

SITE DATA TABLE

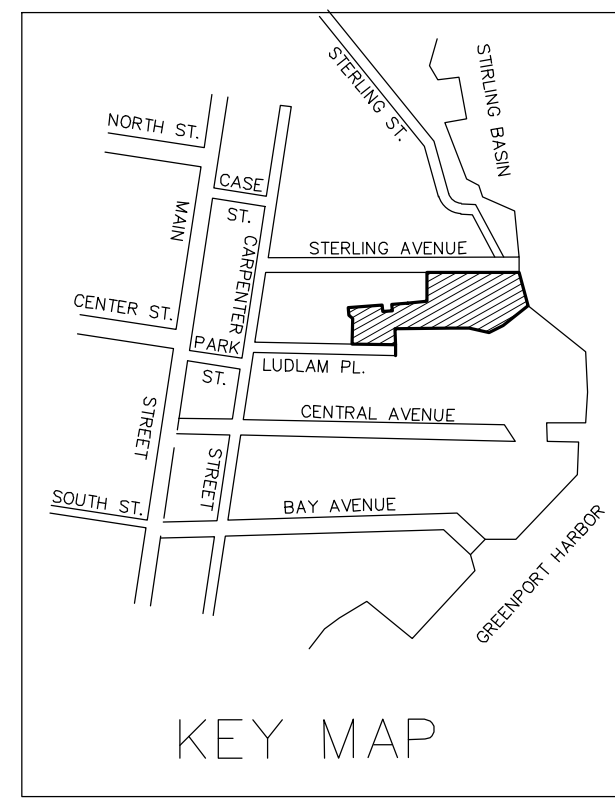
AREA OF SITE	75,066 S.F.
AREA OF PROPOSED BUILDING	TOTAL 44,400 S.F. (FOOTPRINT AREA=14,800 S.F.)
AREA OF PROPOSED SHED	1200 S.F.
PERCENT OF LOT OCCUPANCY	19.7%
AREA OF ASPH. PAVING	3,400 S.F.
AREA OF GRAVEL PAVING	25,540 S.F.
PARKING REQUIRED	80 SPACES
LOADING REQUIRED	1 SPACE
FLOOD ZONE	ZONE AE EL. 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

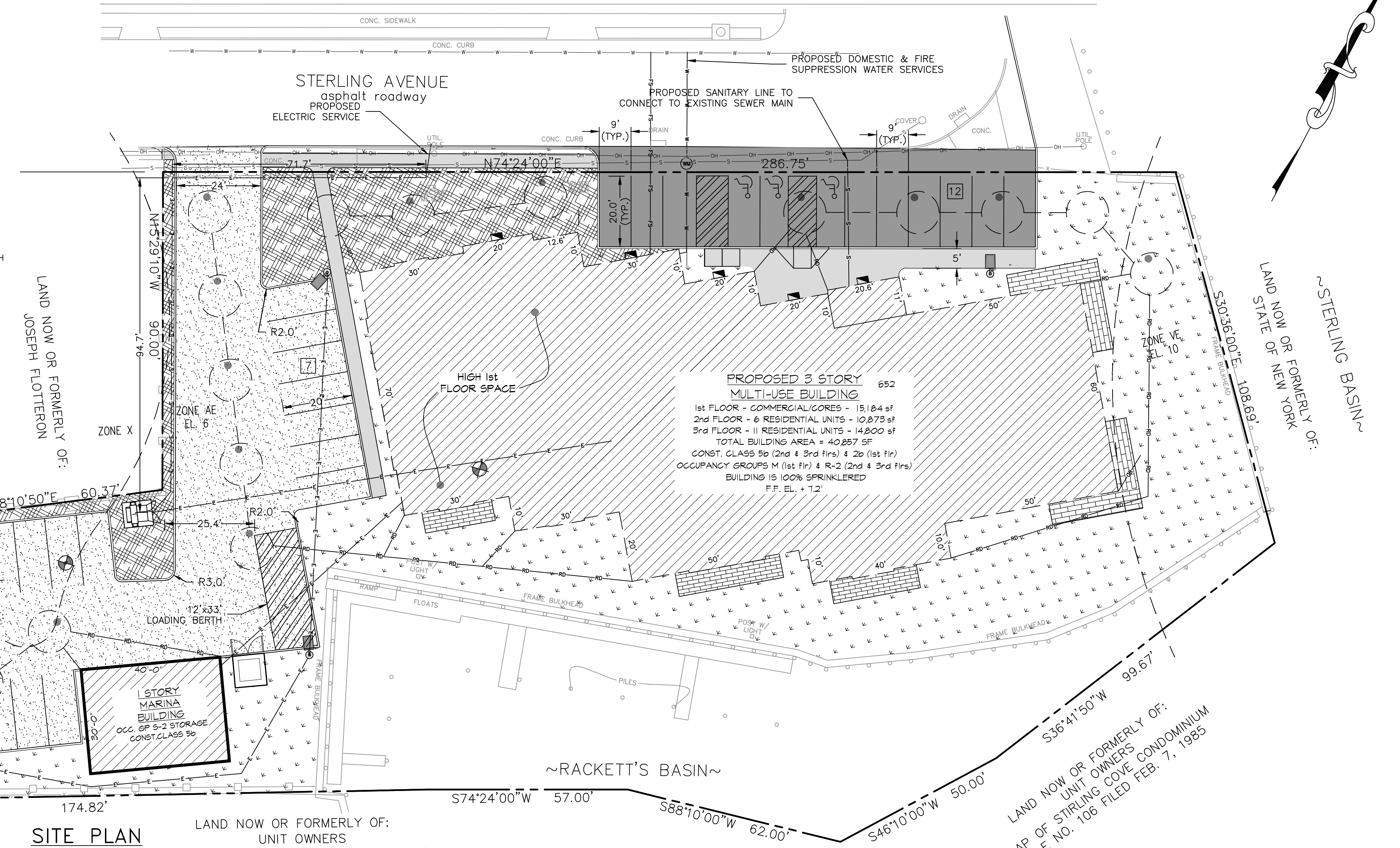
CONCRETE CURB	1,375 L.F.
ASPHALT CURB	N/A
WALKS (CONCRETE PAVING)	1,000 S.F.
ASPHALT PAVING	3,400 S.F.
GRAVEL PAVING	25,540 S.F.
WOOD DECKING	840 S.F.
CATCH BASINS	SEE DRAINAGE CALCULATIONS
STORM DRAINS	SEE DRAINAGE CALCULATIONS
SCREEN PLANTING	SEE PLANTING SCHEDULE
TREES	SEE PLANTING SCHEDULE
SHRUBS	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 REQ.
 RESIDENTIAL UNITS = 17 UNITS 1.5 SPACES/UNIT REQUIRED
 1.5 x 17 = 26 SPACES REQUIRED
 TOTAL SPACES REQUIRED = 80 SPACES
 TOTAL SPACES PROVIDED = 80 SPACES (INCLUDING 11 LANDBANKED STALLS)

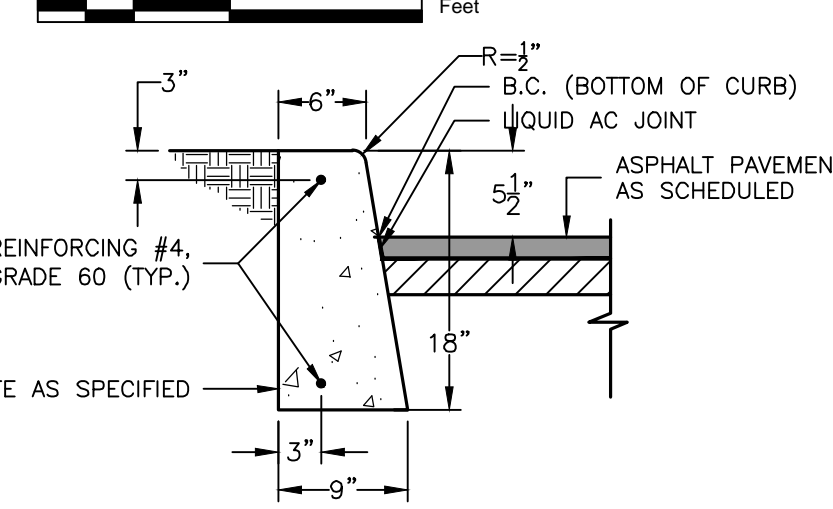


NOTE
 INFORMATION BASED ON SURVEY & SITE PLAN BY KENNETH BECKMAN LS DATED 8-3-2017



PROPOSED 3 STORY MULTI-USE BUILDING
 1st FLOOR - COMMERCIAL CORES - 15,184 sf
 2nd FLOOR - 6 RESIDENTIAL UNITS - 10,875 sf
 3rd FLOOR - 11 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. + 1.2'

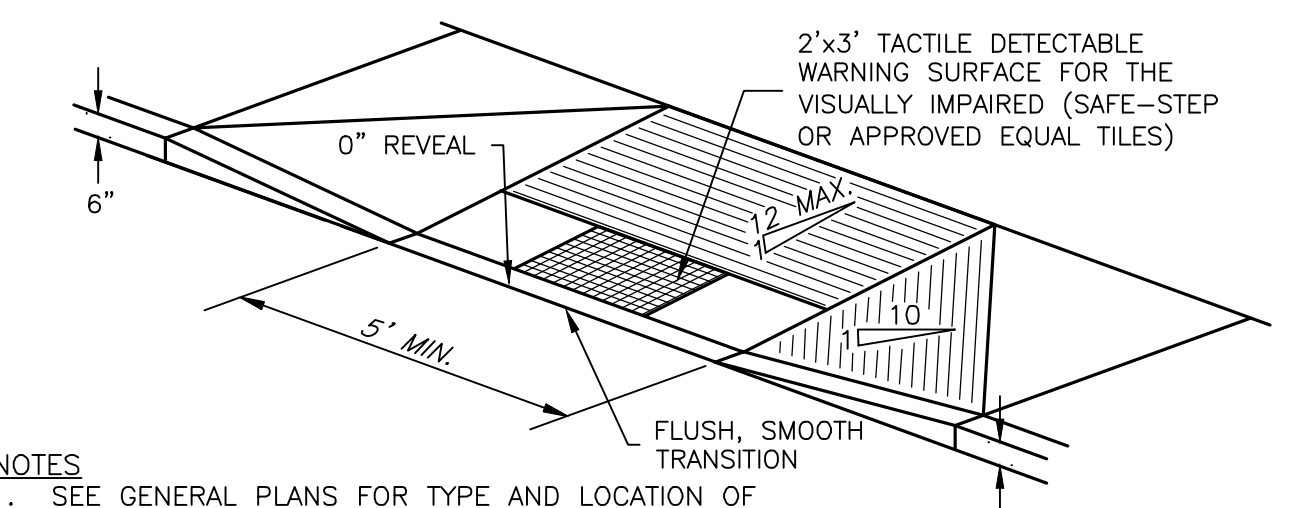
SITE PLAN
 SCALE: 1"=20'
 LAND NOW OR FORMERLY OF: UNIT OWNERS
 MAP OF STIRLING COVE CONDOMINIUM
 FILE NO. 106 FILED FEB. 7, 1985



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.

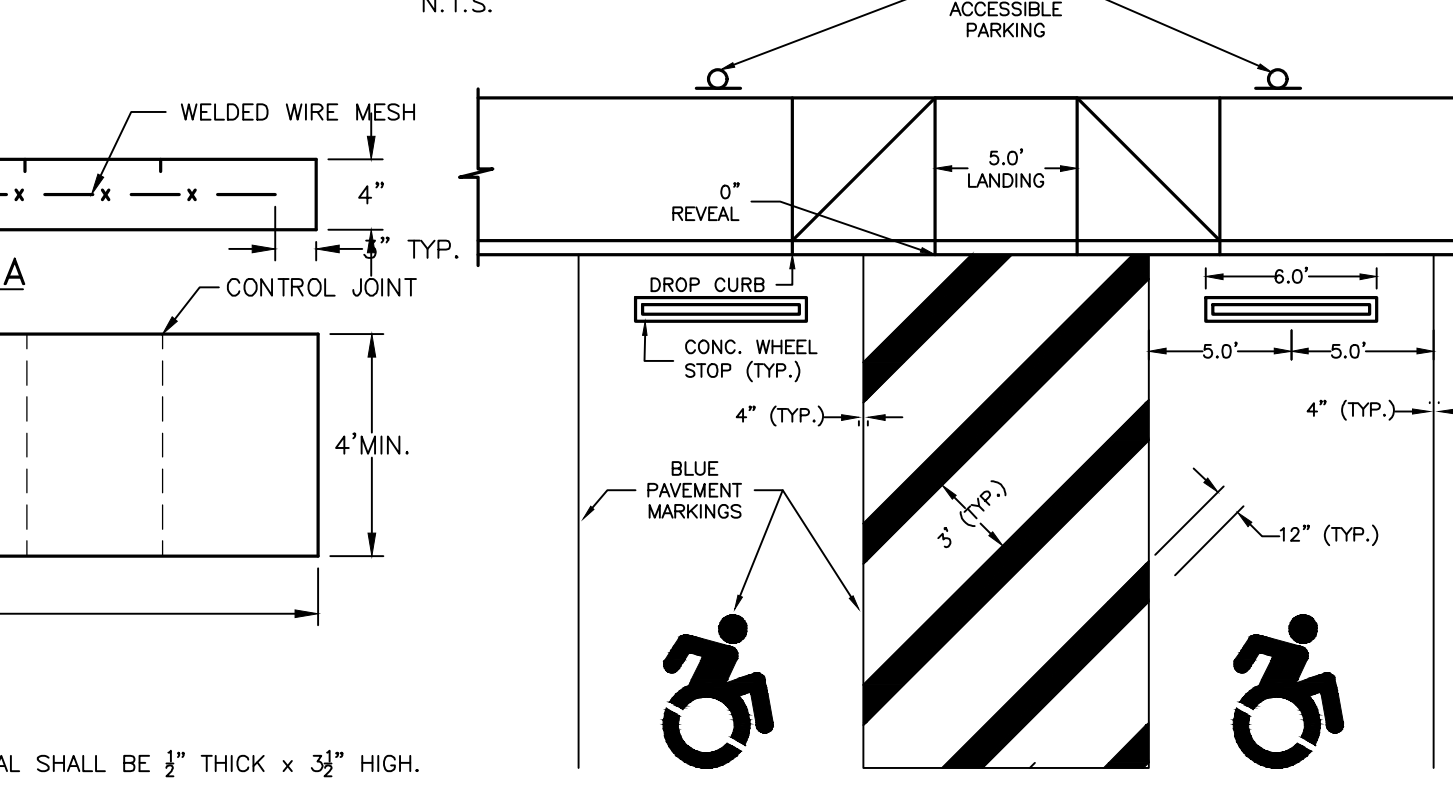
PAVEMENT/SURFACE SCHEDULE

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

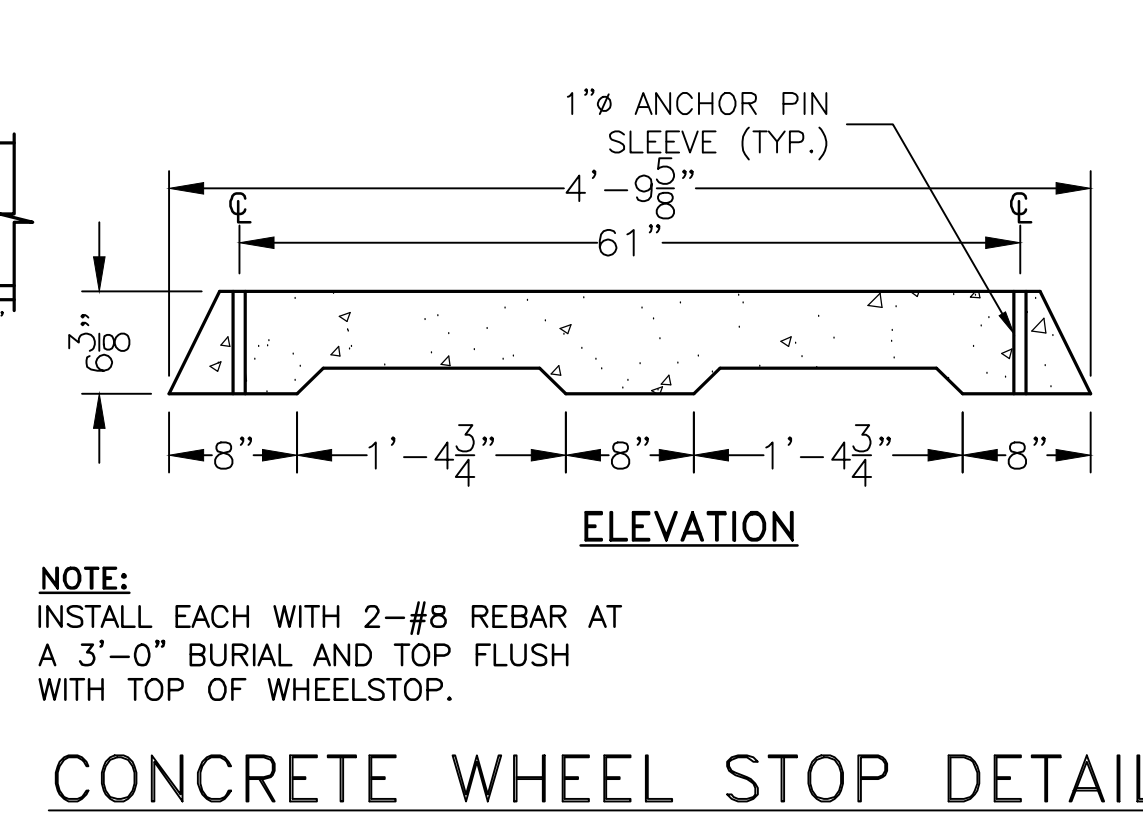


NOTES:
 1. SEE GENERAL PLANS FOR TYPE AND LOCATION OF SIDEWALK RAMPS.
 2. WHEN CONCRETE, THE ENTIRE RAMP SURFACE SHALL BE TEXTURED TO PRODUCE UNIFORM STRIATIONS 3/16" TO 1/4" WIDE, BY 1/4" DEEP ON 3/4" TO 1" CENTERS. THEY SHALL BE PERPENDICULAR TO THE CENTER LINE OF THE RAMP. THE CAPABILITY TO PRODUCE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

TYPE "A" CONCRETE CURB DETAIL

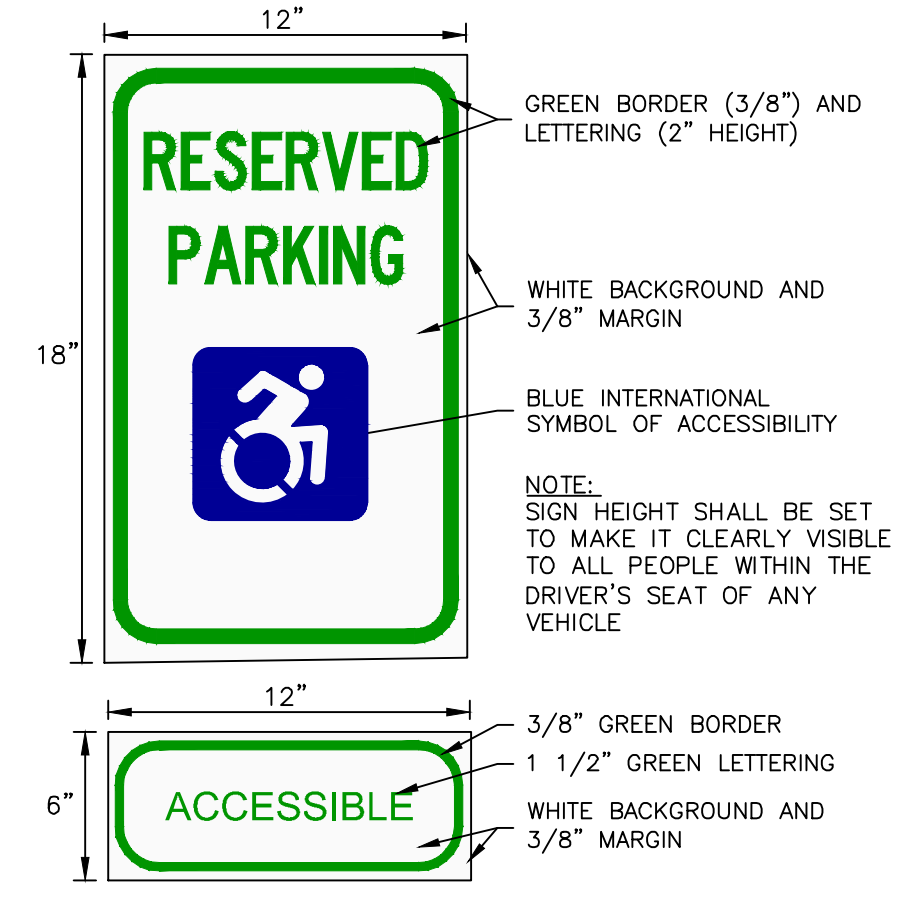


NOTES:
 1. CONCRETE 3,500 PSI @ 28 DAYS MIN.
 2. WELDED WIRE MESH 6"x6", #10x#10
 3. PRE-MOLDED EXPANSION JOINT MATERIAL SHALL BE 1/2" THICK x 3/8" HIGH.
 4. FINISH ALL EDGES WITH 1/2" RADIUS
 5. CONTROL JOINTS SHALL BE SPACED EVENLY AND SHALL BE 3/8" DEEP.
 6. SURFACE TO BE LIGHT BROOM FINISH.



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

- 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



SIGNAGE FOR ACCESSIBLE PARKING
 N.T.S.

REVISIONS

DATE	BY	DESCRIPTION	APPROV. BY
4/7/21	MF	UPDATED ENTRANCE/EXIT ON LUDLAM	CFD
4/2/21	MF	UPDATED SIDEWALK & PARKING IN FRONT	CFD
10/26/20	MF	UPDATED TRANSFORMER LOCATION	CFD

VILLAGE OF GREENPORT
 SUFFOLK COUNTY, NY
 123 STERLING AVENUE

PROPOSED SITE PLAN

L. K. McLEAN ASSOCIATES, P.C.
 CONSULTING ENGINEERS 437 SOUTH COUNTRY RD., BROOKHAVEN, NEW YORK 11719

Designed By: MF/CFD Scale: AS NOTED Sheet No.
 Drawn By: MF Date: FEBRUARY 2020 C1
 Approved By: RGD File No. 16029.008