



Harold Grant

2 Lot Subdivision with Structures

- 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

217 Rose Hill Road
Town of Southampton
Suffolk County, New York

Prepared for:
c/o John J. Bennett, Esq.
212 Windmill Lane
Southampton, New York 11968

Date: April 18, 2019

Site Data:
Area: 225,329 Sq. Ft.
Area (Excluding Wetlands): 220,169 Sq. Ft.
Zone: R-60
SCTM: 900-115-3-2

Zoning Restrictions:
Min. Lot Size: 60,000 Sq. Ft.
Min. Lot Width: 150

Lot coverage
Maximum lot coverage by main and accessory buildings (percent) 15%

Principal Setbacks:
Front Yard: 80'
Side Yard (min. for one): 25'
Side Yards (total for both, interior lot): 65'
Side Abutting Street (corner lot): 80'
Rear Yard: 100'

Accessory Setbacks:
Distance from Street: 90'
Side and Rear Yards: 30'

LOT AREAS:				
Lot	Total Lot Area (Incl. Easements)	Area Min. Wetlands	Principal Env	Accessory Env
1	109,375 Sq. Ft.	107,359 Sq. Ft.	47,734 Sq. Ft.	51,365 Sq. Ft.
2	116,154 Sq. Ft.	112,795 Sq. Ft.	41,100 Sq. Ft.	51,712 Sq. Ft.

This is not a survey
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Site information is based on Survey Prepared by Squires, Holden, Weidenbacher & Smith, Dated December 5, 2014.

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

This is not a survey
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