

SUBDIVISION MAP OF:
HAND LANE SOUTH

PROPERTY LOCATED IN AMAGANSETT
TOWN OF EAST HAMPTON
SUFFOLK COUNTY, NEW YORK
S.C.T.M. # 300-172-03-20
AREA = 42,855 SF. = 0.9838 ACRES
SCALE: 1"=30'

NOTE: THE EXISTENCE OF RIGHT OF WAYS,
WETLANDS AND/OR EASEMENTS OF RECORD
IF ANY, NOT SHOWN ARE NOT GUARANTEED.

SCHOOL DISTRICT: AMAGANSETT
FIRE DISTRICT: AMAGANSETT
FLOOD ZONE "X"
ZONE: B-RESIDENCE

TELEPHONE AND P.S.E. & G SERVICES AVAILABLE.
WATER SUPPLY TO BE BY S.C.M.A.
SANITARY WASTE DESIGN TO BE BY INDIVIDUAL ON SITE
SEPTIC SYSTEMS, PER S.C.D.H.S. REQUIREMENTS.

SUBDIVISION DATA:

TOTAL AREA = 42,855 SF. = 0.9838 ACRES
TOTAL LOTS: = 2
AVERAGE LOT SIZE: = 21,428 SF.

"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, SOIL 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."

DREW BENNETT, PE 075744 DATE: _____

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN APPROVED AS PROVIDED BY
ARTICLE 16 OF THE TOWN CODE.

DATE OF SIGNING _____ TOWN OF EAST HAMPTON PLANNING BOARD

CHAIRPERSON
SECRETARY

THIS IS TO CERTIFY THAT ALL LOTS ON THIS PLAT COMPLY WITH THE REQUIREMENTS
OF THE TOWN OF EAST HAMPTON ZONING LAW.

DATE OF SIGNATURE _____ SIGNATURE OF SURVEYOR

3/10/2021
STEVEN F. BARYLSKI L.S. No. 050453

I HEREBY CERTIFY THAT THIS MAP WAS MADE BY ME FROM ACTUAL SURVEYS COMPLETED FEBRUARY 24, 2021
THAT ALL CONCRETE MONUMENTS SHOWN HEREON EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

DATE OF SIGNATURE _____ SIGNATURE OF SURVEYOR

3/10/2021
STEVEN F. BARYLSKI L.S. No. 050453

■ = CONCRETE MONUMENT.

NOTE: TOPOGRAPHIC CONTOURS RESULT FROM
AN ACTUAL FIELD SURVEY AND REFER TO
N.A.V.D. 1988

---XX--- EXISTING CONTOUR

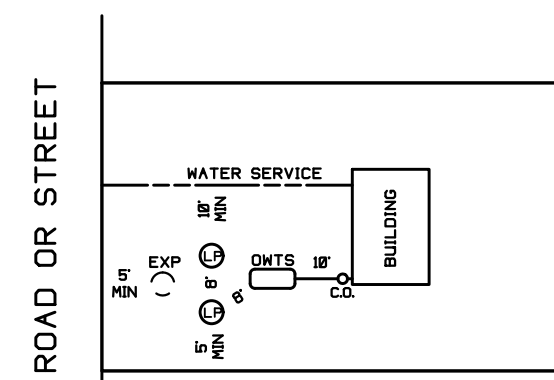
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A
LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 1700
SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL
OF THE LAND SURVEYOR'S EMBOSSED SEAL OR INKED SEAL SHALL BE CONSIDERED
TO BE VALID COPIES

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED
IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS
ADOPTED BY THE N.Y. 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
OR SUBSEQUENT OWNERS.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
ALL NATURAL FEATURES SHOWN ON SURVEY, INCLUDING BUT NOT LIMITED TO
BLUFF CREST, CLEARING, AND WETLANDS SHOULD BE VERIFIED WITH THE
APPROPRIATE REGULATORY AGENCY.

4082-SUB

TYPICAL LOT
(NOT TO SCALE)



INDIVIDUAL SEPTIC SYSTEM DESIGNS TO BE PER
S.C.D.H.S. APPROVAL, BASED UPON TABLE SC6HS STANDARDS

TEST HOLE DATA
(NOT TO SCALE)

BY: McDONALD GEOSCIENCE
2-13-2021 - GRADE EL. = 34.8'

8.5'	DL	MIXED GRAVEL SAND, LOAM
3.5'	SH	BROWN SILTY SAND
13.0'	SP	PALE BROWN FINE SAND

NO WATER
HIGHEST EXPECTED
GROUNDWATER ELEV. = 7'

PRE-EXISTING
COVERAGE CALCULATIONS:

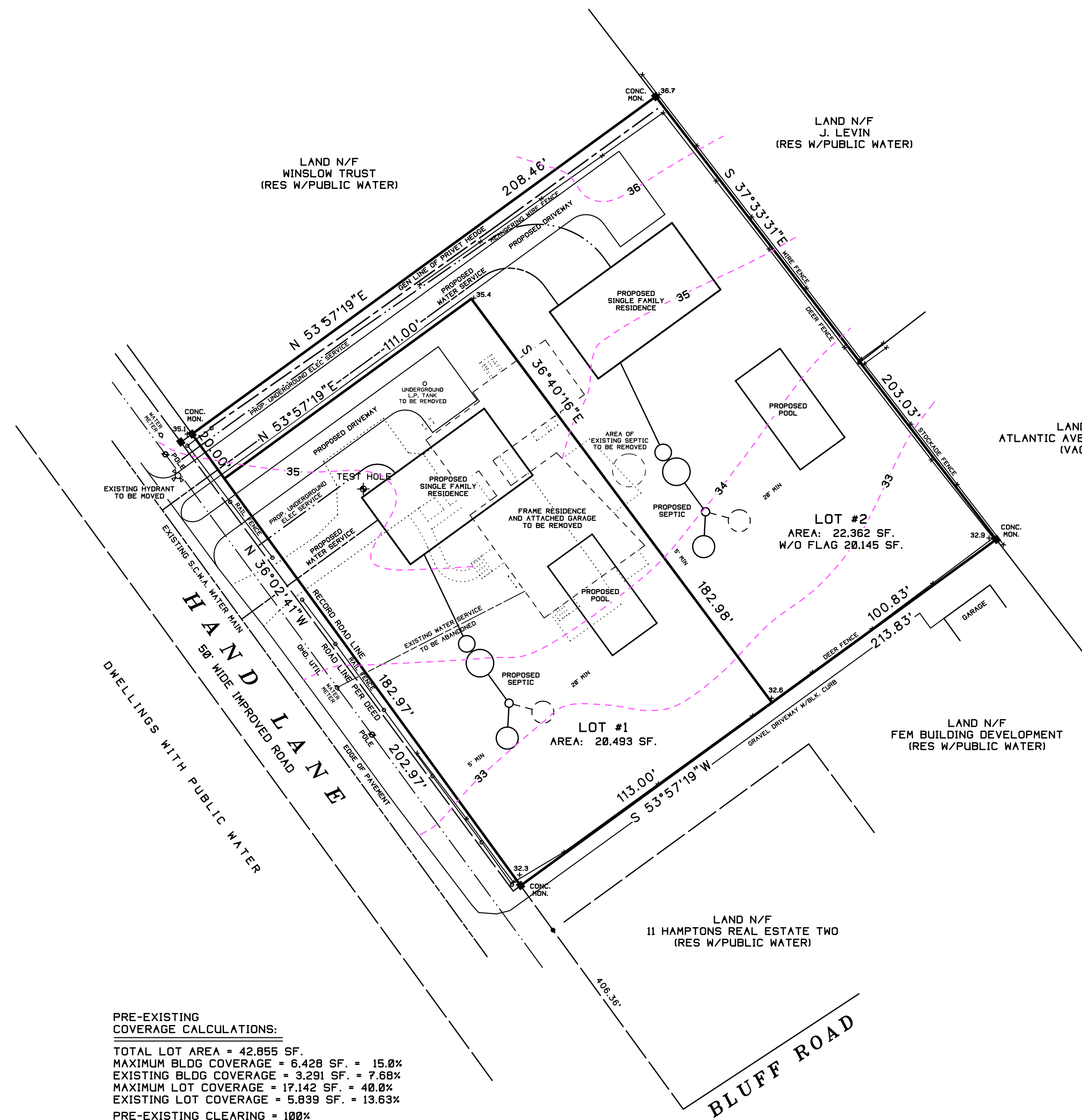
TOTAL LOT AREA = 42,855 SF.
MAXIMUM BLDG COVERAGE = 6,428 SF. = 15.0%
EXISTING BLDG COVERAGE = 3,291 SF. = 7.68%
MAXIMUM LOT COVERAGE = 17,142 SF. = 40.0%
EXISTING LOT COVERAGE = 5,839 SF. = 13.63%
PRE-EXISTING CLEARING = 100%

PROPOSED LOT 1
COVERAGE CALCULATIONS:

LOT AREA = 20,493 SF.
MAXIMUM BLDG COVERAGE = 4,099 SF. = 20.0%
MAXIMUM LOT COVERAGE = 10,247 SF. = 50.0%
ALLOWABLE CLEARING = 100%

PROPOSED LOT 2
COVERAGE CALCULATIONS:

LOT AREA = 22,362 SF.
MAXIMUM BLDG COVERAGE = 4,472 SF. = 20.0%
MAXIMUM LOT COVERAGE = 11,181 SF. = 50.0%
ALLOWABLE CLEARING = 100%

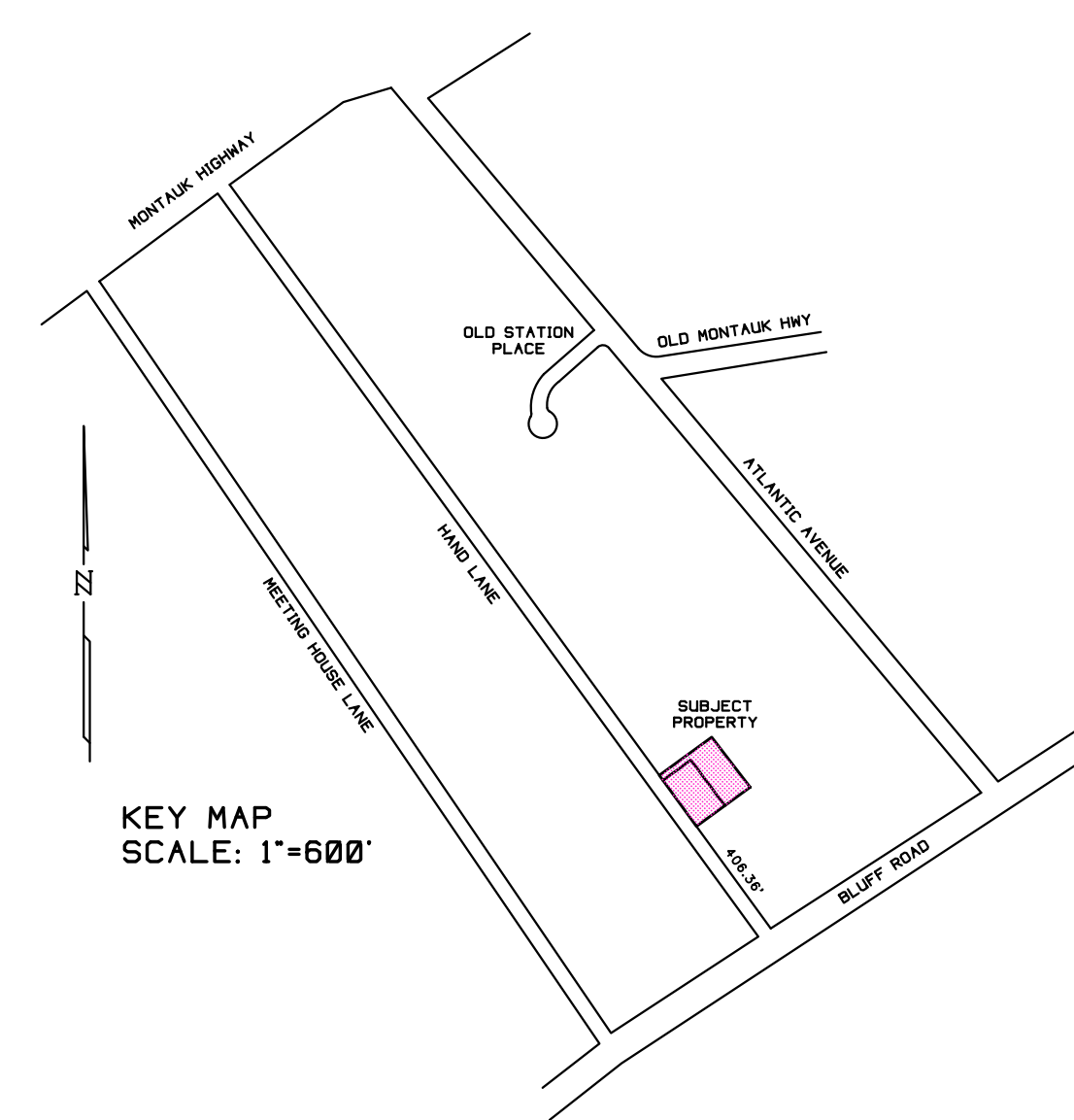
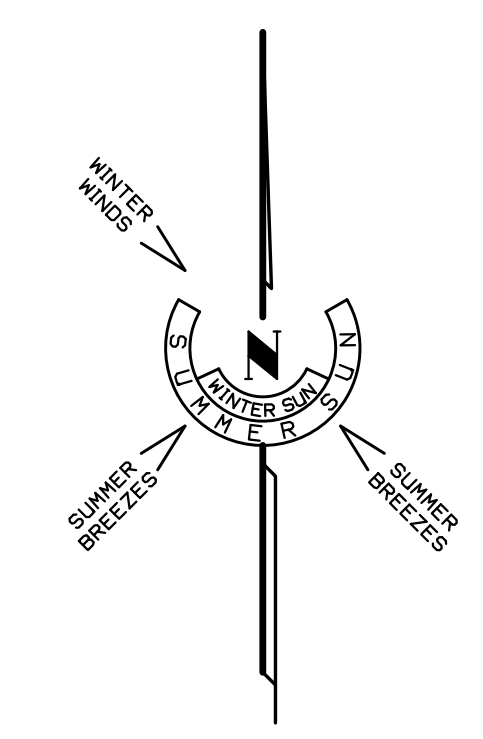


SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, N.Y.

DATE: _____

THIS IS TO CERTIFY THAT THE PROPOSED REALTY SUBDIVISION OR DEVELOPMENT
FOR **HAND LANE SOUTH** IN THE
TOWN OF EAST HAMPTON WITH A TOTAL OF **2** 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 ONLY 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.



KEY MAP
SCALE: 1"=600'

OWNER - DEVELOPER:
HARVEY REID
115 HAND LANE
AMAGANSETT, NY 11930

PREPARED BY:
STEVEN BARYLSKI
N.Y.S. Lic. No. 050453
P.O. BOX 6005
SOUTHAMPTON, N.Y. 11969
MARCH 5, 2021

PREPARED FROM AN ACTUAL FIELD SURVEY
PERFORMED FEBRUARY 24, 2021

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