

20 10 0 20 40 60 80 100 120 140 160 180

SCALE: 1" = 40'

NOVEMBER 22, 2004

ELEVATIONS HEREON REFER TO NAVD 1988

PRE-CONSTRUCTION 10' CONTAUR AS PER JM LAND SURVEYING
SURVEY LAST DATED NOVEMBER 2, 2020
AS SHOWN ON THE SANITARY ENGINEERING PLAN
BY P.W. GROSSER CONSULTING ENGINEER &
HYDROGEOLOGIST, P.C.

ALLOWABLE LOT COVERAGE: 22,866 SQ.FT. = 25%
LOT COVERAGE: 3,631 SQ.FT. = 4%

ALLOWABLE IMPERVIOUS COVERAGE: 36,586 SQ.FT. = 40%
 IMPERVIOUS COVERAGE: 6.462 SQ.FT. = 7.1%

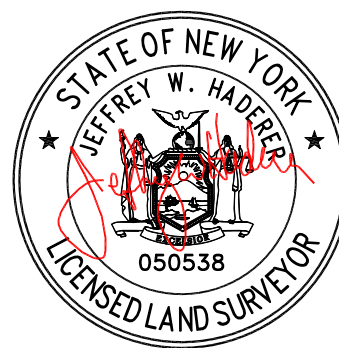
BREAKDOWN:

DWELLING: 2,304 SQ.FT
GARAGE: 541 SQ.FT.
TRELLIS: 313
2ND. FLOOR CANTILEVER: 329 SQ.FT.
POOL & PATIO AREA: 1,746 SQ.FT.
MASONRY SLABS: 115 SQ.FT.
WINDOW WELL: 12 SQ.FT.
REAR PATIO: 840 SQ.FT.
CELLAR ENTRY: 82 SQ.FT.
A.C. UNITS: 36 SQ.FT.
EAVE: 50 SQ.FT.
COVERED ENTRY: 42 SQ.FT.
ROOF-OVER: 52 SQ.FT.

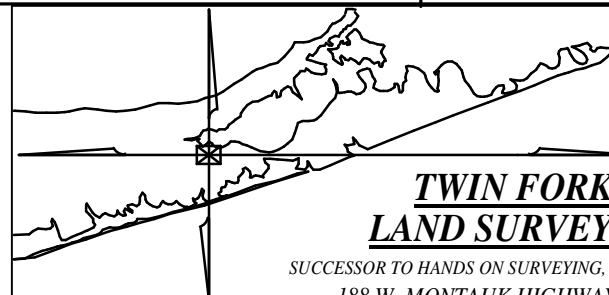
NOT INCLUDED IN CALCULATIONS:
STONE DRIVEWAY - 8.532 SQ.FT.

CERTIFIED TO:

JOB NO. 2004-501
MAP NO.
FILED:
REVISIONS:
FINAL SURVEY 11/30/23
CORRECT FENCE VERBIAGE
ON N & W PROP.LINES: 1/8/24



JEFFREY W. HADERER
N.Y.S. LICENSE NO. 050538



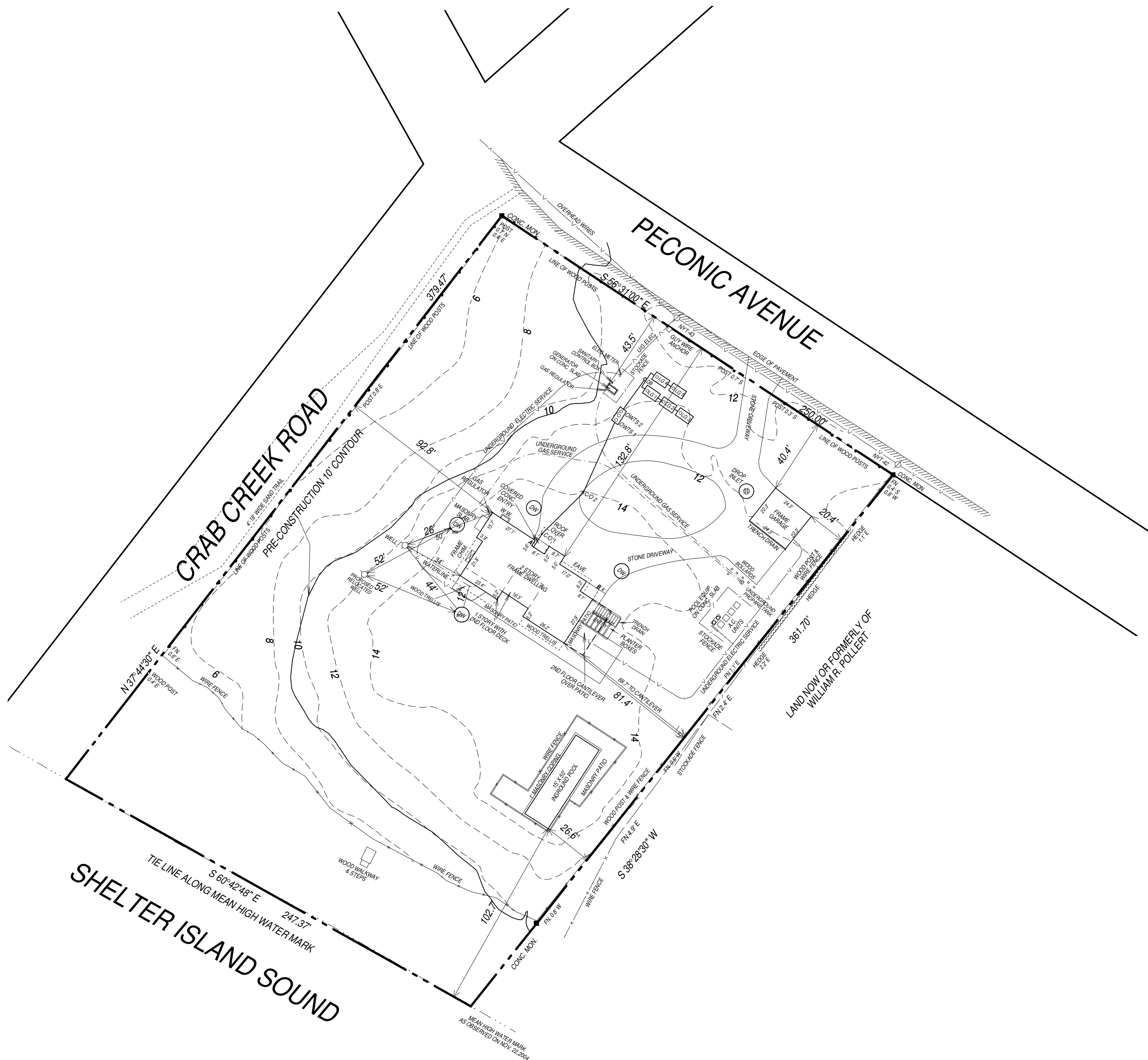
TWIN FORKS
LAND SURVEYING
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SANITARY TRIANGULATION DIMENSIONS

	C/O 1	C/O 2	OWTS 1	OWTS 2	DB	LG1	LG2	LG3	LG4	LG5
CORNER A	5'	36'	77'	83'	104'	100'	101'	104'	109'	110'
CORNER B	44'	57'	90'	96'	115'	109'	106'	104'	118'	115'

SANITARY LOCATION DIMENSIONS AS PER INSTALLER



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