ZONING ANALYSIS

TOWN OF SOUTHAMPTON
DISTRICT: LI-40
SCTM : 900-52-1-40.2

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	40,000 SQ. FT.	107,239 SQ. FT.	-
MAX. LOT COVERAGE	30%	9.8%	10.9%
MIN. LOT WIDTH	150'-0"	80'-0"	80'-0"
MAX. BLDG. HEIGHT	40'-0"	±35'-0"	29'-8"
MIN. FRONT YARD	50'-0"	60'-11"	60'-10"
MIN. REAR YARD	60'-0"	295'-0"	-
SIDE YARD MIN.	20'-0"	23'-10"	-
SIDE YARD AGG.	60'-0"	79'-5"	77'-4"

LOT COVERAGE

NEW OFFICE BUILDING = 3,681 S.F.
EXISTING WAREHOUSE BUILDING = 4,856 S.F.
EXISTING TANK SHED AND DECK = 3,152 S.F.

TOTAL = 11,689 S.F.

EXISTING LOT AREA = 107,239 S.F.

$\frac{11,689 \text{ S.F.}}{107,239 \text{ S.F.}}$ = 10.9%

PARKING REQUIREMENTS

NEW OFFICE BUILDING

NEW OFFICE BUILDING = 3,681 S.F.
PARKING REQUIRED: 1 SPACE PER 180 S.F. = $\frac{3,681 \text{ S.F.}}{180 \text{ S.F.}}$ = 21 SPACES

NEW OFFICE BUILDING STORAGE = 2,000 S.F.
PARKING REQUIRED: 1 SPACE PER 1,000 S.F. = $\frac{2,000 \text{ S.F.}}{1,000 \text{ S.F.}}$ = 2 SPACES

EXISTING WAREHOUSE BUILDING = 7,186 S.F.
PARKING REQUIRED: 1 SPACE PER 1,000 S.F. PLUS 1 EMPLOYEE = $\frac{7,186 \text{ S.F.}}{1,000 \text{ S.F.}}$ = 7.1 = 8 SPACES

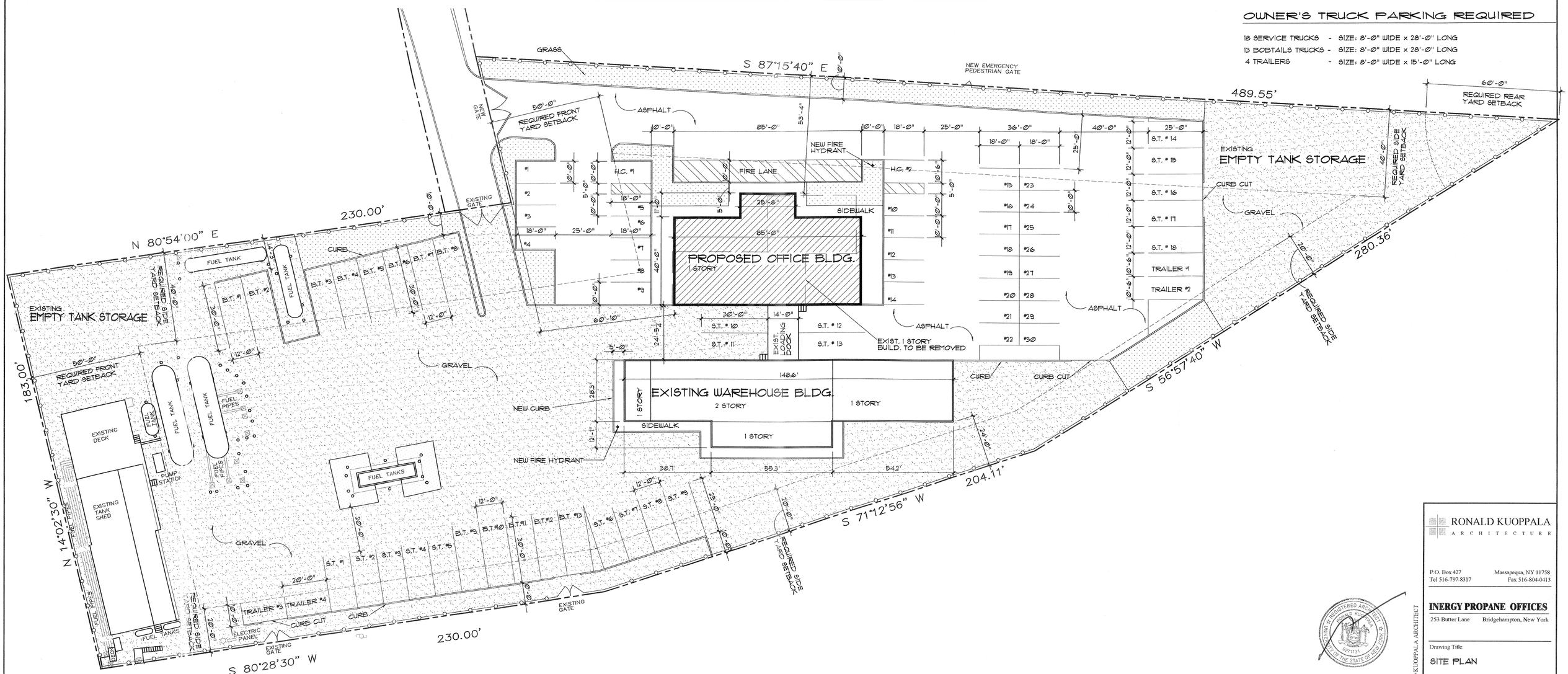
TOTAL PARKING REQUIRED = 31 SPACES

HANDICAPPED PARKING SPACES REQUIRED - 5% = .05 x 31 SPACES = 2 SPACES REQUIRED

TOTAL PARKING PROVIDED = 29 SPACES + 2 H.C. SPACES = 31 SPACES

OWNER'S TRUCK PARKING REQUIRED

18 SERVICE TRUCKS - SIZE: 8'-0" WIDE x 28'-0" LONG
13 BOBTAILS TRUCKS - SIZE: 8'-0" WIDE x 28'-0" LONG
4 TRAILERS - SIZE: 8'-0" WIDE x 15'-0" LONG



1 SITE PLAN
SCALE: 1" = 20'-0"

RONALD KUOPPALA
ARCHITECTURE

P.O. Box 427 Massapequa, NY 11758
Tel 516-797-8317 Fax 516-804-0413

INERGY PROPANE OFFICES
253 Butter Lane Bridgehampton, New York

Drawing Title:
SITE PLAN

Date: 18 OCTOBER 2011
Scale: AS NOTED
Drawing No.
A1

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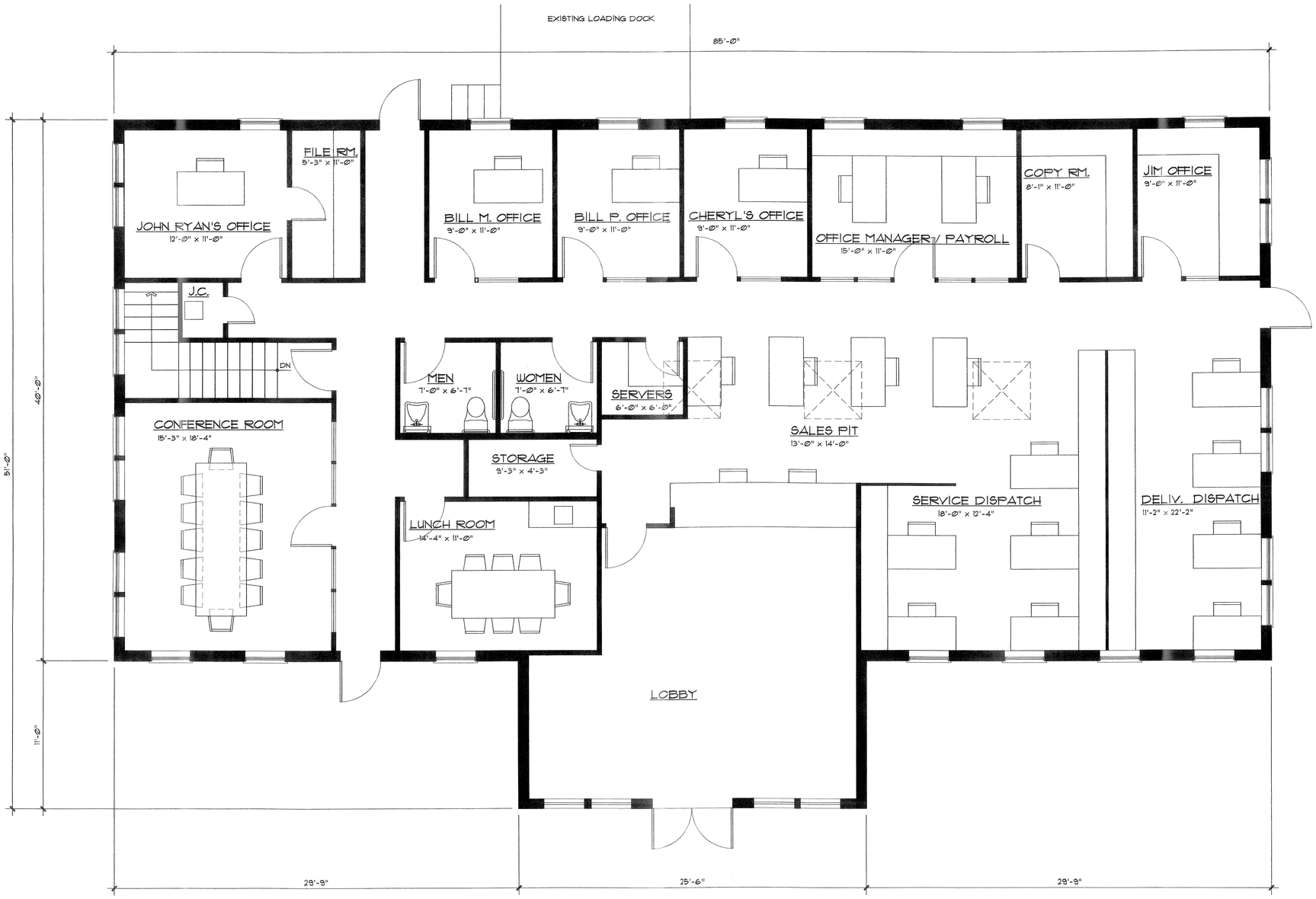
2



1 FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 1' 2' 3' 4' 5' 10' 20'

GRAPHIC SCALE IN FEET

NORTH

OCT 18 2011

RONALD KUOPPALA
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Fax 516-804-0413

INERGY PROPANE OFFICES

253 Butter Lane Bridgehampton, New York

Drawing Title:

FLOOR PLAN
NEW BUILDING

Date: 18 OCTOBER 2011

Scale: AS NOTED

Drawing No.

A2

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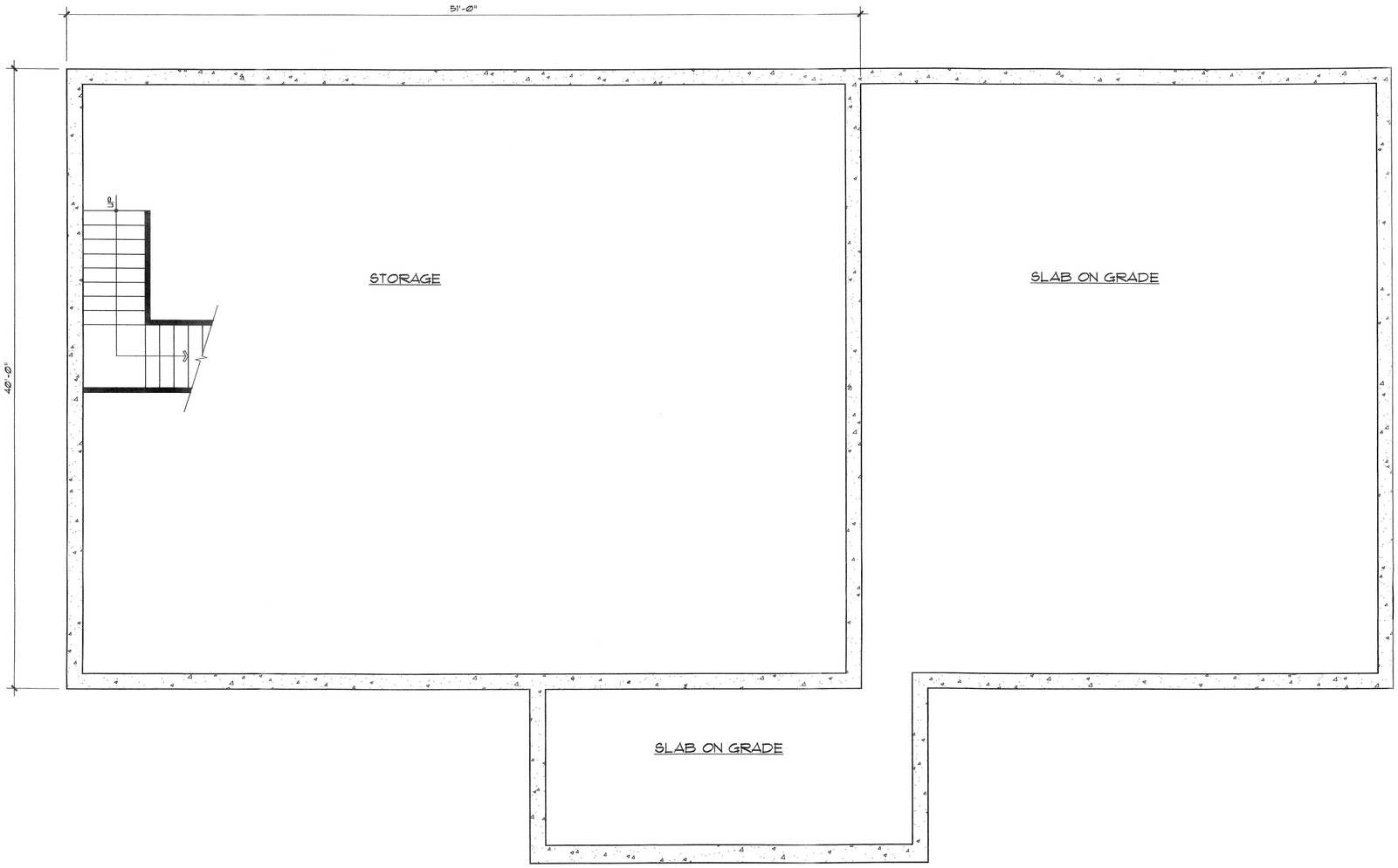

1 CELLAR FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 1' 2' 3' 4' 5' 10' 20'

GRAPHIC SCALE IN FEET

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INERGY PROPANE OFFICES

253 Butter Lane Bridgehampton, New York

Drawing Title:

CELLAR FLOOR PLAN
NEW BUILDING

Date: 18 OCTOBER 2011

Scale: AS NOTED

Drawing No.

A3

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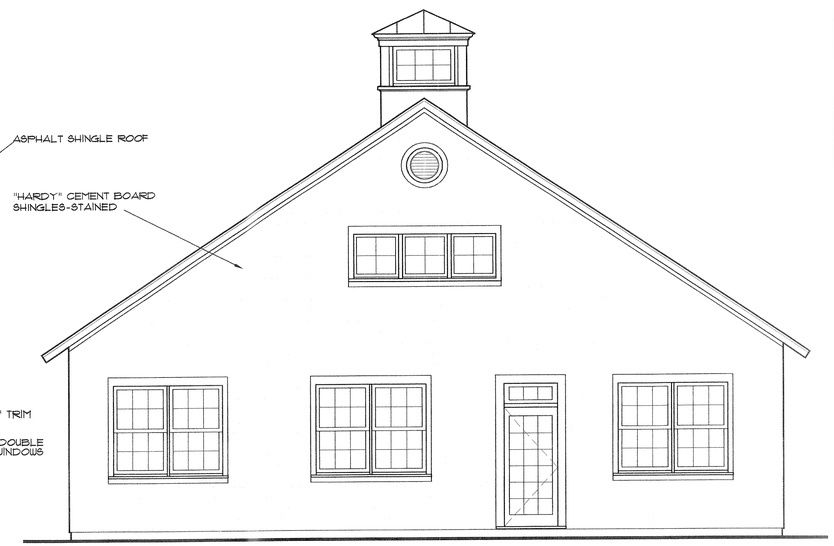
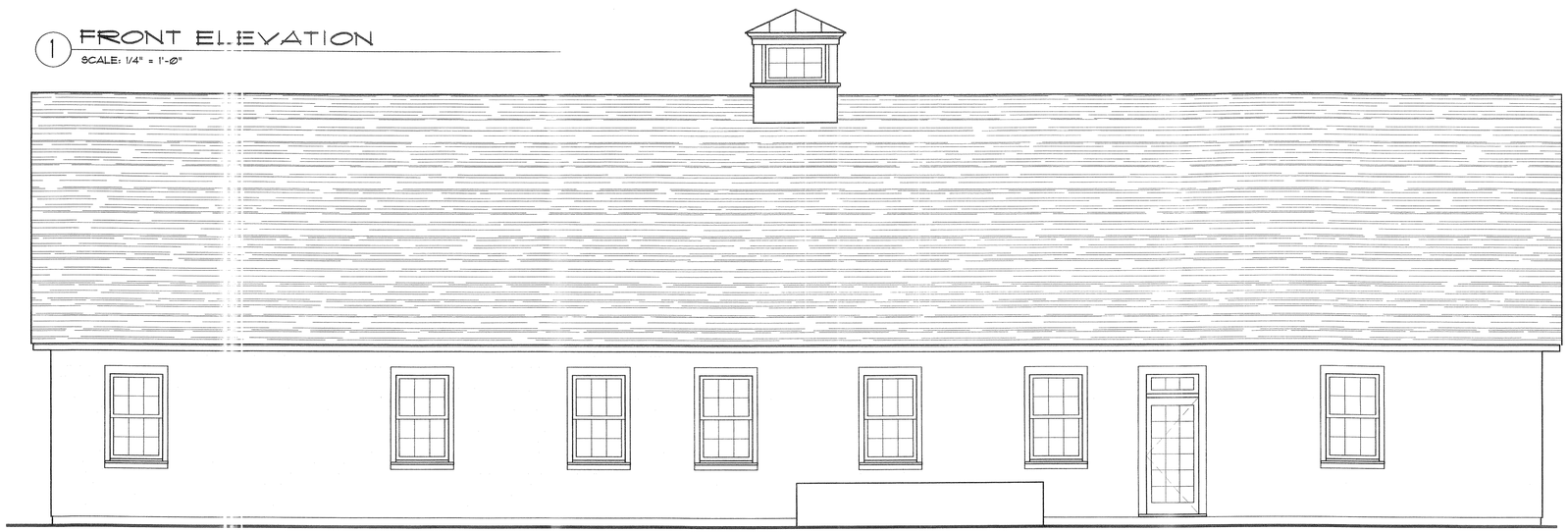
OCT 18 2011

1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"

4 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REGISTERED ARCHITECT RONALD KUOPPALA 027131 STATE OF NEW YORK

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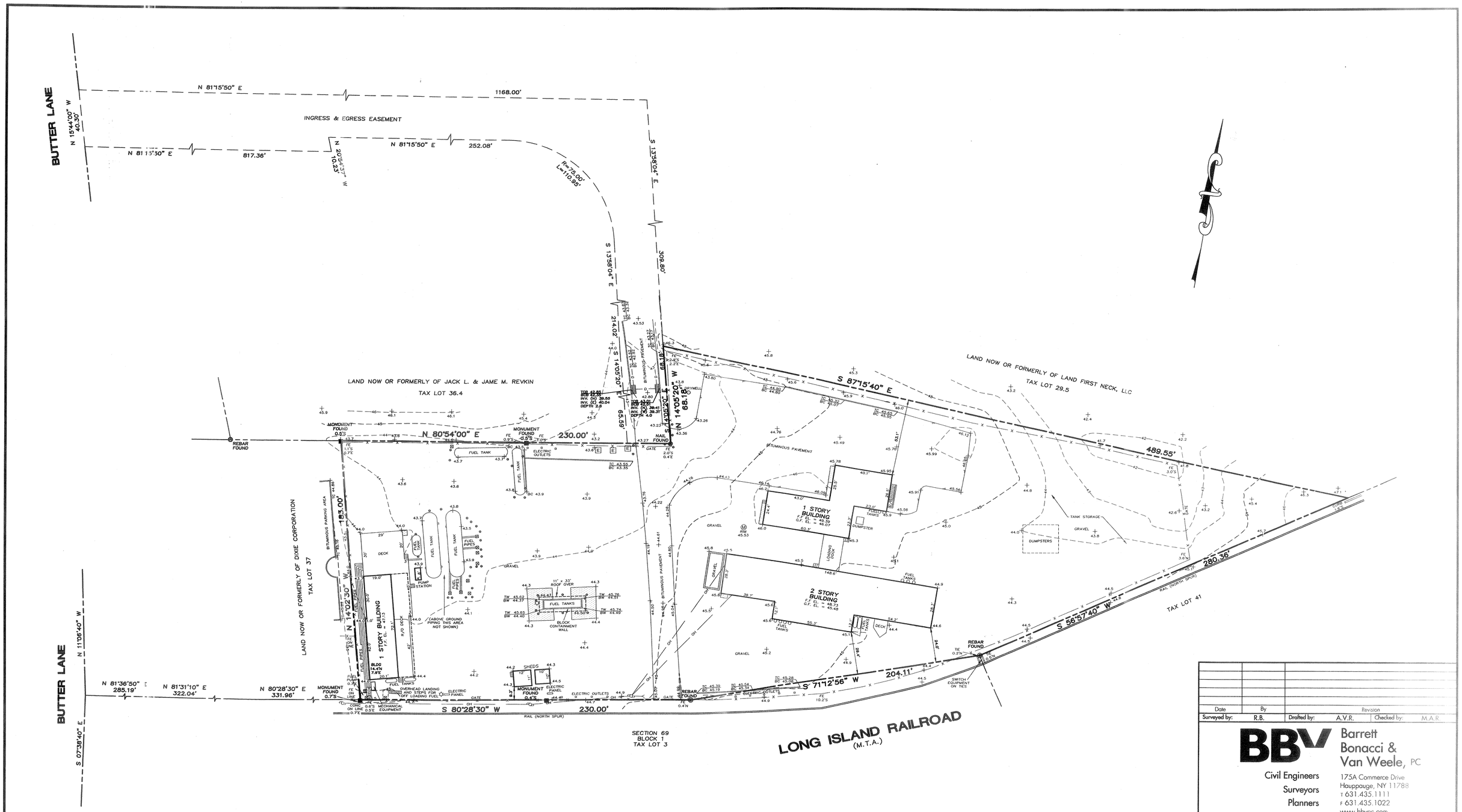
INERGY PROPANE OFFICES
253 Butter Lane Bridgehampton, New York

Drawing Title:
ELEVATIONS

Date: 18 OCTOBER 2011
Scale: AS NOTED
Drawing No.
A4



Date	By	Revision

Surveyed by: R.B. Drafted by: A.V.R. Checked by: M.A.R.

BBV Barrett Bonacci & Van Weele, PC

Civil Engineers
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www.bbvpc.com

Tax Map: DISTRICT 900 SECTION 52 BLOCK 1 LOT 40.2

Certifications indicated hereon signify that this plat of the property depicted hereon was made in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors. This certification is only for the lands depicted hereon and is not certification of title, zoning or freedom of encumbrances. Said certifications shall run only to the persons and/or entities listed hereon and are not transferable to additional persons, entities or subsequent owners.

Unauthorized alteration or addition to this survey is a violation of Section 7209 of New York State Education law.

Copies of this survey map not bearing the land surveyor's embossed seal and signature shall not be considered to be a true and valid copy.

PROPERTY
SITUATE
BRIDGEHAMPTON
TOWN OF SOUTHAMPTON SUFFOLK COUNTY, N.Y.

BOUNDARY & TOPOGRAPHIC SURVEY

© 2011 BBV PC

Date	Scale	Project No.	Sheet No.
AUGUST 1, 2011	1" = 30'	A110289	1 of 1

LEGEND

	CURB		CATCH BASIN
	DROP CURB		LIGHT POLE
	WALL		UTILITY POLE
	EDGE OF PAVEMENT		BOLLARD
OH	OVERHEAD WIRES		STRUCTURE – MANHOLE
x x	CHAIN LINK FENCE	E	ELECTRIC CONTROL BOX
65	CONTOURS		GAS VALVE
	CONCRETE	TC 43.50 / BC 54.50	TOP/BOTTOM OF CURB
		+55.43	SPOT ELEVATION

NOTES:

1. LOT AREA = 107,239 SQUARE FEET OR 2.4619 ACRES.
2. ELEVATIONS REFER TO N.A.V.D. 1988.
3. SUBSURFACE & ENVIRONMENTAL CONSITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.

The offsets or dimensions shown from structures to the property lines are for a specific purpose and use, and therefore, are not intended to guide in the erection of fences, retaining walls, pools, patios, planting areas, additions to buildings and any other construction. Subsurface and environmental conditions were not examined or considered as a part of this survey. Easements, Rights-of-Way of record, if any, are not shown. Property corner monuments were not placed as a part of this survey.

LM: TOPO
VIEW: TOPO