

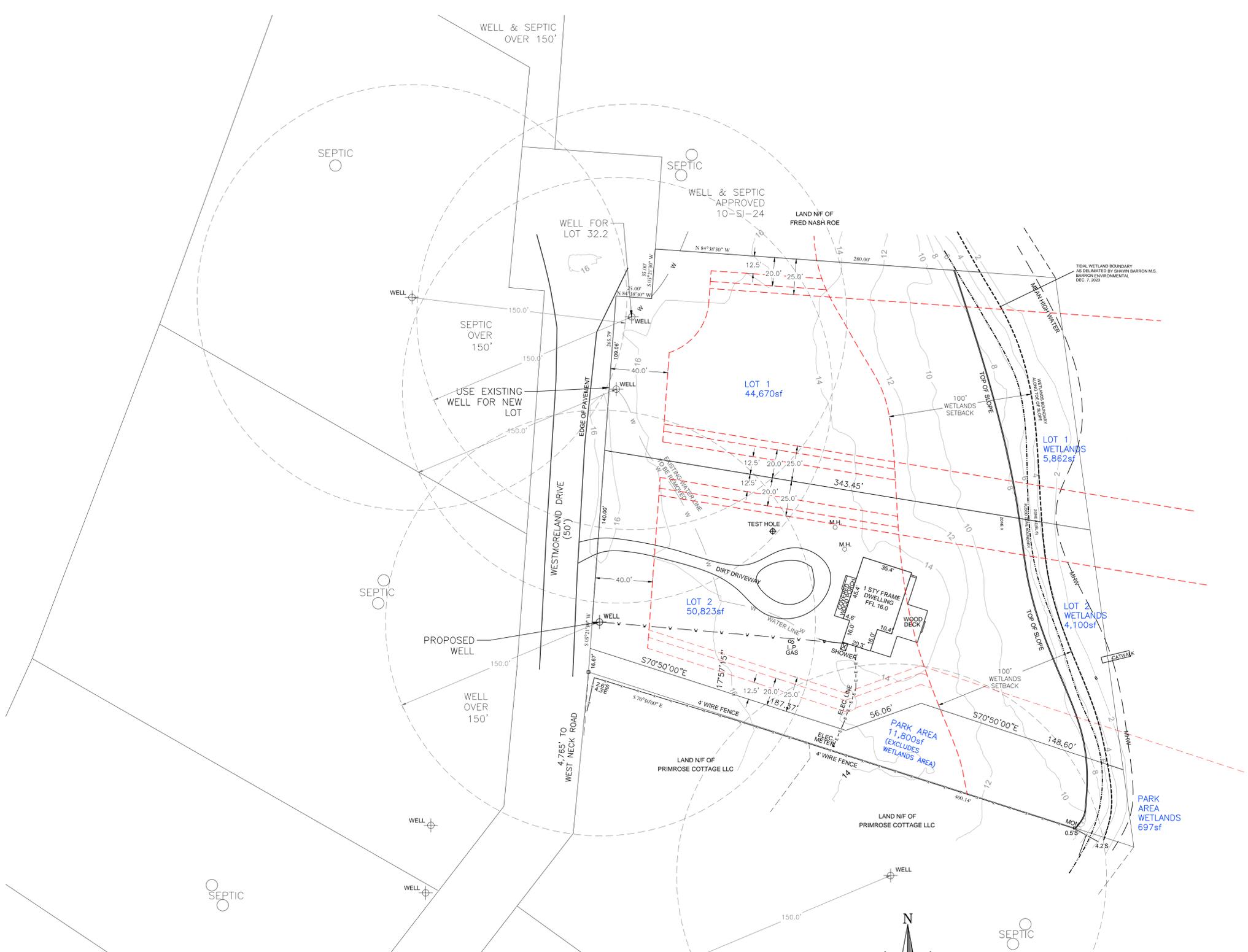
LOCATION MAP

SCALE 1"=600'

TEST HOLE

SHAWN BARRON
12.8.23

EL. 14.7'	0'	ML	SILT/SANDY LOAM
	-2.7'		
WATER	-14.3'	SP	MIXED SAND W GRAVEL
	-17'	SP	MIXED SAND W GRAVEL
			WATER ENCOUNTERED AT ELEVATION 0.4'



SITE PLAN
SCALE 1"=40'

APPLICANT/OWNER:
WEST NECK CREEK COTTAGE, LLC
PO BOX 606
SHELTER ISLAND HTS, NY 11965

TOTAL AREA = 118,000sf (2.71ac)
EXCLUSIVE OF WETLANDS = 107,310sf±
APPROXIMATE LOT SIZES (TO BE FINE TUNED BY SURVEYOR)
PROP. LOT 1 = 44,670sf (50,532sf TOTAL)
PROP. LOT 2 = 50,823sf (54,923sf TOTAL)
PARK AREA = 11,800sf (12,497sf TOTAL)

5 WESTMORELAND DRIVED SHELTER ISLAND, NY
TOWN ZONING USE DISTRICT A, NSPOD
ALL NEIGHBORING PROPERTIES VACANT OR SERVICED
BY PRIVATE ON SITE SANITARY DISPOSAL FACILITIES
AND WATER SUPPLY WELLS. THERE IS NO PUBLIC
WATER OR SEWER DISTRICTS THAT SERVE THIS AREA.
UNDERGROUND ELECTRIC, CABLE, PHONE NOT SHOWN
PROPERTY SERVED BY PSEG-LI, CABLE, ETC
NO PUBLIC WATER OR SEWER SERVE THIS AREA
NO FIRE PROTECTION DEVICE WITHIN 1,000'
SKETCH PLAN BASED ON SITE SURVEY
KENNETH M WOYCHUK LAND SURVEYING, PLLC DATED 2.21.24
ELEVATIONS REFERENCE NAVD 1988
SURFACE WATERS WITHIN 300' OF PROPERTY
NO STORMWATER COLLECTION PROPOSED

REV.	DATE	DESCRIPTION

MINOR SUBDIVISION SKETCH PLAN
"WEST NECK CREEK COTTAGES"
SITUATED AT:
SHELTER ISLAND,
TOWN OF SHELTER ISLAND,
SUFFOLK COUNTY, NY
NEW YORK

Plan by:
SHERMAN ENGINEERING & CONSULTING, P.A.
14 Nelmar Avenue
St Augustine FL 32084
631.831.3872

