

GROUND EL. 79.8±		GROUND EL. 57.0±	
0.5'	TOPSOIL	0.5'	TOPSOIL
2.5'	LOAM	2.5'	LOAM
2.0'	SANDY LOAM	5.0'	SANDY LOAM
19.0'	SAND & GRAVEL	8.0'	SAND & GRAVEL
12.0'	HARDPAN	24.0'	HARDPAN
6.0'	SAND & GRAVEL	6.0'	SAND & GRAVEL

TEST HOLE #1B
NOT TO SCALE
FROM PLAN PREPARED BY DOLLIVER ASSOCIATES, DATED FEBRUARY 14, 1986.

TEST HOLE #2B
NOT TO SCALE
FROM PLAN PREPARED BY DOLLIVER ASSOCIATES, DATED FEBRUARY 14, 1986.

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

This is to certify that the proposed Realty Subdivision or Development for _____ in _____ with a total of _____ 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 void 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

This is to certify that this plat has been approved by the Planning Board of the Town of Southampton by resolution dated: _____

Date of Signing: _____ Town of Southampton Planning Board
Secretary

The Subdivider has irrevocably offered to code title to the Town of Southampton of land acreage designated for streets, widening of streets, drainage easements, parks, recharge basins and any other lands noted on this plat for dedication to the Town. Approval of this plat does not constitute acceptance by the Town of the offer of dedication.

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 281 of the Town Law and Chapter 247 (Open Space Law) of the Town Code. Such modifications of the applicable provisions of the zoning ordinance, as noted hereon, have been granted simultaneously with the approval of this plat.

I hereby certify that this map was made by me from actual surveys completed _____, and that all concrete monuments shown hereon exist, and that their positions are correctly shown.

Date of Signing: _____ Signature of Surveyor

ROBERT A. SMITH L.S. No. 49239
S.H.W. & SONS LAND SURVEYORS P.C.
SQUIRES, HOLDEN, WEISENBACHER & SMITH
LAND SURVEYORS - ENGINEERS
SOUTHAMPTON, NEW YORK

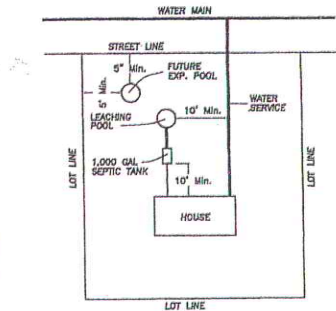
Plat Prepared: Marh 1, 2002

No.	Date	Revised:
1	7/7/02	EXAMINEE
2	12/19/02	WATER MGS
3	3/20/03	NOTES, 1" TEST HOLE
4	6/20/03	TEST HOLE #1B & #2B
5	6/29/03	ADJACENT, SVC. & SAN. SVCS.
6	8/29/03	REV. LINES
7	3/2/04	REV. HOV. & LAKES
8	3/17/04	HYDRAULIC HOV.
9	10/11/04	HOUSE NUMBER & REV. NOTES

ENGINEER - LAND SURVEYOR
S. H. W. & S. LANI SURVEYORS P.C.
Squires, Holden, Waenbacher & Smith
48 Jagger Lane
Southampton, New York

OWNER - DEVELOPER
SQUIRES BLVD. DEVELOPMENT CORP.
C/O DOUGLAS E. SHMIEDER
P.O. BOX 1281
WATER MILL, NEW YORK 11975

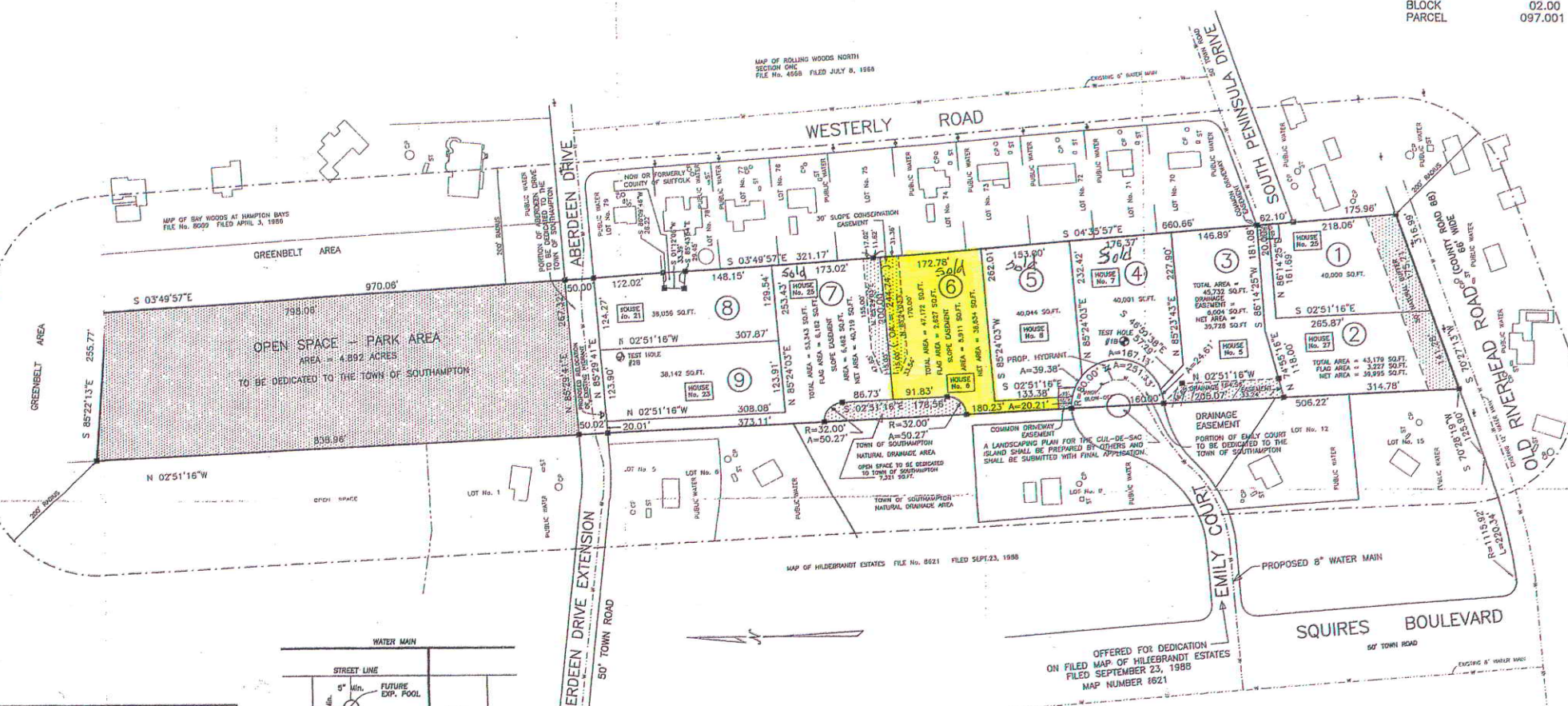
SUBDIVISION DATA:
TOTAL AREA: 14.481 ACRES
TOTAL No. OF LOTS: 9
AVERAGE LOT SIZE: 1,062 ACRES
OPEN SPACE AREA: 4,892 ACRES
ZONING: R-60
POSTAL DISTRICT: HAMPTON BAYS
FIRE DISTRICT: HAMPTON BAYS
SCHOOL DISTRICT: HAMPTON BAYS



TYPICAL LOT LAYOUT
(MINIMAL SANITARY SYSTEM DEPICTED.)

I hereby certify that the water supply and/or sewage disposal system(s) for this project were designed by me or under my direction. Based upon a careful and thorough study of the site and groundwater conditions, all lots as proposed, conform to the Suffolk County Department of Health Services construction standards in effect as of this date.

Karl W. Waenbacher L.S. No. ED 38195
Signed and sealed pursuant to Section 7208 paragraph N of the N.Y.S. Education Law.



NOTES

- ELEVATION DATUM IS IN N.C.D.P. OF 1989.
- EXISTING BUILDINGS, DECKS AND POOLS WITHIN 200' OF PROPERTY LINE ARE SHOWN AS PER 1998 AERIAL PHOTOGRAPH PROVIDED BY CEDAR'S INTERNATIONAL, INC.
- DEVELOPMENT PROJECTS SHALL MINIMIZE DISTURBANCE OF THE GRAVE AND/OR NATURAL VEGETATION WHERE SLOPES EXCEED 10%. CONSTRUCTION IN AREAS WHERE SLOPES EXCEED 10% MAY BE APPROVED IF THE DESIGN INCORPORATES ADEQUATE SOIL STABILIZATION AND EROSION CONTROL MEASURES SO AS TO MITIGATE NEGATIVE ENVIRONMENTAL IMPACTS. WHERE APPLICABLE, CLEARING ENVELOPES AND/OR NO DISTURBANCE BUFFERS SHALL BE PLACED ON THOSE PORTIONS OF THE DEVELOPMENT SITE WHERE SLOPES EXCEED 10%. DEVELOPMENT APPLICATIONS SHALL INCLUDE A SLOPE ANALYSIS DEPICTING SLOPES IN THE RANGES OF 0% TO 10%, 11% TO 15%, AND 15% AND GREATER. EROSION AND SEDIMENT CONTROL PLANS AND WHERE APPLICABLE, DETAILS OF RETAINING WALLS AND EROSION CONTROL STRUCTURES SHALL BE REQUIRED FOR CONSTRUCTION IN AREAS WHERE SLOPES EXCEED 15% AND FOR DRIVEWAYS AND ROADS TRAVERSING SLOPES OF 10%.
- EACH LOT SHALL BE LIMITED TO CLEARING NO MORE THAN 30% OF THE EXISTING VEGETATION ON EACH LOT.
- FERILIZED VEGETATION ON EACH LOT SHALL BE LIMITED TO NO MORE THAN 15% OF THE RESPECTIVE LOT AREA.

- THERE WILL BE NO VEHICULAR ACCESS FROM OLD RIVERHEAD ROAD FROM LOTS 1 AND 2.
- ANY DEBRIS OR RUBBISH SHALL BE CLEANED OUT FROM THE PROPOSED OPEN SPACE PRIOR TO THE FINAL SIGNATURE.
- SUBJECT PARCEL IS WITHIN THE ADJACENT PROTECTION OVERLAY DISTRICT.
- SUBJECT PARCEL IS WITHIN THE COMPATIBLE GROWTH AREA OF THE CENTRAL PINE BARRENS PRESERVATION PLAN.
- NO CLEARING SHALL OCCUR WITHIN THE 50' NATURAL BUFFER INDICATED ON LOTS 1 AND 2.
- A DECLARATION OF COVENANTS, DRAINAGE EASEMENT AND DRIVEWAY EASEMENT HAVE BEEN RECORDED WITH THE OFFICE OF THE SUFFOLK COUNTY CLERK, WHICH AFFECT(S) SOME OR ALL OF THE LOTS SHOWN HEREON. THESE COVENANTS AND EASEMENTS RUN WITH THE LAND. SEE DOCUMENT(S) FOR DETAILS.

ZONING MODIFICATIONS:

THE MINIMUM REQUIRED LOT AREA FOR THIS SUBDIVISION SHALL BE THE LOT AREAS AS SHOWN HEREON. THE MINIMUM REQUIRED LOT WIDTH FOR THIS SUBDIVISION SHALL BE THE LOT WIDTHS AS SHOWN HEREON. ALL OTHER DIMENSIONAL REGULATIONS FOR THIS SUBDIVISION SHALL BE THOSE PRESCRIBED FOR THE R-60 ZONING DISTRICT AS OF THE DATE OF APPROVAL OF THIS PLAT FOR LOTS 1-7 AND R-20 FOR LOTS 8 AND 9.

LEGEND

■ = CONC. MONUMENT

CLUSTER MAP
FOR
RED CREEK ESTATES
SITUATE
HAMPTON BAYS
TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK

SCALE: 1" = 100'

