1 PROPOSED SITE PLAN

SCALE 1" = 20'-0"

0 20' 40' 60'

ARCHITECTURAL SITE PLAN PREPARED WITH INFORMATION FROM SURVEY DATED 05/24/07 PREPARED BY SQUIRES, HOLDEN, WEISSMACHER & SMITH

TYPICAL DRYWELL DETAIL

NOT TO SCALE

ZONING DATA

JURISDICTION: VILLAGE OF EAST HAMPTON

SECTION 12; BLOCK 2; LOT 12; ZONE: R-40 (RESIDENTIAL)
LOT AREA: 70,567.2 sf (1.62 Acres)

GENERAL ZONING:	REQUIRED	PROPOSED	REMARKS
MIN NET LOT AREA	40,000 SF	70,567.2 SF (Existing / No change)	
MAX. BUILDING HEIGHT (Avg finished grade to highest point of roof or roof structure excluding chimney)	35'-0"	37'-4"	
MIN BUILDING LITE WIDTH	100 FT	164.17 FT	
SETBACKS (TO ALL STRUCTURES)	REQUIRED	PROPOSED	
MIN. FRONT SETBACK	50.0'	50.0'	TO GARAGE
MIN. SIDE (NORTH) SETBACK	34.0'	35.5'	TO POOL CABANA
MIN. SIDE (SOUTH) SETBACK	34.0'	37.6'	TO STAIRS TO BASEMENT
MIN. REAR SETBACK	34.0'	34.0'	TO TENNIS COURT
PRINCIPAL BUILDING:			
ITEM	ALLOWED	PROPOSED	REMARKS
MAX. PERMITTED GROSS FLOOR AREA (1st & 2nd Floor)	8,056 sf	F.F. = 4,712 sf S.F. = 3,160 sf TOTAL = 7,872 sf	
MAX. LOT COVERAGE (INCL. PORCHES, PATIOS, POOL, CABANA, ETC)	14,613.44 SF	14,164 sf	
ACCESSORY BUILDING			
ITEM	ALLOWED	PROPOSED	REMARKS
MAX. PERMITTED GROSS FLOOR AREA	1,411.34 sf	POOL CABANA=250 sf	

DRAINAGE CALCULATIONS

DRYWELL NUMBER	AREA SERVED	AREA (SQ. FT.)	X RAINFALL (2")	X RUNOFF FACTOR	CU.FT. REQ'D.	USE CU. FT. PROVIDE
I	PORTION OF MAIN HOUSE ROOF/FRONT PORCH/ WINDOW WELLS/ BASEMENT STAIRS/ WALKWAYS/ PARKING COURT	2997.3 SQ. FT.	0.166	1.0	497.5	(2) 6'-0" x 8'-0" DIA. = 508.88
II	MAIN HOUSE ROOF/COVERED PORCH/ SCREENED PORCH/ WALKWAYS/ POOL	3387 SQ. FT.	0.166	1.0	543.57	(2) 4'-0" x 10'-0" DIA. = 547.4
III	PORTION OF TENNIS COURT	4033 SQ. FT.	0.166	1.0	669.5	(2) 5'-0" x 10'-0" DIA. = 654.2
IV	POOL CABANA/ PORTION OF MAIN ROOF/ PORTION OF DRIVEWAY/ REAR PATIO	2091 SQ. FT.	0.166	1.0	347.1	(2) 5'-0" x 8'-0" DIA. = 422.4
V	DRIVEWAY/ PORTION OF MAIN ROOF	3700 SQ. FT.	0.166	1.0	614.2	(2) 5'-0" x 10'-0" DIA. = 654.2

NOTE: ALL PIPES TO BE 'S.D.R. 35' SEWER PIPES

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REVISIONS & NOTES:
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