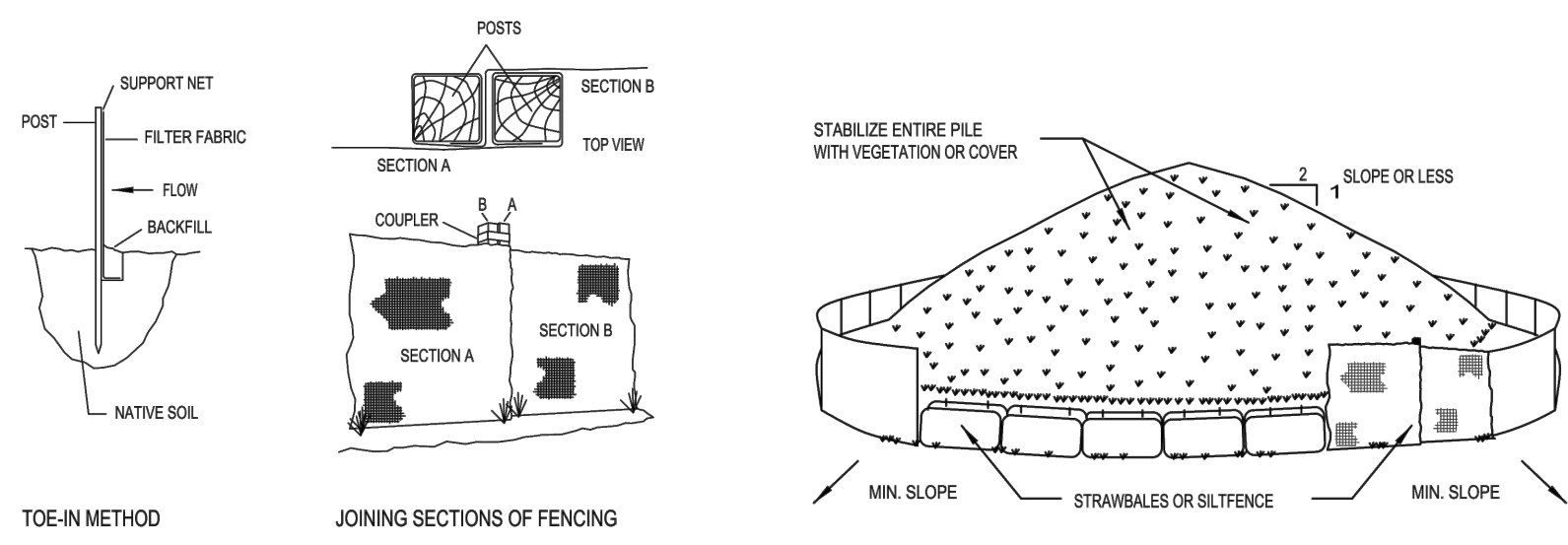


**EROSION CONTROL GENERAL NOTES:**

- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
- THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THIS MANUAL.
- ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
- ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
- THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
- SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.



**INSTALLATION NOTES:**

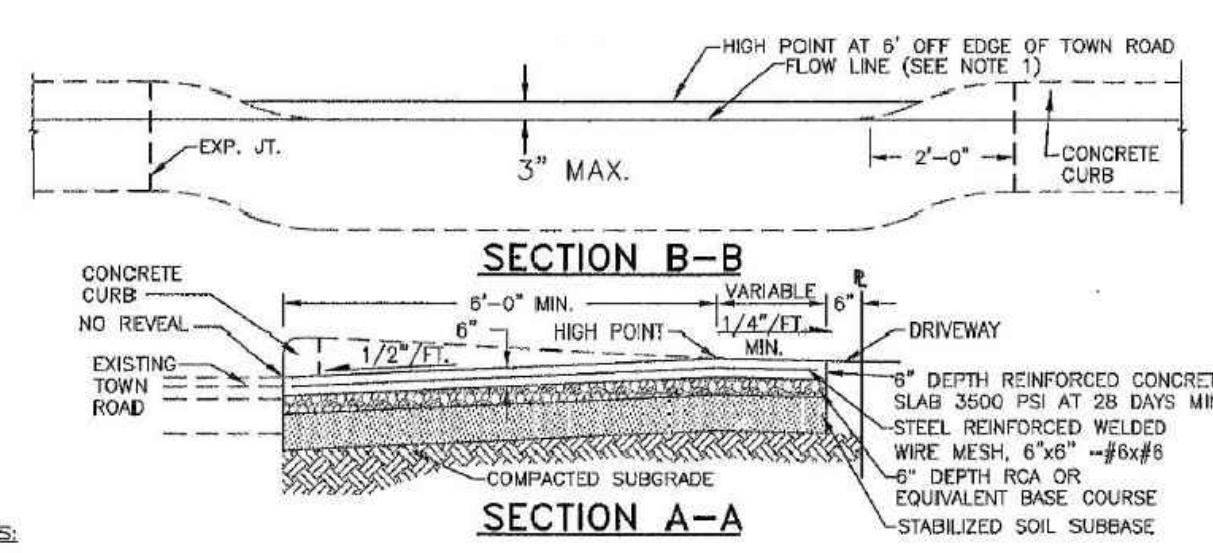
- EXCAVATE A 4 INCH x 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
- UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
- DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
- LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
- JOIN SECTIONS AS SHOWN ABOVE.

**INSTALLATION NOTES:**

- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
- MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
- SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILT FENCE.

**4 SILT FENCE**  
NOT TO SCALE

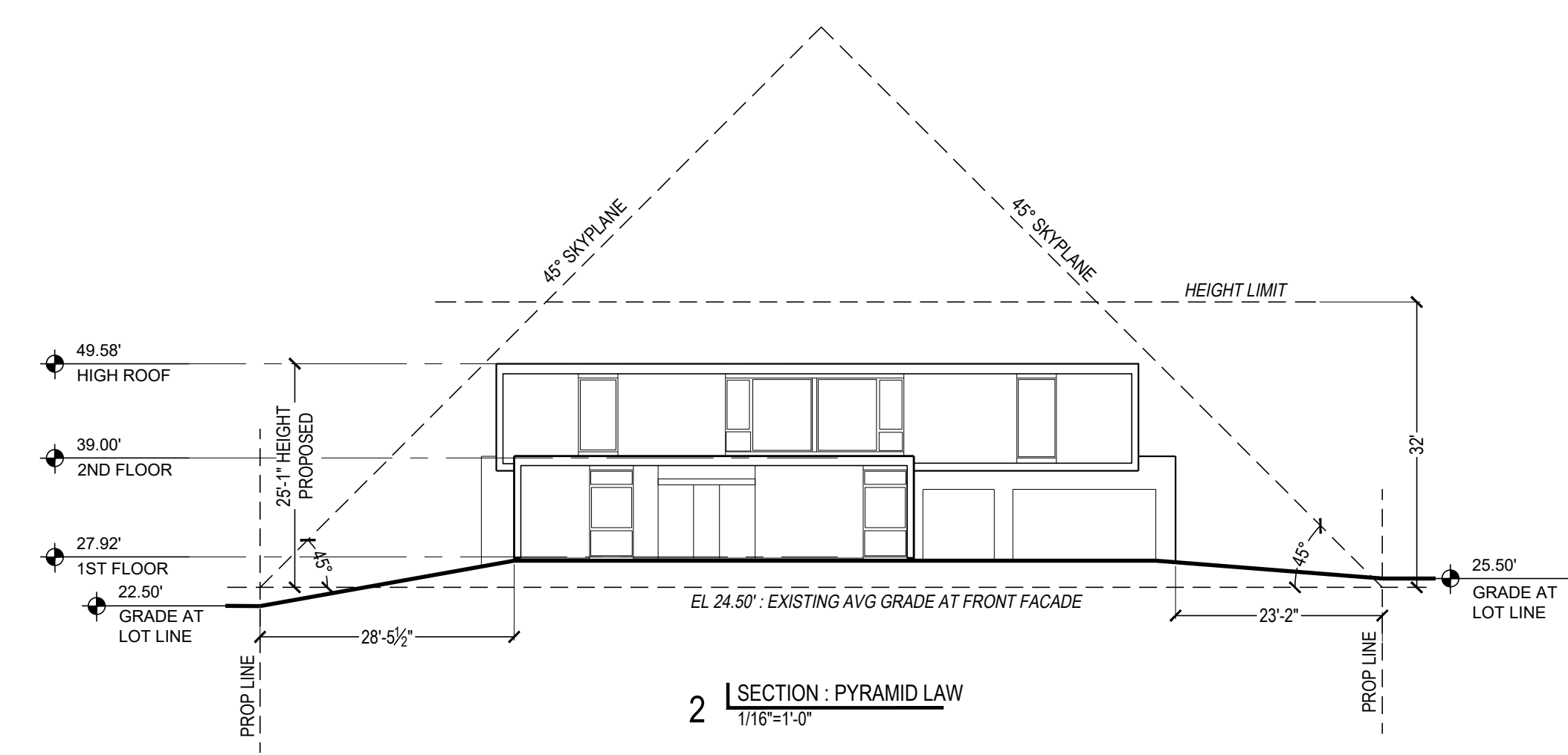
**3 SOIL STOCKPILING**  
NOT TO SCALE



**NOTES:**

- THE APRON WILL CONFORM TO THE PROFILE OF THE EXISTING GUTTER LINE ON THE TOWN ROAD TO PERMIT STORM WATER TO CROSS IN FRONT OF THE APRON AND CONTINUE DOWNSTREAM ON THE TOWN PAVED GUTTER LINE.
- ELEVATED CURB BORDERS SHALL NOT BE INSTALLED AT THE BEGINNING OF THE APRON FOR A DISTANCE OF SIX FEET (6')
- ANY GRADING, PLANTING OR INSTALLATION OF BUSHES OR TREES IN THE TOWN RIGHT-OF-WAY SHALL BE REVIEWED BY THE HIGHWAY DEPARTMENT PRIOR TO EXECUTION.
- ASPHALT AND CONCRETE ARE THE ONLY CONFORMING MATERIALS AND ANY TYPE OF ORNAMENTAL OR DOBBLESTONE DRIVEWAY IS NON-CONFORMING.

**5 RESIDENTIAL CONCRETE APRON**  
NOT TO SCALE

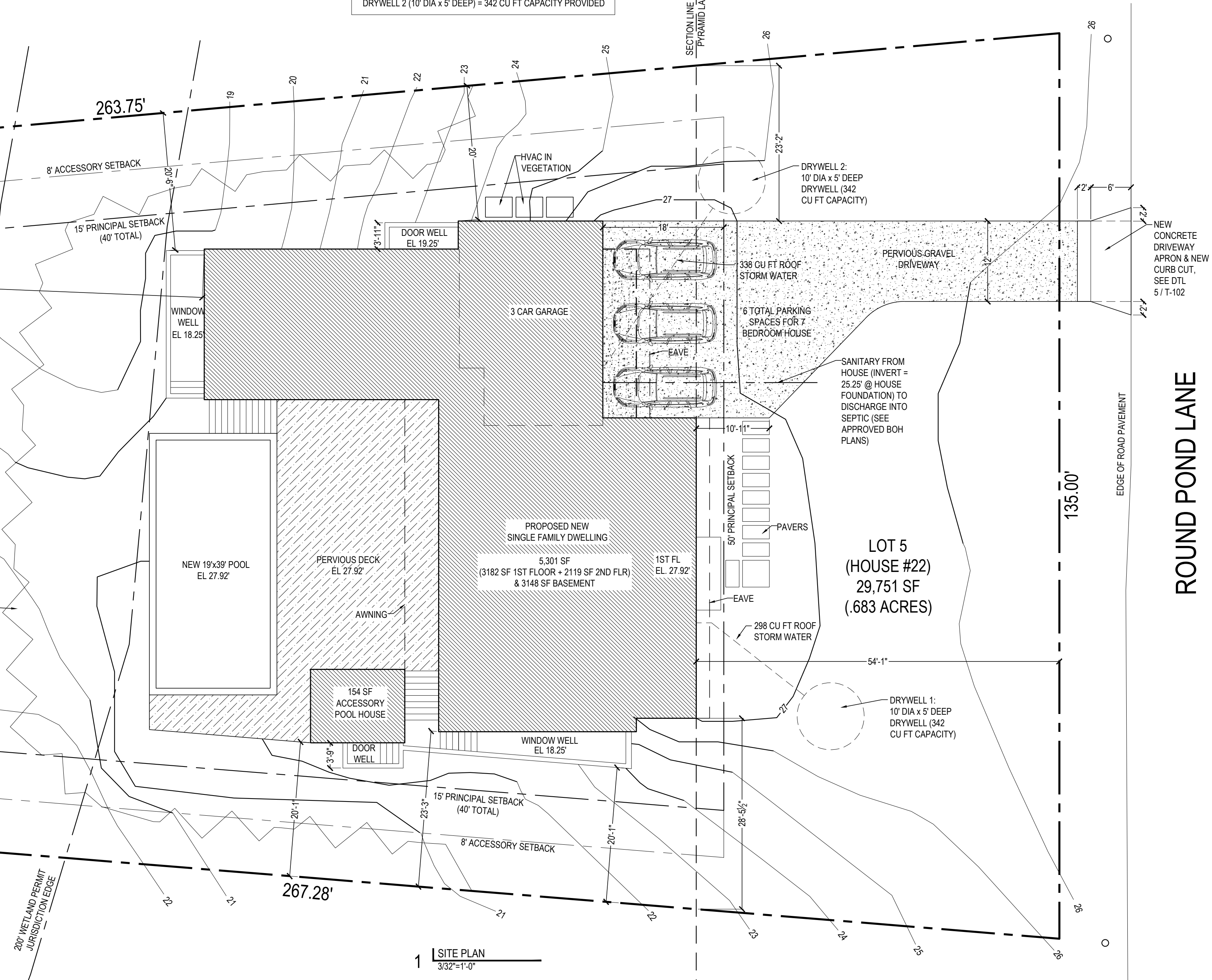


**2 SECTION : PYRAMID LAW**  
1/16"=1'-0"

**STORM WATER CALCS (FOR 2" STORM EVENT):**

**SOUTH SIDE OF ROOF (2 ROOF DRAINS) & POOLHOUSE**  
1786 SF ROOF AREA  
1786 x 2/12 x 1.0 = 298 CU FT REQUIRED  
DRYWELL 1 (10' DIA x 5' DEEP) = 342 CU FT CAPACITY PROVIDED

**NORTH SIDE OF ROOF (4 ROOF DRAINS)**  
2027 SF ROOF AREA  
2027 x 2/12 x 1.0 = 338 CU FT REQUIRED  
DRYWELL 2 (10' DIA x 5' DEEP) = 342 CU FT CAPACITY PROVIDED



**SITE PLAN NOTES:**

- SEE APPROVED SEPTIC DRAWINGS BY ENGINEER FOR ADDITIONAL INFORMATION.
- STORMWATER TO DISCHARGE INTO DRYWELLS.
- SEE ENGINEERING DRAWINGS FOR AREA OF SITE DISTURBANCE.
- DRIVEWAY TO BE PERVIOUS GRAVEL. A DRIVEWAY APRON SHALL BE CONSTRUCTED AS PER HIGHWAY DEPARTMENT DRIVEWAY APRON STANDARDS.
- SEE ENGINEERING DRAWINGS FOR WELL LOCATION FOR DOMESTIC WATER.
- EXACT LOCATION OF UNDERGROUND PROPANE TANK TBD.

**ZONING CALCULATIONS**

zoning district B residence (1957 zoning)  
*(in aquifer protection overlay)*

	REQUIREMENT	PROPOSED	COMPLY?	ZONING PROVISION
GROSS LOT AREA	25,000 SF MIN	29,751 SF	YES	330-80
LOT WIDTH	125' MIN	135'	YES	330-82
BUILDING HEIGHT	32' MAX	25'-1"	YES	330-84
STORIES	2 MAX	2	YES	--
NOTE: BUILDING MUST REMAIN WITHIN 45° SKY PLANE. SEE DIAGRAM FOR COMPLIANCE.				
FRONT YARD	50' MIN	54'-1"	YES	330-83
SIDE YARD	15' MIN	23'-3" & 20'-0"	YES	330-83
TOTAL SIDE YARDS (PRINCIPAL HOUSE)	40' MIN	43'-3"	YES	330-83
TOTAL SIDE YARDS (POOLHOUSE + PATIOS)	40' MIN	40'-1"	YES	330-76
REAR YARD	60' MIN	135'-6"	YES	330-83
VEGETATION CLEARING	60% MAX (17,851 SF)	17,566 SF	YES	330-83
WETLAND SETBACKS				
NATURAL BUFFER	100' MIN	180'	YES	
CONSTRUCTION	125' MIN	195'	YES	
SANITARY	175' MIN	291'	YES	
PARKING SPACES				
	6	6	YES	330-94
FLOOR AREA	20% (5,950 MAX)	5,455 SF	YES	330-105(A)&(U)

NOTE: BASEMENT IS NOT CONSIDERED A STORY SINCE THE FINISHED FLOOR IMMEDIATELY ABOVE IS LESS THAN 6' ABOVE THE AVERAGE ELEVATION OF THE FINISHED GRADE. PER 330-5, DEFINITION OF STORY. SEE EXTERIOR ELEVATIONS FOR DIMENSIONAL COMPLIANCE.

BASEMENT FLOOR AREA	3148 SF
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1ST FLOOR AREA	3182 SF
2ND FLOOR AREA	2119 SF
ACCESSORY POOLHOUSE	154 SF
<b>TOTAL FLOOR AREA</b>	<b>5,455 SF</b>

**ROUND POND HOUSE**

22 Round Pond Lane  
Sag Harbor, NY 11963

date 12.5.24 issue CD+1\_FINAL

site plan & zoning diagram

NYC DOB #  
**T-102.00**

OF  
site plan\_round pond.dwg