

Michael Polacco

Proposed 2 Lot Cluster Plan w/ Reserve Area (Alt.2) - DRAFT - FOR DISCUSSION PURPOSES ONLY

518 North Margee Street
Tuckahoe
Town of Southampton
Suffolk County, New York

Prepared for:
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Date: July 24, 2006
Site: 166,653 sq. ft. (4,207 Acres)
Zone: R-20 (see zoning map for R-20 map - 166,653 sq. ft.)
R-20 Zoning: 2006
Min. Lot Width: 120'
Building coverage maximum: 20%

Per R-20 Zoning Requirements:
Minimum setbacks:
Front: 20 ft.
Side: 10 ft. (or 5 ft. if 100' or more from lot line)
Rear: 10 ft.
Accessory structures:
Front: 10 ft.
Side: 5 ft.
Rear: 5 ft.

Percentage of Open Space: 51%
Minimum area including wetlands: 94,407 sq. ft. (2.16 Acres)
Area of wetlands within open space: 94,407 sq. ft. (2.16 Acres)
Regulated Open Space in accordance with Section 242-24 requiring 12% preservation:
166,653 sq. ft. x 12% = 19,998 sq. ft. (0.46 Acres)
19,998 sq. ft. x 25% = 4,999 sq. ft. (0.11 Acres)
Total Required Open Space: 24,997 sq. ft. (0.57 Acres)

No.	Description	Lot Square Footage	Reg Square Footage	Total Square Footage	Total Acreage
①	Lot #1	36,368 sq. ft.	N/A	36,368 sq. ft.	0.83 Acres
②	Lot #2	40,305 sq. ft.	5,855 sq. ft.	46,160 sq. ft.	1.06 Acres
③	Open	94,407 sq. ft.	N/A	94,407 sq. ft.	2.16 Acres
④	Wetlands	94,407 sq. ft.	N/A	94,407 sq. ft.	2.16 Acres
	Total Lot Area	166,653 sq. ft.		166,653 sq. ft.	4.21 Acres

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This is not a survey
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2 Lot Cluster Alt2
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