Table of Proposed Plan Elements.

Site area: 6.46 acres (281,397 s. f.)
10 Two story buildings with 4,000 sq. ft. footprint
1st floor (4,000 sq. ft. office use)
2nd floor (Two 2,000 sq. ft. apartments)
Total Project Size: 80,000 GFA
Total Building Coverage: 40,000 sq. ft. (or 14.2%) where 20% is allowed
Total Lot Coverage: 156,716 sq. ft. (or 55.69%) where 60% is allowed

Buildings:	40,000 sq. ft.
Paved:	108,748 sq. ft.
Sidewalks:	7,968 sq. ft.
Total:	**156,716 sq. ft.**

Parking:
Parking Required (office use): 40,000 s. f. @ 1 space/ 180 s. f. = 222 spaces
Parking Required (apartments): 2 spaces x (20) 2 bedroom apartments = 40 spaces
Parking Required: 10 handicap spaces and no truck loading.
Parking Provided: 266 parking spaces
10 handicap spaces
1 truck loading space

Interior Landscape Requirement:
Required Interior Landscaping: 6,900 s. f. (25 s. f. per space)
Proposed Interior Landscaping: 7,049 s. f.

SCDHS Sanitary Flow:
Hydrogeologic Zone: IV
Sewage Treatment Facility (PureStream) Capacity: 15,000 gpd
Proposed Sanitary Flow Rate: 8,400 gpd
(40,000 x 0.06 = 2,400 gpd + 20 x 300 gpd = 6,000 gpd)

Water Mill Village Townhomes

Yield Plan Analysis [B]

- 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: May 7, 2008

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 Abutting Street (corner lot): 30'*
Rear Yard: 30'*

***Note:** Zoning Setbacks for Rear and Side Yards have been increased to 35 feet, as per section § 330-162.18 [B.] Hamlet Office/Residential and Hamlet Commercial/Residential building size or the Town of Southampton Zoning Code. For buildings larger than 3,000 square feet, up to a maximum of 4,000 square feet, the minimum side and rear transition yard shall be 35 feet.

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 updated 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.

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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 - Yield Plan Analysis [B]

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