
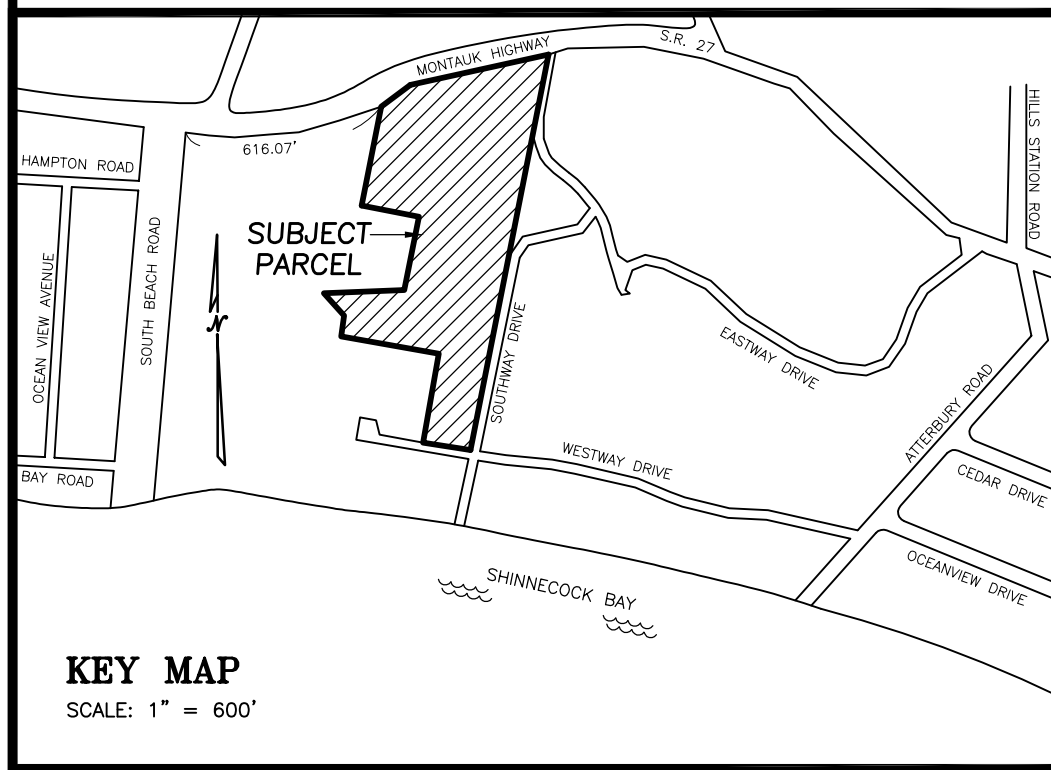


SHINNECOCK BAY

<p>MASTER PLAN ELDERBERRY MONTAUK HIGHWAY SOUTHAMPTON, NY</p>		<p>SCALE: 1"=50' DATE: 8-8-11 SHEET No.</p>
 <p>HAMPTON RUSTIC LANDSCAPES</p>		<p>375 David Whites Lane Suite E Southampton New York 11968 631-537-9500 info@hamptonrustic.com</p>
		<p>MP-1</p>

DISTRICT	0900
SECTION	233.00
BLOCK	01.00
PARCEL	023.000



**SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
HAUPTAUGE, 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 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

This is to certify that this subdivision 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 cede title to the Town of Southampton of land areas 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 Ordinance.

Date of Signing _____ Signature of Surveyor _____

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

Date of Signing _____ Signature of Surveyor _____

ROBERT A. SMITH L.S. No. 49239
S.H.W. & S. LAND SURVEYORS P.C.
SQUIRES, HOLDEN, WEISENBACHER & SMITH
LAND SURVEYING ~ LAND PLANNING ~ ENGINEERING
SOUTHAMPTON, NEW YORK

Plat Prepared: AUGUST 26, 2014

No.	Date	Revision:
1	12/09/14	Lot layout
2	1/14/15	Owner
3	1/21/15	R-40 overlay

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

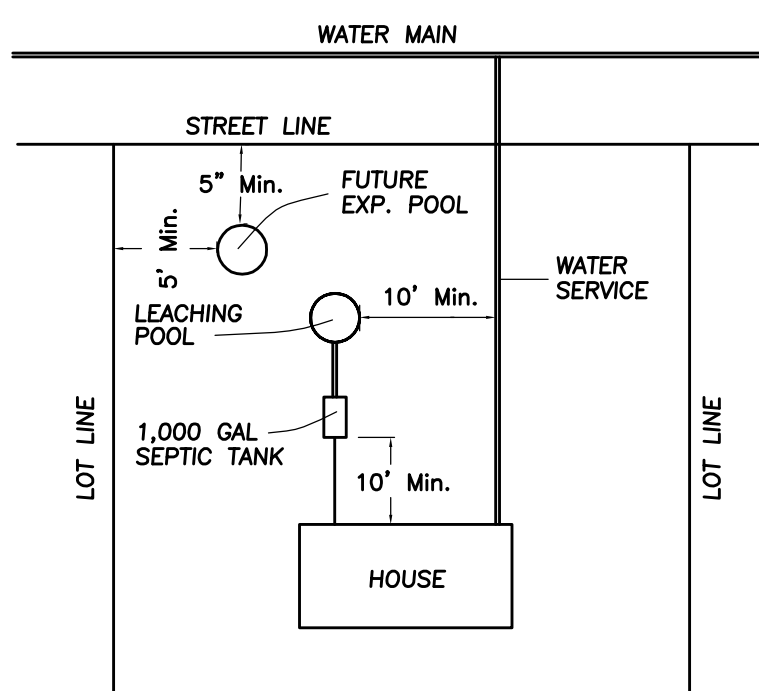
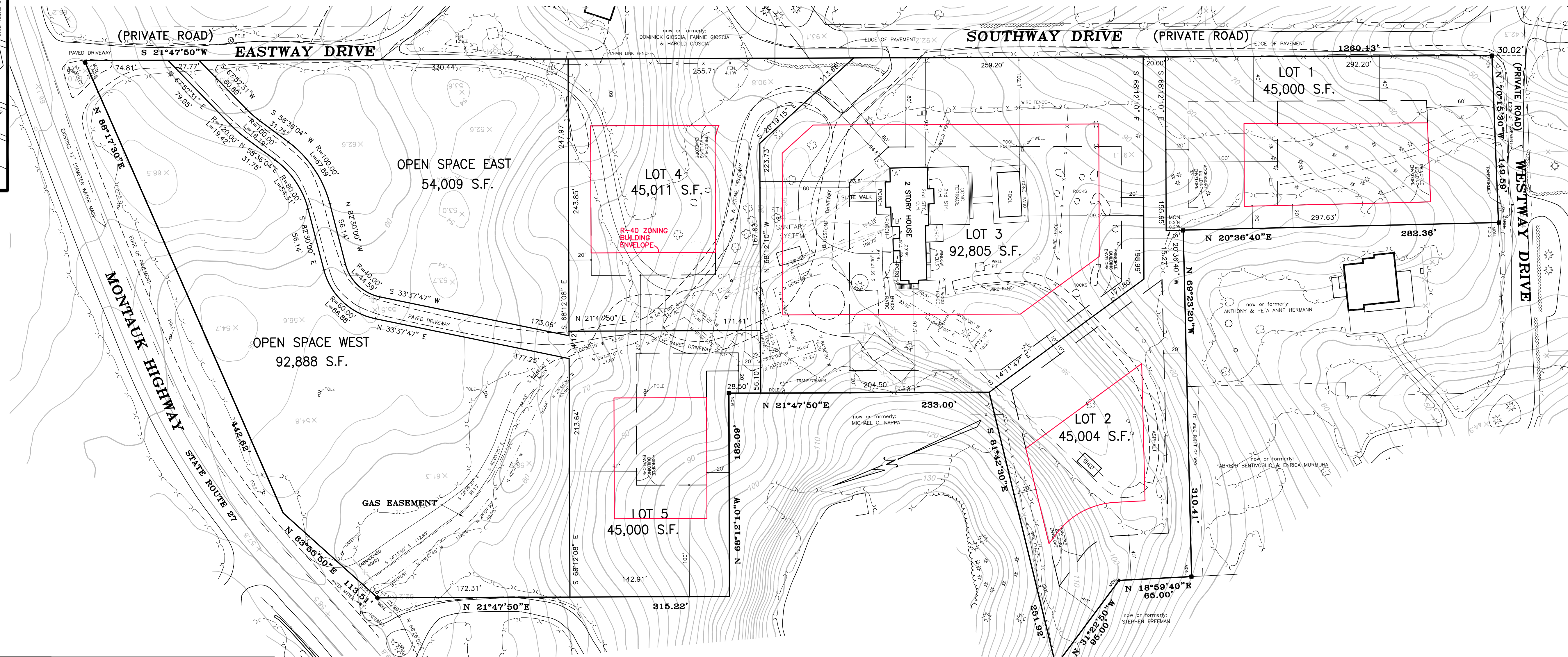
OWNER - DEVELOPER
520X RESIDENTIAL LLC
c/o CHAYA SHAFFRAN, ESQ.
430 PARK AVENUE, 6th FLOOR
NEW YORK, NEW YORK 10022

SUBDIVISION DATA:

Total Area : 9.635 Acres
Total No. of Lots : 5
Building Zone : R-60
Postal District : SOUTHAMPTON
School District : TUCKAHOE
Fire District : SOUTHAMPTON
Average Lot Size : 54,564 S.F.

I hereby certify that the water supply(s) 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 soil, 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.

EDWARD P. ARMUS, P.E. No. 84106
EDWARD ARMUS ENGINEERING, P.L.L.C.
36 DEER RUN
WATER MILL, NEW YORK 11976

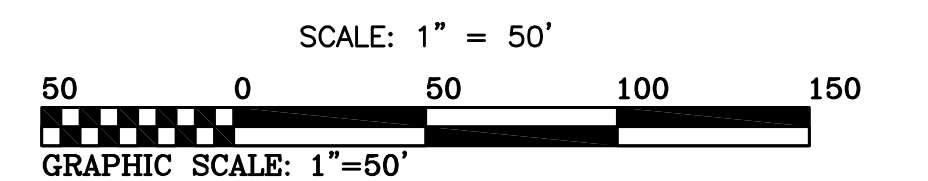


NOTES:

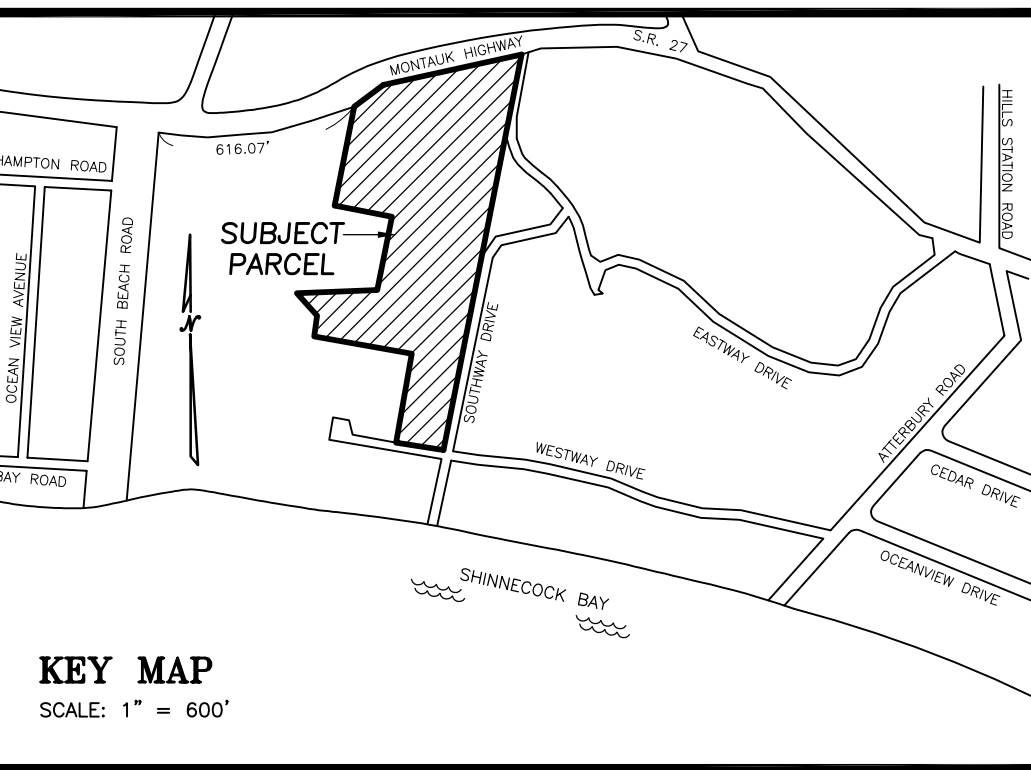
- SUBJECT PARCEL FALLS WITHIN THE STORMWATER MANAGEMENT DISTRICT BOUNDARIES.
 - AREA OF SCTM# 900-233-1-23= 9.635 ACRES.
 - GAS EASEMENT IS SHOWN AS PER LIBER 6890 PAGES 483-491.
 - SCTM# 900-233-1-23 TOPOGRAPHIC INFORMATION IS SHOWN AS PER PHOTOGRAMMETRY BY GEOMAPS INTERNATIONAL; PHOTO DATE = SPRING 2006 ELEVATIONS ARE IN NAVD 1988 DATUM.
 - PROPOSED OPEN SPACE= 146,897 S.F. (OR 3.372 AC.) 3.372 / 9.635 = 35%.
 - AREA OF LOT 2 WITHOUT THE FLAG = 40,354 S.F. AREA OF LOT 5 WITHOUT THE FLAG = 35,640 S.F.
 - BUILDING ENVELOPES ARE SHOWN AS PER ARCHITECT.
 - EXISTING SANITARY SYSTEM STRUCTURE LOCATIONS ARE SHOWN AS PER EMIL NORSDI & SON, INC. SEPTIC TANK SIZE IS 1500 GALLON. TWO CESSPOOLS; EACH IS 8' DIA. X 8' DEEP.
- | KEY | STRUCTURE | DISTANCE FROM 'A' | DISTANCE FROM 'B' |
|-----|-------------|-------------------|-------------------|
| ST1 | SEPTIC TANK | 110' | 102' |
| CP1 | CESSPOOL | 174' | 151' |
| CP2 | CESSPOOL | 187' | 161' |
- R-40 ZONING MINIMUM SETBACKS ARE:
FRONT= 60'
SIDE YARD= 20'
TOTAL SIDE YARD (INTERIOR)= 60'
TOTAL SIDE YARD (STREET CORNER)= 60'
REAR YARD = 70'

**PROPOSED CLUSTER SUBDIVISION
ILLUSTRATING DESIRED RELIEF
FROM R-40 ZONING SETBACKS**

**MAP OF
520X RESIDENTIAL LLC**
A DELAWARE LIMITED LIABILITY COMPANY
SITUATE
SHINNECOCK HILLS
TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK



JOB No. 4807 ~ A7001



SUFFOLK COUNTY TAX MAP
DISTRICT 0900
SECTION 233.00
BLOCK 01.00
PARCEL 023.000

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

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Director, Division of Environmental Quality

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Date of Signing: _____
Town of Southampton Planning Board
Secretary

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Date of Signing _____
Signature of Surveyor

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

Date of Signing _____
Signature of Surveyor

ROBERT A. SMITH L.S. No. 49239
S.H.W. & S. LAND SURVEYORS P.C.
SQUIRES, HOLDEN, WEISENBACHER & SMITH
LAND SURVEYING ~ LAND PLANNING ~ ENGINEERING
SOUTHAMPTON, NEW YORK

Plat Prepared: AUGUST 26, 2014

No.	Date:	Revision:
1	12/08/14	Lot layout
2	1/14/15	Owner
3	4/28/15	Owner; water mains; adj. well/ san.
4	5/18/15	150' Radius & lot labels
5	8/17/15	Common Dwy.
6	9/23/15	Esmt. label, buffer & bldg. env.
7	11/03/15	Well radius & rev. com. dwy.
8	11/12/15	Open space, Lot 4 & common dwy.
9	12/07/15	Lot layout & easements

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

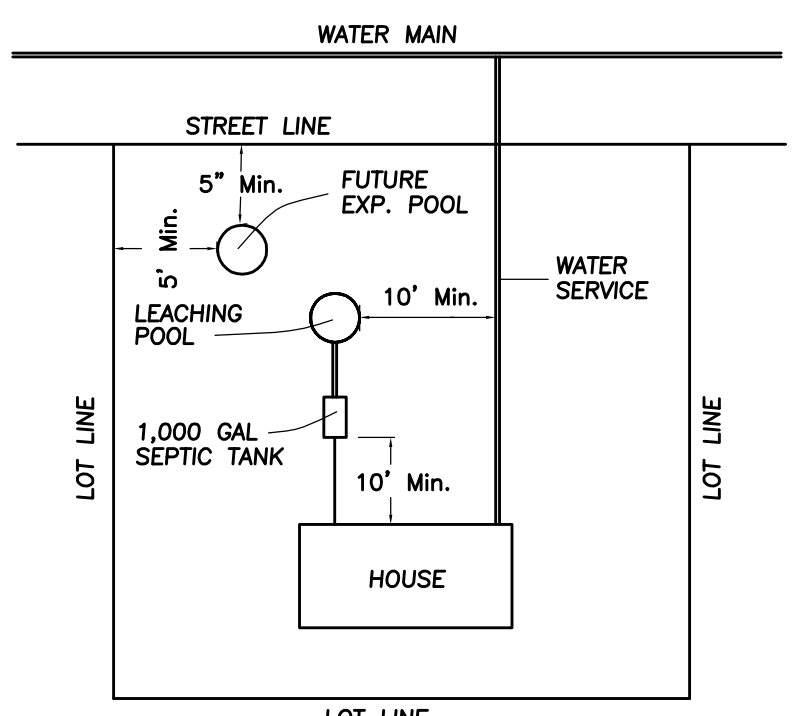
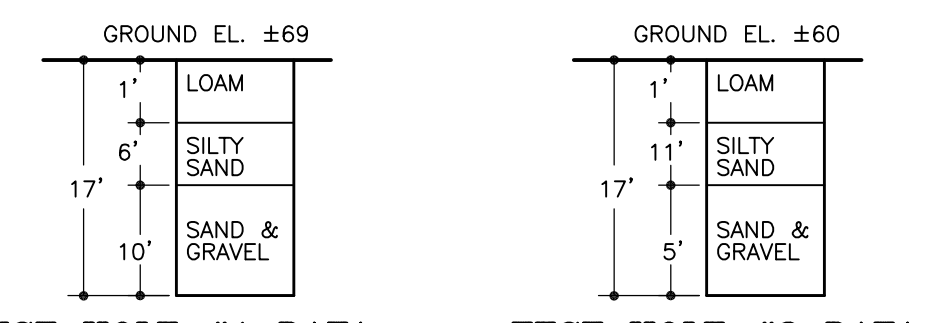
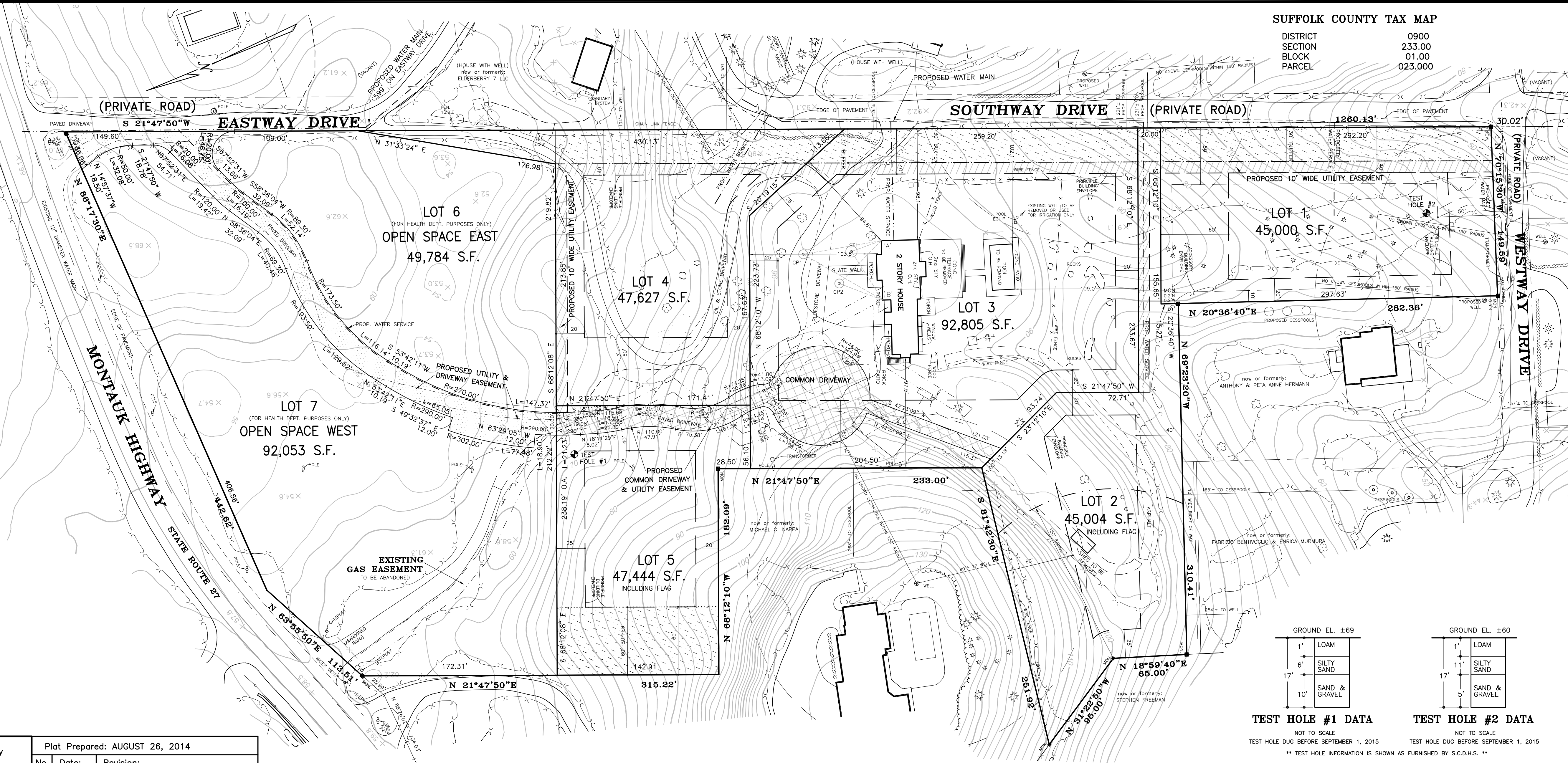
OWNER - DEVELOPER
ELDERBERRY X LLC
FORMERLY KNOWN AS 520X RESIDENTIAL LLC
902 BROADWAY, 15th FLOOR
NEW YORK, NEW YORK 10010

SUBDIVISION DATA:
Total Area : 9.635 Acres
Total No. of Lots : 5
Building Zone : R-60
Postal District : SOUTHAMPTON
School District : TUCKAHOE
Fire District : SOUTHAMPTON
Average Lot Size : 55,576 S.F.

I hereby certify that the water supply(s) and/or sewage disposal systems(s) for this project were designed by me or under my direction. Based upon a careful and thorough study of the soil, 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.

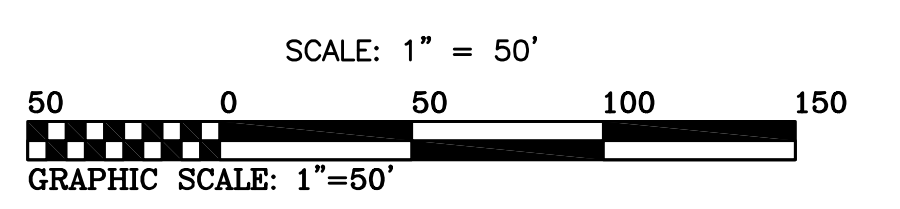
EDWARD P. ARMUS, P.E. No. 84106
EDWARD ARMUS ENGINEERING, P.L.L.C.
36 DEER RUN
WATER MILL, NEW YORK 11976

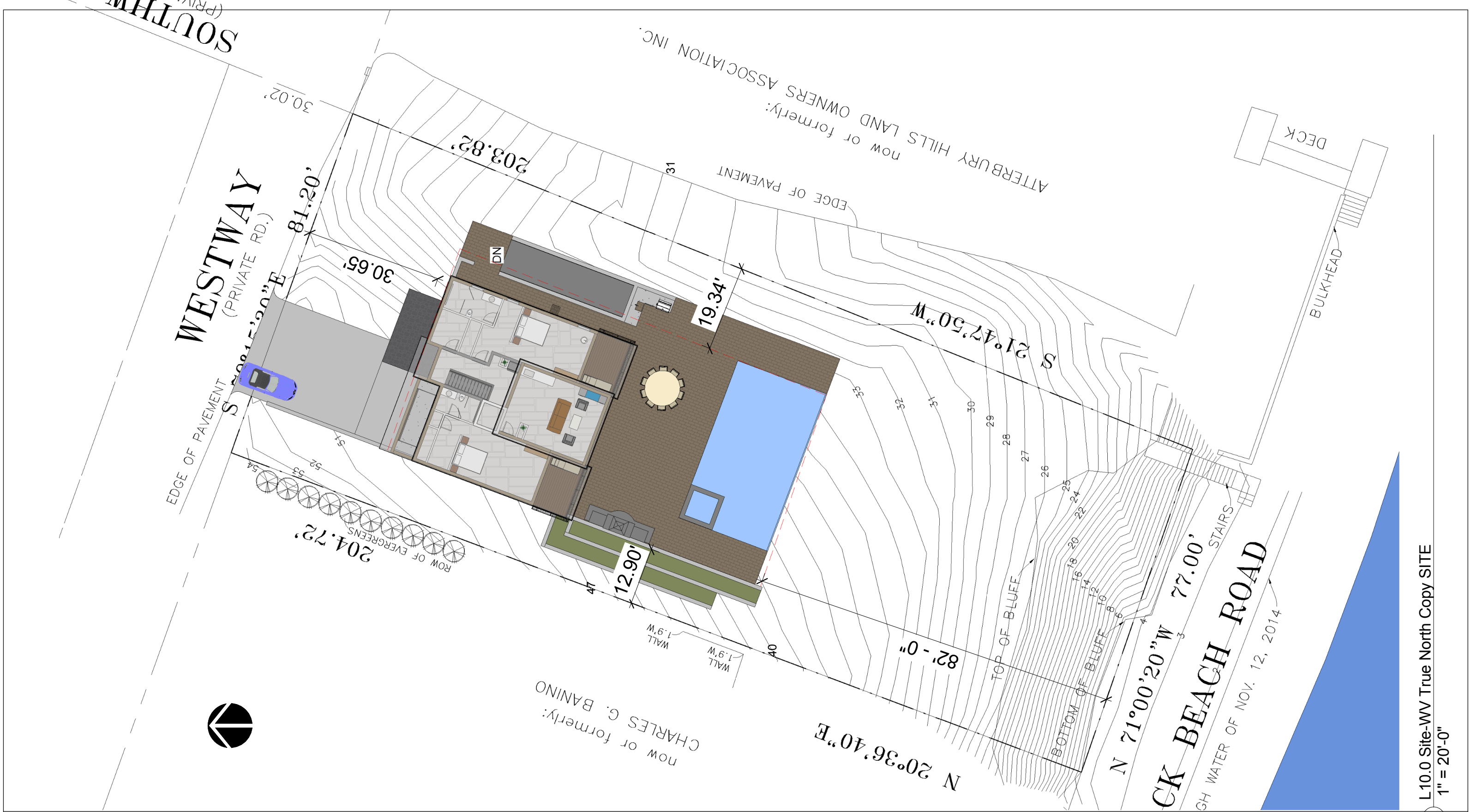
SOUTH BEACH ROAD



- NOTES:**
- SUBJECT PARCEL FALLS WITHIN THE STORMWATER MANAGEMENT DISTRICT BOUNDARIES.
 - AREA OF SCTM# 900-233-1-23= 9.635 ACRES.
 - GAS EASEMENT IS SHOWN AS PER LIBER 6890 PAGES 483-491.
 - SCTM# 900-233-1-23 TOPOGRAPHIC INFORMATION IS SHOWN AS PER PHOTOGRAMMETRY BY GEOMAPS INTERNATIONAL; PHOTO DATE = SPRING 2006 ELEVATIONS ARE IN NAVD 1988 DATUM.
 - PROPOSED OPEN SPACE= 141,837 S.F. (OR 3.256 AC.) 3.256 / 9.635 = 33.6%
AREA OF LOT 2 WITHOUT THE FLAG = 39,073 S.F.
AREA OF LOT 5 WITHOUT THE FLAG = 35,640 S.F.
 - BUILDING ENVELOPES ARE SHOWN AS PER ARCHITECT.
 - EXISTING SANITARY SYSTEM STRUCTURE LOCATIONS ARE SHOWN AS PER OWNER.
SEPTIC TANK SIZE IS 2000 GALLON.
TWO CESSPOOLS; EACH IS 8' DIA. X 12' DEEP.
- KEY STRUCTURE DISTANCE DISTANCE FROM 'A' FROM 'B'
- | | | |
|-----------------|-----|-----|
| ST1 SEPTIC TANK | 28' | 51' |
| CP1 CESSPOOL | 70' | 81' |
| CP2 CESSPOOL | 53' | 41' |
9. ALL DIMENSIONAL REGULATIONS FOR THIS SUBDIVISION SHALL BE THOSE PRESCRIBED FOR THE R-20 ZONING DISTRICT AS OF THE DATE OF APPROVAL OF THIS PLAT.

PROPOSED CLUSTER SUBDIVISION
MAP OF
ELDERBERRY X LLC
FORMERLY KNOWN AS 520X RESIDENTIAL LLC
SITUATE
SHINNECOCK HILLS
TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK





1 L10.0 Site-WV True North Copy SITE
1" = 20'-0"

CHALEFF & ROGERS ARCHITECTS
1514 MONTAUK HIGHWAY BOX 990 WATER MILL, N.Y. 11976 631-726-4477

52 WESTWAY

Site Plan		C100
Project number	933	
Date	12-10-15	Scale 1" = 20'-0"
Drawn by	-	
Checked by	Checker	