



Appendix 2-2

Site Plans

SITE DEVELOPMENT PLANS

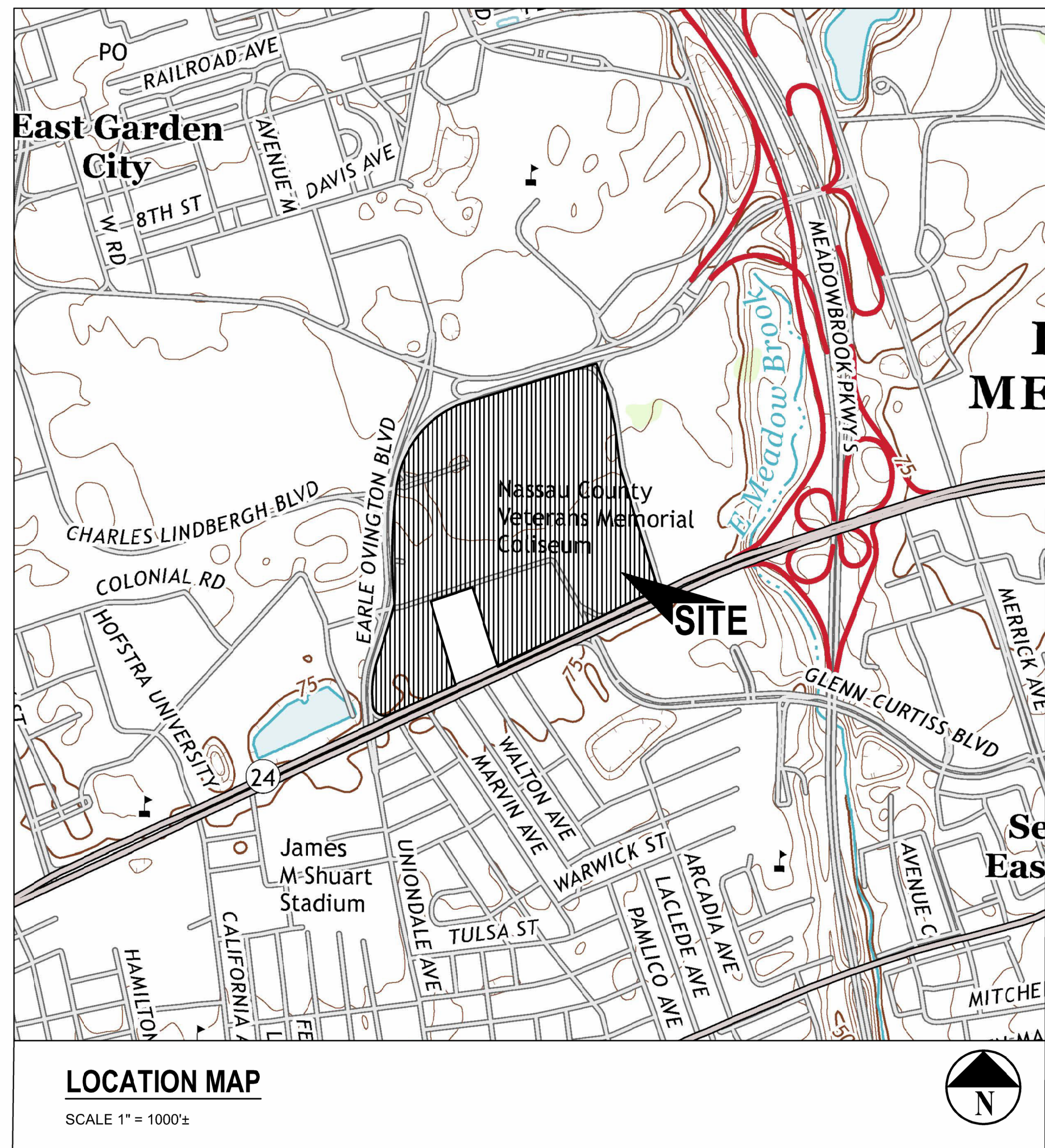
SANDS NEW YORK

FOR

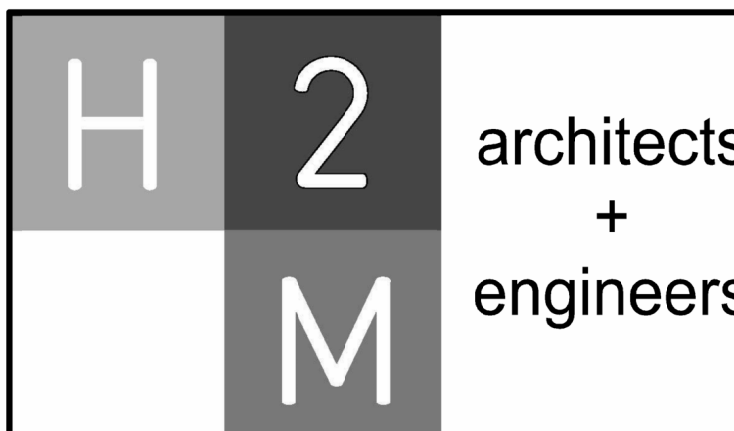
LAS VEGAS SANDS CORPORATION

SITUATED AT:
1255 HEMPSTEAD TURNPIKE
UNIONDALE, TOWN OF HEMPSTEAD
NASSAU COUNTY, NEW YORK 11553

H2M PROJECT
NO. LVSC 2301



DRAWING LIST	
CIVIL DRAWINGS	LANDSCAPE DRAWINGS
C 001.00 COVER SHEET	L - 100 OVERALL LANDSCAPE PLAN
AM - 1 AREA MAP	L - 111 HARDSCAPE PLAN 1
V 100.00 OVERALL EXISTING CONDITIONS PLAN	L - 112 HARDSCAPE PLAN 2
V 101.00 EXISTING CONDITIONS PLAN - NW	L - 113 HARDSCAPE PLAN 3
V 102.00 EXISTING CONDITIONS PLAN - NE	L - 114 HARDSCAPE PLAN 4
V 103.00 EXISTING CONDITIONS PLAN - W	L - 115 HARDSCAPE PLAN 5
V 104.00 EXISTING CONDITIONS PLAN - MID	L - 116 HARDSCAPE PLAN 6
V 105.00 EXISTING CONDITIONS PLAN - E	L - 117 HARDSCAPE PLAN 7
V 106.00 EXISTING CONDITIONS PLAN - SW	L - 118 HARDSCAPE PLAN 8
V 107.00 EXISTING CONDITIONS PLAN - S	L - 400 PLANTING SCHEDULE
V 108.00 EXISTING CONDITIONS PLAN - SE	L - 401 OVERALL PLANTING PLAN
CD 100.00 OVERALL DEMOLITION SITE PLAN	L - 411 PLANTING PLAN 1
CD 101.00 DEMOLITION SITE PLAN - NW	L - 412 PLANTING PLAN 2
CD 102.00 DEMOLITION SITE PLAN - NE	L - 413 PLANTING PLAN 3
CD 103.00 DEMOLITION SITE PLAN - W	L - 414 PLANTING PLAN 4
CD 104.00 DEMOLITION SITE PLAN - MID	L - 415 PLANTING PLAN 5
CD 105.00 DEMOLITION SITE PLAN - E	L - 416 PLANTING PLAN 6
CD 106.00 DEMOLITION SITE PLAN - SW	L - 417 PLANTING PLAN 7
CD 107.00 DEMOLITION SITE PLAN - S	L - 418 PLANTING PLAN 8
CD 108.00 DEMOLITION SITE PLAN - SE	L - 600 HARDSCAPE DETAILS
CS 100.00 OVERALL DIMENSIONAL SITE PLAN	L - 601 PLANTING DETAILS 1
CS 101.00 DIMENSIONAL SITE PLAN - NW	L - 602 PLANTING DETAILS 2
CS 102.00 DIMENSIONAL SITE PLAN - NE	
CS 103.00 DIMENSIONAL SITE PLAN - W	LIGHTING DRAWINGS
CS 104.00 DIMENSIONAL SITE PLAN - MID	LC - 00 OVERALL LIGHTING PLAN
CS 105.00 DIMENSIONAL SITE PLAN - E	LC - 01 PHOTOMETRIC LIGHTING PLAN
CS 106.00 DIMENSIONAL SITE PLAN - SW	LC - 02 PHOTOMETRIC LIGHTING PLAN
CS 107.00 DIMENSIONAL SITE PLAN - S	LC - 03 PHOTOMETRIC LIGHTING PLAN
CS 108.00 DIMENSIONAL SITE PLAN - SE	LC - 04 PHOTOMETRIC LIGHTING PLAN
CS 109.00 SIGN LEGEND	LC - 05 PHOTOMETRIC LIGHTING PLAN
R 100.00 TYPICAL ROADWAY SECTION (SANDS BLVD)	LC - 06 PHOTOMETRIC LIGHTING PLAN
R 101.00 TYPICAL ROADWAY SECTION (SOUTH DRIVE)	LC - 07 PHOTOMETRIC LIGHTING PLAN
R 102.00 TYPICAL ROADWAY SECTION (WEST DRIVE)	LC - 08 PHOTOMETRIC LIGHTING PLAN
R 103.00 TYPICAL ROADWAY SECTION (NORTH DRIVE)	
R 300.00 ROADWAY PLAN AND PROFILE (SOUTH DRIVE)	SANITARY SEWER DRAWINGS
R 301.00 ROADWAY PLAN AND PROFILE (WEST DRIVE)	C-GS200.00 SEWER SHEET INDEX
R 302.00 ROADWAY PLAN AND PROFILE (NORTH DRIVE)	C-GS201.00 SEWER PLAN AND PROFILE (SW PARKING LOT)
R 302.10 ROADWAY PLAN AND PROFILE (NORTH DRIVE)	C-GS202.00 SEWER PLAN AND PROFILE (WEST SIDE OF BUILDING)
R 303.00 ROADWAY PLAN AND PROFILE (SANDS BLVD)	C-GS203.00 SEWER PLAN AND PROFILE (NORTH DROP OFF)
R 303.10 ROADWAY PLAN AND PROFILE (SANDS BLVD SB)	C-GS204.00 SEWER PLAN AND PROFILE (SOUTH DRIVE)
R 303.20 ROADWAY PLAN AND PROFILE (SANDS BLVD SB)	C-GS205.00 SEWER PLAN AND PROFILE (WEST DRIVE)
R 303.30 ROADWAY PLAN AND PROFILE (SANDS BLVD NB)	C-GS206.00 SEWER PLAN AND PROFILE (HEMPSTEAD TURNPIKE)
R 303.40 ROADWAY PLAN AND PROFILE (SANDS BLVD NB)	C-GS207.00 SEWER PLAN AND PROFILE (SANDS BLVD SOUTH)
C 100.00 OVERALL GRADING AND DRAINAGE PLAN	C-GS208.00 SEWER PLAN AND PROFILE (SANDS BLVD NORTH)
C 101.00 GRADING AND DRAINAGE PLAN - NW	C-GS209.00 SEWER PLAN AND PROFILE (HEMPSTEAD TURNPIKE)
C 102.00 GRADING AND DRAINAGE PLAN - NE	C-GS210.00 SEWER PLAN AND PROFILE (SANDS BLVD SOUTH)
C 103.00 GRADING AND DRAINAGE PLAN - W	C-GS211.00 SEWER PLAN AND PROFILE (SANDS BLVD NORTH)
C 104.00 GRADING AND DRAINAGE PLAN - MID	C-GS212.00 SEWER PLAN AND PROFILE (CHARLES LINDBERGH BLVD)
C 105.00 GRADING AND DRAINAGE PLAN - E	C-GS213.00 SEWER PLAN AND PROFILE (NORTH DRIVE)
C 106.00 GRADING AND DRAINAGE PLAN - SW	C-GS214.00 SEWER PLAN AND PROFILE (SOUTH DRIVE)
C 107.00 GRADING AND DRAINAGE PLAN - S	C-GS215.00 SEWER PLAN AND PROFILE (WEST DRIVE)
C 108.00 GRADING AND DRAINAGE PLAN - SE	C-GS216.00 SEWER PLAN AND PROFILE (HEMPSTEAD TURNPIKE)
C 109.00 DRAINAGE STRUCTURE SCHEDULES	C-GS217.00 SEWER PLAN AND PROFILE (SANDS BLVD SOUTH)
C 110.00 DRAINAGE STRUCTURE SCHEDULES	C-GS218.00 SEWER PLAN AND PROFILE (SANDS BLVD NORTH)
B 100.00 SOIL BORINGS	C-GS219.00 SEWER PLAN AND PROFILE (HEMPSTEAD TURNPIKE)
B 101.00 SOIL BORINGS	C-GS220.00 SEWER PLAN AND PROFILE (SANDS BLVD SOUTH)
B 102.00 SOIL BORINGS	C-GS221.00 SEWER PLAN AND PROFILE (SANDS BLVD NORTH)
B 103.00 SOIL BORINGS	C-GS222.00 SEWER PLAN AND PROFILE (CHARLES LINDBERGH BLVD)
C 200.00 OVERALL UTILITY SITE PLAN	C-GS223.00 SEWER PLAN AND PROFILE (NORTH DRIVE)
C 201.00 UTILITY SITE PLAN - NW	C-GS224.00 SEWER PLAN AND PROFILE (SOUTH DRIVE)
C 202.00 UTILITY SITE PLAN - NE	C-GS225.00 SEWER PLAN AND PROFILE (WEST DRIVE)
C 203.00 UTILITY SITE PLAN - W	C-GS226.00 SEWER PLAN AND PROFILE (HEMPSTEAD TURNPIKE)
C 204.00 UTILITY SITE PLAN - MID	C-GS227.00 SEWER PLAN AND PROFILE (SANDS BLVD SOUTH)
C 205.00 UTILITY SITE PLAN - E	C-GS228.00 SEWER PLAN AND PROFILE (SANDS BLVD NORTH)
C 206.00 UTILITY SITE PLAN - SW	C-GS229.00 SEWER PLAN AND PROFILE (HEMPSTEAD TURNPIKE)
C 207.00 UTILITY SITE PLAN - S	C-GS230.00 SEWER PLAN AND PROFILE (SANDS BLVD SOUTH)
C 208.00 UTILITY SITE PLAN - SE	C-GS231.00 SEWER PLAN AND PROFILE (SANDS BLVD NORTH)
C 209.00 UTILITY CROSSING TABLE	C-GS232.00 SEWER PLAN AND PROFILE (CHARLES LINDBERGH BLVD)
C 300.00 OVERALL SOIL EROSION AND SEDIMENT CONTROL PLAN	C-GS233.00 SEWER PLAN AND PROFILE (NORTH DRIVE)
C 500.00 SITE DETAILS	C-GS234.00 SEWER PLAN AND PROFILE (SOUTH DRIVE)
C 501.00 SITE DETAILS	C-GS235.00 SEWER PLAN AND PROFILE (WEST DRIVE)
C 502.00 SITE DETAILS	C-GS236.00 SEWER PLAN AND PROFILE (HEMPSTEAD TURNPIKE)
C 503.00 SITE DRAINAGE DETAILS	C-GS237.00 SEWER PLAN AND PROFILE (SANDS BLVD SOUTH)
C 504.00 SITE UTILITY DETAILS	C-GS238.00 SEWER PLAN AND PROFILE (SANDS BLVD NORTH)
C 505.00 EROSION AND SEDIMENT CONTROL DETAILS	C-GS239.00 SEWER PLAN AND PROFILE (HEMPSTEAD TURNPIKE)



538 Broad Hollow Road, 4th Floor East
Melville, NY 11747
631.755.8000 • www.h2m.com
NY Architecture & Landscape Architecture: No Certificate Required
NY Engineering Certificate of Authorization No. 001878

R. JOEL RICHARDSON, P.E.

DESIGNED BY: JMT	DRAWN BY: JMT/MRO	CHECKED BY: BJM	REVIEWED BY: RJR
PROJECT NO: LVSC 2301	DATE: 10/05/2024	SCALE: N/A	

Las Vegas Sands Corp.

Sands New York



1255 Hempstead Turnpike
Uniondale, NY 11553

NCTM: Sec. 44, Block F, Lots
351, 401, 402, 411, 412, & 415

REGULATORY REVIEW

C 001.00

CLIENT
Las Vegas Sands Corp.

1255 Hempstead Turnpike,
Uniondale, NY 11553

NCTM: Sec. 44, Block F, Lots 326,
351, 401, 402, 411, 412, & 415

STATUS	
--------	--

DRAWING No. **AM - 1**

DESCRIPTION

REMOVE AND DISPOSE
EXISTING TREE

REMOVE AND DISPOSE OF
EXISTING CURB

SAWCUT PAVEMENT LINE

REMOVE AND DISPOSE
EXISTING ASPHALT
PAVEMENT AND BASE

REMOVE AND DISPOSE
EXISTING CONCRETE
SIDEWALK

REMOVE AND DISPOSE
EXISTING BUILDING

REMOVE AND DISPOSE OF
EXISTING CHAIN LINK FENCE

REMOVE AND DISPOSE OF
EXISTING DRAINAGE
INLET / CATCH BASIN

REMOVE AND DISPOSE OF
EXISTING MANHOLE

REMOVE AND DISPOSE OF
EXISTING SANITARY LINE

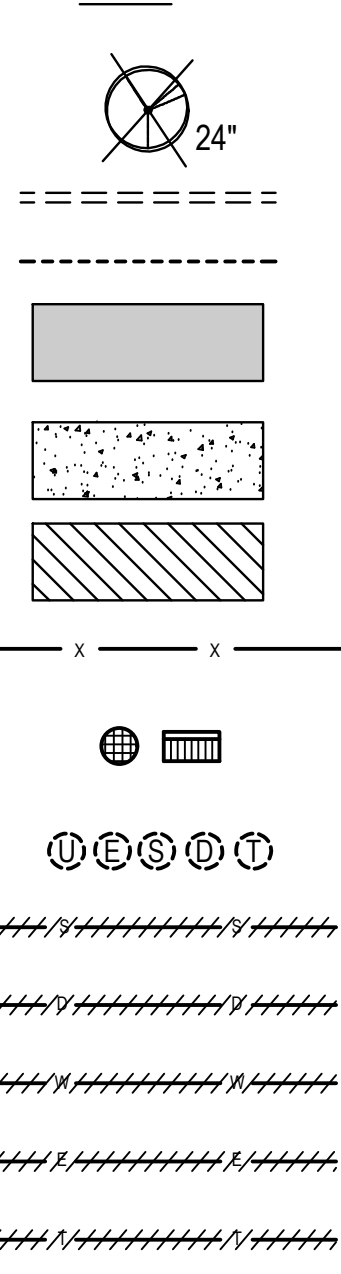
REMOVE AND DISPOSE OF
EXISTING DRAINAGE LINE

REMOVE AND DISPOSE OF
EXISTING WATER LINEMAN

REMOVE AND DISPOSE OF
EXISTING ELECTRIC LINE

REMOVE AND DISPOSE OF
EXISTING TELEPHONE LINE


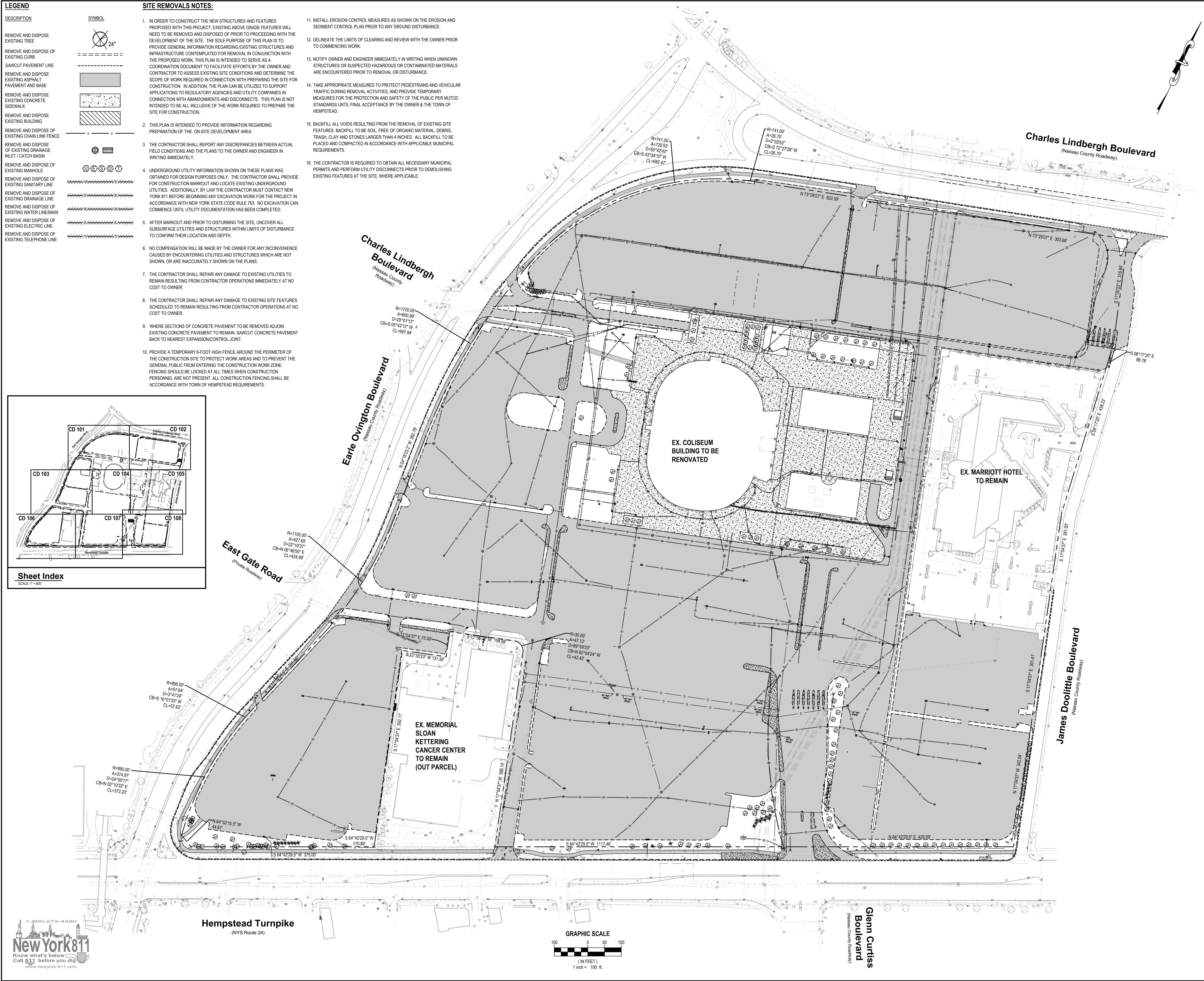
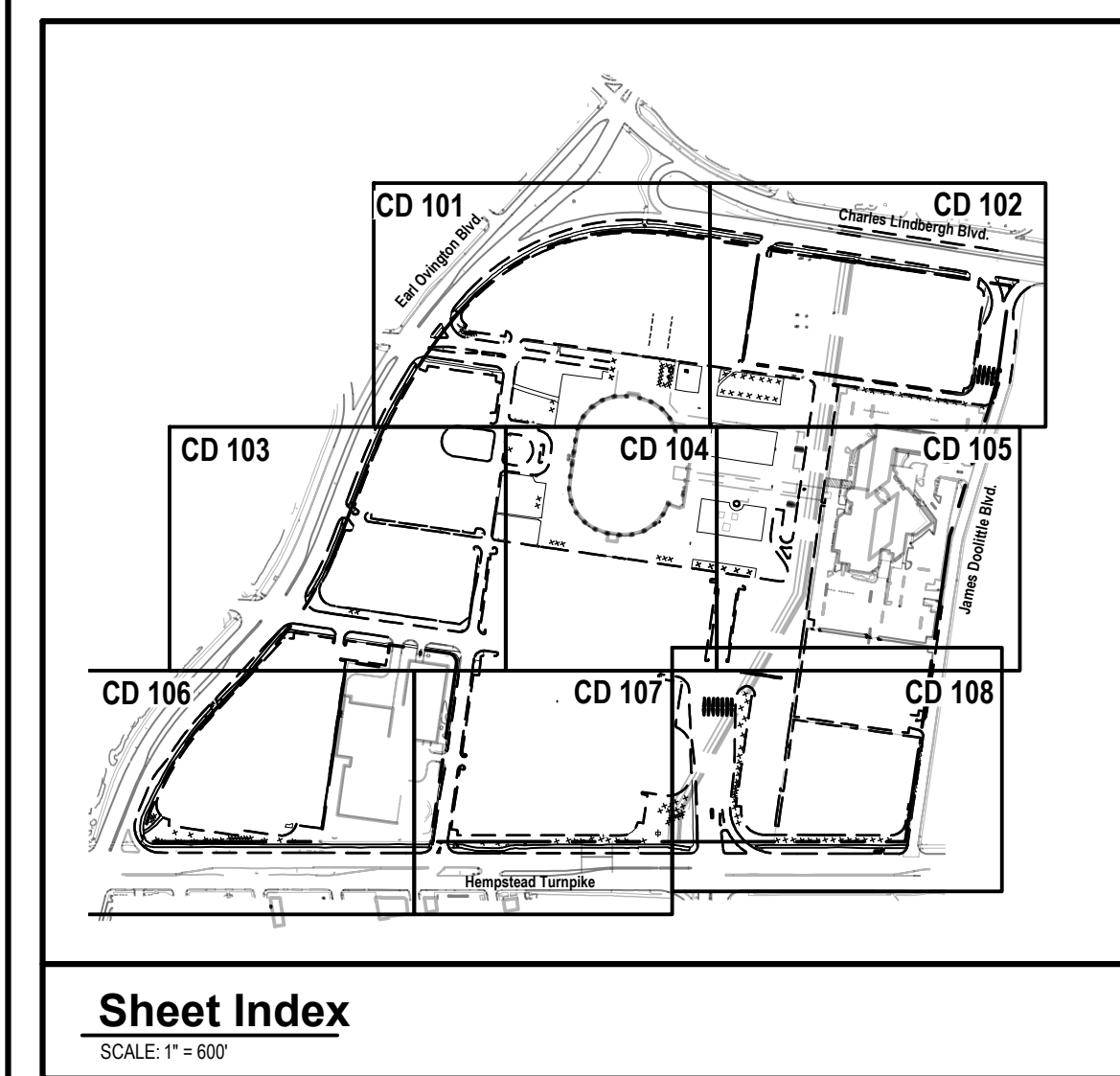
SYMBOL



4. IN ORDER TO CONSTRUCT THE NEW STRUCTURES AND FEATURES

1. IN ORDER TO CONSTRUCT THE NEW STRUCTURES AND FEATURES PROPOSED WITH THIS PROJECT, EXISTING ABOVE GRADE FEATURES WILL NEED TO BE REMOVED AND DISPOSED OF PRIOR TO PROCEEDING WITH THE DEVELOPMENT OF THE SITE. THE SOLE PURPOSE OF THIS PLAN IS TO PROVIDE GENERAL INFORMATION REGARDING EXISTING STRUCTURES AND INFRASTRUCTURE CONTEMPLATED FOR REMOVAL IN CONJUNCTION WITH THE PROPOSED WORK. THIS PLAN IS INTENDED TO SERVE AS A COORDINATION DOCUMENT TO FACILITATE EFFORTS BY THE OWNER AND CONTRACTOR TO ASSESS EXISTING SITE CONDITIONS AND DETERMINE THE SCOPE OF WORK REQUIRED IN CONNECTION WITH PREPARING THE SITE FOR CONSTRUCTION. IN ADDITION, THE PLAN CAN BE UTILIZED TO SUPPORT APPLICATIONS TO REGULATORY AGENCIES AND UTILITY COMPANIES IN CONNECTION WITH ABANDONMENTS AND DISCONNECTS. THIS PLAN IS NOT INTENDED TO BE ALL INCLUSIVE OF THE WORK REQUIRED TO PREPARE THE SITE FOR CONSTRUCTION.
2. THIS PLAN IS INTENDED TO PROVIDE INFORMATION REGARDING PREPARATION OF THE ON-SITE DEVELOPMENT AREA.
3. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS TO THE OWNER AND ENGINEER IN WRITING IMMEDIATELY.
4. UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS WAS OBTAINED FOR DESIGN PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE FOR CONSTRUCTION MARKOUT AND LOCATE EXISTING UNDERGROUND UTILITIES. ADDITIONALLY, BY LAW THE CONTRACTOR MUST CONTACT NEW YORK 811 BEFORE BEGINNING ANY EXCAVATION WORK FOR THE PROJECT IN ACCORDANCE WITH NEW YORK STATE CODE RULE 753. NO EXCAVATION CAN COMMENCE UNTIL UTILITY DOCUMENTATION HAS BEEN COMPLETED.
5. AFTER MARKOUT AND PRIOR TO DISTURBING THE SITE, UNCOVER ALL SUBSURFACE UTILITIES AND STRUCTURES WITHIN LIMITS OF DISTURBANCE TO CONFIRM THEIR LOCATION AND DEPTH.
6. NO COMPENSATION WILL BE MADE BY THE OWNER FOR ANY INCONVENIENCE CAUSED BY INTERRUPTING UTILITIES AND STRUCTURES WHICH ARE NOT SHOWN, OR ARE INACCURATELY SHOWN ON THE PLANS.
7. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITIES TO REMAIN RESULTING FROM CONTRACTOR OPERATIONS IMMEDIATELY AT NO COST TO OWNER.
8. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING SITE FEATURES SCHEDULED TO REMAIN RESULTING FROM CONTRACTOR OPERATIONS AT NO COST TO OWNER.
9. WHERE SECTIONS OF CONCRETE PAVEMENT TO BE REMOVED ADJOIN EXISTING CONCRETE PAVEMENT TO REMAIN, SAWCUT CONCRETE PAVEMENT BACK TO NEAREST EXPANSION/CONTRACT JOINT.
10. PROVIDE A TEMPORARY 6-FOOT HIGH FENCE AROUND THE PERIMETER OF THE CONSTRUCTION SITE TO PROTECT WORK AREAS AND TO PREVENT THE GENERAL PUBLIC FROM ENTERING THE CONSTRUCTION WORK ZONE. FENCING SHOULD BE LOOKED AT ALL TIMES WHEN CONSTRUCTION PERSONNEL ARE NOT PRESENT. ALL CONSTRUCTION FENCING SHALL BE ACCORDANCE WITH TOWN OF HEMPSTEAD REQUIREMENTS.
11. INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN PRIOR TO ANY GROUND DISTURBANCE.
12. DELINEATE THE LIMITS OF CLEARING AND REVIEW WITH THE OWNER PRIOR TO COMMENCING WORK.
13. NOTIFY OWNER AND ENGINEER IMMEDIATELY IN WRITING WHEN UNKNOWN STRUCTURES OR SUSPECTED HAZARDOUS OR CONTAMINATED MATERIALS ARE ENCOUNTERED PRIOR TO REMOVAL OR DISTURBANCE.
14. TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC DURING REMOVAL ACTIVITIES, AND PROVIDE TEMPORARY MEASURES FOR THE PROTECTION AND SAFETY OF THE PUBLIC PER MUTCD STANDARDS UNTIL FINAL ACCEPTANCE BY THE OWNER & THE TOWN OF HEMPSTEAD.
15. BACKFILL ALL Voids RESULTING FROM THE REMOVAL OF EXISTING SITE FEATURES. BACKFILL TO BE SOIL FREE OF ORGANIC MATERIAL, DEBRIS, TRASH, CLAY AND STONES LARGER THAN 4 INCHES. ALL BACKFILL TO BE PLACED AND COMPACTED IN ACCORDANCE WITH APPLICABLE MUNICIPAL REQUIREMENTS.
16. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY MUNICIPAL PERMITS AND PERFORM UTILITY DISCONNECTS PRIOR TO DEMOLISHING EXISTING FEATURES AT THE SITE, WHERE APPLICABLE.

11. INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN PRIOR TO ANY GROUND DISTURBANCE.
12. DELINEATE THE LIMITS OF CLEANING AND INVOICES WITH THE OWNER PRIOR TO COMMENCING WORK.
13. NOTIFY OWNER AND ENGINEER IMMEDIATELY IN WRITING WHEN UNKNOWN STRUCTURES OR SUSPECTED HAZARDOUS OR CONTAMINATED MATERIALS ARE ENCOUNTERED PRIOR TO REMOVAL OR DISTURBANCE.
14. TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC DURING REMOVAL ACTIVITIES, AND PROVIDE TEMPORARY MEASURES FOR THE PROTECTION AND SAFETY OF THE PUBLIC PER MUTCD STANDARDS UNTIL FINAL ACCEPTANCE BY THE OWNER & THE TOWN OF HEMPSTEAD.
15. BACKFILL ALL VOIDS RESULTING FROM THE REMOVAL OF EXISTING SITE FEATURES, BACKFILL TO THE SOIL, FREE OF ORGANIC MATERIAL, DEBRIS, TRASH, LAY AND STONES LARGER THAN 4 INCHES. ALL BACKFILL TO BE PLACED AND COMPACTED IN ACCORDANCE WITH APPLICABLE MUNICIPAL REQUIREMENTS.
16. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY MUNICIPAL PERMITS AND PERFORM UTILITY DISCONNECTS PRIOR TO DEMOLISHING EXISTING FEATURES AT THE SITE, WHERE APPLICABLE.



H 2
M architects
+
engineers

538 Broad Hollow Road, 4th Floor East
Melville, NY 11747
631.756.8000 • www.h2m.com

CONSULTANTS

[illegible]

<p align="center">R. JOEL RICHARDSON, P.E. NY PROFESSIONAL ENGINEER LIC. No. 066970</p> <p align="center"><small>IN ACCORDANCE WITH ARTICLE 17, SECTION 1703 OF THE EDUCATION LAW, ALL TITLES OF THIS DOCUMENT EXCEPT BY LICENSED PROFESSIONAL ENGINEER</small></p>			<p align="right">12/31/2028 EXP. DATE</p>
DESIGNED BY: JMT	DRAWN BY: JMT/MRO	CHECKED BY: BJM	REVIEWED BY: RJR
PROJECT NO.: LVSC 2301	DATE: 10/05/2024	SCALE: AS SHOWN	

CLIENT **Las Vegas Sands Corp.**

Sands New York



**1255 Hempstead Turnpike,
Uniondale, NY 11553**

**NCTM: Sec. 44, Block F, Lots
351, 401, 402, 411, 412, & 415**

CONTRACT

STATUS	REGULATORY REVIEW
--------	-------------------

SHEET TITLE

DEMOLITION SITE PLAN

DRAFTING No.

No. **CD 100.00**

NCTM:	SEC. 44, BLK. F, LOT 326, 351, 401, 402, 411, 412, & 415
ZONING:	MF-IRD: MITCHEL FIELD INTEGRATED RESORT DISTRICT
LOT AREA:	3,758,127 SF (86.27 AC)
EXISTING BUILDING GROSS FLOOR AREA:	643,923 SF (COLISEUM & MARRIOTT)
PROPOSED BUILDING GROSS FLOOR AREA:	3,751,672 SF (EXCLUDING BASEMENTS AND PARKING STRUCTURES)
FLOOR AREA RATIO:	1.00

USE (EXCLUDING STRUCTURED PARKING)	BASIS AREA	ABOVE GRADE AREA	UNITS
MEETINGS AND CONFERENCE	6,419 SF	228.34 SF	
RETAIL	1,200 SF	94.30 SF	
RESTAURANTS	26,539 SF	2,021.91 SF	3,647 SEATS
HOTEL	47,999 SF	2,027.18 SF	2,288 KEYS
NET GAMING AREA	72,806 SF	320.92 SF	
GAMING CIRCULATION AND SUPPORT	115,993 SF	184.20 SF	
ENTERTAINMENT VENUE	33,786 SF	81.21 SF	
PUBLIC ATTRACTION		80,000 SF	
SUPPORT AREAS	34,262 SF	34,300 SF	4,500 SEATS
M.E.P. FACILITIES	96,567 SF	321.01 SF	
TOTAL FLOOR AREA	765,261 SF	3,751,672 SF	

* INCLUDES BASEMENT, GROUND LEVEL, AND ABOVE GRADE PARKING STRUCTURES

USE (CODE)	AREA (UNITS)	PARKING RATE	PARKING REQUIREMENT
CONCERN / MEETING SPACE (\$319/A3)	234.83 SF	1 SPACE PER 200 SF	1,174 SPACES
REST (R319/A1)	50.00 SF	1 SPACE PER 100 SF	278 SPACES
RESTAURANTS (\$319/A16)	162.92 SF	1 SPACE PER 100 SF	1,628 SPACES
	1,411 EMPLOYEES	1 SPACE PER 4 EMPLOYEES	353 SPACES
HOTEL (R319/A2)	2,288 REKS	1 SPACE PER KEY	2,288 SPACES
NET GAMING AREA (\$MF-RD)	331.72 SF	1 SPACE PER 200 SF	1,659 SPACES
GAMING CIRCULATION AND SUPPORT (\$MF-RD)	300.15 SF	1 SPACE PER 200 SF	1,501 SPACES
ENTERTAINMENT VENUE (\$319/A4)	4,500 SEATS	1 SPACE PER 3 SEATS	1,500 SPACES
PUBLIC ATTRACTION (R319/A3)	60,000 SF	1 SPACE PER 200 SF	300 SPACES
SPORTS AREAS (\$MF-RD)	688.08 SF	1 SPACE PER 100 SF	1,377 SPACES
SUPPLEMENTAL FACILITIES (\$MF-RD)	416.87 SF	1 SPACE PER 10,000 SF	42 SPACES
TOTAL PARKING REQUIRED			12,411 SPACES

PROVIDED PARKING:	
ON-GRADE OPEN AIR PARKING	2,487 SPACES (INCLUDING 42 ACCESSIBLE SPACES)
ON-SITE STRUCTURED PARKING GARAGES	9,963 SPACES (INCLUDING 124 ACCESSIBLE SPACES)

TOTAL NON-RESIDENTIAL USE	4,516,933 SF (PARKING STRUCTURES EXCLUDED)
FIRST 40,000 SF	1 LOADING SPACES
NEXT 80,000 SF	1 LOADING SPACES
1 SPACE PER EACH ADDITIONAL 200,000 SF	22 LOADING SPACES
TOTAL LOADING REQUIREMENT	24 LOADING SPACES (12' X 30')

MF - INTEGRATED RESORT DISTRICT	CODE SECTION	REQUIRED	PROVIDED
FLOOR AREA RATIO	\$MF-RD	1.61 MAX.	1.00
BUILDING HEIGHT (NON-HOTEL)	\$MF-RD	287 MAX.	95'
HOTEL BUILDING HEIGHT	\$MF-RD	287 MAX.	278'
PARKING STRUCTURE HEIGHT	\$MF-RD	95' MAX.	95'
FRONT YARD	\$MF-RD	10' MIN.	43.4'
REAR YARD	\$MF-RD	10' MIN.	65.5'
LOADING ZONES	\$MF-RD	24 SPACES	24 SPACES
PUBLIC OPEN SPACE	\$MF-RD	3.0% (112,744 SF) MIN.	3.9% (147,952 SF)

LAND USE	AREA (SF / AC)	PERCENTAGE
BUILDING COVERAGE	1,231,192 SF / 28.27 AC	32.76%
DETACHED PARKING STRUCTURE COVERAGE	267,193 SF / 6.13 AC	7.11%
IMPERVIOUS AREAS - ROADWAYS, PARKING & WALKWAYS	1,577,850 SF / 36.22 AC	41.99%
LANDSCAPE AREA - EXCLUDING ROOFTOP OPEN SPACE	681,892 SF / 15.65 AC	18.14%
TOTAL	3,758,127 SF / 86.27 AC	100.00%

FOR NASSAU COUNTY ROADS AND INTERSECTIONS MAINTAINED BY NASSAU COUNTY TRAFFIC SIGNAL EQUIPMENT

- | | |
|---|--|
| <p>PAVEMENT MARKING ABBREVIATIONS SHOWN ON THIS DRAWING ARE AS FOLLOWS:</p> <p>BWLL - BROKEN WHITE LANE LINE, 4" WIDE LINE, WHITE (10' LONG LINE - 30' SPACE)</p> <p>DWLL - DOTTED WHITE LANE LINE, 4" WIDE LINE, WHITE (2' LONG LINE - 6' SPACE)</p> <p>DYLL - DOTTED YELLOW LANE LINE, 4" WIDE LINE, YELLOW (2' LONG LINE - 6' SPACE)</p> <p>FYBL - FULL YELLOW BARRIER LINES, 4" WIDE LINE, YELLOW LINE</p> <p>HCWV - HIGH VISIBILITY CROSSWALK (12" WIDE LINE, 10' BARS @ 4' O.C. UNLESS OTHERWISE SHOWN)</p> <p>PYBL - PARTIAL YELLOW BARRIER LINE, 4" WIDE LINE, YELLOW LINE (10' LONG LINE - 30' SPACE - USED FOR CENTER LEFT TURN LANE)</p> <p>SL - STOP LINE (12" UNLESS OTHERWISE SHOWN)</p> <p>SWCHL - SOLID WHITE CHANNELIZING LINE (SEE NOTE 1)</p> <p>SWEL - SOLID WHITE EDGE LINE, 4" WIDE LINE, WHITE</p> <p>SWHL - SOLID WHITE HATCH LINE, 4" WIDE LINES @ 10' O.C. AT HYDRANTS & 10' O.C. IN AREAS OF PARKING RESTRICTIONS)</p> <p>SWLL - SOLID WHITE LANE LINE, 4" WIDE LINE, WHITE</p> <p>SYEL - SOLID YELLOW EDGE LINE, 4" WIDE LINE, YELLOW</p> <p>SYHL - SOLID YELLOW HATCH LINE (12" WIDE LINE @ 10' O.C. UNLESS OTHERWISE SHOWN)</p> <p>YL - TRIANGLE PATTERN YIELD LINE</p> | <p>3. ALL LONG LINES AND HATCHING TO BE EPOXY MATERIAL, ITEM #442W & 442Y.</p> <p>4. WORD MARKINGS AND CHARACTERS TO BE EPOXY MATERIAL, ITEM #442W-1.</p> <p>5. ALL ARROWS TO BE EPOXY MATERIAL, ITEM #442W-1.</p> <p>6. ALL STOP LINES AND CROSSWALKS TO BE EPOXY MATERIAL, ITEM #442W-1.</p> <p>7. ALL GROUND LINES TO BE EPOXY MATERIAL, ITEM #442W-1.</p> <p>8. ALL REQUIRED 16" BARS TO BE EPOXY MATERIAL, ITEM #442W-1.</p> <p>9. ALL HATCH LINES TO BE PLACED AT A 45 DEGREE ANGLE TO THE ADJACENT TRAVEL LANE.</p> <p>10. PAVEMENT MARKING SYMBOLS SHALL BE DESIGNED IN ACCORDANCE WITH THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE PROVISIONS OF THE NYS SUPPLEMENT TO THE MUTCD.</p> <p>11. PAVEMENT MARKINGS FOR TRAFFIC ISLANDS SHALL BE 8" EPOXY SOLID WHITE EDGE LINES & 12" HATCH LINES @ 10' O.C. (CURRENT STANDARD DETAIL) UNLESS OTHERWISE SHOWN ON THE DESIGN DRAWING.</p> |
| <p>2. THE WIDTH AND LAYOUT FOR EACH OF THESE MARKINGS SHALL CONFORM TO THE CURRENT STANDARD DETAILS UNLESS OTHERWISE SHOWN ON THIS DRAWING.</p> | |

2. REPLACE ALL NON-APPROVED CURB CUTS WITH STANDARD COUNTRY CURB (TYPE C). REPAIR ALL DEEPENED, CRACKED OR MISSING SIDEWALKS, CURBS, AND ALL NON ADA COMPLIANT RAMP.
3. REPAIR/SHALL PAVEMENT MARKINGS THAT HAVE BEEN REMOVED / DAMAGED DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO EDGE LINES, HATCHING, ETC.) ACCORDING TO NASSAU COUNTY SPECIFICATIONS.
4. USE OF REGULATORY SIGNS AND/OR TURN RESTRICTIONS AND/OR PARKING RESTRICTIONS ON SITE PLANS SHALL BE PLACED AND INSTALLED ACCORDING TO THE LATEST "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND THE "NEW YORK STATE SUPPLEMENT." AN THE APPLICANT SHALL HAVE THESE SIGNS ORDNANCED BY THE TOWN OF HEIMSTADT.
5. IF NASSAU COUNTY HAS SIGNS THAT HAVE BEEN REMOVED / DAMAGED DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO REGULATORY SIGNS, WARNING SIGNS, ETC.) THEY SHALL BE INSTALLED / REPLACED ACCORDING TO NASSAU COUNTY SPECIFICATION.


6. IF ANY NASSAU COUNTY TRAFFIC EQUIPMENT AT THE LOCATION, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNALS, PEDESTRIAN SIGNAL EQUIPMENT, TRAFFIC LIGHTS, TRAFFIC MOUNTED CAMERAS, TRAFFIC SIGNAL SYSTEM INTERCONNECT, STREET LIGHTING, ETC., IS DAMAGED IN ANY WAY DURING CONSTRUCTION, IT SHALL BE REPAIRED/ REPLACED ACCORDING TO TRAFFIC SIGNALS AND EQUIPMENT STANDARDS. IF ANY DAMAGE CAUSED BY A NASSAU COUNTY APPROVED TRAFFIC SIGNAL CONTRACTOR, THE CONTRACTOR SHALL NOTIFY SHIELA M. DUKACZ OF THE NASSAU COUNTY CONTRACTOR SUPERVISOR OF TRAFFIC SIGNALS, CONSTRUCTION AND OPERATIONS UNIT AT 516-672-0465 EXT. 20959 BEFORE ANY WORK BEGINS.
7. THE CONTRACTOR SHALL REGRADE ANY NASSAU COUNTY SIGNAL CULVERT BOXES IN THE WORK AREA USING SUFFICIENT BRICKS AND MORTAR. THE CONTRACTOR SHALL LEAVE THE INSIDE BOTTOM OF ALL PULBBOXES CLEAN AND FREE OF DEBRIS LEFT FROM HIS OPERATIONS. THE TOPS OF ALL PULBBOXES SHALL BE REPAIRED WITH PORTLAND CEMENT. IF ANY NEW WORK IS REQUIRED, THE CONTRACTOR MUST NOTIFY SHIELA M. DUKACZ OF THE NASSAU COUNTY TRAFFIC SIGNAL CONSTRUCTION AND OPERATIONS UNIT AT 516-672-0465 EXT. 20959 IN ADVANCE OF ANY WORK.
8. THE CONTRACTOR SHALL HAVE ANY NASSAU COUNTY TRAFFIC LOOP SIGNALS REPAIRED OR RE-TESTED PRIOR TO CONSTRUCTION. THE CONTRACTOR MUST HAVE AN APPROVED TRAFFIC SIGNAL CONTRACTOR PLACE THE SIGNAL IN RECALL OPERATION IN ADVANCE OF THE WORK THAT WILL DAMAGE THE SIGNAL DETECTOR. THE NEW LOOP MUST BE REPLACED WITHIN 10 BUSINESS DAYS OF THE DAMAGE TO THE DETECTOR. THE AREA IS DETERMINED. THE SIZE AND PLACEMENT OF THE NEW LOOP WILL BE DETERMINED BY NASSAU COUNTY. A NASSAU COUNTY INSPECTOR MUST BE PRESENT TO VERIFY THE SIZE AND PLACEMENT OF THE NEW LOOP. THE CONTRACTOR SHALL NOTIFY SHIELA M. DUKACZ OF THE NASSAU COUNTY TRAFFIC SIGNAL CONSTRUCTION AND OPERATIONS UNIT AT 516-672-0465 EXT. 20959 IN ADVANCE OF THE WORK.
9. PRIOR TO CONSTRUCTION, A MARK-OUT SHALL BE MADE FOR ALL UNDERGROUND UTILITIES. INCLUDING BUT NOT LIMITED TO UNDERGROUND TRAFFIC SIGNAL EQUIPMENT.
10. PRIOR TO ANY SCHEDULED LANE CLOSURES, THE CONTRACTOR MUST SUBMIT AN ADVANCE LANE CLOSURE REQUEST NOTIFICATION FORM BY 3:00 PM THE EVENING PRIOR TO THE SCHEDULED CLOSURE. THE CONTRACTOR CAN COMPLETE THE FORM AT WWW.NASSAUCOUNTY.GOV/TRAFFICMANAGEMENT, OR BY FAXING THE COMPLETED FORM TO THE TRAFFIC MANAGEMENT UNIT AT 516-672-0880.
11. IF REQUIRED A DRAIN WORK IMPACTS ANY UTILITIES IN ANY WAY, THE CONTRACTOR SHALL NOTIFY SHIELA M. DUKACZ OF THE NASSAU COUNTY TRAFFIC SIGNALS CONSTRUCTION AND OPERATIONS UNIT. THE CONTRACTOR SHALL BE NOTIFIED PRIOR TO ANY DRAIN WORK BEGINNING.

1. DERRIS SHALL NOT BE RUINED ON THE SUBJECT SITE, ALL UNSUITABLE MATERIAL AND DERRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.
2. THE INSTALLATION OF ALL SITE AND HIGHWAY IMPROVEMENTS INCLUDING EXCAVATION, BACKFILL AND COMPACTION OF THE TRENCHES FOR SANITARY SEWERS AND UTILITIES SHALL BE SUPERVISED BY THE TOWN ENGINEER OR PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK OR A LAND SURVEYOR WITH A T200N CERTIFICATE) WHO SHALL SUBMIT A SIGNED AND SEALED LETTER TO THE TOWN OF HEMPSTEAD STATING THAT THE IMPROVEMENTS HAVE BEEN MADE IN ACCORDANCE WITH THE SITE PLAN AND INSTALLED TO THE APPLICABLE NEW YORK STATE, NASSAU COUNTY OR TOWN OF HEMPSTEAD SPECIFICATIONS. THE CERTIFICATION SHALL ALSO APPLY TO THE PROPOSED ROAD OPENINGS EXISTING STREETS, SAID WORK ON EXISTING STREETS SHALL INCLUDE: THE MAINTENANCE AND THE PLACEMENT OF TEMPORARY AND FINAL PAVEMENT.

4. ALL DRYWELLS AND CATCH BASINS SHALL BE PRECAST, WITH PRECAST OPENINGS FOR DRAINAGE PIPE(S) AND SHALL CONFORM TO NASSAU COUNTY STANDARDS.
5. EXISTING DRYWELLS SHALL BE CLEANED.
6. NO SPEED BUMPS ARE PERMITTED.
7. NO BUMPER STOPS OR WHEEL STOPS ARE PERMITTED.

1. INSPECT THE SITE PRIOR TO SUBMISSION OF BIDS AND MAKE NO ADDITIONAL CLAIMS REGARDING SITE CONDITIONS THEREAFTER.
2. NOTIFY THE OWNER AND HCM (TELEPHONE 631-756-8000) AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF THE WORK. THE SAME NOTICE SHALL BE REQUIRED WHEN RESUMING WORK AFTER ANY STOPPAGE OR DELAY.
3. COMPLETE ALL SURVEY AND STAKEOUT AS REQUIRED TO PROPERLY COMPLETE THE WORK.
4. PERFORM DAILY CLEANUP OPERATIONS INCLUDING REMOVAL OF DEBRIS AND EXCESS CONSTRUCTION MATERIAL, AND DRIVEWAYS/STREET CLEANING TO THE SATISFACTION OF THE OWNER.
5. DURING ALL NON-WORKING HOURS, STORE ALL EQUIPMENT AND MATERIALS WITHIN AN AREA DESIGNATED BY THE OWNER AT THE PROJECT SITE.
6. ALL CURB DIMENSIONS SHOWN REFER TO THE FACE OF CURB.
7. ALL CONSTRUCTION TO CONFORM WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODE REQUIREMENTS.
8. COORDINATE CONSTRUCTION ACTIVITIES WITH THE OWNER TO MINIMIZE INTERRUPTION TO THE OWNERS OPERATIONS.
9. RESTORE SURROUNDING AREAS DAMAGED OR DISTURBED DURING CONSTRUCTION. RESTORE TO NEW CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
10. RESTORE ALL DISTURBED GRASS AREAS AND ALL AREAS NOT SPECIFICALLY IDENTIFIED FOR OTHER IMPROVEMENTS WITH 4 INCHES OF TOPSOIL AND SEED.
11. REMOVE ALL ASPHALT FROM EXISTING CASTINGS.
12. SEAL ALL JOINTS BETWEEN NEW ASPHALT AND EXISTING ASPHALT WITH HOT ASPHALT CEMENT.
13. SEE SHEET LANDSCAPE SHEETS FOR DETAILS REGARDING WALKWAYS.
14. REFER TO SHEETS C501 AND C502 FOR CONCRETE RAMP DETAILS.
15. REFER TO SHEET CS109 FOR EXISTING AND PROPOSED SIGNS.

DESCRIPTION	SYMBOL
CURB	
CONCRETE DROP CURB	
ASPHALT PAVEMENT	
PAVEMENT SECTION TRANSITION	
CONCRETE SIDEWALK/PAVEMENT	
MULTI-USE PATH	
BIWHEELANDIC RAMP	
CROSSWALK	
IGN	
DOOR	
HYDRANT	



H2M architects
+
engineers

538 Broad Hollow Road, 4th Floor East
Melville, NY 11747
631.756.8000 • www.h2m.com

[illegible]

12/31/2028
EXP. DATE

R. JOEL RICHARDSON, P.E.

NY PROFESSIONAL ENGINEER Lic. No. 069970

IN ACCORDANCE WITH ARTICLE 16, SECTION 30 OF THE NEW YORK EDUCATION LAW, ALLOWED FOR THE DOCUMENT CREDIT BY LICENSEE PROFESSIONAL ENGINEER

DESIGNED BY: JMT	DRAWN BY: JMT/MRO	CHECKED BY: BJM	REVIEWED BY: RJR
PROJECT No.: LVSC 2301		DATE: 10/05/2024	SCALE: AS SHOWN

CLIENT **Las Vegas Sands Corp.**

Sands New York



**1255 Hempstead Turnpike,
Uniondale, NY 11553**

**NCTM: Sec. 44, Block F, Lots
351, 401, 402, 411, 412, & 415**

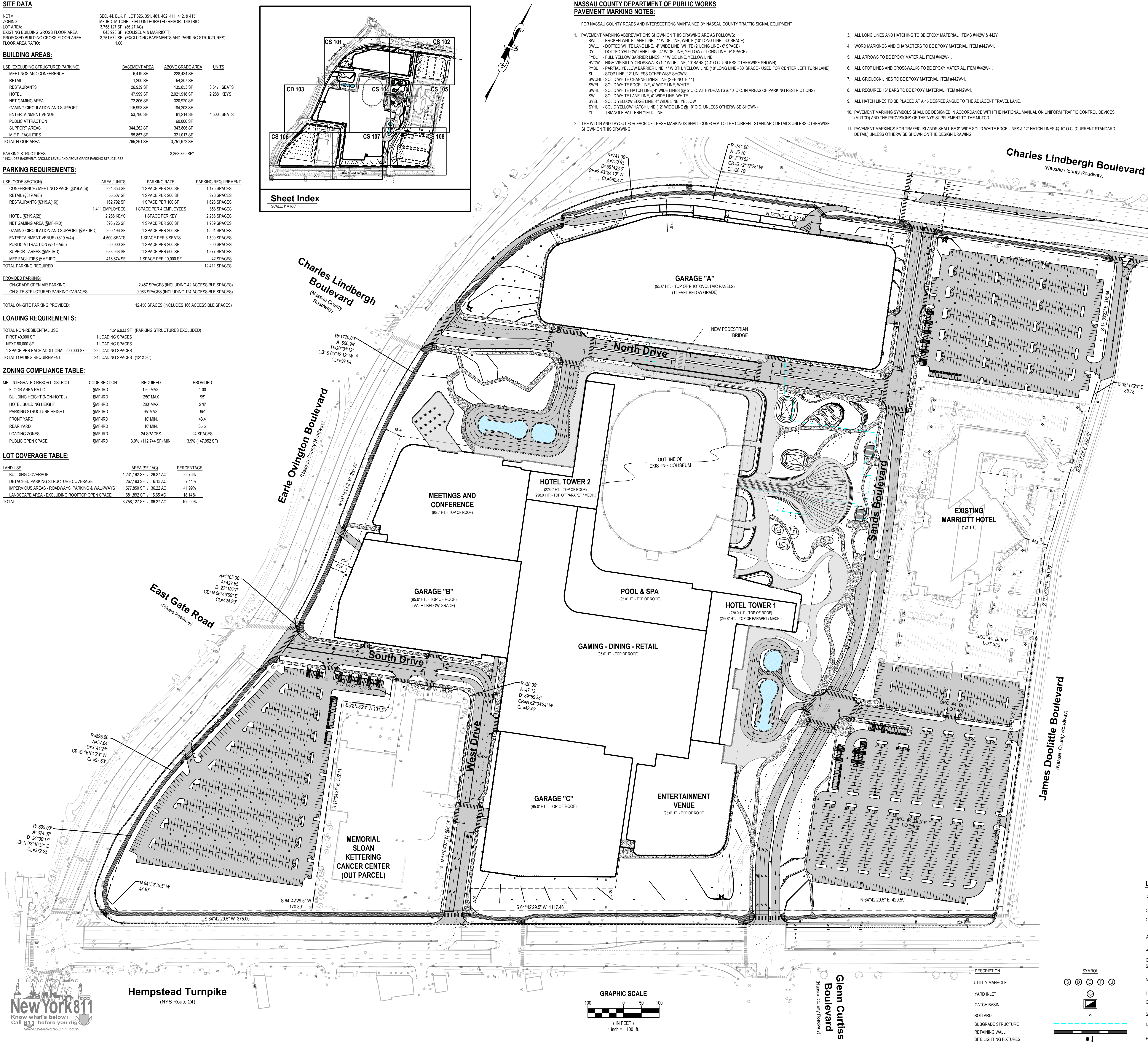
CONTRACT

REGULATORY REVIEW

SHEET TITLE

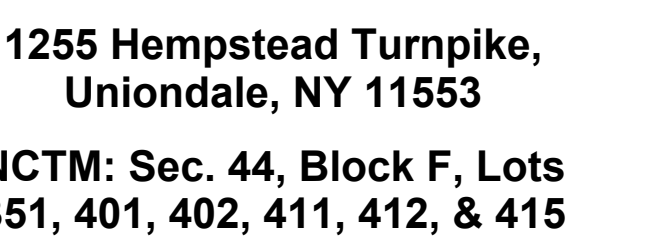
**OVERALL
DIMENSIONAL SITE PLAN**

DRAWING No. **CS 100.00**



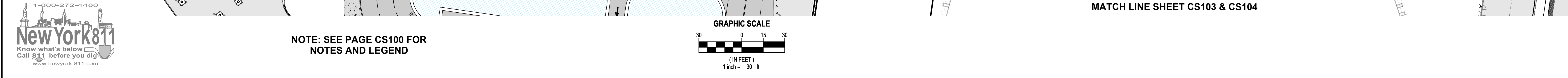
[illegible]

JMT	JMT/MRO	BJM	RJR
PROJECT No.: LVSC 2301		DATE: 10/05/2024	SCALE: AS SHOWN

Sands New York

DIMENSIONAL SITE PLAN - NW

DRAWING No. **CS 101.00**



[illegible]

R. JOEL RICHARDSON, P.E.

NY PROFESSIONAL ENGINEER Lic. No. 666970	CUE 145, SECTION 1219 OF THE N.Y.S. EDUCATION LAW, ALTERNATION OF THIS DOCUMENT ACCEPT BY LEADER
DRAWN BY:	CHECKED BY:
REV:	

DESIGNED BY: JMT	CHECKED BY: JMT/MRO	ENGINEERED BY: BJM	THE REVIEW BY: RJR
PROJECT No.: LVSC 2301		DATE: 10/05/2024	SCALE: AS SHOWN

CLIENT
Las Vegas Sands Corp.

Sands New York



**1255 Hempstead Turnpike,
Uniondale, NY 11553**

**NCTM: Sec. 44, Block F, Lots
351, 401, 402, 411, 412, & 415**

CONTRACT

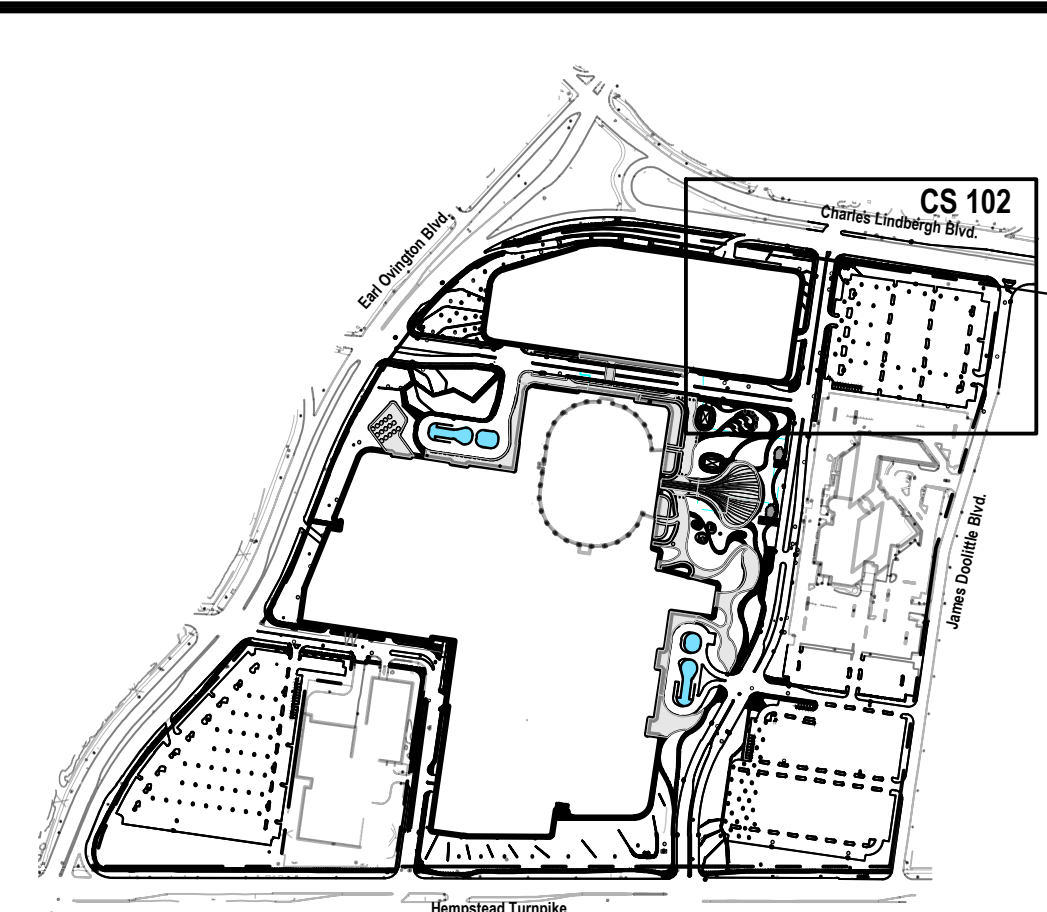
REGULATORY REVIEW

SHEET TITLE

THREE-DIMENSIONAL SITE PLAN - NE

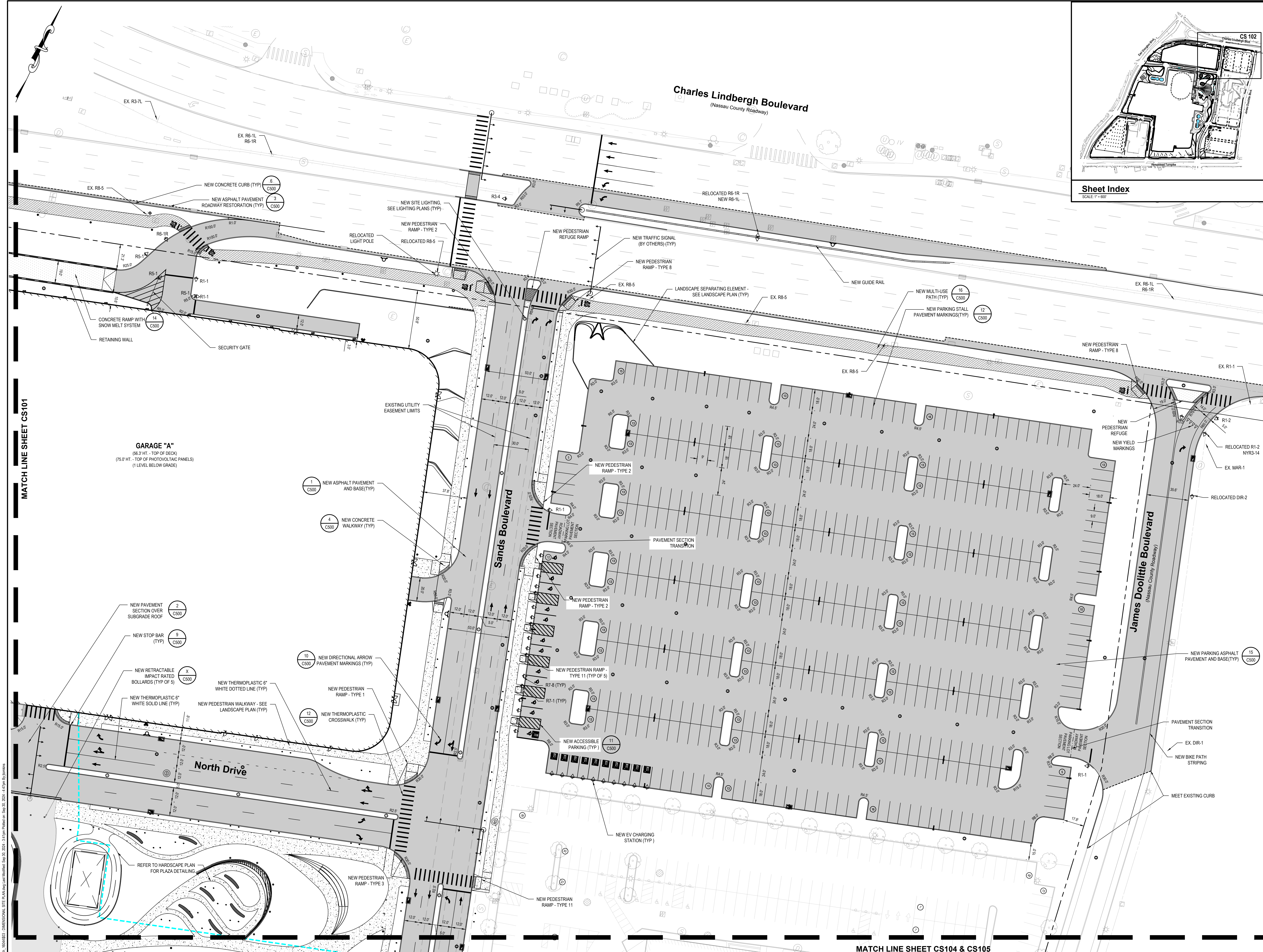
DRAWING NO.

CS 102.00

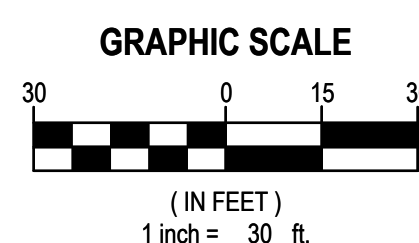


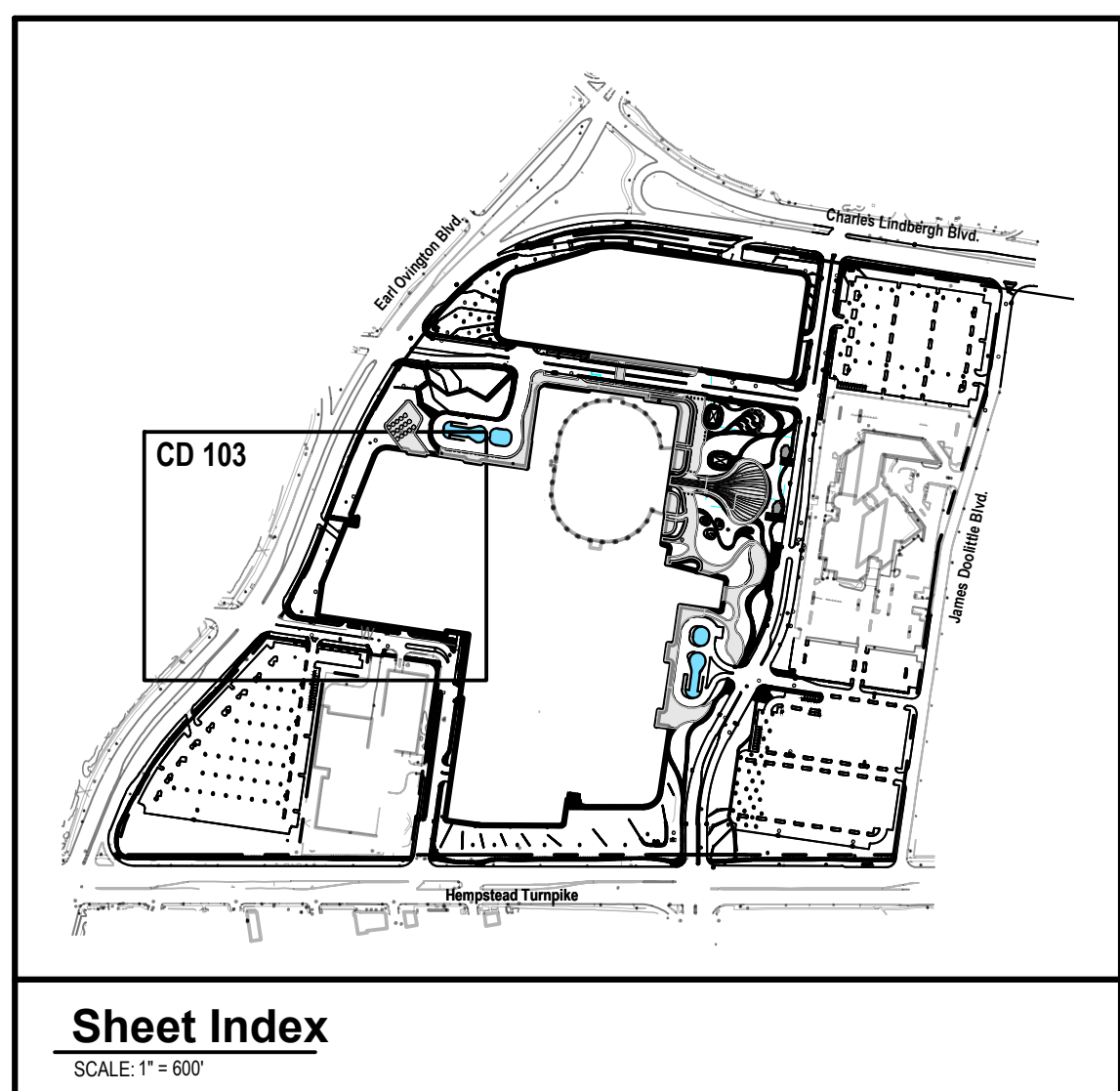
Sheet Index

SCALE: 1" = 600'



**NOTE: SEE PAGE CS100 FOR
NOTES AND LEGEND**

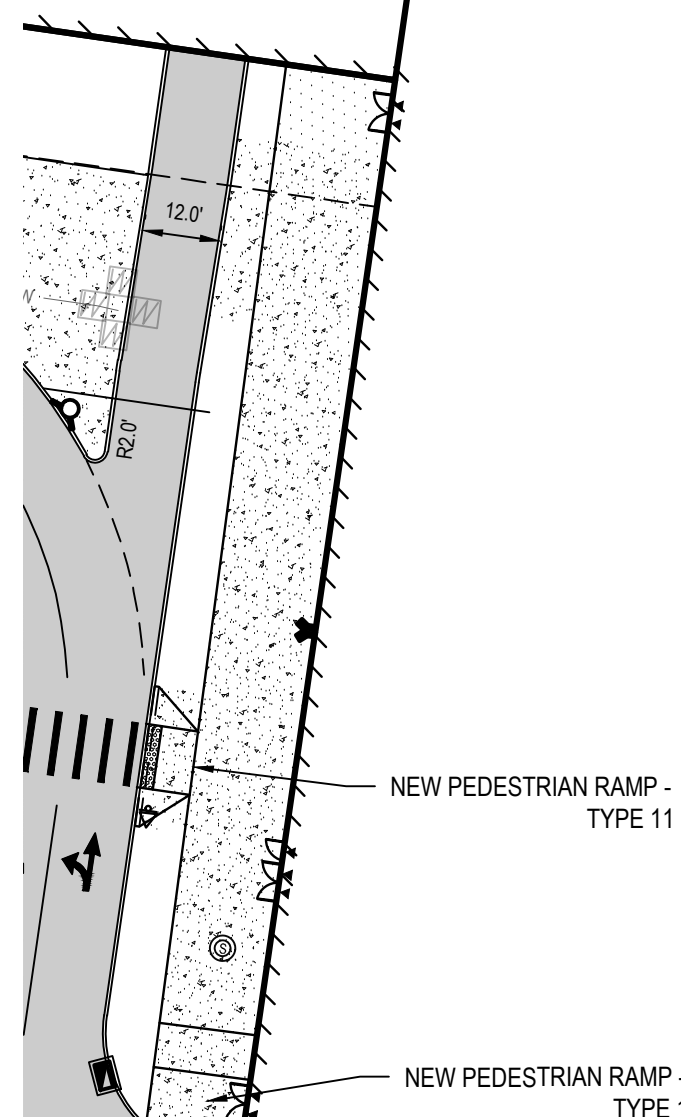
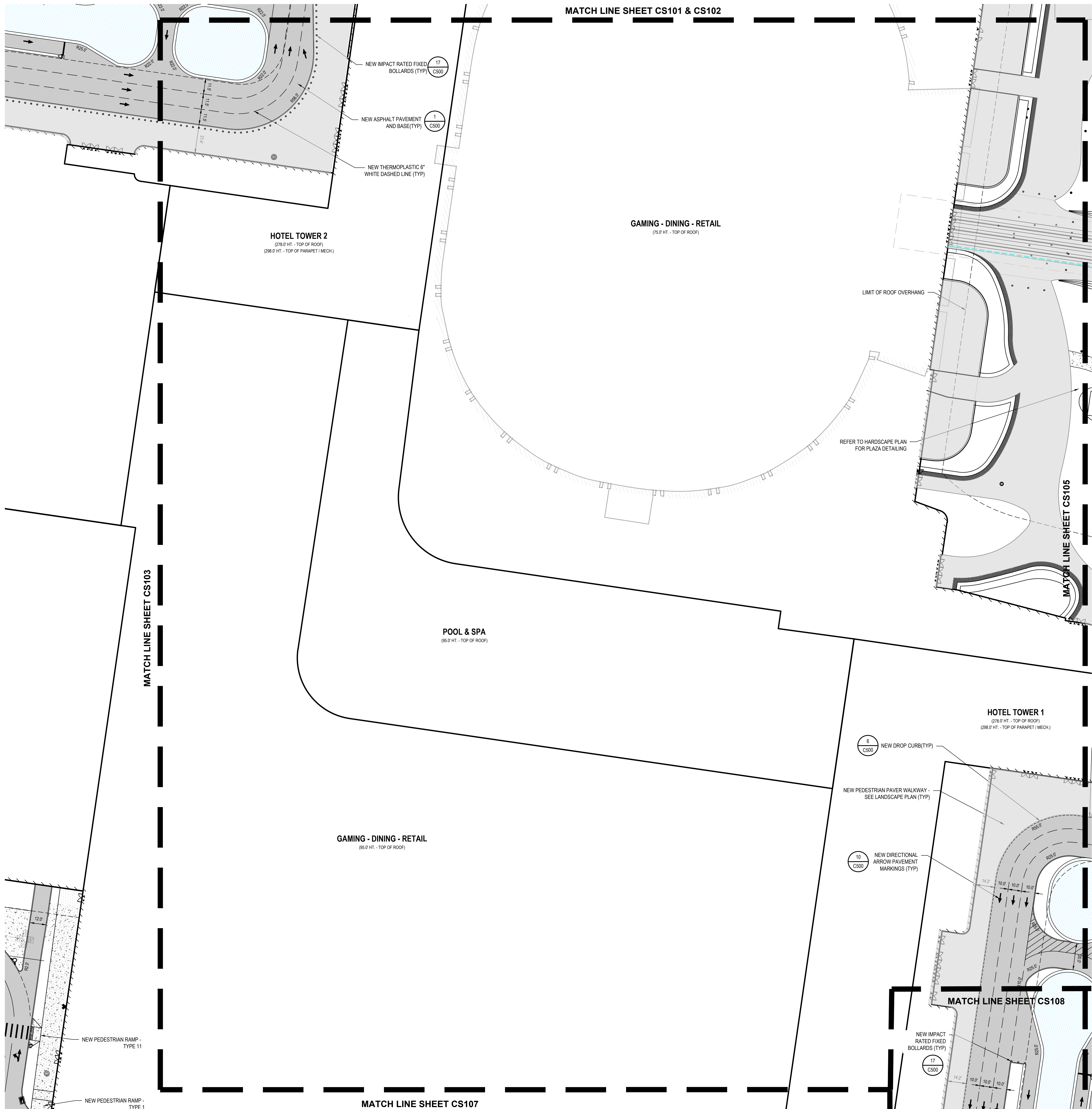




GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

CS 103.00



MATCH LINE SHEET CS107
GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

538 Broad Hollow Road, 4th Floor East
Melville, NY 11747
631.756.8000 • www.h2m.com

CONSULTANTS

[illegible]

R. JOEL RICHARDSON, P.E.

<small>IN ACCORDANCE WITH ARTICLE 146, SECTION 235 OF THE STATE EDUCATION LAW, AT THE BOTTOM OF THIS DOCUMENT, EXCEPT BY LICENSED PROFESSIONAL, FILL IN:</small>			
DESIGNED BY: JMT	DRAWN BY: JMT/MRO	CHECKED BY: BJM	REVIEWED BY: RJR
PROJECT No.: LVSC 2301	DATE: 10/05/2024	SCALE: AS SHOWN	

CLIENT **Las Vegas Sands Corp.**

Sands New York



**1255 Hempstead Turnpike,
Uniondale, NY 11553**

**NCTM: Sec. 44, Block F, Lots
351, 401, 402, 411, 412, & 415**

CONTRACT

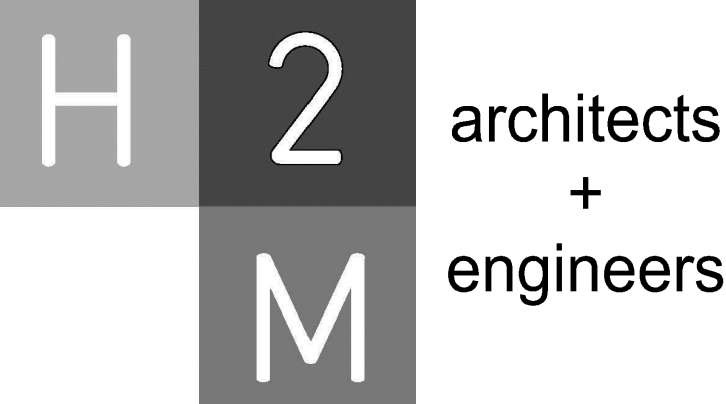
REGULATORY REVIEW

SHEET TITLE

DIMENSIONAL SITE PLAN - MID

DRAWING NO.

CS 104.00



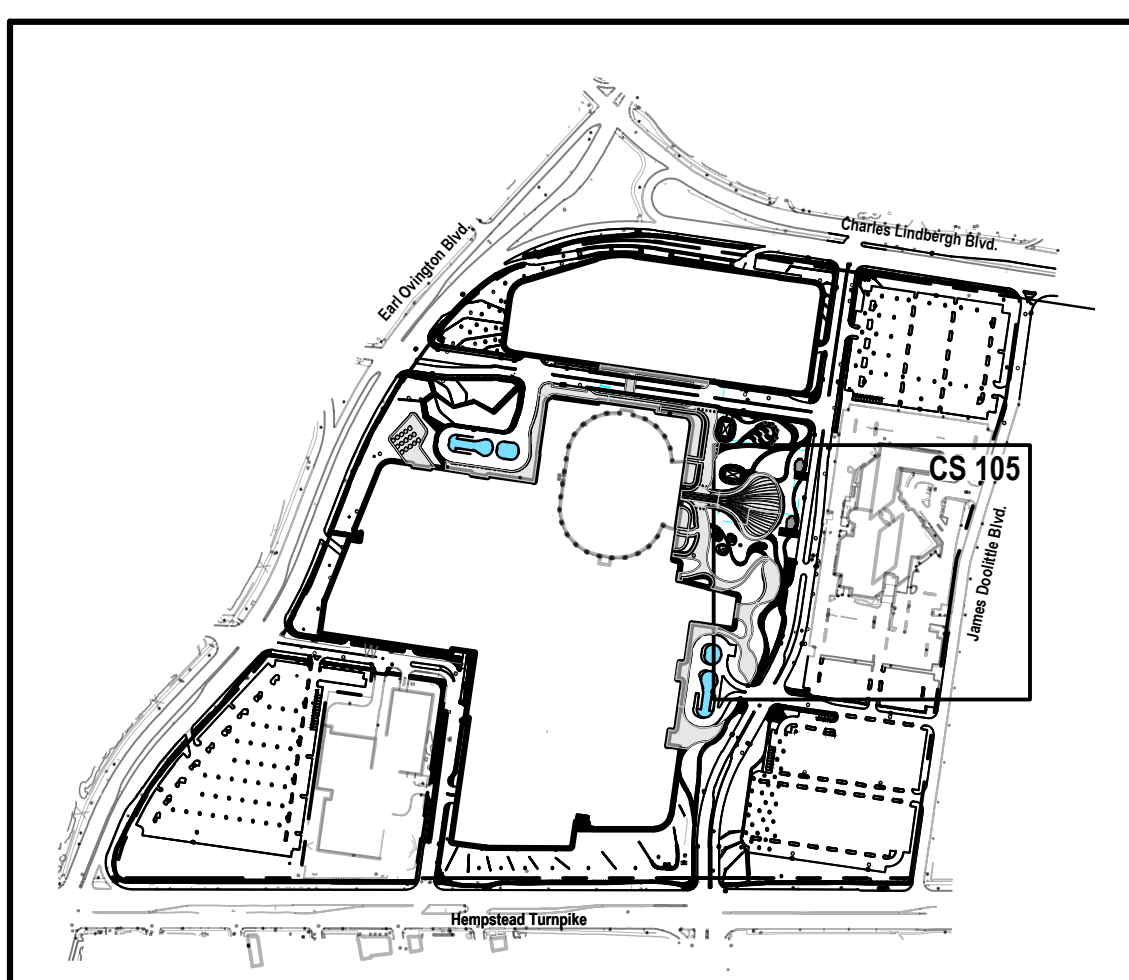
CONSULTANTS

[illegible]

DESIGNED BY: JMT	DRAWN BY: JMT/MRO	CHECKED BY: BJM	REVIEWED BY: RJR
PROJECT No.: LVSC 2301	DATE: 10/05/2024	SCALE: AS SHOWN	

Sands New York

CS 105.00



Sheet Index

MATCH LINE SHEET CS102

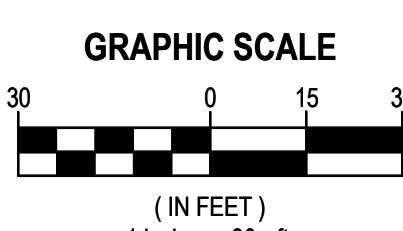
Sands Boulevard

**EXISTING
MARRIOTT HOTEL**
(121' HT.)

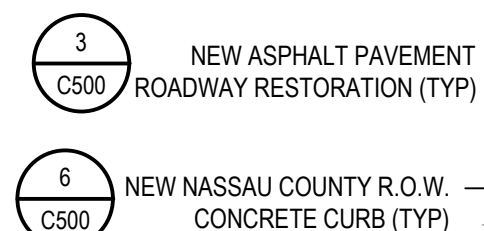
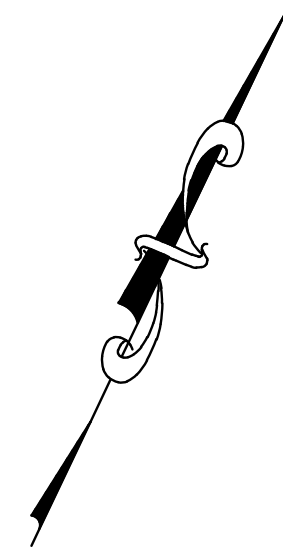
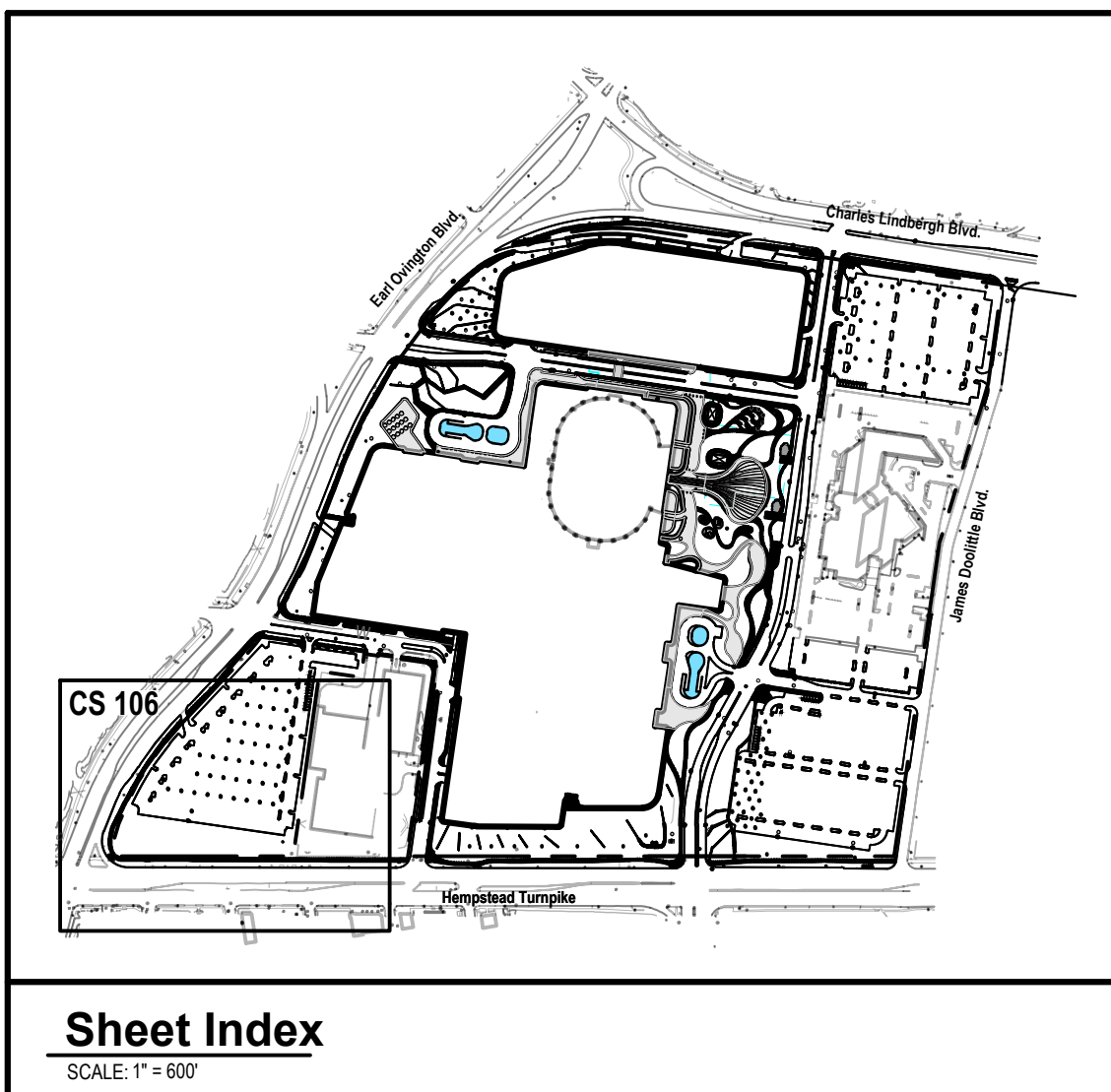
James Doolittle Boulevard
(Nassau County Roadway)

MATCH LINE SHEET CS108

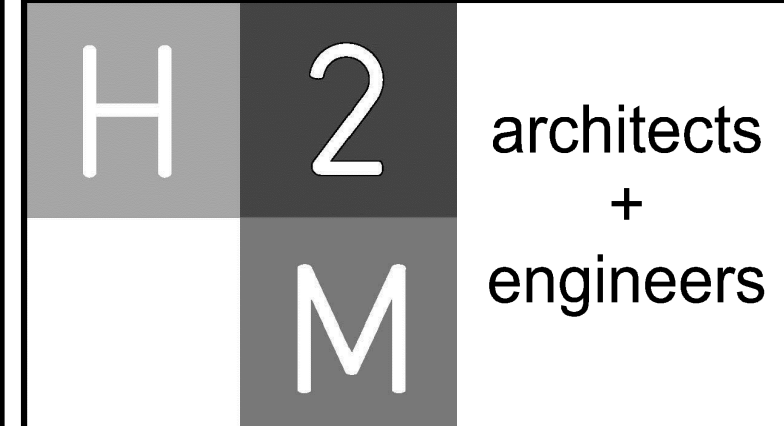
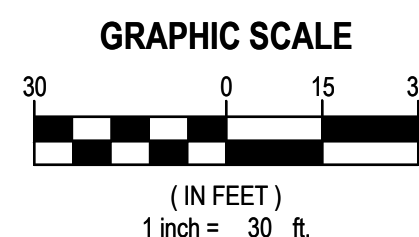
**NOTE: SEE PAGE CS100 FOR
NOTES AND LEGEND**



\\Users\jtomkins\appdata\local\temp\AcP\dish_16044\S03 - DIMENSIONAL SITE PLAN.dwg Last Modified: Sep 30, 2024 - 3:41pm Plotted on: Sep 30, 2024 - 4:55pm By jtomkins



**NOTE: SEE PAGE CS100 FOR
NOTES AND LEGEND**



538 Broad Hollow Road, 4th Floor East
Melville, NY 11747
631.756.8000 • www.h2m.com

CONSULTANTS

[illegible]

R. JOEL RICHARDSON, P.E.

NY PROFESSIONAL ENGINEER Lic. No. 069970 <small>"IN ACCORDANCE WITH ARTICLE 16, SECTION 133 OF THE NEW YORK EDUCATION LAW, A SIGNATURE OF THIS DOCUMENT CANNOT BE FORWARDED BY E-MAIL OR BY FAX. IT MUST BE SIGNED BY THE LICENSEE PROFESSIONAL, FILED, AND MAILED."</small>			
DESIGNED BY: JMT	DRAWN BY: JMT/MRO	CHECKED BY: BJM	REVIEWED BY: RJR
PROJECT NO.: LVSC 2301	DATE: 10/05/2024	SCALE: AS SHOWN	

Las Vegas Sands Corp.

Sands New York



**1255 Hempstead Turnpike,
Uniondale, NY 11553**

**NCTM: Sec. 44, Block F, Lots
351, 401, 402, 411, 412, & 415**

CONTRACT

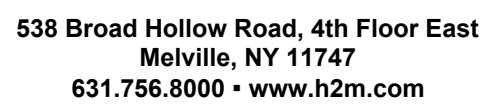
REGULATORY REVIEW

SHEET TITLE

DIMENSIONAL SITE PLAN - SW

DRAWING NO.

CS 106.00



CONSULTANTS

[illegible]

R. JOEL RICHARDSON, P.E.
 NY PROFESSIONAL ENGINEER Lic. No. 066970

<small>"IN ACCORDANCE WITH ARTICLE 141, SECTION 1229 OF THE NEW YORK EDUCATION LAW, A SIGNATURE OF THIS DOCUMENT CANNOT BE REPRODUCED OR REPRODUCED IN ANY MANNER."</small>			
DESIGNED BY: JMT	DRAWN BY: JMT/MRO	CHECKED BY: BJM	REVIEWED BY: RJR
PROJECT NO.: LVSC 2301	DATE: 10/05/2024	SCALE: AS SHOWN	

CLIENT **Las Vegas Sands Corp.**

Sands New York



**1255 Hempstead Turnpike,
Uniondale, NY 11553**

**NCTM: Sec. 44, Block F, Lots
351, 401, 402, 411, 412, & 415**

CONTRACT

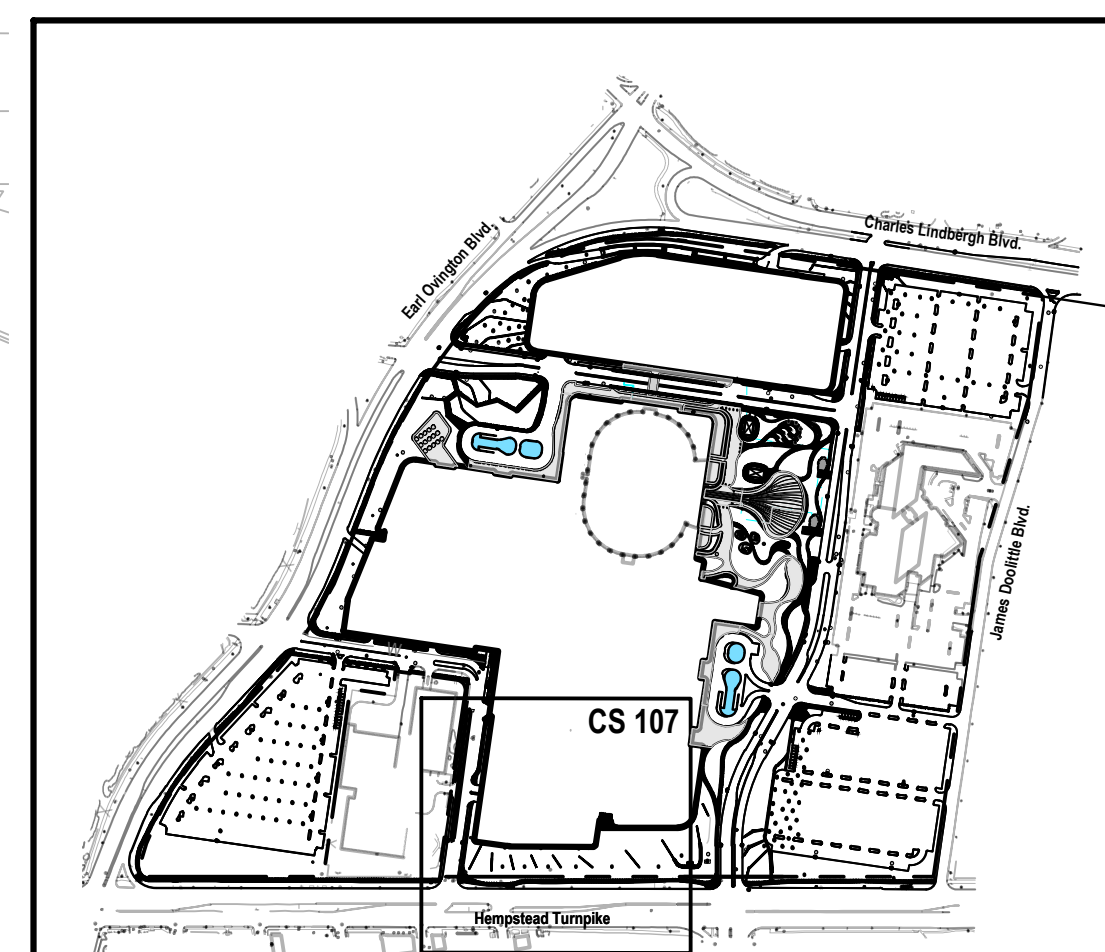
STATUS	REGULATORY REVIEW
--------	-------------------

SHEET TITLE

DIMENSIONAL SITE PLAN - S

DRAWING No.

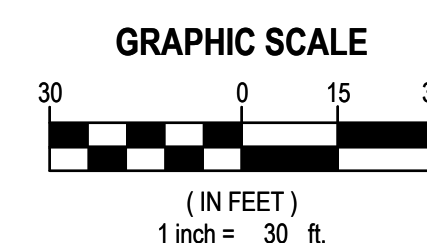
CS 107.00



Sheet Index



**NOTE: SEE PAGE CS100 FOR
NOTES AND LEGEND**



C:\Users\jtomkins\appdata\local\temp\AcPublish_1604d503 - DIMENSIONAL SITE PLAN.dwg Last Modified: Sep 30, 2024 - 3:41pm Plotted on: Sep 30, 2024 - 5:00pm By jtomkins

MARK	DATE	DESCRIPTION
------	------	-------------

R. JOEL RICHARDSON, P.E.

Las Vegas Sands Corp.

Sands New York



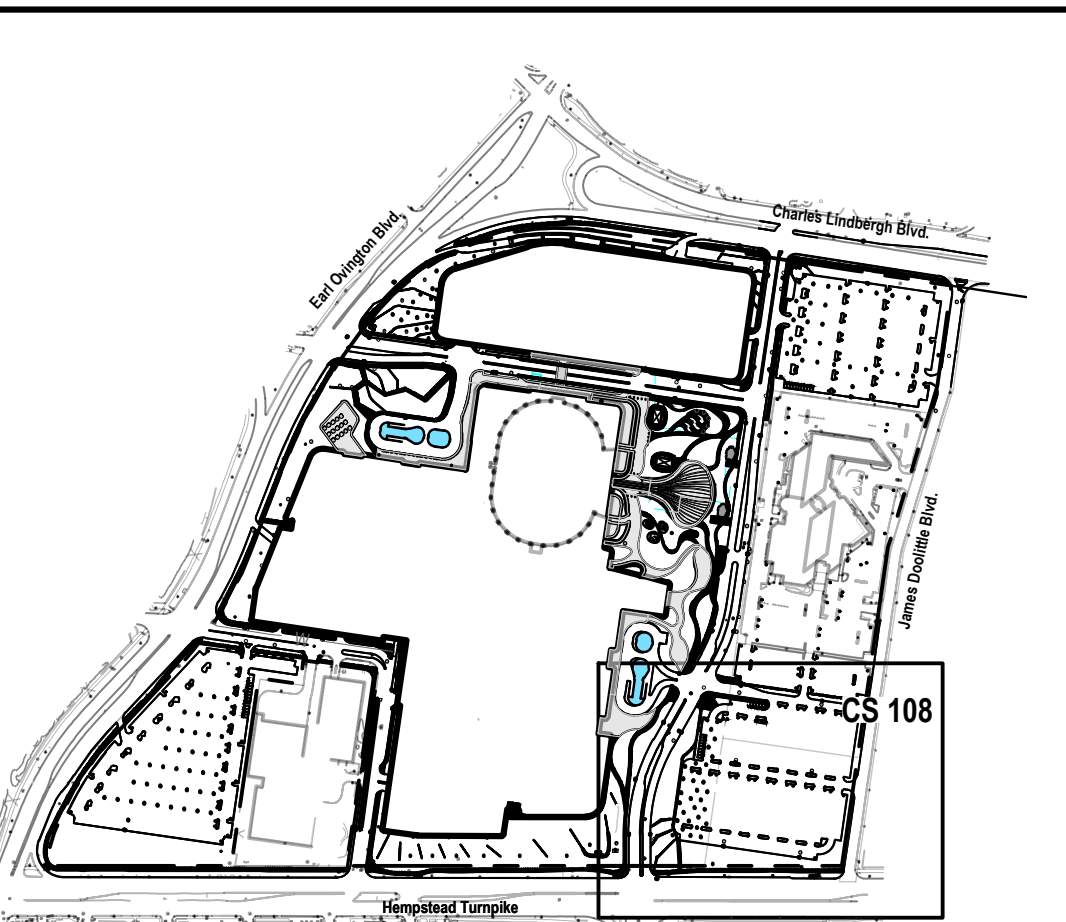
**1255 Hempstead Turnpike,
Uniondale, NY 11553**

**ICTM: Sec. 44, Block F, Lots
51, 401, 402, 411, 412, & 413**

REGULATORY REVIEW

DIMENSIONAL SITE PLAN - SE

DRAWING No. **CS 108.00**



Sheet Index

DESCRIPTION

DESCRIPTIONSPOT ELEVATION

TOP AND BOTTOM ELEVATION

MAJOR CONTMINOR CONTBORING / TESTRIDGE LINE

CATCH BASIN

UTILITY MANYARD INLET

ROOF LEAD

DRYWELL WA

DRAFTING UNIT

DATE FILED IN

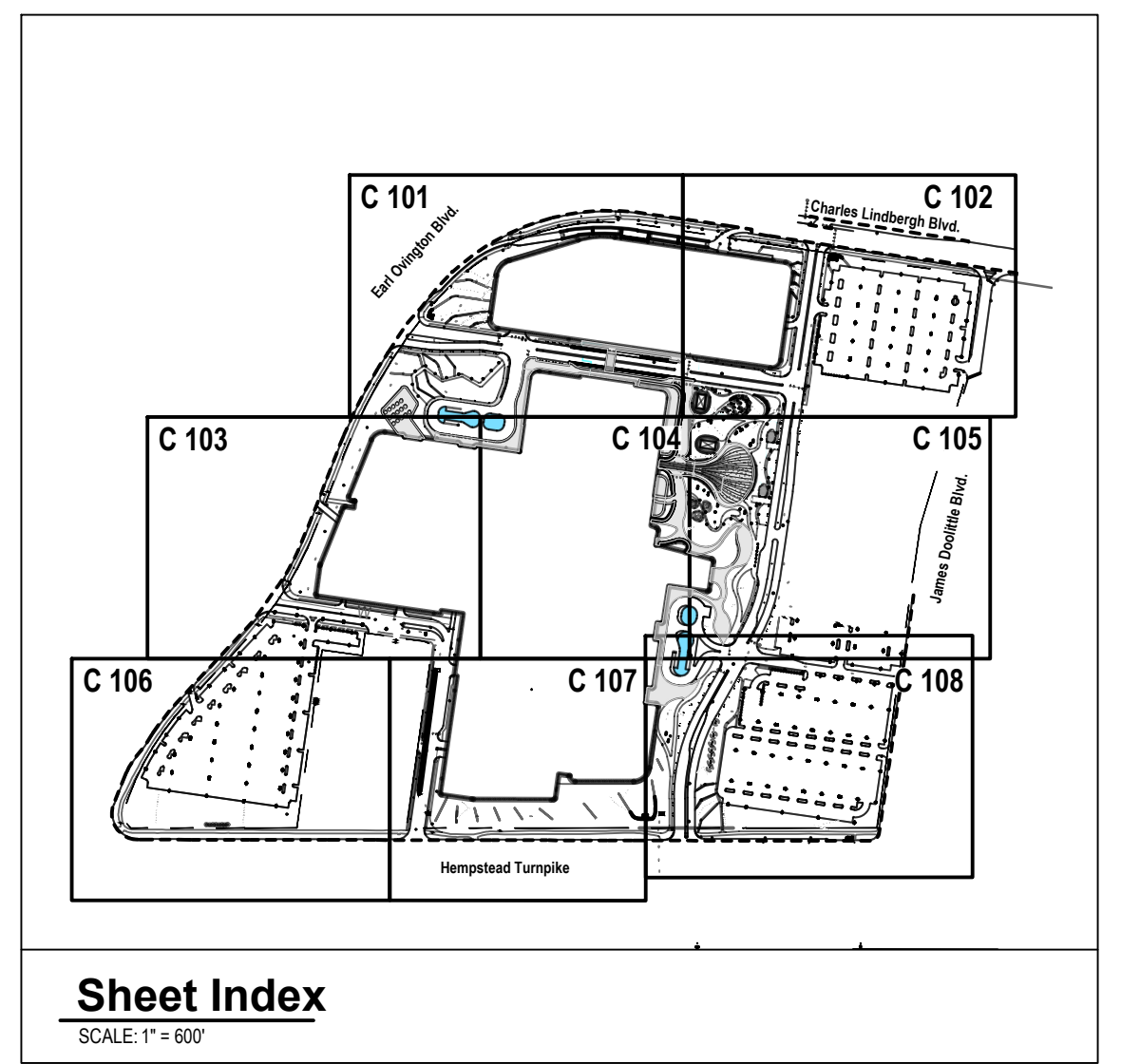
HYDRANT

UTILITY MET

CLEAN OUT

GRADING AND DRAINAGE NOTES:

1. FOR NEW CONSTRUCTION THAT MEETS EXISTING CONDITIONS, ABUTTING SURFACES SHALL BE FLUSH AND ALIGNED.
2. THE CONTRACTOR SHALL CONFIRM INVERT ELEVATIONS OF ALL ROOF DRAINS AND SANITARY HOUSE CONNECTIONS PRIOR TO COMMENCING SITE DRAINAGE AND SANITARY CONSTRUCTION.
3. ADJUST ALL EXISTING CASTINGS AND VALVE COVERS TO MEET PROPOSED GRADE.
4. CONSTRUCTION DEBRIS AND EXCESS SOIL SHALL BE REMOVED AND LEGALLY DISPOSED OFF SITE.
5. UNSUITABLE SOILS ENCOUNTERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IMMEDIATELY IN WRITING BEFORE REMOVAL OR DISTURBANCE.



STORMWATER MANAGEMENT NOTES:

THIS STORMWATER MANAGEMENT PLAN HAS BEEN PREPARED TO CONFORM TO THE CRITERIA OF THE NASSAU COUNTY DEPARTMENT OF PUBLIC WORKS (NCDPW) AND THE STORMWATER PRECEPTS INCORPORATED INTO THE SEQRA FINDINGS STATEMENT ENTITLED ***"APPLICATION FOR THE BUILDING ZONE ORDINANCE AMENDMENTS, REZONING OF CERTAIN PARCELS AND APPROVAL OF A COMPREHENSIVE MASTER PLAN FOR THE DEVELOPMENT OF THE LIGHTHOUSE AT LONG ISLAND"*** (DATED JUNE 9, 2011), AS DETAILED BELOW:

NCDPW CRITERIA

THE SUBJECT PROPERTY IS AN 86.27-ACRE PARCEL LOCATED IN A 269-ACRE OVERALL WATERSHED. THE SITE, AS WELL AS THE REMAINDER OF THE WATERSHED, ARE TRIBUTARY TO AN EXISTING NASSAU COUNTY STORMWATER INFILTRATION BASIN (#537) LOCATED JUST SOUTH OF HEMPSTEAD TURNPIKE (NYS ROUTE 24), ON THE WEST SIDE OF GLENN CURTISS BOULEVARD. BASED ON INFORMATION OBTAINED FROM NCDPW, BASIN NO. 537 WAS DESIGNED TO STORE THE RUNOFF FROM A 5-INCH RAIN EVENT. IN ADDITION, THE COUNTY BASIN IS EQUIPPED WITH AN EMERGENCY OVERFLOW INTO MEADOW BROOK.

ALTHOUGH THE SUBJECT PROPERTY IS PERMITTED TO DRAIN INTO NASSAU COUNTY STORMWATER BASIN NO. 537 IN ITS CURRENT CONDITION, THE APPLICANT IS COMMITTED TO THE GOAL OF RUNOFF REDUCTION AND HAS THEREFORE REDUCED THE AMOUNT OF IMPERVIOUS SURFACES AND REPLACED THEM WITH MORE PERVIOUS LAND USES IN ITS REDEVELOPMENT PLAN (SEE RUNOFF REDUCTION CALCULATION TABLES, THIS SHEET).

THE TWO TABLES PRESENT CALCULATIONS OF RUNOFF GENERATED FROM A 5-INCH RAIN EVENT ON THE SUBJECT PROPERTY BASED ON THE EXISTING LAND USES AT THE SITE, AS WELL AS UNDER THE PROPOSED ACTION CONDITION. THE NET RESULT IS THAT THE PROPOSED ACTION SITE WILL CONTRIBUTE APPROXIMATELY 136,908 CF CUBIC FEET LESS RUNOFF TO NC STORMWATER BASIN NO. 537 (53 INCH STORM) IN THE PROPOSED ACTION CONDITION, THEREBY IMPROVING AN ALREADY EXISTING PERFORMANCE OF THE SITE. LOSS OF STORAGE CAPACITY DUE TO THE PROPOSED INTRODUCTION OF DRYWELLS AND LEACHING GALLEYS, CONTRIBUTING A FURTHER 195,821 CF OF STORAGE CAPACITY. THE RUNOFF REDUCTION EQUATES TO RUNOFF FROM A 1.31" STORM EVENT AND A REDUCTION IN THE SITE-WIDE WEIGHTED RUNOFF COEFFICIENT FROM $C = 0.932$ TO $C = 0.8446$.

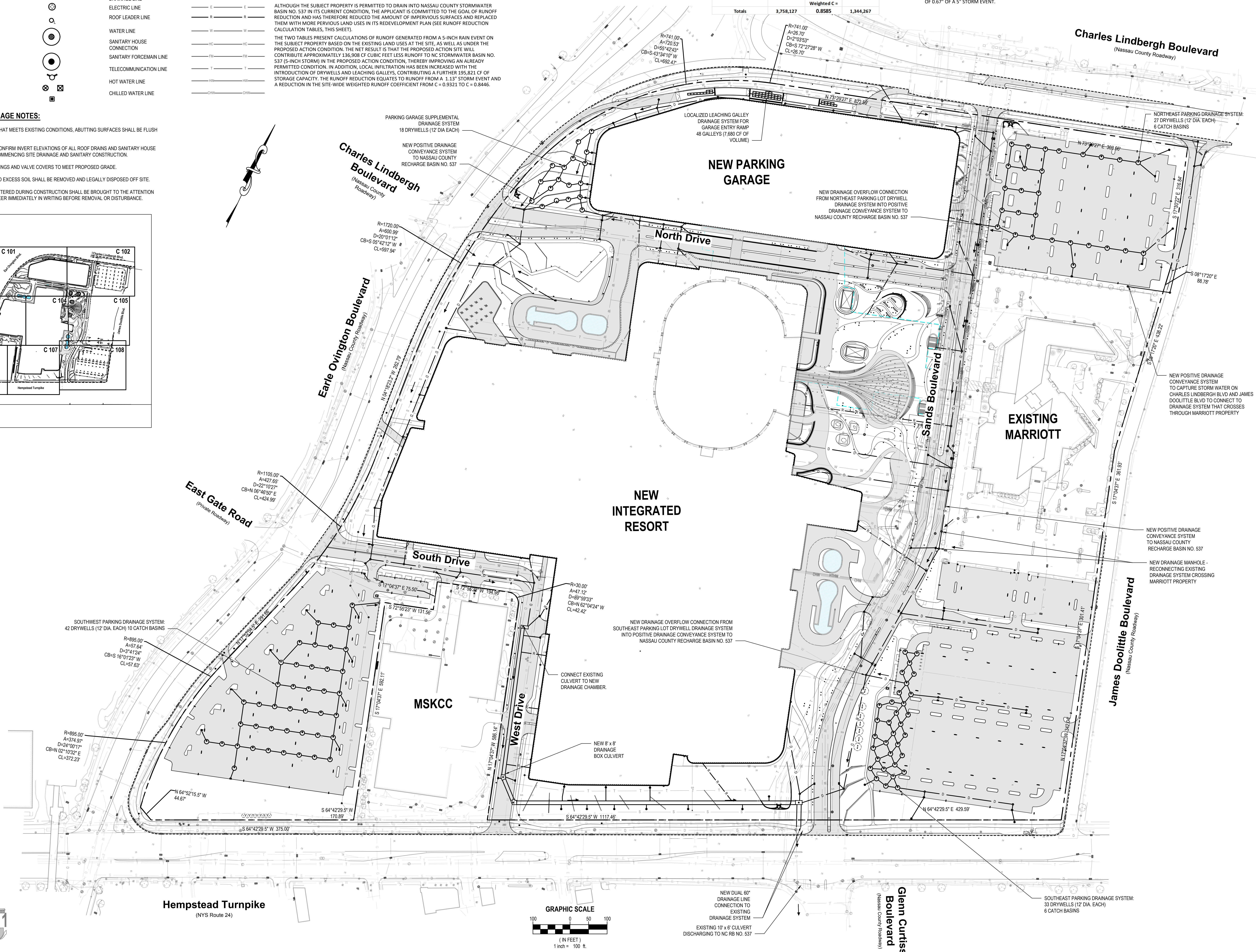
RUNOFF REDUCTION CALCULATION:

Stormwater Generation Under Existing Conditions			
Land Use	Area (sf)	Runoff Coefficient	5-Inch Runoff Volume (CF)
Building Coverage	230,767	1.0	96,153
Parking Structure	0	1.0	0
Impervious Area	3,162,662	1.0	1,317,776
Landscaped Area	364,698	0.3	45,587
Totals		Weighted C = 0.9321	1,459,516

Stormwater Generation Under the Proposed Action			
Land Use	Area (sf)	Runoff Coefficient	5-Inch Runoff Volume (CF)
Building Coverage	1,122,067	1.0	467,528
Parking Structure	267,193	1.0	111,330
Rooftop Open Space	109,125	0.5	22,734
Impervious Area	1,577,850	1.0	657,438
Landsaped Area	681,892	0.3	85,237
Totals	3,758,127	Weighted C = 0.8585	1,344,267

TOWN OF HEMPSTEAD SEQRA-RELATED STORMWATER PRECEPTS

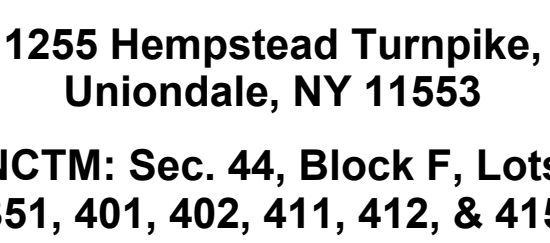
- **A REDUCTION IN IMPERVIOUS SURFACES**—DEMONSTRATED IN THE TABLES ON THIS SHEET.
- **CONTINUED CONNECTION TO (AND USE OF) NASSAU COUNTY RECHARGE BASIN NO. 537**—ACHIEVED.
- **EXCLUSION OF DIRECT DISCHARGES TO SURFACE WATERS**—ACHIEVED.
- **PREPARATION OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP), IN ACCORDANCE WITH THE PRESIDING REGULATIONS OF THE NYSDCE AND THE TOWN OF HEMPSTEAD,** TO BE PREPARED IN CONJUNCTION WITH FINAL SITE PLAN.
- **MEASURES AND PRACTICES TO QUANTIFIABLY DECREASE STORMWATER RUNOFF**—APPLICANT HAS COMMITTED TO STRATEGIC STORMWATER HARVESTING AND REUSE FOR IRRIGATION PURPOSES AS NOTED ON PLAN (LOCATION TO BE DETERMINED). IN ADDITION, THE APPLICANT WILL BE CONSTRUCTING ROOFTOP GARDENS IN STRATEGIC LOCATIONS. GARDENS WILL PROVIDE INCREASED POTENTIAL FOR EVAPORATION AND TRANSPIRATION, THEREBY DECREASING THE AMOUNT OF SITE GENERATED RUNOFF.
- **REDUCE STORMWATER RUNOFF BY INCREASING LOCAL INFILTRATION**—APPLICANT HAS COMMITTED TO PROMOTE LOCAL INFILTRATION AND FURTHER REDUCE BURDEN ON NASSAU COUNTY STORMWATER BASIN NO. 537. THE STORMWATER MANAGEMENT PLAN INDICATES STRATEGIC PLACEMENT OF PERMEABLE SURFACING MATERIALS TO INCREASE LOCAL INFILTRATION. THIS WILL ALSO BE ENHANCED BY THE ELIMINATION OF 317,544 SF OF IMPERVIOUS LAND COVER. APPLICANT WILL CONTINUE TO INVESTIGATE ALTERNATIVE METHODS TO PROMOTE INCREASED LOCAL INFILTRATION THROUGHOUT THE SITE PLAN APPROVAL PROCESS.
- **THE CONCEPTUAL STORMWATER MANAGEMENT PLAN SHOWS 120" ±12" OF R/WYETHS WITH A CUMULATIVE EFFECTIVE DEPTH OF 1,865 LF, PLUS 48" ±5" OF DEPTH DRAINAGE DURING GALLEYS, WHICH AMOUNTS TO 195,821 CF OF STORAGE CAPACITY. THIS EQUATES TO A DEPTH OF RUNOFF OF 0.67" OF 5.5" STORM EVENT.**



MARK	DATE	DESCRIPTION
------	------	-------------

R. JOEL RICHARDSON, P.E. NY PROFESSIONAL ENGINEER Lic. No. 066970 <small>"IN ACCORDANCE WITH ARTICLE 161-B OF THE NEW YORK EDUCATION LAW AND SECTION 1701 OF THE EDUCATION CODE, BY LICENSE PROFESSIONAL ENGINEER"</small>			12/31/2026 EXP. DATE
DESIGNED BY: JMT	DRAWN BY: JMT/MRO	CHECKED BY: BJM	REVIEWED BY: RJR
PROJECT No.: LVSC 2301	DATE: 10/05/2024	SCALE: AS SHOWN	

Sands New York



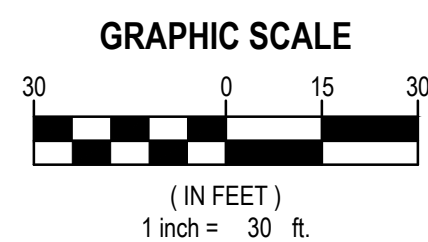
REGULATORY REVIEW

**GRADING AND
DRAINAGE PLAN -
NORTHWEST**

C 101.00



**NOTE: SEE PAGE C100.00
FOR NOTES AND LEGEND**



538 Broad Hollow Road, 4th Floor East
Melville, NY 11747
631.756.8000 • www.h2m.com

CONSULTANTS

[illegible]

R. JOEL RICHARDSON, P.E.

NY PROFESSIONAL ENGINEER Lic. No. 069970

DESIGNED BY: JMT	DRAWN BY: JMT/MRO	CHECKED BY: BJM	REVIEWED BY: RJR
PROJECT No.: LVSC 2301	DATE: 10/05/2024	SCALE: AS SHOWN	

CLIENT **Las Vegas Sands Corp.**

Sands New York



**1255 Hempstead Turnpike,
Uniondale, NY 11553**
NCTM: Sec. 44, Block F, Lots
351, 401, 402, 411, 412, & 415

CONTRACT

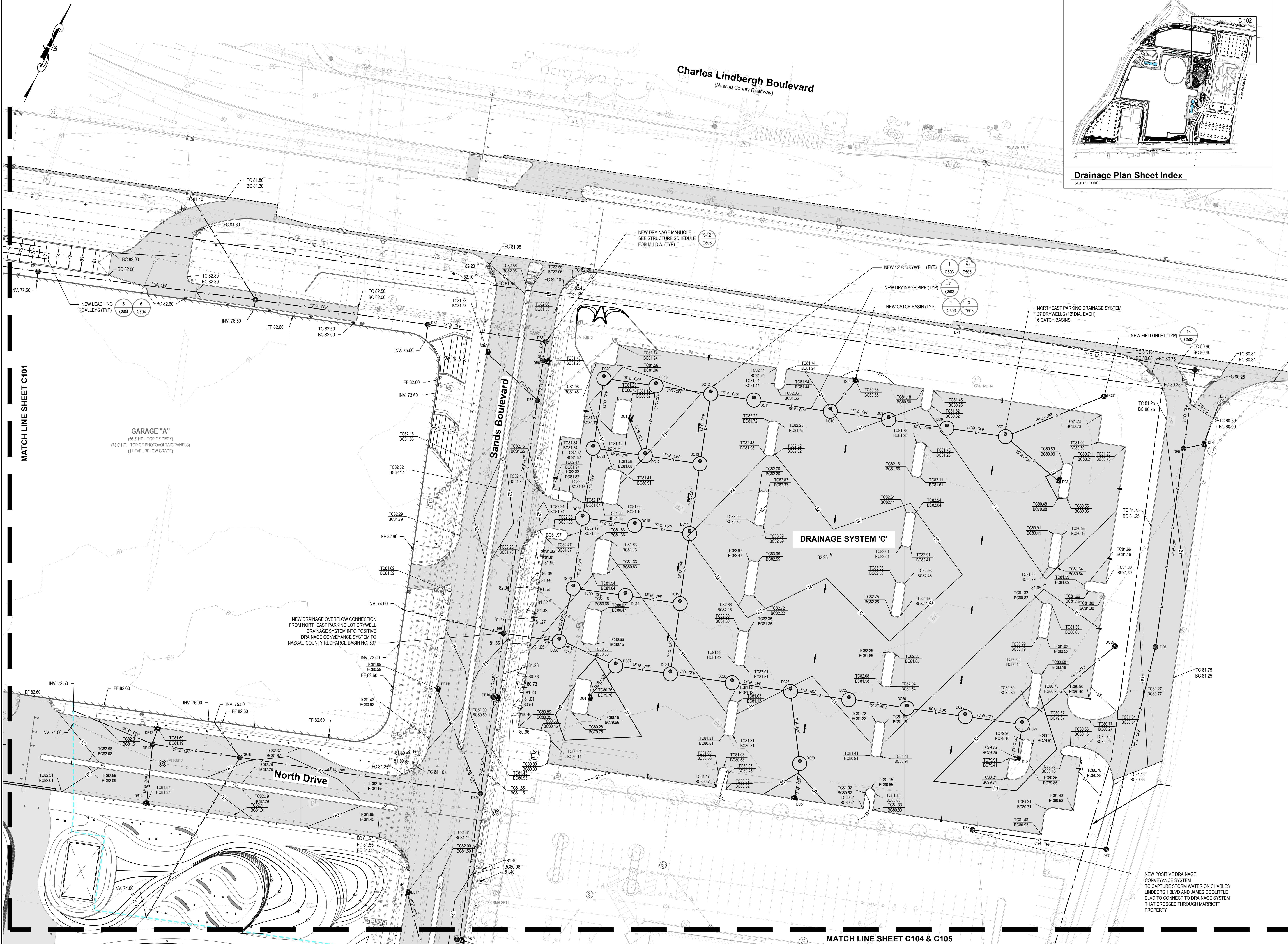
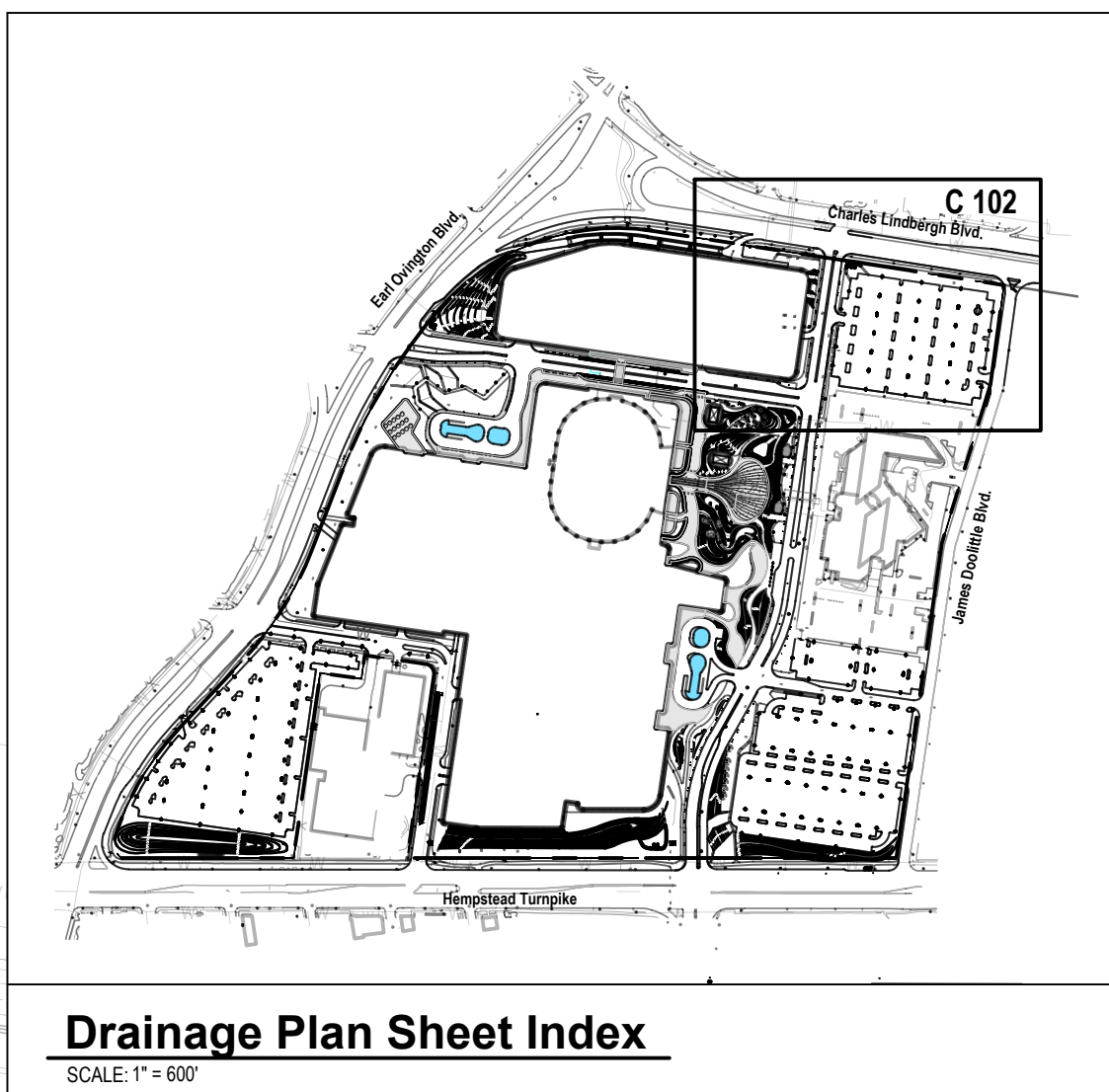
REGULATORY REVIEW

SWEET TIT

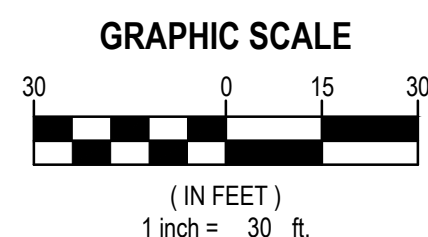
**GRADING AND
DRAINAGE PLAN -
NORTHEAST**

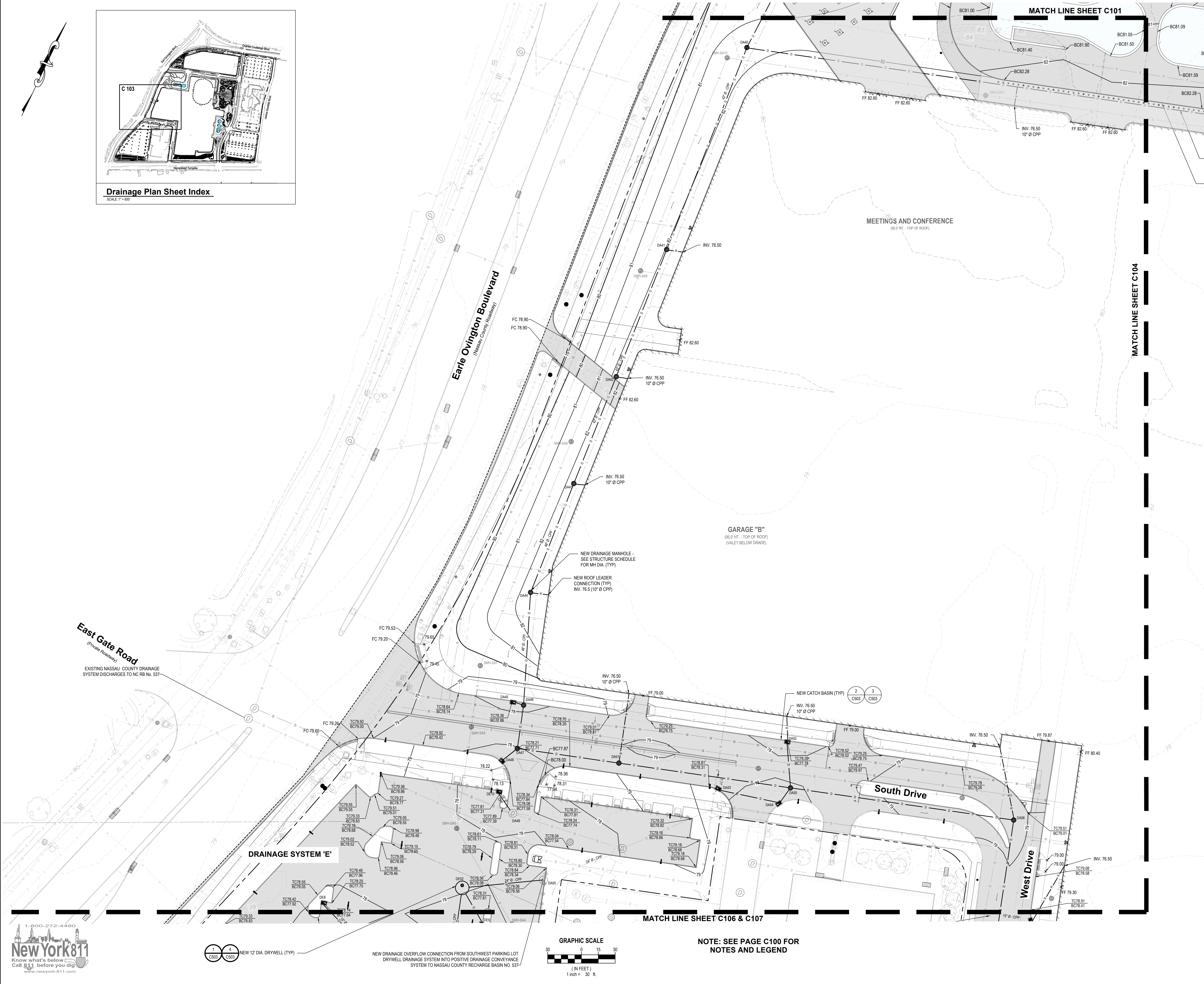
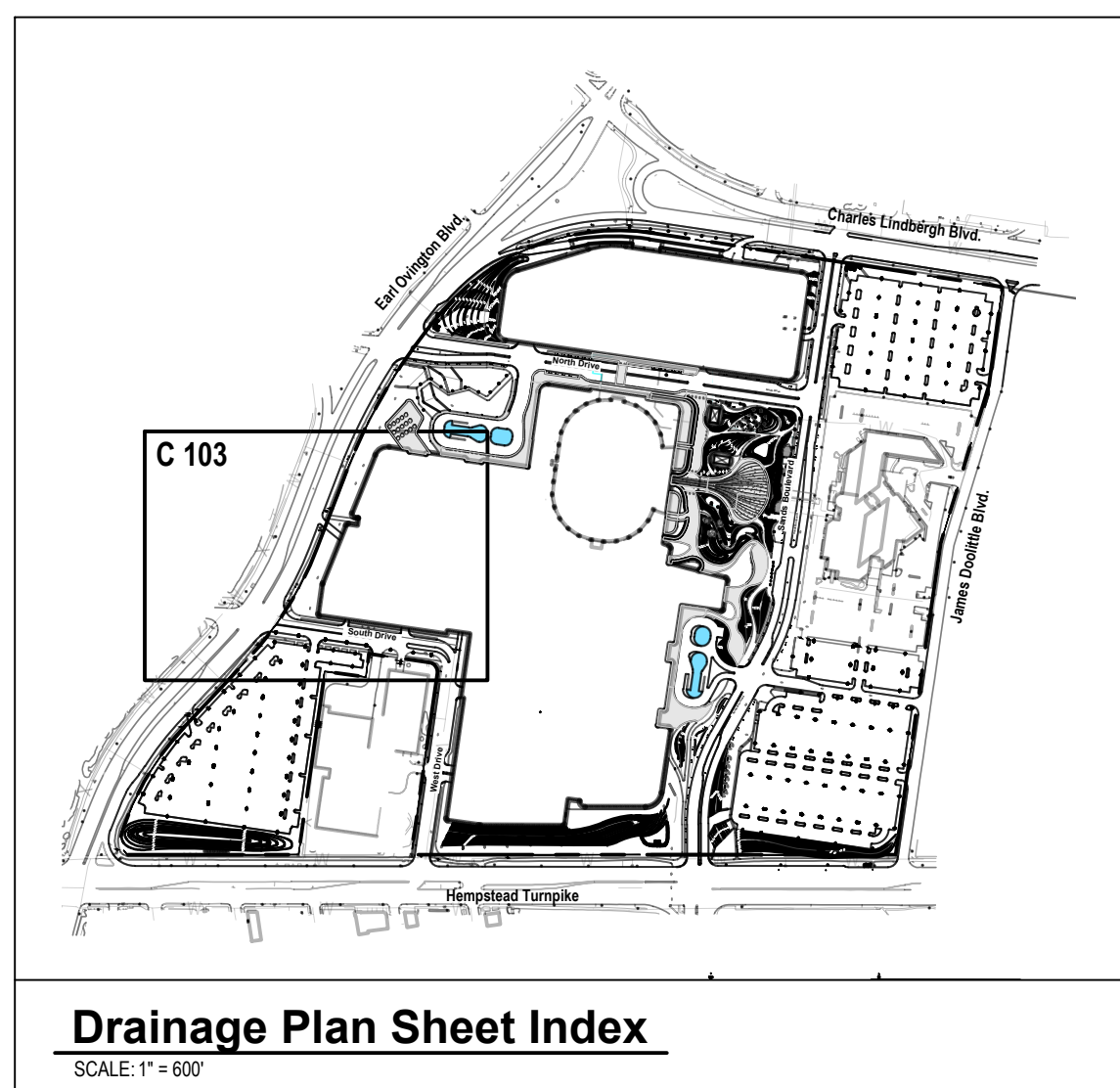
DRAWING NO.

C 102.00



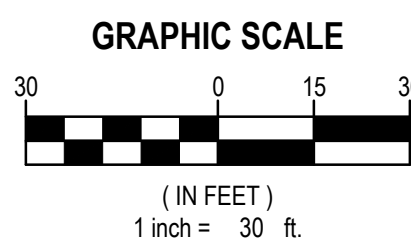
**NOTE: SEE PAGE C100 FOR
NOTES AND LEGEND**






NEW 12' DIA. DRYWELL (TYP)

NEW DRAINAGE OVERFLOW CONNECTION FROM SOUTHWEST PARKING LOT
DRYWELL DRAINAGE SYSTEM INTO POSITIVE DRAINAGE CONVEYANCE
SYSTEM TO NASSAU COUNTY RECHARGE BASIN NO. 537



**NOTE: SEE PAGE C100 FOR
NOTES AND LEGEND**



H2M
architects
+
engineers

538 Broad Hollow Road, 4th Floor East
Melville, NY 11747
631.756.8000 • www.h2m.com

CONSULTANTS

[illegible]

R. JOEL RICHARDSON, P.E.

DRAWN BY:	CHECKED BY:	REVIEWED BY:
-----------	-------------	--------------

DESIGNED BY: JMT	DRAWN BY: JMT/MRO	CHECKED BY: BJM	REVIEWED BY: RJR
PROJECT No.: LVSC 2301	DATE: 10/05/2024	SCALE: AS SHOWN	

Las Vegas Sands Corp.

Sands New York



**1255 Hempstead Turnpike,
Uniondale, NY 11553**

**NCTM: Sec. 44, Block F, Lots
351, 401, 402, 411, 412, & 415**

CONTRACT

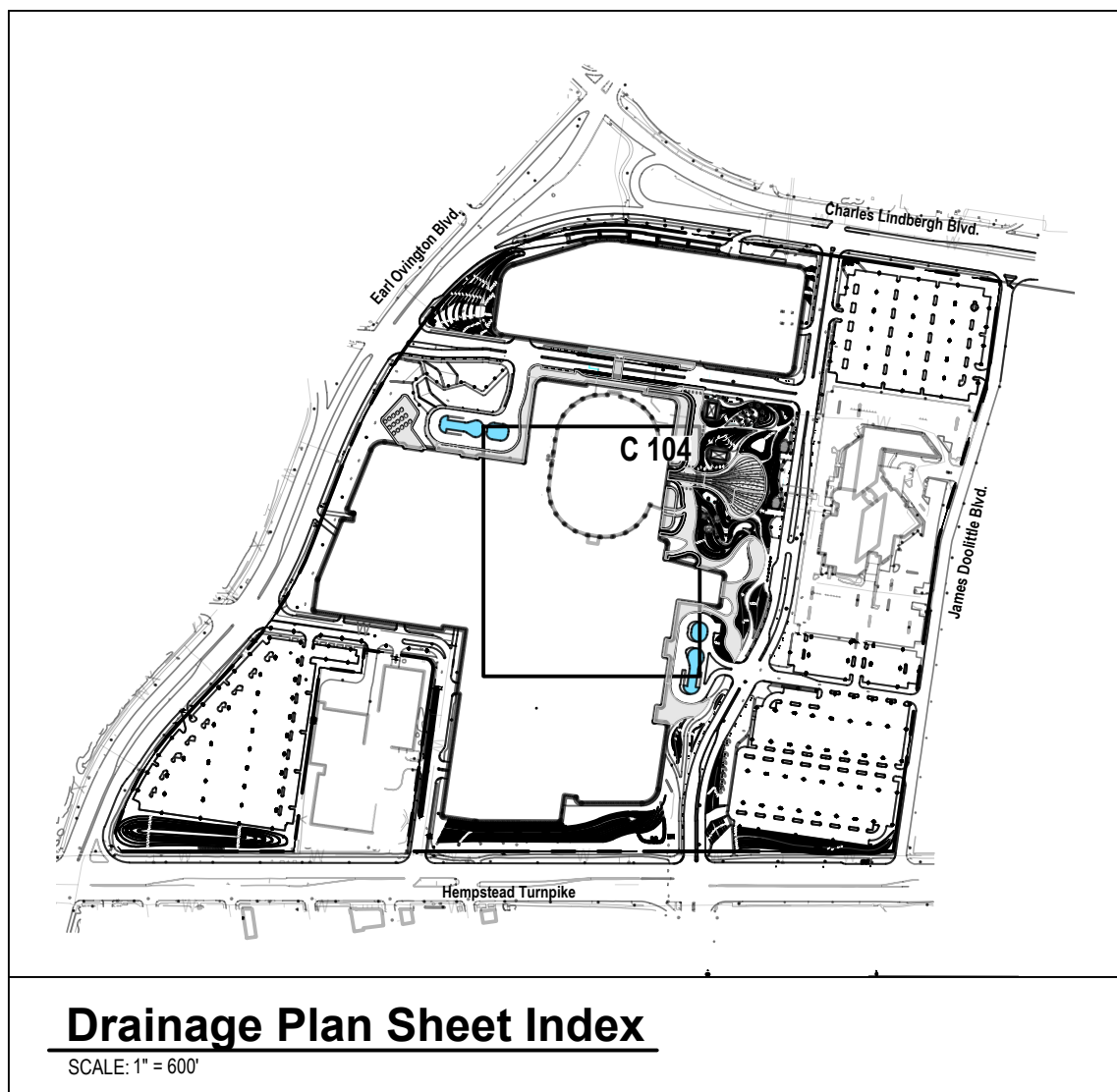
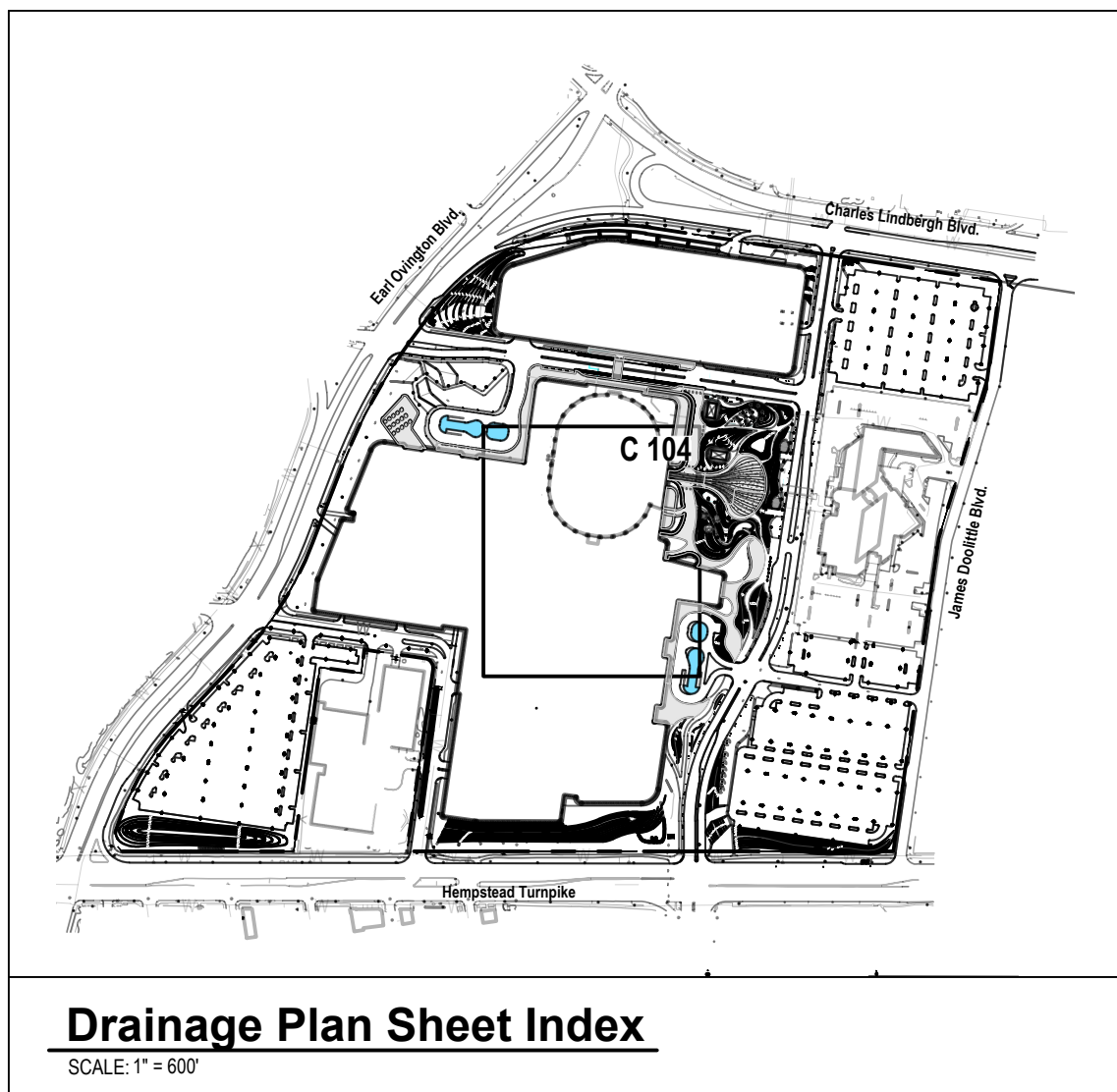
REGULATORY REVIEW

SHEET TITLE

**GRADING AND
DRAINAGE PLAN -
WEST**

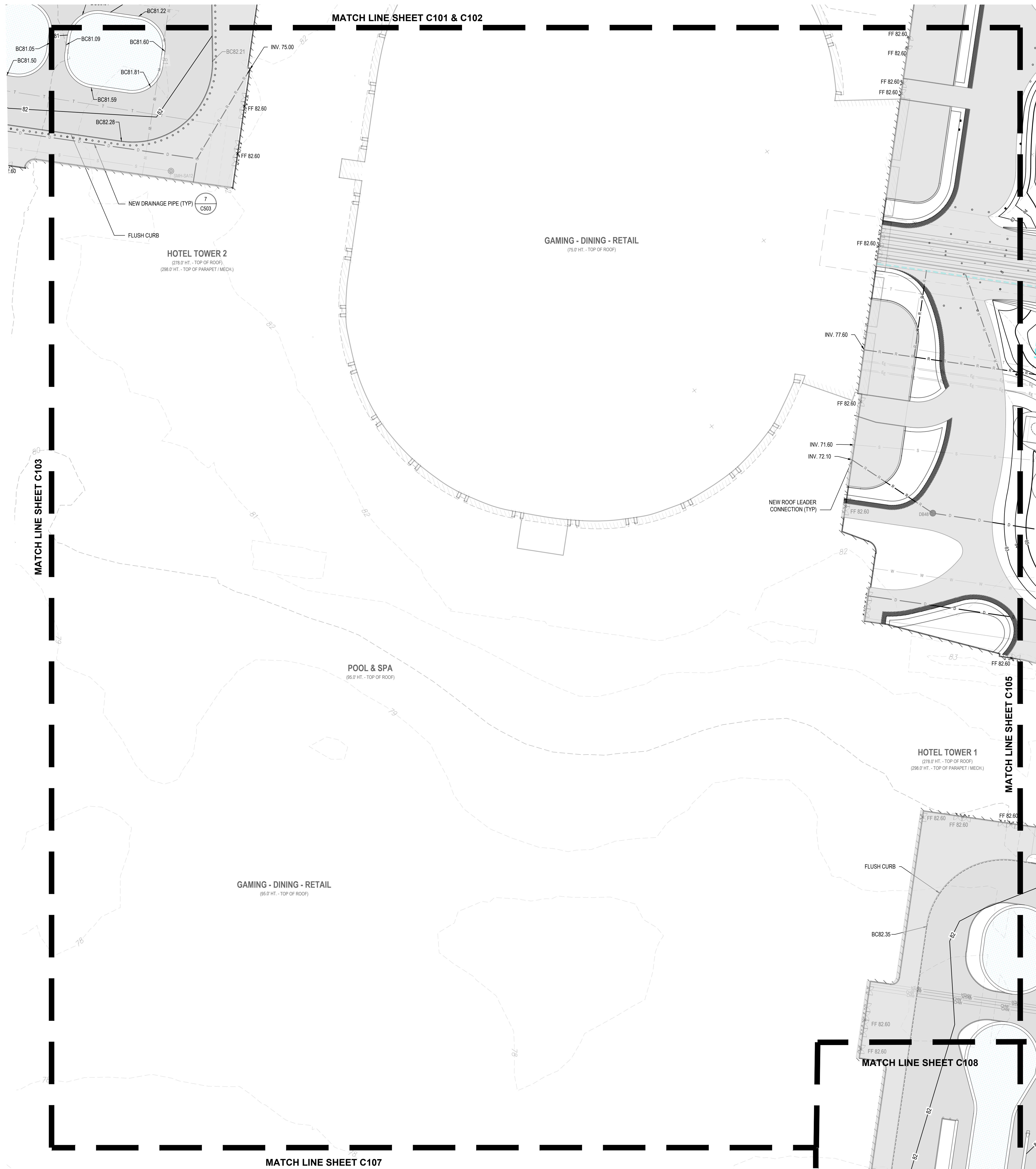
DRAWING No.

C 103.00

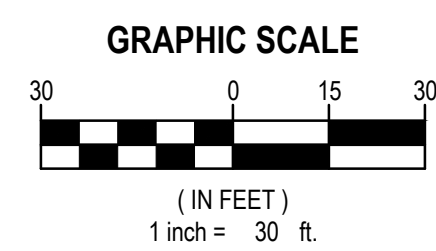


Drainage Plan Sheet Index

SCALE: 1" = 600'



**NOTE: SEE PAGE C100 FOR
NOTES AND LEGEND**



CONSULTANTS

[illegible]

R. JOEL RICHARDSON, P.E.
 NO. PROFESSIONAL ENGINEER License No. 669079

<small>BY PROFESSIONAL ENGINEERING: NC 008970 <small>*IN ACCORDANCE WITH ARTICLE 100, SECTION 100-10 OF THE CITY OF CHARLOTTE CHARTER AND THE ZONING ORDINANCE, ANY DESIGN OR CONSTRUCTION OF A PROJECT MUST BE REVIEWED AND APPROVED BY THE CITY OF CHARLOTTE PLANNING AND ZONING DEPARTMENT.</small> </small>			
DESIGNED BY: JMT	DRAWN BY: JMT/MRO	CHECKED BY: BJM	REVIEWED BY: RJR
PROJECT NO: LVSC 2301	DATE: 10/05/2024	SCALE: AS SHOWN	

CLIENT **Las Vegas Sands Corp.**

Sands New York



**1255 Hempstead Turnpike,
Uniondale, NY 11553**

**NCTM: Sec. 44, Block F, Lots
351, 401, 402, 411, 412, & 415**

CONTRACT

REGULATORY REVIEW

SHEET TITLE

GRADING AND DRAINAGE PLAN - MID

DRAWING NO.

C 104.00

XX\USC\Las Vegas Sands\USC2301 (Nassau Hue)\02-BIM-CADD\Con-Docs\civ\504 - GRADING AND DRAINAGE PLAN.dwg Last Modified: Sep 18, 2024 - 10:47am Plotted on: Sep 30, 2024 - 4:51pm By: acuchells

CONSULTANTS

[illegible]

R. JOEL RICHARDSON, P.E.
NY PROFESSIONAL ENGINEER Lic. No. 099970

DESIGNED BY: JMT	DRAWN BY: JMT/MRO	CHECKED BY: BJM	REVIEWED BY: RJR
PROJECT No.: LVSC 2301	DATE: 10/05/2024	SCALE: AS SHOWN	

CLIENT **Las Vegas Sands Corp.**

Sands New York



**1255 Hempstead Turnpike,
Uniondale, NY 11553**

**NCTM: Sec. 44, Block F, Lots
351, 401, 402, 411, 412, & 415**

CONTRACT

REGULATORY REVIEW

SHEET TITLE

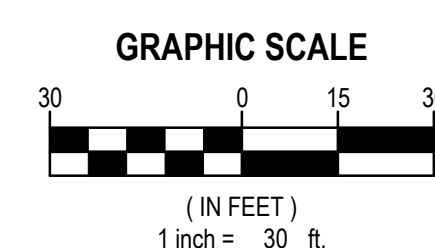
GRADING AND DRAINAGE PLAN - EAST

DRAWING No.

C 105.00



**NOTE: SEE PAGE C100 FOR
NOTES AND LEGEND**



MARK	DATE	DESCRIPTION
------	------	-------------

MATCH LINE SHEET C107

R. JOEL RICHARDSON, P.E.

NY PROFESSIONAL ENGINEER Lic. No. 0669970			
BECU MIL SECTION 1209 OF THE NYS EDUCATION LAW, VIOLATION OF THIS DOCUMENT SUBJECT BY LEASING			
DRAWN BY:	CHECKED BY:	REV:	

JMT	JMT/MRO	BJM	
-----	---------	-----	--

PROJECT No.: LVSC 2301	DATE: 10/05/2024	SCALE: AS S
---------------------------	---------------------	----------------

Las Vegas Sands Corp.

Sands New York



**1255 Hempstead Turnpike,
Uniondale, NY 11553**

**NCTM: Sec. 44, Block F, Lots
351, 401, 402, 411, 412, & 415**

CONTRACT

REGULATORY REVIEW

SHEET TITLE

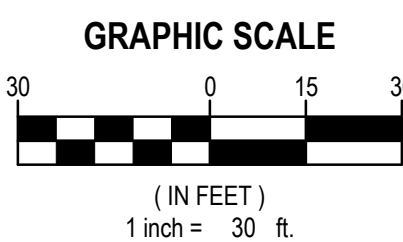
**GRADING AND
DRAINAGE PLAN -
SOUTHWEST**

DRAWING NO.

C 106.00



SCALE: 1" = 600'



**NOTE: SEE PAGE C100 FOR
NOTES AND LEGEND**



XC\\L\\VSC\\Las Vegas Sands\\L\\VSC2301 (Nassau Hue)\\02-BIM-CADD\\Con-Docs\\civil\\S04 - GRADING AND DRAINAGE PLAN.dwg Last Modified: Sep 18, 2024 - 10:47am Plotted on: Sep 30, 2024 - 4:54pm By: acucanells



CONSULTANTS

[illegible]

<div style="text-align: right;">12/31/2020 EXP. DATE</div> <div style="text-align: center;"> R. JOEL RICHARDSON, P.E. NY PROFESSIONAL ENGINEER Lic. No. 069970 <small>IN ACCORDANCE WITH ARTICLE 16, SECTION 2 OF THE EDCU, EDUCATION OF A SURVEYOR OF THIS DOCUMENT CANNOT BE LOANED PROFESSIONAL FEE/STAMP</small> </div>			
DESIGNED BY: JMT	DRAWN BY: JMT/MRO	CHECKED BY: BJM	REVIEWED BY: RJR
PROJECT No.: LVSC 2301		DATE: 10/05/2024	SCALE: AS SHOWN

CLIENT **Las Vegas Sands Corp.**

Sands New York



**1255 Hempstead Turnpike,
Uniondale, NY 11553**

**NCTM: Sec. 44, Block F, Lots
351, 401, 402, 411, 412, & 415**

CONTRACT

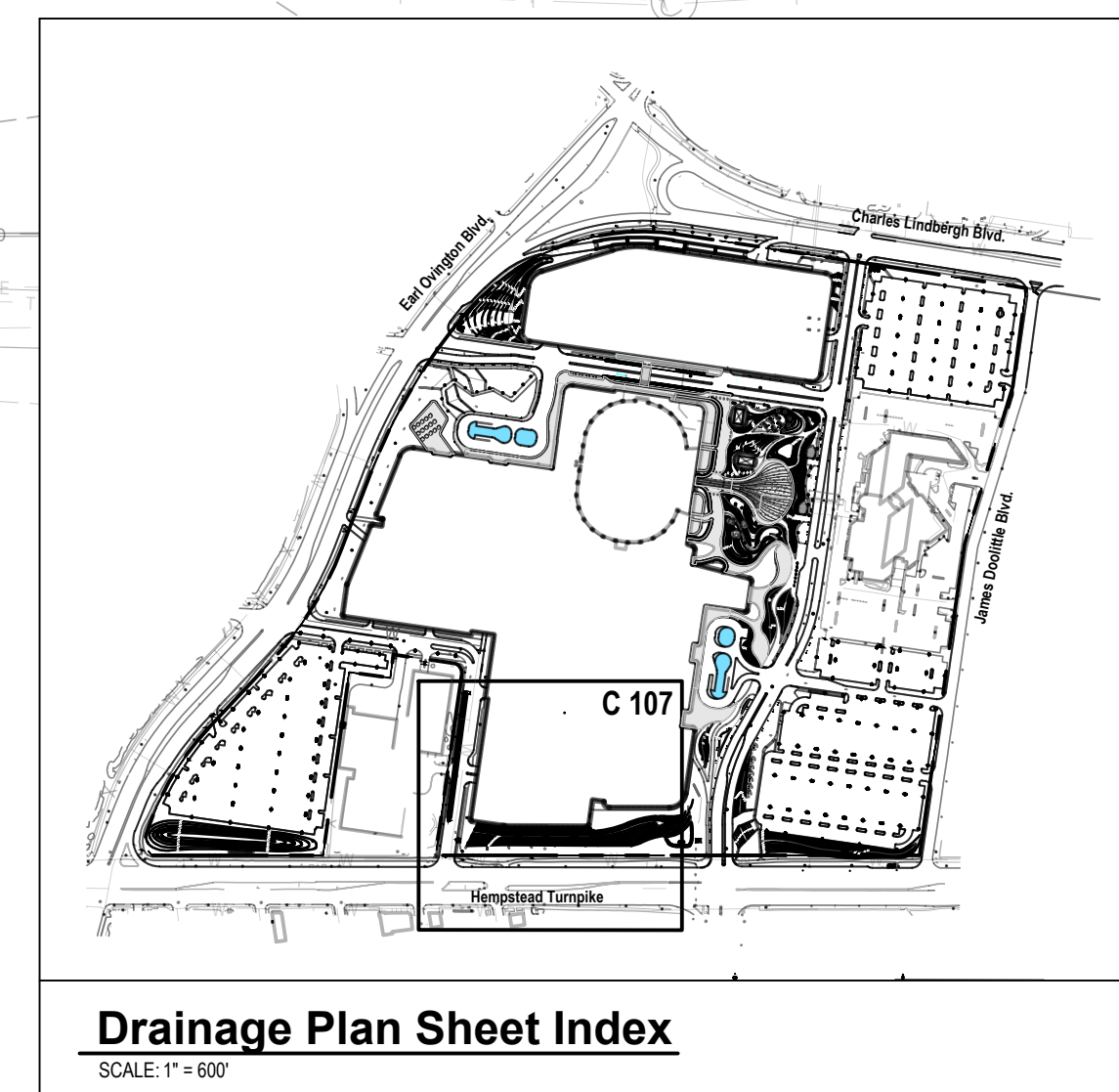
STATUS	REGULATORY REVIEW
--------	-------------------

SHEET TITLE

**GRADING AND
DRAINAGE PLAN -
SOUTH**

DRAWING No.

C 107.00



architects
+
engineers

538 Broad Hollow Road, 4th Floor East
Melville, NY 11747
631.756.8000 • www.h2m.com

CONSULTANTS:

[illegible]

R. JOEL RICHARDSON, P.E.
NY PROFESSIONAL ENGINEER Lic. No. 069970

DRAWN BY:	CHECKED BY:	REVIEWED BY:
-----------	-------------	--------------

DESIGNED BY: JMT	CHECKED BY: JMT/MRO	APPROVED BY: BJM	DATE PREPARED BY: RJR
PROJECT No.: LVSC 2301		DATE: 10/05/2024	SCALE: AS SHOWN

CLIENT
Las Vegas Sands Corp.

Sands New York



**1255 Hempstead Turnpike,
Uniondale, NY 11553**

**NCTM: Sec. 44, Block F, Lots
351, 401, 402, 411, 412, & 415**

CONTRACT

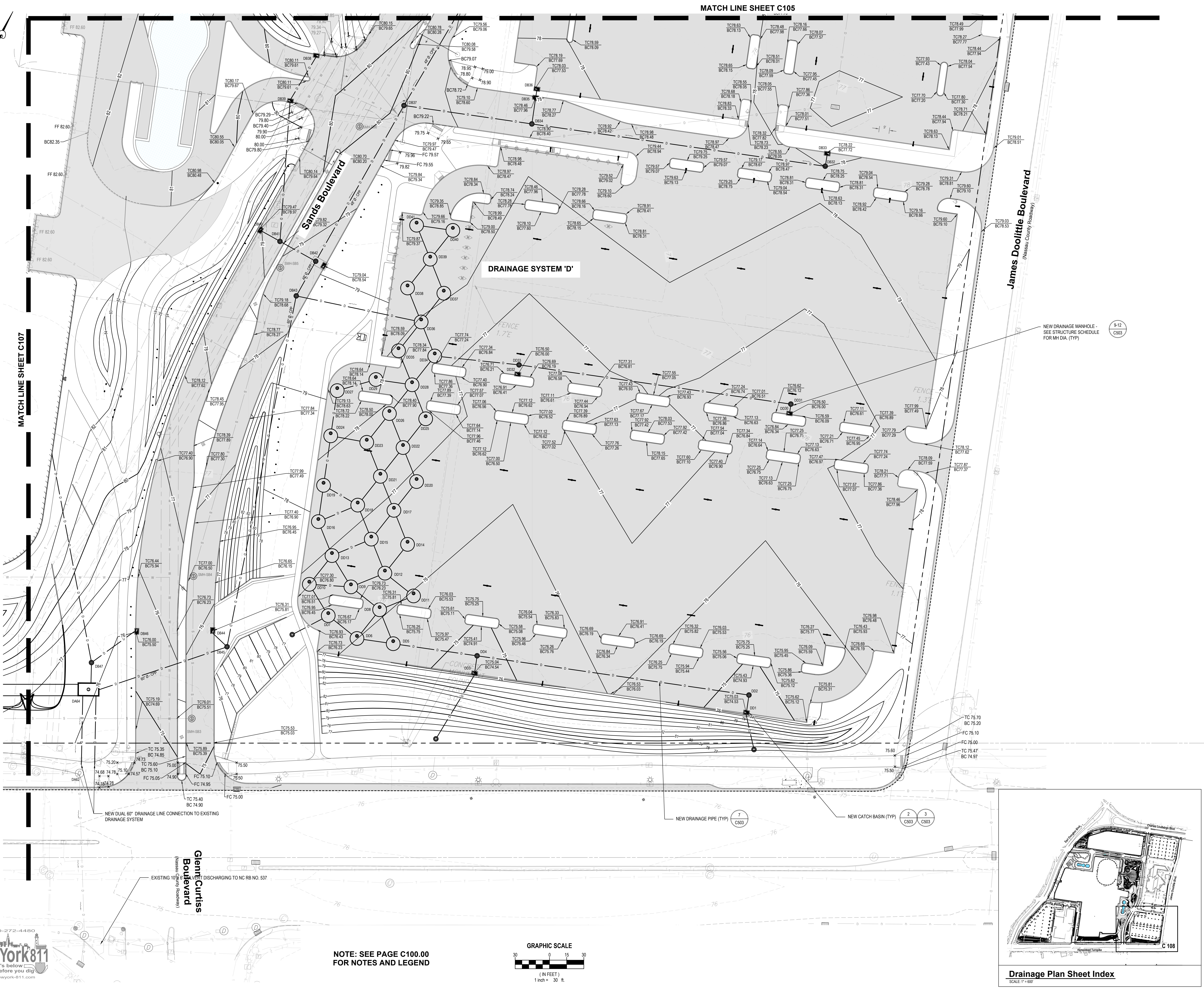
REGULATORY REVIEW

SHEET TITLE

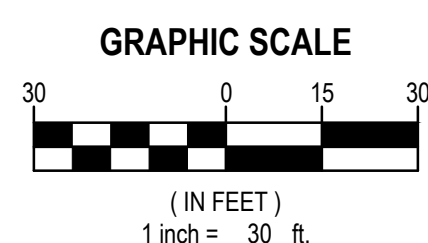
**GRADING AND
DRAINAGE PLAN -
SOUTHEAST**

DRAWING No. _____

C 108.00



**NOTE: SEE PAGE C100.00
FOR NOTES AND LEGEND**



1-800-272-4480

 **New York811**

Know what's below
Call 811 before you dig

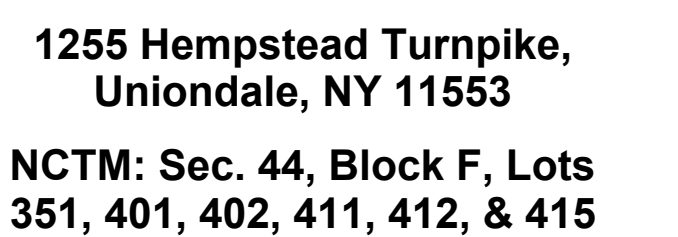
 www.newyork-811.com

Drainage Plan Sheet Index

[illegible]

CLIENT **Las Vegas Sands Corp.**

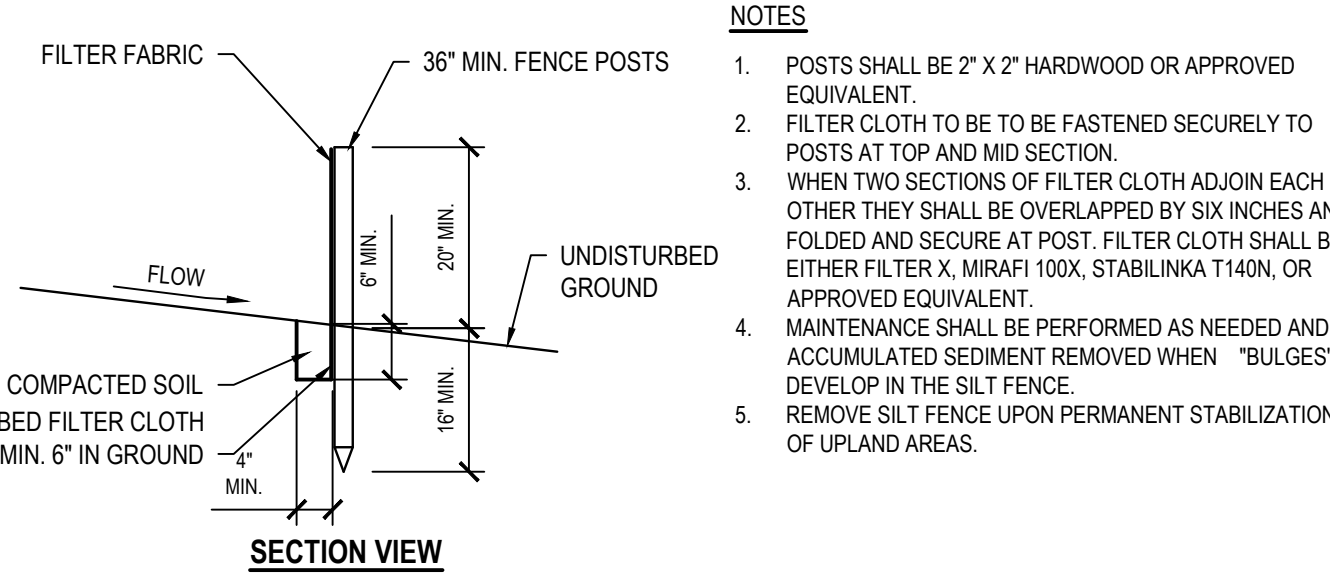
Sands New York



STATUS	REGULATORY REVIEW
--------	--------------------------

DRAWING No. **C 200.00**





SCALE: NTS 312513.13 NYDC1-U

Diagram illustrating the curb and gutter inlet installation. The diagram shows a cross-section of the curb and gutter area. The curb filter is installed in the gutter, and the filter fabric is placed over the curb and gutter inlet. The diagram labels the following components:

- INLET CASTING COMPLETELY ENCLOSED BY FILTER FABRIC
- EXTEND TUBE BEYOND C OPENINGS
- OVERFLOW GAP
- CURB AND GUTTER INLET
- LIFTING STRAPS
- CURB FILTER (OMIT ON FLUSH GRATE)

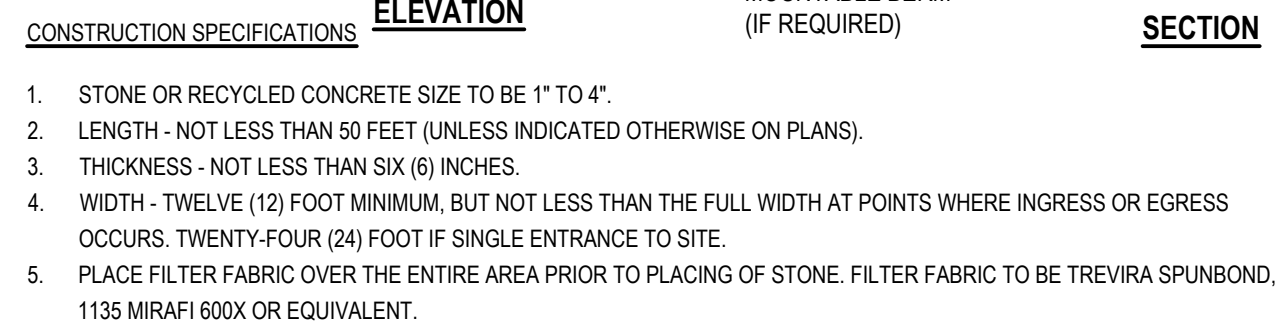
SCALE: NTS (312553.13 H2NOX1) -

INLET CASTING COMPLETELY ENCLOSED BY FILTER FABRIC

NOTES

1. REMOVE ACCUMULATED SEDIMENT AND DEBRIS AS

SCALE: NTS 312553.13 H2MX2



SCALE: NTS (312513.19 NYDC1) - U

-
- Diagram illustrating a vegetative stabilization structure. The structure is a raised, sloped area covered with vegetation (represented by small plant icons). The top surface is labeled "STABILIZE ENTIRE PILE WITH VEGETATION OR COVER". The slope is labeled "2" and "1" with the text "SLOPE OR LESS". The base of the structure is reinforced with "STRAW BALES OR SILT FENCE".

SCALE: NTS (312513.23 NYDC1) - U

- /NTS



/NTS

MARK	DATE	DESCRIPTION
------	------	-------------

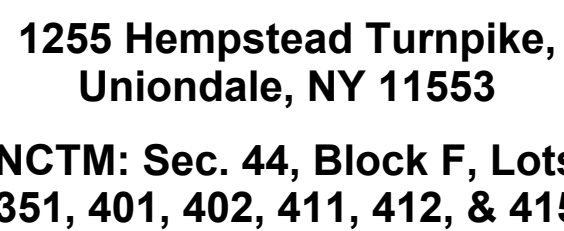
[illegible]12/31/2026
EXP. DATE

VIEWED BY:

RJR

Las Vegas Sands Corp.

Sands New York



CONTRACT

STATUS

REGULATORY REVIEW

SHEET TITLE

EROSION AND SEDIMENT CONTROL DETAILS

DRAWING NO.

C 505.00

CODE	PLANT NAME	COMMON NAME	TYPE	NATIVE	SPACING	QTY	IMAGE	MATURE HEIGHT (FT)	MATURE SPREAD (FT)	NURSERY HEIGHT SIZE SMALL (FT)	NURSERY HEIGHT SIZE MEDIUM (FT)	NURSERY HEIGHT SIZE LARGE (FT)
TREES - CONIFERS												
Co	CHAMAECYPARIS OBTUSA 'MAGNIFICA'	MAGNIFICA HINOKI CYPRESS	EVERGREEN	YES	SEE PLANTING PLAN	28		50	20	6	13	20
Jc	JUNIPERUS CHINESIS 'TORULOSA'	HOLLYWOOD JUNIPER	EVERGREEN	NO	SEE PLANTING PLAN	34		25	15	6	10	15
MI	METASEQUOIA GLYPTOSTROBOIDES	METASEQUOIA	EVERGREEN	NO	SEE PLANTING PLAN	17		90	20	6	14	25
Ph	PINUS HELDREICHII	BOSNIAN PINE	EVERGREEN	YES	SEE PLANTING PLAN	59		30	15	6	12	15
Pr	PINUS RIGIDA	PITCH PINE	EVERGREEN	YES	SEE PLANTING PLAN	98		70	30	7	14	25
Ps	PINUS STROBUS	WHITE PINE	EVERGREEN	YES	SEE PLANTING PLAN	116		80	30	6	13	20
To	THUJA OCCIDENTALIS NIGRA	ARBORVITAE	EVERGREEN	YES	SEE PLANTING PLAN	40		40	15	6	12	18
TREES - CANOPY												
Ar	ACER RUBRUM	RED MAPLE	DECIDUOUS	YES	SEE PLANTING PLAN	87		70	40	6	13	22
Mg	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	EVERGREEN	NO	SEE PLANTING PLAN	24		80	40	6	15	24
QuR	QUERCUS RUBRA	RED OAK	DECIDUOUS	YES	SEE PLANTING PLAN	95		70	60	6	14	22
QuB	QUERCUS BICOLOR	SWAMP WHITE OAK	DECIDUOUS	YES	SEE PLANTING PLAN	181		60	55	6	13	20
QuP	QUERCUS PALUSTRIS	PIN OAK	DECIDUOUS	NO	SEE PLANTING PLAN	151		70	50	6	15	25
TREES - UNDERSTORY AND MULTI-STEM												
Ag	AMELANCHIER X GRANDIFLORA	SERVICE BERRY	DECIDUOUS	YES	SEE PLANTING PLAN	87		30	20	6	13	20
Bp	BETULA POPULIFOLIA 'WHITESPIRE'	GRAY BIRCH	DECIDUOUS	YES	SEE PLANTING PLAN	153		40	15	6	12	15
Cc	CERCIS CANADENSIS	EASTERN REDBUD	DECIDUOUS	YES	SEE PLANTING PLAN	37		30	30	6	12	15
Pe	PRUNUS SEROTINA	WILD BLACK CHERRY	DECIDUOUS	YES	SEE PLANTING PLAN	31		70	45	6	14	24

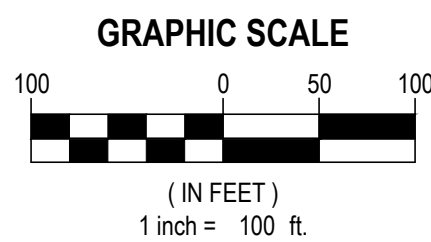
PLANT NAME	COMMON NAME	HEIGHT (FT)	NATIVE	TYPE	IMAGE
MIX A - MEADOW MIX					
ASCLEPIAS TUBEROSA	BUTTERFLY WEED	1 - 2	YES	GROUND COVER	
CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	0.5 - 1	YES	GROUND COVER	
DESCHAMPSIA FLEXUOSA	CRINKLED HAIRGRASS	2 - 3	YES	GROUND COVER	
CORNUS SANGUINEA 'MIDWINTER FIRE'	BLOODTWIG DOGWOOD	5 - 6	NO	SHRUB	
ECHINACEA PALLIDA	PALE PURPLE CONEFLOWER	2 - 3	YES	GROUND COVER	
LIATRIS ASPERA	ROUGH BLAZING STAR	1 - 3	YES	GROUND COVER	
LIATRIS PYCNOSTACHYA	PRAIRIE BLAZING STAR	2 - 5	NO	GROUND COVER	
PARTHENOCISSUS CORDIFOLIUM	VIRGINIA CREEPER	-	NO	GROUND COVER	
PENSTEMON DIGITALIS	BEARDTONGUE	3 - 5	NO	GROUND COVER	
SOLIDAGO JUNCEA	EARLY GOLDENROD	2 - 4	YES	GROUND COVER	
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 - 2	YES	GROUND COVER	
SPOROBOLUS HETEROLEPSIS	NORTHERN PRAIRIE DROPSEED	2 - 3	YES	GROUND COVER	
SYMPHYOTRICHUM CORDIFOLIUM	BLUE-WOOD ASTER	2 - 5	YES	GROUND COVER	
MIX B - STREET MEDIAN					
ALLIUM CERNUUM	NODDING ONION	1 - 1.5	YES	GROUND COVER	
ALLIUM MOLY	GOLDEN GARLIC	1 - 1.5	YES	GROUND COVER	
RHUS AROMATICA 'GRO LOW'	FRAGRANT SUMAC	1.5 - 2	YES	SHRUB	
MIX C - HEDGE					
ILEX GLABRA	APPALACHIAN TEA	5 - 8	YES	SHRUB	
MIX D - STREETScape AND PARKING LOT					
ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	0.5 - 1	YES	SHRUB	
ASCLEPIAS TUBEROSA	BUTTERFLY WEED	1 - 2	YES	GROUND COVER	
CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	-	YES	GROUND COVER	
CORNUS SANGUINEA 'MIDWINTER FIRE'	BLOODTWIG DOGWOOD	5 - 6	NO	SHRUB	
ECHINACEA PALLIDA	PALE PURPLE CONEFLOWER	2 - 3	YES	GROUND COVER	
PENSTEMON DIGITALIS	BEARDTONGUE	3 - 5	NO	GROUND COVER	
RHUS AROMATICA 'GRO LOW'	FRAGRANT SUMAC	1.5 - 2	YES	SHRUB	
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 - 2	YES	GROUND COVER	
SPOROBOLUS HETEROLEPSIS	NORTHERN PRAIRIE DROPSEED	2 - 3	YES	GROUND COVER	
SYMPHYOTRICHUM CORDIFOLIUM	BLUE-WOOD ASTER	2 - 5	YES	GROUND COVER	
TIARELLA CORDIFOLIA	FOAM FLOWER	1-2	YES	GROUND COVER	
MIX E - NO MOW FESCUE					
'NO MOW'	'NO MOW' FESCUE MIX	-	NO	GROUND COVER	
MIX F - SHADED PLANTERS					
AQUILEGIA CANADENSIS	RED COLUMBINE	2.5	YES	GROUND COVER	
TIARELLA CORDIFOLIA	FOAM FLOWER	1-2	YES	GROUND COVER	

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

[illegible]

	Property Line
	Building Reference to Architecture
	Structure Below
	Building Overhang
	Lawn Area Total: 112,285 SF.
	Planting Mix A Meadow Area Total: 207,374 SF.
	Planting Mix B Street Median Area Total: 23,415 SF.
	Planting Mix C Hedge Area Total: 7,828 SF.
	Planting Mix D Streetscape + Parking Lots Area Total: 236,755 SF.
	Planting Mix E 'No Mow' fescue Area Total: 287,112 SF.
	Planting Mix F Shaded Planters Area Total: 10,761 SF.
	Conifer Tree
	Multi-Stem Tree
	Deciduous Tree
	Existing Tree to Remain

1. SEE SHEET L-601 & L-602 FOR PLANTING DETAILS.
2. REFER TO L-400 FOR TREE, SHRUB AND GROUNDCOVER SCHEDULE
3. APPROXIMATE EXTENT OF ROOTBALL. DO NOT PLANT DIRECTLY ON ROOTBALL.
4. ALIGN AND SPACE ALL PLANTS PRECISELY, AS SHOWN.
5. ALLOW FOR LANDSCAPE ARCHITECTS REVIEW OF PRELIMINARY PLANT LAYOUT IN ALL MIXED BEDS BEFORE FINAL PLANTING. LANDSCAPE ARCHITECT MAY MAKE ADJUSTMENTS TO PLANT SPACING AND PLACEMENT IN FIELD.
6. RELOCATE THE MAJORITY OF EX. TREES, CONDITION TO BE REVIEW BY LOCAL PLANTING CONSULTANT.



A simple compass rose with a circle and a line pointing towards the top, labeled "NORTH".

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

POPULOUS®

Architecture - Interior Design - Landscape Design
Brand Activation - Wayfinding - Product Design
Event - Urban Design - Populous Design Build

ARCHITECTURE

POPULOUS
601 WEST 26TH STREET, SUITE 601
NEW YORK, NY 10001
917.261.3428

LANDSCAPE
MARTHA SCHWARTZ PARTNERS

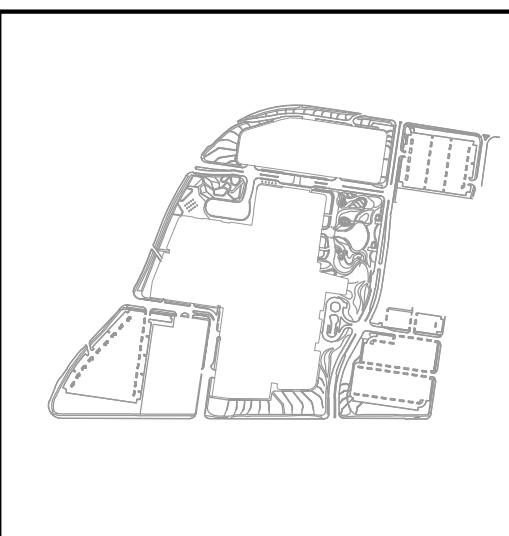
MARTHA SCHWARTZ PARTNERS
233 BROADWAY, 16TH FLOOR
NEW YORK, NY 10279
718.941.2005

LIGHTING

TILLOTSON DESIGN
40 WORTH ST RM 703
NEW YORK, NY 10013
212.675.7780

CIVIL

H2M
538 BROADHOLLOW RD
MELVILLE, NY 11747
631.756.8000

[illegible]

SANDS NEW YORK

1255 Hempstead Turnpike Uniondale, New York 11553

ISSUED NAME

ISSUED DATE

ISSUED BY

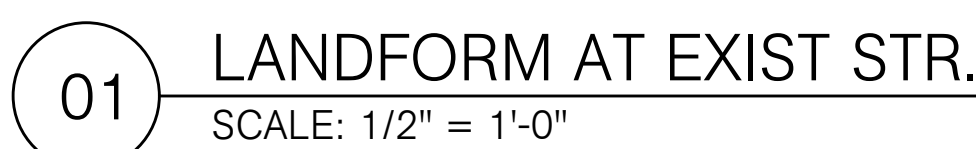
PROJECT NUMBER:

PAPER SIZE

OVERALL PLANTING PLAN

SHEET NUMBER

L-401



Copyright 2023 © **POPULO**

[illegible]

SANDS NEW YORK

1255 Hempstead Turnpike, Uniondale New York, 1155

ISSUED NAME

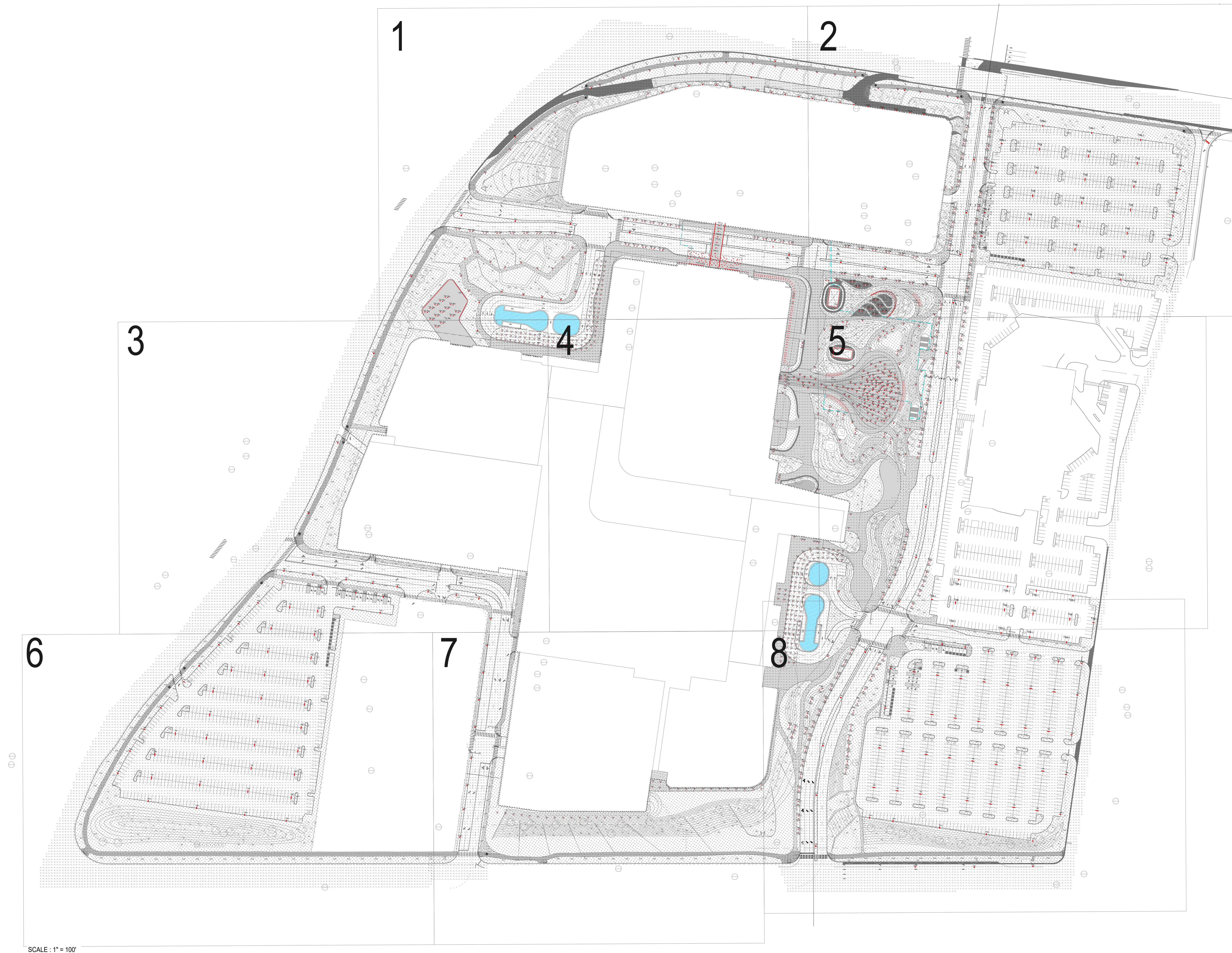
ISSUED DATE	ISSUED BY
10/05/2024	POPULOUS
PROJECT NUMBER	PAPER SIZE
23.5757.01	E1

SHEET NAME

**OVERALL LIGHTING
PLAN**

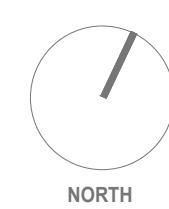
SHEET NUMBER

LC - 00



Luminaire Schedule						
Symbol	Type	Kelvin	Wattage	Lumens	Mounting	
■	TKA	3000K	600 ea	27024	40'	POLE
■	TXB	3000K	108 ea	10690	24'	POLE
■	TXB-1	3000K	54 ea	5346	24'	POLE
■	TXC	3000K	12 ea	423	30'	BOLLARD
■	TXD	3000K	7.7 ea	189	INGROUND TRAIL UPLIGHT	
■	TXE	3000K	9 ea	726	RECESSED CEILING ACCENT LIGHT	
■	TXG	3000K	5.2 ea	245	STAKE MOUNTED TAPE LIGHT	
■	TXH	3000K	7 ea	467	STAKE MOUNTED TRAIL UPLIGHT	
■	TXI	3000K	1.5 ea	7316	30'	POLE
■	TXJ	3000K	1.5 ea	531	STAKE MOUNTED FLOOD LIGHT	

Luminaire Schedule						
Symbol	Type	Kelvin	Wattage	Lumens	Mounting	
•	TKX-1	3000K	88 ea	14632	40" Poles	DOWN LIGHT
•	TKX	3000K	6 ea	130	RECESSED	
—	TKN, TKX-1	3000K	3.1 in.ft	10	SURFACE MOUNTED TAPE LIGHT	
•	TKR	3000K	5 ea	48	INGROUND UPLIGHT	
•	TKQ	2700K	6 ea	332	SURFACE MOUNTED LANTERN	
•	TKR	3000K	11 ea	950	RECESSED CEILING ACCENTLIGHT	
•	TKS	3000K	16 ea	2160	SURFACE MOUNTED ACCENTLIGHT	
•	TKQ	3000K	12 in.ft	22	LINEAR GRABER	
•	PEB	8000K	1000	10926	EXISTING POLES TO REMAIN	



Luminaire Schedule						
Symbol	Type	Kelvin	Wattage	Lumens	Mounting	
•	TXA	3000K	600	ea	27024	40" POLE
—	TXB	3000K	100	ea	10690	24" POLE
—	TXB-1	3000K	54	ea	5346	24" POLE
•	TXC	3000K	12	ea	423	30" BOLLARD
—	TXD	3000K	7.7	ea	829	TRIANGULAR FRET UPLIGHT
•	TXF	3000K	9	ea	726	RECESSED CEILING ACCENTLIGHT
—	TXG	3000K	5.2	ea	245	SURFACE MOUNTED TAPE LIGHT
•	TXH	3000K	7	ea	467	SURFACE MOUNTED TUBE UPLIGHT
—	TXI	3000K	4.4	ea	7316	30" POLE
•	TXJ	3000K	7.5	ea	581	SURFACE MOUNTED FLOOD LIGHT

Luminaire Schedule						
Symbol	Type	Kelvin	Wattage	Lumens	Mounting	
•	TXM-1	3000K	88	ea	14322	40" POLE
•	TXM	3000K	6	ea	330	RECESSED CEILING DOWNLIGHT
—	TXN, TXN-1, TXM-2	3000K	3.1	ln.ft.	100	SURFACE MOUNTED TAPE LIGHT
•	TX2	3000K	5	ea	48	IMBEDDED UPLIGHT
•	TX2	2700K	6	ln.ft.	332	SURFACE MOUNTED LINEAR
•	TXR	3000K	11	ea	950	RECESSED CEILING ACCENTLIGHT
•	TX3	3000K	16	ea	2160	SURFACE MOUNTED ACCENTLIGHT
•	TX3	3000K	2	ln.ft.	17	LINEAR GRABER
•	EPR	3000K	85	ea	10828	EXISTING POLES TO REMAIN

Calculation Summary				
Label	Units	Avg	Max	Min
NORTH DRIVE	Fc	1.33	11.0	0.0
NORTH WEST DROP OFF	Fc	2.16	17.9	0.1
NORTH WEST DROPOFF PATHWAY A	Fc	0.24	4.0	0.0
NORTH WEST PATHWAY	Fc	0.63	3.8	0.0
PATHWAY 3	Fc	0.03	0.6	0.0
REFUELING DRIVE WAY	Fc	0.51	3.3	0.1

Architecture - Interior Design - Landscape Design
Brand Activation - Wayfinding - Product Design
Event - Urban Design - Populous Design Build

ARCHITECTURE
POPULOUS
601 WEST 26TH STREET, SUITE 601
NEW YORK, NY 10001
917.261.3426

LANDSCAPE
MARTHA SCHWARTZ PARTNERS
233 BROADWAY, 16TH FLOOR
NEW YORK, NY 10279
718.941.2005

LIGHTING
TILLOTSON DESIGN
40 WORTH ST RM 703
NEW YORK, NY 10013
212.675.7780

CIVIL
H2M
538 BROADHOLLOW RD
MELVILLE, NY 11747
631.756.8000

CIVIL - SEQRA
VHB
100 MOTOR PARKWAY, SUITE 350
HAUPPAUGE, NY 11788

CIVIL
RM ENGINEERING
50 ELM STREET
HUNTINGTON, NY 11743
631.271.0576

SUSTAINABILITY
TRANSSOLAR INC.
220 EAST 23RD STREET, SUITE 403
NEW YORK, NY 10010
212.219.2255

[illegible]

SANDS NEW YORK

1255 Hempstead Turnpike, Uniondale New York, 11553

ISSUED NAME

ISSUED DATE	ISSUED BY
10/05/2024	POPULOUS

PROJECT NUMBER	PAPER SIZE
23.5757.01	E1

PHOTOMETRIC LIGHTING PLAN

LC - 01

Architecture - Interior Design - Landscape Design
Brand Activation - Wayfinding - Product Design
Event - Urban Design - Populous Design Build

LANDSCAPE
MARTHA SCHWARTZ PARTNERS
233 BROADWAY, 16TH FLOOR
NEW YORK, NY 10279
718.941.2005

CIVIL
H2M
538 BROADHOLLOW RD
MELVILLE, NY 11747
631.756.8000

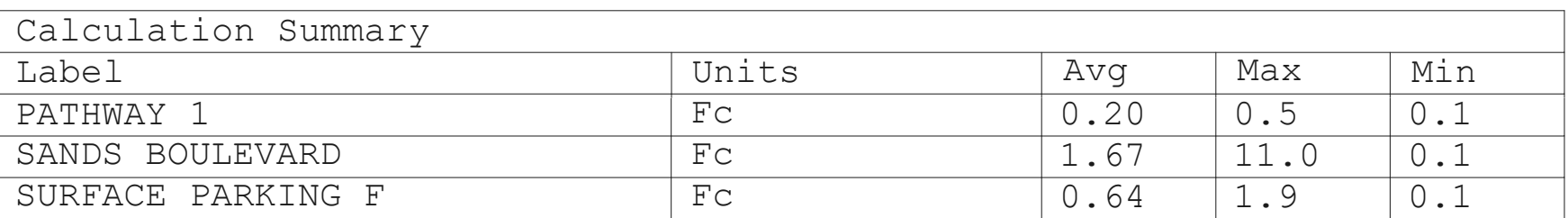
CIVIL
RM ENGINEERING
50 ELM STREET
HUNTINGTON, NY 11743
516-541-3333

ISSUED NAME

PROJECT NUMBER	PAPER SIZE
23.5757.01	E1
SHEET NAME	



Luminaire Schedule						
Symbol	Type	Kelvin	Wattage	Lumens	Mounting	
•	TYK-1	3000K	88 ea	14632	40' POLE	
•	TXM	3000K	6 ea	330	RECESSED CEILING DOWNLIGHT	
—	TXN, TXN-1, TXM-2	3000K	3.1 in.ft.	10	SURFACE MOUNTED TAPE LIGHT	
•	TXP	3000K	5 ea	48	INGROUND UPLIGHT	
•	TXQ	2700K	6 in.ft.	332	SURFACE MOUNTED LINER	
•	TXR	3000K	11 ea	950	RECESSED CEILING ACCENTLIGHT	
•	TXS	3000K	16 ea	2160	SURFACE MOUNTED ACCENTLIGHT	
•	TXV	3000K	12 ea	1200	LINEAR GRABER	
•	EPR	3000K	85 ea	10828	EXISTING POLES TO REMAIN	



LC - 04

[illegible]

SANDS NEW YORK

4255 Hamstead Turnpike, Holmdel, New York 04551

ISSUED DATE	ISSUED BY
-------------	-----------

10/05/2024 BORBULOS

10/05/2024 POPULOUS

PROJECT NUMBER	PAPER SIZE
----------------	------------

SHEET NAME

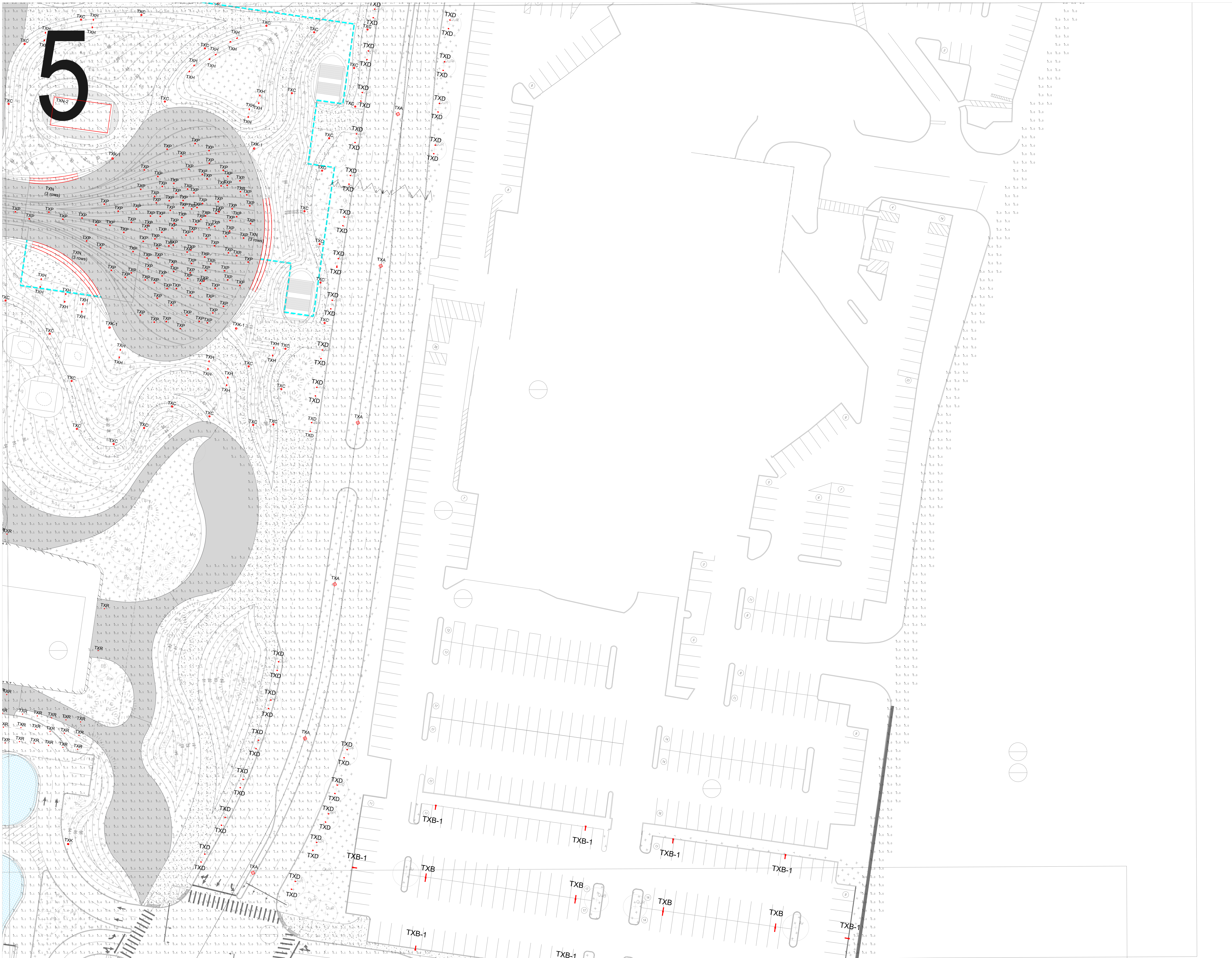
PHOTOMETRIC

PHOTOMETRIC

SHEET NUMBER

LC-05

LC - 03



Luminaire Schedule					
Symbol	Type	Kelvin	Wattage	Lumens	Mounting
•	TXA	3000K	600 ea	27024	40" POLE
—	TXB	3000K	108 ea	10690	24" POLE
—	TXB-1	3000K	54 ea	5346	24" POLE
•	TKC	3000K	12 ea	423	3" BOLLARD
•	TKD	3000K	5.2 ea	189	INGROUND FTR UP/LIGHT
•	TKF	3000K	9 ea	126	RECESSED CEILING ACCENT/LIGHT
—	TKG	3000K	5 ea	245	SURFACE MOUNTED TAPE LIGHT
•	TKR	3000K	7 ea	467	TAPE MOUNTED FTR UP/LIGHT
•	TKX	3000K	4.4 ea	7316	40" POLE
•	TKY	3000K	7.5 ea	531	SURFACE MOUNTED FLOOD LIGHT

Luminaire Schedule						
Symbol	Type	Kelvin	Wattage	Lumens	Mounting	
-	TXN-1	3000K	88	ea	1432	40" POLE
-	TXM	3000K	6	ea	330	RECESSED CEILING DOWNLIGHT
-	TXN, TXN-1, TXM-2	3000K	3.1	ln.ft.	100	SURFACE MOUNTED TAPE LIGHT
-	TXE	3000K	5	ea	48	INDGROUND UPLIGHT
-	TXQ	2700K	6	ln.ft.	332	SURFACE MOUNTED LINEAR
-	TXR	3000K	11	ea	950	RECESSED CEILING ACCENTLIGHT
-	TXS	3000K	16	ea	2160	SURFACE MOUNTED ACCENTLIGHT
-	TXZ	3000K	12	ln.ft.	100	LINEAR GRAZER
-	EFR	3000K	85	ea	10828	EXISTING POLES TO REMAIN

Calculation Summary				
Label	Units	Avg	Max	Min
CENTRAL PLAZA	Fc	0.44	5.1	0.0
EAST ENTRY DROP OFF	Fc	2.37	12.9	0.1
PLAZA PATHWAY A	Fc	0.99	7.0	0.2
PLAZA PATHWAY B	Fc	0.32	5.2	0.0
PLAZA PATHWAY C	Fc	0.61	6.0	0.1
SANDS BOULEVARD	Fc	2.13	19.7	0.2
SOUTH PATHWAY	Fc	0.69	11.9	0.0



Luminaire Schedule						
Symbol	Type	Kelvin	Wattage	Lumens	Mounting	
•	TYK-1	3000K	88	ea 14632	40" POLE	
•	TYM	3000K	6	ea 330	RECESSED CEILING DOWNLIGHT	
—	TKN, TXN-1, TXM-2	3000K	3.1	ln.ft. 10	SURFACE MOUNTED TAPE LIGHT	
•	TXP	3000K	5	ea 48	INGROUND UPLIGHT	
•	TXQ	2700K	6	ln.ft. 332	SURFACE MOUNTED LINEAR	
•	TXR	3000K	11	ea 950	RECESSED CEILING ACCENTLIGHT	
•	TXS	3000K	16	ea 2160	SURFACE MOUNTED ACCENTLIGHT	
•	TXZ	3000K	13	ln.ft. 723	LINEAR GRABER	
•	EPR	3000K	85	ea 10828	EXISTING POLES TO REMAIN	

lc

[illegible]

SANDS NEW YORK

SANDS NEW YORK

1255 Hempstead Turnpike, Uniondale New York, 11553

ISSUED NAME

ISSUED DATE	ISSUED BY
10/05/2024	POPULOUS

PROJECT NUMBER	PAPER SIZE
23.5757.01	E1

SHEET NAME

PHOTOMETRIC LIGHTING PLAN

SHEET NUMBER

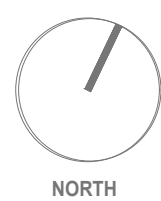
LC - 07

Luminaire Schedule					
Symbol	Type	Kelvin	Wattage	Lumens	Mounting
•	TXA	3000K	600 ea	27024	40' POLE
—	TXB	3000K	108 ea	10690	24' POLE
—	TXB-1	3000K	54 ea	5346	24' POLE
—	TXC	3000K	12 ea	423	30' BOLLARD
—	TXD	3000K	7.2 ea	126	GROUND FARE UPLIGHT
—	TXF	3000K	9 ea	726	RECESSED CEILING ACCENTLIGHT
—	TXG	3000K	5.2 ea	245	STAKE MOUNTED TARE LIGHT
—	TXH	3000K	7 ea	467	STAKE MOUNTED TARE UPLIGHT
—	TXK	3000K	4.4 ea	731.5	40' POLE
—	TXR	3000K	7.5 ea	531	STAKE MOUNTED FLOOD LIGHT

Luminaire Schedule					
Symbol	Type	Kelvin	Wattage	Lumens	Mounting
•	TXK-1	3000K	88 ea	14632	40" POLE
•	TXM	3000K	6 ea	3330	RECESSED CEILING DOWNLIGHT
—	TXN, TXM-1, TXN-2	3000K	3.1 in.ft.	10	SURFACE MOUNTED TAPE LIGHT
•	TXZ	3000K	5 ea	48	INGROUND UPLIGHT
•	TXR	2700K	6 in.ft.	332	SURFACE MOUNTED LINEAR
•	TXR	3000K	11 ea	950	RECESSED CEILING ACCENTLIGHT
•	TXS	3000K	16 ea	2160	SURFACE MOUNTED ACCENTLIGHT
•	TXR	3000K	1 in.ft.	10	LINEAR GRABER
•	EPX	3000K	85 ea	10828	EXISTING POLES TO REMAIN

Calculation Summary

Label	Units	Avg	Max	Min
CENTRAL PLAZA	Fc	0.44	5.1	0.0
EAST ENTRY DROP OFF	Fc	2.37	12.9	0.1
PLAZA PATHWAY A	Fc	0.99	7.0	0.2
PLAZA PATHWAY B	Fc	0.32	5.2	0.0
PLAZA PATHWAY C	Fc	0.61	6.0	0.1
SANDS BOULEVARD	Fc	2.13	19.7	0.2
SOUTH PATHWAY	Fc	0.69	11.9	0.0



Luminaire Schedule					
Symbol	Type	Kelvin	Wattage	Lumens	Mounting
•	TXN-1	3000K	88	ea 14632	40' POLE
•	TXM	3000K	6	ea 330	RECESSED CEILING DOWNLIGHT
—	TXN, TXN-1	3000K	3.1	in.ft. 100	SURFACE MOUNTED TAPE LIGHT
•	TXM-2	3000K	5	ea 48	INGROUND UPLIGHT
•	TXQ	2700K	6	in.ft. 332	SURFACE MOUNTED LINEAR
•	TXR	3000K	11	ea 950	RECESSED CEILING ACCENTLIGHT
•	TXS	3000K	16	ea 2160	SURFACE MOUNTED ACCEINTLIGHT
•	TXM	3000K	20	ea 2160	LUMENS GRAZE
•	EPR	3000K	85	ea 10828	EXISTING POLES TO REMAIN

Units	Avg	Max	Min
Fc	0.20	0.5	0.1
Fc	1.67	11.0	0.1
Fc	0.64	1.9	0.1