



**ESTIMATED IMPERVIOUS COVERAGE**

1. TOTAL LOT AREA 10,744 SF
2. FIRST FLOOR 1,894 SF
3. PROPOSED AREA UNDER DECK 436 SF WITH GRAVEL AT 25% = 109 SF
4. POOL DECK 608 SF AT 50% WITH CONCRETE PAVERS = 304 SF
5. PROPOSED FRONT PAVER WALK 68 SF WITH CONCRETE PAVERS AT 50% = 34 SF
6. FRONT STEPS 60 SF
7. PROPOSED DRIVEWAY 886 SF AT 50% WITH CONCRETE PAVERS = 443 SF
8. PROPOSED PAVER WALK TO REAR 232 SF AT 50% WITH CONCRETE PAVERS = 116 SF
9. POOL EQUIPMENT 32 SF
10. AC EQUIPMENT 24 SF
11. 7 PC 30" X 30" STEPPING STONES = 43.75 SF
12. PROPOSED LOCATION FOR GENERATOR 20 SF

TOTAL COVERAGE: 3,079.75 SF

3,079.75 = 28.66% Impervious coverage  
10,744

**PLAN LEGEND**

1. PROPOSED LOCATION FOR 12' X 24' SWIMMING POOL
2. PROPOSED CONCRETE PAVER POOL DECK
3. EXISTING TREES TO REMAIN
4. PROPOSED LOCATION FOR ARBOR
5. PROPOSED LOCATION FOR WALL TRELLIS
6. PROPOSED TRELLIS ON CORNER POST
7. PROPOSED LOCATION FOR POOL EQUIPMENT AND AC UNITS
8. 5' HEIGHT FENCE ENCLOSURE
9. 6' HEIGHT PERIMETER SHADOW BOARD FENCE
10. 4' HEIGHT POOL CODE FENCE WITH REQUIRED GATES
11. STORAGE LOCATION FOR GARBAGE PAILS
12. PROPOSED 18' X 22' PLAY AREA WITH 4' X 8' PERIMETER TREATED LUMBER (ACQ)
13. PROPOSED REINFORCED GRAVEL UNDER DECK  
\* INVISIBLE STRUCTURES (GRAVEL PAVE) WWW.INVISIBLESTRUCTURES.COM
14. PROPOSED PLANTING AREAS (TYP)
15. EXISTING MAGNOLIA TO BE REMOVED
16. PROPOSED 4' X 5' CONCRETE PAD FOR GENERATOR
17. PROPOSED 4' WIDE CONCRETE PAVER WALK
18. PROPOSED LOCATION FOR POST LIGHT
19. PROPOSED TREES TO BE REMOVED
20. LOCATION FOR BENCH
21. PROPOSED NEW PAVER DRIVEWAY
22. PERIMETER DRAIN
23. POSSIBLE FRENCH DRAIN ALONG REAR PROPERTY LINE



**WILLIAM L. KOENIG A.S.L.A.**

**LANDSCAPE ARCHITECT - SITE PLANNER**

28 PASCACK ROAD PARK RIDGE, NEW JERSEY 07656

LANDSCAPE CONCEPT PLAN

DRAWING TITLE:

FOR  
**KELLENBERGER / CAREY RESIDENCE**  
281 RAYMOND AVENUE, HILLSDALE, NEW JERSEY

SHEET NO.

1

OF

1

DATE

6-25-20

DRAWN

W.L.K.

REVISIONS

7-2-20

SCALE

3/16"=1'-0"

N.J. 21AS00015300

CON.

*William L. Koenig*

N.Y.