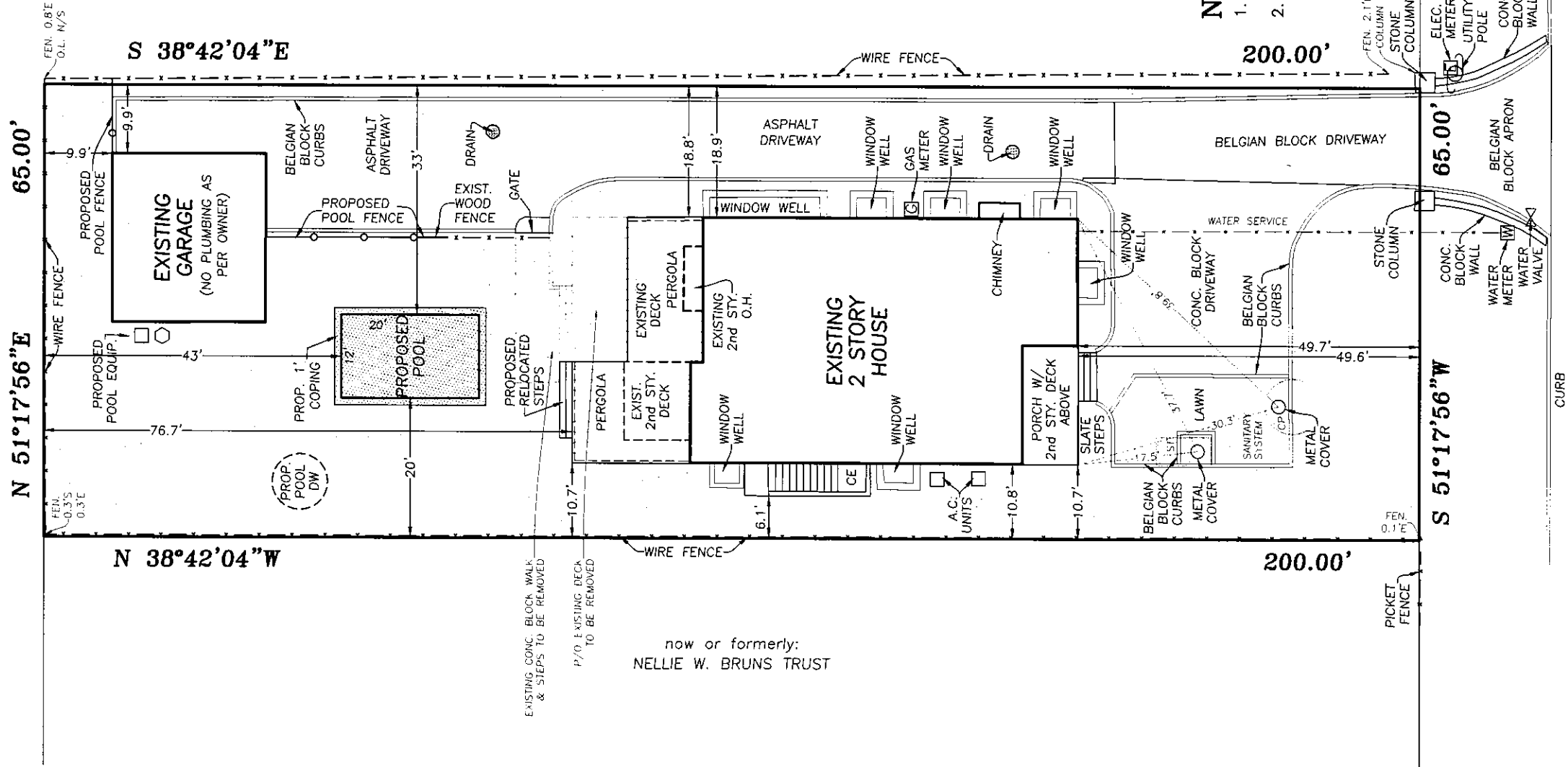


THE HAMPTON CLUB CONDOMINIUM
MAP No. 152 ~ FILED: JANUARY 16, 1987

DISTRICT 0904
SECTION 010.00
BLOCK 01.00
PARCEL 010.001



THE HAMPTON CLUB CONDOMINIUM
MAP No. 152 ~ FILED: JANUARY 16, 1987

now or formerly:
NELLIE W. BRUNS TRUST

GREENSPACE CALCULATION:
EXISTING GREENSPACE AREA: 5,948 SQ.FT. (45.8%)
PERMITTED GREENSPACE AREA: 5,850 SQ.FT. (45%)
PROPOSED GREENSPACE AREA: 5,959 SQ.FT. (45.8%)

LOT COVERAGE:

ALLOWABLE LOT COVERAGE:
13,000 S.F. X 14% = 1,820 S.F.
1,820 S.F. + 1,500 S.F. = 3,320 S.F.
3,320 S.F. MAX.

EXISTING LOT COVERAGE:

EXISTING HOUSE = 1,811 S.F.
EXISTING PORCH = 138 S.F.
EXIST. 2nd STY. O.H. = 26 S.F.
EXIST. 2nd STY. DECK = 108 S.F.
EXISTING DECK = 513 S.F.
EXISTING STEPS = 39 S.F.
EXISTING C.E. = 70 S.F.
EXISTING GARAGE = 541 S.F.

TOTAL EXIST. COVERAGE = 3,246 S.F.

PROPOSED LOT COVERAGE:

EXISTING HOUSE = 1,811 S.F.
EXISTING PORCH = 138 S.F.
EXIST. 2nd STY. O.H. = 26 S.F.
EXIST. 2nd STY. DECK = 108 S.F.
EXISTING DECK (TO REMAIN) = 345 S.F.
EXIST. STEPS (TO REMAIN) = 19 S.F.
EXISTING C.E. = 70 S.F.
EXISTING GARAGE = 541 S.F.
PROPOSED STEPS = 20 S.F.
PROPOSED POOL = 240 S.F.

TOTAL PROP. COVERAGE = 3,318 S.F.

FLYING POINT ROAD
(C.R. 39A)

NOTES

1. WATER SERVICE LINE LOCATION IS AS PER BUILDER.
2. SANITARY SYSTEM STRUCTURE LOCATIONS ARE AS PER INSTALLER.

HAMPTON ROAD

MAP OF PROPERTY
FOR
M & S HAMPTON INC.

SITUATE
VILLAGE OF SOUTHAMPTON

TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK

REVISED: APRIL 22, 2025 (PROPOSED POOL)
REVISED: DECEMBER 9, 2024 (CURB)
REVISED: NOVEMBER 1, 2024 (UPDATE)
REVISED: SEPTEMBER 16, 2024 (LOC. CURB & METAL COVER)
REVISED: SEPTEMBER 12, 2024 (GARAGE NOTE)
REVISED: APRIL 13, 2016 (FINAL)
SURVEYED: MAY 18, 2007

ROBERT A. SMITH, L.S. No. 49239
S. H. W. and S., LAND SURVEYORS, P.C.
SQUIRES, HOLDEN, WEISENBACHER & SMITH
LAND SURVEYING ~ LAND PLANNING ~ ENGINEERING
SOUTHAMPTON ~ NEW YORK

AREA = 13,000 S.F. (0.298 ACRE)
SCALE: 1" = 20'