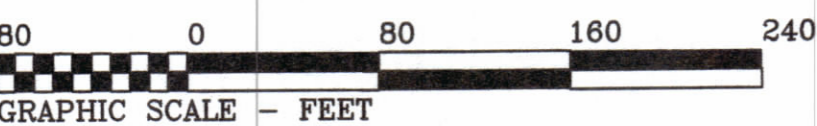


#### EROSION CONTROL MEASURES

1. IN ACCORDANCE WITH THE PROVISIONS OF THE USEPA GENERAL PERMIT AND THE NYSDEC, DURING THE COURSE OF CONSTRUCTION, CERTAIN EROSION AND SEDIMENT CONTROL MEASURES MAY BECOME NECESSARY TO PREVENT THE TRANSPORT OF SEDIMENT TO OFF-SITE AREAS, PONDS, WATER COURSES, DRAINAGE INLETS, RECHARGE BASINS, ETC. ACTUAL EROSION CONTROL MEASURES WILL BE DICTATED BY FIELD CONDITIONS AS CONSTRUCTION PROGRESSES, BUT THE FOLLOWING GENERAL CONDITIONS SHALL BE OBSERVED:
  - EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AND REMAIN UNDISTURBED.
  - CLEARING AND GRADING SHALL BE SCHEDULED SO AS TO MINIMIZE THE SIZE OF EXPOSED AREAS AND THE LENGTH OF TIME THEY ARE EXPOSED.
  - THE LENGTH AND STEEPNESS OF CLEARED SLOPES SHALL BE MINIMIZED TO REDUCE RUNOFF VELOCITIES.
  - SEDIMENT SHALL BE RETAINED ON THE SITE.
2. SPECIFIC METHODS AND MATERIALS EMPLOYED IN THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES SHALL CONFORM TO THE "NEW YORK GUIDELINES FOR EROSION AND SEDIMENT CONTROL".
3. SEDIMENT BARRIERS (SILT FENCE, HAY BALES OR APPROVED EQUAL) SHALL BE INSTALLED AS REQUIRED ALONG THE LIMITS OF DISTURBANCE FOR THE DURATION OF THE WORK. NO SEDIMENT FROM THE SITE SHALL BE PERMITTED TO WASH ONTO ADJACENT PROPERTIES, WETLANDS OR ROADS.
4. GRADED AND STRIPPED AREAS AND STOCKPILES SHALL BE KEPT STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AS REQUIRED. SEED MIXTURES SHALL BE IN ACCORDANCE WITH SOIL CONSERVATION SERVICE RECOMMENDATIONS.
5. DRAINAGE INLETS INSTALLED AS PART OF THE PROJECT SHALL BE PROTECTED FROM SEDIMENT BUILDUP THROUGH THE USE OF SEDIMENT BARRIERS, SEDIMENT TRAPS, ETC. AS REQUIRED.
6. INSPECTION AND MAINTENANCE OF EROSION CONTROL MEASURES IS TO BE PERFORMED DAILY BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION FOR THE DAY AND AFTER HEAVY OR PROLONGED STORMS. MAINTENANCE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, CLEANING AND/OR REPAIR OF SEDIMENT BASINS OR TRAPS, SEDIMENT BARRIERS, BERMS, DIVERSIONS AND INLET PROTECTION.
7. APPROPRIATE MEANS SHALL BE USED TO CONTROL DUST DURING CONSTRUCTION.
8. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT SOIL AND LOOSE DEBRIS FROM BEING TRACKED ONTO LOCAL ROADS. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED.
9. SEDIMENT BARRIERS AND OTHER EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL UPLAND DISTURBED AREAS ARE PERMANENTLY STABILIZED. AFTER PERMANENT STABILIZATION, PAVED AREAS SHALL BE CLEANED AND THE DRAINAGE SYSTEM CLEANED AND FLUSHED AS NECESSARY.
10. ENGINEERING DIVISION TO BE CONTACTED NO LESS THAN 48 HOURS IN ADVANCE, TO INSPECT, EROSION CONTROL MEASURES, DRAINAGE BEFORE BACKFILLING, BEFORE AND AFTER PAVING OF ROADS AND PARKING LOTS.
11. FAILURE TO OBTAIN ENGINEERING INSPECTIONS DURING THE CONSTRUCTION PROCESS WILL EITHER DELAY FINAL APPROVAL OR INCUR SUBSTANTIAL COSTS TO THE APPLICANT TO EXPOSE INSTALLED COMPONENTS, IN ORDER TO OBTAIN APPROVAL.

GROUND ELEVATION EL.143.4'	
OL	DARK BROWN SANDY LOAM
1'	
SM	DARK BROWN SANDY LOAM
3'	
SP	PALE BROWN FINE SAND
17'	

TEST HOLE  
BY: MCDONALD GEOSCIENCE  
DATE: 11/28/2007



FILE NO. 50735-3 LOT SUB. (CLUSTER) SCALE: 1" = 80'

SITE DATA:  
POSTAL DISTRICT: SAG HARBOR (11963)  
FIRE DISTRICT: SAG HARBOR  
SCHOOL DISTRICT: SAG HARBOR  
WATER DISTRICT: SCWA  
NUMBER OF LOTS: 6  
AVERAGE LOT SIZE: 113,308 SQ. FT.  
ZONING DISTRICT: CR200  
FEMA ZONE: X

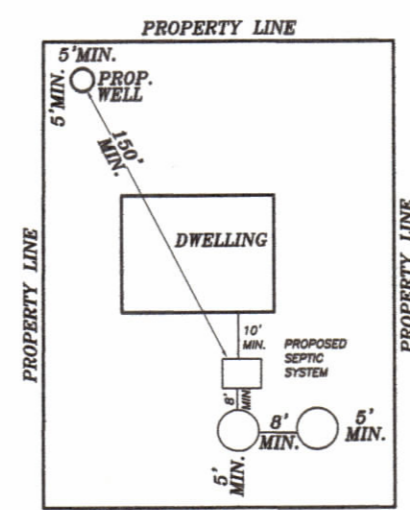
SUBDIVIDER AND OWNER:  
MIDDLE LINE HIGHWAY LLC  
C/O PHILIP EDWARDS  
26 EAST 10 TH STREET, APT. 8C  
NEW YORK, NY 10003  
TELEPHONE: 917 520 0870

#### LOT AREA SUMMARY:

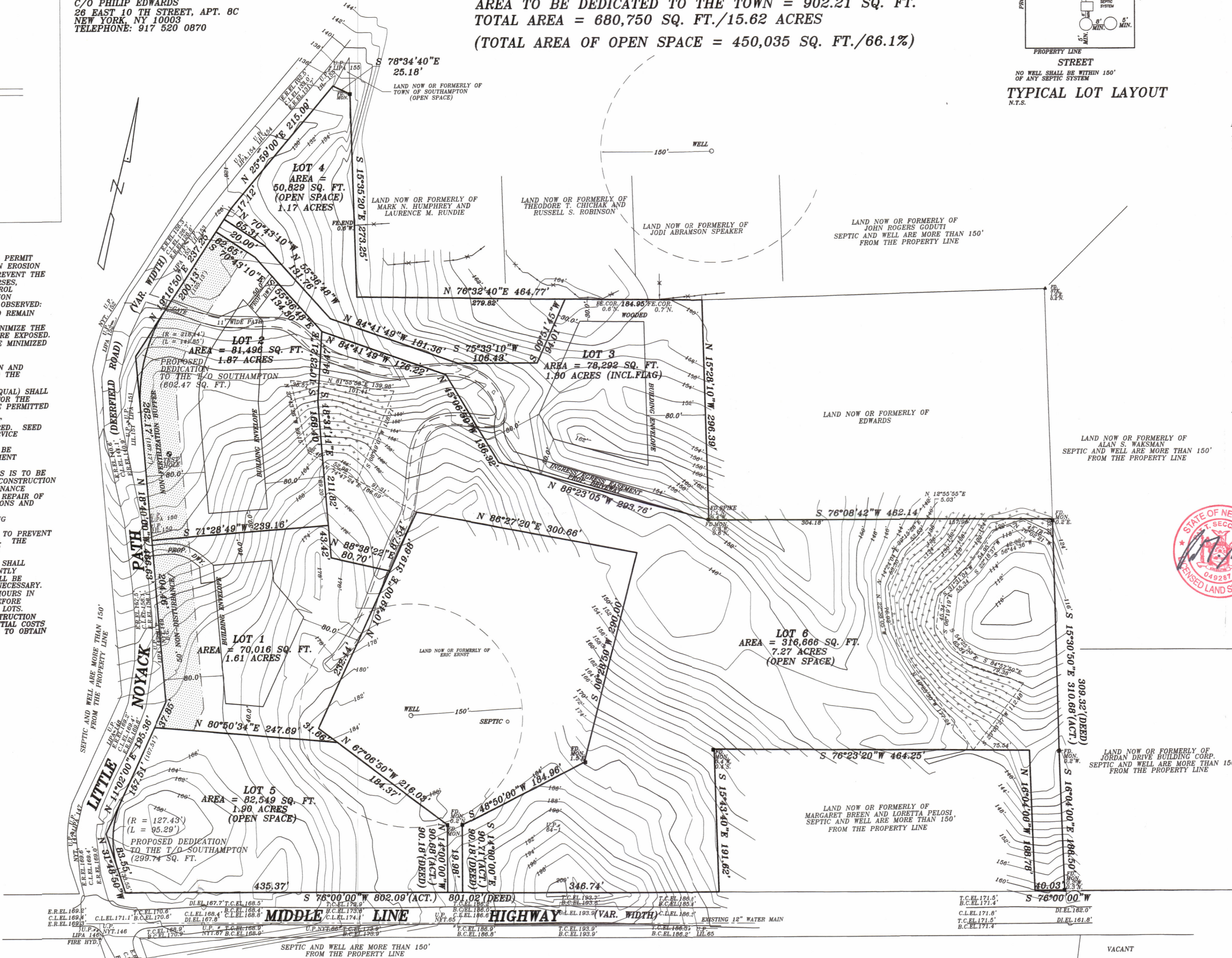
LOT 1 = 70,016 SQ. FT./1.61 ACRES  
LOT 2 = 81,496 SQ. FT./1.87 ACRES  
LOT 3 = 78,292 SQ. FT./1.80 ACRES  
LOT 4 = 50,829 SQ. FT./1.17 ACRES (OPEN SPACE)  
LOT 5 = 82,549 SQ. FT./1.90 ACRES (OPEN SPACE)  
LOT 6 = 316,666 SQ. FT./7.27 ACRES (OPEN SPACE)

AREA TO BE DEDICATED TO THE TOWN = 902.21 SQ. FT.  
TOTAL AREA = 680,750 SQ. FT./15.62 ACRES

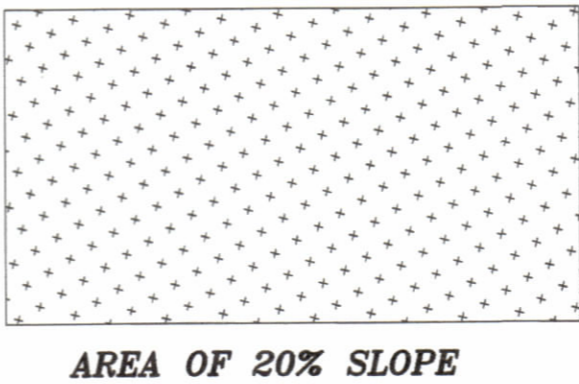
(TOTAL AREA OF OPEN SPACE = 450,035 SQ. FT./66.1%)



TYPICAL LOT LAYOUT  
N.T.S.



REVISED: 02/12/2014  
REVISED: 11/28/2012  
REVISED: 12/05/2011  
REVISED: 03/04/2011  
REVISED: 03/15/2011  
UPDATE: 01/14/2011  
REVISED: 01/10/2011  
REVISED: 12/13/2010  
REVISED: 11/05/2010  
UPDATE: 09/20/2010  
REVISED: 08/27/2010  
REVISED: 04/11/2008 (NEW LOC. OF LOT 3)  
REVISED: 04/09/2008  
REVISED: 04/02/2008 (MAX ALLOW. CLEARING)  
REVISED: 03/28/2008  
REVISED: 03/12/2008  
REVISED: 12/28/2007 (PROP. DWG.)  
REVISED: 11/16/2007  
DATE: 04/25/2007



AREA OF 20% SLOPE

## SUBDIVISION MAP OF MIDDLE LINE HIGHWAY LLC (CLUSTER) SITUATED AT NOYACK, TOWN OF SOUTHAMPTON SUFFOLK COUNTY, NEW YORK

S.C.T.M. NO. 900-34-1-19.1 AND 20.2  
ELEVATIONS ARE IN N.G.V.D. DATUM  
ZONE: CR200

BUILDING ENVELOPES FOR LOTS 1, 2 AND 3 MEETS R60 ZONE REGULATIONS

NOTE:  
AQUIFER PROTECTION OVERLAY DISTRICT CLEARING RESCRIPTIONS APPLY.

#### MAP APPROVAL CERTIFICATION

THIS IS TO VERIFY THAT THIS SUBDIVISION PLAT HAS BEEN APPROVED BY THE PLANNING BOARD OF THE TOWN OF SOUTHAMPTON BY RESOLUTION DATED: \_\_\_\_\_

DATE OF SIGNING: \_\_\_\_\_ TOWN OF SOUTHAMPTON PLANNING BOARD

#### COMPLIANCE WITH ZONING (CLUSTER):

THIS IS TO CERTIFY THAT ALL LOTS AND PARCELS SHOWN ON THIS PLAT COMPLY WITH THE REQUIREMENTS OF THE TOWN OF SOUTHAMPTON ZONING LAW, EXCEPT AS MODIFIED BY THE PLANNING BOARD PURSUANT TO SECTION 278 OF THE TOWN LAW AND CHAPTER 247 OF THE TOWN CODE. SUCH MODIFICATIONS OF THE APPLICABLE PROVISIONS OF THE ZONING LAW, AS NOTED HEREON, HAVE BEEN GRANTED SIMULTANEOUSLY WITH APPROVAL OF THIS PLAT.

DATE OF SIGNATURE: \_\_\_\_\_ SIGNATURE OF SURVEYOR: \_\_\_\_\_

#### CERTIFICATION OF SURVEY:

I HEREBY CERTIFY THAT THIS MAP WAS MADE BY ME FROM ACTUAL SURVEYS COMPLETED AND THAT ALL CONCRETE MONUMENTS SHOWN HEREON EXIST OR ARE PROPOSED TO BE SET AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN.

DATE OF SIGNATURE: \_\_\_\_\_ SIGNATURE OF SURVEYOR: \_\_\_\_\_

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES  
HAUPPAUGE, N.Y.

DATE: \_\_\_\_\_



This is to certify that the proposed Realty Subdivision or Development for MIDDLE LINE HIGHWAY LLC in the TOWN OF SOUTHAMPTON with a total of 6 lots was approved on the above date. Water Supplies and Sewage Disposal Facilities must conform to construction standards in effect at the time of construction and are subject to separate permits pursuant to those standards. This approval shall be valid only if the realty subdivision/development map is duly filed with the County Clerk within one year of this date. Consent is hereby given for the filing of this map on which this endorsement appears in the Office of the County Clerk in accordance with provisions of the Public Health Law and the Suffolk County Sanitary Code.

Vito A. Minei, P.E.  
Director, Division of Environmental Quality

" I HEREBY CERTIFY THAT THE WATER SUPPLY (S) AND/OR NEW SEWAGE DISPOSAL SYSTEM (S) FOR THIS PROJECT WERE DESIGNED BY ME OR UNDER MY DIRECTION. BASED UPON A CAREFUL AND THOROUGH STUDY OF THE SOIL, SITE AND GROUND WATER CONDITIONS, ALL LOTS, AS PROPOSED, CONFORM TO THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES CONSTRUCTION STANDARDS IN EFFECT AS OF THIS DATE." EXISTING SEPTIC SYSTEMS WERE NOT EVALUATED AS PART OF THIS DESIGN

DATE: \_\_\_\_\_ ALLEN GLENN BERNHARD, P.E. LIC. NO. 078761

PAT T. SECCAFICO  
PROFESSIONAL LAND SURVEYOR, P.C.  
- SUCCESSOR TO -  
DONALD TASE, L.S.  
RICHARD WILHELM AND ASSOCIATES  
NORTHSTAR SURVEYING, P.C.  
PAUL T. CANALIZO, L.S., ROBERT A. KART, L.S.  
GOOD GROUND SURVEYORS, P.C.

328A Main Street  
Center Moriches, NY 11934  
Phone: (631) 878-0120  
Fax: (631) 878-7190

Hampton Atrium Unit D-4  
186 W. Montauk Highway  
Hampton Bays, NY 11946  
Phone: (631) 728-5330  
Fax: (631) 728-6707

N.Y.S. LIC. NO. 049287  
COPYRIGHT - 2014 PAT T. SECCAFICO P.L.S., P.C.

GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE. UNDERGROUND UTILITIES EASEMENTS NOT SHOWN AND UTILITY POLE LOCATIONS ARE NOT GUARANTEED. THE OFFSET DIMENSION SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR SPECIFIC PURPOSE AND USE, THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITION TO BUILDINGS AND OTHER CONSTRUCTION. THE EXISTENCE OF RIGHT OF WAYS, WETLANDS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT GUARANTEED. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS SIGNATURE AND RED INK OR EMBOSSED SEAL SHALL NOT BE CONSIDERED A TRUE VALID COPY. ALL LOCATIONS OF AND DISTANCES TO WELLS AND CESSPOOLS ARE BY LOCATIONS FROM HOMEOWNERS, FIELD OBSERVATIONS AND/OR INFORMATION OBTAINED FROM OTHERS. SINCE MOST ARE NOT VISIBLE THESE LOCATIONS AND DIMENSIONS CANNOT BE CERTIFIED.