

A MINIMUM 10'-0" SEPARATION IS REQUIRED BETWEEN WATER SERVICE LINES AND THE EDGE OF ALL STORM WATER DRAINAGE LEACHING STRUCTURE (5' MIN. SEPARATION TO ALL NON -LEACHING STRUCTURES)

A CLEAN-OUT IS REQUIRED AT THE FACE OF THE BUILDING (OUTSIDE THE BUILDING FOUNDATION). 2' MIN OF CAST IRON PIPING THROUGH THE FOUNDATION

NO STORM DRAINAGE STRUCTURES EXISTING ON, OR ARE PROPOSED FOR THIS SITE

EXISTING SYSTEM TO BE ABANDONED BY REMOVING ALL RESIDUAL SEWAGE WASTES BY A LICENSED WASTE HAULER REMOVING THE ENTIRE STRUCTURE(S), BACKFILLING WITH SUITABLE SAND AND GRAVEL MATERIAL AND PROPERLY COMPACTING.

SANITARY CALCULATIONS:

ALLOWABLE FLOM:

SITE: 7,900.75 S.F = .1813 ACRES GROUNDWATER MANAGEMENT ZONE IV = 600 GPD 600 GPD/ACRE x .1813 ACRES = 108.78 GPD MAX

TOTAL BUILDING AREA: 912 S.F.

PROPOSED FLOW CALCULATION: NON-MEDICAL OFFICE = 0.06 GPD/SF BUILDING AREA = 529 SF 529 SF x .06 GPD/SF = 31.74 GPD

MEDICAL OFFICE = 0.10 GPD/SF BUILDING AREA = 383 SF 383 SF  $\times$  .10 GPD/SF = 38.3 GPD 31.74 GPD + 38.3 GPD =70.04 GPD

70.04 GPD < 108.78 GPD

SANITARY ABSORPTION TRENCH SIZING REQUIREMENTS: PROPOSED MINIMUM COMMERCIAL SYSTEM SIZING PER: UNOFFICIAL COMPILATION OF CODES RULES AND REGULATION OF THE STATE OF NEW YORK TITLE IO DEPARTMENT OF HEALTH CHAPTER II PART 75, STANDARDS FOR INDIVIDUAL ONSITE WASTERWATER TREATMENT SYSTEMS, APPENDIX 75-A TABLE 4B: APPLICATION RATE = 1.20 GAL/DAY. S.F.

TABLE 6D: REQUIRED LENGTH OF ABSORPTION TRENCH = 61 LINEAR FEET (RATED FOR 440 GPD MINIMUM COMMERCIAL SYSTEM)

SANITARY ABSORPTION TRENCH CALCULATION: MINIMUM COMMERCIAL SYSTEM (440 GPD) 61 LIN. FT. OF ABSORPTION TRENCH REQUIRED ELJEN MODULE LENGTH = 4' LONG EACH 6| L.F. / 4 L.F. = |5.25 INITIAL INSTALLATION: 16 MODULES REQUIRED

PROPOSED INITIAL INSTALLATION:

(2) GSF LATERALS, 8 MODULES EACH = 32'-0" INSTALLED IN: (2) 33'-0" LONG TRENCHES = 32'-0" (GSF) + 1'-0" (6" SAND COLLAR @ EACH END) AT INITIAL INSTALLATION, 16 MODULES PROVIDED

I. SEWER LINES FROM THE BUILDING TO THE SEPTIC TANK SHALL HAVE A MINIMM PITCH OF ONE QUARTER INCH PER FOOT AND A CLEAN OUT OR MANHOLE EVERY FIFTY (50) FEET.

. THERE SHALL BE NO BENDS IN THE SEWER LINES TO THE SEPTIC TANK. IF BENDS ARE UNAVOIDABLE, THEN, FOR BENDS WITHIN THE FIRST TEN FEET FROM THE HOUSE FOUNDATION, HE SEWER LINE SHALL BE CONSTRUCTED OF CAST-IRON FROM THE HOUSE FOUNDATION UP TO AND INCLUDING THE BEND LONG SWEEP ELBOWS SHALL BE USED AND BENDS SHALL NOT EXCEED FORTY-FIVE (45) DEGREES AS MEASURED ALCHOTHE AXIS OF THE STARTING PIPE FOR BENDS FURTHER THAN TEN CLEAN-OUT SHALL BE INSTALLED. FOR PROJECTS WITH A LARGE NUMBER OF BENDS CONSULT THE DEPARTMENT PRIOR

. UNSUITABLE SOILS SHALL BE REMOVED AND REPLACED WITH CLEAN SAND, ACCEPTABLE TO THE DEPARTMENT, FOR A DIAMETER SIX FEET GREATER THAN LEACHING POOL EXTENDING DOWN INTO A MIN SIX FOOT STRATA OF ACCEPTABLE SAND AND GRAVEL. IN THOSE AREAS WHERE THESE CRITERIA CANNOT BE MET, CONSULT THE

4. SEWER LINE TRENCHES SHALL BE FIRMLY TAMPED BY HAND 5. THE PIPE(S) SHALL BE SECURELY CEMENTED AT THE POINT OF ENTRY IN TO THE SEPTIC TANK

7. ALL STRUCTURES WITHIN THE SEPTIC SYSTEM SHALL BE A MIN OF 5'-0'' FROM ALL PROPERTY LINES.

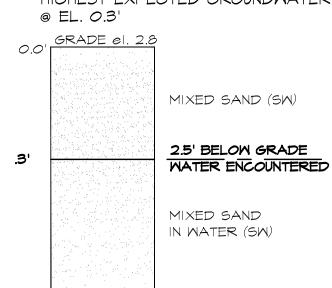
\*\*ELEVATIONS REFER TO NAVD88\*\*

BUILDING IS ON OPEN PILES (NO BASEMENT) ALL SURROUNDING LOTS WITHIN 150' ARE IMPROVED, VACANT & SINGLE FAMILY HOMES ARE SERVICED BY PUBLIC WATER NOT PRIVATE WELLS SOIL CLASSIFICATION BASED ON UNIFIED SOIL CLASIFICATION SYSTEM

THIS DRAWING IS BASED ON INFORMATION PROVIDED IN A SURVEY DATED 9-3-2022 BY: JOHN C. MAYER, L.S. IS6 FOURTH AVENUE, BAY SHORE, NY 11706 631-321-4732

AREAS OF STRUCTURAL REMOVAL AND DISTURBED AREAS SHALL BE SEEDED WITH SWITCHGRASS (PANICUM VIRGATUM) AT & LBS PLS/ACRE AND SHOWY NORTHEAST NATIVE MILDFLOWER MIX (ERNST CONSERVATION SEEDS OR EQUIVALENT) AT A RATE OF 4 LBS

HIGHEST EXPECTED GROUNDWATER



N.T.S.

SALTAIRE SITE DATA: TOTAL SITE 7,901.0 SQ. FT. 100.00% PROPOSED PROPOSED FIRST FLOOR 912 SQ. FT. 11.54% PROPOSED FRONT, SIDE & REAR PORCH 1,068 SQ. FT. 13.42% PROPOSED ENTRY RAMP & WALK 511 SQ. FT. 0.00% PROPOSED SIDE STEP, WALK 79 SQ. FT 0.00% 227 SQ. FT. PROPOSED WALK, FRONT STEPS 0.00% 1,116 SQ. FT. EXISTING RAMP & DECKS FOR MARKET 0.00%





PROJECT INFORMATION: OWNER: VILLAGE OF SALTAIRE PO BOX 5551 BAY SHORE, NY 11706 (631) 583-5566

FEMA ZONE

AE 6

DESCRIPTION BY DATE PRELIMINARY DESIGN JG 9.26.23 ISSUED FOR REVIEW JG 10.27.23 REVISED GAZEBO STRUCTURE JG 11.27.23 REVISED PER DEC COMMENTS JG 1.3.24 REVISED PER RAMP ADDITION JG 2.29.24 REVISED PER CLIENT COMMENTS JG 8.1624 REVISED PER CLIENT COMMENTS JG 8.22.24



–PLANNING & DESIGN– 256 ORINOCO DRIVE, SUITE A

BRIGHTWATERS, NY 11718 OFFICE: (631) 665-9619 Glenn@grahamassociatesny.com \*RESIDENTIAL DESIGN \*COMMERCIAL SITE PLANNING

\*ENVIRONMENTALENGINEERING \*PETROLEUM SPECIALISTS \*ZONING VARIANCE \*WETLANDS PERMITS, DEC, DEP \*ALL PHASES OF EXPEDITING

GLENN W. GRAHAM, PRES. JOSE F. GARCIA, P.M. GEORGE HOHENSTEIN, P.M. MATTHEW FRIEND, .P.M. MICHAEL K. DUNN, R.A.

PROJECT LOCATION: VILLAGE OF SALTAIRE SALTAIRE PLAYGROUND 109 NEPTUNE WALK SALTAIRE, NY 11706 PROJECT DESCRIPTION:

PRELIMINARY CONCEPTS PAGE DESCRIPTION: SITE PLAN

TAX MAP: 2308XX 503 - 1 - 2 - 58 \$ 68.1 SCALE: IN SET: 8/30/23 DRAWN BY: JG

AS NOTED | OF 2 CHK'D BY:

## **INCORPORATED VILLAGE OF SALTAIRE-CAPITAL PROJECTS** Playground Budget February 1, 2023 through April 4, 2025

	Feb 1, '23 - Apr 4, 25	Budget	\$ Over Budget	% of Budget
Income				
Capital Projects Funding				
Playground Donations	544,201.00	500,000.00	44,201.00	108.84%
Bond Funding	300,000.00	300,000.00	0.00	100.0%
Total Capital Projects Funding	844,201.00	800,000.00	44,201.00	105.53%
Total Income	844,201.00	800,000.00	44,201.00	105.53%
Gross Profit	844,201.00	800,000.00	44,201.00	105.53%
Expense				
Playground				
Equipment				
1 Purchase and Delivery	240,739.35	253,500.00	-12,760.65	94.97%
2 Equipment Contingency	188.02	25,350.00	-25,161.98	0.74%
Equipment - Other	0.00	0.00	0.00	0.0%
Total Equipment	240,927.37	278,850.00	-37,922.63	86.4%
Installation				
1 Mobilization, Bonds and Ins	58,695.00	58,695.00	0.00	100.0%
2 Site Prep and Excavation	23,577.00	23,577.00	0.00	100.0%
3 Foundation Systems	74,740.00	74,740.00	0.00	100.0%
4 Comp. Assemble and Install	87,432.00	87,432.00	0.00	100.0%
5 Install Contingency	0.00	24,444.00	-24,444.00	0.0%
Installation - Other	0.00	0.00	0.00	0.0%
Total Installation	244,444.00	268,888.00	-24,444.00	90.91%
Park Aspect				
1 Regulatory/Engineering/Survey	22,573.20	20,000.00	2,573.20	112.87%
2 Mobilization / Insurances	7,693.20	17,096.00	-9,402.80	45.0%
3 Clearing / Grading / Demo	30,150.00	33,500.00	-3,350.00	90.0%
4 Walkway/Benches Piles	16,897.30	13,260.00	3,637.30	127.43%
5 Walkway/Benches Girder/String	15,508.35	28,920.00	-13,411.65	53.63%
6 Walkway/Benches Decking	27,742.50	54,000.00	-26,257.50	51.38%
7 UnCovered Seating	0.00	12,630.00	-12,630.00	0.0%
8 Covered Seating	0.00	16,150.00	-16,150.00	0.0%
9 Roof Structure	0.00	11,300.00	-11,300.00	0.0%
10 Planters	0.00	28,600.00	-28,600.00	0.0%
Contingency Park Aspect	0.00	32,795.60	-32,795.60	0.0%
Landscaping	0.00	75,000.00	-75,000.00	0.0%
Raise Utility Wires	12,106.44	17,500.00	-5,393.56	69.18%
Park Aspect - Other	0.00	0.00	0.00	0.0%
Total Park Aspect	132,670.99	360,751.60	-228,080.61	36.78%
Playground - Other	0.00	0.00	0.00	0.0%
Total Playground	618,042.36	908,489.60	-290,447.24	68.03%
Total Expense	618,042.36	908,489.60	-290,447.24	68.03%
Net Project to Budget Costs to Date	226,158.64	-108,489.60	334,648.24	-208.46%
	226,158.64	-108,489.60	334,648.24	-208.46%