

SURVEY OF PROPERTY

SCTM No. 908-009-2-7

714p36B

LOT 2

Map of

BARBOUR-KOLTER-DAKERS

Filed July 11, 1975 as map no. 6276

Situate

INCORPORATED VILLAGE OF SAGAPONACK

Town Of Southampton

Suffolk County, New York

SCALE: 1" = 40'

AREA: 64,243 sq.ft.
or 1.4748 acres

ZONING DISTRICT (As Per Filed Map): "R-60"

Certified only to:

Savas Tsitiridis
Fidelity National Title Insurance Company
Of New York, Inc.
Partners Abstract Corp.
Alma Bank

BUILDING ENVELOPE:

Front Yard Setback: 80'
Side Yard Setback: Minimum 25'
Total for both side yard setbacks: 65'
Rear Yard Setback: 100'

COVERAGE CALCULATIONS:

Existing Lot Coverage: 2,846 sq.ft. (4.43%)
Permitted Lot Coverage: 6,424 sq.ft. (10%)
Proposed Lot Coverage: 5,334 sq.ft. (8.30%)

REAR YARD COVERAGE CALCULATIONS:

Existing Rear Yard Coverage: 0 sq.ft. (0%)
Permitted Rear Yard Coverage: 6,339 sq.ft. (20%)
Proposed Rear Yard Coverage: 3,164 sq.ft. (9.98%)
Area of Rear Yard = 31,699 sq.ft.

GROSS FLOOR AREA CALCULATIONS:

Lot Area: 64,243 sq.ft.
Permitted Gross Floor Area =
5,000 sq.ft. + (64,243 sq.ft. - 40,000 sq.ft.) * 0.050 =
6,212 sq.ft.
Proposed Gross Floor Area: Refer to architects plan

Permitted Accessory Coverage = 6,212 sq.ft. * 15% = 931 sq.ft.
Proposed Accessory Coverage = 852 sq.ft.
Proposed Garage: 656 sq.ft.
Proposed Pool House: 166 sq.ft.
Proposed Bin: 30 sq.ft.

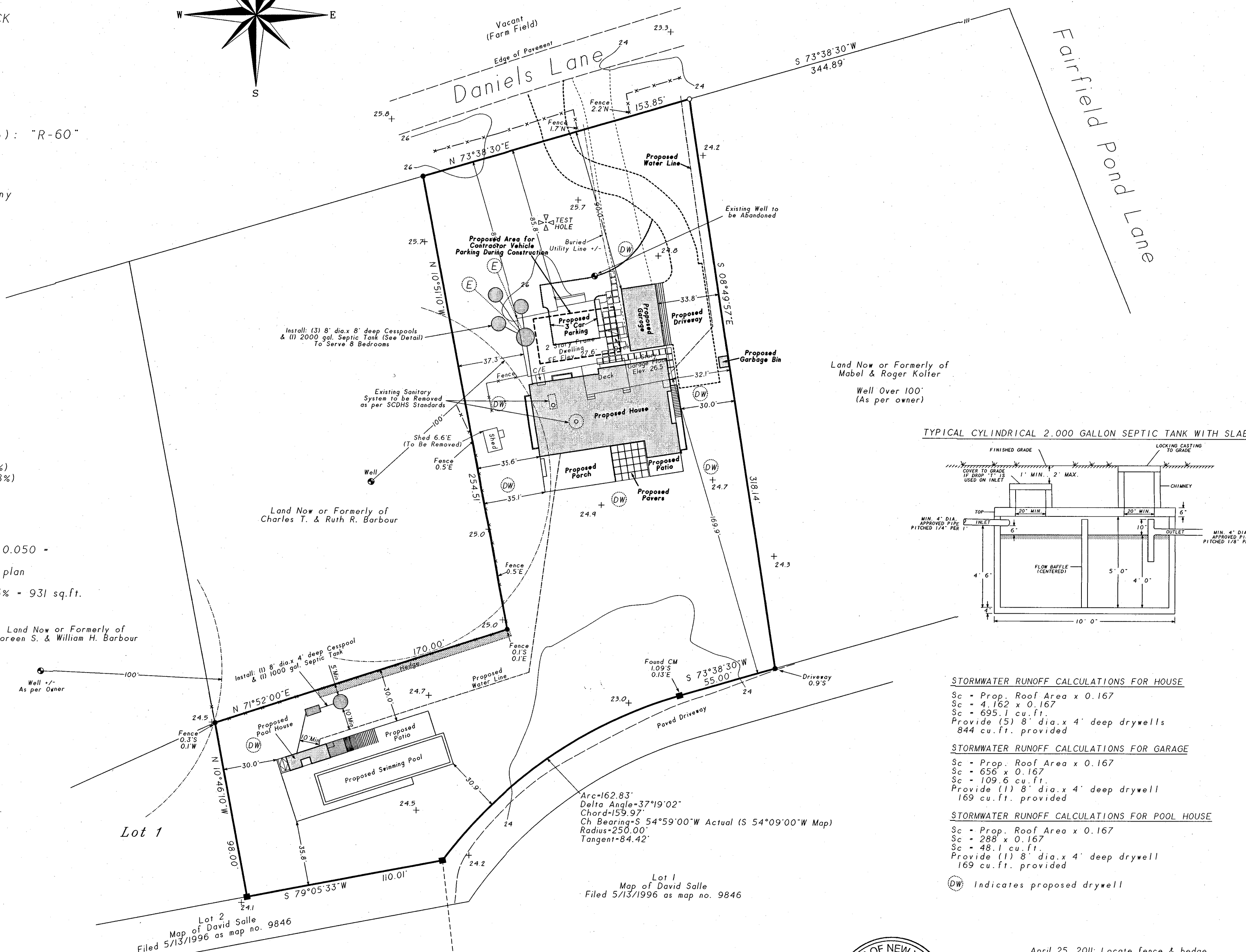
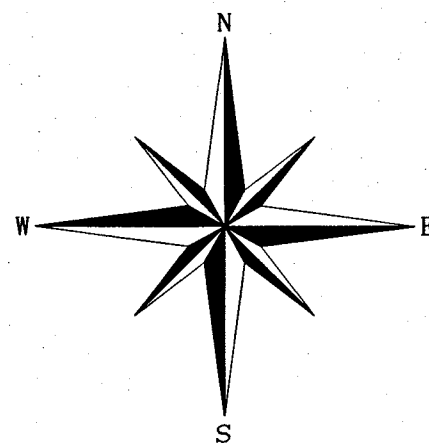
MAXIMUM HEIGHT:

Stories: Two (2)
Feet: 32'

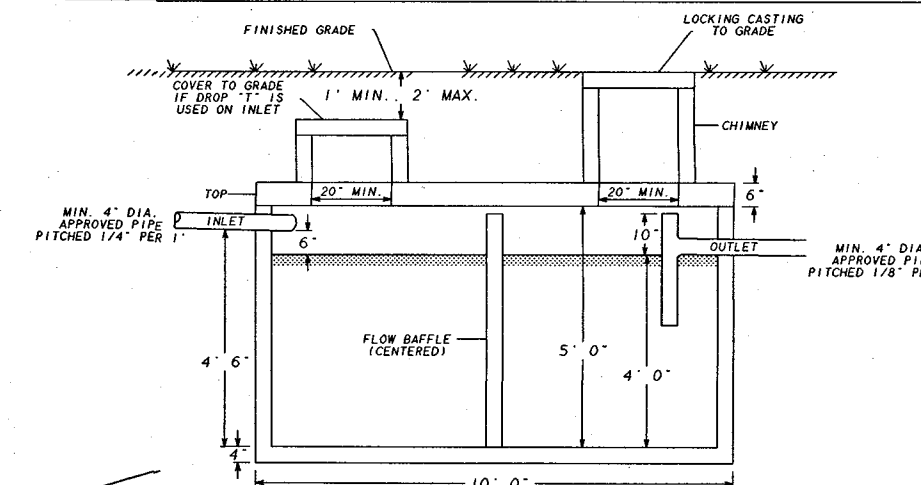
- indicates found concrete monument.
- indicates found iron rod.
- indicates set 12" iron pin.

NOTES:

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
2. 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.
3. 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.
4. Underground improvements or encroachments, if any, are not shown hereon.
5. The existence of right of ways, wetlands and/or easements of record, if any, not shown are not guaranteed.
6. All natural features shown on survey, including but not limited to Bluff Crest, Clearing, and Wetlands should be verified with the appropriate regulatory agency.
7. Elevations shown are based on USC & GS datum (NGVD 1929).



TYPICAL CYLINDRICAL 2,000 GALLON SEPTIC TANK WITH SLAB



STORMWATER RUNOFF CALCULATIONS FOR HOUSE

Sc = Prop. Roof Area x 0.167
Sc = 4,162 x 0.167
Sc = 695.1 cu.ft.
Provide (5) 8' dia. x 4' deep drywells
844 cu.ft. provided

STORMWATER RUNOFF CALCULATIONS FOR GARAGE

Sc = Prop. Roof Area x 0.167
Sc = 656 x 0.167
Sc = 109.6 cu.ft.
Provide (1) 8' dia. x 4' deep drywell
169 cu.ft. provided

STORMWATER RUNOFF CALCULATIONS FOR POOL HOUSE

Sc = Prop. Roof Area x 0.167
Sc = 288 x 0.167
Sc = 48.1 cu.ft.
Provide (1) 8' dia. x 4' deep drywell
169 cu.ft. provided

(DW) Indicates proposed drywell

TEST HOLE
Shawn Barron, MS
DATE: March 18, 2011
0' - 5.5' Silt loam SM
5.5' - 7.3' Mixed sand SP
7.3' - 17' Coarse sand SW



April 25, 2011: Locate fence & hedge
March 26, 2011: Stake property lines
March 23, 2011: Revise proposed sanitary system,
parking area & add test hole
February 18, 2011: Proposed site plan
December 17, 2010: Plot well, cesspool & utility line
November 2, 2010: Topography
March 27, 2010: Plot all dimensional regulations
March 8, 2010: Add certification

Surveyed: February 18, 2010
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