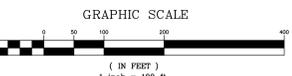


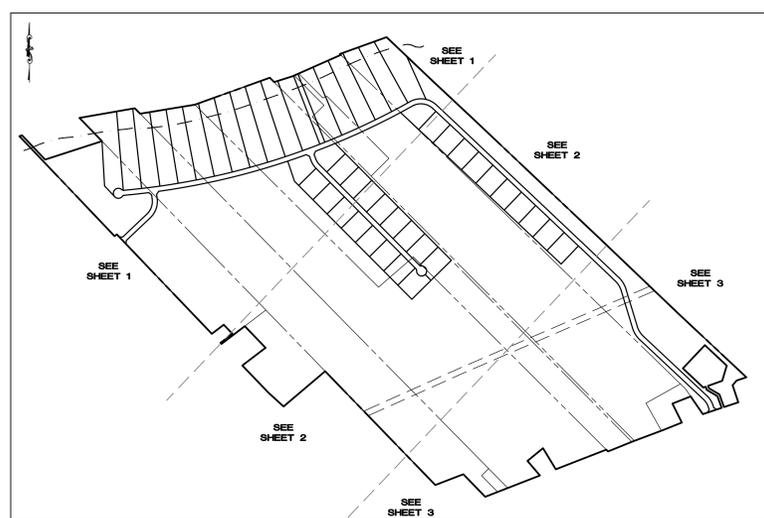


OREGON ROAD
50' R.O.W.



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
TAX LOT LINE	---	---
EASEMENT	---	---
CONCRETE CURB	---	---
DROP CURB	---	---
WALL	---	---
EDGE OF PAVEMENT	---	---
OVERHEAD WIRES	---	---
WATER MAIN	---	---
GUY WIRE	---	---
CHAIN LINK FENCE	---	---
STOCKADE FENCE	---	---
FENCE OTHER	---	---
EDGE OF VINEYARD	---	---
HEDGE	---	---
CONCRETE	---	---
GUIDE RAIL	---	---
TREE LINE	---	---
DIRT PATH	---	---
GRAVEL PATH	---	---
CONTOURS	---	---
WATER VALVE	---	---
FIRE HYDRANT	---	---
DRAINAGE INLET	---	---
CATCH BASIN	---	---
UTILITY POLE	---	---
SIGN	---	---
BOLLARD	---	---
TELEPHONE CONTROL BOX	---	---
ELECTRIC CONTROL BOX	---	---
CEMA LINE	---	---
HAMLET LINE	---	---
MATCH-LINE	---	---



KEY MAP
SCALE: 1" = 2000'

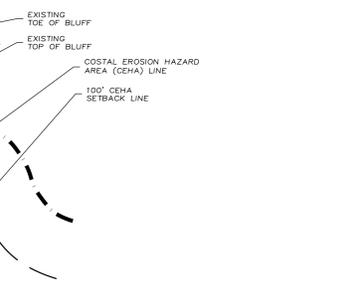
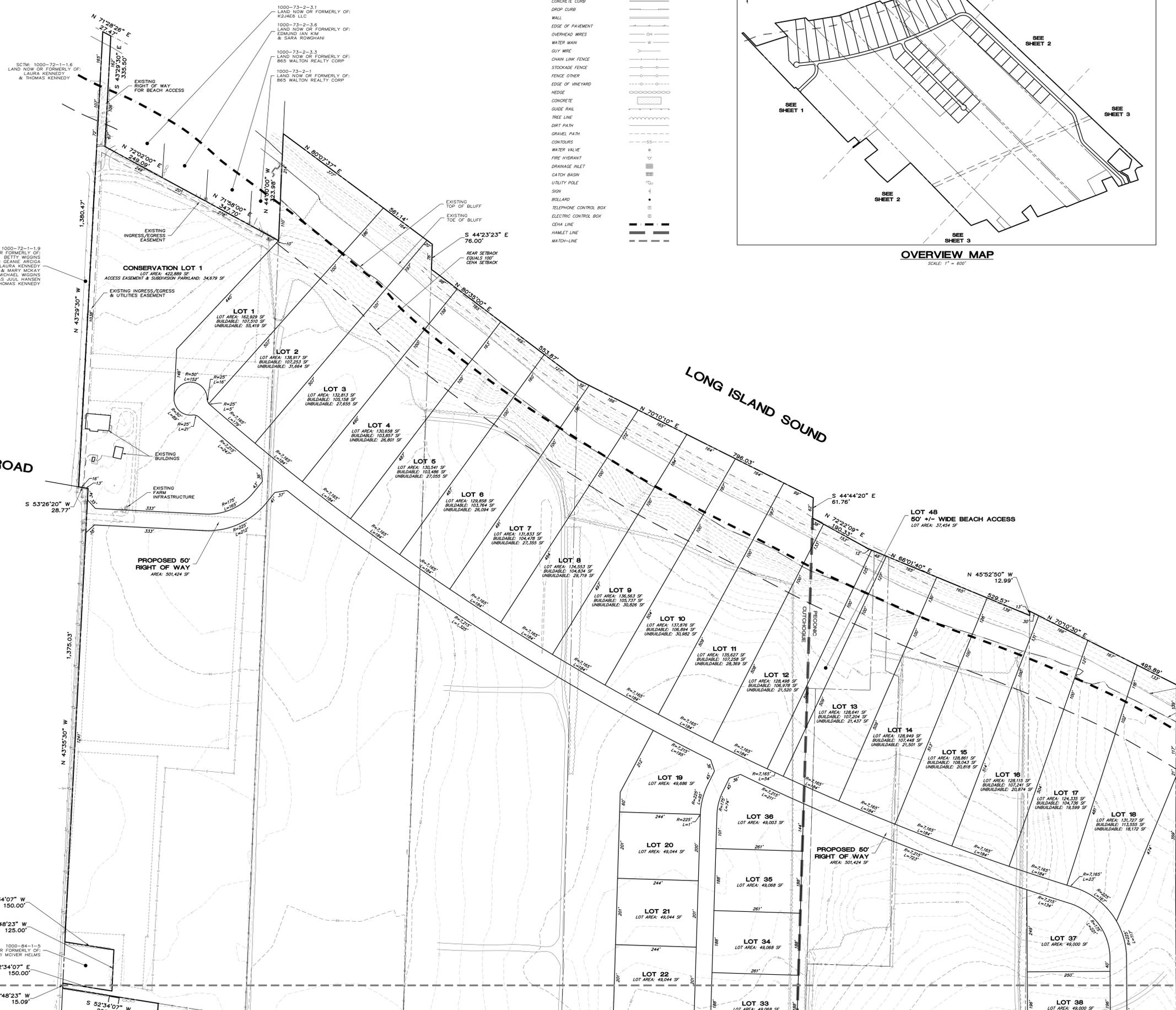
SUBDIVISION SITE DATA

OWNER / APPLICANT	CROSSROADS ATLANTIC, LLC 2 W 57TH STREET, 27TH FLOOR NEW YORK, NY 10019 (917) 836-7077
TOTAL SITE AREA	372.29 ACRES (416,216,873 SF)
NUMBER OF LOTS	47 RESIDENTIAL LOTS, 3 CONSERVATION LOTS, 1 BEACH ACCESS LOT
ZONING DISTRICT	A-C / R-80
S.C.T.M.	1000 - Z1 - 2 - 4 1000 - Z1 - 3 - 11 1000 - Z1 - 6 - 21 & 22 1000 - Z1 - 1 - 40.1, 42.6 & 42.7 1000 - 44 - 2 - 1.1, 1.1.1, 1.1 & 4.1
SCHOOL DISTRICT	MATTHEW-CUTCHOGUE USPO / SOUTHOLD USPO
POST OFFICE	CUTCHOGUE - 11935 PECONIC - 11958
FIRE DISTRICT	CUTCHOGUE / SOUTHOLD
WATER DISTRICT	SUFFOLK COUNTY WATER AUTHORITY

75/75 CONSERVATION SUBDIVISION CALCULATIONS

TOTAL LOT AREA:	16,216,873 SF
UNBUILDABLE AREA:	
SEAWARD AREA OF BLUFF LOTS	= 491,899 SF
INGRESS/EGRESS & UTILITY EASEMENTS	= 262,363 SF
PSEG OVERHEAD WIRES UTILITY EASEMENT	= 182,170 SF
SUBDIVISION PARKLAND & ROW BEACH ACCESS	= 1,421,035 SF
TOTAL UNBUILDABLE AREA	= 713,849 SF
BUILDABLE AREA:	16,216,873 SF - 713,849 SF = 15,503,024 SF
ALLOWABLE YIELD CALCULATION:	
BUILDABLE AREA:	15,503,024 SF
BUILDABLE AREA LOT YIELD:	15,503,024 SF / 90,000 SF (PER LOT) = 193.7 LOTS
75% REDUCED LOT YIELD:	193.7 LOTS X 25% = 48.4 LOTS = 48 LOTS
ALLOWABLE BUILDABLE AREA CALCULATIONS:	
25% MAX. OF BUILDABLE LAND AS DEVELOPABLE AREA:	15,503,024 SF X 25% = 3,875,756 SF
75% MIN. OF BUILDABLE LAND TO BE PRESERVED:	15,503,024 SF X 75% = 11,627,268 SF
PROPOSED DEVELOPMENT AREA:	
PROPOSED 50' RIGHT OF WAY (BUILDABLE AREA)	= 498,404 SF
PROPOSED 50' RIGHT OF WAY (UNBUILDABLE AREA/PSEG EASEMENT)	= 3,030 SF
PROPOSED BUILDING LOTS OVERALL (LOTS 1-18) (BUILDABLE AREA)	= 1,915,442 SF
PROPOSED BUILDING LOTS OVERALL (LOTS 19-47) (BUILDABLE AREA)	= 1,421,035 SF
PROPOSED BEACH ACCESS (LOT 48) (BUILDABLE AREA)	= 31,318 SF
TOTAL DEVELOPMENT AREA	= 3,871,279 SF
PROPOSED DEVELOPMENT AREA CALCULATIONS:	
PROPOSED BUILDABLE LAND AS DEVELOPED AREA:	3,871,279 SF / 15,503,024 SF (24.97%)
PROPOSED BUILDABLE LAND TO BE PRESERVED:	11,631,745 SF / 15,503,024 SF (75.03%)

GENERAL NOTES
1. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY BARRETT, BONACCI & VAN WEELE, P.C. DATED FEBRUARY 2025. ALL ELEVATIONS SHOWN ARE IN NAVD 1988 DATUM.



Date	By	Revised

Designed by:	SK	Drafted by:	SK	Checked by:	FB
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BBV Barrett Bonacci & Van Weele, PC
Engineers • Surveyors • Planners
175A Commerce Drive Hauppauge, NY 11788
631.435.1111 | 631.435.1022
www.bbvp.com

Tax Map No. 1000-72-1-1.9

COLUSA
26285, 26385, 27455, 27715 CR. 48, CUTCHOGUE
7750, 8850 BRIDGE LANE, CUTCHOGUE
28079, 28153, 28225, 29275 C.B. 48, PECONIC
TOWN OF SOUTHOLD SUFFOLK COUNTY, NY

75/75 CONSERVATION SUBDIVISION SKETCH PLAN



S 52°34'07" W
150.00'
N 43°48'23" W
125.00'
1000-84-1-5
LAND NOW OR FORMERLY OF:
LOU MOYER HELMS
N 52°34'07" E
150.00'

MATCH-LINE PAGE 1
N 43°48'23" W
15.09'

BRIDGE LANE
50' R.O.W.

S 52°34'07" W
292.20'
N 43°48'23" W
300.00'
SCTM: 1000-84-2-1.2
LAND NOW OR FORMERLY OF:
THALIA DEBRA FEJEN &
WENDY HESSLINK
N 52°34'07" E
292.20'

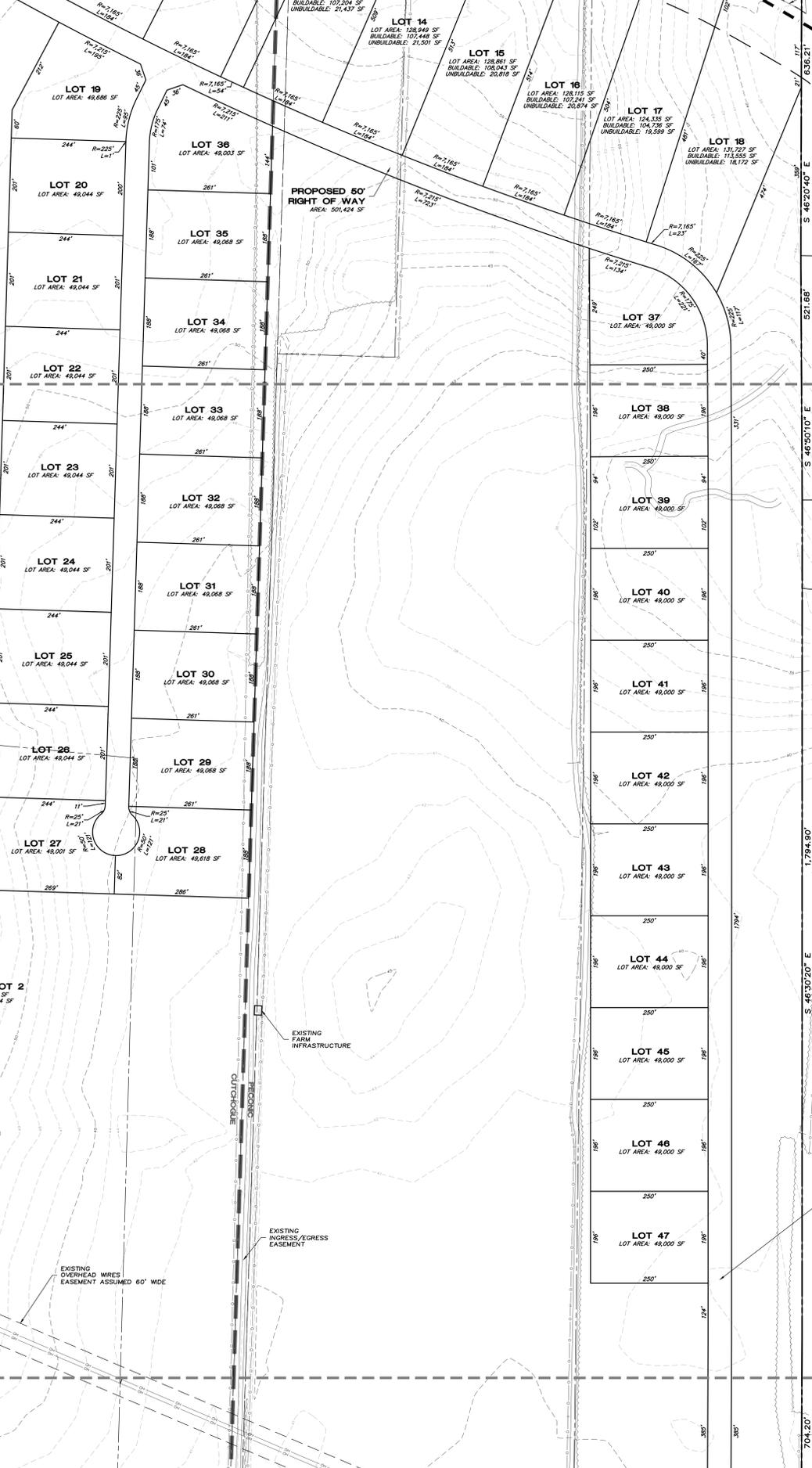
N 47°15'13" W
203.32'
N 43°55'30" W
124.7'

S 49°35'37" W
544.55'

SCTM: 1000-84-2-2.4
LAND NOW OR FORMERLY OF:
5200 BRIDGE LANE FARM LLC

N 43°59'23" W
1,584.25'

CONSERVATION LOT 2
LOT AREA: 10,318,093 SF
PSEIG EASEMENT: 168,944 SF



PROPOSED 60'
RIGHT OF WAY
AREA: 501,424 SF

Date	By	Revision
Designed by:	SK	Drafted by: SK
		Checked by: FB

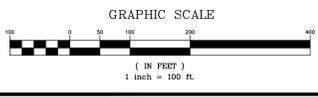
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Tax Map No.: 26285, 26385, 27455, 27715 C.R. 48, CUTCHOGUE

COLUSA
26285, 26385, 27455, 27715 C.R. 48, CUTCHOGUE
7750, 8850 BRIDGE LANE, CUTCHOGUE
28079, 28153, 28225, 29275 C.R. 48, PECNIC
TOWN OF SOUTHOLD SUFFOLK COUNTY, NY

**75/75 CONSERVATION
SUBDIVISION
SKETCH PLAN**

Date: MARCH 27, 2025 Scale: 1"=100' Project No.: A1900648 Sheet No.: 2 of 3





MATCH-LINE PAGE 2
MATCH-LINE PAGE 3

SCTM: 1000-84-2-2.3
LAND NOW OR FORMERLY OF:
5200 BRIDGE LANE FARM LLC

SCTM: 1000-84-2-3.2
LAND NOW OR FORMERLY OF:
26155 ROUTE 48 LLC

SCTM: 1000-84-2-4.2
LAND NOW OR FORMERLY OF:
MARK GEALY

SCTM: 1000-74-1-42.5
LAND NOW OR FORMERLY OF:
ELIZABETH S MEAD & RICHARD E MEAD

SCTM: 1000-74-1-40.2
LAND NOW OR FORMERLY OF:
LAURA SMITH REVOCABLE TRUST

PROPOSED 60'
RIGHT OF WAY
AREA: 501,424 SF

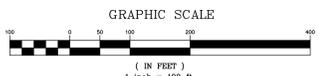
SCTM: 1000-74-1-38
LAND NOW OR FORMERLY OF:
PINDAR VINEYARDS LLC

CONSERVATION LOT 3
PSE EASEMENT: 15,204 SF

MIDDLE ROAD (C.R. 48)
100' WIDE

LOT SCHEDULE

LOT #	LOT AREA (SF)	BUILDABLE AREA (SF)	UNBUILDABLE AREA (SF)
LOT 1	162,929	107,510	55,419
LOT 2	136,917	107,253	31,664
LOT 3	132,813	105,158	27,655
LOT 4	130,658	103,857	26,801
LOT 5	130,541	103,486	27,055
LOT 6	129,858	103,794	26,094
LOT 7	131,813	104,478	27,332
LOT 8	134,553	104,834	29,719
LOT 9	136,563	105,737	30,826
LOT 10	137,876	106,894	30,982
LOT 11	135,627	107,258	28,369
LOT 12	126,498	106,978	21,520
LOT 13	128,941	107,204	21,437
LOT 14	128,949	107,448	21,501
LOT 15	128,861	108,043	20,818
LOT 16	128,115	107,241	20,874
LOT 17	124,335	104,736	19,599
LOT 18	131,727	113,555	18,172
LOT 19	49,068	49,068	---
LOT 20	49,044	49,044	---
LOT 21	49,044	49,044	---
LOT 22	49,044	49,044	---
LOT 23	49,044	49,044	---
LOT 24	49,044	49,044	---
LOT 25	49,044	49,044	---
LOT 26	49,044	49,044	---
LOT 27	49,001	49,001	---
LOT 28	49,618	49,618	---
LOT 29	49,068	49,068	---
LOT 30	49,068	49,068	---
LOT 31	49,068	49,068	---
LOT 32	49,068	49,068	---
LOT 33	49,068	49,068	---
LOT 34	49,068	49,068	---
LOT 35	49,068	49,068	---
LOT 36	49,003	49,003	---
LOT 37	49,000	49,000	---
LOT 38	49,000	49,000	---
LOT 39	49,000	49,000	---
LOT 40	49,000	49,000	---
LOT 41	49,000	49,000	---
LOT 42	49,000	49,000	---
LOT 43	49,000	49,000	---
LOT 44	49,000	49,000	---
LOT 45	49,000	49,000	---
LOT 46	49,000	49,000	---
LOT 47	49,000	49,000	---
LOT 48 BEACH ACCESS	37,454	31,317	6,137
PROPOSED ROAD	501,424	---	3,020
CONSERVATION LOT 1	422,889	---	34,679
CONSERVATION LOT 2	10,318,095	---	168,944
CONSERVATION LOT 3	911,625	---	15,204



Date	By	Revised
Designed by: SK	Drafted by: SK	Checked by: FB
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MARCH 27, 2025	1"=100'	A1900648
Sheet No.	3 of 3	