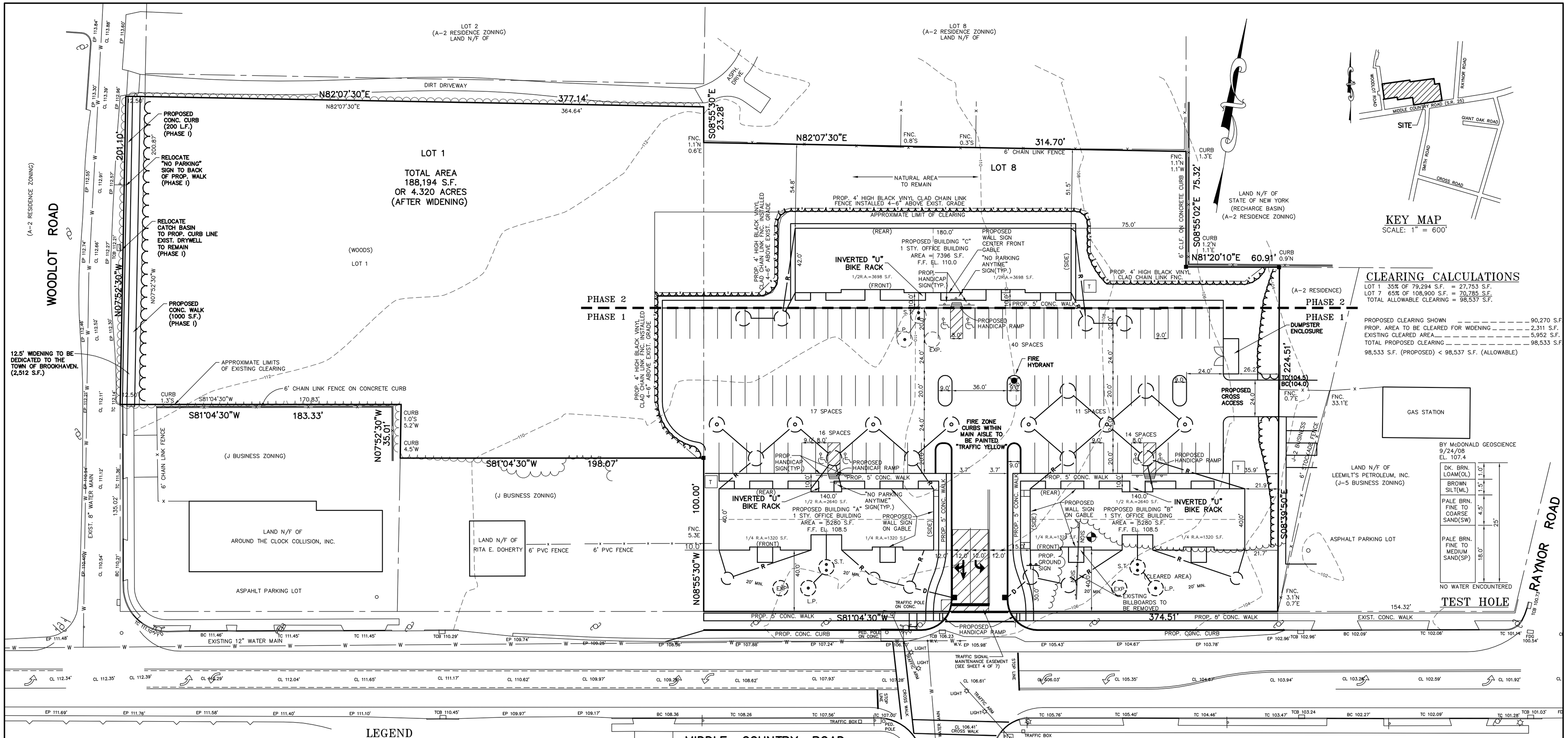

CLEARING CALCULATIONS

LOT 1 35% OF 79,294 S.F. = 27,753 S.F.
LOT 7 65% OF 108,900 S.F. = 70,785 S.F.
TOTAL ALLOWABLE CLEARING = 98,537 S.F.

PROPOSED CLEARING SHOWN	90,270 S.F.
PROP. AREA TO BE CLEARED FOR WIDENING	2,311 S.F.
EXISTING CLEARED AREA	5,952 S.F.
TOTAL PROPOSED CLEARING	98,533 S.F.

98,533 S.F. (PROPOSED) < 98,537 S.F. (ALLOWABLE)

LEGEND

- TC 107.08 — EXISTING TOP OF CURB ELEVATION
- TC (106.4) — PROPOSED TOP OF CURB ELEVATION
- DIRECTION OF PROPOSED DRAINAGE FLOW
- DIRECTION OF PROP. TRAFFIC FLOW
- EXISTING GAS VALVES
- PROPOSED/EXIST. SIGNS
- PROPOSED LIGHT
- EXISTING UTILITY POLE
- (L) LOADING SPACE
- (LB) LANDBANKED PARKING
- HANDICAP PARKING
- (T) PROPOSED TRANSFORMER PAD
- W — PROPOSED WATER LINE
- F — PROPOSED FIRE LINE
- ECT — PROPOSED ELECTRIC/CABLE/TELEPHONE LINES
- G — PROPOSED GAS LINE
- TEMP. FENCE FOR VEGETATION PROTECTION
- EXISTING CATCH BASIN

GENERAL NOTES:

1. ALL CONCRETE CURBING, SIDEWALKS AND DRAINAGE STRUCTURES SHALL CONFORM TO PLANNING BOARD STANDARD DETAILS AND SPECIFICATIONS. ALL SITE CONCRETE SHALL BE A MINIMUM OF 4,000 PSI 28 DAY COMPRESSIVE STRENGTH AND IS TO BE AIR ENTRAINED.
2. TOWN OF BROOKHAVEN ENGINEERING INSPECTOR IN THE DEPARTMENT OF PLANNING ENVIRONMENT AND LAND MANAGEMENT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ALL CONSTRUCTION AT 631-451-6400 BETWEEN THE HOURS OF 9:00AM-4:30PM, MONDAY THROUGH FRIDAY.
3. LOCATIONS OF GRADES FOR CURBS AND WALKS TO BE VERIFIED WITH THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT, SCDPW OR NYSDOT PRIOR TO CONSTRUCTION.
4. ALL TRAFFIC CONTROL DEVICES, I.E. SIGNALS, SIGNS, AND PAVEMENT MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH THE GUIDELINES OF THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND AS DIRECTED BY THE TOWN OF BROOKHAVEN, DIVISION OF TRAFFIC SAFETY.
5. THE CONTRACTORS PERFORMING ANY AND ALL TRAFFIC CONTROL DEVICES LAYOUT AND INSTALLATION WORK SHALL NOTIFY THE TOWN OF BROOKHAVEN DIVISION OF TRAFFIC SAFETY, 48 HOURS IN ADVANCE OF BEGINNING SUCH WORK ALONG A TOWN ROAD.
6. ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC (N.Y.S.D.O.T. SPECIFICATIONS) UNLESS OTHERWISE NOTED ON PLAN.
7. STOP LINE SIGHT DISTANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS IN ACCORDANCE WITH AASHTO REQUIREMENTS.
8. ALL ELECTRIC AND TELEPHONE SERVICE ARE TO BE UNDERGROUND.
9. CONTRACTOR MUST COMPLY WITH APPROVED WORKING DRAWINGS AND REQUIREMENT SHEETS. NO DEVIATIONS SHALL BE PERMITTED EXCEPT BY WRITTEN APPROVAL OF TOWN PLANNING BOARD.
10. ELEVATIONS SHOWN REFER TO N.G.S. MEAN SEA LEVEL
11. THIS PROPERTY IS LOCATED IN THE COMPATIBLE GROWTH AREA OF THE PINE BARRENS. THE APPLICANT IS SEEKING A LEEDS CREDIT.
12. THE SPEED LIMIT ON MIDDLE COUNTRY ROAD FRONTING THIS PROPERTY IS 40 M.P.H.
13. PLEASE CONTACT THE DIVISION OF ENGINEERING AT (631)451-6400 TO SCHEDULE A PRE-CONSTRUCTION MEETING 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION ACTIVITIES.

PARKING CALCULATIONS

OFFICE = 1 SPACE PER 150 S.F.
17,956 S.F. ÷ 150 S.F. = 120 PARKING SPACES REQUIRED
96 SPACES PROVIDED
* REQUESTING A PARKING VARIANCE FOR 24 SPACES

SITE DATA

AREA OF SITE	188,194 S.F.OR 4.320 ACRES (AFTER WIDENING)
AREA OF BUILDINGS	17,956 S.F.
PERCENT OF LOT OCCUPANCY	9.54%
AREA OF PAVING	42,289 S.F.
AREA AND PERCENT OF NATURAL VEGETATION PERMANENTLY TO REMAIN	89,661 S.F. OR 47.6%
AREA AND PERCENT OF SITE AREA REVEGETATED BACK TO NATURAL	NONE
AREA AND PERCENT OF TURF AND LANDSCAPING	32,108 S.F. OR 17.06%
AREA AND PERCENT OF NON-FERTILIZER DEPENDENT VEGETATION	6,032 S.F. OR 3.2%
AREA AND PERCENT OF FERTILIZER DEPENDENT VEGETATION	26,076 S.F. OR 13.85%
AREA AND PERCENTAGE OF LANDSCAPING IN FRONT YARD	13,016 S.F. OR 82.5% OF TOTAL LANDSCAPING
TOTAL PARKING REQUIRED: 120 SPACES	TOTAL PARKING PROVIDED: 96 SPACES(SEE PARKING CALCS.)
TOTAL LOADING REQUIRED: 2 SPACES	TOTAL LOADING PROVIDED: 2 PARKING SPACES IN LIEU OF LOADING
EXISTING ZONING	J BUSINESS
INTENDED USE OF PROPERTY	OFFICE
DEPTH TO GROUNDWATER	60'±
SUFFOLK COUNTY TAX MAP	0200-350-01-015.14
DATUM	USC & GS

ESTIMATE OF QUANTITIES

PROP. CONCRETE CURB	1348 L.F.
PROP. ASPHALT CURB	NONE
PROP. WALKS	6180 S.F.
PROP. PAVING	41,195 S.F.
PROP. CATCH BASINS	2
PROP. LEACHING BASINS	7
PROP. LEACHING POOLS	17
PROP. L.F. OF DRAINAGE PIPE	984 L.F.
PROP. STOCKADE FENCE	NONE
PROP. CHAIN LINK FENCE	600 L.F.
PROP. TREES	56
PROP. SHRUBS	247
PROP. SEEDED AREA	26,076 S.F.
RECHARGE BASIN	N/A
EXCAVATION	N/A
FENCING	N/A
PLANTING	N/A

ROBERT C. MILLER, R.A.
1814 MIDDLE COUNTRY ROAD
SUITE D
RIDGE, NY 11961

TOWN OF BROOKHAVEN PLANNING BOARD

ALIGNMENT PLAN

RIDGE CORPORATE PARK

SITUATED AT

RIDGE

TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK
S.C.T.M. 0200-350-01-015.14

PREPARED BY:
KENNETH H. BECKMAN, L.S.
SURVEYING AND LAND PLANNING
1814 MIDDLE COUNTRY ROAD
SUITE D
RIDGE, N.Y. 11961

PREPARED FOR:
L.I. TECH CONSTRUCTION CORP.
333 MAIN STREET
CENTER MORICHES, NY 11934

SUBMITTED: N.Y.S. LIC. No.

APPROVED: TOWN ENGINEER

SCALE: 1" = 30'	REVISIONS: REV. 9/4/2015 B15-16811 REV. 7/11/2015 B15-17170 REV. 11/29/2010 B10-13204 SCDHS REV. 3/7/2014 REV. 1/19/2016 REV. 2/27/2015 B14-16059 REV. 2/12/2016 REV. 4/22/2015 B14-16059	DRAWN BY:	KAK
DATE: NOVEMBER 2009		CHECKED BY:	KHB
DWG: KITTY\B9-4504.DWG	JOB No. B09-12441	SHEET:	1 OF 7