

94-2-1

MINOR SUBDIVISION OF THREE MILE HARBOR VISTA SITUATE AT THREE MILE HARBOR

TOWN OF EAST HAMPTON SUFFOLK COUNTY, NEW YORK

S.C.T.M. DIST. 0300 SEC. 094 BLK. 02 LOT 01



ENGINEER (SANITARY & WELL DESIGN ONLY)

S.C.D.H.S. ENDORSEMENTS

CERTIFIED TO: THOMAS BURKE REBEKAH BAKER GUARDHILL FINANCIAL CORP. FIDELITY NATIONAL TITLE INS. CO.

JOB NO. 2003-189 MAP NO. FILED: REVISIONS: REV. LOT COVER: 04/03 REV. FOR 3 LOT SUBDIVISION REV. PROP. LOT AREAS: 02/03 REV. DRAIN, CALC'S, ADD CONSERV. EASE, ADD SLOPE EASE, ADD ADDITIONAL ADJACENT LOCATIONS, ADD NOTES: 02/04 UPDATE SURVEY LOC. EDGE OF CLEARING CALCULATE BLDG. COVERAGE & TOTAL LOT COVERAGE: 11/07 REV. ADJACENT OWNERS: NAMES 2/017 REV. SHED LABEL: 2/21/07 REV. FROM PERMIT TO MINOR MAP ADD CLEARING & LOT COV. CALC'S 02/18 REV. AS PER TOWN COMMENTS 1/18/18 REV. PROPOSED DWELLING LOT 1 1/18/18 REV. PER PLAN, BRD. COMMENTS 1/18/18

LICENSE NO. 050363

HANDS ON SURVEYING

26 SILVER BROOK DRIVE FLANDERS, NEW YORK 11901 TEL: (631)-369-8312 - FAX: (631)-369-8313 MARTIN D. HAND L.S.

COPIES OF THIS SURVEY MAP, EITHER PAPER OR ELECTRONIC, NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY AND SHALL NOT BE USED FOR ANY PURPOSE.

I HEREBY CERTIFY THAT THIS MAP WAS MADE BY ME FROM ACTUAL SURVEYS COMPLETED APRIL 15, 2003 AND THAT ALL CONCRETE MONUMENTS SHOWN HEREON EXIST AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT ALL LOTS ON THIS MAP ARE IN CONFORMANCE WITH THE REQUIREMENTS OF ZONE CHAPTER 255, OF THE TOWN CODE OR CHAPTER 193, OPEN SPACE, OF THE TOWN CODE.

DATE: MARTIN D. HAND L.S. LIC. NO. 050363

I HEREBY CERTIFY THAT THE WATER SUPPLY(S) 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.

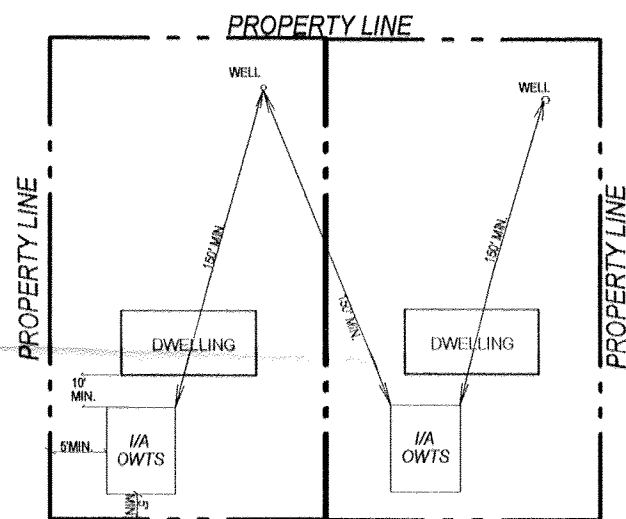
ENGINEER: DATE:

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES HAUPPAUGE, NEW YORK

THIS IS TO CERTIFY THAT THE PROPOSED REALTY SUBDIVISION OR DEVELOPMENT FOR WITH A TOTAL OF LOTS WAS 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 VALID 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 SANITARY CODE.

VITO A. MINEI P.E. DIRECTOR, DIVISION OF ENVIRONMENTAL QUALITY

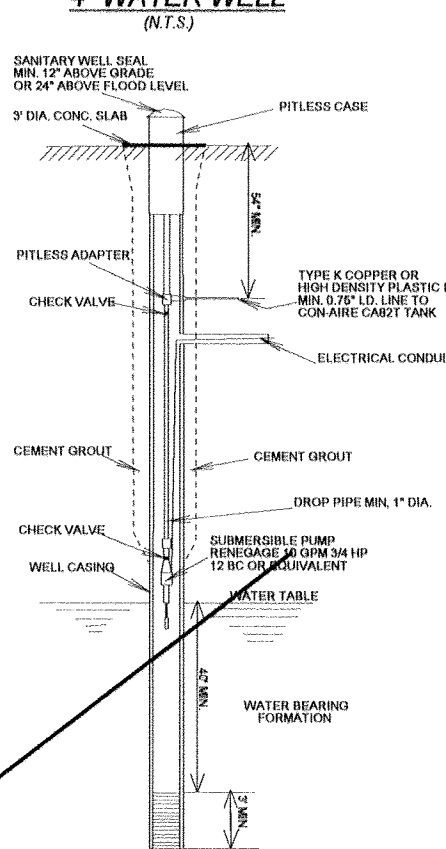
TYPICAL LOT LAYOUT



TEST HOLE DATA

| |
|---|
| EL: 29.5' +/- |
| DARK BROWN SANDY LOAM (OL) |
| -0.5' |
| BROWN SILTY SAND W/ 10% GRAVEL (SM) |
| -3.0' |
| PALE BROWN FINE TO COARSE SAND W/ 10% GRAVEL (SW) |
| -17.0' |

TYPICAL 4" WATER WELL



TEST HOLE BORING BY McDONALD GEOSCIENCE 6/5/03

SITE DATA

LOT AREA: 124,044 SQ. FT. = 2.848 ACRES
ELEVATIONS REFERENCED TO APPROX. MSL DATUM AND ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS
NO SURFACE WATER EVIDENT WITHIN 300'
NO PUBLIC SEWERS WITHIN ONE HALF MILE

PROPERTY LOCATED WITHIN FLOOD ZONE X (OUTSIDE 500 YEAR FLOODPLAIN)
AS SHOWN ON FLOOD INSURANCE RATE MAP 36103C0218 G DATED MAY 4, 1998

TOTAL NO. OF PROPOSED LOTS: 3
AVERAGE LOT SIZE: 38,593 SQ. FT. = 0.886 ACRE

PROPOSED LOT 1: 40,000 SQ. FT.
ACCESS EASEMENT: 4,298 SQ. FT.
SLOPE & SCENIC EASEMENT: 2,145 SQ. FT.
CONSERVATION EASEMENT: 5,638 SQ. FT.
TOTAL LOT AREA: 44,298 SQ. FT. = 1.017 ACRES

PROPOSED LOT 2: 35,780 SQ. FT.
ACCESS EASEMENT: 3,966 SQ. FT.
CONSERVATION EASEMENT: 7,932 SQ. FT.
TOTAL LOT AREA: 39,746 SQ. FT. = 0.912 ACRE

PROPOSED LOT 3: 40,000 SQ. FT.
CONSERVATION EASEMENT: 15,137 SQ. FT.
TOTAL LOT AREA: 40,000 SQ. FT. = 0.918 ACRE

CURRENT ZONING: A RESIDENCE
SCHOOL DISTRICT: SPRINGS
FIRE DISTRICT: SPRINGS
POSTAL DISTRICT: EAST HAMPTON - 11937
WATER DISTRICT: PRIVATE WELLS

CURRENT OWNER OF RECORD:
THOMAS BURKE & REBEKAH BAKER
163 TOWN LANE
EAST HAMPTON, N.Y. 11937

PROPOSED DWELLINGS SHALL HAVE LEADERS & GUTTERS CONNECTED TO ROOF DRAINS AND DESIGNED FOR A 2" RAINFALL

ALL UTILITIES TO BE INSTALLED UNDERGROUND IN ACCORDANCE WITH PUBLIC SERVICE COMMISSION REGULATIONS

PROPOSED ROW OF EVERGREENS TO BE OF 4'-5" IN HEIGHT SPACED APPROX. 6' APART ON CENTER - APPROX 55 TREES IN TOTAL

PROPOSED LOT 1 - EXISTING DWELLING HAS BEEN DEEMED TO BE OF HISTORICAL VALUE AND SHALL REMAIN. TOWN OF EAST HAMPTON HAS GRANTED A SECOND PRINCIPAL DWELLING MAY BE CONSTRUCTED. EXISTING DWELLING SANITARY SYSTEM SHALL BE UPGRADED TO AN INNOVATIVE ALTERNATE ONSITE WASTEWATER TREATMENT SYSTEM TO BE DESIGNED UPON INDIVIDUAL SCDSHS SINGLE FAMILY DWELLING PERMIT

SECOND PRINCIPAL DWELLING SHALL BE OF AN INNOVATIVE ALTERNATE ONSITE WASTEWATER TREATMENT SYSTEM DESIGN, TO BE DESIGNED UPON APPLICATION TO SCDSHS FOR A SINGLE FAMILY DWELLING PERMIT.

PROPOSED SANITARY DESIGN FOR LOTS 2 & 3 SHALL BE OF AN INNOVATIVE ALTERNATE ONSITE WASTEWATER TREATMENT SYSTEM DESIGN, TO BE DESIGNED UPON APPLICATION TO SCDSHS FOR A SINGLE FAMILY DWELLING PERMIT.

ALLOWABLE CLEARING:
10,000 SQ. FT. + 25% LOT AREA

LOT 1:
ALLOWABLE: 20,000 SQ. FT. = 50%
EXISTING CLEARING AS OF 1/16/17: 18,633 SQ. FT. = 44.3%

LOT 2:
ALLOWABLE: 18,945 SQ. FT. = 53.9%

LOT 3:
ALLOWABLE: 20,000 SQ. FT. = 50%

ALLOWABLE BUILDING COVERAGE:
15% OR 8,399 SQ. FT., WHICHEVER IS LESS

LOT 1:
ALLOWABLE: 6,000 SQ. FT. = 15%
EX. BUILDING COVERAGE: 1,745 SQ. FT. = 4.2%

LOT 2: 20% OR 5,999 SQ. FT., WHICHEVER IS LESS
ALLOWABLE: 5,999 SQ. FT. = 16.8%

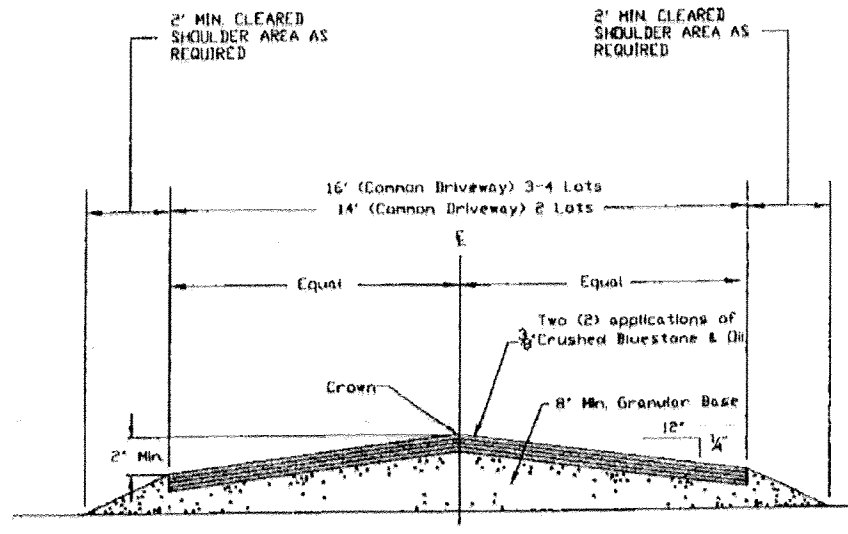
LOT 3:
ALLOWABLE: 6,000 SQ. FT. = 15%

ALLOWABLE TOTAL LOT COVERAGE:
40% OR 29,399 SQ. FT., WHICHEVER IS LESS

LOT 1:
ALLOWABLE: 16,000 SQ. FT. = 40%
EX. TOTAL LOT COVERAGE: 2,880 SQ. FT. = 6.9%

LOT 2: 50% OR 15,999 SQ. FT., WHICHEVER IS LESS
ALLOWABLE: 15,999 SQ. FT. = 44.7%

LOT 3:
ALLOWABLE: 16,000 SQ. FT. = 40%

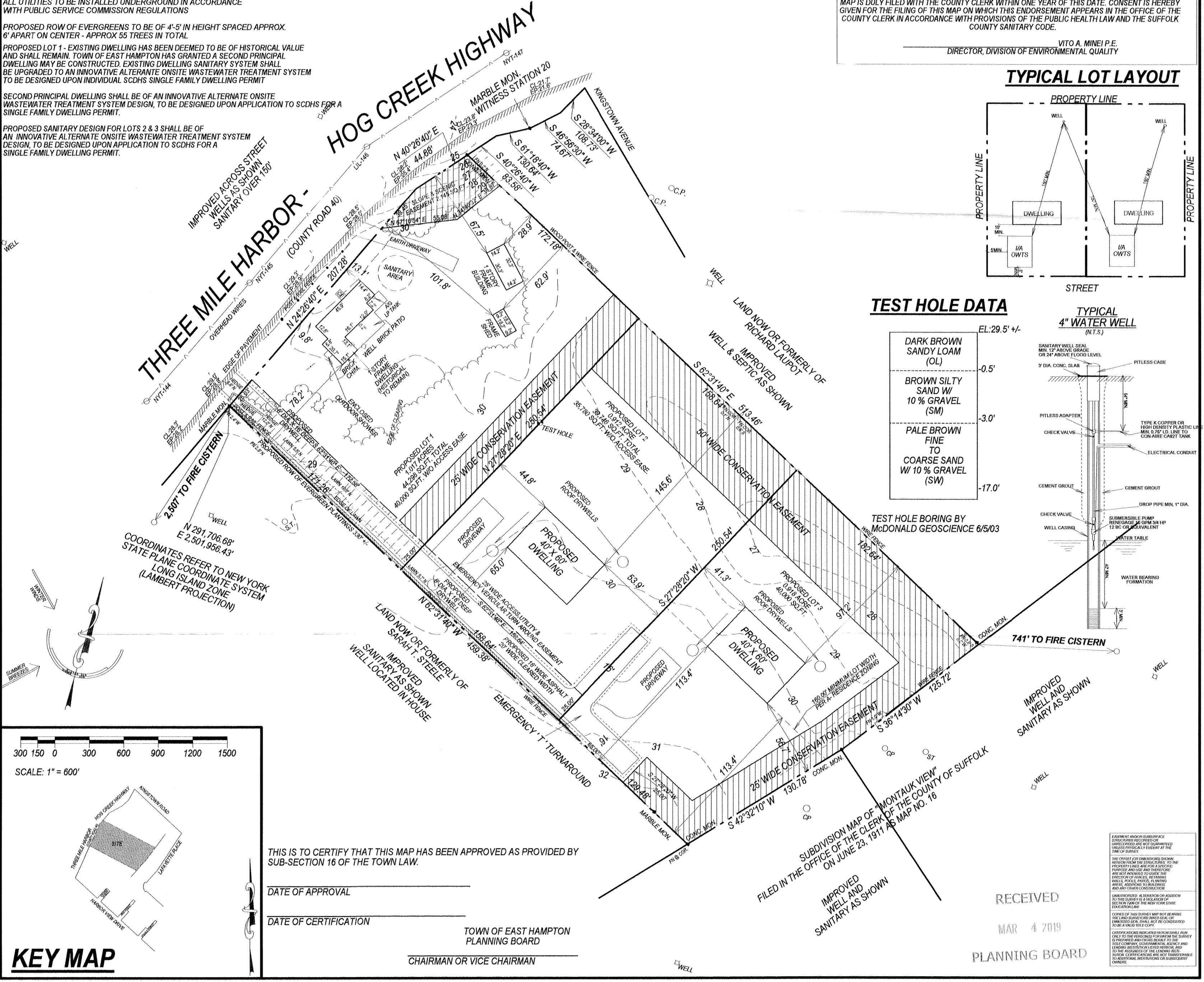


COMMON DRIVEWAY - SECTION VIEW (NOT TO SCALE)

NOTES: 1. IF THE COMMON DRIVEWAY SERVICING TWO (2) LOTS HAS A LENGTH IN EXCESS OF 300 FEET, THE CLEARING AND IMPROVEMENT WIDTHS SHALL BE THE SAME AS FOR 3-4 LOTS.

HOG CREEK HIGHWAY

THREE MILE HARBOR



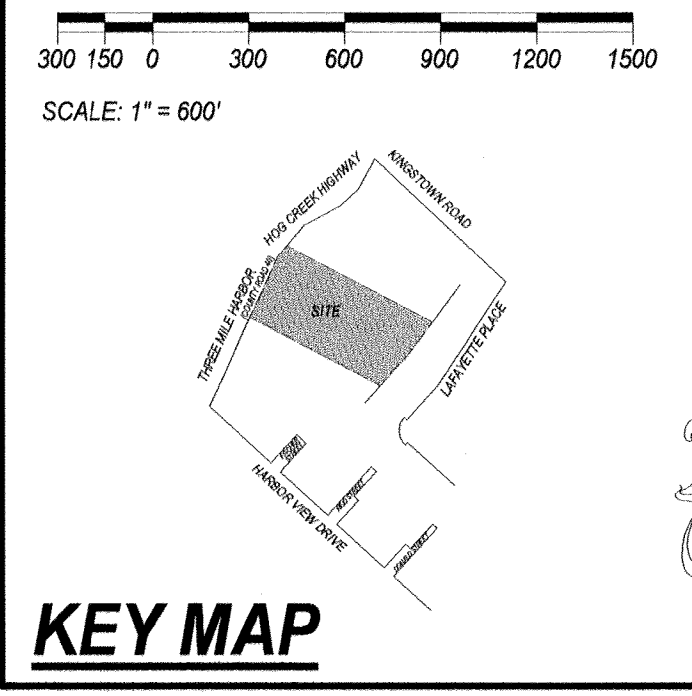
THIS IS TO CERTIFY THAT THIS MAP HAS BEEN APPROVED AS PROVIDED BY SUB-SECTION 16 OF THE TOWN LAW.

DATE OF APPROVAL _____

DATE OF CERTIFICATION _____

TOWN OF EAST HAMPTON PLANNING BOARD

CHAIRMAN OR VICE CHAIRMAN _____



RECEIVED
MAR 4 2019
PLANNING BOARD

EASEMENT AND/OR ENCUMBRANCE...
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TITLE COPY.