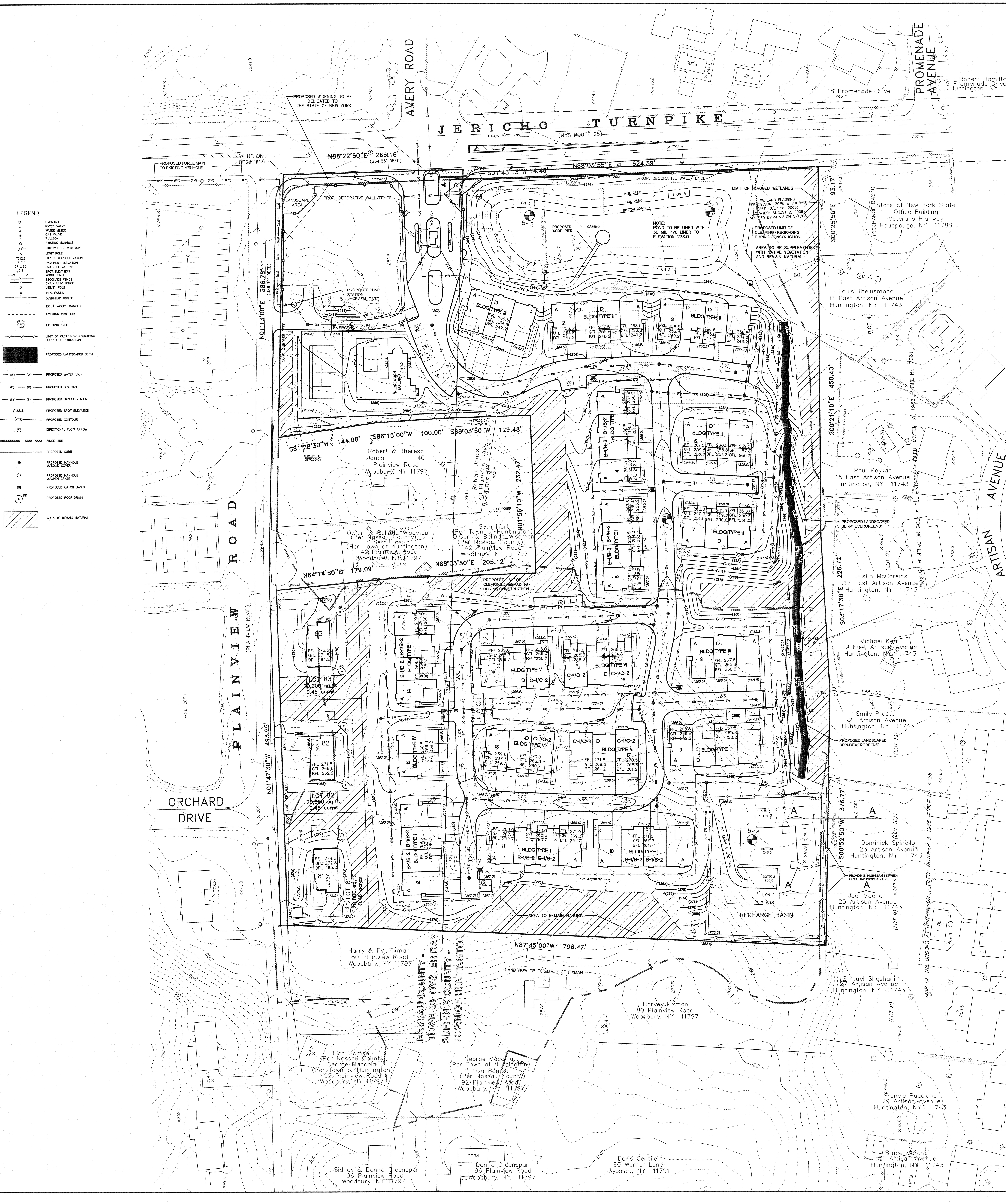



NOTES:

1. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, A CONTINUOUS ROW OF STRAW BALES SHALL BE STAKED END TO END ON THE DOWNSLOPE EDGE OF ANY AREAS OF FILLING, GRADING OR EXCAVATION. THE BALES SHALL BE MAINTAINED, REPAIRED AND REPLACED AS OFTEN AS NECESSARY TO ENSURE PROPER FUNCTION, UNTIL ALL DISTURBED AREAS ARE PERMANENTLY VEGETATED. THE AVERAGE USEFUL LIFE OF A BALE IS APPROXIMATELY 3-4 MONTHS. SEDIMENTS TRAPPED BY THE BALES SHALL BE REMOVED TO AN APPROVED UPLAND LOCATION BEFORE THE BALES THEMSELVES ARE REMOVED.
2. STRAW BALES SHALL BE RECESSED TWO TO FOUR INCHES INTO THE GROUND.
3. ANY DEMOLITION DEBRIS, EXCESS CONSTRUCTION MATERIALS, AND/OR EXCESS EXCAVATED MATERIALS SHALL BE IMMEDIATELY AND COMPLETELY DISPOSED OF ON AN UPLAND SITE MORE THAN 100 FEET FROM ANY REGULATED FRESHWATER WETLAND. THESE MATERIALS SHALL BE SUITABLY STABILIZED SO AS NOT TO RE-ENTER ANY BODY OF WATER, WETLAND, OR WETLAND ADJACENT AREA.
4. EXCAVATED MATERIALS AND/OR FILL MATERIALS SHALL BE STOCKPILED MORE THAN 100 FEET LANDWARD OF THE WETLAND OR WATER BODY AND SHALL BE CONTAINED BY STRAW BALES OR SILT FENCING TO PREVENT EROSION.
5. ALL EQUIPMENT AND MACHINERY SHALL BE STORED AND SAFELY CONTAINED GREATER THAN 100 FEET LANDWARD OF THE REGULATED WETLAND OR WATER BODY AT THE END OF EACH WORK DAY. THIS WILL SERVE TO AVOID THE INADVERTENT LEAKAGE OF DELETERIOUS SUBSTANCES INTO THE REGULATED AREA. FUEL OR OTHER CHEMICAL STORAGE TANKS SHALL BE CONTAINED AND LOCATED AT ALL TIMES IN AN AREA GREATER THAN 100 FEET LANDWARD OF THE REGULATED WETLAND OR BODY OF WATER. IF THE ABOVE REQUIREMENT CANNOT BE MET BY THE PERMITTEE, THEN THE STORAGE AREAS MUST BE DESIGNED TO COMPLETELY CONTAIN ANY AND ALL POTENTIAL LEAKAGE. SUCH A CONTAINMENT SYSTEM MUST BE APPROVED BY NYSDEC STAFF PRIOR TO EQUIPMENT, MACHINERY OR TANK STORAGE WITHIN 100 FEET OF THE REGULATED WETLAND OR WATER BODY.
6. ALL DRAINAGE STRUCTURES SHALL CONFORM TO NASSAU COUNTY STANDARDS.
7. ALL DRAINAGE, CURB AND PAVEMENT CONSTRUCTION WILL BE INSPECTED, CERTIFIED AND A DETAIL 'AS BUILT' PLAN PREPARED AND SUBMITTED BY A P.E. OR R.A. LICENSED BY NEW YORK STATE.
8. ALL DRAINAGE STRUCTURES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. THE RESHARGE BASIN AND POND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

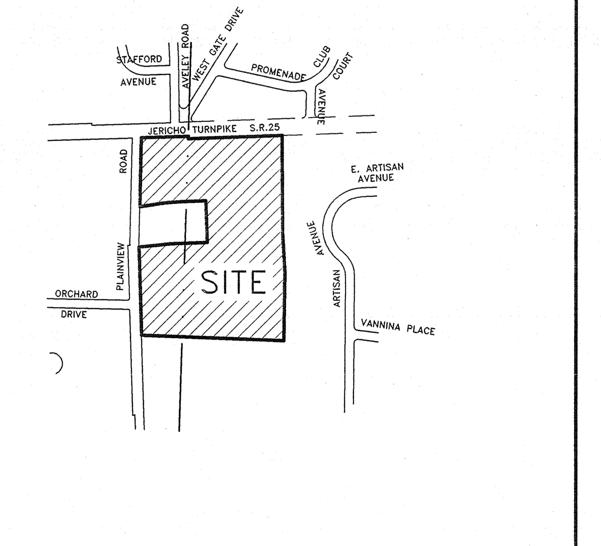
DRAINAGE NOTES:

ALL DRAINAGE PIPING SHALL BE 15" RCP @ 1% MINIMUM SLOPE UNLESS OTHERWISE NOTED.

NASSAU COUNTY DEPARTMENT OF PUBLIC WORKS SANITARY SEWER NOTES

1. THE DEVELOPER/CONTRACTOR SHALL INSTALL THE SANITARY SEWERS IN ACCORDANCE WITH NCDPW STANDARD SPECIFICATIONS AND DETAILS FOR THE CONSTRUCTION OF SANITARY SEWERS, LATEST EDITION 1993, UNDER A PERMIT AND/OR SEWER AGREEMENT WITH THE COUNTY.
2. THE CONTRACTOR SHALL NOTIFY THE DIVISION OF SANITATION & WATER SUPPLY A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO WORK INVOLVING ANY SANITARY SEWER FACILITIES. NOTIFICATION IS TO BE MADE BY CALLING (516) 571-7502 OR 571-7505. ALL SUCH WORK MUST BE PERFORMED IN THE PRESENCE OF A NASSAU COUNTY INSPECTOR.
3. 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.
4. 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 CROSSING TO UNDISTURBED SOIL. THE SAME REPLACEMENT SHALL APPLY FOR SEWERS UNDER A DRAINAGE TRENCH AREA WITH TWELVE (12) INCHES CLEARANCE, BOTTOM OF DRAIN TO TOP OF SEWER.
5. 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.
6. THE MINIMUM/MAXIMUM HEIGHT LIMITS FOR BRICKWORK FOR NEW MANHOLES ARE FOUR (4) INCHES AND SIXTEEN (16) INCHES, RESPECTIVELY. ADJUSTMENTS TO CHIMNEY HEIGHT TO MEET LIMITS SHALL BE BY ALTERING 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 PAVEMENT TO MEET IMPROPERLY SET MANHOLES WILL NOT BE PERMITTED.
   (D) THE MANHOLES AND COVERS MUST BE CLEAN AND FREE FROM ALL ROAD PAVING MATERIALS AND DEBRIS PRIOR TO PAINTING OF CASTINGS.
7. ALL CONNECTIONS TO MANHOLES MUST BE MADE BY A FLEXIBLE RUBBER BOOT. IF THE BOOT IS NOT CAST IN, OR THE MANHOLE IS EXISTING, THE CONNECTION MUST BE MADE BY THE KOR-N-SEAL METHOD.
8. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS FOR ENTRY INTO A CONFINED SPACE WHENEVER IT IS NECESSARY FOR 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 TO 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.




KEY MAP
1" = 800'

TOWN OF OYSTER BAY

| ZONING REQUIREMENTS: RMF-10 (3.723 AC.) | REQUIRED | PROPOSED |
|---|---|---|
| LOT AREA: | 5 AC. | 3.723 AC. *VARIANCE REQUESTED |
| MAXIMUM DWELLING UNIT DENSITY: | 1 UNIT/4000 SF = 40 UNITS | 14 UNITS |
| MIN. LOT WIDTH/FRONTAGE: | N/A | N/A |
| MAX. BUILDING COVERAGE: | 20% | 13.62% |
| MAX. FLOOR AREA RATIO: | N/A | N/A |
| MAX. REQ'D FRONT YARD SETBACK: | N/A | N/A |
| MIN. FRONT YARD SETBACK: | 50' | N/A |
| MIN. SIDE YARD SETBACK: | 50' | 50' |
| MIN. REAR YARD SETBACK: | 50' | 50' |
| MAX. BUILDING HEIGHT: | 2/30 | 2/30 |
| MIN. DISTANCE BETWEEN BLDGS.: | 30' | 40' |
| RECREATION AREA: | 150 SF/UNIT | 265 SF/UNIT |

TOWN OF OYSTER BAY

| ZONING REQUIREMENTS: R1-20 (1.377 AC.) | REQUIRED | PROPOSED |
|---|---|---|
| LOT AREA: | 20,000 SF | 20,000 SF |
| MAXIMUM DWELLING UNIT DENSITY: | 1 UNIT/20,000 SF = 3 UNITS | 3 |
| MIN. LOT WIDTH/FRONTAGE: | 100' | 162.98'-LOT 81 |
| MAX. BUILDING COVERAGE: | 15% | 11.0%-LOT 83 |
| MAX. FLOOR AREA RATIO: | N/A | N/A |
| MAX. REQ'D FRONT YARD SETBACK: | 100' | 40' |
| MIN. FRONT YARD SETBACK: | 50' | 40' *VARIANCE REQUESTED |
| MIN. SIDE YARD SETBACK: | 15' MIN/35' TOTAL | 15' MIN/35' TOTAL |
| MIN. REAR YARD SETBACK: | 50' | 40' *VARIANCE REQUESTED |
| MAX. BUILDING HEIGHT: | 2/28 | 2/28 |

SCHOOL DISTRICT: C.S.D. 2
POST OFFICE: 11797
WATER DISTRICT: JERICHO W.D.
SANITARY SEWER DISTRICT: 3
REFUSE DISTRICT: T.O.B.
POLICE DISTRICT: 2
FIRE DISTRICT: SYOSSET F.D.

TOWN OF HUNTINGTON

| ZONING REQUIREMENTS: R-RM (13.5 AC.) | REQUIRED | PROPOSED |
|---|---|---|
| MIN. LOT AREA: | 10 AC. | 13.5 AC. |
| MIN. AREA/DWELLING UNIT: | 1 UNIT/3000 SF | 1 UNIT/8000 SF |
| MIN. LOT WIDTH: | N/A | N/A |
| MIN. LOT FRONTAGE: | N/A | N/A |
| MAX. BUILDING COVERAGE: | 25% | 15.28% |
| MAX. FLOOR AREA RATIO: | N/A | N/A |
| MIN. FRONT YARD SETBACK: | 100' | 185' |
| MIN. SIDE YARD SETBACK: | 50' MIN/100' TOTAL | 100' |
| MIN. REAR YARD SETBACK: | 50' | 100' |
| MAX. BUILDING HEIGHT: | 2 1/2 /35 | 2 1/2 /35 |

SCHOOL DISTRICT: SOUTH HUNTINGTON
POST OFFICE: 11743
WATER DISTRICT: HUNTINGTON W.D.
REFUSE DISTRICT: T.O.H.
POLICE DISTRICT: 4
FIRE DISTRICT: HUNTINGTON MANOR F.D.

SITE DATA
NCTM: SECTION 13-BLOCK D-LOTS 114, 115
SCTM: DISTRICT 0400-SECTION 226-BLOCK 01-LOT 1
AREA OF SITE:
AREA IN TOWN OF OYSTER BAY: 5.1 ACRES
AREA IN TOWN OF HUNTINGTON: 13.5 ACRES
TOTAL AREA OF SITE: 18.6 ACRES

AREA TO BE REZONED: 18.6 ACRES
TOWN OF HUNTINGTON R-40 TO R-RM: 13.5 ACRES
TOWN OF OYSTER BAY R1-1A TO
R1-20: 1.377 ACRES
RMF-10: 3.723 ACRES
TOTAL: 5.1 ACRES

| | TOWN OF HUNTINGTON | TOWN OF OYSTER BAY |
|---|---|---|
| No. OF BLDGS | 15 | 6 |
| No. OF UNITS | 0 SINGLE FAMILY<br>38 TOWNHOUSE<br>28 FLATS | 3 SINGLE FAMILY<br>6 TOWN HOUSE<br>8 FLATS |
| TOTAL No. OF UNITS: 83 | 66 | 17 |
| No. OF AFFORDABLE UNITS: | 9 UNITS | 0 UNITS |
| DENSITY: | 1 UNIT / 4.89 ACRES | 1 UNIT / 4.56 ACRES (RMF-10)<br>1 UNIT / 20,000 SQ.FT. (R1-20) |

PARKING REQUIREMENTS
TOWN OF HUNTINGTON:
REQUIRED: 66 x 2 STALLS/ UNIT = 132
TOWN OF OYSTER BAY:
REQUIRED: 3 S.F. x 2/ DWELLING = 6
14 UNITS x 2/ UNIT = 28
TOTAL REQUIRED: 166

PROVIDE: 112 GARAGE
130 DRIVEWAY
35 OFF STREET
2 HANDICAP
279 TOTAL PROVIDED

## DRAINAGE CALCULATIONS

POND
OFFSITE: 85,140 X 9/12 X 0.10 = 6,385 CF
BLDG: 53,768 X 9/12 X 1.0 = 40,326 CF
PAVM'T: 73,244 X 9/12 X 1.0 = 54,933 CF
LAND: 248,015 X 9/12 X 0.2 = 37,202 CF
138,846 CF

PROVIDED: 145,000 CF
H.W. 242.0
N.W. 238.0
BOTTOM 234.0

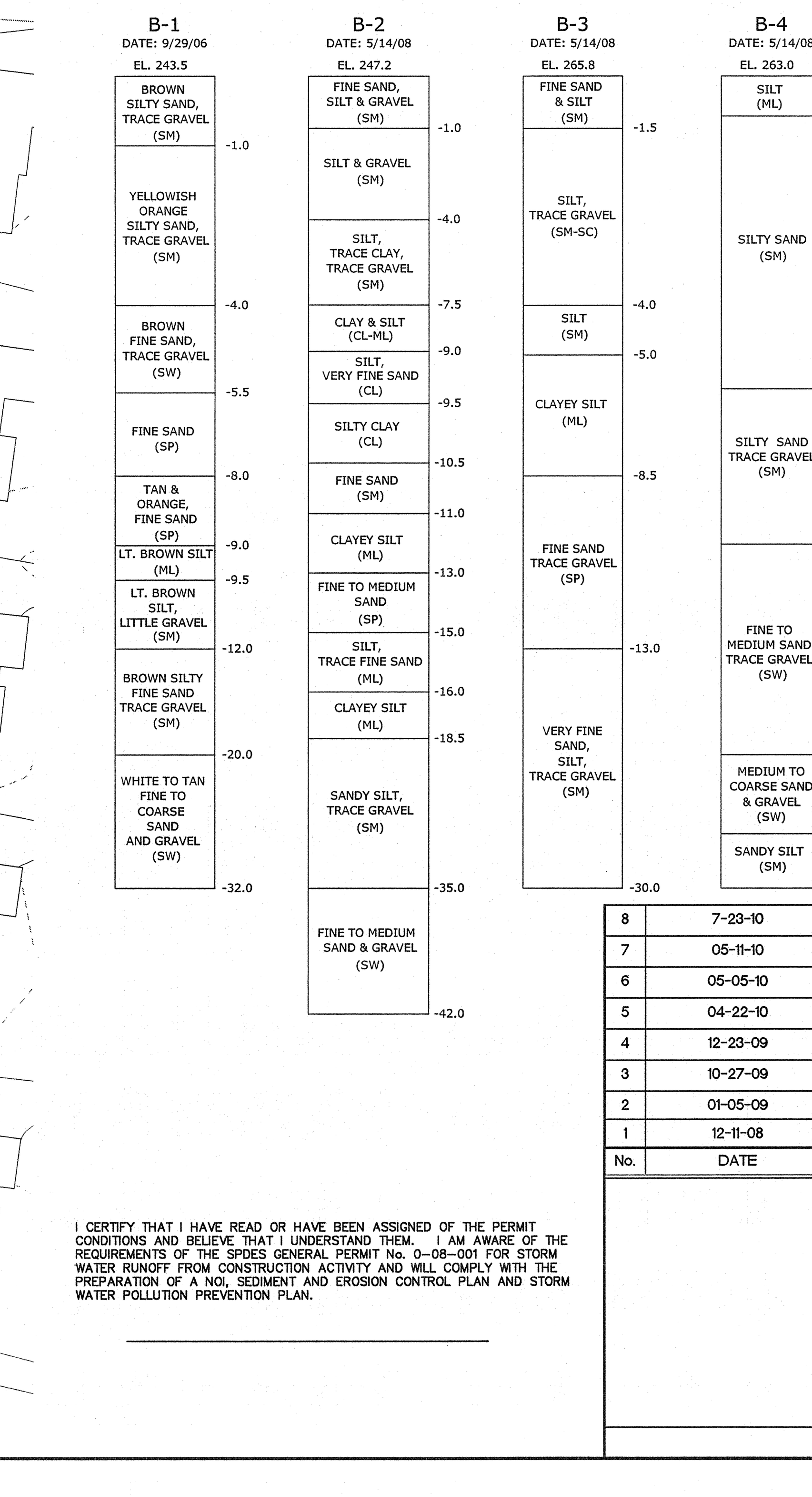
RECHARGE BASIN
OFFSITE: 103,132 X 9/12 X 0.10 = 7,735 CF
ROOF: 74,907 X 9/12 X 1.0 = 56,180 CF
PAVM'T: 60,523 X 9/12 X 1.0 = 45,392 CF
LAND: 234,768 X 9/12 X 0.2 = 35,215 CF
144,522 CF

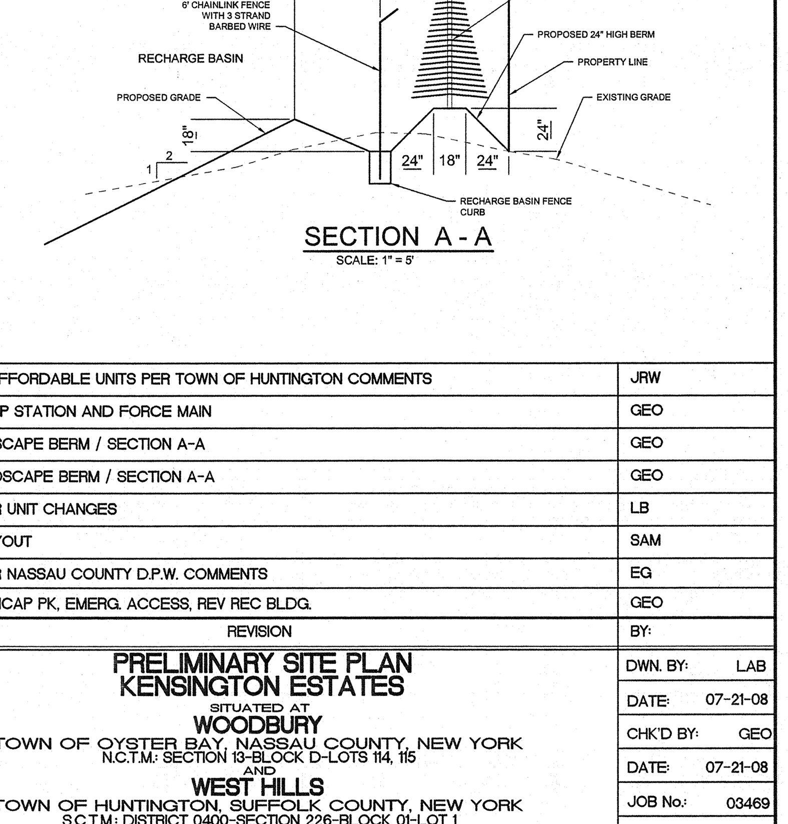
PROVIDED: 155,000 CF
H.W. 262.0
BOTTOM 250/248

ROOF RUNOFF CALCULATIONS FOR LOTS 81, 82, 83

LOT 81
ROOF: 2,138 X 8/12 X 1.0 = 1,425 CF
PROVIDE: (2) 10'Ø X 12' E.D. LP.
LOT 82
ROOF: 2,138 X 8/12 X 1.0 = 1,425 CF
PROVIDE: (2) 10'Ø X 12' E.D. LP.
LOT 83
ROOF: 2,138 X 8/12 X 1.0 = 1,425 CF
PROVIDE: (2) 10'Ø X 12' E.D. LP.

TEST BORINGS
(SP) INDICATES A.S.T.M. CLASSIFICATION




SECTION A-A
SCALE: 1" = 5'

| No. | DATE | REVISION | BY: |
|---|---|---|---|
| 8 | 7-23-10 | CHANGE AFFORDABLE UNITS PER TOWN OF HUNTINGTON COMMENTS | JRW |
| 7 | 05-11-10 | ADD PUMP STATION AND FORCE MAIN | GEO |
| 6 | 05-05-10 | REV LANDSCAPE BERM / SECTION A-A | GEO |
| 5 | 04-22-10 | ADD LANDSCAPE BERM / SECTION A-A | GEO |
| 4 | 12-23-09 | REVISE PER UNIT CHANGES | LB |
| 3 | 10-27-09 | REVISE LAYOUT | SAM |
| 2 | 01-05-09 | REVISE PER NASSAU COUNTY D.P.W. COMMENTS | EG |
| 1 | 12-11-08 | ADD HANDICAP PK, EMERG. ACCESS, REV REC BLDG. | GEO |

I CERTIFY THAT I HAVE READ OR HAVE BEEN ASSIGNED OF THE PERMIT CONDITIONS AND BELIEVE THAT I UNDERSTAND THEM. I AM AWARE OF THE REQUIREMENTS OF THE SPDES GENERAL PERMIT No. 0-08-001 FOR STORM WATER RUNOFF FROM CONSTRUCTION ACTIVITY AND WILL COMPLY WITH THE PREPARATION OF A NOI, SEDIMENT AND EROSION CONTROL PLAN AND STORM WATER POLLUTION PREVENTION PLAN.

# PRELIMINARY SITE PLAN
# KENSINGTON ESTATES

SITUATED AT
**WOODBURY**
TOWN OF OYSTER BAY, NASSAU COUNTY, NEW YORK
N.C.T.M: SECTION 13-BLOCK D-LOTS 114, 115
AND
**WEST HILLS**
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M: DISTRICT 0400-SECTION 226-BLOCK 01-LOT 1

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

| | |
|---|---|
| DWN BY: | LAB |
| DATE: | 07-21-08 |
| CHK'D BY: | GEO |
| DATE: | 07-21-08 |
| JOB No: | 03469 |
| FILE No: | 400-226-1 |
| CADD: | 03469OPM8 |
| SCALE: | 1"=50' |
| SHEET: | 1 OF 1 |

G:\projects\03469\DWG\PRELIM\03469OPM9.dwg, PRELIMINARY MAP FOR REZONE, 7/23/2010 10:32:58 AM, wessel, \\COUNT_PLOTULA\Oce TDS600, 1:1