

Disclaimer: This is not a legal survey of the land and is for geographic representation only. Underlying data from survey by Walbridge Surveyors last dated November 6, 1996

NOTES
Zone: R-160

Issued: April 22, 2025

Sheet 1 of 1
Existing Site Plan
& Setbacks

Existing Site Plan of
24 & 36 Jeffrey's
Lane
Village of East Hampton
Suffolk County
New York

SCTM# 301-8-9-8.2 & 9.4

SCALE: 1" = 30'
@
24" x 36"

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Calculations 36 Jeffrey's Ln

Lot Size = 2.53 Acres or 110,244 sq ft

GFA

Max Principal Allowable =
10% of Lot Area + 1,000 sq ft = 12,024 sq ft

Max Accessory Allowable =
2% of Lot Area + 200 square feet = 2,404 sq ft

Existing

1st Floor: 2,868 sq ft
2nd Floor: 3,000 sq ft
Total above ground: 5,868 sq ft
Basement (unfinished): 2,000 sq ft
Pool house: 240 sq ft

Coverage Calculations

Max Allowable = 20% of Lot Area
= 22,049 sq ft

Calculations 24 Jeffrey's Ln

Lot Size = 1.522 Acres or 66,312 sq ft

GFA

Max Principal Allowable =
10% of Lot Area + 1,000 sq ft = 7,631 sq ft

Max Accessory Allowable =
2% of Lot Area + 200 square feet = 1,526 sq ft

Existing

1st Floor: 1,421 sq ft
2nd Floor: 613 sq ft
Total above ground: 2,034 sq ft
Basement (unfinished): 1,256 sq ft
Detached Accessory/Gym: 364 sq ft

Coverage Calculations

Max Allowable = 20% of Lot Area
= 13,262 sq ft

TEST HOLE DATA

	Dark Brown Loam OL	El. 21.3'
1.0'	Brown Silt ML	
3.0'	Brown Silty Sand SM	
6.0'	Pale Brown Fine to Med Sand SP	
13.7'	Water in Pale Brown Fine to Med. Sand SP	El. 7.6'
17.0'		

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