

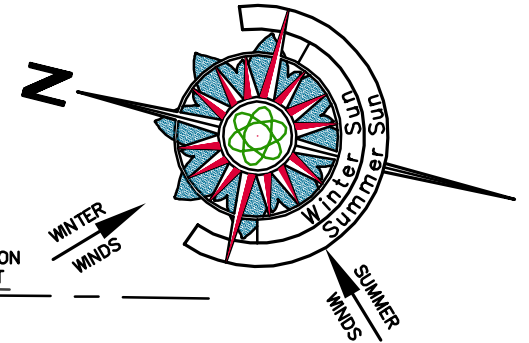
- MONUMENT
CONC or STONE
- ▲ STAKE
WOOD or PLASTIC
- SPIKE, REBAR,
IRON PIPE, ETC

SANITARY LOCATION TIES *

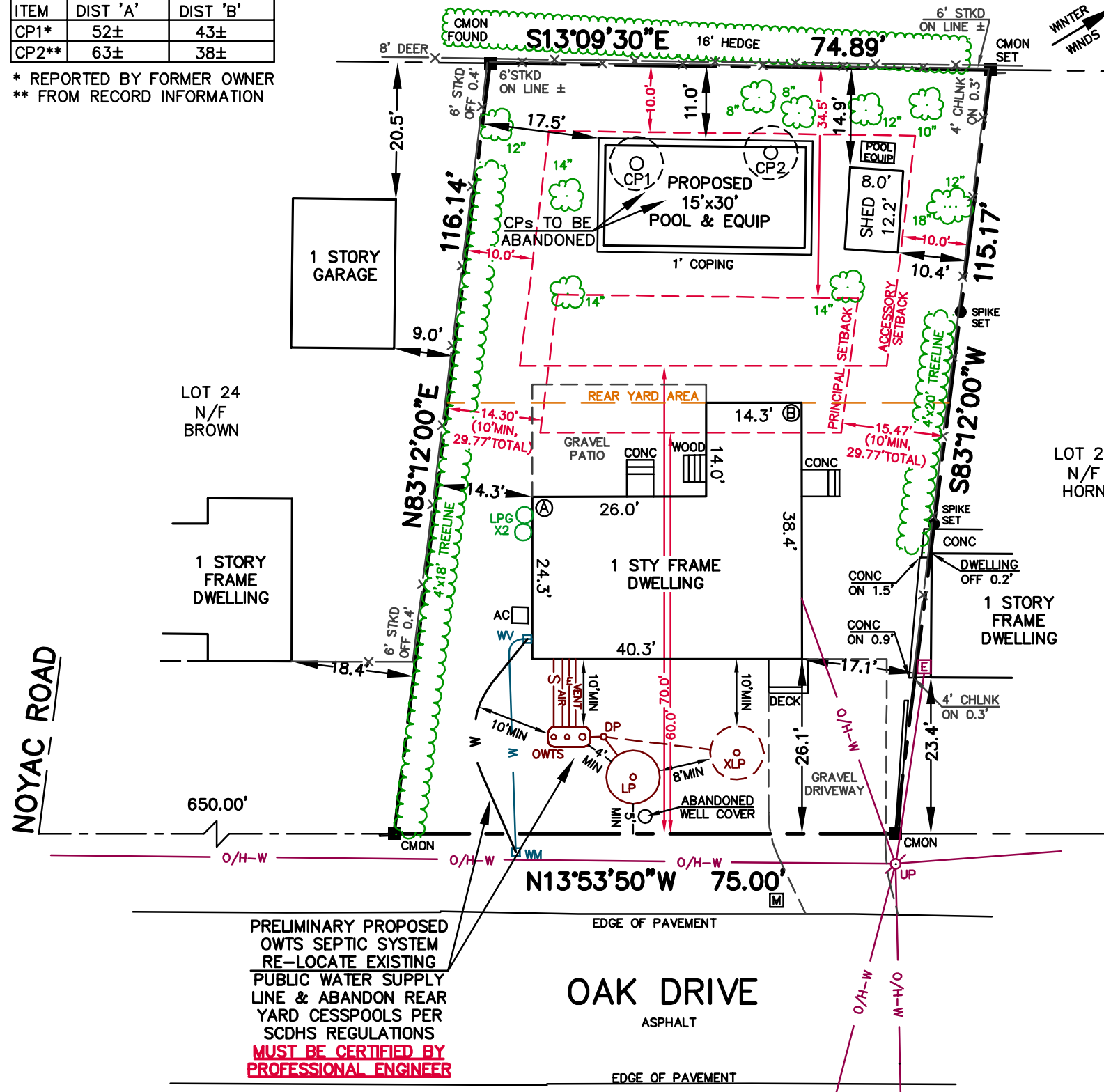
ITEM	DIST 'A'	DIST 'B'
CP1*	52±	43±
CP2**	63±	38±

* REPORTED BY FORMER OWNER
** FROM RECORD INFORMATION

LOT 35.15
N/F
EMERSON PROPERTIES, LLC



Deed North
TOTAL LOT AREA
8,608± SQ.FT.
0.20± ACRES



PRELIMINARY PROPOSED
OWTS SEPTIC SYSTEM
RE-LOCATE EXISTING
PUBLIC WATER SUPPLY
LINE & ABANDON REAR
YARD CESSPOOLS PER
SCDHS REGULATIONS
**MUST BE CERTIFIED BY
PROFESSIONAL ENGINEER**

OAK DRIVE
ASPHALT

TABLE OF AREAS		(SQ. FT.)
TOTAL LOT SIZE		8,608
EXISTING TOTAL CLEARING		8,608
PRE-CODE EXISTING CLEARING		8,608
EXISTING TOTAL BUILDING COVERAGE		1,279
ALLOWED TOTAL BUILDING COVERAGE	(8,608 * 0.20)	1,722
EXISTING REAR YARD COVERAGE		98
PROPOSED REAR YARD COVERAGE		657
ALLOWED REAR YARD COVERAGE	(3,773 * 0.20)	755

- 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.
 - ALL NATURAL FEATURES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO BLUFF CREST AND CLEARING LINES, MUST BE VERIFIED WITH APPROPRIATE REGULATORY AGENCIES.
 - SUBJECT PROPERTY IN ZONE "R40" AND IN THE AQUIFER PROTECTION OVERLAY DISTRICT PER TOWN OF SOUTHAMPTON GEOGRAPHIC INFORMATION SYSTEM, NOVEMBER 28, 2018.
 - PRINCIPAL SETBACKS SHOWN HEREON ARE DETERMINED BY ZONING CODE SECTION 330-115D CONTINUANCE (4/10s, 3/10s RULE). ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
 - NO WETLANDS LINES ARE SHOWN HEREON. ZONING SETBACKS AND/OR ALLOWED AREA COMPUTATIONS MAY BE DIFFERENT IF THE SUBJECT PROPERTY IS WITHIN REGULATORY DISTANCE OF ANY EXISTING WETLANDS. ALL ZONING INFORMATION MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.

PRELIMINARY 12 JUNE 2024

Field Work: JLA IV	Project No: 18-101
Drawn By: FMH JER	Drawing Name: 18-101.DWG
Checked By: FMH	Scale: 1" = 20'
Reviewed By: JML	Date: 26 NOV 2018

Revisions:
30NOV18 PROP SHED LOC
03DEC18 AS-BUILT SHED
12DEC18 CERTIFICATIONS
11JUN24 SITE UPDATE
XXXXXX PROP POOL & OWTS

HEMMER

PROPERTY SITUATE AT
28 OAK DRIVE
NOYAC, NEW YORK
COUNTY OF SUFFOLK, TOWN OF SOUTHAMPTON
DISTRICT 900, SECTION 6, BLOCK 2, LOT 23

PREPARED BY
F. MICHAEL HEMMER, LS, P.C.
PROFESSIONAL SURVEYING SERVICES

PO BOX 1328, BAG HARBOR, NEW YORK 11963
(631) 725-7199 INFO@FMHLS.COM

Sheet Title:
PROPOSED SITE PLAN

Sheet
1 OF 1

1" = 20'

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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