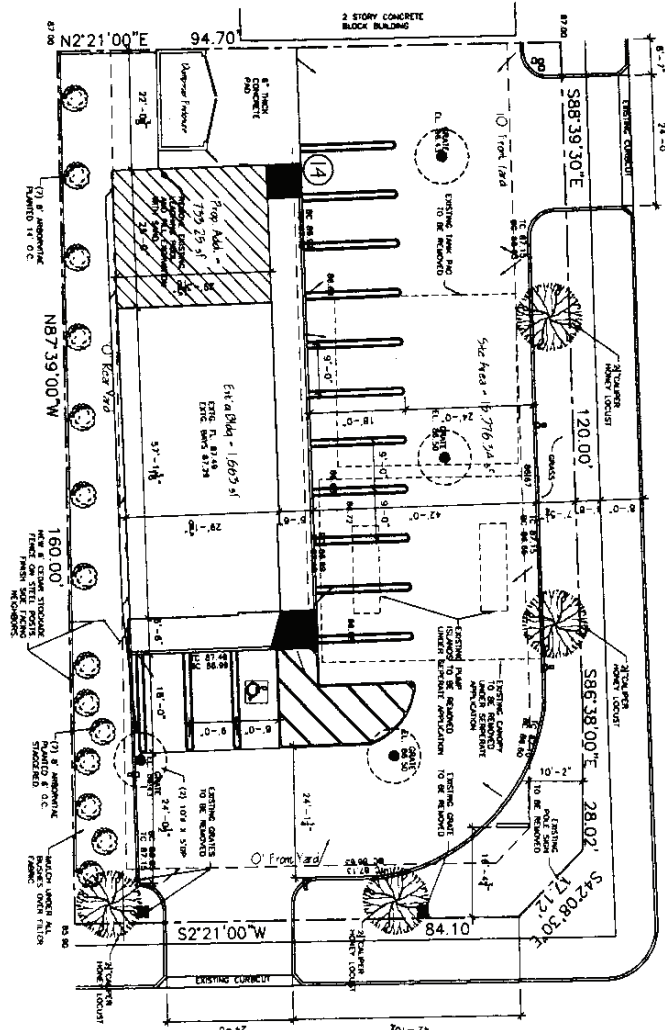


Hempstead-Bethpage Turnpike



Third Street

NOTE:
PROVIDE AUTOMATIC IRRIGATION
TO ALL PLANTING AREAS.

ZONING DATA

DISTRICT BUSINESS "X" (CONVERT FROM GS ZONE)
USE - STORE - WET RETAIL
HEIGHT - 30'/2 STORY MAX.
AREA - 70% LOT COVERAGE MAX
FRONT YARD - 10' (CORNER)
SIDE YARD - NOT REQUIRED
REAR YARD - 10' MIN
PARKING
1 SPACE/200sf gfa

PROPOSED DEVELOPMENT
1,663 + 733.25 = 2,396.25 gsf
2,396.25 / 200 = 12 REQ. CARS
PROVIDED PARKING = 14 CARS

PRELIMINARY CONCEPT PLAN
ALL ZONING INFORMATION AND SITE DESIGN
MUST BE CONFIRMED WITH MUNICIPALITY PRIOR
TO FINAL DESIGN DEVELOPMENT

STORM DRAIN REQUIREMENTS (3" RAINFALL DESIGN CRITERIA)
ROOF AREA: 2320 SQ. FT. X .25' (3") = 580 CU. FT.
Pavement: USE (2) 10' X 5' DP = 684 CU. FT.
Pavement AREA: 9161 SQ. FT. X .25' (3") = 2,290 CU. FT.
Pavement: USE (2) 10' X 5' DP = 2,395 CU. FT.
LANDSCAPE AREA: 3581 SQ. FT. X .25' (3") X .33 = 295 CU. FT.
Pavement: USE (1) 10' X 5' DP = 342 CU. FT.

[Handwritten signature]