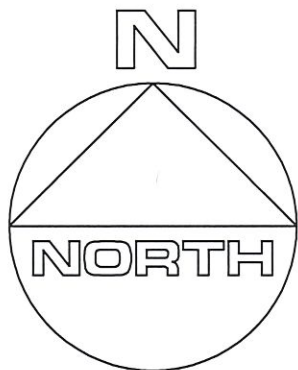


THE AREA OF THIS PROPERTY IS 40,111 S.F. OR 0.920 ACRES  
 ALL ELEVATIONS SHOWN REFER TO NAVD '88 DATUM  
 THIS PROPERTY IS IN THE AQUIFER PROTECTION OVERLAY DISTRICT  
 THIS PROPERTY IS IN THE AGRICULTURAL OVERLAY DISTRICT



**CLEARING CALCULATIONS**

ALLOWABLE CLEARING IS 20,056 S.F. (50%)  
 EXISTING CLEARING IS 40,111 S.F. (100%)

**COVERAGE CALCULATIONS**

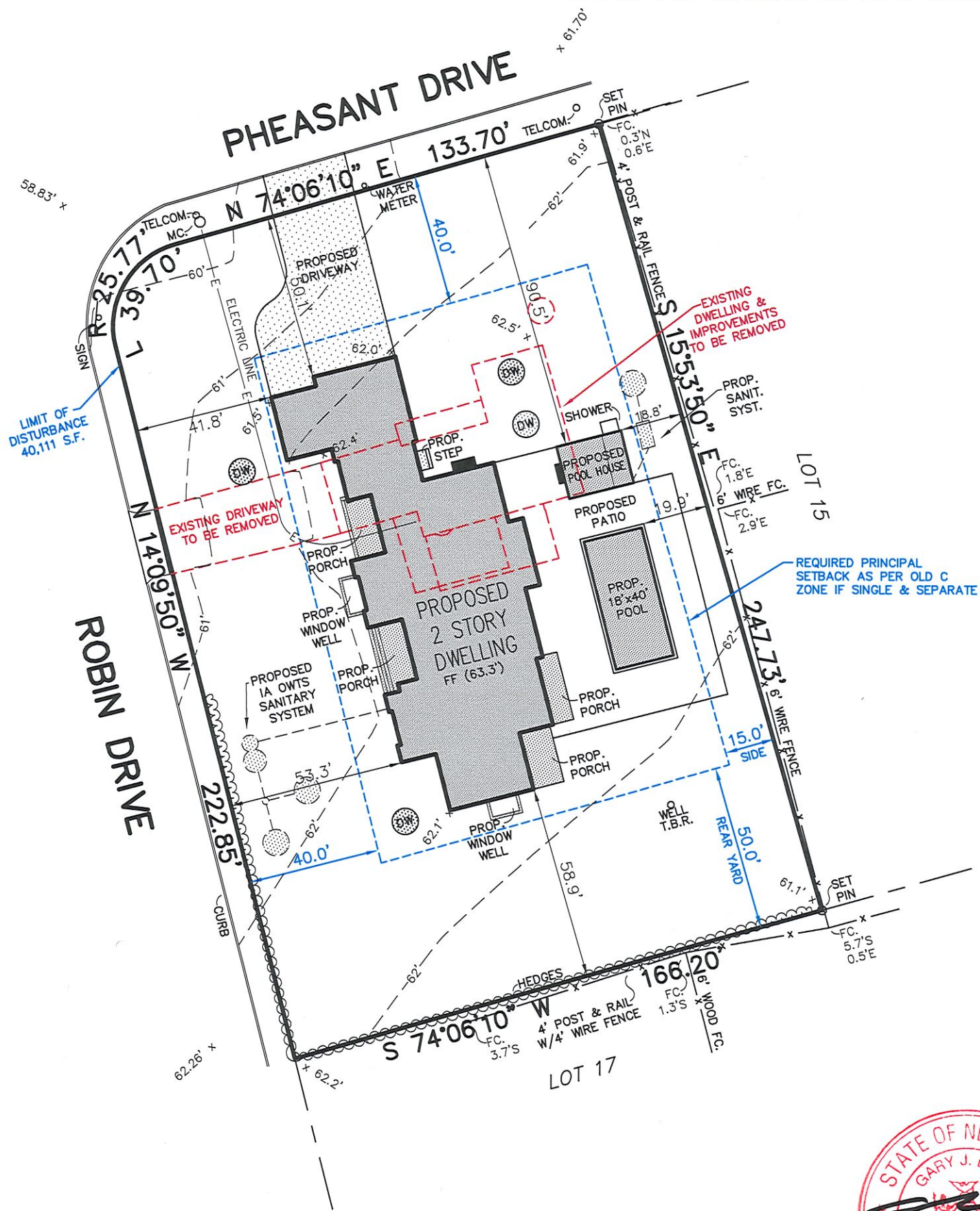
ALLOWABLE LOT COVERAGE IS 8,022 S.F. (20%)  
 EXISTING LOT COVERAGE IS 3,378 S.F. (8.4%)  
 PROPOSED LOT COVERAGE IS 6,419 S.F. (16.0%)

**REAR YARD COVERAGE**

REQUIRED REAR PRINCIPAL BUILDING SETBACK AREA IS 6,271 S.F.  
 ALLOWABLE REAR YARD COVERAGE IS 1,254 S.F. (50% OF R.Y.)  
 ACTUAL REAR YARD COVERAGE IS 0 S.F. (0% OF R.Y.)  
 PROPOSED REAR YARD COVERAGE IS 0 S.F. (0% OF R.Y.)

**DRAINAGE CALCULATIONS**

DWELLING ROOF AREA 6,084 S.F x 2" x 100% = 1,014 CU.FT. REQ. CAP.  
 USE THREE 8'Øx8' DRYWELLS AT 1,014 CU.FT. PROVIDED CAP.  
 POOL HOUSE ROOF AREA 500 S.F x 2" x 100% = 83 CU.FT. REQ. CAP.  
 USE ONE 8'Øx4' DRYWELL AT 253 CU.FT. PROVIDED CAP.



RO. = ROOF OVER  
 BW. = BAY WINDOW  
 WM. = WATER METER  
 LPT. = LIQUID PROPANE TANK  
 TELCOM. = TELECOMMUNICATION BOX

**CERTIFIED TO:**

85 Pheasant Drive LLC  
 Fidelity National Title Insurance Company



REVISED 5/9/2024  
 ADDED PROPOSED 5/1/2024

GUARANTEES INDICATED SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND/OR AGENCY, AND ARE NOT TRANSFERABLE.

S.C.T.M. NO. 900 - 52 - 1 - 18

**SURVEY OF: LOT No. 16**  
**MAP OF CARDINAL FARMS**  
 FILED JUN. 15, 1972 - AS No. 5735

**SITUATED IN: BRIDGEHAMPTON TOWN OF: SOUTHAMPTON**  
**SUFFOLK COUNTY, NEW YORK**

**GARY BENZ, L.S.**  
 Surveying and Land Planning  
 527-B Hawkins Avenue  
 Ronkonkoma, N.Y. 11779  
 GaryBenzLS@Yahoo.com / (631) 648-9348

**DATE: 3/25/2024 JOB NO. G24-10037 SCALE: 1" = 40'**

THE EXISTENCE OF RIGHT OF WAYS, WETLANDS, UNDER GROUND UTILITIES AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED. 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 SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.