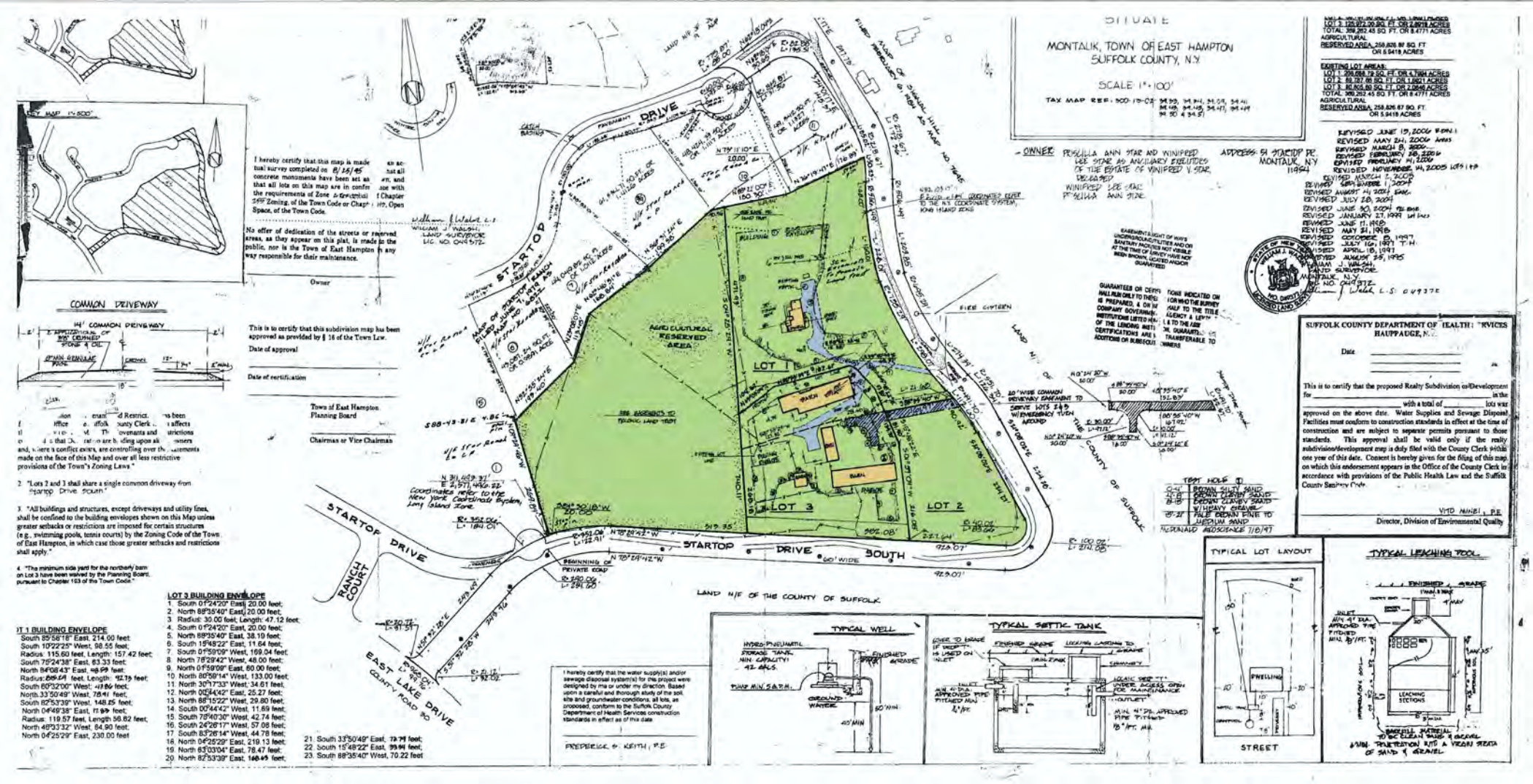
SITUATE
MONTAUK, TOWN OF EAST HAMPTON
SUFFOLK COUNTY, N.Y.
SCALE 1"=100'
TAX MAP REF: 300-19-02
OWNER: PRISCILLA ANN STAR AND WINIFRED LEE STAR AS JOINT TENANTS OF THE ESTATE OF WINIFRED V. STAR DECEASED
WINIFRED LEE STAR
PRISCILLA ANN STAR
ADDRESS: 51 STARTOP DR. MONTAUK, N.Y. 11954
LOT 1: 125,972.00 SQ. FT. OR 2.8918 ACRES
TOTAL 399,282.45 SQ. FT. OR 9.4771 ACRES
AGRICULTURAL
RESERVED AREA 258,826.87 SQ. FT. OR 5.9418 ACRES
EXISTING LOT AREAS:
LOT 1 209,088.19 SQ. FT. OR 4.7994 ACRES
LOT 2 92,787.99 SQ. FT. OR 1.9821 ACRES
LOT 3 80,905.80 SQ. FT. OR 2.0646 ACRES
TOTAL 399,282.45 SQ. FT. OR 9.4771 ACRES
AGRICULTURAL
RESERVED AREA 258,826.87 SQ. FT. OR 5.9418 ACRES
REVISED JUNE 19, 2006 PER N.Y.S.
REVISED MAY 24, 2006 PER
REVISED MARCH 8, 2006
REVISED FEBRUARY 28, 2006
REVISED FEBRUARY 14, 2006
REVISED NOVEMBER 14, 2005 LOT 1
REVISED MARCH 1, 2005
REVISED JANUARY 31, 2005
REVISED AUGUST 14, 2004
REVISED JULY 28, 2004
REVISED JUNE 30, 2004
REVISED JANUARY 27, 1998
REVISED JULY 11, 1996
REVISED MAY 21, 1996
REVISED OCTOBER 8, 1997
REVISED JULY 10, 1997
REVISED APRIL 15, 1997
REVISED AUGUST 25, 1995
WILLIAM J. WALSH
LAND SURVEYOR
MONTAUK, N.Y.
LIC. NO. 049372
William J. Walsh L.S. 049372
STATE OF NEW YORK
WILLIAM J. WALSH
LICENSED LAND SURVEYOR
I hereby certify that this map is made from an actual survey completed on 8/15/95 that all concrete monuments have been set as shown, and that all lots on this map are in conformance with the requirements of Zone A-Residential 2 of Chapter 255 Zoning, of the Town Code or Chapter 119, Open Space, of the Town Code.
William J. Walsh L.S.
WILLIAM J. WALSH, LAND SURVEYOR LIC. NO. 049372
No offer of dedication of the streets or reserved areas, as they appear on this plat, is made to the public, nor is the Town of East Hampton in any way responsible for their maintenance.
Owner
This is to certify that this subdivision map has been approved as provided by § 16 of the Town Law.
Date of approval
Date of certification
Town of East Hampton Planning Board
Chairman or Vice Chairman
SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
HAUPPAUGE, N.Y.
Date
This is to certify that the proposed Realty Subdivision or Development for _____ in the _____ 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.
VITO MINEI, P.E.
Director, Division of Environmental Quality
COMMON DRIVEWAY
14' COMMON DRIVEWAY
2" BITUMINOUS CONCRETE TOP COURSE & OIL
6" MIN. GRANULAR BASE
CROWN
12'
3/4"
6" MIN.
18'
2'
2'
1. "... restrictions ... covenants and restrictions affecting this property are recorded in the Office of the Suffolk County Clerk ... which affects the title to this property. The covenants and restrictions of record that may be enforceable upon all owners and, where a conflict exists, are controlling over the ... requirements made on the face of this Map and over all less restrictive provisions of the Town's Zoning Laws."
2. "Lots 2 and 3 shall share a single common driveway from Startop Drive South."
3. "All buildings and structures, except driveways and utility lines, shall be confined to the building envelopes shown on this Map unless greater setbacks or restrictions are imposed for certain structures (e.g., swimming pools, tennis courts) by the Zoning Code of the Town of East Hampton, in which case those greater setbacks and restrictions shall apply."
4. "The minimum side yard for the northerly barn on Lot 3 have been waived by the Planning Board, pursuant to Chapter 153 of the Town Code."
LOT 1 BUILDING ENVELOPE
South 85°56'18" East, 214.00 feet;
South 10°22'25" West, 98.55 feet;
Radius: 115.60 feet, Length: 157.42 feet;
South 75°24'38" East, 83.33 feet;
North 84°08'43" East, 98.59 feet;
Radius: 205.54 feet, Length: 92.75 feet;
South 60°32'00" West, 418.86 feet;
North 33°50'49" West, 78.41 feet;
South 82°53'39" West, 148.25 feet;
North 04°49'38" East, 11.99 feet;
Radius: 119.57 feet, Length 56.82 feet;
North 46°33'32" West, 84.90 feet;
North 04°25'29" East, 230.00 feet
LOT 3 BUILDING ENVELOPE
1. South 01°24'20" East, 20.00 feet;
2. North 88°35'40" East, 20.00 feet;
3. Radius: 30.00 feet; Length: 47.12 feet;
4. South 01°24'20" East, 20.00 feet;
5. North 88°35'40" East, 38.19 feet;
6. South 15°48'22" East, 11.64 feet;
7. South 01°59'09" West, 169.04 feet;
8. North 78°29'42" West, 48.00 feet;
9. North 01°59'09" East, 60.00 feet;
10. North 80°59'14" West, 133.00 feet;
11. North 30°17'32" West, 34.61 feet;
12. North 00°44'42" East, 25.27 feet;
13. North 88°15'22" West, 29.80 feet;
14. South 00°44'42" West, 11.69 feet;
15. South 78°40'30" West, 42.74 feet;
16. South 24°28'17" West, 57.08 feet;
17. South 82°26'14" West, 44.78 feet;
18. North 04°25'29" East, 219.13 feet;
19. North 83°03'04" East, 78.47 feet;
20. North 82°53'39" East, 168.45 feet;
21. South 33°50'49" East, 78.41 feet;
22. South 15°48'22" East, 99.84 feet;
23. South 88°35'40" West, 70.22 feet
AGRICULTURAL RESERVED AREA
LOT 1
LOT 2
LOT 3
STARTOP DRIVE
STARTOP DRIVE SOUTH
RANCH COURT
EAST LAKE DRIVE
COUNTY ROAD 90
60' WIDE
20' WIDE COMMON DRIVEWAY EASEMENT TO SERVE LOTS 2 & 3 W/EMERGENCY TURN AROUND
LAND N/F OF THE COUNTY OF SUFFOLK
LAND N/F OF THE COUNTY OF SUFFOLK
FIRE CISTERN
TEST HOLE #1
0'-4' BROWN SILTY SAND
4'-8' BROWN CLAYEY SAND
8'-18' BROWN CLAYEY SAND W/HEAVY GRAVEL
18'-21' PALE BROWN FINE TO MEDIUM SAND
NO GROUND WATER ENCOUNTERED 7/10/97
TYPICAL LOT LAYOUT
STREET
TYPICAL LEACHING POOL
FINISHED GRADE
4" MIN.
INLET
MIN. 4" DIA. APPROVED PIPE PITCHED MIN. 1/4"/FT.
DWELLING
LEACHING SECTIONS
MATERIAL: 90% OF 1.5" STONE & GRAVEL
6 MIN. PENETRATION INTO A VIRGIN STRATA OF SAND & GRAVEL
TYPICAL WELL
HYDRO-PNEUMATIC STORAGE TANK. MIN. CAPACITY 42 GALS.
PUMP MIN. 5 GPM.
FINISHED GRADE
GROUND WATER
40' MIN.
60' MIN.
TYPICAL SEPTIC TANK
FINISHED GRADE
CLEAN OUT
SLOPE 1/4" PER FOOT
INLET
MIN. 4" DIA. APPROVED PIPE PITCHED MIN. 1/4"/FT.
OUTLET
MIN. 4" DIA. APPROVED PIPE PITCHED MIN. 1/4"/FT.
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.
FREDERICK G. KEITH, P.E.