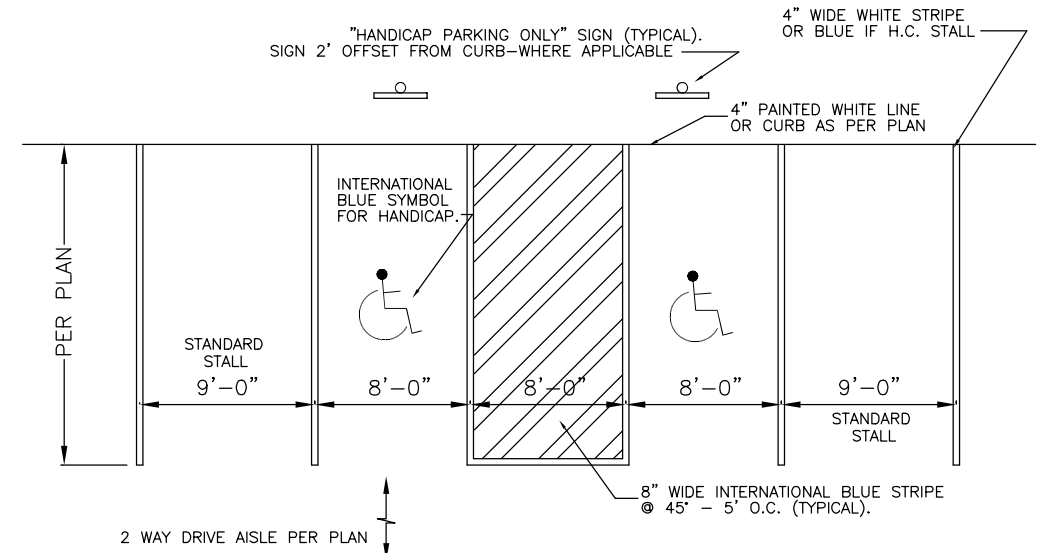


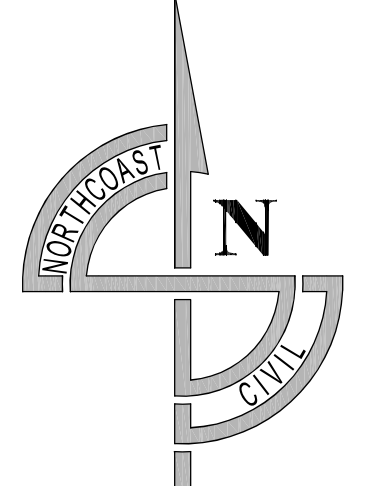
ATLAS LOCATION

NORTH HEMPSTEAD TURNPIKE (ROSLYN VIADUCT)



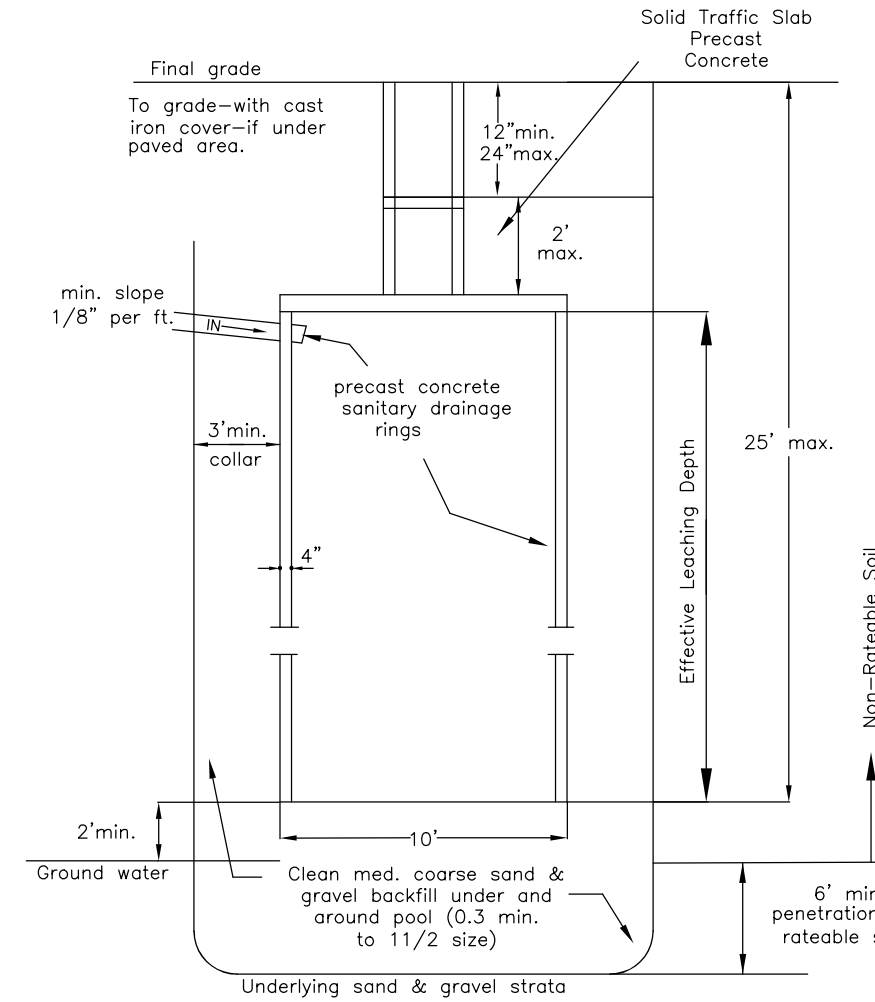
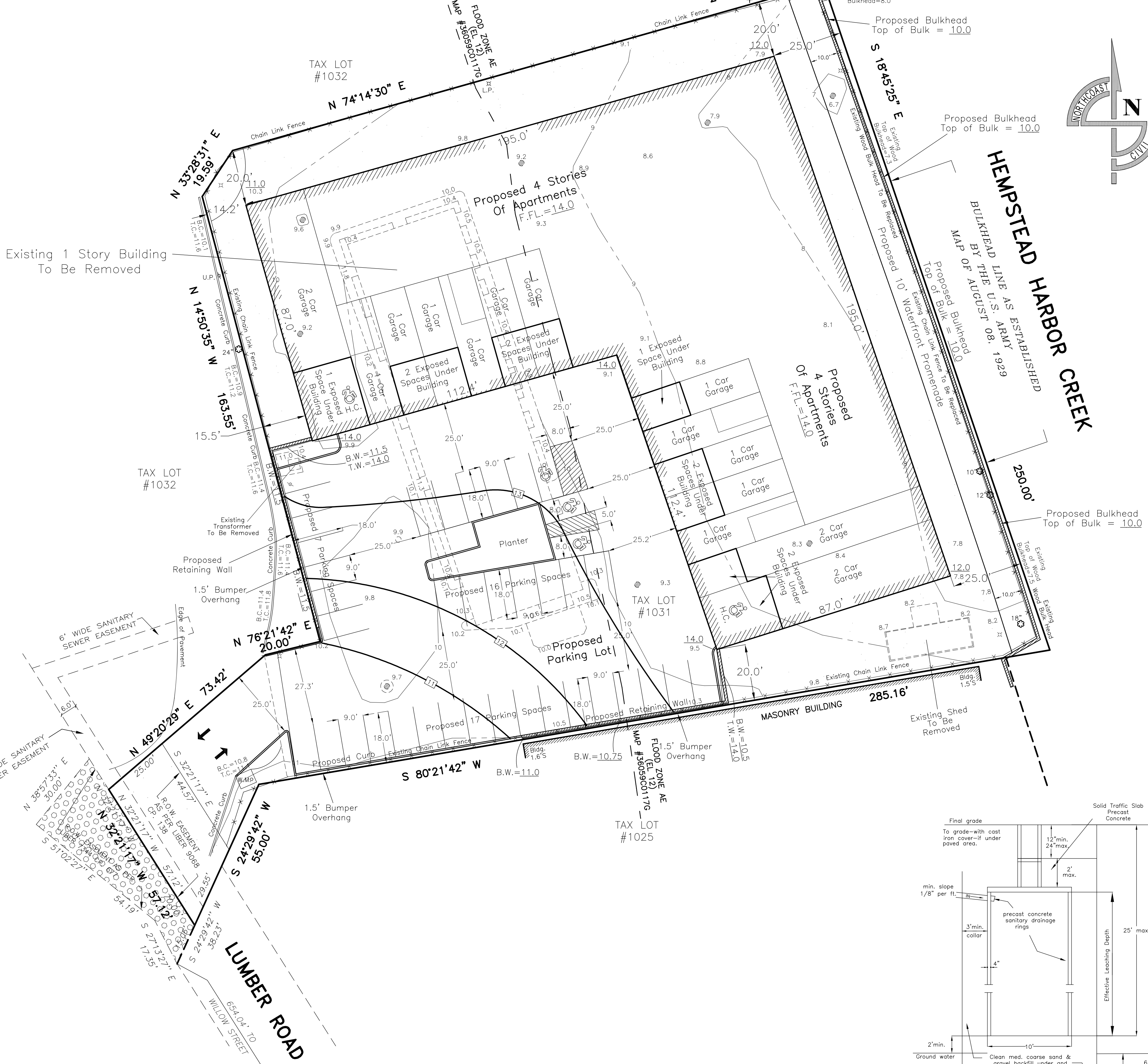
PARKING AREA STRIPING AND ALIGNMENT DETAIL

- NOTE: 1. HANDICAP RAMPS, SIDEWALKS, CROSS AISLES AND DROPPED CURBS SHALL CONFORM TO THE LATEST N.Y.S. AND ICC/ANSI A117.1 STANDARDS.  
 2. ALL PARKING STALLS TO BE STRIPED AS PER THE INC. VILLAGE OF ROSLYN CODE.  
 3. ALL PARKING LOT STRIPING TO BE WHITE SHERMIN-WILLIAMS A-100 ACRYLIC EXTERIOR FLAT LATEX SERIES A8 PAINT OR EQUAL, EXCEPT HANDICAP STRIPING COLOR.



WEST SHORE ROAD

HEMPSTEAD HARBOR CREEK  
 BULKHEAD LINE AS ESTABLISHED BY THE U.S. ARMY MAP OF AUGUST 08, 1929



DRYWELL DETAIL

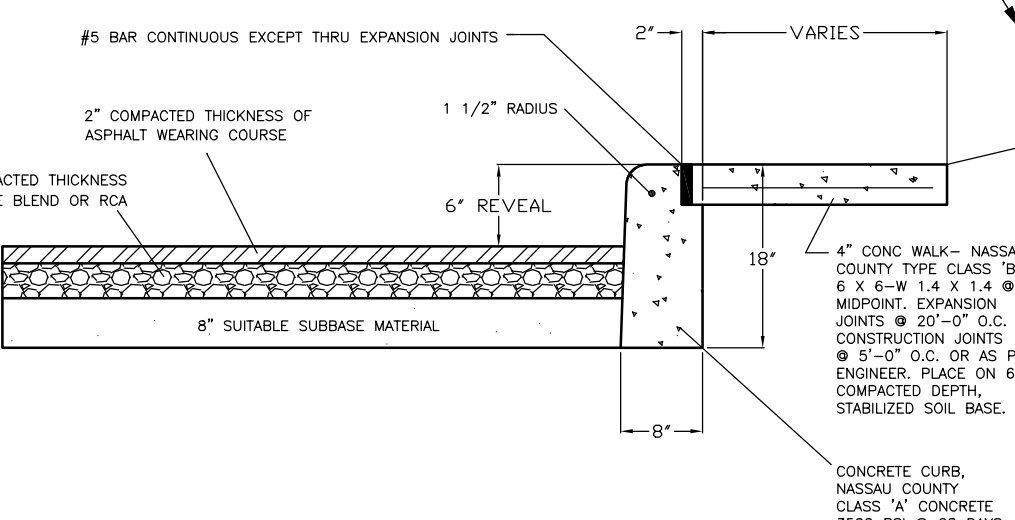
DRAINAGE CALCULATIONS:

Proposed Building Roof Area = 26747.9 s.f.  
 Runoff = 26747.9 s.f. x 3"/12 = 6687.0 cu.f.  
 6687.0 cu.f./68.5 cu.f. per ft. of ring = 97.6 ft. req'd  
 Proposed Building Roof Area = 17350.6 s.f.  
 Runoff = 17350.6 s.f. x 3"/12 = 4337.7 cu.f.  
 4337.7 cu.f./68.5 cu.f. per ft. of ring = 63.3 ft. req'd  
 Total Required = 160.9 ft. of 10.0 ft. Diam. rings  
 Total Provided = 168.0 ft. of 10.0 ft. Diam. rings  
 Total Use (21) Drywells 8 ft. of 10 ft. Diam. rings

Legend:  
 Exist. Contour As Shown: \_\_\_\_\_  
 Prop. Contour As Shown: \_\_\_\_\_  
 Prop. Spot Grade: 10.0  
 Exist. Spot Grade: 10.0  
 Limits of Disturbance As Shown: \_\_\_\_\_  
 Trees To Be Removed As Shown: ☒  
 Total Trees To Be Removed: 0

ON SITE CONC. CURB & PAVEMENT DETAIL

NOT TO SCALE



ZONING	REQUIRED	REQUIRED W/ INCENTIVE BONUS	EXISTING	PROPOSED
AREA	20000 S.F.	20000 S.F.	60617.6 S.F.	60617.6 S.F.
Min. Lot Width	150'	150'	452.72'	452.72'
Max. # of Stories	2 1/2	2 1/2	1	4
Front Yard	10'	10'	45.5'	14.2'
Side Yard	20'	20'	41.2'	20.0'
Rear Yard	25'	25'	150.1'	25.0'
Floor Area Ratio	0.40	0.60	0.09	1.48
Lot Coverage	70%	80%	12.74%	44.0%
Building % Coverage	40%	50%	9.44%	44.0%
Allowable No. of Units	17	33	0	33
Building Height	35'	35'	—	55.5'
Parking Spaces	66 Spaces	66 Spaces	—	67 Spaces

Parking Calculations

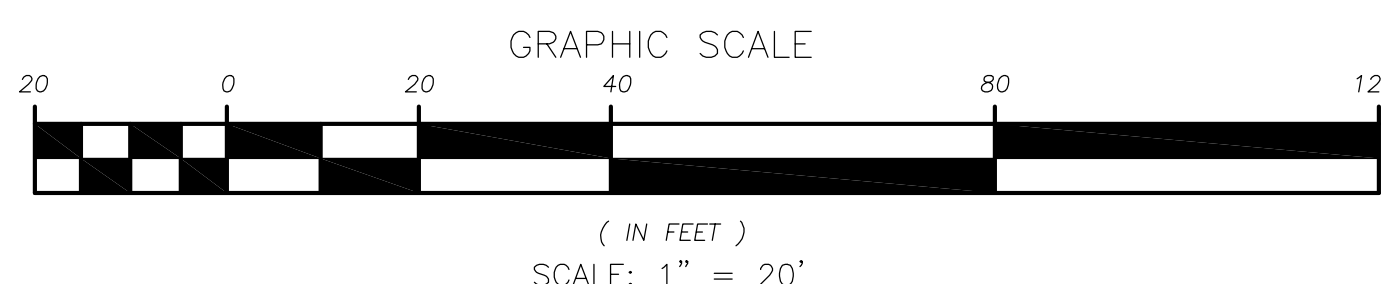
Proposed Residential 2 Bedroom Apartment Units: 33 Units x 2 Spaces/Unit = 66 Spaces  
 Total Required Parking Spaces = 66 Spaces

Total Indoor Garage Spaces = 17 Spaces  
 Total Exposed Spaces Under Building = 10 Spaces  
 Total Parking Lot Spaces = 40 Spaces  
 Total Provided Parking Spaces = 67 Spaces

Floor Area Ratio Calculations

1st Level Area = 26915 S.F.  
 2nd Level Area = 20933 S.F.  
 3rd Level Area = 20933 S.F.  
 4th Level Area = 20933 S.F.  
 Total Proposed Floor Area = 89714 S.F.

Proposed Floor Area Ratio:  $\frac{89714 \text{ S.F.}}{60617.6 \text{ S.F.}} = 1.48$



Lot Area  
 60617.6 SQ. FT.  
 1.39 ACRES

NOTE: ALL DISTURBED AREAS TO BE SEEDED OR PLANTED WITH NATIVE VEGETATION FOR SOIL EROSION CONTROL MEASURES  
 NOTE: ALL SUBSURFACE UTILITIES TO BE MARKED AND LOCATED PRIOR TO THE START OF ANY CONSTRUCTION

PROJECT INFORMATION		PROJECT	
DATE	1/15/2020	PRELIMINARY SITE PLAN	
DRAWN BY:	DCC	INC. VILLAGE OF ROSLYN	
CHECKED BY:	MJR	6-53-1031	
SCALE:	1"=20'		
DATUM:	1988		



23 SPRING STREET  
 OYSTER BAY, NY 11771  
 P:(516)922-3031 F:(516)922-7475

Revised: 3/3/2020  
 Revised: 2/24/2020