

APPENDIX Y

**Proposed Subdivision Map with Corrected Building Envelopes
July 8, 2020**

SUBDIVISION OF PROPERTY "THE ORCHARDS" 5 LOTS SITUATE: ORIENT TOWN: SOUTHOLD SUFFOLK COUNTY, NY

SUFFOLK COUNTY TAX #
1000 - 27 - 1 - 3

MAPPED 06-15-2013
REVISED 12-05-2014, 01-21-2015
11-14-2015, 03-16-2018, 11-20-2018
05-08-2019, 05-29-2019, 06-18-2019
07-08-2020 (BLDG ENVELOPES BY LAHTI ENG.)

APPLICANT:
Steven A. Martocello
24 Miller Woods Drive
Miller Place, NY 11764

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
Great River, New York

This is to certify that the proposed Realty Subdivision or Development for THE ORCHARDS in the ORIENT/SOUTHOLD with a total of 5 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

Director, Division of Environmental Quality

"I HEREBY CERTIFY THAT THIS MAP WAS MADE BY US FROM ACTUAL SURVEYS HEREON ACTUALLY EXIST AND THEIR POSITIONS CORRECTLY SHOWN AND ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

JOHN C. EHLERS N.Y.P.L.S. LIC # 50202

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN APPROVED BY THE PLANNING BOARD OF THE TOWN OF SOUTHOLD BY RESOLUTION DATED, _____

DATE: _____ BY: _____

DEVELOPMENT IS FOR 5 LOTS
GROUND WATER MANAGEMENT ZONE 4
FIRE DISTRICT NO. 25
SCHOOL DISTRICT NO. 2
PROPERTY ZONE R-80
ALL LOTS 20% MAX. LOT COVERAGE
ELEVATIONS REFERENCE NAVD 88

NOTES:
 ■ MONUMENT FOUND
 ○ PIPE FOUND
 ● REBAR FOUND
 --- WIRE FENCE

Area = 579,542 Sq. Ft.
Area = 13.3 Acres
GRAPHIC SCALE 1" = 100'

JOHN C. EHLERS LAND SURVEYOR

6 EAST MAIN STREET
RIVERHEAD, N.Y. 11901

N.Y.S. LIC. NO. 50202
OFFICE: 631-369-8288
jesurvey@optonline.net

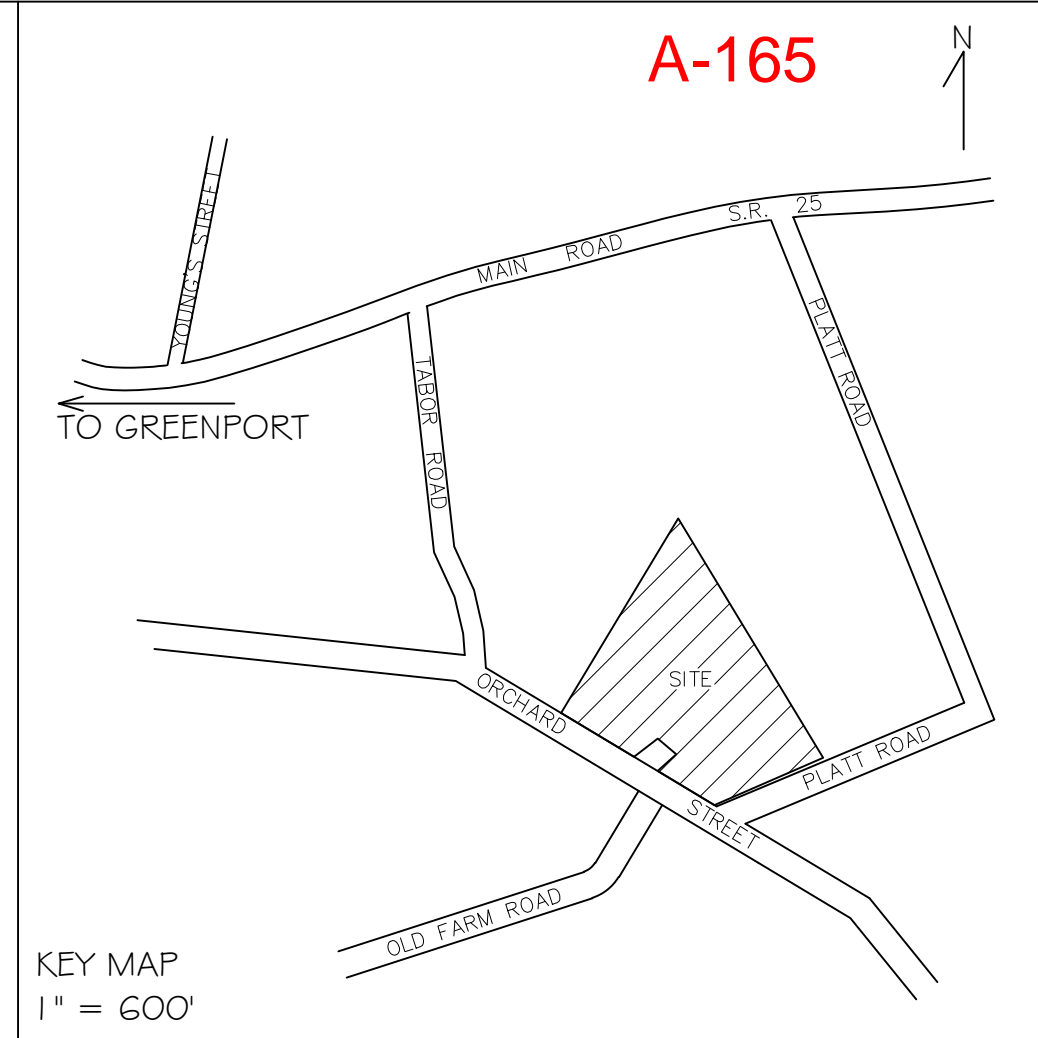
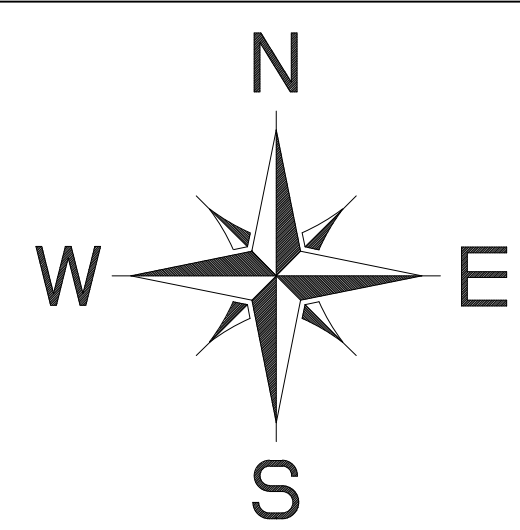
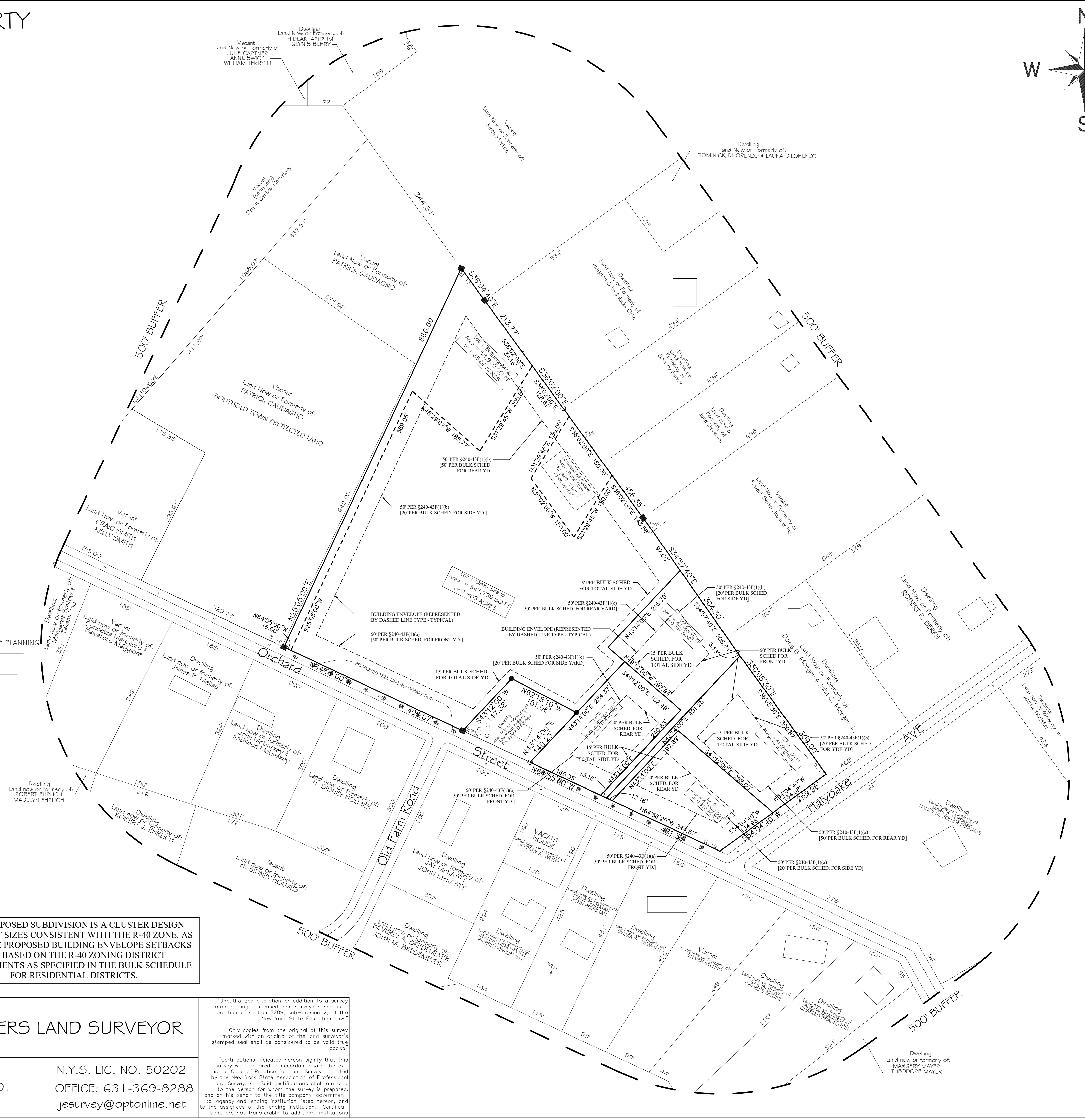
05-215

THE PROPOSED SUBDIVISION IS A CLUSTER DESIGN USING LOT SIZES CONSISTENT WITH THE R-40 ZONE. AS SUCH, THE PROPOSED BUILDING ENVELOPE SETBACKS ARE BASED ON THE R-40 ZONING DISTRICT REQUIREMENTS AS SPECIFIED IN THE BULK SCHEDULE FOR RESIDENTIAL DISTRICTS.

"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 stamped 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 his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions



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