

SURVEYED FOR DIANE VITALE
PROPERTY LOCATED AT WAINSCOTT
LOT No. 23
MAP OF BROADWOOD
FILED: OCTOBER 1, 1984; FILE No. 7779
TOWN OF EAST HAMPTON
SUFFOLK COUNTY, NEW YORK
S.C.T.M. # 300-192-01-8.23
AREA = 45,361 SF. = 1.0413 ACRES
SCALE: 1"=40'

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

LINE OF CLEARING & AREA CALCULATIONS SHOWN
ARE NOT GUARANTEED AND MAY BE SUBJECT
TO VERIFICATION BY OTHERS

SEPTIC SYSTEM LOCATION BY OTHERS

CLEARING CALCULATIONS:

ALLOWABLE CLEARING =
10,000 SF + 25% OF LOT AREA = 21,340 SF
EXISTING CLEARING = 21,000 SF

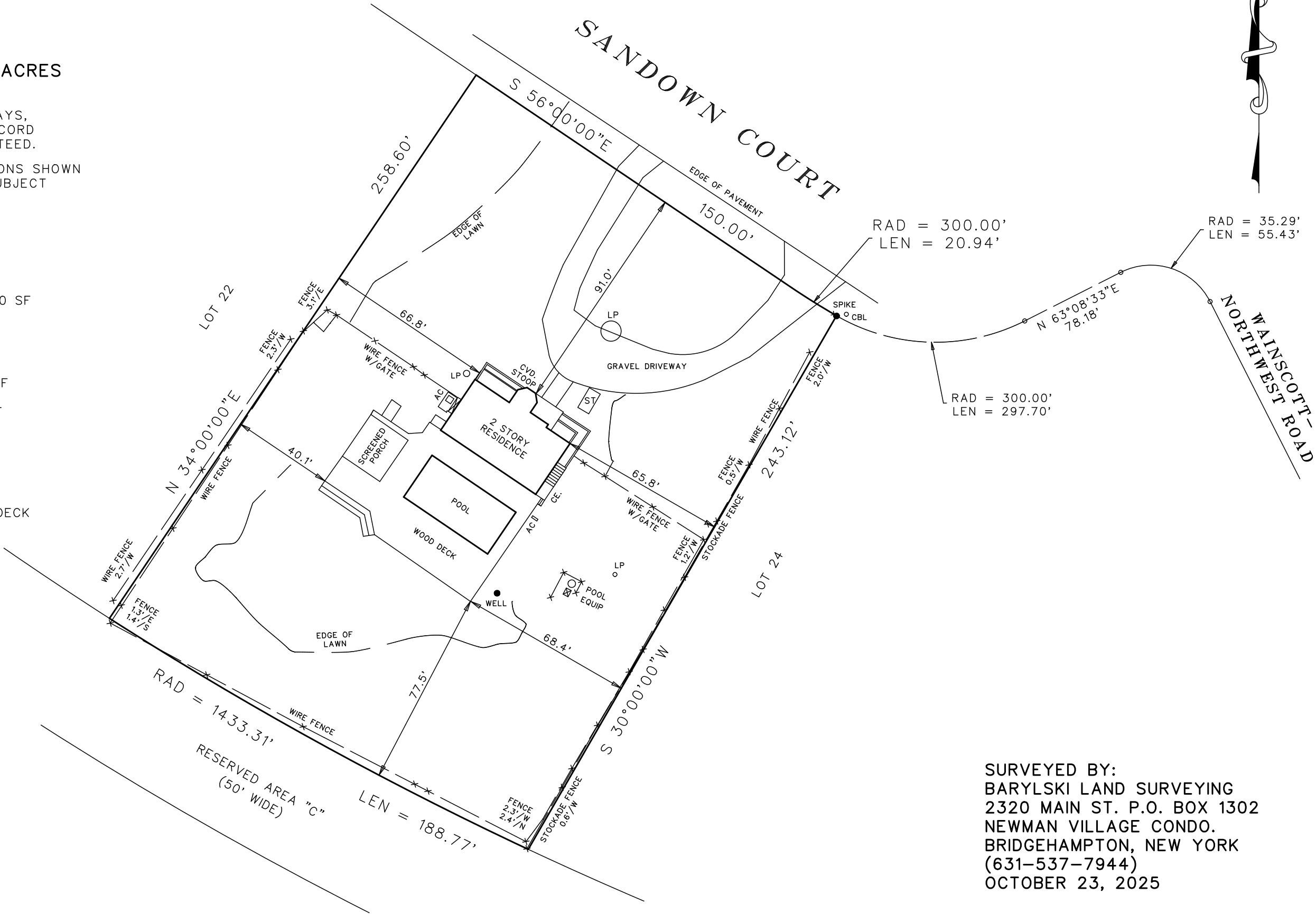
COVERAGE CALCULATIONS:

ALLOWABLE LOT
(BUILDING) COVERAGE = 15% OR 8,399 SF
(WHICHEVER IS LESS) = 6,845 SF
EXISTING BUILDING COVERAGE = 1,620 SF
RESIDENCE, SCREEN PORCH, COV DECK

ALLOWABLE TOTAL COVERAGE =
40% OR 29,399 SF
(WHICHEVER IS LESS) = 18,144 SF
EXISTING TOTAL COVERAGE = 7,290 SF
RESIDENCE, SCREEN PORCH, COV DECK, DECK
WALK, DRIVEWAY

CERTIFIED TO:
DIANE VITALE

John Baryl



SURVEYED BY:
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OCTOBER 23, 2025