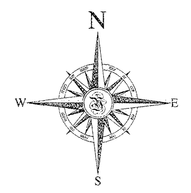
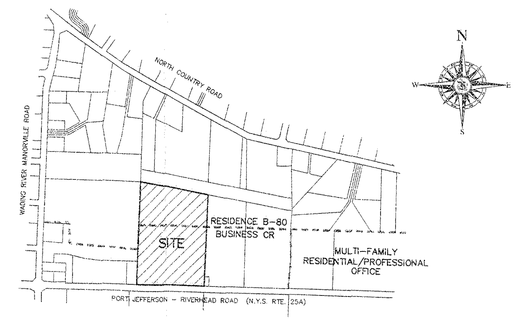
(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. (2) DISTANCES SHOWN HEREON FROM PROPERTY LINES TO EXISTING STRUCTURES ARE FOR A SPECIFIC PURPOSE AND ARE NOT TO BE USED TO ESTABLISH PROPERTY LINES OR FOR LOCATION OF FENCES. (3) COPIES OF THIS SURVEY MAP ARE NOT VALID. THE LAND SURVEYOR'S INK SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. (4) CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND TO HIS ASSIGNEE TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE PURCHASERS OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. (5) THE LOCATION OF WELLS (IRR, SEPTIC TANKS (ST) & ASTERISKS (***) SHOWN HEREON, ARE FROM FIELD OBSERVATIONS AND OR DATA DEFINED FROM OTHERS.



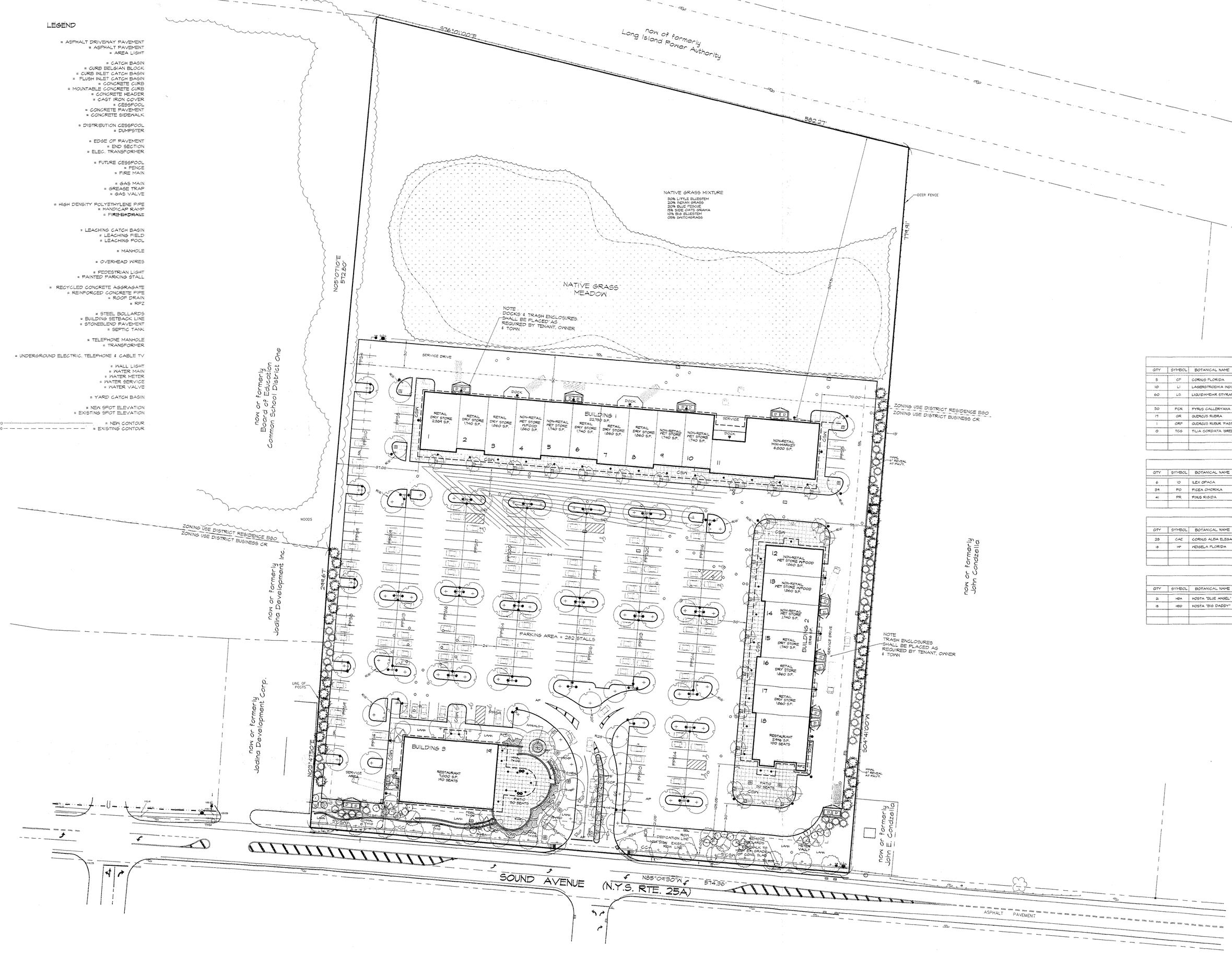


KEY MAP

SCALE: 1"=600'

LEGEND

ADP	= ASPHALT DRIVEWAY PAVEMENT
AP	= ASPHALT PAVEMENT
AXL	= AREA LIGHT
CB	= CATCH BASIN
CBB	= CURB BELGIAN BLOCK
CBGI	= CURB INLET CATCH BASIN
CBFI	= FLUSH INLET CATCH BASIN
CC	= CONCRETE CURB
CCM	= MOUNTABLE CONCRETE CURB
CHDN	= CONCRETE HEADER
CIC	= CAST IRON COVER
CP	= CESSPOOL
CPP	= CONCRETE PAVEMENT
CSW	= CONCRETE SIDEWALK
DCP	= DISTRIBUTION CESSPOOL
D	= DUMPSTER
EOP	= EDGE OF PAVEMENT
ES	= END SECTION
ET	= ELEC. TRANSFORMER
FE	= FUTURE CESSPOOL
FEN	= FENCE
FH	= FIRE HAIN
GM	= GAS MAIN
GT	= GREASE TRAP
GV	= GAS VALVE
HDPP	= HIGH DENSITY POLYETHYLENE PIPE
HRMP	= HANDICAP RAMP
HYD	= FIREHYDRANT
LCB	= LEACHING CATCH BASIN
LF	= LEACHING FIELD
LP	= LEACHING POOL
MH	= MANHOLE
OHW	= OVERHEAD WIRES
PEDL	= PEDESTRIAN LIGHT
PPS	= PAINTED PARKING STALL
RCA	= RECYCLED CONCRETE AGGREGATE
RCP	= REINFORCED CONCRETE PIPE
RD	= ROOF DRAIN
RPZ	= RPZ
SB	= STEEL BOLLARDS
SBL	= BUILDING SETBACK LINE
SDP	= STONE/BLEND PAVEMENT
ST	= SEPTIC TANK
TMH	= TELEPHONE MANHOLE
TRF	= TRANSFORMER
UETGTV	= UNDERGROUND ELECTRIC, TELEPHONE & CABLE TV
WAL	= WALL LIGHT
WM	= WATER MAIN
WMT	= WATER METER
WS	= WATER SERVICE
WV	= WATER VALVE
YCB	= YARD CATCH BASIN
+22.25	= NEW SPOT ELEVATION
+23.25	= EXISTING SPOT ELEVATION
23	= NEW CONTOUR
23	= EXISTING CONTOUR



PLANTING SCHEDULE

DECIDUOUS TREES

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
5	CF	CORNUS FLORIDA	FLOWERING DOGWOOD	8'-10' HT.	B&B
10	LI	LAGERSTROEMIA INDICA	CRAPEMYRTLE	8'-10' HT.	B&B
60	LS	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	8'-10' HT.	B&B
30	PCA	PYRUS CALLERYANA REDSPIRE	REDSPIRE PEAR	2.5"-3" CAL.	B&B
17	QR	QUERCUS RUBRA	NORTHERN RED OAK	8'-10' HT.	B&B
1	QRF	QUERCUS RUBUR 'FASTIGIATA' (PYRAMIDEN)	COLUMNER ENGLISH OAK	3'-4' HT.	B&B
9	TCG	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2.5"-3" CAL.	B&B

EVERGREEN TREES

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
6	IO	ILEX OPACA	AMERICAN HOLLY	8'-10' HT.	B&B
24	PG	PICEA GHORIKA	SERBIAN SPRUCE	8'-10' HT.	B&B
41	PR	PINUS RIGIDA	PITCH PINE	8'-10' HT.	B&B

SHRUBS

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
28	CAE	CORNUS ALBA ELEGANTISSIMA	VARIEGATED RED TWIG DOGWOOD	2'-2.5' HT.	CONT
8	HP	HEDGELA FLORIDA	OLDFASHIONED WEIGELA	5'-6' HT.	B&B

PERENNIALS & VINES

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
3	HBA	HOSTA 'BLUE ANGEL'	BLUE ANGEL HOSTA	3 GAL.	-
8	HBD	HOSTA 'BIG DADDY'	BIG DADDY HOSTA	3 GAL.	-

○ = MONUMENT SET ■ = MONUMENT FOUND △ = STAKE SET ▲ = STAKE FOUND

PLOTTED BY: Steven Kalish
PLOT DATE: Oct 26, 2011 - 10:25am
DWG FILE: X:\2011\2011-008\dwg\2011_008_LANDSCAPE.dwg

400 Ostrander Avenue, Riverhead, New York 11901
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adminayoungengineering.com

Young & young

Howard W. Young, Land Surveyor
Thomas C. Wolpert, Professional Engineer
Douglas E. Adams, Professional Engineer
Robert C. Tast, Architect

SITE DATA

TOTAL AREA = 10.9409 ACRES

* APPLICANT	= NORTH SHORE COUNTRY PLAZA c/o PETER D. DANOWSKI, JR. ROANOKE AVENUE RIVERHEAD, NEW YORK 11901
* VERTICAL DATUM	= N.G.V. DATUM (M.S.L. (ADR)

SCHEDULE OF DIMENSIONAL REGULATIONS

(BUSINESS CR)

PRINCIPAL	CR	ACTUAL
LOT AREA LOT WIDTH	MIN. 40,000 S.F. MIN. 200'	476,567 S.F. 574'
LOT COVERAGE: WITHOUT SEWER WITH SEWER	MAX. 15% MAX. 15%	4.3% NA
IMPERVIOUS SURFACE	MAX. 75%	less than 65%
HEIGHT OF BUILDING	MAX. 35'	less than 35'
FLOOR AREA RATIO: WITHOUT SEWER WITH SEWER	MAX. 0.20 MAX. 0.20	.042 NA
FRONT YARD DEPTH	MIN. 50'	35.4'†
SIDE YARDS (INTERIOR LOTS: SIDE YARD DEPTH COMBINED SIDE YARD DEPTH	MIN. 25' MIN. 50'	90.00' 137.00'
SIDE YARDS (CORNER LOTS: SIDE YARD DEPTH COMBINED SIDE YARD DEPTH	MIN. 50' MIN. 60'	NA NA
REAR YARD DEPTH	MIN. 25'	306.26'

PARKING CRITERIA & CALCULATIONS

ALL PARKING STALLS = 10' x 20'

RESTAURANT: 240 SEATS @ 1 STALL/3 SEATS	= 80 STALLS
RESTAURANT:190 SEATS @ 1 STALL/3 SEATS	= 63.3 STALLS
RETAIL: 16,894 S.F. @ 1 STALL/300 S.F.	= 84.5 STALLS
NON-RETAIL: 10,540 S.F. @ 1 STALL/300 S.F.	= 61.8 STALLS
TOTAL REQUIRED	= 270 STALLS
TOTAL PROVIDED	= 282 STALLS

ENGINEER'S CERTIFICATION

STATE OF NEW YORK THOMAS C. WOLPERT 045813 LICENSED PROFESSIONAL ENGINEER

HOWARD W. YOUNG, N.Y.S. L.S. NO. 45813n
THOMAS C. WOLPERT, N.Y.S. P.E. NO. 61483
DOUGLAS E. ADAMS, N.Y.S. P.E. NO. 80987

SURVEYOR'S CERTIFICATION

* I HEREBY CERTIFY THAT THIS MAP WAS PREPARED UTILIZING BOUNDARY AND TOPOGRAPHICAL SURVEYS MADE BY US AND/OR UNDER OUR DIRECTION.

STATE OF NEW YORK HOWARD W. YOUNG 45813 LICENSED LAND SURVEYOR

HOWARD W. YOUNG, N.Y.S. L.S. NO. 45813

RETAIL PLAZA

NORTH SHORE COUNTRY PLAZA AT WADING RIVER

at Wading River, Town of Riverhead
Suffolk County, New York

LANDSCAPE & ALIGNMENT PLAN

County Tax Map District 600 Section 75 Block 01 Lot 01.2

MAP PREPARED JUL 15, 2011

Record of Revisions

REVISIONS	DATE

Scale: 1" = 40'

JOB NO. 2011-008
DWG. 2001_008_siteplan

1 OF 3

DEC 6 2011