



**2** STREETScape  
A1.1 SCALE: 1/8" = 1' - 0"

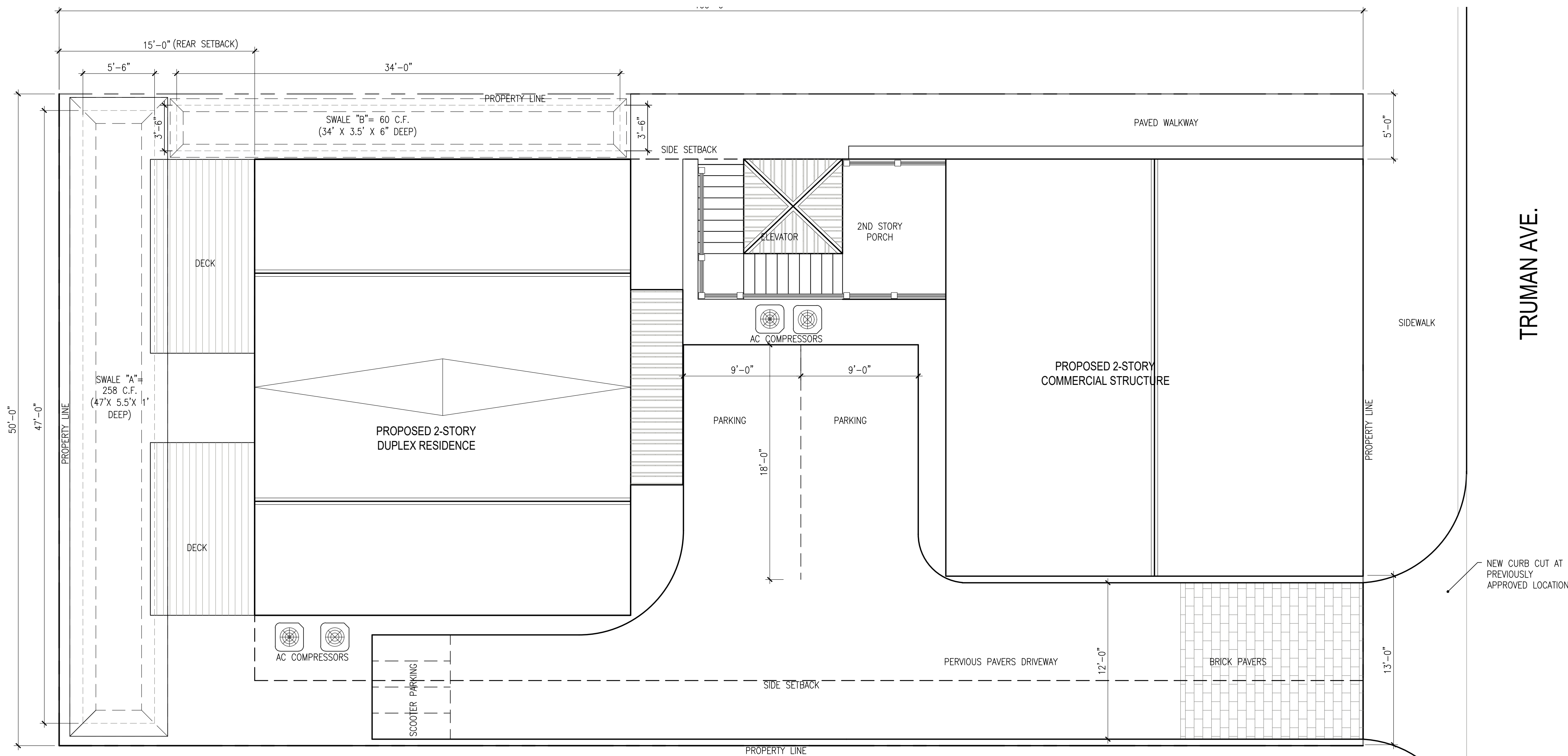
**DRAINAGE CALCS**

<b>REQUIRED INFORMATION:</b>	
TOTAL LOT AREA =	5,000 S.F.
INCREASED IMPERVIOUS AREA= ALL	3,000 S.F.
% IMPERVIOUS = 3,000/ 5,000=	60%
<b>SWALE VOLUME REQUIRED:</b>	
FOR A HOME WITH 40% OR GREATER IMPERVIOUS COVERAGE	
LOT AREA * 0.104 * % IMPERVIOUS = SWALE VOLUME	
5000 * 0.104 * .60 = 312 C.F.	
<b>SWALES PROVIDED:</b>	
SWALE "A" = (5.5' X 47' X 1')=	258 C.F.
SWALE "B" = (3.5' X 34' X 0.5')=	60 C.F.

**SITE CALCULATIONS : HNC-1 ZONING DISTRICT**

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	35'	N/A	No Change	Yes
BUILDING COVERAGE	50%	N/A	2,286 s.f. (45%)	Yes
IMPERVIOUS SURFACE RATIO	60%	N/A	2,958 s.f. (59%)	Yes
LOT SIZE	Min. 4,000 s.f.	5,000 s.f.	N/A	Yes
LOT WIDTH	Min. 40'	50'	N/A	Yes
LOT DEPTH	Min. 90'	100'	N/A	Yes
FRONT SETBACK	Min. 5**	N/A	0'	Yes
SIDE SETBACK (EAST)	Min. 5'	N/A	12'	Yes
SIDE SETBACK (WEST)	Min. 5'	N/A	5'	Yes
REAR SETBACK	Min. 15'	N/A	15'-0"	Yes
OPEN SPACE	Min. 28%	5,000 s.f. (100%)	1,041s.f. (21%)	No

\* Maintain zero setback as per previous building on site



**1** SITE PLAN  
A1.1 SCALE: 3/16" = 1' - 0"