

**SITE DATA**

NCTM: SECTION 21, BLOCK A, LOTS 504 & 643  
 DATUM: USGS  
 ZONE: MW-3  
 PROPOSED ZONE: PUD (PLANNED UNIT DEVELOPMENT)  
 INTENDED USE OF PROPERTY: MIXED-USE DEVELOPMENT  
 SITE AREA: PARCEL A (TAX LOT 504) = 220,466.83 SF (5.06 AC); PARCEL B (TAX LOT 643) = 373,139.80 SF (8.56 AC)  
 APPLICANTS: 76 NORTH REALTY, LLC  
 585 STEWART AVE, GARDEN CITY, NY 11530  
 40 GARVIES PT, LLC  
 585 STEWART AVE, GARDEN CITY, NY 11530

**BULK REQUIREMENTS - PUD (PLANNED UNIT DEVELOPMENT)**

	REQUIRED	PROVIDED
MAXIMUM HEIGHT	35 FT, 2 STORIES	120 FT, 10 STORIES
MAXIMUM HEIGHT	52 FT, 4 STORIES	120 FT, 10 STORIES
MINIMUM LOT AREA	40,000 SF	593,606.63 SF
MINIMUM ROAD FRONTAGE	100 FT	1,218.16 FT
MAXIMUM BUILDING AREA*	65% (385,844.31 SF)	40.04% (237,698.14 SF)
MINIMUM FRONT YARD DEPTH	20 FT	20 FT
MINIMUM SIDE YARD DEPTH	15 FT	20 FT
MINIMUM REAR YARD DEPTH	20 FT	20 FT
MINIMUM SIDE AND REAR LANDSCAPE BUFFER	10 FT	15.08 FT
NATURAL AREA/LANDSCAPING	35% (207,762.32 SF)	48.77% (289,496.45 SF)

**PARKING CALCULATIONS**

**REQUIRED**  
 400 UNITS x 2 PER DWELLING UNIT = 800 SPACES  
 34,200 SF RETAIL x 1 PER 250 SF = 140 SPACES  
 120 SEATS x 1 PER 3 SEATS + 1 PER 2 EMPLOYEES = 40 SPACES  
**980 REQUIRED**

**PROVIDED**  
 980 SPACES (INCLUDES 18 ACCESSIBLE STALLS)\*\*

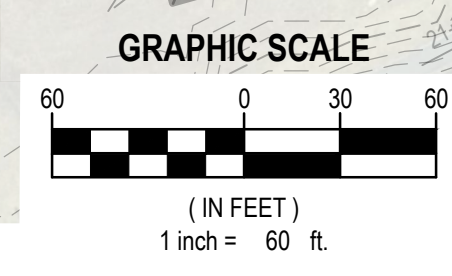
**LOADING CALCULATIONS**

**REQUIRED**  
 34,200 SF (RETAIL) x 1 PER 25,000 SF = 14 SPACES

**PROVIDED**  
 2 LOADING SPACES (10' x 30' x 14' HIGH)

**NOTES**

- EXISTING BOUNDARY INFORMATION FOR LOTS 504 & 643 IS BASED ON SURVEY BY WILLIAM F. FEHRINGER AND ALBERT A. BIANCO RESPECTIVELY.
- EXISTING LOCALIZED TOPOGRAPHIC DATA OBTAINED THROUGH AUTODESK INFRAWORKS.
- SEE ARCHITECTURAL PLANS BY H2M.
- SEE TRAFFIC STUDY BY VHB.



H  
2  
M

architects  
+  
engineers

538 Broad Hollow Road  
 4th Floor East  
 Melville, NY 11747  
 P: (631) 756-8000  
 F: (631) 694-4122

Melville, NY 11747  
 Albany, NY 12205  
 New York, NY 10001  
 White Plains, NY 10604  
 New City, NY 10956  
 Parsippany, NJ 07054  
 Howell, NJ 07731

DESIGNED BY: JEG	DRAWN BY: EPI	CHECKED BY: JEG	Q: MWK	PROJECT NO: DBDR 1701	DATE: 09/23/19	SCALE: AS SHOWN
------------------	---------------	-----------------	--------	-----------------------	----------------	-----------------

**NEW MIXED-USE DEVELOPMENT  
AT  
GARVIES POINT ROAD**

NCTM: SEC 21, BLOCK A, LOTS 504 & 643

CITY OF GLEN COVE NASSAU COUNTY, NY

**CONCEPTUAL SITE PLAN**

SHEET  
1  
OF  
1

ALTERATION OF THIS DOCUMENT, EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH SECTION 7209 OF NY STATE EDUCATION LAW, IS ILLEGAL.

X:\DBDR\1701\Glen Cove - new mixed use\02-BM-CAD\Doc-063019\Concept Plan 0919.dwg Last Modified: Sep 23, 2019 - 9:46am Plotted on: Sep 23, 2019 - 9:47am By: m.w.k.