

SURVEY OF

LOT 28
MAP OF

SETTLER'S MEADOW
SITUATE AT
SOUTHAMPTON

TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK
S.C.T.M. DIST. 0904 SEC. 010 BLK. 02 LOT 28



LOT AREA: 11,026 SQ. FT. = 0.253 ACRE
ELEVATIONS HEREON REFER TO APPROX. NAVD 1988
NO SURFACE WATER EVIDENT WITHIN 300'
NO VISIBLE WELLS WITHIN 150' OF SUBJECT PROPERTY.

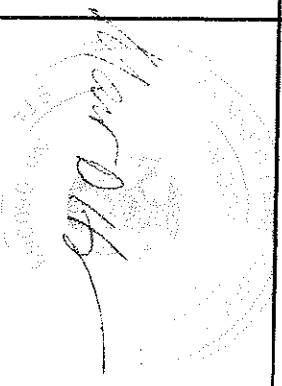
ALL LOTS WITHIN 150' OF SUBJECT PROPERTY
ARE IMPROVED AND SERVICED BY PUBLIC WATER.
EXISTING SANITARY (MAIN DWELLING) TO REMAIN.
EXISTING WATER SERVICE TO MAIN HOUSE TO REMAIN.
EXISTING WATER SUPPLY AND CESSPOOL TO
POOLHOUSE TO BE ABANDONED AND REMOVED.

MEADOWGRASS LANE

CERTIFIED TO: BRADLEY BOWMAN
SERENA BOWMAN

JOB NO. 2014-143
MAP NO. 7855
FILED: FEBRUARY 28, 1985
REVISIONS:
PREP FOR ARB HEARING 9/16/14
REV. SEPTIC DESIGN 11/04/2014

LICENSE NO. 050363



ALLOWABLE LOT COVERAGE: 14% LOT AREA (1,544 SQ. FT.) + 1,500 SQ. FT. = 3,044 SQ. FT.
LOT COVERAGE CALCULATIONS

EXISTING:
DWELLING: 1,447 SQ. FT.
POOL: 578 SQ. FT. (TBR)
POOL HOUSE, SHED, SHOWER: 233 SQ. FT.
PATIO: 2,149 SQ. FT. (TBR)
POOL EQUIP PLAT: 28 SQ. FT.
COVERED ENTRY: 35 SQ. FT. (TBR)
BRICK PLAT: 29 SQ. FT.
BR. CHIM. 8 SQ. FT.

TOTAL: 4,507 SQ. FT. = 40.9%
TO BE REMOVED (TBR): 2,762 SQ. FT.

PROPOSED ADDITIONS:
FRONT ADDITION: 47 SQ. FT. - (IN PLACE OF COVERED ENTRY)
COVERED ENTRY: 28 SQ. FT.
REAR ADDITION: 386 SQ. FT. (IN PLACE OF PATIO)
NEW SWIMMING POOL: 512 SQ. FT.
NEW PAT 116 SQ. FT.

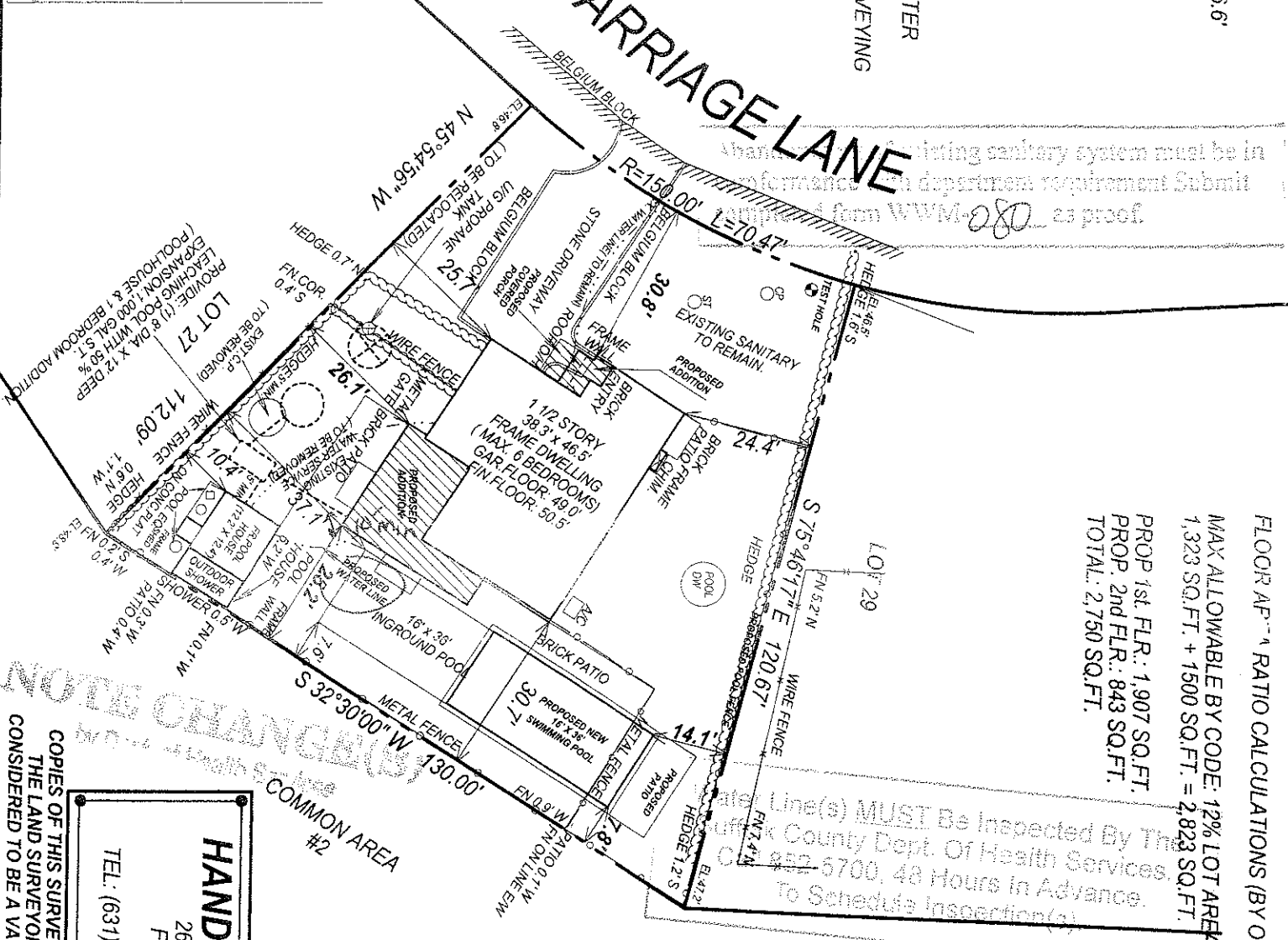
TOTAL EXISTING & PROPOSED: 3,034 SQ. FT. = 27.5%
FLOOR AREA RATIO CALCULATIONS (BY OTHERS)

MAX ALLOWABLE BY CODE: 12% LOT AREA + 1,500 SQ. FT. =
1,323 SQ. FT. + 1,500 SQ. FT. = 2,823 SQ. FT.
PROP 1st FLR.: 1,907 SQ. FT.
PROP. 2nd FLR.: 843 SQ. FT.
TOTAL: 2,750 SQ. FT.

TEST H:	EL. 46.6'
TOPSOIL (OL)	-1.0'
SANDY LOAM (OL)	-3.0'
SAND & GRAVEL (SW)	-17.0'

NO GROUNDWATER
ENCOUNTERED
HANDS ON SURVEYING
9/23/14

CONTRACT AND/OR SUBSIDIARY CONTRACTS ARE NOT GUARANTEED TO BE VALID COPY AND SHALL NOT BE USED FOR ANY PURPOSE.



SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
PERMIT FOR APPROVAL OF CONSTRUCTION FOR A
ADDITION OF POOL HOUSE ONLY

DATE 12/4/14 H.S. REF. NO. R09-14-0519

APPROVED Chadria Intae

TOTAL MAXIMUM BEDROOMS 4

EXPIRES THREE YEARS FROM DATE OF APPROVAL

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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