50 25 0 50 100

1 inch = 50 ft.

North American Vertical Datum 1988

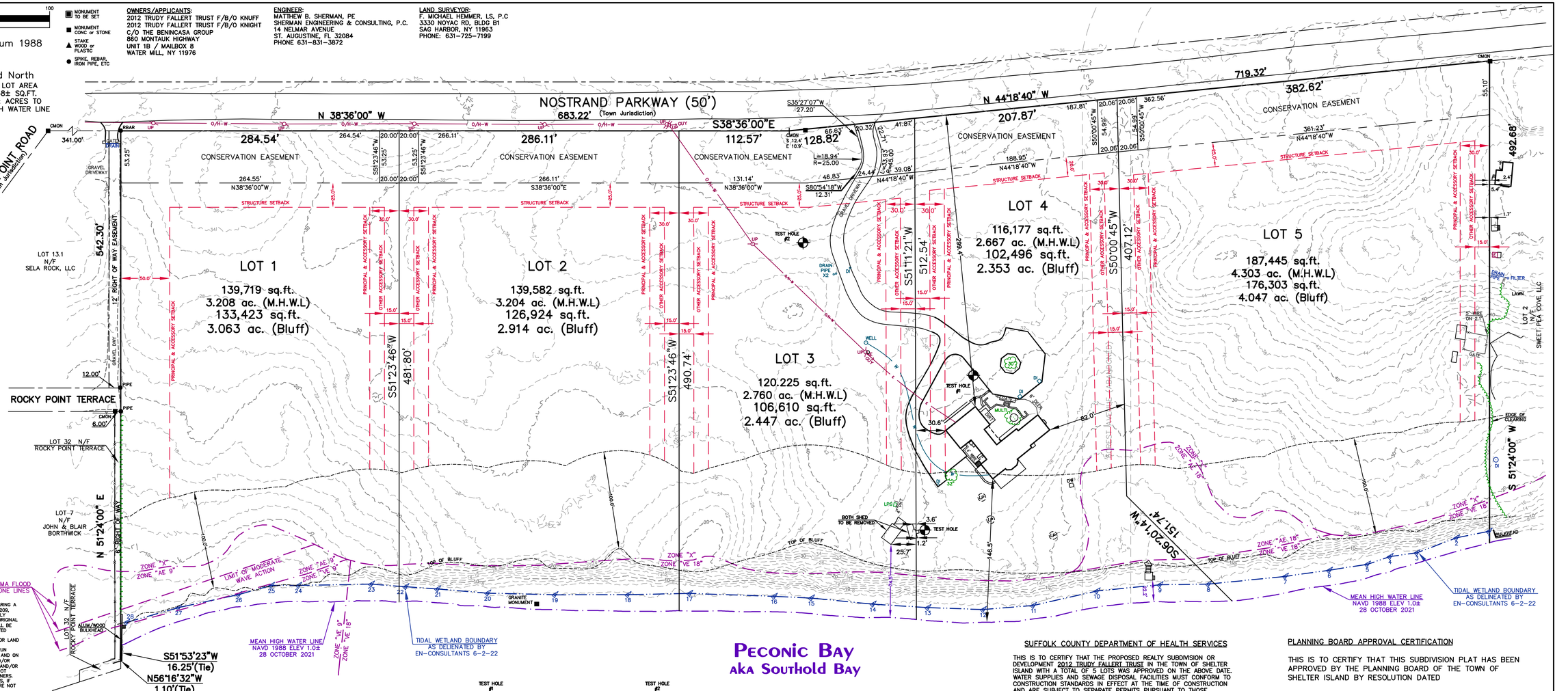
MONUMENT TO BE SET
MONUMENT CONC or STONE
STAKE WOOD or PLASTIC
SPIKE, REBAR, IRON PIPE, ETC

OWNERS/APPLICANTS:
2012 TRUDY FALLERT TRUST F/B/O KNUFF
2012 TRUDY FALLERT TRUST F/B/O KNIGHT
C/O THE BENINCASA GROUP
860 MONTAUK HIGHWAY
UNIT 1B / MAILBOX 8
WATER MILL, NY 11976

ENGINEER:
MATTHEW B. SHERMAN, PE
SHERMAN ENGINEERING & CONSULTING, P.C.
14 NELMAR AVENUE
ST. AUGUSTINE, FL 32084
PHONE 631-831-3872

LAND SURVEYOR:
F. MICHAEL HEMMER, LS, P.C
3330 NOYAC RD, BLDG B1
SAG HARBOR, NY 11963
PHONE: 631-725-7199

Deed North
TOTAL LOT AREA
703,148± SQ.FT.
16.142± ACRES TO
MEAN HIGH WATER LINE



ELEV 29.6 — 0.0'
Sandy Loam (SM)
ELEV 22.8 — 6.8'
Mixed sand with gravel (SP)
ELEV 12.6 — 17.0'

NO GROUNDWATER ENCOUNTERED
17.0' BELOW GRADE

TEST HOLE 04/18/2022
SHAWN M. BARRON, M.S.

CERTIFICATION & ALTERATION NOTE:

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON(S) FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND/OR GOVERNMENTAL AGENCY LISTED HEREON, AND THE SUCCESSORS AND/OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. LOCATIONS OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST EXCEPT AS SHOWN HEREON, ARE NOT KNOWN AND ARE NOT COVERED BY THIS CERTIFICATION.

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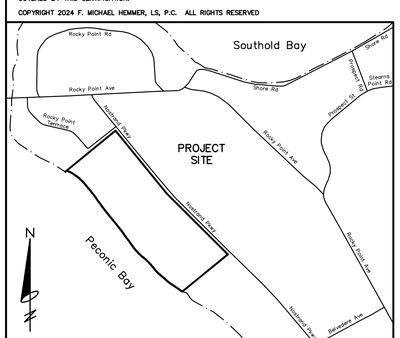

KEY MAP: 1"=600'±

NOTES:

1. SURVEY CONDUCTED WITHOUT BENEFIT OF COMPLETE TITLE REPORT. EASEMENTS OF RECORD FOR WHICH DOCUMENTATION HAS BEEN PROVIDED ARE SHOWN HEREON. OTHER EASEMENTS, IF ANY, ARE NOT SHOWN.
2. BOUNDARY COURSES SHOWN HEREON WITH (A) OR (D) SUFFIX INDICATE ACTUAL (A) VERSUS DEED (D) OR FILE MAP (M) VALUES.
3. SUBJECT PROPERTY SHOWN AS LOTS 8 THRU 17 INCLUSIVE IN BLOCK 3, AND LOTS 1 THRU 3 INCLUSIVE IN BLOCK 5 AND PART OF THE FORMER FOREST AVENUE ON "MAP No. 1; OF; 230 VILLA SITES,; SITUATE AT; WEST NECK PARK,; SUFFOLK COUNTY, LONG ISLAND" FILED NOV 3, 1888 AS FILE MAP No. 47.
4. SUBJECT PROPERTY IN ZONE "AA" AND THE NEAR SHORE OVERLAY DISTRICT PER TOWN OF SHELTER ISLAND GEOGRAPHIC INFORMATION SYSTEM, MAY 19, 2014. ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
5. TOPOGRAPHIC TERRAIN CONTOURS SHOWN HEREON ARE COMPUTED FROM AERIAL LIGHT DETECTION AND RANGING (LIDAR) DATA OBSERVED BY THE NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION – UNITED STATES GEOLOGICAL SURVEY (NOAA/USGS) APRIL 2014.
6. SUBJECT PROPERTY IN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD ZONES "X", "AE 9", "VE 9", "AE 18" & "VE 18" AS SHOWN ON FLOOD INSURANCE RATE MAP FM36103C0159H, LAST REVISED SEPTEMBER 25, 2009.
7. SEPTIC SYSTEM AND WELL LOCATIONS SHOWN FROM INFORMATION PROVIDED BY OTHERS. CERTIFICATION IS LIMITED TO THE ACCURATE PLOTTING AND DEPICTION OF THE INFORMATION AS SUPPLIED.

TEST HOLE #1
ELEV 38.1 — 0.0'
Sandy Loam (SM)
ELEV 30.8 — 7.3
Mixed sand with gravel (SP)
ELEV 21.1 — 17.0'

NO GROUNDWATER ENCOUNTERED
17.0' BELOW GRADE

TEST HOLE 02/05/2025
SHAWN M. BARRON, M.S.

TEST HOLE #2
ELEV 31.5 — 0.0'
Sandy Loam (SM)
ELEV 24.7 — 6.8'
Mixed sand with gravel (SP)
ELEV 14.5 — 17.0'

NO GROUNDWATER ENCOUNTERED
17.0' BELOW GRADE

TEST HOLE 02/05/2025
SHAWN M. BARRON, M.S.

LOT 1	(SQ. FT.)	LOT 2	(SQ. FT)	LOT 3	(SQ. FT)	LOT 4	(SQ. FT)	LOT 5	(SQ. FT)
GROSS AREA	133,423	GROSS AREA	126,924	GROSS AREA	106,610	GROSS AREA	102,496	GROSS AREA	176,303
WETLANDS	4,518	WETLANDS	4,423	WETLANDS	3,778	WETLANDS	4,864	WETLANDS	4,114
OPEN SPACE	14,086	OPEN SPACE	14,169	OPEN SPACE	11,894	OPEN SPACE	10,329	OPEN SPACE	19,843
ACCESS	1,064	ACCESS	1,064	ACCESS	1,150	ACCESS	1,099	ACCESS	1,099
LOT YIELD	113,755	LOT YIELD	107,268	LOT YIELD	89,788	LOT YIELD	86,204	LOT YIELD	151,247

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES

THIS IS TO CERTIFY THAT THE PROPOSED REALTY SUBDIVISION OR DEVELOPMENT 2012 TRUDY FALLERT TRUST IN THE TOWN OF SHELTER ISLAND WITH A TOTAL OF 5 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.

WALTER DAWYDIAK, JR., P.E.
DIRECTOR, DIVISION OF ENVIRONMENTAL QUALITY

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.

MATTHEW B. SHERMAN, P.E. – NYS LIC. No. 083584

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: _____ DATE: _____
F. MICHAEL HEMMER, LS
NYS LIC No. 049815

PLANNING BOARD APPROVAL CERTIFICATION

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

DATE: _____ BY: _____

CHAIRMANS SIGNATURE

Field Work: JLA CFB	Project No: 21-103
Drawn By: FMH^JER ACP	Drawing Name: 21-103 SUBD_2
Checked By: RCH	Scale: 1" = 50'
Reviewed By: FD	Date: 03 FEB 2017

Revisions:
04OCT24 SKETCH PLAN
19NOV24 100' BLUFF SETBACK
13FEB25 LOT 4&5 BOUNDARY
05MAY25 REV SKETCH PLAN

SUBDIVISION MAP OF
2012 TRUDY FALLERT TRUST
SITUATE AT
59 NOSTRAND PARKWAY
SHELTER ISLAND, NEW YORK
COUNTY OF SUFFOLK, TOWN OF SHELTER ISLAND
DISTRICT 700, SECTION 13, BLOCK 1, LOT 14.1

PREPARED BY
F. MICHAEL HEMMER, LS, P.C.
PROFESSIONAL SURVEYING SERVICES
PO BOX 1328, SAG HARBOR, NEW YORK 11963
(631) 725-7199 INFO@FMHLS.COM

Sheet Title: **PRELIMINARY PLAT**
Sheet 1 OF 1