

MAP OF COHEN-TEPPER
 LOTS 1-11 & LOTS 17-23 incl., BLOCK 10
 Map Of
 MONTAUK VILLA PARK
 Filed April 5, 1912 as map no. 501
 Situate
 AMAGANSETT
 Town Of East Hampton
 Suffolk County, New York
 SCALE: 1" = 20'



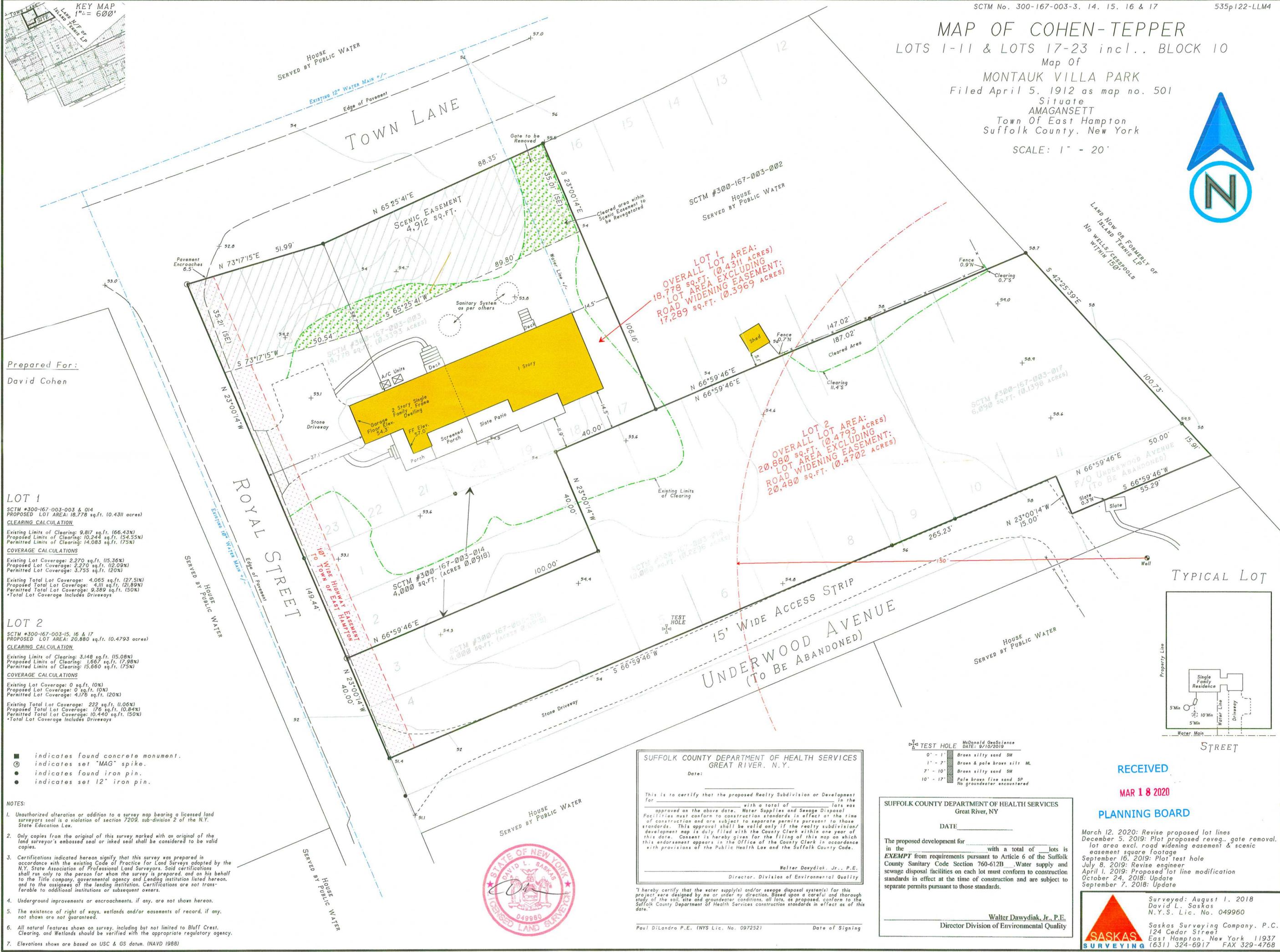
Prepared For:
 David Cohen

LOT 1
 SCTM #300-167-003-003 & 014
 PROPOSED LOT AREA: 18,778 sq.ft. (0.4311 acres)
CLEARING CALCULATION
 Existing Limits of Clearing: 9,817 sq.ft. (66.43%)
 Proposed Limits of Clearing: 10,244 sq.ft. (54.55%)
 Permitted Limits of Clearing: 14,083 sq.ft. (75%)
COVERAGE CALCULATIONS
 Existing Lot Coverage: 2,270 sq.ft. (15.36%)
 Proposed Lot Coverage: 2,270 sq.ft. (12.09%)
 Permitted Lot Coverage: 3,735 sq.ft. (20%)
 Existing Total Lot Coverage: 4,065 sq.ft. (27.51%)
 Proposed Total Lot Coverage: 4,111 sq.ft. (21.89%)
 Permitted Total Lot Coverage: 9,389 sq.ft. (50%)
 *Total Lot Coverage Includes Driveways

LOT 2
 SCTM #300-167-003-15, 16 & 17
 PROPOSED LOT AREA: 20,880 sq.ft. (0.4793 acres)
CLEARING CALCULATION
 Existing Limits of Clearing: 3,148 sq.ft. (15.08%)
 Proposed Limits of Clearing: 1,667 sq.ft. (7.98%)
 Permitted Limits of Clearing: 15,660 sq.ft. (75%)
COVERAGE CALCULATIONS
 Existing Lot Coverage: 0 sq.ft. (0%)
 Proposed Lot Coverage: 0 sq.ft. (0%)
 Permitted Lot Coverage: 4,176 sq.ft. (20%)
 Existing Total Lot Coverage: 222 sq.ft. (1.06%)
 Proposed Total Lot Coverage: 176 sq.ft. (0.84%)
 Permitted Total Lot Coverage: 10,440 sq.ft. (50%)
 *Total Lot Coverage Includes Driveways

- indicates found concrete monument.
- ⊙ indicates set "MAG" spike.
- indicates found iron pin.
- indicates set 12" iron pin.

- NOTES:
1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
 2. Only copies from the original of this survey marked with an original of the land surveyor's embossed seal or inked seal shall be considered to be valid copies.
 3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the N.Y. State Association of Professional Land Surveyors. Said certifications 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. Certifications are not transferable to additional institutions or subsequent owners.
 4. Underground improvements or encroachments, if any, are not shown hereon.
 5. The existence of right of ways, wetlands and/or easements of record, if any, not shown are not guaranteed.
 6. All natural features shown on survey, including but not limited to Bluff Crest, Clearing, and Wetlands should be verified with the appropriate regulatory agency.
 7. Elevations shown are based on USC & GS datum. (NAVD 1988)



LOT 1
 OVERALL LOT AREA:
 18,778 sq.ft. (0.4311 acres)
 LOT AREA EXCLUDING
 ROAD WIDENING EASEMENT:
 17,289 sq.ft. (0.3969 acres)

LOT 2
 OVERALL LOT AREA:
 20,880 sq.ft. (0.4793 acres)
 LOT AREA EXCLUDING
 ROAD WIDENING EASEMENT:
 20,480 sq.ft. (0.4702 acres)



SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
 GREAT RIVER, N. Y.
 Date: _____
 This is to certify that the proposed Realty Subdivision or Development for _____ with a total of _____ lots is approved on the above date. Water Supplies and Sewage Disposal Facilities must conform to construction standards in effect at the time of construction and are subject to separate permits pursuant to those standards. This approval shall be void only if the realty subdivision/development map is duly filed with the County Clerk within one year of this date. Consent is hereby given for the filing of this map on which this endorsement appears in the Office of the County Clerk in accordance with provisions of the Public Health Law and the Suffolk County Code.
 Walter Dawydiak, Jr., P.E.
 Director, Division of Environmental Quality

I hereby certify that the water supply(ies) and/or sewage disposal system(s) for this project were designed by me or under my direction. Based upon a careful and thorough study of the soil, site and groundwater conditions, all lots as proposed conform to the Suffolk County Department of Health Services construction standards in effect as of this date.
 Paul DiLandro P.E. (NYS Lic. No. 097252) Date of Signing _____

TEST HOLE McDonald GeoScience DATE: 9/10/2019

0' - 1'	Brown silty sand SM
1' - 7'	Brown & pale brown silt ML
7' - 10'	Brown silty sand SM
10' - 17'	Pale brown fine sand SP No groundwater encountered

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
 Great River, NY
 DATE: _____
 The proposed development for _____ with a total of _____ lots is EXEMPT from requirements pursuant to Article 6 of the Suffolk County Sanitary Code Section 760-612B. Water supply and sewage disposal facilities on each lot must conform to construction standards in effect at the time of construction and are subject to separate permits pursuant to those standards.
 Walter Dawydiak, Jr., P.E.
 Director Division of Environmental Quality

RECEIVED
 MAR 18 2020
 PLANNING BOARD

- March 12, 2020: Revise proposed lot lines
 December 5, 2019: Plot proposed reveg., gate removal, lot area excl. road widening easement & scenic easement square footage
 September 16, 2019: Plot test hole
 July 8, 2019: Revise engineer
 April 1, 2019: Proposed lot line modification
 October 24, 2018: Update
 September 7, 2018: Update

SASKAS SURVEYING
 Surveyed: August 1, 2018
 David L. Saskas
 N.Y.S. Lic. No. 049960
 Saskas Surveying Company, P.C.
 124 Cedar Street
 East Hampton, New York 11937
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