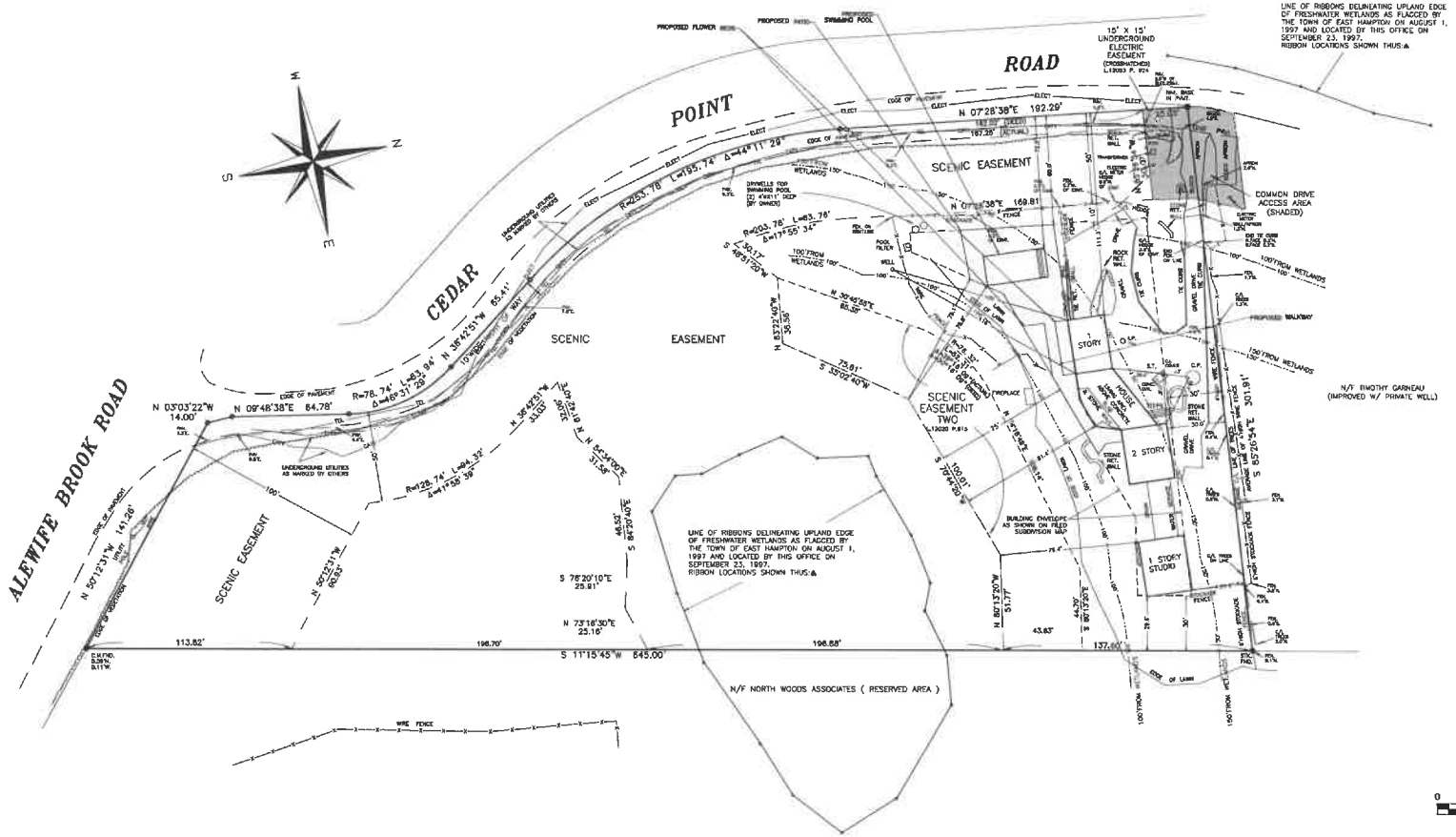

NOTES

1. LOT AREA: 135,994 SQ. FT. (3.122 ACRES)
2. ZONING DISTRICT: A2 RESIDENTIAL
3. THE SITE FEATURES AND CONDITIONS AS SHOWN ARE BASED UPON THE MOST RECENT SURVEY OF THE PROPERTY BY THIS OFFICE, LAST DATED JUNE 9, 2020.
4. THE SUBJECT PROPERTY IS SHOWN AS LOT 2 ON THE MINOR SUBDIVISION MAP OF GRACE-ALEWIFE, FILED JANUARY 2, 1986 AS FILE NO. 8039.
5. COMMON DRIVE CITED IN DEED L.9974 AT P.587 TO 590 DATED: DECEMBER 28, 1985 AND RECORDED IN THE SUFFOLK COUNTY CLERK'S OFFICE ON FEBRUARY 8, 1988.
6. SCENIC EASEMENT CITED IN DEED L.9974 AT P.561 TO 586 AND AT P.597 TO 598, 599A, 599, 599A AND 600 DATED: DECEMBER 28, 1985 AND RECORDED IN THE SUFFOLK COUNTY CLERK'S OFFICE ON FEBRUARY 8, 1988.

ZONING TABLE

THE SUBJECT PARCEL IS LOCATED WITHIN THE A2 RESIDENTIAL DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:

MINIMUM LOT AREA:	84,000 S.F
LOT WIDTH MINIMUM:	200 FEET
YARD, PRINCIPAL BUILDING	
FRONT:	50 FEET
EACH SIDE AND REAR:	30 FEET
YARD, ACCESSORY BUILDING OR STRUCTURES	
FRONT:	80 FEET
EACH SIDE AND REAR:	20 FEET

SIDE AND REAR YARD SETBACKS ARE DOUBLED FOR SWIMMING POOLS, INCLUDING POOL DECKS, SLABS AND PATIOS AND POOL EQUIPMENT PURSUANT TO §255-11-68, SWIMMING POOL, SUBSECTION (4)

LOT COVERAGE

BUILDING COVERAGE:

MAXIMUM ALLOWED:	10% X 135,994 S.F. = 13,599 S.F
EXISTING:	3,064 S.F. (2.3%)
PROPOSED:	3,064 S.F. (2.3%)

TOTAL LOT COVERAGE:

MAXIMUM ALLOWED:	35% X 135,994 S.F. = 47,598 S.F.
EXISTING:	11,241 S.F. (8.3%)
PROPOSED:	12,006 S.F. (8.8%)

DATE	BY	DESCRIPTION	APPRVD
		REVISIONS	

ISAAC RAE LLC
11575 MAIN BAYVIEW ROAD
SOUTHOLD, N.Y. 11971

PROPOSED ALTERATION
2 CEDAR POINT ROAD, EAST HAMPTON, NY 11937
SCTM NO. 0300-000.00-01.00-027.002

SITE PLAN

THE RAYNOR GROUP, P.E. & L.S. PLLC
SURVEYORS CIVIL ENGINEERS SITE PLANNERS
DEERFIELD GREEN
WATER MILL, NY 11976
P.O. BOX 725
631/726-7850

DESIGNED BY	VAG	SCALE 1" = 30'	DWG. NO.
DRAWN BY	RW	DATE 09/07/2021	C-2
APPROVED BY	VAG	FILE NO. 1228.02	

VINCENT A. JAN DELLO