

ZONING DISTRICT: "R-20"

COVERAGE CALCULATIONS

Existing Building Coverage: 1,516 sq.ft. (19.28%)
Permitted Building Coverage: 1,572 sq.ft. (20%)

Existing Total Lot Coverage: 2,200 sq.ft. (27.98%)

Permitted Total Lot Coverage: 1,965 sq.ft. (25%)

*Total Lot coverage Excludes Driveways & At-Grade Walkways
*Percentages based on overall lot area (Including R.O.W. Easement)

REAR YARD COVERAGE CALCULATION:

Area of Rear Yard: 1,203 sq.ft.
Existing Rear Yard Coverage: 216 sq.ft. (17.96%)
Permitted Rear Yard Coverage: 240 sq.ft. (20%)

Certified only to:

- △ indicates set stake.
■ indicates found concrete monument.
● indicates found iron spike.
● indicates found iron pin.
+ indicates set drill hole.
● indicates set 12" iron pin.
⊙ indicates "MAG" spike.
⊙ indicates utility pole.
⊙ indicates gas valve.
⊙ indicates water meter.
⊙ indicates concrete cover.

NOTES:

- 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.
- The existence of right of ways, wetlands and/or easements of record, if any, not shown are not guaranteed.
- All natural features shown on survey, including but not limited to Bluff Crest, Clearing, and Wetlands should be verified with the appropriate regulatory agency.
- Elevations shown are based on USC & GS datum. (NAVD 1988)

LINE	BEARING	DISTANCE
L1	S 43°19'52"W	1.33'
L2	N 38°15'00"E	40.87'
L3	S 52°28'30"E	42.65'
L4	N 37°25'30"E	12.58'
L5	S 47°16'50"E (Deed)	3.50' (Deed)
L5	S 53°06'30"E (Act.)	3.99' (Act.)
L6	S 52°07'00"E	30.88'
L7	S 30°48'00"W	11.28'

REVISIONS:

April 4, 2022: Final
December 3, 2021: Update & stake right-of-way
July 15, 2021: Stake proposed pool house, pool, garage & wall
June 3, 2021: Plot proposed retaining wall
May 19, 2021: Revise proposed site plan
April 29, 2021: Revise proposed site plan
April 8, 2021: Revise coverage calculations
March 31, 2021: Label proposed addition square footages
March 3, 2021: Revise proposed site plan
September 14, 2019: Revise proposed site plan
July 10, 2019: Proposed site plan
January 8, 2019: Stake right of way
December 16, 2019: Revise proposed site plan
October 14, 2019: Revise site plan
July 15, 2019: Revise proposed site plan
July 21, 2019: Spot & floor elevations
July 25, 2019: Plot test hole
October 9, 2019: Revise proposed site plan
October 14, 2019: Revise proposed site plan

SCTM No. 903-003-002-40

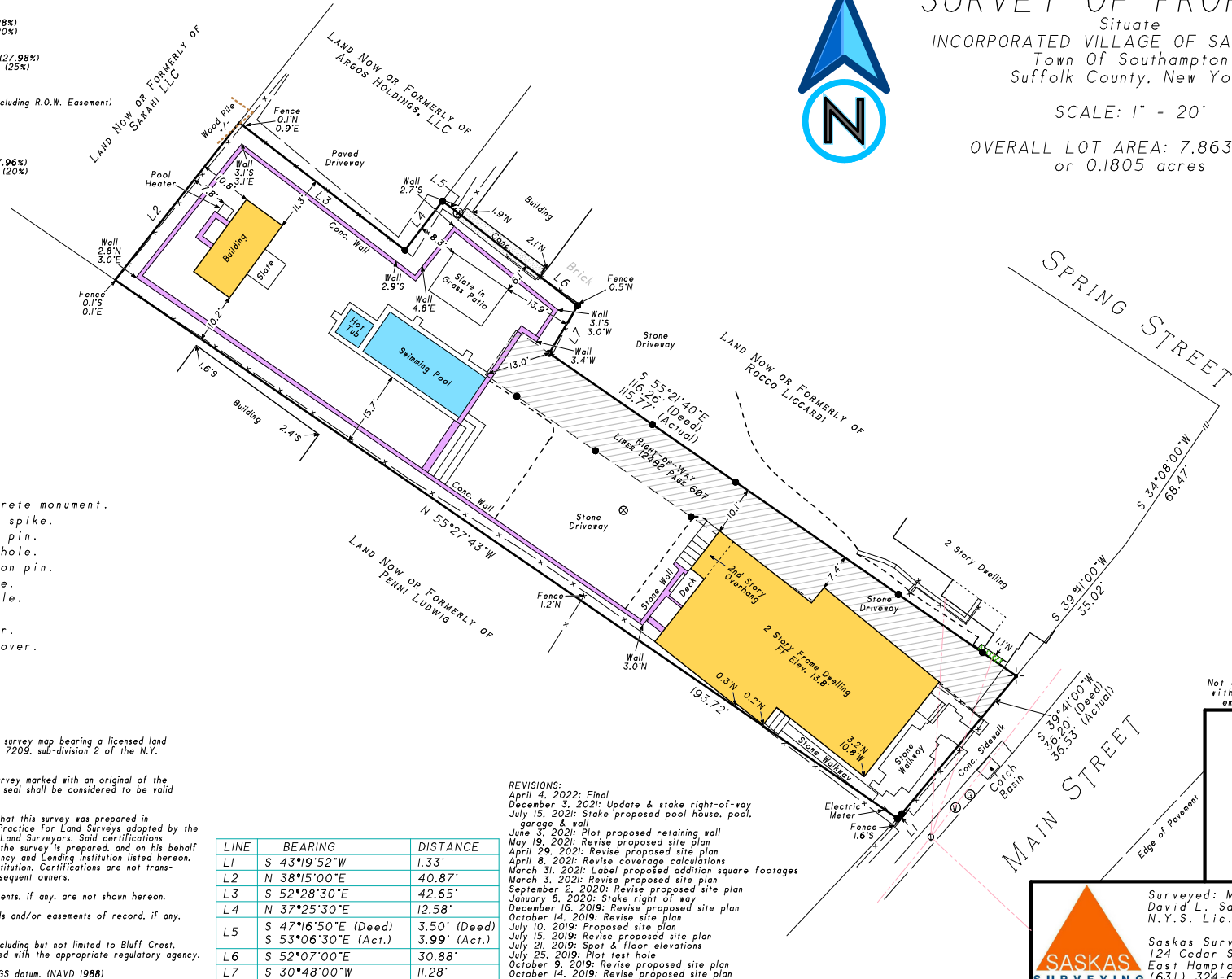
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SURVEY OF PROPERTY

Situate
INCORPORATED VILLAGE OF SAG HARBOR
Town Of Southampton
Suffolk County, New York

SCALE: 1" = 20'

OVERALL LOT AREA: 7.863 sq.ft.
or 0.1805 acres



Not a valid copy unless marked
with original land surveyor's
embossed seal & signature



Surveyed: March 1, 2019
David L. Saskas
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