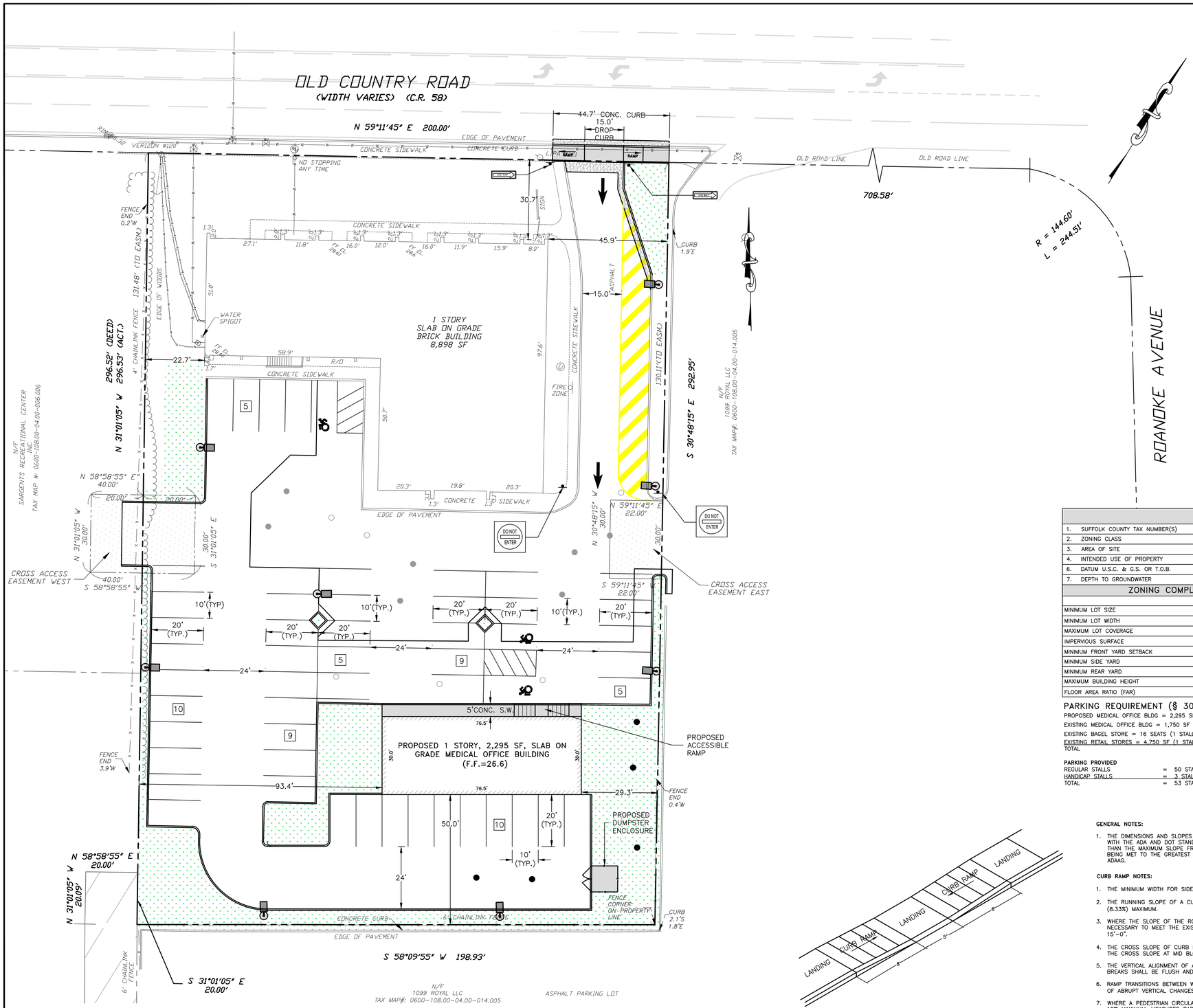

SITE PLAN

SCALE:1"=20'

0 20 40 Feet

LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED 5' WIDE CONCRETE SIDEWALK
- PROPOSED TOPSOIL & SEED
- PROPERTY LINE
- PROPOSED LIGHT POLE
- PROPOSED CONCRETE CURB
- PROPOSED HANDICAP PARKING
- NUMBER OF PARKING STALLS
- WATER VALVE
- UTILITY POLE
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- ROUND DRAIN INLET
- LIGHT POLE
- GUY WIRE
- SIGN
- UTILITY MANHOLE
- TREE STUMP
- WATER METER
- FF EL. FIRST FLOOR ELEVATION
- BW BOTTOM WALL
- TW TOP WALL
- TC TOP CURB
- EP EDGE OF PAVEMENT
- FIRE HYDRANT
- IRRIGATION BOX
- —W— UNDERGROUND WATER
- —T— UNDERGROUND TELEPHONE
- —E— UNDERGROUND ELECTRIC
- —S— UNDERGROUND SANITARY

SITE DATA TABLE	
1. SUFFOLK COUNTY TAX NUMBER(S)	0600-108.00-04.00-007.000
2. ZONING CLASS	SC (SHOPPING CENTER)
3. AREA OF SITE	1.35 Ac. (58,806 SF)
4. INTENDED USE OF PROPERTY	RETAIL/MEDICAL OFFICE
6. DATUM U.S.C. & G.S. OR T.O.B.	U.S.C. & G.S./NAD83 (HORIZONTAL) & NAVD88 (VERTICAL)
7. DEPTH TO GROUNDWATER	16' +/-

ZONING COMPLIANCE TABLE (SC – SHOPPING CENTER)		
	ALLOWED (REQUIRED)	PROPOSED
MINIMUM LOT SIZE	40,000 SF	1.35 Ac. (58,786 SF)
MINIMUM LOT WIDTH	200 FT	200 FT
MAXIMUM LOT COVERAGE	20%	19.9% (11,700 SF)
IMPERVIOUS SURFACE	75%	74.2% (43,636 SF)
MINIMUM FRONT YARD SETBACK	50'	27.2' (EXISTING)
MINIMUM SIDE YARD	25', 50' TOTAL	29.3', 122.7' TOTAL
MINIMUM REAR YARD	50'	50'
MAXIMUM BUILDING HEIGHT	35' HIGH	25' HIGH
FLOOR AREA RATIO (FAR)	0.2 (WITH SEWER)	0.19

PARKING REQUIREMENT (§ 301-231)

PROPOSED MEDICAL OFFICE BLDG = 2,295 SF (1 STALL/150 SF)	=16 STALLS
EXISTING MEDICAL OFFICE BLDG = 1,750 SF (1 STALL/150 SF)	=12 STALLS
EXISTING BAGEL STORE = 16 SEATS (1 STALL PER 3 SEATS)	=6 STALLS
EXISTING RETAIL STORES = 4,750 SF (1 STALL/250 SF)	=19 STALLS
TOTAL	=53 STALLS

PARKING PROVIDED

REGULAR STALLS	= 50 STALLS
HANDICAP STALLS	= 3 STALLS
TOTAL	= 53 STALLS

MID-BLOCK CROSSING CURB RAMP TYPICAL DIMENSIONING

N.T.S.

GENERAL NOTES:

1. THE DIMENSIONS AND SLOPES PRESENTED IN THE DETAILS ARE THE MINIMUM NECESSARY TO COMPLY WITH THE ADA AND DOT STANDARDS. ANY DEVIATION LESS THAN THE MINIMUM WIDTH OR GREATER THAN THE MAXIMUM SLOPE FROM THESE STANDARDS MUST BE DOCUMENTED WITH THE STANDARDS BEING MET TO THE GREATEST EXTENT PRACTICABLE AND CONSISTENT WITH THE MOST CURRENT ADAAG.

CURB RAMP NOTES:

1. THE MINIMUM WIDTH FOR SIDEWALK CURB RAMPS IS 5'–0".
2. THE RUNNING SLOPE OF A CURB RAMP SHALL BE 1:20 (5%) MINIMUM (PREFERRED) AND 1:12 (8.33%) MAXIMUM.
3. WHERE THE SLOPE OF THE ROADWAY EXCEEDS 8.33% THE CURB RAMP LENGTH IS THE LENGTH NECESSARY TO MEET THE EXISTING SIDEWALK. IT IS NOT NECESSARY THAT THE RAMP LENGTH EXCEED 15'–0".
4. THE CROSS SLOPE OF CURB RAMPS SHOULD BE AS FLAT AS POSSIBLE, NOT TO EXCEED 1:50 (2%). THE CROSS SLOPE AT MID BLOCK CROSSINGS MAY BE WARPED TO MEET STREET OR HIGHWAY GRADE.
5. THE VERTICAL ALIGNMENT OF A CURB RAMP, EXCLUDING THE FLARES, SHALL BE PLANAR. GRADE BREAKS SHALL BE FLUSH AND PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN.
6. RAMP TRANSITIONS BETWEEN WALKS, LANDINGS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (1/4" MAX).
7. WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARED SIDES WITH ASLOPE OF 10% MAXIMUM, MEASURED PARALLEL TO THE CURB LINE, SHALL BE PROVIDED.

LANDING NOTES:

1. LANDINGS SHALL HAVE A MINIMUM CLEAR DIMENSION OF A 5'–0" BY 5'–0".
2. THE RUNNING AND CROSS SLOPES ON LANDINGS AT INTERSECTIONS IS 1:50 (2%) MAXIMUM.THE RUNNING AND CROSS SLOPES AT MID BLOCK CROSSINGS MAY BE WARPED TO MEET STREET OR HIGHWAY GRADE.

PLANNING BOARD CERTIFICATION

This is to certify that this site plan has been approved by the Planning Board of The Town of Riverhead by Planning Board Resolution number _____ dated _____

Signature of Planning Board Chairperson _____

Date of Signature _____

LOCATION MAP

SCALE: 1"=600'

0 600 1,200 FEET

PROJECT DATA

APPLICANT/OWNER...	PAUL PAWLOWSKI PO BOX 783 MATTITUCK, NY 11952 631-445-4348
TAX MAP NUMBER....	DIST. 0600 SECT. 108.00 BLOCK04.00 LOT 007.000
SITE AREA.....	58,806 SF (1.35 ACRES)
ZONING.....	SC-SHOPPING CENTER
USE.....	RETAIL

SITE CIVIL ENGINEER:

L. K. McLEAN ASSOCIATES, D.P.C.
ENGINEERING AND SURVEYING 437 SOUTH COUNTRY RD., BROOKHAVEN, NEW YORK 11719

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT ENGINEER, TO ALTER IN ANY WAY ANY ITEM ON THESE DRAWINGS. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT/ ENGINEER IS ALTERED, THE ALTERING ARCHITECT, ENGINEER SHALL AFFIX TO HIS/HER ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION ON THE DRAWING. THE PLANS AND SPECIFICATIONS HEREIN ARE INTENDED FOR THE SUBJECT PROJECT ONLY AS A RESULT OF CONTRACTUAL NEGOTIATIONS BETWEEN THE OWNER AND L.K. McLEAN ASSOCIATES, PC. THESE PLANS AND SPECIFICATIONS WILL BE THE SUBJECT OF A COPYRIGHT PETITION AND MAY NOT BE REVISED OR REUSED BY ANYONE WITHOUT WRITTEN AUTHORITY OF L.K. McLEAN ASSOCIATES, PC

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PROJECT:

TOWN OF RIVERHEAD
SUFFOLK COUNTY, NY

1107 OLD COUNTRY ROAD SITE IMPROVEMENTS

1107 OLD COUNTRY RD, RIVERHEAD, NY 11901

ISSUES/REVISIONS

Description	No.	Date
AS PER COMMENTS FROM TOWN	1	3/25/25
UPDATED CROSS ACCESS EASEMENT	2	4/24/25

DRAWING TITLE:

PROPOSED SITE PLAN

SEAL & SIGNATURE:

Design By:	MF
Drawn By:	MF
Approved By:	RAS
Scale:	AS NOTED
Date:	MARCH 2025
File No:	24073.000
Sheet No.	C4

Apr 24, 2025 – 09:27am
P:\24073.000 1107 Old Country Rd. Site Civil\Civil dwg\Contract Drawings\Site Plan.dwg

FULL SIZED PLOT SIZE: 22" x 34"