

2040 MEADOW LANE  
SOUTHAMPTON VILLAGE, NY 11968

ZONING DISTRICT: R-80

PRINCIPAL BUILDING

LOT AREA: 144,666 FT<sup>2</sup>  
MIN. LOT AREA: 80,000 FT.<sup>2</sup>  
MIN. LOT WIDTH: 200 FT.  
MAX LOT COVERAGE: 21,753 FT.<sup>2</sup>  
MAX GROSS FLOOR AREA: 18,859 FT.<sup>2</sup>  
BUILD-ABLE. ENVELOPE: 27,463 FT.<sup>2</sup>

MIN. STREET SIDE SETBACK: 90 FT.  
MIN. SIDE YARD SETBACK: 30 FT.  
MIN. DUNE CREST SETBACK: 100 FT.  
MAX. BUILDING HEIGHT: 35 FT.  
MAX. BUILDING STORIES: 2½

ACCESSORY BUILDING

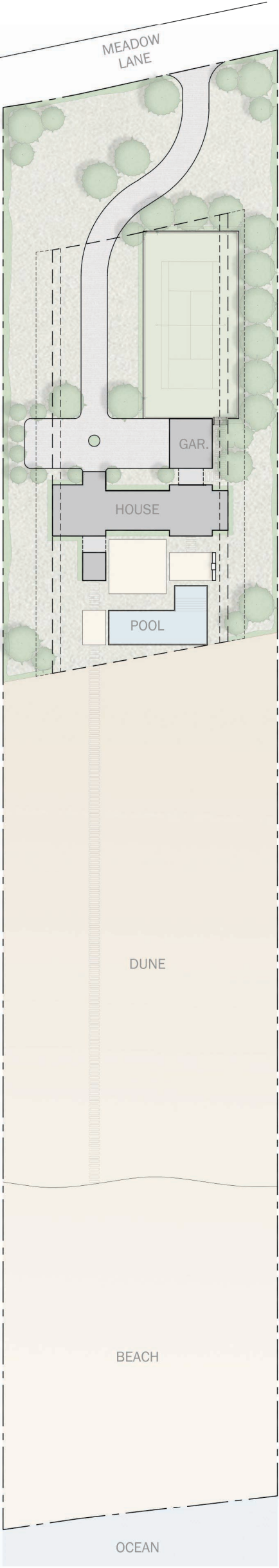
MIN. STREET SETBACK: 90 FT.  
SIDE YARD SETBACK: 35 FT.

TENNIS COURT & POOL

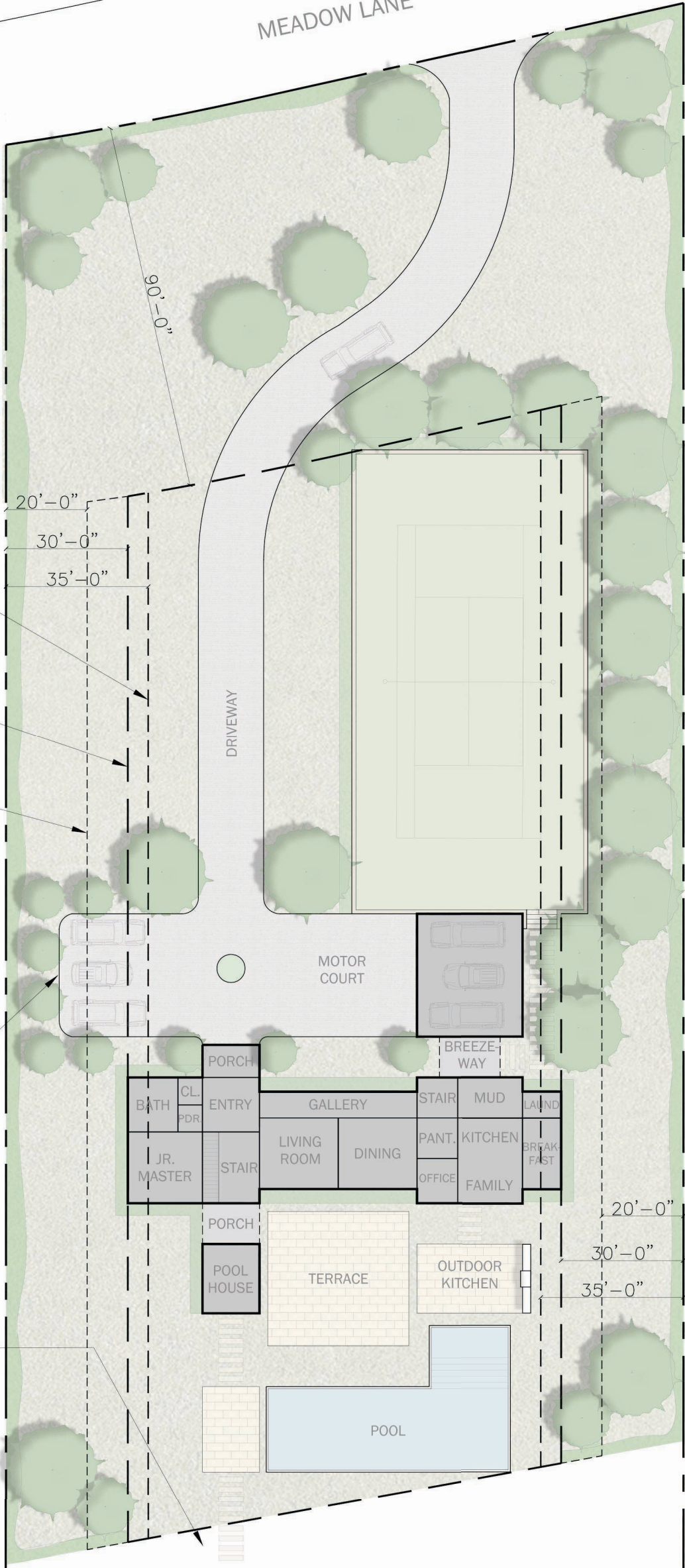
MIN. LOT LINE SETBACK: 20 FT.  
(MUST BE LOCATED IN REAR OR SIDE YD.)

ADD'L NOTES:

-THIS PROPERTY IS LOCATED IN FLOOD ZONE: AE(EL8) BASED ON FEMA FLOOD MAP #36103C0802H. AS PER NY STATE BLDG. CODE, THE 1ST FIN. FLR. ELEVATION IS REQ'D TO BE AT ELEVATION 10.  
-THIS PROPERTY MAY REQUIRE A NYSDEC TIDAL WETLANDS PERMIT  
-THIS PROPERTY MAY REQUIRE A COASTAL EROSION HAZARD AREA PERMIT



SITE PLAN - 1:900



PRELIM. SITE PLAN - 1:375

NOTE:  
SETBACK FROM DUNE CREST HAS BEEN ESTIMATED. BUILD-ABLE ENVELOPE IS SUBJECT TO CHANGE BASED ON DUNE CREST LOCATION & SHOULD BE CONFIRMED WITH LICENSED SURVEYOR