

**COVENANTS:**

- A. ESTABLISH A 45' WIDE NATURAL AND UNDISTURBED BUFFER EXCEPT FOR PERIMETER FENCING, IF APPLICABLE, ALONG THE NORTHERLY PROPERTY LINE OF LOT 2.
- B. ESTABLISH A 65' WIDE NATURAL AND UNDISTURBED BUFFER EXCEPT FOR PERIMETER FENCING, IF APPLICABLE, ALONG THE NORTHERLY PROPERTY LINE OF LOT 1.
- C. MAXIMUM FERTILIZER DEPENDENT VEGETATION IS LIMITED TO 15% FOR EACH LOT.
- D. NO FURTHER SUBDIVISION.
- E. ALL DIRECT INGRESS AND EGRESS SHALL BE PROHIBITED ALONG BERKSHIRE DRIVE FOR LOT 1.
- F. THERE SHALL BE NO HABITABLE SPACE (NO PLUMBING OR HEATING) IN DETACHED GARAGE AND ACCESS TO STORAGE AREA SHALL BE FROM PULL DOWN STAIRS ONLY.
- G. ILLUSTRATE AND PRESERVE ALL TREES GREATER THAN 8" BREAKS HEIGHT DIAMETER LOCATED WITHIN THE 15' FRONT YARD SETBACK ALONG BERKSHIRE DR. AND SUNRISE PLACE TO THE MAXIMUM EXTENT PRACTICABLE. PRESERVE ALL TREES TO THE MAXIMUM EXTENT POSSIBLE.
2. ESTABLISH A 130' FRONT YARD SETBACK FROM SUNRISE PLACE FOR LOT 1.
3. REMOVE THE EXISTING GRAVEL PARKING AREA, RE-GRADE AND SEED AS APPLICABLE.
4. PROVIDE PROPERTY DEDICATION TO THE TOWN FOR HIGHWAY PURPOSES TO ESTABLISH A 20 FT. PROPERTY LINE RADIUS AT THE CORNER OF SUNRISE PLACE AND BERKSHIRE DRIVE.
5. SUBJECT TO A SITE GRADING PLAN TO THE DIVISION OF PLANNING AT THE TIME OF BUILDING PERMIT APPLICATION FOR LOT 1.
6. SUBJECT TO A TOWN HIGHWAY WORK PERMIT FOR ACCESS AND ROAD IMPROVEMENTS ALONG SUNRISE PLACE AND BERKSHIRE DRIVE, AS REQUIRED.
7. ELIMINATE THE EXISTING EASTERLY DRIVEWAY TO LOT 2 OR OBTAIN A TOWN HIGHWAY WORK PERMIT FOR SAID DRIVEWAY PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR DEVELOPMENT OF LOT 1.
8. PROVIDE A REVISED SURVEY SHOWING COMPLIANCE WITH ALL APPLICABLE MITIGATION MEASURES.
9. ALL RUNOFF FROM ROOF AND DRIVEWAY SHALL BE DIRECTED VIA GUTTERS AND LEADERS TO ON-SITE DRYWELLS, AS REQUIRED BY THE TOWN'S INSPECTOR. DRIVEWAY RUNOFF MAY BE CONTAINED ON-SITE WITH GRADING ADJUSTMENTS, IF PRACTICAL.
10. EROSION CONTROL PRACTICES SHALL BE IMPLEMENTED DURING CONSTRUCTION. ALL DISTURBED GROUND SURFACES SHALL BE GRADED AND SEEDED PRIOR TO FINAL INSPECTION FOR CERTIFICATE OF OCCUPANCY. IF SEEDING IS IMPRACTICAL, STRAW MULCH SHALL BE APPLIED UNTIL FAVORABLE WEATHER PERMITS SEEDING, OR OTHER EROSION CONTROL MEASURES ACCEPTABLE TO THE INSPECTOR IS INSTALLED.
11. STAFF REVIEW WILL BE REQUIRED FOR EACH BUILDING PERMIT APPLICATION. REVISE SURVEY TO ILLUSTRATE ANY RESTRICTIONS I.E. LIMITS OF CLEARING AND FERTILIZER DEPENDENT VEGETATION, NO FURTHER SUBDIVISION, LOCATION OF SIGNIFICANTLY SIZED TREES, AND/OR STORM WATER CONTROLS, AND SUBMIT AT TIME OF BUILDING APPLICATION. ALL RESTRICTIONS SHALL BE VERIFIED ON THE FINAL SURVEY, BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ALL COVENANTS SHALL BE NOTED AND/OR ILLUSTRATED ON EACH SURVEY WHEN APPLICABLE.

**SYSTEM No. 1**  
 ROOF AREA 2240 S.F. x 2/12 x 100% = 373 CU. FT.  
 GRASS AREA = 3200 S.F. x 2/12 x 15% = 80 CU. FT.  
 TOTAL REQ. CAP. 453 CU. FT.  
 USE 1-8" DIA. 12 V.F.T. = 507 CU. FT. ACT. CAP.  
**SYSTEM No. 2**  
 DRIVEWAY AREA 2070 S.F. x 2/12 x 100% = 343 CU. FT.  
 GRASS AREA = 2000 S.F. x 2/12 x 15% = 50 CU. FT.  
 TOTAL REQ. CAP. 393 CU. FT.  
 USE 1-8" DIA. 10 V.F.T. = 422 CU. FT. ACT. CAP.

- NOTES:**
1. ELEVATIONS SHOWN REFER TO NAVD 88 DATUM.
  2. PROPOSED GROSS FLOOR AREA  
 FIRST FLOOR = 1633 S.F.  
 GARAGE = 405 S.F.
  3. THERE ARE NO SURFACE WATERS/WETLANDS WITHIN 300 FEET OF SUBJECT PROPERTY.
  4. PROPOSED SANITARY SYSTEM IS A GEN. S.I.A. SEPTIC TANK & AN 8" DIA. 12 V.F.T. LEACHING POOL FOR A 4 BEDROOM MAX. DWELLING (LOW RICH SYSTEM)
  5. ALL DWELLINGS WITHIN 150' OF PROPOSED SANITARY SYSTEM ARE CONNECTED TO PUBLIC WATER SUPPLY.
  6. CROSSING BETWEEN WATER LINE AND ROOF DRAIN LINE TO HAVE A MINIMUM 18" VERTICAL SEPARATION

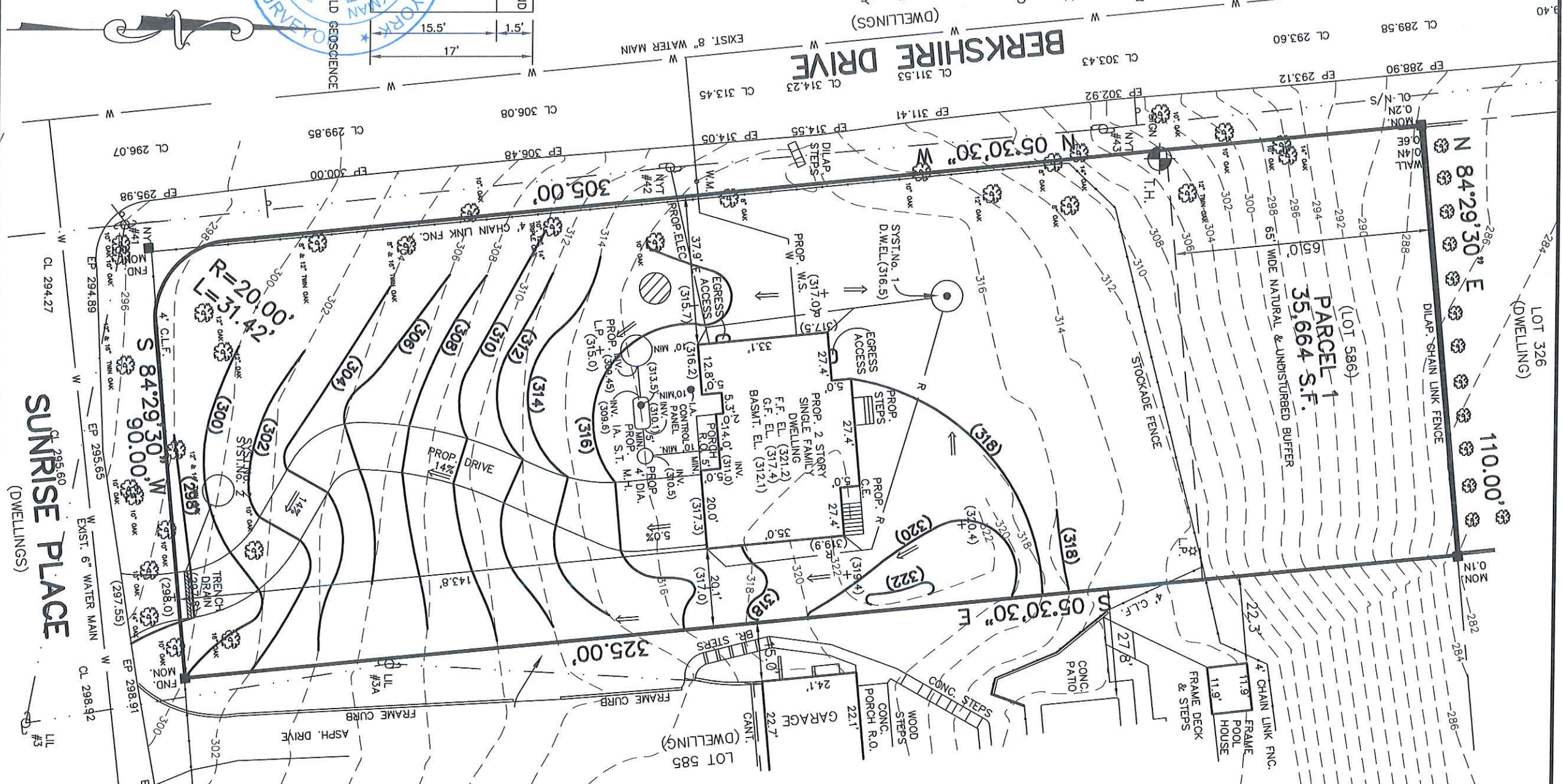
**CERTIFIED TO:**

*Donald H. Beckman*  
 THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION, GUARANTEES ARE NOT TRANSFERABLE.



**SURVEY OF: LOT 586 (PARCEL 1)**

**MAP OF NATURES GARDENS - ADIRONDACK SECTION**

**KENNETH H. BECKMAN, L.S.**

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SUFFOLK COUNTY, NEW YORK

DATE: **11/20/03** JOB NO. **B03-7850** SCALE: **1" = 30'**

DIST. S.C.T.M. NO. 0200 SEC. 571 BLK. 03 LOT 001  
 REV. 3/11/2025  
 REV. 3/3/2025  
 REV. PER SCDHS COMMENTS 2/26/2025  
 GRADING PLAN 12/10/2024 B24-22858  
 REV. FOR 20" S/Y SETBACK 7/11/2024  
 REV. PER T.O.B. 11/15/2023  
 REV. SANITARY 1/11/2022  
 UPDATE SURVEY FOR B.O.H. 10/19/2021 B21-21159  
 UPDATE SURVEY 9/18/2019 B19-19846  
 REV. 10/11/2018  
 ADD COVENANTS & MITIGATION MEASURES 3/3/2017 B17-18123  
 ADD HEALTH DEPT. INFO. 2/25/2016  
 UPDATE SURVEY 1/25/2016 B16-17166 (24" SNOW COVER)  
 REV. 4/20/06