

**SITE DATA TABLE**

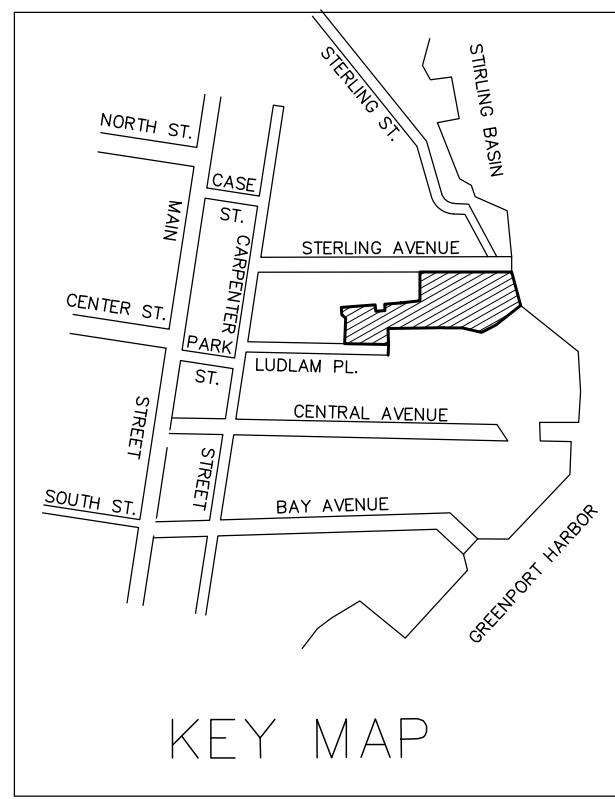
AREA OF SITE	75,066 S.F.
AREA OF PROPOSED BUILDING	TOTAL 44,400 S.F. (FOOTPRINT AREA=14,800 S.F.)
AREA OF PROPOSED SHED	1200 S.F.
PERCENT OF LOT OCCUPANCY	19.7%
AREA OF ASPH. PAVING	5,200 S.F.
AREA OF GRAVEL PAVING	25,540 S.F.
PARKING REQUIRED	72 SPACES + 9 LANDBANKED STALLS
LOADING REQUIRED	NONE
FLOOD ZONE	ZONE AE EL. 6
DATUM	NAVD 88
INTENDED USE OF PROPERTY	COMMERCIAL/CONDOMINIUM
DEPTH TO GROUNDWATER	6'±
ZONING	WC
SUFFOLK COUNTY TAX MAP	1001-003-05-016.4 & 016.5

**ESTIMATE OF QUANTITIES TABLE**

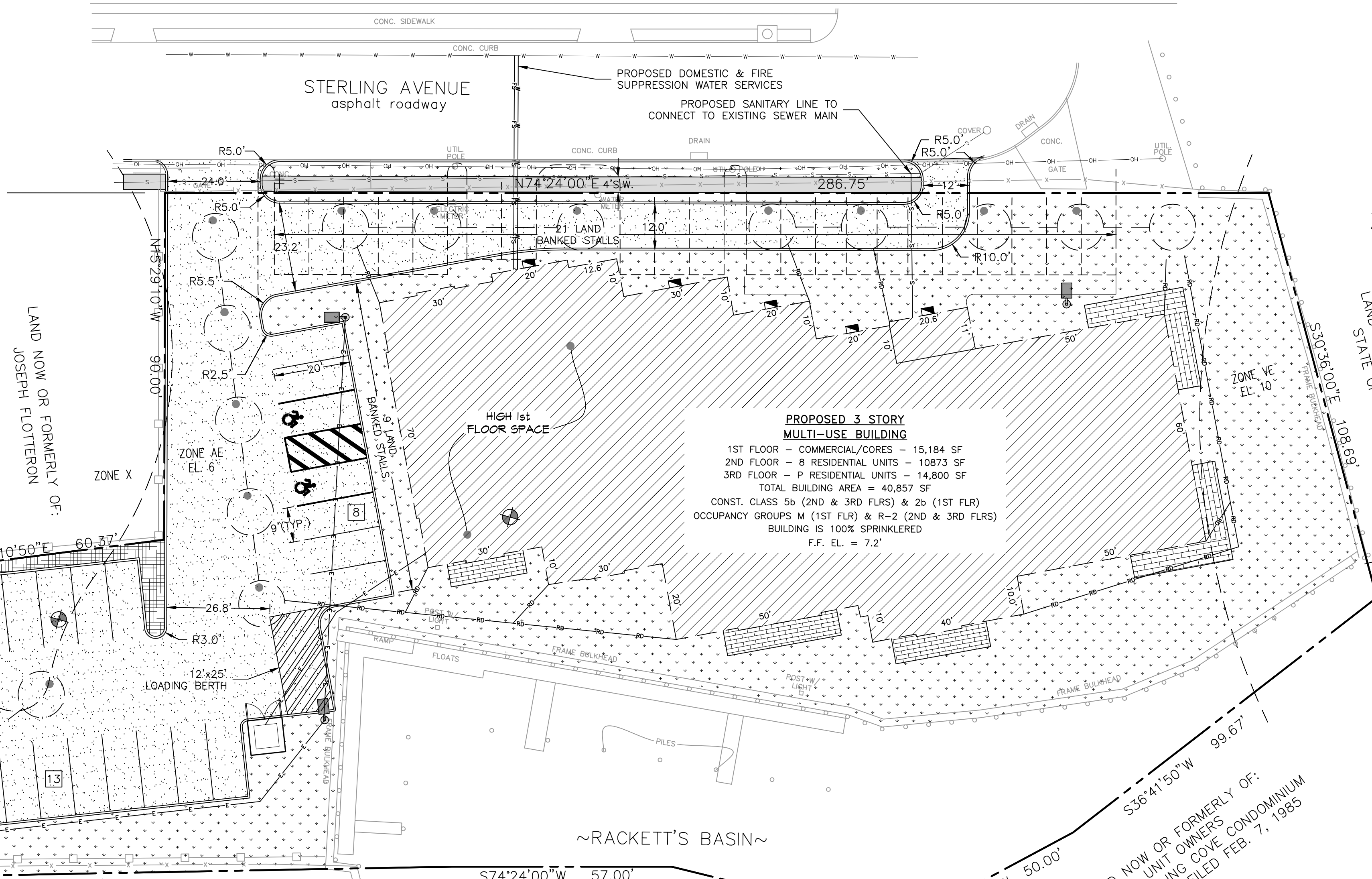
CONCRETE CURB	1,375 L.F.
ASPHALT CURB	N/A
WALKS (CONCRETE PAVING)	1,000 S.F.
ASPHALT PAVING	5,200 S.F.
GRAVEL PAVING	25,540 S.F.
WOOD DECKING	840 S.F.
CATCH BASINS	SEE DRAINAGE CALCULATIONS
STORM DRAINS	SEE DRAINAGE CALCULATIONS
SCREEN PLANTING	SEE PLANTING SCHEDULE
TREES	SEE PLANTING SCHEDULE
SHRUBS	SEE PLANTING SCHEDULE
RECHARGE BASIN	N/A

**PARKING REQUIREMENTS**

COMMERCIAL SPACE = 16,000 TOTAL (FIRST FLOOR AND WORK/STORAGE BUILDING)	1 SPACE/300 S.F. REQUIRED = 16,000 / 300 = 54 SPACES REQD.
RESIDENTIAL UNITS = 22 UNITS	1.5 SPACES/UNIT REQUIRED
1.5 x 22 = 33 SPACES REQUIRED	
TOTAL SPACES REQUIRED = 87 SPACES	
TOTAL SPACES PROVIDED = 54 SPACES	
INDOOR SPACES = 10 SPACES	
LAND BANKED SPACES = 21 SPACES	
TOTAL SPACES = 85 SPACES	

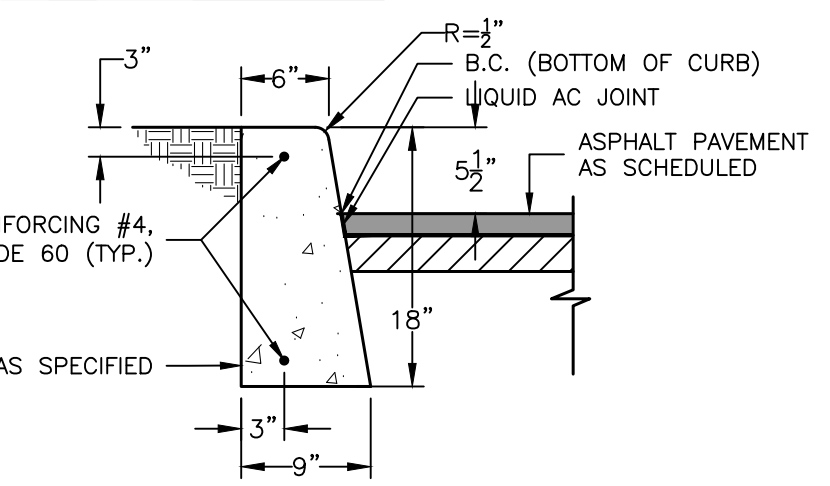


**NOTE**  
 INFORMATION BASED ON SURVEY & SITE PLAN BY KENNETH BECKMAN LS DATED 8-3-2017



**PROPOSED 3 STORY MULTI-USE BUILDING**  
 1ST FLOOR - COMMERCIAL/CORES - 15,184 SF  
 2ND FLOOR - 8 RESIDENTIAL UNITS - 10873 SF  
 3RD FLOOR - P RESIDENTIAL UNITS - 14,800 SF  
 TOTAL BUILDING AREA = 40,857 SF  
 CONST. CLASS 5b (2ND & 3RD FLRS) & 2b (1ST FLR)  
 OCCUPANCY GROUPS M (1ST FLR) & R-2 (2ND & 3RD FLRS)  
 BUILDING IS 100% SPRINKLERED  
 F.F. EL. = 7.2'

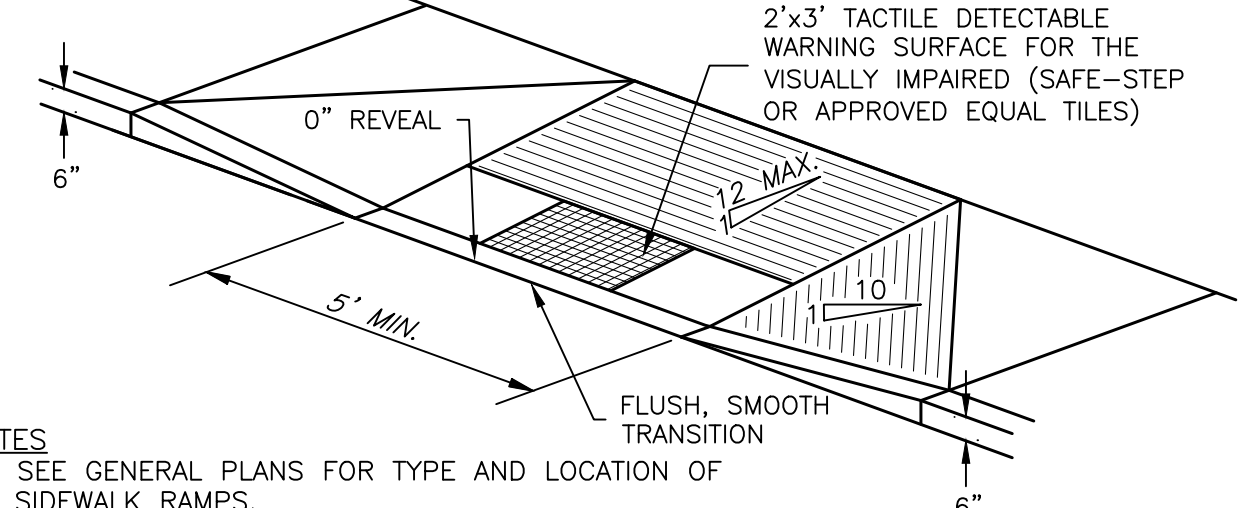
**SITE PLAN**  
 SCALE: 1"=20'  
 LAND NOW OR FORMERLY OF: UNIT OWNERS  
 MAP OF STIRLING COVE CONDOMINIUM  
 FILE NO. 106 FILED FEB. 7, 1985



**NOTES:**  
 1. CONCRETE SHALL BE A MONOLITHIC POUR AND TO BE CURED IN 14 DAYS (MINIMUM) BEFORE ROADWAY PAVING CAN BEGIN.  
 2. INSTALL 1/2" BITUMINOUS EXPANSION JOINT 20' O.C., ALL CURBS.

**PAVEMENT/SURFACE SCHEDULE**

SYMBOL	SECTION/DESCRIPTION	REMARKS
[Symbol]	1 1/2" TYPE 6 ASPHALT PAVEMENT 2 1/2" TYPE 3 ASPHALT PAVEMENT 6" RCA 6" STABILIZED SOIL	PROPOSED ASPHALT PAVEMENT
[Symbol]	HYDROSEED AS SPECIFIED 4" (MIN.) DEPTH OF TOPSOIL COMPACTED SUBGRADE	GRASSED AREA (ALL DISTURBED SURFACES NOT OTHERWISE PAVED OR PLANTED)
[Symbol]	4" DENSE GRADED GRAVEL 3" #57 CRUSHED STONE 4" #3 CRUSHED STONE 6" STABILIZED SOIL	PROPOSED GRAVEL PAVEMENT



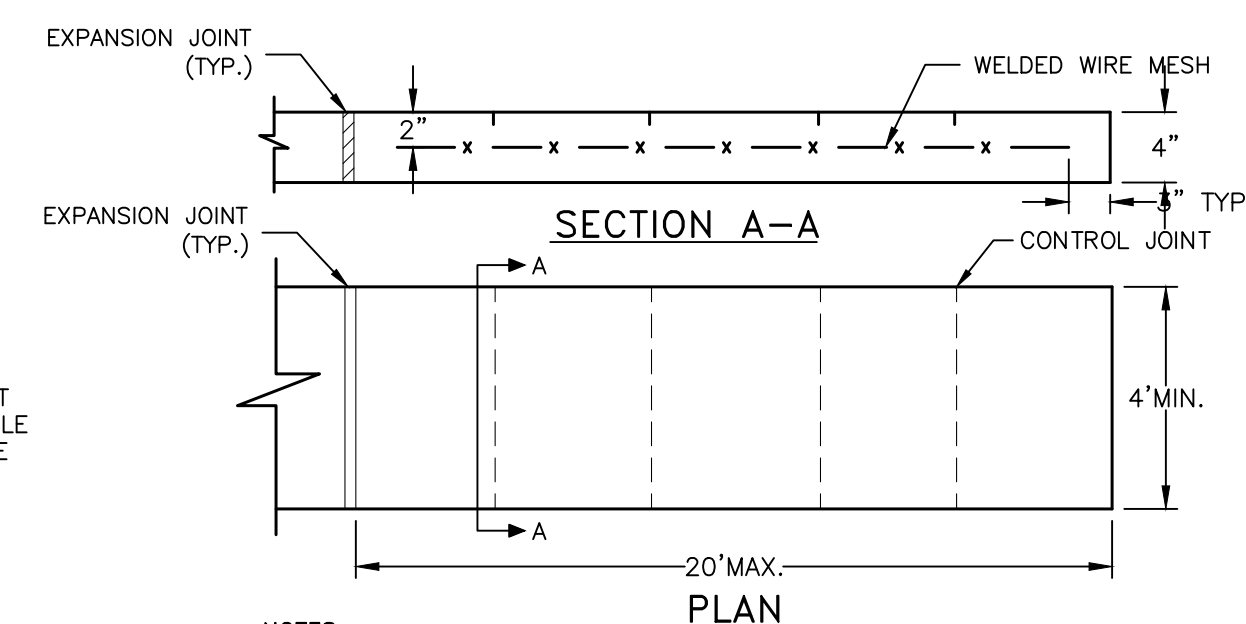
**NOTES:**  
 1. SEE GENERAL PLANS FOR TYPE AND LOCATION OF SIDEWALK RAMPS.  
 2. WHEN CONCRETE, THE ENTIRE RAMP SURFACE SHALL BE TEXTURED TO PRODUCE UNIFORM STRIATIONS 3/16" TO 1/4" WIDE, BY 1/4" DEEP ON 3/4" TO 1" CENTERS. THEY SHALL BE PERPENDICULAR TO THE CENTER LINE OF THE RAMP. THE CAPABILITY TO PRODUCE AN ACCEPTABLE TEXTURE SHALL BE DEMONSTRATED TO THE ENGINEER PRIOR TO INSTALLATION.

- LEGEND:**
- PROPOSED ASPHALT PAVEMENT
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED GRAVEL PAVEMENT
  - PROPOSED TOPSOIL & SEED
  - PROPOSED VEGETATED AREA (SEE LANDSCAPING PLAN)
  - PROPOSED BRICK PAVERS (SEE LANDSCAPING PLAN)
  - PROPERTY LINE
  - PROPOSED CONCRETE CURB
  - SOIL BORING LOCATION
  - PROPOSED DRAINAGE STRUCTURE
  - PROPOSED DRAINAGE PIPE
  - PROPOSED ROOF DRAIN
  - PROPOSED SANITARY PIPE
  - PROPOSED WATER LINE
  - PROPOSED FIRE SUPPRESSION WATER
  - PROPOSED U.G. ELECTRIC
  - PROPOSED LIGHT POLE

LUDLAM PLACE  
 asphalt roadway

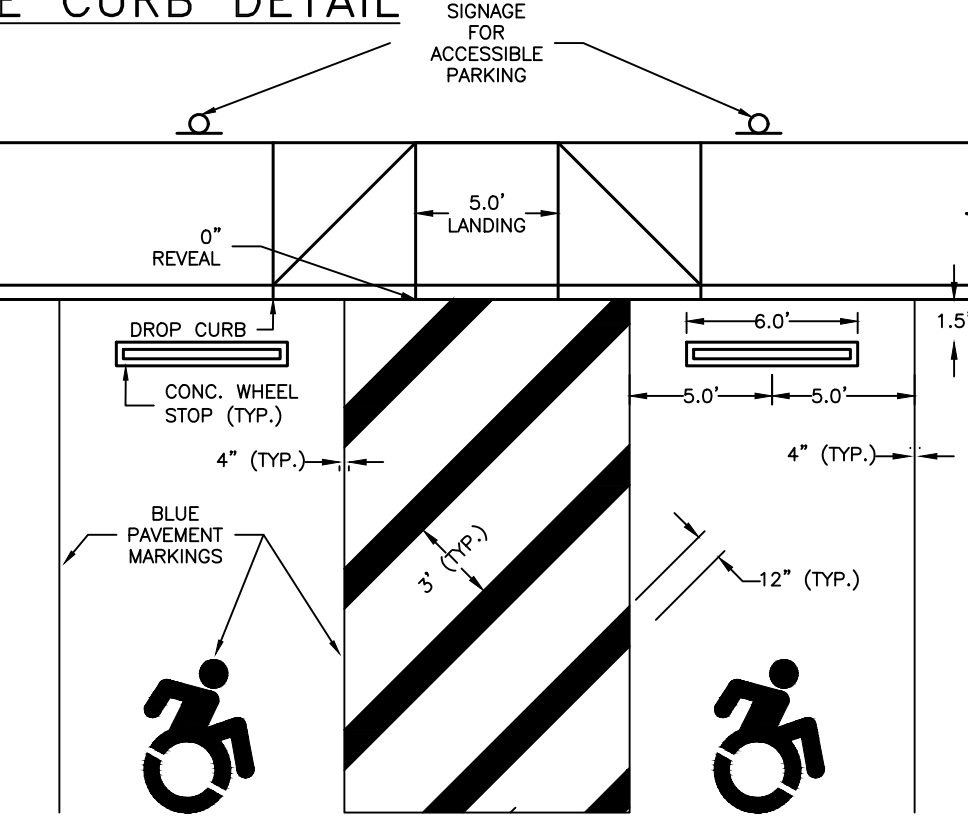


**SIGNAGE FOR ACCESSIBLE PARKING**  
 N.T.S.

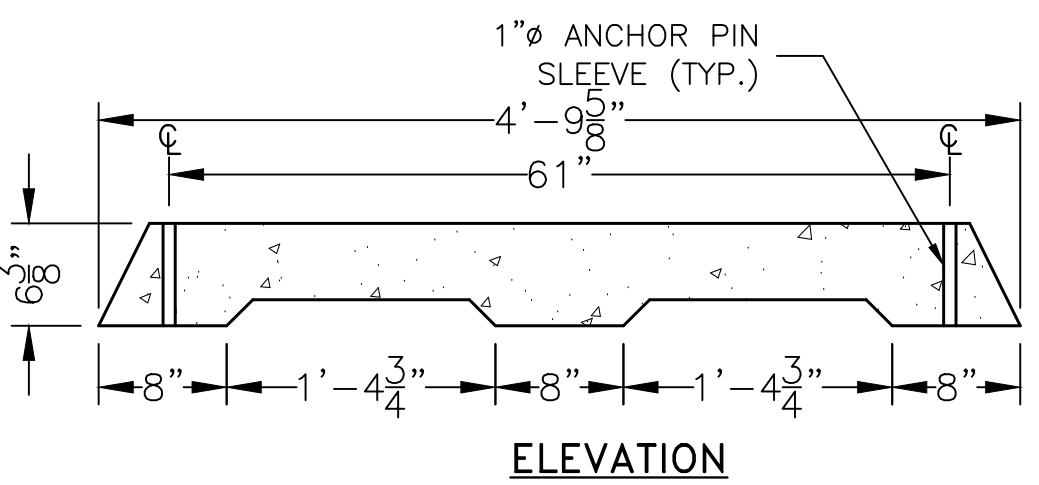


**NOTES:**  
 1. CONCRETE 3,500 PSI @ 28 DAYS MIN.  
 2. WELDED WIRE MESH 6"x6", #10x#10  
 3. PRE-MOLDED EXPANSION JOINT MATERIAL SHALL BE 1/2" THICK x 3/8" HIGH.  
 4. FINISH ALL EDGES WITH 1/2" RADIUS  
 5. CONTROL JOINTS SHALL BE SPACED EVENLY AND SHALL BE 3/8" DEEP.  
 6. SURFACE TO BE LIGHT BROOM FINISH.

**CONCRETE SIDEWALK DETAIL**  
 N.T.S.



**TYPICAL ACCESSIBLE PARKING DETAIL**  
 N.T.S.



**NOTE:**  
 INSTALL EACH WITH 2-#8 REBAR AT A 3'-0" BURIAL AND TOP FLUSH WITH TOP OF WHEELSTOP.

**CONCRETE WHEEL STOP DETAIL**  
 N.T.S.

DATE	BY	DESCRIPTION	APPROV. BY
REVISIONS			
VILLAGE OF GREENPORT SUFFOLK COUNTY, NY 123 STERLING AVENUE PROPOSED SITE PLAN - OPTION B L. K. McLEAN ASSOCIATES, P.C. CONSULTING ENGINEERS 437 SOUTH COUNTRY RD., BROOKHAVEN, NEW YORK 11719			
Designed By:	MF/CFD	Scale:	AS NOTED
Drawn By:	MF	Date:	FEBRUARY 2020
Approved By:	RGD	File No.:	16029.008
			Sheet No. <b>C1</b>