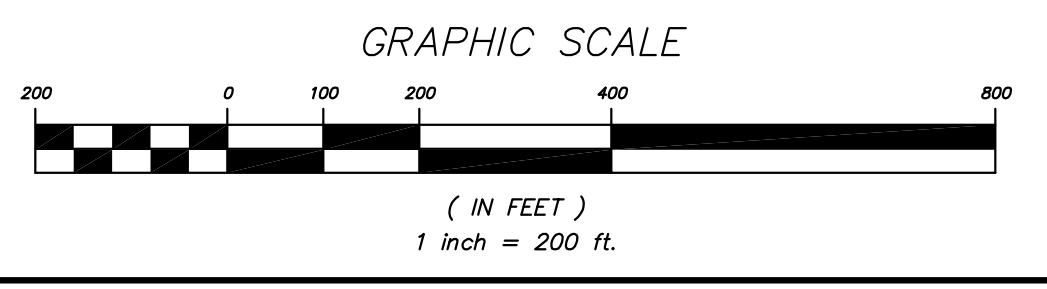
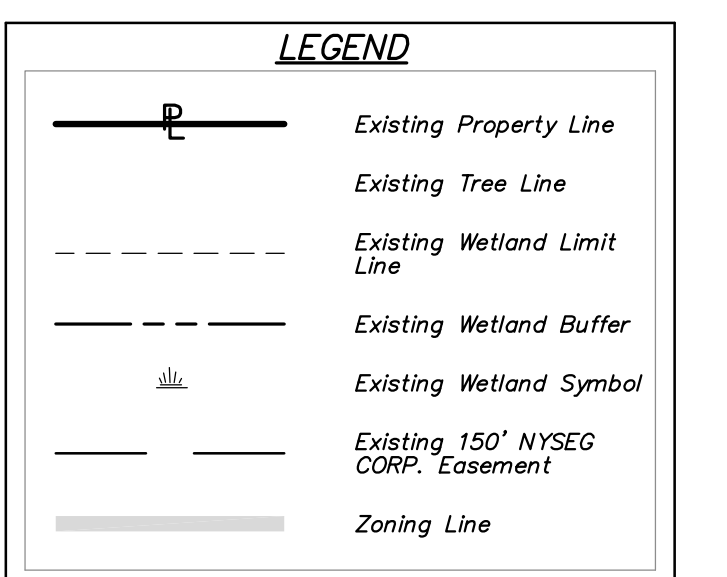


| MIXED USE BUILDING AREA TABLE | | | | |
|-------------------------------|----------------|---------------------|--------------------|----------------|
| BUILDING DESIGNATION | BUILDING LEVEL | BUILDING USE | BUILDING AREA (SF) | USE SUMMARY |
| A | 1 | ANCHOR RETAIL | 133,000 SF | |
| B | 1 | ANCHOR RETAIL | 125,000 SF | |
| E1 | 1 | RETAIL | 15,000 SF | |
| | 2 | HOTEL LOBBY | 18,000 SF | 25 KEYS |
| | 3 | HOTEL | 16,000 SF | 25 KEYS |
| | 4 | HOTEL | 16,000 SF | 20 KEYS |
| | 5 | HOTEL | 16,000 SF | 20 KEYS |
| | | | | 90 KEYS TOTAL |
| E2 | 1 | RETAIL | 20,000 SF | |
| | 2 | PROFESSIONAL OFFICE | 20,000 SF | |
| | 3 | PROFESSIONAL OFFICE | 20,000 SF | |
| | 4 | PROFESSIONAL OFFICE | 20,000 SF | |
| F | LL | PARKING | ~ | 64 PKG SP |
| | 1 | RETAIL | 30,000 SF | |
| | 2 | RESIDENTIAL | 30,000 SF | 17 UNITS |
| | 3 | RESIDENTIAL | 30,000 SF | 17 UNITS |
| | 4 | RESIDENTIAL | 30,000 SF | 17 UNITS |
| | | | | 51 UNITS TOTAL |
| G | 1 | RETAIL | 20,000 SF | |
| | 2 | PROFESSIONAL OFFICE | 15,000 SF | |
| | 3 | COMMUNITY SPACE | 15,000 SF | |
| | 4 | PROFESSIONAL OFFICE | 25,000 SF | |
| | | | | |
| H | LL | PARKING | ~ | 64 PKG SP |
| | 1 | RETAIL | 30,000 SF | |
| | 2 | RESIDENTIAL | 30,000 SF | 17 UNITS |
| | 3 | RESIDENTIAL | 30,000 SF | 17 UNITS |
| | 4 | RESIDENTIAL | 30,000 SF | 17 UNITS |
| | | | | 51 UNITS TOTAL |
| I | 1 | RETAIL | 15,000 SF | |
| | 2 | RESIDENTIAL | 15,000 SF | 9 UNITS |
| | 3 | RESIDENTIAL | 15,000 SF | 9 UNITS |
| | 4 | RESIDENTIAL | 15,000 SF | 9 UNITS |
| | | | | 27 UNITS TOTAL |
| J | 1 | RETAIL/PHARMACY | 14,000 SF | |
| K | LL | PARKING | ~ | 64 PKG SP |
| | 1 | RETAIL | 30,000 SF | |
| | 2 | RESIDENTIAL | 30,000 SF | 17 UNITS |
| | 3 | RESIDENTIAL | 30,000 SF | 17 UNITS |
| | 4 | RESIDENTIAL | 30,000 SF | 17 UNITS |
| | | | | 51 UNITS TOTAL |
| L | 1 | SPECIALTY GROCER | 50,000 SF | |
| M | 1 | RETAIL/BOOK STORE | 16,000 SF | |
| | 2 | RETAIL/BOOK STORE | 12,000 SF | |
| N | 1 | RETAIL/RESTAURANT | 7,000 SF | |
| O | 1 | CONVENIENT/GAS | 4,000 SF | |
| P | 1 | RETAIL | 2,000 SF | |

| MIXED USE PARKING & LOADING TABLE | | | | | |
|-----------------------------------|----------------|--------------------|------------------|-----------------------|------------------|
| BUILDING DESIGNATION | BLDG/PKG LEVEL | PARKING TYPE | PARKING PROVIDED | HANDICAP PKG PROVIDED | LOADING PROVIDED |
| A | 1 | Parking Lot | 534 spaces | 12 spaces | 3 spaces |
| B | 1 | Parking Lot | 497 spaces | 12 spaces | 3 spaces |
| E1 & E2 | LL | Parking Deck | 163 spaces | | |
| | 1 | Parking Deck | 159 spaces | | |
| | 1 | Parallel on street | 14 spaces | 8 spaces | 1 space |
| | | TOTAL: | 336 spaces | | |
| F | LL Inside | Indoor Parking | 64 spaces | | |
| | LL outside | Parking Lot | 45 spaces | | |
| | 1 | Parallel on street | 14 spaces | 5 spaces | 2 spaces |
| | | TOTAL: | 123 spaces | | |
| G | LL | Parking Deck | 188 spaces | | |
| | 1 | Parking Deck | 184 spaces | | |
| | 1 | Parallel on street | 12 spaces | 8 spaces | 2 spaces |
| | | TOTAL: | 384 spaces | | |
| H | LL Inside | Indoor Parking | 64 spaces | | |
| | LL outside | Parking Lot | 46 spaces | | |
| | 1 | Parallel on street | 13 spaces | 5 spaces | 2 spaces |
| | | TOTAL: | 123 spaces | | |
| I | LL | Parking Deck | 156 spaces | | |
| | 1 | Parking Deck | 152 spaces | | |
| | 1 | Parallel on street | 10 spaces | 8 spaces | 0 spaces |
| | | TOTAL: | 318 spaces | | |
| J | 1 | Parking Lot | 30 spaces | | |
| | 1 | Parallel on street | 8 spaces | 2 spaces | 1 space |
| | | TOTAL: | 38 spaces | | |
| K | LL Inside | Indoor Parking | 64 spaces | | |
| | LL outside | Parking Lot | 46 spaces | | |
| | 1 | Parallel on street | 10 spaces | 5 spaces | 2 spaces |
| | | TOTAL: | 120 spaces | | |
| L | LL | Parking Deck | 248 spaces | | |
| | 1 | Parking Deck | 244 spaces | | |
| | 1 | Parallel on street | 10 spaces | 8 spaces | 2 spaces |
| | | TOTAL: | 492 spaces | | |
| M | 1 | | 0 spaces | 0 spaces | 1 space |
| N | 1 | Parking Lot | 116 spaces | | |
| | 1 | Parallel on street | 20 spaces | 5 spaces | 1 space |
| O | 1 | Parking Lot | 20 spaces | | |
| | 1 | Parallel on street | 2 spaces | 2 spaces | 0 spaces |
| P | 1 | Parking Lot | 30 spaces | | |
| | 1 | Parallel on street | 2 spaces | 2 spaces | 0 spaces |
| | | TOTAL: | 3,131 spaces | 82 spaces | 20 spaces |

| UNION HEIGHTS RESIDENTIAL SUMMARY | | |
|------------------------------------|--|------------------|
| 8 Multi-family (24 units/each) | | 144 Units |
| 52 Cottage Clusters (3 units/each) | | 156 Units |
| Total | | 300 Units |



ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2209 OF ARTICLE 145 OF THE EDUCATION LAW.

| | | | |
|---|----------------|-----------------|---------|
| NO. | DATE | REVISION | BY |
| INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C. | | | |
| PROJECT: UNION PLACE | | | |
| ROUTE 6 & BALDWIN PLACE ROAD, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK | | | |
| DRAWING: ALTERNATIVE PLAN A-1 MIXED USE WITH WWTP | | | |
| PROJECT NO. | 02119.100 | PROJECT MANAGER | J.J.C. |
| DATE | 9-21-09 | DRAWN BY | J.L.K. |
| SCALE | 1" = 200' | CHECKED BY | |
| DRAWING NO. | ALT A-1 | | SHEET 1 |