

**SURVEYED FOR ELGANIAN, LLC**  
**PROPERTY LOCATED AT NORTH SEA**  
**LOT No. 15**  
**MAP OF COVE WOODS**  
**FILED: JULY 7, 1971; FILE NO: 5610**  
**TOWN OF SOUTHAMPTON**  
**SUFFOLK COUNTY, NEW YORK**  
**S.C.T.M. # 900-062-02-57**  
**AREA = 44,774 SF = 1.028 AC**  
**SCALE: 1"=50'**

NOTE: THE EXISTENCE OF RIGHT OF WAYS, WETLANDS AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED.

TOTAL LOT AREA = 44,774 SF

**COVERAGE CALCULATIONS:**

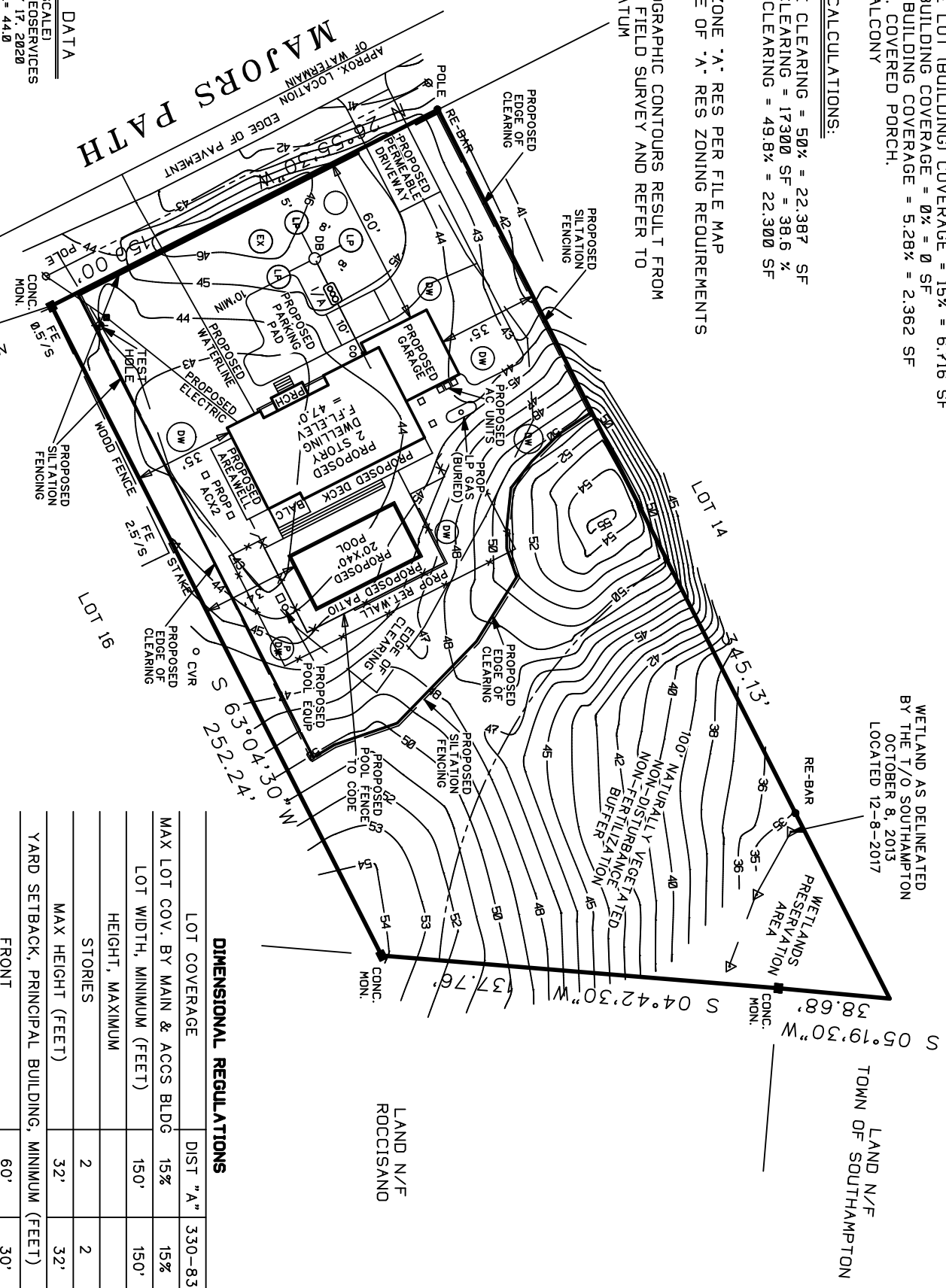
ALLOWABLE LOT (BUILDING) COVERAGE = 15% = 6,716 SF  
 EXISTING BUILDING COVERAGE = 0% = 0 SF  
 PROPOSED BUILDING COVERAGE = 5.28% = 2,362 SF  
 RESIDENCE, COVERED PORCH,  
 GARAGE, BALCONY

**CLEARING CALCULATIONS:**

ALLOWABLE CLEARING = 50% = 22,387 SF  
 EXISTING CLEARING = 17,300 SF = 38.6 %  
 PROPOSED CLEARING = 49.8% = 22,300 SF

BUILDING ZONE "A" RES PER FILE MAP  
 VERIFY USE OF "A" RES ZONING REQUIREMENTS

NOTE: TOPOGRAPHIC CONTOURS RESULT FROM AN ACTUAL FIELD SURVEY AND REFER TO NAVD 88 DATUM



**DIMENSIONAL REGULATIONS**

LOT COVERAGE	DIST "A"	330-83K
MAX LOT COV. BY MAIN & ACCS BLDG	15%	15%
LOT WIDTH, MINIMUM (FEET)	150'	150'
HEIGHT, MAXIMUM		
STORIES	2	2
MAX HEIGHT (FEET)	32'	32'
YARD SETBACK, PRINCIPAL BUILDING, MINIMUM (FEET)		
FRONT	60'	30'
SIDE, MINIMUM	20'	10'
SIDE, TOTAL FOR BOTH ON INT LOT	60'	30'
REAR	70'	35'
YARD SETBACK, ACCESSORY BUILDINGS, MINIMUM (FEET)		
DISTANCE FROM STREET	70'	35'
DISTANCE REAR	10'	5'

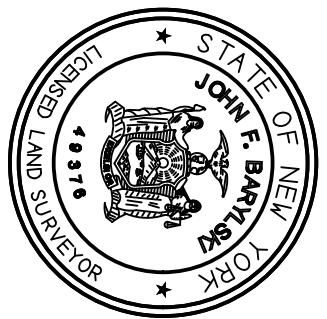
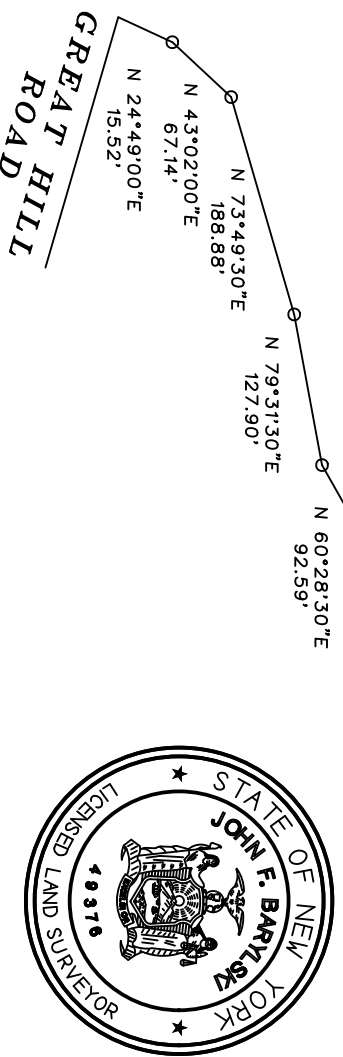
**DISTANCE TO WETLAND**

PROPOSED DWELLING	186'
PROPOSED GARAGE	196'
PROPOSED POOL	160'
PROPOSED DECK	181'
PROPOSED PATIO	152'
PROPOSED OMTS FUJI I/YA UNIT	241'
PROPOSED SAN LEACHING POOL	251'

**TEST HOLE DATA**  
 (NOT TO SCALE)  
 BY: McDONALD GEOSERVICES  
 ON FEBRUARY 17, 2020  
 GRADE EL. = 44.0

1.0	DARK BROWN LOAM (DL)
4.0	BROWN CLAYEY SAND (SC)
17.0	BROWN SANDY CLAY AND CLAY (CL)
22.0	BROWN CLAYEY SAND (SC)
28.0	PALE BROWN FINE SAND (SP)

NO WATER ENCOUNTERED



CERTIFIED TO:  
 ELGANIAN, LLC

*John Barylski*

24063-P5B

**SURVEYED BY:**  
**BARYLSKI LAND SURVEYING**  
**2320 MAIN ST. P.O. BOX 1302**  
**NEWMAN VILLAGE CONDO,**  
**BRIDGEHAMPTON, NEW YORK**  
**(631-537-7941)**  
**DECEMBER 8, 2017**

9-12-2018: WETLAND LOCATION  
 11-2-2018: STAKEOUT  
 2-7-2023: SITE PLAN  
 2-17-2023: SITE PLAN REVISIONS  
 3-7-2023: REVISE SITE PLAN  
 3-27-2023: CLEARING LOCATION  
 5-18-2023: REVISION