

ATLAS LOCATION

ZONING	REQUIRED	PROPOSED
Net Lot Area	2.00 Acres	1.01 Acres
Min. Street Frontage	175.0'	193.77'(Knoll Rd) 255.16'(Luckenbach Ln)
Front Yard	60'	60.3'(Knoll Rd) 54.4'(Luckenbach Ln)
Side Yard	40'	49.6'
Rear Yard	50'	65.5'
Total Lot Coverage	20%	17.60%
Rear Yard Coverage	15%	21.00%

ZONED: Resident District A - 2 Acres

PERCENT COVERAGE CALCULATIONS:

Net Lot Area = 43980.8 Sq.Ft.

Proposed Coverage

Proposed Dwelling = 3724.0 Sq. Ft. Proposed Front Entry & Porch = 602.0 Sq. Ft. Proposed Pool Deck = 192.0 Sq.Ft. Proposed Patio = 1229.0 Sq.Ft. Proposed Side Entry = 72.0 Sq. Ft.

Proposed Pool = 946.0 Sq.Ft. Proposed R/O Patio = 338.0 Sq.Ft. Proposed Pool Patio = 273.0 Sq.Ft. Proposed Cellar Entrance = 87.0 Sq.Ft.

Proposed Pool Equipment = 28.4 Sq.Ft Proposed Window Wells = 100.0 Sq.Ft. Proposed Retaining Walls = 109.6 Sq.Ft. Proposed Generator & A/C = 46.0 Sa.Ft.

Total Coverage Area: 7747.0 Sq.Ft. % Coverage = Coverage Area/Lot Area x 100

7747.0 Sq.Ft. 43980.8 Sq.Ft. $\times 100 = 17.61\%$

Total Proposed % Coverage = 17.60%

REAR YARD COVERAGE CALCULATIONS:

Rear Yard Area = 12538.0 Sq.Ft.

Proposed Coverage

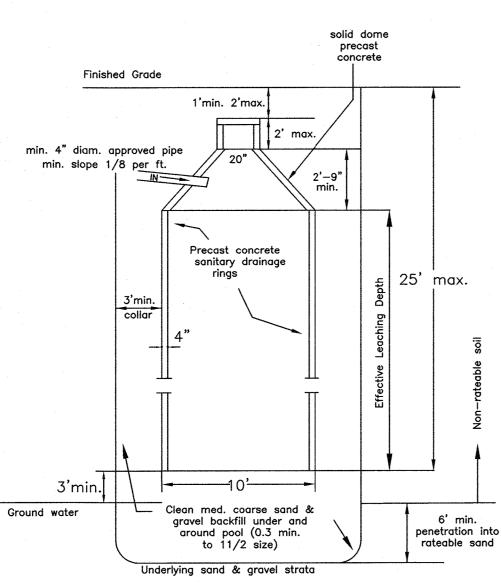
Proposed Pool Deck = 192.0 Sq.Ft. Proposed Pool = 800.0 Sq.Ft. Proposed Pool Patio & Equip. = 534.0 Sq.Ft. Proposed Rear Porch & Patio = 1106.0 Sq.Ft.

Rear Yard Coverage Area: 2632.0Sq.Ft

% Coverage = $\frac{\text{Rear Yard Coverage Area}}{2} \times 100$ Rear Yard Area

2632.0 Sq.Ft. 12538.0 Sq.Ft. x 100 = 21.00%

Proposed Rear Yard Coverage = 21.00%



LEACHING POOL DETAIL

SANITARY CALCULATIONS:

No. of Bedrooms = 6 min. Gal. / Day = 6×150 gal./day/bedrm. = 900 gal./day

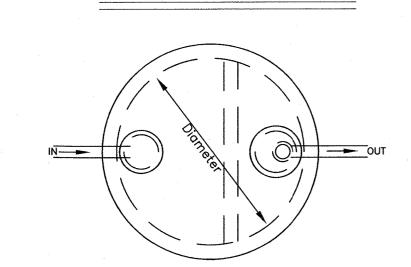
Leaching Capacity: 1/2 Rate flow = 2 gal./s.f./day Area of 10' Diam. Ring = $2 \pi R$ $= 2 \times 3.1415 \times 5 = 31.4 \text{ s.f. per ft. of ring}$ Leaching Rate = 2 gal/s.f./day X 31.4 s.f./ft. of ring = 62.8 gal./day/ft. of ring

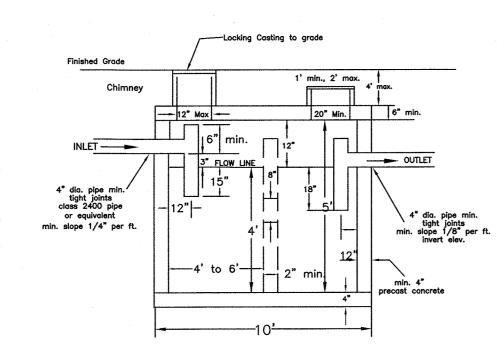
Leaching Pools Required:

= 900 gal./day \div 62.8 gal./day/ft. of ring

= 14.3 ft. of ring req'd.

= Use 24 ft. of 10 ft. Diam. Rings





Note: 10' min. separation between proposed water service and proposed sanitary facilities.

Note: Proposed sanitary facilities doe not occur near paved areas. Note: Minimum Septic Tank for dwelling to be 2000 Gal.

DETAILS OF CONSTRUCTION

- 1. A minimum of 4 inches approved reinforced precast concrete bottom.
- 2. A 10 feet in diameter by 5 feet high approved reinforced precast
- An approved reinforced precast concrete 6 inch thick slab top in lawn areas or a traffic bearing slab in driveways.
- 4. Drop T must be pinned or otherwise firmly attached.

YARD DRAIN DETAIL

CUT & FILL CALCULATIONS

Drainage & Sanitary Systems = 200.0 CY Foundation Cut = 500.0 CY

Existing Shed

To Be Removed

Total Cut = 700.0 CY

solid dome precast concrete

> penetration into rateable sand

> > (2)Prop. Drywells "B" **Ω**

Existing Pool & Patio

To Be Removed

Proposed

Retaining Wall

Proposed.

Pool Equip.

Line Of

Rear Yard

O 16.2

11'x10' Dia.

Plus Dome

11' Eff. Depth

precast concrete

sanitary drainage

Clean med. coarse sand & gravel backfill under and around pool (0.3 min.

to 11/2 size)

DRYWELL DETAIL

1355.4 cu.f./ 68.5 cu.f. per ft. of ring

465.5 cu.f./ 68.5 cu.f. per ft. of ring

150.5 cu.f./ 68.5 cu.f. per ft. of ring

84.5 cu.f./ 68.5 cu.f. per ft. of ring

Front Tributary Area = 3000.0 Sq.Ft.

225.0 cu.f./ 68.5 cu.f. per ft. of ring

= 19.8 ft. req'd.

= 6.8 ft. req'd.

= 2.2 ft. req'd.

= 1.2 ft. req'd.

= 3.3 ft. req'd.

= 3.5 ft. req'd.

= 6.8 ft. req'd.

= 0.9 ft. req'd.

= 4.5 ft. req'd.

= 0.7 ft. req'd.

= 5.5 ft. reg'd.

DRAINAGE SYSTEM "A" CALCULATIONS:

Proposed Driveway = 5421.4 Sq.Ft. Runoff = 5421.4 Sq.Ft. x 3"/12 = 1355.4 cu.ft

50% Proposed Dwelling = 1862.0 Sq.Ft.Runoff = $1862.0 \text{ Sq.Ft.} \times 3^{\circ}/12 = 465.5 \text{ cu.ft}$

Proposed Front Entry & Porch = 602.0 Sq.Ft. Runoff = $602.0 \text{ Sq.Ft. } \times 3^{\circ}/12 = 150.5 \text{ cu.ft}$

Proposed R/O Patio = 338.0 Sq.Ft.Runoff = $338.0 \text{ Sq.Ft.} \times 3"/12 = 84.5 \text{ cu.ft}$

Runoff = 3000.0 Sq.Ft. x 3''/12 x 0.3 = 225.0 cu.f

Total Required = 33.2 ft. of 10.0 ft. Diam. rings

Total Provided = 34.0 ft. of 10.0 ft. Diam. rings

DRAINAGE SYSTEM "B" CALCULATIONS:

Proposed Pool = 946.0 Sq.Ft.Runoff = $946.0 \text{ Sq.Ft.} \times 3^{"}/12 = 236.5 \text{ cu.ft}$

50% Proposed Dwelling = 1862.0 Sq.Ft.Runoff = $1862.0 \text{ Sq.Ft.} \times 3"/12 = 465.5 \text{ cu.ft}$

Proposed Pool Patio = 273.0 Sq.Ft. Runoff = 273.0 Sq.Ft. x 3"/12 = 68.3 cu.ft

Proposed Patio = 1229.0 Sq.Ft. Runoff = 1229.0 Sq.Ft. $\times 3^{\circ}/12 = 307.3$ cu.ft

Proposed Deck = 192.0 Sq.Ft.Runoff = $192.0 \text{ Sq.Ft.} \times 3"/12 = 48.0 \text{ cu.ft}$

Rear Tributary Area = 5000.0 Sq.Ft. Runoff = 5000.0 Sq.Ft. x 3"/12 x 0.3 = 375.0 cu.ft

Total Required = 21.9 ft. of 10.0 ft. Diam. rings

Total Provided = 22.0 ft. of 10.0 ft. Diam. rings

236.5 cu.f./ 68.5 cu.f. per ft. of ring

465.5 cu.f./ 68.5 cu.f. per ft. of ring

68.3 cu.f./ 68.5 cu.f. per ft. of ring

307.3 cu.f./ 68.5 cu.f. per ft. of ring

48.0 cu.f./ 68.5 cu.f. per ft. of ring

375.0 cu.f./ 68.5 cu.f. per ft. of ring

Underlying sand & gravel strata

Driveway Fill = 450.0 CYFront Yard Fill = 600.0 CY Rear Yard Fill = 450.0 CY Total Fill = 1500.0 CY

TOTAL = 800.0 CY of soil to be imported

SITE PLAN - GENERAL NOTES

23.1'-

1. ELEVATIONS SHOWN ARE IN NASSAU COUNTY DATUM, NAVD 88 2. ALL SITE DRAINAGE PIPING SHALL HAVE A MINIMUM 6" DIAMETER

Prof.

Pation 98.0

Proposed Pool 98.0

56°47'50"W

- 3. THE CONTRACTOR IS TO VERIFY THE EXISTING ELEVATIONS AND
- LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.
- 4. LAWN AREAS SHALL HAVE A 2% MINIMUM GRADE.

FOR SOIL EROSION CONTROL MEASURES.

POSTS: Steel either "T" or "U"

6" max mesh opening FILTER CLOTH: Filter X,

MIRAFI 100X, STABALINKA TT140N or approved equal. PREFABRICATED UNIT: Geofab. Envirofence, or approved equal

Type or 2" Hardwood FENCE: Woven Wire, 14 1/2 ga.

BELGIUM BLOCK CURB DETAIL

ONSITE PAVEMENT DETAIL

Kitchen

Patio

95.0 S3.5 Limits of Disturbance 92.5 Limits of Disturbance 92.5 Prop. Silt Fence

REV. 2/7/2024

REV. 1/26/2024

REV. 1/9/2024

1 1/2" compacted thickness of asphalt wearing course (S.C Type 1-A mix)

8" suitable subbase

4 1/2" compacted thickness of stone blend

SILT FENCE DETAIL

Embed. Filter cloth min. 6" into ground SECTION

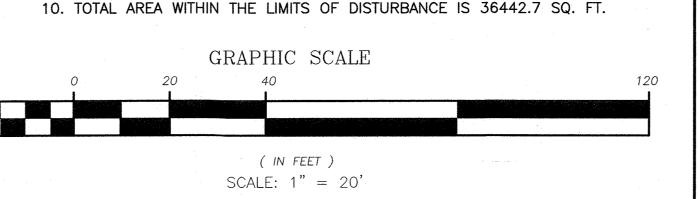
1. Woven wire fence to be fastened securely to

fence posts with wire ties or staples.

2. Filter cloth to be fastened securely to woven wire fence with ties spaced every 24° at top and

- 5. ALL DRIVEWAY AND COURTYARD AREAS SHALL HAVE A 1% MINIMUM GRADE 6. RUNOFF FROM THE SITE IS TO BE CONTAINED ON THE PROPERTY AND SHALL
- NOT RUN ONTO ADJACENT PROPERTIES OR THE ADJOINING ROADWAYS. 7. ANY DAMAGE TO THE ADJOINING ROADWAYS RESULTING FROM WORK TAKING PLACE ON THE PROPERTY SHALL BE REPAIRED IN ACCORDANCE WITH THE
- VILLAGE REQUIREMENTS. ALL EDGES OF EXISTING PAVEMENT SHALL BE SAW CUT, ESTABLISHING A NEAT, TRUE EDGE. 8. ALL DISTURBED AREAS TO BE SEEDED OR PLANTED WITH NATIVE VEGETATION
- 9. SOIL EROSION CONTROL MEASURES TO REMAIN IN PLACE AND BE MAINTAINED

THROUGHOUT DURATION OF PROJECT AND UNTIL VEGETATION IS ESTABLISHED. 10. TOTAL AREA WITHIN THE LIMITS OF DISTURBANCE IS 36442.7 SQ. FT.



Note: No Known Covenants, Deed Restrictions, Easements Or Exceptions Affect The Site.

Note: Subject Parcel Is Not Located In A Tidal Water Wetland or Fresh Water Wetlands As Designated Bv The NYS DEC.

OWNER Dana Julien 1 Knoll Road Sands Point, NY 11050

	PROJECT INFORMATION		PROJECT		
	DATE	12/7/2023			
	DRAWN BY:	HMS	CITE	DIANI	
	CHECKED BY:	MJR	211F	PLAN	
	SCALE:	1"=20'			
	AREA:	1.01 ACRES			
	- ·	43980.8 SQ.FT.	SITUATED:	IINC. VILLAGE OF SANDS POIN	
	DATUM:	NAVD'88	NCTM:	Sec. 4 Blk. 105 Lot	
REV. 4/15/2024 REV. 3/26/2024 REV. 2/20/2024 REV. 2/13/2024	LICENS	F NEW YORK	No: Civ	rthcoast 7il LAND 7il SURVEYING & CIVIL ENGINEERING	

252.20

GRADE

95.23

Strip Drain

(2)Prop. Drywells "A"

KN

S

Entry

Piers

17'x10' Dia. Plus Dome

17' Eff. Depth

PROP. DRAINAGE PIPE

TYPICAL CROSSING DIAGRAMS

N.T.S.

De election of Disturbunce | Prop. Silt Fence | 30" | Prop. Silt Fence

39 WEST MAIN STREET OYSTER BAY, NY 11771 P:(516)922-3031 | F:(516)922-7475

LEGEND Catch basin ☐ G.V. Gas valve MH M.H.C. Manhole cover Y Hyd. Hydrant X L.P. Light pole S.I.D. Surface inlet dra Ø U.P. Utility pole (WM) W.M. Water Meter O W.V. Water valve □ A/C Air Conditioner --- Overhead Wires

- FEMA Flood Zone

---- CEHA Line

