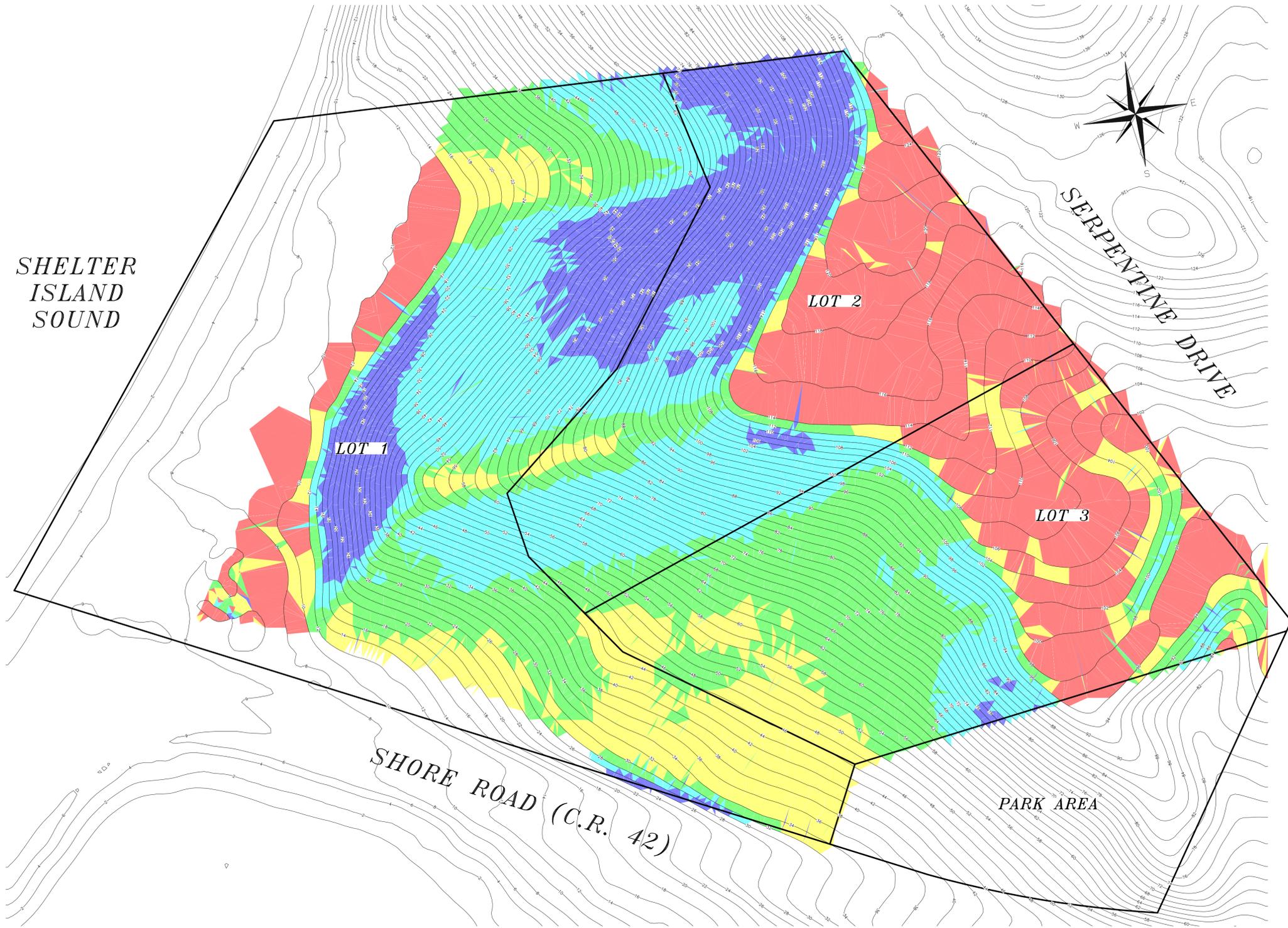


LEGEND

- ZONE 1 (< 15%)
- ZONE 2 (15% to 25%)
- ZONE 3 (25% to 35%)
- ZONE 4 (35% to 45%)
- ZONE 5 (> 45%)



SITE DATA:
 11 SERPENTINE DRIVE
 SHELTER ISLAND, NY 11964
 LOT AREA: 384,125 S.F. (TO MEAN HIGH WATER)
 ZONING DISTRICT: DISTRICT AA
 OVERLAY DISTRICT: NEAR SHORE AND PENINSULAR OVERLAY DISTRICT

- NOTES:**
- SUBDIVISION LOT LAYOUT SHOWN AS PER MAP PREPARED BY INTER-SCIENCE RESEARCH ASSOCIATES, INC., LAST DATED JULY 24, 2025.
 - ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 - TOPOGRAPHIC INFORMATION TAKEN FROM 2023 NOAA NGS TOPOBATHY LIDAR: LONG ISLAND SOUND, NY LIDAR DATA.
 - SLOPE AREA ON LOT 1 EXCLUDES THE AREA WITHIN 100' OF THE FRESHWATER AND TIDAL WETLAND SETBACKS ON THE PARCEL.
 - AREAS AND PERCENTAGES SHOWN WITHIN TABLE ARE APPROXIMATE AND ARE BASED ON A RETRACEMENT OF THE AFOREMENTIONED MAP FROM INTER-SCIENCE RESEARCH ASSOCIATES, INC.

SLOPE REPORT						
	LOT 1 HORIZONTAL AREA (S.F.)	% OF LOT 1	LOT 2 HORIZONTAL AREA (S.F.)	% OF LOT 2	LOT 3 HORIZONTAL AREA (S.F.)	% OF LOT 3
ZONE 1 (<15%)	8,180	7.6%	31,049	35.8%	27,132	31.6%
ZONE 2 (15% TO 25%)	24,041	22.5%	2,675	3.1%	15,026	17.5%
ZONE 3 (25% TO 35%)	25,908	24.2%	7,492	8.6%	32,961	38.4%
ZONE 4 (35% TO 45%)	30,874	28.9%	26,402	28.3%	10,247	11.9%
ZONE 5 (>45%)	17,993	16.8%	20,954	24.2%	495	0.6%

DATE	BY	DESCRIPTION	APPRVD
REVISIONS			
TOWN OF SHELTER ISLAND - PLANNING BOARD			
38 NORTH FERRY ROAD SHELTER ISLAND, N.Y. 11964-0970			
CRESCENT BEACH, LLC SUBDIVISION			
11 SERPENTINE DRIVE, SHELTER ISLAND, N.Y. 11964 SCTM NO.: 0700-014-00-01-00-011.001			
SLOPE ANALYSIS			
 THE RAYNOR GROUP, P.E. & L.S. PLLC SURVEYORS CIVIL ENGINEERS SITE PLANNERS DEERFIELD GREEN P.O. BOX 720 WATERMILL, NY 11976 (631)726-7600			
DESIGNED BY:	SCALE: 1" = 40'	DWG. NO.	
DRAWN BY: RCW	DATE: 11/18/2025	C-1	
APPROVED BY:	FILE NO.: 0182		
VINCENT A. GALDIELLO PROFESSIONAL ENGINEER NO. 072544			