

AREA = 25,415 S.F. (0.583 ACRE)
(TO TIE LINE)
SCALE: 1" = 20'

LOWER SEVEN
PONDS ROAD

HEAD OF POND ROAD

HEAD OF
POND ROAD

HEAD OF
POND ROAD
(OLD MILL ROAD)

1. SUBJECT PARCEL LIES IN THE STORMWATER MANAGEMENT DISTRICT.
2. DATUM IS N.A.V.D OF 1988. CONTOURS AND ELEVATIONS ARE BASED ON AN ACTUAL FIELD SURVEY.
3. SIDE YARD SETBACK BY 4/10 RULE: LOT WIDTH = 111.82'
 $111.82' \times 4/10 = 44.73'$ TOTAL SIDE YARD, REDUCED BY 50% = 22.37'.
 $44.73' \times 4/10 = 17.89'$ MIN. ONE SIDE YARD, REDUCED BY 50% = 8.94' = 10.0' MIN.
 REAR YARD SET BACK BY 3/10 RULE: LOT DEPTH = 236.64'
 $236.64' \times 3/10 = 70.99'$ REAR YARD, REDUCED BY 50% = 35.5'
4. PROPOSED DECK TO BE CONSTRUCTED WITH UNTREATED WOOD.
5. PROPOSED AREA OF DISTURBANCE MEASURES 6,740 S.F.

REVISED: JULY 17, 2026 (WETLAND FLAGS)
REVISED: JUNE 9, 2026 (PROP. POOL EQUIP. & SILT FENCE)
REVISED: MAY 27, 2026 (EXISTING CLEARING & SANITARY,
PROPOSED DECK & DRIVEWAY)
REVISED: FEBRUARY 17, 2026 (REV. PROP. GARAGE)
REVISED: JANUARY 23, 2026 (PROPOSED IMPROVEMENTS)
SURVEYED: DECEMBER 2, 2025

LESTER HOLDEN, L.S. No. 49548
S. H. W. and S., LAND SURVEYORS P.C.
SQUIRES, HOLDEN, WEISENBACHER & SMITH
LAND SURVEYING ~ LAND PLANNING ~ ENGINEERING
SOUTHAMPTON ~ NEW YORK

ALLOWABLE TOWN LOT COVERAGE:	
25,415 S.F. X 20% =	5,083 S.F.
5,083 S.F. MAX. (20%)	
EXISTING TOWN LOT COVERAGE:	
EXISTING HOUSE =	1,217 S.F.
EXIST. 2nd STY. O.H.S.=	78 S.F.
EXISTING PORCH =	36 S.F.
TOTAL EXIST. COV. =	1,331 S.F. (5.2%)
PROPOSED TOWN LOT COVERAGE:	
EXISTING HOUSE =	1,217 S.F.
EXIST. 2nd STY. O.H.S.=	78 S.F.
PROP. 2ND STY ADD.=	214 S.F.
PROP. PORCH =	121 S.F.
PROP. GARAGE =	401 S.F.
PROP. COV. DECK =	195 S.F.
TOTAL PROP. COV. =	2,226 S.F. (8.8%)

(TO WETLAND LIMIT DELINEATED BY
TWIN FORKS PERMITS)
(BY IMPERVIOUS SURFACES)
UPLAND AREA MEASURES 22,841 S.F.

ALLOWABLE UPLAND COVERAGE:
22,841 S.F. X 20% = 4,568 S.F.
4,568 S.F. MAX.

EXISTING UPLAND COVERAGE:

EXISTING HOUSE =	1,217 S.F.
EXIST. 2ND STY. O.H.S=	78 S.F.
EXISTING PORCH =	36 S.F.
EXISTING POOL =	527 S.F.
EXISTING DECK =	842 S.F.
EXIST. STEPS/RAMP=	85 S.F.

TOTAL EXIST. COV. = 2,785 S.F. (12.2%)

PROPOSED UPLAND COVERAGE:

EXISTING HOUSE =	1,217 S.F.
EXIST. 2ND STY. O.H.S=	78 S.F.
EXISTING POOL =	527 S.F.
EXISTING DECK =	800 S.F.
PROP. 2ND STY ADD.=	214 S.F.
PROP. PORCH =	121 S.F.
PROP. GARAGE =	401 S.F.
PROP. COV. DECK =	195 S.F.
PROP. STEPS =	33 S.F.

TOTAL EXIST. COV. = 3,586 S.F. (14.1%)

AREA No.1: ROOF= 1,180 S.F. (EXISTING & PROPOSED)
1,180 X 2' RAIN X 100% = 197 C.F. STORAGE REQUIRED.
USE (1) 8'D X 5' DEEP DRYWELL= 211 C.F. PROVIDED.

AREA No.2: ROOF= 1,050 S.F. (EXISTING & PROPOSED)
1,050 X 2' RAIN X 100% = 175 C.F. STORAGE REQUIRED.
USE (1) 8'D X 5' DEEP DRYWELL= 211 C.F. PROVIDED.