

729-144  
1143-2  
1143-4  
1158-104

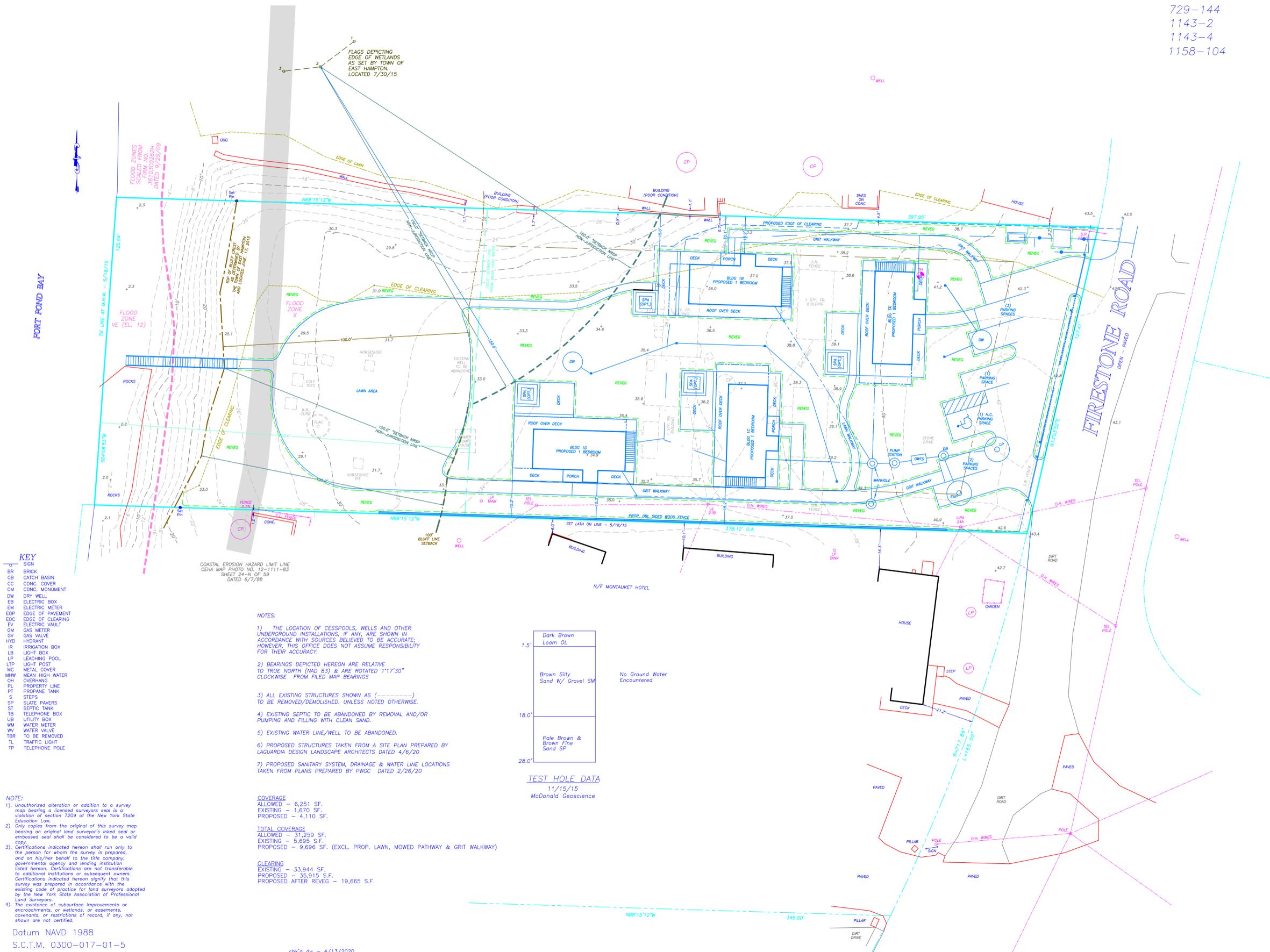
DC14355  
MC 7126  
W210

# SITE PLAN BLUFF CREST COTTAGES

SITUATE  
MONTAUK

Town Of East Hampton, Suffolk Co., N.Y.  
Scale: 1"=20'  
Area: 48,478 S.F. or 1.113 Acres  
Lot Area: 41,679 S.F. or 0.957 Acres To Top Of Bluff  
Zone: Resort

Certified To:  
80 Firestone LLC



- KEY**
- BR BRICK
  - CB CATCH BASIN
  - CC CONC. COVER
  - CM CONC. MONUMENT
  - DW DRY WELL
  - EB ELECTRIC BOX
  - EM ELECTRIC METER
  - EP EDGE OF PAVEMENT
  - EDC EDGE OF CLEARING
  - EV ELECTRIC VAULT
  - GM GAS METER
  - GV GAS VALVE
  - HD HYDRANT
  - IR IRRIGATION BOX
  - LB LIGHT BOX
  - LP LEACHING POOL
  - LF LIGHT FOST
  - WC METAL COVER
  - MHW MEAN HIGH WATER
  - OH OVERHANG
  - PL PROPERTY LINE
  - PT PROPANE TANK
  - S STEPS
  - SP SLATE PAVERS
  - ST SEPTIC TANK
  - TB TELEPHONE BOX
  - UB UTILITY BOX
  - WM WATER METER
  - WV WATER VALVE
  - TBR TO BE REMOVED
  - TL TRAFFIC LIGHT
  - TP TELEPHONE POLE

**NOTE:**

- Unauthorized alteration or addition to a survey map bearing a licensed surveyor's seal is a violation of section 7209 of the New York State Education Law.
- Only copies from the original of this survey map bearing an original land surveyor's inked seal or embossed seal shall be considered to be a valid copy.
- Certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his/her behalf to the title company, governmental agency and lending institutions listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for land surveyors adopted by the New York State Association of Professional Land Surveyors.
- The existence of subsurface improvements or encroachments, or wetlands, or easements, covenants, or restrictions of record, if any, not shown are not certified.

Datum NAVD 1988  
S.C.T.M. 0300-017-01-5

- NOTES:**
- THE LOCATION OF CESSPOOLS, WELLS AND OTHER UNDERGROUND INSTALLATIONS, IF ANY, ARE SHOWN IN ACCORDANCE WITH SOURCES BELIEVED TO BE ACCURATE. HOWEVER, THIS OFFICE DOES NOT ASSUME RESPONSIBILITY FOR THEIR ACCURACY.
  - BEARINGS DEPICTED HEREON ARE RELATIVE TO TRUE NORTH (MAD. 83) & ARE ROTATED 11°17'30" CLOCKWISE FROM FILED MAP BEARINGS.
  - ALL EXISTING STRUCTURES SHOWN AS (---) TO BE REMOVED/DEMOLISHED, UNLESS NOTED OTHERWISE.
  - EXISTING SEPTIC TO BE ABANDONED BY REMOVAL AND/OR PUMPING AND FILLING WITH CLEAN SAND.
  - EXISTING WATER LINE/WELL TO BE ABANDONED.
  - PROPOSED STRUCTURES TAKEN FROM A SITE PLAN PREPARED BY LAGUARDIA DESIGN LANDSCAPE ARCHITECTS DATED 4/6/20
  - PROPOSED SANITARY SYSTEM, DRAINAGE & WATER LINE LOCATIONS TAKEN FROM PLANS PREPARED BY PWCC DATED 2/26/20

**COVERAGE**  
ALLOWED - 6,251 SF.  
EXISTING - 1,870 SF.  
PROPOSED - 4,110 SF.

**TOTAL COVERAGE**  
ALLOWED - 31,259 SF.  
EXISTING - 5,695 SF.  
PROPOSED - 9,696 SF. (EXCL. PROP. LAWN, MOWED PATHWAY & GRIT WALKWAY)

**CLEARING**  
EXISTING - 33,944 SF.  
PROPOSED - 35,915 SF.  
PROPOSED AFTER REVEG - 19,665 S.F.

1.5'	Dark Brown Loom OL
18.0'	Brown Silty Sand W/ Gravel SM
28.0'	Pale Brown & Brown Fine Sand SP

**TEST HOLE DATA**  
11/15/15  
McDonald Geoscience

No Ground Water Encountered

- Revised: April 13, 2020 - Proposed Reveg
- Revised: April 10, 2020 - Proposed Reveg
- Revised: April 9, 2020 - Proposed Sanitary, Drainage, Water and Clearing
- Revised: March 6, 2020 - For Discussion Purposes Map
- Revised: December 11, 2018 - Mean High Water Setback
- Revised: October 10, 2018 - Top of Bluff Crest
- Revised: September 21, 2018 - Proposed
- Revised: Jan. 12, 2017 - Adj. Property Details
- Revised: October 11, 2016 - Extended CEH Line Only
- Revised: August 16, 2016 - Mod. Proposed
- Revised: July 28, 2016 - Removed Setbacks Only
- Revised: June 6, 2016 - New Proposed Structures
- Revised: May 24, 2016 - Bluff Crest Flags
- Revised: December 16, 2015 - Proposed
- Revised: Sept. 14, 2015 - Front Setback
- Revised: July 30, 2015 - Wetland Flags & Setbacks
- Revised: July 7, 2015 - Top of Bluff & Revised Cov. Only
- Revised: July 1, 2015 - Froze All Improvements
- Revised: June 23, 2015 - 50' Bluff Setback, Zoning
- Revised: June 11, 2015 - Pump House
- Surveyed: May 18, 2015

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