

AREA CALCULATIONS:

PARCEL AREA = 49,575 SQUARE FEET

CLEAR AREA (HOUSE, POOL, DRIVEWAY) = 15,177 SF = 30.6% OF PARCEL

UNDISTURBED VEGETATED AREA = 13,626 SF = 27.5% OF PARCEL

OTHER VEGETATED AREA = 20,772 SF = 41.9% OF PARCEL

TOTAL VEGETATED AREA = 34,398 SF = 69.4% OF PARCEL

EXISTING CLEARING = 15,177 SF 15,177 SF

ALLOWABLE CLEARING IS 10,000 SF + (25% x LOT AREA 12,393.75 SF) = 22,393.75 SF

EXISTING COVERAGE = HOUSE, DECKS & POOL 5,055 SF

ALLOWABLE COVERAGE = (15% x LOT AREA) = 7,436.25 SF

EXISTING TOTAL LOT COVERAGE = HOUSE, DECKS, POOL & DRIVEWAY = 8,639 SF

ALLOWABLE TOTAL LOT COVERAGE = (40% x LOT AREA) = 19,830 SF



GUARANTEED TO: MIKON VAN GASTEL & SUSANA MENDIVE

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REV.	DATE	DESCRIPTION
G	12-08-17	ADD ADDITIONAL COVERAGE NOTES PER JOEL HALSEY
F	01-15-17	UPDATE SURVEY - ADD AREAS NOTING VEGETATION
E	10-26-13	LOCATE FENCE - FINAL SURVEY
D	06-14-13	LOCATE POOL AND FLAGGING FOR AREAS
C	10-06-12	STAKE OUT PROPOSED POOL
B	03-02-10	TOPOGRAPHIC SURVEY
A	01-06-10	TITLE SURVEY

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Scale 1" = 40'

PARCEL AREA = 49,575 SF
(1.14 ACRES)

MAP OF DESCRIBED PROPERTY
SITUATED AT
MONTAUK,
195 OLD MONTAUK HIGHWAY
TOWN OF EAST HAMPTON
SUFFOLK COUNTY, N.Y.

SUFFOLK COUNTY TAX MAP
DISTRICT 0300
SECTION 087.00
BLOCK 01.00
LOT 022.000
195 MTK 01-15-2017.dwg
FILE NAME: 195MTK.ASC