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# Appendix B

LITTLE FRESH POND

LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR
	EXISTING CLEARING BOUNDARY
	PROPOSED CLEARING BOUNDARY
	EXISTING IMPROVEMENT TO BE REMOVED
	EXISTING BUILDING FOOTPRINT TO BE RENOVATED
	PROPOSED BUILDING OR ADDITION
	AREA TO BE REVEGETATED
	PROPOSED WALKWAY
	EXISTING TRAIL
	PROPOSED LANDBANKED PARKING
	WETLANDS BOUNDARY

**SITE DATA:**

TOTAL LOT AREA: 752,677 Sq.Ft. or 17.28 Acres  
 SCTM# 900-97-3-17.1  
 Zone: R-20-Residence  
 FEMA Flood Zone: X  
 School District: Southampton

**PARKING DESIGN CRITERIA:**

3 spaces per Tennis Court  
 1 space per Employee

**PARKING CALCULATIONS:**

7 Tennis Courts at 3 spaces per Court = 21 spaces  
 90 Employees at 1 space per Employee = 90 spaces

Total Spaces Improved = 74 spaces (2/3 requirement)  
 Total Spaces Landbanked = 37 spaces (1/3 requirement)  
 Total Spaces Provided = 111 spaces

Includes 3 HC Accessible Spaces in accordance with NYS Building Code, Table 1106.1

**AREA CALCULATIONS:**

Existing Floor Area: 11,998 Sq.Ft.  
 Proposed Floor Area: 11,998 Sq.Ft.  
 Existing Deck Area (Covered + Uncovered): 4,035 Sq.Ft.  
 Proposed Deck Area (Covered + Uncovered): 4,035 Sq.Ft.  
 Existing Court Area: 59,213 Sq.Ft.  
 Proposed Court Area: 59,213 Sq.Ft.  
 Court Area Includes courts, pools and pool patios.

**CLEARING CALCULATIONS**

Existing Clearing: 277,605 Sq.Ft. (36.9%)  
 Proposed Additional Clearing: 34,528 Sq.Ft.  
 Proposed Revegetation: 9,163 Sq.Ft.  
 Total Clearing (After Revegetation): 302,970 Sq.Ft. (40.3%)

**NOTES:**

- Existing conditions based on surveys + maps prepared by others.
- Clearing boundaries as per aerial photographs + field measurements are approximate.
- Existing trees to be removed as necessary to allow machine access for installation of pool drywell and proposed water supply line.
- This site plan modifies the site plan approved by the Planning Board by resolution dated October 26, 1995 (see ZBA Decision #9667 dated June 8, 1995).
- This site plan is pursuant to decision of the Building Inspector dated June 15, 2012, as affirmed by the Zoning Board of Appeals Decision #D013123 dated December 20, 2012.
- For a complete description of revisions, please see attached project narrative.
- Existing Sign locations are approximate.

**SITE PLAN**

**SOUTHAMPTON RACQUET CLUB & CAMP**  
 665 Majors Path, Southampton, New York



**marshall paetzel**  
 landscape architecture, pc  
 8595 Cox Lane - Suite 7  
 Cutchogue, NY 11935  
 ph 631-209-2410  
 mail@mplastudio.com

Scale 1"=50'



DRAWN BY:  
 S. PAETZEL, RLA  
 DATE: 2012.06.05  
 REVISED: 2015.01.12,  
 2015.05.26, 2015.12.21,  
 2016.03.16, 2016.08.05

L-1  
 SHEET 1 OF 5



LANDSCAPE KEY	
	(29) AM - AMELANCHIER canadensis @ 6-7 Ht.
	(13) CF - CORNUS florida @ 6-7 Ht.
	(17) IO - ILEX opaca @ 6-7 Ht.
	(68) KL - KALMIA latifolia @ 3-4 Ht.
	(79) MP - MYRICA pennsylvanica @ 5-Gal.
	(2) QR - QUERCUS rubra @ 2 1/2' -3' Cal.
	(3) FGB - FAGUS grandifolia @ 2 1/2' -3' Cal.
	(1,350) CP - CAREX pensylvanica @ 1-Qt.
	(360) OC - OSMUNDA cinnamomea @ 1-Qt.
	(255) PAC - POLYSTICHUM acrostichoides @ 1-Qt.
	(1,345) SS - SCHIZACHYRIUM scoparium @ 1-Qt.
	(170) PV - PANICUM virgatum @ 1-Gal.

**PLANTING NOTES:**  
 1. NO ADDITIONAL TREES OR VEGETATION TO BE REMOVED OUTSIDE OF CLEARING BOUNDARY.  
 2. PROPOSED PLANTINGS SHOWN TO SERVE AS UNDERSTORY TO WOODLAND.  
 3. EXACT LOCATION OF PLANTINGS TO BE DETERMINED IN FIELD BY LANDSCAPE ARCHITECT.  
 4. ALL DISTURBED AREAS TO BE OVERSEED WITH SHADE TOLERANT NATIVE SEED MIX.

LEGEND	
	PROPERTY LINE
	EXISTING SCREENING TREES TO REMAIN
	EXISTING CLEARING BOUNDARY
	PROPOSED CLEARING BOUNDARY
	EXISTING IMPROVEMENT TO BE REMOVED
	EXISTING BUILDING FOOTPRINT TO BE RENOVATED
	PROPOSED BUILDING OR ADDITION
	PROPOSED WALKWAY
	EXISTING TRAIL
	WETLANDS BOUNDARY

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**NOTES:**  
 1. Existing conditions based on surveys + maps prepared by others.  
 2. Clearing boundaries as per aerial photographs + field measurements are approximate.  
 3. Existing trees to be removed as necessary to allow machine access for installation of pool drywell and proposed water supply line.  
 4. This site plan modifies the site plan approved by the Planning Board by resolution dated October 26, 1995 (see ZBA Decision #9607 dated June 8, 1995).  
 5. This site plan is pursuant to decision of the Building Inspector dated June 15, 2012, as affirmed by the Zoning Board of Appeals Decision #D013123 dated December 20, 2012.  
 6. For a complete description of revisions, please see attached project narrative.

## PLANTING PLAN

SOUTHAMPTON RACQUET CLUB & CAMP  
 665 Majors Path, Southampton, New York

marshall paezel  
LANDSCAPE ARCHITECTURE

marshall paezel  
landscape architecture, pc  
 8595 Cox Lane - Suite 7  
 Cutchogue, NY 11935  
 ph 631-209-2410  
 mail@mplastudio.com

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 Scale 1"=50'

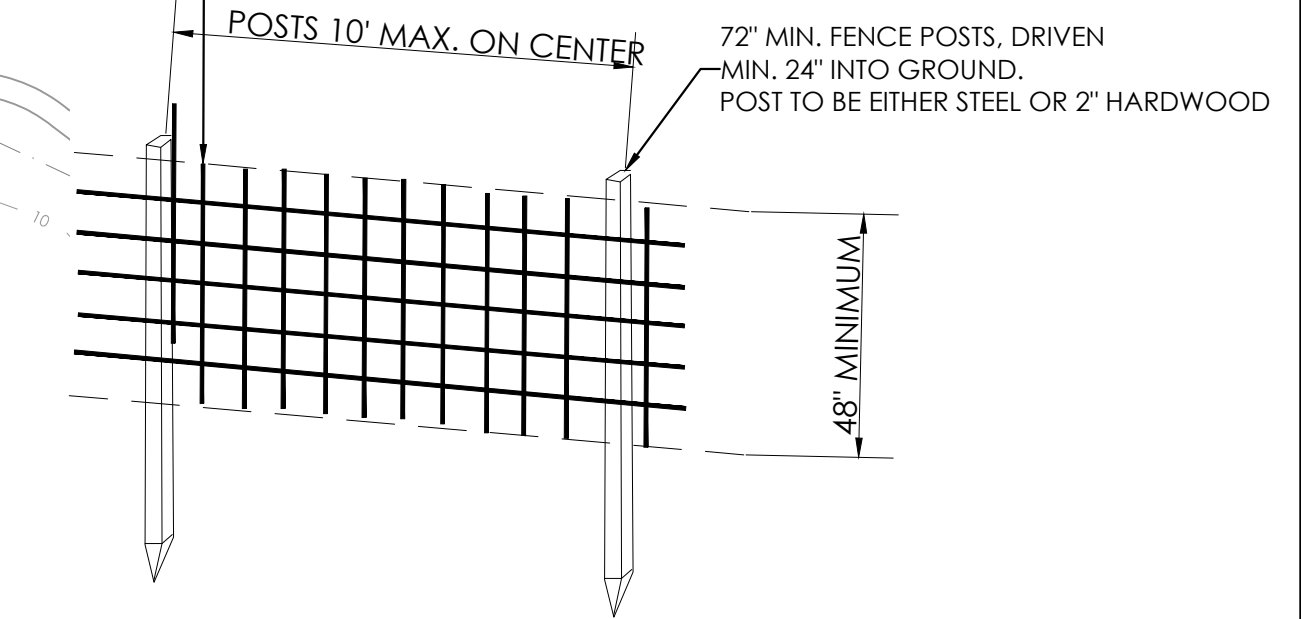
DRAWN BY:  
S. PAETZEL, RLA  
DATE: 2012.06.05  
REVISED: 2015.01.12,  
2015.05.26, 2015.12.21,  
2016.03.16

L-2  
SHEET 2 OF 5



LITTLE  
FRESH  
POND

CONSTRUCTION FENCE SHALL BE MANUFACTURED OF POLYETHYLENE OR POLYPROPYLENE WITH A NOMINAL RECTANGULAR MESH OPENING OF NO GREATER THAN 1'X2'. FENCE SHALL BE 48" HIGH AND SUPPLIED IN ROLLS OF AT LEAST 50' IN LENGTH. COLOR SHALL BE ORANGE.



NOTE: CONSTRUCTION FENCE SHALL BE INSTALLED BY WEAVING FENCE POSTS VERTICALLY THROUGH AT LEAST THREE (3) MESH OPENINGS (TOP, MIDDLE AND BOTTOM OF FENCE) AND DRIVING POSTS WITH A 3/8" HAND DRILLING HAMMER (OR EQUIVALENT) FLUSH WITH THE TOP OF FENCING. POSTS SHALL BE AT AN INTERVAL OF NO GREATER THAN TEN (10) FEET. FENCING SHALL BE SECURED FIRMLY TO EACH POST AT THE TOP, BOTTOM AND MIDDLE WITH REBAR TIES. WHERE LENGTHS OF FENCING ARE JOINED, A POST SHALL BE WOVEN THROUGH BOTH FENCE SECTIONS AT THE JOINT, WITH TIES FASTENING BOTH FENCE SECTIONS TO THE POST. FENCING SHALL BE STRETCHED AS TAUT AS PRACTICAL BETWEEN FENCE POSTS WITHOUT INORDINATELY DEFLECTING POSTS.

**1 TREE PROTECTION FENCE DETAIL**  
Perspective Not to Scale

LEGEND	
	PROPERTY LINE
	EXISTING CLEARING BOUNDARY
	PROPOSED CLEARING BOUNDARY
	EXISTING TREE TO BE REMOVED - 90
	PROPOSED CONSTRUCTION FENCE FOR TREE PROTECTION
	EXISTING IMPROVEMENT TO BE REMOVED
	EXISTING BUILDING FOOTPRINT TO BE RENOVATED
	PROPOSED BUILDING OR ADDITION
	PROPOSED WALKWAY
	EXISTING TRAIL
	WETLANDS BOUNDARY

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- NOTES:**
- Existing conditions based on surveys + maps prepared by others.
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  - This site plan is pursuant to decision of the Building Inspector dated June 15, 2012, as affirmed by the Zoning Board of Appeals Decision #D01323 dated December 20, 2012.
  - For a complete description of revisions, please see attached project narrative.

**TREE REMOVAL + PRESERVATION PLAN**  
SOUTHAMPTON RACQUET CLUB & CAMP  
665 Majors Path, Southampton, New York

marshall paeitzel  
landscape architecture, pc  
8595 Cox Lane - Suite 7  
Catskill, NY 11935  
ph 631-209-2410  
mail@mplastudio.com

	<p>Scale 1"=50'</p>	
	<p>DRAWN BY: S. PAETZEL, RLA DATE: 2015.12.21 REVISED: 2016.03.16</p>	



LITTLE FRESH POND

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GROUND	Illuminance	Fc	0.17	7.2	0.0	N.A.	N.A.
GROUND_1	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
GROUND_2	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
GROUND_3	Illuminance	Fc	0.05	0.1	0.0	N.A.	N.A.
GROUND_4	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

SYMBOL	QTY	LABEL	MOUNT HEIGHT	LLF	DESCRIPTION
	31	A AAL, Universe, Small Scale Pole Light (12' ht.)	12'	0.800	UCS-BEL-12 LED-WW-COP-FCO-PSTS 3000 Kelvin (full cut-off option)
	3	B AAL, Universe Bollard Light	42"	0.800	Fully - Shielded Bollard Light - 3500 Kelvin UCB-Blank-STR-12LED-WW-Color-COP
	29	C AAL, Universe-Small Scale Wall Sconce	7-8.5'	0.800	Fully - Shielded Wall Mounted light - 3000 Kelvin UCS-BEL-12 LED-WW Color (td) COP-F CO-WCV
	9	D Existing Security Light/Camera			
	1	E Existing Post Light (To be removed)			
	10	F Existing Directional Light (To be modified with Par Shield and placed on motion detector)			

**LIGHTING NOTES:**  
 1. All light fixtures to operate on automatic timer, unless otherwise noted, to be extinguished no later than 11:30pm during camp season. Timer will be turned off during off-season, lights will be switch operable when needed.  
 2. Existing wall sconces to be removed and replaced with full cut-off wall sconces as specified above (Fixture C)  
 3. See "Lighting Narrative" for fixture specifications and design details.

WETLANDS BOUNDARY AS FLAGGED BY THE TOWN OF SOUTHAMPTON ENVIRONMENT DIVISION AUGUST 29-30, 2007. FLAGS LOCATED BY THIS OFFICE ON NOVEMBER 2, 2007. FLAG LOCATIONS SHOWN THIS:

LEGEND	
	PROPERTY LINE
	EXISTING BUILDING FOOTPRINT TO BE RENOVATED
	PROPOSED BUILDING OR ADDITION
	PROPOSED WALKWAY
	WETLANDS BOUNDARY

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  - This site plan is pursuant to decision of the Building Inspector dated June 15, 2012, as affirmed by the Zoning Board of Appeals Decision #D013123 dated December 20, 2012.
  - For a complete description of revisions, please see attached project narrative.
  - All areas with no value shown are 0.0.
  - No values greater than 0.0 cross the property boundary.

# LIGHTING PLAN

SOUTHAMPTON RACQUET CLUB & CAMP  
 665 Majors Path, Southampton, New York

**marshall paetzel**  
 landscape architecture, pc  
 8595 Cox Lane - Suite 7  
 Cutchogue, NY 11935  
 ph 631-209-2410  
 mail@mplastudio.com

0 25 50  
 Scale 1"=50'-0"

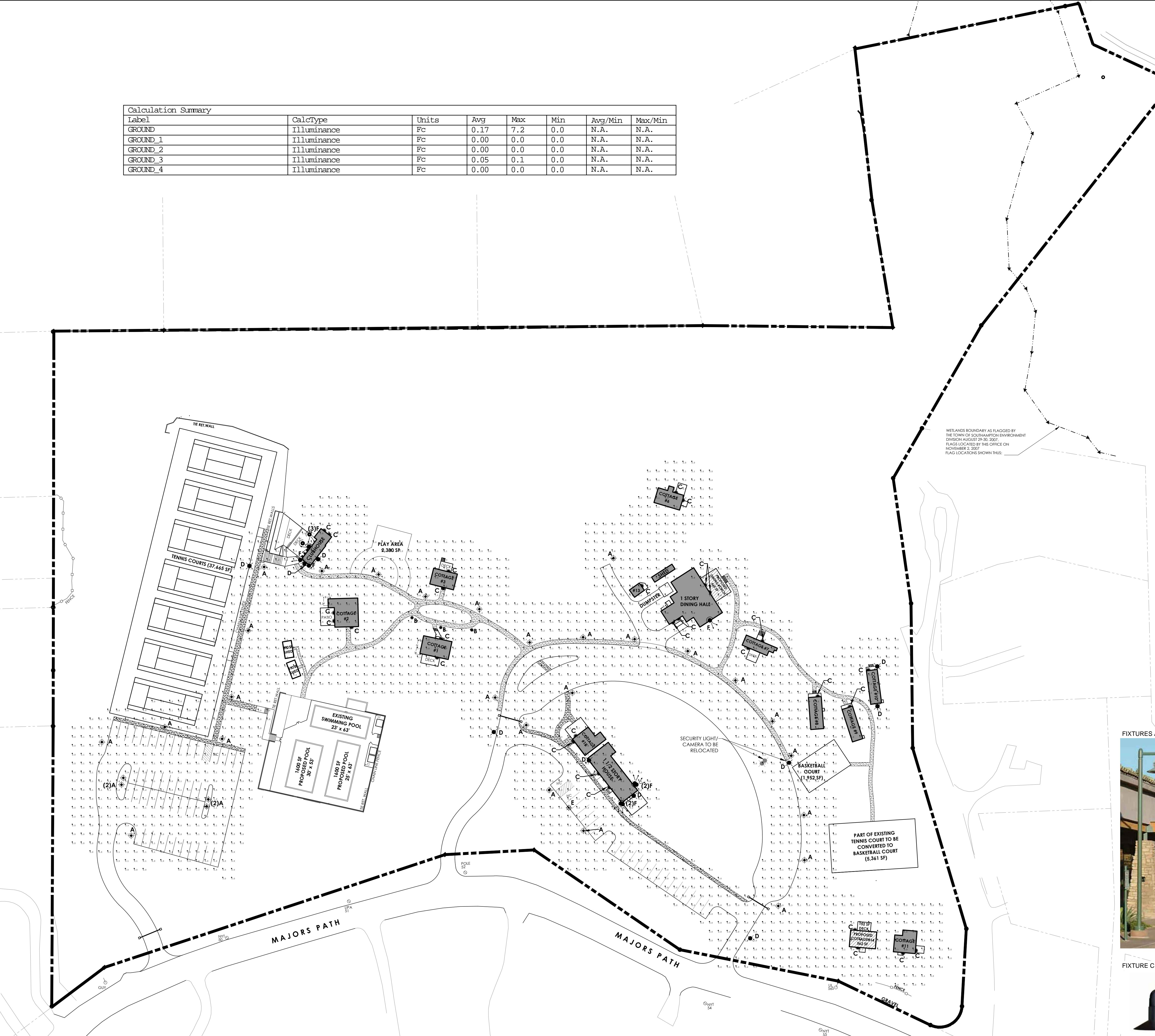
DRAWN BY: S. PAETZEL, RLA  
 DATE: 2015.12.21  
 REVISED: 2016.03.16

L-4  
 SHEET 4 OF 5

FIXTURES A + B



FIXTURE C



**DigNet** of NYC & LONG ISLAND  
800-272-4480 | 811

www.dignetnyc.com or www.call811.com  
(for other states)

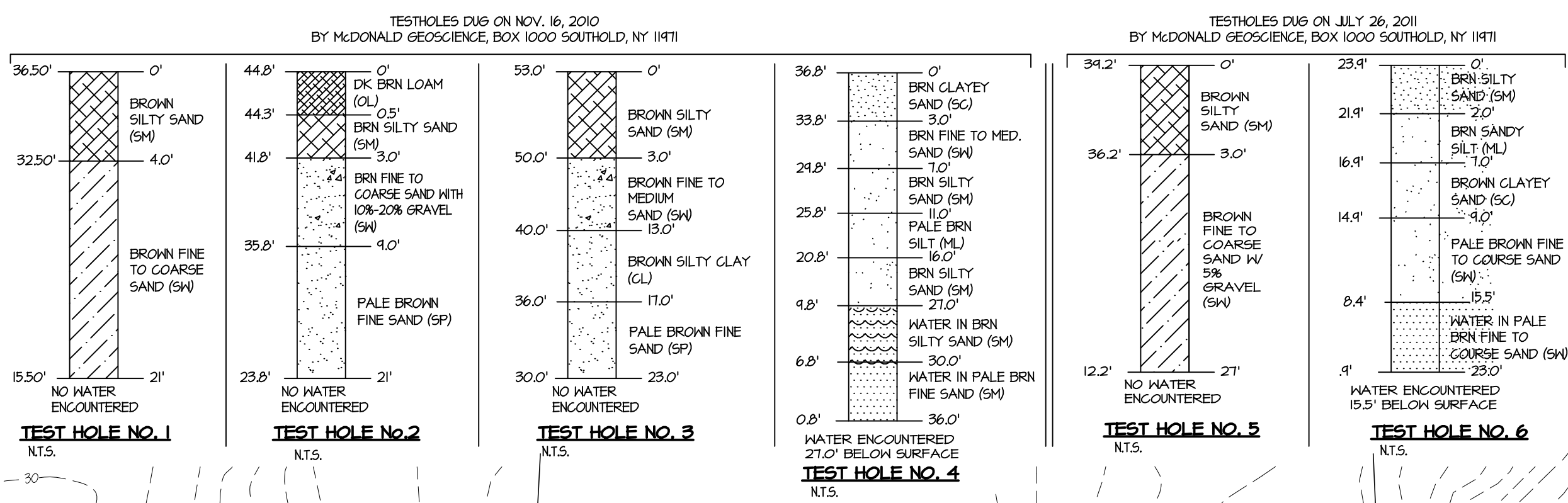
By law, excavators and contractors working in the five boroughs of New York City and Nassau and Suffolk Counties on Long Island must contact DigNet, 1-800-272-4480 or 811, at least 48 hours but no more than 10 working days (excluding weekends and legal holidays) prior to beginning any mechanized digging or excavation work to ensure underground lines are marked. Excavators and contractors can also submit locate requests online, through ITIC. If you do not currently use ITIC, please call 1-800-524-7903 for more information.

For safety reasons, homeowners are strongly encouraged to call as well when planning any type of digging on their property. Homeowners can contact us directly at 1-800-272-4480 or by calling 811, the national call before you dig number. For excavation work completed on personal property, it is the contractor's responsibility - NOT the homeowner's - to contact DigNet. Having utility lines marked prior to digging is free of charge.

ALL PROPOSED STORM DRAINAGE STRUCTURES SHALL BE INSTALLED AT A MINIMUM OF 10' FROM ALL WATERLINES AND A MINIMUM OF 20' FROM ALL SANITARY STRUCTURES (SEE DWG No.2 FOR ADDITIONAL SEPARATION DISTANCE REQUIREMENTS).

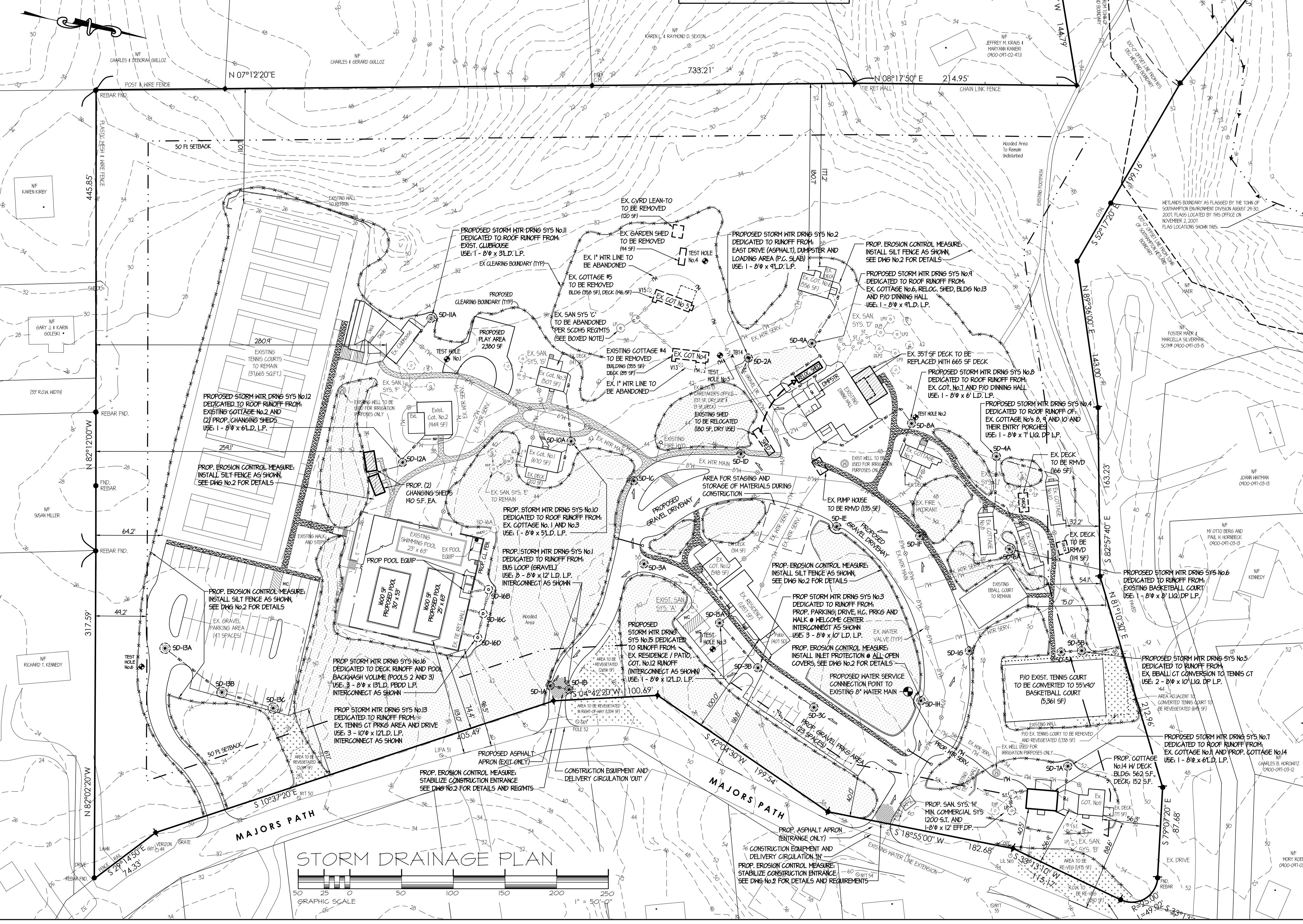
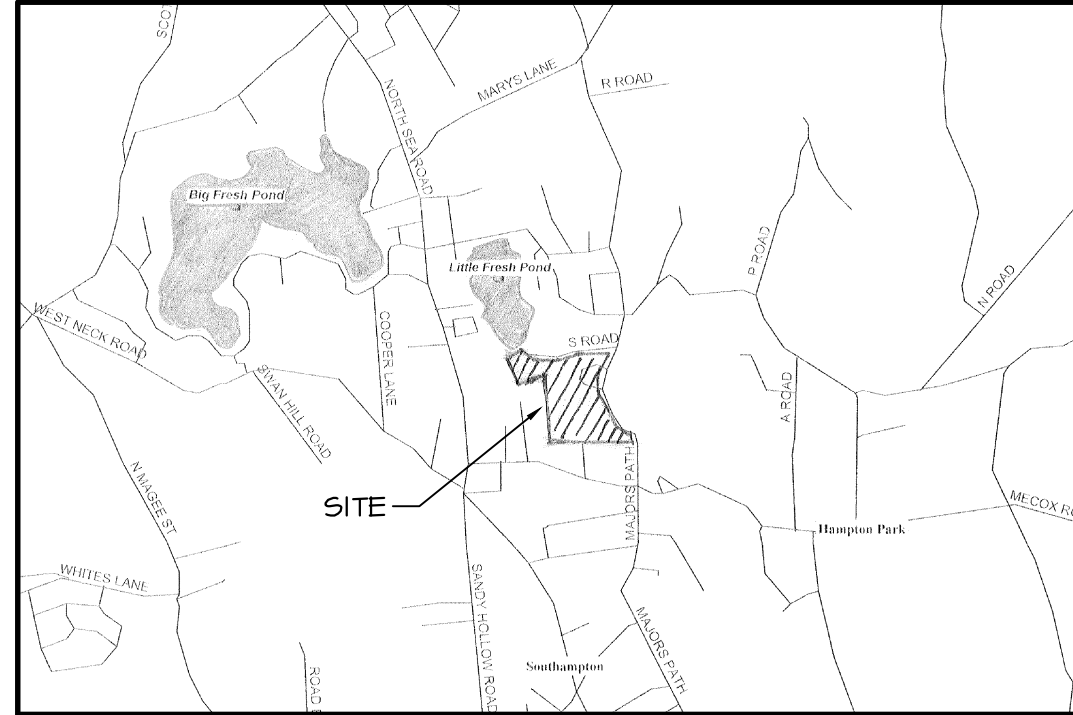
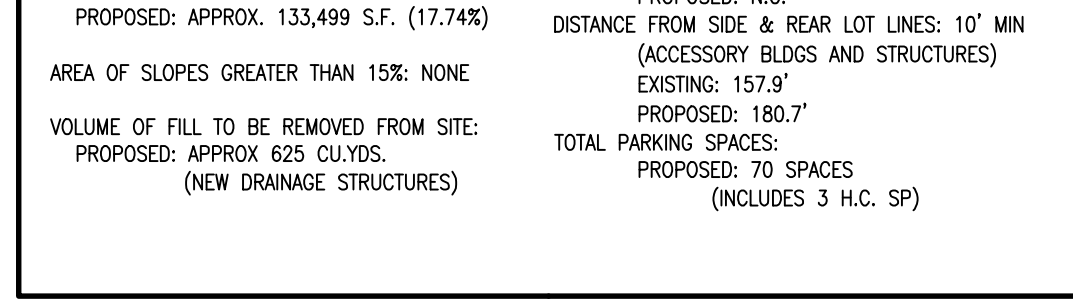
REFER TO PLANS BY MARSHALL PAETZEL LANDSCAPE ARCHITECTURE, P.C. DATED 12-21-2015 FOR CLEARING BOUNDARY AND PROPOSED LANDSCAPING

SEE DWG No. 2 FOR EROSION AND DUST CONTROL DETAILS AND REQUIREMENTS



**ZONING INFO. CONT'D:**  
RESIDENTIAL R20;  
LOT SIZE CATEGORY: 20,000 SQ.FT.  
EXISTING LOT: 752,677 SQ.FT. (17.28 AC.)  
PROPOSED LOT: N.C.  
LOT COVERAGE (MAIN AND ACCESSORY BLDGS):  
EXISTING: 11,998 SQ.FT.  
PROPOSED: 11,998 SQ.FT.  
LOT WIDTH: 120' MIN  
EXISTING: 1,028.33'  
PROPOSED: N.C.  
BLDG HEIGHT: 2 STY / 32 FT MAX.  
EXISTING: 1/4 STY, 23.83'  
PROPOSED: N.C.  
FRONT YARD SETBACK (PRINC): 40' MIN  
EXISTING: 36.5'  
PROPOSED: 40.0'  
SIDE YARD SETBACK (PRINC): 20' MIN  
EXISTING: 32.2'  
PROPOSED: N.C.  
SIDE YARD SETBACK CUMULATIVE (PRINC): 45' MIN  
EXISTING: 313.1'  
PROPOSED: 291.3'  
REAR YARD SETBACK (PRINC): 60' MIN  
EXISTING: 135.2'  
PROPOSED: N.C.  
DISTANCE FROM STREET: 50' MIN  
(ACCESSORY BLDGS AND STRUCTURES)  
EXISTING: 88.6'  
PROPOSED: N.C.  
DISTANCE FROM SIDE & REAR LOT LINES: 10' MIN  
(ACCESSORY BLDGS AND STRUCTURES)  
EXISTING: 57.9'  
PROPOSED: 180.7'  
TOTAL PARKING SPACES:  
PROPOSED: 70 SPACES  
(INCLUDES 3 H.C. SP)

**ZONING INFORMATION:**  
RESIDENTIAL R20;  
CLEARING:  
EXISTING: 277,605 SQ.FT. (36.9%)  
PROPOSED ADDITIONAL CLEARING:  
34,528 SQ.FT. (4.59%)  
PROPOSED REVEGETATION:  
9,163 SQ.FT. (1.22%)  
TL CLEARING AFTER REVEGETATION:  
302,970 SQ.FT. (40.25%)  
AREA OF DISTURBANCE:  
PROPOSED: APPROX. 133,499 SF. (17.74%)  
AREA OF SLOPES GREATER THAN 15%: NONE  
VOLUME OF FILL TO BE REMOVED FROM SITE:  
PROPOSED: APPROX 525 CU.YDS  
(NEW DRAINAGE STRUCTURES)

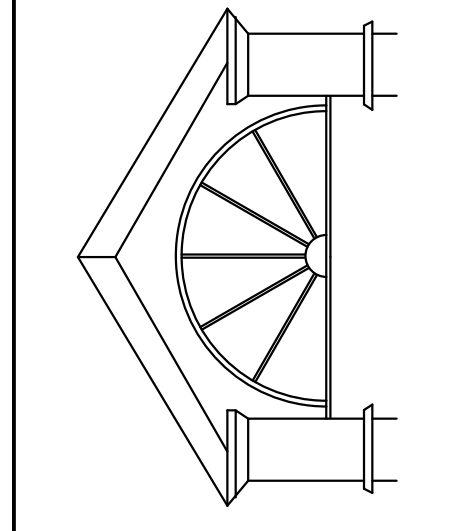


**LEGEND:**  
EX. WTR SERV (TO BE ABANDONED) - - - - -  
EXISTING WATER SERV - - - - -  
EX. SANITARY PIPING - - - - -  
PROP. STORM DRAIN PIPING - - - - -  
PROP. POOL BKGH / DECK DRAIN PIPING - - - - -  
FRESHWATER HETLAND BOUNDARY (FWHB) - - - - -  
EX. WATER VALVE/CURB STOP - - - - -  
EX. FIRE HYDRANT - - - - -  
EX. SANITARY STRUCTURES - - - - -  
PROPOSED STORM WATER STRUCTURES: LEACHING POOLS - - - - -  
STORM WATER FLOW ARROW - - - - -  
EXISTING CONTOUR - - - - -  
EXISTING GRADE - - - - -  
TEST HOLE - - - - -

**PROPOSED SITE PLAN**  
SITUATE AT:  
MAJORS PATH, SOUTHAMPTON, NY  
TOWN OF SOUTHAMPTON  
SUFFOLK COUNTY, NEW YORK  
SC7M No. 400-013-111  
ZONING DISTRICT: R20 RES.  
LOT AREA: 752,677 SF. (17.28 AC.)  
SITE PLAN BASED ON PRELIMINARY SITE PLAN BY:  
MARSHALL PAETZEL  
P.O. BOX 1974  
530 MONTAUK HIGHWAY - SUITE 203  
AMHANGSETT, NY 11930  
TEL: (631) 204-2140  
TYPE OF OCCUPANCY:  
TENNIS CLUB AND SUMMER DAY CAMP  
W/ OVERNIGHT PROVISIONS FOR STAFF  
SCDHS (SITE) FILE REFERENCE No.:  
G04-11-0004  
SCDHS (POOLS) FILE REFERENCE No.:  
1933, SCDHS JOB: SP11-013  
(CLOSED OUT)

**ABANDONED IN-PLACE:**  
EXISTING SANITARY STRUCTURE SHALL BE ABANDONED BY REMOVING ALL RESIDUAL SEWAGE WASTES BY A LICENSED WASTE HAULER, REMOVING THE TOP OF THE STRUCTURE(S), BACKFILLING WITH SUITABLE SAND AND GRAVEL MATERIAL, AND PROPERLY COMPACTING.

REVISIONS:  
02-18-2016 REVISED PER COMMENTS IN EMAIL FROM DAVID HORMAN (VBE) TO EFFECT DATED FEB. 04, 2016  
02-18-2016 REVISED PER COMMENTS FROM DAVID HORMAN (VBE) FROM VBE 02-24-2016 REVISED PER MEA COMMENTS IN EMAIL DATED FEB. 22, 2016  
02-18-2016 REVISED BASED ON CONVERSATION WITH DAVID HORMAN FROM VBE 02-24-2016 REVISED PER MEA COMMENTS IN EMAIL DATED FEB. 22, 2016  
02-18-2016 REVISED BASED ON CONVERSATION WITH DAVID HORMAN FROM VBE 02-24-2016 REVISED PER MEA COMMENTS IN EMAIL DATED FEB. 22, 2016



**JEFFREY T. BUTLER, P.E., P.C.**  
P.O. BOX 634  
SHOREHAM, NEW YORK  
TEL: 631.208.8950 FAX: 631.721.8033

ENGINEER:  
JEFFREY T. BUTLER, P.E.

**PROPOSED STORM DRAINAGE PLAN FOR:**  
SOUTHAMPTON RACQUET CLUB AND CAMP  
SOUTHAMPTON, NY  
SC7M# 400-013-11001

COUNTY OF SUFFOLK TOWN OF SOUTHAMPTON  
JOB No.: 10007B DRAIN BY: RAC  
DATE: 01-19-2016 APPROVED BY: JTB

PAGE:  
**1**  
1 of 2

NTSDEC APPLICATION No. 1-4136-01125/00001



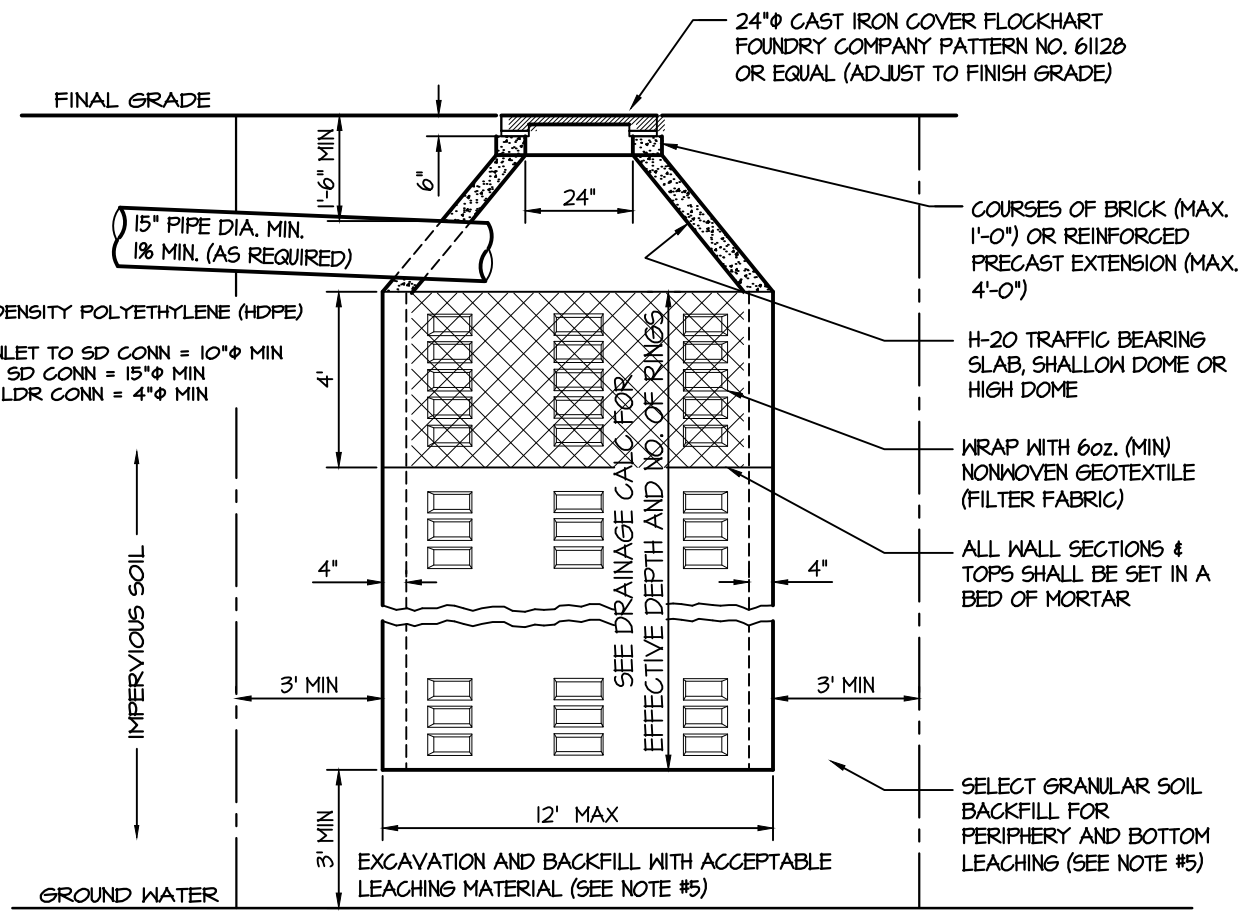
of NEW YORK CITY & LONG ISLAND  
 800-272-4480 | 811

By law, excavators and contractors working in the five boroughs of New York City and Nassau and Suffolk Counties on Long Island must contact DigNet, 1-800-272-4480 or 811, at least 48 hours but no more than 10 working days (excluding weekends and legal holidays) prior to beginning any mechanized digging or excavation work to ensure underground lines are marked. Excavators and contractors can also submit locate requests online, through ITIC. If you do not currently use ITIC, please call 1-800-524-7693 for more information.

For safety reasons, homeowners are strongly encouraged to call as well when planning any type of digging on their property. Homeowners can contact us directly at 1-800-272-4480 or by calling 811, the national call before you dig number. For excavation work completed on personal property, it is the contractor's responsibility - NOT the homeowner's - to contact DigNet. Having utility lines marked prior to digging is free of charge.

**SEPARATION DISTANCE REQUIREMENTS FOR STORMWATER LEACHING STRUCTURES AND PIPING (OTHER THAN RESIDENTIAL):**

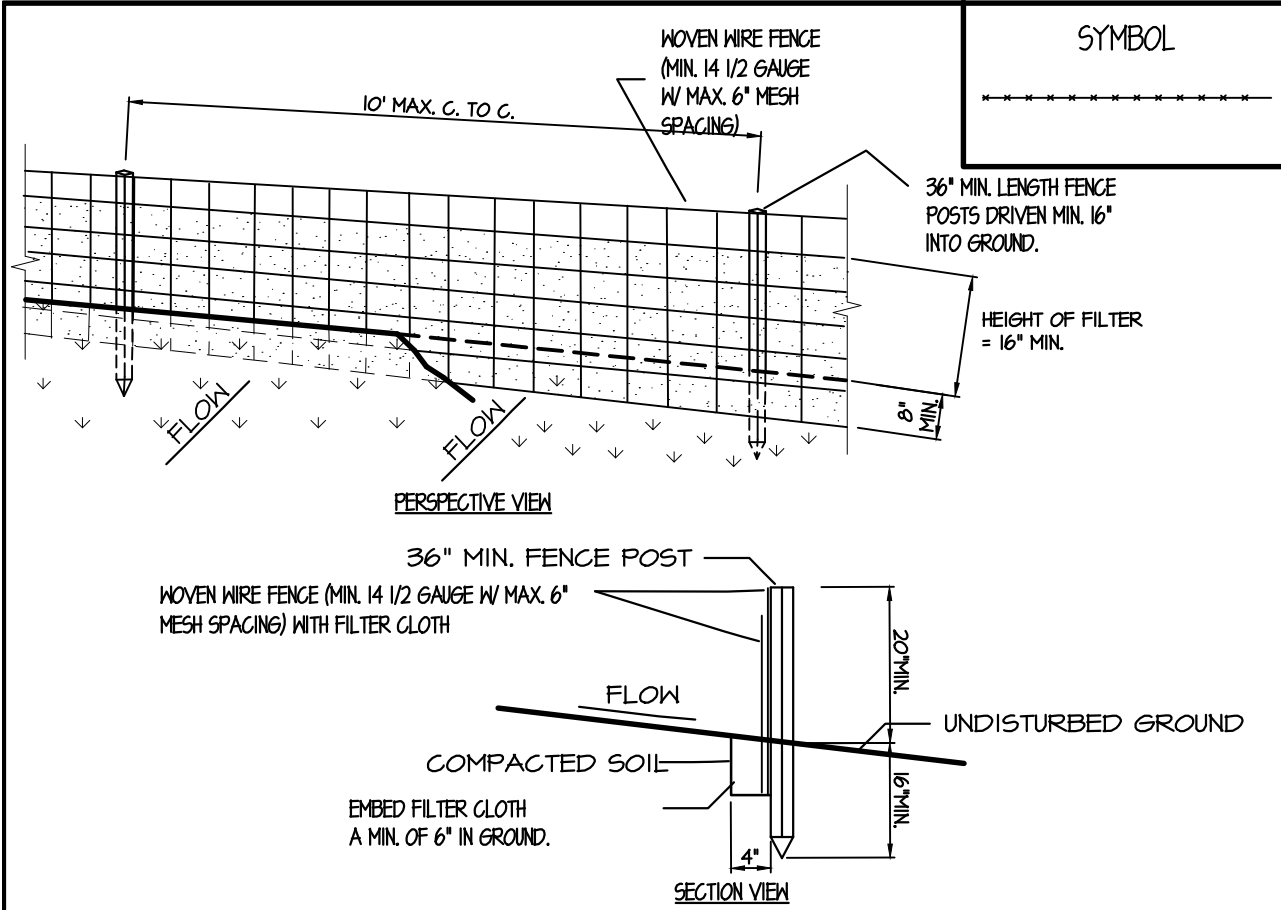
- HORIZONTAL SEPARATION DISTANCES FOR STORM DRAINAGE LEACHING POOLS:**  
 PROPERTY LINE = 10' MINIMUM  
 BUILDINGS WITH CELLAR = 10' MINIMUM  
 BUILDINGS ON SLAB = 10' MINIMUM  
 WATER SERVICE LINES/LATERALS/MAINS = 10' MINIMUM  
 UNDERGROUND UTILITIES = 5' MINIMUM  
 GREASE TRAP = 5' MINIMUM  
 PUMP STATION = 5' MINIMUM  
 MANHOLE = 5' MINIMUM  
 SANITARY SEPTIC TANK = 20' MINIMUM  
 LEACHING POOL = 20' MINIMUM  
 GREASE TRAP = 20' MINIMUM  
 PUMP STATION = 20' MINIMUM  
 MANHOLE = 20' MINIMUM  
 PRIVATE WELLS = 50' MINIMUM  
 RETAINING WALLS = 10' MINIMUM  
 FUEL STORAGE TANKS (BELOW GROUND) = 20' MINIMUM
- HORIZONTAL SEPARATION DISTANCES FOR STORM DRAINAGE NON-LEACHING STRUCTURES:**  
 WATER SERVICE LINES/LATERALS/MAINS = 5' MINIMUM  
 UNDERGROUND UTILITIES = 5' MINIMUM  
 GREASE TRAP = 5' MINIMUM  
 PUMP STATION = 5' MINIMUM  
 MANHOLE = 5' MINIMUM  
 SANITARY SEPTIC TANK = 5' MINIMUM
- VERTICAL SEPARATION DISTANCES FOR STORM DRAINAGE LINES:**  
 WATER SERVICE LINES = 18" MINIMUM  
 SANITARY WASTE LINES = 18" MINIMUM



TYPICAL LEACHING POOL DETAIL  
 NOT TO SCALE

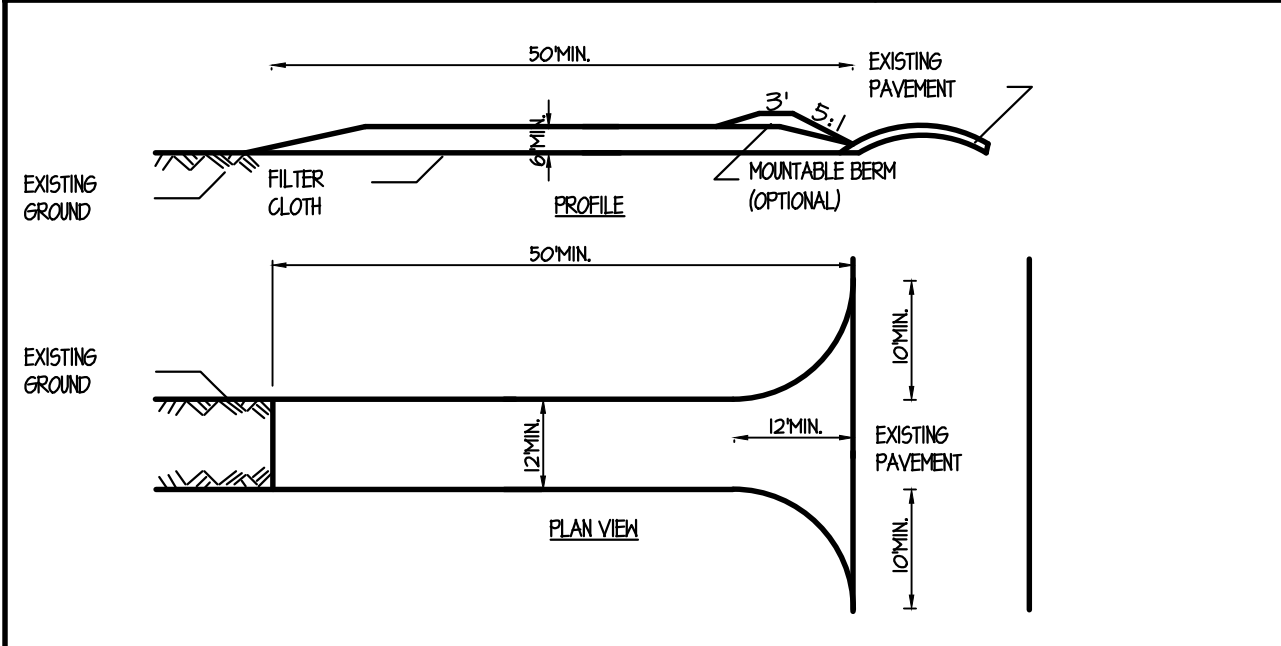
**GENERAL POLLUTION AND DUST CONTROL MEASURES:**

- THE DEMOLITION SHALL BE PERFORMED BY THE CONTRACTOR(S) AT THEIR OWN RISK AND LIABILITY. ALL DAMAGE TO THE RIGHT OF WAYS, SIDEWALKS, CURBS BOTH ON SITE OR ADJACENT TO THE DEMOLITION AREA WILL BE REPAIRED OR REPLACED SOLELY AT THE CONTRACTOR'S EXPENSE.
  - TO THE BEST OF THE ENGINEER'S KNOWLEDGE, NO ENVIRONMENTAL HAZARDS, THAT COULD BE AGGRAVATED BY THE DEMOLITION PROCESS, EXISTS ON THIS SITE.
  - THE CONTRACTOR IS ADVISED TO USE CAUTION WHEN EXCAVATING AND REMOVING SUBSURFACE STRUCTURES, PIPING, ETC., DUE TO THE LIMITED AVAILABILITY OF INFORMATION CONCERNING SUBSURFACE UTILITIES.
  - APPROPRIATE MEANS SHALL BE USED TO CONTROL DUST DURING EXCAVATION, GRADING, PLANTING AND CONSTRUCTION.
  - ALL RAINFALL SHALL BE RETAINED ON-SITE IN ACCORDANCE WITH LOCAL REGULATIONS AND APPROVALS.
  - ADAPTABLE FENCING IS TO BE ERECTED AROUND THE PROPERTY, INSIDE OF THE SIDEWALK, BY THE CONTRACTOR PRIOR TO THE START OF DEMOLITION. THE CONTRACTOR IS TO MAINTAIN THE FENCE DURING THE DEMOLITION AND THE FENCE IS TO REMAIN IN PLACE UNTIL ALL EXCAVATIONS HAVE BEEN FILLED WITH SUITABLE BACKFILL OR THE PROPOSED SUBSURFACE STRUCTURES HAVE BEEN INSTALLED AS SHOWN ON THE PROPOSED SITE PLAN.
  - GATES ARE TO BE INSTALLED AT ALL ENTRANCES TO THE SITE. THESE GATES WILL BE SECURELY CLOSED AT THE END OF THE DAY WHEN THE DEMOLITION OPERATIONS ARE CEASED AND THE WORKERS HAVE LEFT THE SITE.
  - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT SOIL AND LOOSE DEBRIS FROM BEING TRACKED ONTO LOCAL ROADS. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED.
  - EXCAVATION PROCEDURES SHALL BE PERFORMED BY THE CONTRACTOR(S), IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
  - CLEARING AND GRADING SHALL BE SCHEDULED SO AS TO MINIMIZE THE EXTENT OF EXPOSED AREAS AND THE LENGTH OF TIME THAT AREAS ARE EXPOSED AT ONE TIME. BUFFER AREAS OF VEGETATION SHOULD BE LEFT WHERE PRACTICAL.
  - NO GRADING TO OCCUR WITHIN 10 FEET OF PROPERTY LINES.
  - THE LENGTH AND STEEPNESS OF CLEARED SLOPES SHALL BE MINIMIZED TO REDUCE RUNOFF VELOCITIES. RUNOFF SHALL BE DIVERTED AWAY FROM CLEARED SLOPES.
  - EXCAVATING AND GRADING SHALL NOT CREATE SLOPES GREATER THAN 15%. ALL SLOPES TO BE STABILIZED WITH EROSION CONTROL PRACTICES AND VEGETATION.
  - TOP SOIL TO BE STOCKPILED AND RE-USED ON SITE AFTER EXCAVATING IS COMPLETED.
  - TEMPORARY OR PERMANENT STABILIZATION MEASURES SHOULD BE INSTALLED AT GRADED AND STRIPPED AREAS THROUGH THE USE OF TEMPORARY SEEDING AS REQUIRED.
  - SEED MIXTURES SHALL BE IN ACCORDANCE WITH SOIL CONSERVATION SERVICE RECOMMENDATIONS.
- TEMPORARY SEEDING IS AS FOLLOWS:  
 A) RYE GRASS (ANNUAL OR PERENNIAL) AT 30 LBS. PER ACRE (0.1 LB/1000 SQ. FT.)  
 B) CERTIFIED 'AROSTOCK' WINTER RYE (CEREAL RYE) AT 100 LBS PER ACRE (25 LB/500 SQ. FT.)  
 C) USE WINTER RYE IF SEEDING IN OCTOBER / NOVEMBER  
 PROVIDE MULCH (INCLUDING GRAVEL, MULCH)
- SEDIMENT SHALL BE TRAPPED ON THE SITE AND NOT PERMITTED TO ENTER ADJACENT PROPERTIES OR PUBLIC ROADS OR DRAINAGE SYSTEMS. SEDIMENT BARRIERS SHALL BE INSTALLED ALONG THE LIMITS OF DISTURBANCE PRIOR TO THE START OF CONSTRUCTION AND SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
  - PROPER MAINTENANCE OF EROSION CONTROL MEASURES IS TO BE PERFORMED AS INDICATED BY PERIODIC INSPECTION AND AFTER HEAVY OR PROLONGED STORMS. MAINTENANCE MEASURES ARE TO INCLUDE, BUT NOT LIMITED TO, CLEANING OF RECHARGE BASINS, SEDIMENT TRAPS AND DRY WELLS, CLEANING AND REPAIR OF SEDIMENT BARRIERS, REPAIR OF BERMS AND RUNOFF DIVERTERS, AND CLEANING AND REPAIR OF INLET PROTECTION DEVICES.
  - MAINTAIN DUST CONTROL MEASURES THROUGH DRY WEATHER PERIODS AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
  - UNLESS OTHERWISE DIRECTED BY THE OWNER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE NECESSARY RECORDS OF CONSTRUCTION ACTIVITIES, PREPARATION OF INSPECTION REPORTS, AND REPORTING RELEASE OF POLLUTANTS TO THE PROPER AUTHORITIES AS NECESSARY TO COMPLY WITH THE NATIONAL PERMIT. THE CONTRACTOR SHALL REPORT ANY REQUIRED MODIFICATIONS TO THE SWPPP NECESSITATED BY FIELD CONDITIONS OR CONSTRUCTION ACTIVITIES TO THE ENGINEER FOR REVISION OF THE SWPPP WHERE APPROPRIATE.



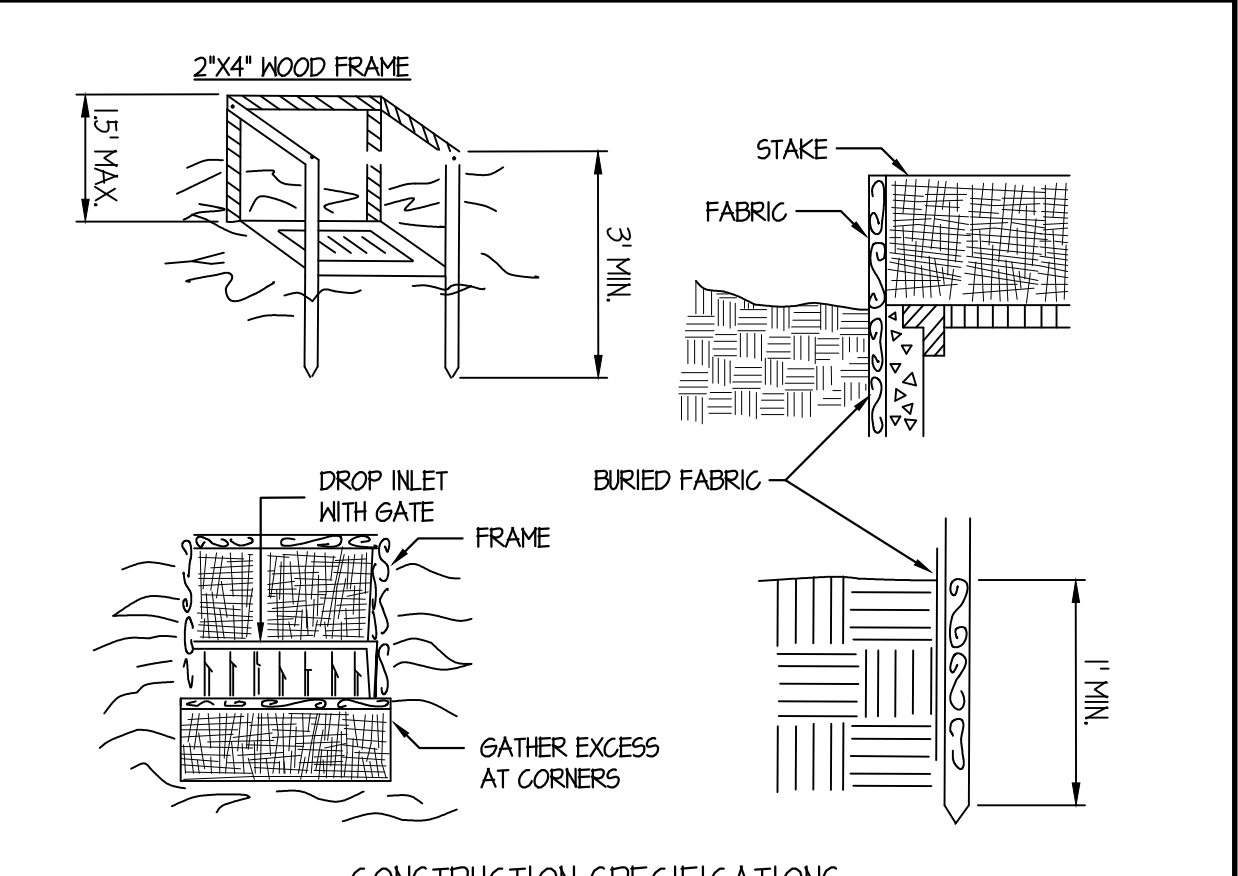
- CONSTRUCTION SPECIFICATIONS**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "I" OR "U" TYPE OR HARDWOOD.
  - FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 1/2" GAUGE, 6" MAXIMUM MESH OPENING.
  - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI LOOX, STABILIKON T140N OR APPROVED EQUIVALENT.
  - PREFABRICATED UNITS SHALL BE GEOTAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

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 NATURAL RESOURCES CONSERVATION SERVICE  
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 NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE



- CONSTRUCTION SPECIFICATIONS**
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
  - LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
  - THICKNESS - NOT LESS THAN SIX (6) INCHES.
  - WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
  - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
  - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
  - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
  - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH

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- CONSTRUCTION SPECIFICATIONS**
- FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
  - CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
  - STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
  - SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPACING GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
  - FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
  - A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY. MAXIMUM DRAINAGE AREA 1 ACRE

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- NOTES:
- LEACHING POOLS SHALL BE PRECAST CONCRETE CEMENT STRUCTURES AS MANUFACTURED BY SUFFOLK PRECAST INC. OR EQUIVALENT. SHOP DRAWINGS SHALL BE SUBMITTED TO THE TOWN ENGINEER FOR APPROVAL.
  - ALL CONCRETE CEMENT USED IN THE MANUFACTURING OF PRECAST STRUCTURES SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4000 P.S.I. IN 28 DAYS.
  - SHOP DRAWINGS OF PRECAST MANHOLES AND CATCH BASINS MUST BE SUBMITTED TO THE TOWN ENGINEER FOR APPROVAL.
  - REQUESTS FOR DEVIATIONS FROM STANDARD DRAINAGE INSTALLATIONS SHOWN MUST BE MADE IN WRITING AND MUST INCLUDE DRAINAGE CALCULATIONS.
  - ALL DRAINAGE STRUCTURES SHALL BE PLACED IN ACCEPTABLE LEACHING SOILS AS APPROVED BY THE TOWN ENGINEER IN THE EVENT POOR LEACHING MATERIAL IS ENCOUNTERED, EXCAVATION IS TO BE CONTINUED TO SUITABLE MATERIAL AND BACK FILLED AS DETAILED.
  - USE 1/2" DIA CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) HEAVY DUTY PIPE FOR INTERCONNECTION OF ON-SITE STORM WATER LEACHING POOLS
- A. HDPE PIPE SPECIFICATION (ASHTO M-294)  
 B. INSTALLATION OF HDPE SPECIFICATION (ASTM D-2321)  
 C. WATER-TIGHT JOINT TESTING SPECIFICATION (ASTM D-3212)  
 D. GASKET SPECIFICATION (ASTM F-477)

NYSDEC APPLICATION No. 1-4736-0T125/00001

**PROPOSED SITE COVERAGE DATA COMPARISON:**

Entry No.	Surface Area		Existing Area (Sq.Ft.)		Proposed Area (Sq.Ft.)		Comment
	Building Footprints / Porch Areas	Impervious	Impervious	Pervious	Impervious	Pervious	
<b>1</b>	Bus Loop		13,013		27,551		
<b>2</b>	West Drive Dumpster slab Loading area Sub-Total		5,971		1,988 144 380 524		3983 s.f. area to be landscaped or mulched 100'cd in front of dumpsr
<b>3</b>	South Drive		7,058				7,058 s.f. area to be landscaped or mulched
<b>4</b>	East Minor Loop		804				804 s.f. area to be revegetated
<b>5</b>	Parking Area and Drive @ Welcome Center H.C. Parking and Walk to Welcome Center Sub-Total		5,464		11,885 595 5,464		
<b>6</b>	Tennis Parking Area & Drive - Gravel H.C. Parking		18,837		20,684 280		
<b>Roadway and Parking Area Sub-Total:</b>			51,147 (1.17ac)		62,108 (1.43ac) 1,399 (0.03ac)		
<b>Roadway and Parking Area Total:</b>			51,147 (1.17ac)		63,507 (1.46ac)		
Entry No.	Surface Area		Existing Area (Sq.Ft.)		Proposed Area (Sq.Ft.)		Comment
	Other Impervious Areas: Playing Courts	Impervious	Impervious	Pervious	Impervious	Pervious	
<b>7</b>	Pool Deck/Tennis Ct Surface Area		12,497				Pool surface area included - 1445 sf
<b>8</b>	3 Pool Area Deck Surface				11,855		Pool surface area included - 4645 sf
<b>9</b>	7 Tennis Court Surface		37,665		37,665		No Change
<b>10</b>	Ex. Tennis Ct. to be converted to Basket Ball Ct.		7,099		5,381		2,098 s.f. area to be revegetated
<b>11</b>	Existing Basket Ball Ct.		1,952		1,952		No Change
<b>11</b>	Play Area				2,380		
<b>Other Impervious Surface Area TI:</b>			59,213 (1.36ac)		59,213 (1.36ac)		
Entry No.	Surface Area		Existing Area (Sq.Ft.)		Proposed Area (Sq.Ft.)		Comment
	Building Footprints / Porch Areas	Impervious	Impervious	Pervious	Impervious	Pervious	
<b>12</b>	Cottage No. 1 Deck		670	202	670	202	No Change
<b>13</b>	Cottage No. 2 Deck		932	318	932	318	No Change
<b>14</b>	Cottage No. 3 Deck		507	11	507	11	No Change
<b>15</b>	Cottage 4 Deck		355	85			TBR, 440 s.f. area to be landscaped or mulched
<b>16</b>	Cottage 5 Deck		358	196			TBR, 554 s.f. area to be landscaped or mulched
<b>17</b>	Cottage 6 Deck		556	40	556	40	No Change
<b>18</b>	Cottage 7 Entry Deck		419	39	419	39	No Change
<b>19</b>	Cottage 8 Entry Porch		535	58	535	58	No Change
<b>20</b>	Cottage 9 Entry Porch		483	47	483	47	No Change
<b>21</b>	Detached Deck		49		49		TBR, 119 s.f. area to be landscaped or mulched
<b>22</b>	Cottage 11 Deck		574	77	574	77	No Change
<b>23</b>	Cottage No. 12 Deck		596	314	598	314	No Change
<b>24</b>	Bldg 13 - Caretakers Cottage Deck		137	43	137	43	No Change
<b>25</b>	NEW Cottage 14 Entry Deck				562 35	152	Proposed
<b>26</b>	Dining Hall Deck		2,470	286	2,470	286	No Change
<b>27</b>	Clubhouse Deck		660	1,100	660	1,100	No Change

Entry No.	Building Footprints / Porch Areas	Existing Area (Sq.Ft.)		Proposed Area (Sq.Ft.)		Comment
		Impervious	Pervious	Impervious	Pervious	
<b>28</b>	Welcome Center - Residence Patio	1,857	407	1,857	407	No Change
<b>29</b>	Changing Sheds (Qty: 2)			380		Proposed, 190 SF ea.
<b>30</b>	Covered Lean-to (Not included in total building area)	120		0		TBR, 120 s.f. area to be landscaped or mulched
<b>31</b>	Garden Shed (Shed)	94		0		TBR, 94 s.f. area to be landscaped or mulched
<b>32</b>	Shed (Storage & Shop)	180		180		To be relocated, vacant area to be mulched
<b>33</b>	Pump House	135		0		TBR, Loc'd in bus loop area
<b>Building Footprint Area TI:</b>		11,998 (0.27ac)		11,998 (0.27ac)		
<b>Porch and Patio Area TI:</b>		757 (0.02ac)		757 (0.02ac)		
<b>Deck Area Total:</b>		3,313 (0.08ac)		3,278 (0.08ac)		

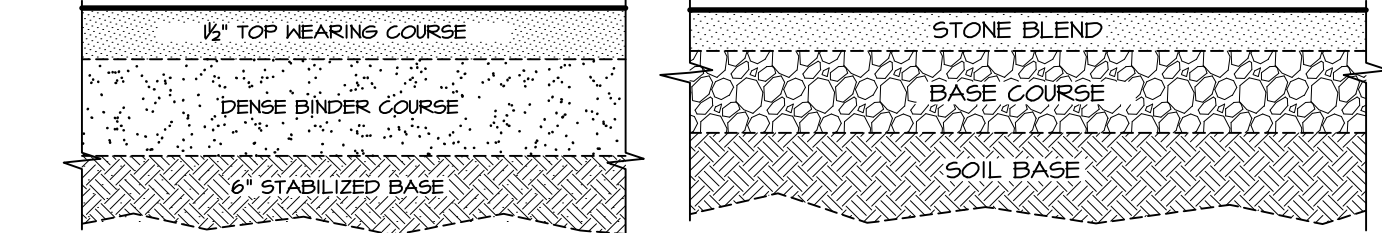
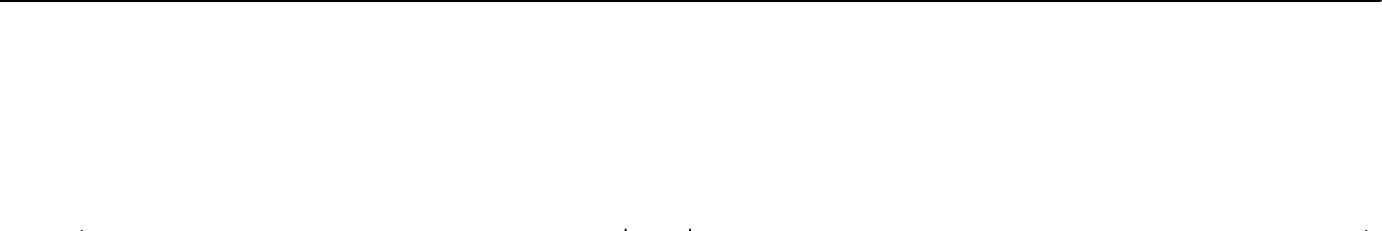
Entry No.	Natural Area	Existing Area (Sq.Ft.)		Proposed Area (Sq.Ft.)		Comment
		Impervious	Pervious	Impervious	Pervious	
<b>34</b>	Area to Remain Natural - Wooded Area	452,153		417,625		Area beyond clearing limits
<b>35</b>	Wetlands	23,292		23,292		per T.O. Shamp, Aug. 28 and 30 2007
<b>Natural Area Total:</b>		475,445 (10.91ac)		440,917 (10.12ac)		

Entry No.	Lawn / Landscaping / Re-veg / Mulch Areas and Paths	Existing Area (Sq.Ft.)		Proposed Area (Sq.Ft.)		Comment
		Impervious	Pervious	Impervious	Pervious	
<b>36</b>	Area to be Revegetated: Formerly East Minor Loop Southeast Drive Relocation Tennis Ct Prkg Drive Relocation Balance of converted Tennis Ct. Area adjacent to converted Tennis Ct. Court Sub-Total	1,975 2,099 1,738 695 9,163		2,656 2,099 1,738 695 9,163		Drive to Bus Loop
<b>37</b>	Formerly Maintenance Shop Location Formerly Maintenance Shed Location Formerly Cot #4 & Deck Location Formerly Cot #5 & Deck Location Formerly P/O West Drive Formerly South Drive Sub-Total	120 94 440 554 3,983 7,058 12,249		120 94 440 554 3,983 7,058 12,249		Area to be restored to landscaped or mulched space
<b>38</b>	Lawn / Landscaping	150,789 (3.46ac)		151,695 (3.48ac)		
<b>Lawn/Landscp/Re-Vegetation/Much Areas Total:</b>		150,789 (3.46ac)		173,007 (3.97ac)		

Entry No.	Miscellaneous Quantities	Existing Area (Sq.Ft.)		Proposed Area (Sq.Ft.)		Comment
		Impervious	Pervious	Impervious	Pervious	
<b>39</b>	Parking Count	45 spaces		70 spaces		
<b>40</b>	Area of Disturbance	277,232 (6.36 ac)		311,769 (7.16 ac)		sum of rdway/prkg, other impervious, bldg/ patio/deck, lawn/indsp, mulch & re-veg'd areas

Entry No.	Miscellaneous Quantities	Existing Area (Sq.Ft.)		Proposed Area (Sq.Ft.)		Comment
		Impervious	Pervious	Impervious	Pervious	
<b>39</b>	Parking Count	45 spaces		70 spaces		

Entry No.	Miscellaneous Quantities	Existing Area (Sq.Ft.)		Proposed Area (Sq.Ft.)		Comment
		Impervious	Pervious	Impervious	Pervious	
<b>39</b>	Parking Count	45 spaces		70 spaces		



SCDPM - TYPICAL ASPHALT PARKING AREA  
 NOT TO SCALE

GRAVEL ROADWAY SECTION  
 NOT TO SCALE

REVISIONS:

02-16-2016 REVISED PER COMMENTS IN EMAIL FROM DAVID NORMAN (NYS) TO JEFF BUTLER DATED FEB. 04, 2016

02-16-2016 REVISED BASED ON CONVERSATION WITH DAVID NORMAN FROM NYS. 02-04-2016 REVISED PER CONVERSATION BETWEEN NYS, WEA, AND BUTLER.

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STORM DRNG CALCS AND DETAILS FOR:  
 SOUTHAMPTON RACQUET CLUB AND CAMP  
 SOUTHAMPTON, N.Y.  
 SC-TM# 400-07-3-17.001

COUNTY OF SUFFOLK  
 TOWN OF SOUTHAMPTON

DATE: 01-19-2016  
 JOB No.: 100078  
 DRAWN BY: RAC  
 APPROVED BY: JTB

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