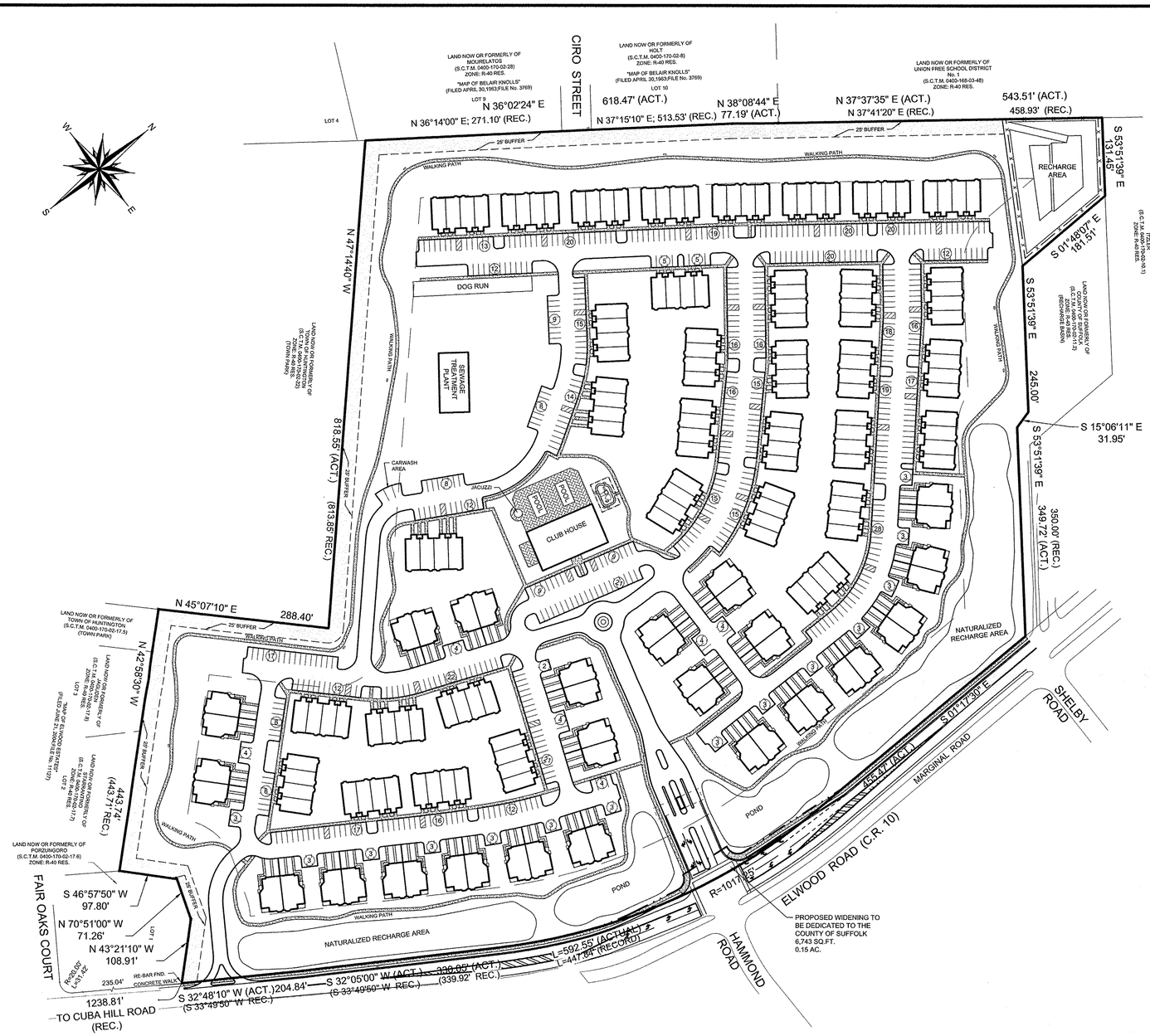
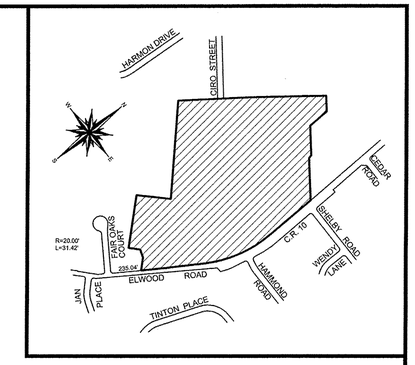
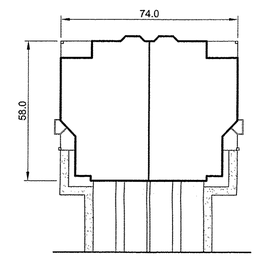




KEY MAP
SCALE:1"=600'



TYPICAL QUAD
SCALE:1"=30'

SITE DATA

S.C.T.M.: 0400-170-02-1501
AREA: 37.05 ACRES
EXISTING ZONE: R-40 RESIDENCE
PROPOSED ZONE: R-RM
SCHOOL DISTRICT: ELWOOD UFSD
WATER DISTRICT: GREENLAWN
FIRE DISTRICT: GREENLAWN
POST OFFICE: HUNTINGTON
REFUSE DISTRICT: 07 - NATIONAL WASTE SERVICES
NUMBER OF UNITS: 360
UNITS PER ACRE: 9.72 UNITS PER ACRE
AREA IN BUILDINGS: 389,086 S.F./24.1%
AREA IN PAVEMENT/WALKS: 379,879 S.F./23.6%
AREA IN RECHARGE AREA: 30,000 S.F./1.9%
AREA IN NATURALIZED RECHARGE AREA: 78,672 S.F./4.9%
AREA IN PONDS: 31,819 S.F. / 1.9%
AREA IN LANDSCAPING: 704,442 S.F./43.6%

BOUNDARY INFORMATION TAKEN FROM SURVEY PREPARED BY NELSON & POPE, DATED; NOVEMBER 23, 2011.

ZONING REQUIREMENTS - R-RM

	REQUIRED	PROVIDED
AREA	10 ACRES	37.05 ACRES
FRONT YARD	100'	100'
SIDE YARD	100'	100'/200'
REAR YARD	50'	100'
AREA/DWELLING UNIT	3,000 S.F./UNIT	4,483 S.F./UNIT
UNITS PER ACRE	14.52	9.72
MAXIMUM PERCENTAGE LOT COVERAGE	25%	24.1%
BUILDING HEIGHT	35'	35'

UNIT BREAKDOWN

34 - 8 UNIT BUILDINGS = 272 UNITS
22 - QUAD BUILDINGS = 88 UNITS
TOTAL UNITS = 360 UNITS

PARKING:
REQ'D: 360 UNITS x 1.5 STALLS / UNIT = 540 STALLS

PROV'D:
OFF STREET = 640 STALLS (INCL. 28 HANDICAP STALLS)
DRIVEWAYS = 88
GARAGES = 88
TOTAL = 816

FOR TOWN USE

No.	REVISION	DATE

OWNER:
OAK TREE FARM DAIRY, INC.
544 ELWOOD ROAD
EAST NORTHPORT, N.Y. 11731

APPLICANT:
BK ELWOOD, LLC
67 CLINTON ROAD
GARDEN CITY, N.Y. 11530

SITE DEVELOPMENT PLAN O THE SEASONS

SITUATED AT

ELWOOD

TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M. DISTRICT 0400, SECTION 170, BLOCK 02, LOT 15.1

NELSON & POPE
ENGINEERS & SURVEYORS
572 WALT WHITMAN ROAD, MELVILLE, N.Y. 11747
PHONE (631) 427-5665 FAX (631) 427-5620
WWW.NELSONPOPE.COM

SCALE: 1" = 100'
0 50 100 200 400

DRAWN BY:	LB	CADD No.: 111572BAPP_R16	SCALE:	DRAWING NO.:	
CHECKED BY:	VB	FILE NO.: 400-170-1	1" = 100'	C-101	
DATE:	JAN, 2014	PROJECT NO.: 11157		SHEET NO.: 1 OF 1	