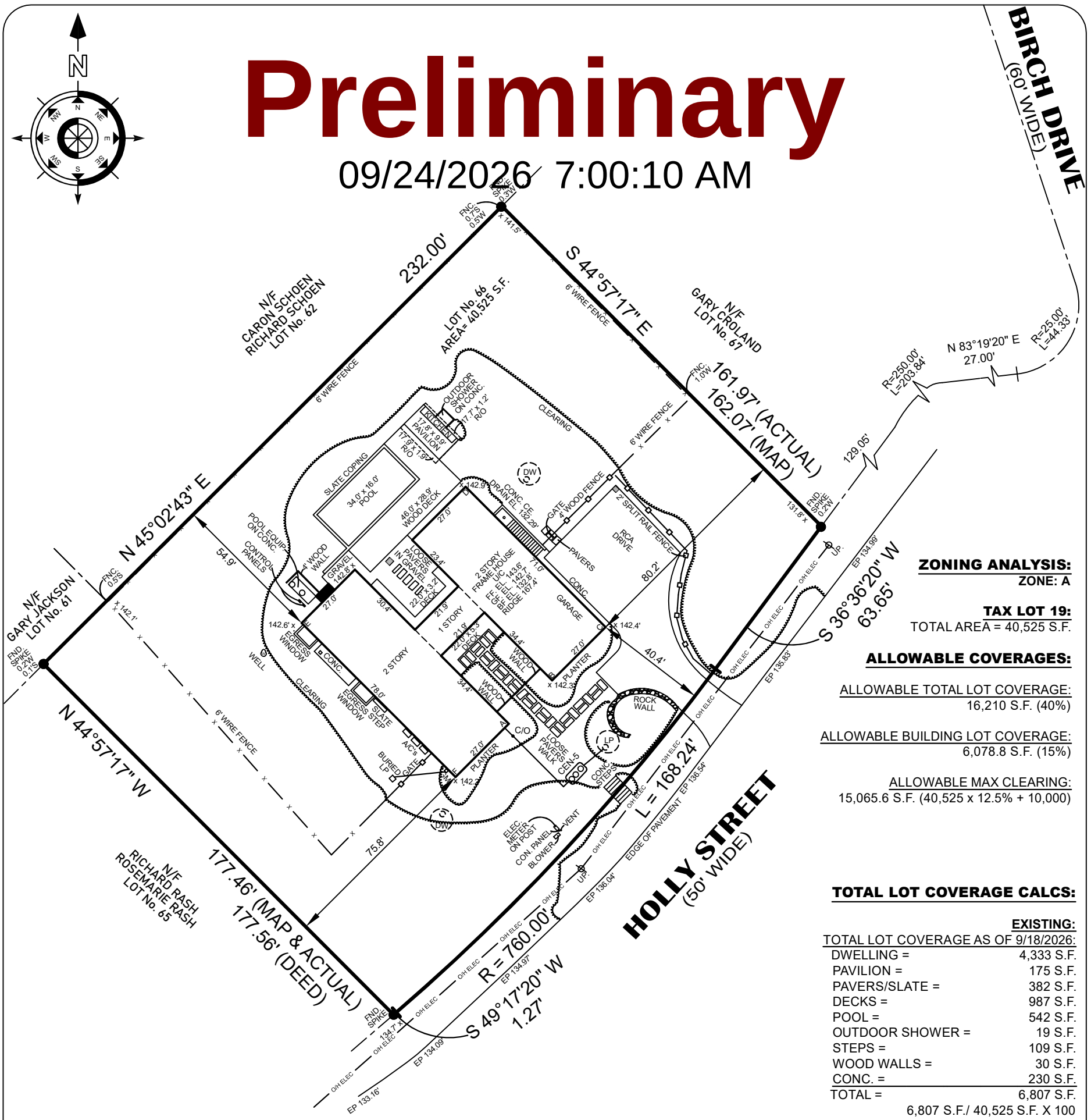
Preliminary

09/24/2026 7:00:10 AM



ZONING ANALYSIS:

ZONE: A

TAX LOT 19:

TOTAL AREA = 40,525 S.F.

ALLOWABLE COVERAGES:

ALLOWABLE TOTAL LOT COVERAGE:
16,210 S.F. (40%)

ALLOWABLE BUILDING LOT COVERAGE:
6,078.8 S.F. (15%)

ALLOWABLE MAX CLEARING:
15,065.6 S.F. (40,525 x 12.5% + 10,000)

TOTAL LOT COVERAGE CALCS:

EXISTING: TOTAL LOT COVERAGE AS OF 9/18/2026:	
DWELLING =	4,333 S.F.
PAVILION =	175 S.F.
PAVERS/SLATE =	382 S.F.
DECKS =	987 S.F.
POOL =	542 S.F.
OUTDOOR SHOWER =	19 S.F.
STEPS =	109 S.F.
WOOD WALLS =	30 S.F.
CONC. =	230 S.F.
TOTAL =	6,807 S.F.

6,807 S.F./ 40,525 S.F. X 100 = 16.80%

BUILDING LOT COVERAGE CALCS:

EXISTING: BUILDING LOT COVERAGE AS OF 9/18/2026:	
DWELLING =	4,333 S.F.
PAVILION	175 S.F.
TOTAL =	4,508 S.F.

4,508 S.F./ 40,525 S.F. X 100 = 11.12%

CLEARING CALCS:

EXISTING:
CLEARING AS OF 9/18/2026:
16,753 S.F.

SEPTIC SYSTEM		
MARK	- A -	- B -
FUJI CEN5	30.6'	33.6'
LP	35.6'	30.6'

*SEPTIC SYSTEM LOCATED BY OTHERS

NOTES:

1. CONTOURS & SPOT ELEVATIONS SHOWN ARE BASED ON NAVD '88 DATUM.
2. ALL MEASUREMENTS AND OFFSETS ARE TO THE FOUNDATION

40 0 40 80

SCALE: 1" = 40'

FINAL SURVEY OF:

LOT 66
MAP OF HITHER WOODS
FILED MARCH 12 1962 FILE No. 3520
SITUATED IN: MONTAUK
TOWN OF: EAST HAMPTON
SUFFOLK COUNTY, NY

ADDRESS: 19 HOLLY STREET
S.C.T.M. 300-67-2-19

DRAWN BY: TP/AD
CHECKED BY: KHB

CERTIFIED TO:

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

DILANDRO ANDREWS engineering surveying

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Suite 10
Southampton, N.Y. 11968
Office/Fax (631) 259-3959
Certificate No.: 0019523

Date: 3/25/2026

Revisions

No.	Date	Description
1	9/18/2026	FINAL
2		
3		
4		
5		

KENNETH H. BECKMAN, L.S.
NY LIC. No: 049841