SITE DATA

TAX ACCT. NO.: 113.09-2-3

SITE AREA: 25,556 SQFT. (INCL. R.O.W. AREA)
22,008 SQFT (W/O R.O.W. AREA)

ZONING: RLD – RESIDENTIAL LAKE DISTRICT

MIN. PROPERTY SETBACKS:
(PRINCIPLE BLDG, ACCESSORY BLDG)
FRONT = 60', --
REAR (LAKE) = 60', 15'
SIDE = 12', 12'

	CODE	EXISTING	PROPOSED
MAX. BUILDING COVERAGE:	15%	12.9%,[-1] 14.0%[-2]	12.9%,[-1] 14.0%[-2]
MAX. LOT COVERAGE*:	25%	36.4%	35.0%,[-3] 39.8%[-4]

*INCLUDES PRINCIPLE BLDG & ACCESSORY BLDG LOTS.

-1 PRINCIPLE BUILDING ONLY
-2 PRINCIPLE & ACCESSORY BLDG.
-3 NOT INCL. PERMEABLE PAVERS
-4 INCL. PERMEABLE PAVERS
CALCULATIONS EXCLUDE R.O.W. AREA

LIMITS OF DISTURBANCE =0.25 ACRES

SITE NOTES

1. THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS, ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA, IN AN ADEQUATE AND SATISFACTORY MANNER.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
3. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY LOCAL CODES AND/OR UTILITY SERVICE COMPANIES ARE COMPLETED APPROPRIATELY.
5. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO EARTHORK OPERATIONS AND KEPT IN SUITABLE WORKING CONDTION THROUGHOUT THE DURATION OF THE PROJECT AND UNTIL SITE STABILATION IS ACHIEVED. REPAIRS MAY BE NECESSARY THROUGHOUT CONSTRUCTION AS DIRECTED BY THE ENGINEER OR TOWN REPRESENTATIVE.

REFERENCES

1. TOPOGRAPHIC AND INSTRUMENT SURVEY PERFORMED BY O'NEILL–RODAK LAND SURVEYORS ON APRIL 28, 2016
2. LANDSCAPING PLANS PREPARED BY NATURE'S ACCENTS INC.
3. SWIMMING POOL SPECIFICATIONS PREPARED BY PETTIS POOLS.

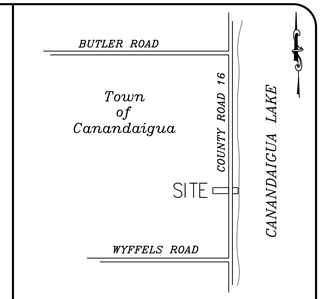
NOTE: POOL AND LANDSCAPING FEATURES ARE TO BE CONSTRUCTED TO DETAILS AND SPECIFICATIONS PREPARED BY OTHERS.

APPROVAL

PLANNING BOARD CHAIR _____ DATE _____

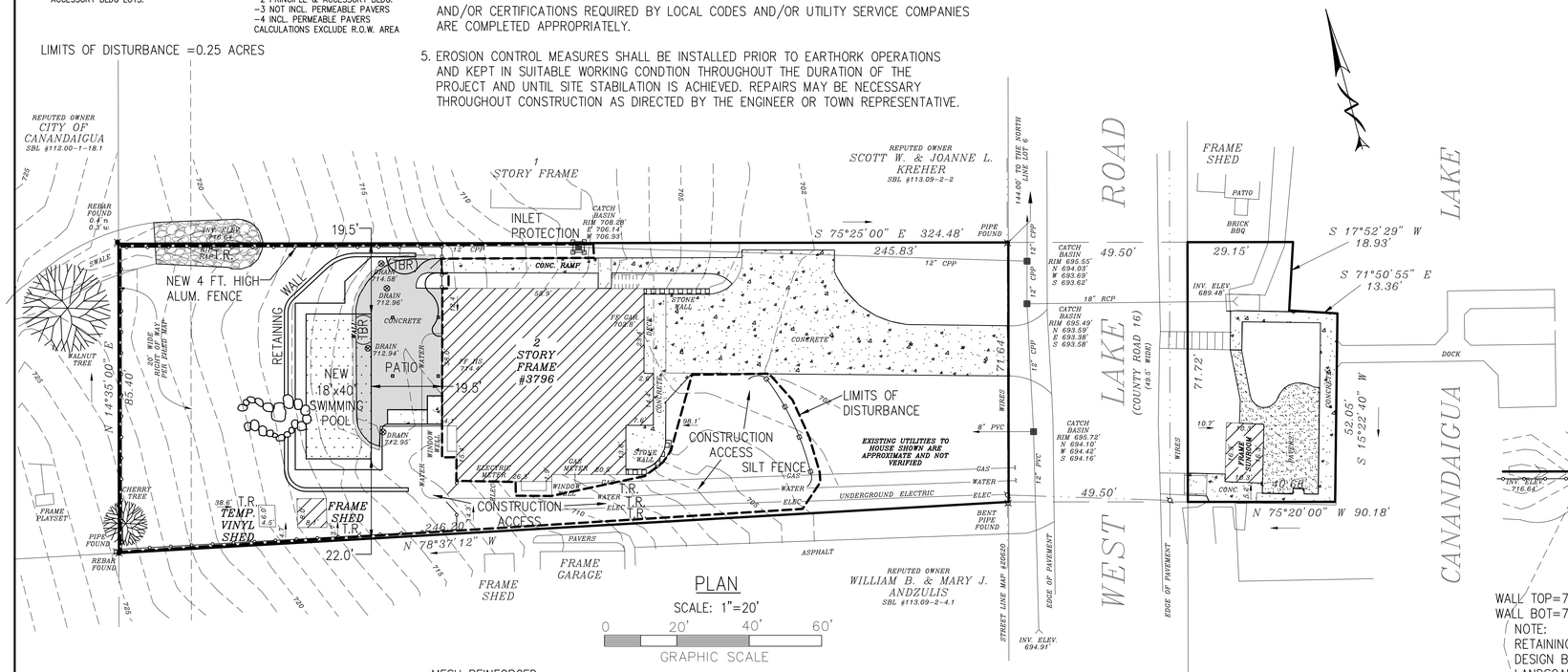
TOWN ENGINEER _____ DATE _____

LOCATION MAP
NOT TO SCALE

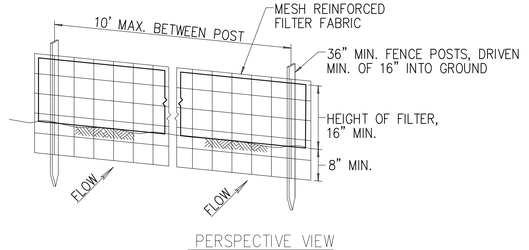


LEGEND

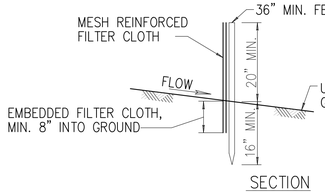
- T.R. EXISTING FEATURE TO REMAIN
- 710 EXISTING CONTOUR
- 713 PROPOSED CONTOUR
- SILT FENCE (W/J-HOOK ENDS)
- FENCE
- LIMITS OF DISTURBANCE
- EXISTING BUILDINGS
- EXISTING CONCRETE TO BE REMOVED
- EXISTING CONCRETE TO REMAIN
- EXISTING PAVERS TO REMAIN
- EXISTING STONE RETAINING WALL
- PROPOSED PERMEABLE PAVERS
- PROPOSED RETAINING WALL



PLAN
SCALE: 1"=20'
0 20' 40' 60'
GRAPHIC SCALE



PERSPECTIVE VIEW



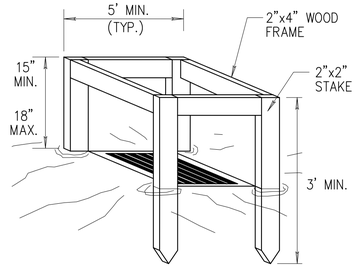
SECTION

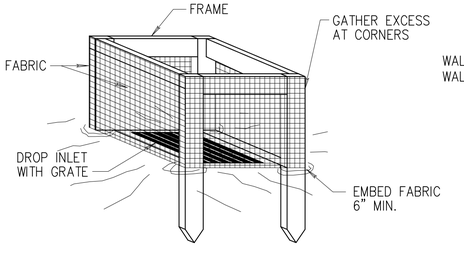
POSTS: STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD

FILTER CLOTH: FILTER X., MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL

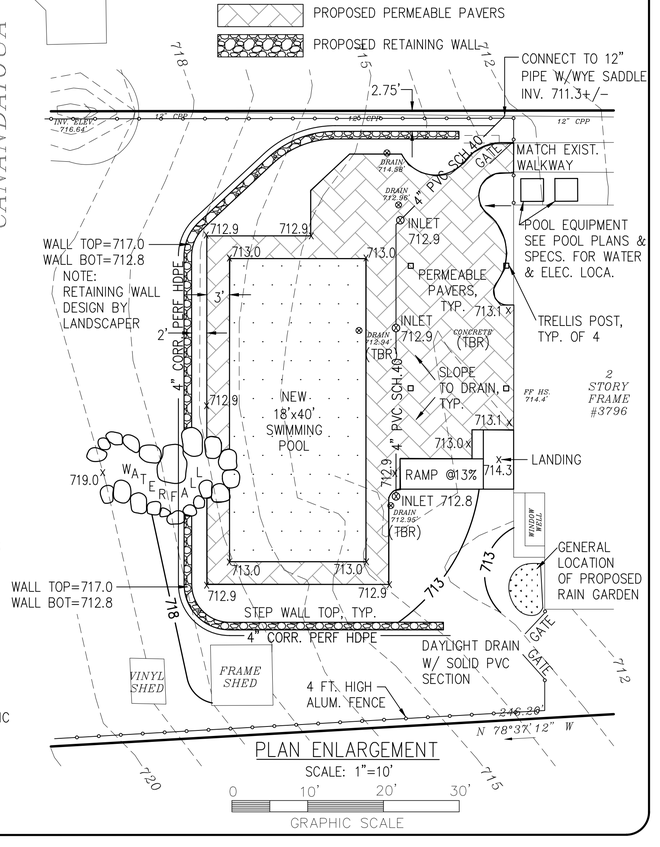
PREFABRICATED UNIT: GEOFAB ENVIROFENCE OR APPROVED EQUAL.

TEMPORARY FABRICATED SILT FENCE DETAIL
NOT TO SCALE





SILT FENCE INLET PROTECTION
NOT TO SCALE



PLAN ENLARGEMENT
SCALE: 1"=10'
0 10' 20' 30'
GRAPHIC SCALE

| Revisions | | |