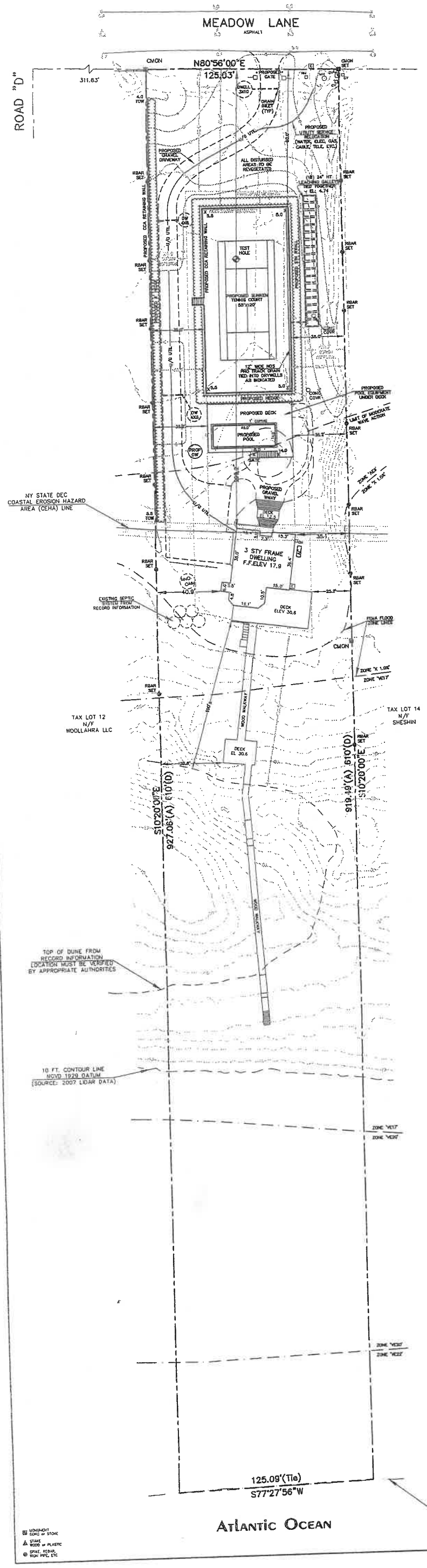
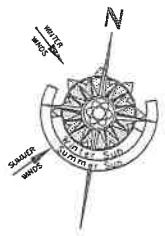




Deed North

LOT AREA TO M.H.W.L.
115,392 ± SQ.FT.
2.649± ACRES

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 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 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.

COPYRIGHT 2012 F. MICHAEL HEMMER, L.S. P.C. ALL RIGHTS RESERVED

1" = 40'

North American Vertical Datum 1988

NOTES:

1. 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.

2. SUBJECT PROPERTY SHOWN AS PART OF LOT 23 ON "SUBDIVISION MAP OF SECTION A; SOUTHAMPTON-QUOGUE BEACH; PROPOERTY OF; SOUTHAMPTON BAY AND BEACH CORP.; SUFFOLK COUNTY, N.Y." BY WALLACE H. HALSEY, C.E., SOUTHAMPTON, NY, FILED MAY 29, 1928 AS FILE MAP No. 868.

3. SUBJECT PROPERTY IN ZONE "R-80" AND IN TIDAL FLOODPLAIN OVERLAY DISTRICT PER VILLAGE OF SOUTHAMPTON ZONING MAP, PREPARD AUGUST 3, 1992. PRINCIPAL SETBACKS SHOWN HEREON ARE DETERMINED BY ZONING CODE SECTION 116-19C CONTINUANCE (4/10s RULE). ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.

4. 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.

5. ALL NATURAL FEATURES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO BLUFF CREST AND CLEARING LINES, MUST BE VERIFIED WITH APPROPRIATE REGULATORY AGENCIES.

6. BOUNDARY COURSES SHOWN HEREON WITH (A) OR (D) SUFFIX INDICATE ACTUAL (A) VERSUS DEED (D) OR FILE MAP (M) VALUES.

7. SUBJECT PROPERTY IN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD ZONES "VE22", "VE20", "VE17", "X 1.0%" & "AE9",AS SHOWN ON FLOOD INSURANCE RATE MAP FM36103C0802H, LAST REVISED SEPTEMBER 25, 2009.

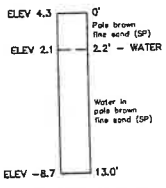
8. NY STATE DEC COASTAL EROSION HAZARD AREA LINE SCALED FROM COASTAL EROSION HAZARD AREA MAP 2 OF 6 FOR THE VILLAGE OF SOUTHAMPTON DATED 6/7/88.

9. TOPOGRAPHIC TERRAIN CONTOURS SHOWN HEREON AT 2 FOOT INTERVALS SOUTH OF EXISITING DWELLING ARE COMPUTED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY AERIAL LIGHT DETECTION AND RANGING (LIDAR) DATA OBSERVED IN JANUARY 2007 FOR FLOOD INSURANCE RATE MAPPING UPDATE. CONTOURS AT 1 FOOT INTERVALS NORTH OF EXISTING DWELLING AND SPOT GRADES SHOWN HEREON, ARE COMPUTED FROM FIELD OBSERVATIONS AS OF THE ORIGINAL DATE OF THIS SURVEY MAP.

10. SEPTIC SYSTEM LOCATION AS SHOWN FROM INFORMATION PROVIDED BY OTHERS AND IS NOT CERTIFIED.

11. AS EVIDENCED BY OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, 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.

12. LOCATION AND PROTECTION OF ALL UNDERGROUND UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.



WATER ENCOUNTERED 2.2' BELOW GRADE

TEST HOLE 10/11/2012
McDONALD GEOSCIENCE

TABLE OF AREAS	(SQ. FT.)
LOT SIZE	115,392
EXISTING TOTAL LOT COVERAGE	4,449
PROPOSED TOTAL LOT COVERAGE	12,878
ALLOWED TOTAL LOT COVERAGE (115,392 * 0.14 + 1,500)	17,655

RUNOFF CALCULATIONS			
WATERSHED : IMPERVIOUS TENNIS COURT			
AREA (FT²)	2" RAINFALL INTENSITY	RUNOFF COEFFICIENT	STORAGE VOLUME (FT³)
6,800 FT²	(X) .167	(X) 1.0 (IMPERVIOUS)	(=) 1,102 FT³ REQUIRED
(18) 6'-6" x 6'-0" CONCRETE LEACHING GALLEYS@64 CU/FT CAPACITY) : 1,152 FT³ PROVIDED			

CUT/FILL CALCULATIONS
TOTAL PROPOSED CUT: 0 CU/FT
TOTAL PROPOSED FILL: +/- 905 CUYDS
CUT/FILL RATIO:
(905 cuyds) - (0 cuyds) = 905 cuyds
TOTAL IMPORTED FILL: +/- 905 CUYDS