

LOT AREA-
 78,344 SQ. FT. (FLAG)
 2,881 SQ. FT. (POLE)
TOTAL AREA= 84,265 SQ. FT.

4/10 SIDE YARD CALCULATIONS-
 LOT WIDTH= 237.4'
TOTAL SIDE YARDS= 237.4' x 4/10= 94.96'
MIN FOR 1 SIDE= 94.96' x 4/10= 37.98'

LOT COVERAGE CALCULATIONS-
 78,344 SQ. FT. x .14 + 1,500 SQ. FT.=
12,188 SQ. FT. ALLOWABLE

RESIDENCE= 4,471 SQ. FT.
ATTACHED GARAGE= 726 SQ. FT.
POOL BATH= 91 SQ. FT.
POOL WET BAR= 91 SQ. FT.
SWIMMING POOL & SPA= 1,064 SQ. FT.
54'x110' TENNIS COURT= 5,740 SQ. FT.
TOTAL LOT COVERAGE= 12,183 SQ. FT.

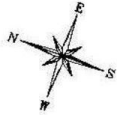
GFA CALCULATIONS-
 78,344 SQ. FT. x .12 + 1,500 SQ. FT.=
10,881 SQ. FT. ALLOWABLE

1ST FLOOR LIVING AREA= 4,471 SQ. FT.
2ND FLOOR LIVING AREA= 4,068 SQ. FT.
POOL BATH= 91 SQ. FT.
POOL WET BAR= 91 SQ. FT.
TOTAL GFA= 8,719 SQ. FT.

SITE PLAN

SCALE: 1"=16'
 S.C.T.M.# 904-30-01-17.8
R-60 RESIDENTIAL ZONE
PRINCIPAL SETBACKS-
 FRONT YARD SETBACK- 60'
 REAR YARD SETBACK- 100'
 TOTAL SIDE YARD SETBACK- 65'
 MIN 1 SIDE YARD SETBACK- 25'

ACCESSORY SETBACKS-
 90' FRONT YARD
 30' SIDE & REAR YARDS



PROPOSED SITE PLAN FOR SOUTH FORK CUSTOM HOME DEVELOPMENT 51 PHEASANT LANE, MURRAY SUBDIVISION, LOT#9 VILLAGE OF SOUTHAMPTON, NEW YORK	
MICHAEL W. BEHRINGER ARCHITECT SOUTHAMPTON, N.Y. 631-287-9474	1

*REVISION DATE: 11/16/17
 *REVISION DATE: 09/18/17

09/07/17