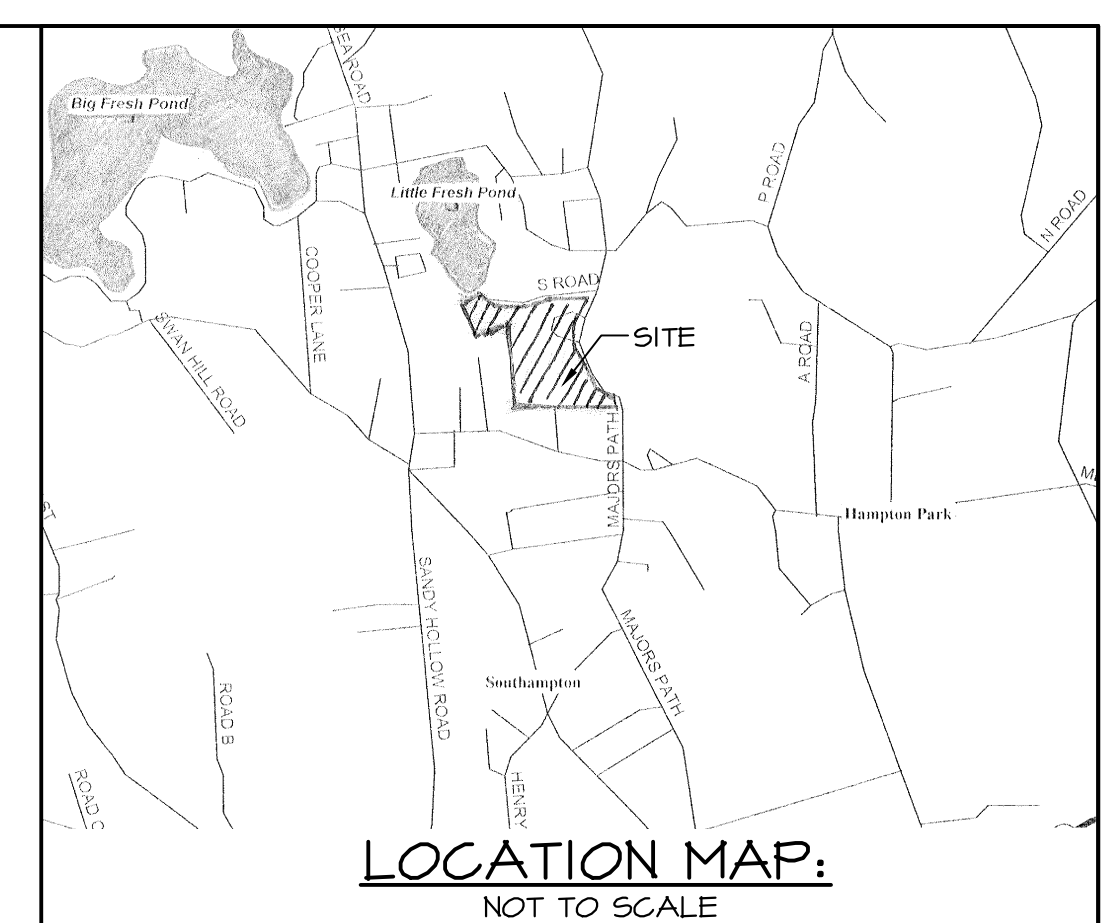


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# Appendix I



LITTLE FRESH POND ROAD



SKETCH PLAN (R-20 YIELD) FOR PROPERTY OF: SOUTHAMPTON COUNTRY DAY CAMP SITUATED AT NORTH SEA TOWN OF SOUTHAMPTON SUFFOLK COUNTY, NEW YORK S.C.T.M.# 0900-097.00-03.00-017.001 BASED ON ORIGINAL SURVEY BY: SQUIRES & HOLDEN DATED: JUNE 4, 1976

R-20 MINIMUM YARD REQUIREMENTS

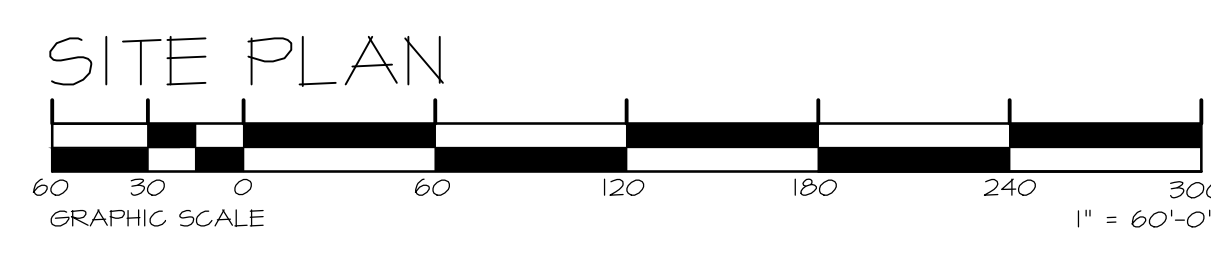
YARD	PRINCIPAL BUILDING	ACCESSORY STRUCTURE
FRONT	40'	50'
SIDE	20'	10'
SIDE + SIDE	45'	-
SIDE ABUTTING SIDE STREET OR CORNER LOT	45'	-
REAR	60'	10'

MAX. LOT COVERAGE = 20%

TOTAL SITE AREA = 752,677 SQ.FT. OPEN SPACE PROVIDED = 92,748 SQ.FT. AREA OF PAVEMENT (EXCLUDING DRIVEWAYS) = 46,047 SQ.FT.

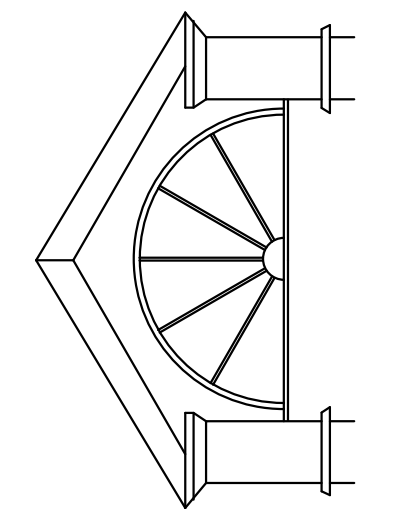
WETLANDS BOUNDARY AS FLAGGED BY THE TOWN OF SOUTHAMPTON ENVIRONMENT DIVISION AUGUST 24-30, 2007. FLAGS LOCATED BY THIS OFFICE ON NOVEMBER 2, 2007. FLAG LOCATIONS SHOWN THIS.

OPEN SPACE 92,748 SQ.FT.



Lot No.	Lot Area (s.f.)	Buildable Area (s.f.)	20% Lot Coverage (s.f.)	Allowable Max. Floor Area (s.f.)	50% Lot Clearing (s.f.)	Driveway (s.f.)	Pool (s.f.)	Tennis Court (s.f.)	Roadway (s.f.)	Total (s.f.)	Total (%)
1	23,438	5,036	4,667	9,375	11,718	420	600	0	0	6,000	0.00
2	20,830	3,903	4,125	7,206	10,315	420	600	0	0	6,000	0.00
3	22,510	5,222	4,502	9,004	11,255	420	600	0	0	6,000	0.00
4	22,545	6,553	4,509	9,018	11,272	420	600	0	0	6,000	0.00
5	69,397	29,751	13,878	27,758	34,685	420	600	7,200	0	42,000	60.00
6	20,040	5,025	4,008	8,016	10,020	420	600	0	0	6,000	0.00
7	20,040	5,025	4,008	8,016	10,020	420	600	0	0	6,000	0.00
8	20,744	5,264	4,148	8,297	10,372	420	600	0	0	6,000	0.00
9	67,558	27,698	13,511	27,022	33,777	420	600	7,200	0	42,000	60.00
10	20,064	5,036	4,012	8,025	10,032	420	600	0	0	6,000	0.00
11	20,040	5,025	4,008	8,016	10,020	420	600	0	0	6,000	0.00
12	27,148	6,173	5,429	10,859	13,674	420	600	0	0	6,000	0.00
13	20,014	3,816	4,002	7,638	10,002	420	600	0	0	6,000	0.00
14	20,041	5,025	4,008	8,016	10,020	420	600	0	0	6,000	0.00
15	20,430	4,259	4,088	8,172	10,215	420	600	0	0	6,000	0.00
16	20,040	5,025	4,008	8,016	10,020	420	600	0	0	6,000	0.00
17	20,040	5,025	4,008	8,016	10,020	420	600	0	0	6,000	0.00
18	21,354	4,290	4,270	8,541	10,677	420	600	0	0	6,000	0.00
19	21,065	5,986	4,213	8,426	10,532	420	600	0	0	6,000	0.00
20	37,253	13,821	7,450	14,901	18,628	420	600	7,200	0	42,000	60.00
21	25,082	7,209	5,018	10,038	12,548	420	600	0	0	6,000	0.00
22	23,715	6,180	4,743	9,486	11,857	420	600	0	0	6,000	0.00
<b>Total Lots (s.f.)</b>	<b>583,195</b>										
<b>Total Buildable Area (s.f.)</b>		<b>169,469</b>									
<b>Total 20% Lot Coverage (s.f.)</b>			<b>116,839</b>								
<b>Total Allowable Max. Floor Areas (s.f.)</b>				<b>231,863</b>							
<b>Total 50% Lot Clearing (s.f.)</b>					<b>291,597</b>						
<b>Total Driveway (s.f.)</b>						<b>291,597</b>					
<b>Total Pool (s.f.)</b>						<b>5,880</b>					
<b>Total (7) Tennis Court (s.f.)</b>							<b>8,400</b>				
<b>Proposed Roadway (28' &amp; Cul de Sac, s.f.)</b>								<b>14,400</b>			
<b>Open Space (s.f.)</b>	<b>92,748</b>										
<b>R.O.W. (50' with Cul de Sac, s.f.)</b>	<b>78,728</b>								<b>78,728</b>		
<b>Total Clearing (s.f.)</b>					<b>291,597</b>					<b>78,728</b>	<b>48.94%</b>
<b>Total Impervious Surface (s.f.)</b>			<b>116,839</b>			<b>5,880</b>	<b>8,400</b>	<b>14,400</b>	<b>48,047</b>	<b>181,366</b>	<b>25.42%</b>
<b>Total Site Area (s.f.)</b>	<b>752,677</b>										
<b>Total Site Area (acres)</b>	<b>17.23</b>										

REVISIONS:

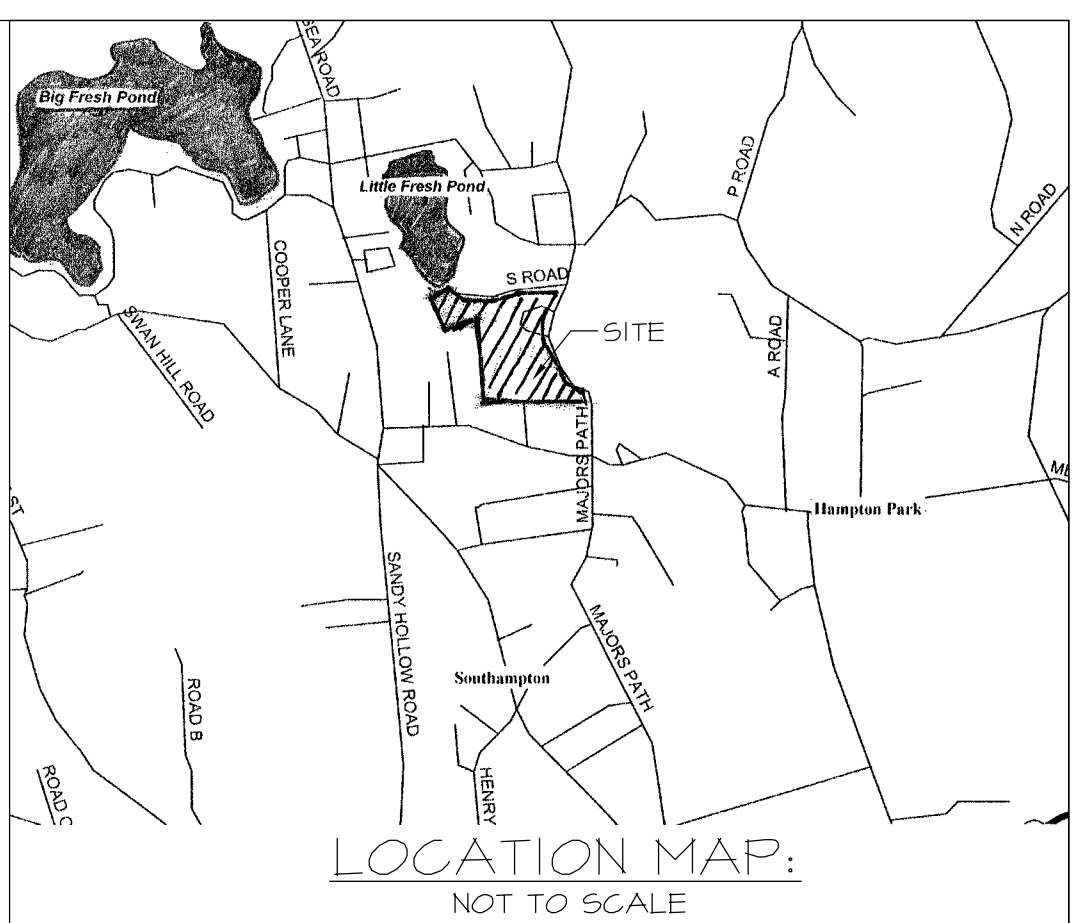
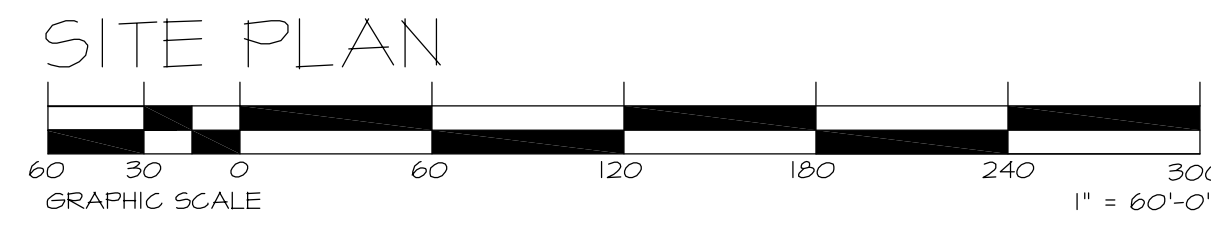
JEFFREY T. BUTLER, P.E., P.C.  
P.O. BOX 634  
SHOREHAM, NEW YORK  
TEL.: 631.208.8850 FAX: 631.271.8033

ENGINEER:  
JEFFREY T. BUTLER, P.E.

SKETCH PLAN OF:  
R-20 YIELD  
SOUTHAMPTON COUNTRY DAY CAMP  
SOUTHAMPTON, N.Y.  
S.C.T.M.# 400-97-3-17.001  
COUNTY OF SUFFOLK TOWN OF SOUTHAMPTON  
JOB No.: 10007B DRANN BY: DC  
DATE: 6/8/15 APPROVED BY: JTB



LITTLE FRESH POND ROAD



SKETCH PLAN  
 (1 ACRE YIELD)  
 FOR PROPERTY OF:  
**SOUTHAMPTON COUNTRY DAY CAMP**  
 SITUATED AT  
**NORTH SEA**  
 TOWN OF SOUTHAMPTON  
 SUFFOLK COUNTY, NEW YORK  
 S.C.T.M.# 0900-097.00-03.00-017.001  
 BASED ON ORIGINAL SURVEY BY:  
 SQUIRES & HOLDEN  
 DATED: JUNE 4, 1976

**R-20 MINIMUM YARD REQUIREMENTS**

YARD	PRINCIPAL BUILDING	ACCESSORY STRUCTURE
FRONT	40'	50'
SIDE	20'	10'
SIDE + SIDE	45'	-
SIDE ABUTTING SIDE STREET OR CORNER LOT	45'	-
REAR	60'	10'

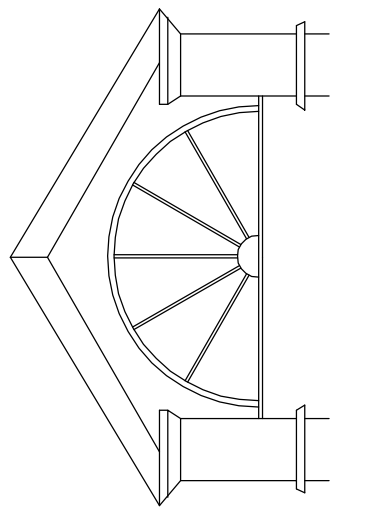
MAX. LOT COVERAGE = 20%

TOTAL SITE AREA = 752,677 SQ.FT.  
 OPEN SPACE PROVIDED = 95,101 SQ.FT.  
 AREA OF PAVEMENT (EXCLUDING DRIVEWAYS) = 27,870 SQ.FT.

Lot No.	Lot Area (s.f.)	Buildable Area (s.f.)	20% Lot Coverage (s.f.)	Allowable Max. Floor Area (s.f.)	50% Lot Clearing (s.f.)	Impervious Surface	Total (s.f.)	Total (%)
1	40,640.00	15,939.12	8,128.00	16,256.00	20,320.00	Driveway (s.f.) 1,000.00 Pool (s.f.) 800.00 Tennis Court (s.f.) 7,200.00	7,200.00	
2	40,267.00	13,269.33	8,053.40	16,106.80	20,133.50	800.00	7,200.00	
3	40,535.00	18,185.89	8,107.00	16,214.00	20,267.50	1,000.00	800.00	7,200.00
4	47,512.00	21,521.69	9,502.40	19,004.80	23,756.00	1,800.00	800.00	7,200.00
5	44,277.00	20,904.55	8,855.40	17,710.80	22,138.50	1,000.00	800.00	7,200.00
6	44,767.00	20,559.90	8,953.40	17,906.80	22,383.50	1,000.00	800.00	7,200.00
7	44,392.00	19,760.00	8,878.40	17,756.80	22,196.00	1,000.00	800.00	7,200.00
8	45,034.00	15,282.89	9,006.80	18,013.60	22,517.00	1,800.00	800.00	7,200.00
9	46,898.00	21,882.00	9,379.60	18,759.20	23,449.00	1,000.00	800.00	7,200.00
10	45,056.00	17,984.79	9,019.20	18,038.40	22,548.00	2,000.00	800.00	7,200.00
11	41,882.00	20,025.00	8,376.40	16,752.80	20,941.00	1,000.00	800.00	7,200.00
12	41,811.00	18,306.00	8,362.20	16,724.40	20,905.50	1,000.00	800.00	7,200.00
13	44,105.00	20,938.14	8,821.00	17,642.00	22,052.50	1,000.00	800.00	7,200.00
14	40,081.00	14,125.08	8,016.20	16,032.40	20,040.50	1,000.00	800.00	7,200.00
<b>Total Lots (s.f.)</b>	<b>607,297.00</b>							
<b>Total Buildable Area (s.f.)</b>		<b>258,684.38</b>						
<b>Total 20% Lot Coverage (s.f.)</b>			<b>121,459.40</b>					
<b>Total Allowable Max. Floor Areas (s.f.)</b>				<b>242,918.80</b>				
<b>Total 50% Lot Clearing (s.f.)</b>					<b>303,648.50</b>			
<b>Total Driveway (s.f.)</b>						<b>16,600.00</b>		
<b>Total Pool (s.f.)</b>							<b>11,200.00</b>	
<b>Total (7) Tennis Court (s.f.)</b>								<b>100,800.00</b>
<b>Proposed Roadway (26' &amp; Cul de Sac, s.f.)</b>								<b>27,870.00</b>
<b>Open Space (s.f.)</b>	<b>95,101.00</b>							
<b>R.O.W. (50' with Cul de sac, s.f.)</b>	<b>50,269.00</b>							
<b>Total Clearing (s.f.)</b>					<b>303,648.50</b>		<b>50,269.00</b>	<b>353,917.50</b>
<b>Total Impervious Surface (s.f.)</b>			<b>121,459.40</b>			<b>16,600.00</b>	<b>11,200.00</b>	<b>100,800.00</b>
<b>Total Site Area (s.f.)</b>	<b>752,667.00</b>							
<b>Total Site Area (acres)</b>	<b>17.28</b>							

Notes:

REVISIONS:



**JEFFREY T. BUTLER, P.E., P.C.**  
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 TEL.: 631.208.8950 FAX: 631.727.8033

ENGINEER:

JEFFREY T. BUTLER, P.E.

SKETCH PLAN OF:

ONE ACRE YIELD  
 SOUTHAMPTON COUNTRY DAY CAMP  
 SOUTHAMPTON, N.Y.  
 S.C.T.M.# 900-97-03-17.001  
 COUNTY OF SUFFOLK TOWN OF SOUTHAMPTON

JOB No.: 100078  
 DATE: FEB. 11, 2011

DRAWN BY: DAB  
 APPROVED BY: JTB

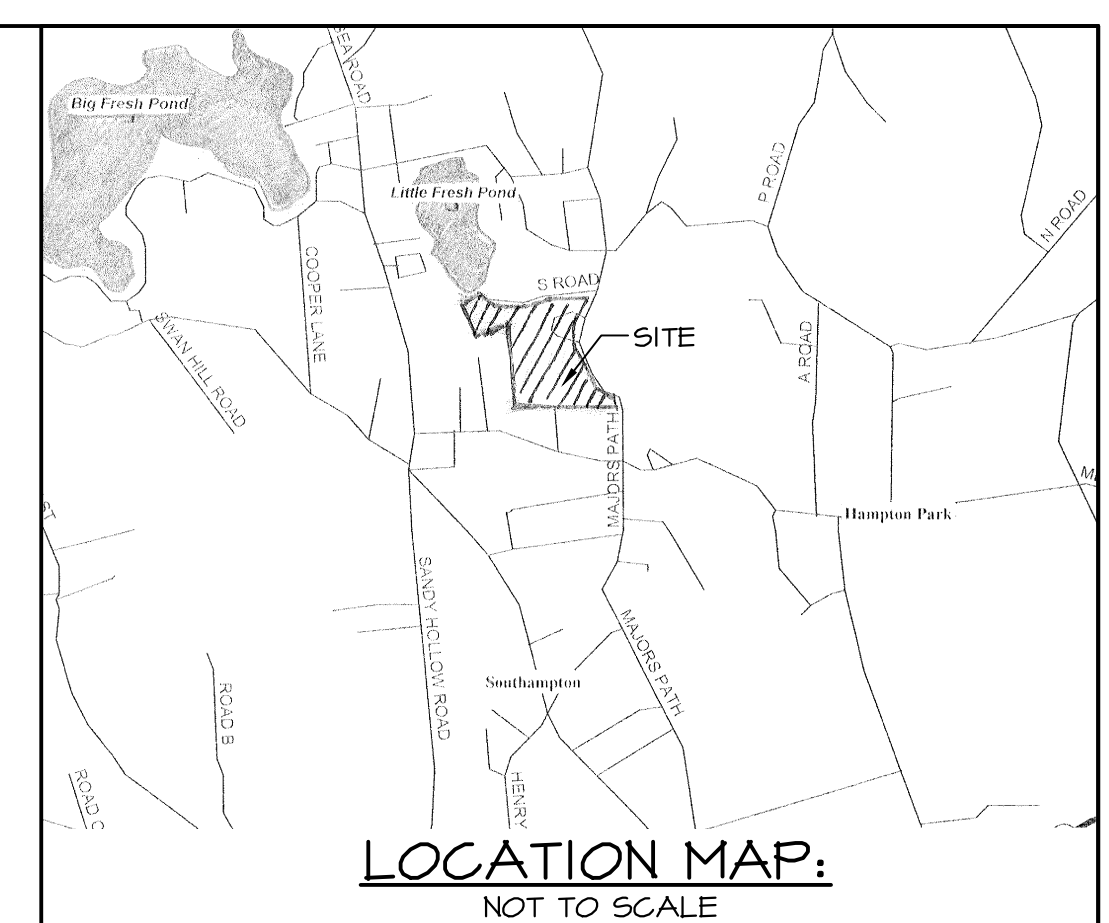
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of 1



LITTLE FRESH POND ROAD



SKETCH PLAN (25% OPEN SPACE, CLUSTERED) FOR PROPERTY OF: SOUTHAMPTON COUNTRY DAY CAMP SITUATED AT NORTH SEA TOWN OF SOUTHAMPTON SUFFOLK COUNTY, NEW YORK S.C.T.M.# 0900-097.00-03.00-017.001

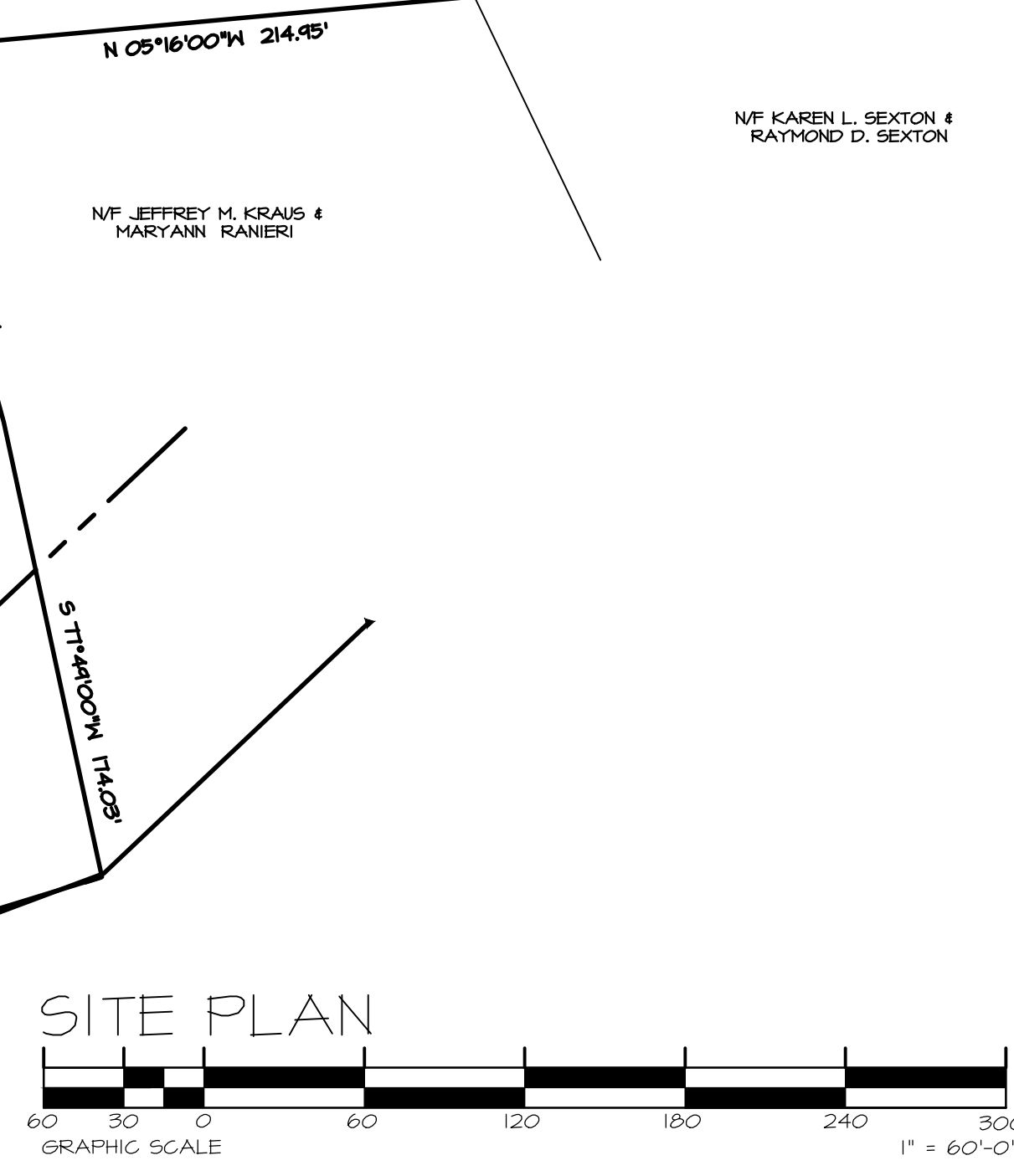
BASED ON ORIGINAL SURVEY BY: SQUIRES & HOLDEN DATED: JUNE 4, 1976

R-20 MINIMUM YARD REQUIREMENTS

Table with 3 columns: YARD, PRINCIPAL BUILDING, ACCESSORY STRUCTURE. Rows include FRONT, SIDE, SIDE + SIDE, SIDE ABUTTING SIDE STREET OR CORNER LOT, REAR. MAX. LOT COVERAGE = 20%

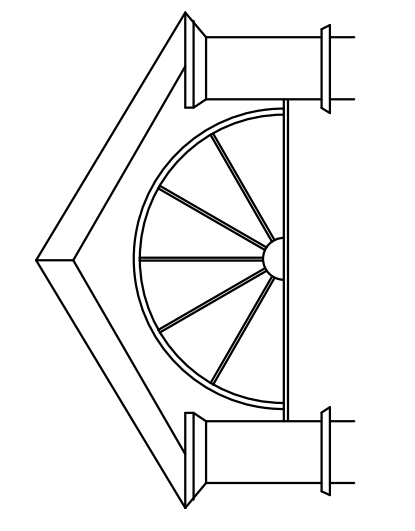
TOTAL SITE AREA = 752,677 SQ.FT. 25% OPEN SPACE = 188,170 SQ.FT. OPEN SPACE PROVIDED = 188,170 SQ.FT. AREA OF PAVEMENT (EXCLUDING DRIVEWAYS) = 46,047 SQ.FT.

WETLANDS BOUNDARY AS FLAGGED BY THE TOWN OF SOUTHAMPTON ENVIRONMENT DIVISION AUGUST 24-30, 2007. FLAGS LOCATED BY THIS OFFICE ON NOVEMBER 2, 2007. FLAG LOCATIONS SHOWN THIS: ▲



Summary table with columns: Lot No., Lot Area (s.f.), Buildable Area (s.f.), 20% Lot Coverage (s.f.), Allowable Max. Floor Area (s.f.), 50% Lot Clearing (s.f.), Impervious Surface (Driveway, Pool, Tennis Court, Roadway), Total (s.f.), Total (%).

REVISIONS: 02/14/2016 REVISED BASED ON CONVERSATION WITH DAVID NORMAN FROM VIB.



JEFFREY T. BUTLER, P.E., P.C. P.O. BOX 634 SHOREHAM, NEW YORK TEL.: 631.208.8850 FAX: 631.271.8033

ENGINEER: JEFFREY T. BUTLER, P.E.

SKETCH PLAN OF: 25% OPEN SPACE, CLUSTERED SOUTHAMPTON COUNTRY DAY CAMP SOUTHAMPTON, N.Y. COUNTY OF SUFFOLK TOWN OF SOUTHAMPTON JOB No.: 10007B DATE: 1/27/16 DRANN BY: DC APPROVED BY: JTB

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
	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 CALCULATIONS:**  
 Proposed Spaces: 70 Spaces (including 3 HC Accessible Spaces)

**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.

## 100' SETBACK PLAN

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

marshall paetzel  
LANDSCAPE ARCHITECTURE

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, 2016.03.16

**L-5**  
SHEET 5 OF 5