SITE PLAN OF MANOR HOUSE AFFORDABLE HOUSING PROJECT

Situate
Town Of East Hampton
Suffolk County, New York

SCALE: 1" = 30'

AREA: 120,934 sq.ft.
or 2.7763 acres

FLOOD ZONE: "X"
ZONING DISTRICT: "A" Zone (AHO)

1 - Indicates proposed 5' x 8' Typical Bilco
2 - Indicates proposed 10' x 10' Typical Patio
3 - Indicates proposed 2nd Story
4 - Indicates proposed covered porch
5 - Indicates proposed 4' x 10' x 4' high shed
6 - Indicates proposed shed wall

SANITARY DESIGN CALCULATIONS

Allowable Density
Total Acreage: 2.776 acres
Hydrological Zone IV
Public Water Services
Allowable Flow for Site: 600 GPD/Acre x 2.776 = 1665.6

Generated Flow:
3 Units @ 150 GPD = 450 GPD
9 Units @ 225 GPD = 2,025 GPD
Total Generated Flow = 2,475 GPD

Credits Needed:
450 GPD (3 units @ 150 GPD) + 1,125 GPD (5 Units @ 225 GPD) = 1,575 GPD
1,665 GPD - 1,575 GPD = 90 GPD remaining
4 Additional Units proposed = 4 Affordable Housing Credits required

Sanitary Design
A) Required Septic Tank
825 GPD x 2 days = 1650 gal.
Use 10' diameter x 4' deep Tank = 2000 gal
B) Required Leaching Pools
1650 GPD / 1.5 gal/sq.ft. = of sidewall
Use (4) 10' diameter x 9' deep Leaching Pools = 1130 sq.ft.
C) Required Expansion Pools
50% of Leaching Capacity of 4 pools
Provide: (2) 10' Diameter x 9' Deep Leaching Pools = 565 sq.ft.

REVEGETATION PLAN:

TREES:
Size & spacing: 4-5' high, planted 5' o.c. or 8-10' high planted 10' o.c., smaller planted closer

Types	
Quercus coccinea	Scarlet Oak
Quercus ilicifolia	Bear Oak
Quercus prinoides	Dwark Chesnut Oak
Quercus prinus	Chesnut Oak
Quercus stellata	Post Oak
Quercus velutina	Black Oak
Quercus alba	White Oak
Ilex opaca	American Holly
Juniperus virginiana	Eastern Red Cedar
Carya tomentosa	Mockernut Hickory
Fagus grandifolia	American Beech
Sassafras albidum	Sassafras

SHRUBS:
Size & spacing: 4-5 planted 5' o.c., or smaller planted closer

Types	
Myrica pensylvanica	Northern Bayberry
Ilex glabra	Inkberry

UNDERSTORY:
Size & spacing: 1 gallon planted 3' o.c., or smaller planted closer

Types	
Vaccinium angustifolium	Late Lowbush Blueberry
Gaylussacia brachycera	Box Huckleberry

BUFFERING:
Size & spacing: Min. of 6-8', location & spacing to be determined at time of planting

Types	
Ilex opaca	American Holly
Juniperus virginiana	Eastern Red Cedar
Pinus strobus	White Pine

CLEARING CALCULATION:

Existing Limits of Clearing: 35,334 sq.ft.
Permitted Limits of Clearing: 40,233 sq.ft.
(Lot Area * 25% + 10,000 sq.ft.)
Proposed Area within Project Limiting Fence: 74,115 sq.ft.
Proposed Area to be Revegetated: 3,692 sq.ft.
Proposed Final Limits of Clearing: 70,423 sq.ft.

Indicates area to be revegetated

COVERAGE CALCULATIONS

Existing Lot Coverage: 0 sq.ft. (0%)
Permitted Lot Coverage: 24,186 sq.ft. (20%)
Proposed Lot Coverage: 8,616 sq.ft. (7.12%)

Existing Total Lot Coverage: 31,502 sq.ft. (26.05%)
Permitted Total Lot Coverage: 90,700 sq.ft. (75%)
Proposed Total Lot Coverage: 34,303 sq.ft. (28.37%)
*Total Lot Coverage Includes Driveways

PARKING CALCULATION:

Parking spaces required as per East Hampton Town Code 255-11-45: 2 Spaces per dwelling unit
Proposed Dwelling Units: 12
Required Parking Spaces: 24 spaces
Proposed Parking Spaces: 33 spaces

DWELLING GROSS FLOOR AREAS:

DWELLING "A"
1 Bedroom Unit: 592 sq.ft.
2 Bedroom Unit: 994 sq.ft.
2 Bedroom Unit: 994 sq.ft.
3 Bedroom Unit: 1200 sq.ft.
TOTAL: 3780 sq.ft. (As per Architect)

DWELLING "B"
1 Bedroom Unit: 592 sq.ft.
2 Bedroom Unit: 994 sq.ft.
2 Bedroom Unit: 994 sq.ft.
3 Bedroom Unit: 1200 sq.ft.
TOTAL: 3780 sq.ft. (As per Architect)

DWELLING "C"
1 Bedroom Unit: 592 sq.ft.
2 Bedroom Unit: 994 sq.ft.
2 Bedroom Unit: 994 sq.ft.
3 Bedroom Unit: 1132 sq.ft.
TOTAL: 3712 sq.ft. (As per Architect)

DRAINAGE CALCULATIONS

Tributary 1
Pavement: 2340 sq.ft. x 2/12 x 1 = 390 cf
Grass/Veg.: 2020 sq.ft. x 2/12 x .20 = 67 cf
Total = 457 cf
457 cf / 68.42 = 6.7 vf
Install (1) 10' diameter x 7' deep drainage pool

Tributary 2
Building A
1098 sq.ft. x 2/12 x 1.0 = 183 cf
183 cf / 42.24 = 4.3 vf
Install (1) 8' diameter x 5' deep drainage pool

Building A: 1698 sq.ft. x 2/12 x 1.0 = 283 cf
Pavement: 9600 sq.ft. x 2/12 x 1.0 = 1600 cf
Grass/Veg.: 28320 sq.ft. x 2/12 x .20 = 944 cf
Total = 2827 cf
2827 cf / 68.42 = 41.3 vf
Use (2) 10' diameter x 11' deep drainage pools
(2) 10' diameter x 10' deep drainage pools
42 vf provided

Building B: 1518 sq.ft. x 2/12 x 1.0 = 253 cf
253 cf / 42.24 = 5.9 vf
Install (1) 8' diameter x 6' deep drainage pool

Building B: 1278 sq.ft. x 2/12 x 1.0 = 213 cf
213 cf / 42.24 = 5.0 vf
Install (1) 8' diameter x 5' deep drainage pool

Tributary 3
Building C
1938 sq.ft. x 2/12 x 1.0 = 323 cf
323 cf / 42.24 = 7.6 vf
Install (1) 8' diameter x 8' deep drainage pool

Building C
1050 sq.ft. x 2/12 x 1.0 = 175 cf
175 cf / 42.24 = 4.2 vf
Install (1) 8' diameter x 5' deep drainage pool

Pavement: 7740 sq.ft. x 2/12 x 1.0 = 1290 cf
Grass/Veg.: 13150 sq.ft. x 2/12 x .20 = 438 cf
Total = 1728 cf
1728 cf / 68.42 = 25.3 vf
Use (3) 10' diameters x 9' deep drainage pools
27 vf provided

DW Indicated proposed drywell (diameter & depth varies)

Certified only to:

Town of East Hampton

NOTES:

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's embossed seal or inked seal shall be considered to be valid copies.
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the N.Y. State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the Title company, governmental agency and Lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
4. Underground improvements or encroachments, if any, are not shown hereon.
5. The existence of right of ways, wetlands and/or easements of record, if any, not shown are not guaranteed.
6. All natural features shown on survey, including but not limited to Bluff Crest, Clearing, and Wetlands should be verified with the appropriate regulatory agency.
7. Elevations shown are based on USC & GS datum (NGVD 1929).

G indicates proposed gas meter.
E indicates proposed electric power meter.
indicates found concrete monument.
indicates set 12" iron pin.
indicates utility pole.
indicates steel cover.
indicates man-hole.
indicates catch basin.
indicates 4' high split rail fence w/ wire mesh
48 indicates proposed contour & elevation
indicates proposed project limiting fence
indicates proposed final limits of clearing line

Architect's seal & signature | Surveyor's seal & signature

November 12, 2014: Plot cellar entry
November 10, 2014: Revise site plan
September 15, 2014: Revise proposed clearing
August 19, 2014: Revise proposed sanitary calcs.
September 22, 2009: Revise as per architect & engineer
August 20, 2009: Revise as per architect & engineer
July 30, 2009: Revise as per architect & engineer
June 18, 2009: Proposed site plan

SASKAS SURVEYING
Surveyed: November 13, 2008
David L. Saskas
N.Y.S. Lic. No. 049960
Saskas Surveying Company, P.C.
124 Cedar Street
East Hampton, New York 11937
(631) 324-6917 FAX 329-4768

\\Server\data\GXD\Maps\1\126p16.gxd – 11/12/2014 – 12:55 PM – Scale 1 : 360.00