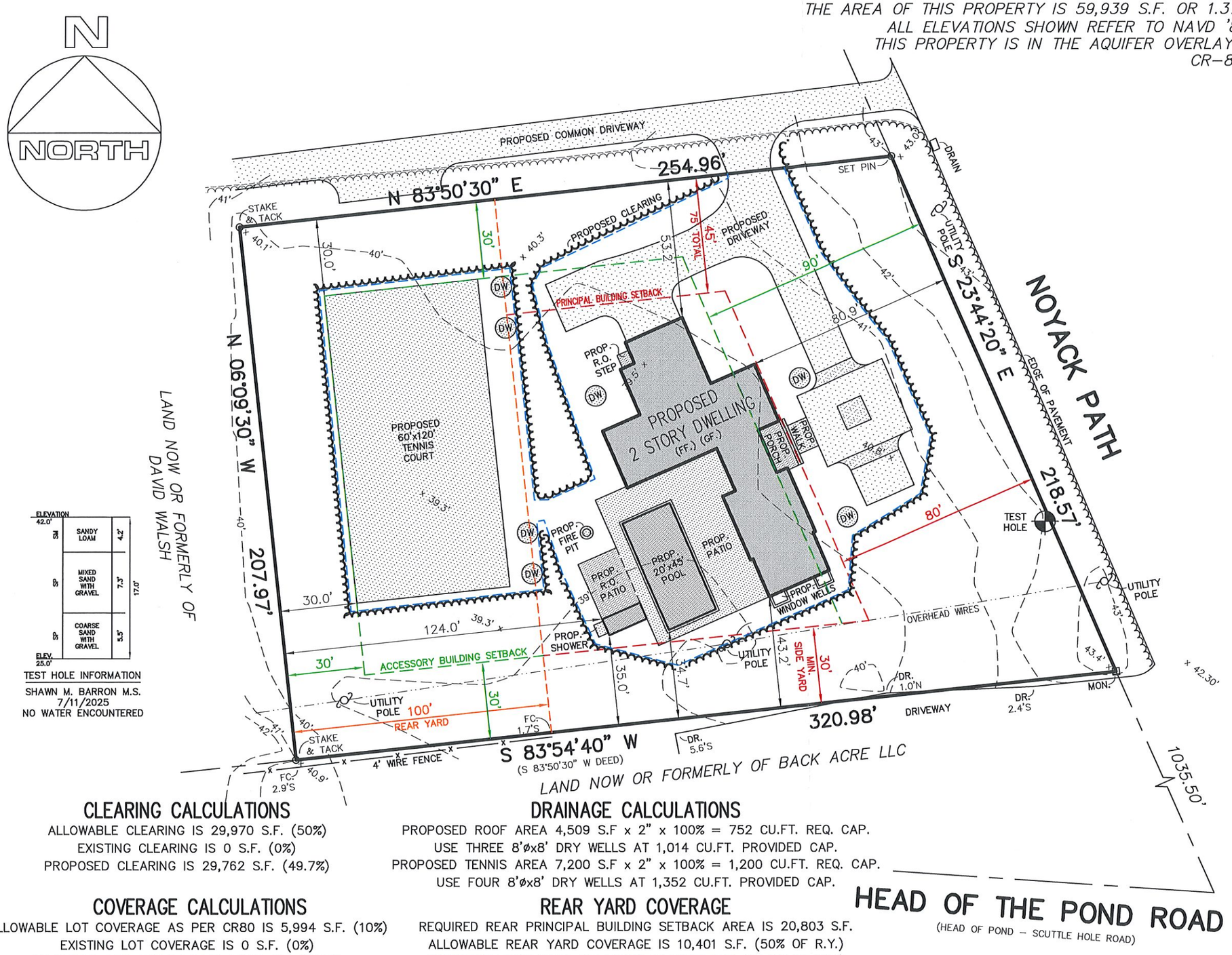
THE AREA OF THIS PROPERTY IS 59,939 S.F. OR 1.376 ACRES
ALL ELEVATIONS SHOWN REFER TO NAVD '88 DATUM
THIS PROPERTY IS IN THE AQUIFER OVERLAY DISTRICT
CR-80 ZONING

S.C.T.M. NO.
900 - 81 - 1 - 4.4

SURVEY OF:
DESCRIBED PROPERTY
known as 120 Noyack Path

SITUATED IN: WATER MILL
TOWN OF: SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK
DATE: 8/28/2025
JOB NO. G25-11464d
SCALE: 1" = 40'
ADDED PROPOSED 10/3/2025



ELEVATION 42.0'
SANDY LOAM 4.2'
MIXED SAND WITH GRAVEL 7.3'
COARSE SAND WITH GRAVEL 5.5'
17.0'
ELEV. 25.0'

TEST HOLE INFORMATION
SHAWN M. BARRON M.S.
7/11/2025
NO WATER ENCOUNTERED

CLEARING CALCULATIONS
ALLOWABLE CLEARING IS 29,970 S.F. (50%)
EXISTING CLEARING IS 0 S.F. (0%)
PROPOSED CLEARING IS 29,762 S.F. (49.7%)

COVERAGE CALCULATIONS
ALLOWABLE LOT COVERAGE AS PER CR80 IS 5,994 S.F. (10%)
EXISTING LOT COVERAGE IS 0 S.F. (0%)
PROPOSED LOT COVERAGE IS 4,509 S.F. (7.5%)

DRAINAGE CALCULATIONS
PROPOSED ROOF AREA 4,509 S.F x 2" x 100% = 752 CU.FT. REQ. CAP.
USE THREE 8'øx8' DRY WELLS AT 1,014 CU.FT. PROVIDED CAP.
PROPOSED TENNIS AREA 7,200 S.F x 2" x 100% = 1,200 CU.FT. REQ. CAP.
USE FOUR 8'øx8' DRY WELLS AT 1,352 CU.FT. PROVIDED CAP.

REAR YARD COVERAGE
REQUIRED REAR PRINCIPAL BUILDING SETBACK AREA IS 20,803 S.F.
ALLOWABLE REAR YARD COVERAGE IS 10,401 S.F. (50% OF R.Y.)
PROPOSED REAR YARD COVERAGE IS 7,200 S.F. (34.6% OF R.Y.)

GUARANTEES INDICATED SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND/OR AGENCY, AND ARE NOT TRANSFERABLE.

CERTIFIED TO:
SH (2025) LLC
Omni Title Agency
Stuart Steinberg, P.C.

GARY BENZ, L.S.
Surveying and Land Planning
527-B Hawkins Avenue
Ronkonkoma, N.Y. 11779
GaryBenzLS@Yahoo.com
(631) 648-9348

THE EXISTENCE OF RIGHT OF WAYS, WETLANDS, UNDER GROUND UTILITIES AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

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