



LANDSCAPE NOTE:
FOR MORE INFORMATION REGARDING LANDSCAPE SPECIFICATIONS, DETAILS WITHIN PLANTING AREAS AND LIGHTING SEE PLANS TITLED L1 "SITE PLANTING PLAN" & L2 "SITE LIGHTING PLAN" PREPARED BY HARK DESIGN, INC. DATED APRIL 7, 2016 & REVISED MARCH 27, 2017.

ARCHITECT NOTE:
FOR MORE INFORMATION REGARDING PROPOSED BUILDING, SEE FLOOR PLANS PREPARED FOR HARKWICH PLAZA, PREPARED BY DBF ASSOCIATES ARCHITECTS DATED APRIL 7, 2017.

SITE COVERAGE	PARCEL "A"	PARCEL "B" (PROJECT SITE)	PARCEL "C"	TOTAL ("A", "B" & "C")
EXISTING	10,403± S.F.	25,808± S.F.	7,401± S.F.	43,612± S.F.
PROPOSED	10,478± S.F.	25,898± S.F.	6,544± S.F.	42,920± S.F.
CHANGE	75± S.F. INCREASE	90± S.F. INCREASE	857± S.F. REDUCTION	692± S.F. REDUCTION



SUBJECT	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 S.F.	28,008± S.F.	28,008± S.F.
FRONTAGE	150 FT.	114± FT.	114± FT.
FRONT SETBACK (BUILDING)	25 FT.	118± FT.	8± FT.
SIDE SETBACK (BUILDING)	20 FT.	10± FT. (EAST) 12± FT. (WEST)	17± FT. (WEST) 20± FT. (EAST)
REAR SETBACK (BUILDING)	20 FT.	47± FT.	135± FT.
STREET PARKING SETBACK	20 FT.	5± FT.	16± FT.
SIDE PARKING SETBACK	10 FT.	0± FT.	0 FT.
REAR PARKING SETBACK	10 FT.	2± FT.	5± FT.
BUILDING COVERAGE	50% MAX. (14,004± S.F.)	17.7% (4,959± S.F.)	20.4% (5,718± S.F.)
SITE COVERAGE	80% MAX. (22,408± S.F.)	91.2% (25,808± S.F.)	92.5% (25,898± S.F.)
BUILDING HEIGHT	30 FT. & 2 1/2 STORES	< 30 FT.	SEE ARCHITECTURALS

PARKING REQUIREMENTS GENERATOR	QUANTITY OR RATED CAPACITY	BASIS FOR PARKING CALCULATION PER ZONING BY LAW	NUMBER OF SPACES
PARCEL "A" - WEST ABUTTER: EXISTING BUILDING #555 "CRANBERRY LIQUORS"			
RETAIL	1,855± S.F.	1 SPACE PER EACH 150 S.F. OF FLOOR AREA DEVOTED TO CUSTOMER USE (NOT LESS THAN 20% OF TOTAL AREA)	13
PARCEL "B" - PROJECT SITE: EXISTING BUILDINGS #557, #559, #61 & #63 (TO BE DEMOLISHED)			
RETAIL	1,163± S.F.	1 SPACE PER EACH 150 S.F. OF FLOOR AREA DEVOTED TO CUSTOMER USE	8
OFFICE	1,575± S.F.	1 SPACE PER EMPLOYEE MAX. SHIFT, PLUS 1 PER 250 S.F. OF FLOOR AREA	11
RESTAURANT	35 SEATS 1 EMPLOYEES	1 PER 4 SEATS PLUS 1 PER EMPLOYEE MAX. SHIFT	10
TOTAL REQUIRED PARKING SPACES - PARCEL "B"			34
PARCEL "C" - EAST ABUTTER: EXISTING BUILDING #565 "TEAM WAYSTACK REALTY & BY&D INSURANCE"			
OFFICE	3,312± S.F.	1 SPACE PER EMPLOYEE MAX. SHIFT, PLUS 1 PER 250 S.F. OF FLOOR AREA	20 (ASSUMING 6 EMPLOYEES)
TOTAL EXISTING PARKING SPACES - PARCELS "A", "B" & "C" COMBINED			67 SPACES (WITH 2 I.L.C.)
		REQUIRED	EXISTING

PARKING REQUIREMENTS GENERATOR	QUANTITY OR RATED CAPACITY	BASIS FOR PARKING CALCULATION PER ZONING BY LAW	NUMBER OF SPACES
PARCEL "A" - WEST ABUTTER: EXISTING BUILDING #555 "CRANBERRY LIQUORS"			
RETAIL	1,855± S.F.	1 SPACE PER EACH 150 S.F. OF FLOOR AREA DEVOTED TO CUSTOMER USE (NOT LESS THAN 70% OF LOT AREA)	13
PARCEL "B" - PROJECT SITE: PROPOSED 2 STORY BUILDING			
RETAIL	4,002± S.F.	1 SPACE PER EACH 150 S.F. OF FLOOR AREA DEVOTED TO CUSTOMER USE	27
3 BEDROOM UNITS	4	1.5 PER UNIT	6
TOTAL PARKING - PARCEL "B"			33 SPACES
PARCEL "C" - EAST ABUTTER: EXISTING BUILDING #565 "TEAM WAYSTACK REALTY & BY&D INSURANCE"			
OFFICE	3,312± S.F.	1 SPACE PER EMPLOYEE MAX. SHIFT, PLUS 1 PER 250 S.F. OF FLOOR AREA	20 (ASSUMING 6 EMPLOYEES)
TOTAL PARKING SPACES - PARCELS "A", "B" & "C" COMBINED			66 SPACES (WITH 3 I.L.C.)
		REQUIRED	PROPOSED

- LEGEND**
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ISSUED FOR REGULATORY REVIEW 05-24-2017

PLAN REFERENCES:
ASSESSORS MAP 14, PARCEL Y9
DEED BOOK 127767, PAGE 21
DEED BOOK 20763, PAGE 165
C.I.F. #169110
PLAN BOOK 123, PAGE 15
PLAN BOOK 470, PAGE 80
L.C.P.L. 23843



"PARCEL A"
#555 ROUTE 28
ASSESSORS MAP 14, PARCEL Y9
TABLE SIX PROPERTIES
REALLY TRUST
JOSEPH V. DELLAMORTE, TRUSTEE
D.O.B.K. 20783, PG. 165

"PARCEL B"
#557 ROUTE 28
ASSESSORS MAP 14, PARCEL Y9
518 CAVELOT LLC
D.O.B.K. 23787, PG. 21
D.O.B.K. 20763, PG. 165
C.I.F. #169110
PLAN BOOK 123, PAGE 15
PLAN BOOK 470, PAGE 80
L.C.P.L. 23843

"PARCEL C"
#565 ROUTE 28
AYALON SUNSET TRUST
RICHARD J. & BERHAETTE C. TRUSTEES
D.O.B.K. 17017, PG. 65
ASSESSORS MAP 14, PARCEL Y10

DATUM NOTE:
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)

NO.	DATE	REVISION
7	5-24-17	REVISE PARKING ARROWS & REMOVE TWO TREES
6	4-10-17	ISSUED FOR REGULATORY REVIEW
5	1-11-17	MODIFY PROPOSED ENTRANCE AND EXIT
4	11-29-16	ISSUED FOR PRICING
3	10-5-16	MODIFY PROPOSED PARKING STRIP CURBING & DUMPSTER PAD
2	9-1-16	REVISED PER PLANNING DEPARTMENT COMMENTS
1	8-9-16	ISSUED FOR REGULATORY REVIEW



525 CAMELOT LLC
PROJECT: 557, 559, 561, 563 ROUTE 28
SHEET TITLE: PLAN SHOWING PROPOSED SITE LAYOUT & MATERIALS
SCALE: AS NOTED
DRAWING FILE: C17990-C3D.dwg
DATE: -04-08-2016-
DRAWN BY: J.J.HARKWICH
CHECKED BY:
PROJECT NO.: C17990.00

C2.1.1

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