

ZONING CALCULATIONS

ZONING DISTRICT: RPH

LOT AREA = 110,000 SQ. FT.
 GROSS FLOOR AREA = 58,508 SQ. FT.
 LOT COVERAGE = 29,254 SQ. FT.

SETBACKS:

FRONT = 20'-0"
 SIDE LEFT = 20'-0"
 REAR = 20'-0"
 SIDE RIGHT = 18'-5"

LOT COVERAGE:

CODE = 35% MAX
 LOT X 35% = MAX LOT COVERAGE
 110,000 X 35% = 38,500 SQ. FT. MAX
 PROPOSED 29,254 < 38,500 O.K.

MAX # ALLOWED UNITS BY RPH ZONE:

UNITS PER ACRE
 110,000 SQ. FT. / 43,560 SQ. FT. = 2.52 ACRES
 2.52 ACRES X 32 = 80 UNITS MAX
 68 PROPOSED UNITS < 80 ALLOWABLE O.K.
 MINIMUM SQ. FT. PER UNIT = 500 SQ. FT.

PROPOSED UNIT & PARKING SPECS.

UNIT TYPE:

1 B.R.
 660 SQ. FT.
 QUANTITY = 38

2 B.R.
 810 SQ. FT.
 QUANTITY = 16

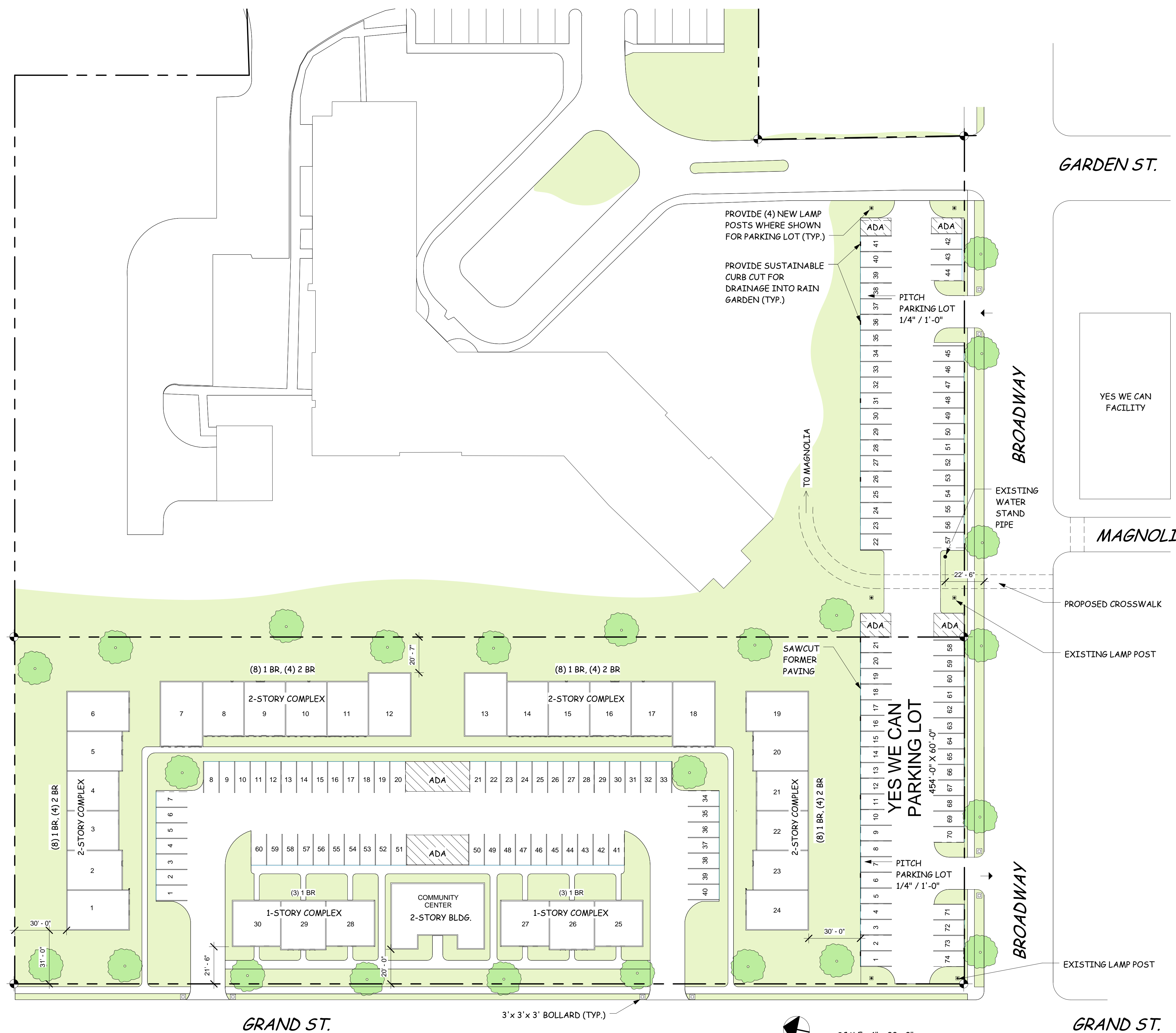
COMMUNITY BLDG.
 1ST FLOOR LAUNDRY/MAIL
 900 SQ. FT.
 2ND FLOOR RECREATION
 900 SQ. FT.

PARKING SPACES FOR GRAND ST APARTMENTS:

CAR SIZE = 18'-0" X 9'-0"
 QUANTITY = 60 SPACES
 ADA QUANTITY = 4 SPACES

PARKING SPACES FOR YES WE CAN:

LOT = 454'-0" X 60'
 CAR SIZE = 18'-0" X 9'-0"
 QUANTITY = 74 SPACES
 ADA QUANTITY = 4 SPACES



HIERARCHY
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GRAND STREET APARTMENTS
 TOWN OF NORTH HEMPSTEAD

DATE:	7/31/2024
REVISION:	
PERMIT REVIEW:	
DESIGNED BY:	T.J.C.
DRAWN BY:	M.R.P.
CHECKED BY:	S.F.

SITE PLAN & ZONING

T-0.A

SCALE = 1" = 30'-0"