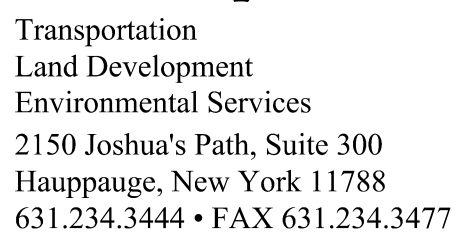
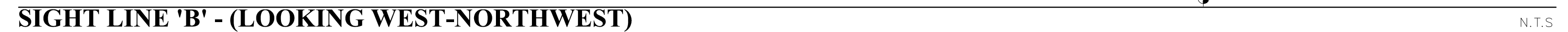
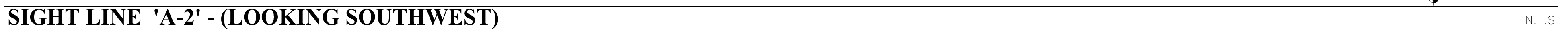
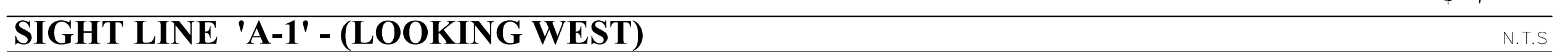


Appendix U

Line-of-Sight Analyses and Setback Analysis



1. PROPOSED BUILDING LOCATIONS AND
ELEVATIONS TAKEN FROM PLANS PROVIDED BY:
PS&S ENGINEERING
1305 FRANKLIN AVENUE, SUITE 302
GARDEN CITY, NEW YORK 11530
PHONE: (516) 512-7300
SHEET A-016, DATED: 6/4/12 (Rev. 1)

B= BULKHEAD

No.		Revision		Date	Approved by
Designed by	CS	Drawn by	CS	Checked by	GP
CAD checked by	CS	Approved by	GP		
Scale	As Shown	Date	July 30, 2013		

Glen Cove Avenue
Glen Cove, NY

Not Approved for Construction

Line-of-Sight Diagram (216-Unit Plan)

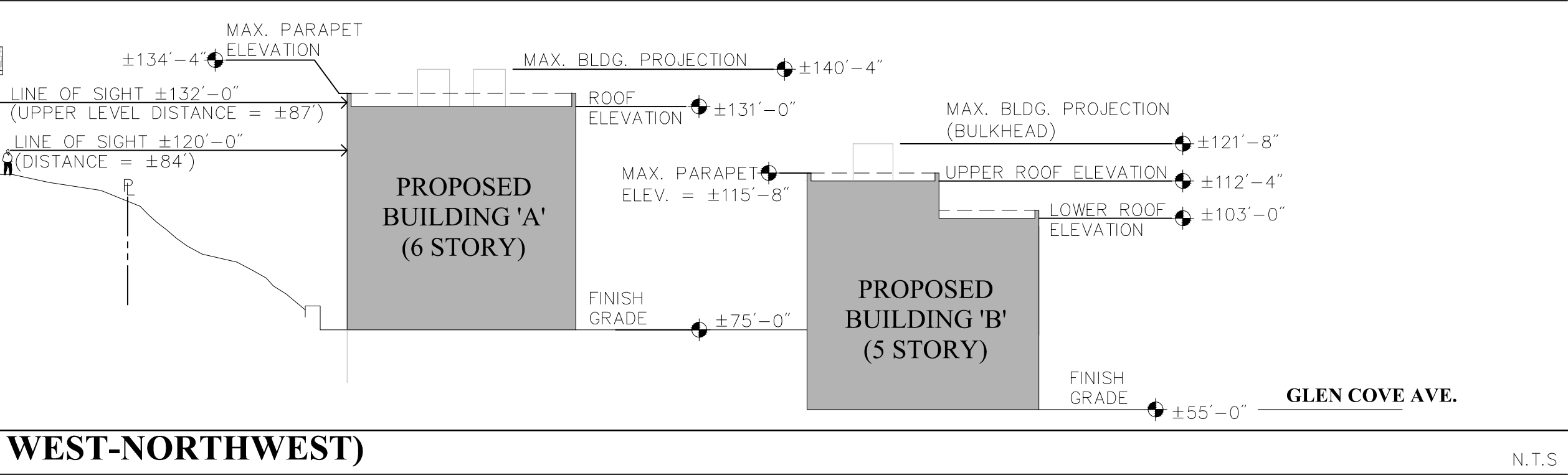
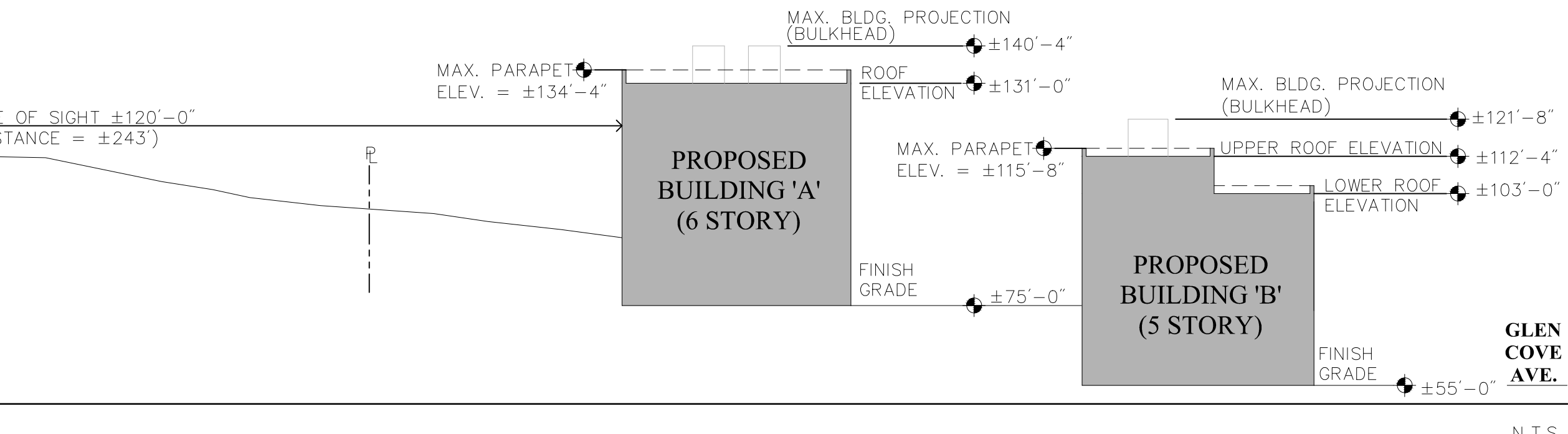
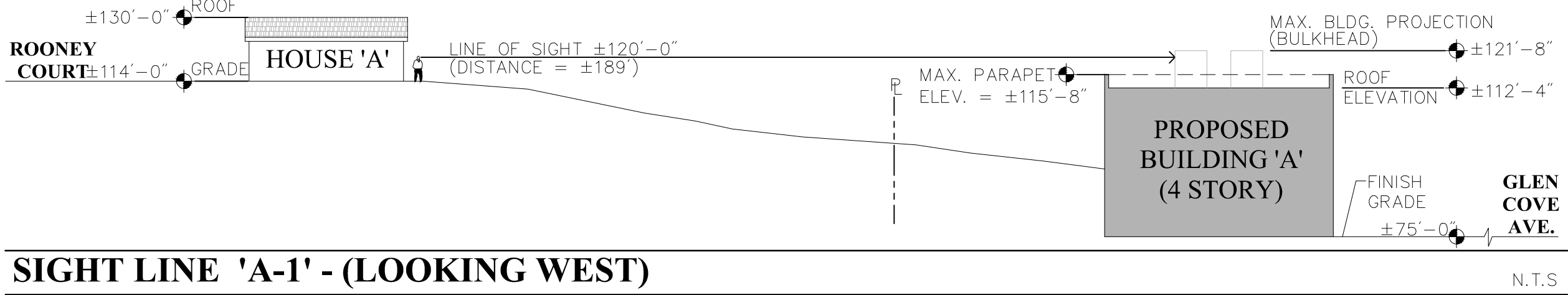
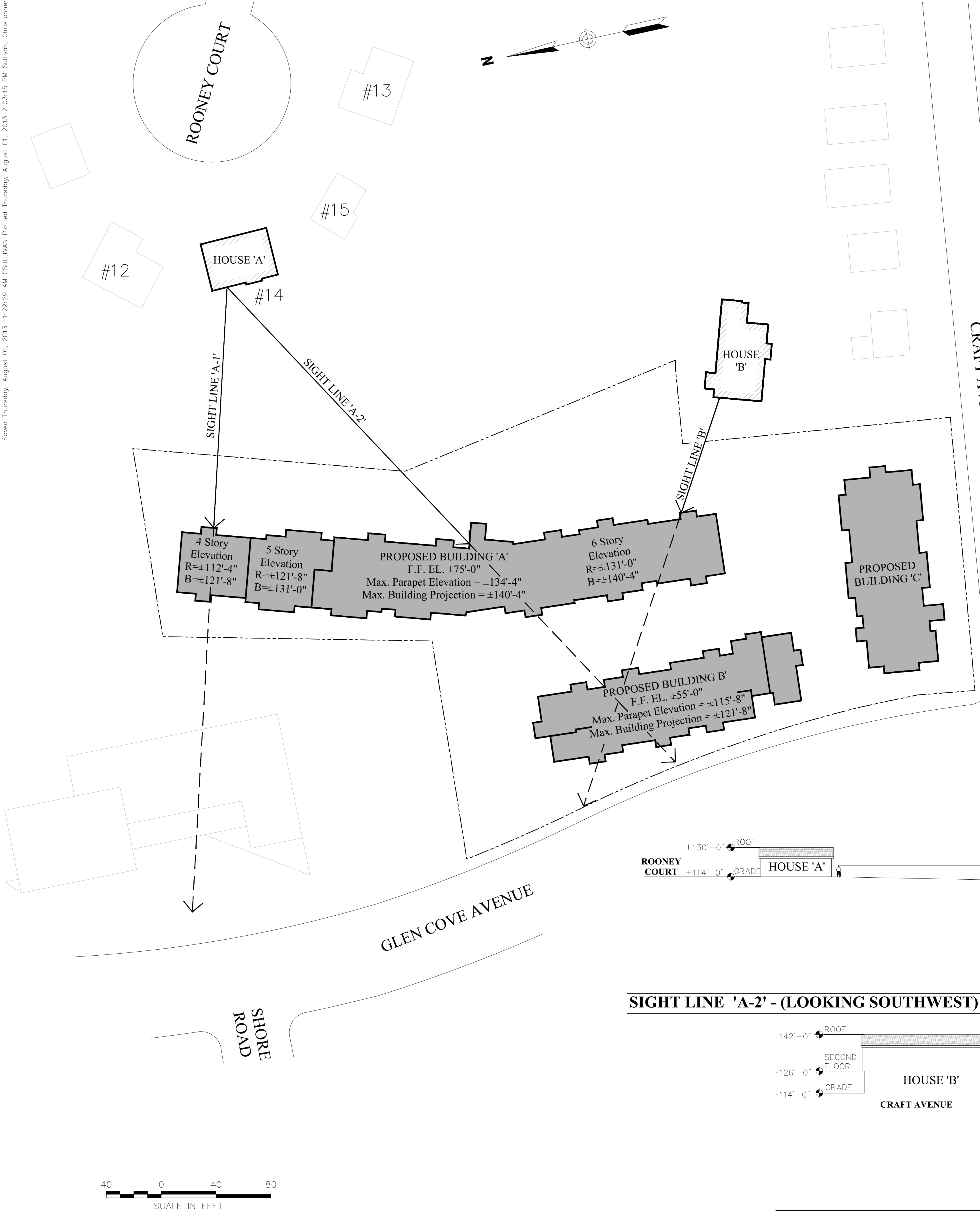
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Project Number
27707.00.00

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P:\27707\00\GRAPHIC IMAGES\277071112-SHE LINE\27707\00-ADDITIONAL SITE LINE-196 UNITS



**Engineering, Surveying
& Landscape Architecture, P.C.**

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Land Development
Environmental Services
2150 Joshua's Path, Suite 300
Hauppauge, New York 11788
631.234.3444 • FAX 631.234.3477

References

- PROPOSED BUILDING LOCATIONS AND ELEVATIONS TAKEN FROM PLANS PROVIDED BY:
PS&S ENGINEERING
1305 FRANKLIN AVENUE, SUITE 302
GARDEN CITY, NEW YORK 11530
PHONE: (516) 512-7300
SHEET A-016, DATED 2/11/13 (Rev. 3)
- AERIAL MAP PROVIDED IS FROM A 2010 NYS GIS MAP

Legend

R= ROOF

B= BULKHEAD

No.	Revision	Date	Appd.

The Villa at Glen Cove

Glen Cove Avenue
Glen Cove, NY

Issued for

Not Approved for Construction

Drawing Title

Line-of-Sight Diagram (196-Unit Plan)

Figure 2

Drawing Number

SL-1

Sheet of 1 1

Project Number
27707.00.00

27707.00_ADDITIONAL SITE LINE-196 UNITS.DWG

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2010 NYS GIS AERIAL MAP

Proposed Building Setbacks Along
Glen Cove Avenue

BUILDING 'B' - ±10' SETBACK

BUILDING 'C' - ±18' SETBACK

BUILDING 'F' - ±15' SETBACK

Existing Building Setbacks Along
Glen Cove Avenue

1	20' SETBACK	11	45' SETBACK	21	50' SETBACK
2	30' SETBACK	12	30' SETBACK	22	60' SETBACK
3	35' SETBACK	13	30' SETBACK	23	50' SETBACK
4	35' SETBACK	14	30' SETBACK	24	10' SETBACK
5	10' SETBACK	15	15' SETBACK	25	10' SETBACK
6	40' SETBACK	16	50' SETBACK	26	15' SETBACK
7	40' SETBACK	17	15' SETBACK	27	95' SETBACK
8	0' SETBACK	18	20' SETBACK	28	15' SETBACK
9	75' SETBACK	19	30' SETBACK	29	5' SETBACK
10	27' SETBACK	20	40' SETBACK	30	40' SETBACK

AVERAGE = ±32' SETBACK

RANGE = 0' TO ±95'

NOTE: FROM ASSUMED R.O.W.



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No.	Revision	Date	Appvd.
Designed by	CS	Drawn by	CS
CAD checked by	CS	Checked by	GP
Scale	As Shown	Approved by	GP
		Date	July 30, 2013
Project Title			

The Villa at Glen Cove

Glen Cove Avenue
Glen Cove, NY

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Drawing Title

Setback Analysis

Figure 3

Drawing Number

SA-1

Sheet of 1 1

Project Number 27707.00.00

