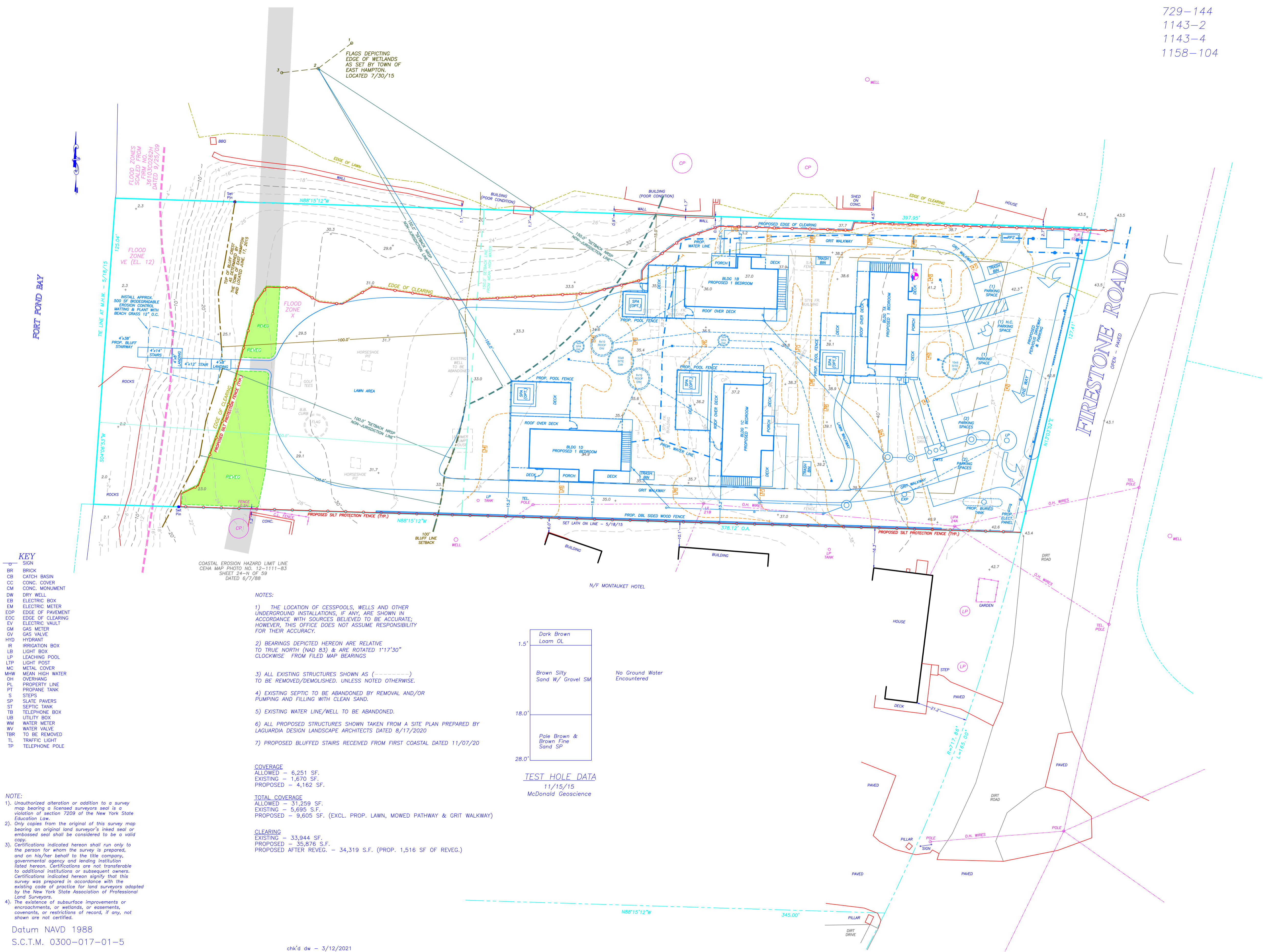


SITE PLAN BLUFF CREST COTTAGES

SITUATE
MONTAUK

Town Of East Hampton, Suffolk Co., N.Y.
Scale: 1"=20'
Area: 48,478 S.F. or 1.113 Acres
Lot Area: 41,679 S.F. or 0.957 Acres To Top Of Bluff
Zone: Resort

Certified To:
80 Firestone LLC



- KEY**
- BR BRICK
 - CB CATCH BASIN
 - CC CONC. COVER
 - CM CONC. MONUMENT
 - DW DRY WELL
 - EB ELECTRIC BOX
 - EM ELECTRIC METER
 - EOP EDGE OF PAVEMENT
 - EOC EDGE OF CLEARING
 - EV ELECTRIC VAULT
 - GM GAS METER
 - GV GAS VALVE
 - HYD HYDRANT
 - IR IRRIGATION BOX
 - LB LIGHT BOX
 - LP LEACHING POOL
 - LTP LIGHT POST
 - MC METAL COVER
 - MHW MEAN HIGH WATER
 - OH OVERHANG
 - PL PROPERTY LINE
 - PT PROPANE TANK
 - S STEPS
 - SP SLATE PAVERS
 - ST SEPTIC TANK
 - TB TELEPHONE BOX
 - UB UTILITY BOX
 - WM WATER METER
 - WV WATER VALVE
 - TBR TO BE REMOVED
 - TL TRAFFIC LIGHT
 - TP TELEPHONE POLE

NOTE:

- 1) Unauthorized alteration or addition to a survey map bearing a licensed surveyor's seal is a violation of section 7209 of the New York State Education Law.
- 2) Only copies from the original of this survey map bearing an original land surveyor's inked seal or embossed seal shall be considered to be a valid copy.
- 3) Certifications indicated herein shall run only to the person for whom the survey is prepared, and on his/her behalf to the title company, governmental agency and lending institution listed herein. Certifications are not transferable to additional institutions or subsequent owners. Certifications indicated herein signify that this survey was prepared in accordance with the existing code of practice for land surveyors adopted by the New York State Association of Professional Land Surveyors.
- 4) The existence of subsurface improvements or encroachments, or wetlands, or easements, covenants, or restrictions of record, if any, not shown are not certified.

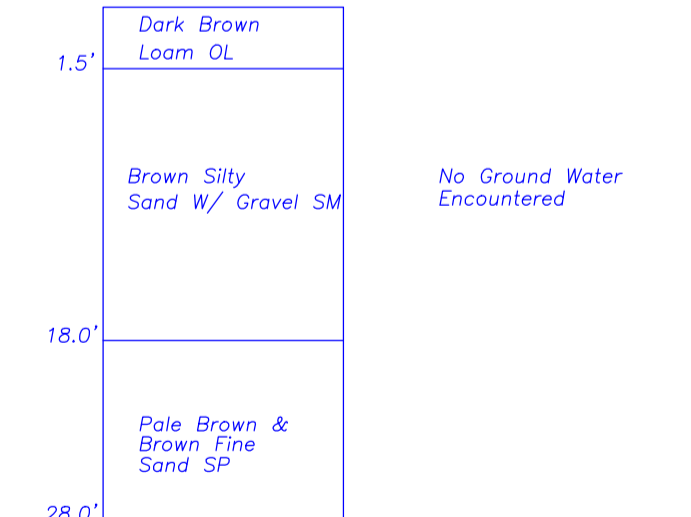
Datum NAVD 1988
S.C.T.M. 0300-017-01-5

- NOTES:**
- 1) THE LOCATION OF CESSPOOLS, WELLS AND OTHER UNDERGROUND INSTALLATIONS, IF ANY, ARE SHOWN IN ACCORDANCE WITH SOURCES BELIEVED TO BE ACCURATE; HOWEVER, THIS OFFICE DOES NOT ASSUME RESPONSIBILITY FOR THEIR ACCURACY.
 - 2) BEARINGS DEPICTED HEREON ARE RELATIVE TO TRUE NORTH (NAD 83) & ARE ROTATED 1°17'30" CLOCKWISE FROM FILED MAP BEARINGS
 - 3) ALL EXISTING STRUCTURES SHOWN AS (---) TO BE REMOVED/DEMOLISHED, UNLESS NOTED OTHERWISE.
 - 4) EXISTING SEPTIC TO BE ABANDONED BY REMOVAL AND/OR PUMPING AND FILLING WITH CLEAN SAND.
 - 5) EXISTING WATER LINE/WELL TO BE ABANDONED.
 - 6) ALL PROPOSED STRUCTURES SHOWN TAKEN FROM A SITE PLAN PREPARED BY LAGUARDIA DESIGN LANDSCAPE ARCHITECTS DATED 8/17/2020
 - 7) PROPOSED BLUFFED STAIRS RECEIVED FROM FIRST COASTAL DATED 11/07/20

COVERAGE
ALLOWED - 6,251 S.F.
EXISTING - 1,670 S.F.
PROPOSED - 4,162 S.F.

TOTAL COVERAGE
ALLOWED - 31,259 S.F.
EXISTING - 5,695 S.F.
PROPOSED - 9,605 S.F. (EXCL. PROP. LAWN, MOWED PATHWAY & GRIT WALKWAY)

CLEARING
EXISTING - 33,944 S.F.
PROPOSED - 35,876 S.F.
PROPOSED AFTER REVEG. - 34,319 S.F. (PROP. 1,516 SF OF REVEG.)



No Ground Water Encountered

Revised: April 12, 2021 - Proposed Reveg.
Revised: March 12, 2021 - Proposed Bluff Stair Well
Revised: October 19, 2020 - Proposed Bluff Stair Well
Revised: September 4, 2020 - Mod. Prop.
Revised: April 13, 2020 - Proposed Reveg.
Revised: April 10, 2020 - Proposed Reveg.
Revised: April 9, 2020 - Proposed Sanitary, Drainage, Water and Clearing
Revised: March 6, 2020 - For Discussion Purposes Map
Revised: December 11, 2018 - Mean High Water Setback
Revised: October 10, 2018 - Top of Bluff Crest
Revised: September 21, 2018 - Proposed
Revised: Jan. 12, 2017 - Adj. Property Details
Revised: October 11, 2016 - Extended CEH Line Only
Revised: August 16, 2016 - Mod. Proposed
Revised: July 28, 2016 - Removed Setbacks Only
Revised: June 6, 2016 - New Proposed Structures
Revised: May 24, 2016 - Bluff Crest Flags
Revised: December 16, 2015 - Proposed
Revised: Sept. 14, 2015 - Front Setback
Revised: July 30, 2015 - Wetland Flags & Setbacks
Revised: July 7, 2015 - Top of Bluff & Revised Cov. Only
Revised: July 1, 2015 - Froze All Improvements
Revised: June 23, 2015 - 50' Bluff setback, Zoning
Revised: June 11, 2015 - Pump House
Surveyed: May 18, 2015

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