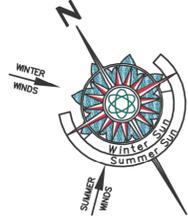
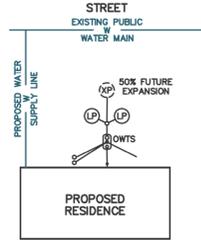


North American Vertical Datum 1988



Deed North

TOTAL LOT AREA TO MEAN HIGH WATER LINE 384,125± Sq.Ft. 8.818± Acres TO WETLANDS LINE 373,342± Sq.Ft. 8.571± Acres



TYPICAL LOT LAYOUT 4 BEDROOM FUJII CENS 2-6' DEEP LEACHING POOLS (vent through house or remotely)

PECONIC BAY

10' CONTOUR ELEVATION NGVD 1929 VERTICAL DATUM

TIDAL WETLANDS BOUNDARY FLAGGED BY INTER-SCIENCE RESEARCH ASSOCIATES, INC. ON APRIL 8, 2019

MEAN HIGH WATER LINE NAVD 1985 ELEV 1.0± 24 MARCH 2017

FEMA FLOOD ZONE LINE

SHORE ROAD (C.R. 42) ASPHALT

PROPOSED PARK AREA

PROPOSED RESIDENCE

PROPOSED RESIDENCE

PROPOSED RESIDENCE

FRESHWATER WETLANDS BOUNDARY FLAGGED BY INTER-SCIENCE RESEARCH ASSOCIATES ON MAY 21, 2020

TAX LOT 11.3 N/F QUALIFIED RESIDENCE TRUST OF PETER W. CARLINO & MARSWA W. CARLINO SINGLE FAMILY PUBLIC WATER

LOT 1 103,286 Sq.Ft.

LOT 2 80,120 Sq.Ft.

LOT 3 83,522 Sq.Ft.

LOT 4 80,408 Sq.Ft.

LOT 5 38,594 Sq.Ft.

PROPOSED RESIDENCE

- NOTES: 1. SURVEY CONDUCTED WITHOUT BENEFIT OF COMPLETE TITLE REPORT... 2. BOUNDARY COURSES SHOWN HEREON WITH (A) OR (D) SUFFIX INDICATE ACTUAL (A) VERSUS DEED (D) OR FILE MAP (M) VALUES... 3. SUBJECT PROPERTIES IN ZONE "AA" AND IN THE NEAR SHORE OVERLAY DISTRICT PER TOWN OF SHELTER ISLAND BUILDING DEPARTMENT, JANUARY 31, 2018... 4. SUBJECT PROPERTIES IN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD ZONE "VE 8", "X", AND "OUTSIDE 0.2% FLOOD PLAIN" AS SHOWN ON FLOOD INSURANCE RATE MAP FM36103C0178H, LAST REVISED SEPTEMBER 25, 2009... 5. SEPTIC SYSTEMS, DRYWELLS AND WELL LOCATIONS SHOWN FROM INFORMATION PROVIDED BY OTHERS... 6. AS EVIDENCED BY OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, SOME OF OR ALL UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNDERGROUND AND ARE PROVIDED TO THE SUBJECT PROPERTY FROM WITHIN THE PUBLIC RIGHT OF WAY...

TEST HOLE DATA tables for TEST HOLE B1 and TEST HOLE B2 showing soil profiles and elevations.

TEST HOLE DATA table showing soil profiles and elevations for a third test hole.

SUBDIVISION DATA table with fields for TOTAL AREA, NUMBER OF LOTS, ZONING DISTRICT, etc.

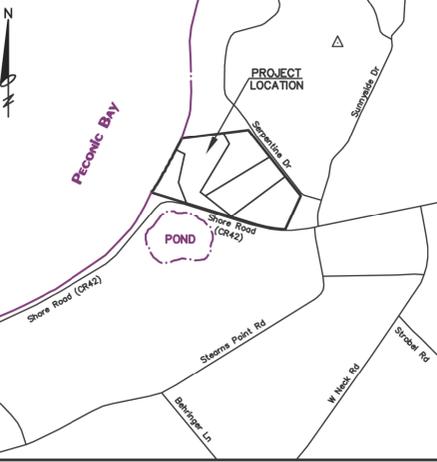
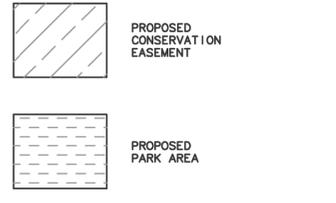
OWNER/APPLICANT: CRESCENT BEACH, LLC c/o INTER-SCIENCE RESEARCH ASSOCIATES

ENGINEER: S.L. MARESCA & ASSOCIATES 188-04 WEST MONTAUK HIGHWAY HAMPTON BAYS NY 11946

LAND SURVEYOR: F. MICHAEL HEMMER, LS, P.C. 3330 NOYAC RD, BLDG B1 3330 NOYAC RD, BLDG B1 P.O. BOX 1328 SAG HARBOR, NY 11963

YIELD LOT AREAS TABLE (TO APR 2019 WETLANDS) LOT 1 103,286 LOT 2 80,120 LOT 3 83,522 LOT 4 80,408

10% REQUIRED PARK AREA: 384,125 x 0.10 = 38,412 PARK AREA 38,594



SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES GREAT RIVER, NEW YORK

THIS IS TO CERTIFY THAT THE PROPOSED REALTY SUBDIVISION CRESCENT BEACH PROPERTIES IN THE TOWN OF SHELTER ISLAND WITH A TOTAL OF 4 LOTS WAS APPROVED ON THE ABOVE DATE...

WALTER DAWYDIK, P.E. & J.D. DIRECTOR, DIVISION OF ENVIRONMENTAL QUALITY

PLANNING BOARD APPROVAL CERTIFICATION NO FURTHER INCREASE IN THE NUMBER OF LOTS SHALL BE ALLOWED THROUGH SUBSEQUENT LAND DIVISION UNLESS A NEW PLAN IS SUBMITTED...

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN APPROVED BY THE PLANNING BOARD OF THE TOWN OF SHELTER ISLAND BY RESOLUTION DATED

CHAIRMAN'S SIGNATURE

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...

BY: KATHERINE MARESCA, PE NYS LIC No. 104055 DATE: 07.15.24

THIS IS TO CERTIFY THAT ALL LOTS AND PARCELS SHOWN ON THIS PLAT COMPLY WITH THE REQUIREMENTS OF THE TOWN OF SHELTER ISLAND ZONING ORDINANCE.

BY: FRANCESCO DE DOMENICO, LS NYS LIC No. 051134 DATE: 7/12/2024



Revision table with columns for Date, Description, and Reviser.

MINOR SUBDIVISION MAP OF CRESCENT BEACH PROPERTIES SITUATE AT 11 SERPENTINE DRIVE SHELTER ISLAND, NEW YORK

F. MICHAEL HEMMER, LS, P.G. PROFESSIONAL SURVEYING SERVICES

PD BOX 1328, SAG HARBOR, NEW YORK 11963 (631) 725-7199 INFO@FMHLS.COM

PRELIMINARY PLAT 1 OF 1

