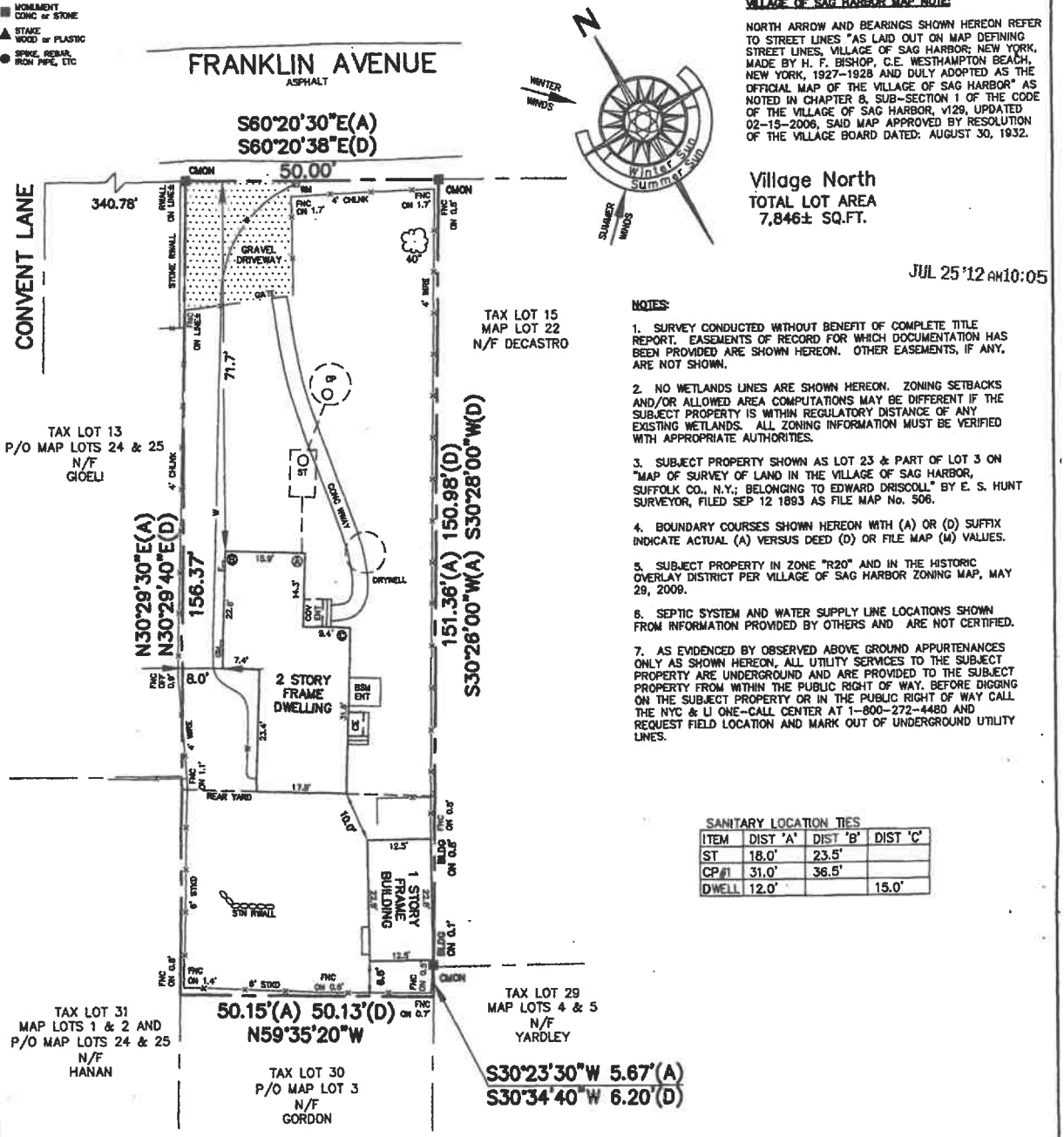
■ MONUMENT CONC or STONE
▲ STAKE WOOD or PLASTIC
● SPIKE, REBAR, IRON PIPE, ETC



VILLAGE OF SAG HARBOR MAP NOTE:

NORTH ARROW AND BEARINGS SHOWN HEREON REFER TO STREET LINES "AS LAID OUT ON MAP DEFINING STREET LINES, VILLAGE OF SAG HARBOR; NEW YORK, MADE BY H. F. BISHOP, C.E. WESTHAMPTON BEACH, NEW YORK, 1927-1928 AND DULY ADOPTED AS THE OFFICIAL MAP OF THE VILLAGE OF SAG HARBOR" AS NOTED IN CHAPTER 8, SUB-SECTION 1 OF THE CODE OF THE VILLAGE OF SAG HARBOR, v129, UPDATED 02-15-2006, SAID MAP APPROVED BY RESOLUTION OF THE VILLAGE BOARD DATED: AUGUST 30, 1932.

Village North
TOTAL LOT AREA
7,846± SQ.FT.

JUL 25 '12 AM10:05

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. 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.

3. SUBJECT PROPERTY SHOWN AS LOT 23 & PART OF LOT 3 ON "MAP OF SURVEY OF LAND IN THE VILLAGE OF SAG HARBOR, SUFFOLK CO., N.Y.; BELONGING TO EDWARD DRISCOLL" BY E. S. HUNT SURVEYOR, FILED SEP 12 1893 AS FILE MAP No. 506.

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

5. SUBJECT PROPERTY IN ZONE "R20" AND IN THE HISTORIC OVERLAY DISTRICT PER VILLAGE OF SAG HARBOR ZONING MAP, MAY 29, 2009.

6. SEPTIC SYSTEM AND WATER SUPPLY LINE LOCATIONS SHOWN FROM INFORMATION PROVIDED BY OTHERS AND ARE NOT CERTIFIED.

7. 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.

SANITARY LOCATION TIES

ITEM	DIST 'A'	DIST 'B'	DIST 'C'
ST	18.0'	23.5'	
CP#1	31.0'	36.5'	
DWELL	12.0'		15.0'

TABLE OF AREAS	(SQ. FT.)
TOTAL LOT AREA	7,846
EXISTING TOTAL ROOFED COVERAGE	1,171 (15.0%)
ALLOWED TOTAL ROOFED COVERAGE (7,846 * 0.20%)	1,569 (20.0%)
EXISTING TOTAL LOT COVERAGE	1,224 (16.0%)
ALLOWED TOTAL LOT COVERAGE (7,846 * 0.25%)	1,962 (25.0%)
EXISTING REAR YARD COVERAGE	292 (15.2%)
ALLOWED REAR YARD COVERAGE (1,922 * 0.30%)	577 (30.0%)

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
APPROVAL OF CONSTRUCTED WORKS FOR A SINGLE FAMILY RESIDENCE
Date: JUL 11 2012 H.S. Rel. No. 809-10-0125
The sewage disposal and water supply facilities at this location have been inspected and/or certified by this Department or other agencies and found to be satisfactory FOR A MAXIMUM OF 4 BEDROOMS.
Walter J. Hilbert, P.E., Chief
Office of Wastewater Management

JUL 25 2012
SUFF. CO. HEALTH SERVICES
OFFICE OF WASTEWATER MGMT

CERTIFIED TO:
JEAN HELD

Field Work: JM, PWD	Project No: 10-060
Drawn By: FMH, KMS	Drawing Name: 10-060_PR01
Checked By: FMH	Scale: 1" = 20'
Reviewed By: KMS	Date: 16 JUL 2010

Revisions:
02NOV10 PROP PLOT PLAN
14DEC10 SCDHS COMMENTS
30APR12 CO SURVEY
20JUN12 SCDHS COMMENTS

HELD

PROPERTY SITUATE AT
58 FRANKLIN AVENUE
VILLAGE OF SAG HARBOR, NY
COUNTY OF SUFFOLK, TOWN OF EAST HAMPTON
DISTRICT 302, SECTION 2, BLOCK 7, LOT 14

PREPARED BY
F. MICHAEL HEMMER, LS, P.C.
PROFESSIONAL SURVEYING SERVICES
PO BOX 1338, SAG HARBOR, NEW YORK 11963
(631) 725-7199 INFO@FMHLS.COM

Sheet Title: CERTIFICATE OF OCCUPANCY SURVEY
Sheet 1 OF 1

1" 0 1"

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.

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