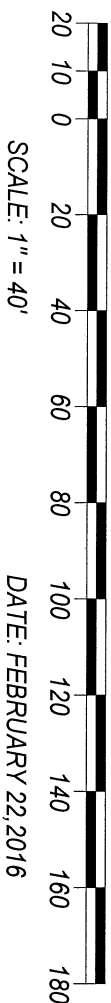


SURVEY OF  
DESCRIBED PROPERTY  
SITUATE AT  
ROSES GROVE  
TOWN OF SOUTHAMPTON  
SUFFOLK COUNTY, NEW YORK

S.C.T.M. DIST. 0900 SEC. 33 BLK. 01 LOT 87



LOT AREA: 21,780 SQ.FT. = 0.50 ACRE  
ELEVATIONS HEREON REFER TO NAVD 1988  
CURRENT ZONING: R-40  
SUBJECT PROPERTY IS LOCATED IN THE AQUIFER PROTECTION OVERLAY DISTRICT

ALLOWABLE CLEARING: 13,068 SQ.FT. = 60 %  
EXISTING CLEARING: 6,105 SQ. FT. = 28.0 %

ALLOWABLE LOT COVERAGE: 4,356 SQ.FT. = 20%

SETBACKS AS PER R-40

PRINCIPAL SETBACKS:

FRONT YARD: 60'

SIDE YARD MINIMUM ONE SIDE: 20'

RAR YARD: 70'

ACCESSORY SETBACKS:

FRONT YARD: 70'

SIDE & REAR YARDS: 20'

PRINCIPAL REAR YARD LOT AREA: 9,288 SQ.FT.

ALLOWABLE ACCESSORY REAR YARD LOT COVERAGE: 1,858 SQ.FT. = 20%

CERTIFIED TO: DAVID & LING HELPHAND

JOB NO. 2016-117  
MAP NO.  
FILED:  
REVISIONS:

LICENSE NO. 050363

HANDS ON SURVEYING

26 SILVER BROOK DRIVE  
FLANDERS, NEW YORK  
11901  
TEL: (631)-369-8312 - FAX: (631)-369-8313  
MARTIN D. HAND L.S.



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MAP OF SOUTHAMPTON ACRES  
SECTION 3 AS FILED ON SEPTEMBER 26, 1972  
AS MAP NO. 5793

LOT 49

LOT 48

