

MINIMUM SEPTIC TANK CAPACITIES	LEACHING POOL	
NUMBER OF BEDROOMS	MINIMUM TANK CAPACITIES (GALLONS)	EFFECTIVE DEPTH
1, 2, 3 OR 4	1,500	12"
5 OR 6	1,500	18"

I HEREBY CERTIFY THAT THE WATER SUPPLY 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.

VICTOR BEAT, P.E. No. 49606

WE HEREBY CERTIFY THAT THIS PLAN IS MADE FROM AN ACTUAL SURVEY PERFORMED BY THIS OFFICE ON AND CONCRETE MONUMENTS ARE PROPOSED TO BE SET AS FOLLOWS:

ALL LOTS IN THIS DEVELOPMENT CONFORM FULLY WITH THE ZONING REQUIREMENTS OF R-80 DIST. IN RESPECT TO AREA AND WIDTH EXCEPT AS MODIFIED BELOW.

PAUL M. RACE P.L.S. No. 50149

LOT NO.	LOT AREA (S.F.)	FRONT YARD SETBACK	CORNER LOT SIDING SETBACK (STREET)	CORNER LOT SIDING SETBACK (INTERIOR)	SEVEYARD SETBACK	LOT WIDTH AT SETBACK	ESTABLISHED REAR YARD SETBACK
1	55,635	46.357					
2	78,025						
3	54,296						
4	69,452						
5	82,327						
6	61,603						
7	53,703						
8	53,504						
9	53,794						
10	53,612						
11	53,684						
12	53,684						
13	53,684						
14	53,684						
15	53,684						
20' MIN 80' TOTAL							

THIS IS TO CERTIFY THAT THIS SUBDIVISION HAS BEEN APPROVED BY THE TOWN OF HUNTINGTON PLANNING BOARD AND IF NO CONCRETE MONUMENTS HAVE BEEN SET, THE SIGNING OF THIS MAP BY A DULY AUTHORIZED PERSON AS DESIGNATED BY THE TOWN OF HUNTINGTON PLANNING BOARD, HEREBY CERTIFIES THAT A PERFORMANCE BOND HAS BEEN POSTED TO SECURE INSTALLATION OF SAID MONUMENTS.

DATE OF CONDITIONAL FINAL APPROVAL: _____ DIRECTOR OF PLANNING

NO LOT MAY BE SUBDIVIDED OR CHANGED IN ANY MANNER AT ANY FUTURE DATE UNLESS BY SPECIAL ACTION OF THE HUNTINGTON TOWN PLANNING BOARD.

LANDS SHOWN ON THIS MAP AS ROADS, STREETS, OR HIGHWAYS OR FOR THE WIDENING THEREOF AND ALSO FACILITIES FOR THE INSTALLATION OF SEWER, DRAIN OR WATER MAINS, CONDUITS AND ALSO LANDS INDICATED AS TO BE DEDICATED FOR OTHER PUBLIC USE ARE HEREBY HEREBY OFFERED FOR DEDICATION TO THE MUNICIPALITY HAVING JURISDICTION THEREOF.

DATE: _____ OWNER: _____ TITLE: _____

1. DOWNSLOPES FOR ROOF RUNOFF SHALL PROVIDE STORAGE FOR A 3" STORM.

2. THE LIMIT OF CLEARING/REGRADING SHALL BE AS INDICATED ON THE PLAN. TOP SOIL STRIPPED FOR TEMPORARY STORAGE AND CLEARED TREES, BRUSH AND DEBRIS SHALL NOT BE PLACED WITHIN THE LIMITS OF NATURALLY VEGETATED AREA. TO BE RETURNED. NO TREES SHALL BE BURNED.

3. RELEASE OF BUILDING PERMITS FOR LOTS ON THIS MAP SHALL BE SUBJECT TO A SCHEDULE OF OPERATIONS APPROVED BY THE DIRECTOR OF ENGINEERING, BUILDING AND HOUSING IN ACCORDANCE WITH SUB-DIVISION REGULATIONS AND SITE IMPROVEMENT SPECIFICATIONS FOR THE TOWN OF HUNTINGTON.

4. EACH INDIVIDUAL LOT SHALL BE TEMPORARILY AND/OR PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING THE BACKFILLING OF THE FOUNDATION AND SHALL BE IN COMPLIANCE WITH THE TOWN OF HUNTINGTON EROSION AND SEDIMENT CONTROL HANDBOOK AND SECTIONS 1-100 THRU 1-100.6 OF THE SUBDIVISION REGULATIONS AND SITE IMPROVEMENT SPECIFICATIONS PREPARATION OF SOIL AND PLANTINGS SHALL BE ACCORDING TO SPECIFICATIONS. SET FORTH UNDER SECTION 9-100.4 OF THE TOWN OF HUNTINGTON SUBDIVISION REGULATIONS AND SITE IMPROVEMENT SPECIFICATIONS.

5. ALL AREAS THAT HAVE BEEN DISTURBED SHALL BE SEEDED UNLESS OTHERWISE NOTED.

6. ALL DEBRIS SHALL BE REMOVED IN ACCORDANCE WITH STATE, AND LOCAL REQUIREMENTS.

7. ELEVATIONS REFER TO THE TOWN OF HUNTINGTON DATUM.

8. A BRIGHTLY COLORED CONSTRUCTION FENCE SHALL BE ERRECTED ALONG THE LIMIT OF CLEARING AND GRADING LINE PRIOR TO AND DURING ANY CONSTRUCTION. FENCE SHALL BE ERRECTED ALONG THE LIMIT OF CLEARING AND GRADING LINE PRIOR TO AND DURING ANY CONSTRUCTION. FENCE SHALL BE ERRECTED ALONG THE LIMIT OF CLEARING AND GRADING LINE PRIOR TO AND DURING ANY CONSTRUCTION.

9. ALL IMPROVEMENTS SHALL BE IN CONFORMANCE WITH THE TOWN OF HUNTINGTON PLANNING BOARD SUBDIVISION REGULATIONS AND SITE IMPROVEMENT SPECIFICATIONS.

10. THE PROPOSED OUTER GRADES SHALL BE ESTABLISHED BY MAINTAINING A CROSS SLOPE OF 1/4% TO 1/2% DOWN FROM THE EDGE OF FAVOURIT SLOPE, MAINTAINING A GUTTER SLOPE OF 0.50%.

11. ANY UTILITIES REQUIRED TO BE RELOCATED DUE TO INSTALLATION OF THE REQUIRED IMPROVEMENTS SHALL BE RELOCATED AT THE EXPENSE OF THE APPLICANT/OWNER.

12. PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE EXISTING TOWN RIGHT-OF-WAY THE APPLICANT/DEVELOPER MUST OBTAIN A WORK PERMIT FROM THE TOWN ENGINEER.

13. ANY RETAINING WALL 4' OR MORE IN HEIGHT SHALL REQUIRE APPROVAL BY THE TOWN ENGINEER AND A PERMIT ISSUED BY THE DIRECTOR OF BUILDING AND HOUSING. IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR ALL SUCH RETAINING WALL PRIOR TO CONSTRUCTION.

14. FOLLOWING SUBDIVISION AND DEDICATION OF APPROVED PLANS, THE REMOVAL, DESTRUCTION OR ALTERATION OF TREES FOR CORRENTS AND RESTRICTIONS. SEE PLANNING BOARD CONDITIONAL - FINAL RESOLUTION AND/OR RECORDED COPY OF THE SUBDIVISION MAP IN THE SUFFOLK COUNTY CLERK'S OFFICE.

15. ALL EXISTING STRUCTURES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.

16. THE CONTRACTOR SHALL CONTACT L.P.A., NATURAL RES. AND THE SUFFOLK CO. WATER DISTRICT FOR UTILITY MARK-OUT 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

17. ALL DISTURBED SOIL AREAS, EXCLUDING PAVED AREAS AND RECHARGE BASINS, MUST BE COVERED WITH A MINIMUM OF 6" (INCHES) OF NATIVE TOPSOIL PRIOR TO THE REMOVAL OF EXCESS TOPSOIL. WHEN ADEQUATE SUPPLY OF ON-SITE TOPSOIL IS UNAVAILABLE, THE DEVELOPER SHALL BRING IN TOPSOIL TO PROVIDE A DEPTH OF 6" (INCHES). ALL FINISHED GRADE SURFACES SHALL BE STABILIZED AS SOON AS POSSIBLE.

18. THIS SUBDIVISION IS FULLY YIELDED IN COMPLIANCE WITH ARTICLE X OF THE ZONING CODE AND CAN NOT BE FURTHER SUBDIVIDED.

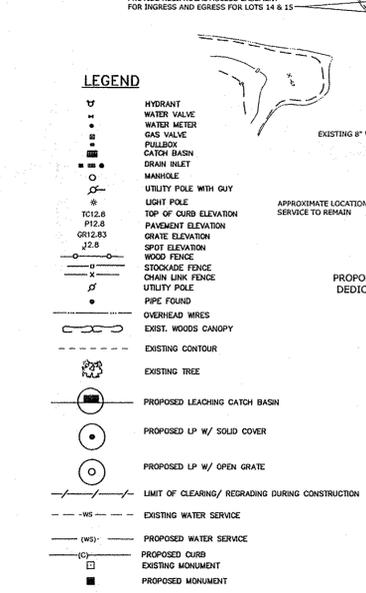
19. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF ENGINEERING SERVICES SHALL BE SCHEDULED BY THE APPLICANT/OWNER/BUILDER/DEVELOPER.

20. ALL TRAFFIC BOND MARKINGS, ROAD SIGNS, AND LIGHT SIGNALS THAT MAY HAVE BEEN MOVED OR DAMAGED IN THE PROCESS OF CONSTRUCTION SHALL BE RESTORED AT THE APPLICANT'S EXPENSE TO AT LEAST THE SAME QUALITY AND CHARACTERISTICS THAT EXISTED BEFORE CONSTRUCTION BEGAN. THE APPLICANT SHALL MAINTAIN AND RESTORE ALL TRAFFIC MARKINGS AND SIGNALS ADJACENT TO THE CONSTRUCTION SITE. THESE MARKINGS, SIGNS AND SIGNALS ARE MAINTAINED AND THAT THE PROTECTION OF TRAFFIC IS MAINTAINED DURING THE PERIOD OF CONSTRUCTION. IF AN ACCIDENT OR UPGRADE IS REQUIRED, SAME MUST BE APPROVED BY THE TOWN OF HUNTINGTON DEPARTMENT OF ENGINEERING SERVICES, DIVISION OF TRAFFIC SAFETY AND TRANSPORTATION PLANNING.

21. THE TOWN RIGHT OF WAY SHALL NOT BE USED FOR STORAGE OR STAGING OF EQUIPMENT OR MATERIALS DURING CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTAINING THE TOWN RIGHT OF WAY DURING CONSTRUCTION. THE DEVELOPER SHALL INSTALL SAFETY MEASURES TO LIMIT ACCESS FOR CONSTRUCTION VEHICLES TO A DEFINED POINT OF ACCESS/INGRESS. IF LOCAL DATES ARE ACCESS TO THIS SUBDIVISION, ACCESS CODES OR KEYS, AS APPROPRIATE SHALL BE PROVIDED TO THE COLD SPRING HARBOR FIRE DISTRICT TO PERMIT ACCESS FOR EMERGENCY VEHICLES.

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EXISTING RIGHT OF WAY DETAIL
SCALE: 1"=100'



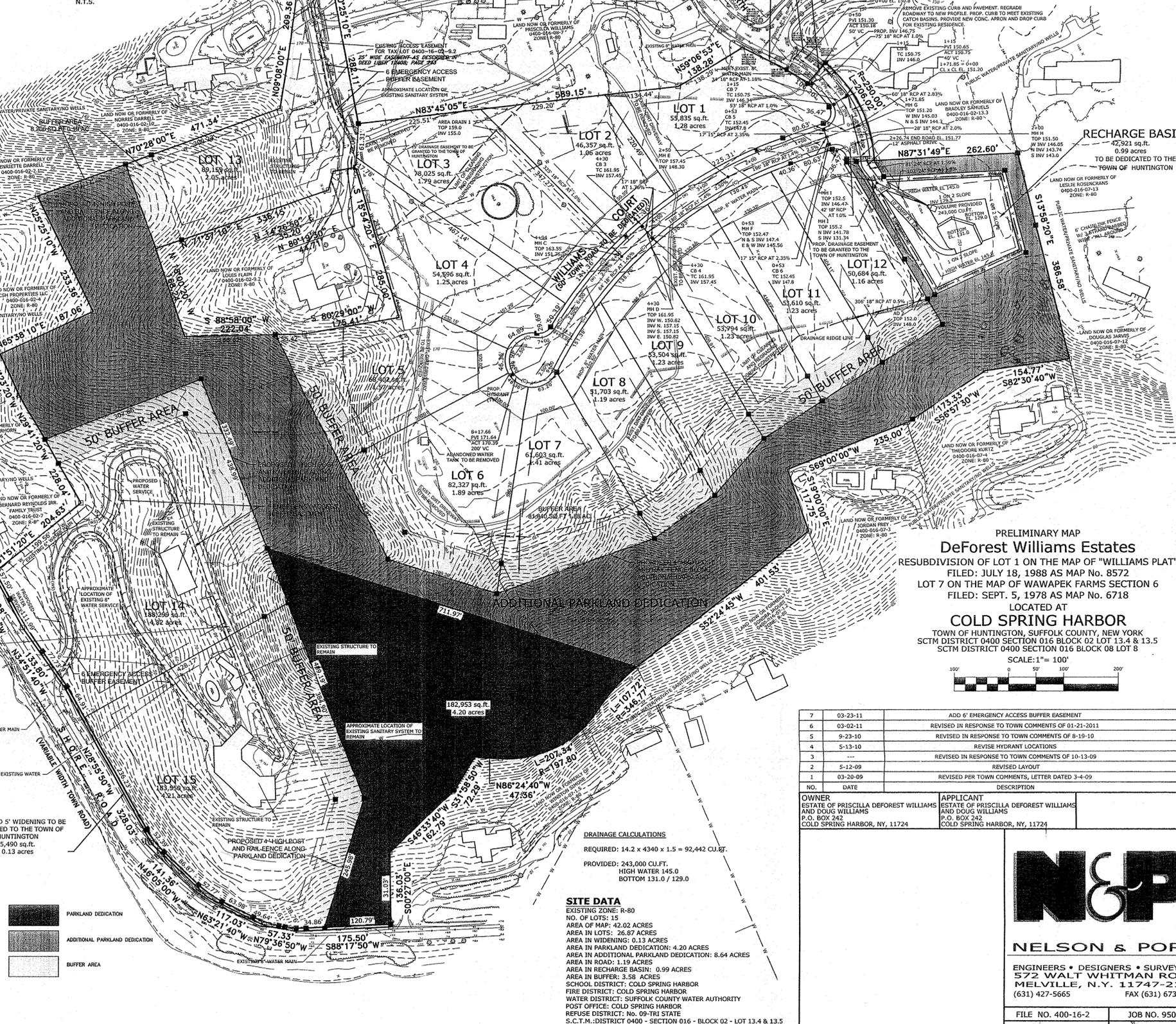
CONDITIONS

1) THE CONSERVATION AREA AS DEPICTED AND FULLY DESCRIBED ON THE FINAL MAP OF DEFOREST WILLIAMS ESTATES AND DELINEATED BY MONUMENTS ON THE SITE WILL REMAIN PERPETUALLY AS NATURAL AND SCENIC BUFFER. THESE SHALL BE NO CLEARING, GRADING, FILLING OR DEPOSITING EITHER DIRECTLY OR INDIRECTLY OF ANY MATERIAL, INCLUDING LANDSCAPING DEBRIS, WITHIN THE CONSERVATION AREA. THIS RESTRICTION SHALL NOT INCLUDE NORMAL GROUND MAINTENANCE SUCH AS FENCE REPAIR, TRIMMING AND REMOVAL OF DEAD OR DISEASED VEGETATION THAT MAY BE NECESSARY TO PRESERVE, PROTECT AND CONSERVE THE NATURAL BENEFITS THEREOF. THE CONSERVATION AREA SHALL BE REFERENCED ON THE INDIVIDUAL DEEDS FOR LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15 SHOWN ON ALL BUILDING PERMIT SURVEYS. SUBMITTED TO THE DEPARTMENT OF ENGINEERING SERVICES, DIVISION OF BUILDING AND HOUSING PRIOR TO THE APPROVAL OF ANY NEW OR FUTURE CONSTRUCTION.

2) THERE SHALL BE NO FURTHER SUBDIVISION NOR PROPERTY LINE CHANGING OF ANY KIND ON ANY LOT IN THIS SUBDIVISION IN ANY MANNER AT ANY FUTURE DATE.

3) A RECIPROCAL ACCESS EASEMENT FOR INGRESS & EGRESS VIA THE EXISTING DRIVEWAYS THROUGH LOTS 14 AND 15 SHALL BE GRANTED TO THE OWNERS OF LOTS 14 AND 15 IN PERPETUITY.

4) CLEARING AND GRADING WITHIN EACH LOT SHALL BE LIMITED TO PRESERVE AS MUCH NATURAL VEGETATION AS POSSIBLE.



PRELIMINARY MAP
DeForest Williams Estates
RESUBDIVISION OF LOT 1 ON THE MAP OF "WILLIAMS PLAT"
FILED: JULY 18, 1988 AS MAP No. 8572
LOT 7 ON THE MAP OF WAWAKEP FARMS SECTION 6
FILED: SEPT. 5, 1978 AS MAP No. 6718
LOCATED AT
COLD SPRING HARBOR
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
SC7M DISTRICT 0400 SECTION 016 BLOCK 02 LOT 13.4 & 13.5
SC7M DISTRICT 0400 SECTION 016 BLOCK 08 LOT 8
SCALE: 1"= 100'

NO.	DATE	DESCRIPTION	BY
7	03-23-11	ADD 6" EMERGENCY ACCESS BUFFER EASEMENT	GE0
6	03-02-11	REVISED IN RESPONSE TO TOWN COMMENTS OF 01-21-2011	GE0
5	9-23-10	REVISED IN RESPONSE TO TOWN COMMENTS OF 8-19-10	GE0
4	5-13-10	REVISE HYDRANT LOCATIONS	EG
3	---	REVISED IN RESPONSE TO TOWN COMMENTS OF 10-13-09	GE0
2	5-12-09	REVISED LAYOUT	SAM
1	03-20-09	REVISED PER TOWN COMMENTS, LETTER DATED 3-4-09	GE0
NO.	DATE	DESCRIPTION	BY

OWNER: ESTATE OF PRISCILLA DEFOREST WILLIAMS AND DOUG WILLIAMS
P.O. BOX 242
COLD SPRING HARBOR, NY, 11724

APPLICANT: ESTATE OF PRISCILLA DEFOREST WILLIAMS AND DOUG WILLIAMS
P.O. BOX 242
COLD SPRING HARBOR, NY, 11724

DRAINAGE CALCULATIONS
REQUIRED: 14.2 x 4340 x 1.5 = 92,442 CU.FT.
PROVIDED: 243,000 CU.FT.
HIGH WATER 145.0
BOTTOM 131.0 / 129.0

SITE DATA
EXISTING ZONE: R-80
NO. OF LOTS: 15
AREA OF MAP: 42.02 ACRES
AREA IN LOTS: 26.57 ACRES
AREA IN WIDENING: 0.13 ACRES
AREA IN PARKLAND DEDICATION: 4.20 ACRES
AREA IN ADDITIONAL PARKLAND DEDICATION: 8.64 ACRES
AREA IN ROAD: 1.19 ACRES
AREA IN RECHARGE BASIN: 0.99 ACRES
AREA IN BUFFER: 3.58 ACRES
SCHOOL DISTRICT: COLD SPRING HARBOR
FIRE DISTRICT: COLD SPRING HARBOR
WATER DISTRICT: SUFFOLK COUNTY WATER AUTHORITY
POST OFFICE: COLD SPRING HARBOR
REFUSE DISTRICT: No. 09-181 STATE
S.C.T.M.-DISTRICT 0400 - SECTION 016 - BLOCK 02 - LOT 13.4 & 13.5
S.C.T.M.-DISTRICT 0400 - SECTION 016 - BLOCK 08 - LOT 8



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FILE NO. 400-16-2 JOB NO. 95018
DATE: JANUARY 2009 SHEET 1 OF 2