



### *Project Description*

This site comprised a 68-acre multi-use residential and retail development situated at one of the most heavily traveled intersections in Suffolk County, NYS Rte 347 and CR 97, Nicolls Road. The 42-acre retail component consists of 300,000 sq. ft. of building area, while the remaining acreage is developed with 83 clustered single family homes. The project improved approximately 2.5 miles of State, County and local highway. Nelson & Pope staff represented the client during the approval process before the New York State Dept. of Transportation, Suffolk County Department of Public Works, Town of Brookhaven and other local and regional agencies.

### *Relevant Project Components*

- Land Use Planning & Conceptual Plans
- Topographic & Existing Conditions Surveying
- Boundary Surveying
- Subdivision Mapping
- Environmental Documents
- Traffic Impact Study
- Preparation of Site Improvement Plan
- Grading, Drainage & Utility Service Design
- Tree Preservation Plan
- NYS & SCDPW Road Improvement Plan Preparation
- Sanitary Disposal System Design
- Water Service Design
- Traffic Signal Design
- Permitting & Processing
- Client Representation Before State, County & Town Departments
- Construction Surveying
- Construction Support Services
- Preparation of Final & As-Constructed Plans

