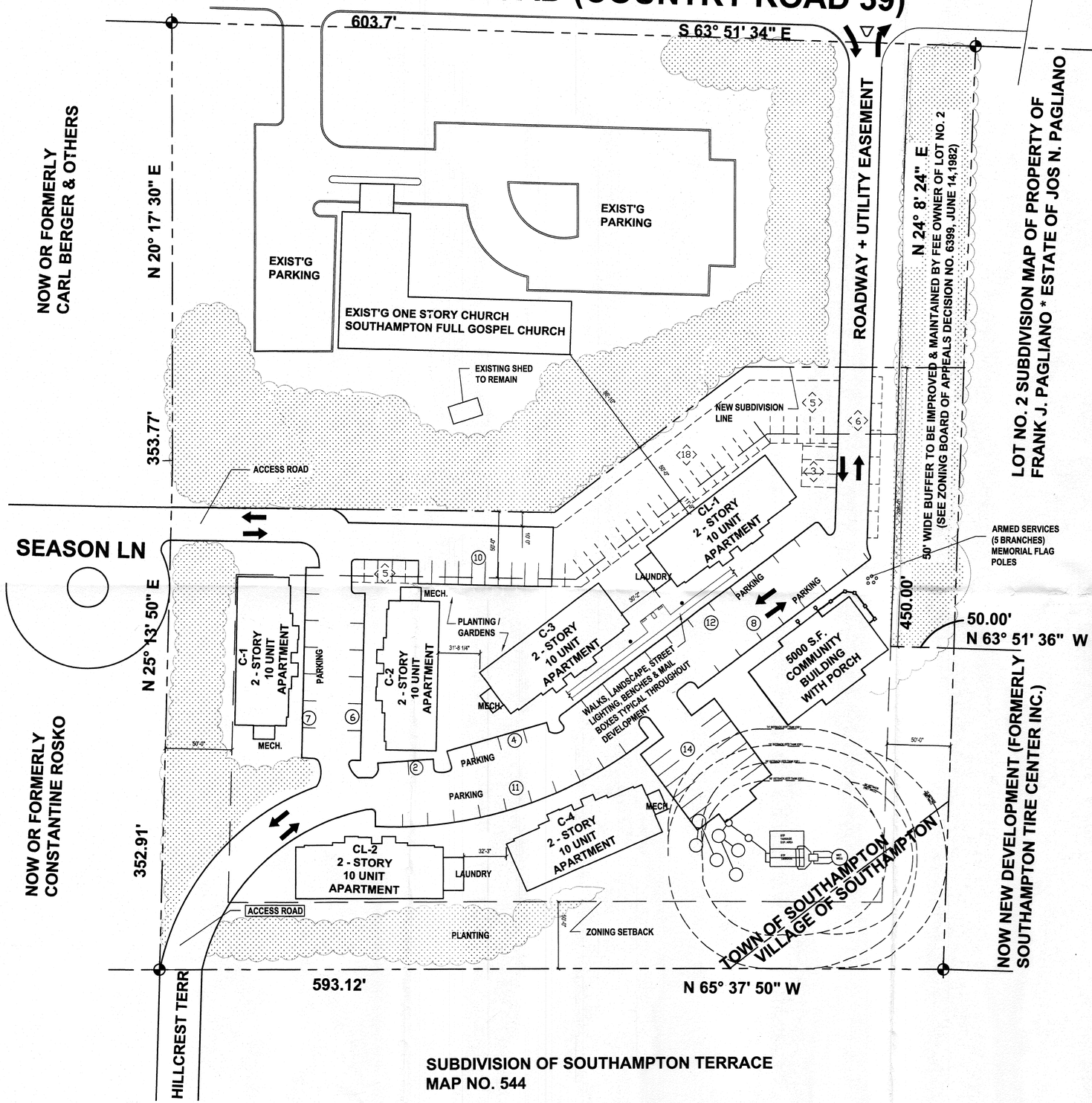

SUBDIVISION OF SOUTHAMPTON TERRACE
MAP NO. 544

SITE PLAN
SCALE: 1" = 40'

SCALE: 1"=40'

RECEIVED
DEC - 6 2018
Town Clerk

COPY

CONCEPTUAL SITE PLAN FOR DENSITY STUDY

OVERALL PROPERTY:
SCTM: DIST. 900 SECT: 159 BLOCK: 2.00 PARCEL: 25.007
LOT AREA & OVERALL PROPERTY 9.581 ACRES
TOWN OF SOUTHAMPTON (PART VILLAGE OF SOUTHAMPTON)

PROPOSED SUBDIVISION:
A. EXISTING CHURCH LOT AREA = 9.581 ACRES
B1. NEW CHURCH LOT AREA = 4.331 ACRES
B2. NEW RESIDENTIAL LOT AREA = 5.25 ACRES
PROPOSED USE: NEW 2 STORY RESIDENTIAL BUILDING CLUSTERS W/ NFPA 13R FIRE SPRINKLER SYSTEM, ONSITE PARKING AND ONSITE SEWAGE TREATMENT PLANT (STP)

ZONING:
CURRENT ZONING: R-20
PROPOSED ZONING: MF-44 MULTIFAMILY RESIDENCE*

	REQUIRED	PROVIDED
LOT AREA		
MINIMUM	(.99A) 44,000 SF	(5.25A) 228,690 SF
MAX NUMBER DWELLING UNITS PER PARCEL	12 PER ACRE	12 PER ACRE
LOT COVERAGE		
MAX LOT COVERAGE BY MAIN & ACC. BLDGS	20% OR 49,658 SF	14% OR 31,454 SF
HEIGHT		
MAX HEIGHT	32'/ 2 STORIES	32'/ 2 STORIES
YARDS , PRINCIPAL BUILDING, MIN		
FRONT	50'	50'
SIDE, MIN FOR 1	50'	50'
SIDE, TOTAL FOR BOTH ON INTERIOR LOT	100'	100'
REAR	50'	50'
DISTANCE BETWEEN BUILDINGS	20'	30'

*AS PER ARTICLE II 330-8 INCREASE RESIDENTIAL DENSITY FOR LOW AND LOWER MIDDLE INCOME HOUSINGDWELLINGS / GROSS ACRE NOT TO EXCEED 12 UNITS

5.25 ACRES
12 UNITS PER ACRE
5.25 X 12 UNITS = 63 UNITS (MAXIMUM), 60 UNITS PROVIDED

6 - 10 UNIT BUILDINGS = 60 UNITS
60 UNITS

PARKING: (REQUIRED AS PER 330.94)
MULTIPLE DWELLING 1.75 PER 1-BEDROOM UNIT
2.00 PER 2-BEDROOM UNIT

36 1-BEDROOM X 1.75 = 63 PARKING SPACES
24 2-BEDROOM X 2.00 = 48 PARKING SPACES
111 PARKING SPACES REQUIRED

74 PARKING SPACES PROVIDED
PLUS 37 PARKING SPACES LAND BANKED (DASHED SPACES)
WITH QUANTITY INDICATED IN XX

STP (SEWAGE TREATMENT PLANT) = 29,444 SF

H2M architects + engineers
538 Broad Hollow Road
4th Floor East
Melville, NY 11747
P:(631)756-8000
F:(631)694-4122
CONSULTANTS:
Melville, NY 11747
Albany, NY 12205
New York, NY 10001
White Plains, NY 10604
New City, NY 10956
Parsippany, NJ 07054
Howell, NJ 07731

MARK	DATE	DESCRIPTION
1	10-26-18	PRELIMINARY SCHEMATIC

REGISTERED ARCHITECT FRANK STEPHEN SCHMIDT 024270 STATE OF NEW YORK

DESIGNED BY:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
JDH	LAM		

PROJECT No.: COIL 1801 | DATE: MARCH 2018 | SCALE: 1"=40'

CLIENT
CONCERN FOR INDEPENDENT LIVING SOUTHAMPTON SITE

MULTI-FAMILY HOUSING AT SOUTHAMPTON FUIL GOSPEL CHURCH PROPERTY

130 COUNTRY RD 39 SOUTHAMPTON, NY

CONTRACT
CONTRACT G GENERAL CONSTRUCTION

STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
CONCEPTUAL SITE PLAN- YIELD PLAN

DRAWING No. **C-1(OPT-4)**
SHEET No. OF

X:\COIL (Concern for Ind Living)\COIL 1801 (Southampton site)\02-BIM-CAD\Preliminary\C-1(options)- Site.dwg Last Modified: Nov 13, 2018 - 10:05am Plotted on: Nov 16, 2018 - 10:28am By mweng