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
DECEMBER 23, 2021 LOCATE WETLAND FLAGS
DECEMBER 29, 2021 ADD PROPOSED SUBDIVISION
NOVEMBER 21, 2022 REVISE SURVEY
DECEMBER 30, 2022 ADD EASEMENT
FEBRUARY 8, 2023 HOUSE LOCATIONS
MARCH 21, 2023 MISC REVISIONS
JUNE 8, 2023 MISC REVISIONS

TOTAL AREA = 134,370.2 sq. ft.
3.085 ac.

UPLAND = 130,471.3 sq. ft.
2.995 ac.

WETLAND = 3,898.9 sq. ft.
0.090 ac.

REAR YARD CALCULATIONS

PARCEL 'A'
519.41' + 552.05' = 1,071.46'
1,071.46' / 2 = 535.73 lot depth
535.73 lot depth x 3/10 = 160.7'

PARCEL 'B'
552.05' + 585.49' = 1,137.54'
1,137.54' / 2 = 568.77' lot depth
568.77' lot depth x 3/10 = 170.6'

AREA BREAKDOWN

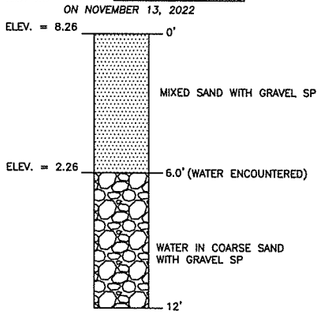
PARCEL 'A' TOTAL = 42,562.7 sq.ft.
UPLAND = 42,185.8 sq. ft.
WETLAND = 376.9 sq. ft.
BLDG. ENV. 14,435 sq. ft.

PARCEL 'B' TOTAL = 45,042.1 sq. ft.
UPLAND = 44,748.7 sq. ft.
WETLAND = 293.4 sq. ft.
BLDG. ENV. = 8,100 sq. ft.

PARCEL 'C' TOTAL = 46,765.4 sq.ft.
UPLAND = 43,536.8 sq. ft.
WETLAND = 3,228.6 sq. ft.
BLDG. ENV. = 5,900 sq. ft.

TEST HOLE DATA

TEST HOLE DUG BY SHAWN M. BARRON, M.S. ON NOVEMBER 13, 2022



- SEPTIC SYSTEM AREA
- TEST HOLE
- SPIKE FOUND
- STAKE FOUND
- CONC. MON. FOUND
- WATER METER
- WATER VALVE
- WETLAND FLAG

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

NOTES:

1. ELEVATIONS ARE REFERENCED TO N.A.V.D. 1988 DATUM
   EXISTING ELEVATIONS ARE SHOWN THUS: x00.00
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(I))
   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

LOTS: 07,08 BLOCK: 01 SECTION: 03 DISTRICT: 907

MAP OF:

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

CERTIFIED

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF ARTICLE 134, SECTION 7209, SUBDIVISION 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's inked seal or his embossed seal shall not be considered a valid true copy." "Certification indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York 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. Certifications are not transferable to additional institutions or subsequent owners."

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