NOTE: THE CONSERVATION EASEMENT IN THIS AREA MAY BE EXTINGUISHED IN THE EVENT THAT THIS PARCEL IS TRANSFERRED TO THE ADJACENT FERRY COMPANY LANDS, PROVIDED THAT THE PARCEL IS HELD IN THE SAME NAME AND THAT NO NEW LOT IS CREATED.

UPLAND EDGE OF WETLANDS AS DETERMINED BY ROBERT FOX OF SEA LEVEL MAPPING ON AUGUST 8, 2008 AND LOCATED BY THIS OFFICE ON AUGUST 20, 2008.

POTENTIAL AREA TO BE DREDGED PENDING APPROVAL FROM ALL INVOLVED AGENCIES

POTENTIAL FUTURE RAMP TO CONNECT TO EXISTING DOCK PENDING APPROVAL FROM ALL INVOLVED AGENCIES

SHELTER ISLAND

TYNDAL POINT

SOUND

NORTH ROAD

NYS RTE 114 - VARIABLE WIDTH (IMPROVED, STATE ROAD)

SOUTH FERRY ROAD

DEERFIELD ROAD (PRIVATE ROAD)

ACTORS COLONY ROAD

CORWIN ROAD

N 73° 10' 55" E 75.00'

N 16° 49' 05" E 149.74'

N 69° 29' 22" E 33.82'

N 52° 49' 36" E 203.16'

N 44° 39' 32" E 206.79'

N 39° 44' 33" E 203.77'

N 59° 26' 14" E 99.04'

S 73° 45' 17" E 35.49'

S 45° 30' 37" E 255.98'

S 39° 27' 07" E 139.24'

S 70° 33' 00" E 126.00'

S 47° 45' 09" E 227.63'

S 39° 45' 33" E 80.87'

S 30° 33' 41" E 317.11'

S 35° 23' 50" E 289.61'

S 40° 40' 28" E 343.28'

N 11° 14' 27" W 338.16'

N 16° 49' 05" W 1592.12'

S 44° 29' 02" E 51.78'

N 85° 44' 02" E 67.39'

S 84° 05' 01" E 72.82'

S 01° 28' 42" W 46.96'

S 58° 54' 38" W 662.77'

S 62° 58' 51" W 676.87'

S 60° 06' 01" W 435.05'

N 62° 58' 51" E 664.57'

CONSERVATION EASEMENT 3.4922 ACRES

CONSERVATION EASEMENT 9.3633 ACRES

CONSERVATION EASEMENT 2.0678 ACRES

CONSERVATION EASEMENT 6.7295 ACRES

CONSERVATION EASEMENT 4.7616 ACRES

CONSERVATION EASEMENT 3.0261 ACRES

CONS. E'MNT 0.7151 ACRES

CONS. E'MNT 0.6119 ACRES

CONS. E'MNT 0.7120 AC.

CONS. E'MNT 0.5159 AC.

CONS. E'MNT 0.6992 AC.

CONS. E'MNT 1.0149 ACRES

1 10.660 ACRES

2 10.089 ACRES

3 6.873 ACRES

4 10.011 ACRES

5 9.160 ACRES

6 8.474 ACRES

COASTAL EASEMENT AREA 1.379 ACRES

COASTAL EASEMENT AREA 1.455 ACRES

COASTAL EASEMENT AREA 2.286 ACRES

PORTION OF EXISTING EARTH DRIVE TO BE RETAINED 0.025 ACRES

EXISTING EARTH DRIVE TO MARINA TO BE RETAINED 0.036 ACRES

PROPOSED EMERGENCY ACCESS 0.076 ACRES

COMMON DRIVEWAY & UTILITY EASEMENT (VAR. WIDTH)

PROPOSED MOORING DOLPHINS

POTENTIAL FUTURE ADDITION TO EXISTING DOCK PENDING APPROVALS FROM ALL INVOLVED AGENCIES

EXISTING CHANGING HOUSE TO REMAIN AND BE RESTORED (PERMIT PENDING)

PROPOSED ENCLOSED PORCH WITH ROOF DECK (20' X 15') VOHN BLDG. PERMIT NO. 1812

PROPOSED RECONSTRUCTION OF FENCED STRUCTURE (PERMIT PENDING)

POTENTIAL FUTURE LOW PROFILE BULKHEAD PENDING APPROVAL FROM ALL INVOLVED AGENCIES

POTENTIAL PROPOSED DOCK AND STAIRS DOWN BLUFF PENDING APPROVAL FROM ALL INVOLVED AGENCIES

2 STORY BARN & APARTMENT

2 STORY HOUSE

2 STORY APARTMENT & GARAGE

1 STORY MAIN HOUSE

1 STORY HOUSE

PUMP HOUSE

GAZEBO

WORKSHOP

SHED

GROVE OF TREES AND LAWN TO REMAIN

EARTH ROAD

C/L OF EVERGREEN TREES

STONE WALL

STONE WALLS

ORCHARD

POND

GRAVEL

DRIVE

PAVED

WOOD JETTY

WOOD DOCK

WOOD BULKHEAD AND DOCK

METAL RAMP

PILINGS

CREEK

WELL

WATER VALVE

VAULT

HYDRANT

O.H. UTILITIES

OVERHEAD WIRES

OLD WINDMILL TOWER & WELL PIT

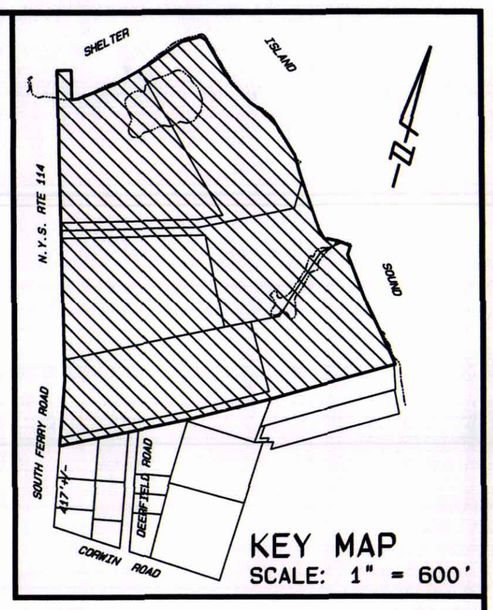
N/F EILEEN V. JAMES W. CHRISTMAS
(EXISTING HOUSE REMOVED
EXISTING WELL ABANDONED
NEW HOUSE UNDER CONSTRUCTION
TO BE CONNECTED TO PUBLIC WATER)

N/F PATRICIA H. & ROBERT D. SAAR (HOUSE W/ PUBLIC WATER)

N/F LAURA CONROY

N/F EDWARD OBEREMPT & SUZANNE RIGG

N/F KATHERINE F. MILLER



KEY MAP
SCALE: 1" = 600'

SITE DATA:

TOTAL AREA:	55.268 ACRES
NUMBER OF LOTS:	6
SUM OF LOT AREAS:	55.268 ACRES
AVERAGE LOT SIZE:	401,249 S.F.
AVERAGE RES. DENSITY:	1 D.U./9.21 AC.
SUM OF CONSERVATION EASEMENT AREAS:	33.709 ACRES
POSTAL DISTRICT:	SAG HARBOR
SCHOOL DISTRICT:	SAG HARBOR
FIRE DISTRICT:	SAG HARBOR
ZONING DISTRICT:	R-1

OPEN SPACE CALCULATION:

TOTAL AREA:	55.268 ACRES
WETLANDS, WATER SURFACE AND BEACHES:	8.788 ACRES
AREAS WITH SLOPES IN EXCESS OF 20%:	3.087 ACRES
NET AREA:	43.393 ACRES

50% OPEN SPACE
43.393 ACRES X 50% = 21.697 ACRES

REQUIRED OPEN SPACE:
21.697 ACRES + 11.875 ACRES = 33.572 ACRES (60%)

SUM OF CONS. E'MENTS: 33.709 ACRES*

* INCLUDES 0.137 ACRES OF EXISTING DRIVES, THROUGH CONSERVATION EASEMENT AREAS, WHICH ARE TO REMAIN IN USE. NET CONSERVATION EASEMENT AREA EXCLUDING THESE DRIVES IS 33.572 ACRES.

COASTAL EASEMENT DATA

	BEARING	DISTANCE
1	N 33° 16' 37" W	74.19
2	N 18° 09' 53" W	128.84
3	N 34° 42' 38" W	54.47
4	N 64° 58' 15" W	151.71
5	N 74° 55' 20" W	112.79
6	S 17° 26' 54" W	156.71
7	S 28° 30' 27" W	140.64
8	N 45° 20' 28" W	47.33
9	N 32° 49' 37" E	44.57
10	S 54° 16' 07" E	58.27
11	S 62° 40' 31" E	48.72
12	S 76° 46' 03" E	38.76
13	S 72° 19' 36" E	54.87
14	S 56° 53' 55" E	58.23
15	S 49° 37' 54" E	111.80
16	S 55° 34' 34" E	86.91
17	S 49° 08' 44" E	32.34
18	S 39° 49' 53" E	32.61
19	S 50° 30' 25" W	12.30
20	S 34° 54' 05" E	45.32
21	S 27° 56' 03" E	54.82
22	S 28° 18' 19" E	26.77
23	S 62° 49' 51" W	99.42
24	S 37° 57' 44" E	133.22
25	S 36° 00' 06" E	97.33
26	S 51° 37' 29" E	70.45
27	S 45° 39' 58" W	44.51
28	S 13° 21' 43" W	22.63
29	N 77° 22' 51" W	30.64

	BEARING	DISTANCE
30	S 08° 59' 44" W	43.17
31	S 02° 08' 45" W	48.07
32	S 12° 08' 13" W	47.66
33	S 13° 23' 38" W	43.99
34	S 25° 01' 27" W	49.53
35	S 40° 36' 32" W	26.58
36	N 66° 11' 00" W	50.77
37	S 23° 38' 57" W	47.37
38	S 54° 09' 34" E	38.72
39	S 15° 00' 10" W	62.16
40	S 43° 37' 33" W	47.44
41	S 23° 37' 32" W	17.45
42	S 62° 58' 51" W	35.95
43	N 29° 53' 59" W	110.00
44	N 26° 59' 06" E	90.60
45	N 23° 38' 57" E	115.37
46	S 66° 11' 00" E	62.67
47	N 08° 23' 08" E	231.85
48	N 36° 00' 06" W	153.13
49	N 62° 49' 51" E	30.06
50	N 00° 53' 14" E	67.86
51	N 41° 32' 37" W	121.69
52	S 84° 40' 38" W	112.71
53	N 50° 19' 46" W	102.21
54	N 42° 15' 17" W	141.12
55	S 47° 36' 04" W	25.77
56	N 45° 31' 13" W	30.24
57	S 17° 08' 46" W	37.41
58	S 10° 06' 43" E	152.04

	BEARING	DISTANCE
59	S 26° 21' 23" W	102.76
60	S 55° 18' 05" W	54.14
61	N 34° 23' 48" W	100.95
62	N 57° 24' 56" E	27.70
63	N 26° 21' 23" E	45.09
64	N 11° 22' 02" W	43.58
65	N 06° 48' 07" W	30.57
66	N 15° 33' 35" W	47.72
67	N 06° 01' 17" E	35.27
68	N 17° 08' 46" E	58.44
69	N 25° 01' 13" E	44.26
70	N 38° 08' 32" E	36.30
71	N 26° 48' 27" E	38.14
72	N 58° 53' 47" W	21.07
73	N 54° 07' 57" W	11.96
74	N 15° 01' 53" E	61.15
75	N 49° 05' 06" E	88.07
76	S 21° 59' 25" E	47.96
77	S 22° 04' 12" E	128.52
78	S 39° 29' 21" E	51.03
79	S 48° 57' 50" E	61.26
80	S 43° 27' 51" E	68.12
81	S 39° 48' 26" E	71.85
82	S 44° 20' 20" E	42.84
83	S 37° 24' 56" E	45.00
84	N 68° 32' 02" E	15.55
85	S 41° 32' 37" E	75.50
86	S 41° 48' 05" E	72.20
87	S 58° 54' 38" W	25.00

NOTES:

1. ALL LOT AREAS AND DIMENSIONS ARE APPROXIMATE.
2. UTILITIES (LIPA, TELCO, CATV) ARE AVAILABLE ALONG FERRY ROAD.
3. THERE IS AN EXISTING SCWA MAIN ALONG FERRY ROAD. THEREFORE, THE PROPOSED LOTS WILL BE SERVED BY PUBLIC WATER.
4. INDIVIDUAL SANITARY SYSTEMS WILL BE PROVIDED, SUBJECT TO HEALTH DEP'T. APPROVAL.
5. BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY THIS OFFICE LAST DATED OCTOBER 2, 2006.
6. TOPOGRAPHIC INFORMATION TAKEN FROM A PHOTOGRAMMETRIC SURVEY TIED TO GROUND TRUTH. DATUM IS NGVD 1929. COUNTOUR INTERVAL IS 2'.
7. COSTELLO MARINE CONTRACTING CORPORATION IS RESPONSIBLE FOR OBTAINING THE APPROVALS NECESSARY FOR THE PROPOSED DOCKS, DREDGING AND LOW PROFILE BULKHEADS SHOWN HEREON.
8. UPON DEVELOPMENT OR REDEVELOPMENT OF PROPOSED LOTS, ALL OVERHEAD UTILITIES WILL BE PLACED UNDERGROUND.
9. ANY NONCONFORMING STRUCTURES LOCATED OUTSIDE OF THE BUILDING ENVELOPE FOR LOT 6 SHALL BE REMOVED INCIDENT TO ANY APPLICATION FOR EITHER A BUILDING PERMIT OR A C.O. FOR SAID LOT.

PREPARED: FEBRUARY 3, 2010
REVISED: FEBRUARY 17, 2010
REVISED: APRIL 1, 2010
REVISED: MAY 7, 2010

LEGEND:

SURFACE WATER SHOWN THUS:

WETLANDS SHOWN THUS:

CONSERVATION EASEMENTS SHOWN THUS:

PRINCIPAL BUILDING ENVELOPE SHOWN THUS:

ACCESSORY STRUCTURE BUILDING ENVELOPE SHOWN THUS:

AREA WITH SLOPES IN EXCESS OF 20% SHOWN THUS:

COASTAL EASEMENT AREAS SHOWN THUS: ////

NYSDEC TIDAL WETLANDS PERMIT NO.: 1-4736-07523/00001

SCDHS REF. NO.: S09-09-0007

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REDUCED DENSITY SUBDIVISION

PRELIMINARY PLAT

FOR PROPERTY OF

LORRAINE ANDERSON ESTATE

SITUATE

INC. VILLAGE OF NORTH HAVEN

TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK

TAX MAP NOS.: 0901-001.00-02.00-001.000, 002.000 & 003.000

SCALE: 1" = 100'

100 0 100 200 300

PLOT PRELIMINARY PLAT - 14[0,17]PF: 261303 545 07-May-10 10:33 AM / 2613-1