Saved: Wednesday, August 15, 2012 3:34:44 PM CRILEY Plotted Wednesday, August 15, 2012 5:58:44 PM Riley, Courtney

Unit Distribution Chart

The Uplands at St. Johnland
SITE COVERAGE SQUARE FOOTAGE- 8/25/11
IL Unit Matrix

UNIT TYPE	2Bed+Den	2Bed+Den	2Bed+Den	2Bed+Den	2Bed+Den	2Bed+Den	2Bed+Den	2Bed+Den	2Bed	2Bed	2Bed	2Bed	1Bed+Den	1Bed+Den	1Bed+Den	1Bed+Den	1Bed+Den	1Bed+Den	1 Bed	1 Bed	
	2BDa	2BDb	2BDc	2BDd	2BDe	2BDf	2BDg	2BDh	2Ba	2Bb	2Bc	2Bd	1BD	1BDa	1BDb	1BDc	1BDd	1Bde	1Ba	1Bb	
square footage*	1314	1367	1508	1440	1794	1733	1697	1653	1116	1166	1133	1178	1142	955	988	966	989	917	761	833	Total
Level 54'																					
Level 65'			4			2	2			2		6			8		2				26
Level 76'		5	7			2	2			6		8			8		6			2	46
Level 87'		6	3	4	2			2	4	2	4	7		4	4	2	4			2	50
Level 98'	6			3					2		7		1	4		4		2	2		31
Total	6	11	14	7	2	4	4	2	6	10	11	21	1	8	20	6	12	2	2	4	153
Sq/ft per type	7884	15037	21112	10080	3588	6932	6788	3306	6696	11660	12463	24738	1142	7640	19760	5796	11868	1834	1522	3332	183178

1 Bed Total:	6	**IL Square Footage: (3-sided portion of balcony included, does not include patios, etc.)**						**AL***						**AL Square Footage: (does not include balconies, patios, etc.)***					
1 Bed+Den Total	49		Garage	39,850	sf			1 Bed/1 Bath units			539 sf		24 units		First	14,266	sf		
2 Bed Total	48		Ground	65,861	sf							Total AL	24 units		Second	13476	sf		
2 Bed+Den Total	50		Entry	82,840	sf										Total	27,742	sf		
Total Units:	153		Second	81,406	sf														
			Third	44,620	sf														
			Total	314,577	sf														
Townhomes*																			
Type A: 2 bed/2 bath- 1679sf + 1 car garage (294 sf) + 400 sf (loft)						10	2,373	sf	23,730	sf									
Type B: 2 bed/2 bath- 1600 sf + 1 car garage (294 sf) + 400 sf (loft) + 1600 sf (basement)						4	3,894	sf	15,576	sf									
Type C: 2 bed/2 bath + Den- 1717 sf + 1 car garage (326 sf) + 400 sf (loft) + 1717 sf (basement)						2	4,161	sf	8,322	sf									
Type D: 2 bed/2 bath + Den- 1800 sf + 2 car garage (528 sf) + 400 sf (loft) + 1800 sf (basement)						6	4,528	sf	27,168	sf									
						Total Townhomes		22 units	74,797	sf									

* square footages are gross and only include 3-sided portions of balconies and entries- no patios, porte cochere, etc. included

Total Gross Square Footage:		
IL:	314,577	sf
AL:	27,742	sf
Townhome:	74,797	sf
Factor of Sa	12,000	sf
Total :	429,116	sf

Parking Summary Chart

Description	Size Required	Size Provided	♦ ADA Spaces Required	♦ ADA Spaces Provided	Total Spaces Surface +	Landbanked	Sub-Surface	TH Garage	Total	Required
ASSISTED LIVING SPACES	9' x 18'	9' x 18'	1	8	38	22	–	–	60	60
INDEPENDENT LIVING SPACES	9' x 18'	9' x 18'	6	16	199	80	104	–	383	383
TOWNHOUSES SPACES ♦♦♦	9' x 18'	9' x 18'	N/A	N/A	34	26	–	28	88	88
LOADING BAYS ♦♦										10

\+ ADA SPACES INCLUDED IN SURFACE PARKING
\+ ADA/STATE/LOCAL REQUIREMENTS –
FOR AL – 1 TO 25 SPACES = 1 ADA SPACE
FOR IL – 151 TO 200 SPACES = 6 ADA SPACES

♦♦ LOADING BAYS: ONE BAY PER 40,000 SF: IL 314,577 GFA / 40,000 SF = 8 SPACES
AL 27,742 GFA / 40,000 SF = 1 SPACES

♦♦♦ PER DEC WILD, SCENIC AND RECREATIONAL REQUIREMENTS TOWNHOUSES WILL BE ONE UNIT PER ACRE 22 ACRES = 22 TOWNHOUSES

Parking Requirements (Per draft 2006 CCRC code):

IL–CONTINUING CARE RETIREMENT COMMUNITY	153 UNITS x 2.5 SPACE/ UNIT = 383 SPACES
AL–CONTINUING CARE RETIREMENT COMMUNITY	24 UNITS x 2.5 SPACE/ UNIT = 60 SPACES

Parking Requirements:

TOWNHOUSES	22 UNITS x 4 SPACE/ UNIT = 88 SPACES

Parking Requirements (Per feasablity data):

IL–CONTINUING CARE RETIREMENT COMMUNITY	153 UNITS x 1.5 SPACE/ UNIT = 230 SPACES
AL–CONTINUING CARE RETIREMENT COMMUNITY	24 UNITS x 1.5 SPACE/ UNIT = 36 SPACES

Zoning Summary Chart

Zoning District(s): Draft 2006 CCRC
Overlay District(s): NYSDEC Wild, Scenic and Recreational

Zoning Regulation Requirements	Required	Provided	
MIN. SITE AREA	25 AC	49.69 AC	
TOWN PROPOSED CCRC BUFFER SETBACK	200 FT	200 FT/ 100 FT ♦	
FRONT YARD SETBACK (ST. JOHNLAND RD)	200 FT	211 FT	
FRONT YARD SETBACK (OLD DOCK RD)	200 FT	293 FT	
REAR YARD SETBACK	200 FT	200 FT	
MAX. BUILDING COVERAGE	10%	9.35% +	
MAX. GFA COVERAGE	20%	25.1% +	♦♦
MAX. BUILDING HEIGHT	35 FT.	50 FT.	♦♦

♦ 100 FT SETBACK FROM KINGS PARK PSYCHIATRIC CENTER
♦♦ VARIANCE REQUIRED
\+ BASED ON TDL 39.25 AC

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Total Gross Floor Areas

INDEPENDENT LIVING	= 314,577 GFA
ASSISTED LIVING	= 27,742 GFA
TOWNHOUSES	= 74,797 GFA
FACTOR OF SAFETY	= 12,000 GFA
TOTAL	= 429,116 GFA (9.57 ACRES)

Density Summary Chart

Zoning Regulation Requirements	Existing	Provided	
TOTAL PROJECT AREA	49.69 AC	49.69 AC	
ENVIRONMENTALLY SENSITIVE LAND			
POND	0.78 AC		
100' SURFACE WATER OFFSET (EXCLUDES POND)	2.58 AC		
WETLANDS EXCLUDING SURFACE WATER OFFSET OVERLAP	0.03 AC		
15% STEEP SLOPES	3.13 AC	0.64 AC TO BE BUILT ON	20% VARIANCE
ANY WATER TO DEPTH OF 10 FEET	7.31 AC	0.70 AC TO BE BUILT ON	10% VARIANCE
ENVIRONMENTALLY SENSITIVE LAND TOTAL	10.44 AC (INCLUDES OVERLAPS)	1.34 AC DISTURBED	
TOTAL DEVELOPABLE LAND (TDL)	49.69 – 10.44 = 39.25 AC		

Developable Land Summary Chart

	Existing	Proposed
TOTAL EXISTING DEVELOPABLE LAND (TDL)	39.25 AC (1,709,730 SF)	
TOTAL PROPOSED DEVELOPABLE LAND (TDL)		39.25 AC (1,709,730 SF)
BUILDING COVERAGE (10% OF TDL)	3.93 AC (170,973 SF) +	3.67 AC (159,865 SF)
GROSS FLOOR AREA (20% OF TDL)	7.85 AC (341,946 SF) +	9.57 AC (429,116 SF) ♦♦
BUILDING ALLOWED RATIO (5 PER AC.)	39.25 AC x 5 = 196 UNITS 196 + 22 =218 UNITS♦♦♦	199 UNITS

OPEN SPACE PRESERVED (4,000 PER UNIT) = 91,503 SF OPEN SPACE ♦♦♦/ 4,000 SF = 22.8 UNITS
\+ BASED ON TDL 39.25 AC

♦♦ VARIANCE REQUIRED
♦♦♦ OPEN SPACE DESIGNATED AS ANY SPACE THAT WILL NOT BE DISTURBED AND NOT AN ENVIRONMENTALLY SENSITIVE LAND. MAXIMUM OF 6 UNITS/ ACRE ALLOW = 39.25 x 6 = 235. THEREFORE PER DRAFT 2006 CODE AN ADDITIONAL 22 UNITS MAY BE ADDED TO THE ALLOWED 196 UNITS = 218 UNITS ALLOWED.

Site Notes

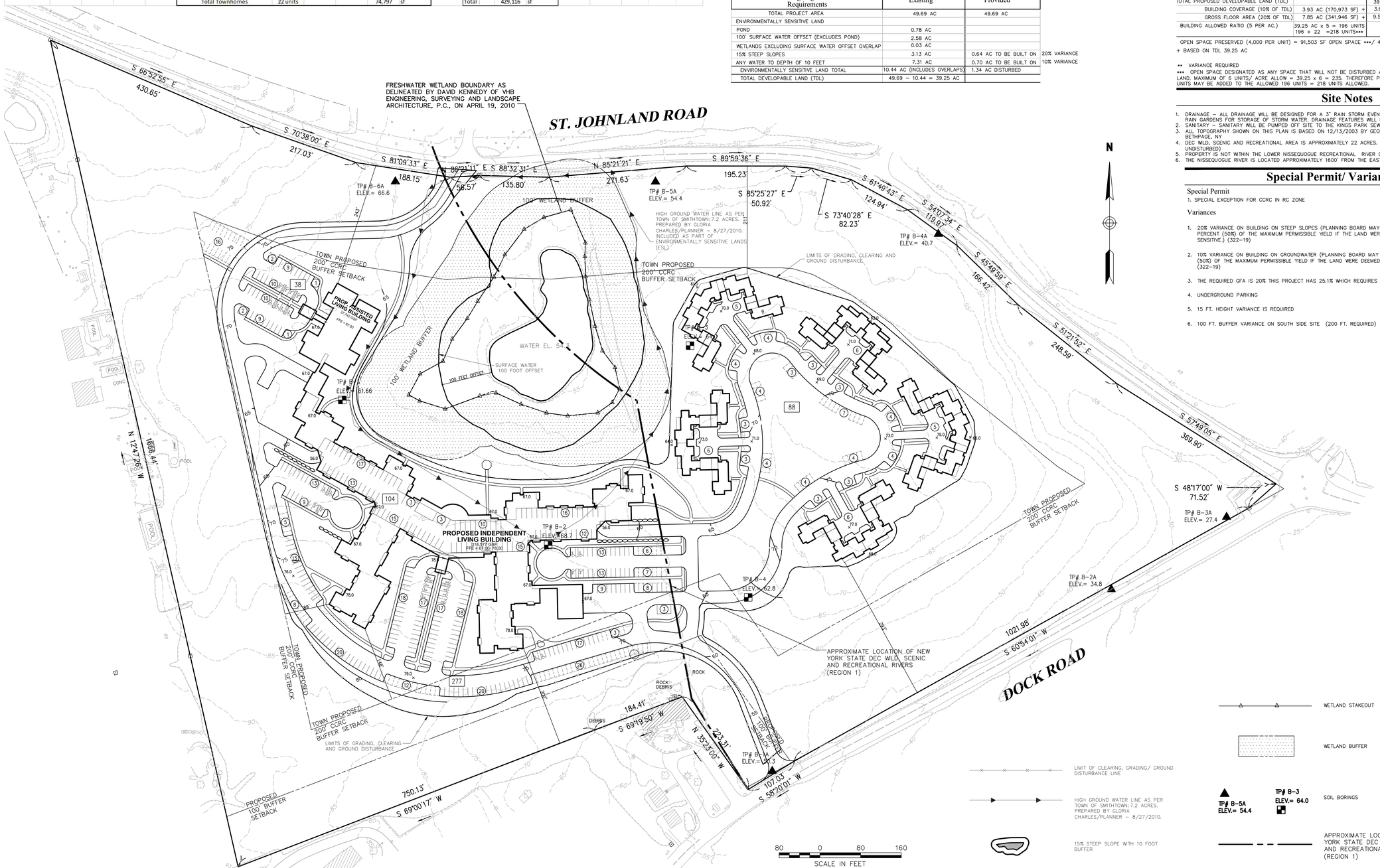
1. DRAINAGE – ALL DRAINAGE WILL BE DESIGNED FOR A 3" RAIN STORM EVENT AND PROJECT WILL UTILIZE LEACHING POOLS AND RAIN GARDENS FOR STORAGE OF STORM WATER. DRAINAGE FEATURES WILL BE LOCATED IN PARKING FIELDS.
2. SANITARY – SANITARY WILL BE PUMPED OFF SITE TO THE KINGS PARK SEWAGE PLANT.
3. ALL TOPOGRAPHY SHOWN ON THIS PLAN IS BASED ON 12/13/2003 BY GEOMAPS INTERNATIONAL – 395 CENTRAL AVE. BETHPAGE, NY
4. DEC WILD, SCENIC AND RECREATIONAL AREA IS APPROXIMATELY 22 ACRES. 7± WILL BE DISTURBED (70% OF AREA WILL REMAIN UNDISTURBED)
5. PROPERTY IS NOT WITHIN THE LOWER NISSEQUOGUE RECREATIONAL RIVER CORRIDOR
6. THE NISSEQUOGUE RIVER IS LOCATED APPROXIMATELY 1600' FROM THE EASTERN MOST PROPERTY LINE.

Special Permit/ Variance Requests

Special Permit
1. SPECIAL EXCEPTION FOR CCRC IN RC ZONE

Variances

1. 20% VARIANCE ON BUILDING ON STEEP SLOPES (PLANNING BOARD MAY GRANT A VARIANCE FOR UP TO FIFTY PERCENT (50%) OF THE MAXIMUM PERMISSIBLE YIELD IF THE LAND WERE DEEMED NOT TO BE ENVIRONMENTALLY SENSITIVE.) (322–19)
2. 10% VARIANCE ON BUILDING ON GROUNDWATER (PLANNING BOARD MAY GRANT A VARIANCE FOR UP TO FIFTY PERCENT (50%) OF THE MAXIMUM PERMISSIBLE YIELD IF THE LAND WERE DEEMED NOT TO BE ENVIRONMENTALLY SENSITIVE.) (322–19)
3. THE REQUIRED GFA IS 20% THIS PROJECT HAS 25.1% WHICH REQUIRES A VARIANCE ON GROSS FLOOR AREA COVERAGE
4. UNDERGROUND PARKING
5. 15 FT. HEIGHT VARIANCE IS REQUIRED
6. 100 FT. BUFFER VARIANCE ON SOUTH SIDE SITE (200 FT. REQUIRED)



No.	Revision	Date	Approd.
13	Additonal Variance added (#6)	8/15/2012	CR
12	WSSR Line Confirmation (DEC)	4/26/2012	CR
11	Town Comment From NP&V	3/1/2012	CR
10	Town Comment From NP&V	1/11/2012	CR
9	REVISED UNDERGROUND PARKING	11/15/2011	CR
8	REVISED MASTER PLAN	8/25/2011	CR
7	REVISED MASTER PLAN	8/24/2011	CR
6	REVISED MASTER PLAN	8/18/2011	CR
5	REVISED MASTER PLAN	5/31/2011	CR
4	REVISED MASTER PLAN	4/18/2011	TH
3	TOWN MEETING COMMENTS	11/5/10	11/11/2010	CR
2	DEC SUBMISSION	11/1/2010	CR
1	BUILDING REVISION	9/28/2010	CR

Designed by RD Drawn by CR Checked by RD
CAD checked by CR Approved by BRM
Scale 1"=80' Date September 8, 2010

Project Title
St. Johnland Residences II

St. Johnland Road
Kings Park, New York

Issued for
Draft
Environmental Impact Statement

Not Approved for Construction

Drawing Title
Master
Development Plan

WETLAND STAKEOUT
WETLAND BUFFER
LIMIT OF CLEARING, GRADING/ GROUND DISTURBANCE LINE
HIGH GROUND WATER LINE AS PER TOWN OF SMITHTOWN: 7.2 ACRES. PREPARED BY GLORIA CHARLES/PLANNER – 8/27/2010.
15% STEEP SLOPE WITH 10 FOOT BUFFER
TP# B-5A ELEV.= 54.4
TP# B-3 ELEV.= 64.0
SOIL BORINGS
APPROXIMATE LOCATION OF NEW YORK STATE DEC WILD, SCENIC AND RECREATIONAL RIVERS (REGION 1)

Drawing Number
DP-1
Sheet 1 of 1

Project Number
41161.03

SCTM: 0800-008-04-002