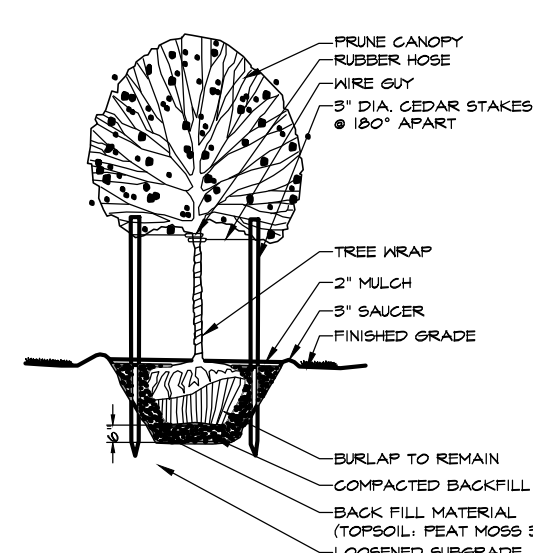
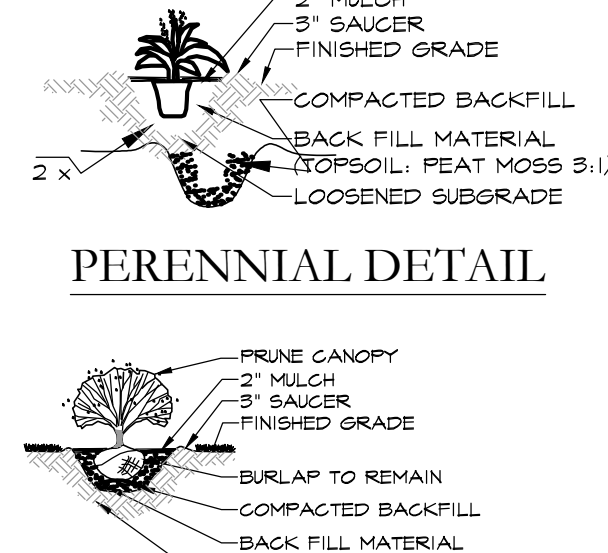


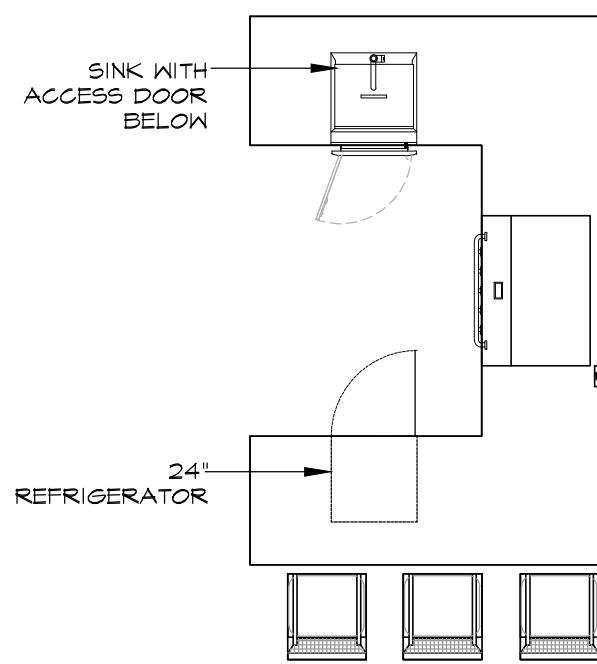
EVERGREEN DETAIL



DECIDUOUS TREE DETAIL

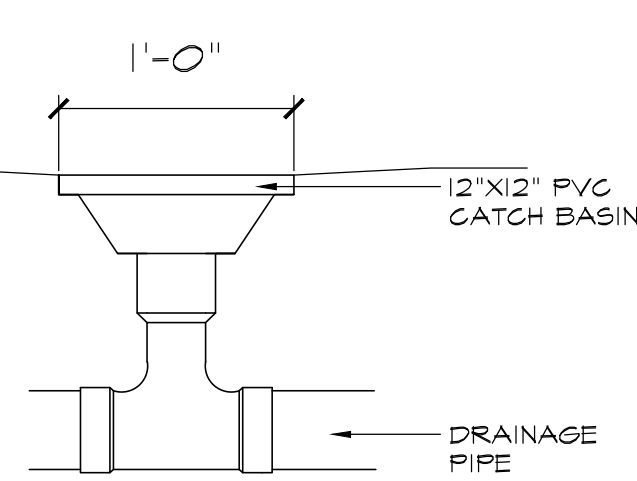
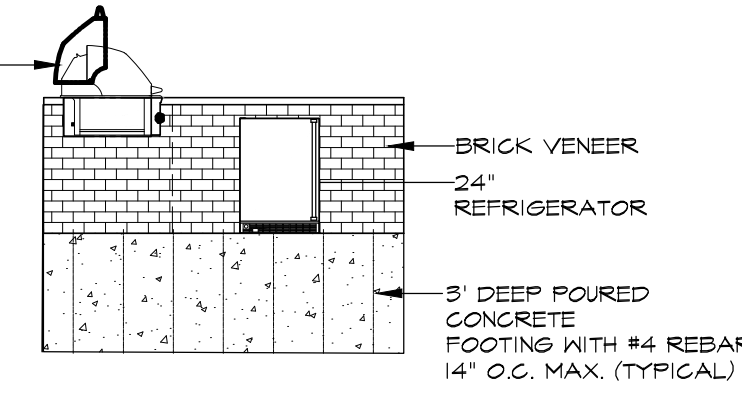
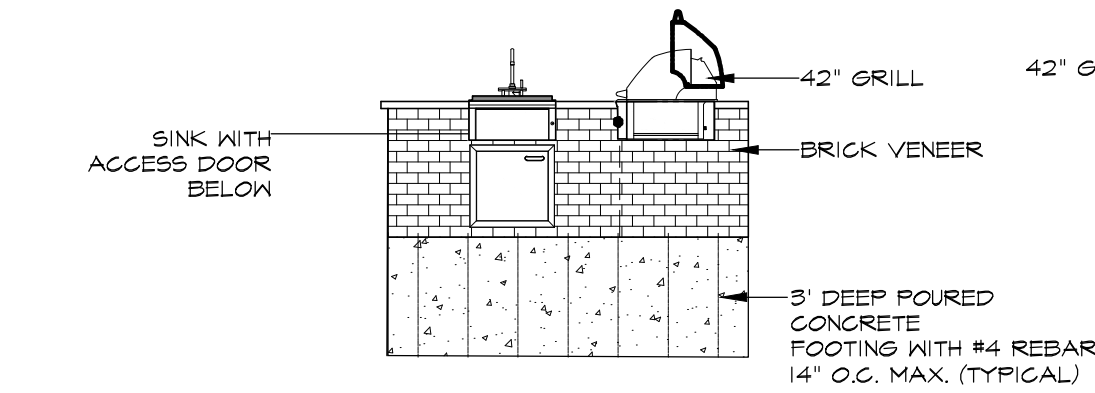
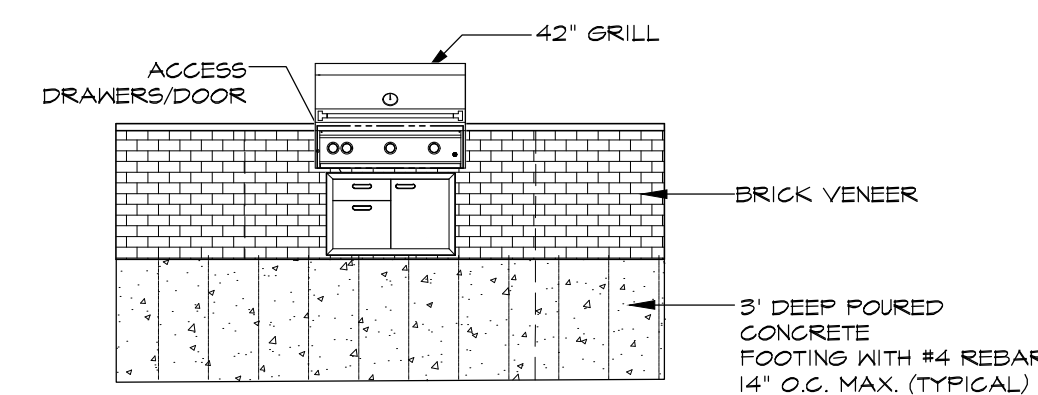


SHRUB DETAIL



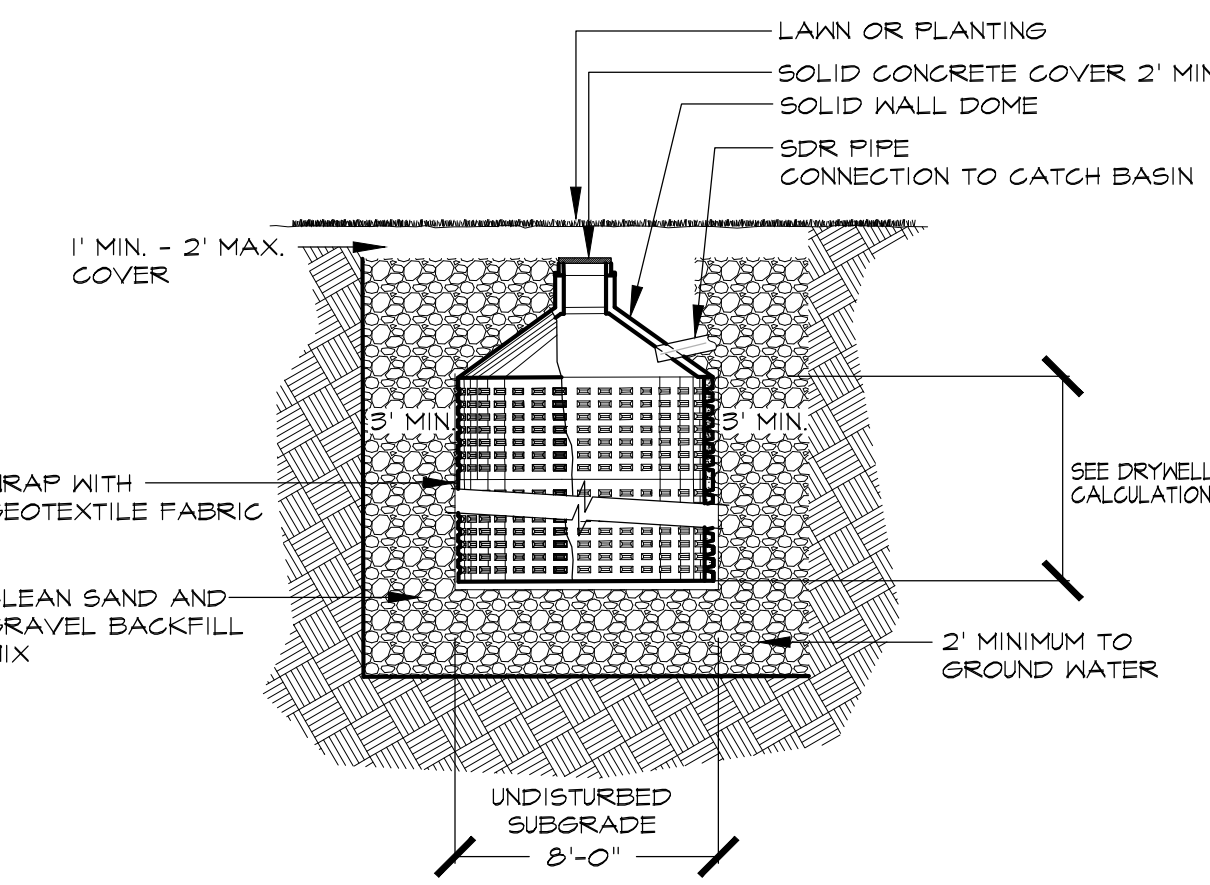
BARBECUE DETAILS

SCALE: NTS



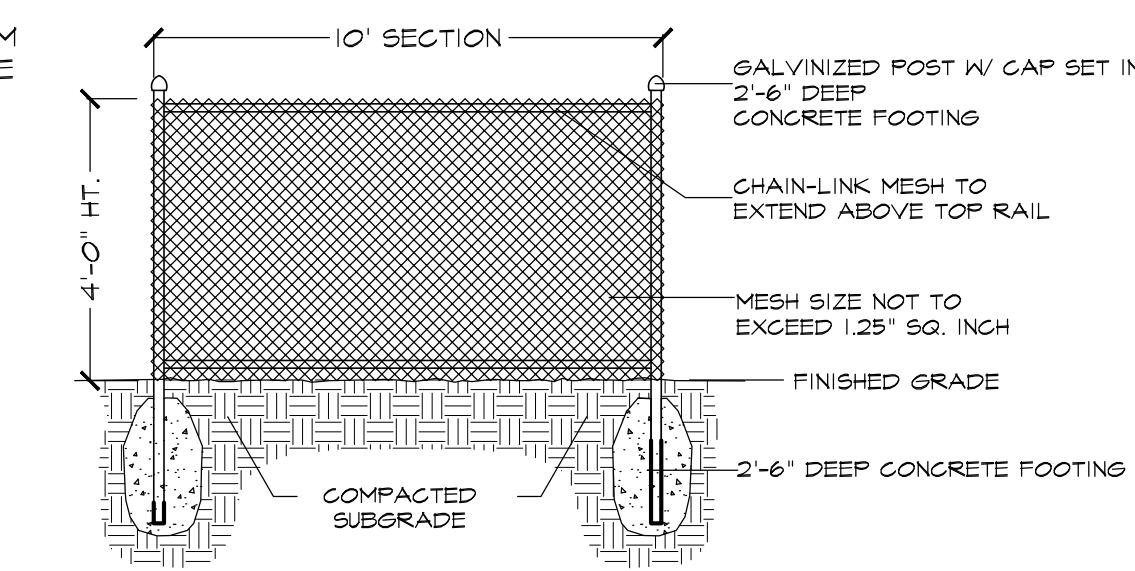
CATCH BASIN DETAIL

SCALE: NTS



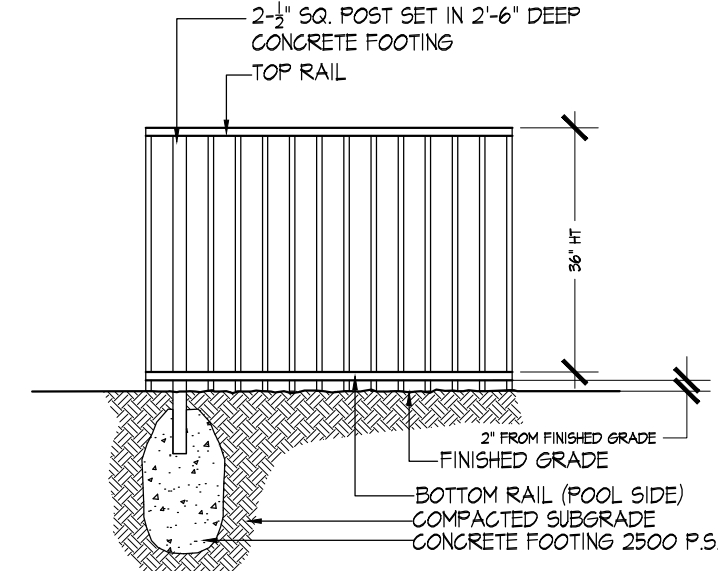
DRYWELL DETAIL

SCALE: NTS



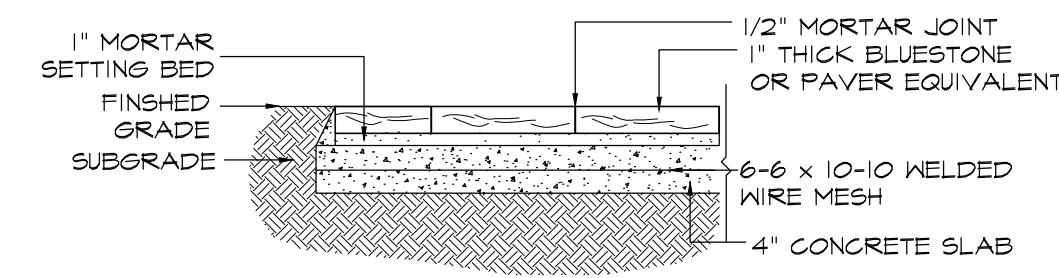
CHAIN LINK FENCE DETAIL

SCALE: NTS



ALUMINUM ESTATE FENCE DETAIL

SCALE: NTS



PAVING DETAIL

SCALE: NTS

PROPOSED NEW PLANT SCHEDULE				
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
1	LI	LAGERSTROEMIA	GRAPE MYRTLE	8-10' HT.
7	HY	HYDRANGEA 'ALL SUMMER BEAUTY'	ALL SUMMER BEAUTY HYDRANGEA	5 GAL.
15	IC	ILEX GRENATA	JAPANESE HOLLY	21-24"
42	PS	PRUNUS SCHIPKAENSIS	SKIP LAUREL	3-4' HT.
5	FN	FENNICETUM ALOPECUROIDES	FOUNTAIN GRASS	1 GAL.
5	RN	ROSA NOATRAUM	CARPET ROSE	1 GAL.
		MISC PERENNIALS	MISC PERENNIALS	1 GAL.

LEGEND	
	EXISTING COURT AND TERRACE TO BE REMOVED
	PROPOSED DRAINAGE
	EXISTING TREE TO REMAIN
	EXISTING HEDGE TO REMAIN
	EXISTING TREE TO BE REMOVED

Landscape Architect:  
Kevin J. Natalie, RLA  
NY State Registered Landscape Architect  
# 001775  
36 The Glen  
Glen Head, NY 11545



LOT COVERAGE CALCULATIONS:

MAX. IMPERVIOUS SURFACE COVERAGE

-MAX. PERMITTED 14502.12 (LOT SIZE)/12.001 (LOT AREA) = 2501.12 x 26% = 650.29  
650.29 + 4520 = 5170.29 sq ft

EXISTING IMPERVIOUS COVERAGE

- DWELLING = 3230 sq ft
- DRIVEWAY = 1848 sq ft
- FRONT LANDING = 63 sq ft
- SIDE WALK = 242 sq ft
- SIDE LANDING = 23 sq ft
- REAR LANDING = 40 sq ft
- REAR TERRACE = 562 sq ft
- GAME COURT = 765 sq ft
- AC UNITS = 25 sq ft
- 6,798 sq ft**

TOTAL EXISTING IMPERVIOUS SURFACE LOT COVERAGE = 6,798 sq ft

PROPOSED IMPERVIOUS COVERAGE

- EX DWELLING = 3208 sq ft
- EX DRIVEWAY = 1848 sq ft
- EX FRONT LANDING = 63 sq ft
- EX AC UNITS = 25 sq ft
- EX SIDE LANDING = 23 sq ft
- PROPOSED REAR LANDING AND STEPS = 40 sq ft
- PROPOSED REAR TERRACES = 856 sq ft
- PROPOSED POOL INCLUDING COPING = 447 sq ft
- PROPOSED POOL EQUIPMENT = 30 sq ft
- 6,540 sq ft**

TOTAL PROPOSED IMPERVIOUS SURFACE LOT COVERAGE = 6,540 sq ft

DECREASE OF 258 SQ FT IN IMPERVIOUS SURFACE LOT COVERAGE

MAX PERMITTED LOT COVERAGE

- MAX PERMITTED LOT COVERAGE FOR RESIDENCE B = 15% = 14502.12 x .15 = 2175.31 sq ft

EXISTING LOT COVERAGE

- EX DWELLING = 3230 sq ft
- EX FRONT LANDING = 63 sq ft
- EX AC = 25 sq ft
- EX SIDE LANDING = 23 sq ft
- EX REAR LANDING = 52 sq ft
- EX GAME COURT = 765 sq ft
- 4,158 sq ft**

EXISTING LOT COVERAGE = 4,158 SQ FT OR 28.6% AN OVERAGE OF 15.6% OR 1974.69 sq ft

PROPOSED ADDITIONAL LOT COVERAGE (STRUCTURES ABOVE GRADE):

- PROPOSED POOL INCLUDING COPING (BELOW GRADE) = 447 sq ft
- PROPOSED POOL EQUIPMENT = 30 sq ft
- PROPOSED BBQ = 72 sq ft
- 549 sq ft**

PROPOSED REDUCTION OF LOT COVERAGE:

- GAME COURT = 765 sq ft
- REDUCTION IN REAR LANDING = 12 sq ft
- REMOVAL OF SHED = 22 sq ft
- 799 sq ft**

PROPOSED NEW LOT COVERAGE = 3,908 sq ft or 26.9%

DECREASE OF 242 SQ FT OR 1.7% IN LOT COVERAGE

DRYWELL CALCULATIONS

3" RAINFALL  
POOL TERRACE, REAR LANDING AND STEPS: 896 SQ. FT.  
(896 SQ. FT. / 25) = 224 CUBIC FEET REQUIRED  
224 / 42.26 = 5.3 VERT. FT. OF DEPTH REQUIRED

10% OF POOL CAPACITY  
338 SQ. FT. X 6 FT. DEEP AVERAGE = 2028 CU. FT.  
2028 X 10% = 202.8 CU. FT.  
202.8 CU. FT. / 42.26 = 4.8 VERT. FT.

POOL TERRACE: 5.3 VERT. FT. REQ.  
POOL CAPACITY: 4.8 VERT. FT. REQ.  
TOTAL: 10.1 OR 11 VERTICAL FEET OF 8" DIAM DRYWELL REQUIRED

RES B	ZONING CHART		LOT SIZE: 14502.12 SF	
	REQUIRED	PROPOSED	COMPLIANT	
POOL SIDE SETBACK	25 FT MIN	25' OR MORE	YES	
POOL REAR SETBACK	25 FT MIN	25'	YES	
POOL EQUIP SIDE SETBACK	25 FT MIN	25'	YES	
POOL FENCE	25 FT MIN	6' NORTH SIDE YARD 3' SOUTH SIDE YARD 5' REAR YARD	NO	
FENCE	SHRUBBERY REQUIRED ALONG EXTERIOR SIDE	EXISTING HEDGING TO REMAIN	YES	
OUTDOOR KITCHEN	MIN 5 FT	15'-8"	YES	

SITE PLAN  
SELINGER  
RESIDENCE

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ALL CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR MARKING OUT AND WORKING SAFELY AROUND ALL UNDERGROUND UTILITIES THAT ARE PRESENT ON THE PROPERTY

SCALE: 1"=10'-0"  
DATE: AUGUST 3, 2021  
REVISIONS: AUGUST 23, 2021 (ZONING CHART, SETBACKS)

OCTOBER 12, 2021 (TERRACE, BARBECUE, LOT COVERAGE)

SURVEY NOTES:  
INFORMATION FOR  
BASE PLAN TAKEN  
FROM SURVEY BY  
ISLAND WIDE LAND  
SURVEYORS

