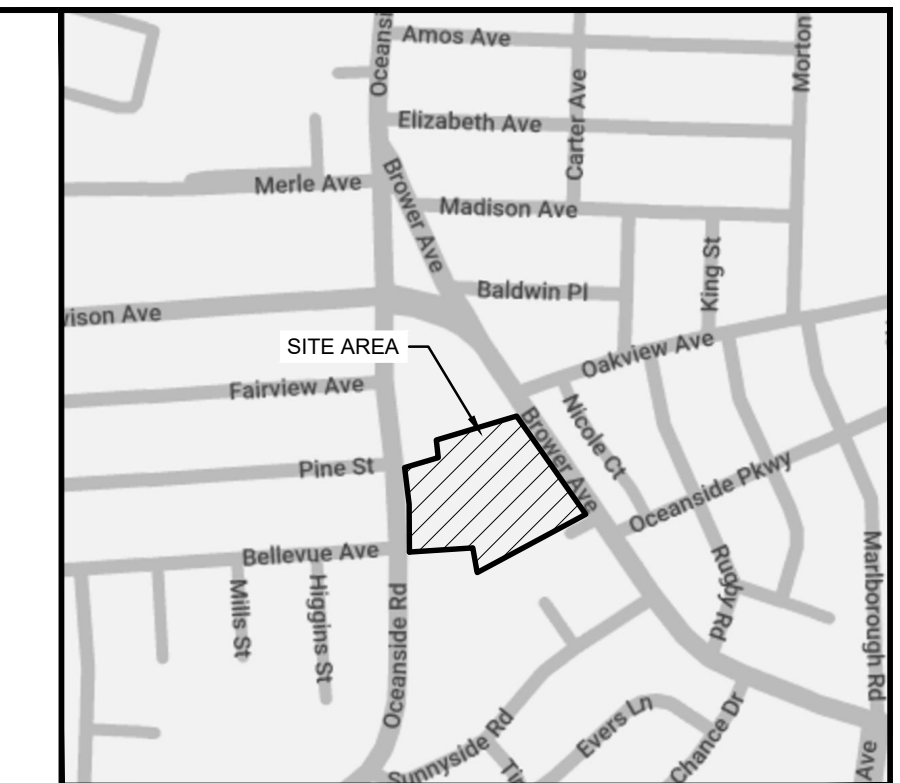
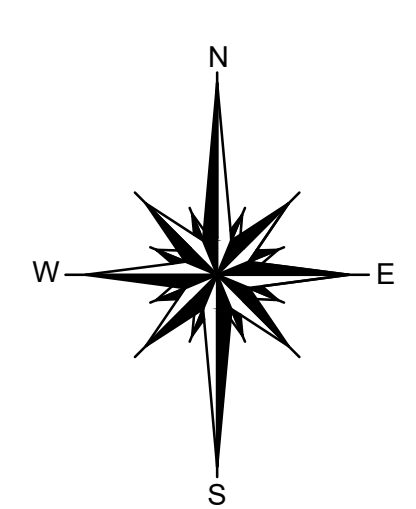




- LEGEND**
- STOP BAR
 - PROPERTY LINE
 - ACCESSIBLE STALL PAVEMENT PARKING
 - PROPOSED CURB
 - x-x- PROPOSED FENCE
 - ⊙ PROPOSED PARKING COUNT
 - ⊙ PROPOSED SIGN
 - ▨ PROPOSED SIDEWALK
 - ▨ PROPOSED DRIVEWAY TO BE UTILIZED FOR PARKING
 - ⊗ PROPOSED SHADE TREE



KEY MAP
1" = 600'

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	33.3 %
FRONT YARD	25 FT	25 FT
SIDE YARD	20 FT	20 FT
REAR YARD	25 FT	25 FT
BUILDING DENSITY	20 UNITS / AC	15.13 UNITS / AC
SHADE TREES	1 PER 10 STALLS (139 STALLS / 10 = 13.9 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 = 59
59 X 4 STALLS PER 3 UNITS = 78 STALLS
59 X 1 STALL PER UNIT = 59 STALLS
TOTAL REQUIRED = 138 STALLS

PROVIDED:
59 GARAGES
59 DRIVEWAYS
26 VISITOR STALLS (INCL. 2 ADA ACCESSIBLE STALLS)
144 STALLS

BUILDING AREA TABLE

BUILDING	SQUARE FOOTAGE	# OF UNITS
BUILDING [1]	10,504 SF	11 UNITS
BUILDING [2]	8,632 SF	9 UNITS
BUILDING [3]	7,592 SF	8 UNITS
BUILDING [4]	15,392 SF	16 UNITS
BUILDING [5]	8,636 SF	9 UNITS
BUILDING [6]	5,824 SF	6 UNITS
TOTAL:	56,580 SF	59 UNITS

LOT COVERAGE

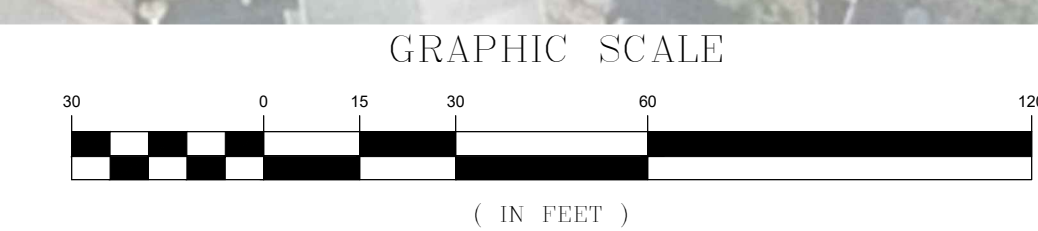
BUILDING AREA:	56,580 SF
IMPERVIOUS AREA:	52,658 SF
LANDSCAPE AREA:	60,709 SF
TOTAL:	169,947 SF

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
	R7-1	12"x18"	3
	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.

3	REVISED TO ADD ADDITIONAL SITE ENTRANCE	08-20-2024
2	REVISED AS PER TOWN COMMENTS DATED 02-27-2024	03-15-2024
1	REVISED AS PER CLIENT COMMENTS	08-21-2023
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
70 Maxx Road, Melville, NY 11747 • 631.427.5665 • nelsonpoppe.com

DRAFT
08-20-2024

SCALE: 1" = 30'

DRAWING NO.:
C - 101

DATE: MAY, 2022 **PROJECT NO.:** 22099 **SHEET NO.:** 1 OF 1