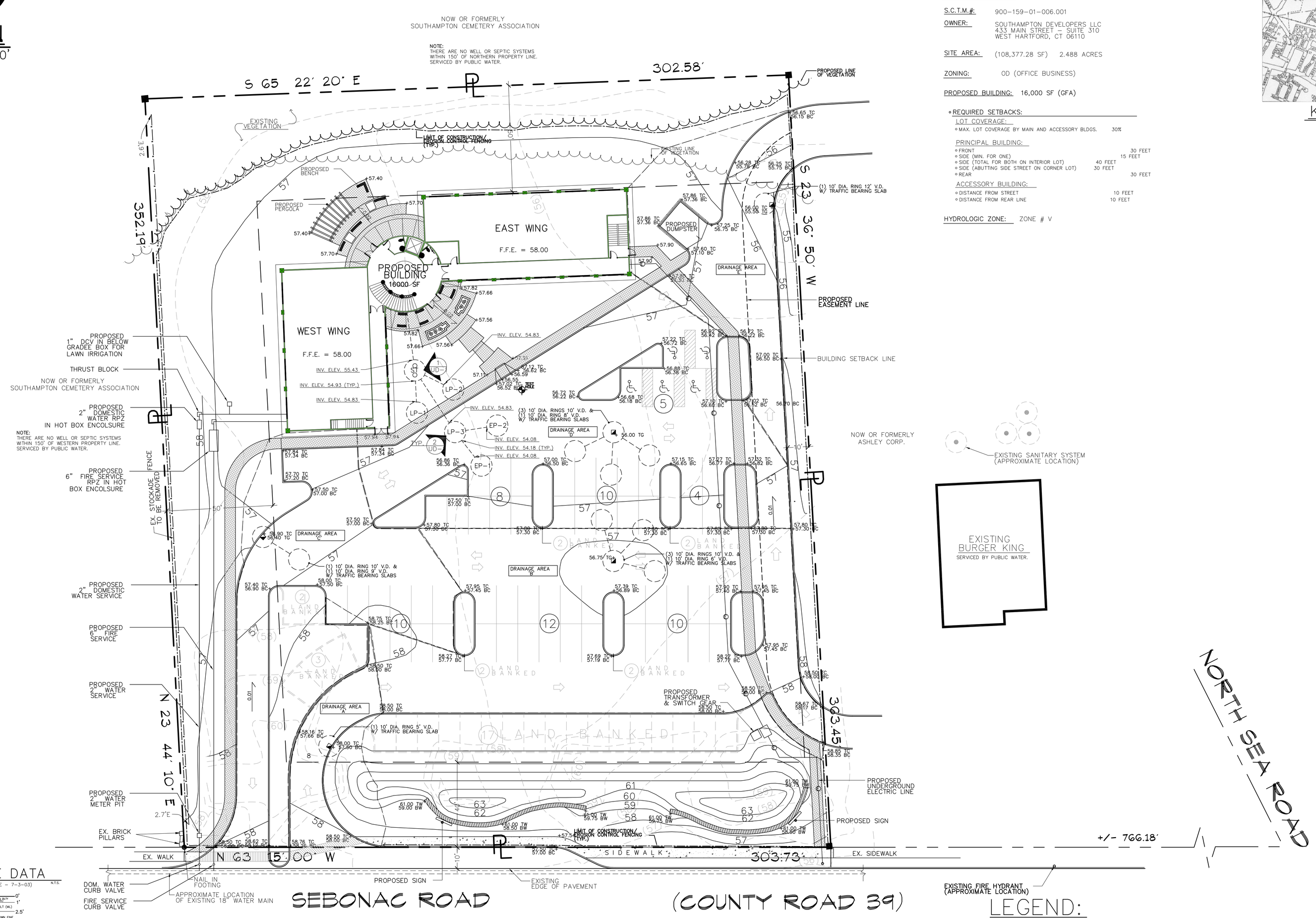
PLAN

SCALE: 1"=20'



SITE DATA:

S.C.T.M.#: 900-159-01-006.001

OWNER: SOUTHAMPTON DEVELOPERS LLC
433 MAIN STREET – SUITE 310
WEST HARTFORD, CT 06110

SITE AREA: (108,377.28 SF) 2.488 ACRES

ZONING: OD (OFFICE BUSINESS)

PROPOSED BUILDING: 16,000 SF (GFA)

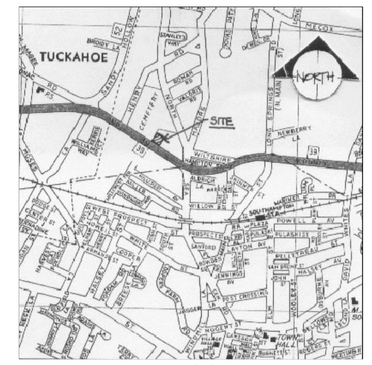
- REQUIRED SETBACKS:

LOT COVERAGE:
- MAX. LOT COVERAGE BY MAIN AND ACCESSORY BLDGS. 30%

PRINCIPAL BUILDING:
- FRONT 30 FEET
- SIDE (MIN. FOR ONE) 15 FEET
- SIDE (TOTAL FOR BOTH ON INTERIOR LOT) 40 FEET
- SIDE (ABUTTING SIDE STREET ON CORNER LOT) 30 FEET
- REAR 30 FEET

ACCESSORY BUILDING:
- DISTANCE FROM STREET 10 FEET
- DISTANCE FROM REAR LINE 10 FEET

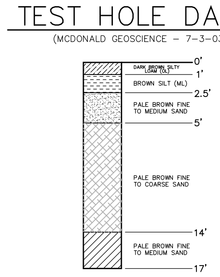
HYDROLOGIC ZONE: ZONE # V



KEY MAP:

TEST HOLE DATA

(MCDONALD GEOSCIENCE – 7-3-03) N.T.S.



NOTE: NO WATER ENCOUNTERED.

LEGEND:

ST	SEPTIC TANK
LP	LEACHING POOL
EP	EXPANSION LEACHING POOL
TC/BC	TOP OF CURB/BOTTOM OF CURB
TS/BS	TOP OF STEP/BOTTOM OF STEP
TW/BW	TOP OF WALL/BOTTOM OF WALL
F.F.E.	FINISH FLOOR ELEVATION
EL.	ELEVATION
H.P.S.	HIGH POINT OF SWALE
C.L.S.	CENTERLINE OF SWALE
HP/LP	HIGH POINT/LOW POINT
T.O.C.	TOP OF COVER
RE/TG	RIM ELEVATION/TOP OF GRATE
INV. ELEV.	INVERT ELEVATION
℄	PROPERTY LINE
(92)	EXISTING CONTOUR
92	PROPOSED CONTOUR
—·—·—·—	EROSION CONTROL/SILTATION FENCING

0 10' 20' 40' 80'

SCALE: 1"=20'

NOTES:

- S.C.T.M. # 900-159-01-006.001
- THIS PLAN HAS BEEN PREPARED FROM A SURVEY PREPARED BY SQUIRES,HOLDEN,WEISENBACHER&SMITH LAND SURVEYORS, SOUTHAMPTON, N.Y. PREPARED ON APRIL 29, 1999. LATEST REV. JUNE 4, 2001.
- AREA = 108,377.28 S.F.
  2.488 ACRES
- OWNER: SOUTHAMPTON DEELOPERS LLC
  433 MAIN STREET – SUITE 310
  WEST HARTFORD, CT 06110

SEAL

No.	Date	Revisions / Submissions

Drawn By: JED
Reviewed By: TAR
Date: February 27, 2004
CAD File Name:
Scale: AS INDICATED

Design Firm: Flynn + Scott Architects, P.C.
13 Main Street
Southampton, New York 11968

Consultant: Arnys Design L.A., P.C.
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Project Title: Southampton Developers, LLC
Proposed Office Complex
Sebonac Road (CR 39)
Southampton, New York 11968

Drawing Title: SITE PLAN

Drawing No. SP-1

of 2 Sheets