

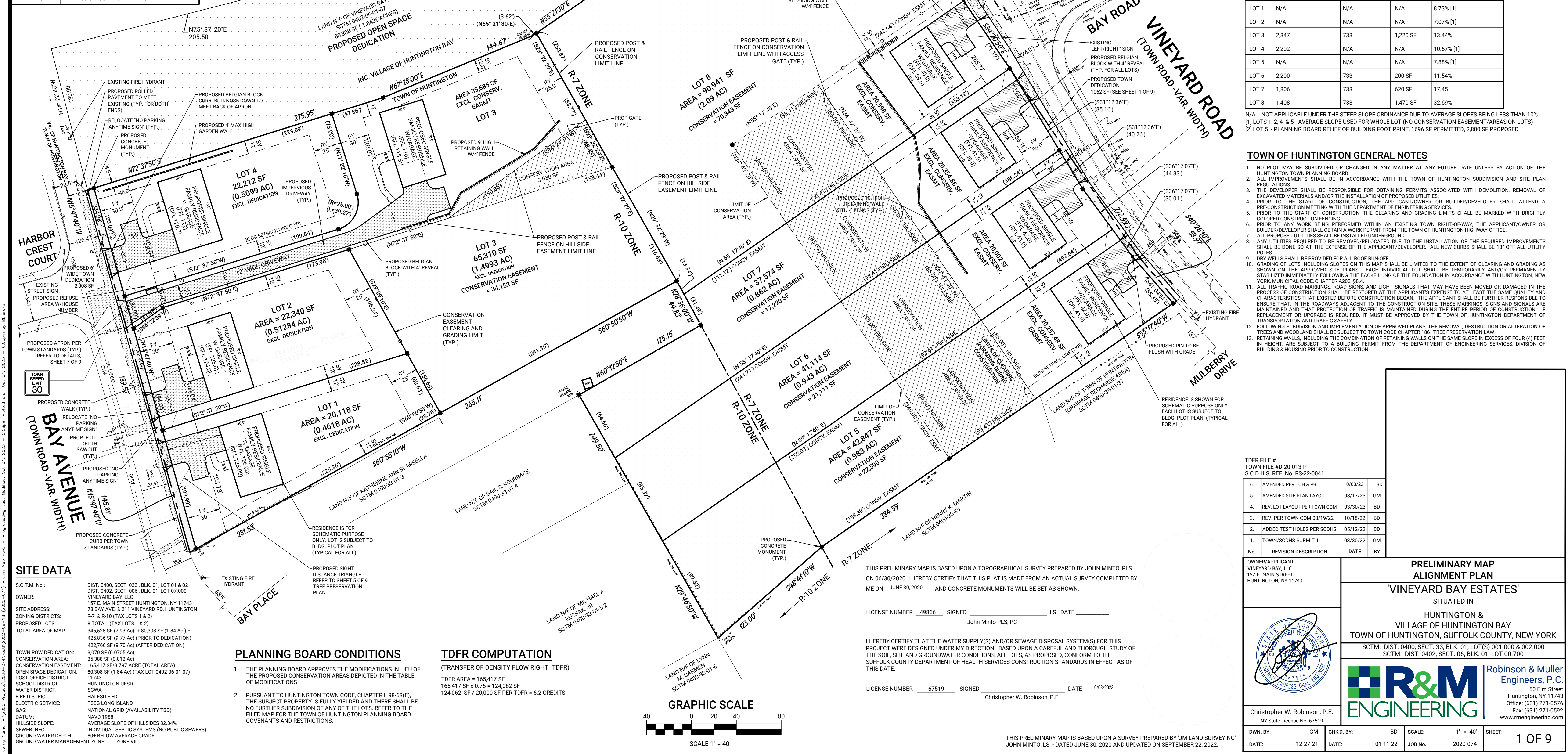
KEY MAP

SCALE: T=600'

SHT. No.	DRAWING TITLE (PRELIMINARY MAP)
1 OF 9	ALIGNMENT PLAN
2 OF 9	GRADING & DRAINAGE PLAN
3 OF 9	UTILITY PLAN
4 OF 9	DEMOLITION & EROSION CONTROL PLAN
5 OF 9	TREE PRESERVATION PLAN
6 OF 9	REVEGETATION PLAN
7 OF 9	CONSTRUCTION DETAILS
8 OF 9	CONSTRUCTION DETAILS
9 OF 9	EROSION CONTROL DETAILS

LEGEND

- EXIST CONC. CURB
- EXIST FENCE (CHAIN LINK)
- EXIST FENCE (STOCK OR SPIRAL RAIL)
- EXIST OVERHEAD WIRES
- EXIST HYDRANT
- EXIST LIGHT
- EXIST UTILITY POLE
- EXISTING MONUMENT
- EXISTING MONUMENT
- PROPOSED PAVEMENT
- PROPOSED CONSERVATION EASEMENT
- PROPOSED CONCRETE
- PROPOSED TOWN DEDICATION
- PROP. RETAINING WALL
- PROP. BELGIAN BLOCK CURB
- FRONT YARD SETBACK
- REAR YARD SETBACK
- SIDE YARD SETBACK
- PROPOSED MONUMENT
- PROP. SPIRAL RAIL FENCE (CONSERVATION EASEMENT HILLSIDE AREA)
- PROP. 4' HIGH FENCE ON RET. WALLS



ALL LOTS IN THIS DEVELOPMENT COMPLY FULLY WITH THE ZONING REQUIREMENTS OF THE R-7 RESIDENCE & R-10 RESIDENCE ZONING DISTRICTS WITH RESPECT TO AREA AND WIDTH EXCEPT AS SHOWN IN THE TABLE OF MODIFICATIONS BELOW

TABLE OF MODIFICATIONS

LOT #	ZONING	LOT FRONTAGE	ESTABLISHED FRONT YARD SETBACK	SIDE YARD SETBACK	LOT WIDTH §198-63(B)	LOT AREA §198-63(B)	REQUIRED CONSERVATION AREA (HILLSIDE)	RET WALL SETBACK 10 FT
LOT 1	R-10	-	-	-	-	-	-	-
LOT 2	R-10	-	-	-	-	-	-	-
LOT 3	R-10	255.56 FT	(§198-11A)	-	-	-	3,630 SF (§198-11A)	-
LOT 4	R-10	-	-	-	-	-	-	-
LOT 5	R-10/R-7	-	-	-	85.34 FT	-	-	-
LOT 6	R-10/R-7	-	-	-	85.09 FT	-	-	0 FT
LOT 7	R-10/R-7	-	-	-	85.16 FT	-	-	0 FT
LOT 8	R-7	-	-	-	-	-	-	0 FT

- = NO RESTRICTIONS; MEETS TOWN ZONING ORDINANCE

I HEREBY CERTIFY THAT THIS PLAT IS MADE FROM AN ACTUAL SURVEY COMPLETED BY JOHN MINTO, PLS ON JUNE 30, 2020 AND UPDATED ON SEPTEMBER 22, 2022.

Christopher W. Robinson, PE License# 67519

PERMITTED FOOT PRINTS PER STEEP SLOPE ORDINANCE CHAPTER 198-64G

LOT #	BLDG. FOOT PRINT (SF)	RETAIN. WALL FOOT PRINT (SF)	AVERAGE SLOPE %
LOT 1	N/A	N/A	N/A
LOT 2	N/A	N/A	N/A
LOT 3	2,347	733	13.44%
LOT 4	2,202	N/A	N/A
LOT 5	N/A	N/A	N/A
LOT 6	2,200	733	11.54%
LOT 7	1,806	733	17.45%
LOT 8	1,408	733	32.69%

N/A = NOT APPLICABLE UNDER THE STEEP SLOPE ORDINANCE DUE TO AVERAGE SLOPES BEING LESS THAN 10%
 [1] LOTS 1, 2, 4 & 5 - AVERAGE SLOPE USED FOR WHOLE LOT (NO CONSERVATION EASEMENT/AREAS ON LOTS)
 [2] LOT 5 - PLANNING BOARD RELIEF OF BUILDING FOOT PRINT, 1696 SF PERMITTED, 2,800 SF PROPOSED

- ### TOWN OF HUNTINGTON GENERAL NOTES
- NO PLOT MAY BE SUBDIVIDED OR CHANGED IN ANY MATTER AT ANY FUTURE DATE UNLESS BY ACTION OF THE HUNTINGTON TOWN PLANNING BOARD.
 - ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE TOWN OF HUNTINGTON SUBDIVISION AND SITE PLAN REGULATIONS.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING PERMITS ASSOCIATED WITH DEMOLITION, REMOVAL OF EXCAVATED MATERIALS AND/OR THE INSTALLATION OF PROPOSED UTILITIES.
 - PRIOR TO THE START OF CONSTRUCTION, THE APPLICANT/OWNER OR BUILDER/DEVELOPER SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF ENGINEERING SERVICES.
 - PRIOR TO THE START OF CONSTRUCTION, THE CLEARING AND GRADING LIMITS SHALL BE MARKED WITH BRIGHTLY COLORED CONSTRUCTION FENCINGS.
 - PRIOR TO ANY WORK BEING PERFORMED WITHIN AN EXISTING TOWN RIGHT-OF-WAY, THE APPLICANT/OWNER OR BUILDER/DEVELOPER SHALL OBTAIN A WORK PERMIT FROM THE TOWN OF HUNTINGTON HIGHWAY OFFICE.
 - ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - ANY UTILITIES REQUIRED TO BE REMOVED/RELOCATED DUE TO THE INSTALLATION OF THE REQUIRED IMPROVEMENTS SHALL BE DONE SO AT THE EXPENSE OF THE APPLICANT/DEVELOPER. ALL NEW CURBS SHALL BE 18" OFF ALL UTILITY POLES.
 - DRY WELLS SHALL BE PROVIDED FOR ALL ROOF RUN-OFF.
 - GRADING OF LOTS INCLUDING SLOPES ON THIS MAP SHALL BE LIMITED TO THE EXTENT OF CLEARING AND GRADING AS SHOWN ON THE APPROVED SITE PLANS. EACH INDIVIDUAL LOT SHALL BE TEMPORARILY AND/OR PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING THE BACKFILLING OF THE FOUNDATION IN ACCORDANCE WITH HUNTINGTON, NEW YORK MUNICIPAL CODE, CHAPTER A202, § 4.
 - ALL TRAFFIC ROAD 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 BE FURTHER RESPONSIBLE TO ENSURE THAT, IN THE ROADWAYS ADJACENT TO THE CONSTRUCTION SITE, THESE MARKINGS, SIGNS AND SIGNALS ARE MAINTAINED AND THAT PROTECTION OF TRAFFIC IS MAINTAINED DURING THE ENTIRE PERIOD OF CONSTRUCTION. IF REPLACEMENT OR UPGRADE IS REQUIRED, IT MUST BE APPROVED BY THE TOWN OF HUNTINGTON DEPARTMENT OF TRANSPORTATION AND TRAFFIC SAFETY.
 - FOLLOWING SUBDIVISION AND IMPLEMENTATION OF APPROVED PLANS, THE REMOVAL, DESTRUCTION OR ALTERATION OF TREES AND WOODLAND SHALL BE SUBJECT TO TOWN CODE CHAPTER 186 - TREE PRESERVATION LAW.
 - RETAINING WALLS, INCLUDING THE COMBINATION OF RETAINING WALLS ON THE SAME SLOPE IN EXCESS OF FOUR (4) FEET IN HEIGHT, ARE SUBJECT TO A BUILDING PERMIT FROM THE DEPARTMENT OF ENGINEERING SERVICES, DIVISION OF BUILDING & HOUSING PRIOR TO CONSTRUCTION.

SITE DATA

S.C.T.M. No.: DIST. 0400, SECT. 033, BLK. 01, LOT 01 & 02
 DIST. 0402, SECT. 006, BLK. 01, LOT 07.000

OWNER: VINEYARD BAY LLC
 157 E. MAIN STREET HUNTINGTON, NY 11743
 78 BAY AVE. & 211 VINEYARD RD, HUNTINGTON

SITE ADDRESS:
 ZONING DISTRICTS:
 PROPOSED LOTS:
 TOTAL AREA OF MAP:

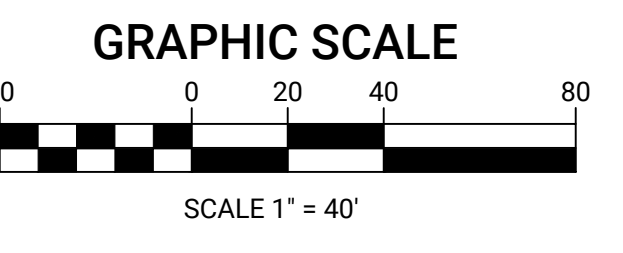
TOWN ROW DEDICATION:
 CONSERVATION AREA:
 CONSERVATION EASEMENT:
 OPEN SPACE DEDICATION:
 POST OFFICE DISTRICT:
 SCHOOL DISTRICT:
 WATER DISTRICT:
 FIRE DISTRICT:
 ELECTRIC SERVICE:
 GAS:
 DATUM:
 HILLSIDE SLOPE:
 SEWER INFO:
 GROUND WATER DEPTH:
 GROUND WATER MANAGEMENT ZONE:

- ### PLANNING BOARD CONDITIONS
- THE PLANNING BOARD APPROVES THE MODIFICATIONS IN LIEU OF THE PROPOSED CONSERVATION AREAS DEPICTED IN THE TABLE OF MODIFICATIONS
 - PURSUANT TO HUNTINGTON TOWN CODE, CHAPTER L 98-63(E), THE SUBJECT PROPERTY IS FULLY YIELDED AND THERE SHALL BE NO FURTHER SUBDIVISION OF ANY OF THE LOTS. REFER TO THE FILED MAP FOR THE TOWN OF HUNTINGTON PLANNING BOARD COVENANTS AND RESTRICTIONS.

TDFR COMPUTATION

(TRANSFER OF DENSITY FLOW RIGHT = TDFR)

TDFR AREA = 165,417 SF
 165,417 SF x 0.75 = 124,062 SF
 124,062 SF / 20,000 SF PER DEDIC = 6.2 CREDITS



THIS PRELIMINARY MAP IS BASED UPON A TOPOGRAPHICAL SURVEY PREPARED BY JOHN MINTO, PLS ON 06/30/2020. I HEREBY CERTIFY THAT THIS PLAT IS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON JUNE 30, 2020 AND CONCRETE MONUMENTS WILL BE SET AS SHOWN.

LICENSE NUMBER 49866 SIGNED _____ LS DATE _____
 John Minto PLS, PC

I HEREBY CERTIFY THAT THE WATER SUPPLY(S) AND/OR SEWAGE DISPOSAL SYSTEM(S) FOR THIS PROJECT WERE DESIGNED 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.

LICENSE NUMBER 67519 SIGNED _____ DATE 10/03/2023
 Christopher W. Robinson, P.E.

TDFR FILE #
 TOWN FILE #20-013-P
 S.C.D.H.S. REF. NO. RS-22-0041

No.	REVISION DESCRIPTION	DATE	BY
6.	AMENDED PER TOH & PB	10/03/23	BD
5.	AMENDED SITE PLAN LAYOUT	08/17/23	GM
4.	REV. LOT LAYOUT PER TOWN COM	03/30/23	BD
3.	REV. PER TOWN COM 08/19/22	10/18/22	BD
2.	ADDED TEST HOLES PER SCDSHS	05/12/22	BD
1.	TOWN/SCDSHS SUBMIT 1	03/30/22	GM

No. REVISION DESCRIPTION DATE BY

PRELIMINARY MAP ALIGNMENT PLAN

'VINEYARD BAY ESTATES'
 SITUATED IN
 HUNTINGTON &
 VILLAGE OF HUNTINGTON BAY
 TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK

SCTM. DIST. 0400, SECT. 33, BLK. 01, LOT(S) 001.000 & 002.000
 SCTM. DIST. 0402, SECT. 06, BLK. 01, LOT 07.000

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 Fax: (631) 271-0592
 www.rmengineering.com

Christopher W. Robinson, P.E.
 NY State License No. 67519

DWN. BY: GM CHKD. BY: BD SCALE: 1" = 40'
 DATE: 12-27-21 DATE: 01-11-22 JOB No.: 2020-074 SHEET: 1 OF 9