

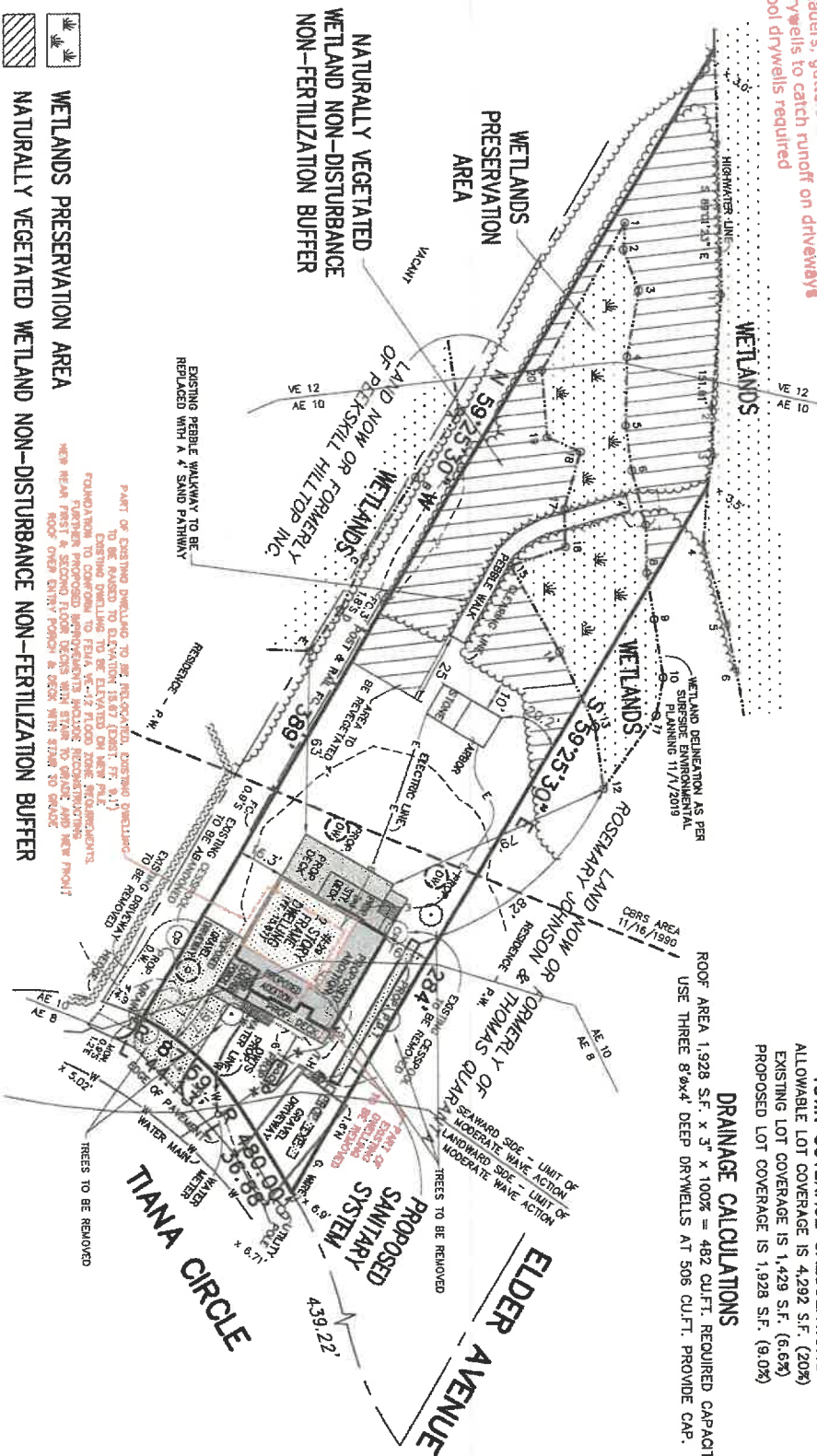
PART OF THE BUILDING SHALL BE LEGALIZED THE ELECTRICAL, PLUMBING, MECHANICAL, AND FIRE PROTECTION REPRESENTATIVE SHALL LEGALIZE THE ELECTRICAL, PLUMBING, MECHANICAL, AND FIRE PROTECTION, IN CONSTRUCTION, ALTERATION, REMOVAL, USE OR OCCUPANCY OF A BUILDING OR STRUCTURE THAT DOES NOT CONFORM TO THE PROVISIONS OF THE MASSACHUSETTS FIRE PREVENTION AND BUILDING CODE, WITH THE CODE OF THE TOWN OF SOUTHAMPTON ZONING REGULATIONS.

THE AREA OF THIS PROPERTY IS 22,099 S.F. OR 0.507 ACRES
UPLAND AREA (EXCLUDING WETLANDS) IS 21,462 S.F. OR 0.493 ACRES
ALL ELEVATIONS SHOWN REFER TO MAND 198 DATUM
ALL RESIDENCE WITHIN 150' ARE CONNECTED TO PUBLIC WATER
CLEARING CALCULATIONS
THIS PROPERTY DOES NOT FALL WITHIN THE
LIMIT IS 21,462 S.F.

THIS PROPERTY DOES NOT FALL WITHIN THE TOWN A.P.D. AND IS NOT SUBJECT TO THE CLEARING RESTRICTIONS OF SAID DISTRICT. ALLOWABLE CLEARING RESTRICTED BY WETLANDS. EXISTING CLEARING IS 13,149 S.F. (61.3%) PROPOSED CLEARING IS 13,149 S.F. (61.3%)

ALLOWABLE LOT COVERAGE IS 4,292 S.F. (20%)
EXISTING LOT COVERAGE IS 1,429 S.F. (6.6%)
PROPOSED LOT COVERAGE IS 1,928 S.F. (9.0%)

USE THREE 8'x4' DEEP DRYWELLS AT 506 CU.FT. PROVIDE CAP.



WETLANDS PRESERVATION AREA
FURTHER PROPOSED IMPROVEMENTS INCLUDING RECONSTRUCTING
NEAR FIRST & SECOND FLOOR DECKS WITH STAIR TO GRASSY AND NEW
ROOF OVER ENTRY PORCH & DECK WITH STAIR TO GRASSY

NATURALLY VEGETATED WETLAND NON-DISTURBANCE NON-FERTILIZATION BUFFER

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.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

S.C.T.M. NO.
900 - 345 - 2 - 5.1
SURVEY OF:
DESCRIBED PROPERTY

SITUATED IN: HAMPTON BAYS
TOWN OF: SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK
DATE: 11/21/2019
JOB NO. G19-5284
SCALE: 1" = 40'

ADDED PROPOSED 3/20/2020
REVISED PROPOSED 4/14/2020
REVISED AS PER TOWN 1/7/2020
NOTE FIVE TREES 8/11/2020
REVISED PROPOSED 5/26/2022
REVISED PROPOSED 7/19/2022

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

CERTIFIED TO:
Steven & Susan Brett

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