



## *Project Description*

Nelson & Pope provided planning, engineering, surveying and environmental services for the development of 25 acres at the intersection of NYS Rte. 112, Port Jefferson-Patchogue Road, CR 16, Horseblock Road, and the Long Island Expressway (I-495) North Service Road for 160,000 s.f. of retail and garden center.

## *Relevant Project Components*

- Land Use Planning & Conceptual Plans
- Topographic & Existing Conditions Surveying
- Boundary Surveying
- Environmental Documents
- Traffic Impact Study
- Site Improvement Plan
- Grading, Drainage & Utility Service Design
- NYS & SCDPW Road Improvement Plans
- Sanitary Disposal System Design
- Water Service Design
- Backflow Prevention Design
- Tree Preservation Plan
- Processing & Permitting
- Represented Client At State, County & Town Agencies
- Construction Surveying
- Const. Observation of Construction In State ROW
- Preparation of Final & As-Constructed Plans

