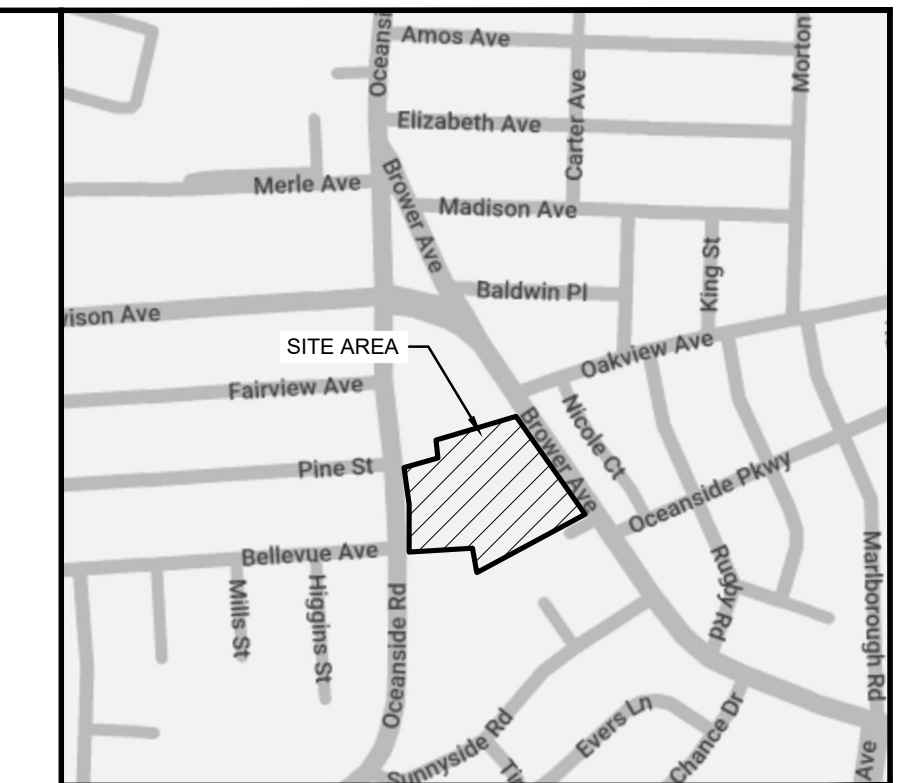
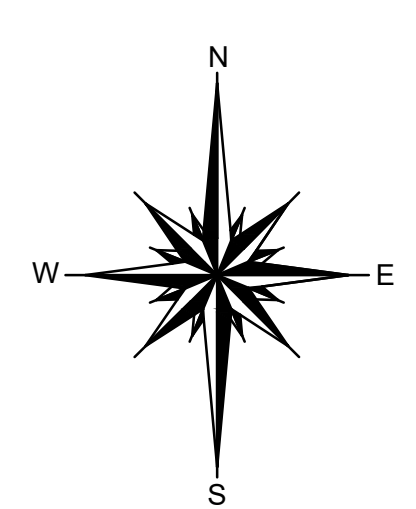




LEGEND

	STOP BAR
	PROPERTY LINE
	ACCESSIBLE STALL PAVEMENT PARKING
	PROPOSED CURB
	PROPOSED FENCE
	PROPOSED PARKING COUNT
	PROPOSED SIGN
	PROPOSED SIDEWALK
	PROPOSED DRIVEWAY TO BE UTILIZED FOR PARKING
	PROPOSED SHADE TREE



SITE DATA

N.C.T.M.:	54 - 263 - 11, 40, 41, 74, 99, 100, 321, & 327
SITE AREA:	169,947.32 S.F. (3.90 ACRES)
EXISTING USE:	HOUSE OF WORSHIP
PROPOSED USE:	MULTIFAMILY RESIDENCES
EXISTING ZONE:	B RESIDENCE DISTRICT (B)
PROPOSED ZONE:	CA RESIDENCE DISTRICT (CA)
SCHOOL DISTRICT:	OCEANSIDE
FIRE DISTRICT:	OCEANSIDE
POST OFFICE:	OCEANSIDE, 11572
WATER SUPPLY:	NEW YORK AMERICAN WATER
FLOOD ZONE:	SITE OUTSIDE OF 100 YEAR FLOOD PLAIN (FLOOD ZONE "X")

ZONING ANALYSIS (CA RESIDENCE DISTRICT)

	REQUIRED	PROPOSED
BUILDING HEIGHT	2 1/2 STORIES OR 35 FT	30 FT
BUILDING COVERAGE	35% OF LOT AREA MAX	34.5 %
FRONT YARD	25 FT	25 FT
SIDE YARD	20 FT	20 FT
REAR YARD	25 FT	25 FT
BUILDING DENSITY	20 UNITS / AC	16 UNITS / AC
SHADE TREES	1 PER 10 STALLS (143 STALLS / 10 = 14.3 TREES)	17 TREES

NOTE: BUILDING PROJECTIONS ARE PERMITTED SETBACK ENCROACHMENTS AS PER TOWN CODE ARTICLE X SECTION 104
TRANSFORMER NOTE:
 THE PROPOSED SITE TRANSFORMER SHALL NOT BE LOCATED WITHIN THE FRONT YARD SETBACK

PARKING CALCULATION

REQUIRED:
 4 STALLS FOR EVERY 3 UNITS OR APARTMENTS
 1 VISITOR SPACE FOR EVERY UNIT
 NUMBER OF UNITS = 61
 61 X 4 STALLS PER 3 UNITS = 82 STALLS
 61 X 1 STALL PER UNIT = 61 STALLS
TOTAL REQUIRED = 143 STALLS

PROVIDED:
 61 GARAGES
 61 DRIVEWAYS
 21 VISITOR SPACES (INCL. 2 ADA ACCESSIBLE SPACES)
 143 SPACES

BUILDING AREA TABLE

BUILDING	SQUARE FOOTAGE	# OF UNITS
BUILDING [1]	10,504 SF	11 UNITS
BUILDING [2]	8,632 SF	9 UNITS
BUILDING [3]	9,568 SF	10 UNITS
BUILDING [4]	15,392 SF	16 UNITS
BUILDING [5]	8,636 SF	9 UNITS
BUILDING [6]	5,824 SF	6 UNITS
TOTAL:	58,556 SF	61 UNITS

LOT COVERAGE

BUILDING AREA:	58,555 SF
IMPERVIOUS AREA:	48,683 SF
LANDSCAPE AREA:	62,709 SF
TOTAL:	169,947 SF

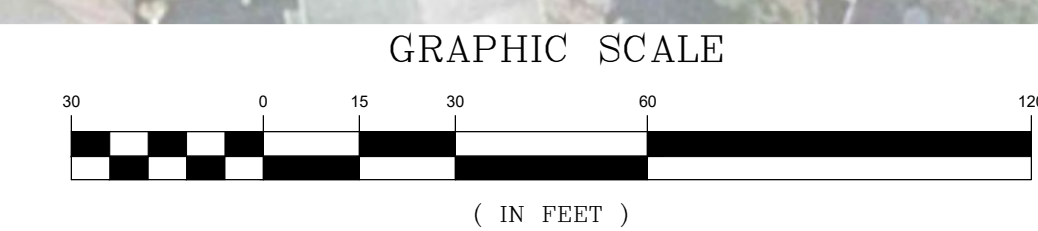
SIGN LEGEND

- ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FEDERAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE NEW YORK STATE SUPPLEMENTAL, LATEST EDITIONS.
- SIGNS OTHER THAN N.Y.S.D.O.T. SPECIFIED, AS PER GRIMCO INC. SIGN COMPANY ST. LOUIS, MO. OR APPROVED EQUAL.
- ALL SIGNS POLES AND FOOTINGS SHALL BE SET BACK A MINIMUM OF TWO (2) FEET FROM THE CURB LINE TO ACCOMMODATE THE TWO (2) FOOT PARKING BUMPER OVERHANG.

SIGN LEGEND

SIGN	NYS MUTCD	SIZE	SYMBOL
	R7-8	12"x18"	[1]
	R7-8A	12"x6"	[2]
	R1-1	30" X 30"	[3]

BOUNDARY AND EXISTING CONDITIONS FROM SURVEY PREPARED BY SCALICE DATED MAY 05, 2022, LAST REVISED MAY 17, 2022
 IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.



2	REVISED AS PER TOWN COMMENTS DATED 02-27-2024	3-16-2024
1	REVISED AS PER CLIENT COMMENTS	9-21-2023
No.	REVISION	DATE

OWNER:
 FIELDSTONE AT OCEANSIDE
 7600 JERICHO TURNPIKE
 WOODBURY, NY, 11797

APPLICANT:
 FIELDSTONE AT OCEANSIDE
 7600 JERICHO TURNPIKE
 WOODBURY, NY, 11797

ALIGNMENT PLAN
 FIELDSTONE AT OCEANSIDE
 SITUATED AT
OCEANSIDE
 TOWN OF HEMPSTEAD, NASSAU COUNTY, NEW YORK
 N.C.T.M. SECTION 54, BLOCK 263, LOTS 11, 40, 41, 74, 99, 100, 321 & 327

NELSON+POPE
 engineers • architects • surveyors
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DRAWN BY: RF **CADD:** CP, CA, F, DWG **SCALE:** 1" = 30'
CHECKED BY: JC **FILE NO.:** 22099 **DRAWING NO.:** C-101
DATE: MAY, 2022 **PROJECT NO.:** 22099 **SHEET NO.:** 1 OF 1