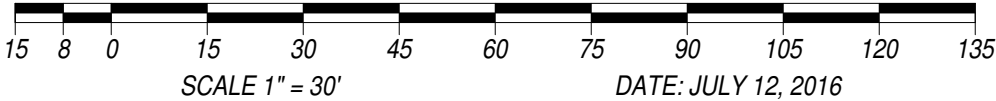


**SURVEY OF**  
**LOTS 16 THROUGH 20, INCL.**  
**IN BLOCK R**  
**MAP OF**  
FIRST AMENDED MAP OF  
**GOOD GROUND DEVELOPMENT**  
OF THE  
LONG ISLAND SEASHORE COMPANY, INC.  
**SITUATE AT**  
**HAMPTON BAYS**  
TOWN OF SOUTHAMPTON  
SUFFOLK COUNTY, NEW YORK  
S.C.T.M. DIST. 0900 SEC. 258 BLK. 02 LOT 22



LOT AREA: 11,258 SQ.FT. = 0.258 ACRE  
ELEVATIONS HEREON REFER TO NAVD 1988  
NO SURFACE WATER EVIDENT WITHIN 300'

TIANA BAY 400' +/- TO THE SOUTH WEST

ALL LOTS WITHIN 150' OF SUBJECT BOUNDARY ARE  
IMPROVED AND SERVICED BY PUBLIC WATER

NO WELLS EVIDENT WITHIN 150' OF ALL PROPERTY CORNERS

CURRENT ZONING: R-20 - OLD FILED MAP OVERLAY  
1957 ZONING: D-RESIDENCE

STORMWATER MANAGEMENT ZONE  
WATER QUALITY IMPROVEMENT OVERLAY - HIGH PRIORITY

PRINCIPAL SETBACKS AS PER §330-55 B 1 & 2

LOT WIDTH: 103.51' @ 30' FRONT YARD SETBACK ALONG SHORE ROAD

LOT DEPTH: 99.73'

FRONT YARD: 30' OLD FILED MAP DISTRICT  
REAR YARD: 30' - OLD FILED MAP DISTRICT  
SIDE YARD (TOTAL): 103.51' X 0.4 = 41.40'  
SIDE YARD (MINIMUM 1 SIDE): 41.04" X 0.4 = 16.56'

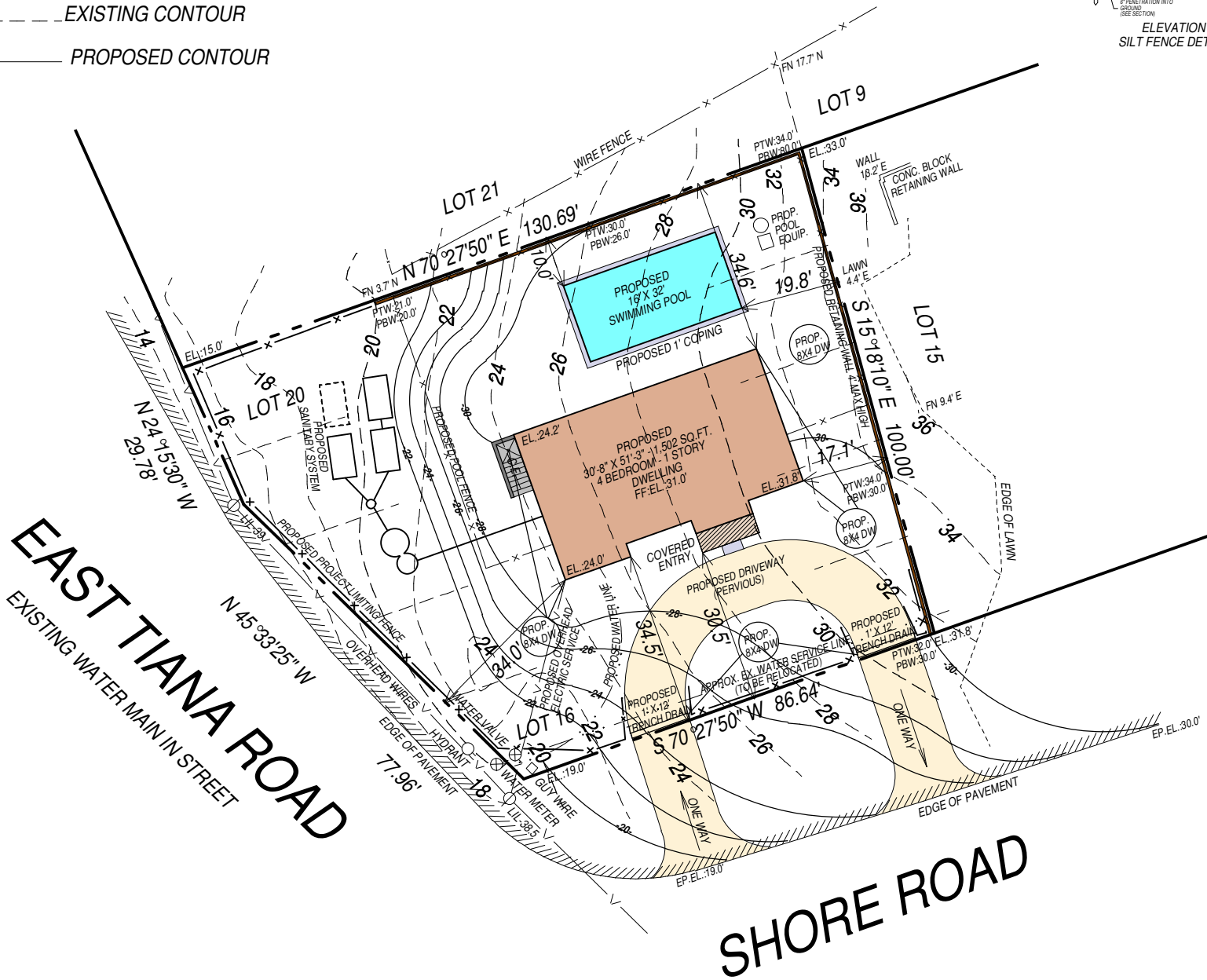
ACCESSORY SETBACKS AS PER R-20 ZONING

ALLOWABLE LOT COVERAGE: 2,252 SQ.FT. = 20%  
PROPOSED LOT COVERAGE: 13.8%

P/R/Y S/B AREA: 2,932 SQ.FT.  
ALLOW. P/R/Y S/B ACC. COVERAGE: 586.4 SQ.FT. = 20%  
PROPOSED P/R/Y S/B ACC. COVERAGE: 512 SQ.FT. = 4.6%

PROPOSED AREA OF SITE DISTURBANCE: 11,258 SQ.FT. - ENTIRE SITE

----- 28 ----- EXISTING CONTOUR  
----- 28 ----- PROPOSED CONTOUR



EASEMENT AND/OR SUBSURFACE  
STRUCTURES RECORDED OR  
HEREON FROM THE STRUCTURES TO THE  
PURPOSE AND USE AND THEREFORE  
ARE NOT INTENDED TO GUIDE THE  
ERECTION OF FENCES, RETAINING  
WALLS, POOLS, PATIOS, PLANTING  
AREAS, ADDITIONS TO BUILDINGS  
AND ANY OTHER CONSTRUCTION.

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 SURVEYORS INKED SEAL OR  
EMBOSSSED SEAL SHALL NOT BE CONSIDERED  
TO BE A VALID TITLE COPY.

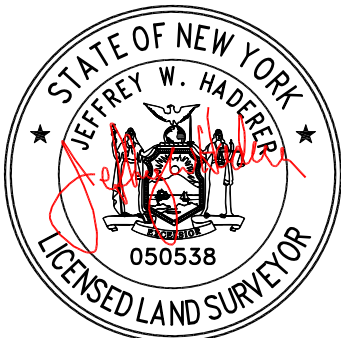
CERTIFICATIONS INDICATED HEREON SHALL RUN  
ONLY TO THE PERSON(S) FOR WHOM THE SURVEY  
IS PREPARED AND ON HIS BEHALF TO THE  
TITLE COMPANY, GOVERNMENTAL AGENCY AND  
LENDING INSTITUTION LISTED HEREON, AND  
TO THE ASSIGNEES OF THE LENDING INSTI-  
TUTION. CERTIFICATIONS ARE NOT TRANSFERABLE  
TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT  
OWNERS.

**DIGITAL RELEASE**

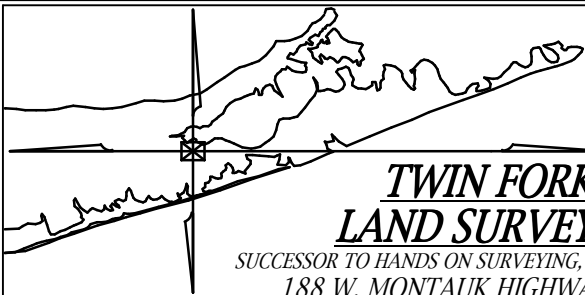
CERTIFIED TO:

JOB NO. 2016-199  
MAP NO. 720  
FILED: NOVEMBER 18, 1915  
REVISIONS:

ADD PROPOSED POOL  
REMOVE PROP. SAN SYS. 12/8/21  
ADD PROPOSED LIMIT OF SITE DISTURBANCE &  
PROJECT LIMITING FENCE 12/20/21  
PREP FOR SCDHS APPLIC.  
STANDARD SAN. DESIGN 12/29/21  
UPDATE & REV. CERTIFICATIONS: 3/16/22  
PLOT CONCEPT HOUSE FOR  
PROSPECTIVE PURCHASER 3/21/23  
REV. SETBACKS AS PER TOSH BD 4/19/23  
PLOT PROPOSED DWELLING FOR ARCH  
FOR PYRAMID VERIFICATION 6/27/23  
PREP PLOT PLAN FOR PERMITS 7/18/23  
PLOT PROP. SAN SYS LOC. FROM ENGINEER 10/17/23



JEFFREY W. HADERER L.S.  
NYS LIC NO.: 050538



SUCCESSOR TO HANDS ON SURVEYING, MARTIN D. HAND L.S.  
188 W. MONTAUK HIGHWAY, UNIT E3  
HAMPTON BAYS, NEW YORK 11946  
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THE LAND SURVEYORS INKED SEAL OR EMBOSSSED SEAL SHALL NOT BE  
CONSIDERED TO BE A VALID COPY AND SHALL NOT BE USED FOR ANY PURPOSE.

NOTES:

- 1: PROJECT LIMITING FENCE TO CONSIST OF STAKED SILT FENCE  
AS REQUIRED BY THE TOWN OF SOUTHAMPTON DESIGNATED STORMWATER BOUNDARY  
REGULATIONS, EFFECTIVE MARCH 10,2003
- 2: ROOF RUN OFF SHALL BE CONATINED BY LEADERS GUTTERS THAT EMPTY  
INTO DRYWELLS. (2) 8' DIA. X 4' DEEP L.P.  
DWELLING FOOT PRINT = 1,550 SQ.FT.  
DRYWELL CAPACITY: 1,550 X 0.166 = 258.4 CUBIC FEET (REQUIRED)  
: (2) 8' DIA. X 4' DEEP L.P. = 338 CUBIC FEET (PROPOSED)

