



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 Sq.Ft.

Total Coverage Area: 7747.0 Sq.Ft.
% Coverage = Coverage Area/Lot Area x 100
% Coverage = $\frac{7747.0 \text{ Sq.Ft.}}{43980.8 \text{ Sq.Ft.}} \times 100 = 17.61\%$

Total Proposed % Coverage = 17.60%

REAR YARD COVERAGE CALCULATIONS:

Rear Yard Area = 12538.0 Sq.Ft.

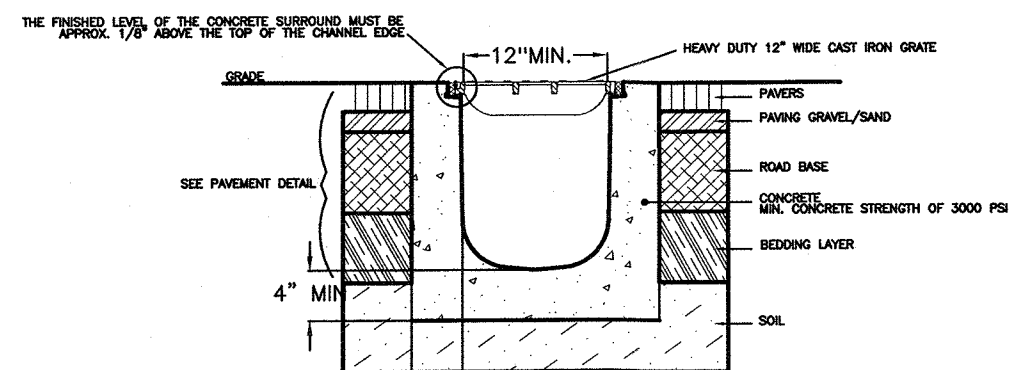
Proposed Coverage

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.

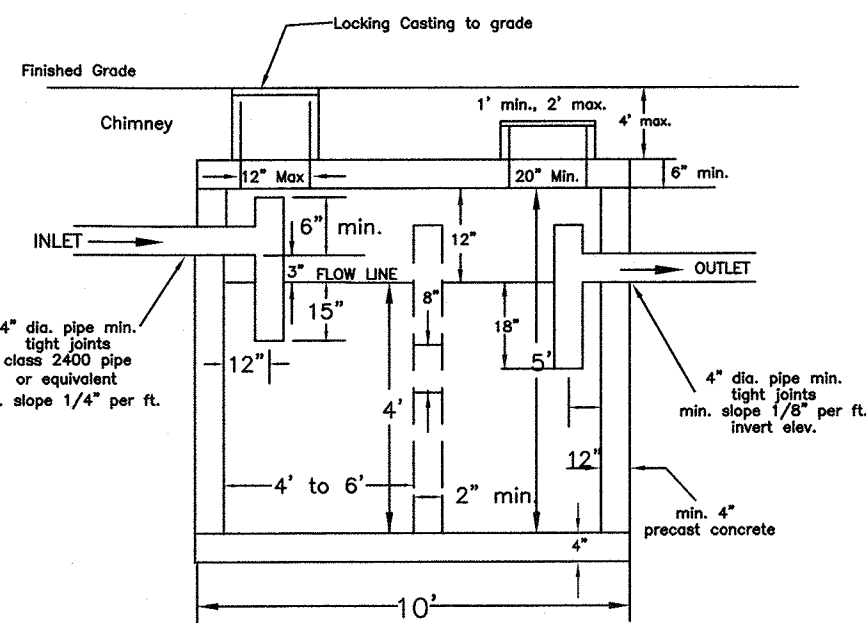
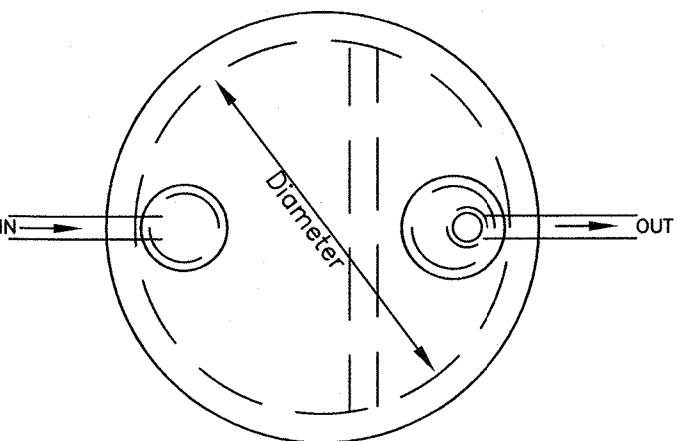
Rear Yard Coverage Area: 2632.0 Sq.Ft.
% Coverage = $\frac{\text{Rear Yard Coverage Area}}{\text{Rear Yard Area}} \times 100$

% Coverage = $\frac{2632.0 \text{ Sq.Ft.}}{12538.0 \text{ Sq.Ft.}} \times 100 = 21.00\%$
Proposed Rear Yard Coverage = 21.00%

LEGEND	
	C.B. Catch basin
	G.V. Gas valve
	M.H.C. Manhole cover
	Hyd. Hydrant
	L.P. Light pole
	S.I.D. Surface inlet drain
	U.P. Utility pole
	W.M. Water Meter
	W.V. Water valve
	A/C Air Conditioner
	OW Overhead Wires
	FEMA Flood Zone
	CEHA Line



TRENCH DRAIN DETAIL

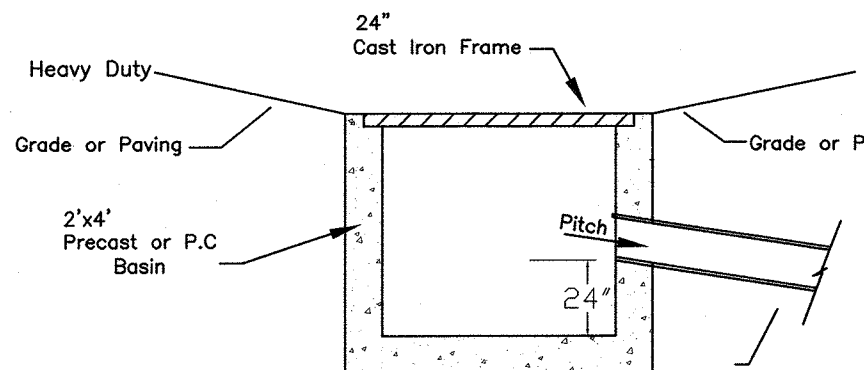


SEPTIC TANK

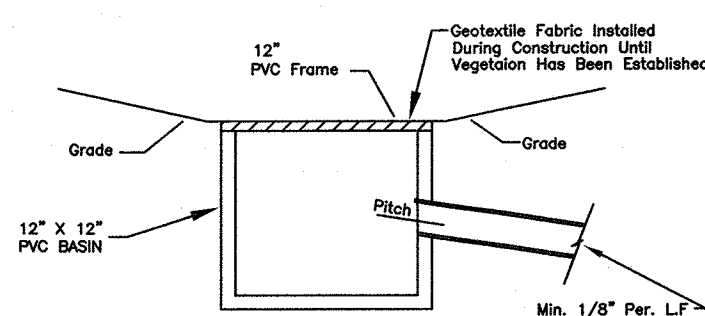
Note: 10' min. separation between proposed water service and proposed sanitary facilities.

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

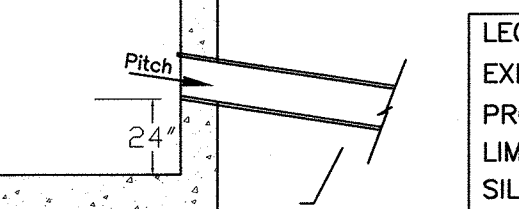
- DETAILS OF CONSTRUCTION
- A minimum of 4 inches approved reinforced precast concrete bottom.
 - A 10 feet in diameter by 5 feet high approved reinforced precast concrete solid ring.
 - An approved reinforced precast concrete 6 inch thick slab top in lawn areas or a traffic bearing slab in driveways.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



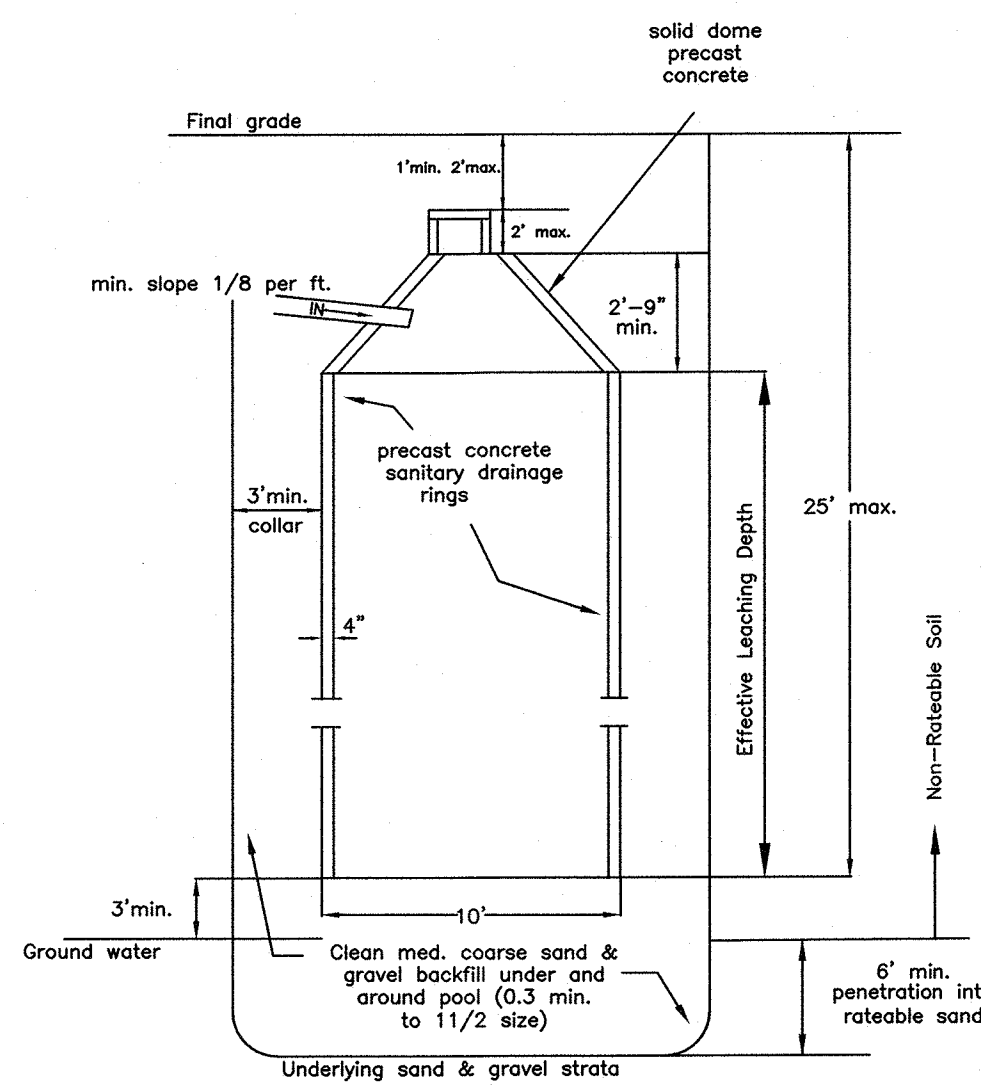
CATCH BASIN DETAIL



YARD DRAIN DETAIL



LEGEND:
EXISTING CONTOUR LINE
PROPOSED CONTOUR LINE
LIMITS OF DISTURBANCE
SILT FENCE
TREES TO BE PROTECTED SHOWN AS:
TREES TO BE REMOVED SHOWN AS:
NUMBER OF TREES TO BE REMOVED: 8



DRYWELL DETAIL

DRAINAGE SYSTEM "A" CALCULATIONS:

Proposed Driveway = 5421.4 Sq.Ft.
Runoff = 5421.4 Sq.Ft. x 3"/12 = 1355.4 cu.ft.
1355.4 cu.ft./ 68.5 cu.ft. per ft. of ring = 19.8 ft. req'd.
50% Proposed Dwelling = 1862.0 Sq.Ft.
Runoff = 1862.0 Sq.Ft. x 3"/12 = 465.5 cu.ft.
465.5 cu.ft./ 68.5 cu.ft. per ft. of ring = 6.8 ft. req'd.

Proposed Front Entry & Porch = 602.0 Sq.Ft.
Runoff = 602.0 Sq.Ft. x 3"/12 = 150.5 cu.ft.
150.5 cu.ft./ 68.5 cu.ft. per ft. of ring = 2.2 ft. req'd.

Proposed R/O Patio = 338.0 Sq.Ft.
Runoff = 338.0 Sq.Ft. x 3"/12 = 84.5 cu.ft.
84.5 cu.ft./ 68.5 cu.ft. per ft. of ring = 1.2 ft. req'd.
Front Tributary Area = 3000.0 Sq.Ft.
Runoff = 3000.0 Sq.Ft. x 3"/12 x 0.3 = 225.0 cu.ft.
225.0 cu.ft./ 68.5 cu.ft. per ft. of ring = 3.3 ft. req'd.

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 Sq.Ft. x 3"/12 = 236.5 cu.ft.
236.5 cu.ft./ 68.5 cu.ft. per ft. of ring = 3.5 ft. req'd.

50% Proposed Dwelling = 1862.0 Sq.Ft.
Runoff = 1862.0 Sq.Ft. x 3"/12 = 465.5 cu.ft.
465.5 cu.ft./ 68.5 cu.ft. per ft. of ring = 6.8 ft. req'd.

Proposed Pool Patio = 273.0 Sq.Ft.
Runoff = 273.0 Sq.Ft. x 3"/12 = 68.3 cu.ft.
68.3 cu.ft./ 68.5 cu.ft. per ft. of ring = 0.9 ft. req'd.

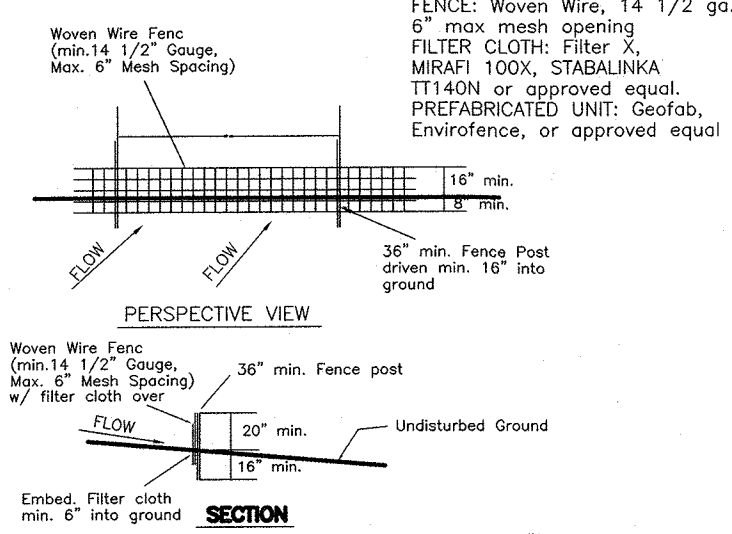
Proposed Patio = 1229.0 Sq.Ft.
Runoff = 1229.0 Sq.Ft. x 3"/12 = 307.3 cu.ft.
307.3 cu.ft./ 68.5 cu.ft. per ft. of ring = 4.5 ft. req'd.

Proposed Deck = 192.0 Sq.Ft.
Runoff = 192.0 Sq.Ft. x 3"/12 = 48.0 cu.ft.
48.0 cu.ft./ 68.5 cu.ft. per ft. of ring = 0.7 ft. req'd.

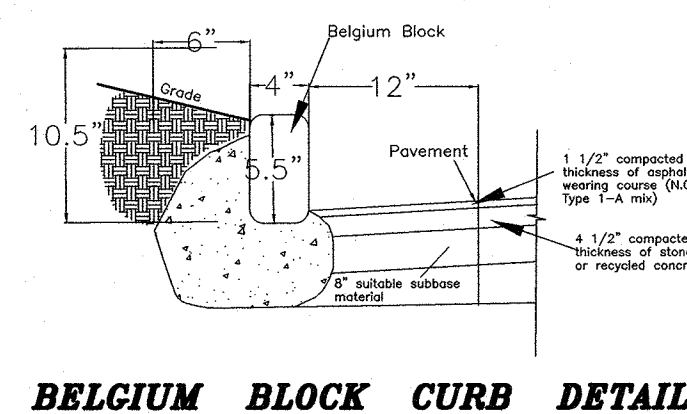
Rear Tributary Area = 5000.0 Sq.Ft.
Runoff = 5000.0 Sq.Ft. x 3"/12 x 0.3 = 375.0 cu.ft.
375.0 cu.ft./ 68.5 cu.ft. per ft. of ring = 5.5 ft. req'd.

Total Required = 21.9 ft. of 10.0 ft. Diam. rings
Total Provided = 22.0 ft. of 10.0 ft. Diam. rings

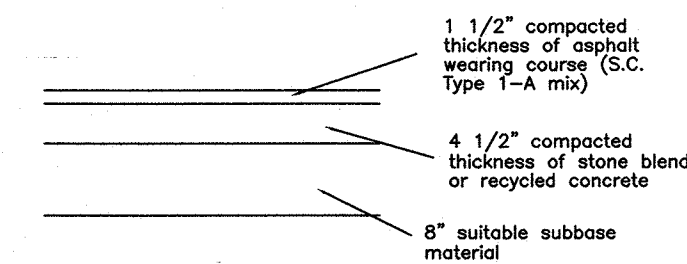
SILT FENCE DETAIL



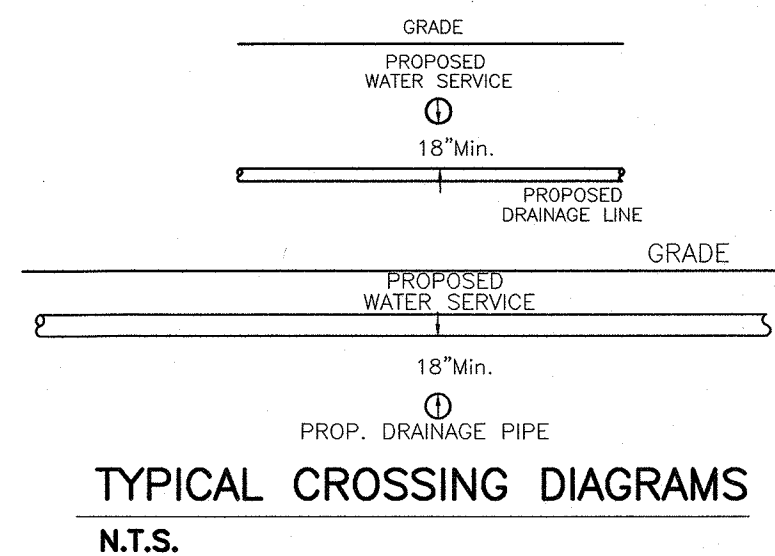
- Woven wire fence to be fastened securely to fence posts with wire ties or staples.
- Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section.
- When two sections of filter cloth adjoin each other they shall be overlapped by 6" and folded.
- Maintenance shall be performed as needed and material removed when "bulges" develop in silt fence.



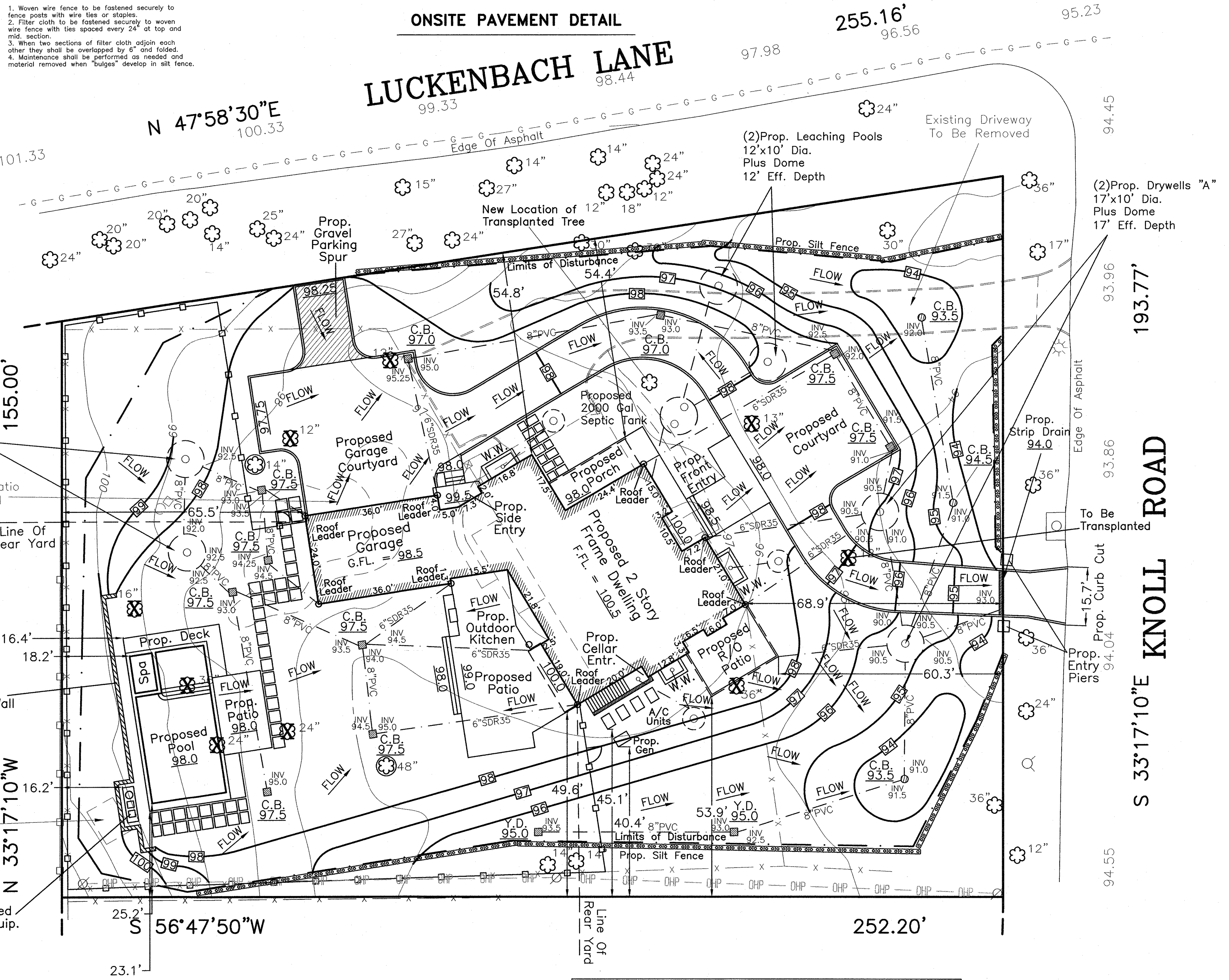
BELGIUM BLOCK CURB DETAIL



ONSITE PAVEMENT DETAIL



TYPICAL CROSSING DIAGRAMS
N.T.S.

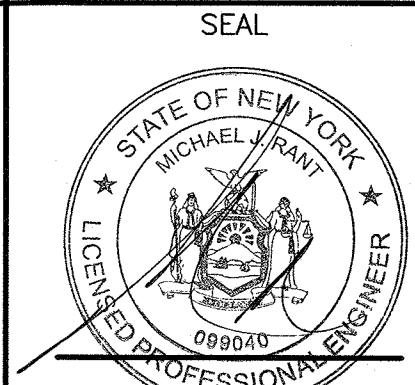


Note: No Known Covenants, Deed Restrictions, Easements Or Exceptions Affect The Site.

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

OWNER
Dana Julien
1 Knoll Road
Sands Point, NY 11050

PROJECT INFORMATION		PROJECT	
DATE	12/7/2023	SITE PLAN	
DRAWN BY:	HMS		
CHECKED BY:	MJR	SITUATED: IINC. VILLAGE OF SANDS POINT	
SCALE:	1"=20'		
AREA:	1.01 ACRES	Sec. 4 Bk. 105 Lot 1	
	43980.8 SQ.FT.		
DATUM:	NAVD'88		



Northcoast
Civil
LAND SURVEYING
& CIVIL ENGINEERING

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REV. 4/15/2024
REV. 3/26/2024
REV. 2/20/2024
REV. 2/13/2024
REV. 2/7/2024
REV. 1/26/2024
REV. 1/9/2024

