

- MONUMENT
CONC OR STONE
- STAKE
WOOD OR PLASTIC
- SPIKE, REBAR,
IRON PIPE, ETC.

LOT 12
N/F
BRONSTER

LOT 13
N/F
JANETTI

LOT 14
N/F
KNOESS/ ZABEN

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", SAID MAP APPROVED BY RESOLUTION OF THE VILLAGE BOARD DATED: AUGUST 30, 1932.

RECEIVED
JUL 23 2015
SUFF. CO. HEALTH SERVICES
OFFICE OF WASTEWATER

MONTAUK AVENUE

190.00'

LOT 20.3
N/F
FRIED

125.50'

125.50'

125.50'

125.50'

125.50'

125.50'

HAMILTON AVENUE
(a.k.a. HAMILTON STREET)

CONC CURB

APPROX. LOCATION OF WATER MAIN

W

CONC CURB

W

CONC CURB

W

CONC CURB

W

CONC CURB

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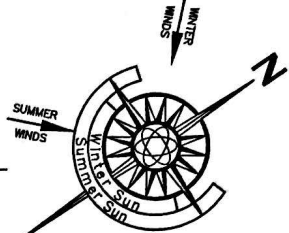
CONC CURB

W

CONC CURB

W

CONC CURB



Village North
TOTAL LOT AREA
5,949± SQ.FT.

TABLE OF AREAS	(SQ. FT.)
TOTAL LOT AREA	5,949
EXISTING TOTAL ROOFED COVERAGE	1,331 (22.4%)
ALLOWED TOTAL ROOFED COVERAGE	1,190 (20.0%)
(5,949 ÷ 0.20)	
EXISTING TOTAL LOT COVERAGE	1,832 (30.8%)
ALLOWED TOTAL LOT COVERAGE	1,467 (25.0%)
(5,949 ÷ 0.25)	
EXISTING REAR YARD COVERAGE	418 (7.0%)
ALLOWED REAR YARD COVERAGE	738 (12.4%)
(2,461 ÷ 0.30)	

SANITARY LOCATION TIES		
ITEM	DIST 'A'	DIST 'B'
ST	29.0'	17.0'
LP	17.0'	30.5'

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 98 AS SHOWN ON "DIAGRAM OF LAND & LOTS IN THE VILLAGE OF SAG HARBOR AS SOLD BY WM R. POST ESQ ASSIGNEE OF ELEAZER LATHAM JUNE 15, 1861" BY D H HUNTING SURVEYOR, FILED NOV 12, 1861 AS FILE MAP No. 125.
3. SUBJECT PROPERTY IN ZONE "R20" AND IN THE HISTORIC OVERLAY DISTRICT PER VILLAGE OF SAG HARBOR ZONING AND HISTORIC DISTRICT MAP, MAY 29, 2009. PRINCIPAL SETBACKS SHOWN HEREON ARE DETERMINED BY ZONING CODE SECTION 55-10.3 CONTINUANCE (4/10/09 RULE). ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
4. AS EVIDENCED BY OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, SOME 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.
5. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO SANITARY AND DRAINAGE DISPOSAL SYSTEMS, ARE DEPICTED ACCORDING TO OLD MAPS, SURVEYS, DRAWINGS, RECORDS SUPPLIED BY OTHERS AND/OR FIELD LOCATION OF MARK OUT INSPECTIONS PERFORMED BY UTILITY COMPANIES AND THEIR DESIGNATED REPRESENTATIVES. USERS OF THIS SURVEY MAP ARE CAUTIONED THAT NO CERTIFICATION, WARRANTY OR GUARANTY, EITHER EXPRESS OR IMPLIED, IS EXTENDED TO THE LOCATION OR COMPLETENESS OF INFORMATION WITH RESPECT TO UNDERGROUND UTILITIES SHOWN HEREON.

DIST 302 BLK 3 SEC 5 LOT 5
EASTVILLE COMMUNITY HISTORICAL
SOCIETY OF SAG HARBOR

SUBJECT TO
N/F
REMARKS & RESTRICTIONS LIBER 12-737
of record Page 154

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
APPROVAL OF CONSTRUCTED WORKS FOR
A SINGLE FAMILY RESIDENCE
Detail 3 0 2015
H.S. Ref. No. R03-13-0022
The sewage disposal and water supply facilities at this location have been inspected and/or certified by the Department of Health Services and found to be satisfactory FOR A MAXIMUM OF 4 YEARS.
Walter J. Huest, P.E., Chief
Office of Wastewater Management

CERTIFIED TO:
RAYMOND MARK ROMANO

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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Field Work P.W. RMK	Project No. 7-003
Drawn By P.M. F.H. KMS	Drawing Name 7-003.CO
Checked By F.H.	Scale 1" = 20'
Reviewed By J.M.	Date 15 DEC 08
Revisions	
14JAN14 SEPTIC LOCATION	
25JUN14 CO UPDATE	
11OCT14 SITE UPDATE	
16JAN15 SCDS FINAL	

ROMANO

PROPERTY SITUATE AT
39 HAMILTON AVENUE
VILLAGE OF SAG HARBOR, NY
COUNTY OF SUFFOLK, TOWN OF EAST HAMPTON
DISTRICT 302, SECTION 5, BLOCK 3, LOT 17

PREPARED BY

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

PO BOX 1336, SAG HARBOR, NEW YORK 11963
(631) 725-7199 INFO@FMHLS.COM

Sheet Title:
CERTIFICATE OF OCCUPANCY SURVEY

Sheet
1 OF 1