



**Survey of Lot 1
Subdivision Map of Property
For Bishop's Grant
Situated at
Inc. Village of Southampton
Town of Southampton
Suffolk County, New York**

F: 07/28/15 Map No. 12001
S.C.T.M. NO. 904-9-1-9.5
15 Allen Court
Southampton, New York

No.	Revision	Date	Appvd.
1. UPDATE BOH		09/29/2018	
Designed by DM	Checked by PTS		
Issued for	Date		
		March 8, 2018	

Drawing Number

S-1

Sheet 1 of 1

Project Number
26497.00

SEPTIC SYSTEM		
ITEM	A	B
SEPTIC TANK	15'	26'
LP#1	27.3'	43'
LP#2	31'	39.5'

<p align="center">PARCEL DATA R12.5 RESIDENTIAL ZONE VILLAGE OF SOUTHAMPTON HISTORIC DISTRICT</p>	
AREA	= 40,000 SF
AREA EXCLUDING FLAG	= 35,233 SF
EXISTING LOT COVERAGE	
HOUSE	= 3,177 SF
PORCHES	= 582 SF
POOL	= 647 SF
TOTAL EXISTING LOT COVERAGE	= 4,406 SF
MAX LOT COVERAGE	
14% (5,600 SF)+1,500SF	= 7,100 SF

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB ENGINEERING, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, PC IN MARCH, 2018 AND FROM DEEDS AND PLANS OF RECORD.
- 2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB ENGINEERING, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, PC IN MARCH, 2018.
- 3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- 4) THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.
- 5) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO ADDITIONAL INFORMATION DISCLOSED IN SUCH.
- 6) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THE SURVEY MAP NOT BEARING THE LAND SURVEYOR'S SIGNATURE AND INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE VALID TRUE COPIES.
- 7) EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AND SHOWN ON THE SURVEY. GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON(S) FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTIONS LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OF SUBSEQUENT OWNERS, THE OFFSETS (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS AND OTHER CONSTRUCTION.
- 8) UNLESS OTHERWISE NOTED ELEVATIONS SHOWN ON THIS DRAWING ARE REFERENCED TO NAVD 88 DATUM.

