

THE AREA OF THIS PROPERTY IS 14,928 S.F. OR 0.342 ACRES  
ALL ELEVATIONS SHOWN REFER TO NAVD '88 DATUM



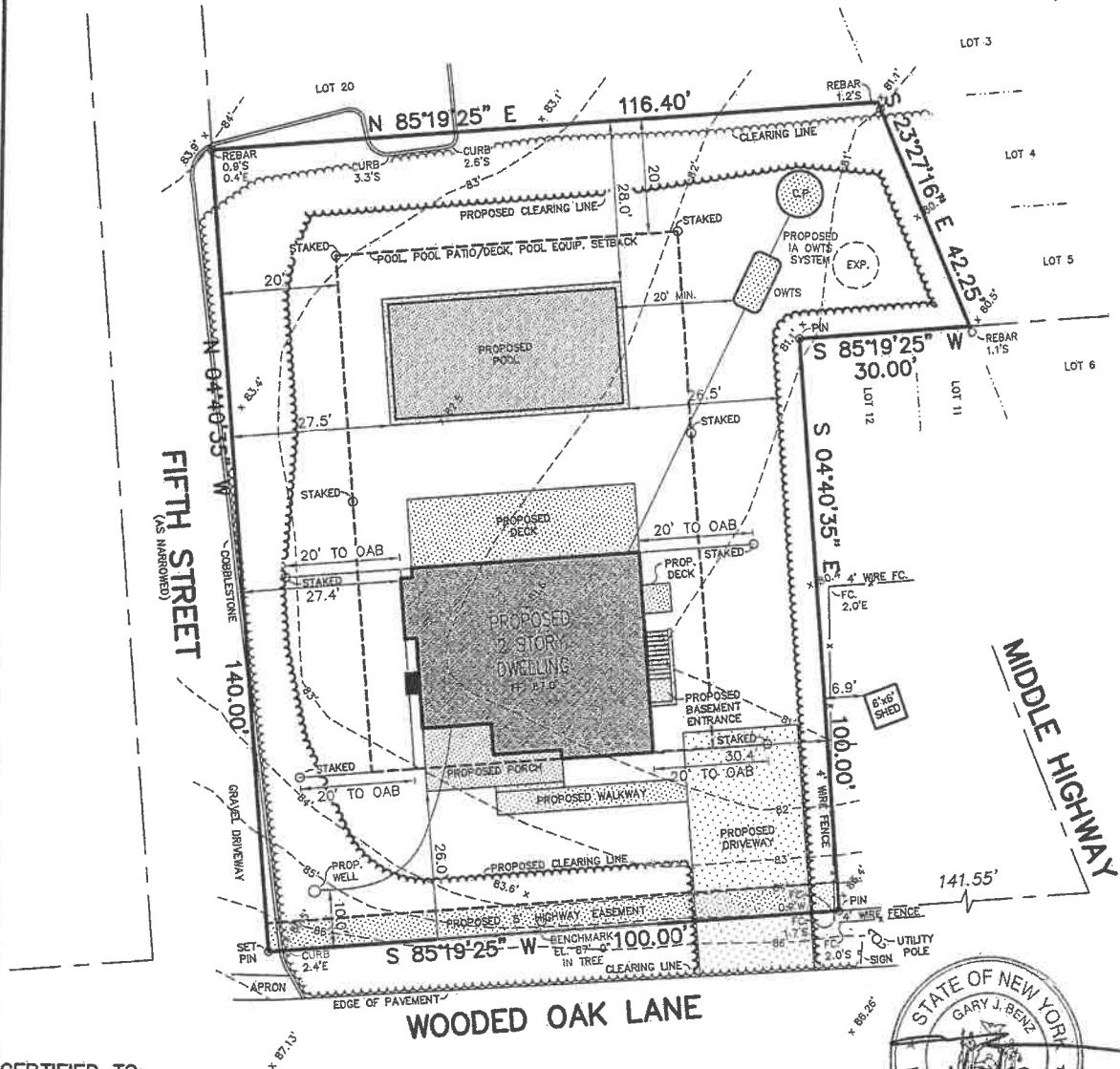
### CLEARING CALCULATIONS

10,999 S.F. OR 75%, WHICHEVER IS GREATER  
10,999 S.F. OR [14,928 S.F. x 75%]  
10,999 S.F. < 11,196 S.F.  
11,196 S.F.

ALLOWABLE CLEARING BY CODE IS 11,196 S.F. (75%)  
EXISTING CLEARING OF LOT IS 414 S.F. (2.8%)  
PROPOSED CLEARING OF LOT IS 11,196 S.F. (75%)

### COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 2,986 S.F. (20%)  
EXISTING BUILDING COVERAGE IS 0 S.F. (0%)  
PROPOSED BUILDING COVERAGE IS 1,546 S.F. (10.4%)  
ALLOWABLE TOTAL LOT COVERAGE IS 7,464 S.F. (50%)  
EXISTING TOTAL LOT COVERAGE IS 0 S.F. (0%)  
PROPOSED TOTAL LOT COVERAGE IS 3,173 S.F. (21.3%)



### CERTIFIED TO:

Janet M. & Frank P. Verdi



STAKED OVERALL BOX, BENCHMARK & POOL ENVELOPE 1/10/2022  
ADDED PROPOSED 6/25/2021

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

S.C.T.M. NO. 300 - 141 - 3 - 4.2

SURVEY OF: LOTS 13-19, INCL., BLOCK 5  
MAP OF MONTAUK MANOR No. 3  
FILED APRIL 19, 1911 - AS No. 265

SITUATED IN: EAST HAMPTON TOWN OF: EAST HAMPTON

SUFFOLK COUNTY, NEW YORK

DATE: 4/8/2021

JOB NO. G21-6847

SCALE: 1" = 20'

**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.

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.