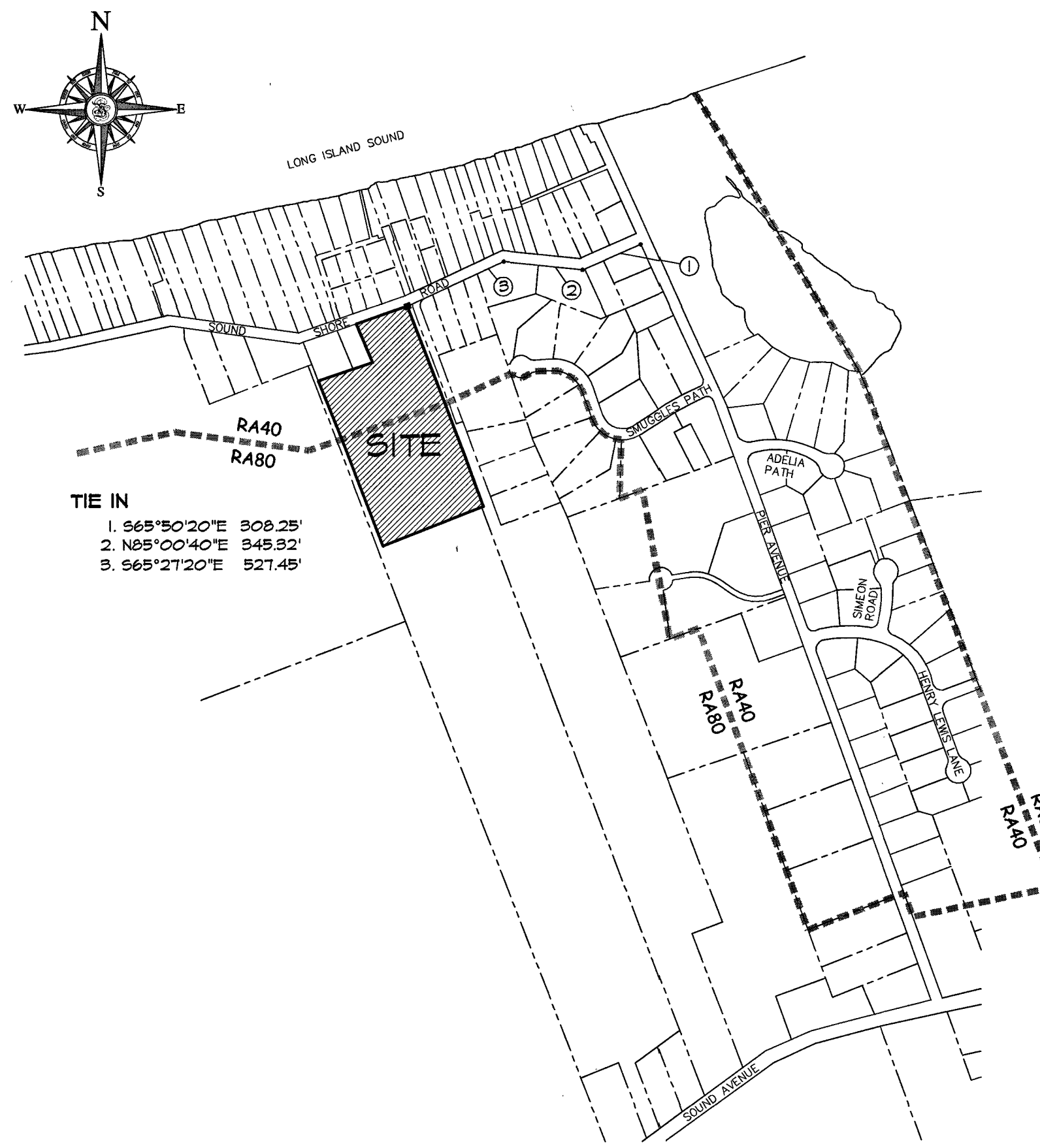




KEY MAP
SCALE: 1"=600'

TEST HOLE DATA

TEST HOLE NO.	TEST HOLE NO.	TEST HOLE NO.
NO. 1	NO. 2	NO. 3
BY McDONALD GEOSCIENCE DATE: 11/24/21	BY McDONALD GEOSCIENCE DATE: 11/24/21	BY McDONALD GEOSCIENCE DATE: 11/24/21
EL=42.0	EL=56.5	EL=75.5
0.0'	0.0'	0.0'
DARK BROWN LOAM (CL)	BROWN CLAYEY SAND (SC)	DARK BROWN LOAM (CL)
1.0'	1.0'	0.5'
BROWN CLAYEY SAND (SC)	GRAYISH BROWN SILT (ML)	BROWN CLAYEY SAND (SC)
16.0'	2.0'	7.0'
BROWN SANDY CLAY (CL)	BROWN CLAYEY SAND W/ GRAVEL IN LAYERS (SC)	PALE BROWN SILTY SAND(SH)
25.0'	95.0'	16.4'
PALE BROWN FINE SAND (SP)	WATER IN BROWN CLAYEY SAND (SC)	WATER IN PALE BROWN SILTY SAND(SH)
55.0'	46.0'	20.0'
NO WATER ENCOUNTERED	WATER IN GRAYISH BROWN & BROWN CLAY (SH)	WATER IN BROWN CLAYEY SAND (SC)
	78.0'	56.0'
		65.0'

PERCOLATION TEST DATA

TEST NUMBER	AVG. PERC. RATE MIN/IN
PT1	13
PT2	28
PT3	12

NOTE

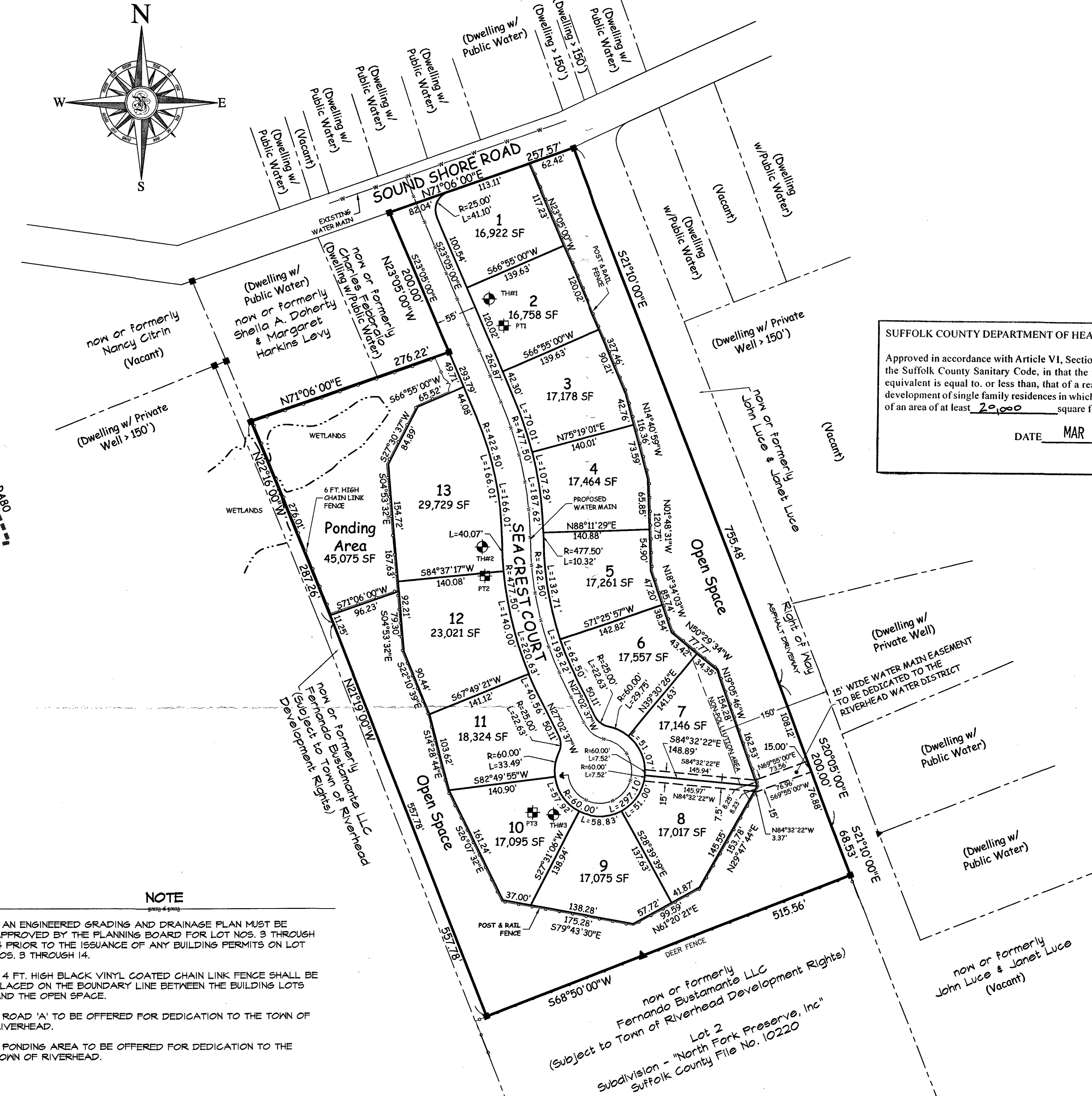
- * AN ENGINEER GRADING AND DRAINAGE PLAN MUST BE APPROVED BY THE PLANNING BOARD FOR LOT NOS. 3 THROUGH 14 PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS ON LOT NOS. 3 THROUGH 14.
- * 4 FT. HIGH BLACK VINYL COATED CHAIN LINK FENCE SHALL BE PLACED ON THE BOUNDARY LINE BETWEEN THE BUILDING LOTS AND THE OPEN SPACE.
- * ROAD 'A' TO BE OFFERED FOR DEDICATION TO THE TOWN OF RIVERHEAD.
- * PONDING AREA TO BE OFFERED FOR DEDICATION TO THE TOWN OF RIVERHEAD.

OPEN SPACE CALCULATION

* AREA WITHIN ZONING USE DISTRICT RA-80 = 6.6556 ACRES
* REQUIRED OPEN SPACE = 6.6556 AC x 0.50 = 3.3278 ACRES
* PROVIDED OPEN SPACE EASEMENT = 3.3312 ACRES

SCHEDULE OF DIMENSIONAL REGULATIONS

LOT AREA	MIN. 16,750 S.F.
LOT WIDTH	MIN. 40'
IMPERVIOUS SURFACE	MAX. 20%
HEIGHT OF BUILDINGS	MAX. 35'
FRONT YARD DEPTH	MIN. 35'
SIDE YARD WIDTH	MIN. 15'
COMBINED SIDE YARD WIDTH	MIN. 30'
SIDE YARD ABUTTING SIDE STREET	MIN. 35'
REAR YARD DEPTH	MIN. 35'



TDR CERTIFICATION

SUFFOLK COUNTY TAX MAP NUMBER OF SENDING PARCEL: 0800-82-01-11.3 PRO
NAME OF OWNER OF SENDING PARCEL: EDWIN FISHER TUCCIO

PLANNING BOARD RESOLUTION SETTING THE NUMBER OF AGRICULTURAL PRESERVATION CREDITS:

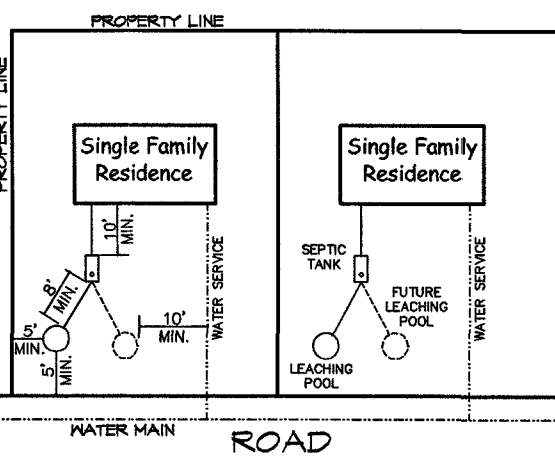
DATE 04/07/2022 NUMBER OF RIGHTS 7 CERTIFICATE NUMBER 24
DATE OF DEED OF DEVELOPMENT RIGHTS: 08/16/2022 DATE RECORDED: 11/14/2022
LIBER 13177 PAGE 772

DATE OF SURVEY 02/01/2022 SURVEYOR'S NAME YOUNG & YOUNG
SUFFOLK COUNTY TAX MAP NUMBER OF RECEIVING PARCEL: 800-08-024
NUMBER OF DEVELOPMENT RIGHTS RECEIVED: 7

CERTIFICATION OF ACCURACY OF THE ABOVE BY CHAIR OF THE PLANNING BOARD:
SIGNATURE DATE

CERTIFICATION OF ACCURACY OF THE ABOVE BY THE TOWN ATTORNEY:
SIGNATURE DATE

TYPICAL PLOT PLAN AND ALTERNATE 1 & 2



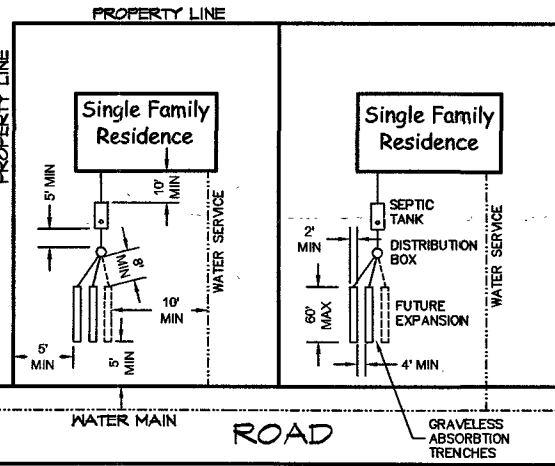
ALTERNATE 1

FOR LOTS WHERE AN ADDITIONAL SITE-SPECIFIC TEST HOLE, WITNESSED BY A SCDS REPRESENTATIVE INDICATING SUITABLE SOILS TO A DEPTH OF 17 FEET CONVENTIONAL CONSTRUCTION METHODS WILL BE UTILIZED FOR THE INSTALLATION OF THE PROPOSED SEWAGE DISPOSAL SYSTEM.

ALTERNATE 2

FOR LOTS WHERE THE EXISTING SUBSOILS CONTAIN SILTS, CLAYS, OR OTHER INTERVIEWS MATERIALS ABOVE AND/OR BELOW GROUNDWATER, THE FOLLOWING METHODS WILL BE UTILIZED FOR THE INSTALLATION OF THE PROPOSED SEWAGE DISPOSAL SYSTEM:
1. ARRANGE FOR AN EXCAVATION INSPECTION BY A REPRESENTATIVE OF THE SCDS.
2. EXCAVATE THE LOCATION FOR THE PROPOSED SANITARY LEACHING POOL TO A DEPTH OF 6 FEET BELOW THE BOTTOM OF THE PROPOSED LEACHING POOL. IN THE EVENT THAT UNSUITABLE SOILS ARE ENCOUNTERED, CONTINUE THE EXCAVATION UNTIL A STRATA OF 6 FEET OF SAND AND GRAVEL IS REACHED (SP OR SA SOILS), BUT NO DEEPER THAN 30 FEET.
3. FOLLOWING THE REQUIRED SCDS EXCAVATION INSPECTION AND ACCEPTANCE, BACKFILL THE EXCAVATION WITH CLEAN SAND AND GRAVEL TO THE BOTTOM OF THE PROPOSED LEACHING POOL.
4. INSTALL THE PRECAST CONCRETE LEACHING POOL SECTIONS, TOP SECTION, CHIMNEY, AND CONCRETE COVER TO THE REQUIRED DEPTHS.
5. BACKFILL THE LEACHING POOL WITH A 3" MINIMUM COLLAR OF CLEAN SAND AND GRAVEL, INCLUDING A 3" MINIMUM DEPTH OF CLEAN SAND AND GRAVEL FROM THE BOTTOM OF THE LEACHING POOL TO THE HIGHEST EXPECTED GROUNDWATER ELEVATION.

ALTERNATE 3 PLOT PLAN



ALTERNATE 3

FOR LOTS WHERE THE EXISTING SUBSOILS CONTAIN SILTS, CLAYS, OR OTHER INTERVIEWS MATERIALS ABOVE AND/OR BELOW GROUNDWATER, AND A STRATA OF 6 FEET OF SAND AND GRAVEL IS NOT REACHED BEFORE AN OVERALL DEPTH OF 30 FEET, THE FOLLOWING METHODS WILL BE UTILIZED FOR THE INSTALLATION OF THE PROPOSED SEWAGE DISPOSAL SYSTEM:
1. PERFORM A PERCOLATION TEST IN THE AREA OF THE PROPOSED SEWAGE DISPOSAL SYSTEM.
2. DESIGN A SEWAGE DISPOSAL SYSTEM WITH GRAVELESS ABSORPTION TRENCHES BASED ON THE PERCOLATION RATE.
3. OBTAIN APPROVAL TO CONSTRUCT FROM THE SCDS OFFICE OF WASTEWATER MANAGEMENT.
4. INSTALL THE SEWAGE DISPOSAL SYSTEM IN ACCORDANCE WITH THE PLANS APPROVED BY THE SCDS OFFICE OF WASTEWATER MANAGEMENT.

SUBJECT TO COVENANTS & RESTRICTIONS LIBER 13182 PAGE 843

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES GREAT RIVER, N.Y.

DATE MAY 10 2024

THIS IS TO CERTIFY THAT THE PROPOSED REALTY SUBDIVISION OR DEVELOPMENT FOR SEA CREST ESTATES IN THE TOWN OF RIVERHEAD WITH A TOTAL OF 13 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 OR 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 DARYDAK, JR., P.E.
DIRECTOR, DIVISION OF ENVIRONMENTAL QUALITY

Young associates
400 Ostrander Avenue, Riverhead, New York 11901
tel. 631.727.2303 fax. 631.727.0144
admin@youngengineering.com

Howard W. Young, Land Surveyor
Thomas C. Nolfert, Professional Engineer
Douglas E. Adams, Professional Engineer
Daniel A. Weaver, Land Surveyor

SITE DATA

AREA = 111,834 ACRES

* APPLICANT = VILLAS AT ROANOKE, LLC
* CURRENT ZONING = RA-40 / RA-80
* FIRE DISTRICT = JAMESPORT
* VERTICAL DATUM = NAVD 88

OWNER

VILLAS AT ROANOKE, LLC
PO BOX 534
WADING RIVER, NY 11792

PLANNING BOARD CERTIFICATION

THIS IS TO CERTIFY THAT THIS SUBDIVISION MAP HAS BEEN APPROVED AS PROVIDED BY ARTICLE 16 OF THE TOWN LAW.

DATE OF APPROVAL BY CHAIRPERSON

ENGINEER'S CERTIFICATION

"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."

Thomas C. Nolfert

HOWARD W. YOUNG, N.Y.S. L.S. NO. 45843
THOMAS C. NOLFERT, N.Y.S. P.E. NO. 61483
DOUGLAS E. ADAMS, N.Y.S. P.E. NO. 80847

SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT ALL LOTS SHOWN ON THIS PLAT COMPLY WITH THE BUILDING ZONE ORDINANCE OF THE TOWN OF RIVERHEAD EXCEPT AS MODIFIED PURSUANT TO SECTION 27B OF THE N.Y.S. TOWN LAW AND ARTICLE XIX, CHAPTER 108 OF THE CODE OF THE TOWN OF RIVERHEAD. DIMENSIONAL REQUIREMENTS FOR ALL LOTS SHALL CONFORM TO THE SCHEDULE OF DIMENSIONAL REGULATIONS AS SHOWN HEREON."

"I HEREBY CERTIFY THAT THIS MAP WAS MADE BY ACTUAL SURVEYS COMPLETED JUNE 07, 2023 AND THAT ALL CONCRETE MONUMENTS SHOWN THEREON ARE ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN AND ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT."

Howard W. Young

HOWARD W. YOUNG, N.Y.S. L.S. NO. 45843
DANIEL A. WEAVER, N.Y.S. L.S. NO. 50771

SUBDIVISION MAP

SEA CREST ESTATES

at Northville, Town of Riverhead
Suffolk County, New York

FINAL PLAT

County Tax Map District 600 Section 08 Block 02 Lot 4

MAP PREPARED AUG. 12, 2021

REVISION	DATE
SCDS NO.1A#3	FEB. 01 2022
SCDS NO.1A#4	MAR. 30 2022
SCDS NO.1A#5	AUG. 08 2022
SCDS NO.1A#6	AUG. 25 2022
CHANGED NAME	DEC. 06 2022
CLEAN UP/TDR CERTIFICATION	MAY 05 2023
GENERAL	JUNE 07 2023
FENCES	AUG. 03 2023
LOTS	APR. 24 2024

100 0 50 100 200 300
Scale: 1" = 100'

JOB NO. 2018-0144
DWS, 2018_0144_final plat_ALT 1 OF 1