

COVERAGE CALCULATIONS
LOT AREA = 62,820 SQ.FT.

BUILDING COVERAGE
 PERMITTED BUILDING COVERAGE = 8,399 SQ.FT.
 EXISTING BUILDING COVERAGE = 2,013 sq.ft.

TOTAL LOT COVERAGE
 PERMITTED TOTAL COVERAGE = 25,128 SQ.FT.
 EXISTING TOTAL LOT COVERAGE = 14,333 sq.ft.

CLEARING CALCULATION
 PERMITTED CLEARING
 62,820 SQ.FT. X 12.5% + 10,000 SQ.FT.
 = 17,852.5 SQ.FT.
 EXISTING CLEARING = 17,774.3 SQ.FT.

Area=
62,820 sq.ft.
1.44 acres

DRAWN BY	JM	CHECKED BY	JM
CAD FILE DATE	Sept 2020		
DRAWING NO.	20\hands creek		

Note: ALL SUBSURFACE STRUCTURES;
 WATER SUPPLY, SANITARY SYSTEMS,
 DRAINAGE, DRYWELLS AND UTILITIES
 SHOWN ARE FROM FIELD OBSERVATIONS
 AND OR DATA OBTAINED FROM OTHERS.

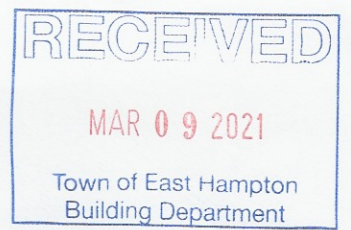
THE EXISTENCE OF RIGHTS OF WAY
 AND/OR EASEMENTS OF RECORD IF
 ANY, NOT SHOWN ARE NOT GUARANTEED.

Premises known as:
 # 715 Hands Creek Road

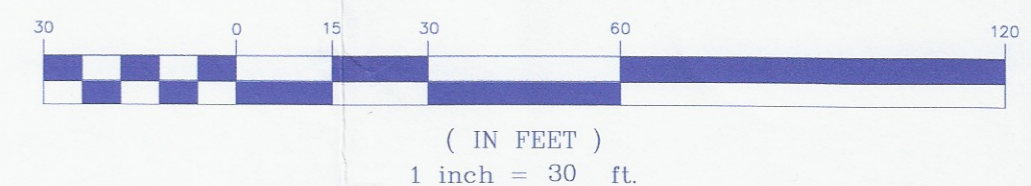
UNAUTHORIZED ALTERATION OR ADDITION
 TO THIS SURVEY IS A VIOLATION OF
 SECTION 7209 OF THE NEW YORK STATE
 EDUCATION LAW.

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.

GUARANTEES INDICATED HEREON 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 INSTI-
 TUTION. GUARANTEES ARE NOT TRANSFERABLE.



Survey of Lot 47
 MAP OF HANDS CREEK DEVELOPMENT
 FILED MAY 18, 1959 FILE NO. 2962
 situate at
Northwest
 Town of Southampton
 Suffolk County, New York
 Tax Map #900-73-01-21.1
 Scale 1" = 30' March 2, 2021
 GRAPHIC SCALE



JM LAND SURVEYING
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 SUBDIVISIONS
 TITLE & MORTGAGE SURVEYS
 TOPOGRAPHIC SURVEYS
 LAND PLANNERS
 SITE PLANS

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