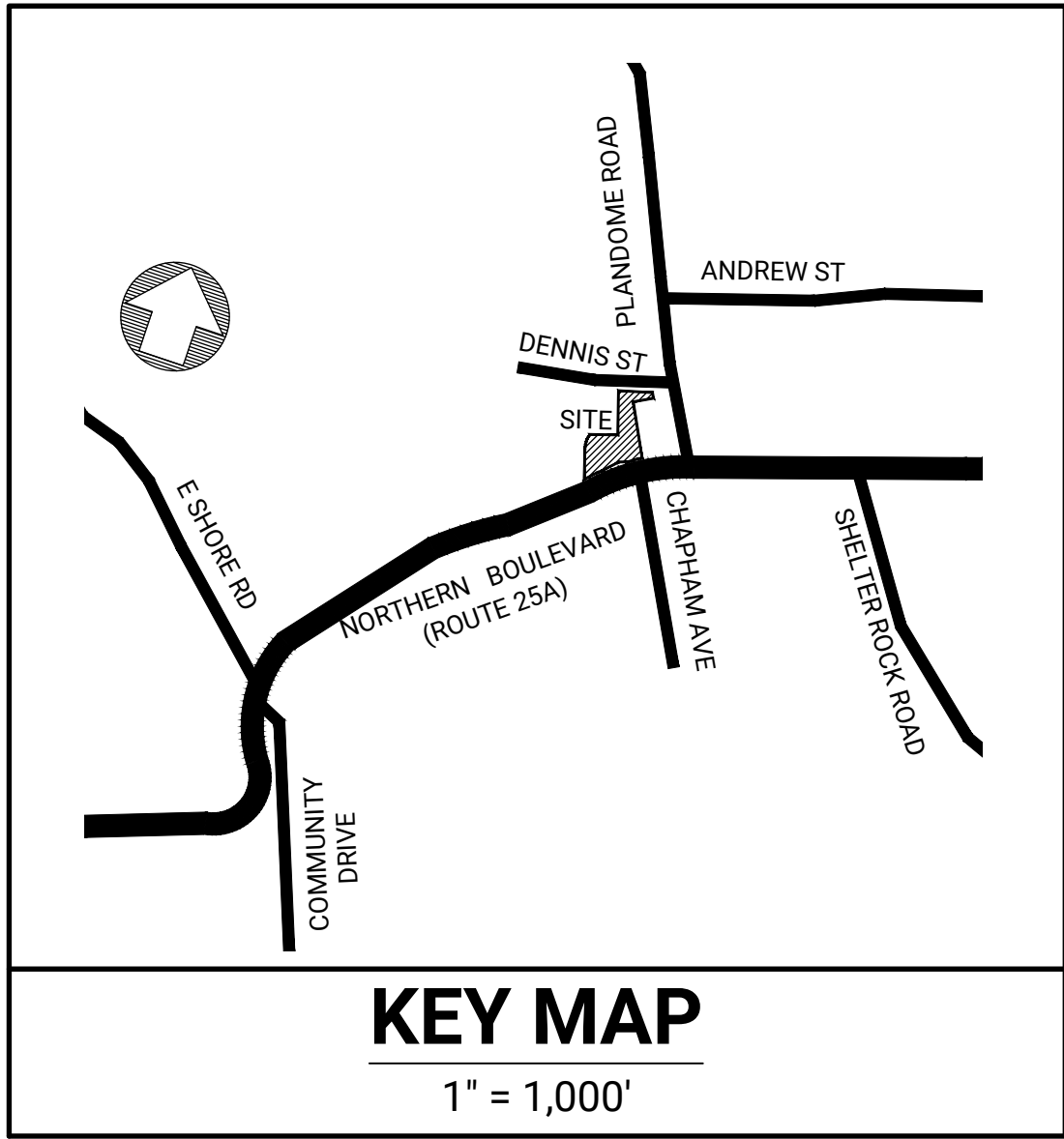


SITE DEVELOPMENT PLANS  
FOR  
1285 NORTHERN BOULEVARD  
SITUATED IN  
MANHASSET



TOWN OF NORTH HEMPSTEAD  
NASSAU COUNTY, NEW YORK

GENERAL NOTES

- R&M ENGINEERING SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, OR 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.
- ALL EXISTING STRUCTURES SPECIFIED TO BE REMOVED, SHALL BE REMOVED AND BACKFILLED. BACKFILL TO BE SELECT GRANULAR FILL, COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, AS DETERMINED BY MODIFIED PROCTOR TEST.
- 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.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO EXCAVATION.
- ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN, COUNTY, STATE OR AS SPECIFIED HEREIN, LATEST EDITIONS.
- PROPOSED ELECTRIC AND TELEPHONE SERVICE LOCATIONS SUBJECT TO PSEG LONG ISLAND AND VERIZON DESIGN AND APPROVAL.
- INSTALLATION OF ELECTRIC AND GAS SERVICE IS THE RESPONSIBILITY OF THE CONTRACTOR, BY WHICH ALL WORK SHALL CONFORM, AS A MINIMUM TO THE REQUIREMENTS OF PSEG LONG ISLAND AND NATIONAL GRID
- INSTALLATION OF TELEPHONE SERVICE IS THE RESPONSIBILITY OF THE CONTRACTOR, BY WHICH ALL WORK SHALL CONFORM, AS A MINIMUM, TO THE REQUIREMENTS OF VERIZON.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR INSTALLATION OF ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL REQUIREMENTS FOR THE PRECONSTRUCTION OF ANY SANITARY SYSTEM FROM ALL GOVERNING AGENCIES.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL THE UTILITY OR MUNICIPAL AGENCY HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE THE REQUIRED UTILITY AND MUNICIPAL INSPECTIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY AND FOR THE INSTALLATION OF SIGNS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY TO REMOVE ANY EXCAVATED MATERIALS.
- 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.
- SELECT GRANULAR MATERIAL SHALL BE AS DEFINED IN SECTION 203 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS.
- COMPACTION SHALL CONFORM TO N.Y.S.D.O.T. SECTION 203.
- ALL CONCRETE CURBING, SIDEWALK, AND DRAINAGE STRUCTURES SHALL CONFORM TO THE DETAILS AND SPECIFICATIONS PROVIDED WITHIN THE LATEST APPROVED PLANS AS APPROVED BY THE TOWN.
- 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.
- ELEVATIONS REFER TO NASSAU COUNTY DATUM.
- ALL DRAINAGE STRUCTURES SHALL BE PRECAST, WITH PRECAST OPENINGS FOR DRAINAGE PIPE(S) AND SHALL CONFORM TO THE TOWN STANDARD DETAILS AND SPECIFICATIONS.
- THE BUILDING(S) SHALL BE CONNECTED TO THE SANITARY SEWER UNDER THE REQUIRED TOWN AND COUNTY SEWER PERMITS. CONSTRUCTION OF APPLICABLE WATER AND SEWAGE FACILITIES IN THE SITE SHALL CONFORM TO PART 74, TITLE 10 AND PART 653, TITLE 6 OF THE OFFICIAL COMPILATION OF CODES, RULES AND REGULATIONS OF THE STATE OF NEW YORK.
- ALL EXISTING SANITARY STRUCTURES, SPECIFIED TO BE ABANDONED, SHALL BE PUMPED EMPTY AND FILLED WITH CLEAN, COMPACTED SAND, EXCEPT WHERE NOTED.
- THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING TO BECOME FAMILIAR WITH PRESENT CONDITIONS AND TO JUDGE FOR THEMSELVES THE EXTENT AND NATURE OF WORK TO BE DONE.
- ALL PARKING LOT LIGHTING POLES, LIGHTING FIXTURE CONFIGURATIONS, AND COLOR SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.
- 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.
- 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.
- THE CONTRACTOR SHALL FURNISH AND INSTALL TEMPORARY SHEETING, SHORING AND BRACING OF EXCAVATIONS AS REQUIRED TO CONSTRUCT THE ON-SITE IMPROVEMENTS AND TO PREVENT DISTURBANCE TO ADJOINING PROPERTIES. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER AND/OR TOWN WITH DESIGN AND SPECIFICATIONS PRIOR TO CONSTRUCTING IMPROVEMENTS.
- CONTRACTOR SHALL NOTIFY THE TOWN AND THE ENGINEER 48 HOURS IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR THE REQUIRED SITE OBSERVATIONS. ANY PORTION OF THE SITE IMPROVEMENTS BACKFILLED PRIOR TO OBSERVATION BY ENGINEER AND TOWN SHALL BE UNCOVERED AT THE CONTRACTOR'S EXPENSE.

CIVIL ENGINEERING DRAWINGS

| SHEET No. | TITLE                       | SHEET No. | TITLE                                 |
|-----------|-----------------------------|-----------|---------------------------------------|
| SP-1      | COVER SHEET                 | SP-8      | CONSTRUCTION DETAILS                  |
| SP-2      | ALIGNMENT PLAN              | SP-9      | DRAINAGE & UTILITIES DETAILS          |
| SP-3      | DEMO & EROSION CONTROL PLAN | SP-10     | SANITARY & WATER DISTRIBUTION DETAILS |
| SP-4      | GRADING & DRAINAGE PLAN     |           |                                       |
| SP-5      | UTILITY PLAN                | SP-11     | DEMO & EROSION CONTROL DETAILS        |
| SP-6      | PHOTOMETRIC PLAN            |           |                                       |
| SP-7      | LANDSCAPE PLAN              |           |                                       |

MUNICIPALITY CONTACTS

|            |                           |            |   |
|------------|---------------------------|------------|---|
| TELEPHONE: | VERIZON                   | ROADS:     | NEW YORK STATE DEPARTMENT OF TRANSPORTATION |
|            | 2020 JONES AVENUE         |            | STATE OFFICE BUILDING                       |
|            | WANTAGH, NY 11793         |            | 250 VETERANS MEMORIAL HIGHWAY               |
|            | PHONE: (516) 783-2315     |            | HAUPOPAUGE, NY 11788                        |
| WATER:     | MANHASSET-LAKEVILLE       | PHONE:     | (631) 952-6926                              |
|            | 170 E. SHORE ROAD         | SITE PLAN: | TOWN OF NORTH HEMPSTEAD                     |
|            | GREAT NECK, NY 11023      |            | BUILDING DEPARTMENT                         |
|            | PHONE: (516) 466-4416     |            | 220 PLANDOME ROAD                           |
| GAS:       | NATIONAL GRID             |            | MANHASSET, NY 11030                         |
|            | 175 EAST OLD COUNTRY ROAD | PHONE:     | (516) 869-6311                              |
|            | HICKSVILLE, NY 11801      | APPLICANT: | LEXUS OF SMITHTOWN                          |
|            | PHONE: 1-800-GAS-2001     |            | 700 E. JERICHO TURNPIKE                     |
| ELECTRIC:  | PSEG LONG ISLAND          |            | ST. JAMES, NEW YORK 11780                   |
|            | 175 EAST OLD COUNTRY ROAD |            | PHONE: (631) 652-3118                       |
|            | HICKSVILLE, NY 11801      |            |   |
|            | PHONE: (631) 545-2224     |            |   |
| SANITARY:  | GREAT NECK SEWER DISTRICT |            |   |
|            | 236 E. SHORE ROAD         |            |   |
|            | GREAT NECK, NY 11023      |            |   |
|            | PHONE: (516) 482-0238     |            |   |

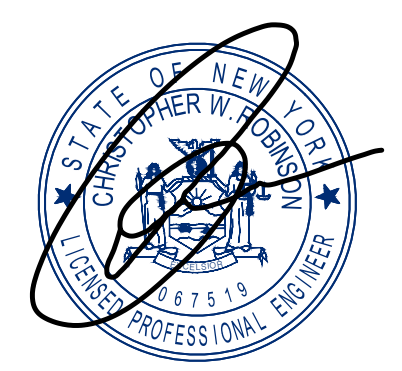
LEGEND

|       |                                   |            |                              |
|-------|-----------------------------------|------------|------------------------------|
| 104   | DEMOLITION CONTOURS               | X (100.00) | PROP SPOT ELEVATION          |
| 104   | EXISTING CONTOURS                 |            | PROP FENCE                   |
| (104) | PROPOSED CONTOURS                 |            | PROP SIGN                    |
|       | PROPOSED CURB                     |            | PROP LEACHING POOL           |
|       | EXIST CURB                        |            | W/OPEN GRATE                 |
|       | EXIST CURB (TO BE REMOVED)        |            | PROP LEACHING POOL           |
| S     | EXIST SANITARY SEWER              |            | W/SOLID COVER                |
| W     | EXIST WATER MAIN                  |            | PROP DRAINAGE MANHOLE        |
| E     | EXIST UNDERGROUND ELECTRIC        |            | TOP OF CURB                  |
| T     | EXIST TELEPHONE LINE              |            | BOTTOM OF CURB               |
| G     | EXIST GAS MAIN                    |            | DRAINAGE LEACHING POOL       |
|       | EXIST DRAIN MANHOLE (SOLID COVER) |            | PAVEMENT/CONCRETE            |
|       | EXIST DRAIN MANHOLE (OPEN GRATE)  |            | DRAIN FLOW ARROW             |
|       | EXIST SPOT ELEVATION              |            | PROP DOUBLE YELLOW STRIPING  |
|       | EXIST HYDRANT                     |            | EXIST R.O.W.                 |
|       | EXIST FENCE                       |            | EXIST DOUBLE YELLOW STRIPING |
|       | EXIST GUIDE RAIL                  |            |                              |
|       | EXIST CATCH BASIN                 |            | PROP CONCRETE SIDEWALK       |
|       | EXIST UTILITY POLE                |            |                              |
|       | EXIST UTILITY POLE W/LIGHT        |            | PROP STANDARD DUTY ASPHALT   |
|       | EXIST GUY                         |            |                              |
| (S)   | PROP SANITARY SEWER               |            |                              |
| (D)   | PROP DRAIN LINE                   |            |                              |
| (W)   | PROP WATER SERVICE                |            |                              |
| (RD)  | PROP ROOF DRAIN                   |            |                              |
| (E)   | PROP UNDERGROUND ELECTRIC         |            |                              |
| (C)   | PROP COMMUNICATIONS SERVICE       |            |                              |
| (G)   | PROP GAS SERVICE                  |            |                              |
|       | EXISTING OFF-SITE STREET LIGHT    |            |                              |
|       | PROP TRANSFORMER                  |            |                              |
|       | PROP CATCH BASIN                  |            |                              |

|                                    |                       |          |    |
|------------------------------------|-----------------------|----------|----|
| TOWN APPLICATION No.: CPB22-000186 |                       |          |    |
| 4.                                 | GENERAL REVISIONS     | 10/26/22 | GT |
| 3.                                 | REV PER CIVIC ORG COM | 10/20/22 | GM |
| 2.                                 | REV PER TONH COM      | 08/03/22 | GM |
| 1.                                 | GENERAL REVISIONS     | 07/21/22 | GM |

OWNER:  
LEXUS OF SMITHTOWN  
700 E. JERICHO TURNPIKE  
ST. JAMES, NEW YORK 11780

APPLICANT:  
LEXUS OF SMITHTOWN  
700 E. JERICHO TURNPIKE  
ST. JAMES, NEW YORK 11780



Christopher W. Robinson, P.E.  
NY State License No. 067519

COVER SHEET

1285 NORTHERN BOULEVARD  
SITUATED IN  
MANHASSET  
TOWN OF NORTH HEMPSTEAD, NASSAU COUNTY, NEW YORK

NCTM: SECTION 3, BLOCK 53, LOTS 38, 53, 54 & 942

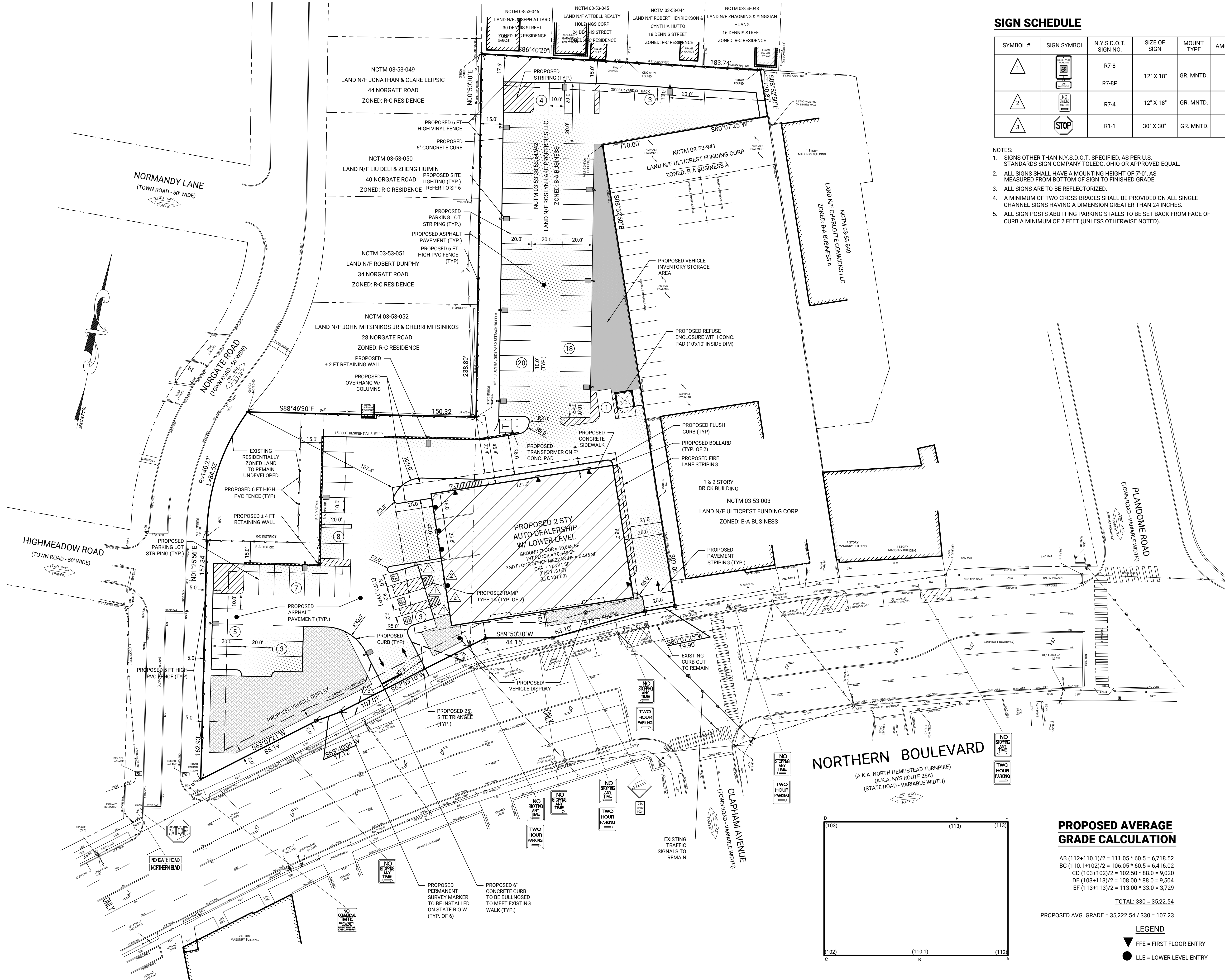


Robinson & Muller  
Engineers, P.C.  
50 Elm Street  
Huntington, NY 11743  
Office: (631) 271-0576  
Fax: (631) 271-0592  
www.rmengineering.com

|          |          |            |          |          |          |        |      |
|----------|----------|------------|----------|----------|----------|--------|------|
| DWN. BY: | GM       | CHK'D. BY: | GT       | SCALE:   | N.T.S    | SHEET: |      |
| DATE:    | 04/29/22 | DATE:      | 05/05/22 | JOB No.: | 2021-196 |        | SP-1 |



Drawing Name: P:\2021 Projects\2021-188\2021-188\2021-188\2021-188.dwg Site Plan (2021-188) Job Last Modified: Oct 27, 2022 - 1:45pm Plotted on: Oct 27, 2022 - 1:45pm by gmganga



SIGN SCHEDULE

| SYMBOL # | SIGN SYMBOL | N.Y.S.D.O.T. SIGN NO. | SIZE OF SIGN | MOUNT TYPE | AMOUNT |
|----------|-------------|-----------------------|--------------|------------|--------|
| 1        |             | R7-8                  | 12" X 18"    | GR. MNTD.  | 3      |
| 2        |             | R7-8P                 | 12" X 18"    | GR. MNTD.  | 2      |
| 3        |             | R1-1                  | 30" X 30"    | GR. MNTD.  | 1      |

- NOTES:
- SIGNS OTHER THAN N.Y.S.D.O.T. SPECIFIED, AS PER U.S. STANDARDS SIGN COMPANY TOLEDO, OHIO OR APPROVED EQUAL.
  - ALL SIGNS SHALL HAVE A MOUNTING HEIGHT OF 7'-0", AS MEASURED FROM BOTTOM OF SIGN TO FINISHED GRADE.
  - ALL SIGNS ARE TO BE REFLECTORIZED.
  - A MINIMUM OF TWO CROSS BRACES SHALL BE PROVIDED ON ALL SINGLE CHANNEL SIGNS HAVING A DIMENSION GREATER THAN 24 INCHES.
  - ALL SIGN POSTS ABUTTING PARKING STALLS TO BE SET BACK FROM FACE OF CURB A MINIMUM OF 2 FEET (UNLESS OTHERWISE NOTED).

SITE DATA

NCTM:  
EXISTING ZONE:  
TOTAL LOT AREA:  
EXISTING BUILDING COVERAGE:  
PROPOSED BUILDING COVERAGE:  
EXISTING USE:  
PROPOSED USE:  
SCHOOL DISTRICT:  
POST OFFICE DISTRICT:  
FIRE DISTRICT:  
SEWER DISTRICT:  
WATER DISTRICT:

SECT. 3, BLK. 53, LOT 38, 53, 54 & 942  
BUSINESS A DISTRICT (B-A)  
77,327 S.F. (1.78 AC)  
8,775 SF  
10,648 SF  
FUNERAL HOME  
AUTO DEALERSHIP [V1]  
MANHASSET UFSD  
UNITED STATES POSTAL SERVICE 11590  
MANHASSET-LAKEVILLE  
GREAT NECK SEWER DISTRICT  
MANHASSET-LAKEVILLE WD

ZONING COMPLIANCE TABLE:

| (B-A DISTRICT) |   | CODE  | PROPOSED |
|----------------|---|-------|----------|
| \$70-130(A)    | MAX BUILDING HEIGHT (STORIES)                           | 3 STY | 2 STY    |
| \$70-130(A)    | MAX BUILDING HEIGHT (FEET)                              | 40'   | 39.5'    |
| \$70-131       | MAX LOT COVERAGE  | 70%   | 13.8%    |
| \$70-131.1(A)  | FLOOR AREA  | N/A   | -        |
| \$70-132(A)    | FRONT YARD SETBACK                                      | 10'   | 11.4'    |
| \$70-133       | SIDE YARD SETBACK<br>(WHEN ADJOINING RESIDENTIAL DIST.) | 0'    | 26'      |
| \$70-134       | REAR YARD SETBACK                                       | 15'   | 107.4'   |
|                |   | 20'   | 37.4'    |

PARKING CALCULATIONS

PARKING REQUIRED

|                       |                                      |             |
|-----------------------|--------------------------------------|-------------|
| AUTO DEALERSHIP:      | 1 STALL PER 300 SF                   |             |
| (NO SERVICE)          | 21,296 SF X 1 STALL / 300 SF         | = 71 STALLS |
| OFFICE MEZZANINE      | (5,445 SF-1,000 SF) X 1 STALL/200 SF | = 23 STALLS |
| TOTAL STALLS REQUIRED |                                      | = 94 STALLS |

PARKING PROVIDED

|   |                      |
|---|----------------------|
| PAVED PARKING STALLS (10 X 20)                    | = 72 STALLS          |
| TOTAL STALLS PROVIDED (INCL. 3 ACCESSIBLE STALLS) | = 72 STALLS [V2][V3] |

ZONING RELIEF

- [V1] \$70-126D CONDITIONAL USE PERMIT REQUIRED FOR PARKING, STORAGE & SALE OF AUTOMOBILES  
[V2] \$70-103M PARKING IN REQUIRED FRONT YARD  
[V3] \$70-103A(1) PARKING RELAXATION FOR 22 STALLS (23.4%)

LOT COVERAGE TABLE

|                             |                     |
|-----------------------------|---------------------|
| PROPOSED                    |                     |
| BUILDING:                   | 10,648 SF (13.77%)  |
| IMPERVIOUS SURFACES:        | 47,318 SF (61.19%)  |
| LANDSCAPE AREA:             | 19,361 SF (25.04%)  |
| 100% FERTILIZED & IRRIGATED |                     |
| TOTAL AREA:                 | 77,327 SF (100.00%) |

LOT COVERAGE TABLE

|                                     |                     |
|-------------------------------------|---------------------|
| EXISTING                            |                     |
| BUILDING:                           | 8,875 SF (11.48%)   |
| IMPERVIOUS SURFACES:                | 50,239 SF (64.97%)  |
| GRASS AREA:                         | 18,213 SF (23.55%)  |
| 100% NON-FERTILIZED & NON-IRRIGATED |                     |
| TOTAL AREA:                         | 77,327 SF (100.00%) |

PROPOSED AVERAGE GRADE CALCULATION

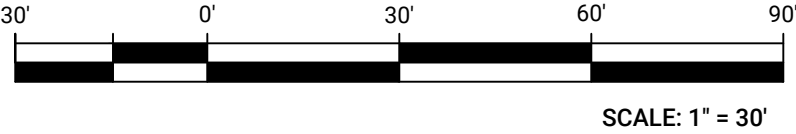
AB (112+110.1)/2 = 111.05 \* 60.5 = 6,718.52  
BC (110.1+102)/2 = 106.05 \* 60.5 = 6,416.02  
CD (103+102)/2 = 102.50 \* 88.0 = 9,020  
DE (103+113)/2 = 108.00 \* 88.0 = 9,504  
EF (113+113)/2 = 113.00 \* 33.0 = 3,729

TOTAL: 330 = 35,222.54

PROPOSED AVG. GRADE = 35,222.54 / 330 = 107.23

LEGEND

- ▼ FFE = FIRST FLOOR ENTRY  
● LLE = LOWER LEVEL ENTRY



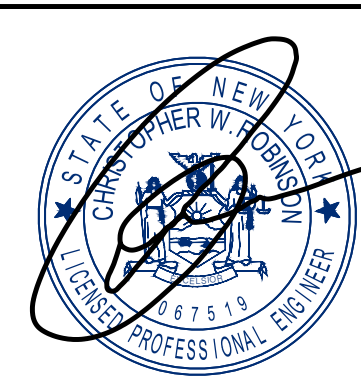
TOWN APPLICATION No.: CPB22-000186

|    |                       |          |    |
|----|-----------------------|----------|----|
| 4. | GENERAL REVISIONS     | 10/26/22 | GT |
| 3. | REV PER CIVIC ORG COM | 10/20/22 | GM |
| 2. | REV PER TONH COM      | 08/03/22 | GM |
| 1. | GENERAL REVISIONS     | 07/21/22 | GM |

| No. | REVISION DESCRIPTION | DATE | BY |
|-----|----------------------|------|----|
|-----|----------------------|------|----|

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|          |          |           |          |          |          |        |      |
|----------|----------|-----------|----------|----------|----------|--------|------|
| DWN. BY: | GM       | CHKD. BY: | GT       | SCALE:   | 1"=30'   | SHEET: | SP-2 |
| DATE:    | 04/29/22 | DATE:     | 05/05/22 | JOB No.: | 2021-196 |        |      |

ALIGNMENT PLAN

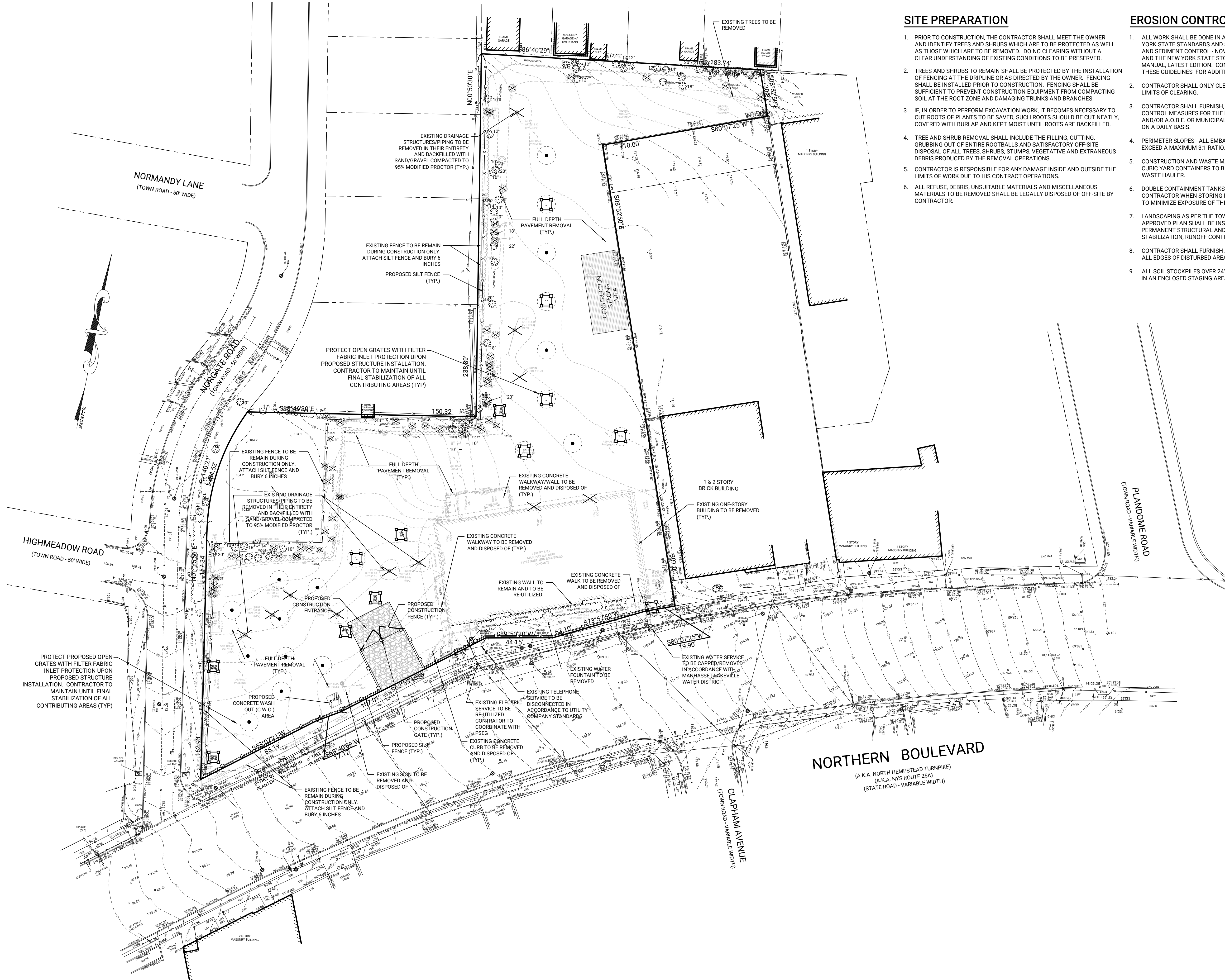
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SITE PREPARATION

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 CLEARING WITHOUT A CLEAR 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.

EROSION CONTROL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH "THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL - NOVEMBER 2016 A.K.A. BLUE BOOK" AND THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL LATEST EDITION. CONTRACTOR SHALL REFER TO THESE GUIDELINES FOR ADDITIONAL INFORMATION.
2. CONTRACTOR SHALL ONLY CLEAR AND GRUB AREAS WITHIN THE LIMITS OF CLEARING.
3. 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.
4. PERIMETER SLOPES - ALL EMBANKMENT SIDE SLOPS SHALL NOT EXCEED A MAXIMUM 3:1 RATIO.
5. CONSTRUCTION AND WASTE MATERIALS SHALL BE STORED IN 5 CUBIC YARD CONTAINERS TO BE CARTED OFF-SITE BY A LICENSED WASTE HAULER.
6. DOUBLE CONTAINMENT TANKS SHALL BE UTILIZED BY THE CONTRACTOR WHEN STORING POTENTIAL POLLUTANTS ON-SITE TO MINIMIZE EXPOSURE OF THESE MATERIALS TO STORM WATER.
7. LANDSCAPING AS PER THE TOWN OF NORTH HEMPSTEAD APPROVED PLAN SHALL BE INSTALLED AND MAINTAINED AS A PERMANENT STRUCTURAL AND VEGETATIVE MEASURE FOR SOIL STABILIZATION, RUNOFF CONTROL AND SEDIMENT CONTROL.
8. CONTRACTOR SHALL FURNISH AND INSTALL SILT FENCE ALONG ALL EDGES OF DISTURBED AREAS.
9. ALL SOIL STOCKPILES OVER 24" IN HEIGHT SHALL BE MAINTAINED IN AN ENCLOSED STAGING AREA.

DEMOLITION NOTES

1. 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 TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR ENGAGED IN EXCAVATION OR DEMOLITION SHALL PROVIDE SUPPORT TO AND PREVENT DAMAGE TO ANY UNDERGROUND UTILITY. IN THE EVENT OF DAMAGE TO AN UNDERGROUND UTILITY, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OPERATOR OF THE UTILITY AND NO BACK FILLING SHALL BE DONE BY THE CONTRACTOR UNTIL REPAIRS ARE MADE AND/OR WRITTEN APPROVAL BY THE UTILITY OPERATOR.
3. CONTRACTOR SHALL NOT USE POWER EXCAVATING EQUIPMENT CLOSER THAN 6 INCHES IN ANY DIRECTION FROM STAKED, MARKED OR OTHERWISE DESIGNATED PERIMETER OF ANY UNDERGROUND UTILITY.
4. EXCEPTION: POWERED OR MECHANIZED EQUIPMENT MAY BE USED FOR THE REMOVAL OF PAVEMENT OR MASONRY BUT ONLY TO THE DEPTH OF SUCH PAVEMENT OR MASONRY.
5. ALL EXISTING ON SITE DRAIN PIPES, CATCH BASINS, MANHOLES, RESPONSE INLETS OR LEACHING POOLS THAT ARE LOCATED WITHIN THE PROPOSED BUILDING AREAS, SHALL BE REMOVED AND BACKFILLED. FILL SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, AS DETERMINED BY MODIFIED PROCTOR TEST AND BE SELECT GRANULAR MATERIAL.
6. ALL EXISTING ON SITE LIGHT FIXTURES, POLES AND FOUNDATIONS SHALL BE REMOVED, UNLESS OTHERWISE NOTED ON PLAN OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
7. ALL EXISTING ON SITE CATCH BASINS, MANHOLES, DRAIN INLETS, LEACHING POOLS OR SANITARY STRUCTURES THAT ARE LOCATED OUTSIDE THE PROPOSED BUILDING AREA AND ARE NOTED TO BE REMOVED SHALL BE PUMPED, CLEANED AND BACK FILLED WITH A LEAN CONCRETE MIXTURE OR AS DIRECTED BY ENGINEER OR GEOTECHNICAL REPRESENTATIVE. ANY EXISTING STRUCTURES THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE ENTIRELY REMOVED AND DISPOSED OF.
8. EXISTING BUILDING INCLUDING FOUNDATIONS AND FLOOR SLABS, LOADING DOCKS, RAMPS, RETAINING WALLS AND CONCRETE SLABS SHALL BE COMPLETELY REMOVED AND ALL VOIDS BACK FILLED WITH CLEAN OR GRANULAR MATERIAL AS SPECIFIED.
9. ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED OR ABANDONED UNLESS OTHERWISE NOTED.
10. PRIOR TO ANY DEMOLITION CONTRACTOR SHALL SUBMIT DEMOLITION SEQUENCING PLAN TO OWNER FOR APPROVAL.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL FEES AND OBTAINING ALL PERMITS ASSOCIATED WITH THE DEMOLITION WORK INCLUDING BUT NOT LIMITED TO THE UTILITY DISCONNECT PERMITS AND THE DEMOLITION PERMIT.

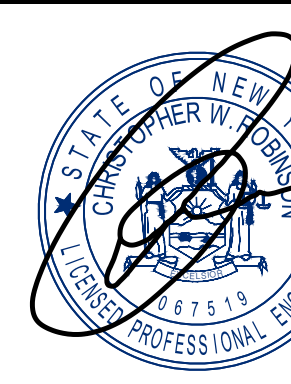
NORTHERN BOULEVARD  
(A.K.A. NORTH HEMPSTEAD TURNPIKE)  
(A.K.A. NYS ROUTE 25A)  
(STATE ROAD - VARIABLE WIDTH)

TOWN APPLICATION No.: CPB22-000186

|     |                       |          |    |
|-----|-----------------------|----------|----|
| 4.  | GENERAL REVISIONS     | 10/26/22 | GT |
| 3.  | REV PER CIVIC ORG COM | 10/20/22 | GM |
| 2.  | REV PER TONH COM      | 08/03/22 | GM |
| 1.  | GENERAL REVISIONS     | 07/21/22 | GM |
| No. | REVISION DESCRIPTION  | DATE     | BY |

OWNER:  
LEXUS OF SMITHTOWN  
700 E. JERICHO TURNPIKE  
ST. JAMES, NEW YORK 11780

APPLICANT:  
LEXUS OF SMITHTOWN  
700 E. JERICHO TURNPIKE  
ST. JAMES, NEW YORK 11780



Christopher W. Robinson, P.E.  
NY State License No. 067519

DWN. BY: GM  
DATE: 04/29/22

DEMO & EROSION CONTROL PLAN

1285 NORTHERN BOULEVARD  
SITUATED IN  
MANHASSET  
TOWN OF NORTH HEMPSTEAD, NASSAU COUNTY, NEW YORK

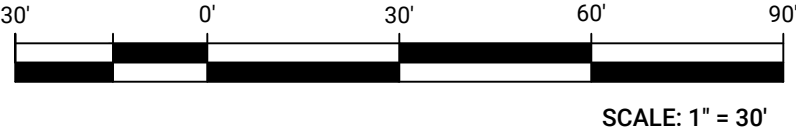
NCTM: SECTION 3, BLOCK 53, LOTS 38, 53, 54 & 942



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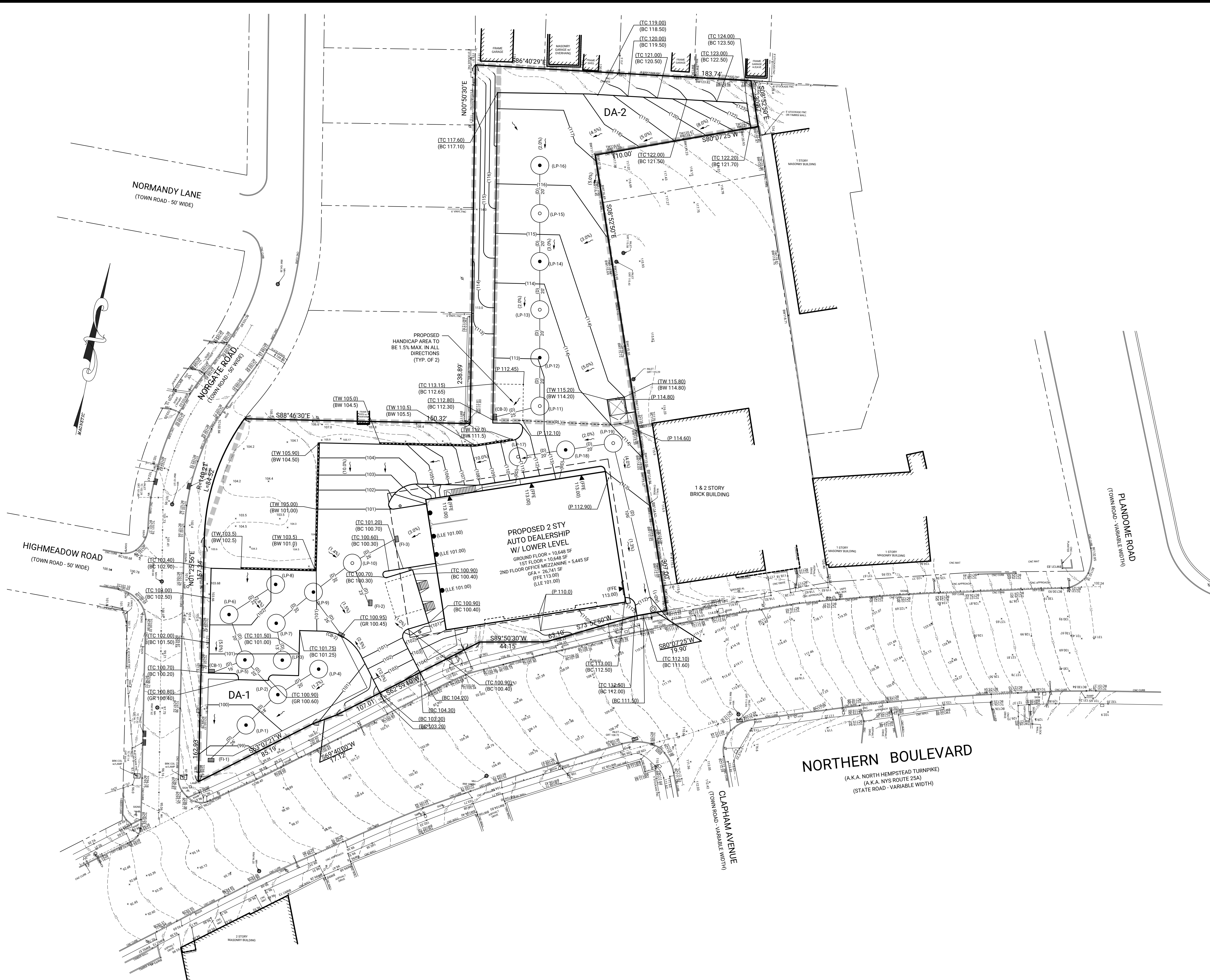
SCALE: 1"=30'  
JOB No.: 2021-196

SHEET:  
SP-3



SURVEY NOTE:  
SITE PLAN BASED UPON SURVEY PREPARED BY GALLAS  
SURVEYING GROUP, DATED DECEMBER 23, 2021





DRAINAGE CALCULATIONS

|  |                            |   |           |
|--|----------------------------|---|-----------|
| DRAINAGE AREA 1:   |                            |   |           |
| REQUIRED:  |                            |   |           |
| BUILDING AREA  | 0 SF X 0.42 FT X 1.0       | = | 0 CF      |
| IMPERVIOUS AREA  | 28,792 SF X 0.42 FT X 1.0  | = | 12,076 CF |
| LANDSCAPE AREA   | 17,210 SF X 0.42 FT X 0.25 | = | 1,807 CF  |
| TOTAL VOLUME REQUIRED  |                            | = | 13,883 CF |
| PROVIDED:  |                            |   |           |
| PROVIDED: (10) - 12" DIA. x 15 FT EFFECTIVE DEPTH LEACHING POOLS |                            |   |           |
| 10 EA x 100.9 CF/FT x 15 FT ED                                   |                            | = | 15,135 CF |
| TOTAL VOLUME PROVIDED IN LEACHING POOLS                          |                            | = | 15,135 CF |
| DRAINAGE AREA 2:   |                            |   |           |
| REQUIRED:  |                            |   |           |
| BUILDING AREA  | 0 SF X 0.42 FT X 1.0       | = | 0 CF      |
| IMPERVIOUS AREA  | 19,420 SF X 0.42 FT X 1.0  | = | 8,092 CF  |
| LANDSCAPE AREA   | 2,695 SF X 0.42 FT X 0.25  | = | 283 CF    |
| TOTAL VOLUME REQUIRED  |                            | = | 8,375 CF  |
| PROVIDED:  |                            |   |           |
| PROVIDED: (6) - 12" DIA. x 15 FT EFFECTIVE DEPTH LEACHING POOLS  |                            |   |           |
| 6 EA x 100.9 CF/FT x 15 FT ED                                    |                            | = | 9,081 CF  |
| TOTAL VOLUME PROVIDED IN LEACHING POOLS                          |                            | = | 9,081 CF  |
| ROOF DRAIN SYSTEM:   |                            |   |           |
| REQUIRED:  |                            |   |           |
| BUILDING AREA  | 10,648 SF X 0.42 FT X 1.0  | = | 4,472 CF  |
| IMPERVIOUS AREA  | 0 SF X 0.42 FT X 1.0       | = | 0 CF      |
| LANDSCAPE AREA   | 0 SF X 0.42 FT X 0.25      | = | 0 CF      |
| TOTAL VOLUME REQUIRED  |                            | = | 4,472 CF  |
| PROVIDED:  |                            |   |           |
| PROVIDED: (3) - 12" DIA. x 15 FT EFFECTIVE DEPTH LEACHING POOLS  |                            |   |           |
| 3 EA x 100.9 CF/FT x 15 FT ED                                    |                            | = | 4,540 CF  |
| TOTAL VOLUME PROVIDED IN LEACHING POOLS                          |                            | = | 4,540 CF  |

DRAINAGE STRUCTURE TABLE

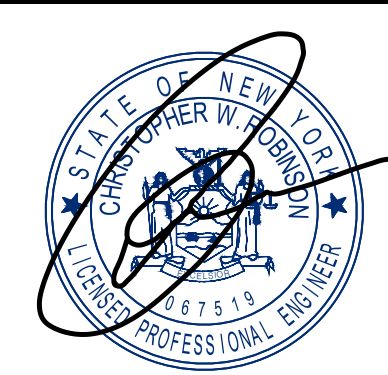
| STRUCTURE | SIZE | TOP / GRADE | INVERT | BOT. ELEV. | EFT. DEPTH |
|-----------|------|-------------|--------|------------|------------|
| DLP-1     | 12"  | 99.50       | 95.30  | 80.3       | 15 FT      |
| DLP-2     | 12"  | 100.30      | 96.80  | 80.3       | 15 FT      |
| DLP-3     | 12"  | 101.40      | 96.20  | 80.3       | 15 FT      |
| DLP-4     | 12"  | 100.65      | 96.60  | 80.3       | 15 FT      |
| DLP-5     | 12"  | 101.70      | 97.20  | 80.3       | 15 FT      |
| DLP-6     | 12"  | 102.25      | 96.80  | 80.3       | 15 FT      |
| DLP-7     | 12"  | 101.35      | 97.40  | 80.3       | 15 FT      |
| DLP-8     | 12"  | 101.90      | 96.60  | 80.3       | 15 FT      |
| DLP-9     | 12"  | 101.10      | 97.60  | 80.3       | 15 FT      |
| DLP-10    | 12"  | 100.65      | 96.80  | 80.3       | 15 FT      |
| DLP-11    | 12"  | 112.85      | 107.85 | 91.6       | 15 FT      |
| DLP-12    | 12"  | 113.00      | 107.65 | 91.6       | 15 FT      |
| DLP-13    | 12"  | 113.67      | 107.85 | 91.6       | 15 FT      |
| DLP-14    | 12"  | 114.50      | 107.65 | 91.6       | 15 FT      |
| DLP-15    | 12"  | 116.4       | 107.85 | 91.6       | 15 FT      |
| DLP-16    | 12"  | 116.4       | 107.65 | 91.6       | 15 FT      |
| DLP-17    | 12"  | 111.8       | 106.6  | 91.6       | 15 FT      |
| DLP-18    | 12"  | 113.33      | 106.6  | 91.6       | 15 FT      |
| DLP-19    | 12"  | 116.85      | 106.8  | 91.6       | 15 FT      |
| CB-1      | -    | 100.2       | 97.2   | -          | -          |
| CB-2      | -    | 100.80      | 97.8   | -          | -          |
| CB-3      | -    | 112.30      | 109.30 | -          | -          |
| FI-1      | -    | 98.50       | 95.50  | -          | -          |
| FI-2      | -    | 100.10      | 97.10  | -          | -          |
| FI-3      | -    | 100.25      | 97.25  | -          | -          |
| AD-1      | -    | 111.40      | 108.40 | -          | -          |

TOWN APPLICATION No.: CPB22-000186

|    |                       |          |    |
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APPLICANT:  
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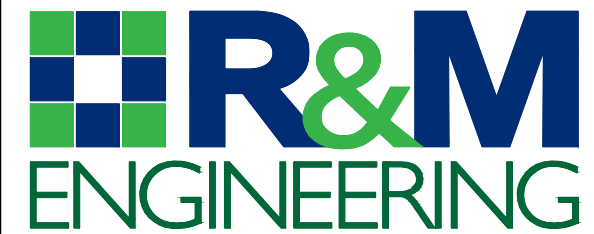


Christopher W. Robinson, P.E.  
NY State License No. 067519

GRADING & DRAINAGE PLAN

1285 NORTHERN BOULEVARD  
SITUATED IN  
MANHASSET  
TOWN OF NORTH HEMPSTEAD, NASSAU COUNTY, NEW YORK

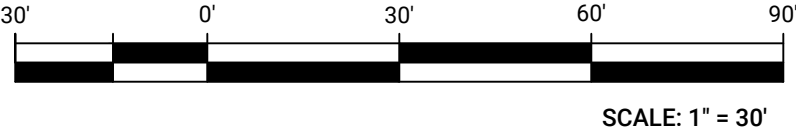
NCTM: SECTION 3, BLOCK 53, LOTS 38, 53, 54 & 942



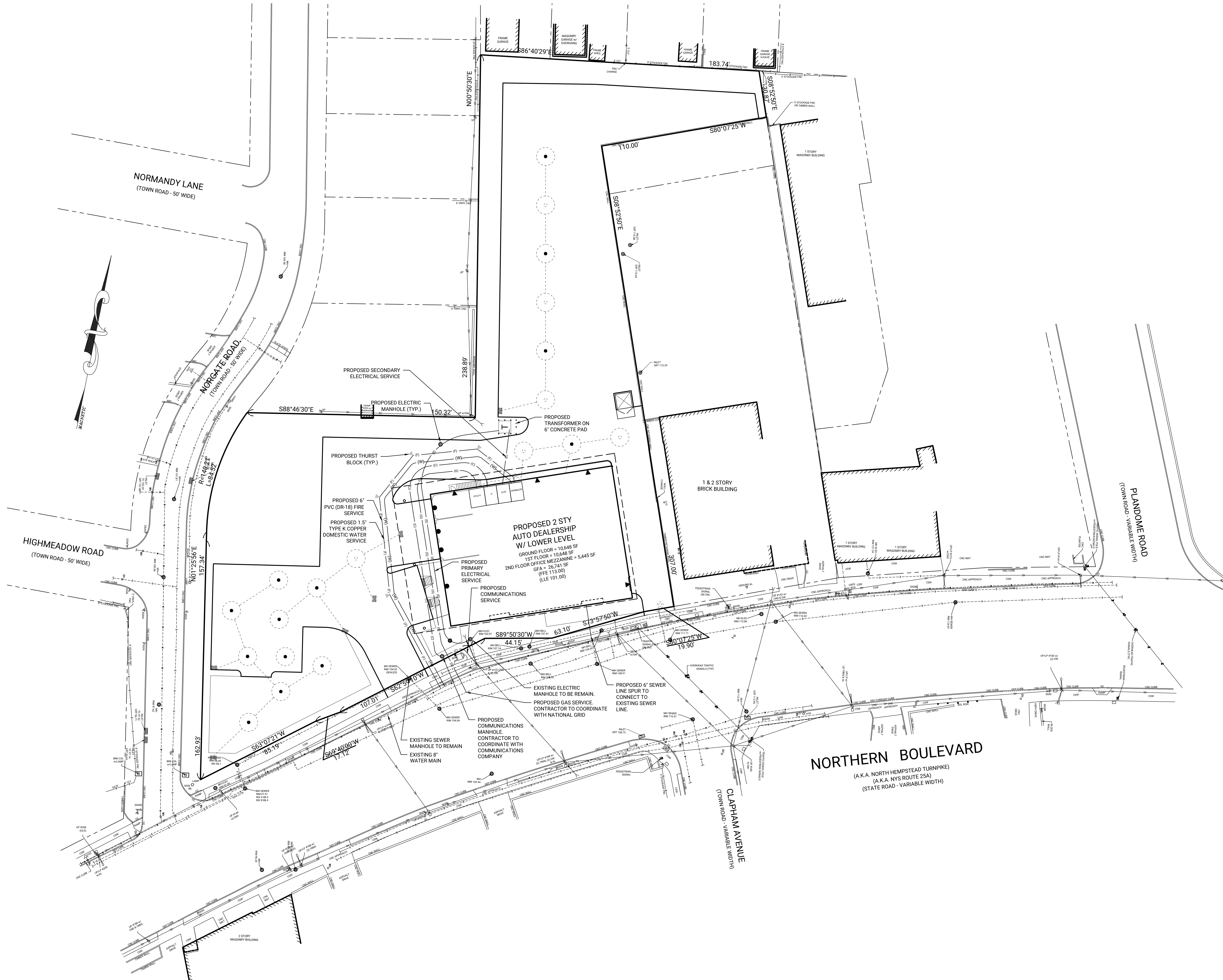
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|          |          |           |          |          |          |        |      |
|----------|----------|-----------|----------|----------|----------|--------|------|
| DWN. BY: | GM       | CHKD. BY: | GT       | SCALE:   | 1"=30'   | SHEET: | SP-4 |
| DATE:    | 04/29/22 | DATE:     | 05/05/22 | JOB No.: | 2021-196 |        |      |

SURVEY NOTE:  
SITE PLAN BASED UPON SURVEY PREPARED BY GALLAS  
SURVEYING GROUP, DATED DECEMBER 23, 2021







### SANITARY NOTES

1. MINIMUM PIPE COVER AND PIPE PITCH REQUIREMENTS SHALL BE IN CONFORMANCE TO GREAT NECK WATER POLLUTION CONTROL DISTRICT STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL COORDINATE AND CALL FOR ALL INSPECTIONS WITH THE HEALTH DEPARTMENT.
3. A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN NEW YORK STATE SHALL INSPECT THE EXCAVATION, CONSTRUCTION, AND BACKFILLING OPERATIONS FOR THE PRIVATE SEWAGE DISPOSAL FACILITIES. THE PROJECT CONSULTANT SHALL CERTIFY TO THE GREAT NECK WATER POLLUTION CONTROL DISTRICT NO LATER THAN 30 DAYS FOLLOWING THE COMPLETION OF CONSTRUCTION THAT THE SEWAGE DISPOSAL FACILITIES HAVE BEEN CONSTRUCTED IN FULL CONFORMANCE WITH THE APPROVED PLAN.
4. WATER MAIN PROTECTION - THE MINIMUM HORIZONTAL AND VERTICAL CLEARANCE BETWEEN WATER MAIN/WATER SERVICE LINE AND SEWER PIPING AND/OR DRAINAGE PIPING SHALL BE 10.0 FEET AND 18 INCHES RESPECTIVELY.

### ELECTRIC AND GAS NOTES

1. ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST RULES OF THE NATIONAL ELECTRICAL CODE, PSEG-LI 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. ALL ELECTRICAL EQUIPMENT BEING INSTALLED SHALL BE UL APPROVED AND LABELED, WHERE APPLICABLE.
3. UPON COMPLETION OF WORK AN UNDERWRITERS CERTIFICATE SHALL BE SUBMITTED.
4. 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.
5. THE PRIMARY FACILITIES, INCLUDING THE DISTRIBUTION LINES AND PAD MOUNT TYPE TRANSFORMERS WILL BE SUPPLIED, INSTALLED, OWNED AND MAINTAINED BY PSEG-LI.
6. ALL NEW GAS MAINS SHALL BE PROVIDED, INSTALLED OWNED, AND MAINTAINED BY NATIONAL GRID.
7. 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 STATED.
2. REFER TO ARCHITECTURAL PLANS FOR DETAILED LOCATIONS OF ALL UTILITY CONNECTIONS.
3. ALL UTILITY CROSSINGS ARE TO HAVE A MINIMUM OF 18" OF CLEARANCE 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.
7. ALL UTILITIES ARE TO BE INSTALLED/RELOCATED UNDERGROUND PER THE TOWN OF NORTH HEMPSTEAD.

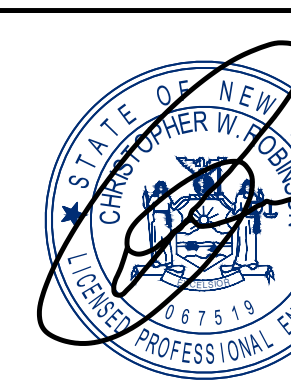
#### TOWN APPLICATION No.: CPB22-000186

|    |                       |          |    |
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| 4. | GENERAL REVISIONS     | 10/26/22 | GT |
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| 1. | GENERAL REVISIONS     | 07/21/22 | GM |

No. REVISION DESCRIPTION DATE BY

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LEXUS OF SMITHTOWN  
700 E. JERICHO TURNPIKE  
ST. JAMES, NEW YORK 11780

APPLICANT:  
LEXUS OF SMITHTOWN  
700 E. JERICHO TURNPIKE  
ST. JAMES, NEW YORK 11780



Christopher W. Robinson, P.E.

NY State License No. 067519

### UTILITY PLAN

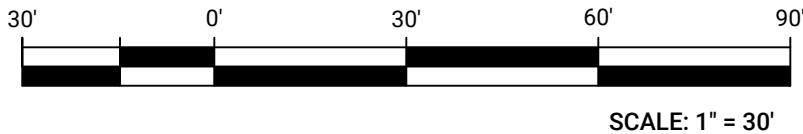
**1285 NORTHERN BOULEVARD**  
SITUATED IN  
**MANHASSET**  
TOWN OF NORTH HEMPSTEAD, NASSAU COUNTY, NEW YORK

NCTM: SECTION 3, BLOCK 53, LOTS 38, 53, 54 & 942



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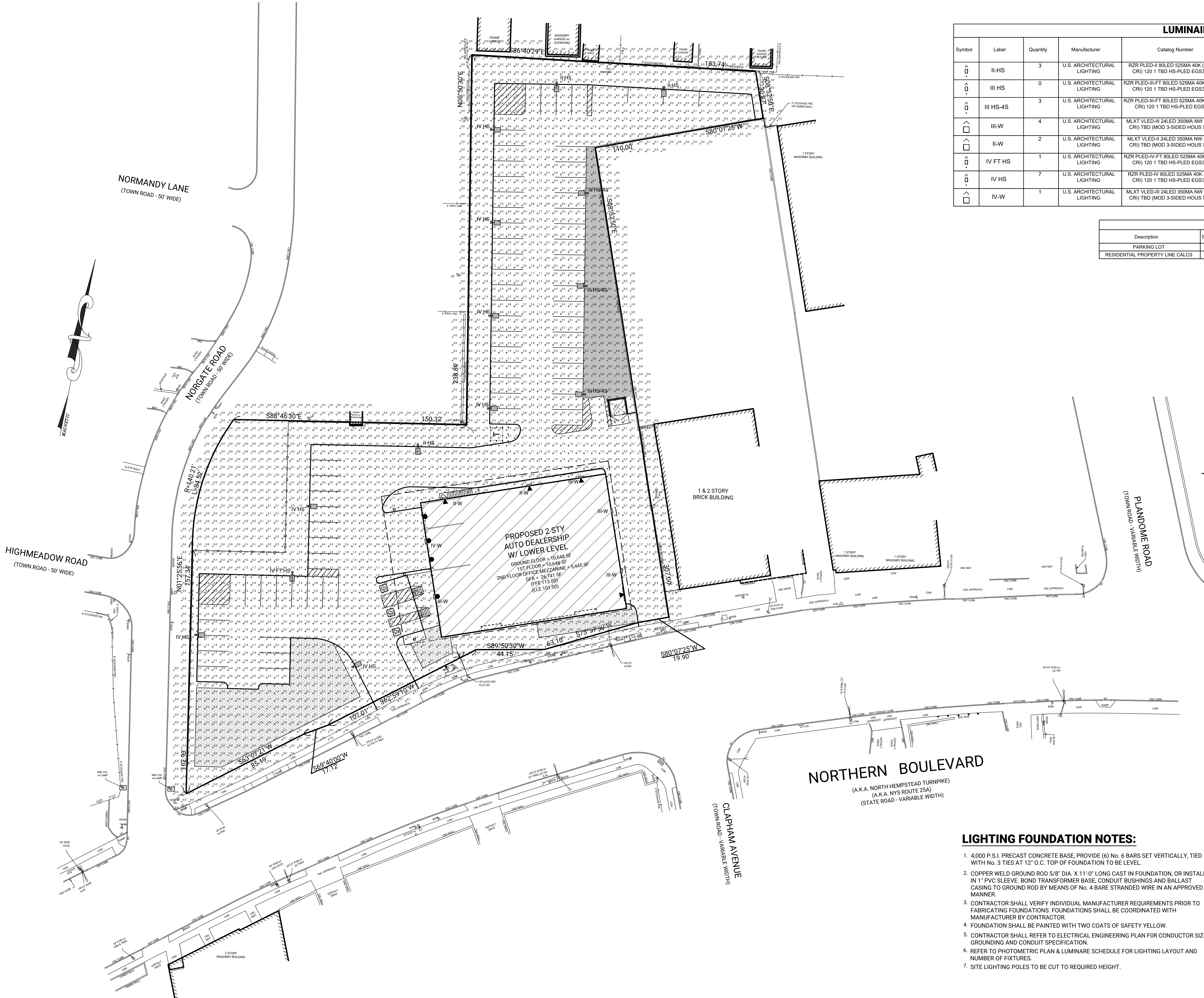
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|----------|----------|-----------|----------|----------|----------|--------|------|
| DWN. BY: | GM       | CHKD. BY: | GT       | SCALE:   | 1"=30'   | SHEET: | SP-5 |
| DATE:    | 04/29/22 | DATE:     | 05/05/22 | JOB No.: | 2021-196 |        |      |



SURVEY NOTE:  
SITE PLAN BASED UPON SURVEY PREPARED BY GALLAS  
SURVEYING GROUP, DATED DECEMBER 23, 2021



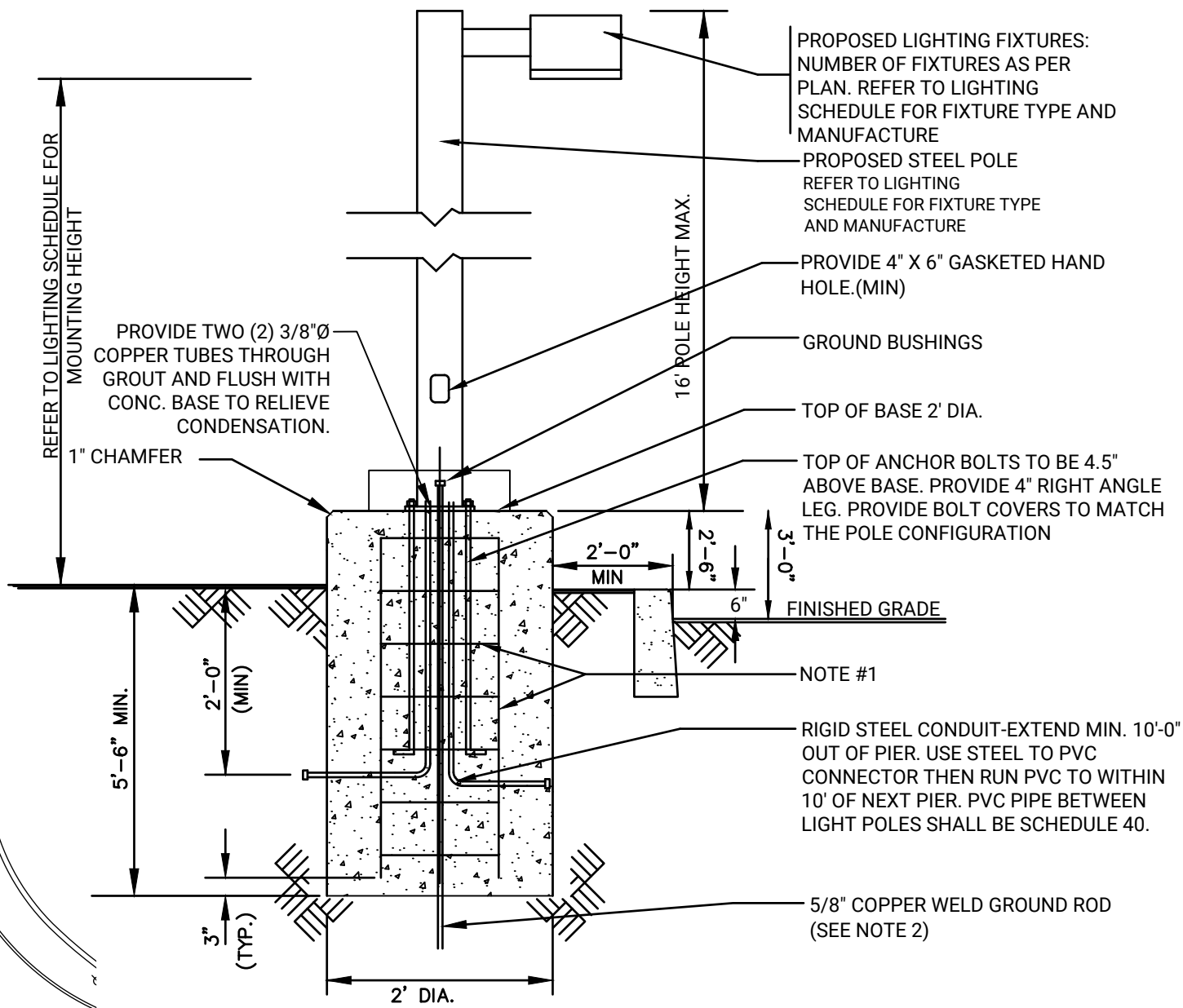
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| LUMINAIRE SCHEDULE |           |          |                             |  |  |                   |         |
|--------------------|-----------|----------|-----------------------------|--|--|-------------------|---------|
| Symbol             | Label     | Quantity | Manufacturer                | Catalog Number   | Description  | Lamp              | Wattage |
|                    | II-HS     | 3        | U.S. ARCHITECTURAL LIGHTING | RZR PLED-II 80LED 525MA 40K (MOD 90 CR) 120 1 TBD HS-PLD EGS3W TBD     | AREA LUMINAIRE, TYPE II DISTRIBUTION, FULL CUT-OFF, INTERNAL AND EXTERNAL HOUSE SIDE SHIELD          | 4000K LED, 90 CRI | 129     |
|                    | III HS    | 0        | U.S. ARCHITECTURAL LIGHTING | RZR PLED-III-FT 80LED 525MA 40K (MOD 90 CR) 120 1 TBD HS-PLD EGS3W TBD | AREA LUMINAIRE, TYPE III DISTRIBUTION, FULL CUT-OFF, INTERNAL AND EXTERNAL HOUSE SIDE SHIELD         | 4000K LED, 90 CRI | 129     |
|                    | III HS-4S | 3        | U.S. ARCHITECTURAL LIGHTING | RZR PLED-III-FT 80LED 525MA 40K (MOD 90 CR) 120 1 TBD HS-PLD EGS4 TBD  | AREA LUMINAIRE, TYPE III DISTRIBUTION, FULL CUT-OFF, INTERNAL AND EXTERNAL 4-SIDED HOUSE SIDE SHIELD | 4000K LED, 90 CRI | 129     |
|                    | III-W     | 4        | U.S. ARCHITECTURAL LIGHTING | MLXT VLED-II 24LED 350MA NW (MOD 90 CR) TBD (MOD 3-SIDED HOUS SHIELD)  | WALL LUMINAIRE, TYPE III DISTRIBUTION, FULL CUT-OFF, EXTERNAL HOUSE SIDE SHIELD                      | 4000K LED, 90 CRI | 27      |
|                    | II-W      | 2        | U.S. ARCHITECTURAL LIGHTING | MLXT VLED-II 24LED 350MA NW (MOD 90 CR) TBD (MOD 3-SIDED HOUS SHIELD)  | WALL LUMINAIRE, TYPE II DISTRIBUTION, FULL CUT-OFF, EXTERNAL HOUSE SIDE SHIELD                       | 4000K LED, 90 CRI | 27      |
|                    | IV FT HS  | 1        | U.S. ARCHITECTURAL LIGHTING | RZR PLED-IV-FT 80LED 525MA 40K (MOD 90 CR) 120 1 TBD HS-PLD EGS3W TBD  | AREA LUMINAIRE, TYPE IV-FT DISTRIBUTION, FULL CUT-OFF, INTERNAL AND EXTERNAL HOUSE SIDE SHIELD       | 4000K LED, 90 CRI | 129     |
|                    | IV HS     | 7        | U.S. ARCHITECTURAL LIGHTING | RZR PLED-IV 80LED 525MA 40K (MOD 90 CR) 120 1 TBD HS-PLD EGS3W TBD     | AREA LUMINAIRE, TYPE IV DISTRIBUTION, FULL CUT-OFF, INTERNAL AND EXTERNAL HOUSE SIDE SHIELD          | 4000K LED, 90 CRI | 129     |
|                    | IV-W      | 1        | U.S. ARCHITECTURAL LIGHTING | MLXT VLED-II 24LED 350MA NW (MOD 90 CR) TBD (MOD 3-SIDED HOUS SHIELD)  | WALL LUMINAIRE, TYPE IV DISTRIBUTION, FULL CUT-OFF, EXTERNAL HOUSE SIDE SHIELD                       | 4000K LED, 90 CRI | 27      |

| Statistics                     |        |        |         |        |         |         |
|--------------------------------|--------|--------|---------|--------|---------|---------|
| Description                    | Symbol | Avg    | Max     | Min    | Max/Min | Avg/Min |
| PARKING LOT                    |        | 5.0 fc | 13.9 fc | 0.1 fc | 139.0:1 | 50.0:1  |
| RESIDENTIAL PROPERTY LINE CALC |        | 0.0 fc | 0.0 fc  | 0.0 fc | N/A     | N/A     |

**NOTES:**  
POLE MOUNT ARE 14 FEET AFF  
WALL MOUNT ARE 8 FT AFF  
BUILDING IS FIGURED 24FT HIGH, 10% REFLECTANCE  
PARKING LOT IS FIGURED AT 5% REFLECTANCE  
LIGHT LOSS FACTOR 0.9  
CALCULATION POINTS ARE AT GRADE  
CALCULATION POINTS ARE 5 FT O.C.



STANDARD 2'-6" HIGH LIGHTING FOUNDATION DETAIL

**LIGHTING FOUNDATION NOTES:**

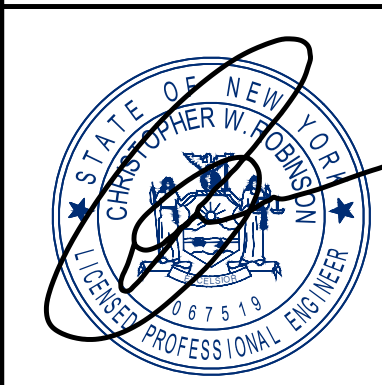
- 4,000 P.S.I. PRECAST CONCRETE BASE, PROVIDE (6) No. 6 BARS SET VERTICALLY, TIED WITH No. 3 TIES AT 12" O.C. TOP OF FOUNDATION TO BE LEVEL.
- COPPER WELD GROUND ROD 5/8" DIA. X 11'-0" LONG CAST IN FOUNDATION, OR INSTALLED IN 1" PVC SLEEVE. BOND TRANSFORMER BASE, CONDUIT BUSHINGS AND BALLAST CASING TO GROUND ROD BY MEANS OF No. 4 BARE STRANDED WIRE IN AN APPROVED MANNER.
- CONTRACTOR SHALL VERIFY INDIVIDUAL MANUFACTURER REQUIREMENTS PRIOR TO FABRICATING FOUNDATIONS. FOUNDATIONS SHALL BE COORDINATED WITH MANUFACTURER BY CONTRACTOR.
- FOUNDATION SHALL BE PAINTED WITH TWO COATS OF SAFETY YELLOW.
- CONTRACTOR SHALL REFER TO ELECTRICAL ENGINEERING PLAN FOR CONDUCTOR SIZES, GROUNDING AND CONDUIT SPECIFICATION.
- REFER TO PHOTOMETRIC PLAN & LUMINAIRE SCHEDULE FOR LIGHTING LAYOUT AND NUMBER OF FIXTURES.
- SITE LIGHTING POLES TO BE CUT TO REQUIRED HEIGHT.

**TOWN APPLICATION No.: CPB22-000186**

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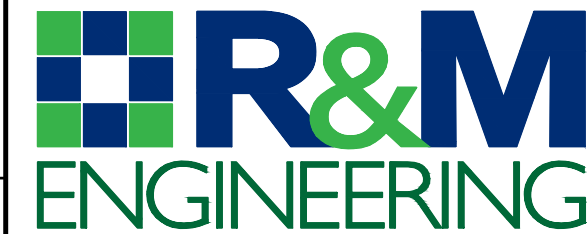


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**PHOTOMETRIC PLAN**

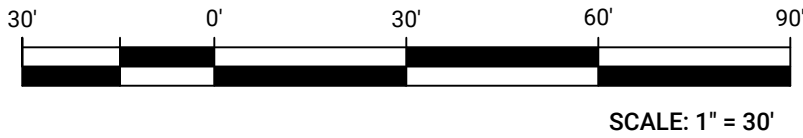
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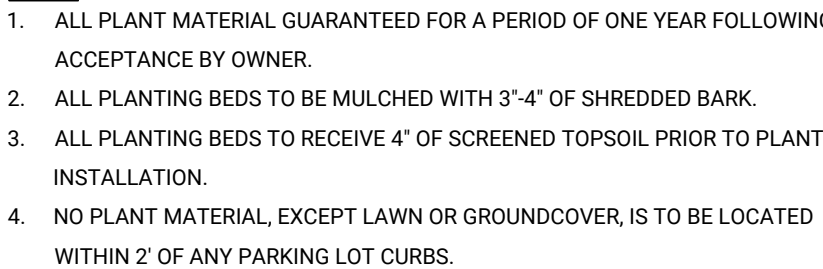
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|          |          |           |          |          |          |        |      |
|----------|----------|-----------|----------|----------|----------|--------|------|
| DWN. BY: | GM       | CHKD. BY: | GT       | SCALE:   | 1"=30'   | SHEET: | SP-6 |
| DATE:    | 04/29/22 | DATE:     | 05/05/22 | JOB No.: | 2021-196 |        |      |



SURVEY NOTE:  
SITE PLAN BASED UPON SURVEY PREPARED BY GALLAS  
SURVEYING GROUP, DATED DECEMBER 23, 2021

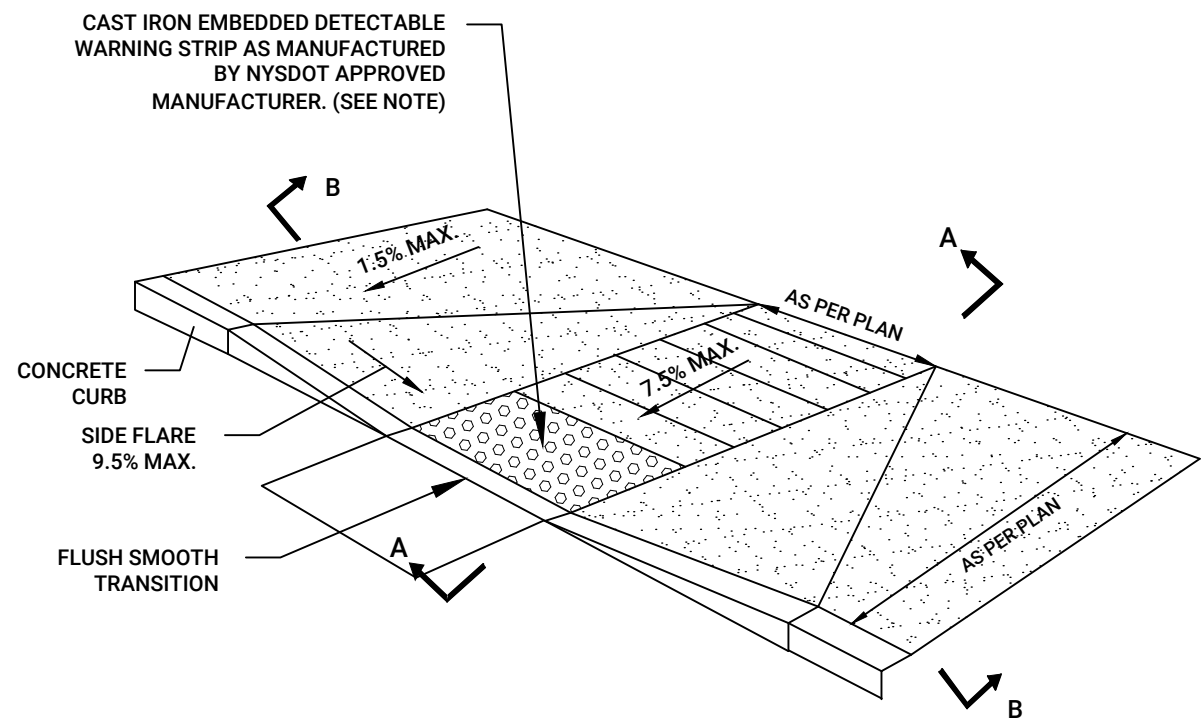




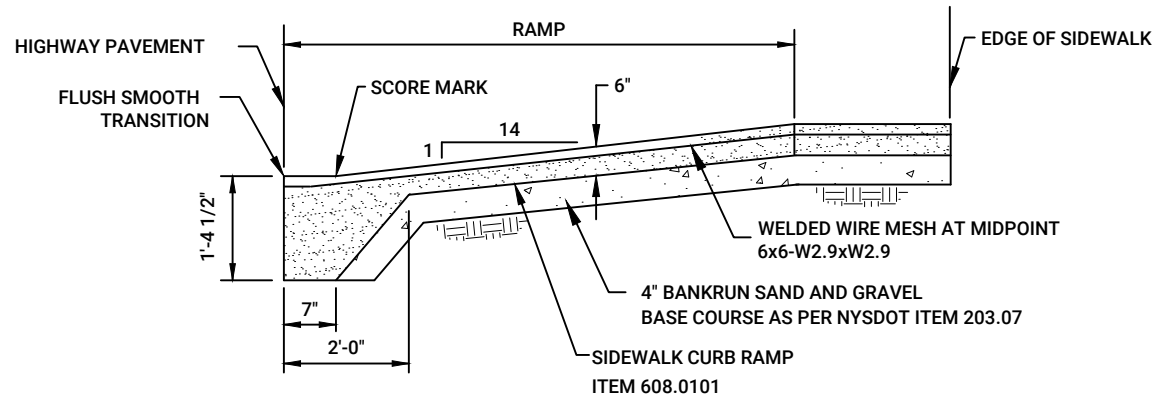
**Robinson & Muller**  
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Huntington, NY 11743  
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SURVEY NOTE:  
SITE PLAN BASED UPON SURVEY PREPARED BY GALLAS  
SURVEYING GROUP, DATED DECEMBER 23, 2021





CURB RAMP TYPE 1

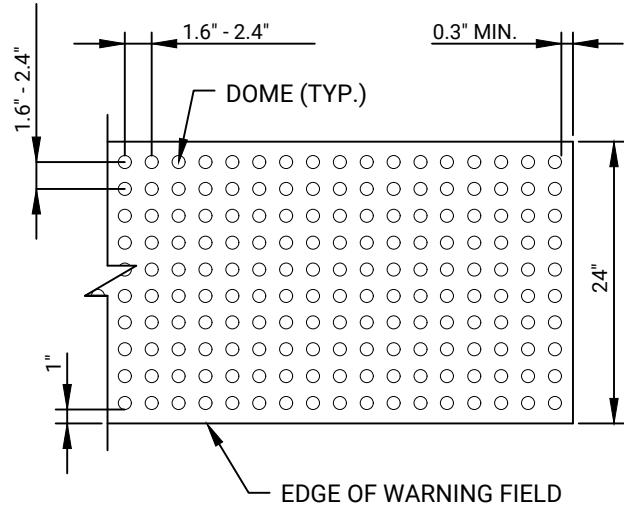


SECTION A-A

SECTION B-B

ON-SITE SIDEWALK CURB RAMP DETAIL

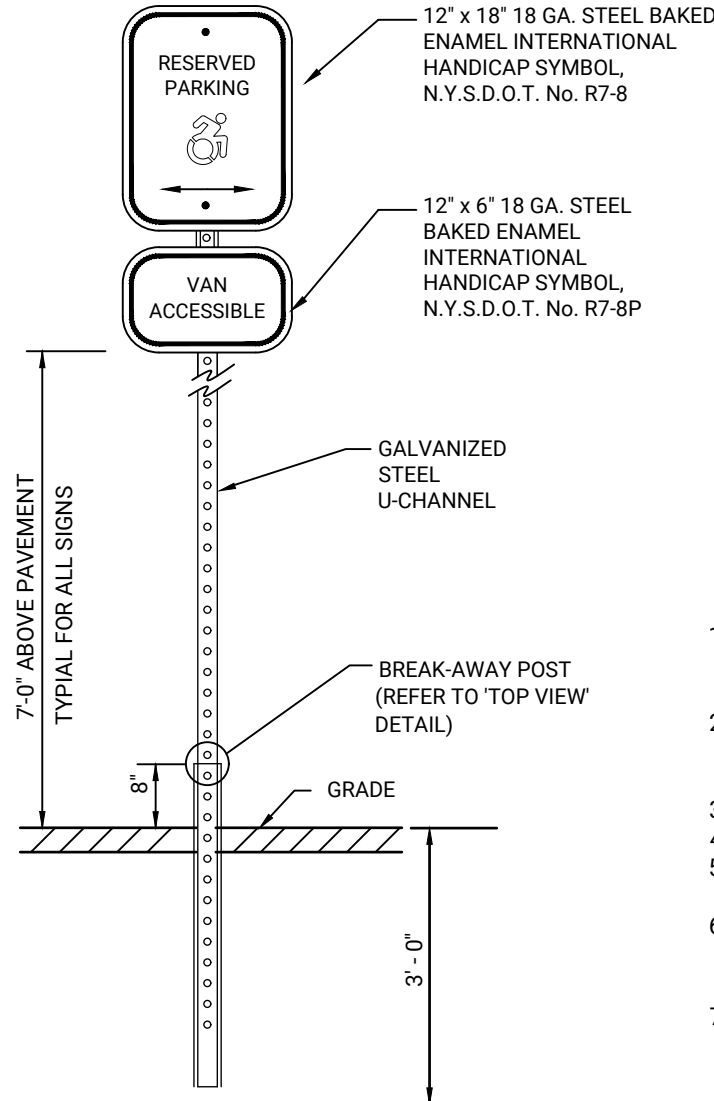
- THE MAXIMUM SLOPE OF A SIDEWALK CURB RAMP IN NEW CONSTRUCTION SHALL BE 1:14. IF SPACE LIMITATIONS ON EXISTING SITES PROHIBIT THE USE OF 1:14 THE FOLLOWING SLOPES AND RISES MAY BE USED:  
A) STEEPER THAN 1:14 (7.14%) BUT NO STEEPER THAN 1:10 (10%) 6" MAX. RISE, 5' MAX. RUN  
B) STEEPER THAN 1:10 (10%) 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
- THE MIN. WIDTH OF A SIDEWALK CURB RAMP SHALL BE FIVE (5) FEET, EXCLUSIVE OF FLARED SIDES.
- ALL SIDEWALK CURB RAMPS SHALL HAVE FLUSH, SMOOTH TRANSITIONS TO THE ADJACENT STREET OR HIGHWAY SURFACE.
- 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).
- EXISTING CONCRETE SHALL BE SAWCUT FULL DEPTH.
- ALL HANDICAP RAMPS AND ACCESS WAYS SHALL BE IN COMPLIANCE WITH THE BUILDING CODE OF N.Y.S. AND ICC/ANSI A117.1-1998
- REFER TO NYSDOT STANDARD SHEETS 608-01 FOR FURTHER INFORMATION.
- THE DETECTABLE WARNINGS SHALL BE OBTAINED FROM THE NYSDOT APPROVED MATERIALS LIST. THEY SHALL BE DARK GREY IN COLOR WHEN INSTALLED IN LIGHT CONCRETE CURB RAMPS AND BLENDED TRANSITIONS. NATURAL CAST IRON DETECTABLE WARNINGS MAY BE USED. MANUFACTURERS OF THESE PRODUCTS CAN BE FOUND AT THE NYSDOT APPROVED MATERIALS LISTS WEBSITE.



DETECTABLE WARNING STRIP

NOTES:

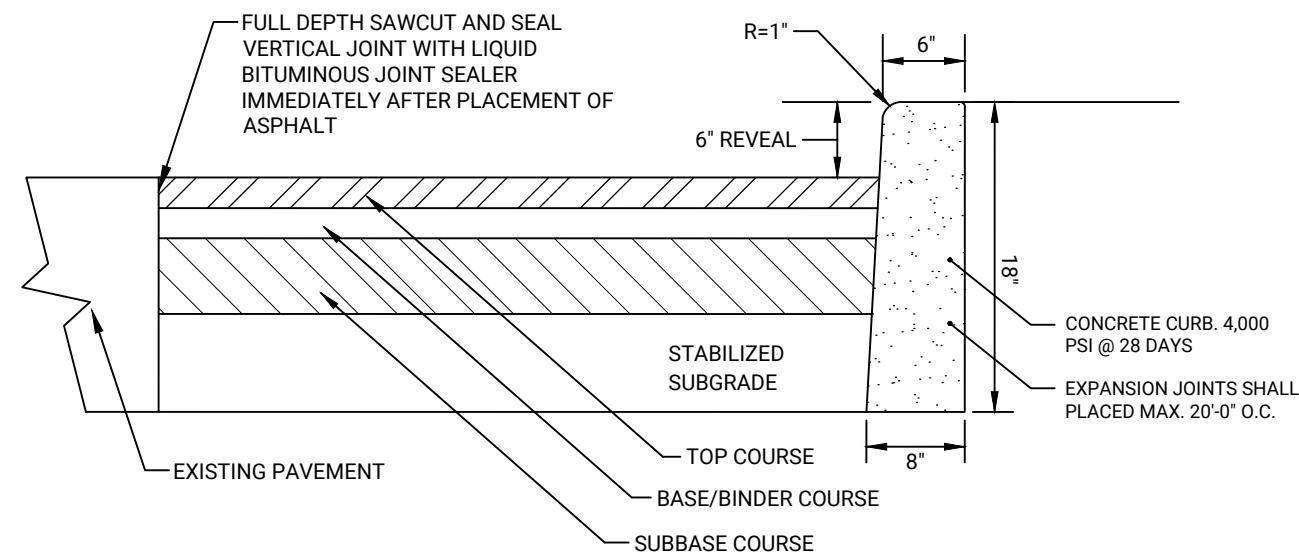
- THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE RAMP OR FLUSH SURFACE.
- THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE GRADE BREAK BETWEEN THE RAMP LANDING OR CURB RAMP AND THE STREET.
- THE DETECTABLE 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).
- THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.



TYPICAL SIGN POST DETAIL

NOTES

- SIGN POSTS SHALL BE "MINUTE MAN" BREAKAWAY SYSTEM BY MARION STEEL COMPANY MARION, OHIO OR APPROVED EQUAL. ALL SIGN SHALL HAVE A MOUNTING HEIGHT OF 7'-0" AS MEASURED FROM THE BOTTOM OF SIGN TO FINISHED GRADE.
- SIGN BASIS SHALL BE THE NY15-1.
- ALL SIGNS SHALL BE REFLECTORIZED.
- REFER TO NYSDOT STANDARD SHEETS 645-03 & 645-11
- REFER TO ALIGNMENT PLAN FOR ADDITIONAL NOTES, SIGN LOCATIONS AND THE SCHEDULE OF SIGNS (SP-2)
- SIGN POST TYPICAL FOR ALL SIGNS (REFER TO SIGN SCHEDULE FOR SIGN TYPE)



STANDARD DUTY PAVEMENT SECTION

TOP COURSE:  
1-1/2" FULLY COMPACTED ASPHALT  
TOP COURSE NYSDOT TYPE 6  
15% MAX. RAP

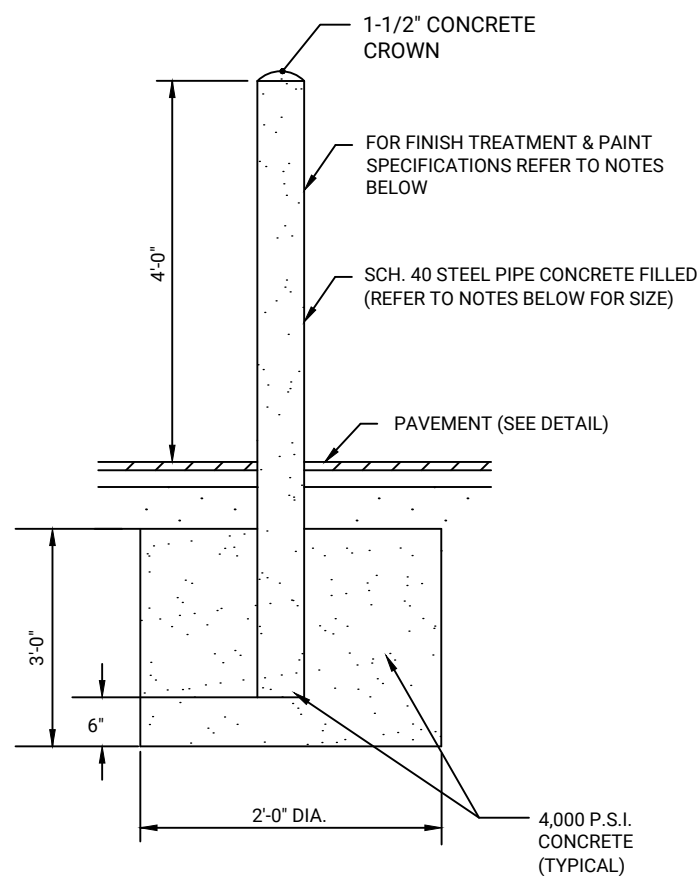
BASE COURSE:  
1-1/2" FULLY COMPACTED  
BASE COURSE NYSDOT TYPE 3  
20% MAX. RAP

SUBBASE COURSE:  
6" FULLY COMPACTED RCA

ON-SITE CURB, PAVEMENT & CONCRETE WALK DETAIL

NOTES:

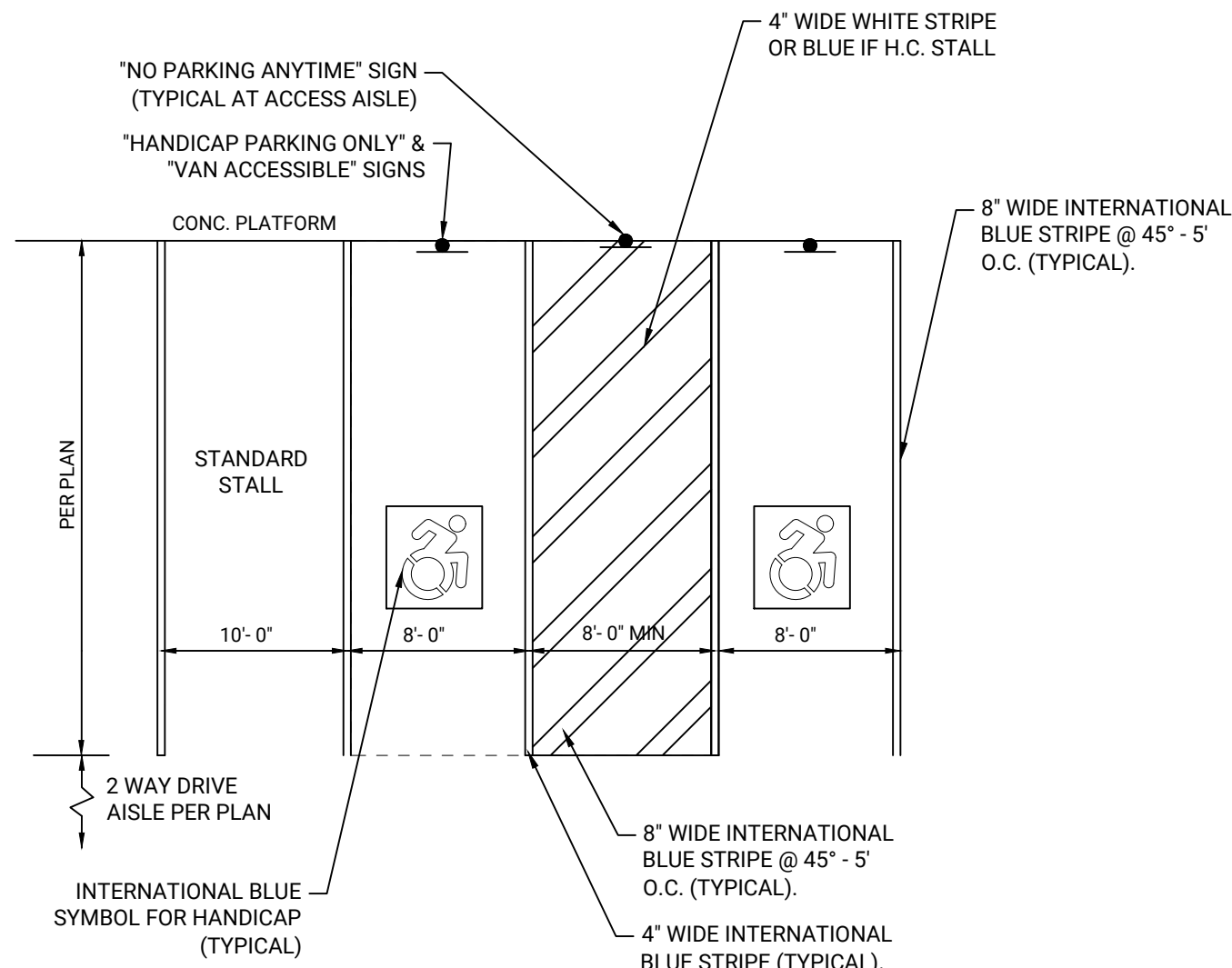
- ALL WORK SHALL CONFORM TO THE TOWN OF NORTH HEMPSTEAD SPECIFICATIONS.
- PROVIDE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINTS ALONG CURB AT 20' O.C. MIN., AT ALL CURB P.C.'S, P.T.'S AND AT BOTH ENDS OF CURB CUTS
- PROVIDE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINTS ALONG CONCRETE SIDEWALK AT 20' O.C. MIN., AT ALL INTERSECTIONS WITH OTHER WALKS AND CONCRETE HANDICAP RAMPS.
- HANDICAP RAMPS SHALL CONFORM TO THE LATEST N.Y.S. STANDARDS.
- ALL CONCRETE FOR CURB SHALL BE NASSAU COUNTY CLASS 'A'. ALL CONCRETE FOR SIDEWALKS SHALL BE NASSAU COUNTY CLASS 'B'.
- CURB REVEAL SHALL BE 6" TYPICAL UNLESS WHERE NOTED ON PLAN.
- DAMAGED BASE AND BINDER COURSE SHALL BE REMOVED AND REPLACED PRIOR TO PLACEMENT OF TOP COURSE.
- 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.
- THE SPECIFICATION FOR THE TOWN OF NORTH HEMPSTEAD, 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.
- TOP COURSE (TYPE 6)-MAXIMUM 15% RECLAIMED ASPHALT PAVEMENT (RAP)
- BINDER COURSE (TYPE 3)-MAXIMUM 20% RECLAIMED ASPHALT PAVEMENT (RAP)



BOLLARD DETAIL

NOTE:

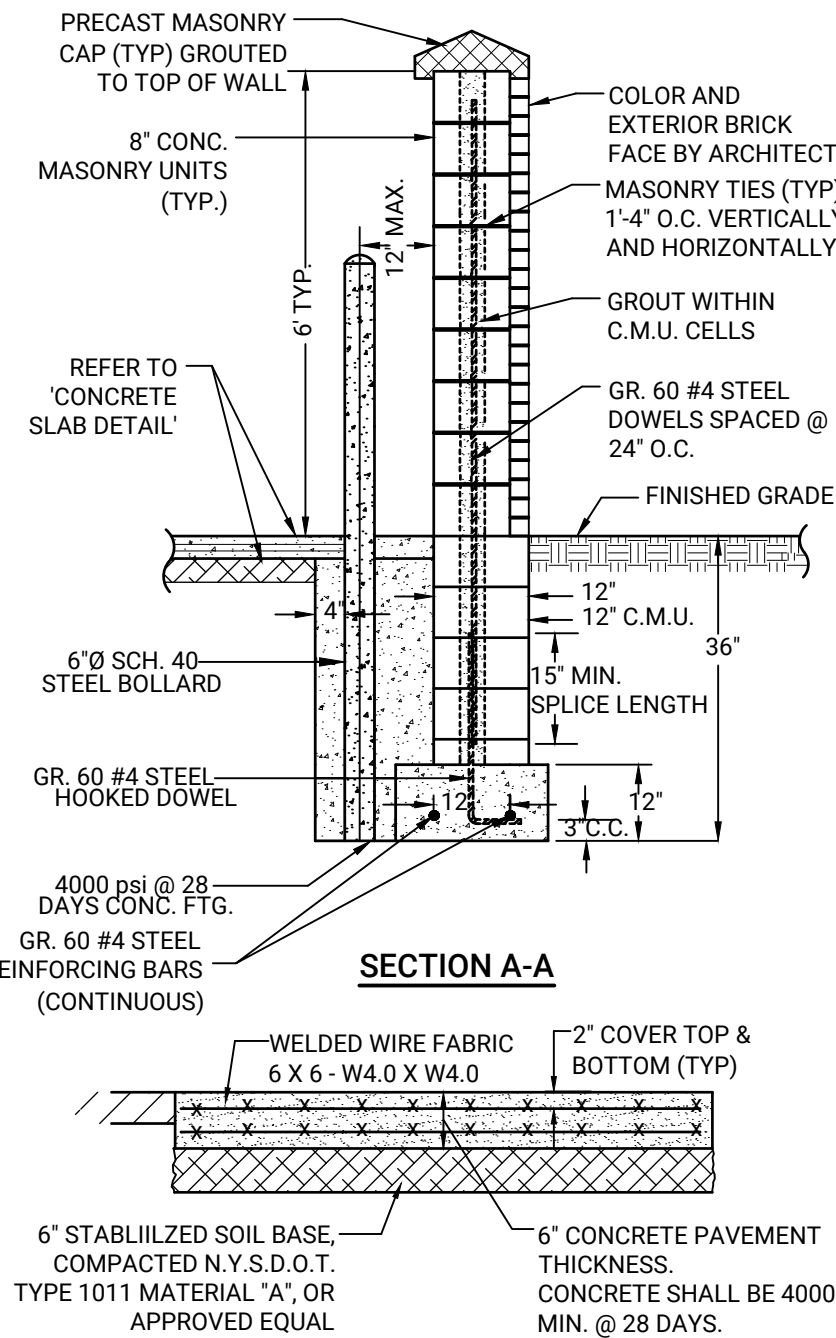
- CONCRETE SHALL BE CLASS "A" AND CONFORM TO SUFFOLK COUNTY REQUIREMENTS (3000 PSI MIN. @ 28 DAYS)
- TRANSFORMER BOLLARDS-3 1/2" HEAVY WALL STEEL PER PSEG&G LONG ISLAND. PAINTED WITH PRIMER AND YELLOW PAINT (PAINT TO BE APPLIED IN TWO (2) COATS.
- REFUSE ENCLOSURE BOLLARDS-4" STEEL SLEEVE WITH CONCRETE, PAINTED WITH ONE (1) COAT OF PRIMER & ONE (1) COAT OF FINISH PAINT (COLOR PER ARCHITECT PLANS)



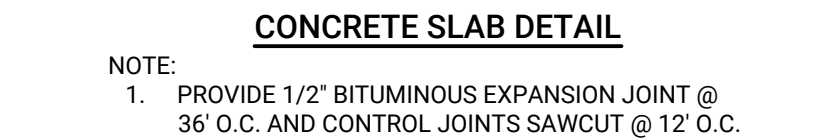
PARKING AREA STRIPING AND ALIGNMENT DETAIL

NOTES:

- HANDICAP PARKING STALLS AND ACCESS RAMPS SHALL BE IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT - 2010 STANDARDS, EFFECTIVE MARCH 15, 2011.
- ALL PARKING LOT STRIPING TO BE SHERWIN-WILLIAMS' SETFAST ACRYLIC WATERBORNE TRAFFIC MARKING PAINT.
- WHITE (TM226) ON ASPHALT, YELLOW ON CONCRETE (TM225) OR AS INDICATED ON DRAWINGS.



SECTION A-A

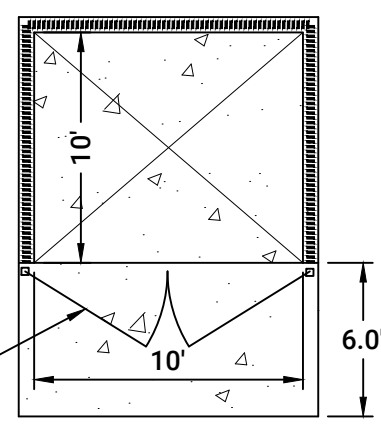


CONCRETE SLAB DETAIL

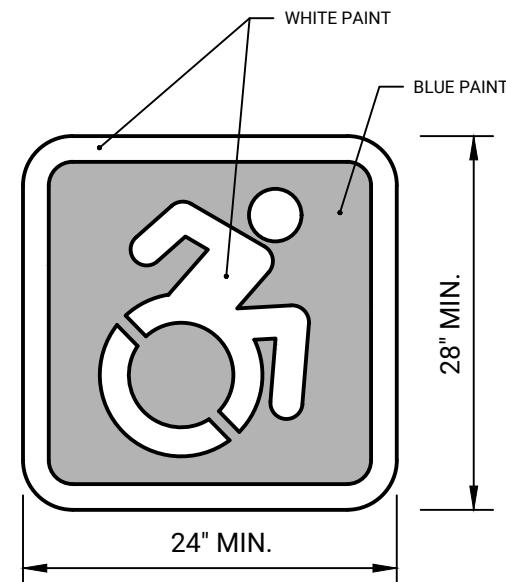
NOTE:

- PROVIDE 1/2" BITUMINOUS EXPANSION JOINT @ 36' O.C. AND CONTROL JOINTS SAWCUT @ 12' O.C.

REFUSE ENCLOSURE DETAIL



PLAN VIEW

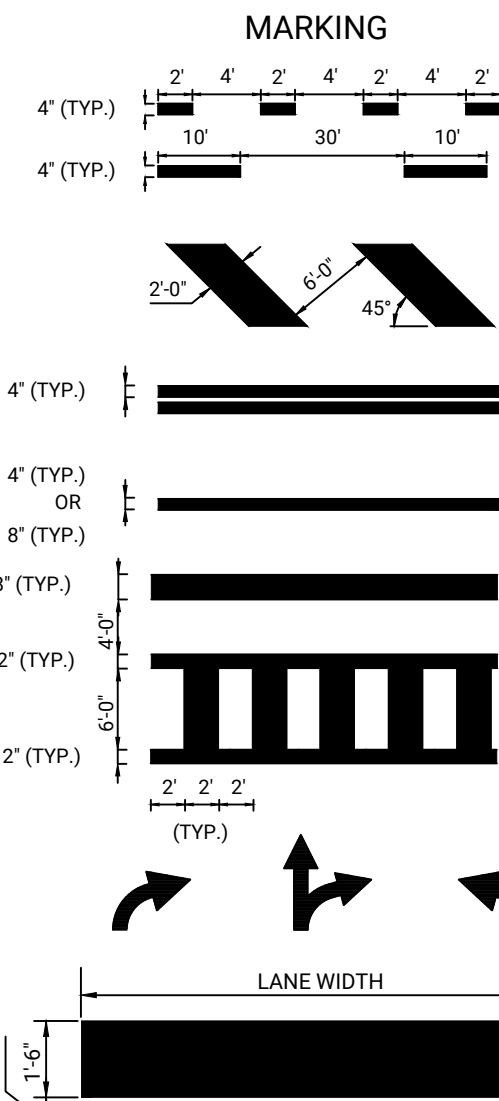


HANDICAPPED PARKING SIGN DETAIL

NOTE:

- CONCRETE SHALL BE CLASS "A" AND CONFORM TO NASSAU COUNTY REQUIREMENTS (4000 PSI MIN. @ 28 DAYS).
- CONTRACTOR TO INSTALL WITHIN BOLLARD WHERE SPECIFIED ON PLANS.

INTERNATIONAL SYMBOL OF ACCESSIBILITY PARKING SPACE MARKING



DESCRIPTION

- DOTTED LINE (WHITE)
- BROKEN LINE (WHITE)
- BROKEN LINE (YELLOW)
- CROSSHATCHING (WHITE)
- CROSSHATCHING (YELLOW)
- FULL BARRIER LINE (YELLOW)
- SOLID LINE (WHITE)
- SOLID LINE (YELLOW)
- STOP LINE (WHITE)
- CROSSWALK REFLECTIVE STRIPING (WHITE)
- REFLECTIVE TURN ARROWS (YELLOW)
- STOP LINE WITH LETTERING (ONSITE ONLY) (WHITE)

PAVEMENT MARKING LEGEND

ON-SITE

NOTES:

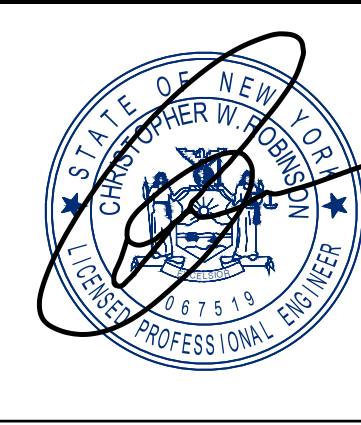
- PAINT COLOR TO BE "YELLOW" FOR ARROW AND LETTERS. "DRIVE-THRU" LETTERS TO BE ELONGATED HELEVETICA MEDIUM - 4" WIDE STROKES.
- PAINT 2" BLACK OUTLINE AROUND ARROW AND LETTERS FOR PROJECTS WITH CONCRETE PARKING LOTS.

TOWN APPLICATION No.: CPB22-000186

| No. | REVISION DESCRIPTION    | DATE     | BY |
|-----|-------------------------|----------|----|
| 4.  | NO REVISIONS THIS SHEET | 10/26/22 | GT |
| 3.  | NO CHANGES THIS SHEET   | 09/08/22 | GM |
| 2.  | NO CHANGES THIS SHEET   | 08/03/22 | GM |
| 1.  | GENERAL REVISIONS       | 07/11/22 | GM |

OWNER:  
LEXUS OF SMITHTOWN  
700 E. JERICHO TURNPIKE  
ST. JAMES, NEW YORK 11780

APPLICANT:  
LEXUS OF SMITHTOWN  
700 E. JERICHO TURNPIKE  
ST. JAMES, NEW YORK 11780



Christopher W. Robinson, P.E.  
NY State License No. 067519

DWN. BY: GM  
DATE: 04/29/22

CHKD. BY: GT  
DATE: 05/05/22

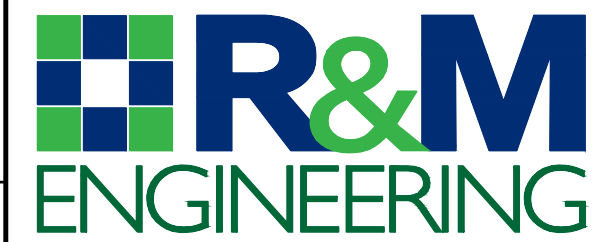
SCALE: NTS  
JOB No.: 2021-196

SHEET: SP-8

CONSTRUCTION DETAILS

1285 NORTHERN BOULEVARD  
SITUATED IN  
MANHASSET  
TOWN OF NORTH HEMPSTEAD, NASSAU COUNTY, NEW YORK

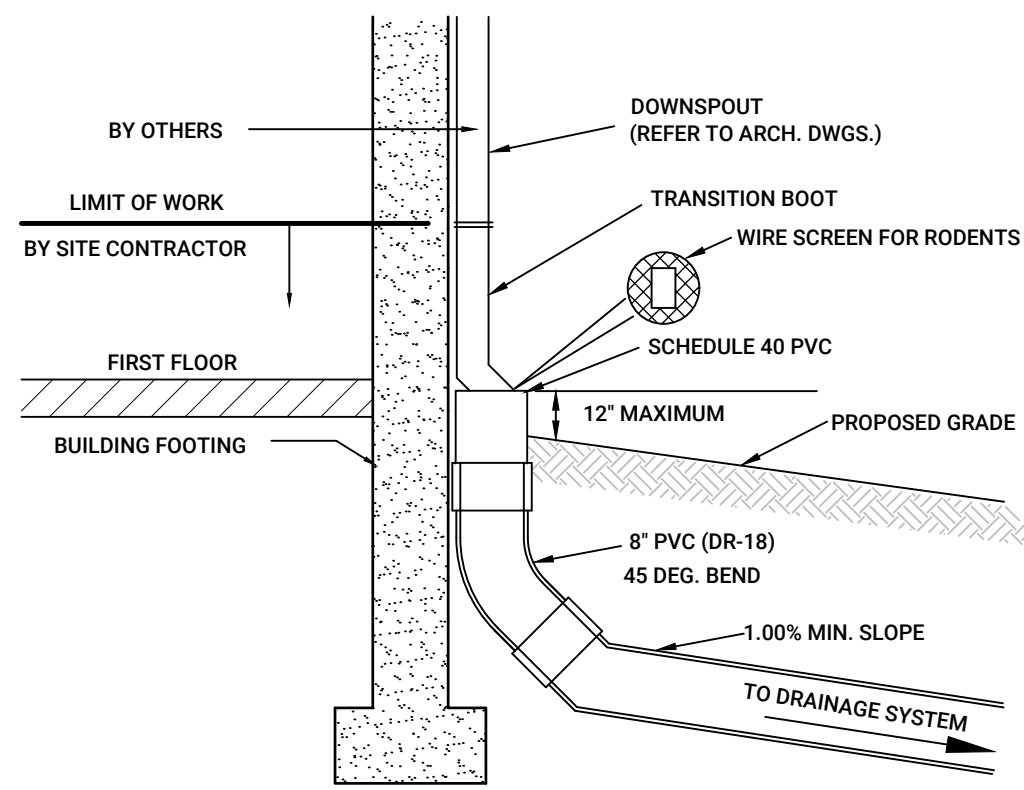
NCTM: SECTION 3, BLOCK 53, LOTS 38, 53, 54 & 942



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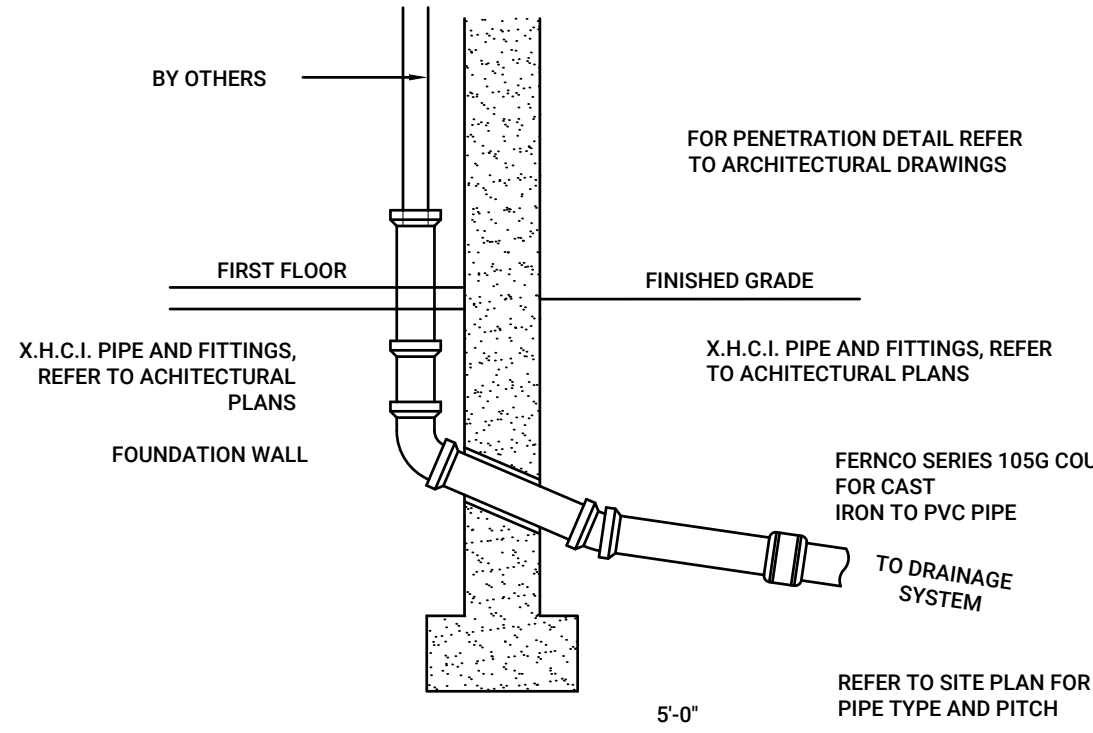


Drawing Name: P:\2021 Projects\2021-188\SSMA\Site Plans\2022-08-17 Site Plan Details (2021-188)\dwg Last Modified: Oct 26, 2022 - 5:36pm Plotted on: Oct 27, 2022 - 1:57pm by gmgrogo

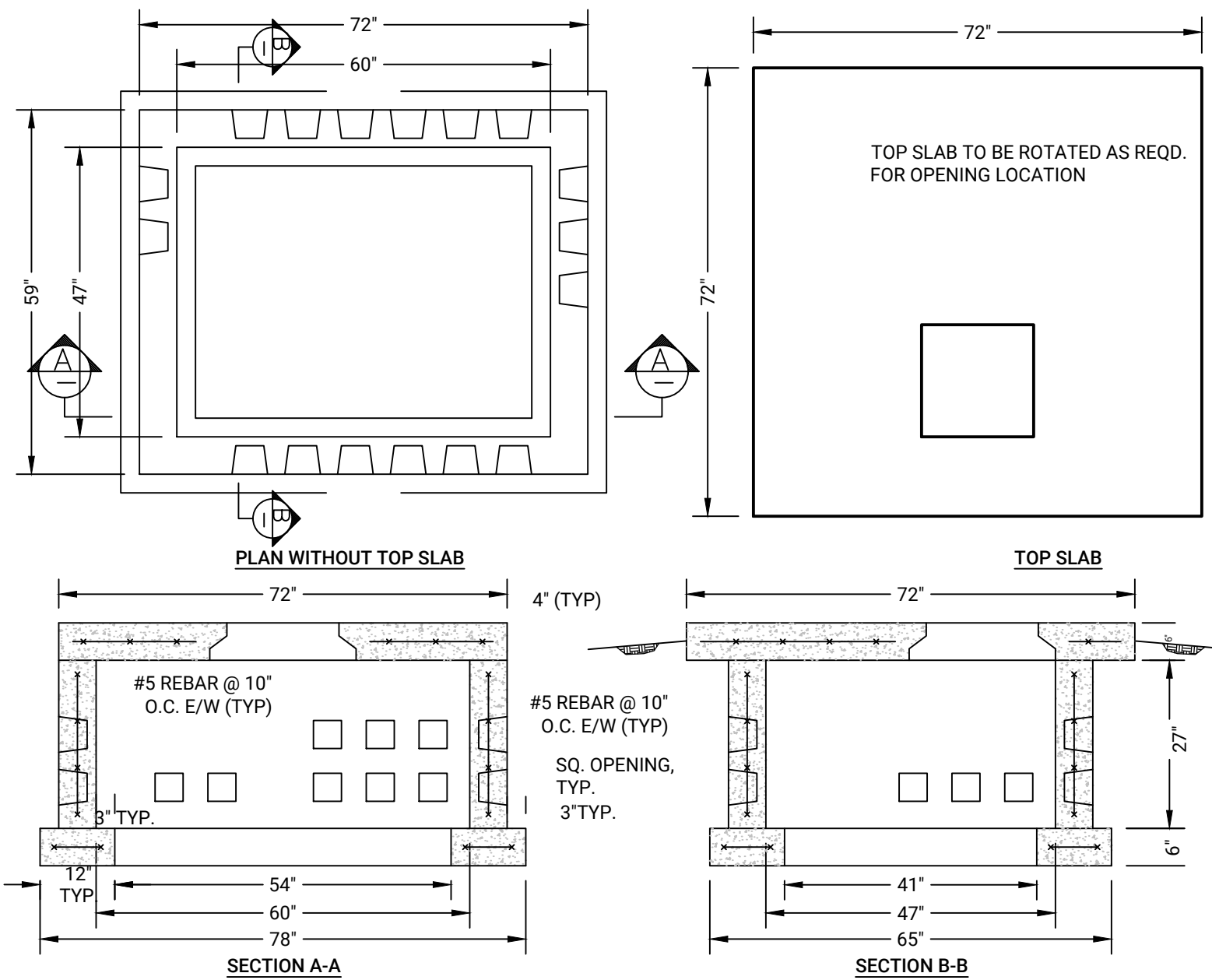


DOWNSPOUT CONNECTION DETAIL

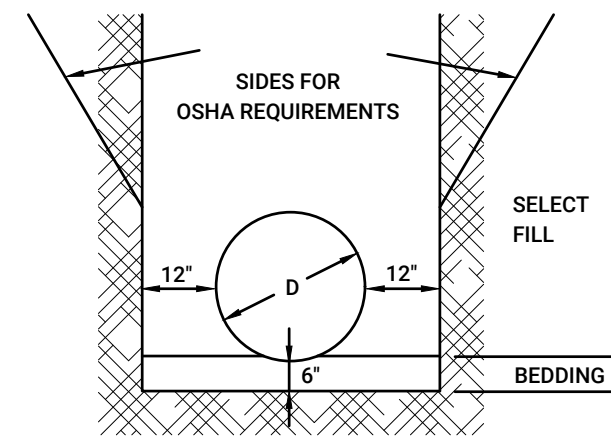
CONTRACTOR SHALL COORDINATE  
DOWNSPOUT SIZE, EXACT LOCATION WITH  
ARCHITECTS PLANS.



ROOF DRAIN CONNECTION DETAIL

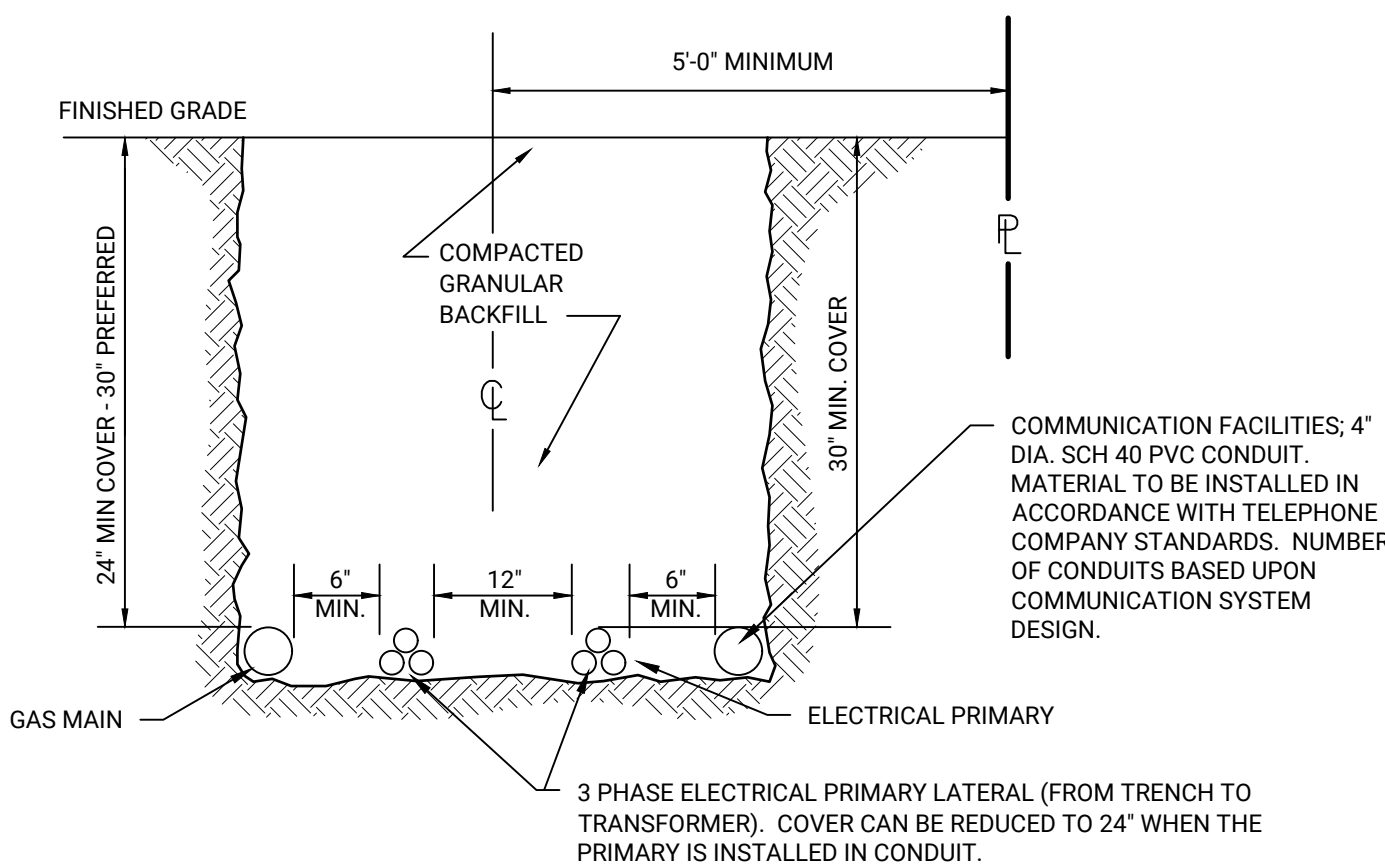


LIPA/PSE&G 3-PHASE TRANSFORMER DETAIL

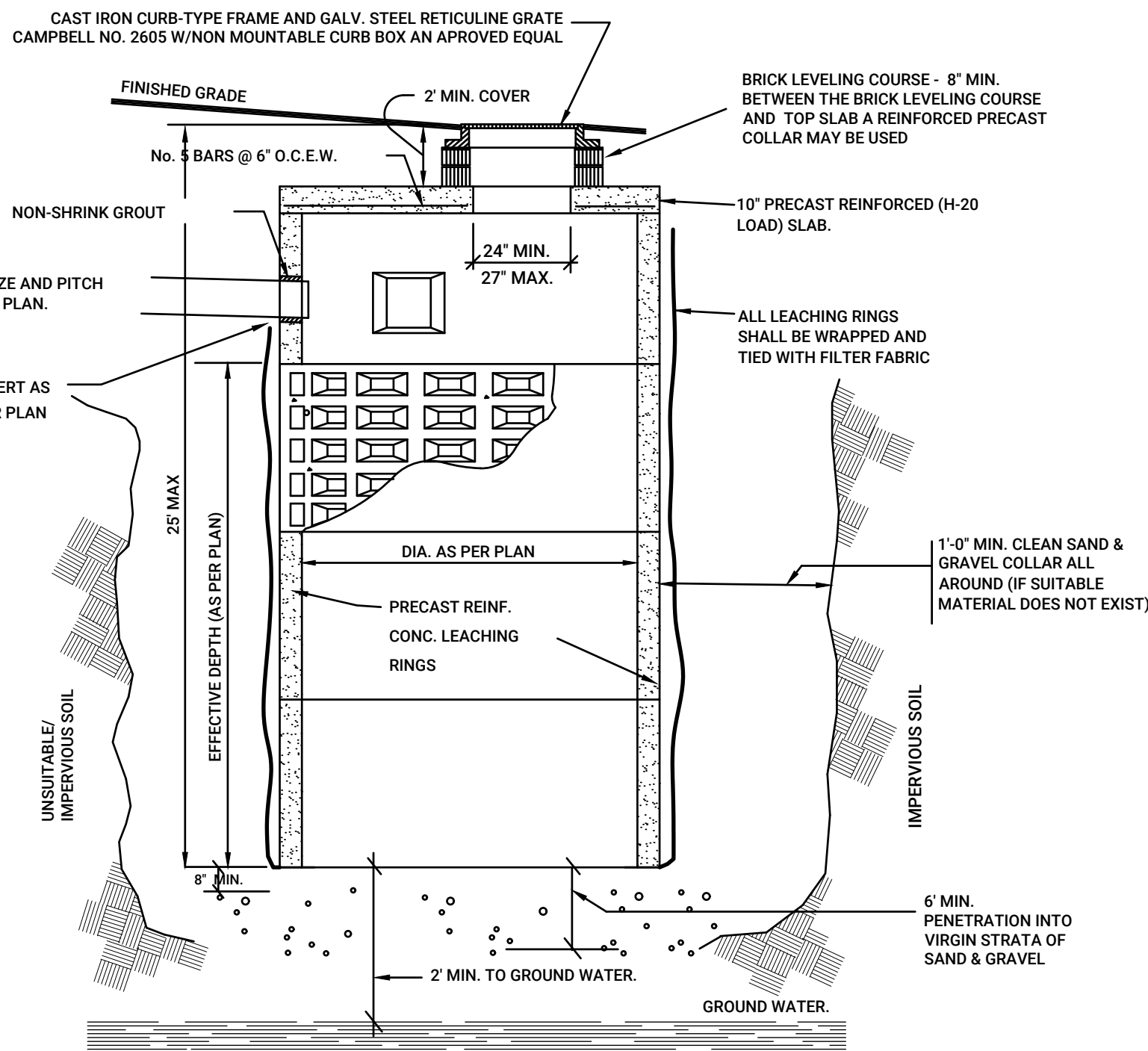


PIPE TRENCH AND BEDDING DETAIL

- NOTES:
- BEDDING SHALL BE COMPACTED SAND & GRAVEL (SW) OR 3/4\" CRUSHED STONE AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE.
  - SELECT FILL SHALL BE SELECT MATERIAL, FREE OF ROCKS LARGER THAN 2\" IN ANY DIMENSION AND SHALL BE PLACED IN 8\" MAX. LOOSE LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.

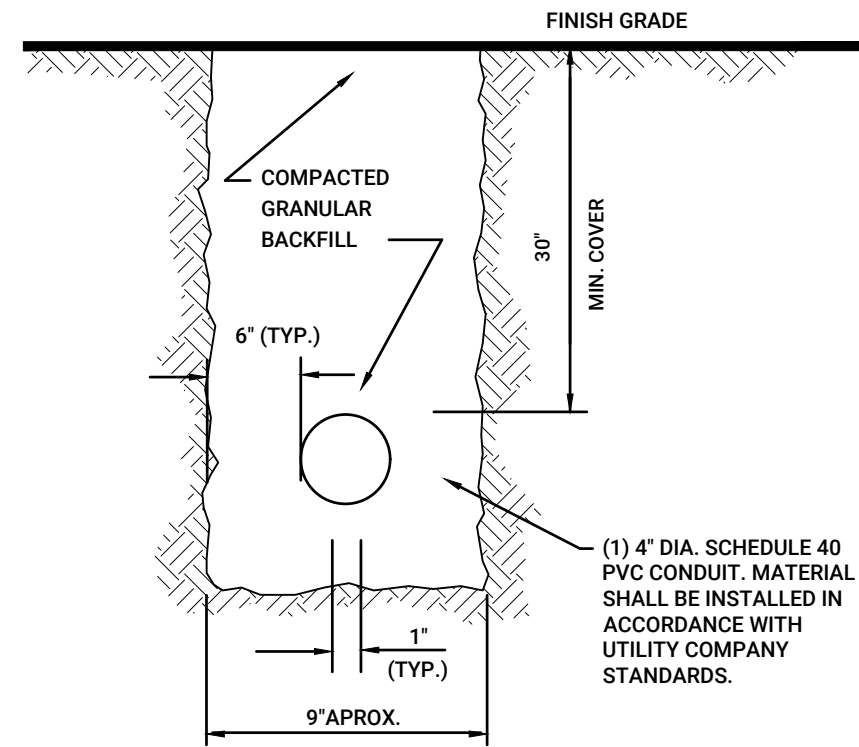


CIPUD SERVICE TRENCH



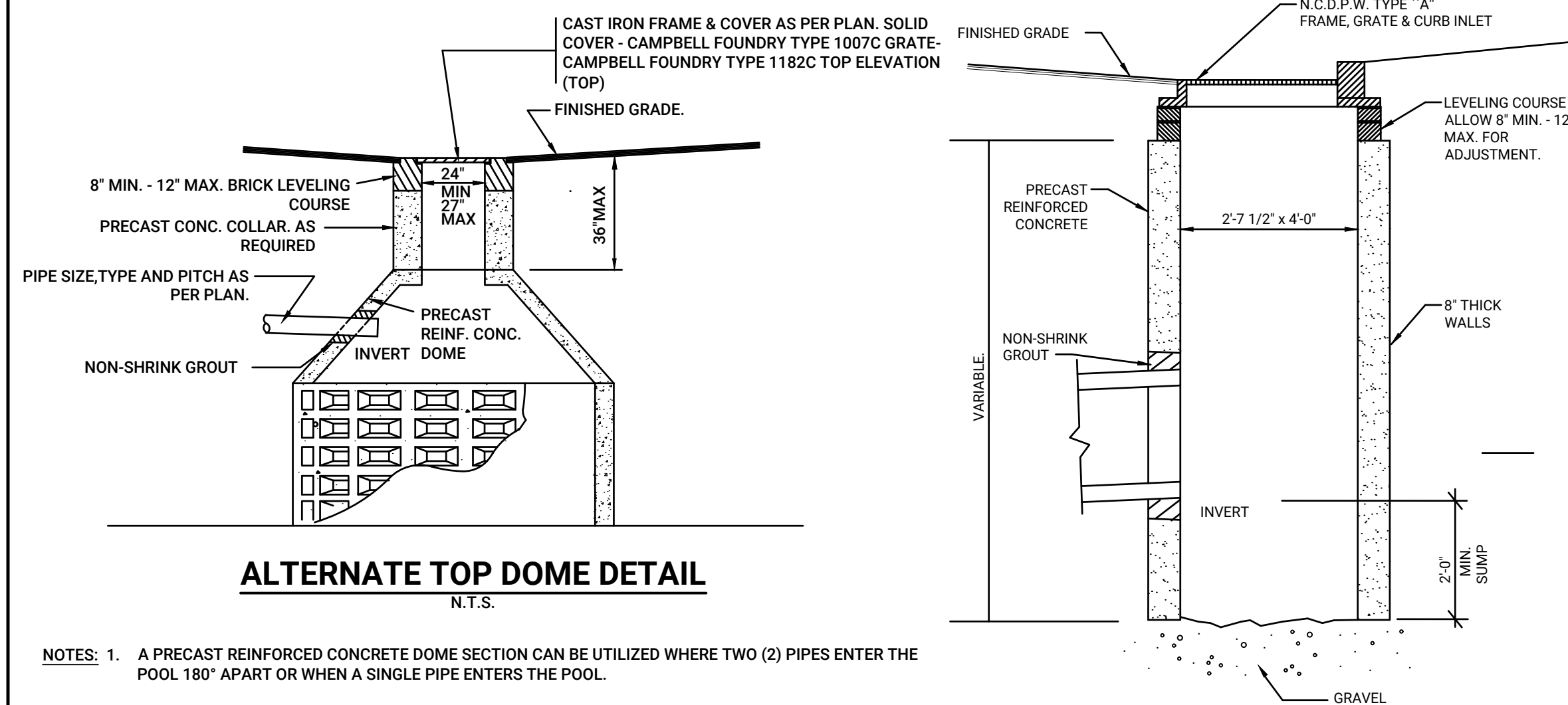
DRAINAGE LEACHING POOL DETAIL (LP)

- NOTES
- ALL DRAINAGE PIPE SHALL HAVE 2\" MIN. COVER.
  - 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.
  - ALL PRECAST DRAINAGE STRUCTURES SHALL BE FURNISHED WITH PRECAST OPENINGS FOR DRAINAGE PIPE.
  - ALL CONCRETE SHALL BE 4000 PSI @ 28 DAYS
  - THE TOP 4'-0\" SECTION SHALL BE A SOLID REINFORCED PRECAST CONCRETE RING.



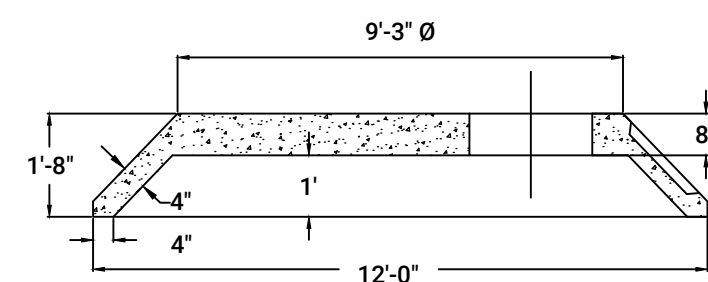
UTILITY TRENCH DETAIL

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



ALTERNATE TOP DOME DETAIL

- NOTES: 1. A PRECAST REINFORCED CONCRETE DOME SECTION CAN BE UTILIZED WHERE TWO (2) PIPES ENTER THE POOL 180\" APART OR WHEN A SINGLE PIPE ENTERS THE POOL.

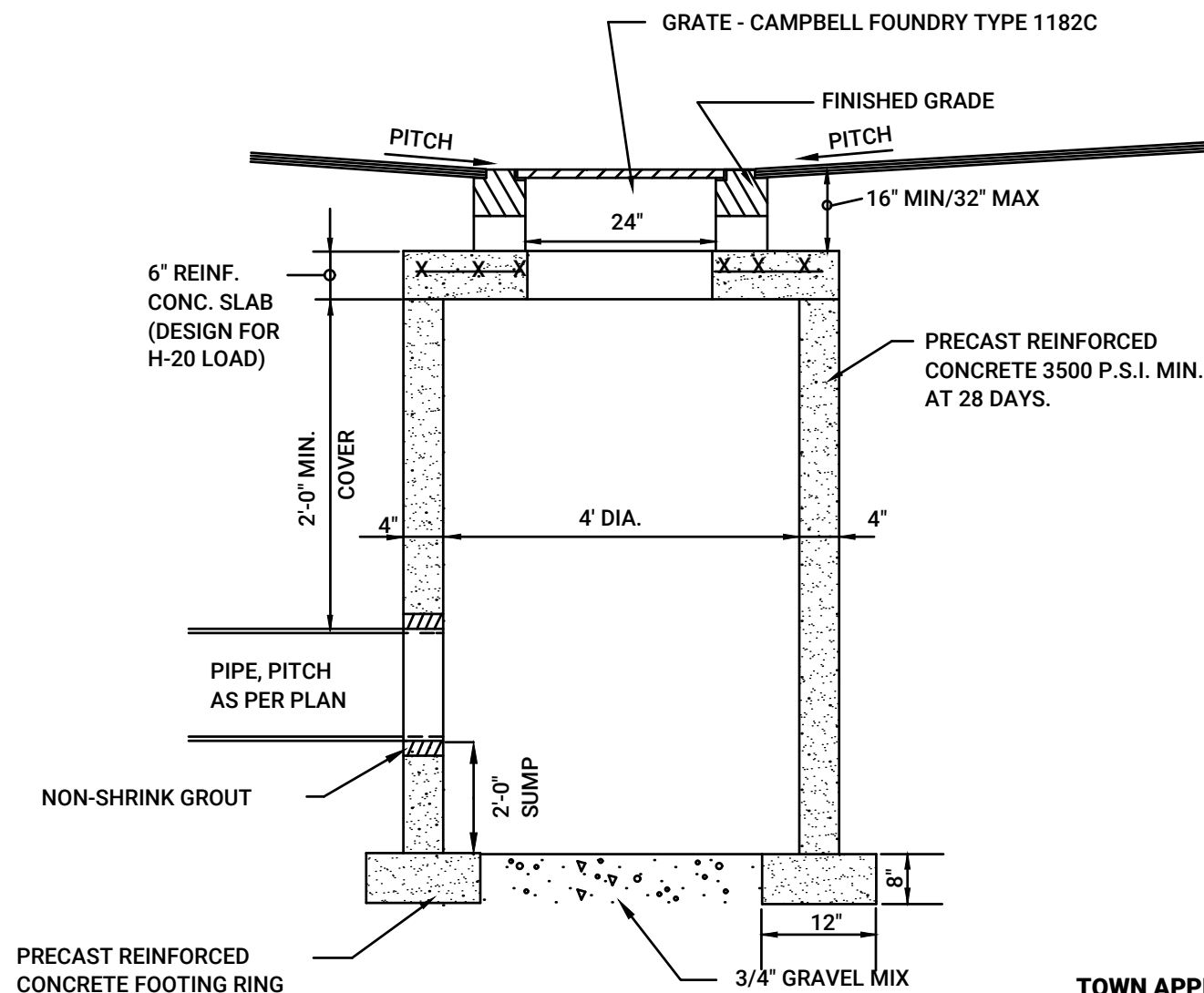


ALTERNATE TOP SHALLOW DOME DETAIL

NOTE:

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

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



AREA DRAIN DETAIL (AD)

N.T.S.

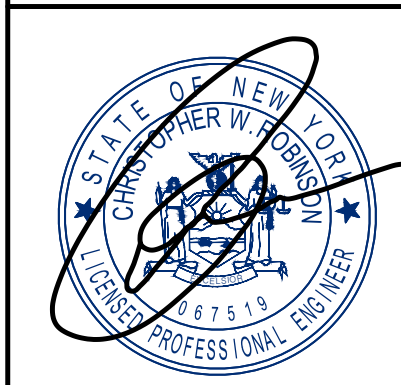
TOWN APPLICATION No.: CPB22-000186

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|----|-------------------------|----------|----|
| 4. | NO REVISIONS THIS SHEET | 10/26/22 | GT |
| 3. | NO CHANGES THIS SHEET   | 09/08/22 | GM |
| 2. | NO CHANGES THIS SHEET   | 08/03/22 | GM |
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OWNER:  
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700 E. JERICHO TURNPIKE  
ST. JAMES, NEW YORK 11780

APPLICANT:  
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ST. JAMES, NEW YORK 11780



Christopher W. Robinson, P.E.  
NY State License No. 067519

## DRAINAGE & UTILITY DETAILS

1285 NORTHERN BOULEVARD  
SITUATED IN  
MANHASSET

TOWN OF NORTH HEMPSTEAD, NASSAU COUNTY, NEW YORK

NCTM: SECTION 3, BLOCK 53, LOTS 38, 53, 54 & 942



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|          |          |           |          |          |          |        |      |
|----------|----------|-----------|----------|----------|----------|--------|------|
| DWN. BY: | GM       | CHKD. BY: | GT       | SCALE:   | NTS      | SHEET: | SP-9 |
| DATE:    | 04/29/22 | DATE:     | 05/05/22 | JOB No.: | 2021-196 |        |      |



WATER DISTRIBUTION SYSTEM NOTES

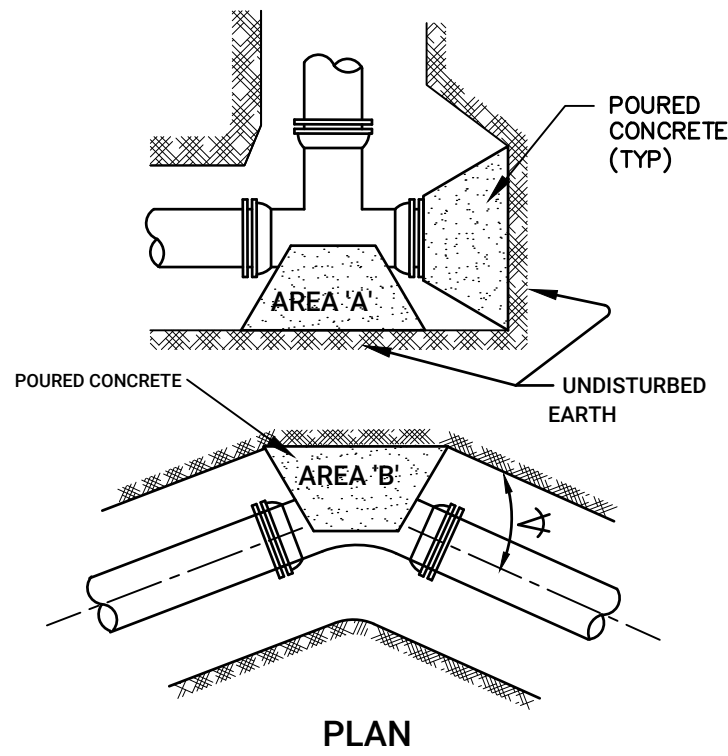
WATER MAIN SHALL BE DUCTILE IRON PIPE (CL 52) OR SHALL MATCH EXISTING.  
GATE VALVES SHALL BE CAST IRON BODY, BRONZE MOUNTED DOUBLE DISC AWWA TYPE WITH MECHANICAL JOINTS. VALVES SHALL BE RATED FOR 125 PSI WORKING PRESSURE AND SHALL BE FITTED WITH A 2" OPERATING NUT AND CAST IRON ROADWAY BOX TO GRADE. PROVIDE ADAPTORS FOR PVC PIPE. VALVE SHALL CONFORM TO AWWA C 500 LATEST EDITION.  
WATER MAINS AND SERVICE LINES ARE TO BE LOCATED A MINIMUM OF (10) TEN FEET FROM ANY STRUCTURE, INCLUDING BUILDINGS, PONDS, DRAINAGE AND SANITARY STRUCTURES.  
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.  
ON JANUARY 4, 2014 FEDERAL LAW MANDATES THE WETTED SURFACE OF EVERY PIPE, FIXTURE, AND FITTING SOLD FOR OR INSTALLED IN POTABLE WATER APPLICATIONS NOT CONTAIN MORE THAN 0.25% LEAD BY WEIGHT.  
THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES BY FIELD INVESTIGATION. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT BETWEEN EXISTING UTILITIES AND PROPOSED WORK.  
THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO THE COMMENCEMENT OF WATER MAIN CONSTRUCTION.  
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.  
MATERIAL REQUIREMENTS FOR INSTALLATION OF WATER MAINS  
A. CLASS 52 DUCTILE IRON WATER MAIN PIPE (4" AND LARGER).  
B. TYPE "K" COPPER ON SERVICE LINES (2" AND UNDER).  
C. SOLID SLEEVES COUPLINGS (NO WRAPAROUND TYPES).  
D. FULL BODIED FITTINGS.  
E. UNDERGROUND CLAMPS.  
F. TIE RODS. G. DUC LOGS.  
G. POURED CONCRETE THRUST BLOCKS AT ALL PIPE BENDS.  
H. EDDY TYPE FIRE HYDRANTS. J. GATE VALVES (UNDER 12" WATER MAIN SIZE).  
I. BUTTERFLY VALVES (12" AND OVER WATER MAIN SIZE).

TESTING

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.  
WATER MAINS SHALL BE FLUSHED AND FILLED WITH A CHLORINE SOLUTION COMPRISED OF A MINIMUM OF 50 PPM AVAILABLE CHLORINE AND ALLOWED 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 REQUIREMENT OF AT LEAST ONE SAMPLE PER 1,000 LF OR PORTION THEREOF OF WATER MAIN OR AS DIRECTED BY THE HEALTH DEPT. OFFICIAL.

RPZ NOTES

- IT IS A VIOLATION TO BY-PASS A RECOGNIZED BACKFLOW PREVENTER DEVICE.
- DEVICE SHALL BE PROTECTED AGAINST FLOODING OR FREEZING AND ADEQUATE LIGHTING PROVIDED.
- TEST COCKS SHALL NOT FACE WALL AND SHALL BE ACCESSIBLE TO THE TESTER.
- INSTALLATION OF RPZ/DCV ASSEMBLY SHALL BE AS SHOWN.
- THERMAL EXPANSION TANK SHALL BE INSTALLED ON COLD WATER SUPPLY LINE LEADING TO HOT WATER HEATER.
- INSTALLATION TO MEET ALL COUNTY & STATE HEALTH DEPARTMENT REQUIREMENTS.
- PIPING TO BE UNBRANCHED AND UNRESTRICTED FROM MAIN TO DEVICE EXCEPT FOR METER.
- ALL VALVES TO OPEN COUNTER CLOCKWISE (RIGHT HANDED VALVES).
- ALL INSTALLATIONS ARE TO CONFORM TO THE TOWN RULES AND REGULATIONS, PLUMBING CODES AND N.Y. STATE HEALTH DEPARTMENT REQUIREMENTS.
- LAYOUT SHOWN IS APPROXIMATE. ADJUSTMENTS CAN BE MADE TO FIT FIELD CONDITIONS AND JOB REQUIREMENTS UPON THE WATER DISTRICT'S APPROVAL.
- ALL RPZ ASSEMBLIES SHALL BE TESTED ANNUALLY BY A NYS HEALTH DEPARTMENT APPROVED CERTIFIED TESTER.
- MINIMUM CLEARANCES AND ORDER OF PARTS MUST BE MAINTAINED.
- TEST REPORTS MUST BE SUBMITTED TO BOTH TOWN DEPARTMENT OF WATER AND THE COUNTY DEPARTMENT OF HEALTH.
- INSTALLER TO NOTIFY TOWN AND/OR WATER DISTRICT UPON COMPLETION OF WORK.
- THE INSTALLATION SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR.
- NO LEAD SOLDER SHALL BE USED FOR THE INSTALLATION.
- THE TOWN AND/OR WATER DISTRICT SHALL HAVE UNRESTRICTED ACCESS TO THE METER AND BACKFLOW PREVENTION UNITS WITHIN THE BUILDING.
- ALL BACKFLOW PREVENTERS SHALL BE LISTED IN THE CURRENT PUBLIC WATER SUPPLY ENVIRONMENTAL HEALTH MANUAL FOR THE STATE OF NEW YORK.
- ALL APPURTENANCES TO BE FURNISHED AND INSTALLED MUST MEET THE SPECIFIED STANDARDS AND THE APPROVAL OF THE TOWN AND/OR WATER DISTRICT.
- BALL VALVES SHALL BE ONE QUARTER TURN BALL VALVES CONFORMING TO AWWA STANDARD C-800 LATEST EDITION (ASTM B-62) AS MANUFACTURED BY FORD, HAYES, MC DONALD OR MUELLER.
- DOMESTIC INSTALLATION UP TO 2 INCHES MUST EMPLOY TYPE "K" COPPER PIPE. COPPER PIPING SHALL BE MADE UP WITH WROUGHT FORGED COPPER FITTINGS.
- BACKFLOW PREVENTER SHALL BE ADEQUATELY SUPPORTED TO MAINTAIN THE SPECIFIED CLEARANCES.
- DRAINS CANNOT BE SUBJECT TO FLOODING AND MUST BE SCREENED.
- RPZ DEVICES MUST BE SUPPORTED TO THE FLOOR BENEATH THE DEVICE WITH PIPE STANCHIONS.
- SEPARATE SHUTOFF VALVES MUST BE INSTALLED, FOR ALL DEVICES TO BE LOCATED ON THE INFLUENT LINE. DRAINS MUST DISCHARGE 6" ABOVE GRADE.
- ALL FEBCO RPZ DEVICES MUST BE INSTALLED WITH THE DIAPHRAGM FACING OUTWARDS FOR MAINTENANCE.
- ON JANUARY 4, 2014 FEDERAL LAW MANDATES THE WETTED SURFACE OF EVERY PIPE, FIXTURE, AND FITTING SOLD FOR OR INSTALLED IN POTABLE WATER APPLICATIONS NOT CONTAIN MORE THAN 0.25% LEAD BY WEIGHT.

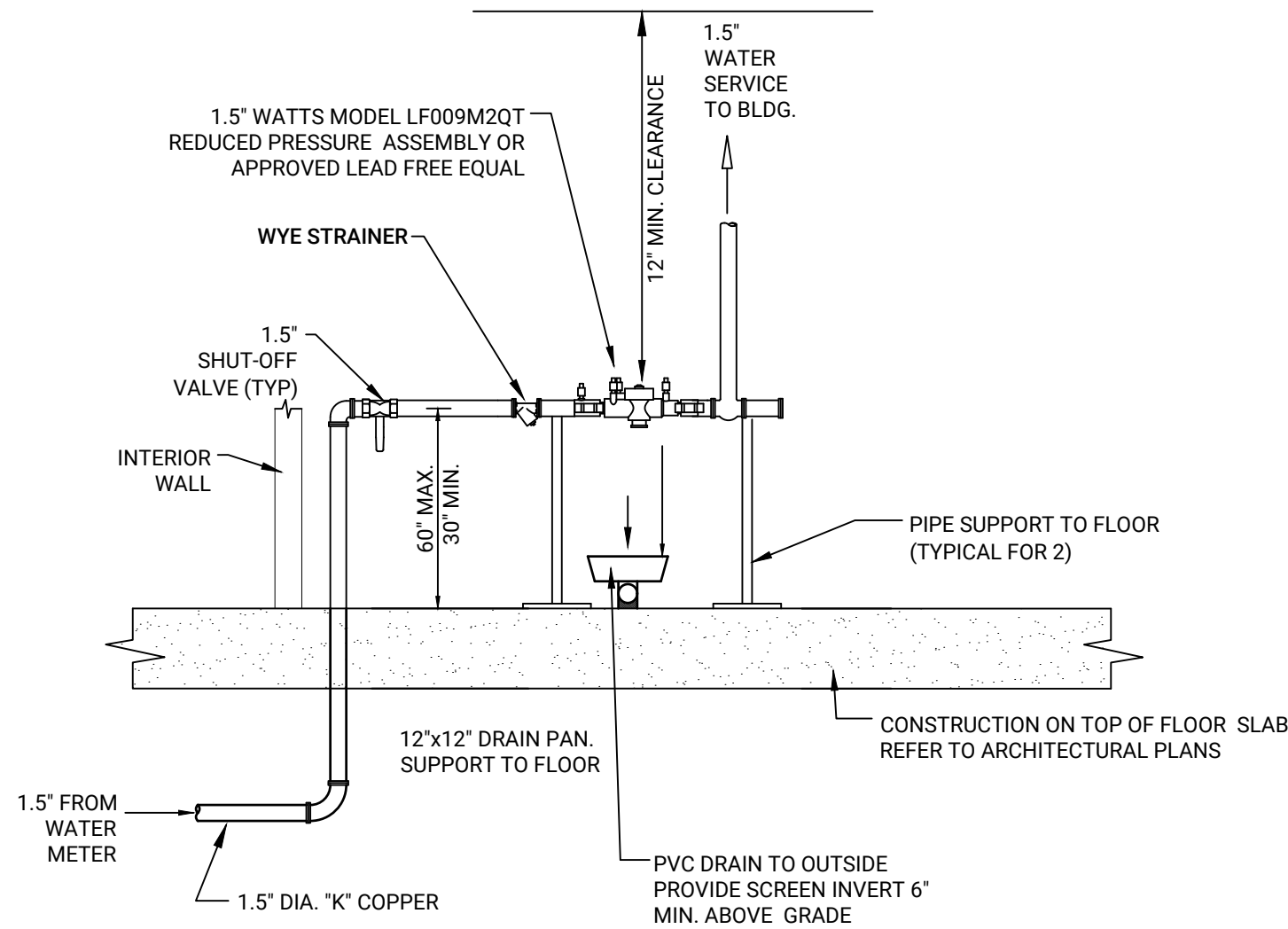


| CONCRETE THRUST BLOCK AREAS |                         |                                   |  |
|-----------------------------|-------------------------|-----------------------------------|--|
| PIPE DIAMETER               | 90° BENDS HYD. AREA 'A' | 45° & 22 1/2° BENDS HYD. AREA 'A' |  |
| 4" & 6"                     | 3 S.F.                  | 2 S.F.                            |  |
| 8"                          | 3 S.F.                  | 3 S.F.                            |  |
| 10"                         | 4 S.F.                  | 2 S.F.                            |  |
| 12"                         | 5 S.F.                  | 3 S.F.                            |  |
| 16"                         | 8 S.F.                  | 4 S.F.                            |  |

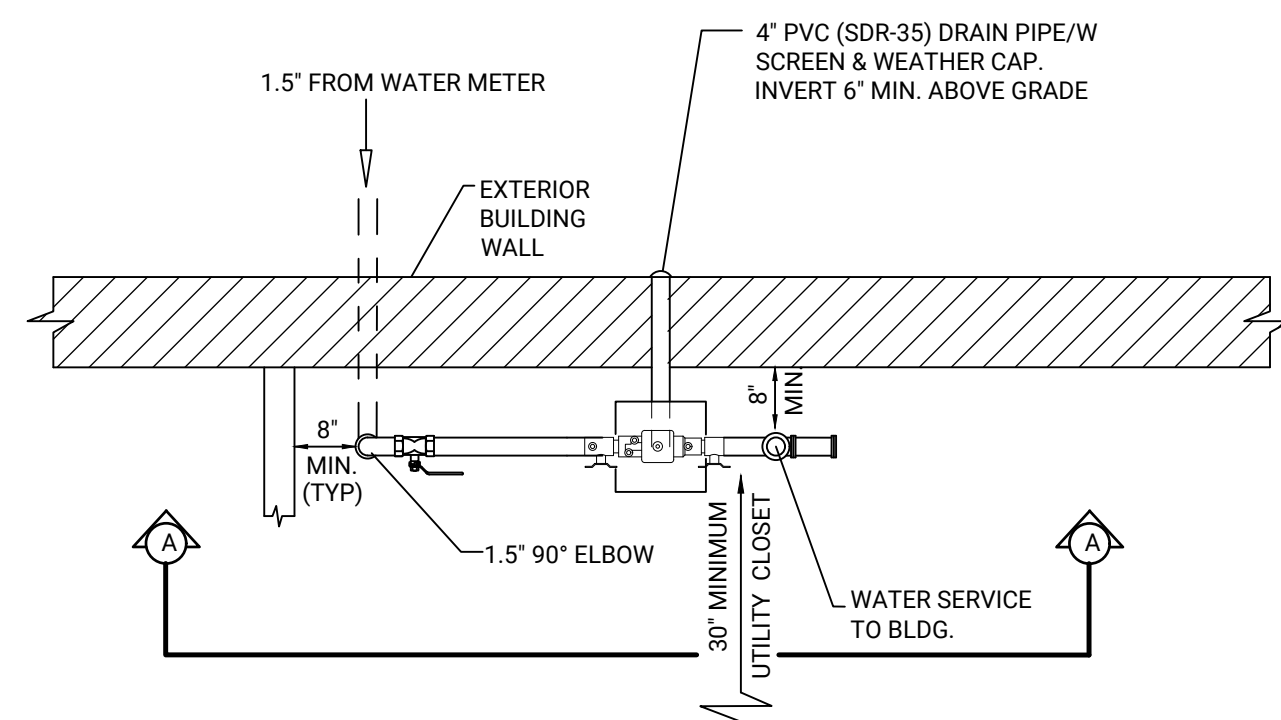
NOTE:  
BASED ON 150 PSI INTERNAL PIPE & 4000+/- ALLOWABLE SOIL BEARING PRESSURE SPECIAL THRUST & REACTION BLOCKS WILL BE REQUIRED IN SOFT SAND, CLAY OR RECENTLY PLACED FILL.

BEARING AREA REFERS TO SURFACE AREA AGAINST UNDISTURBED EARTH.

THRUST BLOCK DETAIL

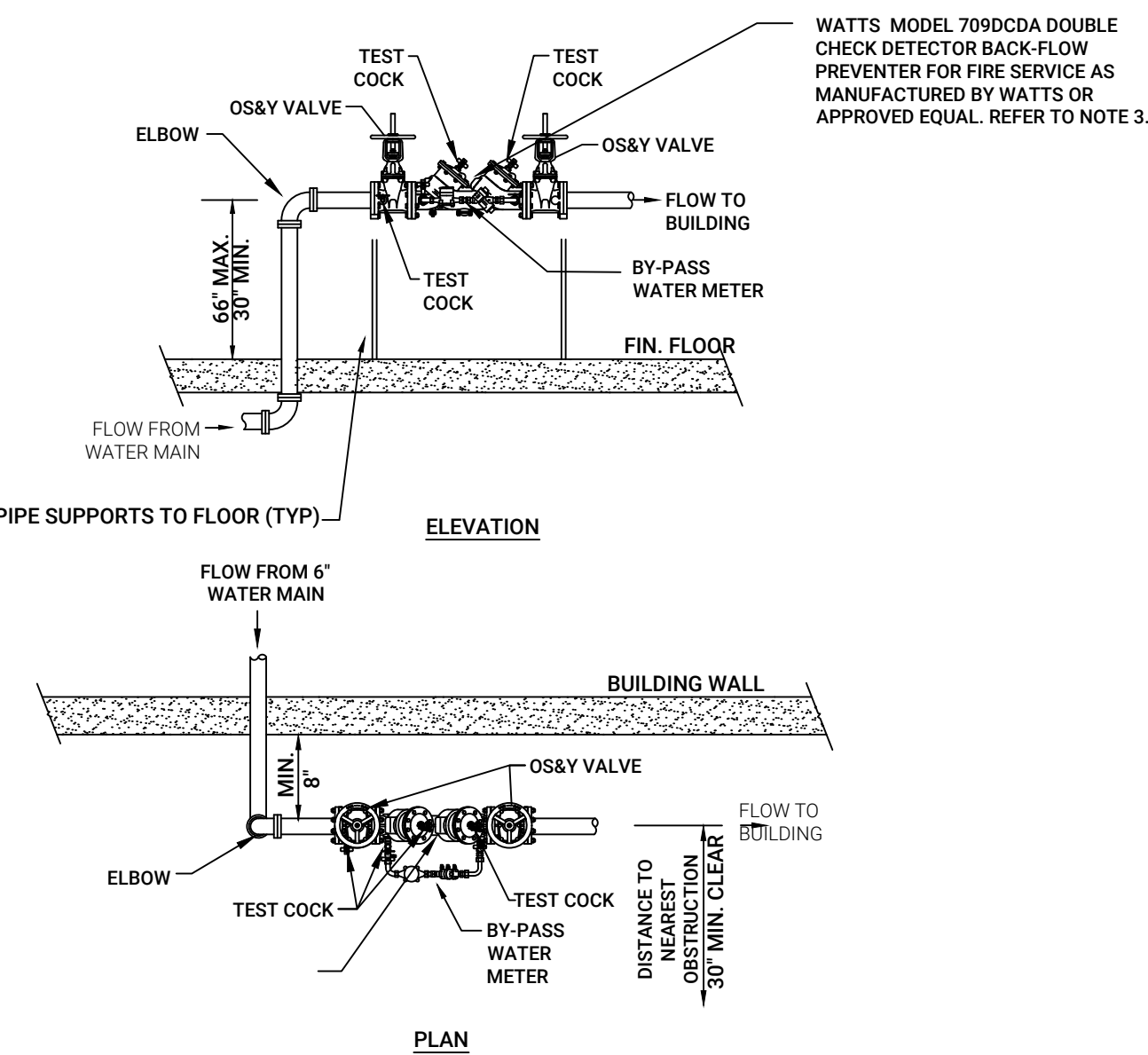


ELEVATION VIEW (A-A)



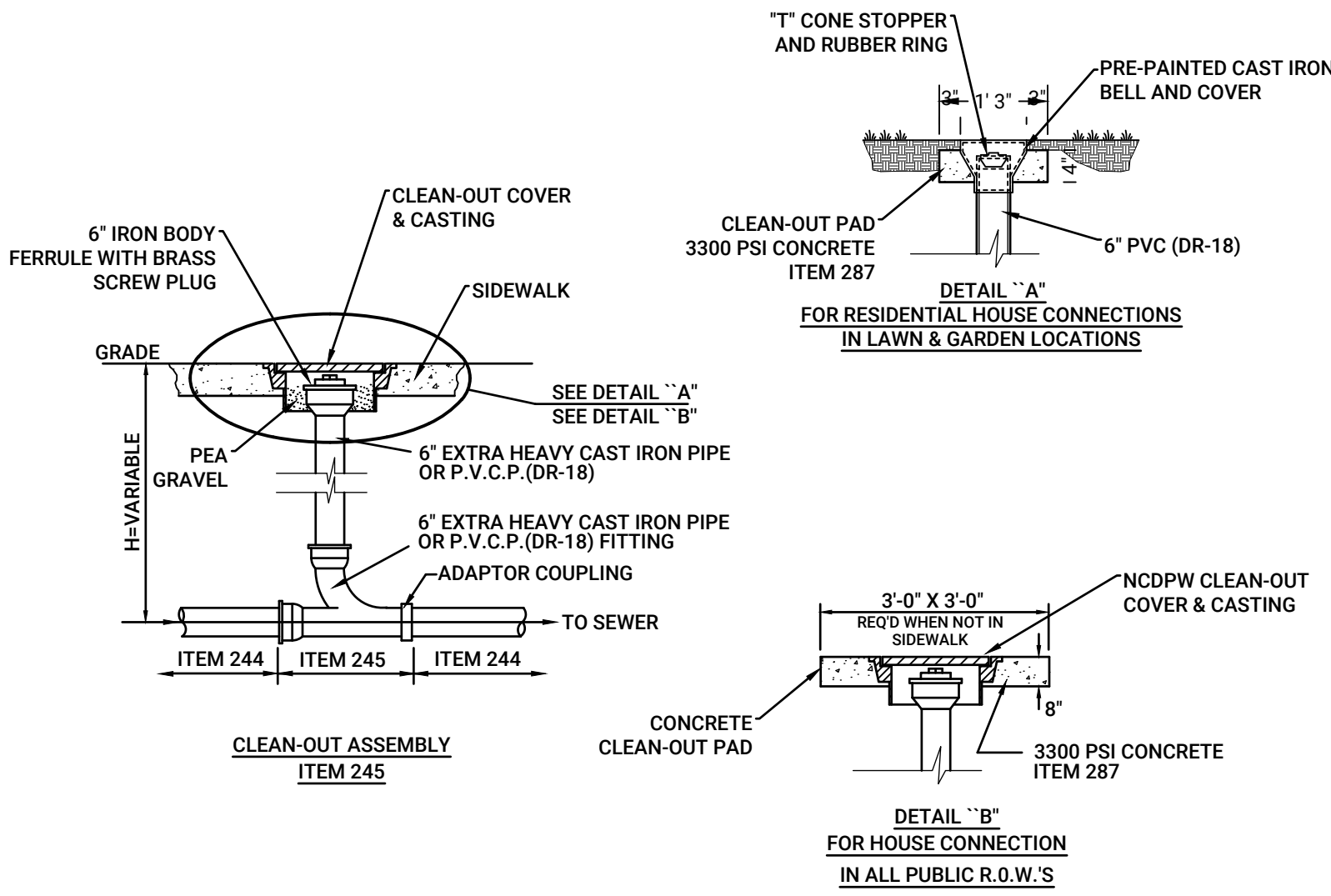
PLAN VIEW

1.5" DOMESTIC SERVICE RPZ DETAIL



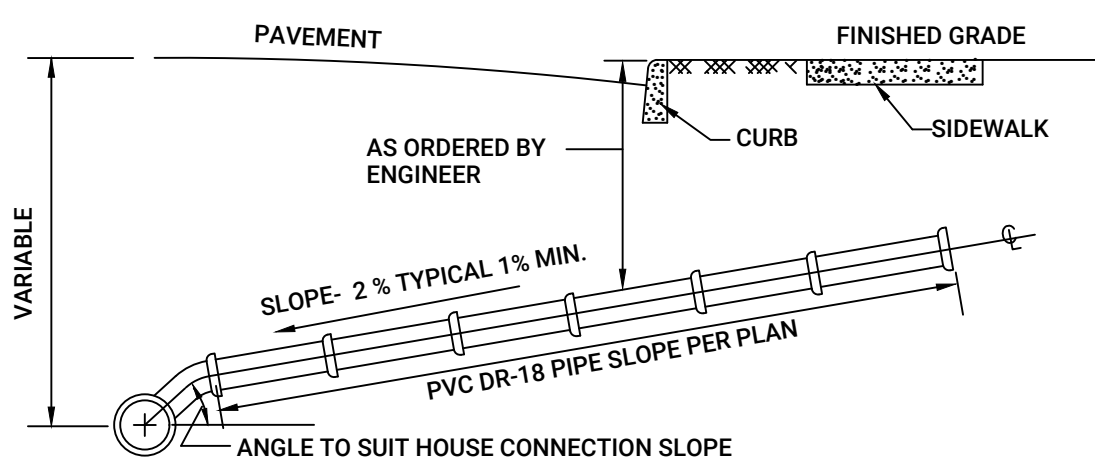
6" FIRE SERVICE DOUBLE CHECK DETECTOR VALVE DETAIL

- NOTE: 1. FOR THE EXACT LOCATION OF DEVICE LOCATED WITHIN BUILDING CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS.  
2. DEVICE SHALL BE FURNISHED AND INSTALLED PER THE MANUFACTURERS' SPECIFICATIONS.  
3. REFER TO PLANS FOR FIRE SERVICE SIZES



TYPICAL CLEAN OUT DETAIL (CO)

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



TYPICAL HOUSE CONNECTION

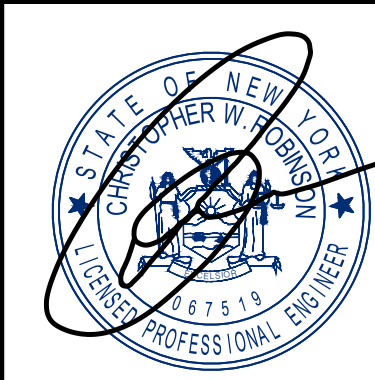
- NOTES: 1. SEWER LINE TO HAVE A MINIMUM OF 10' HORIZONTAL DISTANCE FROM WATER MAIN OR 18" MINIMUM VERTICAL DISTANCE.  
2. CLEAN-OUTS SHALL BE INSTALLED AT ALL BENDS IN EXCESS OF 23' AND WITH A MAXIMUM SPACING OF 75' ON CENTER  
3. WHERE GROUND COVER OVER THE TOP OF PIPE IS LESS THAN 2'-0", THE HOUSE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

TOWN APPLICATION No.: CPB22-000186

|     |                         |          |    |
|-----|-------------------------|----------|----|
| 4.  | NO REVISIONS THIS SHEET | 10/26/22 | GT |
| 3.  | NO CHANGES THIS SHEET   | 09/08/22 | GM |
| 2.  | NO CHANGES THIS SHEET   | 08/03/22 | GM |
| 1.  | GENERAL REVISIONS       | 07/11/22 | GM |
| No. | REVISION DESCRIPTION    | DATE     | BY |

OWNER:  
LEXUS OF SMITHTOWN  
700 E. JERICHO TURNPIKE  
ST. JAMES, NEW YORK 11780

APPLICANT:  
LEXUS OF SMITHTOWN  
700 E. JERICHO TURNPIKE  
ST. JAMES, NEW YORK 11780



Christopher W. Robinson, P.E.  
NY State License No. 067519

DWN. BY: GM  
DATE: 04/29/22

CHKD. BY: GT  
DATE: 05/05/22

SCALE: NTS  
JOB No.: 2021-196

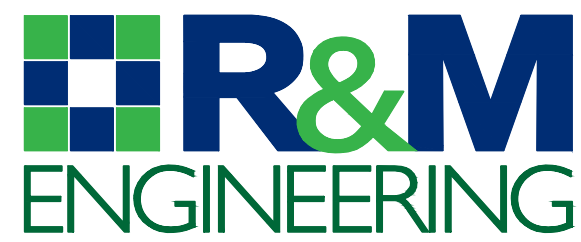
SHEET: SP-10

SANITARY & WATER DISTRIBUTION DETAILS

1285 NORTHERN BOULEVARD  
SITUATED IN  
MANHASSET

TOWN OF NORTH HEMPSTEAD, NASSAU COUNTY, NEW YORK

NCTM: SECTION 3, BLOCK 53, LOTS 38, 53, 54 & 942

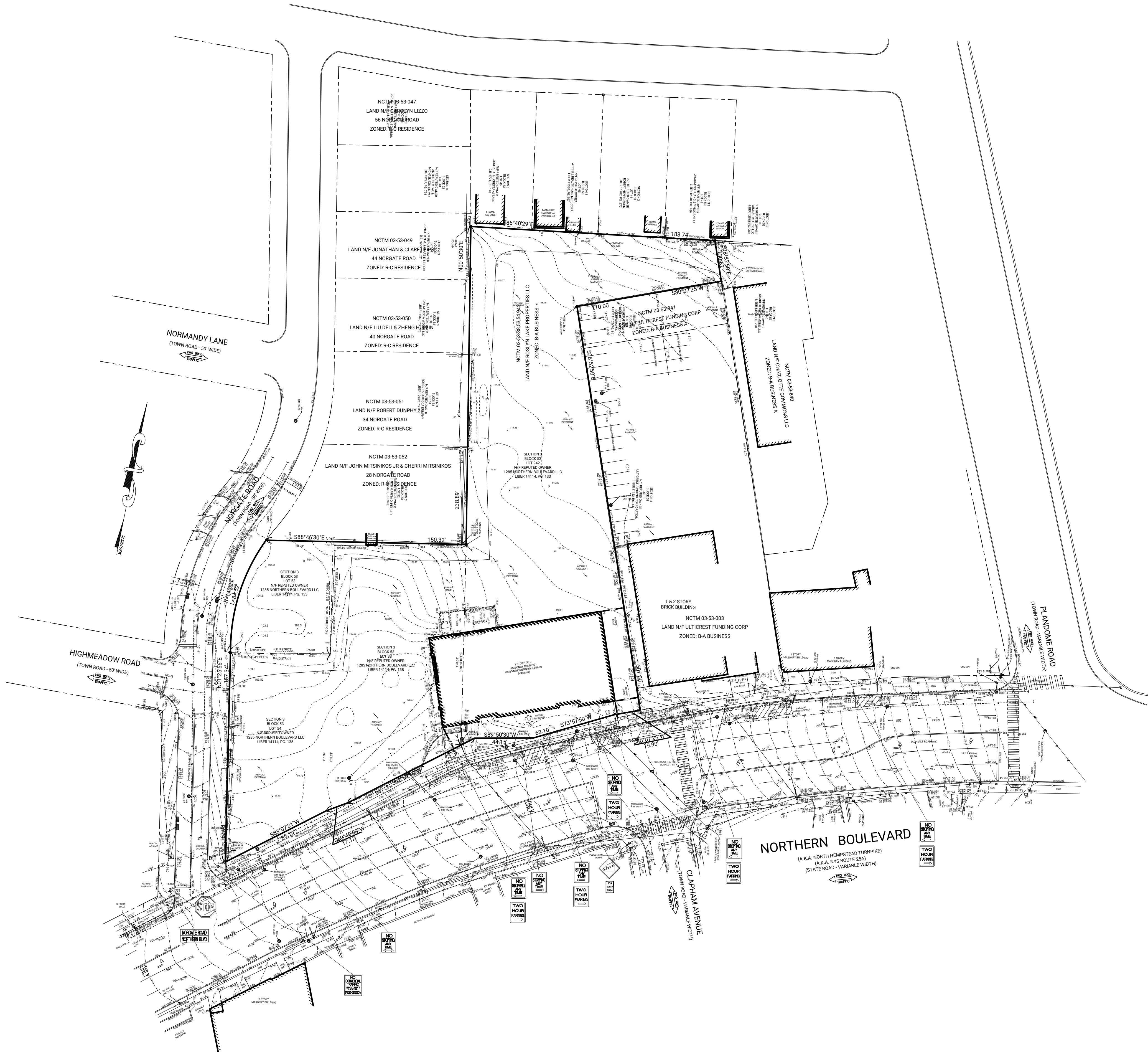


Robinson & Muller  
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www.rmengineering.com







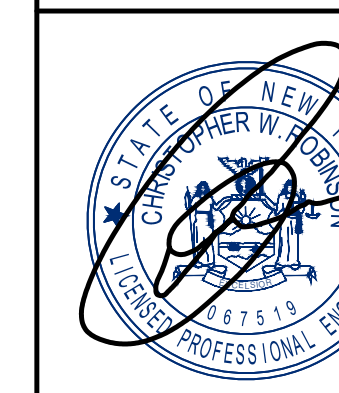


TOWN APPLICATION No.: CPB22-000186

| 4.  | GENERAL REVISIONS     | 10/26/22 | GT |
|-----|-----------------------|----------|----|
| 3.  | REV PER CIVIC ORG COM | 10/20/22 | GM |
| 2.  | REV PER TONH COM      | 08/03/22 | GM |
| 1.  | GENERAL REVISIONS     | 07/21/22 | GM |
| No. | REVISION DESCRIPTION  | DATE     | BY |

OWNER:  
LEXUS OF SMITHTOWN  
700 E. JERICHO TURNPIKE  
ST. JAMES, NEW YORK 11780

APPLICANT:  
LEXUS OF SMITHTOWN  
700 E. JERICHO TURNPIKE  
ST. JAMES, NEW YORK 11780



Christopher W. Robinson, P.E.  
NY State License No. 067519

## EXISTING CONDITIONS

**1285 NORTHERN BOULEVARD**  
SITUATED IN  
**MANHASSET**  
TOWN OF NORTH HEMPSTEAD, NASSAU COUNTY, NEW YORK

NCTM: SECTION 3, BLOCK 53, LOTS 38, 53, 54 & 942



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|          |          |           |          |          |          |             |
|----------|----------|-----------|----------|----------|----------|-------------|
| DWN. BY: | GM       | CHKD. BY: | GT       | SCALE:   | 1"=40'   | SHEET:      |
| DATE:    | 04/29/22 | DATE:     | 05/05/22 | JOB No.: | 2021-196 | <b>EX-1</b> |