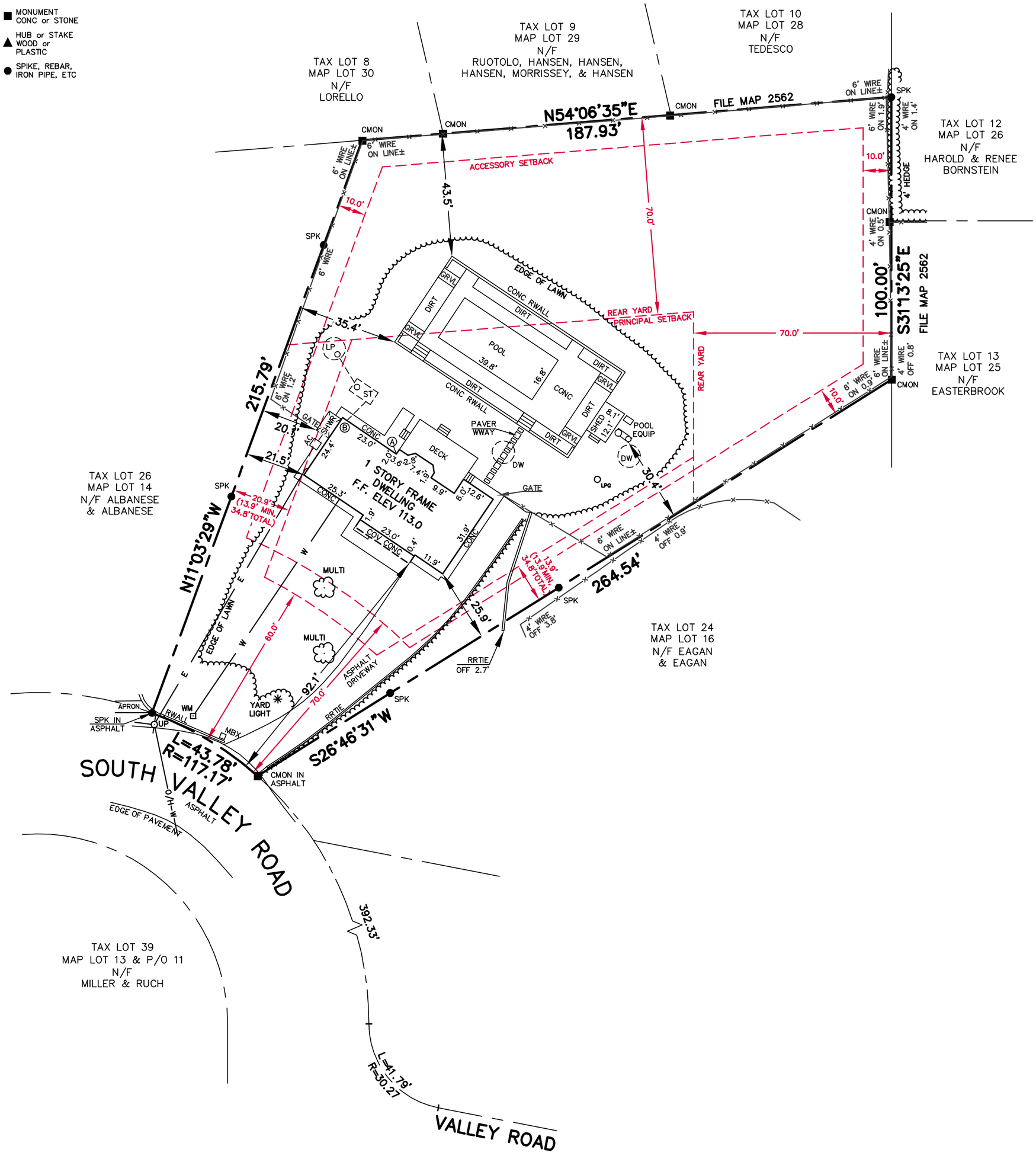
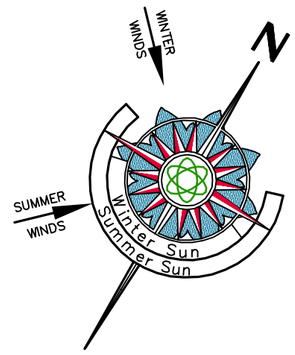


North American Vertical Datum 1988

File Map North
TOTAL LOT AREA
36,552± SQ.FT.
0.839 ACRES±



NOTES:

1. SURVEY CONDUCTED WITHOUT BENEFIT OF COMPLETE TITLE REPORT. EASEMENTS OF RECORD FOR WHICH DOCUMENTATION HAS BEEN PROVIDED ARE SHOWN HEREON. OTHER EASEMENTS, IF ANY, ARE NOT SHOWN.

2. SUBJECT PROPERTY SHOWN AS LOT 15 ON "SUBDIVISION MAP OF; ROLLING HILLS ESTATES; SECTION NO. 1; SITUATE; NOYACK; TOWN OF SOUTHAMPTON; SUFFOLK COUNTY, N.Y." BY CHARLES M. DOLLIVER JR., HAMPTON BAYS, NY, FILED OCT 25, 1963 AS FILE MAP No. 3899.

3. SUBJECT PROPERTY IN ZONE "R40", AND IN THE AQUIFER PROTECTION AND STORMWATER MANAGEMENT ZONE OVERLAY DISTRICTS PER TOWN OF SOUTHAMPTON GEOGRAPHIC INFORMATION SYSTEM, FEBRUARY 06, 2012. PRINCIPAL SIDE YARD SETBACKS SHOWN HEREON ARE DETERMINED BY ZONING CODE SECTION 330–115 D(1). ACCESSORY SIDE YARD SETBACKS SHOWN HEREON ARE DETERMINED BY ZONING CODE SECTION 330–115 D(5). **ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.**

4. NO WETLANDS LINES ARE SHOWN HEREON. ZONING SETBACKS AND/OR ALLOWED AREA COMPUTATIONS MAY BE DIFFERENT IF THE SUBJECT PROPERTY IS WITHIN REGULATORY DISTANCE OF ANY EXISTING WETLANDS. **ALL ZONING INFORMATION MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.**

5. ALL NATURAL FEATURES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO BLUFF CREST AND CLEARING LINES, MUST BE VERIFIED WITH APPROPRIATE REGULATORY AGENCIES.

6. SEPTIC SYSTEM, WATERLINE, DRYWELL & UNDERGROUND ELECTRIC LOCATIONS SHOWN FROM INFORMATION PROVIDED BY OTHERS AND ARE NOT CERTIFIED.

7. AS EVIDENCED BY OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, SOME UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNDERGROUND AND ARE PROVIDED TO THE SUBJECT PROPERTY FROM WITHIN THE PUBLIC RIGHT OF WAY. BEFORE DIGGING ON THE SUBJECT PROPERTY OR IN THE PUBLIC RIGHT OF WAY CALL THE NYC & LI ONE–CALL CENTER AT 1–800–272–4480 AND REQUEST FIELD LOCATION AND MARK OUT OF UNDERGROUND UTILITY LINES.

8. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO SANITARY AND DRAINAGE DISPOSAL SYSTEMS, ARE DEPICTED ACCORDING TO OLD MAPS, SURVEYS, DRAWINGS, RECORDS SUPPLIED BY OTHERS AND/OR FIELD LOCATION OF MARK OUT INSPECTIONS PERFORMED BY UTILITY COMPANIES AND THEIR DESIGNATED REPRESENTATIVES. USERS OF THIS SURVEY MAP ARE CAUTIONED THAT NO CERTIFICATION, WARRANTY OR GUARANTY, EITHER EXPRESS OR IMPLIED, IS EXTENDED TO THE LOCATION OR COMPLETENESS OF INFORMATION WITH RESPECT TO UNDERGROUND UTILITIES SHOWN HEREON. BEFORE DIGGING ON THE SUBJECT PROPERTY OR IN THE PUBLIC RIGHT OF WAY USERS ARE ADVISED TO CALL THE NYC & LI ONE–CALL CENTER AT 1–800–272–4480 AND REQUEST FIELD LOCATION AND MARK OUT OF UNDERGROUND UTILITY LINES.

SANITARY LOCATION TIES

ITEM	DIST 'A'	DIST 'B'
ST	27' 6"	12' 0"
LP	41' 0"	22' 6"

TABLE OF AREAS	(SQ. FT.)
TOTAL LOT SIZE	36,552
EXISTING TOTAL CLEARING	15,953
ALLOWED TOTAL CLEARING (36,552 * 0.50)	18,276
EXISTING TOTAL ROOFED COVERAGE	1,830
ALLOWED TOTAL ROOFED COVERAGE (36,552 * 0.20)	7,310
EXISTING TOTAL REAR YARD COVERAGE	722
ALLOWED TOTAL REAR YARD COVERAGE (17,504 * 0.20)	3,501

1" = 30'

CERTIFICATION & ALTERATION NOTE:

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB–DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND/OR GOVERNMENTAL AGENCY LISTED HEREON, AND THE SUCCESSORS AND/OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. LOCATIONS OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST EXCEPT AS SHOWN HEREON, ARE NOT KNOWN AND ARE NOT COVERED BY THIS CERTIFICATION.

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Field \ JL	Project No: 13–028
Drawn FMH `JML	Drawing Name: 13–028 CO2
Checked By: FMH	Scale: 1" = 30'
Reviewed By: JML	Date: 15 MAR 2013

Revisions:
08SEP17 CO SURVEY
31OCT17 CLEARING

PROPERTY SITUATE AT

27 SOUTH VALLEY ROAD
NOYAC, NEW YORK

COUNTY OF SUFFOLK, TOWN OF SOUTHAMPTON
DISTRICT 900, SECTION 16, BLOCK 1, LOT 25

PREPARED BY
F. MICHAEL HEMMER, LS, P.C.
PROFESSIONAL SURVEYING SERVICES
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Sheet Title: CERTIFICATE OF OCCUPANCY SURVEY

Sheet 1 OF 1