

S.C.H.D. Ref. No.: R-20-1214

**Building Coverage:**

Maximum Coverage = 10% or 9,999 sq. ft. (whichever is less)  
108,639 sq. ft. x .10 = 10,864 sq. ft.  
**9,999 sq. ft. < 10,864 sq. ft.**

Existing Building Coverage: 4,627 sq. ft.  
Includes areas covered by roofed structures at ground floor as shown on map.

**Total Coverage:**

Maximum Coverage = 35% or 37,499 sq. ft. (whichever is less)  
108,639 sq. ft. x .35 = 38,024 sq. ft.  
**38,024 sq. ft. > 37,499 sq. ft.**

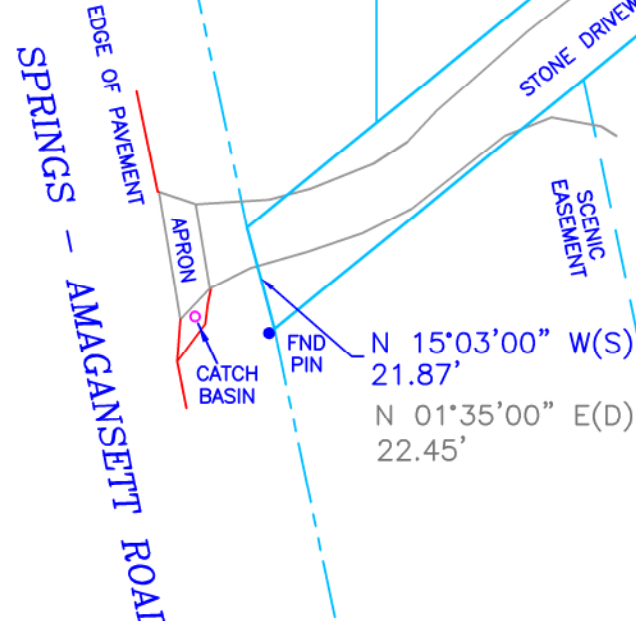
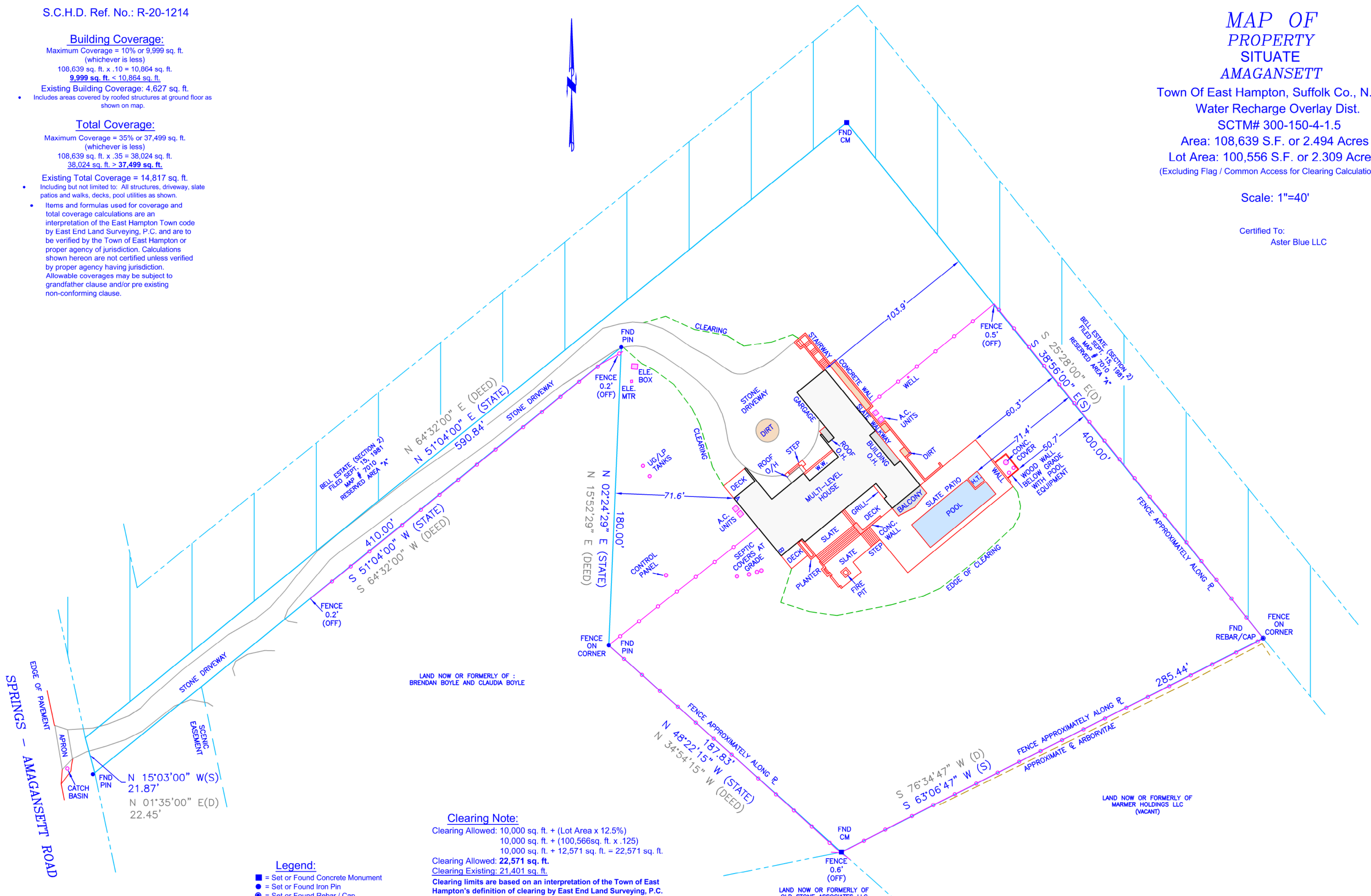
Existing Total Coverage = 14,817 sq. ft.  
Including but not limited to: All structures, driveway, slate patios and walks, decks, pool utilities as shown.  
Items and formulas used for coverage and total coverage calculations are an interpretation of the East Hampton Town code by East End Land Surveying, P.C. and are to be verified by the Town of East Hampton or proper agency of jurisdiction. Calculations shown hereon are not certified unless verified by proper agency having jurisdiction. Allowable coverages may be subject to grandfather clause and/or pre existing non-conforming clause.

**MAP OF PROPERTY SITUATE AMAGANSETT**

Town Of East Hampton, Suffolk Co., N.Y.  
Water Recharge Overlay Dist.  
SCTM# 300-150-4-1.5  
Area: 108,639 S.F. or 2.494 Acres  
Lot Area: 100,556 S.F. or 2.309 Acres  
(Excluding Flag / Common Access for Clearing Calculations)

Scale: 1"=40'

Certified To:  
Aster Blue LLC



LAND NOW OR FORMERLY OF :  
BRENDAN BOYLE AND CLAUDIA BOYLE

LAND NOW OR FORMERLY OF  
MARMER HOLDINGS LLC  
(VACANT)

LAND NOW OR FORMERLY OF  
OLD STONE ASSOCIATES LLC

**Clearing Note:**  
Clearing Allowed: 10,000 sq. ft. + (Lot Area x 12.5%)  
10,000 sq. ft. + (100,566sq. ft. x .125)  
10,000 sq. ft. + 12,571 sq. ft. = 22,571 sq. ft.  
Clearing Allowed: **22,571 sq. ft.**  
Clearing Existing: 21,401 sq. ft.

**Clearing limits are based on an interpretation of the Town of East Hampton's definition of clearing by East End Land Surveying, P.C. and refer to the square footage only.** Plantings and shrubs / vegetation are to be verified by the Town of East Hampton or the proper agency having jurisdiction before use.  
Areas of plantings in mulch beds, and/or where the vegetation is being maintained by mulching, leaf and shrub removal, obvious in ground irrigation, or any other type of property maintenance shall be considered cleared.  
Survey does not certify that the vegetation, if any, used for areas of re-vegetation meets East Hampton Town code or approval. Clearing calculations refer to square footage only. Plants and shrubs used for re-vegetation, if any, are to be approved by East Hampton Town Planning Department or the proper agency having jurisdiction. Allowable clearing may be subject to pre-existing non-conforming conditions.  
**Clearing limits are to be verified by the Town of East Hampton or the proper agency having jurisdiction before use.** Clearing limits are not certified to be correct unless verified.

**Utilities Note:**  
Sanitary location as shown is taken from installer's certificate prepared by Oscar Rock and Dirt Inc with a date of March 31, 2022 and is believed to be accurate. System components and viability not certified by East End Land Surveying, P.C.  
Waterline and underground electric line locations, if any, are as per contractor and are believed to be accurate. Locations have not been verified by East End Land Surveying P.C.  
The locations of cesspools, septic tanks, leaching pool, water wells, water service lines, electrical lines, and any other underground installations, if any, are shown in accordance with sources believed to be accurate but have not been independently verified by East End Land Surveying, P.C. Therefore, the locations are not certified to be correct and East End Land Surveying, P.C. does not assume responsibility of their accuracy.

Not a valid copy without surveyor's original signature and embossed seal.

November 7, 2022 : Update  
August 29, 2022 : Update Sanitary Only  
July 14, 2022 : Health Dept. Final  
Dec. 10, 2020 : Add Elevations  
October 2, 2020 : Stake House and Pool  
September 11, 2020 : Update Proposed  
July 10, 2020 : Proposed  
Surveyed : July 6, 2020

**Timothy C. Taylor**  
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**East End Land Surveying, P.C.**  
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- Legend:**
- = Set or Found Concrete Monument
  - = Set or Found Iron Pin
  - ⊙ = Set or Found Rebar / Cap
  - = Centerline
  - (ON) / (OFF) = Located On or Off Subject Property
  - UG/LP = Underground Liquid Propane Tank
  - D.B. = Distribution Box
  - L.P. = Leaching Pool
  - O.H. = Overhang
  - W.W. = Window Well
- Bearing Note:**  
Bearings Rotated 13°28'00" into New York State Plane Coordinate System, Long Island Zone. (Lambert Projection)  
(D) Bearing as per deed.  
(S) Bearing in New York State Plane Coordinate System, Long Island Zone (Lambert Projection).  
Deed information taken from Liber D12786, Page 567.

**Zoning Note:**  
This survey is not making any certification or representation pertaining to zoning unless specifically stated hereon. For complete zoning information contact the proper municipality and/or agency of jurisdiction.

**Sanitary Note:**  
I/A OWTS sanitary system is as per septic site plan prepared by DiLandro and Andrews Engineering dated 8/5/2020. Refer to site plan for details.