Table of Proposed Plan Elements: Site Total: 6.46 Acres (281,397 sf.)

1 One Story building with 2,500 sq. ft. footprint = 2,500 sq. ft. GFA
11 Two story buildings with 1,500 sq. ft. footprint = 33,000 sq .ft. GFA
6 One Story buildings with 3,000 sq. ft. footprint = 18,000 sq. ft. GFA
Total Project size: 53,500 sq. ft. GFA
Total Building Coverage: 37,000 sq. ft. (or 13.1%) (Allowed: 20%)
Total Lot Coverage:

Buildings:	37,000
Paved:	116,726
Sidewalks:	10,572
Total:	**164,299**

Percentage: 58.38% (Allowed: 60%)

Parking:
Parking Required: 53,500 sq. ft. @ 1 space/180 sq. ft. = 298 spaces
Parking Provided: 301 spaces
Including Handicapped Parking Spaces (5%): 10 spaces max. - per §330-99 [G]
Truck Parking Spaces (2 per 40,000 sf. 330-96): 2 Spaces (12' x 25')

Interior Landscape Requirement:
Required Interior Landscaping: 7,445 sf.
Proposed Interior Landscaping: 8,338 sf.

SCDHS Sanitary Flow:

Hydrogeologic Zone: IV Zone
Allowable Sanitary Flow: 600 gallons/day/acre
Non-Medical Office Space: 0.06 gpd/sq. ft.
Allowable Site Sanitary Flow: 6.46 Acres @ 600 gpd/acre = 3,876 gpd
Proposed Site Sanitary Flow: 53,500 sq. ft. @ 0.06 gpd/acre = 3,210 gpd

Water Mill Village Townhomes

Yield Plan Analysis [A]

- D R A F T - F O R D I S C U S S I O N P U R P O S E S O N L Y -

Inter-Science

794 Montauk Highway
Water Mill
Town of Southampton
Suffolk County, New York

Prepared for:
Philip Young, Esq.
P.O. Box 964
Wainscott NY 11975

Date: June 18, 2007

Site Data:
Area: 6.46 Acres
Zone: HO District
SCTM: 900-114-1-46

Zoning Restrictions
Min. Lot Size: 10,000 Sq. Ft.
Min. Lot Width: 75'
Building coverage maximum: 20%

Principal Setbacks:
Front Yard: 30'
Side Yard (min. for one): 15'
Side Yards (total for both, interior lot): 30'
Side Abutting Street (corner lot): 30'
Rear Yard: 30'

Accessory Setbacks:
Distance from Street: 40'
Side Yard: 5'
Rear Yard: 10'

This is not a survey
The information contained hereon is based upon the information and/or data provided to or obtained by Inter-Science Research Associates, Inc. during the course of work being undertaken for the client. While efforts have been made to ensure the accuracy of this drawing/information, Inter-Science acknowledges that any final analysis **MUST** be made on a survey prepared by a surveyor licensed in the State of New York using up-to-date and site-specific information for the property being analyzed. Accordingly, it is cautioned that the information contained hereon should be used for preliminary analysis purposes only, and be used with caution. Inter-Science Research Associates, Inc. assumes no responsibility/liability for errors contained on this drawing.

Research Associates, Inc.
36 Nugent Street, P.O. Box 1201
Southampton, New York 11969-1201
631 283-5958 Fax: 631 283-5974

Note: Site information is based on survey obtained from Squires, Holden, Weisenbacher & Smith Surveying - Dated June 1980, September 1987, April 1988.

This is not a survey

File: Young/Young Set 12052007.dwg - Site Plan

© 2007, Inter-Science Research Associates, Inc.