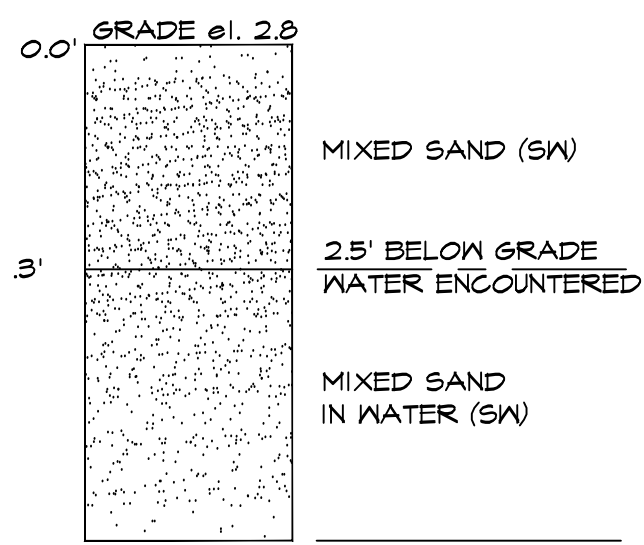


HIGHEST EXPECTED GROUNDWATER @ EL. 0.3'



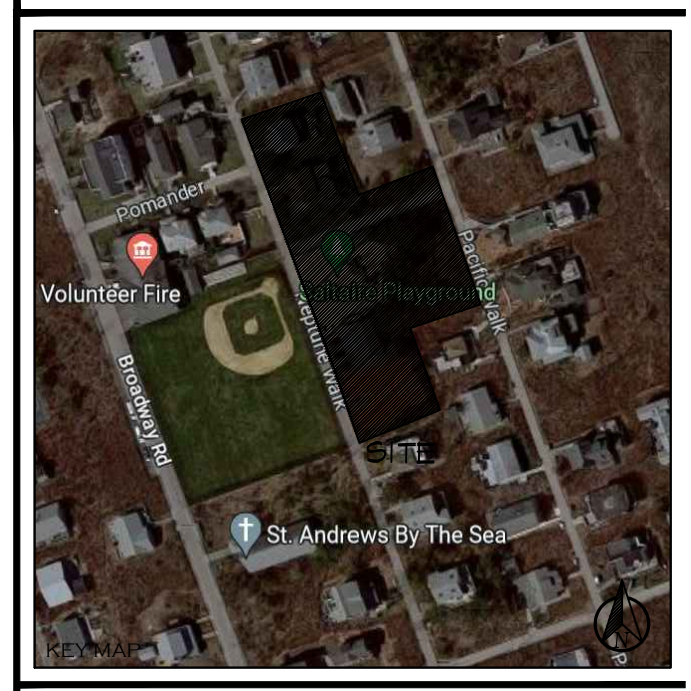
TEST HOLE N.T.S.

SALTAIRE SITE DATA:

TOTAL SITE:	44,200.0 SQ. FT. (1.0147 acres)
WETLAND AREA:	4,954.0 SQ. FT. (.118 acres)
UPLAND AREA:	39,246.0 SQ. FT. (.90 acres)

LOT COVERAGE	EXISTING	PROPOSED
Ⓐ EXISTING TRASH PLATFORM	17 SQ. FT. (0.04%)	NO CHANGE
Ⓑ EXISTING DECK * ACCESS	++415 SQ. FT. (1.05%)	NO CHANGE
Ⓒ EXISTING DWELLINGS	++662 SQ. FT. (1.67%)	NO CHANGE
Ⓓ EXISTING REAR DECK/SHWR	++444 SQ. FT. (1.19%)	NO CHANGE
Ⓔ EXISTING BIKE PLATFORM	++61 SQ. FT. (0.15%)	NO CHANGE
Ⓕ EXISTING DECK FRONT/REAR-1/117	SQ. FT. (2.82%)	NO CHANGE
Ⓖ EXISTING DWELLINGS	++1,073 SQ. FT. (2.71%)	NO CHANGE
Ⓗ EXISTING SHED	++142 SQ. FT. (.36%)	NO CHANGE
Ⓘ EXISTING SHED	++75 SQ. FT. (.19%)	NO CHANGE
Ⓚ EXISTING WOOD WALK	++2,224 SQ. FT. (5.62%)	NO CHANGE
Ⓛ EXISTING R/O DECK	++238 SQ. FT. (0.60%)	TO BE REMOVED
Ⓜ EXISTING ENTRY DECK	++628.6 SQ. FT. (1.60%)	NO CHANGE
Ⓝ EXISTING L SHAPED DECK	++558 SQ. FT. (1.42%)	NO CHANGE
Ⓟ EXISTING REAR DECK	++477 SQ. FT. (1.21%)	NO CHANGE
Ⓠ EXISTING BUILDING	++882 SQ. FT. (2.24%)	NO CHANGE
Ⓡ EXISTING FLUSH DECK	++511 SQ. FT. (1.29%)	NO CHANGE
Ⓢ EXISTING BBALL COURT	++4,993 SQ. FT. (12.60%)	NO CHANGE
Ⓣ EXISTING LIFT	++16 SQ. FT. (.04%)	NO CHANGE

PROPOSED	EXISTING	PROPOSED
Ⓤ PROPOSED WINDING WALK & BENCH AREA	-	954 SQ. FT. (2.44%)
Ⓡ PROPOSED PLANTER/SEATING AREA	-	261 SQ. FT. (.66%)
Ⓢ PROPOSED DECK AREA	-	166 SQ. FT. (.42%)
Ⓣ PROPOSED WALK AREA	-	200 SQ. FT. (.50%)
Ⓤ PROPOSED COV. GAZEBO AREA	-	144 SQ. FT. (.36%)
BUILDING COVERAGE	++2,834 SQ. FT. (7.15%)	NO CHANGE
LOT COVERAGE	++14,543.6 SQ. FT. (37.05%)	16,273.6 SQ. FT. (41.46%)



PROJECT INFORMATION:
 OWNER:
 VILLAGE OF SALTAIRE
 PO BOX 2591
 BAY SHORE NY 11706
 (631) 588-5566

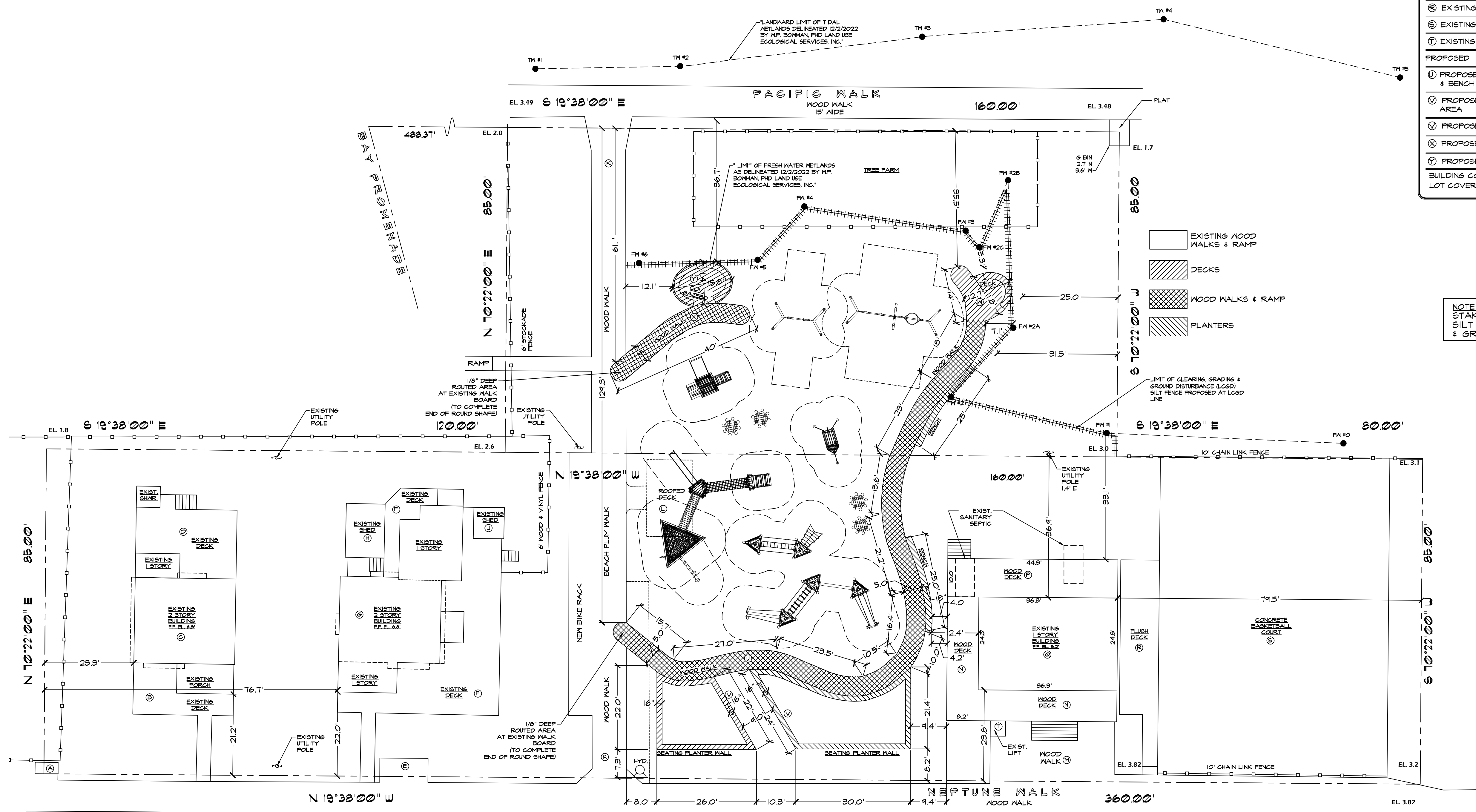
FEMA ZONE
 AE 6

REV	DESCRIPTION	BY	DATE
1	PRELIMINARY DESIGN	JG	8.30.23
2	PRELIMINARY DESIGN	JG	9.26.23

PROPOSED AREA OF DISTURBANCE:
 11,730 SQ. FT. (PLAYGROUND AREA & WALKS)

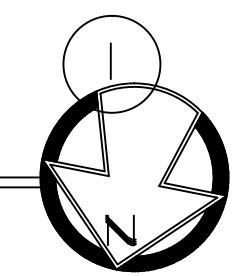
THIS DRAWING IS BASED ON INFORMATION PROVIDED IN A SURVEY DATED 1-28-2023 BY: JOHN C. MAYER, L.S. 156 FOURTH AVENUE, BAY SHORE, NY 11706 631-921-4732

NOTE:
 STAKED SILT FENCE TO BE INSTALLED AS INDICATED. SILT FENCE LINE IS THE LIMIT OF CLEARING, GRADING & GROUND DISTURBANCE



SITE PLAN

SCALE: 1" = 15'-0"



GRAHAM ASSOCIATES
 PLANNING & DESIGN
 256 ORINOCO DRIVE, SUITE A
 BRIGHTWATERS, NY 11718
 OFFICE: (631) 665-9619
 Glenn@grahamassociatesny.com

*RESIDENTIAL DESIGN *COMMERCIAL SITE PLANNING
 *ENVIRONMENTAL ENGINEERING *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

JOB #: 2308XX TAX MAP: 503-1-2-58 & 68.1
 DATE: 8/30/23 SCALE: AS NOTED IN SET: 1 OF 2
 DRAWN BY: JG SHEET:
 CHKD BY: GFH

DEC-01

PLAYGROUND PROJECT BUDGET

COMPONENT 1: PLAYGROUND EQUIPMENT		\$266,175
Quote: Purchase and Delivery of Equipment	\$253,500	
Contingency: Possible Additional Shipping Charge - 5%	\$12,675	
COMPONENT 2: PLAYGROUND EQUIPMENT - INSTALLATION		\$289,652
Playground Removal	\$25,000	
Bid: Playgorund Installation	\$244,444	
Contingency - Unforseen Circumstances - 7.5%	\$20,208	
COMPONENT 3: PARK ASPECT (Walkways, Planters, Gazebos, Landscaping)		\$477,500
Regulatory/Engineering/Survey	\$20,000	
Clearing & Grading	\$15,000	
Raise Utility Wires	\$17,500	
Planters, Walkways, Gazebo	\$300,000	
Landscaping	\$125,000	
TOTAL		\$1,033,327

PLAYGROUND PROJECT REVENUE SOURCES

COMPONENT 3: PARK ASPECT (Walkways, Planters, Gazebos, Landscaping)		\$800,000
Village Resolution	\$250,000	
Grants	\$0	
Village Playground Fund	\$218,000	
Additional Donations as reported by the SCA	\$332,000	