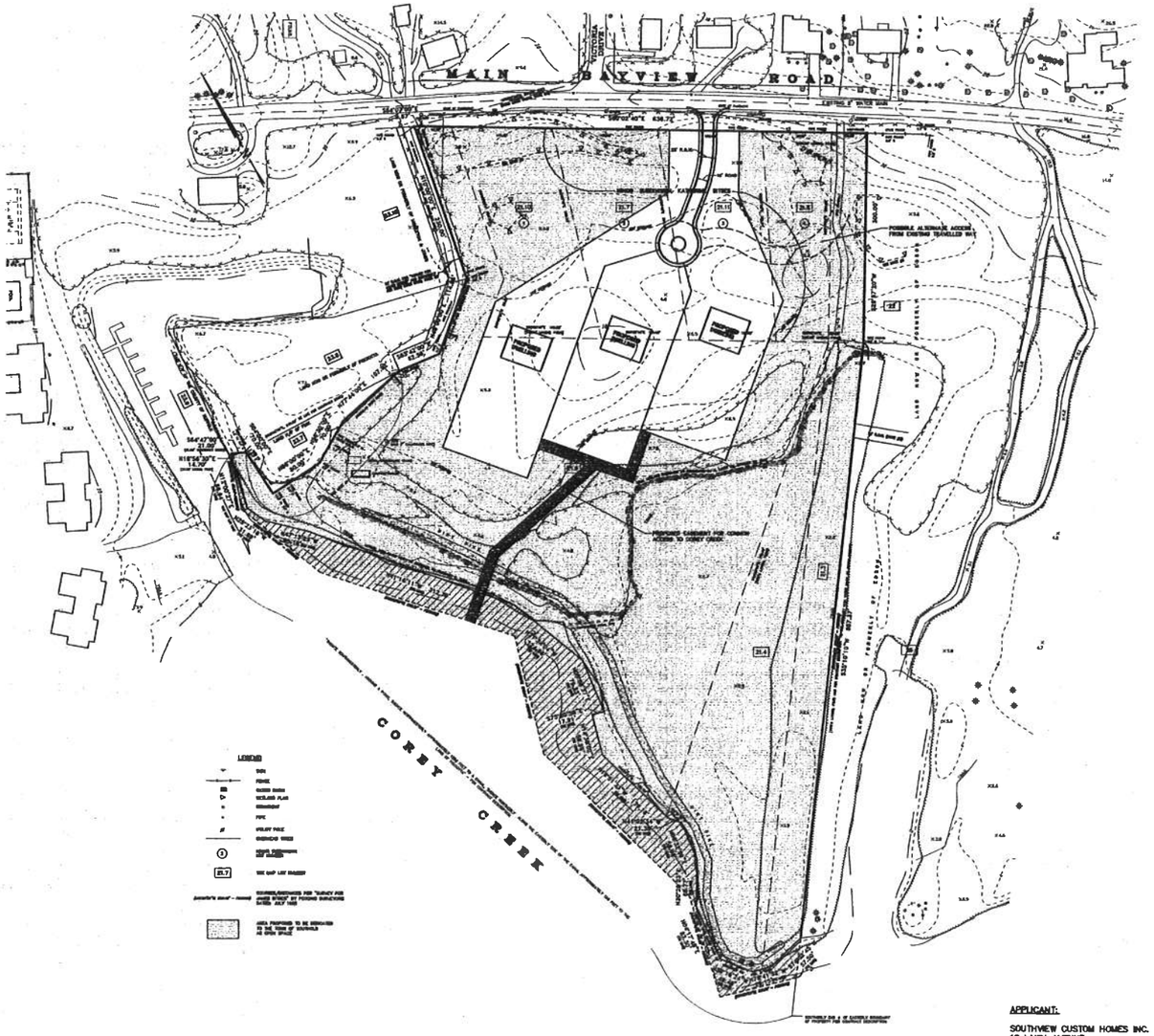

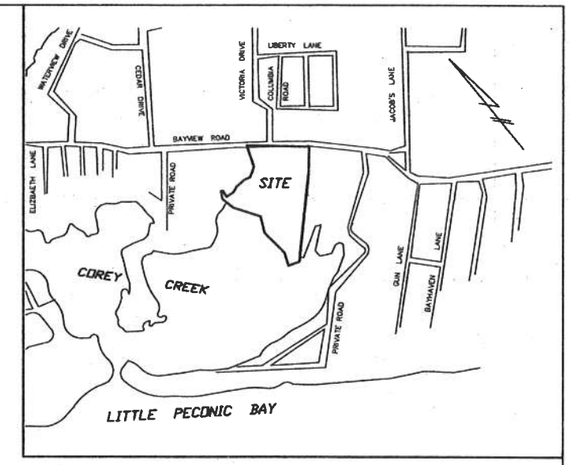

KEY MAP

SCALE: 1"=600'

SITE DATA
S.C.T.M. 1000-78-05-21.4,21.7,21.8,21.9,21.10,21.11
ZONE: AC
No. OF LOTS: 3
SITE AREA: 13.35 ACRES TO HIGH WATER MARK AS OBSERVED ON FEBRUARY 7, 2002
(14.54 ACRES TO COREY CREEK PER "SURVEY FOR JAMES BITSES" BY PECONIC SURVEYORS - DATED: JULY 1988)
AREA IN TIDAL AND FRESHWATER WETLANDS: 5.42 ACRES
SCHOOL DISTRICT: SOUTHOLD UFSD
FIRE DISTRICT: SOUTHOLD
POST OFFICE: SOUTHOLD
WATER DISTRICT: SCWA
FLOOD ZONE: ZONE AE & ZONE X

BUILDABLE AREA: 7.93 ACRES
(EXCLUDES TIDAL AND FRESHWATER WETLANDS)

40% OF BUILDABLE AREA = 3.17 ACRES

AREA PROPOSED TO BE DEDICATED
TO THE TOWN OF SOUTHOLD AS OPEN SPACE: 10.184 ACRES
(11.376 ACRES)

APPLICANT:

SOUTHVIEW CUSTOM HOMES INC.
18 LAWN AVENUE
WEST ISLIP, NY 11795

NOTE:
THE COMMON GRAVEL DRIVEWAY AND ALL DRAINAGE STUCTURES SHALL BE OWNED & MAINTAINED BY A HOMEOWNERS ASSOCIATION

No.	DATE	REVISION	BY:

SKETCH PLAN
SOUTHVIEW ESTATES
S.C.T.M. DISTRICT 1000, SECTION 87, BLOCK 05, LOTS 21.4, 21.7, 21.8, 21.9, 21.10, 21.11
SITUATED AT
SOUTHOLD
TOWN OF SOUTHOLD, SUFFOLK COUNTY, NEW YORK

NELSON & POPE
ENGINEERS • DESIGNERS • SURVEYORS
572 WALT WHITMAN ROAD, MELVILLE, N.Y. 11747-2188
(631) 427-5665 FAX (631) 427-5620

DWN. BY:	LAB
DATE:	05-05-05
CHK'D BY:	PR
DATE:	05-05
JOB No.:	02001
FILE No.:	
CADD:	SKETCHPLAN
SCALE:	1" = 80'
SHEET:	1 OF 1