

Last Saved: 11/19/2021  
Plotted On: Nov 19, 2021 3:43pm By: RkRorrison  
Tighe & Bond: 1516R5022 Redburn Development01 Greenport Site Drawings - Figures\AutoCAD\Xref\R5022-01 C-SP.dwg



BUILDING SQUARE FOOTAGE	
APARTMENTS (4-STORIES)	162,804 SF
FLEX WAREHOUSE UNITS	22,500 SF
TOTAL	185,304 SF

PROJECT IMPACT	
LOT SIZE	19.00 AC
BUILDING FOOTPRINT	1.45 AC
NEW PAVEMENT	3.07 AC
STORMWATER	1.23 AC
OPEN SPACE	13.25 AC

PARKING ANALYSIS TABLE	
NUMBER OF APARTMENT UNITS	161
REGULAR PARKING (APARTMENTS)	218 SPACES
ADA ACCESSIBLE (APARTMENTS)	8 SPACES
WAREHOUSE PARKING	6 SPACES
TOTAL PARKING	232 SPACES
APARTMENT PARKING RATIO REQUIRED	1.30 / APT UNIT
APARTMENT PARKING RATIO PROVIDED	1.40 / APT UNIT

#### BASE PLAN NOTES

- THE EXISTING CONDITIONS INFORMATION SHOWN ON THE DRAWINGS IS BASED ON THE FOLLOWING:
  - SURVEY DRAWINGS PROVIDED BY BRIAN R. HOLBRITTER LAND SURVEYING AND SITE DEVELOPMENT TITLED "BOUNDARY SURVEY LANDS N/F GREENPORT-PRUDENCE PROPERTIES" AND DATED SEPTEMBER 27, 2019.
  - NYS GIS OTRTHO INFORMATION DATED 2017
  - NYS GIS COLUMBIA COUNTY 2FT CONTOURS DATED 2018
- THE ACCURACY AND COMPLETENESS OF SUBSURFACE INFORMATION SHOWN ON THESE DRAWINGS IS NOT GUARANTEED. DETERMINE THE LOCATIONS AND ELEVATIONS OF ALL UTILITIES WHICH MAY AFFECT CONSTRUCTION OPERATIONS.
- THE DRAWINGS ARE BASED ON THE FOLLOWING DATUMS: HORIZONTAL NY83-EF ; VERTICAL NAVD88
- THE EXISTING CONDITIONS SHOWN ARE APPROXIMATE. FIELD VERIFY EXISTING CONDITIONS.

## CONCEPT PLAN NOT FOR CONSTRUCTION

## HEALY BOULEVARD PROPERTY

178 Healy  
Associates LLC

Greenport, NY

SERVICES PROVIDED IN NEW YORK  
BY T&B ENGINEERING AND  
LANDSCAPE ARCHITECTURE, P.C.

UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION  
OF SECTION 2005 OF THE NEW YORK STATE EDUCATION LAW.

MARK	DATE	DESCRIPTION
PROJECT NO:	R5022-001	
DATE:	11/08/2021	
FILE:	R5022-01 C-SP.dwg	
DRAWN BY:	RMM/RQL	
DESIGNED/CHECKED BY:	BKN	
APPROVED BY:	XXX	

## HEALY BOULEVARD PROPERTY SITE PLAN CONCEPT

SCALE: 1" = 60'

C-100  
SHEET 1 OF 1