CERTIFIED TO: ELAN GABAI
LUCILLA D'AGASTINO

JOB NO. 2005-249
MAP NO.
FILED:
REVISIONS:
ADD PROP. DWELLING,POOL & TEN. CT.
PREP. FOR HEALTH PERMIT. 9/28/05
LOCATE CLEARING PER E.H. FLAGGING
PLACE PROP.TENNIS CT. 2/02/06
ADD PROP. SWIM. POOL 2/21/06
UPDATE AND RECERTIFY
TO NEW OWNER 5/14/07
REV.UPDATE SURVEY 5/17/07
STAKE WEST PL 8/22/07
LOC. FLAGGING FOR PLACEMENT OF STUDIO,
PLOT ACC. SETBACKS, PLOT PROP. STUDIO 2/7/08
LOC. SAN. PER OWNER 3/4/08
REV. PROP. STUDIO 6/10/08
STUDIO FINAL,LOCATE FINAL CLEARING 8/5/09
UPDATE, TOPO, LOC TREES & CLEARING 10/10/13
PLOT PROPOSED POOL & DECK, PLOT
POOL SETBACK LINES 12/15/14
UPDATE SURVEY, LOC, CLEARING,
CALC. BLDG.COV. & TOTAL LOT
COV., ADD TOPO 7/16/19
REV. CERTIFICATIONS, RELOC. DWY,
LOCATE, NEW WALKWAYS & PLANTINGS 5/22/2020

STATE OF NEW YORK
JEFFREY W. HADERER
No. 050538
LICENSED LAND SURVEYOR

JEFFREY W HADERER L.S.
LICENSE NO. 050538

TWIN FORKS
LAND SURVEYING
SUCCESSOR TO HANDS ON SURVEYING, MARTIN D. HAND L.S.
188 W. MONTAUK HIGHWAY, UNIT E3
HAMPTON BAYS, NEW YORK 11946
(V) 631-369-8312 - (F) 631-369-8313
email:twinforkslandsurvey@yahoo.com

COPIES OF THIS SURVEY MAP, EITHER PAPER OR ELECTRONIC, NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY AND SHALL NOT BE USED FOR ANY PURPOSE.

PRINCIAPL BUILDING & STRUCTURE SETBACKS:

FRONT YARD: 40'
SIDE & REAR YARDS: 20'

ACCESSORY BUILDING & STRUCTURES:

FRONT YARD: 50'
SIDE & REAR YARDS: 15'

SIDE YARDS ARE DOUBLED FOR SWIMMING POOLS & ALL RELATED STRUCTURES AND APPURTENANCES

SIDE YARDS ARE DOUBLE FOR PLAYING COURTS ANS MUST BE AT LEAST 50' IN DEPTH FROM ADJOIING RESIDENTIAL PROPERTY

LOT AREA: 79,295 SQ.FT. = 1.820 ACRE

ELEVATIONS ARE REFERENCED TO APPROX. NAVD 1988 DATUM AND ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS

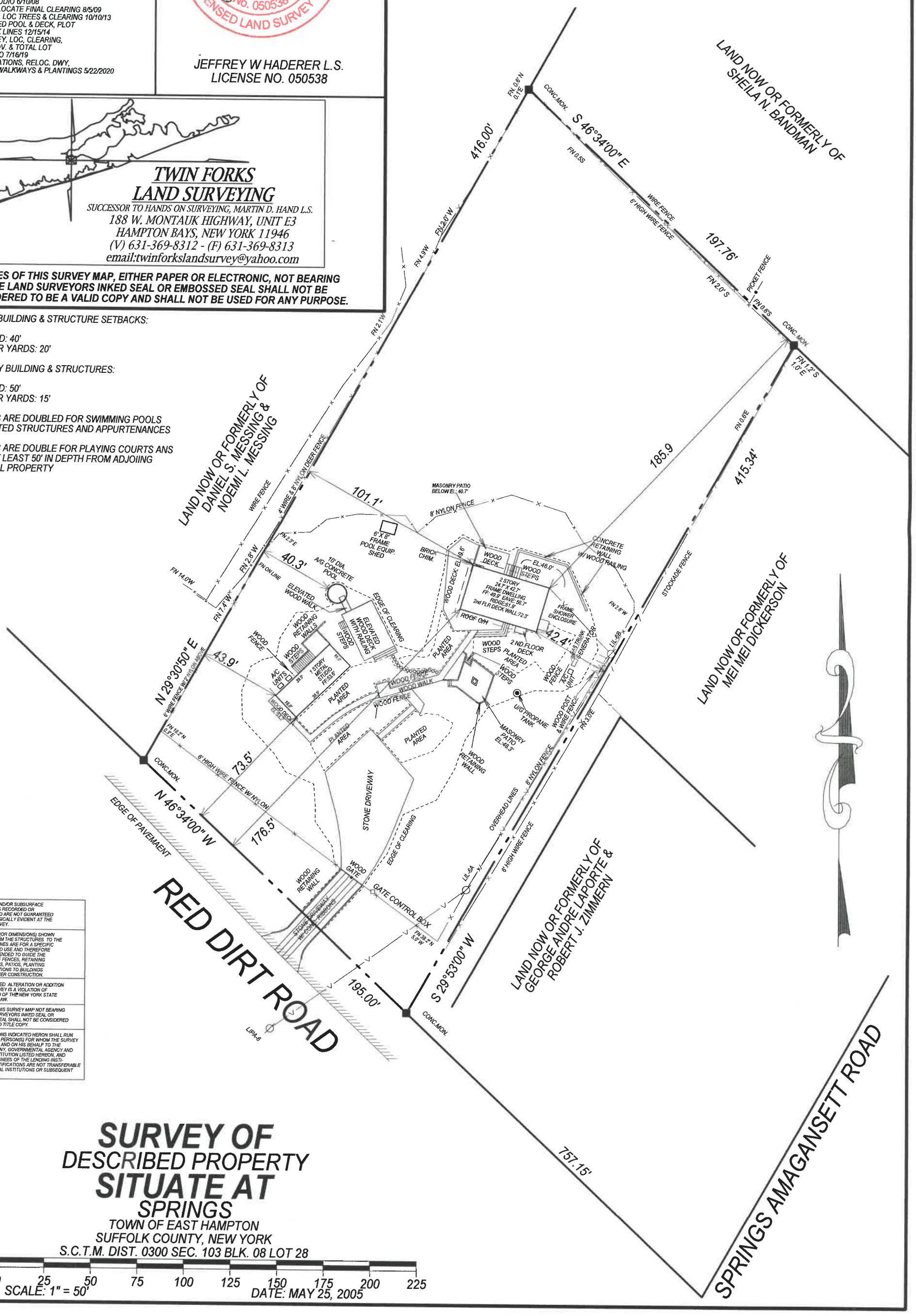
SUBJECT PROPERTY IS LOCATED IN WATER RECHARGE OVERLAY DISTRICT
ALLOWABLE CLEARING: 12.5 % OF LOT AREA + 10,000 SQ.FT. = 19,912 SQ.FT. = 25.11 %
CLEARING AS OF 5/22/2020: 15,011 SQ.FT. = 18.9%

ALLOWABLE BUILDING COVERAGE:
15% OR 8,399 SQ.FT., WHICHEVER IS LESS
8,399 SQ.FT. = 10.6%

EXISTING BUILDING COVERAGE: 1,710 SQ.FT. = 2.2%

ALLOWABLE TOTAL LOT COVERAGE:
40% OR 29,399 SQ.FT., WHICHEVER IS LESS
29,399 SQ.FT. = 37.1%

EXISTING TOTAL LOT COVERAGE: 7,261 SQ.FT. = 9.2%



EASEMENT AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT AT THE TIME OF SURVEY.
THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS AND ANY OTHER CONSTRUCTION.
UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TITLE COPY.
CERTIFICATIONS INDICATED HERON SHALL RUN ONLY TO THE PERSON(S) 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.

SURVEY OF
DESCRIBED PROPERTY
SITUATE AT
SPRINGS
TOWN OF EAST HAMPTON
SUFFOLK COUNTY, NEW YORK
S.C.T.M. DIST. 0300 SEC. 103 BLK. 08 LOT 28

25 13 0 25 50 75 100 125 150 175 200 225
SCALE: 1" = 50'

DATE: MAY 25, 2005