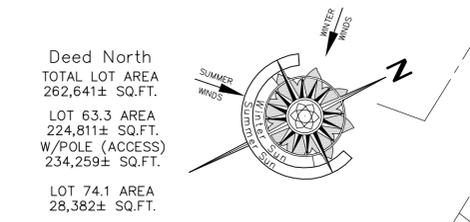
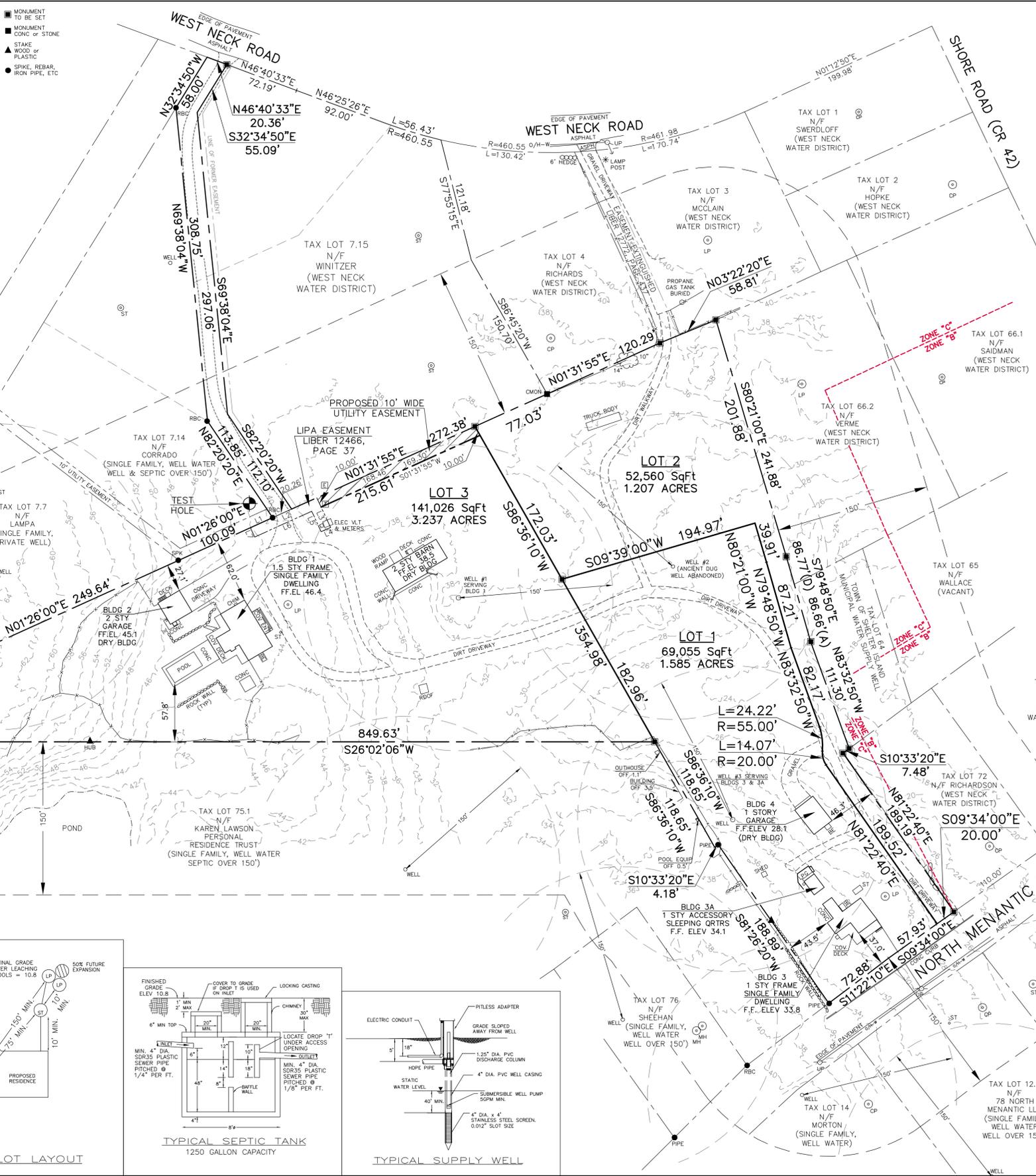
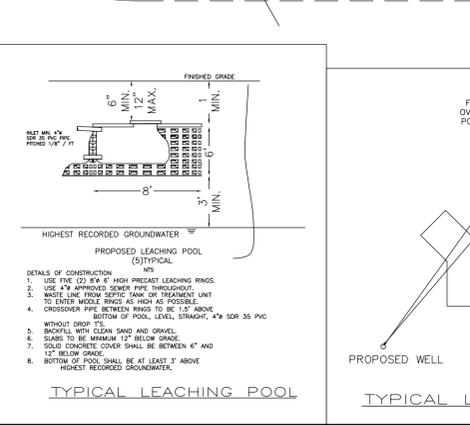
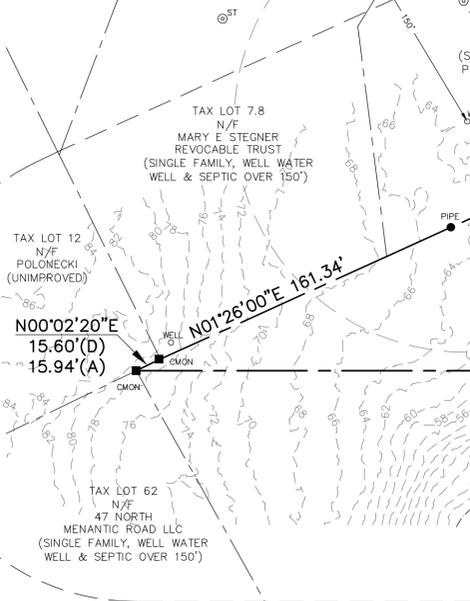


KEY MAP: 1"=600'±
North American Vertical Datum 1988



LOT 63.3 AREA 224,811± SQ.FT.
W/POLE (ACCESS) 234,259± SQ.FT.
LOT 74.1 AREA 28,382± SQ.FT.

LINE	LENGTH	BEARING
L1	23.61	S01°26'00"W
L2	70.76	N01°26'00"E
L3	32.00	S88°34'00"E
L4	10.00	N01°26'00"E
L5	22.00	S88°34'00"E
L6	60.76	S01°26'00"W
L7	10.00	S88°34'00"E



OWNER/APPLICANT:
ARTHUR P. BLOOM
69B NORTH MENANTIC ROAD
P O BOX 474
SHELTER ISLAND, NY 11964

ENGINEER:
SHERMAN ENGINEERING & CONSULTING, P.C.
MATTHEW SHERMAN, P.E.
14 NELMAR AVENUE
ST. AUGUSTINE, FL 32084

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

SUBDIVISION DATA:
TOTAL AREA: 6.029 ACRES
NUMBER OF LOTS: 3 BUILDING
ZONING DISTRICT: C RESIDENCE
OVERLAY DISTRICT: NONE
SCHOOL DISTRICT: SHELTER ISLAND
FIRE DISTRICT: SHELTER ISLAND
POSTAL DISTRICT: SHELTER ISLAND

WATER DISTRICT: NONE

ALL UTILITIES TO BE INSTALLED UNDERGROUND IN ACCORDANCE WITH NEW YORK STATE PUBLIC SERVICE COMMISSION REGULATIONS

NOTES:
1. THERE IS SURFACE WATER WITHIN 300 FEET OF THIS PARCEL.
2. ELEVATIONS ARE IN NORTH AMERICAN VERTICAL DATUM 1988.
3. ALL SURROUNDING PARCELS ARE SERVED BY WELL WATER SUPPLY OR ARE VACANT.
4. PROPOSED SEWAGE DISPOSAL SYSTEM DESIGNED FOR ONE TO FOUR BEDROOM RESIDENCE.
5. ALL RUN-OFF FROM ROOFS SHALL BE DIRECTED VIA GUTTERS AND LEADERS TO ON-SITE DRY WELLS.
6. DRAINAGE STRUCTURES REQUIRED FOR GRASS AND UNDISTURBED AREA, TO BE DETERMINED IN FIELD, AND APPROVED BY TOWN ENGINEER PRIOR TO INSTALLATION.
7. MINIMUM 20' (OD TO OD) INTERVAL BETWEEN LEACHING STRUCTURES AND SANITARY POOLS. MINIMUM 10' INTERVAL (OD TO OD) BETWEEN RAINWATER LEACHING POOLS.

TABLE OF AREAS (SQ. FT.)

PROPOSED LOT 1 AREA 69,055

EXISTING TOTAL ROOFED COVERAGE 1,905
ALLOWED TOTAL ROOFED COVERAGE 20,717
(69,055 * 0.30)

EXISTING TOTAL LOT COVERAGE 2,499
ALLOWED TOTAL LOT COVERAGE 27,642
(69,055 * 0.40)

TABLE OF AREAS (SQ. FT.)

PROPOSED LOT 2 TOTAL AREA 52,560
POLE PORTION AREA 8,742
FLAG PORTION AREA 43,818

EXISTING TOTAL ROOFED COVERAGE 4,517
ALLOWED TOTAL ROOFED COVERAGE 15,768
(52,560 * 0.30)

EXISTING TOTAL LOT COVERAGE 7,891
ALLOWED TOTAL LOT COVERAGE 21,024
(52,560 * 0.40)

TABLE OF AREAS (SQ. FT.)

PROPOSED LOT 3 TOTAL AREA 141,026
POLE PORTION AREA 9,448
FLAG PORTION AREA 131,578

EXISTING TOTAL ROOFED COVERAGE 4,517
ALLOWED TOTAL ROOFED COVERAGE 42,308
(141,026 * 0.30)

EXISTING TOTAL LOT COVERAGE 7,891
ALLOWED TOTAL LOT COVERAGE 56,410
(141,026 * 0.40)

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(141,026 * 0.40)

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, NEW YORK

THIS IS TO CERTIFY THAT THE PROPOSED REALTY SUBDIVISION ARTHUR P. BLOOM IN THE TOWN OF SHELTER ISLAND WITH A TOTAL OF 3 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 TOWN IN ACCORDANCE WITH PROVISIONS OF THE PUBLIC HEALTH LAW AND THE SUFFOLK COUNTY SANITARY CODE.

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

PLANNING BOARD APPROVAL CERTIFICATION

APPROVED FOR ACREAGE AVERAGING. NO FURTHER INCREASE IN THE NUMBER OF LOTS SHALL BE ALLOWED THROUGH SUBSEQUENT LAND DIVISION UNLESS A NEW PLAN IS SUBMITTED AND DETERMINED BY THE PLANNING BOARD TO MEET THESE REQUIREMENTS.

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: _____

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. 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, PE - NYS LIC. No. 083584
SHERMAN ENGINEERING & CONSULTING, P.C.
14 NELMAR AVENUE
ST. AUGUSTINE, FL 32084
PHONE 631-831-3872

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

CERTIFIED TO:
ARTHUR BLOOM
BARBARA BLOOM

MINOR SUBDIVISION MAP OF ARTHUR P. BLOOM
SITUATE AT
53A WEST NECK RD & 69 NORTH MENANTIC RD
SHELTER ISLAND, NEW YORK
COUNTY OF SUFFOLK, TOWN OF SHELTER ISLAND
DISTRICT 700, SECTION 14, BLOCK 2, LOTS 74.2

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

