SURVEY OF
DESCRIBED PROPERTY
SITUATE AT
NOYAC
TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK
S.C.T.M. DIST. 0900 SEC. 017 BLK. 1 LOT 55.1

10 5 0 10 20 30 40 50 60 70 80 90
SCALE : 1" = 20'

DATE: OCTOBER 9, 2020

CERTIFIED TO: STEFANO BRAGANTI
MARIA PAOLA ULLOA ZULUAGA
CITIZENS BANK, N.A.
WESTCOR LAND TITLE INSURANCE COMPANY

JOB NO.: 2020-213
MAP NO.:
FILED:
REVISIONS:
LABEL FENCE HEIGHTS
& REMOVE SHED: 12/11/2020
REMOVE PROPOSED ADDITION
CORRECT LOT COVERAGE CALC.: 1/21/2021
LOCATE POOL FORMS
TO CONFIRM SETBACK 3/12/21
POOL FINAL: 10/18/21

JEFFREY W. HADERER L.S.
LICENSE NO. 050538

LOT AREA: 10,206 SQ.FT. = 0.234 ACRE
CURRENT ZONING: R-15
STORMWATER MANAGEMENT ZONE
WATER QUALITY IMPROVEMENT OVERLAY: HIGH PRIORITY

ALLOWABLE LOT COVERAGE: 2,041 SQ.FT. = 20%
EXISTING LOT COVERAGE: 918 SQ.FT. = 9.0%

PRINCIPAL REAR YARD SETBACK AS CALCULATED AS PER §330-115-D

AVEAGE LOT DEPTH: 136.25'
136.25' X 0.3 = 40.88'

REAR YARD LOT AREA: 3,174 SQ.FT.
ALLOWABLE REAR YARD LOT COVERAGE:20% = 635 SQ.FT.
REAR YARD LOT COVERAGE: 481 SQ.FT. = 15.2%

TWIN FORKS
LAND SURVEYING
SUCCESSOR TO HANTS ON SURVEYING, MARTIN D. HAND L.S.
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