

SURVEY OF PROPERTY

LOT 7

Map Of

POXABOGUE FARMS

Filed February 2, 1979 as map no. 6779

Situate
INCORPORATED VILLAGE OF SAGAPONACK

Town Of Southampton
Suffolk County, New York

SCALE: 1" = 40'

AREA: 41.098 sq.ft.
or 0.9435 acres

Certified only to:

Christine Hansen

- indicates found granite monument.
- indicates found concrete monument.
- indicates found iron rod.
- ⊙ indicates found iron pin.

NOTES:

- Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
- Only copies from the original of this survey marked with an original of the land surveyor's embossed seal or inked seal shall be considered to be valid copies.
- Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the N.Y. State Association of Professional Land Surveyors. Said certifications shall run only to the person 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 institution. Certifications are not transferable to additional institutions or subsequent owners.
- Underground improvements or encroachments, if any, are not shown hereon.
- The existence of right of ways, wetlands and/or easements of record, if any, not shown are not guaranteed.
- All natural features shown on survey, including but not limited to Bluff Crest, Clearing, and Wetlands should be verified with the appropriate regulatory agency.
- Elevations shown are based on USGS datum (NGVD 1929).
- Elevations shown hereon are for purposes of compliance with the requirements of the Suffolk County Department of Health Services and should not be used for any other purposes.

ZONING DISTRICT: "R-40"

BUILDING ENVELOPE:

Front Yard Setback: 60'
Side Yard Setback: Minimum 20'
Total for both side yard setbacks: 60'
Rear Yard Setback: 70'

Accessory Setback:
Front Yard Setback: 70'
Side & Rear Setback: 20'

TOTAL LOT COVERAGE CALCULATION:

Existing Total Lot Coverage: 0 sq.ft. (0%)
Permitted Total Lot Coverage: 16,439 sq.ft. (40%)
Proposed Total Lot Coverage: 9,547 sq.ft. (23.23%)

REAR YARD COVERAGE CALCULATION:

Existing Rear Yard Coverage: 0 sq.ft. (0%)
Permitted Rear Yard Coverage: 1,793 sq.ft. (20%)
Proposed Rear Yard Coverage: 74 sq.ft. (0.83%)
Area of Rear Yard - 8,967 sq.ft.

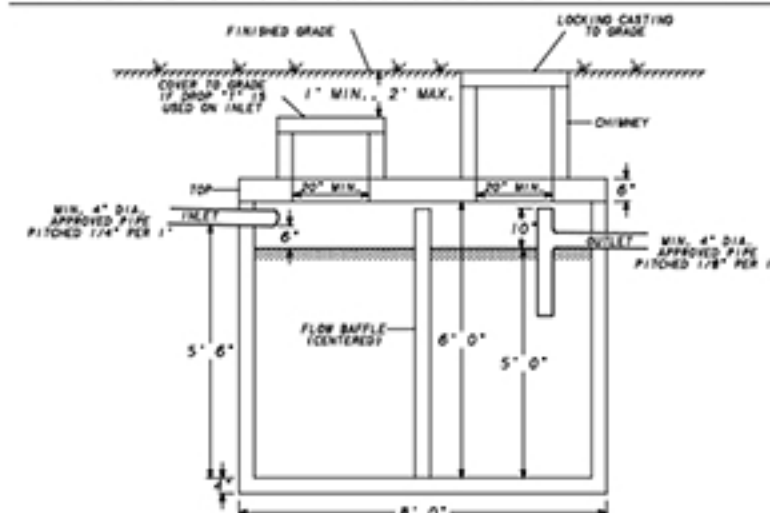
GROSS FLOOR AREA CALCULATIONS:

Lot Area: 41,098 sq.ft.
Permitted Gross Floor Area -
5,000 sq.ft. + (41,098 sq.ft. - 40,000 sq.ft.) * 0.050 =
5,054 sq.ft.
Proposed Gross Floor Area: Refer to architects plan
Permitted Accessory Coverage - 5,054 sq.ft. * 15% = 758 sq.ft.

MAXIMUM HEIGHT:

Stories: Two (2)
Feet: 32'

TYPICAL CYLINDRICAL 1,500 GALLON SEPTIC TANK WITH SLAB



No cesspools or wells within 100'
of proposed well & proposed sanitary system

Poxabogue Road

Not a valid copy unless marked
with original land surveyor's
embossed seal & signature

February 24, 2015: Revise proposed driveway
February 18, 2015: Revise elevations to NGVD 1929 datum
November 1, 2014: Partial topography
June 20, 2014: Revise site plan
June 9, 2014: Pool envelope
March 17, 2014: Stake house
January 16, 2014: Revise site plan
December 6, 2013: Revise site plan
September 19, 2013: Health Department



Surveyed: August 28, 2013
David L. Saskas
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