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Note: ALL SUBSURFACE STRUCTURES; WATER SUPPLY, SANITARY SYSTEMS, DRAINAGE, DRYWELLS AND UTILITIES, SHOWN ARE FROM FIELD OBSERVATIONS AND OR DATA OBTAINED FROM OTHERS.

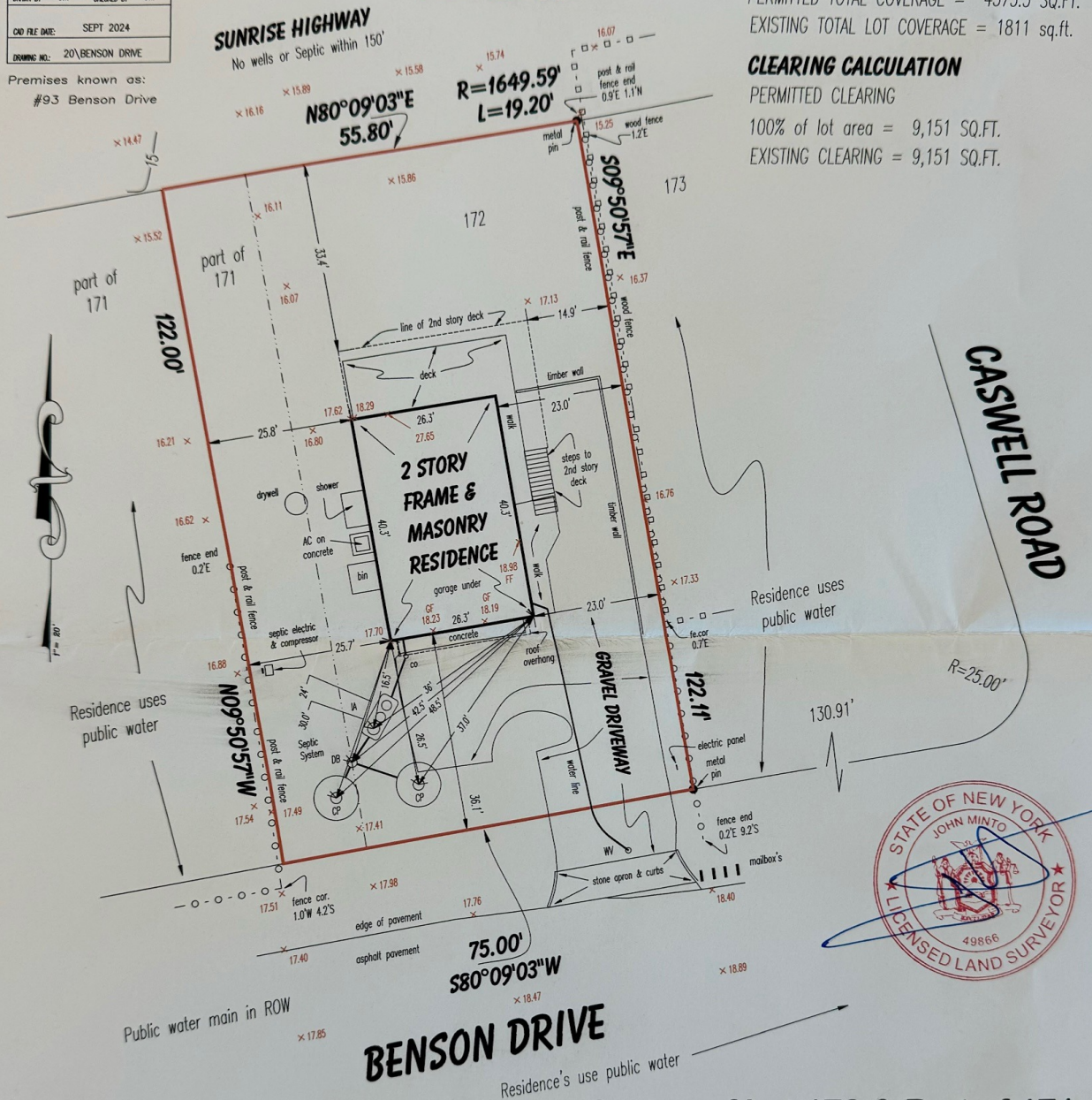
THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED.

DATUM NAVD 1988

**Area= 9,151 sq.ft.
0.21 acres**

DRAWN BY	JM	CHECKED BY	JM
CAD FILE DATE:	SEPT 2024		
DRAWING NO.:	20\BENSON DRIVE		

Premises known as:
#93 Benson Drive



COVERAGE CALCULATIONS

LOT AREA = 9,151 SQ.FT.

BUILDING COVERAGE

PERMITTED BUILDING COVERAGE = 1830.2 SQ.FT.

EXISTING BUILDING COVERAGE = 1133 sq.ft.

TOTAL LOT COVERAGE

PERMITTED TOTAL COVERAGE = 4575.5 SQ.FT.

EXISTING TOTAL LOT COVERAGE = 1811 sq.ft.

CLEARING CALCULATION

PERMITTED CLEARING

100% of lot area = 9,151 SQ.FT.

EXISTING CLEARING = 9,151 SQ.FT.



Survey of Lot 172 & Part of 171

MAP OF OCEANSIDE AT MONTAUK

FILED AUGUST 7, 1957 FILE NO. 2730

situate at

Montauk

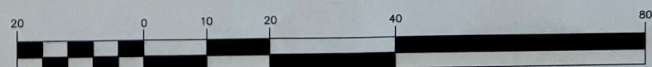
Town of East Hampton
Suffolk County, New York

Tax Map #300-30-01-32

September 17, 2024

Scale 1"= 20'

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.



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SUBDIVISIONS
TITLE & MORTGAGE SURVEYS
TOPOGRAPHIC SURVEYS
SITE PLANS

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