

538 Broad Hollow Road, 4th Floor East
Melville, NY 11747
631.756.8000 • www.h2m.com

CONSULTANTS:

MARK	DATE	DESCRIPTION
▲	07/30/2021	SED ADDENDUM #01

DESIGNED BY: RJR
DRAWN BY: EPI
PROJECT NO: FMPL 2001

CHECKED BY: [Signature]
DATE: JUNE 2021
SCALE: AS SHOWN

REVIEWED BY: [Signature]

CLIENT: **PATCHOGUE-MEDFORD LIBRARY**

MEDFORD BRANCH ANNEX LIBRARY



2151 Horseblock Road
Medford, NY 11763

SED CONTROL #:
58-02-24-03-6-040-001

CONTRACT: **ALL CONTRACTS**

STATUS: **SED SUBMISSION**

SHEET TITLE: **DIMENSIONAL SITE PLAN**

DRAWING No: **CS 100.00**

SIGN LEGEND

DESCRIPTION	SYMBOL
R7-8 (12x18)	
R7-1 (12x18)	

LEGEND

DESCRIPTION	SYMBOL
CURB	
RETAINING WALL	
CONCRETE DROP CURB	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT SIDEWALK	
UNIT PAVERS	
DOOR	
HANDICAP RAMP	
SIGN	
HYDRANT	
PARKING STALL COUNT	

SITE DATA

SCTM: DIST. 0200, SEC. 657, BLK 003, LOT 53.2
ZONE: "A-1 RESIDENTIAL"
PROPOSED USE: PUBLIC LIBRARY
SITE AREA: 64,394.75 / 1.5 ACRES

SITE PLAN NOTES:

- INSPECT THE SITE PRIOR TO SUBMISSION OF BIDS AND MAKE NO ADDITIONAL CLAIMS REGARDING SITE CONDITIONS THEREAFTER.
- NOTIFY THE OWNER AND H2M (TELEPHONE 631-756-8000) AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF THE WORK. THE SAME NOTICE SHALL BE REQUIRED WHEN RESUMING WORK AFTER ANY STOPPAGE OR DELAY.
- COMPLETE ALL SURVEY AND STAKEOUT AS REQUIRED TO PROPERLY COMPLETE THE WORK.
- PERFORM DAILY CLEANUP OPERATIONS INCLUDING REMOVAL OF DEBRIS AND EXCESS CONSTRUCTION MATERIAL, AND DRIVEWAY/STREET CLEANING TO THE SATISFACTION OF THE OWNER.
- DURING ALL NON-WORKING HOURS, STORE ALL EQUIPMENT AND MATERIALS WITHIN AN AREA DESIGNATED BY THE OWNER AT THE PROJECT SITE.
- ALL CURB DIMENSIONS SHOWN REFER TO THE FACE OF CURB.
- ALL CONSTRUCTION TO CONFORM WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODE REQUIREMENTS.
- COORDINATE CONSTRUCTION ACTIVITIES WITH OWNER TO MINIMIZE INTERRUPTION TO THE OWNER'S OPERATIONS.
- RESTORE SURROUNDING AREAS DAMAGED OR DISTURBED DURING CONSTRUCTION. RESTORE TO NEW CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
- RESTORE ALL DISTURBED GRASS AREAS AND ALL AREAS NOT SPECIFICALLY IDENTIFIED FOR OTHER IMPROVEMENTS WITH 4 INCHES OF TOPSOIL AND SEED.
- REMOVE ALL ASPHALT FROM EXISTING CASTINGS.
- SEAL ALL JOINTS BETWEEN NEW ASPHALT AND EXISTING ASPHALT WITH HOT ASPHALT CEMENT.

BULK REQUIREMENTS - 'A-1 RESIDENCE' ZONE:

	REQUIRED	PROVIDED
MAXIMUM TOTAL BUILDING AREA (15,000 SF OR 15% OF LOT AREA, WHICHEVER IS LESS):	9659 SF (15% OF LOT)	11,140 SF (17.3%)
MAXIMUM HEIGHT:	35 FT / 2.5 STORIES	22.83 FT / 1 STORY
MINIMUM LOT AREA:	40,000 SF	64,395 SF
MINIMUM ROAD FRONTAGE (FEET / AT A POINT IN FEET BACK FROM STREET LINE):	175 FT / 50 FT	N/A
MINIMUM FRONT YARD SETBACK:	50 FT	152.55 FT
MINIMUM SIDE YARD SETBACK:	25 FT	31.49 FT
MINIMUM SIDE YARD SETBACK (TOTAL):	75 FT	88.88 FT
MINIMUM REAR YARD SETBACK:	60 FT	113.81 FT
MAXIMUM %PERCENTAGE OF NON-VEGETATIVE FRONT YARD AREA PRIMARILY USED FOR PARKING:	35%	84.7%
MAXIMUM WIDTH OF NON-VEGETATIVE FRONT YARD AREA PRIMARILY USED FOR PARKING:	24 FT	180 FT

* BUILDING AREA INCLUDES 5,570 SF FIRST FLOOR AREA AND 5,570 SF LOWER LEVEL AREA.

PARKING CALCULATIONS

REQUIRED PARKING:	11,140 SF	@ 1 PER 300 SF OF GFA
PROPOSED LIBRARY:	11,140 SF GFA / 300 SF	= 37.13 SPACES SAY 38 SPACES
TOTAL PARKING PROVIDED:	69 SPACES (INCLUDING 3 ACCESSIBLE SPACES)*	

* PARKING SPACES TO BE PROVIDED UNDER A SEPARATE CONTRACT. SHOWN FOR REFERENCE ONLY.

