

SURVEYED FOR FLEX DEVELOPMENT, LLC
PROPERTY LOCATED AT SPRINGS
LOT No. 33
MAP OF TALMAGE FARM
FILED: MAY 13, 1982: MAP NO: 7075
TOWN OF EAST HAMPTON
SUFFOLK COUNTY, NEW YORK
S.C.T.M. # 300-063-02-14.15
AREA = 37,787 SF = 0.867 AC
SCALE: 1"=40'

NOTE: THE EXISTENCE OF RIGHT OF WAYS,
WETLANDS AND/OR EASEMENTS OF RECORD
IF ANY, NOT SHOWN ARE NOT GUARANTEED.

NOTE: WELL AND SEPTIC SYSTEM LOCATION
BY OTHERS.

SEPTIC LOCATION

	"A"	"B"
IA UNIT	40	29
D.B.	44.5	35.5
LP 1	50	23.5
LP 2	34.5	41

CLEARING CALCULATIONS:

ALLOWABLE CLEARING =
10,000 SF + 25% OF LOT AREA = 19,447 SF
EXISTING CLEARING = 17,500 SF

COVERAGE CALCULATIONS:

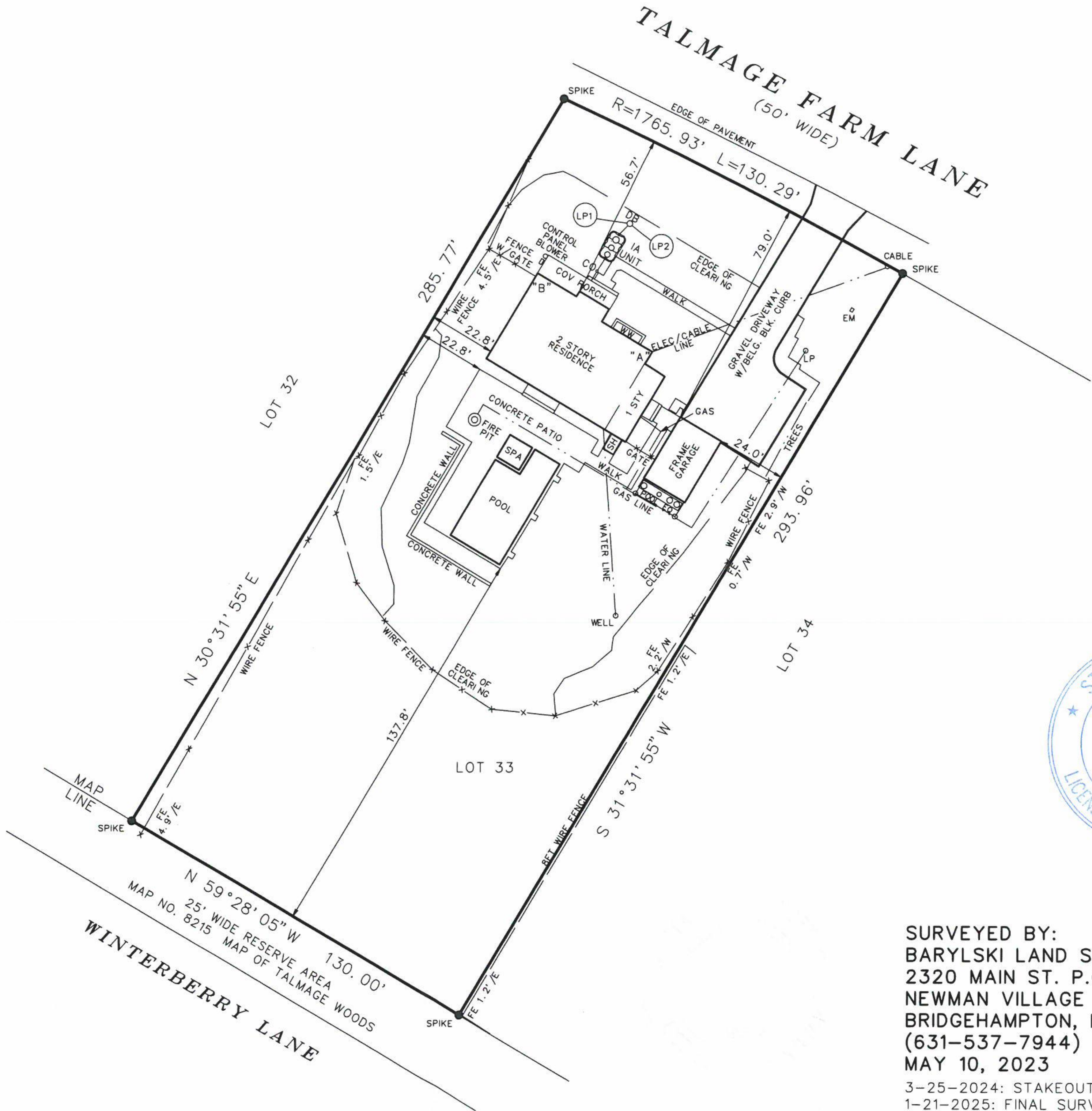
ALLOWABLE BUILDING COVERAGE = 20% OR
5,999 SF (WHICHEVER IS LESS)
= 5,999 SF
EXISTING BUILDING COVERAGE = 2,339 SF
RESIDENCE W/ PORCH, GARAGE

ALLOWABLE TOTAL COVERAGE =
50% OR 15,999 SF
(WHICHEVER IS LESS) = 15,999 SF
EXISTING TOTAL COVERAGE = 6,695 SF
RESIDENCE, PORCH, GARAGE, DRIVEWAY,
PATIO, WALKS, STEPS, LANDINGS,
EGRESS WELLS, MECHANICAL EQ.

CERTIFIED TO:
FLEX DEVELOPMENT LLC

John Barylski

25926-1



SURVEYED BY:
BARYLSKI LAND SURVEYING
2320 MAIN ST. P.O. BOX 1302
NEWMAN VILLAGE CONDO.
BRIDGEHAMPTON, NEW YORK
(631-537-7944)
MAY 10, 2023
3-25-2024: STAKEOUT
1-21-2025: FINAL SURVEY