

Deed North
TOTAL LOT AREA
94,366± SQ.FT.
2.166± ACRES

NOTES:

- SURVEY CONDUCTED WITHOUT BENEFIT OF COMPLETE TITLE REPORT. EASEMENTS OF RECORD FOR WHICH DOCUMENTATION HAS BEEN PROVIDED ARE SHOWN HEREON. OTHER EASEMENTS, IF ANY, ARE NOT SHOWN.
- SUBJECT PROPERTY IN ZONE "R40" AND IN THE STORMWATER MANAGEMENT OVERLAY DISTRICT PER TOWN OF SOUTHAMPTON GEOGRAPHIC INFORMATION SYSTEM, OCTOBER 26, 2011.
- ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
- ALL NATURAL FEATURES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO BLUFF CREST AND CLEARING LINES, MUST BE VERIFIED WITH APPROPRIATE REGULATORY AGENCIES.
- BOUNDARY COURSES SHOWN HEREON WITH (A) OR (D) SUFFIX INDICATE ACTUAL (A) VERSUS DEED (D) OR FILE MAP (M) VALUES.
- SUBJECT PROPERTY IN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD ZONES "AE6" & "VE8" AS SHOWN ON FLOOD INSURANCE RATE MAP FM3610300527H, LAST REVISED SEPTEMBER 25, 2009.
- TOPOGRAPHIC TERRAIN CONTOURS SHOWN HEREON ARE COMPUTED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY AERIAL LIGHT DETECTION AND RANGING (LIDAR) DATA OBSERVED IN JANUARY 2007 FOR FLOOD INSURANCE RATE MAPPING UPDATE. SPOT GRADES SHOWN HEREON ARE GROUND OBSERVATIONS AS OF THE ORIGINAL DATE OF THIS SURVEY MAP.
- ONLY TREES SUBJECTIVELY CONSIDERED TO BE SIGNIFICANT DURING FIELD MEASUREMENTS ARE SHOWN HEREON. NO CERTIFICATION IS PROVIDED AS TO THE NUMBER, TYPE OR EXTENT OF INDIVIDUAL TREES ON THE SUBJECT PROPERTY.
- SEPTIC SYSTEM LOCATION SHOWN FROM INFORMATION PROVIDED BY OTHERS. CERTIFICATION IS LIMITED TO THE ACCURATE PLOTTING OF THE SURFACE MARK OUT AND DEPICTION OF FIELD SKETCH INFORMATION AS SUPPLIED.
- AS EVIDENCED BY OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, SOME OF OR ALL UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNDERGROUND AND ARE PROVIDED TO THE SUBJECT PROPERTY FROM WITHIN THE PUBLIC RIGHT OF WAY, BEFORE DIGGING ON THE SUBJECT PROPERTY OR IN THE PUBLIC RIGHT OF WAY CALL THE NYC & LI ONE-CALL CENTER AT 1-800-272-4480 AND REQUEST FIELD LOCATION AND MARK OUT OF UNDERGROUND UTILITY LINES. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO SANITARY AND DRAINAGE DISPOSAL SYSTEMS, ARE DEPICTED ACCORDING TO RECORDS SUPPLIED BY OTHERS. USERS OF THIS SURVEY MAP ARE CAUTIONED THAT NO CERTIFICATION, WARRANTY OR GUARANTY, EITHER EXPRESS OR IMPLIED, IS EXTENDED TO THE LOCATION OR COMPLETENESS OF INFORMATION WITH RESPECT TO UNDERGROUND UTILITIES SHOWN HEREON. CERTIFICATION IS EXTENDED ONLY TO THE ACCURATE PLOTTING OF LOCATION DATA AS PROVIDED IN SKETCH FORMAT OR AS LOCATED BY FIELD MEASUREMENT OF SURFACE MARK OUT.
- LOCATION AND PROTECTION OF ALL UNDERGROUND UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

TABLE OF AREAS	(SQ. FT.)
LOT AREA TO M. H. W. L.	94,366
EXISTING TOTAL BUILDING COVERAGE	769
PROPOSED TOTAL BUILDING COVERAGE	2,907
ALLOWED TOTAL BUILDING COVERAGE	18,873
(94,366 * 0.20)	

NY STATE DEC TABLE OF AREAS	(SQ. FT.)
DEED LOT AREA	94,366
LOT AREA TO WETLANDS	38,798
EXISTING TOTAL DWELLING COVERAGE	751
PROPOSED TOTAL DWELLING COVERAGE	2,907
EXISTING TOTAL DECK/STEPS COVERAGE	600
PROPOSED TOTAL DECK/STEPS COVERAGE	1,797
EXISTING TOTAL POOL/POOL EQ. COVERAGE	0
PROPOSED TOTAL POOL/POOL EQ. COVERAGE	705
EXISTING TOTAL WALKWAY COVERAGE	59
PROPOSED TOTAL WALKWAY COVERAGE	18
EXISTING TOTAL SHED COVERAGE	0
PROPOSED TOTAL SHED COVERAGE	0
EXISTING TOTAL LOT COVERAGE	1,428 (3.7%)
PROPOSED TOTAL LOT COVERAGE	5,409 (13.9%)
ALLOWED TOTAL LOT COVERAGE	7,760 (20.0%)
(38,798 * 0.20)	

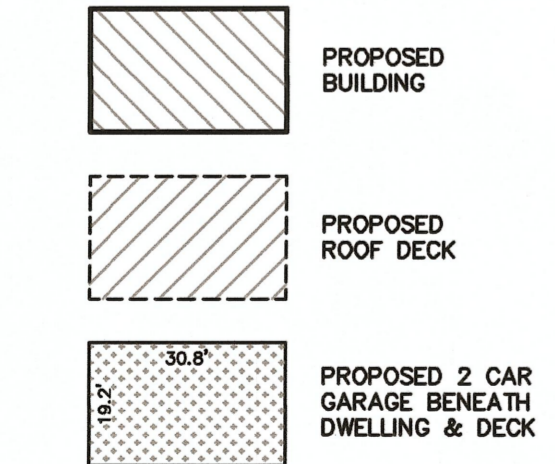
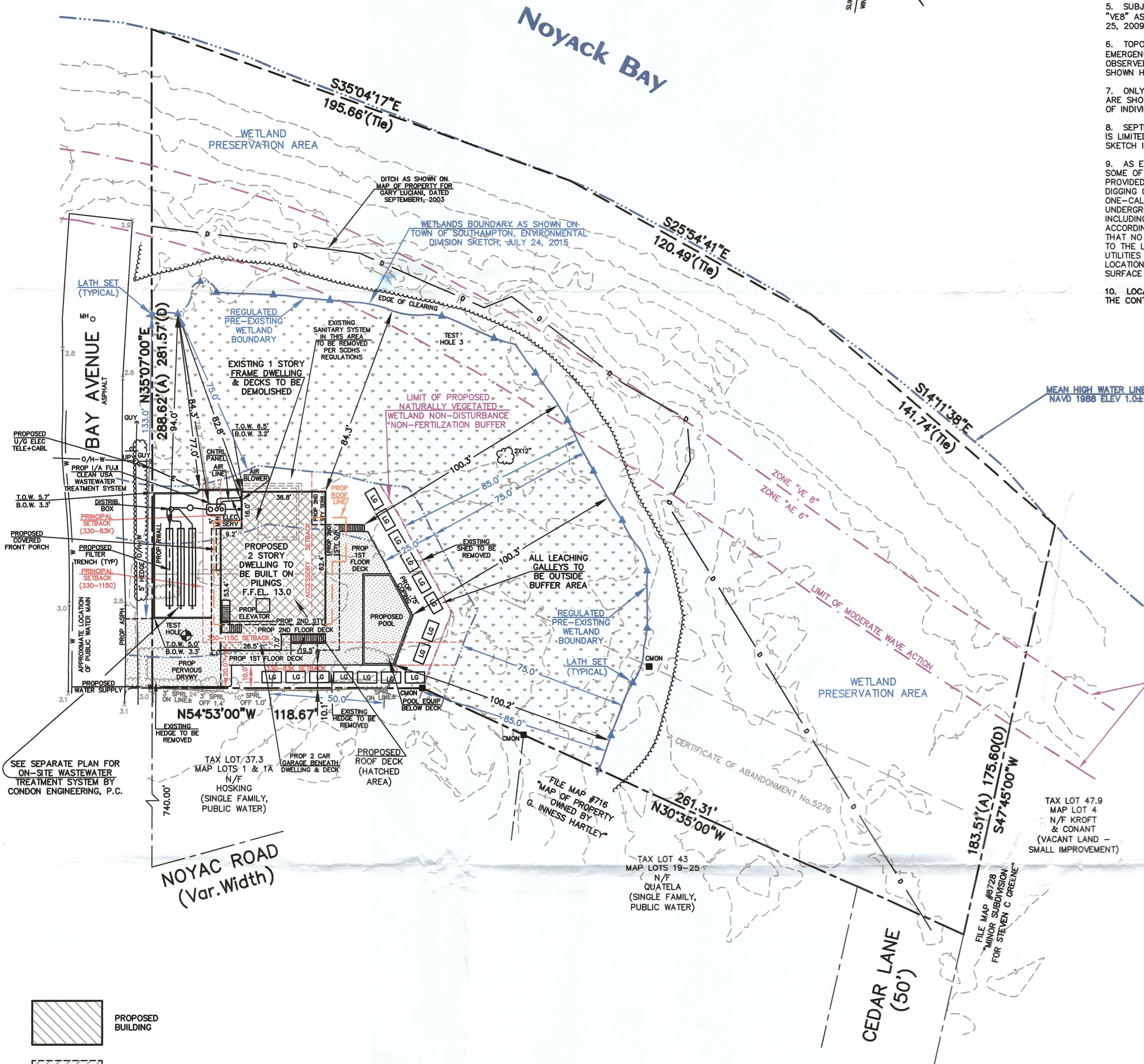
DRY WELL VOLUMES FOR 4" RAINFALL
ROOFED AREA = 3,328 SF

RAINFALL VOLUME =
[4"/(12"/1')] * 3,328 SF = 1,109 CF

LEACHING GALLEY VOLUME FOR
4.75' x 8.5' x 1' DEPTH = 40.38 CF

REQUIRED DEPTH OF GALLEYS =
1,109 CF / 40.38 CF/FT = 27.5 FT

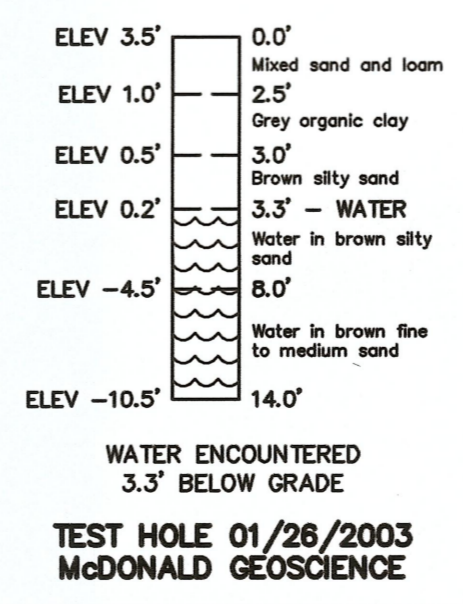
DEPTH OF GALLEYS PROVIDED = 30FT
(15 - 4.75' x 8.5' LEACHING GALLEYS
AT 2' DEPTH EACH
1 - LEACHING GALLEY TO BE USED
FOR POOL FILTER)



CERTIFICATION & ALTERATION NOTE:

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT 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(S) FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND/OR GOVERNMENTAL AGENCY LISTED HEREON, AND THE SUCCESSORS AND/OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. LOCATIONS OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST EXCEPT AS SHOWN HEREON, ARE NOT KNOWN AND ARE NOT COVERED BY THIS CERTIFICATION.

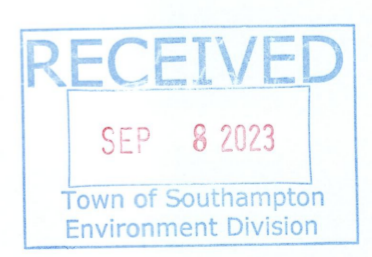
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- MONUMENT CONC OR STONE
- STAKE WOOD OR PLASTIC
- SPIKE, REBAR, IRON PIPE, ETC
- WETLAND FLAG
- LIMIT OF PROPOSED NON-DISTURBANCE & NON-FERTILIZATION BUFFER AREA

APPROVED
OCT 11 2023
SOUTHAMPTON TOWN
CONSERVATION BOARD

CERTIFIED TO:
GARY LUCIANI



<p>Field Work: PWD RMK Drawn By: FMH-JML/JER Checked By: FMH Reviewed By: [Signature]</p>	<p>Project No: 11-087 Drawing Name: 11-087/Pro22 Scale: 1" = 30' Date: 11 OCT 2011</p>	<p>LUCIANI PROPERTY SITUATE AT 38 BAY AVENUE NOYAC, NEW YORK COUNTY OF SUFFOLK, TOWN OF SOUTHAMPTON DISTRICT 900, SECTION 5, BLOCK 3, LOT 37.1</p> <p>PREPARED BY F. MICHAEL HEMMER, L.S. P.C. PROFESSIONAL SURVEYING SERVICES PO BOX 1328, SAG HARBOR, NEW YORK 11963 (631) 725-7199 INFO@FMHLS.COM</p>	
<p>Revisions: 02APR14 PROP PLOT PLAN 04JUN14 SCDS COMMENTS 28MAY15 SCDS COMMENTS 01SEP15 UPDATE SHEA NOTES 26L16 REV. PLOT PLAN 09MAR18 DWTS/PRO DWELLING 05OCT18 REV. PROP PLOT PLAN 11MAY19 M. SHEA COMMENTS/ASPA 19MAR19 PROP SPA REMOVED 23SEP19 M. SHEA COMMENTS 27MAY20 M. SHEA COMMENTS 14JUL20 NYS DEC COMMENTS 29NOV22 REV PROP SITE PLAN 13FEB23 REV PROP SITE PLAN 18FEB23 REV PROP SITE PLAN 27MAR23 ADD WETLANDS DIMS 03MAY23 M. SHEA COMMENTS 09AUG23 M. SHEA COMMENTS 31AUG23 4" RAINFALL CALC REV</p>	<p>Sheet Title: PROPOSED SITE PLAN</p> <p>Sheet 1 OF 1</p>		