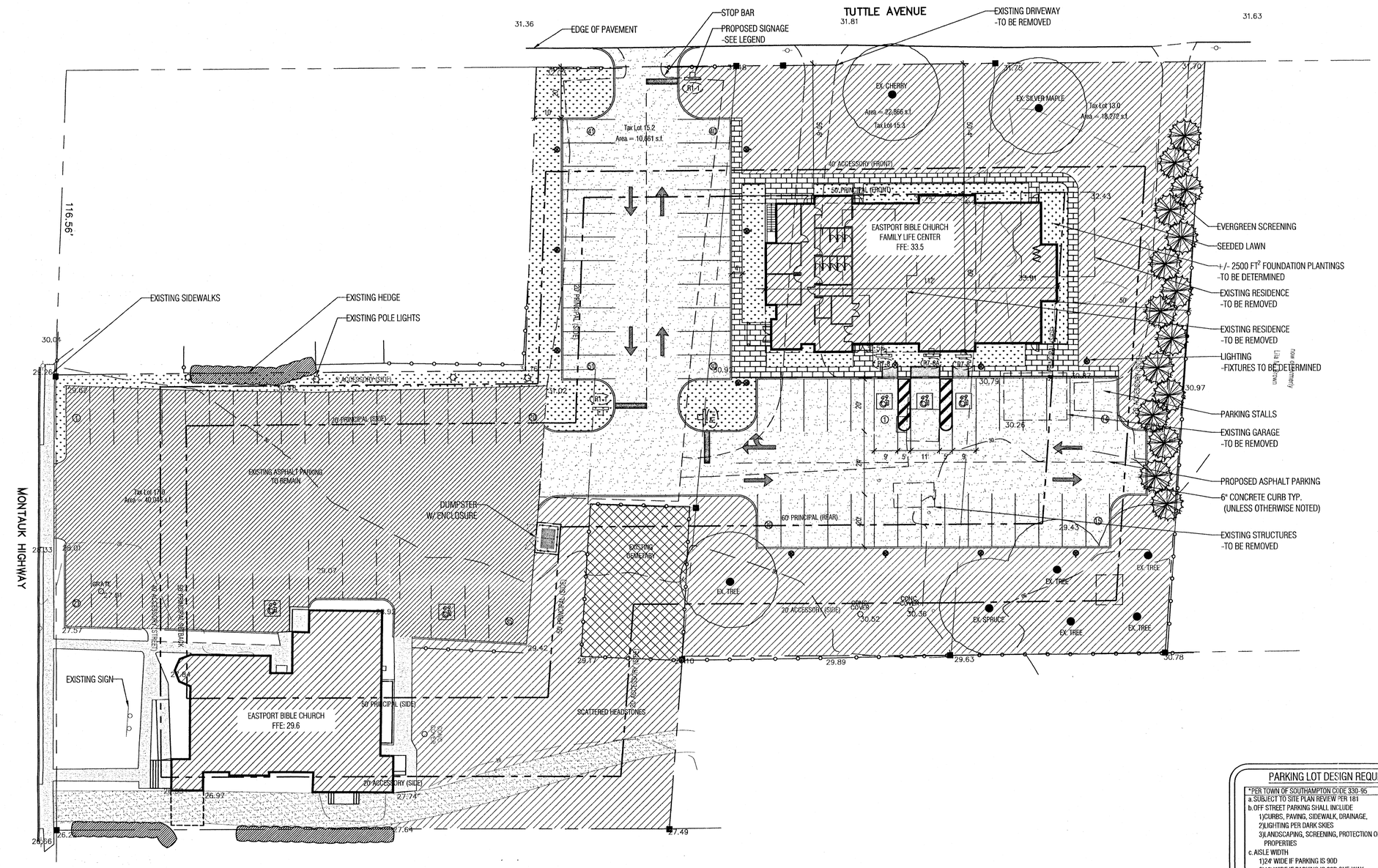

1 PRELIMINARY SITE PLAN

SCALE: 1"=20'-0"

0 10' 20' 40' 80'

SCALE: 1"=20'-0"

UTILITY MARK OUT

NOTE:
LOCATIONS OF ALL EXISTING UTILITIES SHALL BE CONFIRMED BY A LICENSED SURVEYOR.

GENERAL CONTRACTORS TO PERFORM UTILITY MARK OUT AS REQUIRED BY LOCAL CODE PRIOR TO ANY CONSTRUCTION ACTIVITY.

PROPOSED UTILITIES

NOTE:
THIS PLAN DOES NOT SHOW PROPOSED LOCATION UTILITIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- SANITATION SYSTEM
- PUBLIC WATER SUPPLY AND/OR PRIVATE WELL
- REDUCED PRESSURE VALVE AND/OR HOT BOX
- ELECTRIC SUPPLY AND METER
- NATURAL GAS AND/OR LP TANKS, METERS, & DISCONNECT
- STORMWATER DRAINAGE STRUCTURES
- GENERATORS
- OVERHEAD AND/OR BURIED LINES
- GEOTHERMAL WELLS
- HVAC UNITS

PLANS TO BE COORDINATED WITH CIVIL ENGINEER. NOTICE OF ANY CONFLICTS WITH BETWEEN PROPOSED UTILITIES AND THIS SITE PLAN SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING

PARKING LOT DESIGN REQUIREMENTS

*PER TOWN OF SOUTHAMPTON CODE 330-95
a.SUBJECT TO SITE PLAN REVIEW PER 181
b.OFF STREET PARKING SHALL INCLUDE
1)CURBS, PAVING, SIDEWALK, DRAINAGE,
2)LIGHTING PER DARK SKIES
3)LANDSCAPING, SCREENING, PROTECTION OF ADJACENT PROPERTIES
c.AISLE WIDTH
1)24' WIDE IF PARKING IS 90D
2)18' WIDE IF PARKING IS 60D ONE-WAY
3)12' IF PARKING IS 45D ONE WAY
d.QUEUING & CIRCULATION
1)RADIUS- SEE ARAIYS STANDARDS
2)DRIVE-IN SHALL DESIGNATE 2/3
3)SLOPE: CENTER LINE GRADIENTS SHALL NOT EXCEED 8%
4)SPACES:
a) IMPROVED (ASPHALT & CURB): 9X20
b) MINIMALLY IMPROVED (GRAVEL): 10X18
5)HANDICAP
a) QUANTITY: MINIMUM OF 5% TOTAL, NOT TO EXCEED 10 SPACES
b) SPACES: SHALL BE 9X20 PLUS 5' UNLOADING AREA
c) DESIGNATION: STRIPED WITH BLUE PAIN AND INTERNATIONAL HANDICAP SYMBOL AND SIGN
6)TRUCK LOADING
a) SPACE: 12'X25' WITH 14' CLEARANCE HEIGHT
7)TRAFFIC MARKINGS: PARKING STALLS, STOP BARS, CROSSWALK, LANE LINES, FIRE ZONE, HANDICAP, DIRECTIONAL, ETC.
a) SEE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
i) ALL SPACES TO BE STRIPED WITH 4" WHITE LINES, HANDICAP SHALL BE BLUE
ii) TRAFFIC ISLANDS SHALL BE TWO 4" YELLOW LINES WITH CROSS HATCHED 12" WIDE YELLOW BARS
iii) FIRE ZONES 24" WIDE RED OR YELLOW BARS PAINTED AT 45D TO CURB SPACED 4' APART, FOR A DEPTH OF 10' WITH THE WORKS: FIRE ZONE PAINTED ON THE PAVEMENT, AND NO STANDING, FIRE ZONE POSTED
8)LANDSCAPE: SCREENING PERIMETER & INTERIOR,
a) AS A GENERAL RULE, 25 SQ FT OF INTERIOR LANDSCAPING FOR EACH SPACE

SITE PLAN LEGEND

	PROPERTY LINE
	PRINCIPAL/ACCESSORY SETBACK
	FEMA LINE
	WETLAND SETBACK
	PROPOSED DRAINAGE PATTERN
	PROPOSED FENCE
× 14.2	EXISTING SPOT ELEVATION
14.6+	PROPOSED SPOT ELEVATION
14	EXISTING CONTOUR
14	PROPOSED CONTOUR
	SLEEVE LOCATIONS -(2) 4" DIA. SCH 40 PVC

TEST HOLE

NOTE: TEST HOLE PENDING

PREPARED _____

REGULATORY INFORMATION

ZONING	
ZONE:	R-20
USAGE:	CHURCH/SPECIAL EXCEPTION
PRINCIPAL SETBACKS	
FRONT (STREET SIDE):	40
SIDE MINIMUM:	15
SIDE TOTAL:	35
REAR:	60
ACCESSORY SETBACKS	
FRONT (STREET SIDE):	50
SIDE:	10
REAR:	10

*NOTE: THE MINIMUM REQUIRED TRANSITIONAL SIDE AND REAR YARDS SHALL BE 50' PURSUANT TO §§ 330-83-G-1A SETBACKS TO BE VERIFIED BY THE TOWN OF SOUTHAMPTON

COVERAGE CALCULATIONS

LOT AREA		
LOT 13	18,272 FT²	.419 ACRES
LOT 15.2	10,661 FT²	.245 ACRES
LOT 15.3	22,866FT²	.525 ACRES
LOT 17	40,046 FT²	.919 ACRES
TOTAL	91,845 FT²	2.108 ACRES
BUILDING COVERAGE		
EXISTING CHURCH	4,256 FT²	4.63%
PROPOSED STRUCTURE	6,002 FT²	6.53%
TOTAL PERMITTED	18,369 FT²	20.0%
TOTAL	10,258 FT²	11.11%
PARKING		
EXISTING PARKING	16,479	17.94%
EX. CEMETARY DRIVE	2,710	2.95%
PROPOSED	18,719 FT²	20.83%
TOTAL	37,908 FT²	41.27%
SIDEWALKS/HARDSCAPE		
EX. SIDEWALKS	1,001	1.09%
EX. SIDEWALKS	422	0.46%
EX. SIDE PORCH	67	0.07%
EX. FRONT PORCH	84	0.09%
EX. STEPS	51.5	0.06%
PROPOSED SIDEWALKS	2,331	2.54%
TOTAL	3,956.5 FT²	4.31%
OPEN SPACE		
TOTAL	41,348	45.02%

*NOTE: PERCENTAGE OF USE BASED ON THE COMBINED AREA OF FOUR CONTIGUOUS LOTS WITH SAME OWNERSHIP, EASTPORT BIBLE CHURCH

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PARKING CALCULATIONS

*PER TOWN OF SOUTHAMPTON CODE 330-95	
USE:	CHURCH, GYM, PUBLIC ASSEMBLY
REQUIRED:	1 SPACE PER 3 OCCUPANTS
MAX. OCCUPANTS:	251 (145 AUDITORIUM + 106 OVERFLOW)
TOTAL REQUIRED:	84 SPACES (1 PER 3 OCCUPANTS)
PARKING SPACES	
DESCRIPTION:	PROVIDED:
VAN ACCESSIBLE:	1
ACCESSIBLE:	2
STANDARD :	48
EXISTING :	35 (INCLUDES EX. HC SPACES)
TOTAL:	86

*NOTE: EXISTING CHURCH AND PROPOSED GYM SHALL NOT HAVE OVERLAPPING USE. OCCUPANCY BASED ON MAXIMUM OCCUPANCY OF EXISTING CHURCH. TO BE VERIFIED BY TOWN OF SOUTHAMPTON FIRE MARSHALL

SIGN LEGEND

SYMBOL	DESCRIPTION	QUANTITY
R7-8	ACCESSIBLE PARKING (MUTCD R7-8)	-
R7-8A	VAN ACCESSIBLE PARKING (MUTCD R7-8A)	-
R1-1	STOP (R1-1)	-

GW
GRANT WELLMAN DESIGN
LANDSCAPE ARCHITECTURE
SITE PLANNING
DEVELOPMENT STRATEGISTS

GRANT O. WELLMAN, LEED-AP, RLA
20 BARRACUDA RD
EAST QUOGUE, NY 11942
(813) 318-2525

PROJECT INFO:
OWNER:
EAST PORT BIBLE CHURCH

SCTM # 900-342-2

ZONE: R-40

LOT AREA:

THIS PLAN HAS BEEN PREPARED FROM A SURVEY PREPARED BY:
FOX LAND SURVEYING
64 SUNSET AVENUE
WESTHAMPTON BEACH, NEW YORK 11978
631-288-0022

SHEET TITLE: PRELIMINARY SITE PLAN

PROJECT: EASTPORT BIBLE CHURCH
FAMILY LIFE CENTER
386 MONTAUK HWY,
EASTPORT, NY 11941

REVISIONS:

No.	Date	Description
1	08/29/2019	TOS PLANNING BOARD
	09/23/2019	LATEST ISSUE DATE

SEAL:

GRANT WELLMAN R.L.A.
N.Y.S. LIC. NO 2662

JOB #:	19-215-01
START DATE:	06-22-2019
SCALE:	AS SHOWN
DRAWN BY:	GW
CHECKED BY:	GW
SHEET NUMBER:	

L-2.1

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EBC FAMILY - LIFE CENTER
SOUTH ELEVATION

EBC FAMILY - LIFE CENTER
EAST ELEVATION

EBC FAMILY - LIFE CENTER

NORTH ELEVATION

EBC FAMILY - LIFE CENTER
WEST ELEVATION

CP-625 (rev 03/2019)

DEPARTMENT OF LAND MANAGEMENT
PLANNING BOARD
116 Hampton Road
Southampton, NY 11968

Phone: (631) 287-5735
Fax: (631) 287-5706
www.southamptontownny.gov

TOWN OF SOUTHAMPTON

JAY SCHNEIDERMAN
TOWN SUPERVISOR

CHAIR
JACQUI LOFARO

VICE CHAIRPERSON
DENNIS FINNERTY

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PHILIP A. KEITH

BOARD MEMBERS
JOHN J. BLANEY
GLORIAN BERK
ROBIN LONG
JOHN D. ZUCCARELLI

PRE-SUBMISSION SITE PLAN APPLICATION

Prior to the submission of a site development plan described below, the applicant or his/her agent shall meet with the Planning Board. The purpose of such conference shall be to discuss proposed uses or development of the site and to allow the Planning Board to determine conformity with the provisions and intent of this chapter, including, but not limited to, a discussion and preliminary analysis pursuant to the State Environmental Quality Review Act (SEQRA). The public may listen, participate, and comment in said discussion during the pre-submission conference.

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☐ **$1,100.00** Appropriate Site Plan Pre-Submission Fee (See§ 330-184)

PLEASE SUBMIT 5 COPIESOF SITE PLANS.

Note: A minimum of 5 copies is required. Additional copies may be necessary

Application Name: Eastport Bible Church, Family Life Center

SCTM No.: 0900 - 342 - 2 - 17, 15.3, 15.2, 13

Property Address: 386 Montauk Hwy, Eastport NY 11941

I. General Information

a) Applicant's Name: Eastport Bible Church
Address: 386 Montauk Hwy Eastport NY 11941
Phone No.: 631 325-8164

b) Name of Business (Existing or Proposed): _____
Address: _____

c) If the applicant is a corporation, give the name and title of the responsible Officer:
Name: Craig Tillinghast 631-291-1693
Title: Board Member

d) Landowner's Name: Same as applicant
Address:

e) Licensed Architect, Landscape Architect, Civil Engineer or Land Surveyor
Name: Grant Wellman Design
License No: 0026682 N.Y.S.
Address: 20 Barracuda Rd. E. Quogue, NY 11942
Telephone: 813-318-2525

f) If the applicant does not own the property, prepare the Owner Endorsement Form at the end of this packet establishing authorization of the applicant's proposed subdivision of his land.

g) All communications with regard to this application shall be addressed to the following person until further notice:
Name: Craig Tillinghast
Address: 10 Lakeview Ct. Eastport, NY 11941
Phone No: 631 291-1693

II. Proposed Site

a) General location of Property 386 Montauk Highway
of, N/S Montauk Hwy (street or road), approx. 116.56' east (feet) (north/east/south/west)
of, Tuttle Ave (nearest interesting street), m. Eastport (hamlet)

b) Total area under consideration: 91,845 sq. ft. or 2.108 acres.

c) Zoning District(s): R-20

d) Description of Project:
In the space below, please provide a description of the project, the proposed use and operation thereof, including a detailed explanation of the design concept, the objective of the project sponsor and how the project is or is not in compliance with the Town Code. Additional sheets may be added if necessary

Proposal to construct a 6000±SF accessory building on existing church property, with parking, landscaping & other standard site improvements.
The building will be used for weekly youth and children's ministries, as well as other various church related gatherings.
The building is proposed on the Tuttle Ave frontage directly across from the Eastport Elementary School.
Landscaping + buffering is provided around the perimeter of this portion of the site.
It is the intent of this proposal to comply with Town Code.

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