

THESE CALCULATIONS, NOTES, AND ASSUMPTIONS ARE FOR INTERNAL USE ONLY AND ARE NOT TO BE REPLICATED ON ANY FORMAL OR INFORMAL MUNICIPAL SUBMITTALS.

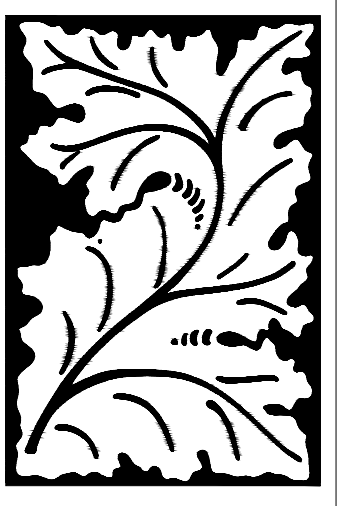
| SITE CALCULATIONS |                 |           |     |
|-------------------|-----------------|-----------|-----|
|                   | CR-40 PERMITTED | PROVIDED  |     |
| TOTAL UNITS (+/-) | 208             | 104       |     |
| 1 BEDROOM         | NA              | 40        | 38% |
| 2 BEDROOM         | NA              | 40        | 38% |
| 3 BEDROOM         | NA              | 24        | 23% |
| GROSS ACREAGE     | NA              | 17.33     |     |
| GROSS DENSITY     | 12.0 DU/AC      | 6.0 DU/AC |     |

| CITY PARKING CALCULATIONS      |     |            |             |
|--------------------------------|-----|------------|-------------|
| PARKING REQUIRED               |     |            |             |
| CATEGORY                       | MIX | SPACES     | RATIO       |
| 1 BEDROOM                      | 40  | 60         | 1.50        |
| 2 BEDROOM                      | 40  | 80         | 2.00        |
| 3 BEDROOM                      | 24  | 60         | 2.50        |
| <b>TOTAL REQUIRED PER CITY</b> |     | <b>200</b> | <b>1.92</b> |

| PARKING PROVIDED               |            |            |             |
|--------------------------------|------------|------------|-------------|
| CATEGORY                       | SPACES     |            | RATIO       |
|                                | ACCESSIBLE | STANDARD   | TOTALS      |
| RESIDENTIAL                    | 16         | 180        | 196         |
| LAND BANKED                    | 14         | 14         |             |
| LEASE                          | 2          | 6          | 8           |
| <b>SUBTOTALS</b>               | <b>18</b>  | <b>200</b> | <b>218</b>  |
| <b>TOTAL PROVIDED PER CITY</b> |            | <b>218</b> | <b>2.10</b> |

- NOTES:**
- THIS PLAN IS FOR MASSING PURPOSES ONLY. A MORE DETAILED PLAN WILL BE REQUIRED TO CONFIRM PROJECTED YIELD.
  - BUILDING FOOTPRINTS WERE PROVIDED BY THE PROJECT ARCHITECT. THESE FOOTPRINTS ARE SUBJECT TO CHANGE. THE PROJECT ENGINEER SHOULD CONFIRM THAT ALL ARCHITECTURAL INFORMATION IS CURRENT BEFORE THE RELEASE OF ANY PERMITS.
  - THE BOUNDARY WAS ENTERED VIA PDF SURVEY PROVIDED BY THE CLIENT. TOPOGRAPHY AND OTHER PARCEL INFORMATION WAS DOWNLOADED FROM SUFFOLK COUNTY GIS DATABASE.
  - A FIELD RUN TOPOGRAPHIC SURVEY IS NOT AVAILABLE AT THIS TIME. ADJUSTMENTS TO THE LAYOUT DUE TO GRADING CONCERNS MAY BE REQUIRED ONCE A TOPOGRAPHIC SURVEY HAS BEEN PROVIDED.
  - A DETAILED ANALYSIS OF STATE, COUNTY, AND CITY ORDINANCES GOVERNING THE DEVELOPMENT OF THIS PROJECT HAS NOT BEEN PERFORMED. ORDINANCE ANALYSIS WILL BE REQUIRED TO CONFIRM PROJECTED YIELDS.
  - GRADING IS FOR DESIGN INTENT ONLY. ACTUAL GRADING WILL NEED TO BE PERFORMED BY THE PROJECT ENGINEER.
  - ALL RESIDENTIAL BUILDINGS ARE 2-STORY.

- ASSUMPTIONS:**
- NO STORM WATER MANAGEMENT IS REQUIRED FOR THIS SITE.
  - THIS SITE IS LOCATED IN SOUTHAMPTON, NEW YORK.
  - THIS SITE IS ZONED CR-40. THE ZONING ORDINANCE ALLOWS INCREASED DENSITY FOR LOW AND LOWER-MIDDLE-INCOME HOUSING, UP TO 12 DU/AC. IN ALL OTHER RESPECTS, THE PROVISIONS AND DIMENSIONAL REGULATIONS FOR THE MF-44 DISTRICT SHALL APPLY.
  - THIS PROJECT IS SUBJECT TO THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE. THIS CODE ADOPTS THE IFC WITH APPENDIX D. 26' WIDE FIRE LANES ARE SHOWN. SINCE THE BUILDINGS ARE ONLY 2 STORY, THE FIRE LANES MIGHT BE ABLE TO BE REDUCED.
  - THIS PLAN ASSUMES THE LOCATION AND SIZE OF THE LEACH FIELD IS ADEQUATE.
  - THIS PLAN ASSUMES THE PROPOSED BUILDINGS ADHERE TO THE 2-STORY/32-FOOT HEIGHT LIMIT.



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the  
**NRP**  
 group LLC

|           |             |
|-----------|-------------|
| DATE      | 10/5/2020   |
| PROJ. NO. | 2294        |
| FILE NAME | 2294 BASE 8 |
| XREF      |             |
| XREF      |             |

**SOUTHAMPTON MULTIFAMILY**  
 SOUTHAMPTON, NEW YORK  
 CONCEPTUAL SITE PLAN

THIS DRAWING IS NOT FOR REGULATORY APPROVAL, OR CONSTRUCTION

**CSP-1**