

SURVEY OF PROPERTY
 PROPERTY LOCATED IN THE INC. VILLAGE OF SAGAPONACK
 LOT No. 4
 MAP OF OCEANVISTAS
 FILED: DECEMBER 20, 1982; FILE No. 7141
 TOWN OF SOUTHAMPTON
 SUFFOLK COUNTY, NEW YORK
 S.C.T.M. # 908-006-02-40
 AREA = 53,939 SF. = 1.2383 ACRES
 SCALE: 1"=50'

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

BUILDING COVERAGE CALCULATIONS:

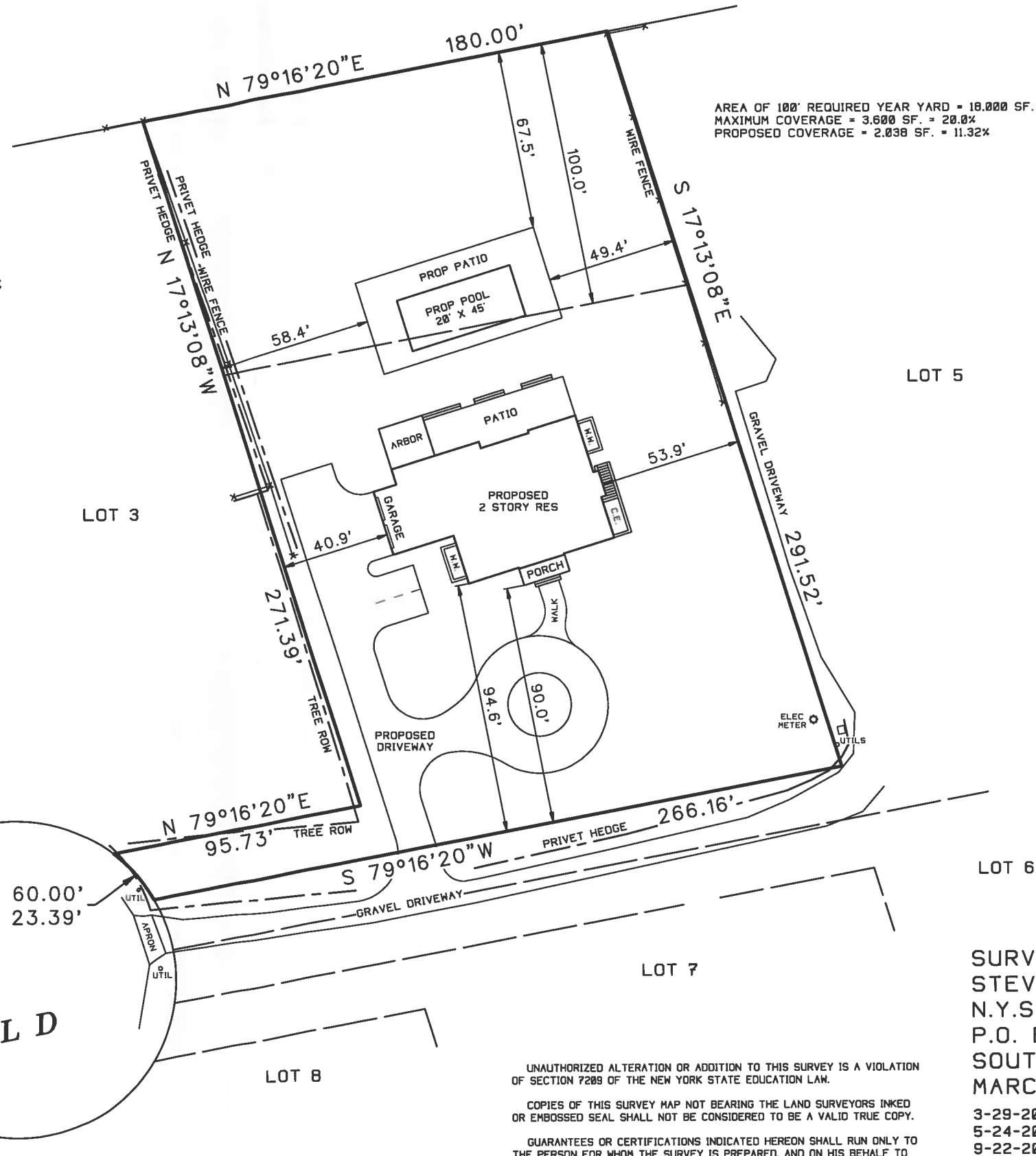
LOT AREA = 53,939 SF.
 AREA W/O FLAG = 52,138 SF.
 MAXIMUM FLOOR AREA (FAR) =
 52,138 - 40,000 X 0.05 + 5,000 = 5,607 SF.
 (FLOOR AREAS PER ARCHITECT)
 PROPOSED LOT COVERAGE:
 FIRST FLOOR = 2,947 SF.
 SECOND FLOOR = 2,530 SF.
 TOTAL = 5,477 SF.

GROSS FLOOR AREA RATIO:
 15% OF FAR + FAR =
 5,607 X 0.15 = 841 SF.
 5,607 + 841 = 6,448 SF.

FIRST FLOOR = 2,947 SF.
 SECOND FLOOR = 2,530 SF.
 UPPER FOYER = 255 SF.
 ATTACHED GARAGE = 583 SF.
 FRONT PORCH = 118 SF.
 TOTAL = 6,433 SF.

TOTAL LOT COVERAGE CALCULATIONS:

LOT AREA = 53,939 SF.
 AREA W/O FLAG = 52,138 SF.
 MAXIMUM LOT COVERAGE = 20,855 SF. = 40.0%
 HOUSE, PORCHES & W.W.'S 5,116 SF.
 POOL & PATIO 2,556 SF.
 DRIVEWAY & PARKING 5,393 SF.
 FRONT WALKWAY 187 SF.
 TOTAL = 13,252 SF.



AREA OF 100' REQUIRED YEAR YARD = 10,000 SF.
 MAXIMUM COVERAGE = 3,600 SF. = 20.0%
 PROPOSED COVERAGE = 2,038 SF. = 11.32%



UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
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SURVEYED BY:
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 MARCH 21, 2014
 3-29-2014: ADD SITE PLAN
 5-24-2014: REVISIONS
 9-22-2014: REVISED SITE PLAN
 10-30-2014: REVISED SITE PLAN
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