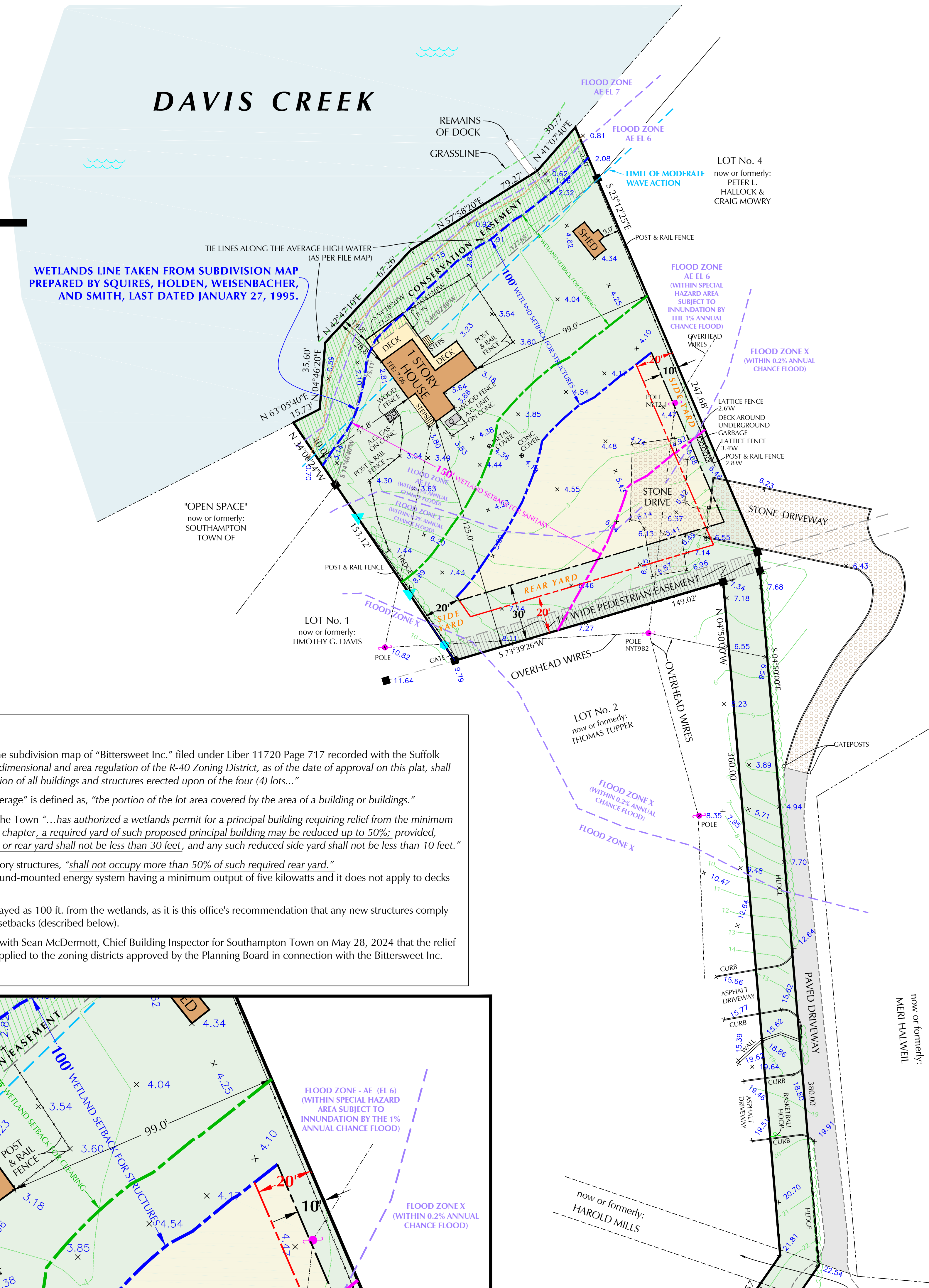
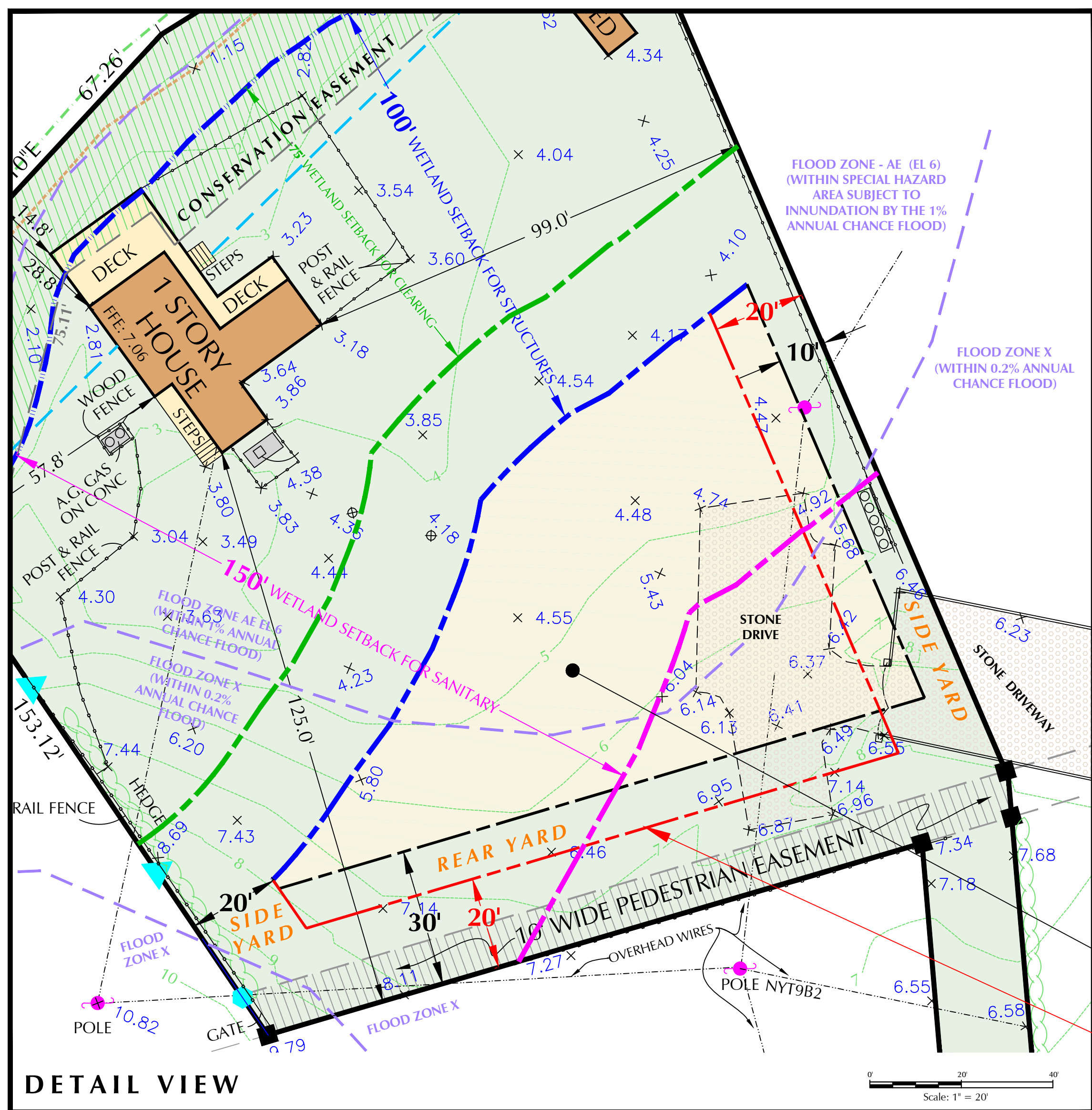
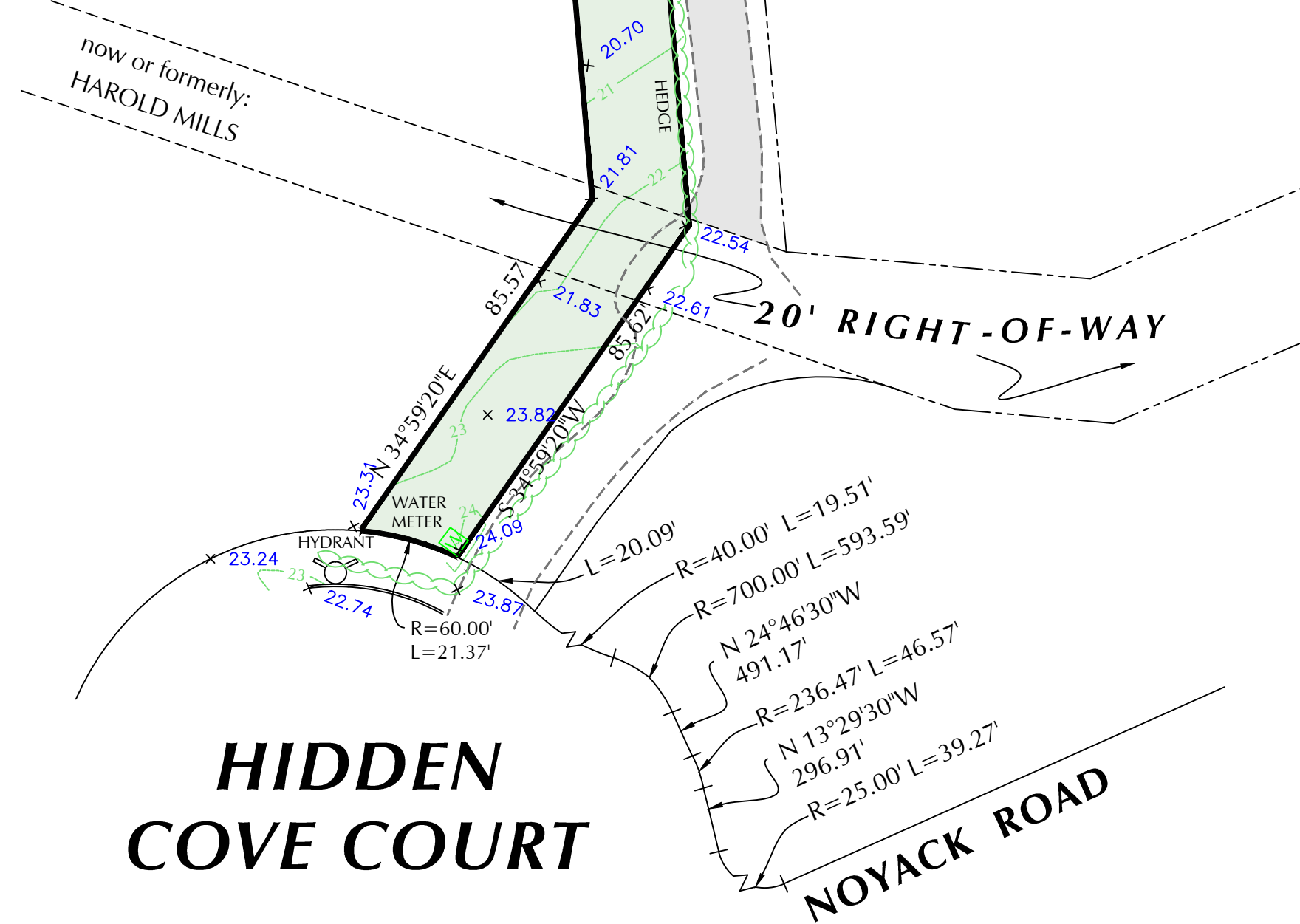




1. Per the covenants filed with the subdivision map of “Bittersweet Inc.” filed under Liber 11720 Page 717 recorded with the Suffolk County Clerk on April 5, 1995, *“The dimensional and area regulation of the R-40 Zoning District, as of the date of approval on this plat, shall apply to the placement and construction of all buildings and structures erected upon of the four (4) lots...”*
2. Pursuant to §330-5, “Lot, Coverage” is defined as, *“the portion of the lot area covered by the area of a building or buildings.”*
3. Pursuant to §330-83K, when the Town *“...has authorized a wetlands permit for a principal building requiring relief from the minimum required yards under § 330-11 of this chapter, a required yard of such proposed principal building may be reduced up to 50%; provided, however, that any such reduced front or rear yard shall not be less than 30 feet, and any such reduced side yard shall not be less than 10 feet.”*
4. Pursuant to §330-77D, accessory structures, *“shall not occupy more than 50% of such required rear yard.”*
This standard does not apply to a ground-mounted energy system having a minimum output of five kilowatts and it does not apply to decks and patios within 12 inches of grade.
5. The front yard setback is displayed as 100 ft. from the wetlands, as it is this office's recommendation that any new structures comply with the Town's applicable wetlands setbacks (described below).
6. Please note, It was confirmed with Sean McDermott, Chief Building Inspector for Southamptown Town on May 28, 2024 that the relief of §330-83K (See Note 3) could be applied to the zoning districts approved by the Planning Board in connection with the Bittersweet Inc. Subdivision (See Note 1).



Note:
The Wetlands boundary lines have not been verified by the
Town of Southampton Environmental Division.
USE THIS MAP WITH CAUTION.



- PRINCIPAL BUILDING ENVELOPE: 8,389 Square Feet

ACCESSORY BUILDING ENVELOPE: 8,785 Square Feet

62 Hidden Cove Court
North Sea
Town of Southampton
Suffolk County, New York

Prepared for:
Peter Hallock / Craig Mowry

Date: June 26, 2024

Site Data:
Area: 49,108 Sq. Ft. (1.127 Acres)
Zone: R-40
SCTM: 900-058-05-9.39

Zoning Restrictions:
Min. Lot Size: 40,000 Sq. Ft.
Min. Lot Width: '
Maximum Lot Coverage: %
Building Coverage Maximum:

Effective Setbacks (See Notes 1, 3, & 5 ABOVE)

Effective Setbacks: (See Notes 1, 3, & 5 ABOVE)
Principal Setbacks:
 Front Yard: 100' Wetlands Setback
 Side Yard (min. for one): 10 Ft. (50% of R-40 Standard Side Yard)
 Side Yards (total for both): 30 Ft. (50% of R-40 Side Yards Total)
 Rear Yard: 30 Ft.

Accessory Setbacks:
Distance from Street: 100' Wetlands Setback
Side Yard: 20 Ft.
Rear Yard: 20 Ft.

Wetlands Setbacks

75' setback for clearing, landscaping
100' setback for structures (on developed lots)
150' setback for sanitary systems

Source Materials: Survey by S.H.W.S. job no. 13921~CWB202, 2020. • Wetlands Line scaled from Subdivision Map 1995-01-27 by Squires, Holden, Weisenbacher, and Smith, recorded with Suffolk County Clerk on April 05, 1995.

This is not a survey

The information contained herein is based upon the information and/or data provided to or obtained by Inter-Science Research Associates, Inc. during the course of work being undertaken for the client. While efforts have been made to ensure the accuracy of this drawing/information, Inter-Science acknowledges that any final analysis **MUST** be made on a survey prepared by a surveyor licensed in the State of New York using up-to-date and site-specific information for the property being analyzed. Accordingly, it is cautioned that the information contained herein should be used for preliminary analysis purposes only, and be used with caution. These plans are for permitting only, and should not be used for construction. Inter-Science Research Associates, Inc. assumes no responsibility/liability for errors contained on this drawing.

Research Associates, Inc.
36 Nugent Street, P.O. Box 1207
Southampton, New York 11969-1207
631 283-5958 Fax: 631 283-5974

This is not a survey
 File: \\is-dc-01\volume3\CLIENTS\Hallock - 62
 Hidden Cove Court\62 Hidden Cove Zoning
 Analysis Map 2024-06-24.dwg
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 Last Print Date: 6.26.2024