

JOB No. 15121 ~ E3443

SUFFOLK COUNTY TAX MAP

DISTRICT 0908
SECTION 010.00
BLOCK 02.00
PARCEL 018.000



MAP OF ESTER FRIBERGERS
now or formerly
LOT No. 11
ERMA GRIFFITH & TULLAGE IRREVOCABLE TRUST
(HOUSE WITH PUBLIC WELLS)

MAP OF GREG FLEISCHMAN
now or formerly
LOT No. 5
JOHNNE HANDGERS
(HOUSE WITH PUBLIC WELLS)

MAP OF SAMUEL SEITZINGER
now or formerly
LOT No. 3
JOHNNE HANDGERS
(HOUSE WITH PUBLIC WELLS)

MAP OF GUYMON
now or formerly
LOT No. 6
GUYMON REALTY TRUST
(HOUSE WITH PUBLIC WELLS)

MAP OF GUYMON
now or formerly
LOT No. 7
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NOTES:

- DATUM IS N.A.V.D. OF 1988. SPOT ELEVATIONS ARE SHOWN AS PER OFFICE RECORDS.
- PROPOSED SITE IMPROVEMENTS SHOWN AS PER PLANS PREPARED BY JASON THOMAS, ARCHITECT AND LANDSCAPE DETAILS.
- SUBJECT PARCEL FALLS WITHIN THE AGRICULTURAL OVERLAY DISTRICT.
- THE EXISTING SEPTIC SYSTEM STRUCTURES SHALL BE PUMPED CLEAN AND BACKFILLED WITH CLEAN SAND, AND / OR REMOVED IN ACCORDANCE WITH S.C.D.H.S. STANDARDS.
- EXISTING SITE IMPROVEMENTS (SUCH AS HOUSE PATIO, DRIVE WALKS, ETC.) SHALL BE REMOVED PRIOR TO THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS.
- THERE ARE NO KNOWN WELLS WITHIN 100' OF THE PROPOSED CESSPOOLS, AS SHOWN ON THE TYPICAL PLOT ON THE APPROVED SUBDIVISION MAP OF SPRING HOLLOW MAP No. 6700, FILED ON JULY 19, 1978.
- ENTIRE PARCEL IS Bga SOIL, AS PER "SOIL SURVEY OF SUFFOLK COUNTY, NEW YORK", 1975.
- BRIDGEHAMPTON SILT LOAM, Bga, IS A PRIME AGRICULTURAL SOIL.
- EXISTING WELL SHALL BE ABANDONED IN ACCORDANCE WITH S.C.D.H.S. REGULATIONS.
- PROPOSED POOL FENCE AND GATES SHALL MEET ALL APPLICABLE CODES.
- THERE IS A PUBLIC WATER MAIN WITHIN THE RIGHT-OF-WAY OF ERICAS LANE.

LOT No. 1
now or formerly:
BURGER IRREVOCABLE TRUST
LAUREN D. BURGER IRREVOCABLE TRUST
SUZANNE J. BURGER
HOWARD J. BURGER
(VACANT)

LOT No. 8
now or formerly:
GOPA & JAMES DOBSON
(HOUSE WITH WELL)

LOT No. 3
now or formerly:
GLADYS DOBANCE OSTERMAN IRREVOCABLE TRUST
(HOUSE WITH WELL)

SUBDIVISION MAP OF PROPERTY OF ANDREW P. STRONG
Map No. 6379 FILED: APRIL 28, 1976

PROP. WEST SANITARY SYSTEM
1250 GAL. SEPTIC TANK
(1) 8' X 4' CESSPOOL
(LOC. OF FUTURE CP SHOWN.)

PROP. EAST SANITARY SYSTEM
1500 GAL. SEPTIC TANK
(2) 8' X 8' CESSPOOLS
(LOC. OF FUTURE CP SHOWN.)

PROP. SOUTH SANITARY SYSTEM
1250 GAL. SEPTIC TANK
(2) 8' X 6' CESSPOOLS
(LOC. OF FUTURE CP SHOWN.)

AREA OF LOT WITHOUT FLAG = 66,268 S.F.
LOT COVERAGE:
5000 S.F. (66,268 - 40,000) X 0.05 =
5000 + 26,268 X 0.05 = 6313 S.F. = MAXIMUM FLOOR AREA RATIO
MAXIMUM TOTAL LOT COVERAGE:
40% OF 66,268 = 26,507 S.F.

PROPOSED GROSS FLOOR AREA:

1st FLOOR = 3,120 S.F.
2nd FLOOR = 2,945 S.F.
PROPOSED G.F.A. = 6,065 S.F.

EXISTING LOT COVERAGE:

EXISTING HOUSE = 1543 S.F.
EXISTING GARAGE = 276 S.F.
EXISTING COVERAGE = 1819 S.F.

PROPOSED LOT COVERAGE:

PROPOSED HOUSE & PORCHES = 4212 S.F.
PROPOSED POOL HOUSE = 216 S.F.
PROPOSED COVERAGE = 4428 S.F.

EXISTING & PROPOSED REAR YARD COVERAGE:

ZONING = R120
REAR YARD = 100'
AREA OF REAR YARD = 15,987 S.F.
MAXIMUM COVERAGE OF REAR YARD = 20%
20% OF 15,987 = 3197 S.F.

PART OF EXISTING TENNIS COURT = 3158 S.F.
EXISTING COVERAGE = 3158 S.F.
3158 / 15,987 = 19.75%

EXISTING TOTAL LOT COVERAGE:

EXISTING HOUSE = 1543 S.F.
EXISTING GARAGE = 276 S.F.
EXISTING WALK / STEPS / PATIO = 380 S.F.
EXISTING POOL = 665 S.F.
EXISTING SPA = 45 S.F.
EXISTING DECK = 2746 S.F.
EXISTING TENNIS COURT = 6925 S.F.
EXISTING DRIVEWAY = 4669 S.F.
EXISTING COVERAGE = 17,249 S.F.

PROPOSED TOTAL LOT COVERAGE:

PROPOSED HOUSE & PORCHES = 4212 S.F.
PROPOSED POOL HOUSE = 216 S.F.
PROPOSED TERRACE = 3394 S.F.
PROPOSED POOL = 1032 S.F.
PROPOSED SPA = 120 S.F.
EXISTING TENNIS COURT = 6925 S.F.
EXIST. TENNIS COURT STEPS = 46 S.F.
PROP. CELLAR ENTRY = 76 S.F.
PROP. PERGOLA WITH PATIO/STEPS = 423 S.F.
PROPOSED WALK = 290 S.F.
PROPOSED DRIVEWAY = 6729 S.F.
PROPOSED COVERAGE = 23,463 S.F.

GROUND SURFACE ELEV. ± 23	TEST HOLE DATA
1'	OL DARK BROWN LOAM
4'	ML BROWN SILT
17'	SP PALE BROWN FINE SAND

NOT TO SCALE
TEST HOLE DUG SEPTEMBER 21, 2015
BY McDONALD GEOSCIENCE

ERICA'S LANE
R=325.00'
L=201.01'

GROUND SURFACE ELEV. ± 23

TEST HOLE DATA



MAP OF LOT No. 7
SUBDIVISION MAP OF
SPRING HOLLOW
MAP No. 6700 ~ FILED: JULY 19, 1978
FOR
101 ERICAS LANE LLC
SITUATE
INC. VILLAGE OF SAGAPONACK
TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK
AREA = 71,974 S.F. (1.652 AC.)
SCALE: 1" = 40'

REVISED: APRIL 1, 2016 (REV. PROPOSED HOUSE, POOL, PORCHES & PATIOS)
REVISED: MARCH 11, 2016 (REV. PROPOSED DRIVEWAY & LOT COVERAGE)
REVISED: FEBRUARY 19, 2016 (REV. PROP. SANITARY)
REVISED: JANUARY 29, 2016 (PROP. SITE IMPROVEMENTS)
REVISED: JANUARY 27, 2016 (PROP. SITE IMPROVEMENTS)
REVISED: JANUARY 25, 2016 (PROP. SITE IMPROVEMENTS)
REVISED: JANUARY 19, 2016 (PROP. SITE IMPROVEMENTS)
REVISED: JANUARY 13, 2016 (COV. CALC.)
SURVEYED: OCTOBER 12, 2015

ROBERT A. SMITH, L.S. No. 49239
S. H. W. AND S. LAND SURVEYORS, P.C.
SQUIRES, HOLDEN, WEISENBACHER & SMITH
LAND SURVEYING ~ LAND PLANNING ~ ENGINEERING
SOUTHAMPTON ~ NEW YORK