TABLE OF L	AND USE AND ZO	ONING
SECTION	3, BLOCK 79, LOTS I & 24	0
0(5)	NESS B DISTRICT (8-8)	
PROPOSED USE		
KETAIL FOOD USE	CONDITIONAL USE"	
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	2,000 SF	11,547 SF (0.26 AC
PLAXIFIUM BUILDING COVERAGE	R5%	24.3% (3,810 SF)
MAXIMUM BUILDING HEIGHT	40 FT / 3 STORMS	INTEL / I STORY
PLANDOME ROAD S HILLCREST AVENUE	O FT O FT	OFT 1195FT
HIMIHUH SIDE YAAD SETBACK	0 FT	OFY
MINIMUM REAR YARD SETBACK	20 FT**	21.4 FT

_	
(*)	SUBJECT TO BOARD OF ZONING AND APPEALS APPROVAL

PLANDOME (PUBLIC RIGHT-0

PROPOSED LIMIT OF CONCRETE CURB AND SIDEWALK

	DESIGN REQUIREMENT	rs
CODE	REQUIRED	PROPOSED
§ 70-100(B)	ACCESSORY STRUCTURE SETBACK: MINIMUM SIDE YARD SETBACK = 3 FT HIPSHUM REAK YARD SETBACK = 3 FT	TRASH = 0 FT (V) TRASH = 0 FT (V)
§ 70-119(E)(S)	DRIVEWAY CURB-CUT STANDARDS: MINIMUM WIDTH = 12 FT MAJORIEM WIDTH = 34 FT MINIMUM PROPERTY UNIT SETBACK =15 FT	IS FT 23 FT PLANDOME = 7,1 FT (V) S. HILLCREST = 1.7 FT (V)

(V) VARIANCE	
--------------	--

CODE SECTION	REQUIRED	PROPOSED
\$ 70-103 A	1 SPACE PER 100 SF (IN EXCESS OF 1,000 SF) (2,810 SF - 1,000 SF)(I SPACE / 100 SF) = 7 SPACES	7 SPACES
\$ 20-141 1 A413	REQUIRED PARKING SPACE SIZE  LENGTH = 20 FT  WIDTH = 10 FT	LENGTH = 20 FT WIDTH = 10 FT
§ 70-101 O	ACCESS AISLE WIDTH REQUIREMENTS: MINIMUM WIDTH (10 FT x 20 FT SPACES)= 20 FT	WOTH = 22 FT
4 70-103 F	LOADING SPACE REQUIREMENT: I SPACE PER IDODS FO F HOOR AREA (2810 SP)(I SPACE / 10,000 SF) = I SPACE LOADING SPACE SIZE REQUIREMENT; WIDTH = 10 FT LENGTH = 3.5 FT	( SPACE WIDTH = 22.5 FT LENGTH = 25.8 FT
	HEIGHT = 15 FT	HEIGHT = > 15 FT

CODE SECTION	REQUIRED	PROPOSED
\$ 70-196.J(1)	WALL SIGN REQUIREMENTS: MAXIMUM I SIGN PER WALL MAXIMUM WIDTH = BUILDING WIDTH	COMPLIES SOUTH = 12.3 FT WEST = 12.3 FT
	MAXIMUM PROJECTION = 1 FT MAY NOT EXTEND ABOVE BUILDING ROOF	0.58 FT COMPLIES
	MAXIMUM PARKING-FACING SIGN DIMENSIONS:  AREA = 2 SF PER LF WALL HEIGHT  1 SF PER LF WALL WIDTH  NOT TO EXCEED 24 SF	24.0 SF
	HAXIMUM STREET-FACING SIGN DIMENSIONS: HEIGHT = 4.5 FT AREA = 2 SF PER LF WALL WIDTH (20.1 LF)*(2.5 F / LF) = 60.2 SF	3.25 FT 24.0 SF
§ 70-196.j(2)	CACIND SICH AEQUADMENTS MAXIRUM NUBBER = 1 SIGN MAXIRUM ABEA = 34 SF MAXIRUM HIGGHT = 15 FT MINIMUM 15 FT OF OPEN SPACE BETWEEN BOTTOM OF SIGN AND GROUND	I SIGN 24 SF 8 FT 11.7 FT COMPLIES
§ 70-196-1(4)	WINDOW SIGN REQUIREMENTS: MAXIMUM AREA = 1/3 TOTAL AREA OF WINDOW TO WHICH IT IS ATTACHED	COMPLIES

(\*) INTERIOR LIT ID SIGNS ARE LIMITED TO A MAXI REGARDLESS OF PRINCIPAL BUILDING HEIGHT



DESCRIPTION PROPERTY LINE

STONEFIELD engineering & design Rutherford, NJ · New York, NY Princeton, NJ · Tampa, FL · Detroit, MI www.stonefielderg.com

NOT APPROVED FOR CONSTRUCTION

ay, Suite 310, New York, N Phone 718.606.8305

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STONEFIELD engineering & design

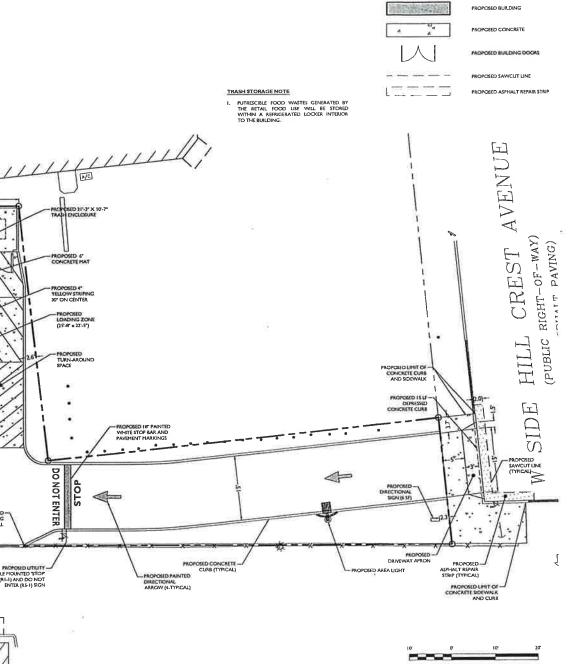
I" = 10" PROJECT ID: K-18032

PROPOSED RETAIL FOOD USE

SITE PLAN

**C**-4

GENERAL NOTES		
(INCLUDING DIREASIONS, LAYOUT, ETC DISCREPANCY SE FOUND SETWIEN THE DISCREPANCY SE FOUND SETWIEN THE THE CONTRACTION SHOULD SETWIEN THE ALL CONTRACTIONS WILL, TO THE FULLE AND ITS SUB-CONSULTANTS FROM AN EMPLOYES OF THE CONTRACTOR IN AD FOR WORKERS COMPENSATION LIABILITY 4. THE CONTRACTOR SHALL NOT DEVIATE 5. THE CONTRACTOR SHALL NOT PERFORM FOR THE CONTRACTOR SHALL NOT PERFORM FONTY OF THE CONTRACTOR SHALL SHALL SHALL SHALL FONTY OF THE CONTRACTOR SHEEDING.  10. THE CONTRACTOR SHEEDING DO REFORM AUTHORITY AND SHALL SHEEDING. 11. THE CONTRACTOR SHEEDING OF STONEHELD SHOULD AND PHOCATE OF STONEHE	INCESSARY PEARITS AND ENSURE THAT ALL REQUIRED APPROVILE REQUIRED PREFITS AND APPROVIACE SHALL BE KEPT ON SITE AS SET EXTENT PERHITTED BY LAW, INDEMNIFY AND HOLD HARMLES ID AGAINST ANY DAVIAGES AND LOUGHLITES INCLUDING ATTO DOTION TO CLAIMS CONNICTED TO THE PROJECT AS A RESULT OF Y INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABULTY IN FROM THE PROVISED IMPROVEDENTS IDENTIFIED WITHIN THAT BY	THEN THEE DOCUMENTS. SHOULD ANY CONTRACTOR SHALL MOTHEY STONERIED  VALS HAVE BEEN OBTAINED PRICE TO THE TALL THISE DURING CONSTRUCTION. S STONERIED ENGINEERING A DESIGN, LLC. SPRINETS FEES ARBING OUT OF CLAMB BY SHOT SHEE ARBING OUT OF CLAMB BY SHOT OF CARRYNOT THE PROPER INSURANCE SURANCE.  VAN SET UNLESS APPROVAL IS PROVIDED IN TY NOT CONTROLLED BY THE PERSON OR THE PRIVATE PROPERTY. EATURE THAT IS IDENTIFIED TO REMAIN ON THE PRIVATE PROPERTY. EATURE THAT IS IDENTIFIED TO REMAIN ON THE RIVATE ROCHROL SURHITITALS FOR REMEM. EATURE THAT IS REPLICITED WITHINS THE FORM TRAFFIC CONTROL DEVICES, LATEST ANCE WITH THE APPROPRIATE GOVERNING THE AT ALL THIS DURING CONSTRUCTION ED OURING CONSTRUCTION.
A D	PROPOSED LIMIT OF CONCRETE SIDEWALK AND CURB PROFOSED SANGUIT LINE (TYPICAL) PROPOSED SANGUIT LINE (TYPICAL) PROPOSED WALL SIGN (32.5 SF)	PROPOSED RETAIL FOOD USE 2,810 SF 7 PARKING SPACES
30	FROPOSED CONCRETE	SON (6.19)



		PLAN	T SCHEDULE		
PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
EVERGREEN SHE	IUBS				
BUX. MIC.	47	BUXUS MICROPHYLLA JAPONICA	WINTER GEM BOXWOOD	24"-30"	CONT_4" O,C
DECIDUOUS SHI	iuns	<del></del>			
HYD, MAC.		HYDRANGEA MACROPHYLLA	ENDLESS SUMMER HYDRANGEA	24"-30"	CONT. 6' O. C.
PERENNIALS					
HEM STE	30	HEMEROCALUS "STELLA DE ORO"	DAYLILY	2 GAL	CONT. I' O.C.
GRASSES					
PEN ALO.	24	PENNISETUM ALOPECUROXDES	DWARF FOUNTAINGRASS	2 GAL	CONT. IST O.C.

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT UST, THE PLAN SHALL DICTATE

#### IRRIGATION NOTE:

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRICA TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIEY HAZIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE HEASURED IN PSI, PRESSURE REDUCTION DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO HEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

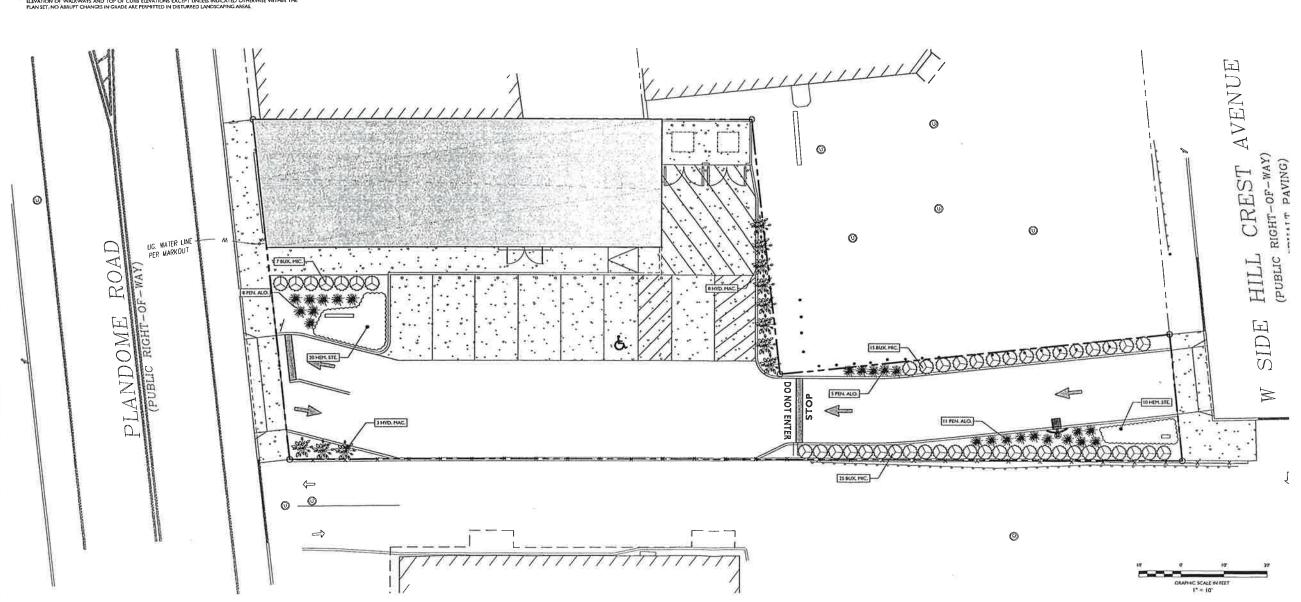
#### LANDSCAPING NOTES

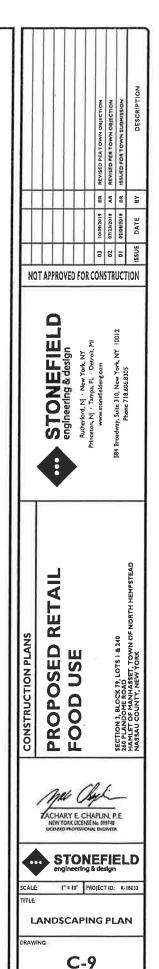
- I. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXSTRING CONDITIONS UNLESS INDICATED OFFICENAMES WITHIN THE PLAN SET.

  1. THE CONTRACTOR SHALL BATCHER ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND

- SEED.

  THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A HINIHUM 3 INCH LAYER OF MULCH.
  THE HAVINUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL. TO 1 FOOT
  VERIFICAL, 617 SHOPE (SILVERS INDICATE OTHERWISE WITHIN THE FLAM) SET,
  THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR
  TO CONSTRUCTION. THE CONTRACTOR SHALL BECCATE SPRINCE HEADS AND LIMST IN ACCORDINATE WITH
  THE CONTRACTOR SHALL SHALLE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLISH AT THE
  ELPHATION OF WALKWAYS AND TO OF CUEBE ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE
  PLAN SET, NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

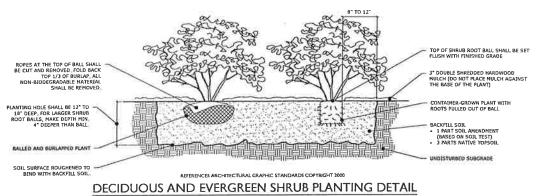




I, FOR THE CONTAINER-GROWN SHRUBS, LISE FINGERS OR SHALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POYTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCUMS THE PERHITER OF THE CONTAINER.

2. THORICUMENT SOAK. THE SHANDER GROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE

\* MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM \* MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER ANDIOR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL



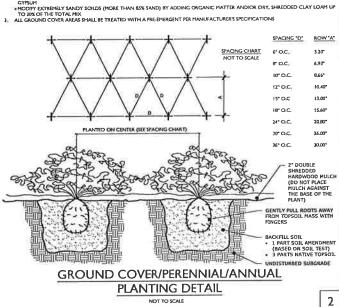
NOT TO SCALE

NOTES:

. THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER RANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.

\*\*JOIL AMENDMENTS:

\*\*HODITY HEAVY CLAY ON SLIT SOILDS (MORE THAN 40% CLAY OR SLIT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYSUM



GENERAL LANDSCAPING NOTES:

THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE THE LANDSCAPE CONTRACTOR SHALL PLANISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FANL DERAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIDENT, HUNGEPAL OFFICIALS OR OWNER/OWNERS REPRESENTATIVE, ALL WORK COMPLETED AND MATERIALS PURNISHED AND INSTRUCTIONS AND DESCUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY. WORK PLANTS THE CARRED OUT ONLY DURING WATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WILLIAGE OF PLANTS. THE SUITABILITY OF SUCH WASTHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DISSIDERS OR COVERNING FUNDING AND CONTROL OF SUCH WASTHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DISSIDERS OR COVERNING FUNDING AND CONTROL OF SUCH AS THE PROJECT LANDSCAPE CONSTRUCTION AND TO THE PROJECT LANDSCAPE DISSIDERS OR COVERNING FUNDING AND CONTROL OF SUCH AS THE PROJECT LANDSCAPE CONTROLLED BY THE PROJECT LANDSCAPE DISSIDERS OR COVERNING FUNDING AND CONTROLLED BY THE PROJECT LANDSCAPE DISSIDERS OR COVERNING FUNDING AND CONTROLLED BY THE PROJECT LANDSCAPE DISSIDERS OR COVERNING FUNDING AND CONTROLLED BY THE PROJECT LANDSCAPE DISSIDERS OR COVERNING FUNDING AND CONTROLLED BY THE PROJECT LANDSCAPE DISSIDERS OR COVERNING FUNDING AND CONTROLLED BY THE PROJECT LANDSCAPE DISSIDERS OR COVERNING FUNDING AND CONTROLLED BY THE PROJECT LANDSCAPE DISSIDERS OR THE PROJECT BY THE PROJECT AND CONTROLLED BY THE PROJECT LANDSCAPE TO THE PROJECT BY THE PROJEC

PACIFIC. LAMBILATE UBLIGHER OR GOVERNING MUNICIPAL OFFICIAL.

IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL. IF SO REQUESTED.

IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND

4. IS SUPPLIES AND REQUESTIBLE, THE LOWED CAPE CONTINUE TO IT ON IT OF SUPERIL EXEMITATION THAN PROFIT THESE AND MAINTAINS AND THESE SHALLS AND SEED REPORTED THE ADDRESS OF THE SUPPLIES AND SEED OF THAT SUPPLIES AND SEED OF THAT SEED OF THE SEED OF THE SUPPLIES AND SEED OF THAT SEED OF THE SEED O

DESCRIENCE GOVERNING PURPOSE OFFICIAL.
THE PROJECT LANDSCARE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PARTS AT ANY THE AND AT ATT PLACE.

PROTECTION OF EXISTING VEGETATION NOTES

I, BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF THEE PROTECTION FENCING, FENCING SHALL BE LOCATED AT THE DRIPLING OR UNITY OF DISTURBANCE AS DEFICED WITHIN THE APPROVED OR THE PROTECTION ZONE, FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED THE PROTECTION FENCE WITH THE PROVIDED THE PROTECTION FENCE BY THE PROPOSED THE PROTECTION FENCE BEFORE WITH THE PROTECTION FENCE BROTECTION FOR CONTRACT WITH THE PROVIDED THE PROTECTION FENCE BROTECTION FOR CONTRACT WITH THE PROTECTION FULL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES MAY BEEN COMPRETED.

SHALL BE INSPECTED RIGILIARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE EREN COMPLETED, ADDITION OF THE ANATOMIC PROPERTY OF THE CONTRACT OR SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK ADDITION THESE, WALKS, PAVEMENTS, LITELITIES, AND ANY OTHER RETAINES STHEED RUSTING OR PREVIOUSLY INSTALLED UNDER THE CONTRACT.
IN A RAF INSTANCES WHERE EXCANATING, BILL, OR GAIDING IS REQUIRED WITHIN THE DRIPLINE OF TREST TO REPAIN, THE WORK SHALL SE PREPORTED AS FOLLOWS.

WOME SHALL BE FERROAND AS FOLLOWS:

TERCHON WHEN TERCHOND OCCUBS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE
TERCHON SHALL BE TUNNEDD UNDER OR AROUND THE BOOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO
THE ROOTS, BOY BOOTS, LIHER OR WOODS ARE TO HAVE ANY PRINT OR HATERLAIN APPLIED TO ANY DIREFACE.

ARISING GRADES: WHICH THE CRADIC AT AN EXISTING THE IS BELOW THE NEW PROPERD CANDE, AND FILL NOT
EXCERDING INCHES (E) IS REQUIRED, CLEAN, WASHED GRAVE, ROOM ONE TO TWO INCHES (I'-) IN 2025 FIAM DIE
PLACED DIRECTLY AROUND THE TREE TRUNK, THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A
HINIHUM OF BINCES (E) IS ADD RINSH APPROVANTELY TWO INCHES (2) ASDOY THE FINISH GRADE AT TREE. INSTALL
GRAVIL BEFORE ANY EARTH HILL IS FLACED, NEW EARTH HILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY
TREE REQUIRING FILL WHERE FILL EXCEEDING 6 INCHES (7) A BOYCH, OA DRY LOY THE WELL SHALL
CONSTRUCTED, IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL
DEFAIL."

DETAIL."

LOWRING GRADES EXISTING TREES LOCATED IN AREAS WHERE THE NEW PINISHED GRADE IS TO BE LOWRED, SHALL HAVE REGRADING WORK DONE BY HAND TO THE INDICATED ESTATION, NO GREATER THAN SKI INCHES (5), ROOTS SHALL BE CUT CLEANLY THREE INCHES (7) BELOW FINISHED GRADE INDICE THE DIRECTION OF A LICENSED ARROSKST, WHERE CUT EXCEDING INCHES (6) REQUIRED, A BYLLOW RETAINING WALL BELL BY CONSTRUCTED. FOR APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROMIDED TREE RETAINING WALL DETAIL."

SOIL PREPARATION AND MULCH NOTES:

I LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE

TO NOTIFICATION OF RESULTS,

BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX

INCHES (C) OF TOPSOIL. THE LIME AND FERTILIZER ARTES PROVIDED WITHIN THE "SEED SPECIFICATION," OR "SOD

SPECIFICATION," TO APPROVIMENT AND FOR BUDDING PURPOSES ONLY, IF ADDITIONAL AMENDMENTS ARE INCESSARY, ADJUST

THE TOPPOL AS FOLLOWS.

HODDY HARY CLAY OR, SILIT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSITED PINE BARK (UP TO JOX 8Y

VOLIME) OR GTSUM.

MODIFY EXTREMELY SANDY SOLS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM
UT TO 30% OF THE TOTAL MIX.

UP TO 38% OF THE TOTAL HIX.

TOPOCL SHALL BE FRITLE, FINALE, NATURAL TOPOCIL OF LOAMING CHARACTER, WITHOUT ADHISTURE OF SUBSPILL MATERIAL DEFANEOR BROWN A WELL-DRAINED ARABLE SITE, FREE FROM ALL CLAY, LUMIN, COARSE SHADS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN HATERIAL GREATER THAN ONE INCH (17).

TOPOCH SHALL HAVE A PHRANKE OF 5-07 AND SHALL HOT CONTINUEST THAN 65 ORGANIC MATTER BY WEIGHT.

SOSTAN TOPICIL DAY TROM LOCAL SOURCES OR FROM AREAS HAVING SHELAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.

OJECT SITE. ACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD

6. CONTRACTOR SHALL ROYMDE A SX INCH (6') DEPLAYER OF TOPSOL IN ALL PLANTING ABEAS. TOYSOL SHALL BE SPREAD OWER A REPRAED SURFACE IN A UNIFORM LAYER TO ACHEVE THE BEBREE COMPACTED THICKNESS. THE SPREADING OF TOPSOL SHALL NOT BE CONDUCTED LINDER NUDDY OR ROZEN SOIL CONDITIONS.

1. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE REPROVISILE FOR THE INSTALLATION OF TOPSOL AND THE STRAUSHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.

ILANDSCARE CONTRACTORS SHALL VERIET THAT THE SURFACEAD ELEVATION HEIST SHE RINSHED GRADE BLYATION LESS THE REQUIRED TOPSOLL IN ACCORDANCE WITH THE APPROVED OR RINAL GRADING RAW.

ALL LIVAN AND PLANTING ABERS SHALL BE GRADED TO A SHOOTH FREM AND UNFROM MANE WITH NO ABRUIT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR RINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTEST SURFACE AND SUSSEMPLACE FRANT BED DRAINING PRIGR TO THE INSTALL BOTOR OF RANDINGS. IN EVEN AND THE STAYER BEING TO THE INSTALL BOTOR OF RANDINGS. IN EVEN OF PROTEST SURFACE AND SUSSEMPLACE FRANT BED DRAINING PRIGR TO THE INSTALL BOTOR OF RANDINGS. IN EVEN DRAIN OF PROTEST CARBETTED CAPTURE AND THE ACTION SHALL BE TAKEN BRIDE CONDITIONS CHEET CORDITIONS ACTION ACTION AND THE STAYER BRIDE.

INSTALLATION OF PLANTINGS. IF POOR DRAININGS END STUTENE AND SUSSIGNACE PLANT IS BED DRAININGS PROOF TO THE INSTALLATION OF PLANTINGS. IF POOR DRAININGS CONDITIONS ESTIT, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION, ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.

INSTRUCTION TO THE STORY WERE STORY OF THE STORY OF THE STORY WERE STORY OF THE STO

MYCROS TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (YAM), BENIEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC HICKOBIAL NUTRIENTS.

RECTED ORGANIC MICROBIAL NUTRIENTS.

DIRECTIONS FOR USE USE DUE FIR EACH FOOT DIAMETER OF THE ROOT BALL OR JOZ PER INCH CAUPER, MIX INITIO THE BACGELL WHEN TRANSPANTING THEIR AND SHAUSE HEY RECOURT IN A RING-SHANDD VOLUME OF SOR, MIXOUND THE ROOT SALL EXTENDING FROM THE SOLL SUSPACE TO A DEPTH OF A BOOT BILL SHORT AND EXTENDING OUT FROM THE ROOT BALL BADUT 9 INCHES INTO THE BACKFILL APPLY WATER TO SOIL SATURATION, MYCONIN TIES EXHED IS EFFECTIVE FOR ALL THE AND SHAUSE SPECIES EXCEPT RHOODORINGONS, AZALEA, AND MOLINTAIN LAUREL, WHECH REQUIRE BILLOOD PHYCORISH FACE.

IN A PH RANGE OF ) TO 9.

RANGIGIDES THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCCULATION PROGRAM, SOIL

APPLICATION OF MY PUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.

OTHER PESTICIDES HEABICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

HEALTHY START MACRO TABS 12-88

FERRILIZER TRAILETS ARE FLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS.

FRAINTING, TRAILETS CONTAIN 12-80 NWF, FERTILIZER, AS WIEL AS A MINIMED OF SEVEN FRACENT (TS) HARMC ACTO BY PLANTING, TRAILETS CONTAIN 12-80 NWF, FERTILIZER, AS WIEL AS A MINIMED OF SEVEN FRACENT (TS) HARMC ACTO BY CONFIDENT OF REMPORTAL PRECOPHINE RECEIVED AND THE PROPERTY OF REPORTAL PRECOPHINE RECEIVED AND THE PROPERTY OF REPORTAL PRECOPHINE RECEIVED. THE TRAILET IS SECRED WHEN FOR THE PROPERTY OF THE TRAILET AND THE PROPERTY OF THE TRAILET, AND THE PROPERTY OF THE TRAILET AND THE PROPERTY OF THE TRAILET AND THE PROPERTY OF THE TRAILET, AND THE PROPERTY OF THE TRAILET AND THE PROPERTY OF THE TRAILET, AND THE PROPERTY OF THE TRAILET AND THE PROPERTY OF

PLANT QUALITY AND HANDLING NOTES:

I, ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601-1004) OR LATES: REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
IN ALL CASES, BOTANICAL NAMES USTED WITHIN THE APPROVED OR HINAL PLANT UST SHALL TAKE PRECEDENCE OVE

COMMON NAMES.

ALL PLANTS HALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY MEAVY, TIGHTLY KINT, SO TRAINED ON FAVORED IN THEIR DEVELOMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRAINCHES, COMPACTINESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HARD A ROSINDAL PLANTS, WITH WELL DEVELOPED FOR STSTEM FLANTS SHALL BE FREE OF DISPASE, INSECT PESTS, EGGS OR LANVAE.

RANTS SHALL BY AND FER MUND BEFORE DELIVERY, TREES WITH ABRASION OF THE BARK SUNKSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE FOURTH INCHES (I-IM\*) WHECH HAVE NOT COMPLETELY CALLOUSED SHALL BE REJECTED.

RESH CLITS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-I/H) WHICH HAVE NOT COMPLTERY CALLOUSED SHALL BE REFICED.

3. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LIGIBLY TAGGED WITH THE ROOPS NAME AND SIZE.

6. THE ROOT STSTEM OF ROCH PLANT SHALL BE WELL PROVIDED WITH PIBROUS ROOTS, ALL PARTS SHALL BE SOUND, PEALTH, WOODNING SHELL BE SOUND, PEALTH, BE LIGHT SHALL BE SOUND, PEALTH SHALL SO FEARTH HUST BE SUBFICIENT TO BEACH SHALL BE ACCEPTED WHEN THE BUILLE OF LEARTH SUBROUNDING ITS ROOTS HAS BEEN BOLLY CRACKED OR BROKEN PREPARATORY TO OR DUINES THE PROCESS OF ANNING. THE RAILS SHALL BEAUN INTACT DUINING ALL OPERATIONS, ALL PLANTS THAT CANNOT BE RAITED AT ONCE HUST BE HEBELD AND SYSTEM BE TO BE REPOWED.

BY AND SHALL BE ACCEPTED WHEN THE PROCESS OF ANNING, THE RAILS SHALL BEAUN INTACT DUINING ALL OPERATIONS, ALL PRANTS THAT CANNOT BE RAITED AT ONCE HUST BE HEBELD AND SYSTEM BE TO BE REPOWED.

BY AND SHALL BE THE SHALL BE COVERED WHITE SHALL BE COVERED WITH TABLE ON OTHER SUITABLE COVERS SECURALLY FASTENED TO THE BOOTY OF THE VEHICLE TO REVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATE BY VEHILLAND AND COVERNO THE WORLD DIGGING, CARBESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING ON STORAGE SHALL BE CAUSE FOR REJECTION OF PLANTS CLOSED VEHICLES SHALL BE RESHAULD BY WHICH AND THE PROTECTION STOLLOWING DIGGING, CABBESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING ON STORAGE SHALL BE CAUSE FOR REJECTION OF PLANTS CHARLE HOW SHALL BE KEEP TO HAVE THE COVERNO SHALL BE CAUSE FOR REJECTION OF PLANTS CHARLE HOW SHALL BY A STALL BE COVERNO SHALL BE CAUSE FOR REJECTION OF PLANTS CHARLE HOW SHALL BE COVERNO SHALL BE CAUSE OF THE WHOLLE SHALL BE CAUSE

ALL PLANT HATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAFE PLAN AND PLANTING

DETAILS.

(B. LANDICANE CONTRACTOR PUALL MAKE BIST BEORT TO RESTALL RANTINGS ON THE SAME DAY AS DELIVERY, IF PLANTS ARE NOT PLANTED INHEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PRASTAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT HOST AT ALL THE AND COVERED WITH HOISTENDE PULLCH OR A GED WOODCHIRS, PROPER RERIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT, PLANTINGS SHALL BE HOSTED AND PROVED SHADINGS, WAITING, AND LEAF LOSS PLANTS THAT REPAIN LUMPANTED FOR A PERIOD OF THE GREATER THAN THREE (J) DAYS SHALL BE HEALED IN WITH TOPSOL, OR MILLCHAND WATERED AS REQUIRED TO RESERVE ROOT HOSDING. OR MILLCHAND WATERED AS REQUIRED TO RESERVE ROOT HOSDING, OR MILCH AND WATERED AS REQUIRED TO RESERVE ROOT HOSDING, OR MILCH AND WATERED AS REQUIRED TO RESERVE ROOT HOSDING.

12. PLANTS WITH INJURD ROOTS OR BRANCHES SHALL BE FRIUNDED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR MUNICED PLANTS SHALL BE REPOVED.

13. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE OR DINARGE PLANTING PITS OR DELETE PLANT HATERIAL FROM THE CONTRACT.

14. IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE UNIDED AND MAINTAINED TO A HEIGHT OF EICHT FEET (8) ABOVE GRADE, AND SHALLIS, GROUND COVER, FERENNISL, AND ANNIALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2) ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR ACENCY.

ACRONCY.

15. INSTALLATION SHALL OCCUR DURING THE POLLOWING SEASONS.

FLANTS (PARCH 15 - DECEMBER 15)

LAWNS (PARCH 15 - JUNE 15 OR STEPHBER 1 - DECEMBER 1)

16. THE POLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON

(STARTING SEPTHBER 15)

ABIES CONCOLOR

CONTUS VARIETIES

ONTEYA VIRGINIANA

COLTACOLOR VALIETIES

ONTEYA VIRGINIANA

OUTTACOLOR VALIETIES

PRUS NIGHA

PRUS NIGHA

TO STEP THE PRUS NIGHA

OUTTACOLOR VALIETIES

PRUS NIGHA

TO STEP THE PRUS NIGHA

TO STEP THE PRUS NIGHA

THE P

CHATAGOUS VARIETIES
CUPSUSCOTYPASS LETAMON
FAGUS VARIETIES
HALESIA VARIETIES
ILEX X FOSTERII
ILEX X FOSTERII
ILEX NELUS STEVENS
ILEX OPACA
UNIFERIA VARICULATA
LOUIDANBAR VARIETIES
LIRIODENDINON VARIETIES
MALIES INIEGO PLATANUS VARIETIES POPULLIS VARIETIES PRUNUS VARIETIES

CRATAEGUS VARIETIES MALUS IN LEAF
NYSSA SYLVATICA

17.1F A PROPOSED PLANT IS UNATTAINABLE OR ON THE FALL DIG

7. IF A PROPOSED PLANT IS UNATTAINABLE OR ON THE FALL DIGGING HAZARD UST, AN EQUINALENT SPECIES OF THE SAME SIZE
MAY 8E REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT, ALL SUBSTITUTIONS SPALL BE APPROVED BY THE PROJECT
LANDSCAPE DESIGNER OR HUNICIPAL CPRICIAL PRIOR TO ORDERING AND INSTALLATION,
B. DURING THE COURSE OF CONSTITUCTION/PLANT INSTALLATION, BLOCKES AND WASTE MATERIALS SHALL BE CONTINUOUSLY
AND RICHITY SERVINDE AT THE ENIO OF EACH WORK DAY, ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPELLY
STORB, STOCKHED OR DISPOSED OF AND ALL PROPED REAS SHALL BE CLEANED.

9. THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION
SEA SAPPRIONED BY THE LOCAL HUNIORISHITY.

10. A FODDRY MAINTENANCE PENIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED.

10. A 90-DAY PAMINTENANCE FREIOS SHALL BEON IMPEIDATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILLY INSTALLED.

11. HAINTENANCE SHALL INCLUDE, BUT NOT SE LIVETTO TO, REPLACINE PILLOT HALLOT HAS BEEN DISTRICCED BY EIGODON OR

OTHER MEANE, REPARING AND RESHANNE WATER RINGS OR SAUCES, MAINTAINING STAKES AND GUTS IF ORIGINALLY

REQUIRED, WATERING WHICH REDED OR OR RECTED WEEDING, REPINING, SPRAYING, FERTILIZING, HOWING THE LUWA,

PREPARATION AND OTHER WORK REQUIRED TO KEEP THE FRANTS IN A HEALTHY CONDITION.

12. HOW ALL GRASS JARKES AT REQUIRED TO KEEP THE FRANTS IN A HEALTHY CONDITION.

13. HOW ALL GRASS JARKES AT REQUIRED TO KEEP THE GRASS IS HOW! IT SHALL BE REFORMED ONLY WHEN GRASS IS DRY, MOWRE BLADE SHALL BE SET TO REPOVE NO HOBE THAN ORB THAD [I/I]

OF THE GRASS LENGTH. WHEN THE ANOUNT OF GRASS IS HEAV! IT SHALL BE REPOVED TO PREVENT DESTRUCTION OF THE UNDERLYING THE PROPERTY OF THE CHARLES AND SOFT AND A MADE AND A MAINTENANCE OF PARCE THAT AND A MADE AND A MADE

MULCHING.

M. SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE CONTRACT SHALL BE ESTABLISHED.

S. LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROUGHOUT REQUIRED 90-DAY MAINTENANCE PERIOD DUTTE. PLANTS ARE ESTABLISHED. IF ON SITE WATER IS NOT AVAILABLE AT THE PROJECT LOCATION, THE LANDSCAPE CONTRACTOR SHALL PRINNET HEY MEAN OR A WATERING TRUCK OR OTHER ACCOPTABLE PRANNED.

36. THE QUANTITY OF WATER APPLED AT ONE THE SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A HINIMUM OF EIGHT MICH.SE (5) IN SPRUB BEEDS AND SK MO-SES (5) IN TURP AREAS AT ARITE WHICH FULL REVENT STATIATION OF THE SCI.

27. AN AUTOMATIC BROAD STETCH HAS BEEN INSTALLD, IT CAN BE USED FOR WATERING FLANT MATERIAL. HOWERS THE AUTOMATIC BROAD STETCH HAS BEEN INSTALLD, IT CAN BE USED FOR WATERING FLANT MATERIAL. HOWERS AT ALL STANDARD STOTED HOS ON TELIMANTS THE OBE OF THE PROPERTY OF THE PROPORTION OF THE STANDARD STOTED HOS OF THE MATERIAL HAVE CONTRACTORS ASSOCIATIONS OF PLANT HEALTH AND STANDARD STOTED HOS OF THE MATERIAL HAVE CONTRACTORS ASSOCIATIONS ASSOCIATION.

PLANT MATERIAL GUARANTEE NOTES:

ARPRESENTATIVE.

2. THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT HATERIAL AT HIS EXPENSE, THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S ORFRATIONS. TO, ALL REPLACEMENT HANTS SHALL BE OF THE SHAP SPECIES AND SEE A SPECIED ON THE APPROVED OR RINAL PLANT. IST. REPLACEMENTS BESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PRAT, VANDALISH, PRINCAL DAMAGE BY ANIHOLS, VEHICLES, ETC., AND LOSSS DUE TO CULTIFILIENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND FAIR THE CONTRACTOR SHALL BE APPROVED AND FAIR THE CONTRACTOR SHALL BELLET THE OFFICE AND THE CONTRACTOR SHALL BELLET THE CONTRACTOR SHALL BELLET THE CONTRACTOR SHALL BELLET THE CONTRACTOR SHALL BELLET THE OFFICE AND THE CONTRACTOR SHALL BELLET THE OFFICE AND THE CONTRACTOR SHALL BELLET THE OFFICE AND THE OFFICE AND THE OWNERS.

I, SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED, SOO SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS.

FREE OF WEEDS, DISEASE, AND FESTS.

2. SEED OR SDO SHALL BE PRINCIPALED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MX OR BLEND
WITHIN THE PROVIDED THED SHECHACTION! ON "SOD SPECIFICATION."

3. REPERINCE LANDSCAPE FLAN FOR AREAS TO BE SEEDED ON LAD WITH SOD.

4. SEEDING SHALL NOT BE PRINCIPALD IN WINDY WEATHER. IF THE SIASON OF THE PROJECT COMPLETION PROMBITS
PRINCIPALET TRANSLIZATION, THEY PROPORARY TRANSLIZATION SHALL BE PROJECTED IN ACCORDANCE WITH THE "TEPHORARY

SECURIA SPECIFICATION.

SPROTECT NEW LAWAY AREAS AGAINST TRESPASSING WHILE THE SEED IS GERHINATING, FURRISH AND INSTALL FENCES, SIGNS, BARRIES OR ANY OTHER NECESSARY TERPORARY PROTECTIVE DEVICES. DAMAGE RESULTING FROM TRESPASS, ENCISION, WASHOUT, SETTLEMENT OR OTHER CAUSES SHALL BE REPARED BY THE LANDSCAPE CONTRACTOR AT HIS EMPENSE. REMOVE ALL FENCES, SIGNS, BARRIESS OR OTHER TEMPORARY PROTECTIVE DEVICES ONCE LAWAY HAS BEEN ESTABLISHED.

DESCRIPTION	B	DATE	ISSUE	
ISSUED FOR TOWN SUBHISSION	88	02/08/2019	ā	
REVISED PER TOWN OBJECTION	AR	07/23/3019	8	
REVISED PER TOWN OBJECTION	ĕ	10/09/2019	8	

NOT APPROVED FOR CONSTRUCTION

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Δш N I SECTION 3, BLOCK 7/ 240 PLANDOME ROAL HAMLET OF MANHA NASSAU COUNTY, N 0



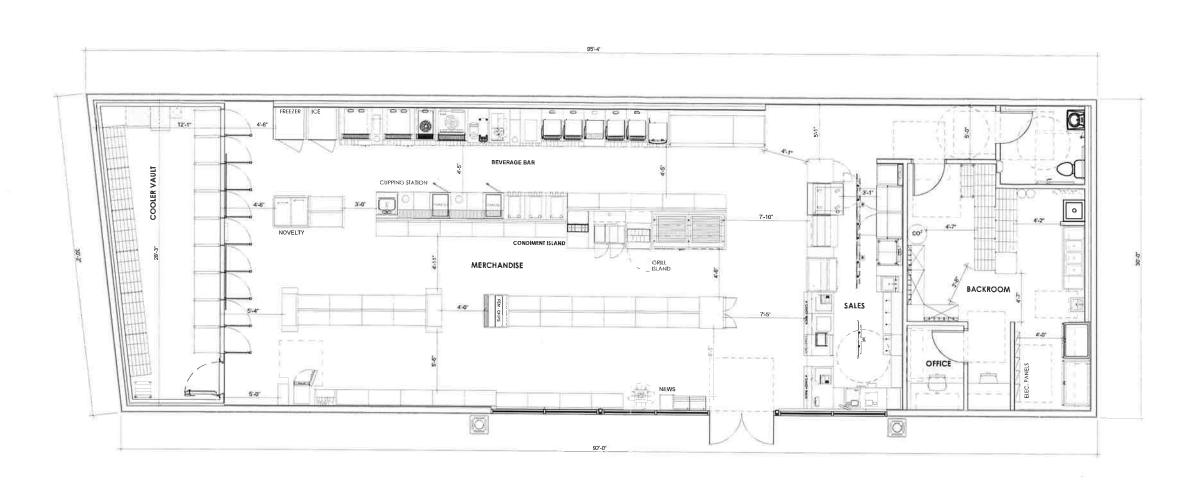


AS SHOWN PROJECT ID: K-1801

LANDSCAPING DETAILS

DRAWING

C-10



1043782 MANHASSET, NY - GROUND UP



### LAYOUT INFORMATION

	ROLLER GRILLS
•	SANDWICH CASE
	VAULT DOORS
•	LOW TEMP DOORS
	ICE MERCH DOORS
•	NOVELTY CASE
•	BAKERY CASE

GENERAL

SLURPEE BARRELS FUELING BEER LIQUOR FOOD PROGRAM

#### MERCHANDISE

GONDOLA UNITS END CAPS LOW WALLS HIGH WALLS POWER WINGS

OVERHEAD SHELVING 34' FLOOR SHELVING

#### BUILDING

STORAGE

 TOTAL AREA 2,810 SQFT Sales floor merchandise kitchen 212 SQFT = 05 PERSONS 1,656 SQFT = 28 PERSONS 00 SQFT = 00 PERSONS BACKROOM OFFICE RESTROOM

331 SQFT = 02 PERSONS 42 SQFT = 01 PERSONS = 00 PERSONS = 00 PERSONS OCCUPANCY LOAD OCCUPANT CLASS 36 PERSONS GROUP M

TRAVEL DISTANCE (<75') COMMON PATH (<75') 75'-00'' 01 RESTROOMS REQ'D EXITS REQ'D DRINKING FOUNTAINS SPRINKLERS FIRE ALARMS CONSTRUCTION CLASS, TYPE IIB

#### DEVIATIONS

9 DOOR COOLER VAULT SINGLE DOOR ICE & LOW TEMP SEPARATED CONDIMENT ISLAND SMALL NOVELTY

#### WALL TYPES

NEW INTERIOR WALL CONSTRUCTION COOLER VAULT WALL NEW EXTERIOR WALL (NICHIHA & SIPS)

DISCLAIMER
THIS FLOOR PLAN HAS BEEN PREPARED WITH THE ASSUMPTION THAT
ALL REFRIGERATED EQUIPMENT IS REMOTE-COOLED PER 7-ELEVEN
PROTO. THE ADR "ARCHITECT OF RECORD" / EDR "ENGINEER OF
RECORD" IS RESPONSIBLE FOR NOTIFYING THE CONCEPT PLAN
COMPANY (CORE STATES GROUP) IF REFRIGERATION DESIGN WILL BE
NON-PROTYPICAL SO THAT FLOOR PLAN MAY BE REVISED
ACCORDINGLY.

LAYOUT# 5

C-STORE #1043782 260 PLANDOME ROAD MANHASSET, NY 11030

CORE

# Town of North Hempstead

# Department of Building Safety, Inspection & Enforcement

210 Plandome Road, Manhasset, NY 11030-2326 • Tel. 516-869-6311 • Fax 516-869-7662

www.northhempsteadny.gov

## **NOTICE OF DISAPPROVAL**

January 4, 2020

Section:

3

Application No:

19-106756

Block:

79

Premises Location:

260 Plandome Road, Manhasset, New York 11030

Lot(s):

1 & 240

Zone

**Business - B** 

Proposed work: Property Owner: Construct a new 1 story commercial building for use as a retail food/grocery store use. David Mandel, Mucha Realty Inc., 99 Harbor Road, Port Washington, New York 11050

Applicant:

Thomas Galligan, Bohler Engineering, 292 Expressway Drive North, Suite 120, Hauppauge, NY 11749

Engineer: Architect: Zachary Chaplin, Stonefield Engineering & Design, 584 Broadway, Suite 310, New York, NY 10012 Kenneth Mackenzie, Core States Group, 12700 Hillcrest Road, Suite 192, Dallas TX 75230

Dear Applicant,

Please be advised that your application for permit has been **DISAPPROVED** as contrary to the code of the Town of North Hempstead as follows:

1) 70-139(A): "Conditional Use -A building may be erected, altered or used and a lot or premises may be used for any of the purposes set forth in this Article, when authorized by the Board of Zoning and Appeals pursuant to the provisions of Article XXIV and for no other: All conditional uses set forth in Article XVI applicable to Business A districts:

§70-126(F): Retail grocery, retail food use or other store primarily selling food items packaged in units of more than one portion for consumption primarily off the premises.

Proposed: As per the plans submitted a new 2,810 sqft one story commercial building is to be constructed for use as a retail grocery/retail food use WITHOUT SEATING.

Should you have any questions regarding this notice, please feel free to contact me at canzonerij@northhempsteadny.gov

Very thuly yours

Plan Examiner

Section 267-a 5(b) of Town Law requires that any appeal to the Board of Zoning Appeals shall be filed within sixty (60) days. Failure to file an appeal with the Town of North Hempstead Board of Zoning Appeals within sixty (60) days of the date of this notice will result in the expiration of the Building Permit Application. This law is strictly enforced.