

EVALUATE WATER DEMAND AND WASTEWATER FLOW AMOUNTS

1. Former Site Layout

- a. Rear building (demolished 2017), contained three (3) apartments @ 2 bedrooms each = 6 bedrooms
- b. Middle building (to remain), previously contained four (4) apartments with total of 6 bedroom. (Currently has two (2) apartments @ 3 BR each = 6 bedrooms)
- c. Front building (proposed to be demolished), contains seven (7) apartments with total 10 bedrooms.

Total bedroom count = 6+6+10 = 22 bedrooms
 Total estimate pre-existing flows = 22 b.r. x 130 gpd/br* = 2,860 gpd

(*130 gpd/br based on pre-1994 plumbing code fixtures in older buildings)

2. Proposed Site Layout

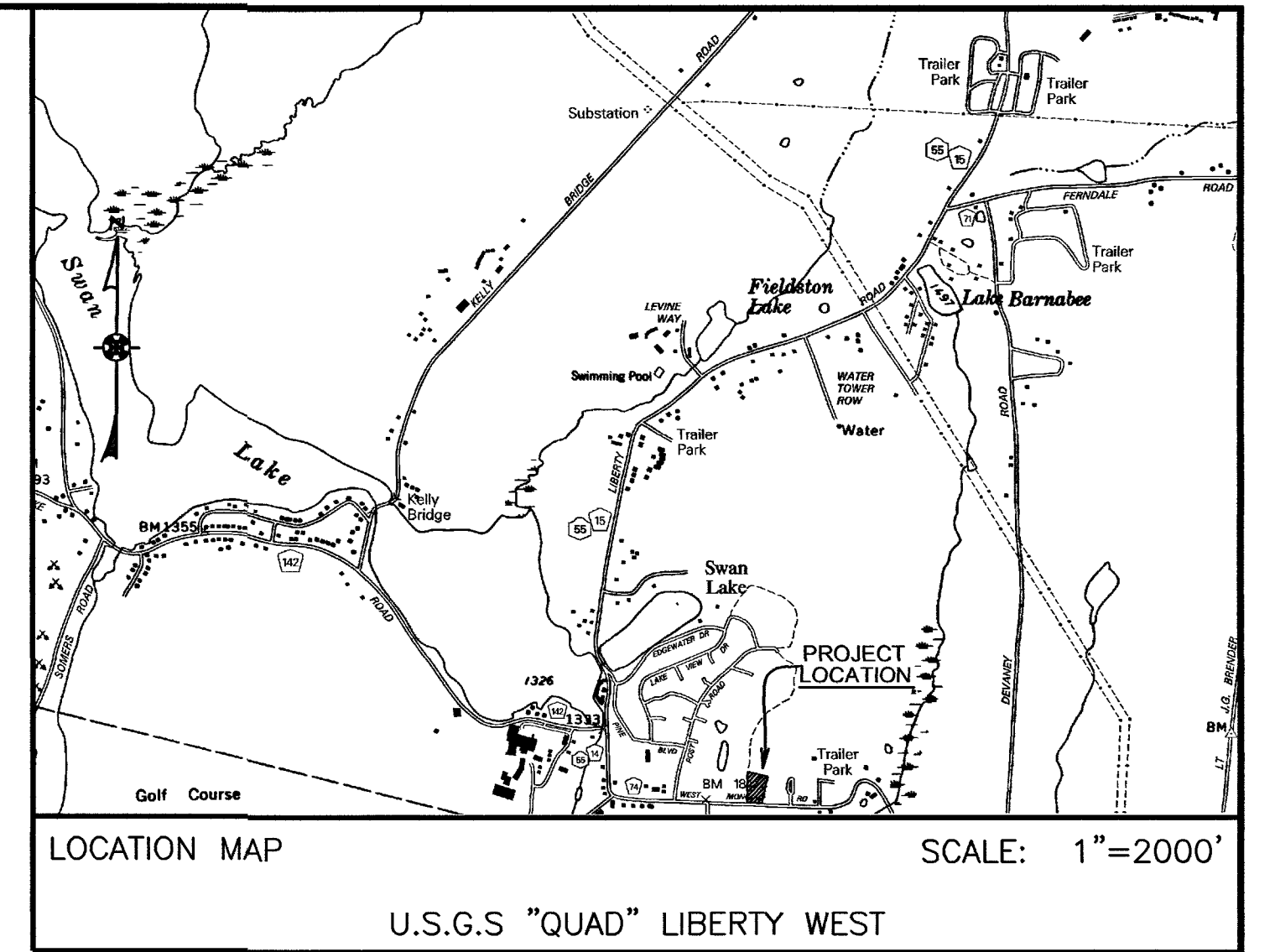
- a. Middle Building, total 6 b.r. x 130 gpd/br* = 780 gpd
- b. Construct four (4) new single-family units with 3 bedrooms each = 12 bedrooms x 110 gpd/br** = 1,320 gpd

Total estimated proposed flow = 2,100 gpd

Summary

Proposed site development with reduced bedrooms count will generate approx. 760 gpd less water demand and wastewater flow.

(*110 gpd/br based on post-1994 plumbing code fixtures to be installed in new units)



NOTES:
 1) EXISTING PARCEL BOUNDS, ROADWAY AND SITE BUILDINGS ARE IN ACCORDANCE WITH A "SURVEY MAP OF A 1.77 ACRE PARCEL NEAR SWAN LAKE", BY M. GRANT DECKER, L.S., DATED AUGUST 21, 2019.

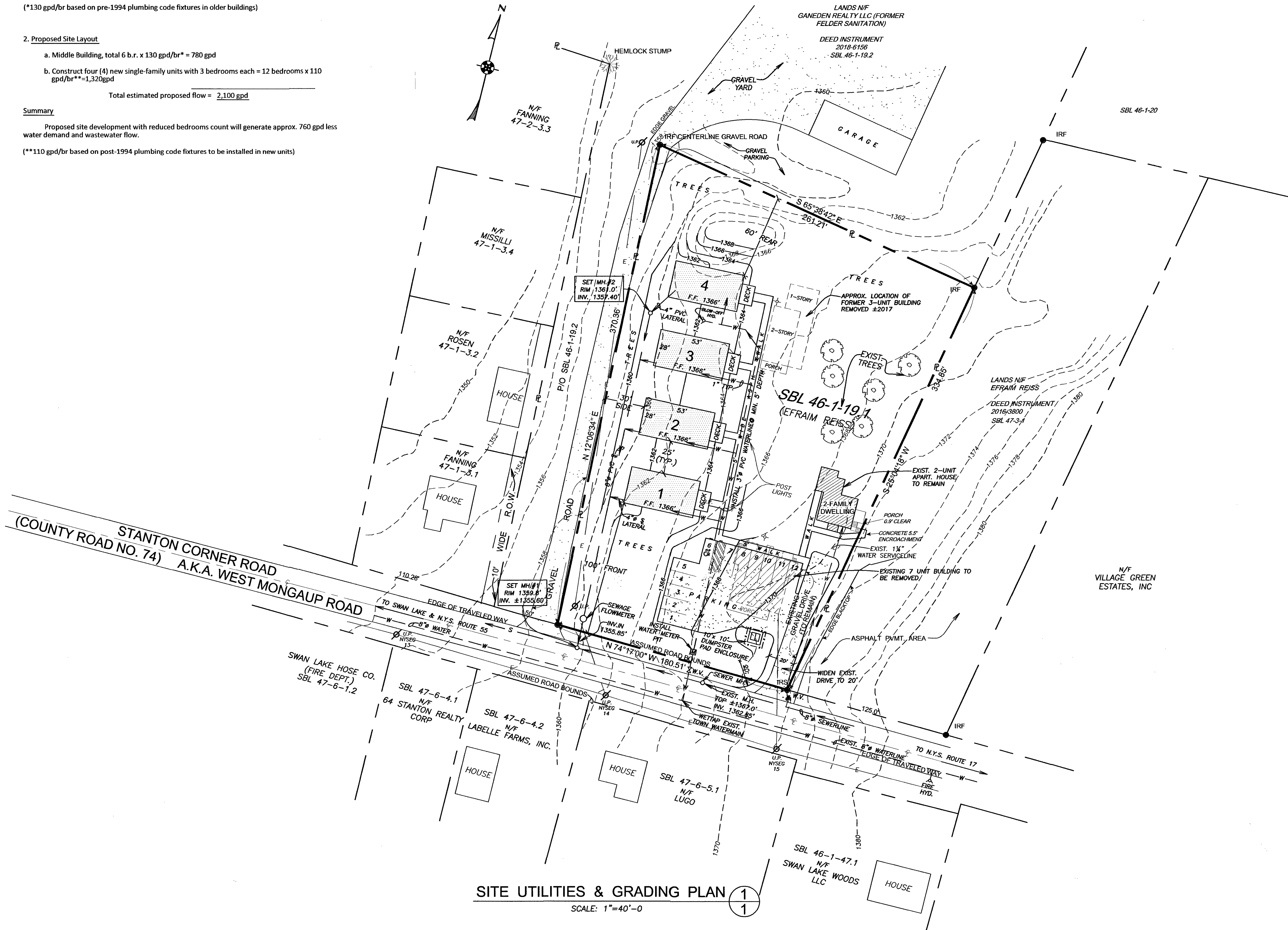
EVALUATE No. OF NEW UNITS PERMITTED BASED ON EQUITABLE FLOOR AREAS

ELIMINATED OCCUPIED FLOOR AREA

- a - EXISTING MIDDLE APARTMENT BUILDING WITH TWO APARTMENTS TO REMAIN - NO ACTION
 - b - EXISTING FRONT APARTMENT BUILDING TO BE DEMOLISHED, (3 FLOORS MAIN BUILDING + 1 FLOOR ADDITIONS), TOTAL FLOOR AREA = 3,467 S.F.
 - c - FORMER REAR APARTMENT BUILDING DEMOLISHED IN 2017 (2 FLOORS MAIN BUILDING + 1 FLOOR ADDITIONS), TOTAL AREA = 2,286 S.F.
- TOTAL FLOOR AREA REMOVED = 5,753 S.F.

PROPOSED OCCUPIED FLOOR AREA

- a - CONSTRUCT FOUR (4) SINGLE-FAMILY 1 STORY UNITS, EACH 28' x 53' FLOOR AREA = 1,484 S.F.
- THEN, No. OF "NEW" UNITS PERMITTED = 5,753 S.F. / 1,484 S.F./NEW UNIT = 3.9 UNITS, ROUND UP TO 4 NEW UNITS PERMITTED.



OWNER/APPLICANT
 EFRAIM REISS
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REV.	DR.	CK.	DATE	DESCRIPTION
GLENN L. SMITH CONSULTING ENGINEER, P.C. P.O. BOX 156 - MONTICELLO - NEW YORK - 12701 PH. (845) 796-2216				
SITE PLAN				
EFRAIM REISS SWAN LAKE HOUSING WEST MONGAUP ROAD - C.R. 74 SWAN LAKE * (T)LIBERTY * SULLIVAN COUNTY				
			DATE	MARCH 25, 2020
			REVISION	
			SCALE	1" = 40'-0"
			DRAWN	OLB
			CHECKED	GLS
			JOB NO.	20-001
			DATE	MARCH 25, 2020
			SHEET NO.	1
			OF SHEETS	