 203

STATE OF NEW YORK · CHRISTOPHER W. ROBINSON · 67519 · LICENSED PROFESSIONAL ENGINEER

Christopher W. Robinson, P.E.
NY State License No. 67519

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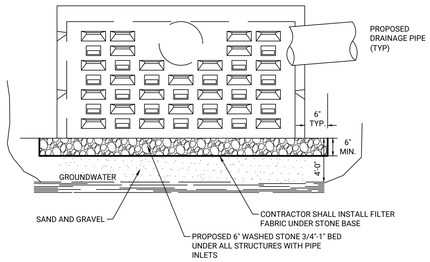
Fax: (631) 271-0592
www.rmengineering.com

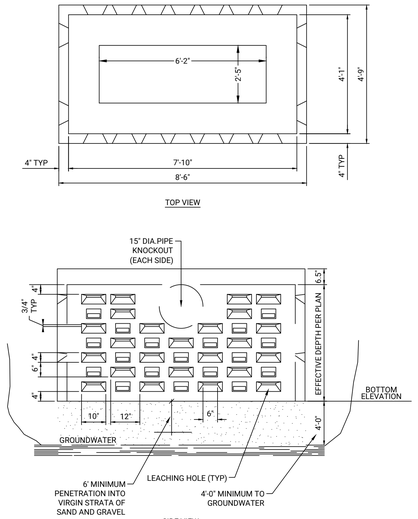
DWN. BY:	GT	CHK'D. BY:	CWR	SCALE:	N.T.S.	SHEET:
DATE:	04-10-19	DATE:	04-15-19	JOB No.:	2018-164	SP-11



DRAINAGE LEACHING CHAMBER STONE BASE DETAIL

NOTES:

1. UNSUITABLE MATERIAL SHALL BE REMOVED UNDER LEACHING POOL UNTIL 6' MIN. PENETRATION INTO VIRGIN SAND AND GRAVEL, AS APPROVED BY GEOTECHNICAL ENGINNER. STRUCTURE SHALL BE BACKFILLED WITH SAND AND GRAVEL TO THE BOTTOM OF THE BASIN.
2. 3/4" -1" WASHED STONE OR GRAVEL WITH FILTER FABRIC TO BE INSTALLED UNDERNEATH STRUCTURES WITH PIPE PENETRATIONS.



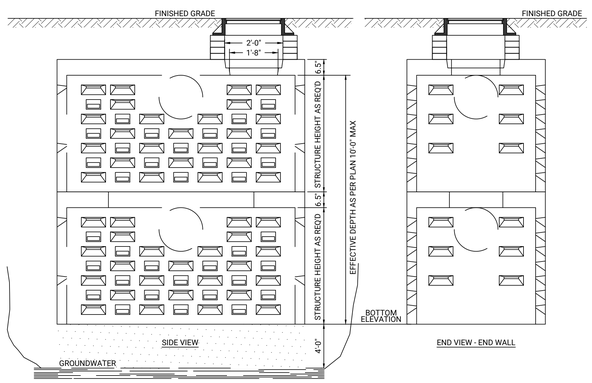
LEACHING CHAMBER DATA

INTERNAL WALL HGT.	DRAIN WALL AREA (SF)	INTERNAL VOLUME		DRAIN OPENINGS			WEIGHT (Lb.)
		CF	GAL.	TOTAL	SIZE	ANGLE	
5'-0"	85.0	160	957	62	2" X 6"	14 DEG.	8,805
4'-6"	76.5	144	838	54	2" X 6"	14 DEG.	8,225
4'-0"	68.0	128	957	48	2" X 6"	14 DEG.	7,675
3'-6"	59.5	112	838	40	2" X 6"	14 DEG.	7,065
3'-0"	51.0	96	718	34	2" X 6"	14 DEG.	6,485
2'-6"	42.5	80	598	26	2" X 6"	14 DEG.	5,905
2'-0"	34.0	64	479	20	2" X 6"	14 DEG.	5,325
1'-6"	25.5	48	359	22	2" X 6"	14 DEG.	4,730
1'-0"	17.0	32	239	12	2" X 6"	14 DEG.	4,150

BOTTOM DRAINAGE LEACHING CHAMBER DETAIL (DLC)

NOTES:

1. ALL CONCRETE SHALL BE A MINIMUM 4,000 PSI @ 28 DAYS.
2. LEACHING CHAMBERS SHALL BE MANUFACTURED BY LONG ISLAND PRECAST OR APPROVED EQUAL.
3. REBAR SHALL BE A MINIMUM ASTM A-615 GRADE 60, WELDED WIRE FABRIC SHALL BE A MINIMUM ASTM A-185.
4. STRUCTURE SHALL BE DESIGNED FOR AASHTO HS-20 LOADING, A MANUFACTURED BY LONG ISLAND PRECAST OR APPROVED EQUAL.
5. TOP SLAB AND WALL SECTION SHALL BE MONOLITHIC.
6. ALL HDPE DRAINAGE PIPE SHALL HAVE 2' MIN. COVER.
7. UNSUITABLE MATERIAL SHALL BE REMOVED UNDER LEACHING POOL UNTIL 6' MIN. PENETRATION INTO VIRGIN SAND AND GRAVEL, AS APPROVED BY GEOTECHNICAL ENGINNER. STRUCTURE SHALL BE BACKFILLED WITH SAND AND GRAVEL TO THE BOTTOM OF THE BASIN.
8. ALL PRECAST DRAINAGE STRUCTURES SHALL BE FURNISHED WITH PRECAST OPENINGS FOR DRAINAGE PIPE.
9. REFER TO DRAINAGE CALCULATIONS FOR DESIGN DEPTHS.

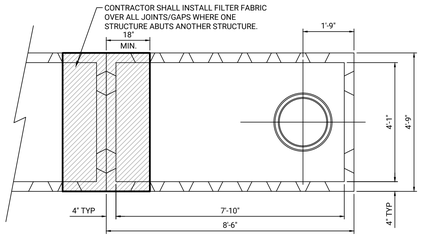


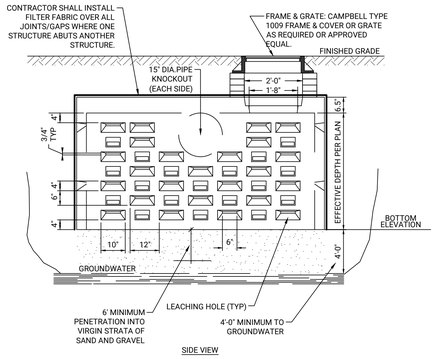
TYPICAL STACKED LEACHING GALLEY DETAIL

N.T.S.

NOTES:

1. CONCRETE 4,000 PSI @ 28 DAYS
2. REBAR TO BE ASTM A-615 GRADE 60
3. WELDED WIRE FABRIC ASTM A-185
4. TOP SLAB AND WALL ARE MONOLITHIC





LEACHING CHAMBER DATA

INTERNAL WALL HGT.	DRAIN WALL AREA (SF)	INTERNAL VOLUME		DRAIN OPENINGS			WEIGHT (Lb.)
		CF	GAL.	TOTAL	SIZE	ANGLE	
5'-0"	85.0	160	957	62	2" X 6"	14 DEG.	8,805
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2'-6"	42.5	80	598	26	2" X 6"	14 DEG.	5,905
2'-0"	34.0	64	479	20	2" X 6"	14 DEG.	5,325
1'-6"	25.5	48	359	22	2" X 6"	14 DEG.	4,730
1'-0"	17.0	32	239	12	2" X 6"	14 DEG.	4,150

TOP DRAINAGE LEACHING CHAMBER DETAIL (DLC)

NOTES:

1. ALL CONCRETE SHALL BE A MINIMUM 4,000 PSI @ 28 DAYS.
2. LEACHING CHAMBERS SHALL BE MANUFACTURED BY LONG ISLAND PRECAST OR APPROVED EQUAL.
3. REBAR SHALL BE A MINIMUM ASTM A-615 GRADE 60, WELDED WIRE FABRIC SHALL BE A MINIMUM ASTM A-185.
4. STRUCTURE SHALL BE DESIGNED FOR AASHTO HS-20 LOADING, A MANUFACTURED BY LONG ISLAND PRECAST OR APPROVED EQUAL.
5. TOP SLAB AND WALL SECTION SHALL BE MONOLITHIC.
6. ALL HDPE DRAINAGE PIPE SHALL HAVE 2' MIN. COVER.
7. UNSUITABLE MATERIAL SHALL BE REMOVED UNDER LEACHING POOL UNTIL 6' MIN. PENETRATION INTO VIRGIN SAND AND GRAVEL, AS APPROVED BY GEOTECHNICAL ENGINNER. STRUCTURE SHALL BE BACKFILLED WITH SAND AND GRAVEL TO THE BOTTOM OF THE BASIN.
8. ALL PRECAST DRAINAGE STRUCTURES SHALL BE FURNISHED WITH PRECAST OPENINGS FOR DRAINAGE PIPE.
9. REFER TO DRAINAGE CALCULATIONS FOR DESIGN DEPTHS.

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STATE OF NEW YORK · CHRISTOPHER W. ROBINSON · 067519 · LICENSED PROFESSIONAL ENGINEER

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DRAINAGE DETAILS

THE VILLA AT GLEN COVE

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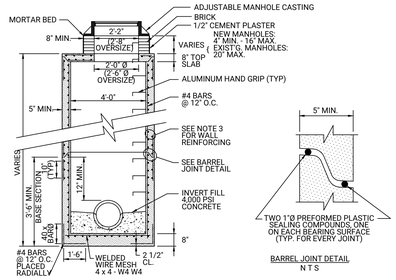
DWN. BY:	GT	CHK'D. BY:	CWR	SCALE:	N.T.S.	SHEET:	SP-12
DATE:	04-10-19	DATE:	04-15-19	JOB No.:	2018-164		

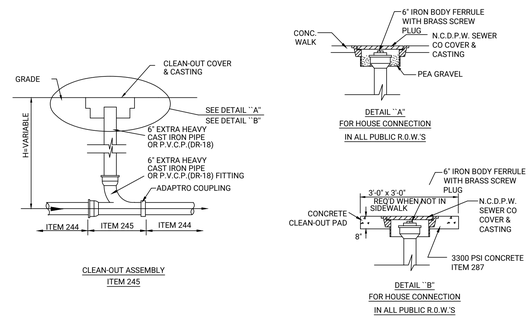


4' DIAMETER SANITARY SEWER MANHOLE (SMH)

N.T.S.

NOTES:

1. A No. 2 STEEL HOOP SHALL BE PLACED AROUND ALL PIPE OPENINGS.
2. PIPE OPENING FOR FLEXIBLE MANHOLE SEAL ASSEMBLIES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
3. AREA OF CIRCUMFERENTIAL STEEL = 0.0025 x I.D. (IN INCHES) OR 0.12 SQ. IN. PER L.F. (TYP) 6" MAX SPACING IN 4'-0" I.D. MANHOLE OR 0.15 SQ. IN. PER L.F. (TYP) 6" MAX SPACING IN 5'-0" I.D. MANHOLE.
4. NO LIFTING HOLES ALLOWED.
5. THE MINIMUM PROTECTIVE COVER OVER THE REINFORCING SHALL BE 1 1/2" UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL FURNISH DESIGN CALCULATIONS AS SPECIFIED IN "SECTION 02580, MANHOLES" OF STANDARD SPECIFICATIONS.
7. MANHOLE SHALL BE FURNISHED AND INSTALLED PER THE N.C.D.P.W. STANDARD DETAILS AND SPECIFICATIONS.
8. ALUMINUM HAND GRIP TO BE INSTALLED IN MANHOLES REQUIRING A LADDER. HAND GRIPS ARE TO BE PLACED IN LINE WITH THE LADDERS.

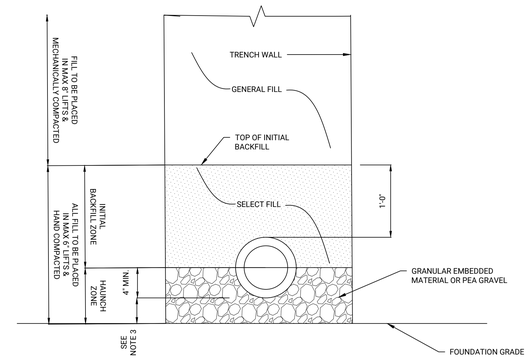


TYPICAL CLEAN OUT DETAIL (CO)

N.T.S.

NOTES:

1. CONCRETE SHALL BE CLASS "A" AND CONFORM TO NASSAU COUNTY REQUIREMENTS. (3,500 PSI @ 28 DAYS)



NOTES:

1. ALL MATERIALS TO BE COMPACTED TO A MINIMUM DRY DENSITY OF NINETY-FIVE (95) PERCENT OF THE STANDARD PROCTOR DENSITY.
2. THIS DETAIL APPLIES IN AREAS WITH SUITABLE FOUNDATION MATERIAL BELOW THE FOUNDATION GRADE.
3. IN LIEU OF GRANULAR BACKFILL MATERIAL OR PEA GRAVEL BELOW THE BOTTOM OF THE PIPE, THE CONTRACTOR HAS THE OPTION OF PROVIDING A SHAPED BOTTOM.

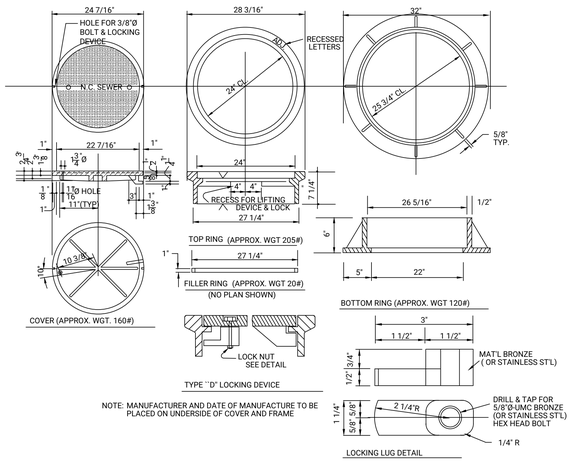
SANITARY SEWER TRENCH DETAIL

N.T.S.

N.C.D.P.W. SANITARY SEWER NOTES

1. THIS PROPERTY IS LOCATED WITHIN THE NASSAU COUNTY SEWER AND STORM WATER RESOURCES DISTRICT, SEWAGE COLLECTION SERVICE AREA.
2. THE DEVELOPER/CONTRACTOR SHALL INSTALL THE SANITARY SEWERS IN ACCORDANCE WITH NCDPW STANDARD SPECIFICATIONS AND DETAILS FOR THE CONSTRUCTION OF SANITARY SEWERS, LATEST EDITION 2003, UNDER PERMIT AND/OR SEWER AGREEMENT WITH THE COUNTY.
3. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS A MINIMUM OF (2) TWO WORKING DAYS PRIOR TO WORK INVOLVING ANY SANITARY SEWER FACILITIES. NOTIFICATION IS TO BE MADE BY CALLING (516) 571-6841. ALL SUCH WORK MUST BE PERFORMED IN THE PRESENCE OF A NASSAU COUNTY INSPECTOR.
4. THE HORIZONTAL/VERTICAL SEPARATION OF SEWER AND DRAINAGE PIPE, AND WATER MAINS/SERVICES SHALL MEET OR EXCEED THE REQUIREMENTS OUTLINED IN THE RECOMMENDED STANDARDS FOR SEWAGE WORKS (TEN STATE STANDARDS), LATEST EDITION.
5. WHERE SANITARY OR HOUSE CONNECTION SEWERS CROSS OVER A DRAINAGE TRENCH AREA, THE SEWER SHALL BE REPLACED WITH DUCTILE IRON EXTENDING A MINIMUM OF FIVE (5) FEET EACH SIDE OF THE CROSSING TO UNDISTURBED SOIL. THE SAME REPLACEMENT SHALL APPLY FOR SEWERS UNDER A DRAINAGE TRENCH AREA WITHIN TWELVE (12) INCHES CLEARANCE, BOTTOM OF DRAIN TO TOP OF SEWER.
6. ALL PIPES, MANHOLES AND APPURTENANCES SHALL HAVE THE COUNTY APPROVAL STAMP THEREON OR WRITTEN CERTIFICATION ACCEPTABLE TO THE COUNTY BEFORE THE MATERIAL CAN BE INSTALLED.
7. THE MINIMUM/MAXIMUM HEIGHT LIMITS FOR BRICKWORK FOR NEW MANHOLES ARE (4) FOUR INCHES AND (16) SIXTEEN INCHES, RESPECTIVELY. ADJUSTMENTS TO CHIMNEY HEIGHT TO MEET THE LIMITS SHALL BE BY ALTERING THE PRECAST MANHOLE BARREL. ADDITIONAL REQUIREMENTS ARE:
   A. ONLY CONCRETE BRICK WILL BE USED FOR BRICKWORK.
   B. THE MANHOLE FRAME IS TO BE SET IN PORTLAND CEMENT CONCRETE. BRICK MORTAR WILL NOT BE PERMITTED.
   C. THE MANHOLE COVERS MUST BE AT FINISHED STREET GRADE. WARPING OR FEATHERING OF THE PAVEMENT TO MEET IMPROPERLY SET MANHOLES WILL BE PERMITTED.
   D. THE MANHOLES AND COVERS MUST BE CLEAN AND FREE FROM ALL ROAD PAVING MATERIALS AND DEBRIS PRIOR TO PAINTING THE CASTINGS.
8. ALL CONNECTIONS TO THE MANHOLES MUST BE BY A FLEXIBLE RUBBER BOOT. IF THE BOOT IS NOT CAST IN, OR THE MANHOLE IS EXISTING THE CONNECTION MUST BE BY THE KOR-N-SEAL METHOD.
9. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS FOR ENTRY INTO A CONFINED SPACE WHENEVER IT IS NECESSARY FOR A CONTRACTOR'S EMPLOYEE TO ENTER A NASSAU COUNTY SANITARY SEWER MANHOLE. THE MINIMUM REQUIREMENTS THE CONTRACTOR MUST COMPLY WITH ARE:
   A. CONTRACTOR ISSUED "ENTRY PERMIT"
   B. CONFINED SPACE ENTRY MONITOR TO TEST FOR TOXIC, EXPLOSIVE AND OXYGEN DEFICIENT ATMOSPHERE.
   C. CONFINED SPACE RESCUE AND RETRIEVAL EQUIPMENT.

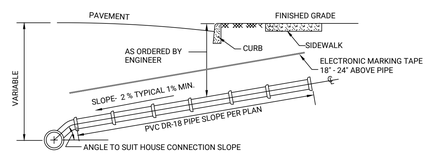
   THE CONTRACTOR WILL NOT BE PERMITTED TO WORK IN A NASSAU COUNTY SANITARY SEWER MANHOLE UNLESS HE COMPLIES WITH ALL APPLICABLE OSHA REQUIREMENTS.
10. THE SANITARY SEWER SERVICING THIS PROPERTY IS TO REMAIN PRIVATE. MAINTENANCE AND REPAIRS ARE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS.
11. THE OWNER/BUILDING SHALL SECURE THE SERVICES OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK WITH EXPERIENCE IN THE FIELD OF SANITARY SEWER CONSTRUCTION. THIS ENGINEER WILL BE REQUIRED TO CERTIFY THE COUNTY OF NASSAU THAT THE CONSTRUCTION OF THE LINES AND STRUCTURES HAS BEEN INSPECTED AND INSTALLED IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS OF NASSAU COUNTY. THE ENGINEER SHALL FURNISH TWO (2) SETS OF CERTIFIED AS-BUILT DRAWINGS.
12. ALL SANITARY SEWER HOUSE CONNECTIONS SHALL BE (6) SIX INCH PVC AT A MINIMUM OF 1% SLOPE.
13. ALL SANITARY CLEANOUTS, HOUSE CONNECTIONS, ETC. SHALL MEET NASSAU COUNTY DEPARTMENT OF PUBLIC WORKS SANITARY SEWER STANDARDS. CLEANOUTS ON 6" LINE SHALL BE 75' O.C. MAXIMUM AND AT ALL BENDS GREATER THAN 23 DEGREES.



NOTE: MANUFACTURER AND DATE OF MANUFACTURE TO BE PLACED ON UNDERSIDE OF COVER AND FRAME

TYPE "F" MANHOLE FRAME & COVER

N.T.S.

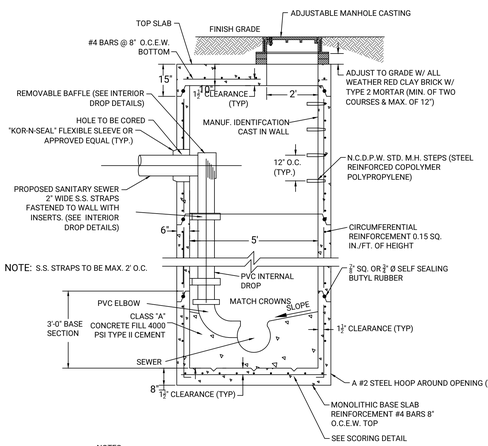


NOTES:

1. SEWER LINE TO HAVE A MINIMUM OF 10' HORIZONTAL DISTANCE FROM WATER MAIN OR 18" MINIMUM VERTICAL DISTANCE.
2. CLEAN-OUTS SHALL BE INSTALLED AT ALL BENDS IN EXCESS OF 23' AND WITH A MAXIMUM SPACING OF 75' ON CENTER
3. WHERE GROUND COVER OVER THE TOP OF PIPE IS LESS THAN 2'-0", THE HOUSE CONNECTION SHALL BE DUCTILE IRON PIPE, CEMENT LINED PIPE, CLASS 52.

TYPICAL HOUSE CONNECTION DETAIL

N.T.S.

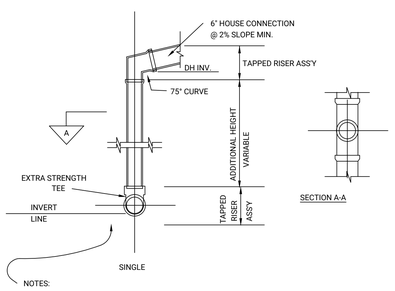


NOTES:

1. AN INTERNAL DROP ASSEMBLY SHALL BE USED AT ALL LOCATIONS WHERE THE INVERT ELEVATIONS DIFFER BY MORE THAN 2 FEET.
2. A 5' DIAMETER MANHOLE SHALL BE USED WHERE INTERNAL DROP MANHOLES ARE REQUIRED.

DROP MANHOLE DETAIL

N.T.S.

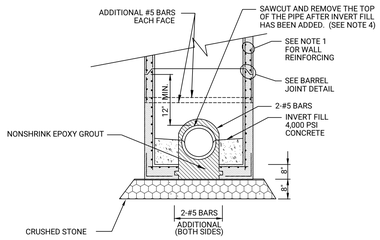


NOTES:

FOR SINGLE RISER CONNECTIONS FOR PVC USE 8" & 6" TEE (TYPICAL SIZE).
OTHERWISE DETAIL SHOWN IS THE SAME FOR TAPPED AND REGULAR RISER CONNECTIONS

DEEP HOUSE CONNECTION DETAIL

N.T.S.



"DOGHOUSE" MANHOLE BASE DETAIL

N.T.S.

NOTES:

1. FOR CONCRETE THICKNESS AND REINFORCING SEE MANHOLE DETAIL THIS SHEET (4' DIAMETER SANITARY SEWER MANHOLE). PLACE ADDITIONAL REINFORCING AS SHOWN.
2. THE EXISTING PIPE SHALL NOT BE DISTURBED DURING THE INSTALLATION OF THE MANHOLE BASE. THE CONTRACTOR SHALL SUPPORT THE EXISTING PIPE WITH HANGERS PRIOR TO EXCAVATION BELOW THE SPRING LINE OF THE PIPE.
3. THE CONTRACTOR SHALL GROUT THE ANNULAR SPACE BETWEEN THE MANHOLE WALLS AND THE EXISTING PIPE AND THE OPENING IN THE BOTTOM SLAB WITH NONSHRINK EPOXY GROUT PRIOR TO THE PLACEMENT OF THE CONCRETE INVERT FILL.
4. THE CONTRACTOR SHALL PLACE AND CURE THE INVERT FILL PRIOR TO SAWCUTTING AND REMOVING THE TOP SECTION OF THE EXISTING PIPE.
5. BASE SHALL BE FURNISHED AND INSTALLED PER THE N.C.D.P.W. STANDARD DETAILS AND SPECIFICATIONS.

No.	REVISION DESCRIPTION	DATE	BY
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162-20 77TH ROAD
FLUSHING, NY 11336

APPLICANT:
LIVINGSTON DEVELOPMENT CORP.
162-20 77TH ROAD
FLUSHING, NY 11336

SANITARY DETAILS

THE VILLA AT GLEN COVE

SITUATED IN

GLEN COVE

CITY OF GLEN COVE, NASSAU COUNTY, NEW YORK

NCTM: SECTION 21, BLOCK 244, LOTS 55, 60, 61 & 66
SECTION 21, BLOCK 38, LOTS 152, 196, 202 & 203

STATE OF NEW YORK · CHRISTOPHER W. ROBINSON · 067519 · LICENSED PROFESSIONAL ENGINEER

Christopher W. Robinson, P.E.
NY State License No. 67519

LIVINGSTON DEVELOPMENT CORP.

R&M ENGINEERING

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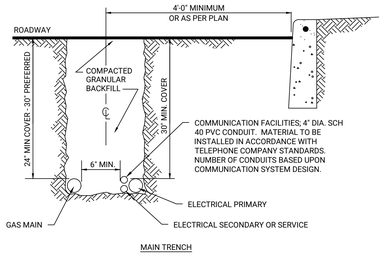
Fax: (631) 271-0592
www.rmengineering.com

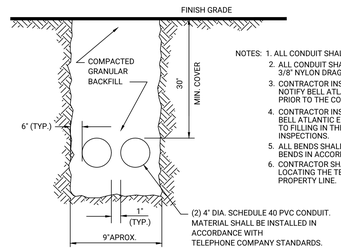
DWN. BY:	GT	CHK'D. BY:	CWR	SCALE:	N.T.S.	SHEET:	SP-13
DATE:	04-10-19	DATE:	04-15-19	JOB No.:	2018-164		



UTILITY TRENCH DETAIL

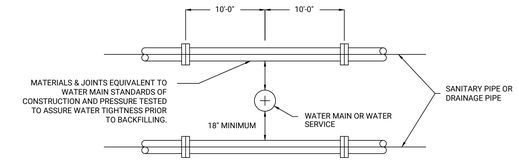
NOTES:

1. A MINIMUM OF 7' SEPARATION MUST BE PROVIDED BETWEEN DIFFERENT CABLE SECTION OF THE SAME 3 PHASE LOOP SYSTEM.
2. A MINIMUM 6' SPACING MUST BE MAINTAINED BETWEEN GAS SERVICE/MAIN AND ELECTRICAL, TELEPHONE AND CABLE.
3. TRENCH BOTTOM SHALL BE FREE OF ALL ROCKS AND DEBRIS THAT MIGHT DAMAGE PLASTIC SERVICE MAINS/CONDUITS.
4. CONTRACTOR SHALL EXCAVATE TRENCH AND INSTALL UTILITIES IN ACCORDANCE WITH KEYSPAN/PSEG CONSTRUCTION STANDARD NUMBER CS-5506.
5. CONTRACTOR SHALL BE FAMILIAR WITH AND ADHERE TO KEYSPAN'S/PSEG'S SPECIFICATIONS AND REQUIREMENTS FOR GAS AND ELECTRICAL INSTALLATIONS.



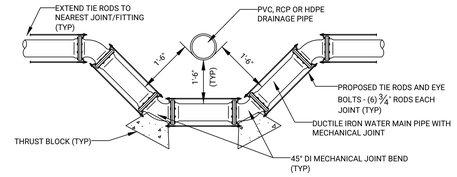
NOTES:
1. ALL CONDUIT SHALL BE SCHEDULE 40 PVC.
2. ALL CONDUIT SHALL BE INSTALLED WITH (4) 3/8" NYLON DRAG LINES.
3. CONTRACTOR INSTALLING THE CONDUIT SHALL NOTIFY BELL ATLANTIC ENGINEERING DEPT. 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. CONTRACTOR INSTALLING THE CONDUIT SHALL NOTIFY BELL ATLANTIC ENGINEERING DEPT. 48 HOURS PRIOR TO FILLING IN THE TRENCH, INORDER TO ARRANGE INSPECTIONS.
5. ALL BENDS SHALL BE SCHEDULE 40 PVC, LONG SWEEP BENDS IN ACCORDANCE WITH BELL ATLANTIC STANDARDS.
6. CONTRACTOR SHALL PROVIDE (4) 2" X 4" TIMBER STAKE LOCATING THE TERMINUS OF THE CONDUIT AT THE PROPERTY LINE.

VERIZON TRENCH DETAIL



WATER/SEWER/DRAINAGE CROSSING DETAIL

N.T.S.

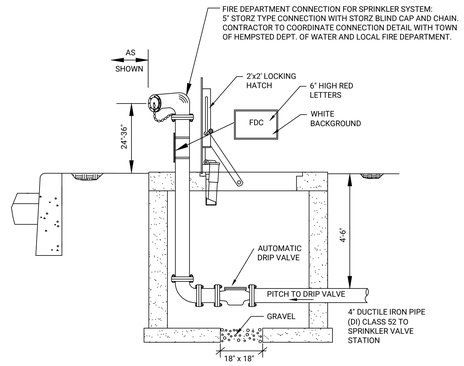


WATER MAIN - DRAINAGE CROSSING DETAIL

N.T.S.

NOTES:

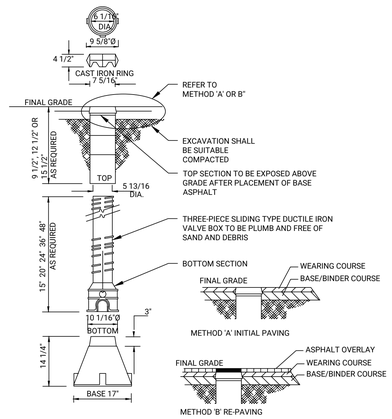
1. TIE RODS, INCLUDING NUTS WASHERS AND BOLTS TO BE 3/4" DIAMETER AND SHALL MEET ASTM DESIGNATION A302 CARBON STEEL REQUIREMENTS
2. ALL TIE RODS. TIE BOLTS, NUTS AND WASHERS INSTALLED UNDERGROUND SHALL BE COATED WITH A BITUMINOUS SEAL COAT
3. REFER TO UTILITY CROSSING TABLE ON UTILITY PLAN.



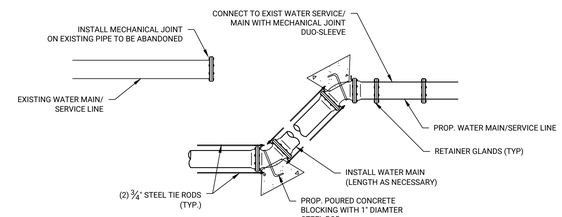
FIRE DEPARTMENT CONNECTION DETAIL

NOTE:

FIRE SPRINKLER DETAILS ARE FOR ILLUSTRATIVE PURPOSES ONLY, CONTRACTOR TO REFER TO FIRE PROTECTION SPCIFICATIONS AND FIRE PROTECTION DRAWINGS FOR ACTUAL DETAILS. FIRE DEPARTMENT CONNECTION TO CONNECT TO SPRINKLER SYSTEM AFTER VALVE ASSEMBLIES AS SHOWN.



ROADWAY VALVE BOX



WATER MAIN - SERVICE CONNECTION DETAIL

N.T.S.

NOTES:

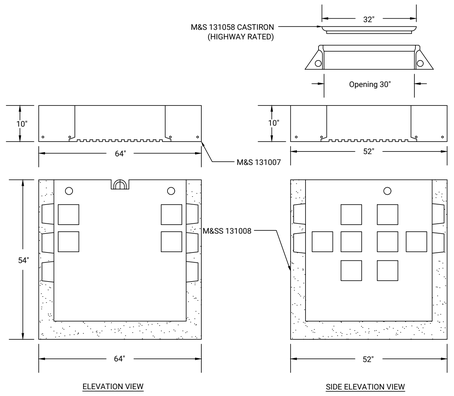
1. TIE RODS, INCLUDING NUTS WASHERS AND BOLTS TO BE 3/4" DIAMETER AND SHALL MEET ASTM DESIGNATION A302 CARBON STEEL REQUIREMENTS
2. ALL TIE RODS. TIE BOLTS, NUTS AND WASHERS INSTALLED UNDERGROUND SHALL BE COATED WITH A BITUMINOUS SEAL COAT

WATER DISTRIBUTION SYSTEM NOTES

1. 4" DIAMETER OR LARGER WATER MAIN SHALL BE CLASS 52 DUCTILE IRON PIPE MANUFACTURED BY US PIPE OR GRIFFIN
2. GATE VALVES SHALL BE RESILIENT WEDGE VALVES MANUFACTURED BY MUELLER COMPANY
3. WATER MAINS AND SERVICE LINES ARE TO BE LOCATED AN MINIMUM OF (10') TEN FEET FROM ANY STRUCTURE, INCLUDING BUILDINGS, PONDS, DRAINAGE AND SANITARY STRUCTURES.
4. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH AWWA STANDARD C 600 "INSTALLATION OF DUCTILE IRON WATER MAINS AND THEIR APPURTENANCES" LATEST EDITION. PIPE SHALL BE LAID STRAIGHT WITH NO DEFLECTIONS AT JOINTS AND NO DEFLECTION OF PIPE.
5. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVA- TION OF EXISTING UTILITIES BY FIELD INVESTIGATION. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT BETWEEN EXISTING UTILITIES AND PROPOSED WORK.
6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND WATER DEPARTMENT 48 HOURS IN ADVANCE OF CONSTRUCTION IN ORDER TO SCHEDULE THE REQUIRED FIELD OBSERVATIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING IF REQUIRED:
   A. FURNISHING ALL LABOR, MATERIALS, AND EQUIPMENT FOR DEWATERING.
   B. OBTAINING DESIGN SERVICES, APPROVALS, AND PERMITS.
   C. PERFORMING AND MAINTAINING DEWATERING OPERATION.
   D. REMOVAL AND REACTIVATION OF OPERATIONS AND FACILITIES AT COMPLETION OF PROJECT.
   E. ALL THE COSTS RELATING TO THE DESIGN, APPROVAL, INSTALLATION, OPERATION, AND REMOVAL FOR DEWATERING OPERATIONS.
8. MATERIAL REQUIREMENTS FOR INSTALLATION OF WATER MAINS
   A. CLASS 52 DUCTILE IRON WATER MAIN PIPE (4" AND LARGER). U.S. PIPE OR GRIFFIN MANUFACTURER
   B. TYPE "K" COPPER ON SERVICE LINES (2" AND UNDER).
   C. SOLID SLEEVE COUPLINGS (NO WRAPAROUND TYPES).
   D. FULL BODIED FITTINGS (U.S.) MANUFACTURER OR IF UNAVAILABLE, LIGHT WEIGHT FITTINGS (U.S. MANUFACTURER ONLY).
   E. UNDERGROUND CLAMPS.
   F. TIE RODS.
   G. DUC LUGS.
   H. FORD UNI-FLANGE SERIES 1400 PIPE RESTAINTS FOR DUCTILE IRON PIPE (IF APPLICABLE, REPLACES E, F & G)
   I. POURED CONCRETE THRUST BLOCKS AT ALL PIPE BENDS.
   J. CLOW EDDY OR MUELLER (SUPER CENTURION) (NATIONAL STANDARD THREAD) TYPE FIRE HYDRANTS.
   K. BUTTERFLY VALVES (OVER 12" WATER MAIN SIZE).
   L. GATE VALVES (12" AND UNDER WATER MAIN SIZE) MUELLER RESILIANT WEDGE TYPE

TESTING

1. ALL WATER MAINS SHALL BE DISINFECTED AND PRESSURE TESTED IN ACCORDANCE WITH AWWA STANDARD C-600, LATEST EDITION, PRIOR TO USE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO THE COMMENCEMENT OF WATER MAIN TESTING.
2. WATER MAINS SHALL BE FLUSHED AND FILLED WITH A CHLORINE SOLUTION COMPRISED OF A MINIMUM OF 50 PPM AVAILABLE CHLORINE AND AL- LOWED TO STAND FOR 24 HOURS. VALVES SHALL BE OPERATED DURING THIS PERIOD. HEAVILY CHLORINATED WATER SHALL BE FLUSHED FROM THE MAINS PRIOR TO BACTERIOLOGICAL TESTING. BACTERIOLOGICAL TESTING SHALL BE IN ACCORDANCE WITH AWWA C-651-86. SAMPLES SHALL BE TAKEN IN ACCORDANCE WITH NCDHS REQUIREMENTS OF AT LEAST ONE SAMPLE PER 1,000 LF OR PORTION THEREOF OF WATER MAIN OR AS DIRECTED BY THE NCDHS REPRESEN- TATIVES.

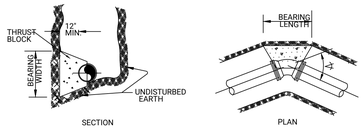


PSEG UTILITY MANHOLE

TYPE TS DISTRIBUTION BOX 4'-6" x 3'-6" x 4'-0" PRECAST CONCRETE COMPONENTS

NOTES:

1. TYPE TS DISTRIBUTION BOX SHALL CONFORM TO PSEG STANDARDS AND SPECIFICATIONS
2. REFER TO PSEG SPECIFICATIONS AND "RED BOOK" FOR CM-11-6 MANHOLE DETAIL



MINIMUM THRUST BLOCKING BEARING AREAS

PIPE DIAMETER	DEAD END OR TEES Sq. Ft.	90° BEND Sq. Ft.	45° BEND Sq. Ft.	22 1/2° BEND Sq. Ft.	11 1/4° BEND Sq. Ft.
3"	1.0	1.0	1.0	1.0	1.0
4"	1.0	1.5	1.0	1.0	1.0
6"	2.0	3.0	2.0	1.5	1.0
8"	4.0	5.5	3.0	1.5	1.0
10"	6.0	8.5	4.5	2.5	1.0
12"	9.0	12.0	6.5	3.5	1.5
14"	15.0	22.0	12.0	6.0	2.0
16"	15.0	22.0	12.0	6.0	3.0
18"	15.0	22.0	12.0	6.0	4.0

BEARING AREA = BEARING WIDTH x BEARING LENGTH

THRUST BLOCK DETAIL

NOTES:

1. THRUST BLOCKS TO BEAR ON UNDISTURBED SOIL
2. ALL CONCRETE SHALL BE 2,000 PSI AT 28 DAYS AND HAVE THE FOLLOWING BEARING AREAS BASED ON THE ANGLE OF THE PIPE.

No.	REVISION DESCRIPTION	DATE	BY
5.	176 RENTAL SITE PLAN SET	04-29-20	NCV
4	BUILDING DEPT. SUBMISSION SET	01-14-20	NCV
3	NO REVISION THIS SHEET	05-22-19	GT
2	NO REVISION THIS SHEET	05-20-19	GT
1.	GENERAL REVISIONS	05-07-19	GT

OWNER:
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162-20 77TH ROAD
FLUSHING, NY 11336

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WATER & UTILITY DETAILS

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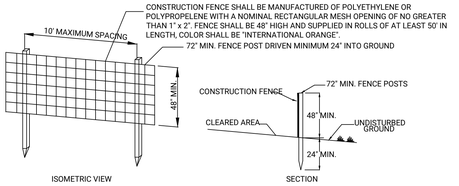


ORANGE CONSTRUCTION FENCE DETAIL

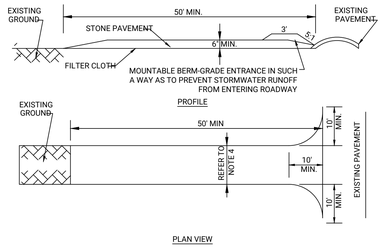
CONSTRUCTION NOTES FOR PLASTIC FLORESCENT ORANGE FENCE

NOTES:

1. THE CONTRACTOR SHALL INSTALL THE CONSTRUCTION FENCE IN LOCATIONS AS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS OR MUNICIPAL AUTHORITIES.
2. THE PRIMARY PURPOSE OF THE CONSTRUCTION FENCE IS TO CLEARLY DELINEATE A CONSTRUCTION AREA AND PROVIDE SOME MEASURE OF PROTECTION FOR THE SURROUNDING NATURAL AREAS. IT IS NOT DESIGNED OR INTENDED TO BE AN INPENETRABLE BARRIER TO THOSE INTENT ON ENTERING THE CONSTRUCTION SITE.

INSTALLATION

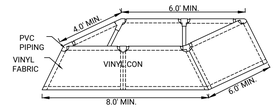
CONSTRUCTION FENCE SHALL BE INSTALLED BY WEAVING FENCE POSTS VERTICALLY THROUGH AT LEAST THREE (3) MESH OPENINGS (TOP, MIDDLE AND BOTTOM OF FENCE) AND DRIVING POSTS WITH A 3LB. DRILLING HAMMER (OR EQUIVALENT) FLUSH WITH TOP OF FENCING. POSTS SHALL BE AT AN INTERVAL OF NO GREATER THAN TEN FEET. FENCING SHALL BE SECURED FIRMLY TO EACH POST AT THE TOP, BOTTOM AND MIDPOINT WITH WIRE REBAR TIES. WHERE LENGTHS OF FENCING ARE JOINED, A POST SHALL BE WOVEN THROUGH BOTH FENCE SECTIONS AT THE JOINT, WITH TIES FASTENING BOTH FENCE SECTIONS TO THE POST. FENCING SHALL BE STRETCHED AS TAUT AS PRACTICAL BETWEEN FENCE POSTS WITHOUT INORDINATELY DEFLECTING POSTS. TEMPORARY OPENINGS IN CONSTRUCTION FENCE INSTALLATIONS SHALL BE PERMITTED FOR ENTRY OF WORKERS, MATERIALS AND EQUIPMENT. SUCH OPENINGS SHALL BE SECURED AT THE END OF EACH WORK DAY IN THE MANNER AFOREMENTIONED FOR JOINING FENCE SECTIONS.



NOTES:

1. STONE SIZE - USE 2" STONE OR CRUSHED CONCRETE, NO FINES.
2. LENGTH - NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT THE TRANSPORT OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT TRANSPORTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A WASH STATION IF EXCESSIVE MUD FROM VEHICLE TIRES IS TRACKED ONTO R.O.W.

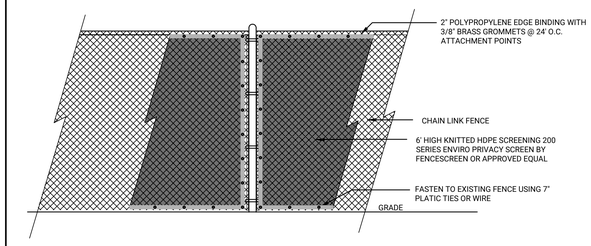
STABILIZED CONSTRUCTION ENTRANCE DETAIL



CONCRETE WASH-OUT

NOTES:

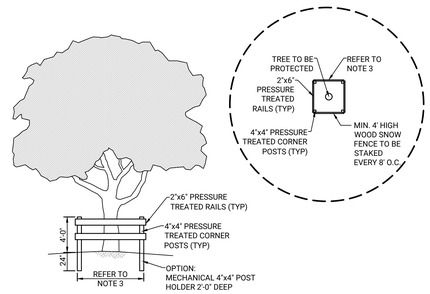
1. CONTRACTOR SHALL PROVIDE A CONCRETE WASH-OUT BY RTC SUPPLY 1-530-589-2007 (WEBSITE www.rtcsupply.com) CONCRACTOR OR APPROVED EQUAL
2. LINERS FOR THE WASHOUT ARE AVAILABLE FROM RTC SUPPLY FOR MULTIBLE USES
3. VINYL-CON 810 FROM RTC SUPPLY OR APPROVED EQUAL. CONTRACTOR SHALL MAINTAIN UNIT IN OPERATING ORDER THROUGHOUT THE PROJECT DURATION. UNIT SHALL BE CLEANED AND CONTENTS DISPOSED OF PER NYSDEC REQUIREMENTS UNIT SHALL BE REPLACED IF TORN OR DAMAGED. WASTE SHALL NOT EXCEED 75% OF UNIT CAPACITY.



SCREEN FENCE DETAIL

NOTES:

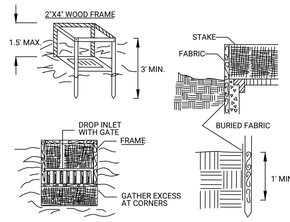
1. SCREEN FENCE EDGE TO BE FASTENED SECURELY TO FENCE MESH WITH PLASTIC TIES OR WIRE TIES. REFER TO MANUFACTURER SPECIFICATION FOR FURTHER INFORMATION.
2. WHEN TWO (2) SECTIONS OF SCREEN ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REPLACED WHEN "LARGE TEARS" DEVELOP IN THE FENCE.



TREE PROTECTION DETAIL

NOTES:

1. ALL PROTECTION MUST REMAIN UNTIL COMPLETION OF CONSTRUCTION. ANY GRADING (MINOR ONLY ALLOWED) DONE WITHIN THE PROTECTION ZONES SHALL BE DONE WITH ONLY HAND TOOLS.
2. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH A MINIMUM 8'x8' ENCLOSURE CONSTRUCTED AS PER THE ABOVE DETAIL & WITH A WOOD SNOW FENCE TO BE INSTALLED AT A DISTANCE IN FEET FROM THE TREE EQUAL TO THE DIAMETER OF THE TRUNK IN INCHES, MEASURED TWELVE (12) INCHES FROM GRADE.
3. FENCES/BARRIERS TO PROTECT TREE SHALL BE CONSTRUCTED FAR ENOUGH AWAY FROM THE TREE SO THAT THEY EXTEND TO AT LEAST THE DRIP LINE AS DEFINED IN THE SPECIFICATIONS FROM NEW YORK STATE DEC.
4. FOR FURTHER INFORMATION REFER TO NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL LATEST EDITION.



FILTER FABRIC DROP INLET DETAIL

(ALTERNATIVE DROP INLET PROTECTION)

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" X 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" X 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.
7. MAXIMUM DRAINAGE AREA 1 ACRE

EROSION CONTROL NOTES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL MANUAL AND THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, LATEST EDITIONS. CONTRACTOR SHALL REFER TO THESE GUIDELINES FOR ADDITIONAL INFORMATION.

CONTRACTOR SHALL ONLY CLEAR AND GRUB AREAS WITHIN THE LIMITS OF CLEARING.

CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN EROSION CONTROL MEASURES FOR THE DURATION OF THE PROJECT AND/OR A.O.B.E. OR MUNICIPAL AGENCY HAVING JURISDICTION ON A DAILY BASIS.

PERIMETER SLOPES - ALL EMBANKMENT SIDE SLOPES SHALL NOT EXCEED A MAXIMUM 3:1 RATIO.

CONSTRUCTION AND WASTE MATERIALS SHALL BE STORED IN ROLL-OFF CONTAINERS TO BE CARTED OFF-SITE BY LICENSED WASTE HAULER WEEKLY.

DOUBLE CONTAINMENT TANKS SHALL BE UTILIZED BY THE CONTRACTOR WHEN STORING POTENTIAL POLLUTANTS ON-SITE TO MINIMIZE EXPOSURE OF THESE MATERIALS TO STORM WATER.

LANDSCAPING AS PER THE TOWN OF OYSTER BAY APPROVED PLAN SHALL BE INSTALLED AND MAINTAINED AS A PERMANENT STRUCTURAL AND VEGETATIVE MEASURE FOR SOIL STABILIZATION, RUNOFF CONTROL AND SEDIMENT CONTROL.

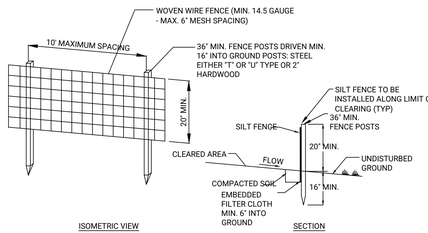
TOPSOIL
ALL DISTURBED SOIL AREAS, EXCLUDING PAVED AREAS, MUST BE COVERED WITH A MINIMUM OF 4" (INCHES) OF NATIVE TOPSOIL PRIOR TO THE REMOVAL OF EXCESS TOPSOIL.

LIME AND FERTILIZER
ALL AREAS SPECIFIED TO BE SEEDED SHALL RECEIVE LIME. FERTILIZER AS SPECIFIED BY EROSION CONTROL MANUAL OR AS ORDERED BY ENGINEER.

MULCHING
ALL AREAS RECEIVING SEED AND ELSEWHERE AS NOTED, SHALL BE MULCHED AND ANCHORED.

TREE AND SHRUB PLANTING

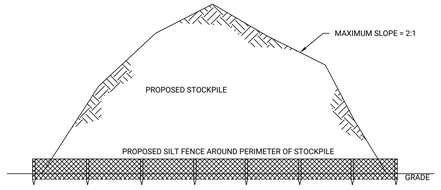
1. ALL TREES AND SHRUBS SHALL BE PLANTED IN CIRCULAR PITS 1 FOOT CLEAR ON ALL SIDES AND BOTTOM OF ROOT BALL AND BACKFILL WITH A MIXTURE OF 7 PARTS TOPSOIL, 1 PART ROTTED MANURE.
2. ALL PLANT MATERIAL SHALL HAVE VIGOROUS ROOT GROWTH AND BE FREE FROM ROOT INJURY AND DISEASE IN ANY FORM.
3. STREET TREES SHALL NOT BE PLANTED WITHIN 10' OF A FIRE HYDRANT, DRIVEWAY APRON OR STORMWATER PIPE/CATCH BASIN OR WITHIN 25' OF ANY STREET LIGHT, STREET SIGN OR POINT OF CURVATURE OR TANGENCY OF ANY CORNER.
4. ALL EXISTING TREES SHALL REMAIN EXCEPT AS NOTED.
5. A BRIGHTLY COLORED CONSTRUCTION FENCE SHALL BE ERECTED ALONG CONSTRUCTION CLEARING LIMITS AND AROUND EXISTING TREES TO MITIGATE THE IMPACT OF COMPACTION OVER CRITICAL ROOTS, INJURIES TO BARK AND LIMBS, SPILLS OF OIL, CONCRETE OR OTHER HARMFUL CHEMICALS.



SILT FENCE DETAIL

NOTES:

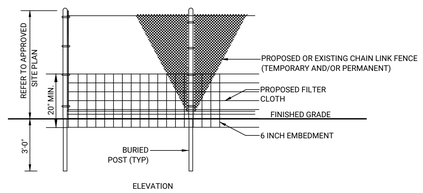
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO (2) SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



TYPICAL STOCKPILE PROTECTION DETAIL

NOTE:

1. STOCKPILE OF SOIL SHALL BE TEMPORARILY PROTECTED IF LEFT EXPOSED FOR GREATER THAN 14 DAYS, BY THE USE OF SEED, ANCHORED STRAW MULCH, ROLLED STABILIZATION MATTING, OR OTHER DURABLE COVERING.
2. A BARRIER MUST BE INSTALLED AT LEAST 15 FEET FROM THE TOE OF THE STOCKPILE TO PREVENT SOIL MIGRATION AND TO CAPTURE LOOSE SOIL.
3. STOCKPILES SHALL NOT EXCEED 15FT. IN HEIGHT.
4. MAXIMUM SLOPE OF THE STOCKPILE SHALL BE 2:1



SILT FENCE ATTACHED TO CHAIN LINK FENCE DETAIL

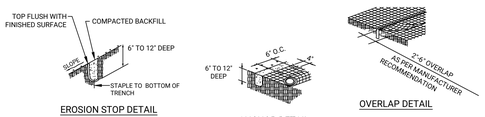
NOTES:

1. FILTER CLOTH TO BE FASTENED SECURELY TO CHAIN LINK FENCE WITH WIRE OR PLASTIC LOCKING TIES, SPACED EVERY 24" AT TOP AND BOTTOM SECTION.
2. WHEN TWO (2) SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED.
3. FILTER CLOTH SHALL BE IMBEDDED MIN. 6 INCHES INTO GROUND (REFER TO SILT FENCE DETAIL FOR EMBEDMENT PROCEDURE)
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

TYPICAL STAPLES
No. 11 GAGE WIRE

MATTING DETAIL

1. ROLL OUT STRIPS OF MATTING PARALLEL TO THE DIRECTION OF FLOW.

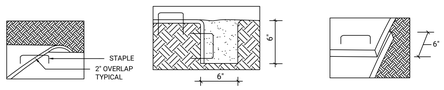


EROSION STOP DETAIL

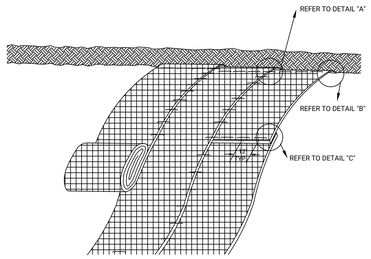
ANCHOR DETAIL

1. ANCHOR MATTING IN A 6" TO 12" TRENCH. TAMP TRENCH FULL OF SOIL AND SECURE MATTING WITH A ROW OF STAPLES ON A 6" SPACING 4" DOWN FROM TRENCH.

OVERLAP DETAIL

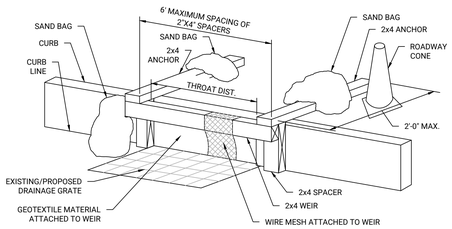


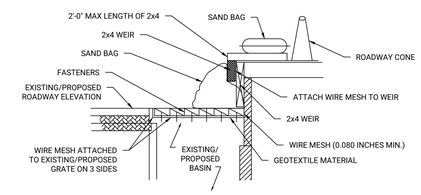
DETAIL "A" DETAIL "B" DETAIL "C"



EROSION CONTROL MAT DETAILS

1. EROSION CONTROL MAT SHALL BE BONTERRA CP2 OR APPROVED EQUAL
2. CONTRACTOR SHALL FURNISH AND INSTALL EROSION CONTROL MATS AS REQUIRED.
3. CONTRACTOR SHALL INSTALL EROSION CONTROL MESH PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS





OFF-SITE DRAINAGE INLET SEDIMENT PROTECTION

NOTES:

1. THE WIRE MESH SHALL BE 6"x6" CONTINUOUS 48" MINIMUM WIDTH AND A LENGTH SUFFICIENT TO BE CONSTRUCTED AS SHOWN IN THE DETAIL. IT SHALL BE SECURED AND ATTACHED TO THE 2X4 WOOD WEIR AND DRAINAGE GRATE WITH THE APPROPRIATE FASTENERS (NAILING/STAPLING).
2. THE GEOTEXTILE MATERIAL SHALL BE PLACED UNDER THE EXISTING/PROPOSED DRAINAGE GRATE AS SHOWN IN THE DETAIL.
3. THE PROTECTION DEVICE SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2X4 ANCHORS 2 FEET IN LENGTH, EXTENDING ACROSS THE TOP OF THE INLET, AND HELD IN PLACE BY THE SANDBAGS. ADDITIONAL SANDBAGS, AS SHOWN IN THE DETAIL, SHALL BE PLACED UP AGAINST THE CURB LINE ON EITHER EDGE OF THE DROP INLET.

DUST CONTROL NOTES

DEFINITION
THE CONTROL OF DUST RESULTING FROM LAND-DISTURBING ACTIVITIES.

PURPOSE
TO PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM DISTURBED SOIL SURFACES THAT MAY CAUSE OFF-SITE DAMAGE, HEALTH HAZARDS AND TRAFFIC SAFETY PROBLEMS.

CONDITIONS WHERE PRACTICE APPLIES
ON CONSTRUCTION ROADS, ACCESS POINTS AND OTHER DISTURBED AREAS SUBJECT TO SURFACE DUST MOVEMENT AND DUST BLOWING WHERE OFF-SITE DAMAGE MAY OCCUR IF DUST IS NOT CONTROLLED.

DESIGN CRITERIA
CONSTRUCTION OPERATIONS SHOULD BE SCHEDULED TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ONE TIME. BUFFER AREAS OF VEGETATION SHOULD BE LEFT WHERE PRACTICAL. TEMPORARY MEASURES SHOULD BE INSTALLED. NO SPECIFIC DESIGN CRITERIA IS GIVEN; REFER TO CONSTRUCTION SPECIFCATIONS BELOW FOR COMMON METHODS OF DUST CONTROL.

CONSTRUCTION SPECIFICATIONS
VEGETATIVE COVER - FOR DISTURBED AREAS NOT SUBJECT TO TRAFFIC; VEGETATION PROVIDES THE MOST PRACTICAL METHOD OF DUST CONTROL. TEMPORARY SEEDING SHALL BE AS FOLLOW:

A. RYE GRASS (ANNUAL OR PERENNIAL AT 30 POUNDS PER ACRE (0.7 LBS / 1,000 SF)
B. CERTIFIED "AROOSTOOK" WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE (2.5 LBS / SF) USE WINTER RYE IF SEEDING IN OCTOBER OR NOVEMBER.
C. MULCH, INCLUDING GRAVEL MULCH, OFFERS A FAST EFFECTIVE MEANS OF CONTROLLING DUST.

SPRAY ADHESIVES - EXAMPLES OF SPRAY ADHESIVES FOR USE ON MINERAL SOILS ARE SHOWN IN THE FOLLOWING TABLE:

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLICATION GALLONS PER ACRE
ACRYLIC POLYMER	9:1	COURSE SPRAY	500
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300

WATER QUALITY SHOULD BE CONSIDERED WHEN MATERIALS ARE SELECTED FOR DUST CONTROL.

SPRINKLING - THE SITE MAY BE SPRAYED UNTIL THE SURFACE IS WET. THIS IS ESPECIALLY EFFECTIVE ON HAUL ROADS AND ACCESS ROUTES.

THE USE OF STONE FOR CONSTRUCTION ROADS IS ALSO EFFECTICE FOR DUST CONTROL.

BARRIERS - A FENCE OR SIMILAR BARRIER CAN CONTROL AIR CURRENTS AT INTERVALS EQUAL TO FIFTEEN TIMES THE BARRIER HEIGHT. PRESERVE EXISTING WIND BARRIER VEGETATION AS MUCH AS PRACTICAL.

MAINTENANCE
MAINTAIN DUST CONTROL MEASURES THROUGH DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS ARE STABILIZED.

No.	REVISION DESCRIPTION	DATE	BY
5.	176 RENTAL SITE PLAN SET	04-29-20	NCV
4	BUILDING DEPT. SUBMISSION SET	01-14-20	NCV
3	NO REVISION THIS SHEET	05-22-19	GT
2	NO REVISION THIS SHEET	05-20-19	GT
1.	GENERAL REVISIONS	05-07-19	GT

OWNER:
LIVINGSTON DEVELOPMENT CORP.
162-20 77TH ROAD
FLUSHING, NY 11336

APPLICANT:
LIVINGSTON DEVELOPMENT CORP.
162-20 77TH ROAD
FLUSHING, NY 11336

EROSION CONTROL DETAILS

THE VILLA AT GLEN COVE

SITUATED IN

GLEN COVE

CITY OF GLEN COVE, NASSAU COUNTY, NEW YORK

NCTM: SECTION 21, BLOCK 244, LOTS 55, 60, 61 & 66
SECTION 21, BLOCK 38, LOTS 192, 196, 202 & 203

Christopher W. Robinson, P.E.
NY State License No. 67519

R&M ENGINEERING
Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

LIVINGSTON DEVELOPMENT CORP.

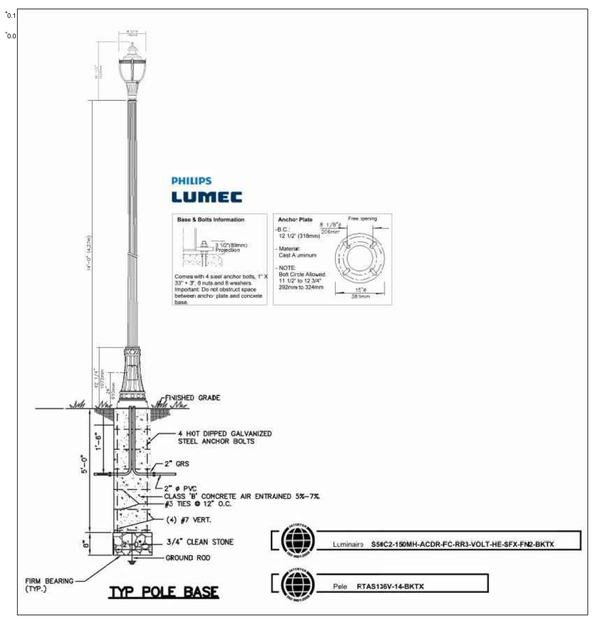
DWN. BY:	GT	CHK'D. BY:	CWR	SCALE:	N.T.S.	SHEET:
DATE:	04-10-19	DATE:	04-15-19	JOB No.:	2018-164	SP-15

PROPOSED LUMINAIRE SCHEDULE

Label	Symbol	Catalog Number	Arrangment	Lumens Per Lamp	LLF	# of Type
A		PHILIPS GARDCO 942-50PSMH-DG-BLP (LANDSCAPE LIGHTING)	SINGLE	3,200	1.00	19
B		PHILIPS LUMEC ZENITH Z47A-175MH-AC-3	SINGLE	1,400	1.00	23
C		PHILIPS LUMEC S50-175MH-ACDR-FC-RACE5	SINGLE	1,400	1.00	25

GENERAL LIGHTING NOTES:

1. SITE LIGHTING AND PROPOSED LIGHTING WITHIN PUBLIC RIGHT-OF-WAY SHALL BE ILLUMINATED IN ACCORDANCE WITH THE CITY OF GLEN COVE, AND OTHER APPLICABLE GOVERNMENTAL REQUIREMENTS.
2. LIGHTING FIXTURES SHALL BE DARK SKY COMPLIANT. CUT-OFF LUMINAIRES SHALL BE USED AS REQUIRED TO PREVENT LIGHTING SPILLAGE ONTO ADJACENT PROPERTIES.
3. ALL LIGHT FIXTURES TO BE MANUFACTURED BY PHILIPS LUMEC OR APPROVED EQUAL.
4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY THE OWNER AND ENGINEER PRIOR TO ORDERING POLE AND FIXTURES.
5. SEE SCHEDULE FOR LUMINAIRE SPECIFICATIONS.
6. LUMINAIRE SYMBOLS ARE NOT TO SCALE.
7. VARYING THE POSITION, MOUNTING HEIGHT, OR ORIENTATION FROM WHAT IS SPECIFIED IN THIS DRAWING WILL INVALIDATE THE CALCULATION PERFORMED.
8. FIXTURE COLOR AS SPECIFIED BY OWNER/APPLICANT.



TYP POLE BASE

CAUTION-NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THIS SITE PLAN IS BASED UPON THE SURVEY PREPARED BY BLADYKAS & PANETTA L.S. & P.E., PC. DATED, 6/15/2007, LAST REVISED 3/15/2018.

NCDPW 239f No. 9101F

No.	REVISION DESCRIPTION	DATE	BY
5.	176 RENTAL SITE PLAN SET	04-29-20	NCV
4.	BUILDING DEPT. SUBMISSION SET	01-14-20	NCV
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2	GENERAL REVISIONS	05-20-19	GT
1.	GENERAL REVISIONS	05-07-19	GT

OWNER:
135 GLEN COVE AVE. CORP.
162-20 77TH ROAD
FLUSHING, NY 11336

APPLICANT:
LIVINGSTON DEVELOPMENT CORP.
162-20 77TH ROAD
FLUSHING, NY 11336

PHOTOMETRIC PLAN

THE VILLA AT GLEN COVE

SITUATED IN

GLEN COVE

CITY OF GLEN COVE, NASSAU COUNTY, NEW YORK

NCTM: SECTION 21, BLOCK 244, LOTS 55, 60, 61, 66 & p/o 67
SECTION 21, BLOCK 38, LOTS 152, 196, 202 & 203

0 15' 30' 60' 120'
SCALE: 1" = 30'-0"

LIVINGSTON DEVELOPMENT CORP.

STATE OF NEW YORK — Christopher W. Robinson — 67519 — LICENSED PROFESSIONAL ENGINEER

Christopher W. Robinson, P.E.
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DWN. BY:	GT	CHK'D. BY:	CWR	SCALE:	1" = 30'	SHEET:	PH-1
DATE:	4-10-19	DATE:	4-15-19	JOB No.:	2018-164		