

	ALLOWED	PROPOSED	
SIDE YARD SETBACKS	15', TOTAL 35'	AS NOTED	
MAXIMUM BUILDING COVERAGE	20% (4,986.8 sq ft)	10.3% (2,562 sq ft)	
TOTAL LOT CLEARING	NA	65% (16,187.8 sq ft)	

THE PROPOSED ON-SITE DRAINAGE SYSTEM TO PROVIDE STORAGE FOR A 2" RAINFALL IN NEW 8" DIAMETER DRY WELLS PROVIDING 42.24 CF PER VERTICAL FOOT OF STORAGE. THE DESIGN IS BASED ON THE FOLLOWING RUNOFF COEFFICIENTS: ROOF 1.0, ASPHALT PAVEMENT 1.0 AND LANDSCAPE 0.30.

DRAINAGE AREA: DWELLING & COVERED ENTRANCE
STORAGE REQUIRED:
IMPERVIOUS AREA: 2,562 SF X 1.00 X 2" = 436 CF

436 / 42.24 = 10.3 VERTICAL FEET REQUIRED

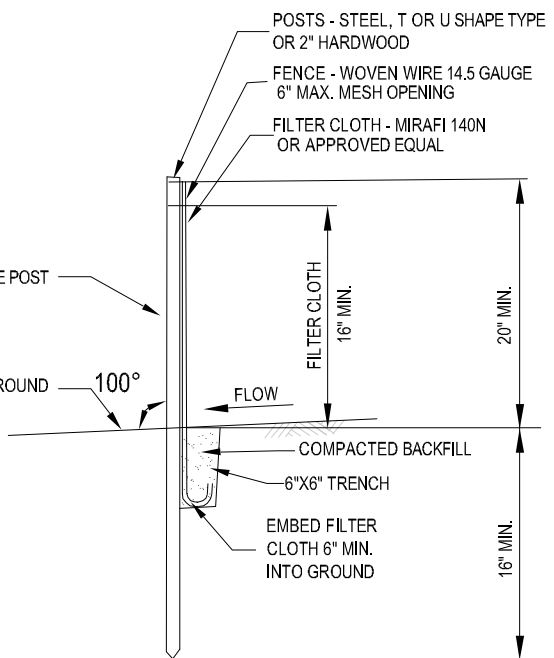
STORAGE PROVIDED:
USE 2 - 8" Ø DRYWELLS - 2(8") VF X 42.24 CF/VF = 506.9 CF

DRAINAGE AREA: DRIVEWAY
STORAGE REQUIRED:
IMPERVIOUS AREA: 2,970 SF X 1.00 X 2" = 594 CF

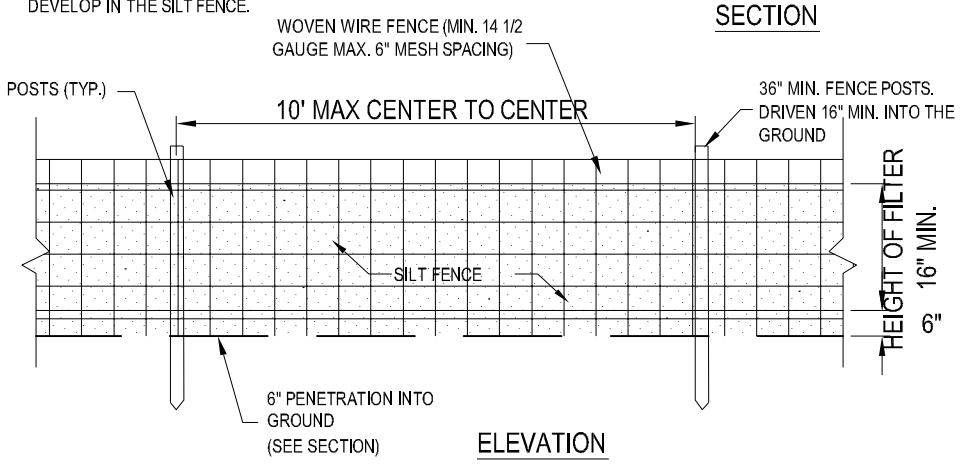
594 / 42.24 = 12.0 VERTICAL FEET REQUIRED

STORAGE PROVIDED:
USE 1 - 8" Ø DRYWELLS - 12 VF X 42.24 CF/VF = 507 CF

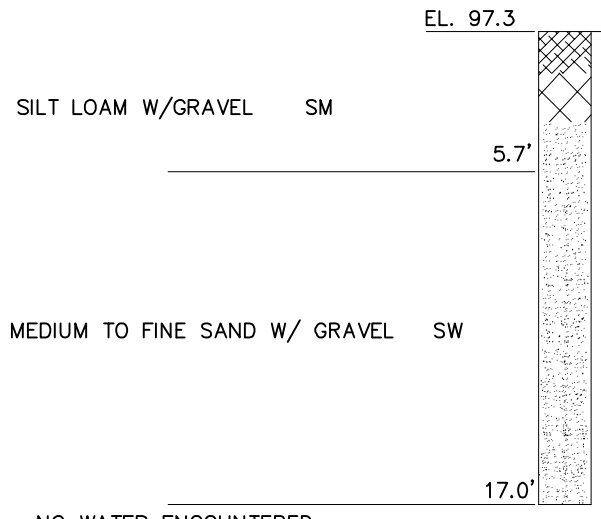
- NOTES:
1. ALL DOWNSPOUTS TO BE PIPED INTO ROOF DRYWELL.
 2. ALL ON-SITE DRAINAGE IS TO BE INSPECTED BY THE TOWN OF SOUTHAMPTON BUILDING INSPECTOR.
 3. SANITARY DESIGN PREPARED BY DILANDRO ANDREWS ENGINEERING, PLLC
- [72.9] = PROPOSED GRADES.
DB = DISTRIBUTION BOX



- NOTES:
1. WOVEN WIRE FENCE (MIN. 14 1/2 GAUGE MAX. 6" MESH SPACING) WITH FILTER CLOTH OVER FENCE.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



SILT FENCE DETAIL



TEST PIT DATA
BORING DATE 07-12-2024
INFORMATION PROVIDED BY
SHAWN M. BARRON, M.S.

(40)
TAX LOT 51
AREA= 24,934.20 SQ FT
0.572 ACRES

SURVEY FOR: ROSEWOOD DEVELOPERS

MAP OF: HILLTOP ACRES, FM# 3478, 12-15-1961

LOCATION: SHINNECOCK HILLS, TOWN OF SOUTHAMPTON, NY

CERTIFIED TO: ROSEWOOD DEVELOPERS

(14621)- DENOTES FILED MAP LOT NUMBERS.

SURVEY NOTES:

1. 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 SURVEYOR'S INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON/PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIS/HER/THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH AN ABSTRACT OF TITLE MIGHT DISCLOSE.
3. OFFSETS SHOWN HEREON ARE FOR A SPECIFIC PURPOSE AND SHOULD NOT BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER STRUCTURES.
4. SUBSURFACE STRUCTURES AND/OR UTILITIES, IF ANY, NOT SHOWN.
5. HEDGE AND FENCE OFFSETS SHOWN ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
6. ELEVATIONS SHOWN REFER TO NAVD 88 DATUM.

I CERTIFY THAT THIS MAP REPRESENTS AN ACCURATE AND TRUE ACCOUNT OF A SURVEY, PERFORMED IN THE FIELD UNDER MY SUPERVISION ON 7/15/2024, OF THE LAND THEREIN PARTICULARLY DESCRIBED. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED POLYGEON. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CURRENT CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

T. EASON
LAND
SURVEYOR

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PORT JEFFERSON STATION,
NEW YORK 11776

Phone (631) 474-2200 / Fax: (631) 899-9085
email
MAIL@TEASONLANDSURVEYOR.COM

SITE PLAN

SUFFOLK COUNTY DIST. 900
SEC. 177 BLK. 3 LOT 51

DATE: 7-15-24 SCALE: 1"=30'

PROJECT NUMBER: MET24-086

TREMANE A. EASON, L.S.
LIC. # 050432