

N/O/F
TRUSTEES OF THE TOWN OF SOUTHAMPTON
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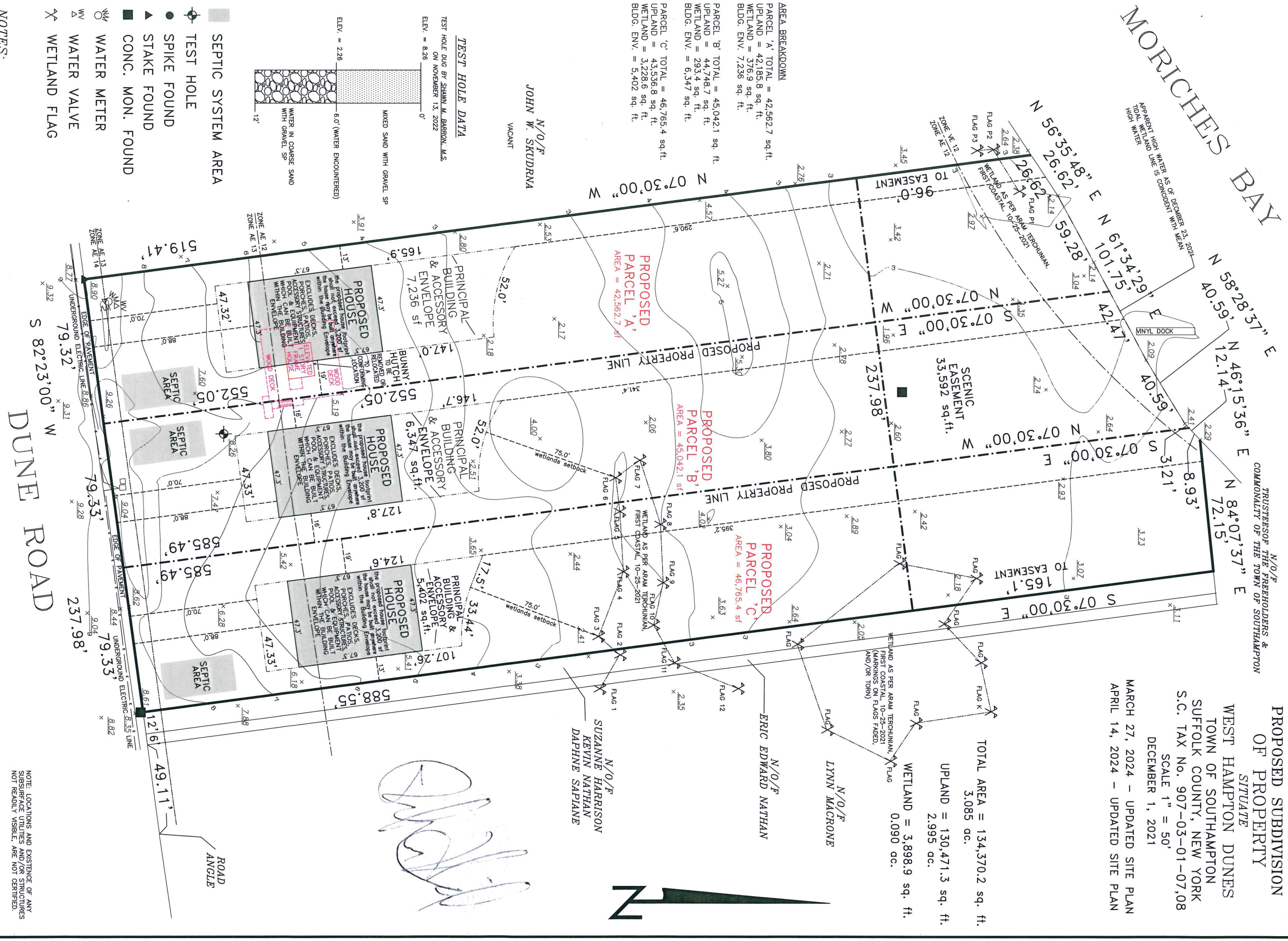
**PROPOSED SUBDIVISION
OF PROPERTY
SITUATE**

**WEST HAMPTON DUNES
TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK**

S.C. TAX No. 907-03-01-07,08
SCALE 1" = 50'

DECEMBER 1, 2021
MARCH 27, 2024 - UPDATED SITE PLAN
APRIL 14, 2024 - UPDATED SITE PLAN

MORICHES BAY



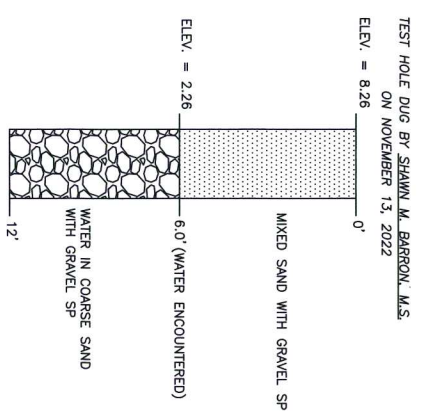
TOTAL AREA = 134,370.2 sq. ft.
3,085 dc.
UPLAND = 130,471.3 sq. ft.
2,995 dc.
WETLAND = 3,898.9 sq. ft.
0.090 dc.

AREA BREAKDOWN
PARCEL 'A' TOTAL = 42,562.7 sq. ft.
UPLAND = 42,185.8 sq. ft.
WETLAND = 376.9 sq. ft.
BLDG. ENV. = 7,236 sq. ft.

PARCEL 'B' TOTAL = 45,042.1 sq. ft.
UPLAND = 44,748.7 sq. ft.
WETLAND = 293.4 sq. ft.
BLDG. ENV. = 6,347 sq. ft.

PARCEL 'C' TOTAL = 46,765.4 sq. ft.
UPLAND = 43,536.8 sq. ft.
WETLAND = 3,228.6 sq. ft.
BLDG. ENV. = 5,402 sq. ft.

TEST HOLE DATA



- SEPTIC SYSTEM AREA
- ⊙ TEST HOLE
- SPIKE FOUND
- ▲ STAKE FOUND
- CONG. MON. FOUND
- ⊙ WATER METER
- Δ WATER VALVE
- ⊗ WETLAND FLAG

NOTES:

1. ELEVATIONS ARE REFERENCED TO N.A.V.D. 1988 DATUM
EXISTING ELEVATIONS ARE SHOWN THUS: x.00.00
2. FLOOD ZONE INFORMATION TAKEN FROM:
FLOOD INSURANCE RATE MAP No. 36103C0764 H
ZONE AE: BASE FLOOD ELEVATIONS DETERMINED
ELEVATION = 12.13, 14
ZONE VE: FLOOD HAZARD WITH VELOCITY WAVE ACTION
ELEVATION = 12
3. EXISTING HOUSE, DECKS, WALKS TO BE REMOVED FROM PARCEL A.
EXISTING SEPTIC SYSTEM TO BE PUMPED CLEAN AND FILLED ACCORDING
TO THE STANDARDS SET FORTH BY S.C.D.H.S.
4. ZONING R-40 (section 560-21(1))
FRONT YARD = 60'
SIDE YARD = 4/10 PROPERTY WIDTH (8' min.)
REAR YARD = 3/10 PROPERTY DEPTH

METES AND BOUNDS SURVEYING

53 PROBST DRIVE
SHIRLEY, NY 11967
PHONE (516) 972-5812
surveydude@optonline.net

MAP OF:
SITUATED AT: WEST HAMPTON DUNES
TOWN OF SOUTHAMPTON, SUFFOLK CO., N.Y.

CERTIFIED	JOB NO.: 21-494B
	DATE: NOVEMBER 17, 2022

NOTE: LOCATIONS AND EXISTENCE OF ANY
SUBSURFACE UTILITIES AND/OR STRUCTURES
NOT READILY VISIBLE, ARE NOT CERTIFIED.

THIS SURVEY IS SUBJECT TO ANY EASEMENT
OR RIGHTS OF WAY WHICH MAY BE DISCOVERED
WHICH A TITLE SEARCH WOULD DISCLOSE

"UNAUTHORIZED ALTERATION OR ADDITION TO A
SURVEYOR'S SEAL IS A VIOLATION OF ARTICLE 134, SECTION
7209, SUBSECTION 2, OF THE NEW YORK STATE
EDUCATION LAW

"Copies from the original of this survey map
not marked with an original of the land
surveyor shall not be considered a valid true copy."
Certification indicated herein signify that
this survey was prepared in accordance with
the existing Code of Practice for Land Surveyors
of the State of New York, as adopted by the
New York State Association of Professional
Land Surveyors, and that the survey was prepared
for whom the survey is prepared, and on his
behalf to the title company, governmental
agency and lending institution.
Certifications are not transferable to
additional institutions or subsequent owners."