

SURVEY OF PROPERTY
 PROPERTY LOCATED AT NORTH SEA
 TOWN OF SOUTHAMPTON
 SUFFOLK COUNTY, NEW YORK
 S.C.T.M. # 900-077-03-07
 AREA = 18,690 SF. = 0.4291 ACRES
 SCALE: 1"=30'

NOTE: THE EXISTENCE OF RIGHT OF WAYS,
 WETLANDS AND/OR EASEMENTS OF RECORD
 IF ANY, NOT SHOWN ARE NOT GUARANTEED.

PROPERTY ZONED: R-60
 DESIGNATED STORMWATER MANAGEMENT

ALLOWABLE LOT CLEARING = 100%

SETBACKS AND LOT COVERAGE AS PER
 SECTION 330-115D

COVERAGE CALCULATIONS:

LOT AREA = 18,690 SF.
 MAXIMUM LOT COVERAGE = 3,738 SF. = 20.0%
 EXISTING LOT COVERAGE = 1,088 SF.
 PROPOSED LOT COVERAGE = 2,413 SF. = 12.91%

VERIFY USE OF 0.4' RULE:
 LOT WIDTH = 121.86'
 121.86' X 0.4 = 48.74' TOTAL SIDE YARD
 48.74' X 0.4 = 19.50' MIN 1 SIDE YARD
 VERIFY USE OF 3/10TH RULE:
 LOT DEPTH = 152.98'
 152.98 X 0.3 = 45.89' PRINCIPLE REAR YARD

NOTE: TOPOGRAPHIC CONTOURS RESULT FROM
 AN ACTUAL FIELD SURVEY AND REFER TO
 N.A.V.D. 1988

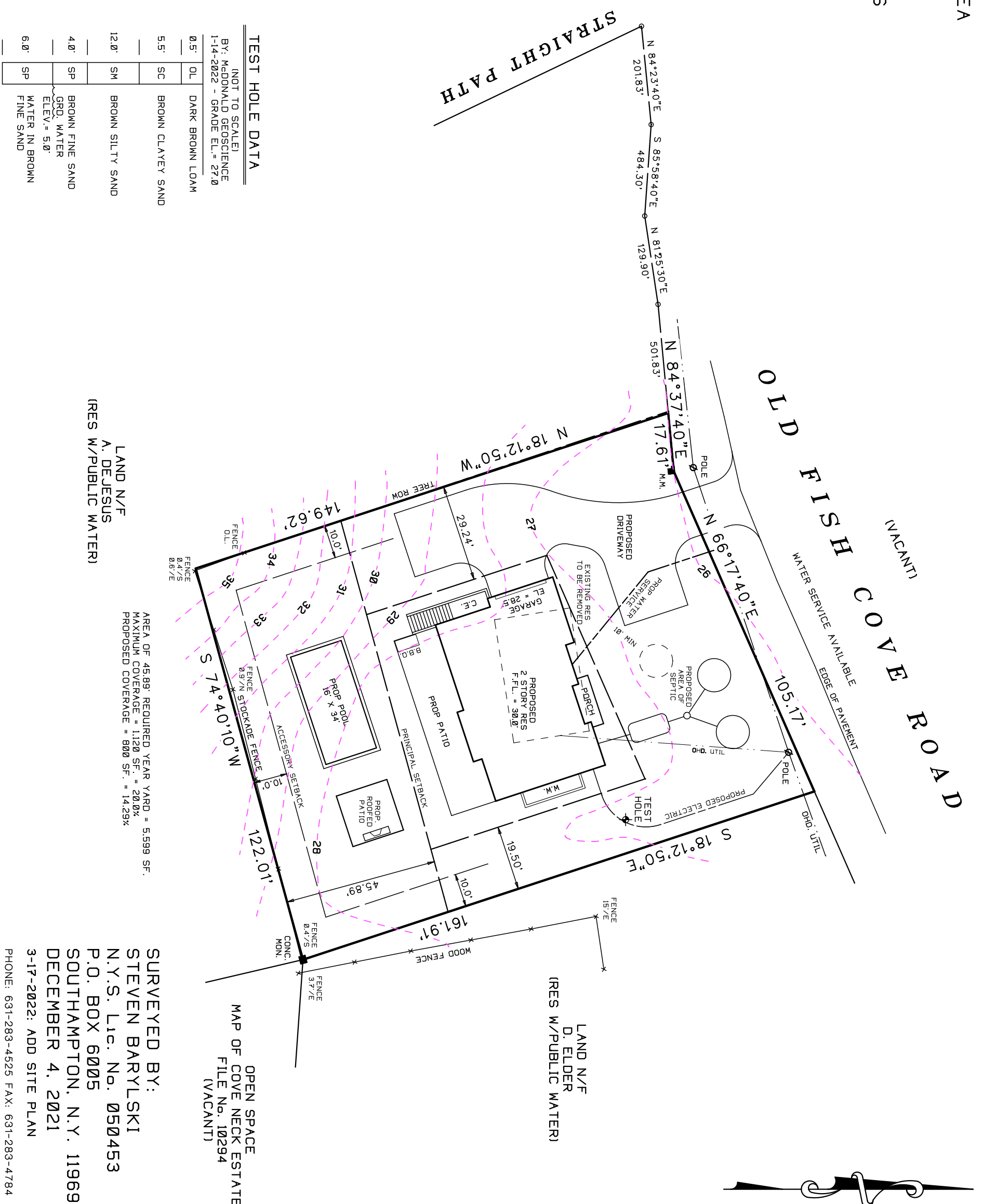
--- XX --- EXISTING CONTOUR

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,
 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

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.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
 ALL NATURAL FEATURES SHOWN ON SURVEY, INCLUDING BUT NOT LIMITED TO
 BLUFF, CREST, CLEARING, AND WETLANDS SHOULD BE VERIFIED WITH THE
 APPROPRIATE REGULATORY AGENCY.

4243-H



TEST HOLE DATA

(NOT TO SCALE)
 BY: McDONALD GEOSCIENCE
 1-14-2022 - GRADE EL. = 27.0'

| | | |
|-------|----|--------------------------|
| 0.5' | OL | DARK BROWN LOAM |
| 5.5' | SC | BROWN CLAYEY SAND |
| 12.0' | SM | BROWN SILTY SAND |
| 4.0' | SP | BROWN FINE SAND |
| | | GRD. WATER |
| | | ELEV. = 5.0' |
| 6.0' | SP | WATER IN BROWN FINE SAND |

LAND N/F
 A. DEJESUS
 (RES W/PUBLIC WATER)

LAND N/F
 D. ELDER
 (RES W/PUBLIC WATER)

OPEN SPACE
 MAP OF COVE NECK ESTATES
 FILE No. 10294
 (VACANT)

SURVEYED BY:
 STEVEN BARYLSKI
 N.Y.S. Lic. No. 050453
 P.O. BOX 6005
 SOUTHAMPTON, N.Y. 11969
 DECEMBER 4, 2021
 3-17-2022: ADD SITE PLAN
 PHONE: 631-283-4525 FAX: 631-283-4784
 STEVEN@SBLSPC.COM

AREA OF 45.89' REQUIRED YEAR YARD = 5,599 SF.
 MAXIMUM COVERAGE = 1,120 SF. = 20.0%
 PROPOSED COVERAGE = 800 SF. = 14.29%