

SURVEY OF PROPERTY

LOT 497
Map Of
CLEARWATER BEACH

Section 3
Filed February 25, 1960 as map no. 3122
Sitate
SPRINGS
Town Of East Hampton
Suffolk County, New York

SCALE: 1" = 30'

AREA: 18,500 sq.ft.
or 0.4247 acres

Certified only to:

New Sunshine Custom Builders, LLC
Watermill Abstract
Paragon Abstract Inc.

CLEARING CALCULATION:

Existing Limits of Clearing: 18,500 sq.ft. (100%)*
Permitted Limits of Clearing: 13,875 sq.ft.
(Lot Area * 75%)
*Pre-existing, non-conforming as per TEH

COVERAGE CALCULATIONS:

Existing Building Coverage: 0 sq.ft. (0%)
Permitted Building Coverage: 3,700 sq.ft. (20%)
Proposed Building Coverage: 1,920 sq.ft. (10.38%)

Existing Total Lot Coverage: 0 sq.ft. (0%)
Permitted Total Lot Coverage: 9,250 sq.ft. (50%)
Proposed Total Lot Coverage: 4,519 sq.ft. (24.43%)
*Total Lot Coverage Includes Driveways


- indicates found concrete monument.
- indicates found set pin.
- ▲ indicates set stake.

NOTES:

1. 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.
2. 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.
3. 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.
4. Underground improvements or encroachments, if any, are not shown hereon.
5. The existence of right of ways, wetlands and/or easements of record, if any, not shown are not guaranteed.
6. All natural features shown on survey, including but not limited to Bluff Crest, Clearing, and Wetlands should be verified with the appropriate regulatory agency.
7. Elevations shown are based on USGS datum (NAVD 1988)



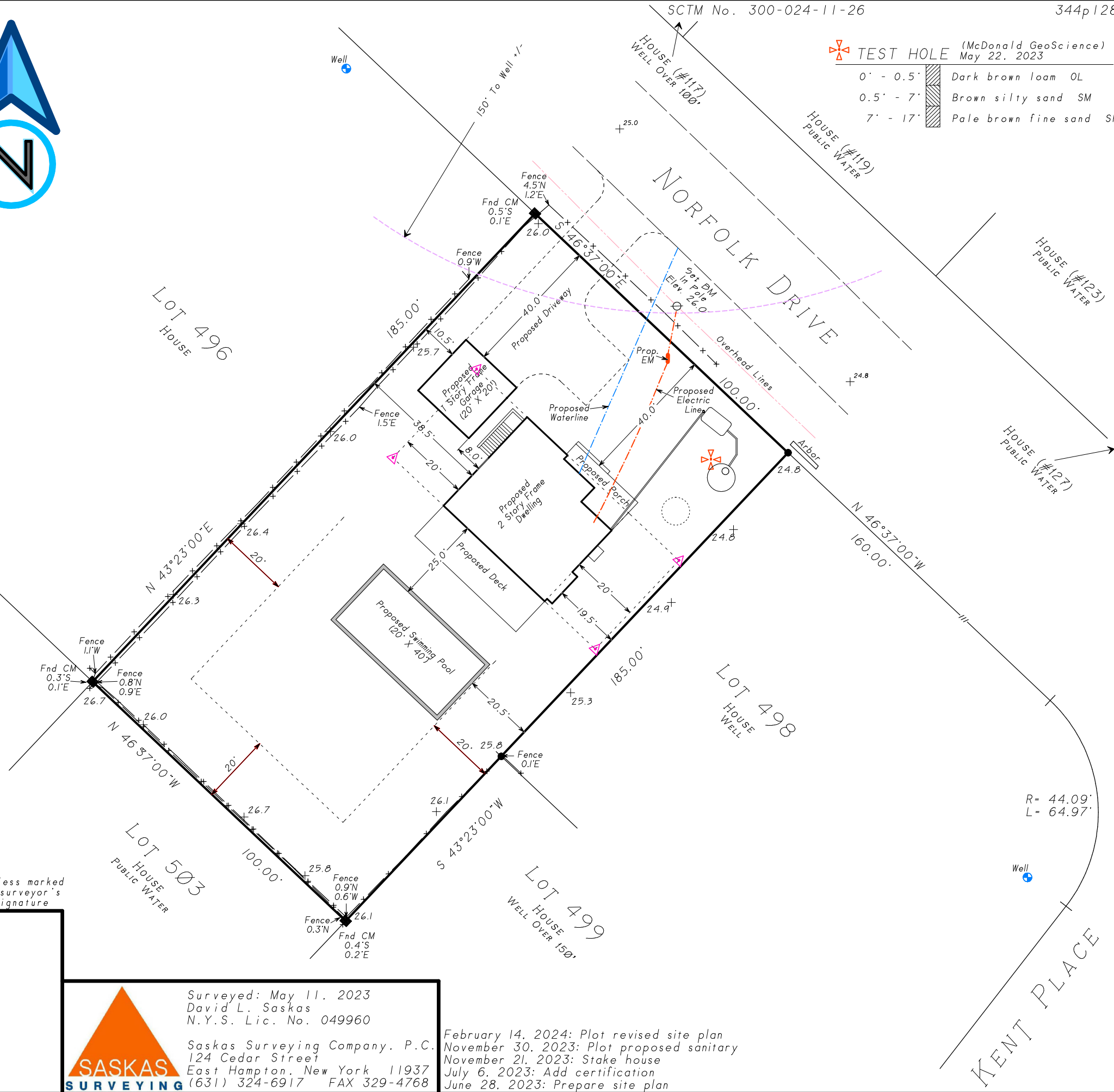
Not a valid copy unless marked with original land surveyor's embossed seal & signature



Surveyed: May 11, 2023
David L. Saskas
N.Y.S. Lic. No. 049960

Saskas Surveying Company, P.C.
124 Cedar Street
East Hampton, New York 11937
(631) 324-6917 FAX 329-4768

February 14, 2024: Plot revised site plan
November 30, 2023: Plot proposed sanitary
November 21, 2023: Stake house
July 6, 2023: Add certification
June 28, 2023: Prepare site plan



TEST HOLE		(McDonald GeoScience) May 22, 2023
0' - 0.5'		Dark brown loam OL
0.5' - 7'		Brown silty sand SM
7' - 17'		Pale brown fine sand SP