NELSON POPE VOORHIS
environmental • land use • planning

70 Maxess Road
Melville, NY 11747
631.427.5665

Response to Information Request

LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT SUBDIVISION PREVIOUSLY APPROVED ASSERTION OF JURISDICTION

Lewis Road, East Quogue, Town of Southampton, NY

NP&V No. 05105

Prepared For: Central Pine Barrens Joint Planning & Policy Commission
624 Old Riverhead Road
Westhampton Beach, New York 11978

DLC East Quogue and affiliates
14605 N 73rd Street
Scottsdale, AZ 85260

Prepared By: Nelson Pope Voorhis
70 Maxess Road
Melville, New York 11747
Contact: Charles J. Voorhis, Principal

Date: August 31, 2022

1.0 INTRODUCTION

The Lewis Road PRD received approval for an Assertion of Jurisdiction application from the CPBC on January 20, 2021. The proposed project was found to be consistent with the Standards and Guidelines of the Central Pine Barrens Comprehensive Land Use Plan (CPB CLUP) as reflected in that decision. Since the CPBC approval, the proposed project has been subject to small changes as a result of ongoing Town review, changes in Town drainage requirements, conforming to conditions of the Town Preliminary Subdivision approval, and establishing safe/feasible access to the subdivision. These changes are the subject of this supplemental project information.

The applicant has prepared a Final Subdivision map that is pending before the Town Planning Board. The Town Planning Board found the Final Subdivision application to be complete on August 11, 2022, and subsequently sent the plans with a referral request to the CPBC. Nelson Pope Voorhis (NPV) reached out to Commission staff to discuss the changes in project plans and the process to have the Commission recognize these changes. In response, an email was received from Judy Jakobsen, Executive Director of the CPBC that outlined nine (9) comments with requested information. This document provides a response to an information request from the Central Pine Barrens Joint Planning & Policy Commission (CPBC or Commission) staff provided in an email dated August 26, 2022. The requested information is intended to assist Commission staff in review of changes in the Lewis Road Planned Residential Development (PRD).

2.0 COMMENTS AND RESPONSES

Each comment contained in the August 26, 2022 email is stated below, followed by a response that addresses the comment and provides supplemental information in support of the proposed project.

1. *A written explanation of the current project or project description, identify changes that have occurred in the project since January 20, 2021, and the status of other permits and approvals received to date.*

   Project Description

   The proposed project is essentially the same as the project approved by the Commission on January 20, 2021. The density remains the same with 118 units, (110 single and separate lots and 8 condos), an on-site sewage treatment plant (STP), a 12-unit workforce housing rental apartment building, a golf course recreational amenity, a recreational area with tennis and basketball courts and other community buildings for the on-site residents and their guests. The proposed project continues to comply with Vegetation Clearance Limits and the Fertilizer-dependent Vegetation Limit as depicted on project plans and all applicable Standards and Guidelines of the CPB CLUP.

   The total size of the subject site has changed from 608.45 acres at the time of approval on January 20, 2021 to 607.74 acres. This is based on survey updates for properties east of The Hills South parcel including former lands of Parlato and Timperman, and final updates to road abandonments in this area.

   The changes to the planned development are minor and include revisions to drainage plans to meet the Stormwater Pollution Prevention Plan (SWPPP) and stormwater retention requirements of the Town of Southampton. The plan changes reconfigure some surface detention areas and provide additional subsurface drainage capacity. The reconfiguration of drainage was completed in consideration of the allowable clearing, and the clearing remains unchanged from the approved plan. The revised plan results in the moving of one lot (Lot 36) from the clubhouse area to be accessed from the subdivision road, and adds two drainage easements to the plan for interconnection of stormwater systems.

   The access driveway was moved approximately 500 feet to the south. The revised access location uses an easement over private land that is currently cleared. The access location remains on Lewis Road. There is no increase in traffic and the access meets all safety and design parameters.

   Approvals to Date

   The following agency approvals have been received to date:

- Town of Southampton Planning Board - Preliminary Plat approval; October 24, 2019
- Central Pine Barrens Commission –Jurisdiction Assertion approval; January 20, 2021
- Suffolk County Sewer Agency – approval of sewer district; February 8, 2021
- NYSDEC – Irrigation wells approval; April 6, 2021
- SCDHS – Article 6 Realty Subdivision approval; May 11, 2022
- SCDPW – Subdivision approval; May 11, 2022
- NYSDEC – approval to install monitoring wells prior to December 1; August 12, 2022

The only approvals that are pending at this time are Town of Southampton Final Subdivision and SWPPP approval and conformance with applicable conditions, the approval of the onsite STP and collection systems by SCDHS/SCDPW, SCDHS Article 12 approval for onsite fuel/chemical storage, and approval of the plan changes addressed above by the Commission. All of these approvals are in the final stages of review.

2. *Review of the project's conformance with Plan Standards and Guidelines*

   The proposed project continues to conform with all Plan Standards and Guidelines. None of the refinements to the plan to meet engineering requirements have any incremental impact on the conformance of the plan with the CPB CLUP Standards and Guidelines.

3. *Comparison map of the project referenced in the January 20, 2021 Commission decision (Master plan dated November 17, 2020 with current project overlay)*

   Attached is a comparison map **(Attachment A)** that illustrates all of the changes in open space that occurred since the January 20, 2021 approved plan. This plan was prepared by PW Grosser cooperatively with Nelson + Pope using plans provided by N+P. Also included is **Attachment B**, which is the CLUP Compliance Exhibit map that was provided to the Town of Southampton Planning Board to demonstrate compliance with the Vegetation Clearance Limits. The full set of plans pending before the Town Planning Board for Final Subdivision is also included as an **Attachment** at the end of this document.

   - Limits of Clearing Changes map; prepared by PW Grosser, dated 6/29/2022 **(Attachment A)**
   - CLUP Compliance Exhibit; prepared by N+P; dated 7/11/2022 **(Attachment B)**
   - Lewis Road Full Engineering Plans (Final Subdivision/Site Plan); prepared by Nelson + Pope (N+P); consisting of Drawings M-1 through M-38 and Sheets 1 through 37; last dated 7/7/2022 **(Attachment C)**

4. *Identify all changes that have occurred in the project and discuss in writing how the current project compares to the project decided by the Commission on January 20, 2021*

The project is substantially the same as the project that was approved by the Commission. The basic changes to the plan are listed below:

- As noted on the comparison map (item 3 above), very minor changes were made to the golf course areas to accommodate the necessary drainage required by the Town of Southampton. Town requirements changed since the Commission approval where 3 inches of storage is required (instead of 2"), for site plan components of the plan.
- One (1) lot was moved from the clubhouse area to an area previously planned for conservation. The lot (Lot 36) is just over 14,000 square feet (SF). The conservation area loss was offset by additional conservation on the golf course areas.
- Two 15-foot wide, drainage easements were added (one by lots 41 and 42 and the other by lots 26 and 27) through areas previously planned for conservation. The conservation area loss was offset by additional conservation on the golf course areas.
- The access road was shifted from a paper road to an easement over a property on Lewis Road approximately 500 feet farther south, as the paper road owner would not come to terms with the project sponsor. The easement runs through previously cleared area.

5. *Project phasing plans for clearing while adhering to the NLEB protection windows*

The project is in the Final Subdivision and Site Plan review process with the Town of Southampton. The public hearing for the Final Subdivision and Site Plan is September 8, 2022. The statutory requirement of the Town is to have the Planning Board render a decision within 62 days of the public hearing. As a result, approval of the project is expected in late October/early November of 2022. The clearing window for the NLEB begins December 1, 2022. The Plan is to clear the entire development area between December 1, 2022 and February 28, 2023, once the Town SWPPP and all other pre-construction, pre-clearing requirements are in place.

6. *Construction and development phasing plan updated from prior plans with the current timeline*

The construction and development phasing plan is to begin pre-construction activity in previously cleared areas in November 2022 after Town approval and after all other CPBC and other agency conditions met. The clearing of the development areas would commence December 1, 2022. The roads, infrastructure and golf course would be developed from March 1, 2023 through July 2024. Residential lots would be developed starting March 1, 2023 through 2028. Community buildings would be developed starting in May 2023 through 2028.

7. *Timeline to satisfy the conditions of the January 20, 2021 Commission decision*

The following provides a timeline/summary of conditions, approvals and mechanisms to satisfy the conditions of the January 20, 2021 Commission decision:

Other Agency Approvals and Permit Requirements

- Condition 1: Article 6 approval from the SCDHS was received on May 11, 2022.
- Condition 2: The Sewage Treatment plant and conveyance system design approval is expected in October 2022.
- Condition 3: Article 7 and 12 approvals are expected September 2022.
- Condition 4: Town SWPPP approval is expected September 2022.
- Condition 5: NYSDEC approval of the SWPPP is expected in September 2022.
- Condition 6: NYSDEC has already approved the onsite irrigation wells.

Open Space Protection and Natural Resources

- Condition 1: No more than 171.93 acres will be cleared and developed per the attached N+P, M-1 plan, dated 07/07/2022.
- Condition 2: Approximately 203 acres are being dedicated to the Town of Southampton and 4 acres are being dedicated to the SCWA for a future public well site.
- Condition 3: At least 230 acres will be protected by the Hills HOA.
- Condition 4: Covenants and/or Conservation Easements will be provided to the Town and CPBC to protect 437 acres of open space - with 203 of those acres protected by the Town once is accepts the projects' offer of dedication.
- Condition 10: A recording instrument (covenant, etc.) to meet condition 10 of the 1/20/2021 approval will be provided to the Commission.
- Condition 11: The project applicant has submitted the final groundwater monitoring protocols to the Town which would be included in the referral from the Final Plat to the Commission.

All covenants will be provided by October 2022.

8. *Review the Commission's January 20, 2021 decision and indicate any changes or updates that may be necessary including requirements to satisfy conditions*

The Commission's January 20, 2021 decision has been reviewed. No additional requirements are needed based on the minimal project refinements described herein. The applicant would like to discuss several items related to the conditions, including:

a. Sequence/methods for installation of snow fence, silt fence
b. Mechanism to address sequence of project work and NLEB protection
c. Sequence for monitoring well installation for baseline groundwater data
d. Review of the Revegetation Plan required pursuant to the Order on Consent
e. Review of conditions of approval to ensure conditions are met
f. Preparation and filing of Covenants and/or Conservation Easements

The applicant requests a meeting to discuss these items.

9. *Any additional or timely requests the applicant may have involving revegetation pursuant to the violation, well installation, clearing limits, fencing inspection, etc.*

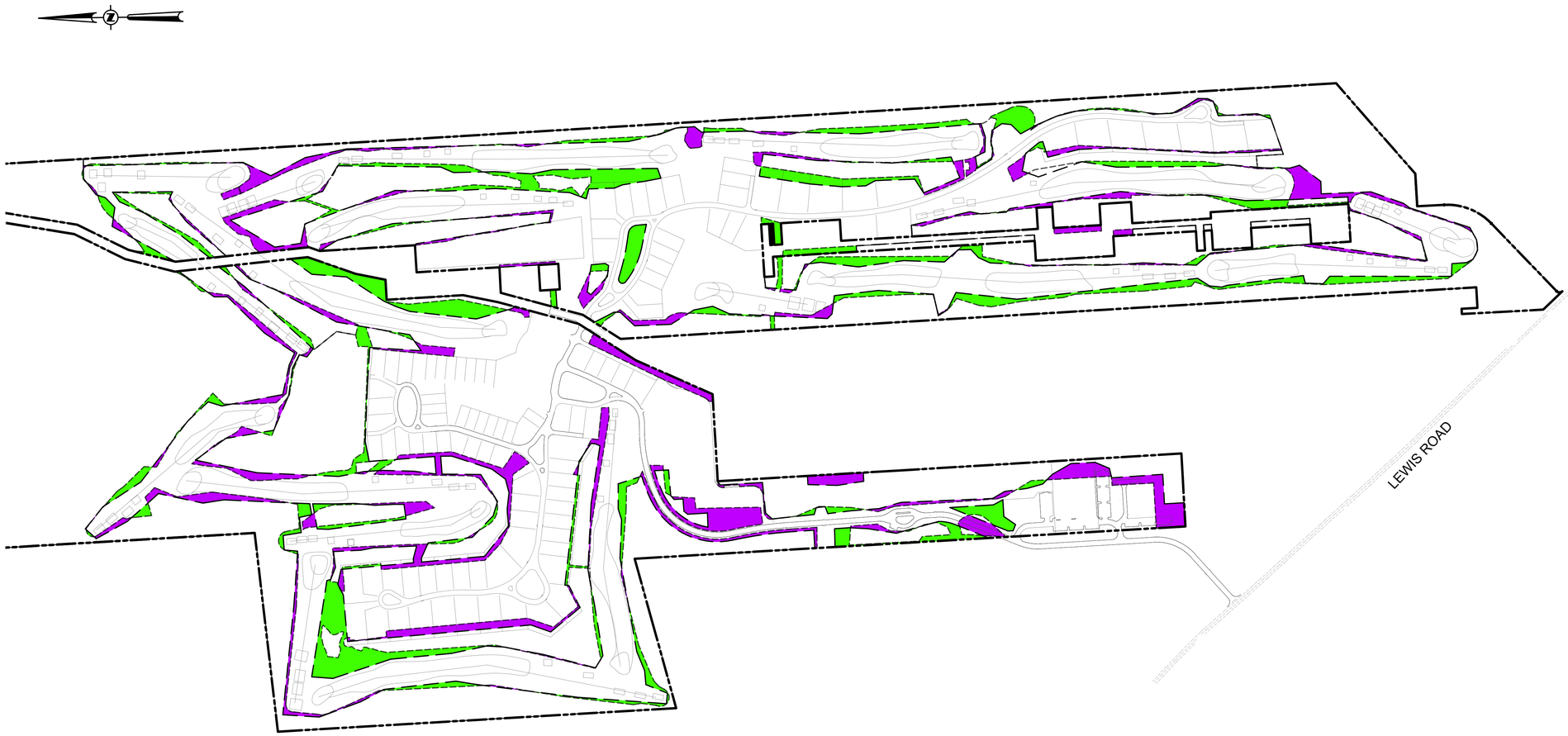
The NYSDEC has approved the installation of monitoring wells prior to December 1, based on an approved plan. Less than 3 acres of clearing is required to access and install the monitoring wells. The applicant is working with Town Staff to obtain SWPPP approval for this work. The applicant would like to obtain CPBC approval to install the wells. The applicant would also like to discuss the revegetation plan from the Order on Consent so CPBC approval is obtained to revegetate the 0.16 acres, this Fall. We would appreciate a meeting with CPBC Staff as soon as possible to discuss the items noted in Comments 8 and 9 above.

3.0 SUMMARY AND CONCLUSION

This document provides supplemental information for review by Commission staff in connection with minor changes to the Lewis Road PRD that received Commission approval for an Assertion of Jurisdiction project on January 20, 2021. This document provides a response to all comments contained in the Commission staff email of August 26, 2022. The changes to the project are minor and are outlined herein. There are several items for discussion that would benefit from a meeting between the applicant and Commission staff. The goal of the applicant is to obtain an updated decision to recognize the changes in the proposed project since the CPBC approval, and to comply with all conditions of the approval. A meeting is requested to determine the process to recognize these changes and to discuss items outlined in Comments 8 and 9 above. The applicant looks forward to working cooperatively with the Commission to complete this process.

ATTACHMENTS

ATTACHMENT A
LIMITS OF CLEARING CHANGES
PW Grosser; 6/29/2022



SCALE: 1" = 300'

0 300 600

LEGEND

- PROPERTY LINE
- 2020 PROPOSED CLEARING LIMITS - PREVIOUSLY APPROVED
- 2022 PROPOSED CLEARING LIMITS
- ADDITIONAL CONSERVATION
- ADDITIONAL CLEARING

ACREAGE OF ADDITIONAL CLEARING	ACREAGE OF ADDITIONAL CONSERVATION
15.44	16.36

DIFFERENCE IN CLEARING LIMITS (2020 - 2022) = 0.92 ACRES

PWGC

CLIENT DRIVEN SOLUTIONS

P.W. GROSSER CONSULTING ENGINEER & HYDROGEOLOGIST, P.C.

630 Johnson Avenue, • Suite 7
Bohemia • NY • 11716-2618
Phone: (631) 589-6353 • Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

CONSULTANTS

Number	Revision Description	Revision Date
7		
6		
5		
4		
3		
2		
1		

Designed By: --	Date Submitted: --
Drawn By: HS	Date Created: 06/29/2022
Approved By: --	Scale: AS SHOWN

Client:

DISCOVERY LAND COMPANY
14605 NORTH 73RD ST.
SCOTTSDALE, ARIZONA 85260

Project:

LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT

Project Address:

EAST QUOGUE, TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK

County Tax Map Number:

Contract Number:

Regulatory Reference Number:

Title of Drawing:

LIMITS OF CLEARING CHANGES

Drawing Number:

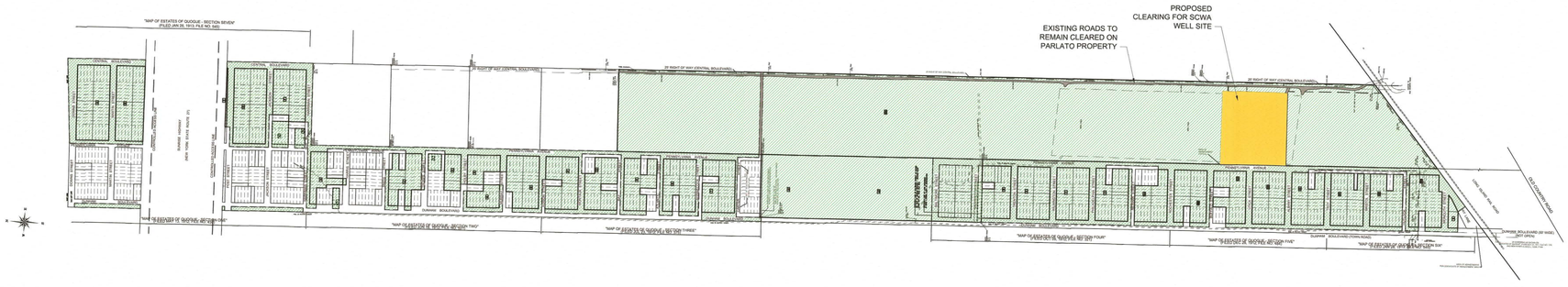
Sheet 1 of 1

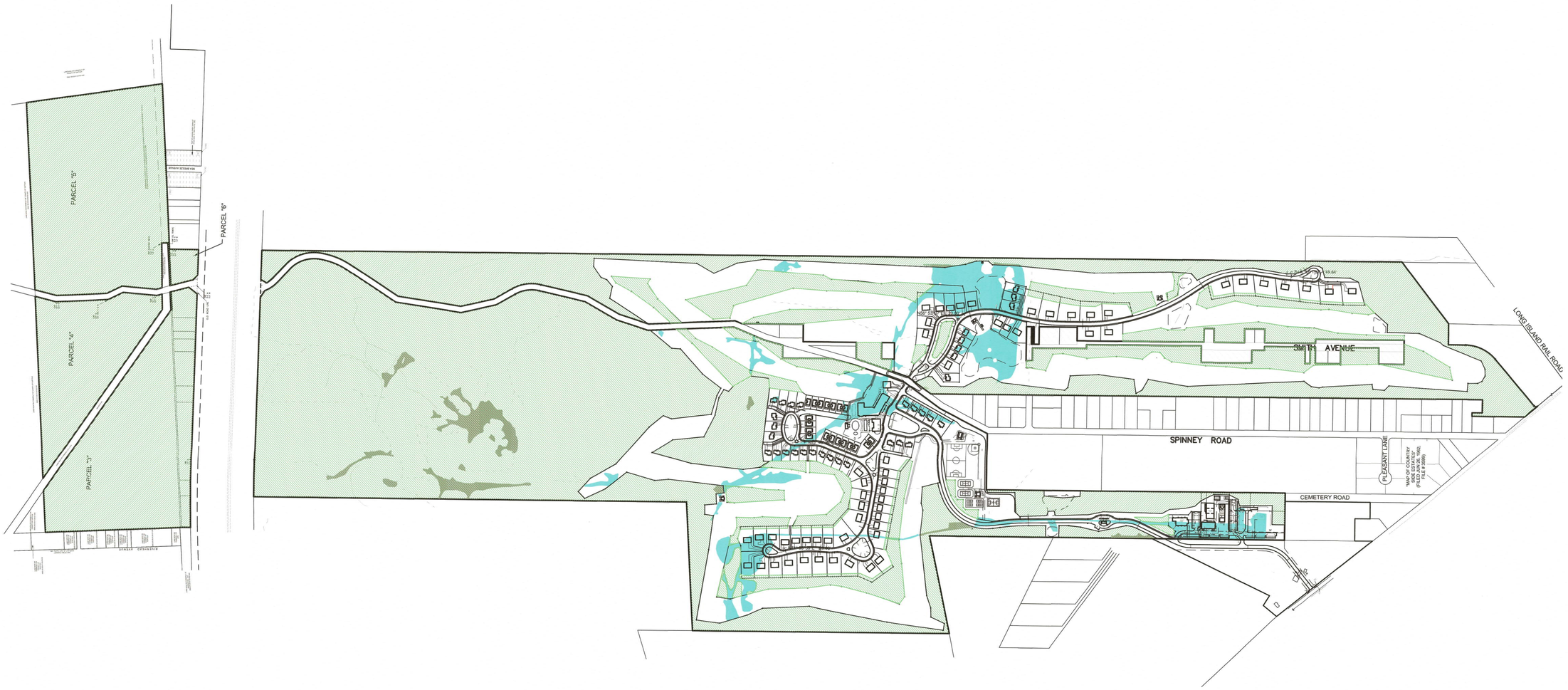
PWGC Project Number: **DLC1901**

Unauthorized alteration or addition to this drawing and related documents is a violation of Section 7209 of the New York State Education Law

PWGC FILE NAME: J:\Projects A-D\DLC1901 - Lewis Road PRD Irrigation Wells\CAD\Clearing Limits Changes\DLC_ClearingLimitsChanges_06-29-2022.dwg (Ron Chumpel)
PLOT DATE/TIME: Jun 29, 2022 2:53pm By: rchumpel

ATTACHMENT B
CLUP COMPLIANCE EXHIBIT
Nelson + Pope; 7/11/2022





TOTAL AREAS

AREA OF SITE SOUTH OF SUNRISE HIGHWAY:
(61.26 KRACKE) + (339.42 HILLS SOUTH) = 400.68 ACRES
AREA NORTH OF SUNRISE HIGHWAY: 87.62 ACRES
AREA OF PARLATO / TIMPERMAN PROPERTY: 119.44 ACRES
TOTAL AREA: 607.74 ACRES*

* TOTAL AREA INCREASED DUE TO THE ADDITION OF THE ABANDONMENT OF PART OF SMITH ROAD AND ELIMINATION OF GORE ON AREA NORTH OF SUNRISE HIGHWAY

LEGEND

- NATURAL VEGETATION TO REMAIN (OUTSIDE DEVELOPMENT) = 392.32 AC
- NATURAL VEGETATION TO REMAIN (INSIDE DEVELOPMENT) = 43.71 AC
- EXISTING CLEARED AREA (OUTSIDE DEVELOPMENT) = 4.63 AC
- EXISTING CLEARING FOR ROADS ON PARLATO PROPERTY = 1.4 AC
- PROPOSED CLEARING FOR SCWA WELL SITE = 4.0 AC
- EXISTING CLEARED AREA (INSIDE DEVELOPMENT) = 21.47 AC
- NATURAL VEGETATION TO BE CLEARED (INSIDE DEVELOPMENT) = 140.21 AC

CLUP COMPLIANCE CALCULATIONS

MAXIMUM CLEARED AREA ON SITE: 28.26 %

TOTAL SITE: 607.74 AC.
MAXIMUM CLEARING OF SITE: 607.74 X 0.2826 = 171.75 AC.
EXISTING CLEARED AREA (OUTSIDE & INSIDE DEVELOPMENT) = 4.63 AC + 1.4 AC + 21.47 AC = 27.50 AC
TOTAL SITE CLEARED = 27.50 AC + 140.21 AC = 167.71 AC < 171.75 AC

NOTE:
BOUNDARY AND EXISTING CLEARING LIMITS FROM "SURVEY OF EXISTING CLEARING LIMITS" PREPARED BY NELSON AND POPE DATED JULY 6, 2022.

SCALE: 1" = 300'
0 150 300 600

APPLICANT:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

NO.	DATE:	REVISIONS:	BY:
1.	7/11/2022	REVISED PER TOWN COMMENTS	EG

CLUP (CENTRAL PINE BARRENS COMPREHENSIVE LAND USE PLAN) COMPLIANCE EXHIBIT
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

STATE OF NEW YORK · MATTHEW D. LA PIETRA · 50065 · LICENSED LAND SURVEYOR

NELSON+POPE
engineers • architects • surveyors
70 Maness Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.:	05105
DRAWN BY:	JRW
CHECKED BY:	LB
DATE:	6-22-22
SCALE:	1" = 300'
FILE NO.:	-
CADD:	05105 EXHIBIT.DWG
DRAWING NO.:	A-101
SHEET NO.:	1 OF 1

ATTACHMENT C
FULL ENGINEERING PLANS
Nelson + Pope; 7/7/2022

SURVEYOR:

WE HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY US ON SEPTEMBER 05, 2014 AND UPDATED JULY 07, 2021 AND CONCRETE MONUMENTS ARE PROPOSED TO BE SET AS SHOWN.

THIS IS TO CERTIFY THAT ALL LOTS AND PARCELS SHOWN ON THIS PLAT COMPLY WITH THE REQUIREMENTS OF THE TOWN OF SOUTHAMPTON ZONING LAW EXCEPT AS MODIFIED BY THE PLANNING BOARD PURSUANT TO SECTION 278 OF THE TOWN LAW AND CHAPTER 247 OF THE TOWN CODE. SUCH MODIFICATIONS OF THE APPLICABLE PROVISIONS OF THE ZONING LAW, AS NOTED HEREON, HAVE BEEN DEDICATED SIMULTANEOUSLY WITH THE APPROVAL OF THIS PLAT.

STATE OF NEW YORK — GREGORY DAVID PETERMAN — No. 050213 — LICENSED LAND SURVEYOR

07/24/2022

GREGORY PETERMAN P.L.S. No. 50213

ENGINEER:

I HEREBY CERTIFY THAT THE WATER SUPPLY(S) AND/OR SEWAGE DISPOSAL SYSTEM(S) FOR THIS PROJECT WERE DESIGNED BY ME OR UNDER MY DIRECTION. BASED UPON A CAREFUL AND THOROUGH STUDY OF THE SOIL, SITE AND GROUNDWATER CONDITIONS, ALL LOTS, AS PROPOSED, CONFORM TO THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES CONSTRUCTION STANDARDS IN EFFECT AS OF THIS DATE.

STATE OF NEW YORK — BRYAN ANDREW GROGAN — 092523 — LICENSED PROFESSIONAL ENGINEER

Bryan Grogan — 7-26-2022

BRYAN ANDREW GROGAN P.E. No. 092523 — DATE

TOWN OF SOUTHAMPTON:

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN APPROVED BY THE PLANNING BOARD OF THE TOWN OF SOUTHAMPTON BY RESOLUTION DATED:

CHAIRMAN OR SECRETARY — DATE

TABLE OF LOT MODIFICATIONS

LOT NUMBER	AREA (SQ.FT.)	FRONT YARD	SIDE YARD (MIN/TOTAL)	REAR YARD	LOT FRONTAGE	LOT WIDTH (MIN)	(% MAX) LOT COVERAGE	CLEARING (MAX SF)	PERCENT PROP. CLEARING	EXIST. CLEARED AREA (SF)
1	11,743	20	7.5 / 17.5	29	98.56	75.79	40	11,743	100.00 %	0
2	9,725	20	7.5 / 15	20	74.00	74.00	45	9,725	100.00 %	0
3	10,712	20	7.5 / 15	-	280.04	73.51	45	10,712	100.00 %	0
4	25,042	20	7.5 / 15	30	279.08	120.23	30	20,776	82.96 %	0
5	11,711	30	7.5 / 15	30	70.49	70.00	40	10,311	88.05 %	0
6	11,299	30	7.5 / 15	30	70.11	70.00	40	9,899	87.61 %	0
7	11,200	20	7.5 / 15	30	70.00	76.50	40	9,800	87.50 %	0
8	11,200	20	7.5 / 15	30	70.00	70.00	40	9,800	87.50 %	0
9	11,200	20	7.5 / 15	30	70.00	70.00	40	9,800	87.50 %	0
10	11,200	20	7.5 / 15	30	70.00	70.00	40	9,800	87.50 %	0
11	11,403	20	7.5 / 15	30	70.29	70.00	40	10,003	87.72 %	0
12	19,921	20	12.5 / 25	30	160.94	159.24	35	17,065	85.66 %	1,896
13	21,106	20	12.5 / 27.5	20	98.00	116.20	30	19,155	90.76 %	0
14	24,055	20	12.5 / 25	20	109.31	129.76	30	18,986	78.93 %	0
15	20,737	20	12.5 / 25	20	144.80	144.72	30	18,137	87.46 %	0
16	20,941	20	12.5 / 25	20	111.82	111.61	30	18,701	90.30 %	0
17	22,878	20	12.5 / 25	20	118.85	118.40	30	20,518	89.68 %	0
18	23,149	20	12.5 / 25	20	118.24	118.00	30	20,789	89.81 %	0
19	21,446	20	12.5 / 25	20	120.19	118.00	30	19,086	89.00 %	0
20	16,975	20	12.5 / 25	20	106.58	105.50	35	14,865	87.57 %	0
21	19,890	20	12.5 / 25	20	50.97	90.22	30	17,600	88.48 %	6,482
22	23,891	20	12.5 / 25	20	26.28	31.03	30	21,851	91.45 %	21,287
23	23,907	20	12.5 / 27.5	20	26.26	31.08	30	21,867	91.46 %	12,390
24	16,288	20	10 / 20	20	43.78	80.82	35	14,248	87.47 %	9,581
25	15,605	20	10 / 20	20	116.29	102.00	35	13,565	86.93 %	3,470
26	16,039	20	10 / 20	20	88.12	85.00	35	14,761	92.03 %	539
27	15,021	20	10 / 20	20	85.70	85.00	35	13,065	86.98 %	515
28	14,490	20	10 / 20	20	85.06	85.00	35	11,940	82.40 %	900
29	14,690	20	10 / 20	20	85.25	85.00	35	12,140	82.64 %	1,100
30	15,283	20	10 / 20	20	85.23	85.00	35	12,733	83.31 %	1,057
31	27,416	20	7.5 / 15	20	205.32	192.34	30	25,355	92.48 %	1,897
32	26,893	20	10 / 20	20	213.43	200.19	30	24,633	91.60 %	56
33	13,175	20	10 / 20	20	85.00	85.00	35	11,951	91.71 %	0
34	13,024	20	10 / 20	20	84.03	84.03	35	13,024	100.00 %	0
35	14,356	20	10 / 20	20	135.85	124.11	35	14,356	100.00 %	0
36	14,159	20	7.5 / 15	20	150.10	135.29	35	14,159	100.00 %	0
37	11,615	20	7.5 / 15	20	101.75	94.23	40	11,615	100.00 %	0
38	8,400	20	7.5 / 15	20	70.00	70.00	45	8,400	100.00 %	0
39	8,400	20	7.5 / 15	20	70.00	70.00	45	8,400	100.00 %	0
40	8,804	20	7.5 / 15	20	96.77	89.17	45	8,804	100.00 %	0
41	8,533	20	7.5 / 15	20	70.11	70.00	45	8,533	100.00 %	0
42	8,400	20	7.5 / 15	15	70.00	70.00	45	8,400	100.00 %	0
43	8,470	20	7.5 / 15	15	70.73	70.00	45	8,470	100.00 %	0
44	10,312	20	7.5 / 15	15	64.43	85.62	45	10,312	100.00 %	0
45	10,860	20	7.5 / 15	15	70.07	76.40	45	10,860	100.00 %	0
46	12,518	20	7.5 / 15	15	10.00	70.00	45	12,518	100.00 %	0
47	11,336	20	7.5 / 15	20	52.88	61.79	40	11,336	100.00 %	0
48	10,793	20	7.5 / 15	10	82.81	82.22	40	10,793	100.00 %	0
49	11,499	20	7.5 / 15	20	49.06	60.58	40	11,499	100.00 %	0
50	13,887	20	7.5 / 15	30	10.04	70.00	40	13,887	100.00 %	1,504
51	12,147	20	7.5 / 15	30	10.31	70.00	40	12,147	100.00 %	0
52	11,473	20	7.5 / 15	30	69.16	69.53	40	11,473	100.00 %	0
53	10,059	20	7.5 / 15	20	80.15	70.47	40	10,059	100.00 %	0
54	5,387	20	7.5 / 15	20	50.91	50.00	45	5,386	100.00 %	0
55	5,250	20	7.5 / 15	20	50.00	50.00	45	5,250	100.00 %	0
56	5,250	20	7.5 / 15	20	50.00	50.00	45	5,250	100.00 %	0
57	5,250	20	7.5 / 15	20	50.00	50.00	45	5,250	100.00 %	0
58	5,250	20	7.5 / 15	20	50.00	50.00	45	5,250	100.00 %	0
59	5,250	20	7.5 / 15	20	50.00	50.00	45	5,250	100.00 %	44
60	5,250	20	7.5 / 15	20	50.00	50.00	45	5,250	100.00 %	3,159
61	6,403	10	7.5 / 15	20	170.66	53.68	45	6,402	100.00 %	0
62	6,102	20	7.5 / 15	20	50.44	50.00	45	6,102	100.00 %	0
63	6,125	20	7.5 / 15	20	50.55	50.00	45	6,125	100.00 %	0
64	6,991	20	10 / 20	15	169.63	50.00	45	6,991	100.00 %	2,015
65	5,138	20	7.5 / 15	15	50.19	50.00	45	5,138	100.00 %	100
66	5,090	20	7.5 / 15	15	50.00	50.00	45	5,090	100.00 %	0
67	5,090	20	7.5 / 15	15	50.00	50.00	45	5,090	100.00 %	0
68	5,090	20	7.5 / 15	15	50.00	50.00	45	5,090	100.00 %	0
69	5,090	20	7.5 / 15	15	50.00	50.00	45	5,090	100.00 %	0
70	5,090	20	7.5 / 15	15	50.00	50.00	45	5,090	100.00 %	0
71	11,313	20	7.5 / 15	20	177.06	143.16	45	11,313	100.00 %	0
72	5,052	20	7.5 / 15	15	50.05	50.00	45	5,052	100.00 %	0
73	10,637	20	7.5 / 15	10	283.77	93.09	40	10,637	100.00 %	6,610
74	8,161	20	7.5 / 15	15	144.06	72.04	45	8,161	100.00 %	4,378
75	8,476	20	7.5 / 15	15	150.02	75.01	45	8,476	100.00 %	4,405
76	8,859	20	7.5 / 15	15	153.24	76.62	45	8,659	100.00 %	3,548
77	14,906	20	7.5 / 15	15	244.05	116.36	35	14,905	100.00 %	3,487
78	12,877	20	7.5 / 15	20	40.05	40.04	45	12,877	100.00 %	0
79	15,289	20	10 / 20	20	93.19	102.86	35	15,289	100.00 %	0
80	8,538	20	7.5 / 15	20	70.19	70.00	45	8,538	100.00 %	38
81	8,638	20	7.5 / 15	20	70.41	70.00	45	8,638	100.00 %	3,542
82	9,474	20	7.5 / 15	20	71.72	70.00	45	9,474	100.00 %	4,898
83	10,470	20	7.5 / 15	20	70.88	70.00	40	10,470	100.00 %	4,601
84	15,636	20	10 / 20	30	135.60	118.33	35	15,636	100.00 %	0
85	13,802	20	10 / 20	30	74.47	100.00	35	13,802	100.00 %	0
86	25,829	20	7.5 / 15	30	30.12	30.00	30	20,204	78.22 %	6,102
87	14,519	20	10 / 20	30	51.66	68.85	35	12,946	89.17 %	5,022
88	14,149	20	10 / 20	30	83.90	83.40	35	13,726	97.01 %	10,867
89	14,052	20	10 / 20	30	88.87	85.60	35	14,052	100.00 %	13,334
90	14,223	20	10 / 20	30	95.73	95.43	35	14,223	100.00 %	14,223
91	11,188	20	10 / 20	30	104.04	98.68	40	11,188	100.00 %	1,861
92	11,777	20	10 / 20	30	84.90	80.39	40	11,777	100.00 %	5,859
93	20,219	20	12.5 / 25	20	73.91	85.20	30	20,219	100.00 %	9,490
94	21,147	20	15 / 30	15	190.05	194.88	30	21,147	100.00 %	0
95	22,875	20	15 / 30	15	177.22	175.13	30	22,875	100.00 %	0
96	27,505	30	20 / 40	20	204.07	200.85	30	18,144	65.97 %	0
97	27,118	30	20 / 40	20	167.05	166.54	30	22,860	84.30 %	0
98	27,532	30	20 / 40	20	175.59	175.69	30	23,172	84.16 %	0
99	27,792	30	20 / 40	20	179.35	179.06	30	23,303	83.85 %	0
100	26,790	30	20 / 40	20	163.70	163.05	30	22,665	84.60 %	0
101	30,407	50	20 / 40	20	10.13	68.39	30	25,991	85.48 %	0
102	30,059	20	20 / 40	20	10.01	183.59	30	25,844	85.98 %	0
103	29,469	20	20 / 40	40	242.12	237.94	30	19,614	66.56 %	0
104	27,258	20	20 / 40	40	181.07	179.31	30	21,134	77.53 %	0
105	29,937	20	20 / 40	43.2	177.98	174.62	30	22,683	75.77 %	0
106	29,833	20	20 / 40	50	153.07	150.87	30	22,802	76.18 %	0
107	30,858	20	20 / 40	50	143.81	143.76	30	24,978	80.94 %	1,654
108	12,933	20	20 / 40	7.5	144.68	90.52	40	12,931	100.00 %	12,933
109	11,693	20	7.5 / 15	20	10.01	70.01	40	11,693	100.00 %	11,694
110	13,075	20	7.5 / 15	20	10.01	70.01	40	13,075	100.00%	8,648
REC. 1 (111)*	171,006	-	-	-	-	-	-	171,006	100.00 %	74,770
ENTRY (112)*	328,592	-	-	-	-	-	-	69,721	21.22%	5,040
REC. 2 (113)*	273,788	-	-	-	-	-	-	273,788	100.00%	2,503
REC 3 (114)*	264,636	-	-	-	-	-	-	264,636	100.00%	44,842
REC 4 (115)*	1,329,150	-	-	-	-	-	-	1,329,150	100.00%	93,253
REC 5 (116)*	1,289,781	-	-	-	-	-	-	1,289,781	100.00%	147,892
REC 6 (117)*	1,168,713	-	-	-	-	-	-	1,168,713	100.00%	97,782
O.S. 1 (118)*	5,785,019	-	-	-	-	-	-	0	0.00 %	205,709
STP (142)*	167,445	-	-	-	-	-	-	0	0.00 %	7,803
O.S. 3 (120)*	53,390	-	-	-	-	-	-	0	0.00 %	0
O.S. 4 (121)*	259,799	-	-	-	-	-	-	0	0.00 %	17,114
O.S. 5 (122)*	92,173	-	-	-	-	-	-	0	0.00 %	0
O.S. 6 (123)*	38,982	-	-	-	-	-	-	0	0.00 %	800
O.S. 7 (124)*	76,737	-	-	-	-	-	-	0	0.00 %	1,291
O.S. 8 (125)*	459,956	-	-	-	-	-	-	0	0.00 %	3,738
O.S. 9 (126)*	48,120	-	-	-	-	-	-	0	0.00 %	1,117
O.S. 10 (127)*	71,304	-	-	-	-	-	-	0	0.00 %	0

TABLE OF LOT MODIFICATIONS

LOT NUMBER	AREA (SQ.FT.)	FRONT YARD	SIDE YARD (MIN/TOTAL)	REAR YARD	LOT FRONTAGE	LOT WIDTH (MIN)	(% MAX) LOT COVERAGE	CLEARING (MAX SF)	PERCENT PROP. CLEARING	EXIST. CLEARED AREA (SF)
O.S. 11	311,725	-	-	-	-	-	-	0	0.00 %	33,570
(128)*										
O.S. 12	10,587	-	-	-	-	-	-	0	0.00 %	0
(129)*										
O.S. 13	20,582	-	-	-	-	-	-	0	0.00 %	0
(130)*										
O.S. 14	86,534	-	-	-	-	-	-	0	0.00 %	0
(131)*										
O.S. 15	190,577	-	-	-	-	-	-	0	0.00 %	0
(132)*										
O.S. 16	62,619	-	-	-	-	-	-	0	0.00 %	0
(133)*										
O.S. 17	274,997	-	-	-	-	-	-	0	0.00 %	0
(134)*										
O.S. 18	18,491	-	-	-	-	-	-	0	0.00 %	0
(135)*										
O.S. 19	55,405	-	-	-	-	-	-	0	0.00 %	8,659
(136)*										
O.S. 20	6,429	-	-	-	-	-	-	0	0.00 %	0
(137)*										
ROAD 1 (138)*	436,617	-	-	-	-	-	-	436,586	100.00 %	47,934
ROAD 2 (139)*	260,772	-	-	-	-	-	-	200,185	90.61 %	10,081
WORK FORCE (140)*	43,101	-	-	-	23.46	-	-	43,101	100.00 %	25,318
ADMIN. (141)*	75,725	-	-	-	23.46	-	-	75,726	92.17 %	27,411
O.S. 2 (119)*	167,445	-	-	-	23.46	-	-	112,885	67.42 %	54,960

TABLE OF LOT MODIFICATIONS

LOT NUMBER	AREA (SQ.FT.)	FRONT YARD	SIDE YARD (MIN/TOTAL)	REAR YARD	LOT FRONTAGE	LOT WIDTH (MIN)	(% MAX) LOT COVERAGE	CLEARING (MAX SF)	PERCENT PROP. CLEARING	EXIST. CLEARED AREA (SF)
PARCEL 3	1,350,107	0								
PARCEL 4	754,114	0								
PARCEL 5	1,655,747	0								
PARCEL 6	55,696	0								
PARCEL A	92,000	0								
PARCEL B	79,049	0								
PARCEL C	2,726	0								
PARCEL D	92,000	0								
PARCEL E	14,000	0								
PARCEL F	60,000	0								
PARCEL G	6,000	0								
PARCEL H	30,000	0								
PARCEL I	4,000	0								
PARCEL J	48,000	0								
PARCEL K	22,000	0								
PARCEL L	8,000	0								
PARCEL M	24,000	0								
PARCEL N	28,000	0								
PARCEL O	60,000	0								
PARCEL P	60,000	0								
PARCEL Q	54,000	0								
PARCEL R	50,000	0								
PARCEL S	60,000	0								
PARCEL T	50,000	0								
PARCEL W	53,461	0								
PARCEL X	64,000	0								
PARCEL Y	64,000	0								
PARCEL Z	50,000	0								
PARCEL AA	50,000	0								
PARCEL BB	60,000	0								
PARCEL CC	50,000	0								
PARCEL DD	64,000	0								
PARCEL EE	60,000	0								
PARCEL FF	62,000	0								
PARCEL GG	60,000	0								
PARCEL HH	58,000	0								
PARCEL II	9,266	0								
PARCEL JJ	521,088	0								
PARCEL KK	2,252,316	61,388								
ROAD ABANDONMENT	686,957	0								

LAND TO BE DEDICATED TO THE TOWN OF SOUTHAMPTON

LOT NUMBER	AREA (SQ.FT.)	EXIST. CLEARED AREA (SF)
PARCEL LL (143)*	174,244	174,244

(xxx) LOT NUMBER FOR SUFFOLK COUNTY DEPARTMENT OF HEALTH PURPOSES ONLY

** TOWN OF SOUTHAMPTON 'PYRAMID LAW SHALL NOT APPLY BUILDING HEIGHT TO BE MEASURED FROM THE PROPOSED GRADE ACCESSORY STRUCTURE SETBACK TO BE 0'-00"

REC 1 (111) SHALL HAVE 8 CONDOMINIUM UNITS.
WORKFORCE (140) SHALL HAVE 12 UNITTS.

LAND TO BE DEDICATED TO THE SUFFOLK COUNTY WATER AUTHORITY

LOT NUMBER	AREA (SQ.FT.)	EXIST. CLEARED AREA (SF)
PARCEL LL (143)*	174,244	174,244

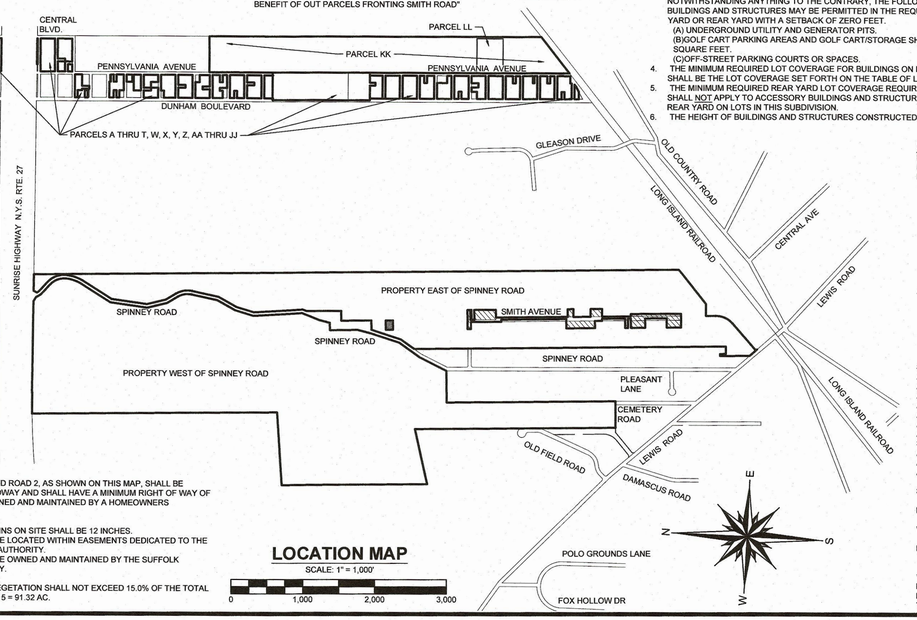
(xxx) LOT NUMBER FOR SUFFOLK COUNTY DEPARTMENT OF HEALTH PURPOSES ONLY

SUFFOLK COUNTY WATER AUTHORITY DEDICATIONS

THE ACCESS EASEMENT AGREEMENT RECORDED IN THE SUFFOLK COUNTY CLERK'S OFFICE ON MARCH 21, 2022 IN LIBER 13148, PAGE 77. WITHIN TAX LOT 0900 - 288.00 - 01.00 - 064.001, ROAD 1 AND ROAD 2, AND EASEMENTS AS INDICATED ON THIS MAP AS WATER MAIN EASEMENTS SHALL BE DEDICATED AS EASEMENTS TO THE SUFFOLK COUNTY WATER AUTHORITY FOR THE CONSTRUCTION, MAINTENANCE AND OWNERSHIP OF THE WATER MAINS AND APPURTENANCES WITHIN SAID EASEMENTS.

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICE NOTES

1. THE WATER SERVICES FOR LOTS 45/46 AND LOTS 50/51 SHALL HAVE ITS OWN WATER SERVICE LINE TAPPED FROM THE WATER MAIN IN CAPE CIRCLE.
2. THE WATER SERVICES FOR LOTS 101/102 AND LOTS 109/110 SHALL HAVE ITS OWN WATER SERVICE LINE TAPPED FROM WATER MAIN IN REDAN TRAIL.
3. EACH FLAG LOT MUST HAVE THEIR WATER SERVICE LINES PLACED IN A COMMON TRENCH.
4. ALL WATER SERVICES MUST HAVE A MINIMUM OF 4.5 FEET OF COVER.
5. ALL WATER SERVICE LINES MUST BE A MINIMUM OF 10 FEET FROM DRAINAGE STRUCTURES AND SEWAGE DISPOSAL SYSTEMS.
6. THE "OUT" PARCELS 1-14, AS INDICATED ON THE MAP, THAT FRONT ON SMITH AVENUE, SHALL UTILIZE AN EASEMENT OVER ROAD 2 TO PROVIDE ACCESS FROM SPINNEY ROAD THROUGH THE SUBDIVISION TO SMITH AVENUE. SAID EASEMENT IS SHOWN ON SHEET M-12 LABELED AS "ACCESS EASEMENT TO SMITH ROAD OVER ROAD 2 (REDAN TRAIL) FOR THE BENEFIT OF OUT PARCELS FRONTING SMITH ROAD"



THE PROPOSED ROAD 1 AND ROAD 2, AS SHOWN ON THIS MAP, SHALL BE UTILIZED AS PRIVATE ROADWAY AND SHALL HAVE A MINIMUM RIGHT OF WAY OF 40 FEET AND SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.

ALL PROPOSED WATER MAINS ON SITE SHALL BE 12 INCHES.
ALL WATER MAINS SHALL BE LOCATED WITHIN EASEMENTS DEDICATED TO THE SUFFOLK COUNTY WATER AUTHORITY.
ALL WATER MAINS SHALL BE OWNED AND MAINTAINED BY THE SUFFOLK COUNTY WATER AUTHORITY.

FERTILIZER DEPENDENT VEGETATION SHALL NOT EXCEED 15.0% OF THE TOTAL SITE AREA. : 608.79 AC. x 0.15 = 91.32 AC.

LOCATION MAP

SCALE: 1" = 1,000'

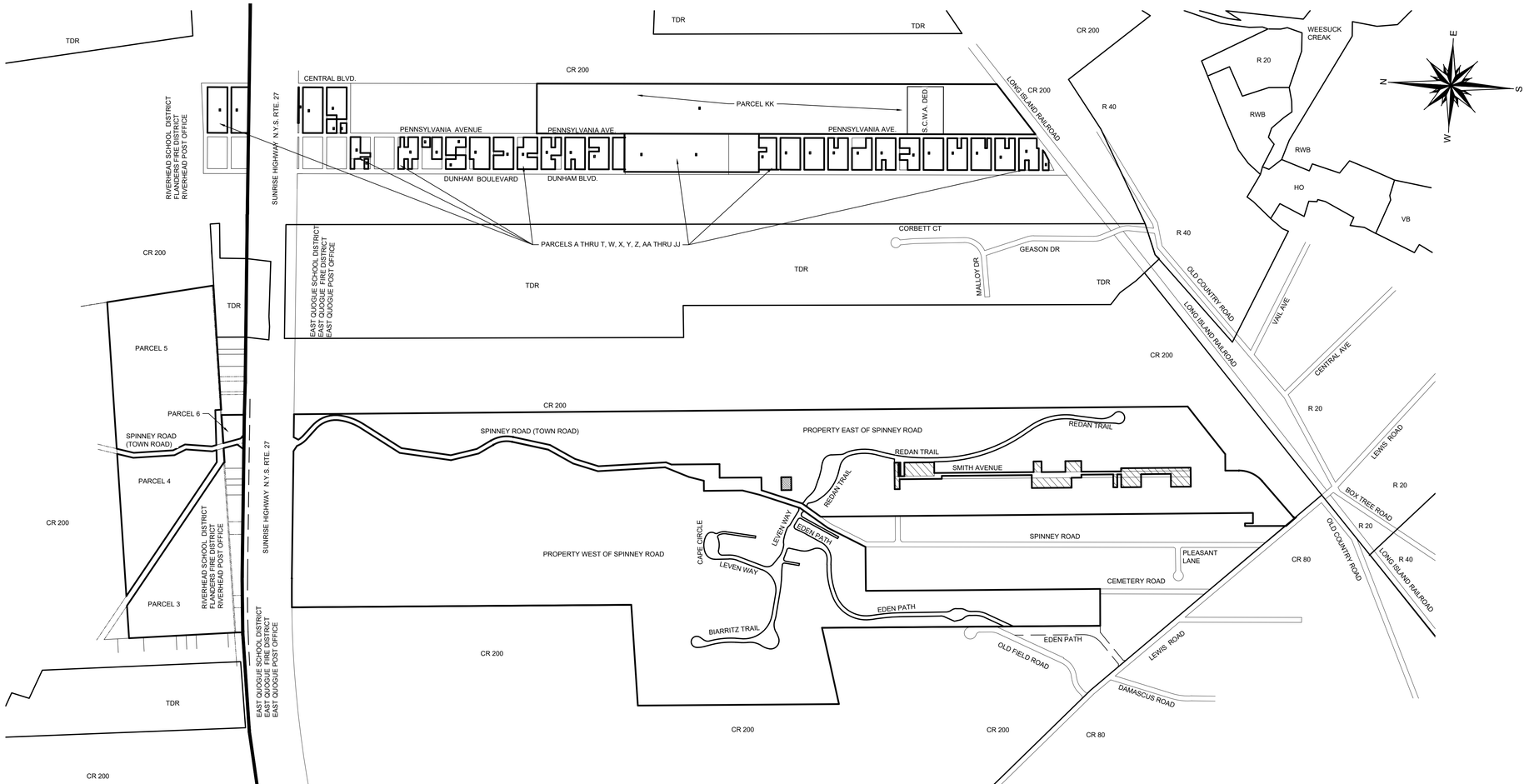
0 — 1,000 — 2,000 — 3,000

THE ZONING REQUIREMENTS OF THE UNDERLYING CR-200 ZONING DISTRICT ARE HEREBY MODIFIED PURSUANT TO §278 OF THE NEW YORK STATE TOWN LAW AND §247-6 OF THE TOWN CODE AS PER THE FOLLOWING NOTES AND TABLE OF LOT MODIFICATIONS.

1. THE MINIMUM REQUIRED LOT AREAS, LOT FRONTAGES AND LOT WIDTHS FOR LOTS IN THIS SUBDIVISION SHALL BE THE LOT AREAS, LOT FRONTAGES AND LOT WIDTHS SHOWN HEREON AND AS SET FORTH ON THE TABLE OF LOT MODIFICATIONS.
2. THE MINIMUM REQUIRED FRONT YARD SETBACKS, SIDE YARD SETBACKS AND REAR YARD SETBACKS FOR PRINCIPAL DWELLINGS IN THIS SUBDIVISION SHALL BE THE FRONT YARD SETBACKS, SIDE YARD SETBACKS AND REAR YARD SETBACKS SET FORTH ON THE TABLE OF LOT MODIFICATIONS.
3. THE MINIMUM REQUIRED STREET SETBACKS, SIDE YARD SETBACKS AND REAR YARD SETBACKS FOR ACCESSORY BUILDINGS AND STRUCTURES SHALL BE 30 FEET FOR THE STREET SETBACK AND 7.5 FEET FOR THE SIDE AND REAR YARD SETBACKS. NOTWITHSTANDING ANYTHING TO THE CONTRARY, THE FOLLOWING ACCESSORY BUILDINGS AND STRUCTURES MAY BE PERMITTED IN THE REQUIRED FRONT YARD, SIDE YARD OR REAR YARD WITH A SETBACK OF ZERO FEET.
   (A) UNDERGROUND UTILITY AND GENERATOR PITS.
   (B)GOLF CART PARKING AREAS AND GOLF CART/STORAGE SHEDS NOT EXCEEDING 150 SQUARE FEET.
   (C)OFF-STREET PARKING COURTS OR SPACES.
4. THE MINIMUM REQUIRED LOT COVERAGE FOR BUILDINGS ON LOTS IN THIS SUBDIVISION SHALL BE THE LOT COVERAGE SET FORTH ON THE TABLE OF LOT MODIFICATIONS.
5. THE MINIMUM REQUIRED REAR YARD LOT COVERAGE REQUIREMENTS OF §330-77D SHALL NOT APPLY TO ACCESSORY BUILDINGS AND STRUCTURES IN THE REQUIRED REAR YARD ON LOTS IN THIS SUBDIVISION.
6. THE HEIGHT OF BUILDINGS AND STRUCTURES CONSTRUCTED ON THE LOTS IN THIS SUBDIVISION SHALL BE MEASURED FROM FINISHED GRADE AS SHOWN ON GRADING PLANS APPROVED BY THE PLANNING BOARD. THE PYRAMID LAW REQUIREMENTS OF §330-84D SHALL NOT APPLY TO BUILDINGS AND STRUCTURES CONSTRUCTED ON THE LOTS IN THIS SUBDIVISION.
7. REC 1 (LOT 111) SHALL BE PERMITTED TO HAVE HOA COMMON BUILDINGS AND STRUCTURES AND EIGHT (8) RESIDENTIAL DWELLING UNITS, AND THE DIMENSIONAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO LOT AREA, LOT WIDTH, SETBACKS, LOT COVERAGE, HEIGHT, MINIMUM/MAXIMUM FLOOR AREA, AND PYRAMID LAW, OF THE BUILDINGS AND STRUCTURES CONSTRUCTED ON REC 1 (LOT 111) SHALL BE AS SET FORTH ON A SITE PLAN APPROVED BY THE PLANNING BOARD.
8. THE WORKFORCE HOUSING PARCEL (LOT 140) SHALL BE PERMITTED TO HAVE TWELVE (12) RESIDENTIAL RENTAL UNITS AND THE DIMENSIONAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO LOT AREA, LOT FRONTAGE, LOT WIDTH, SETBACKS, LOT COVERAGE, HEIGHT, MINIMUM/MAXIMUM FLOOR AREA AND PYRAMID LAW, OF THE BUILDINGS AND STRUCTURES CONSTRUCTED ON THE WORKFORCE HOUSING PARCEL SHALL BE AS SET FORTH ON A SITE PLAN APPROVED BY THE PLANNING BOARD.
9. THE DIMENSIONAL REQUIREMENTS OF BUILDING AND STRUCTURES, INCLUDING BUT NOT LIMITED TO LOT AREA, LOT FRONTAGE, LOT WIDTH, SETBACKS, LOT COVERAGE, HEIGHT, MINIMUM/MAXIMUM FLOOR AREA AND PYRAMID LAW, CONSTRUCTED ON THE ENTRY, REC 2, REC 3, REC 4, REC 5 AND REC 6, INCLUDING THOSE ASSOCIATED WITH THE GOLF COURSE (LOTS 112, 113, 114, 115, 116, 117); THE ADMINISTRATION / MAINTENANCE FACILITY PARCEL (LOT 141); AND THE SEWAGE TREATMENT PLANT PARCEL (LOT 142) SHALL BE AS SET FORTH ON SITE PLAN(S) APPROVED BY THE PLANNING BOARD.

CLEARING AND SITE DISTURBANCE

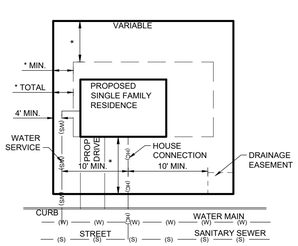
10. THE CLEARING AND SITE DISTURBANCE REQUIREMENTS OF THE AQUIFER PROTECTION OVERLAY DISTRICT FOR THE LOTS IN THIS SUBDIVISION SHALL BE AS SET FORTH ON THE TABLE OF LOT MODIFICATIONS.



KEY MAP

SCALE: 1" = 600'

0 600 1,200 1,800



TYPICAL PLOT PLAN

NOT TO SCALE

* REFER TO TABLE OF MODIFICATIONS ON THIS SHEET FOR DIMENSIONS

THERE ARE NO REGULATED OPEN WATERS WITHIN 300' OF SITE
S.C.W.A. WELL SITE ON ADJACENT PARCEL 0900-250.00-03.00-028.000
S.C.D.H.S. REF. No. RS - 22 - 0016

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, N.Y.

DATE _____

This is to certify that the proposed Subdivision or Development for LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD) in the TOWN OF SOUTHAMPTON with a total of 143 lots was approved on the above date. Water Supply and Sewage disposal Facilities must conform to construction standards in effect at the time of construction and are subject to separate permits pursuant to those standards. This approval shall be valid only if the realty subdivision / development map is duly filed with the County Clerk within one year of this date. Consent is hereby given for the filing of this map on which this endorsement appears in the Office of the County Clerk in accordance with provisions of the Public Health Law and the Suffolk County Sanitary Code.

Walter Dawydiak, Jr., P.E.
Director, Division of Environmental Quality

No.	DATE	REVISION	BY
6	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO
5	05-09-2022	GENERAL REVISION	GEO
4	05-03-2022	REVISED PER S.C.D.H.S. COMMENTS	GEO
3	04-11-2022	REVISED SHEETS M-11 AND M-28 PER S.C.D.H.S. COMMENTS	GEO
2	03-25-2022	REVISED PER S.C.D.H.S. COMMENTS OF MARCH 18, 2022	GEO
1	03-09-2022	REVISED PER S.C.D.H.S. COMMENTS OF FEBRUARY 09, 2022	GEO

OWNER:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

APPLICANT:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

MAP OF LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

SITUATED AT

EAST QUOGUE

TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

SUFFOLK COUNTY TAX MAP
EAST OF SPINNEY ROAD:
0900 - 219.00 - 01.00 - 022.000
0900 - 250.00 - 03.00 - 013.000, 014.000, 030.000
0900 - 288.00 - 01.00 - 121.000, 122.000, 123.000, 125.000, 127.000, 130.000, 132.000, 133.000, 136.000, 138.000,140.002, 141.001
0900 - 314.00 - 02.00 - 020.005
WEST OF SPINNEY ROAD:
0900 - 219.00 - 01.00 - 011.001, 012.000 THRU 019.000 INCLUSIVE, 020.001, 021.000, 047.000 THRU 050.000 INCLUSIVE
0900 - 250.00 - 02.00 - 004.000
0900 - 250.00 - 03.00 - 001.000 THRU 006.000 INCLUSIVE, 009.000, 011.000, 017.000
0900 - 288.00 - 01.00 - 059.001, 060.000, 061.000

NELSON + POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 2	
FILE No. :	SCALE: AS NOTED		
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 2 OF 38	

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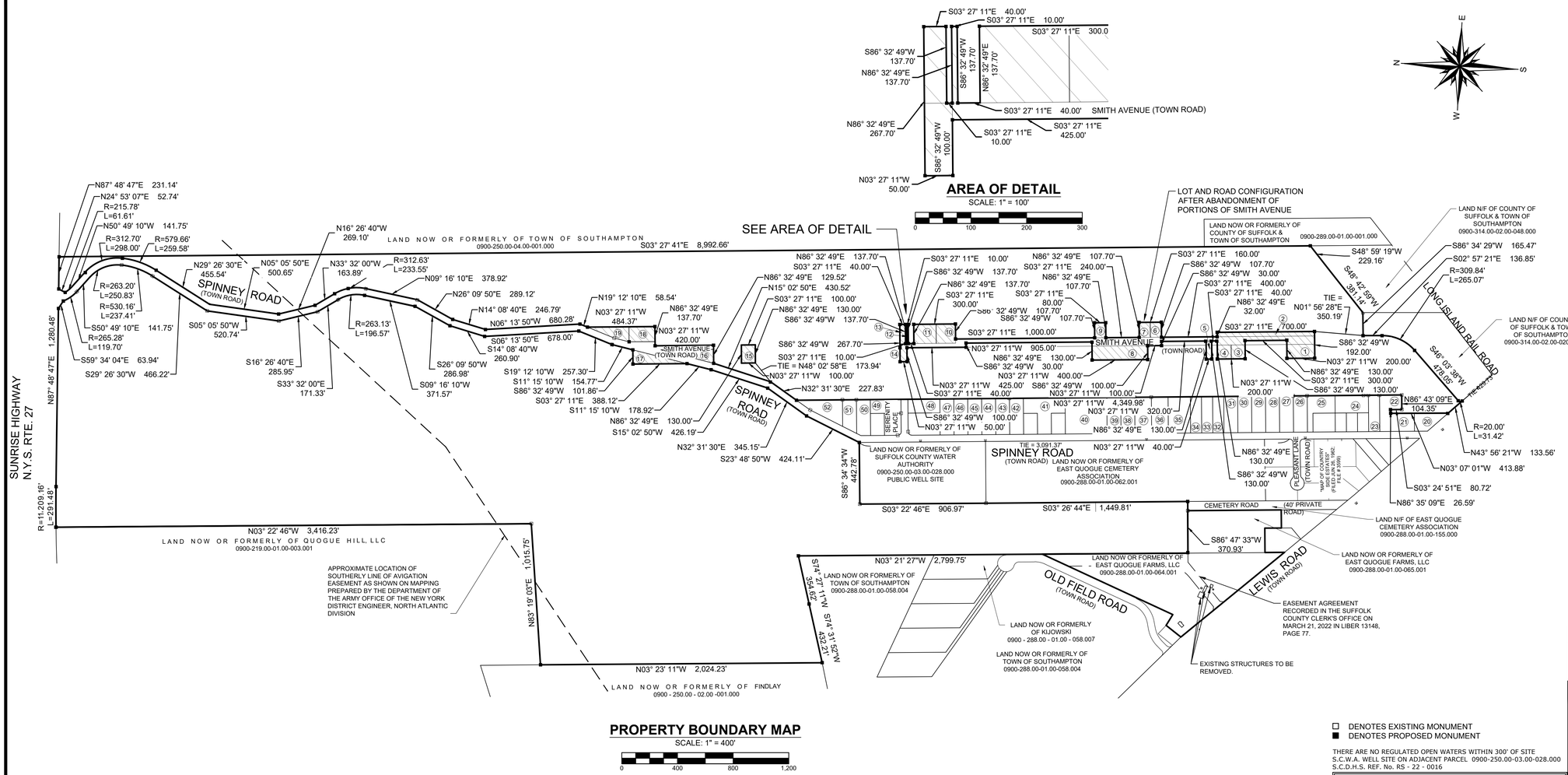

AREA OF DETAIL

SCALE: 1" = 100'

0 100 200 300

PROPERTY BOUNDARY MAP

SCALE: 1" = 400'

0 400 800 1,200

ADJOINING PROPERTY OWNERS

1. 0900 - 288.00 - 01.00 - 131.000 - COUNTY OF SUFFOLK
2. 0900 - 288.00 - 01.00 - 153.000 - UNKNOWN OWNER
3. 0900 - 288.00 - 01.00 - 129.000 - COUNTY OF SUFFOLK NATURE PRESERVE
4. 0900 - 288.00 - 01.00 - 128.000 - COUNTY OF SUFFOLK
5. 0900 - 288.00 - 01.00 - 126.000 - McDONAUGH
6. 0900 - 288.00 - 01.00 - 134.000 - HAAS, MAGGIO,& McCARTHY
7. 0900 - 288.00 - 01.00 - 135.000 - DIKUS
8. 0900 - 288.00 - 01.00 - 124.000 - KAISER
9. 0900 - 288.00 - 01.00 - 137.000 - COUNTY OF SUFFOLK
10. 0900 - 288.00 - 01.00 - 139.000 - COUNTY OF SUFFOLK NATURE PRESERVE
11. 0900 - 288.00 - 01.00 - 140.001 - COUNTY OF SUFFOLK
12. 0900 - 250.00 - 03.00 - 030.000 - UNKNOWN OWNER
13. 0900 - 250.00 - 03.00 - 039.000 - UNKNOWN OWNER
14. 0900 - 250.00 - 03.00 - 012.000 - ROANOKE SAND & GRAVEL Co.
15. 0900 - 250.00 - 03.00 - 010.000 - BUTTERLY AND MAYO
16. 0900 - 250.00 - 03.00 - 008.000 - GREEN AND GRINBLAT
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□ DENOTES EXISTING MONUMENT
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THERE ARE NO REGULATED OPEN WATERS WITHIN 300' OF SITE
S.C.W.A. WELL SITE ON ADJACENT PARCEL 0900-250.00-03.00-028.000
S.C.D.H.S. REF. No. RS - 22 - 0016

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, N.Y.

DATE _____

This is to certify that the proposed Subdivision or Development for LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD) in the TOWN OF SOUTHAMPTON with a total of 143 lots was approved on the above date. Water Supply and Sewage disposal Facilities must conform to construction standards in effect at the time of construction and are subject to separate permits pursuant to those standards. This approval shall be valid only if the realty subdivision / development map is duly filed with the County Clerk within one year of this date. Consent is hereby given for the filing of this map on which this endorsement appears in the Office of the County Clerk in accordance with provisions of the Public Health Law and the Suffolk County Sanitary Code.

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OWNER:
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14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

APPLICANT:
DLV QUOGUE, LLC
14605 N. 73rd STREET
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MAP OF LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

SITUATED AT

EAST QUOGUE

TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

SUFFOLK COUNTY TAX MAP
EAST OF SPINNEY ROAD:
0900 - 219.00 - 01.00 - 022.000
0900 - 250.00 - 03.00 - 013.000, 014.000, 030.000
0900 - 288.00 - 01.00 - 121.000, 122.000, 123.000, 125.000, 127.000, 130.000, 132.000, 133.000, 136.000, 138.000,140.002, 141.001
0900 - 314.00 - 02.00 - 020.005
WEST OF SPINNEY ROAD:
0900 - 219.00 - 01.00 - 011.001, 012.000 THRU 019.000 INCLUSIVE, 020.001, 021.000, 047.000 THRU 050.000 INCLUSIVE
0900 - 250.00 - 02.00 - 004.000
0900 - 250.00 - 03.00 - 001.000 THRU 006.000 INCLUSIVE, 009.000, 011.000, 017.000
0900 - 288.00 - 01.00 - 059.001, 060.000, 061.000

NELSON + POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 3	
FILE No. :	SCALE: AS NOTED		
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 3 OF 38	

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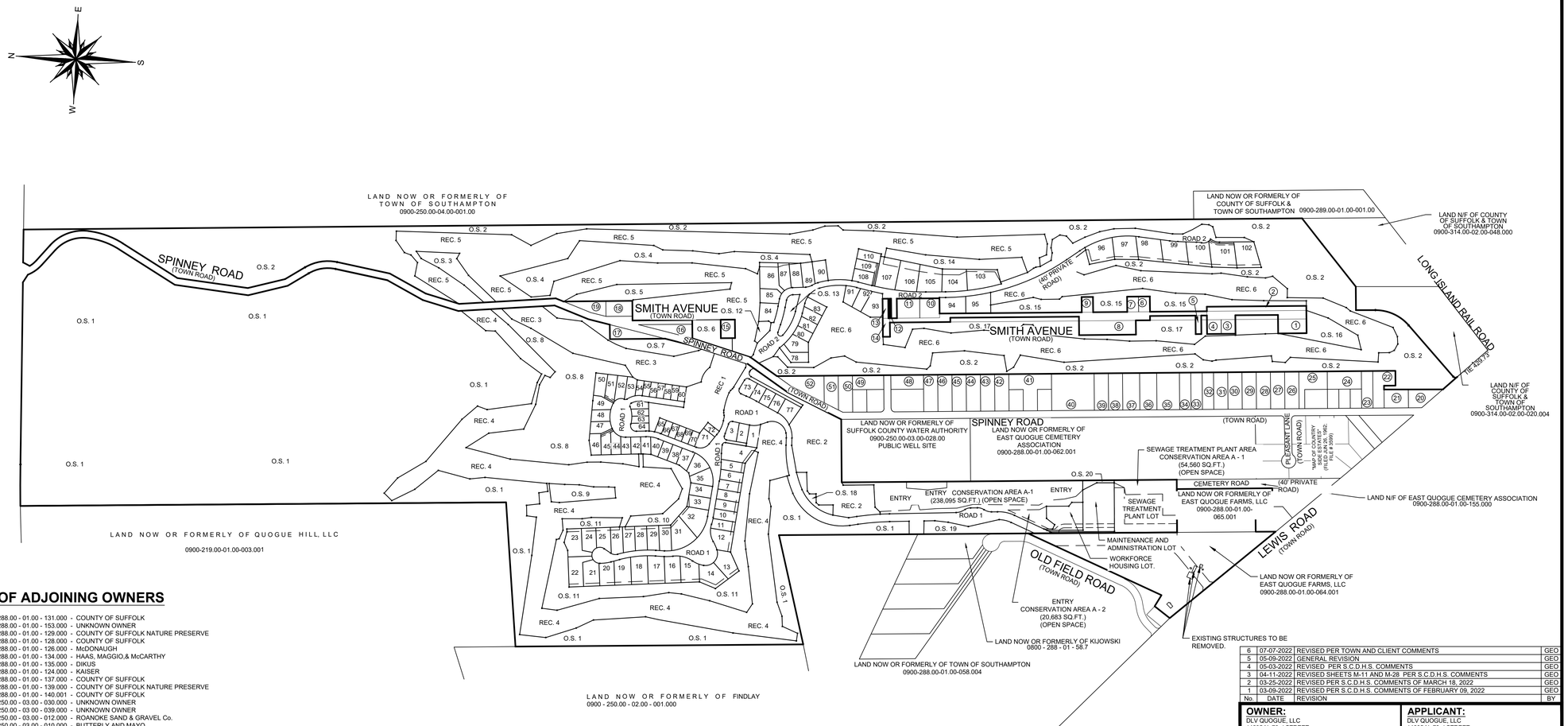
CONSERVATION AREA TABLE
(LANDS TO BE DEEMED "OPEN SPACE")

LOT	CONSERVATION AREA	AREA (SQ.FT.)	AREA (SQ.FT.)
O.S. 1		5,785,019	
O.S. 2		2,123,119	
O.S. 3		53,390	
O.S. 4		259,799	
O.S. 5		92,173	
O.S. 6		38,982	
O.S. 7		76,737	
O.S. 8		459,956	
O.S. 9		48,120	
O.S. 10		71,304	
O.S. 11		311,725	
O.S. 12		10,587	
O.S. 13		20,582	
O.S. 14		86,534	
O.S. 15		190,577	
O.S. 16		62,619	
O.S. 17		274,997	
O.S. 18		18,491	
O.S. 19		55,405	
O.S. 20		6,429	
TOTAL O.S.			10,046,545
ENTRY	A - 1	238,188	
	A - 2	20,683	
TOTAL ENTRY			258,871
S.T.P.	A - 1		54,560
S.F. LOT 4		1,944	
S.F. LOT 5		1,400	
S.F. LOT 6		1,400	
S.F. LOT 7		1,400	
S.F. LOT 8		1,400	
S.F. LOT 9		1,400	
S.F. LOT 10		1,400	
S.F. LOT 11		1,400	
S.F. LOT 12		2,856	
S.F. LOT 13		1,951	
S.F. LOT 14		5,069	
S.F. LOT 15		2,600	
S.F. LOT 16		2,240	
S.F. LOT 17		2,360	
S.F. LOT 18		2,360	
S.F. LOT 19		2,360	
S.F. LOT 20		2,110	
S.F. LOT 21		2,290	
S.F. LOT 22		2,040	
S.F. LOT 23		2,040	
S.F. LOT 24		2,040	
S.F. LOT 25		2,040	
S.F. LOT 26		1,278	
S.F. LOT 27		1,302	
S.F. LOT 28		1,700	
S.F. LOT 29		1,700	
S.F. LOT 30		1,700	
S.F. LOT 31		1,265	
S.F. LOT 32		1,272	
S.F. LOT 33		689	
S.F. LOT 86		3,901	
S.F. LOT 87		1,391	
S.F. LOT 88		423	
S.F. LOT 96		5,331	
S.F. LOT 97		3,328	
S.F. LOT 98		3,408	
S.F. LOT 99		3,509	
S.F. LOT 100		3,212	
S.F. LOT 101		3,503	
S.F. LOT 102		3,370	
S.F. LOT 103		4,042	
S.F. LOT 104		6,124	
S.F. LOT 105		7,254	
S.F. LOT 106		7,031	
S.F. LOT 107		5,880	
TOTAL S.F.			118,713
TOTAL SITE			10,478,689



LIST OF ADJOINING OWNERS

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2. 0900 - 288.00 - 01.00 - 153.000 - UNKNOWN OWNER
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PRD COMPLIANCE CALCULATIONS

NATURAL VEGETATION TO REMAIN (OUTSIDE DEVELOPMENT) = 392.32 AC
EXISTING CLEARED AREA (OUTSIDE DEVELOPMENT) = 4.63 AC
TOTAL OPEN SPACE AREA (OUTSIDE DEVELOPMENT) = 392.32 AC + 4.63 AC = 396.95 AC

PERCENT OF SITE AREA AS OPEN SPACE = 396.95 AC / 607.74 AC = 65.32% > 65% REQUIRED

APOD COMPLIANCE CALCULATIONS

MAXIMUM CLEARING OF EXISTING VEGETATION: 25.0%

TOTAL SITE AREA: 607.74 AC.
EXISTING CLEARED AREA (OUTSIDE & INSIDE DEVELOPMENT) = 4.63 AC + 1.4 AC + 21.47 AC = 27.5 AC
TOTAL AREA OF SITE WITH NATURAL VEGETATION = 607.74 AC - 27.5 AC = 580.24 AC
MAXIMUM CLEARING OF EXISTING VEGETATION = 580.24 AC x 0.25 = 145.06 AC
CLEARING OF EXISTING VEGETATION = 140.21 AC.< 145.06 AC

CLUP COMPLIANCE CALCULATIONS

MAXIMUM CLEARED AREA ON SITE: 28.26 %

TOTAL SITE: 607.74 AC.
MAXIMUM CLEARING OF SITE: 607.74 X 0.2826 = 171.75 AC.
EXISTING CLEARED AREA (OUTSIDE & INSIDE DEVELOPMENT) = 4.63 AC + 1.4 AC + 21.47 AC = 27.50 AC
TOTAL SITE CLEARED = 27.50 AC + 140.21 AC = 167.71 AC < 171.75 AC

OVERALL CONSERVATION AREA MAP

SCALE: 1" = 400'

0 400 800 1,200

NOTE:
REFER TO SHEETS M - 26 THROUGH M - 28 FOR DETAILED METES AND BOUNDS DESCRIPTION OF THE CONSERVATION AREAS.

* (xxx) LOT NUMBER FOR SUFFOLK COUNTY DEPARTMENT OF HEALTH PURPOSES ONLY

☐ DENOTES EXISTING MONUMENT
■ DENOTES PROPOSED MONUMENT

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S.C.W.A. WELL SITE ON ADJACENT PARCEL 0900-250.00-03.00-028.000
S.C.D.H.S. REF. No. RS - 22 - 0016

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FILE No. :	SCALE: 1" = 400'		
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 4 OF 38	

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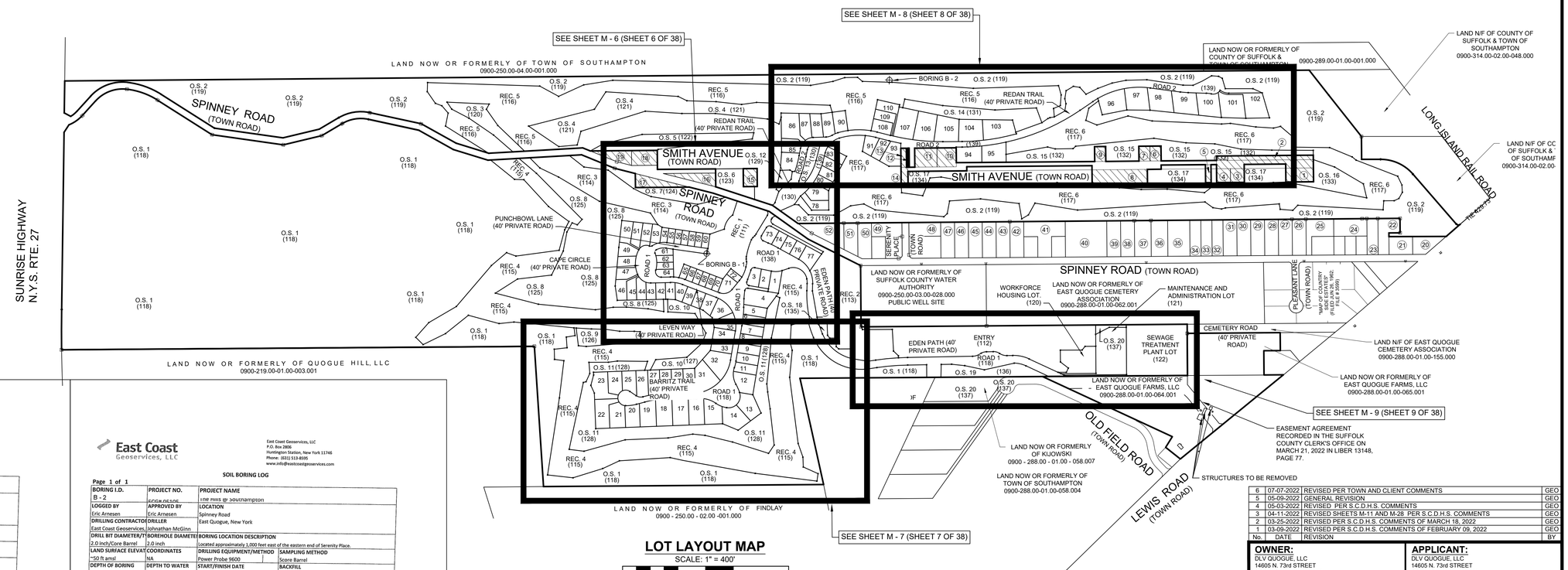

LOT LAYOUT MAP

SCALE: 1" = 400'

0 400 800 1,200

East Coast Geoservices, LLC
P.O. Box 2806
Huntington Station, New York 11746
Phone: (631) 513-8595
www.info@eastcoastgeoservices.com

SOIL BORING LOG

Page 1 of 1

BORING I.D.	PROJECT NO.	PROJECT NAME
B - 1	ECGS-05105	The Hills @ Southampton
LOGGED BY	APPROVED BY	LOCATION
Eric Arnesen	Eric Arnesen	Spinney Road
DRILLING CONTRACTOR	DRILLER	East Quogue, New York
East Coast Geoservices	Johnathan McGinn	
DRILL BIT DIAMETER/TYPE	BOREHOLE DIAMETER	BORING LOCATION DESCRIPTION
2.0 Inch/Core Barrel	2.0 Inch	located approximately 500 feet northwest of the northern end of Spinney Road.
LAND SURFACE ELEVATION	COORDINATES	DRILLING EQUIPMENT/METHOD	SAMPLING METHOD
~70 ft amsl	NA	Power Probe 9600	Core Barrel
DEPTH OF BORING	DEPTH TO WATER	START/FINISH DATE	BACKFILL
25 feet	~ 55 feet bgs	7/30/14 to 7/30/14	Cuttings

Sample	Sample Interval	Visual Description	Group	Blow Count	PID (ppm)	Remarks
	0 to 5	All yellowish brown fine sand, trace gr	SP	NA	NA	3.0 feet recovered
5						
	5 to 10	All same as above.	SP	NA	NA	4.0 feet recovered
10						
	10 to 15	All pink fine sand, trace gravel.	SP	NA	NA	5.0 feet recovered
15						
	15 to 20	All same as above.	SP	NA	NA	4.0 feet recovered
20						
	20 to 25	All same as a bove.	SP	NA	NA	3.0 feet recovered
25						Boring Complete
30						

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Page 1 of 1

BORING I.D.	PROJECT NO.	PROJECT NAME
B - 2	ECGS-05105	The Hills @ Southampton
LOGGED BY	APPROVED BY	LOCATION
Eric Arnesen	Eric Arnesen	Spinney Road
DRILLING CONTRACTOR	DRILLER	East Quogue, New York
East Coast Geoservices	Johnathan McGinn	
DRILL BIT DIAMETER/TYPE	BOREHOLE DIAMETER	BORING LOCATION DESCRIPTION
2.0 Inch/Core Barrel	2.0 inch	Located approximately 1,000 feet east of the eastern end of Serenity Place.
LAND SURFACE ELEVATION	COORDINATES	DRILLING EQUIPMENT/METHOD	SAMPLING METHOD
~50 ft amsl	NA	Power Probe 9600	Score Barrel
DEPTH OF BORING	DEPTH TO WATER	START/FINISH DATE	BACKFILL
25 feet	~ 37 feet bgs	7/30/14 to 7/30/14	Cuttings

Sample	Sample Interval	Visual Description	Group	Blow Count	PID (ppm)	Remarks
	0 to 5	All yellowish brown fine sand, trace gra	SP	NA	NA	4.0 feet recovered
5						
	5 to 10	All same as above.	SP	NA	NA	4.0 feet recovered
10						
	10 to 15	All pink fine sand, trace gravel.	SP	NA	NA	4.0 feet recovered
15						
	15 to 20	All same as above.	SP	NA	NA	3.5 feet recovered
20						
	20 to 25	All same as a bove.	SP	NA	NA	3.0 feet recovered
25						Boring Complete
30						

□ DENOTES EXISTING MONUMENT
■ DENOTES PROPOSED MONUMENT

* (xxx) LOT NUMBER FOR SUFFOLK COUNTY DEPARTMENT OF HEALTH PURPOSES ONLY

THERE ARE NO REGULATED OPEN WATERS WITHIN 300' OF SITE
S.C.W.A. WELL SITE ON ADJACENT PARCEL 0900-250.00-03.00-028.000
S.C.D.H.S. REF. No. RS - 22 - 0016

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, N.Y.

DATE _____

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Director, Division of Environmental Quality

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SCOTTSDALE AZ. 85260

APPLICANT:
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MAP OF LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

SITUATED AT

EAST QUOGUE

TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

SUFFOLK COUNTY TAX MAP
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0900 - 314.00 - 02.00 - 020.005
WEST OF SPINNEY ROAD:
0900 - 219.00 - 01.00 - 011.001, 012.000 THRU 019.000 INCLUSIVE, 020.001, 021.000, 047.000 THRU 050.000 INCLUSIVE
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NELSON + POPE
engineers • architects • surveyors
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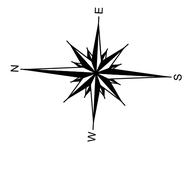
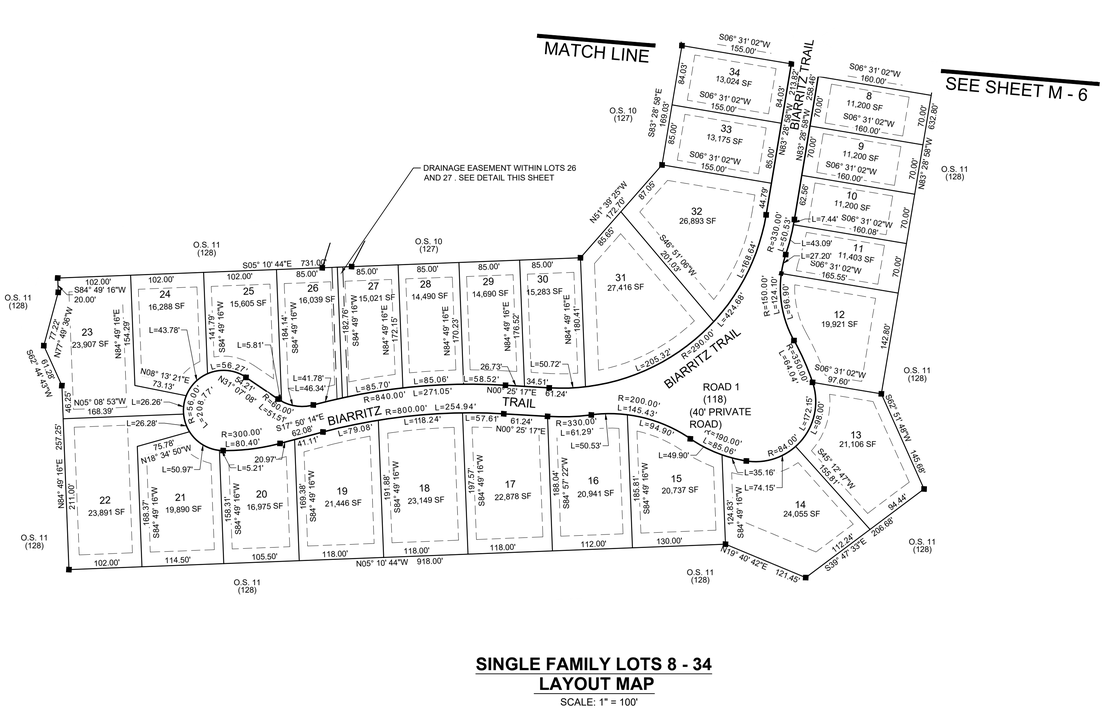
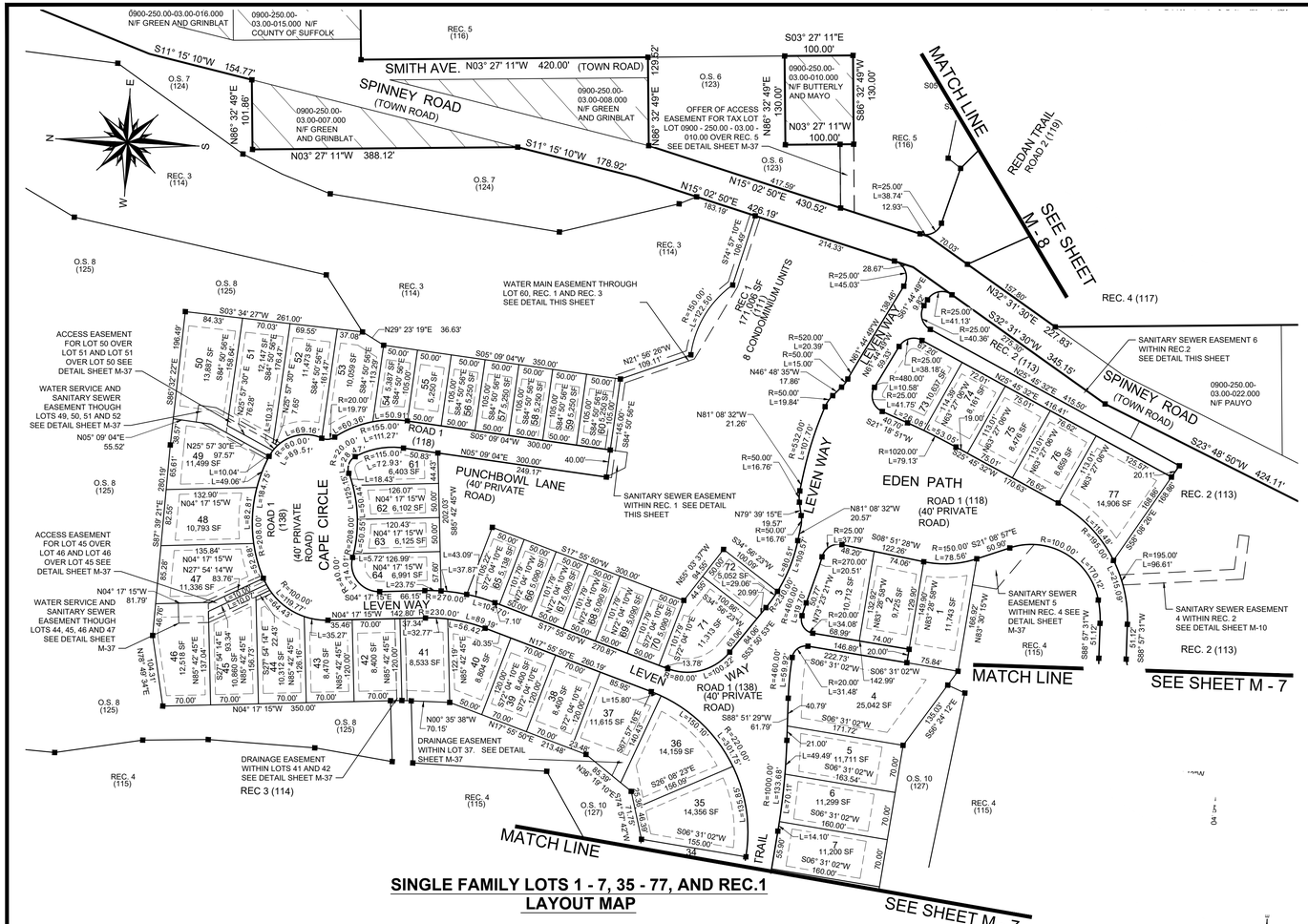
PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 5	
FILE No. :	SCALE: 1" = 400'		
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 5 OF 38	

G:\projects\05105\SUBDIVISION\FINAL\2020\MAY 2020\05105 FM 2020.dwg, SHEET M-5, 7/25/2022 7:43:06 AM, DWG To PDF.pc3



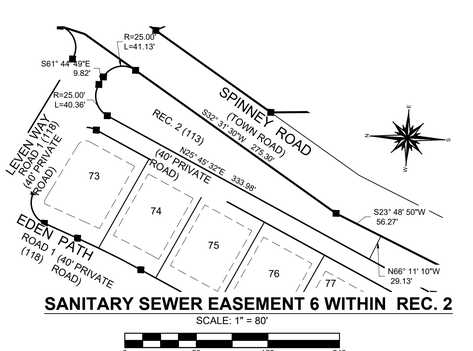

MATCH LINE
SEE SHEET M - 6
DRAINAGE EASEMENT WITHIN LOTS 26 AND 27 . SEE DETAIL THIS SHEET
BIARRITZ TRAIL
ROAD 1 (118) (40' PRIVATE ROAD)
O.S. 10 (127)
O.S. 11 (128)
S05° 10' 44"E 731.00'
N05° 10' 44"W 918.00'
S06° 31' 02"W 155.00'
S06° 31' 02"W 160.00'
S84° 49' 16"W 20.00'
N05° 08' 53"W L=26.26'
R=840.00' L=271.05'
R=800.00' L=254.94'
R=200.00' L=145.43'
R=330.00' L=61.29'
R=190.00' L=86.06'
R=84.00' L=172.15'
R=230.00' L=124.15'
R=150.00' L=196.99'
R=300.00' L=80.40'
R=2000.00' L=205.32'
N00° 25' 17"E 61.24'
S17° 58' 14"E 62.08'
N51° 39' 25"W 172.70'
S83° 28' 58"E 169.03'
N83° 28' 58"W 298.46'
S46° 51' 08"W 80.00'
S06° 12' 47"W 165.81'
S39° 47' 53"E 206.68'
N19° 40' 42"E 121.45'
S05° 51' 45"W 145.68'
S06° 31' 02"W 97.60'
N84° 49' 16"E 211.00'
N84° 49' 16"E 257.25'
N77° 49' 38"W 77.22'
N08° 13' 21"E 73.13'
N31° 08' 08"E 51.51'
N18° 34' 50"W 15.78'
S84° 49' 16"W 102.00'
S84° 49' 16"W 114.50'
S84° 49' 16"W 105.50'
S84° 49' 16"W 118.00'
S84° 49' 16"W 118.00'
S84° 49' 16"W 118.00'
S84° 49' 16"W 112.00'
S84° 49' 16"W 130.00'
S84° 49' 16"W 112.24'
S84° 49' 16"W 34.44'
S84° 49' 16"W 194.57'
S84° 49' 16"W 185.81'
S84° 49' 16"W 188.04'
S84° 49' 16"W 197.57'
S84° 49' 16"W 191.88'
S84° 49' 16"W 169.38'
S84° 49' 16"W 154.31'
S84° 49' 16"W 168.37'
S84° 49' 16"W 194.14'
S84° 49' 16"W 182.76'
N84° 49' 16"E 172.15'
N84° 49' 16"E 170.23'
N84° 49' 16"E 176.52'
N84° 49' 16"E 180.41'
N84° 49' 16"E 194.28'
N84° 49' 16"E 194.28'
L=43.78'
L=5.81'
L=56.27'
L=41.78'
L=46.34'
L=85.70'
L=85.06'
L=58.52'
L=50.72'
L=424.68'
L=309.64'
L=43.09'
L=27.20'
L=7.44'
L=35.16'
L=74.15'
L=49.90'
L=50.53'
L=79.08'
L=118.24'
L=57.61'
L=94.90'
L=50.97'
L=5.21'
L=26.28'
L=26.28'
141.19'
26.73'
34.51'
81.24'
142.89'
70.00'
70.00'
70.00



SINGLE FAMILY LOTS 1 - 7, 35 - 77, AND REC.1 LAYOUT MAP

SCALE: 1" = 100'

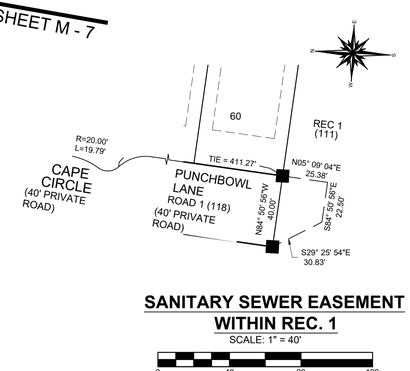
0 100 200 300



SANITARY SEWER EASEMENT 6 WITHIN REC. 2

SCALE: 1" = 80'

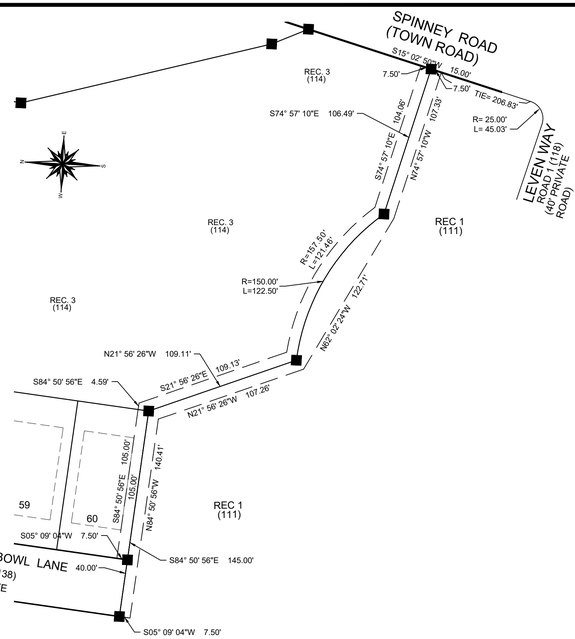
0 80 160 240



SANITARY SEWER EASEMENT WITHIN REC. 1

SCALE: 1" = 40'

0 40 80 120

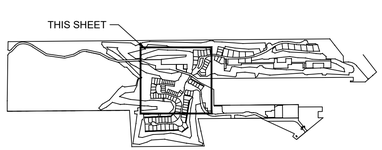


WATER MAIN EASEMENT THROUGH LOTS 60, REC. 1 AND REC. 3

TO BE DEDICATED TO THE SUFFOLK COUNTY WATER AUTHORITY

SCALE: 1" = 50'

0 50 100 150



SHEET LOCATION KEY MAP

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Director, Division of Environmental Quality

DENOTES EXISTING MONUMENT
DENOTES PROPOSED MONUMENT
* (xxx) LOT NUMBER FOR SUFFOLK COUNTY DEPARTMENT OF HEALTH PURPOSES ONLY

NELSON • POPE
engineers • architects • surveyors
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PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 6	
FILE No. :	SCALE: AS NOTED		
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 6 OF 38	

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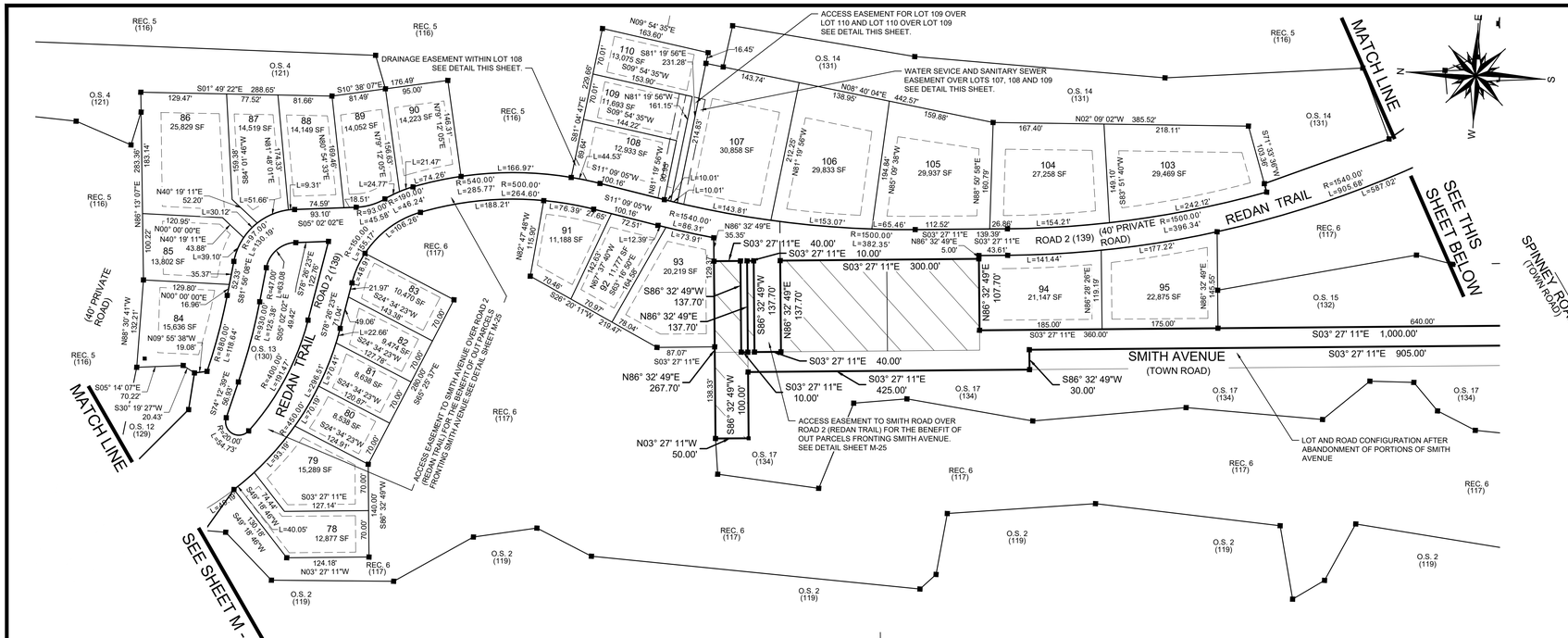
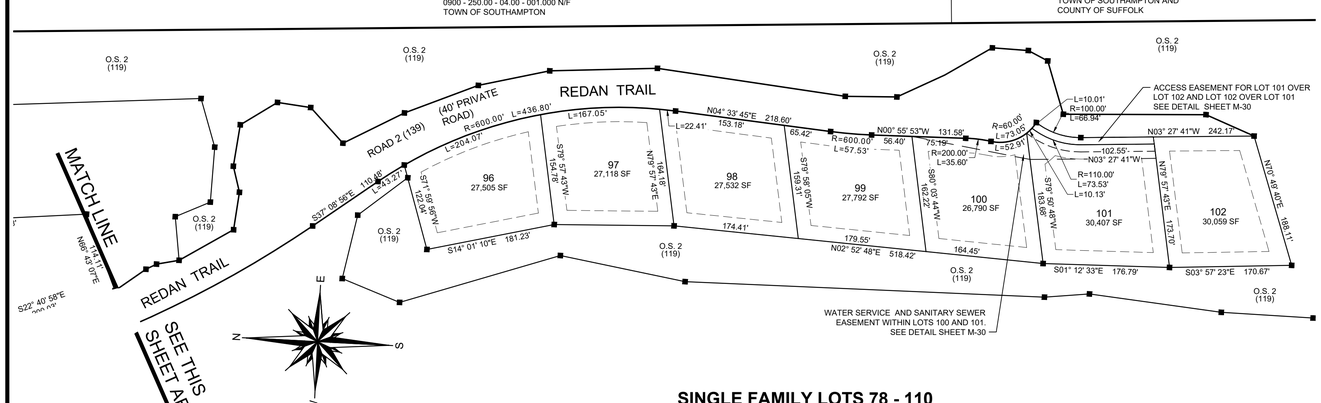
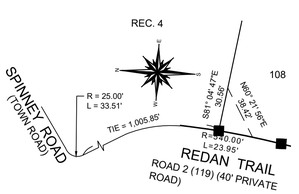
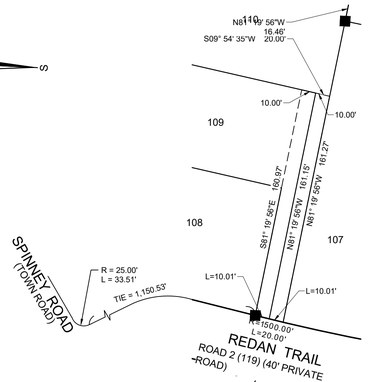




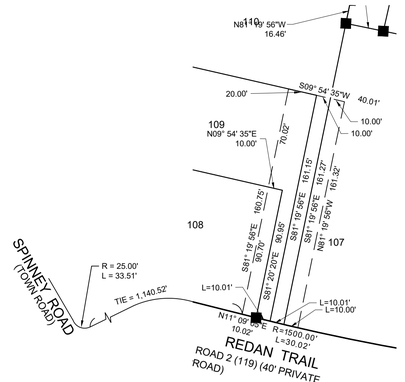




ACCESS EASEMENT FOR LOT 109 OVER LOT 110 AND LOT 110 OVER LOT 109

SCALE: 1" = 50'

0 50 100 150



WATER SERVICE AND SANITARY SEWER EASEMENT OVER LOTS 107, 108, AND 109

TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION

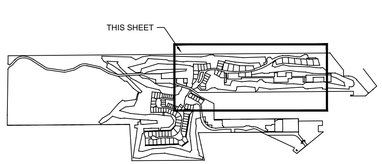
SCALE: 1" = 50'

0 50 100 150

SINGLE FAMILY LOTS 78 - 110

SCALE: 1" = 100'

0 100 200 300



SHEET LOCATION KEY MAP

DRAINAGE EASEMENT WITHIN LOT 108

SCALE: 1" = 50'

0 50 100 150

* (xxx) LOT NUMBER FOR SUFFOLK COUNTY DEPARTMENT OF HEALTH PURPOSES ONLY

□ DENOTES EXISTING MONUMENT
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FILE No. :	SCALE: AS NOTED		
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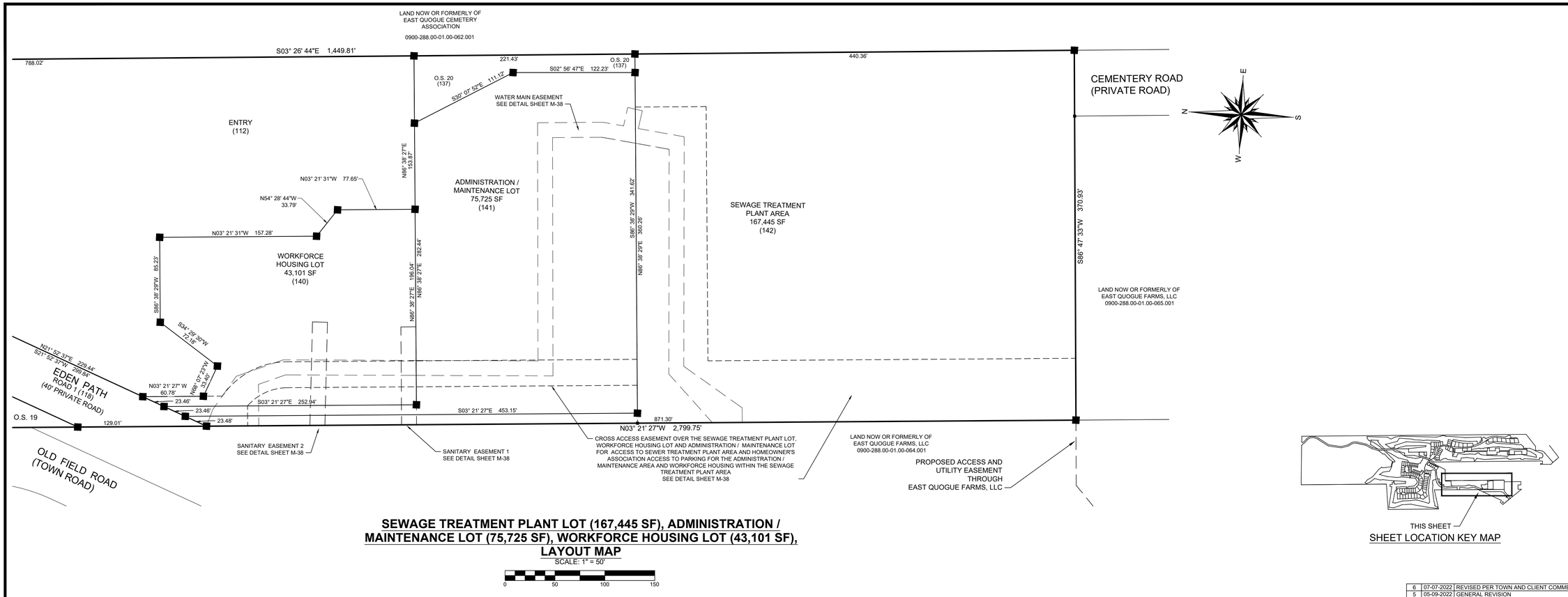

SEWAGE TREATMENT PLANT LOT (167,445 SF), ADMINISTRATION / MAINTENANCE LOT (75,725 SF), WORKFORCE HOUSING LOT (43,101 SF), LAYOUT MAP

SCALE: 1" = 50'

0 50 100 150

THIS SHEET

SHEET LOCATION KEY MAP

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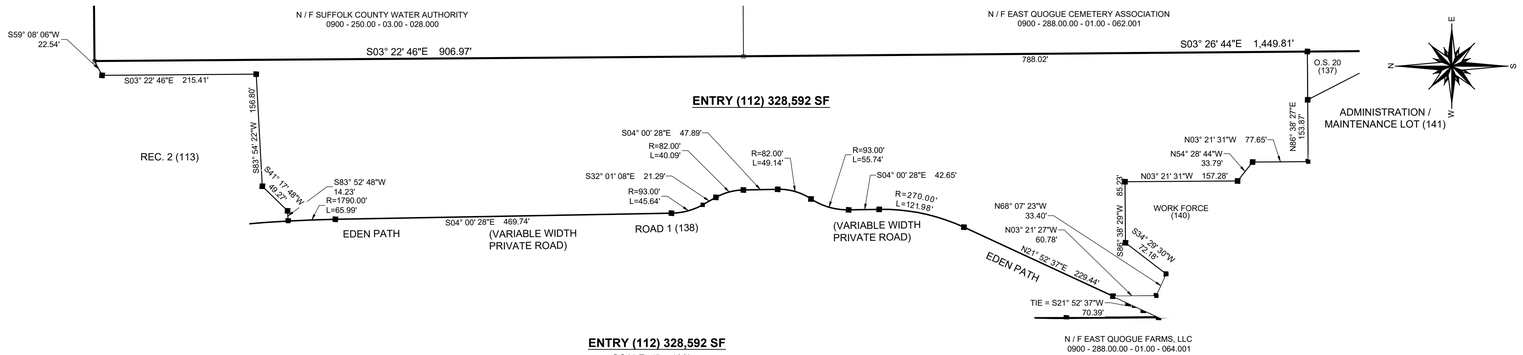
0900 - 314.00 - 02.00 - 020.005
WEST OF SPINNEY ROAD:
0900 - 219.00 - 01.00 - 011.001, 012.000 THRU 019.000 INCLUSIVE, 020.001, 021.000, 047.000 THRU 050.000 INCLUSIVE
0900 - 250.00 - 02.00 - 004.000
0900 - 250.00 - 03.00 - 001.000 THRU 006.000 INCLUSIVE, 009.000, 011.000, 017.000
0900 - 288.00 - 01.00 - 059.001, 060.000, 061.000

NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 9	
FILE No. :	SCALE: 1" = 100'		
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 9 OF 38	

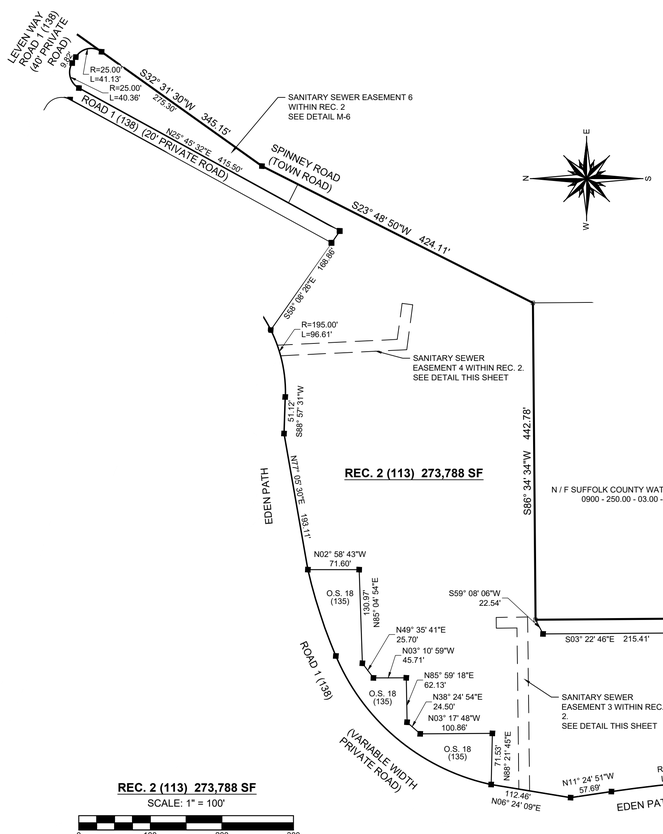
□ DENOTES EXISTING MONUMENT
■ DENOTES PROPOSED MONUMENT
* (xxx) LOT NUMBER FOR SUFFOLK COUNTY DEPARTMENT OF HEALTH PURPOSES ONLY

G:\projects\05105\SUBDIVISION\FINALS\2020\MAY 2020\05105 FM 2020.dwg, SHEET M -9, 7/25/2022 7:43:35 AM, DWG To PDF pc3



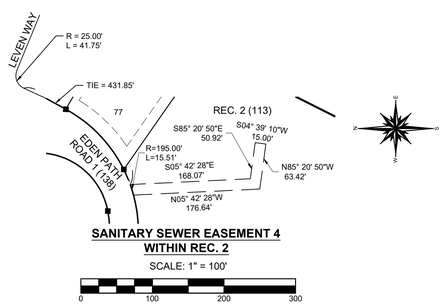
ENTRY (112) 328,592 SF
SCALE: 1" = 100'

0 100 200 300



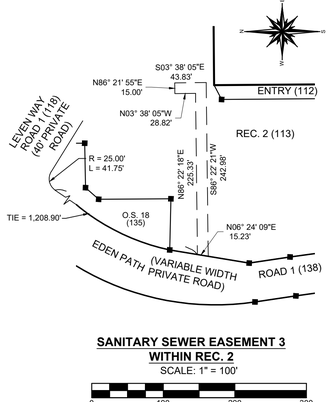
REC. 2 (113) 273,788 SF
SCALE: 1" = 100'

0 100 200 300



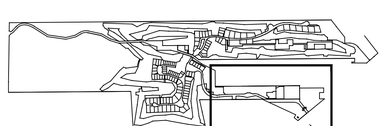
SANITARY SEWER EASEMENT 4 WITHIN REC. 2
SCALE: 1" = 100'

0 100 200 300



SANITARY SEWER EASEMENT 3 WITHIN REC. 2
SCALE: 1" = 100'

0 100 200 300



SHEET LOCATION KEY MAP — THIS SHEET

□ DENOTES EXISTING MONUMENT
■ DENOTES PROPOSED MONUMENT

THERE ARE NO REGULATED OPEN WATERS WITHIN 300' OF SITE
S.C.W.A. WELL SITE ON ADJACENT PARCEL 0900-250.00-03.00-028.000
S.C.D.H.S. REF. No. RS - 22 - 0016

* (xxx) LOT NUMBER FOR SUFFOLK COUNTY DEPARTMENT OF HEALTH PURPOSES ONLY

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, N.Y.

DATE _____

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Walter Dawydiak, Jr., P.E.
Director, Division of Environmental Quality

No.	DATE	REVISION	BY
6	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO
5	05-09-2022	GENERAL REVISION	GEO
4	05-03-2022	REVISED PER S.C.D.H.S. COMMENTS	GEO
3	04-11-2022	REVISED SHEETS M-11 AND M-28 PER S.C.D.H.S. COMMENTS	GEO
2	03-25-2022	REVISED PER S.C.D.H.S. COMMENTS OF MARCH 18, 2022	GEO
1	03-09-2022	REVISED PER S.C.D.H.S. COMMENTS OF FEBRUARY 09, 2022	GEO

OWNER:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

APPLICANT:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

MAP OF LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

SITUATED AT

EAST QUOGUE

TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

SUFFOLK COUNTY TAX MAP
EAST OF SPINNEY ROAD:
0900 - 219.00 - 01.00 - 022.000
0900 - 250.00 - 03.00 - 013.000, 014.000, 030.000
0900 - 288.00 - 01.00 - 121.000, 122.000, 123.000, 125.000, 127.000, 130.000, 132.000, 133.000, 136.000, 138.000,140.002, 141.001
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PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 10	
FILE No. :	SCALE: AS NOTED		
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 10 OF 38	

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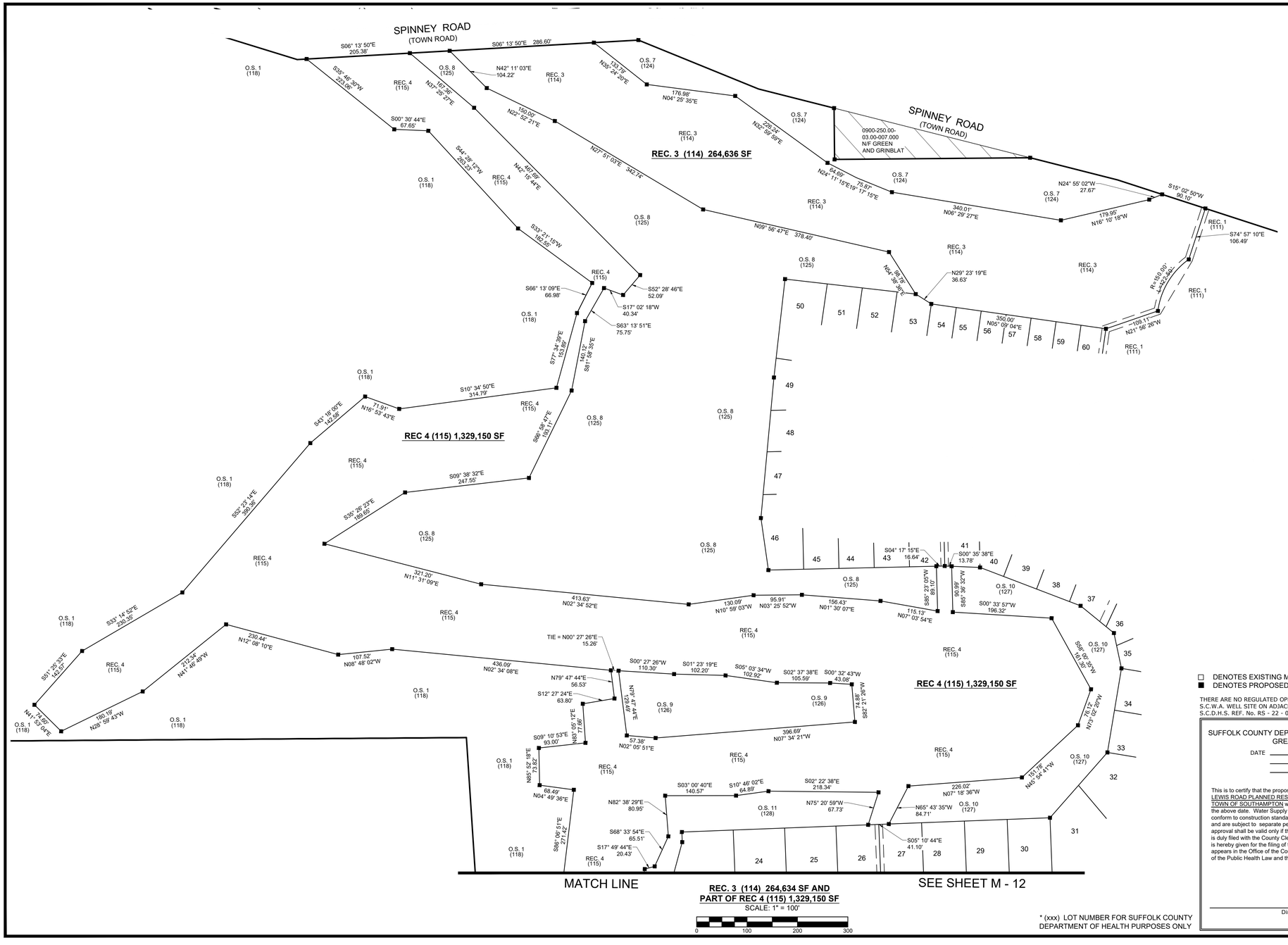

MATCH LINE

SEE SHEET M - 12

REC. 3 (114) 264,634 SF AND PART OF REC 4 (115) 1,329,150 SF

SCALE: 1" = 100'

0 100 200 300

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SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, N.Y.

DATE _____

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PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 11	
FILE No. :	SCALE: 1" = 200'		
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 11 OF 38	

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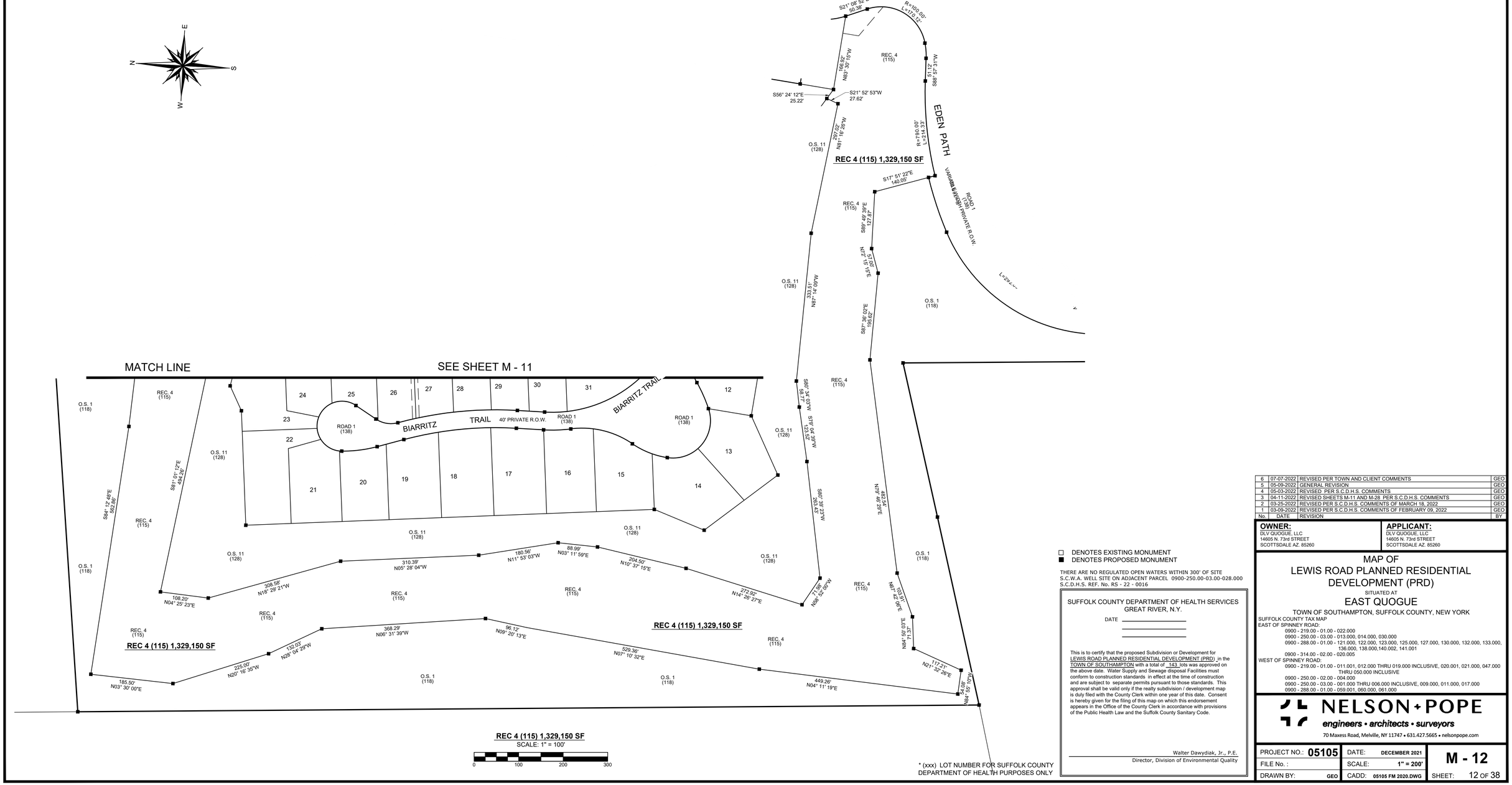

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PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 12	
FILE No. :	SCALE: 1" = 200'		
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 12 OF 38	

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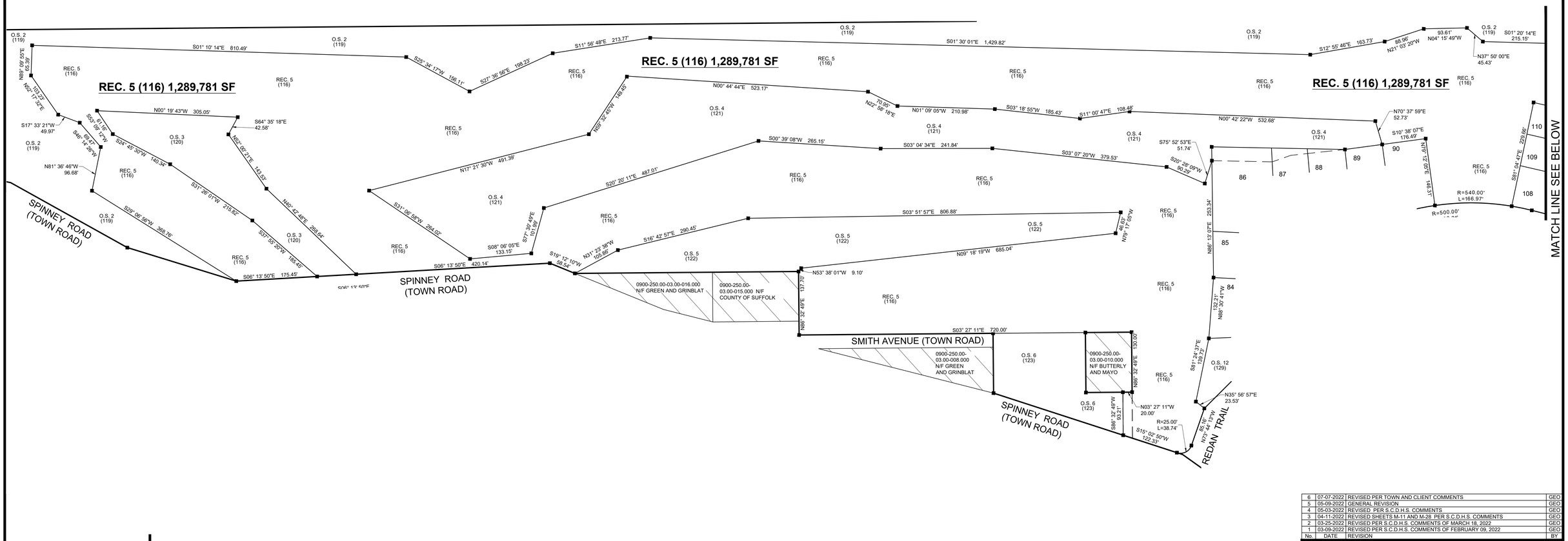

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Director, Division of Environmental Quality

MAP OF
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

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PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 13	
FILE No. :	SCALE: 1" = 100'		
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 13 OF 38	

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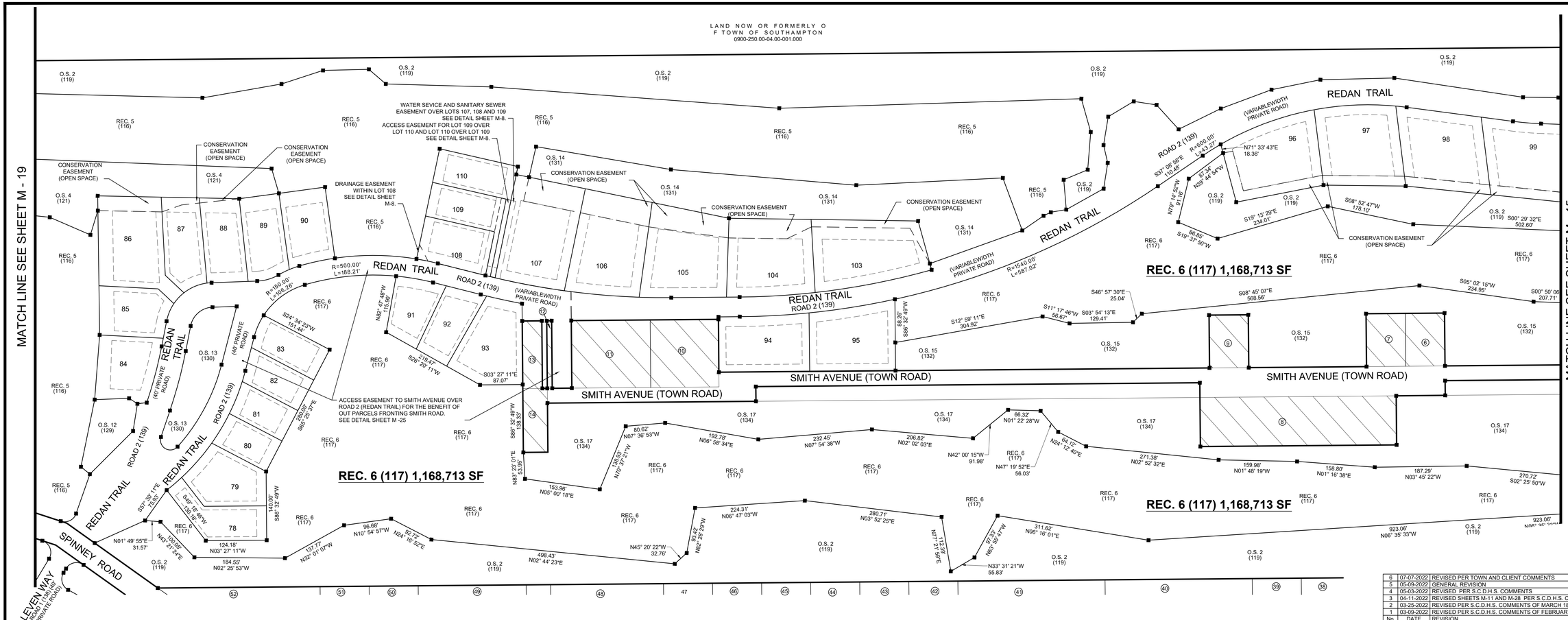
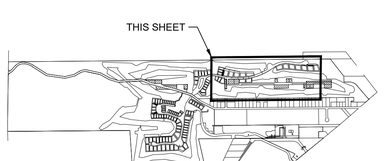


LIST OF ADJOINING LOT OWNERS

1. 0900 - 288.00 - 01.00 - 131.000 - COUNTY OF SUFFOLK
2. 0900 - 288.00 - 01.00 - 153.000 - UNKNOWN OWNER
3. 0900 - 288.00 - 01.00 - 129.000 - COUNTY OF SUFFOLK NATURE PRESERVE
4. 0900 - 288.00 - 01.00 - 128.000 - COUNTY OF SUFFOLK
5. 0900 - 288.00 - 01.00 - 126.000 - McDONAUGH
6. 0900 - 288.00 - 01.00 - 134.000 - HAAS, MAGGIO,& McCARTHY
7. 0900 - 288.00 - 01.00 - 135.000 - DIKUS
8. 0900 - 288.00 - 01.00 - 124.000 - KAISER
9. 0900 - 288.00 - 01.00 - 137.000 - COUNTY OF SUFFOLK
10. 0900 - 288.00 - 01.00 - 139.000 - COUNTY OF SUFFOLK NATURE PRESERVE
11. 0900 - 288.00 - 01.00 - 140.001 - COUNTY OF SUFFOLK
12. 0900 - 250.00 - 03.00 - 030.000 - UNKNOWN OWNER
13. 0900 - 250.00 - 03.00 - 039.000 - UNKNOWN OWNER
14. 0900 - 250.00 - 03.00 - 012.000 - ROANOKE SAND & GRAVEL Co.
15. 0900 - 250.00 - 03.00 - 010.000 - BUTTERLY AND MAYO
16. 0900 - 250.00 - 03.00 - 008.000 - GREEN AND GRINBLAT
17. 0900 - 250.00 - 03.00 - 007.000 - GREEN AND GRINBLAT
18. 0900 - 250.00 - 03.00 - 015.000 - COUNTY OF SUFFOLK
19. 0900 - 250.00 - 03.00 - 016.000 - GREEN AND GRINBLAT
20. 0900 - 314.00 - 02.00 - 017.001 - BAILEY
21. 0900 - 314.00 - 02.00 - 017.002 - BERRY
22. 0900 - 314.00 - 02.00 - 024.001 - FEENEY
23. 0900 - 314.00 - 02.00 - 023.001 - HUDSON
24. 0900 - 288.00 - 01.00 - 092.003 - JACK
25. 0900 - 288.00 - 01.00 - 086.000 - SCHMELZER
26. 0900 - 288.00 - 01.00 - 093.000 - JACK
27. 0900 - 288.00 - 01.00 - 094.000 - ALGOZZINO
28. 0900 - 288.00 - 01.00 - 095.000 - ALFRED AND ALFRED
29. 0900 - 288.00 - 01.00 - 096.000 - MANNING AND MANNING
30. 0900 - 288.00 - 01.00 - 097.000 - SANDECKI
31. 0900 - 288.00 - 01.00 - 098.000 - KIEZIK
32. 0900 - 288.00 - 01.00 - 099.000 - KEARNS
33. 0900 - 288.00 - 01.00 - 101.001 - NAPPI AND NAPPI
34. 0900 - 288.00 - 01.00 - 103.001 - DEMPSEY
35. 0900 - 288.00 - 01.00 - 104.000 - MOSCA AND HERMAN
36. 0900 - 288.00 - 01.00 - 105.000 - CICIULA
37. 0900 - 288.00 - 01.00 - 106.000 - SKALA
38. 0900 - 288.00 - 01.00 - 107.000 - WOUTERS
39. 0900 - 288.00 - 01.00 - 108.000 - SEARING
40. 0900 - 288.00 - 01.00 - 109.000 - D'ANNUZIO
41. 0900 - 288.00 - 01.00 - 110.000 - MARJORIE LEIER REVOCABLE TRUST
42. 0900 - 288.00 - 01.00 - 113.000 - NATALINI
43. 0900 - 288.00 - 01.00 - 114.000 - NATALINI, MORLOCK AND BENTON
44. 0900 - 288.00 - 01.00 - 115.000 - HUGHES
45. 0900 - 288.00 - 01.00 - 116.000 - GARCIA
46. 0900 - 288.00 - 01.00 - 117.000 - HERBERT AND MAUZINO
47. 0900 - 288.00 - 01.00 - 118.000 - DETWEILER
48. 0900 - 288.00 - 01.00 - 120.000 - LYNCH
49. 0900 - 250.00 - 03.00 - 027.000 - POTTER AND POTTER
50. 0900 - 250.00 - 03.00 - 024.000 - DUFFY JR.AND DUFFY
51. 0900 - 250.00 - 03.00 - 023.000 - MAURANDY
52. 0900 - 250.00 - 03.00 - 022.000 - PAUYO



SHEET LOCATION KEY MAP

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SCOTTSDALE AZ. 85260

MAP OF LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

SITUATED AT

EAST QUOGUE

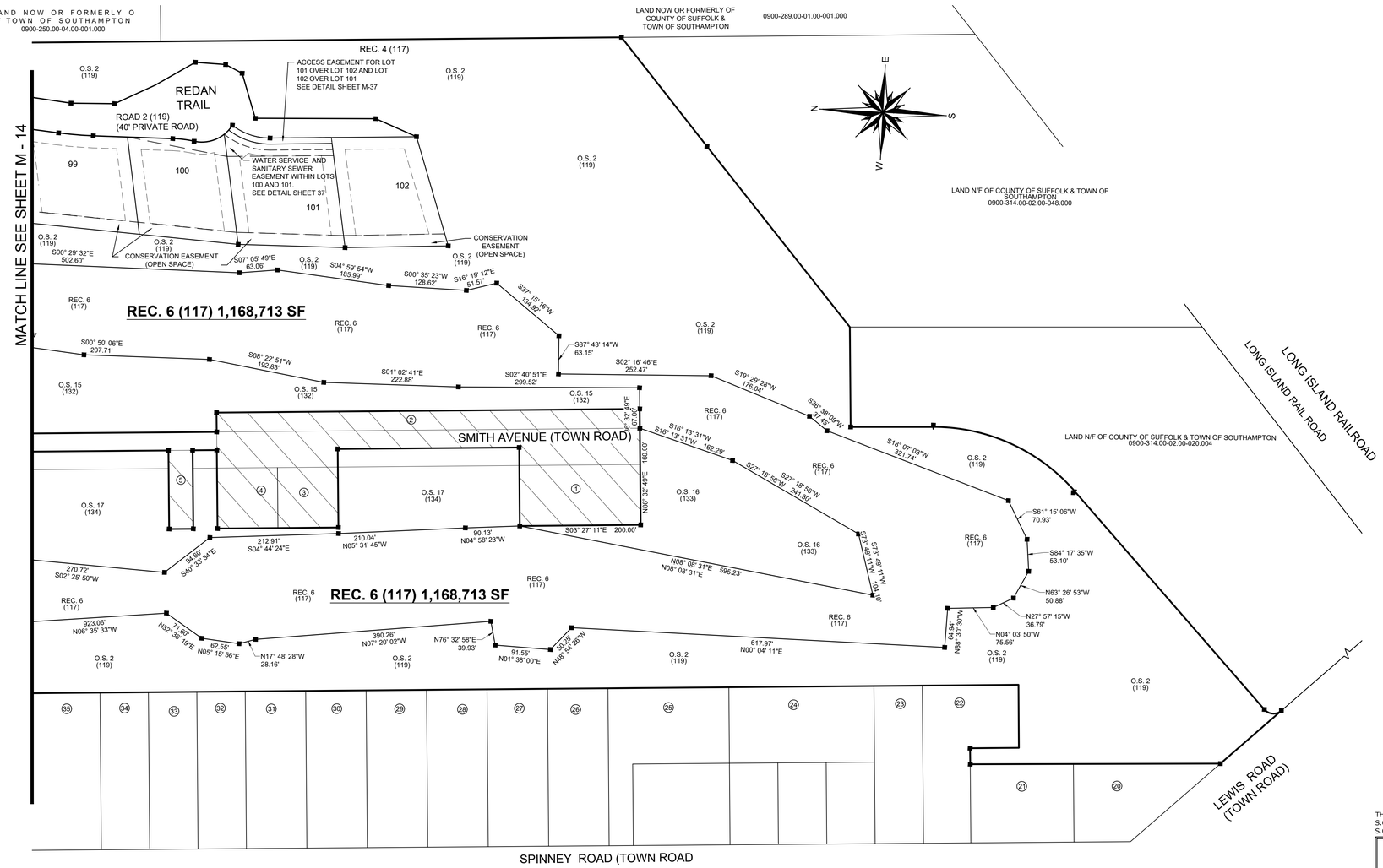
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

SUFFOLK COUNTY TAX MAP
EAST OF SPINNEY ROAD:
0900 - 219.00 - 01.00 - 022.000
0900 - 250.00 - 03.00 - 013.000, 014.000, 030.000
0900 - 288.00 - 01.00 - 121.000, 122.000, 123.000, 125.000, 127.000, 130.000, 132.000, 133.000, 136.000, 138.000,140.002, 141.001
0900 - 314.00 - 02.00 - 020.005
WEST OF SPINNEY ROAD:
0900 - 219.00 - 01.00 - 011.001, 012.000 THRU 019.000 INCLUSIVE, 020.001, 021.000, 047.000 THRU 050.000 INCLUSIVE
0900 - 250.00 - 02.00 - 004.000
0900 - 250.00 - 03.00 - 001.000 THRU 006.000 INCLUSIVE, 009.000, 011.000, 017.000
0900 - 288.00 - 01.00 - 059.001, 060.000, 061.000

NELSON + POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 14	
FILE No. :	SCALE: 1" = 100'		
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 14 OF 38	

G:\projects\05105\SUBDIVISION\FINALS\2020\MAY 2020\05105 FM 2020.dwg, SHEET M -14, 7/25/2022 7:44:01 AM, DWG To PDF.pc3



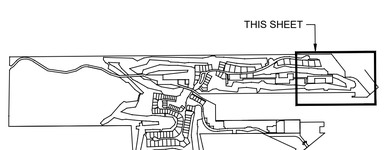
LIST OF ADJOINING LOT OWNERS

1. 0900 - 288.00 - 01.00 - 131.000 - COUNTY OF SUFFOLK
2. 0900 - 288.00 - 01.00 - 153.000 - UNKNOWN OWNER
3. 0900 - 288.00 - 01.00 - 129.000 - COUNTY OF SUFFOLK NATURE PRESERVE
4. 0900 - 288.00 - 01.00 - 128.000 - COUNTY OF SUFFOLK
5. 0900 - 288.00 - 01.00 - 126.000 - McDONAUGH
6. 0900 - 288.00 - 01.00 - 134.000 - HAAS, MAGGIO,& McCARTHY
7. 0900 - 288.00 - 01.00 - 135.000 - DIKUS
8. 0900 - 288.00 - 01.00 - 124.000 - KAISER
9. 0900 - 288.00 - 01.00 - 137.000 - COUNTY OF SUFFOLK
10. 0900 - 288.00 - 01.00 - 139.000 - COUNTY OF SUFFOLK NATURE PRESERVE
11. 0900 - 288.00 - 01.00 - 140.001 - COUNTY OF SUFFOLK
12. 0900 - 250.00 - 03.00 - 030.000 - UNKNOWN OWNER
13. 0900 - 250.00 - 03.00 - 039.000 - UNKNOWN OWNER
14. 0900 - 250.00 - 03.00 - 012.000 - ROANOKE SAND & GRAVEL Co.
15. 0900 - 250.00 - 03.00 - 010.000 - BUTTERLY AND MAYO
16. 0900 - 250.00 - 03.00 - 008.000 - GREEN AND GRINBLAT
17. 0900 - 250.00 - 03.00 - 007.000 - GREEN AND GRINBLAT
18. 0900 - 250.00 - 03.00 - 015.000 - COUNTY OF SUFFOLK
19. 0900 - 250.00 - 03.00 - 016.000 - GREEN AND GRINBLAT
20. 0900 - 314.00 - 02.00 - 017.001 - BAILEY
21. 0900 - 314.00 - 02.00 - 017.002 - BERRY
22. 0900 - 314.00 - 02.00 - 024.001 - FEENEY
23. 0900 - 314.00 - 02.00 - 023.001 - HUDSON
24. 0900 - 288.00 - 01.00 - 092.003 - JACK
25. 0900 - 288.00 - 01.00 - 086.000 - SCHMELZER
26. 0900 - 288.00 - 01.00 - 093.000 - JACK
27. 0900 - 288.00 - 01.00 - 094.000 - ALGOZZINO
28. 0900 - 288.00 - 01.00 - 095.000 - ALFRED AND ALFRED
29. 0900 - 288.00 - 01.00 - 096.000 - MANNING AND MANNING
30. 0900 - 288.00 - 01.00 - 097.000 - SANDECKI
31. 0900 - 288.00 - 01.00 - 098.000 - KIEZIK
32. 0900 - 288.00 - 01.00 - 099.000 - KEARNS
33. 0900 - 288.00 - 01.00 - 101.001 - NAPPI AND NAPPI
34. 0900 - 288.00 - 01.00 - 103.001 - DEMPSEY
35. 0900 - 288.00 - 01.00 - 104.000 - MOSCA AND HERMAN
36. 0900 - 288.00 - 01.00 - 105.000 - CICIULA
37. 0900 - 288.00 - 01.00 - 106.000 - SKALA
38. 0900 - 288.00 - 01.00 - 107.000 - WOUTERS
39. 0900 - 288.00 - 01.00 - 108.000 - SEARING
40. 0900 - 288.00 - 01.00 - 109.000 - D'ANNUZIO
41. 0900 - 288.00 - 01.00 - 110.000 - MARJORIE LEIER REVOCABLE TRUST
42. 0900 - 288.00 - 01.00 - 113.000 - NATALINI
43. 0900 - 288.00 - 01.00 - 114.000 - NATALINI, MORLOCK AND BENTON
44. 0900 - 288.00 - 01.00 - 115.000 - HUGHES
45. 0900 - 288.00 - 01.00 - 116.000 - GARCIA
46. 0900 - 288.00 - 01.00 - 117.000 - HERBERT AND MAUZINO
47. 0900 - 288.00 - 01.00 - 118.000 - DETWEILER
48. 0900 - 288.00 - 01.00 - 120.000 - LYNCH
49. 0900 - 250.00 - 03.00 - 027.000 - POTTER AND POTTER
50. 0900 - 250.00 - 03.00 - 024.000 - DUFFY JR.AND DUFFY
51. 0900 - 250.00 - 03.00 - 023.000 - MAURANDY
52. 0900 - 250.00 - 03.00 - 022.000 - PAUYO

REC. 6 (117) 1,168,713 SF

SCALE: 1" = 100'

0 100 200 300



SHEET LOCATION KEY MAP

THERE ARE NO REGULATED OPEN WATERS WITHIN 300' OF SITE
S.C.W.A. WELL SITE ON ADJACENT PARCEL 0900-250.00-03.00-028.000
S.C.D.H.S. REF. No. RS - 22 - 0016

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, N.Y.

DATE _____

This is to certify that the proposed Subdivision or Development for LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD) in the TOWN OF SOUTHAMPTON with a total of 143 lots was approved on the above date. Water Supply and Sewage disposal Facilities must conform to construction standards in effect at the time of construction and are subject to separate permits pursuant to those standards. This approval shall be valid only if the realty subdivision / development map is duly filed with the County Clerk within one year of this date. Consent is hereby given for the filing of this map on which this endorsement appears in the Office of the County Clerk in accordance with provisions of the Public Health Law and the Suffolk County Sanitary Code.

Walter Dawydiak, Jr., P.E.
Director, Division of Environmental Quality

No.	DATE	REVISION	BY
6	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO
5	05-09-2022	GENERAL REVISION	GEO
4	05-03-2022	REVISED PER S.C.D.H.S. COMMENTS	GEO
3	04-11-2022	REVISED SHEETS M-11 AND M-28 PER S.C.D.H.S. COMMENTS	GEO
2	03-25-2022	REVISED PER S.C.D.H.S. COMMENTS OF MARCH 18, 2022	GEO
1	03-09-2022	REVISED PER S.C.D.H.S. COMMENTS OF FEBRUARY 09, 2022	GEO

OWNER:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

APPLICANT:
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PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 15	
FILE No. :	SCALE: 1" = 100'		
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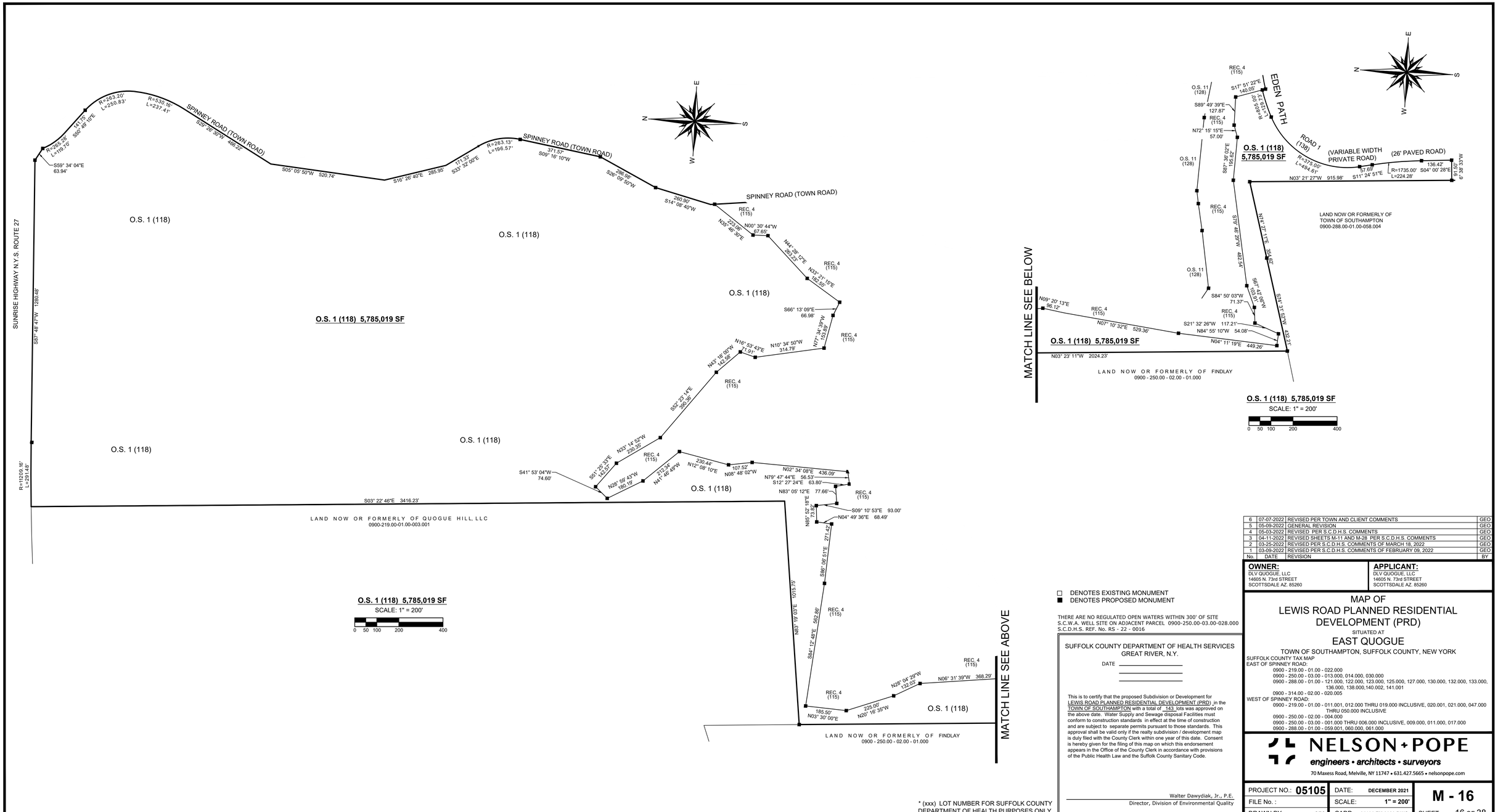

□ DENOTES EXISTING MONUMENT
■ DENOTES PROPOSED MONUMENT

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* (xxx) LOT NUMBER FOR SUFFOLK COUNTY DEPARTMENT OF HEALTH PURPOSES ONLY

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PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 16	
FILE No. :	SCALE: 1" = 200'		
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 16 OF 38	

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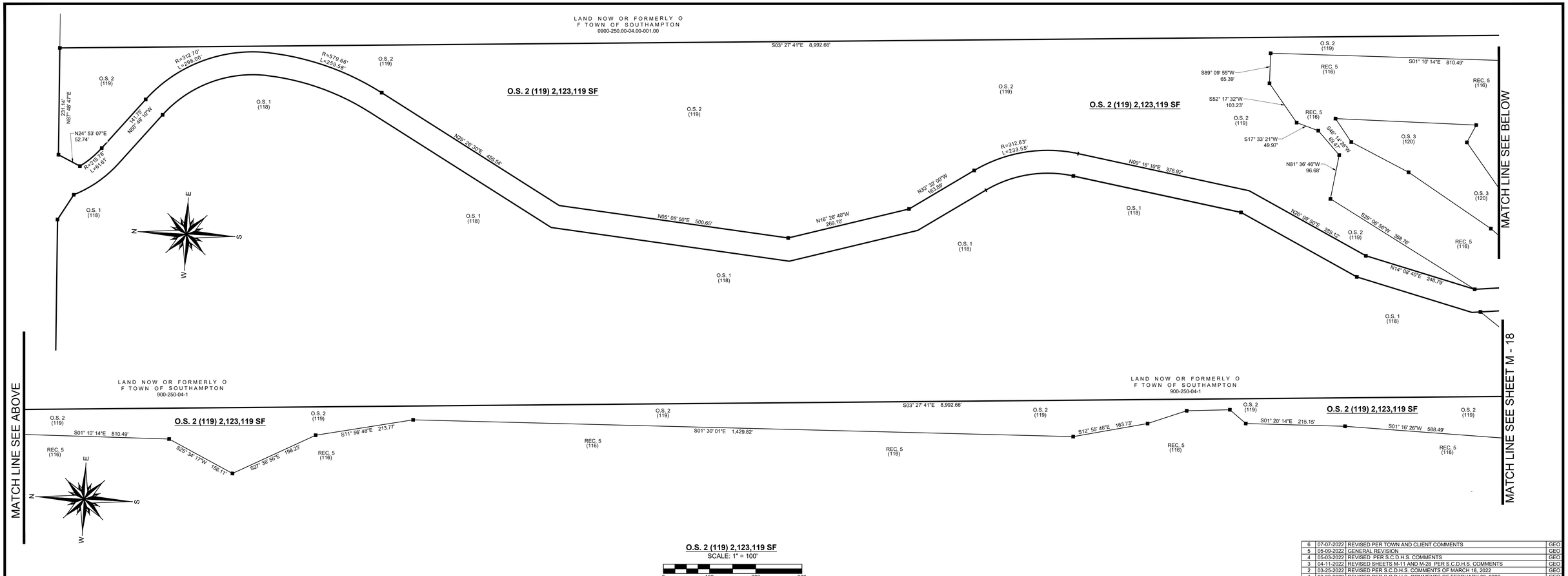

O.S. 2 (119) 2,123,119 SF
SCALE: 1" = 100'
0 100 200 300

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SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, N.Y.

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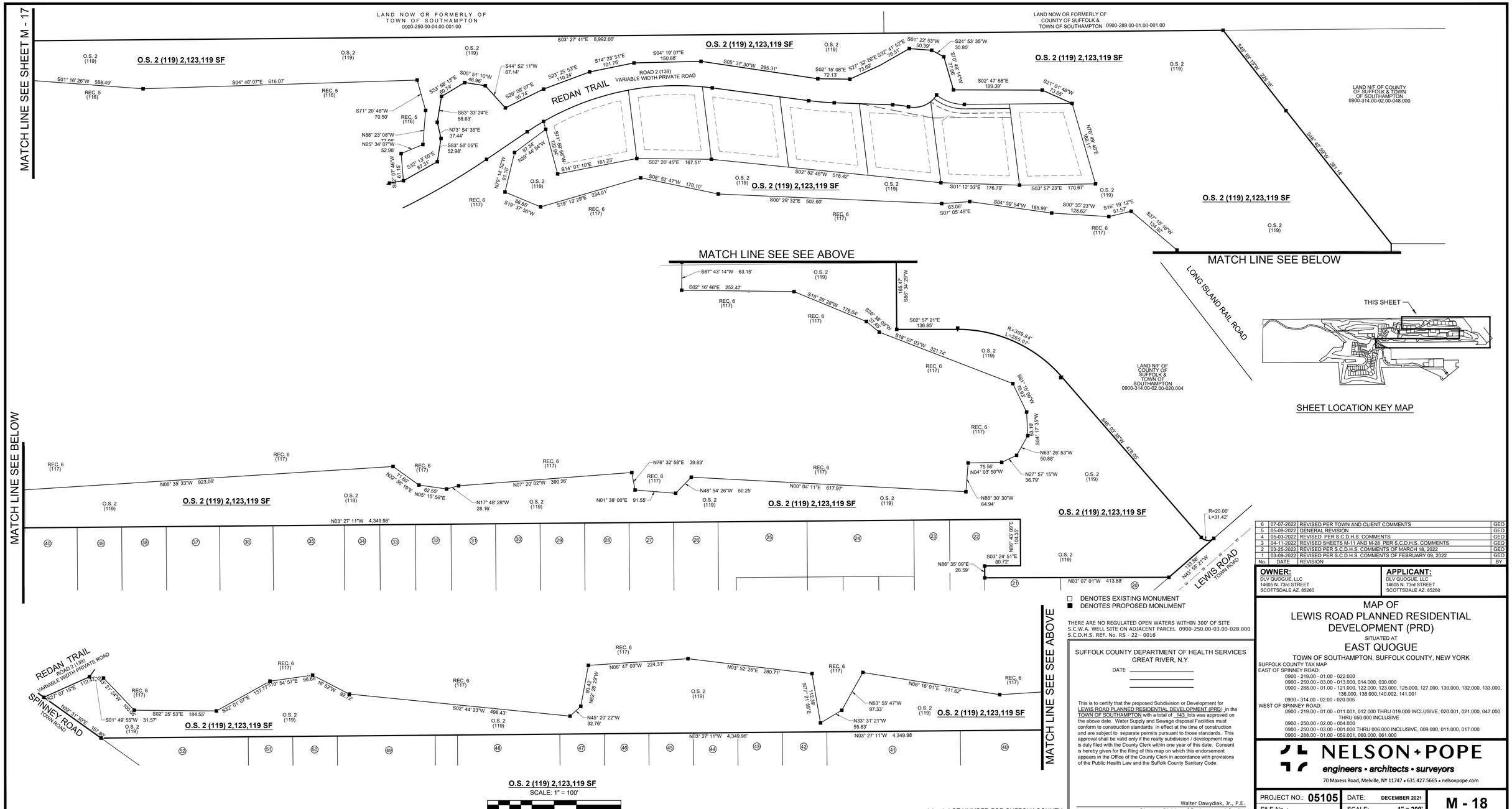

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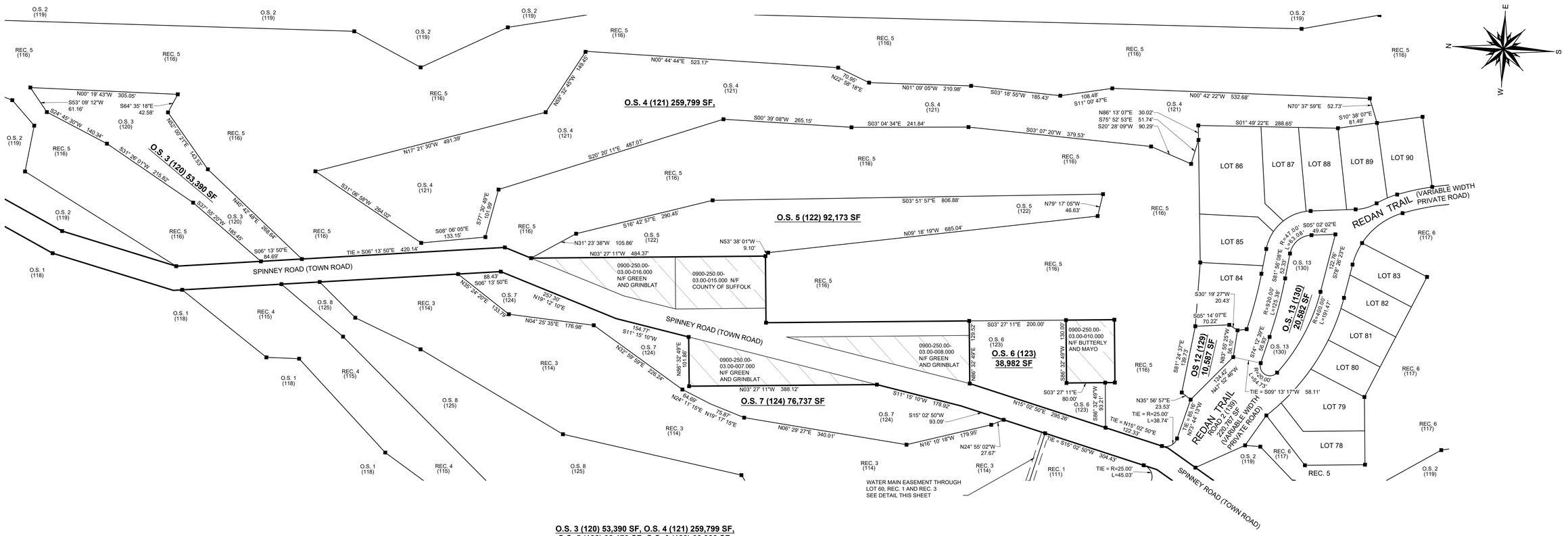

O.S. 3 (120) 53,390 SF, O.S. 4 (121) 259,799 SF,
O.S. 5 (122) 92,173 SF, O.S. 6 (123) 38,982 SF,
O.S. 7 (124) 76,737 SF, OS 12 (129) 10,587 SF
AND O.S. 13 (130) 20,582 SF

SCALE: 1" = 100'

0 100 200 300

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WEST OF SPINNEY ROAD:
0900 - 219.00 - 01.00 - 011.001, 012.000 THRU 019.000 INCLUSIVE, 020.001, 021.000, 047.000 THRU 050.000 INCLUSIVE
0900 - 250.00 - 02.00 - 004.000
0900 - 250.00 - 03.00 - 001.000 THRU 006.000 INCLUSIVE, 009.000, 011.000, 017.000
0900 - 288.00 - 01.00 - 059.001, 060.000, 061.000

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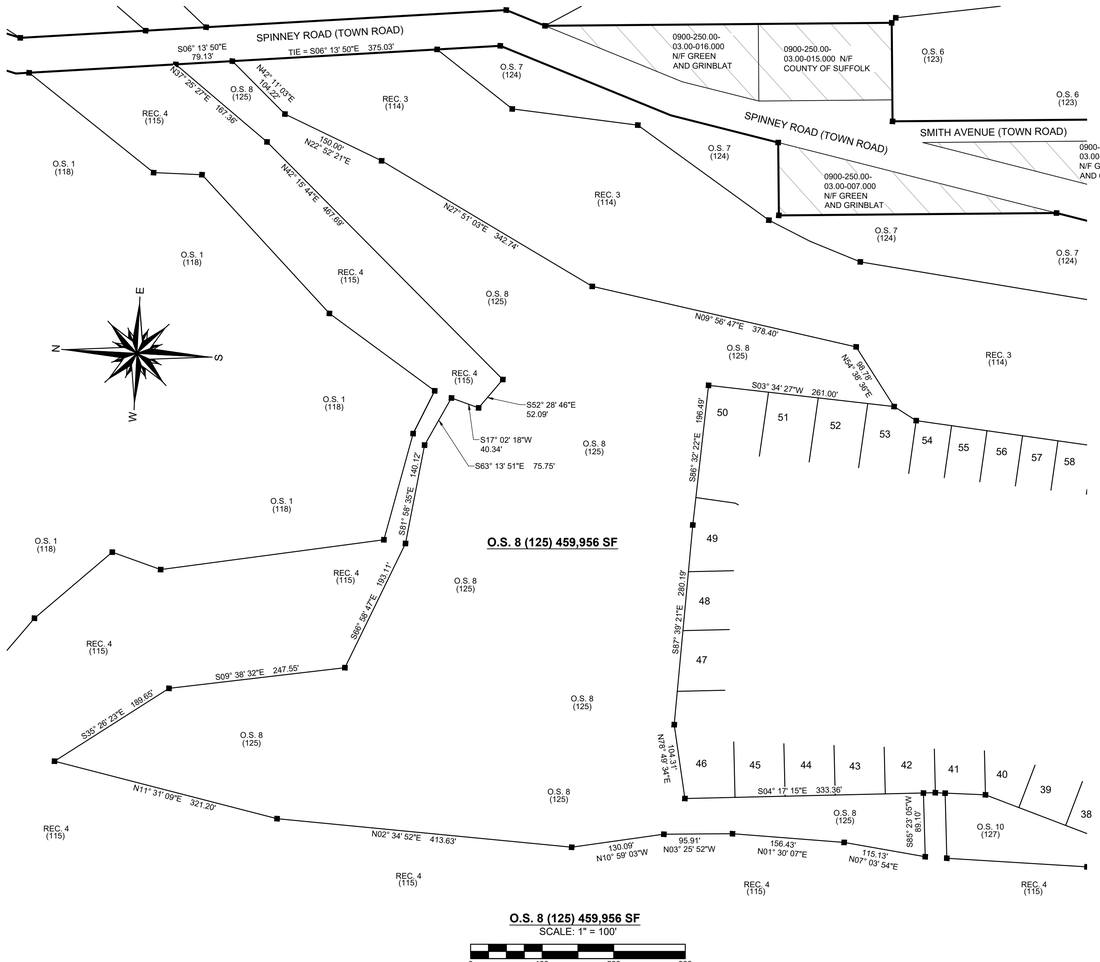
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

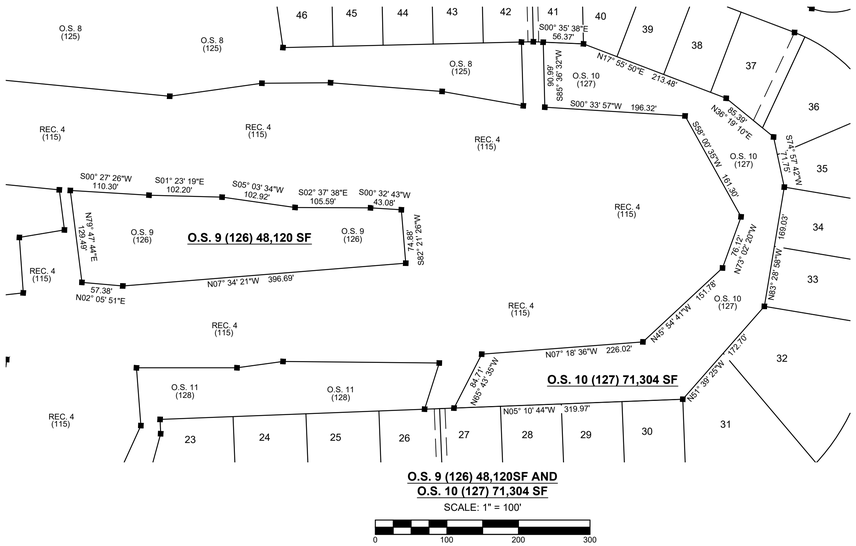
PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 19
FILE No. :	SCALE: AS NOTED	
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 19 OF 38

G:\projects\05105\SUBDIVISION\FINALS\2020\MAY 2020\05105 FM 2020.dwg, SHEET M -1h, 7/25/2022 7:44:26 AM, DWG To PDF.pc3



O.S. 8 (125) 459,956 SF
SCALE: 1" = 100'

0 100 200 300



O.S. 9 (126) 48,120SF AND
O.S. 10 (127) 71,304 SF
SCALE: 1" = 100'

0 100 200 300

□ DENOTES EXISTING MONUMENT
■ DENOTES PROPOSED MONUMENT

THERE ARE NO REGULATED OPEN WATERS WITHIN 300' OF SITE
S.C.W.A. WELL SITE ON ADJACENT PARCEL 0900-250.00-03.00-028.000
S.C.D.H.S. REF. No. RS - 22 - 0016

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, N.Y.

DATE _____

This is to certify that the proposed Subdivision or Development for LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD) in the TOWN OF SOUTHAMPTON with a total of 143 lots was approved on the above date. Water Supply and Sewage disposal Facilities must conform to construction standards in effect at the time of construction and are subject to separate permits pursuant to those standards. This approval shall be valid only if the realty subdivision / development map is duly filed with the County Clerk within one year of this date. Consent is hereby given for the filing of this map on which this endorsement appears in the Office of the County Clerk in accordance with provisions of the Public Health Law and the Suffolk County Sanitary Code.

Walter Dawydiak, Jr., P.E.
Director, Division of Environmental Quality

* (xxx) LOT NUMBER FOR SUFFOLK COUNTY DEPARTMENT OF HEALTH PURPOSES ONLY

No.	DATE	REVISION	BY
6	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO
5	05-09-2022	GENERAL REVISION	GEO
4	05-03-2022	REVISED PER S.C.D.H.S. COMMENTS	GEO
3	04-11-2022	REVISED SHEETS M-11 AND M-28 PER S.C.D.H.S. COMMENTS	GEO
2	03-25-2022	REVISED PER S.C.D.H.S. COMMENTS OF MARCH 18, 2022	GEO
1	03-09-2022	REVISED PER S.C.D.H.S. COMMENTS OF FEBRUARY 09, 2022	GEO

OWNER:
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14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

APPLICANT:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

MAP OF LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

SITUATED AT

EAST QUOGUE

TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

SUFFOLK COUNTY TAX MAP
EAST OF SPINNEY ROAD:
0900 - 219.00 - 01.00 - 022.000
0900 - 250.00 - 03.00 - 013.000, 014.000, 030.000
0900 - 288.00 - 01.00 - 121.000, 122.000, 123.000, 125.000, 127.000, 130.000, 132.000, 133.000, 136.000, 138.000,140.002, 141.001
0900 - 314.00 - 02.00 - 020.005
WEST OF SPINNEY ROAD:
0900 - 219.00 - 01.00 - 011.001, 012.000 THRU 019.000 INCLUSIVE, 020.001, 021.000, 047.000 THRU 050.000 INCLUSIVE
0900 - 250.00 - 02.00 - 004.000
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PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 20
FILE No. :	SCALE: AS NOTED	
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 20 OF 38

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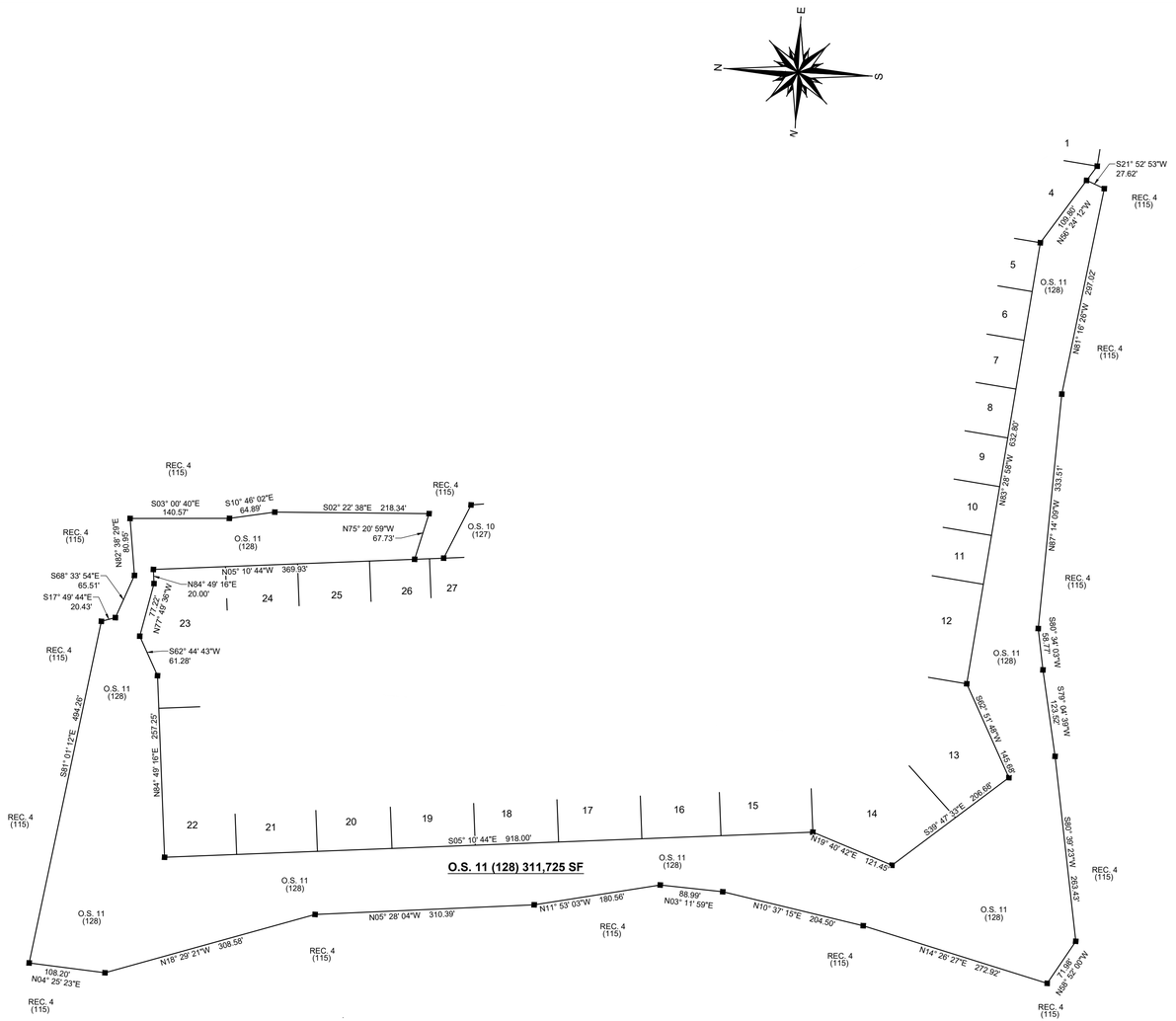
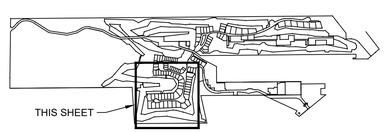


O.S. 11 (128) 311,725 SF
SCALE: 1" = 100'
0 100 200 300



SHEET LOCATION KEY MAP

□ DENOTES EXISTING MONUMENT
■ DENOTES PROPOSED MONUMENT

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S.C.W.A. WELL SITE ON ADJACENT PARCEL 0900-250.00-03.00-028.000
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SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
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DATE _____

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MAP OF LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

SITUATED AT

EAST QUOGUE

TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

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PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 21	
FILE No. :	SCALE: AS NOTED		
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 21 OF 38	

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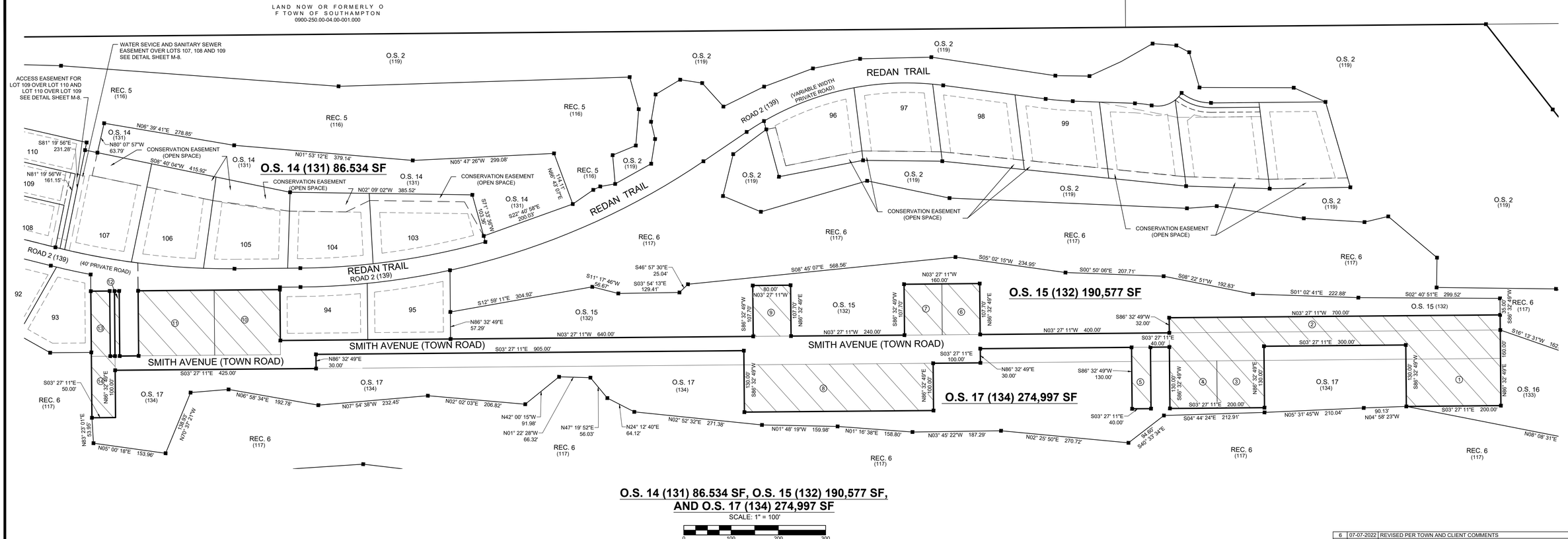
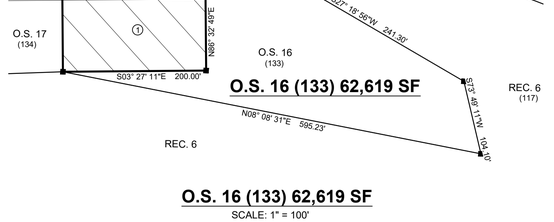


O.S. 14 (131) 86.534 SF, O.S. 15 (132) 190,577 SF, AND O.S. 17 (134) 274,997 SF

SCALE: 1" = 100'

0 100 200 300



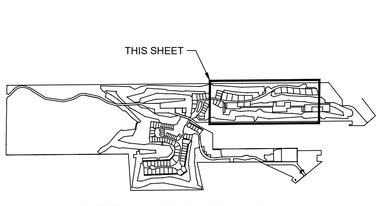
O.S. 16 (133) 62,619 SF

SCALE: 1" = 100'

0 100 200 300

LIST OF ADJOINING LOT OWNERS

1. 0900 - 288.00 - 01.00 - 131.000 - COUNTY OF SUFFOLK
2. 0900 - 288.00 - 01.00 - 153.000 - UNKNOWN OWNER
3. 0900 - 288.00 - 01.00 - 129.000 - COUNTY OF SUFFOLK NATURE PRESERVE
4. 0900 - 288.00 - 01.00 - 128.000 - COUNTY OF SUFFOLK
5. 0900 - 288.00 - 01.00 - 126.000 - McDONAUGH
6. 0900 - 288.00 - 01.00 - 134.000 - HAAS, MAGGIO,& McCARTHY
7. 0900 - 288.00 - 01.00 - 135.000 - DIKUS
8. 0900 - 288.00 - 01.00 - 124.000 - KAISER
9. 0900 - 288.00 - 01.00 - 137.000 - COUNTY OF SUFFOLK
10. 0900 - 288.00 - 01.00 - 139.000 - COUNTY OF SUFFOLK NATURE PRESERVE
11. 0900 - 288.00 - 01.00 - 140.001 - COUNTY OF SUFFOLK
12. 0900 - 250.00 - 03.00 - 030.000 - UNKNOWN OWNER
13. 0900 - 250.00 - 03 00 - 039.000 - UNKNOWN OWNER
14. 0900 - 250.00 - 03.00 - 012.000 - ROANOKE SAND & GRAVEL Co.
15. 0900 - 250.00 - 03.00 - 010.000 - BUTTERLY AND MAYO
16. 0900 - 250.00 - 03.00 - 008.000 - GREEN AND GRINBLAT
17. 0900 - 250.00 - 03.00 - 007.000 - GREEN AND GRINBLAT
18. 0900 - 250.00 - 03.00 - 015.000 - COUNTY OF SUFFOLK
19. 0900 - 250.00 - 03.00 - 016.000 - GREEN AND GRINBLAT
20. 0900 - 314.00 - 02.00 - 017.001 - BAILEY
21. 0900 - 314.00 - 02.00 - 017.002 - BERRY
22. 0900 - 314.00 - 02.00 - 024.001 - FEENEY
23. 0900 - 314.00 - 02.00 - 023.001 - HUDSON
24. 0900 - 288.00 - 01.00 - 092.003 - JACK
25. 0900 - 288.00 - 01.00 - 086.000 - SCHMELZER
26. 0900 - 288.00 - 01.00 - 093.000 - JACK
27. 0900 - 288.00 - 01.00 - 094.000 - ALGOZZINO
28. 0900 - 288.00 - 01.00 - 095.000 - ALFRED AND ALFRED
29. 0900 - 288.00 - 01.00 - 096.000 - MANNING AND MANNING
30. 0900 - 288.00 - 01.00 - 097.000 - SANDECKI
31. 0900 - 288.00 - 01.00 - 098.000 - KIEZIK
32. 0900 - 288.00 - 01.00 - 099.000 - KEARNS
33. 0900 - 288.00 - 01.00 - 101.001 - NAPPI AND NAPPI
34. 0900 - 288.00 - 01.00 - 103.001 - DEMPSEY
35. 0900 - 288.00 - 01.00 - 104.000 - MOSCA AND HERMAN
36. 0900 - 288.00 - 01.00 - 105.000 - CICIULA
37. 0900 - 288.00 - 01.00 - 106.000 - SKALA
38. 0900 - 288.00 - 01.00 - 107.000 - WOUTERS
39. 0900 - 288.00 - 01.00 - 108.000 - SEARING
40. 0900 - 288.00 - 01.00 - 109.000 - D'ANNUZIO
41. 0900 - 288.00 - 01.00 - 110.000 - MARJORIE LEIER REVOCABLE TRUST
42. 0900 - 288.00 - 01.00 - 113.000 - NATALINI
43. 0900 - 288.00 - 01.00 - 114.000 - NATALINI, MORLOCK AND BENTON
44. 0900 - 288.00 - 01.00 - 115.000 - HUGHES
45. 0900 - 288.00 - 01.00 - 116.000 - GARCIA
46. 0900 - 288.00 - 01.00 - 117.000 - HERBERT AND MAUZINO
47. 0900 - 288.00 - 01.00 - 118.000 - DETWEILER
48. 0900 - 288.00 - 01.00 - 120.000 - LYNCH
49. 0900 - 250.00 - 03.00 - 027.000 - POTTER AND POTTER
50. 0900 - 250.00 - 03.00 - 024.000 - DUFFY JR.AND DUFFY
51. 0900 - 250.00 - 03.00 - 023.000 - MAURANDY
52. 0900 - 250.00 - 03.00 - 022.000 - PAUYO



SHEET LOCATION KEY MAP

No.	DATE	REVISION	BY
6	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO
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MAP OF LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

SITUATED AT

EAST QUOGUE

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THERE ARE NO REGULATED OPEN WATERS WITHIN 300' OF SITE
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S.C.D.H.S. REF. No. RS - 22 - 0016

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, N.Y.

DATE _____

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PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 22	
FILE No. :	SCALE: 1" = 100'		
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 22 OF 38	

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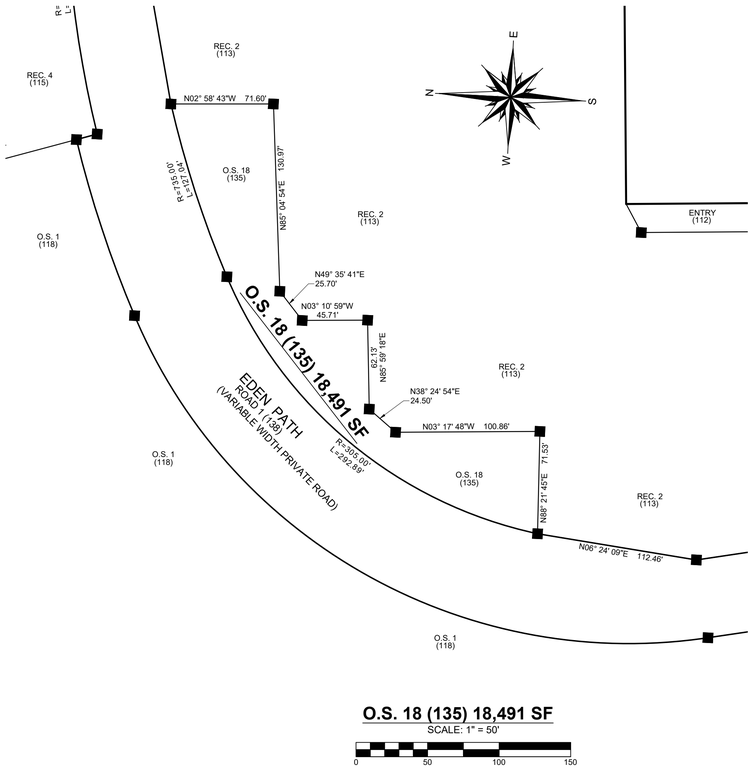
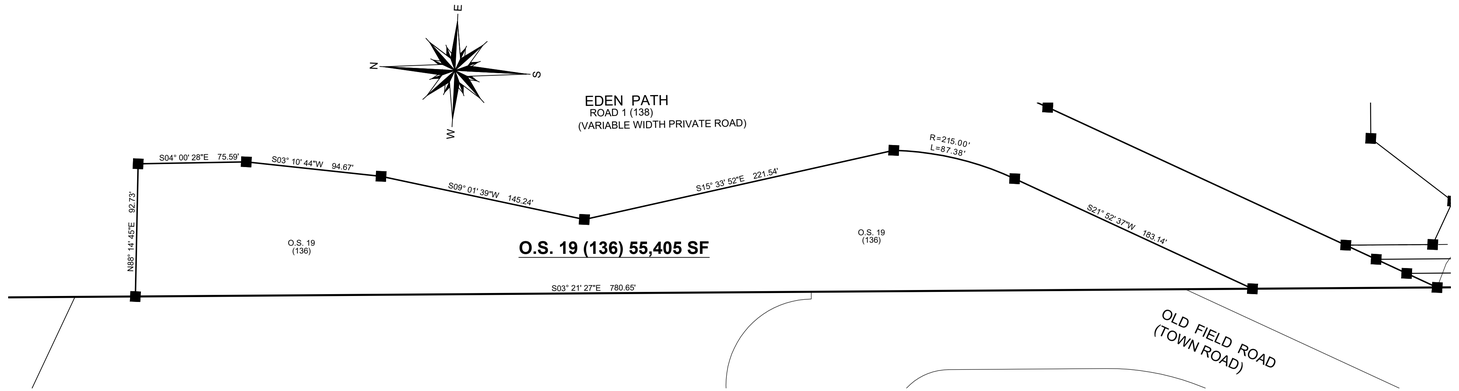


O.S. 18 (135) 18,491 SF

SCALE: 1" = 50'

0 50 100 150



O.S. 19 (136) 55,405 SF

SCALE: 1" = 50'

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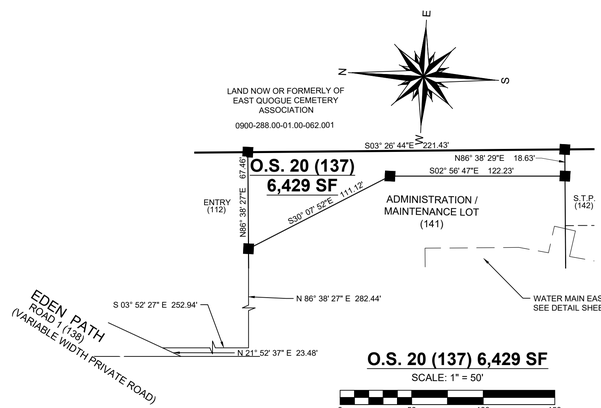
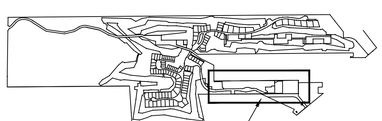


O.S. 20 (137) 6,429 SF

SCALE: 1" = 50'

0 50 100 150



THIS SHEET

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MAP OF
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EAST QUOGUE

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PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 23	
FILE No. :	SCALE: 1" = 100'		
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 23 OF 38	

□ DENOTES EXISTING MONUMENT
■ DENOTES PROPOSED MONUMENT
* (xxx) LOT NUMBER FOR SUFFOLK COUNTY DEPARTMENT OF HEALTH PURPOSES ONLY

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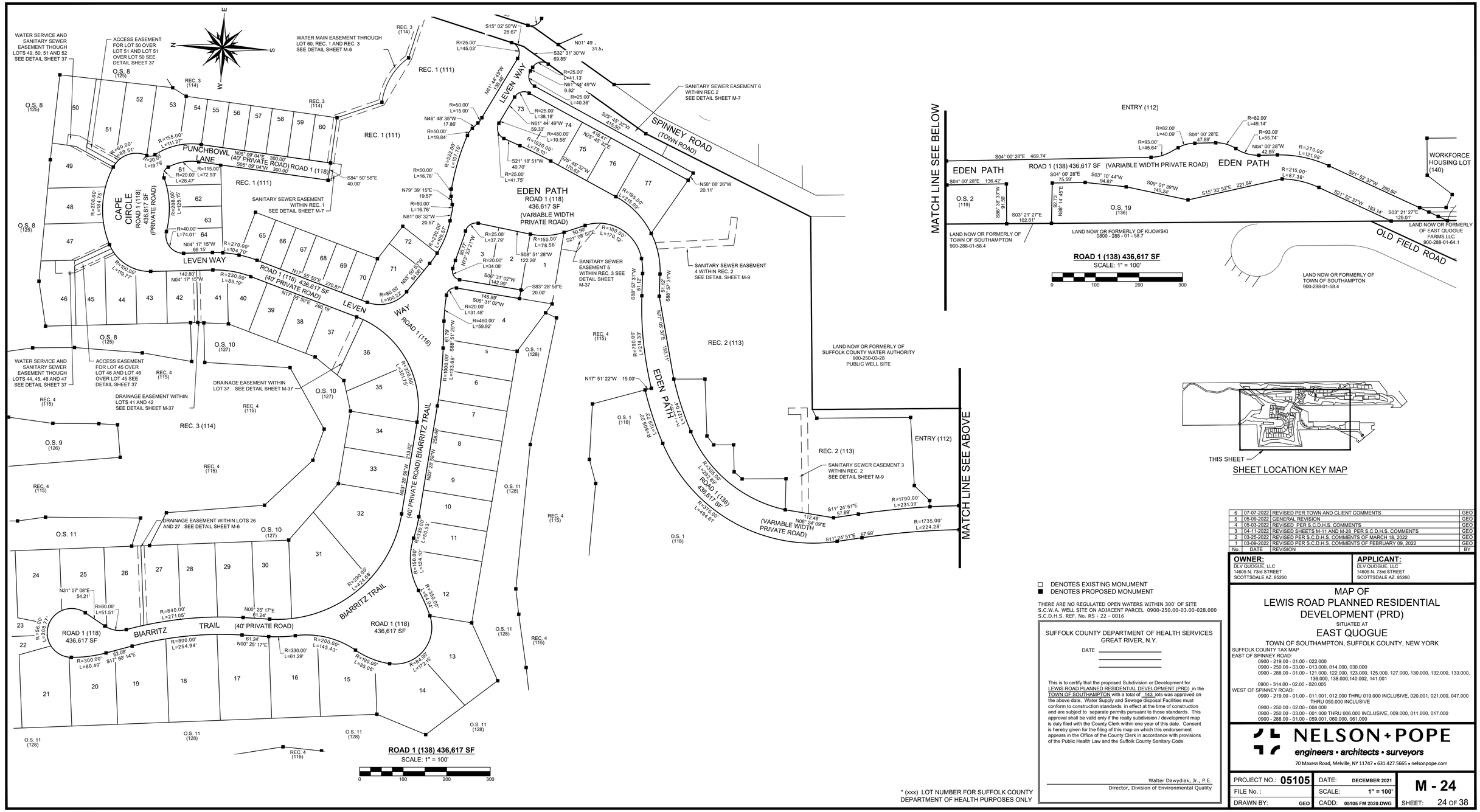

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3	04-11-2022	REVISED SHEETS M-11 AND M-28 PER S.C.D.H.S. COMMENTS	GEO
2	03-25-2022	REVISED PER S.C.D.H.S. COMMENTS OF MARCH 18, 2022	GEO
1	03-09-2022	REVISED PER S.C.D.H.S. COMMENTS OF FEBRUARY 09, 2022	GEO

OWNER:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

APPLICANT:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

□ DENOTES EXISTING MONUMENT
■ DENOTES PROPOSED MONUMENT

THERE ARE NO REGULATED OPEN WATERS WITHIN 300' OF SITE
S.C.W.A. WELL SITE ON ADJACENT PARCEL 0900-250.00-03.00-028.000
S.C.D.H.S. REF. No. RS - 22 - 0016

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, N.Y.

DATE _____

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Walter Dawydiak, Jr., P.E.
Director, Division of Environmental Quality

* (xxx) LOT NUMBER FOR SUFFOLK COUNTY DEPARTMENT OF HEALTH PURPOSES ONLY

MAP OF LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

SITUATED AT

EAST QUOGUE

TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

SUFFOLK COUNTY TAX MAP
EAST OF SPINNEY ROAD:
0900 - 219.00 - 01.00 - 022.000
0900 - 250.00 - 03.00 - 013.000, 014.000, 030.000
0900 - 288.00 - 01.00 - 121.000, 122.000, 123.000, 125.000, 127.000, 130.000, 132.000, 133.000, 136.000, 138.000,140.002, 141.001
0900 - 314.00 - 02.00 - 020.005
WEST OF SPINNEY ROAD:
0900 - 219.00 - 01.00 - 011.001, 012.000 THRU 019.000 INCLUSIVE, 020.001, 021.000, 047.000 THRU 050.000 INCLUSIVE
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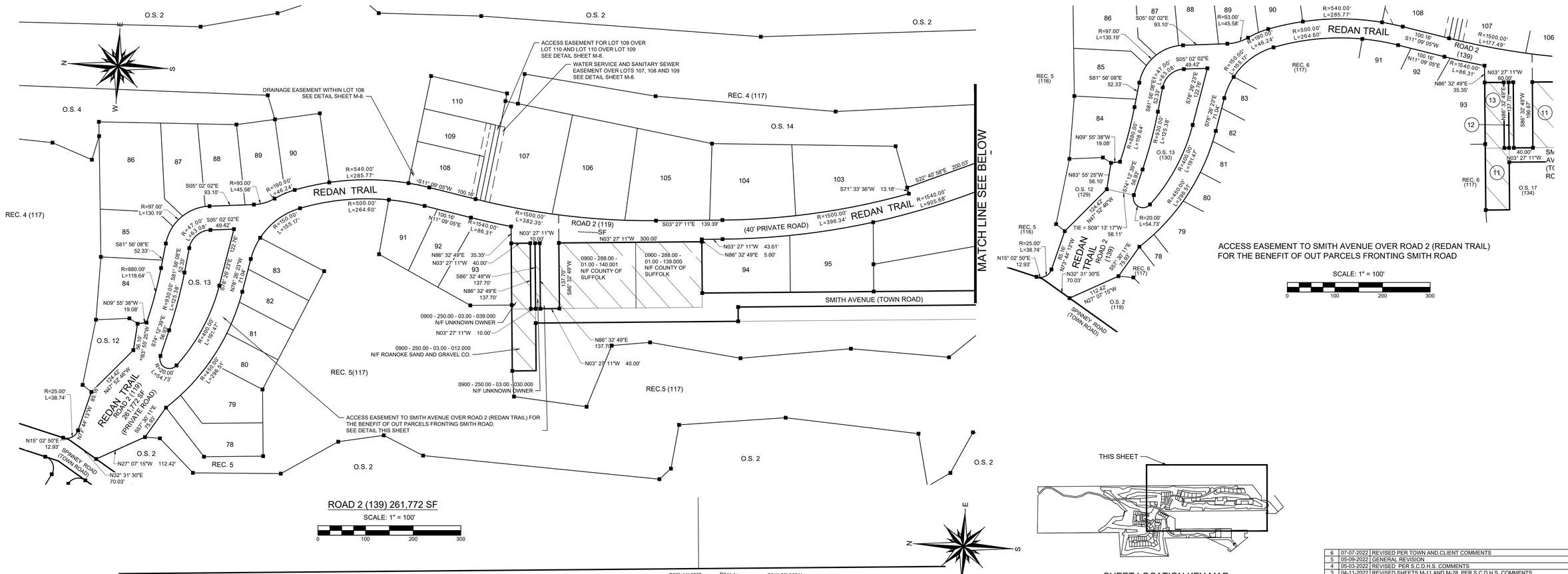
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 24	
FILE No. :	SCALE: 1" = 100'		
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 24 OF 38	

G:\projects\05105\SUBDIVISION\FINALS\2020\MAY 2020\05105 FM 2020.dwg, SHEET M-24, 7/25/2022 7:44:50 AM, DWG to PDF.pc3



SHEET LOCATION KEY MAP

No.	DATE	REVISION	BY
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SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, N.Y.

DATE _____

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Walter Dawydiak, Jr., P.E.
Director, Division of Environmental Quality

* (xxx) LOT NUMBER FOR SUFFOLK COUNTY DEPARTMENT OF HEALTH PURPOSES ONLY

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PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 25
FILE No. :	SCALE: AS NOTED	
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 25 OF 38

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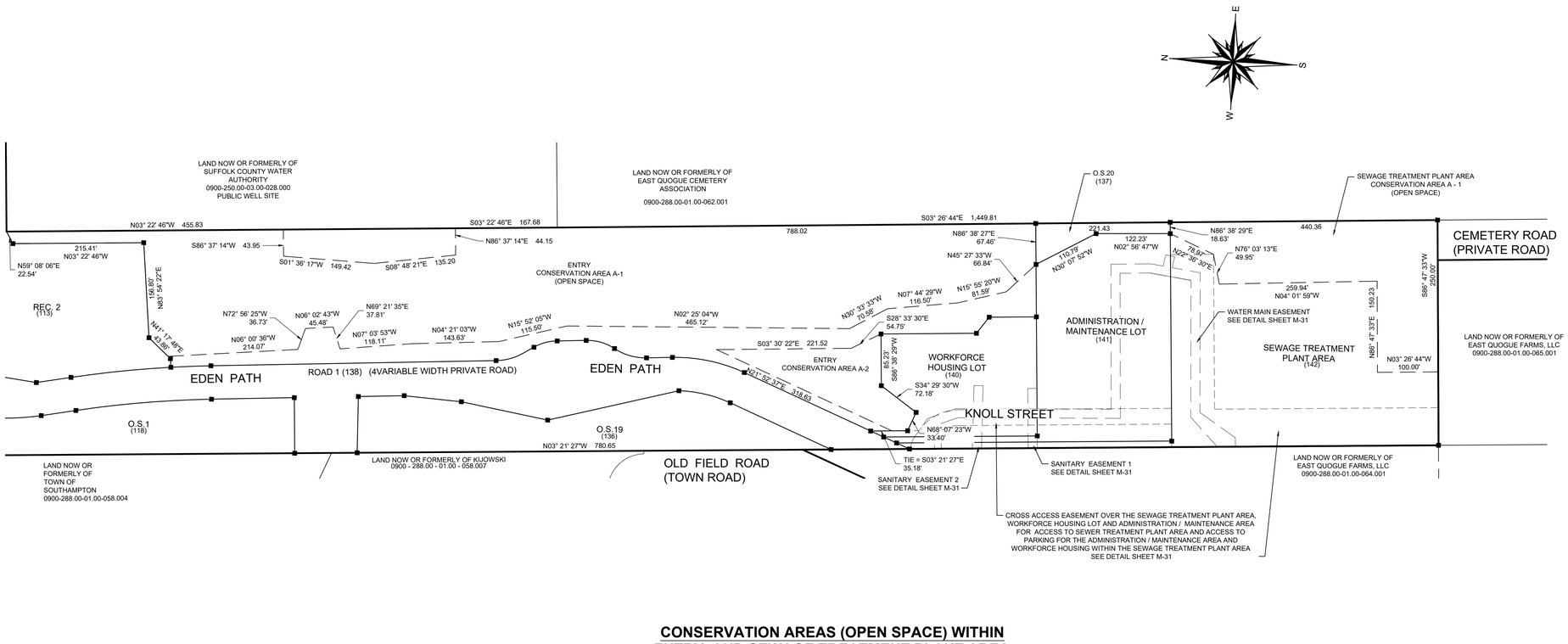
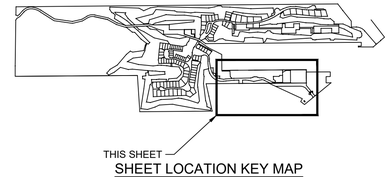


CONSERVATION AREAS (OPEN SPACE) WITHIN ENTRY, AND SEWAGE TREATMENT PLANT AREA

SCALE: 1" = 100'

0 100 200 300



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MAP OF LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

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EAST QUOGUE

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PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 26
FILE No. :	SCALE: 1" = 100'	
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 26 OF 38

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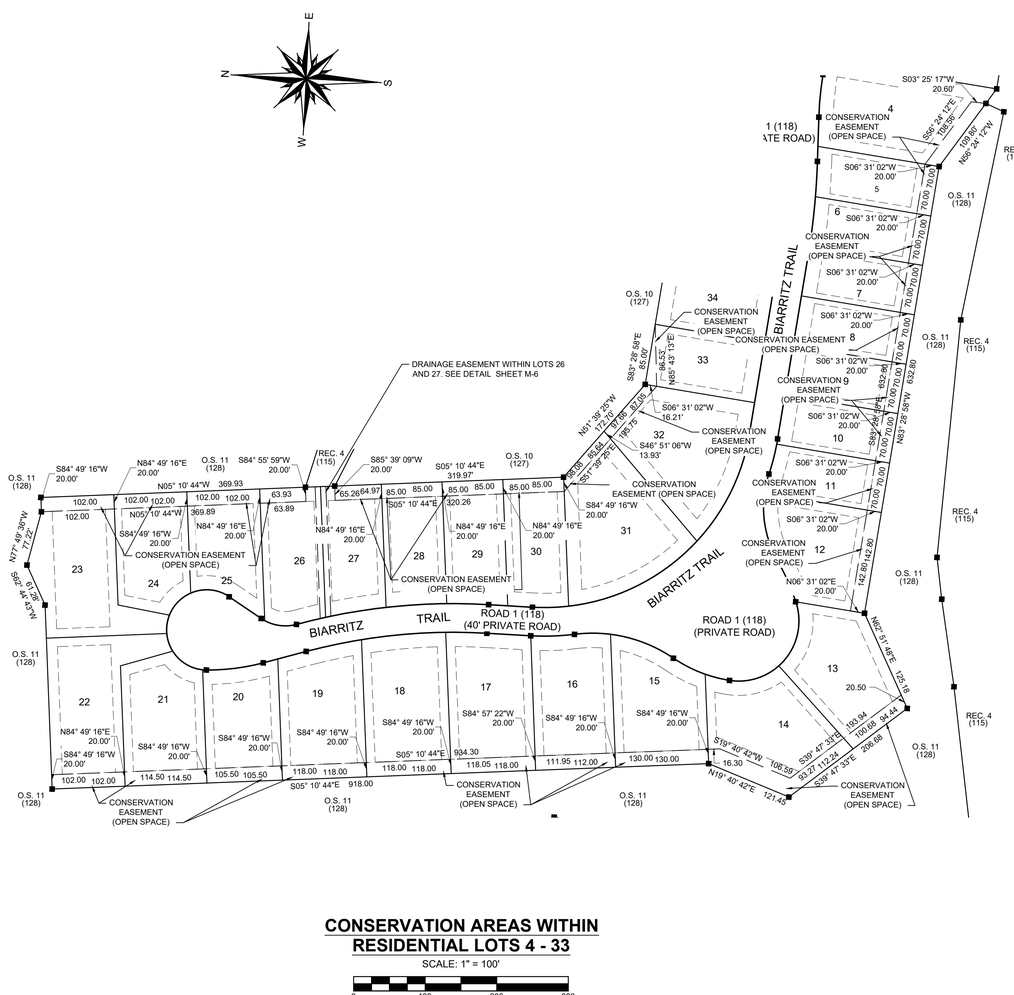

CONSERVATION AREAS WITHIN RESIDENTIAL LOTS 4 - 33

SCALE: 1" = 100'

0 100 200 300

SHEET LOCATION KEY MAP

□ DENOTES EXISTING MONUMENT
■ DENOTES PROPOSED MONUMENT

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SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
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MAP OF LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

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PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 27
FILE No. :	SCALE: 1" = 100'	
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 27 OF 38

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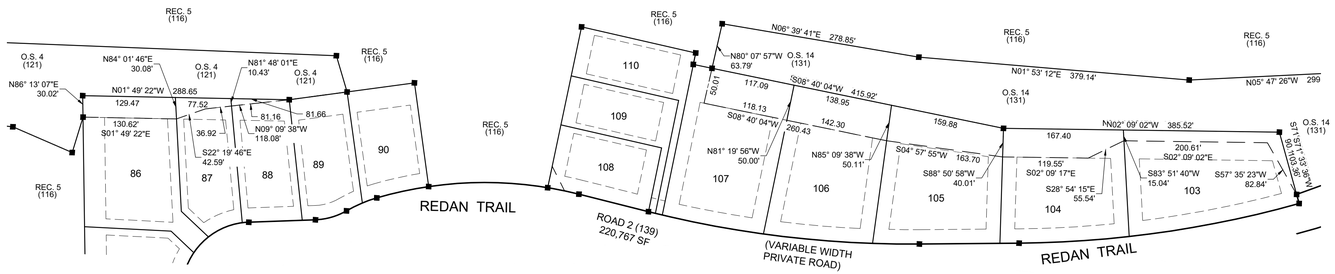
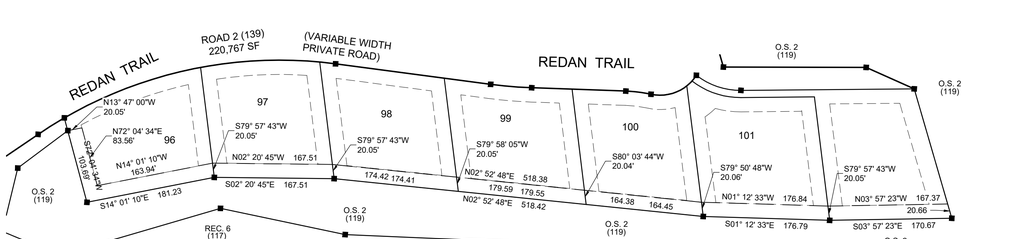


CONSERVATION AREAS WITHIN RESIDENTIAL LOTS 86, 87, 88 AND 103 - 107

SCALE: 1" = 100'

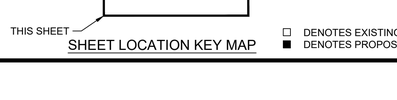
0 100 200 300



CONSERVATION AREAS WITHIN RESIDENTIAL LOTS 96 - 102

SCALE: 1" = 100'

0 100 200 300



SHEET LOCATION KEY MAP

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SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, N.Y.

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PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 28
FILE No. :	SCALE: 1" = 100'	
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 28 OF 38

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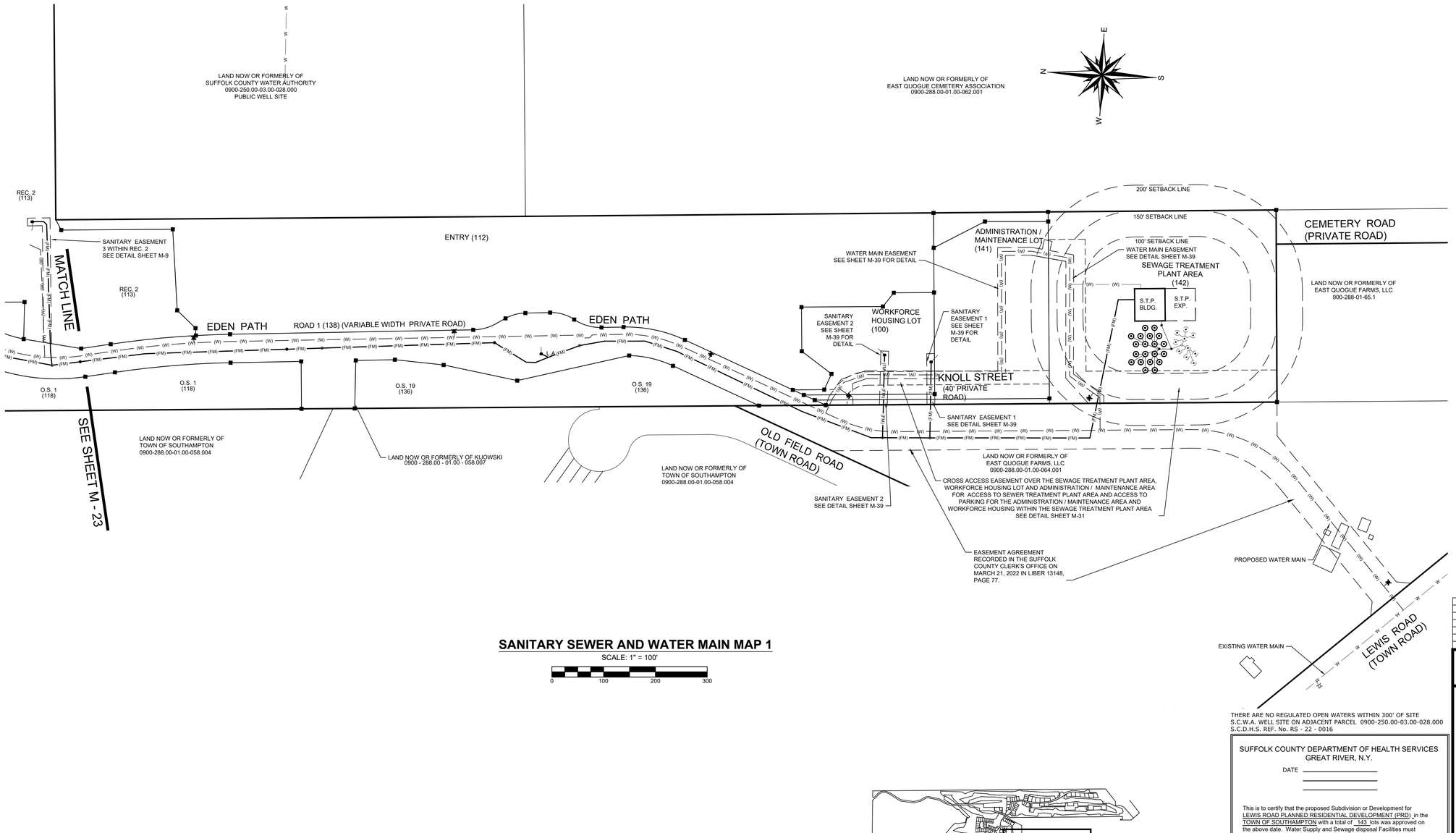
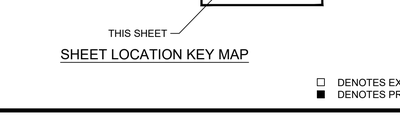


SANITARY SEWER AND WATER MAIN MAP 1

SCALE: 1" = 100'

0 100 200 300



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DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 29 OF 38	

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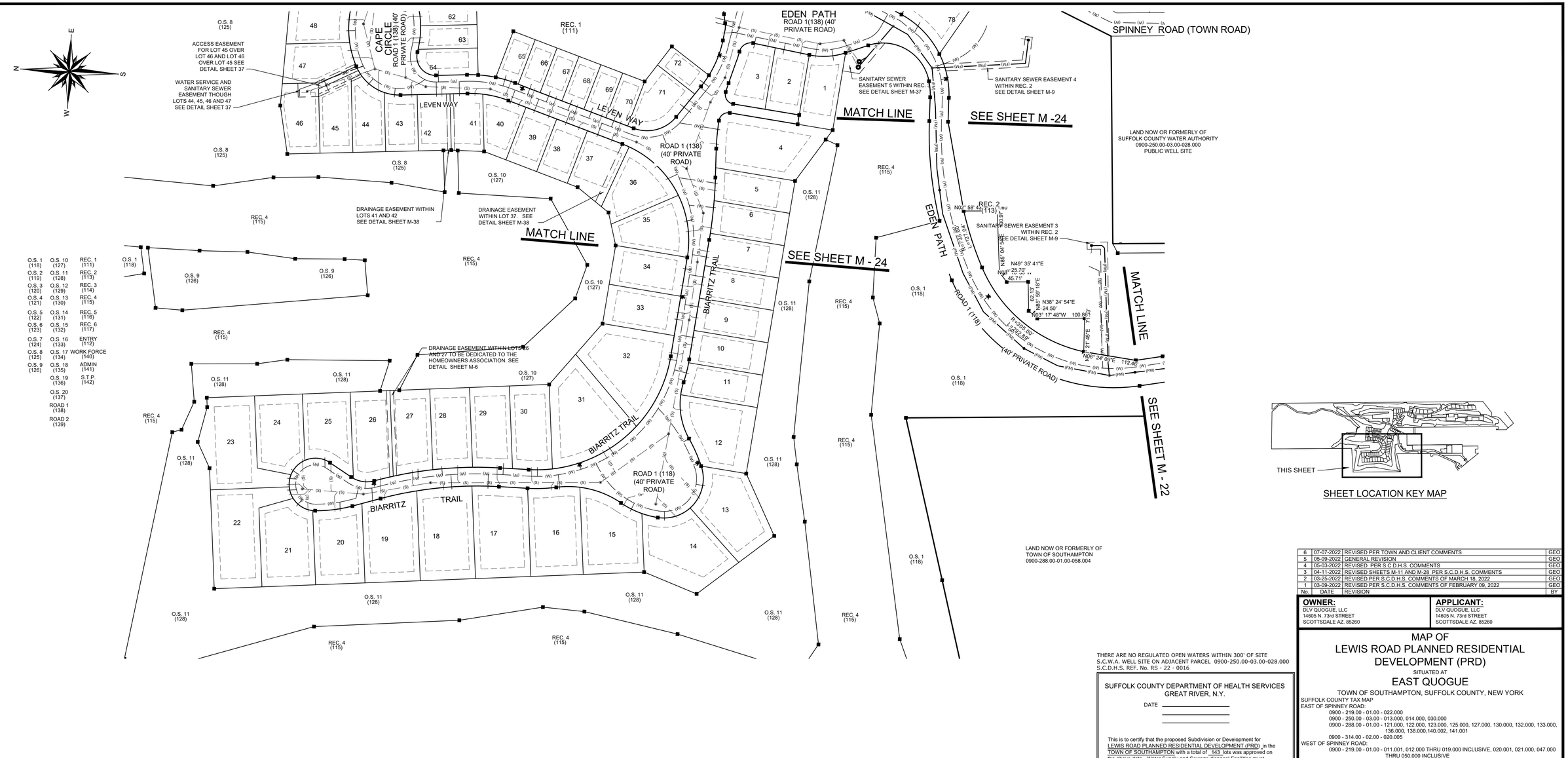

O.S. 1 (118) | O.S. 10 (127) | REC. 1 (111)
O.S. 2 (119) | O.S. 11 (128) | REC. 2 (113)
O.S. 3 (120) | O.S. 12 (129) | REC. 3 (114)
O.S. 4 (121) | O.S. 13 (130) | REC. 4 (115)
O.S. 5 (122) | O.S. 14 (131) | REC. 5 (116)
O.S. 6 (123) | O.S. 15 (132) | REC. 6 (117)
O.S. 7 (124) | O.S. 16 (133) | ENTRY (112)
O.S. 8 (125) | O.S. 17 (134) | WORK FORCE (140)
O.S. 9 (126) | O.S. 18 (135) | ADMIN (141)
O.S. 19 (136) | S.T.P. (142)
O.S. 20 (137)
ROAD 1 (138)
ROAD 2 (139)

SANITARY SEWER AND WATER MAIN MAP 2

SCALE: 1" = 100'

0 100 200 300

□ DENOTES EXISTING MONUMENT
■ DENOTES PROPOSED MONUMENT

THERE ARE NO REGULATED OPEN WATERS WITHIN 300' OF SITE
S.C.W.A. WELL SITE ON ADJACENT PARCEL 0900-250.00-03.00-028.000
S.C.D.H.S. REF. No. RS - 22 - 0016

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, N.Y.

DATE _____

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Walter Dawydiak, Jr., P.E.
Director, Division of Environmental Quality

No.	DATE	REVISION	BY
6	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO
5	05-09-2022	GENERAL REVISION	GEO
4	05-03-2022	REVISED PER S.C.D.H.S. COMMENTS	GEO
3	04-11-2022	REVISED SHEETS M-11 AND M-28 PER S.C.D.H.S. COMMENTS	GEO
2	03-25-2022	REVISED PER S.C.D.H.S. COMMENTS OF MARCH 18, 2022	GEO
1	03-09-2022	REVISED PER S.C.D.H.S. COMMENTS OF FEBRUARY 09, 2022	GEO

OWNER:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

APPLICANT:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

MAP OF LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

SITUATED AT

EAST QUOGUE

TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

SUFFOLK COUNTY TAX MAP
EAST OF SPINNEY ROAD:
0900 - 219.00 - 01.00 - 022.000
0900 - 250.00 - 03.00 - 013.000, 014.000, 030.000
0900 - 288.00 - 01.00 - 121.000, 122.000, 123.000, 125.000, 127.000, 130.000, 132.000, 133.000, 136.000, 138.000,140.002, 141.001
0900 - 314.00 - 02.00 - 020.005
WEST OF SPINNEY ROAD:
0900 - 219.00 - 01.00 - 011.001, 012.000 THRU 019.000 INCLUSIVE, 020.001, 021.000, 047.000 THRU 050.000 INCLUSIVE
0900 - 250.00 - 02.00 - 004.000
0900 - 250.00 - 03.00 - 001.000 THRU 006.000 INCLUSIVE, 009.000, 011.000, 017.000
0900 - 288.00 - 01.00 - 059.001, 060.000, 061.000

NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 30	
FILE No. :	SCALE: 1" = 100'		
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 30 OF 38	

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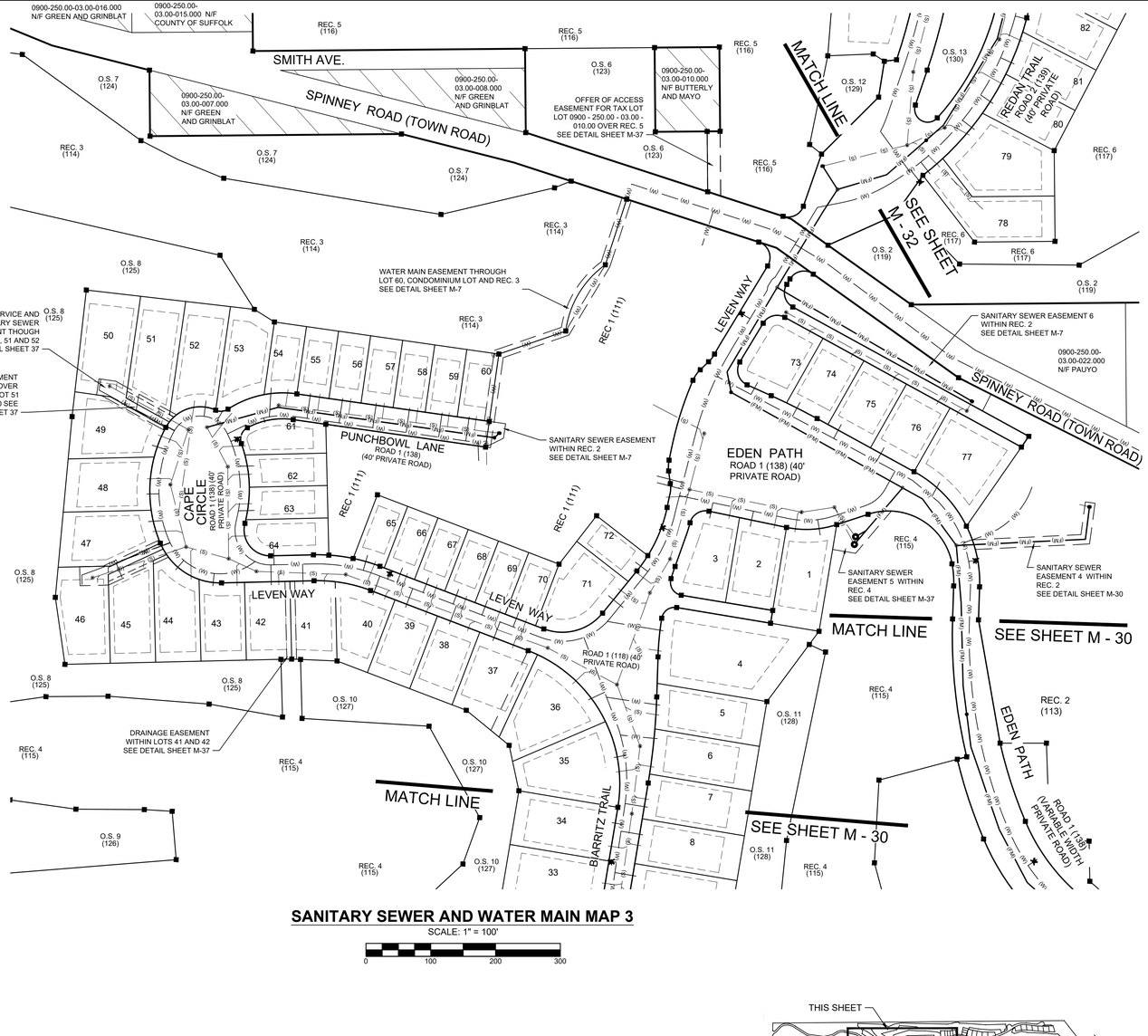

SANITARY SEWER AND WATER MAIN MAP 3

SCALE: 1" = 100'

0 100 200 300

SHEET LOCATION KEY MAP

□ DENOTES EXISTING MONUMENT
■ DENOTES PROPOSED MONUMENT

THERE ARE NO REGULATED OPEN WATERS WITHIN 300' OF SITE
S.C.W.A. WELL SITE ON ADJACENT PARCEL 0900-250.00-03.00-028.000
S.C.H.S. REF. No. RS - 22 - 0016

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, N.Y.

DATE _____

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EAST QUOGUE

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0900 - 314.00 - 02.00 - 020.005
WEST OF SPINNEY ROAD:
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PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 31	
FILE No. :	SCALE: 1" = 100'		
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 31 OF 38	

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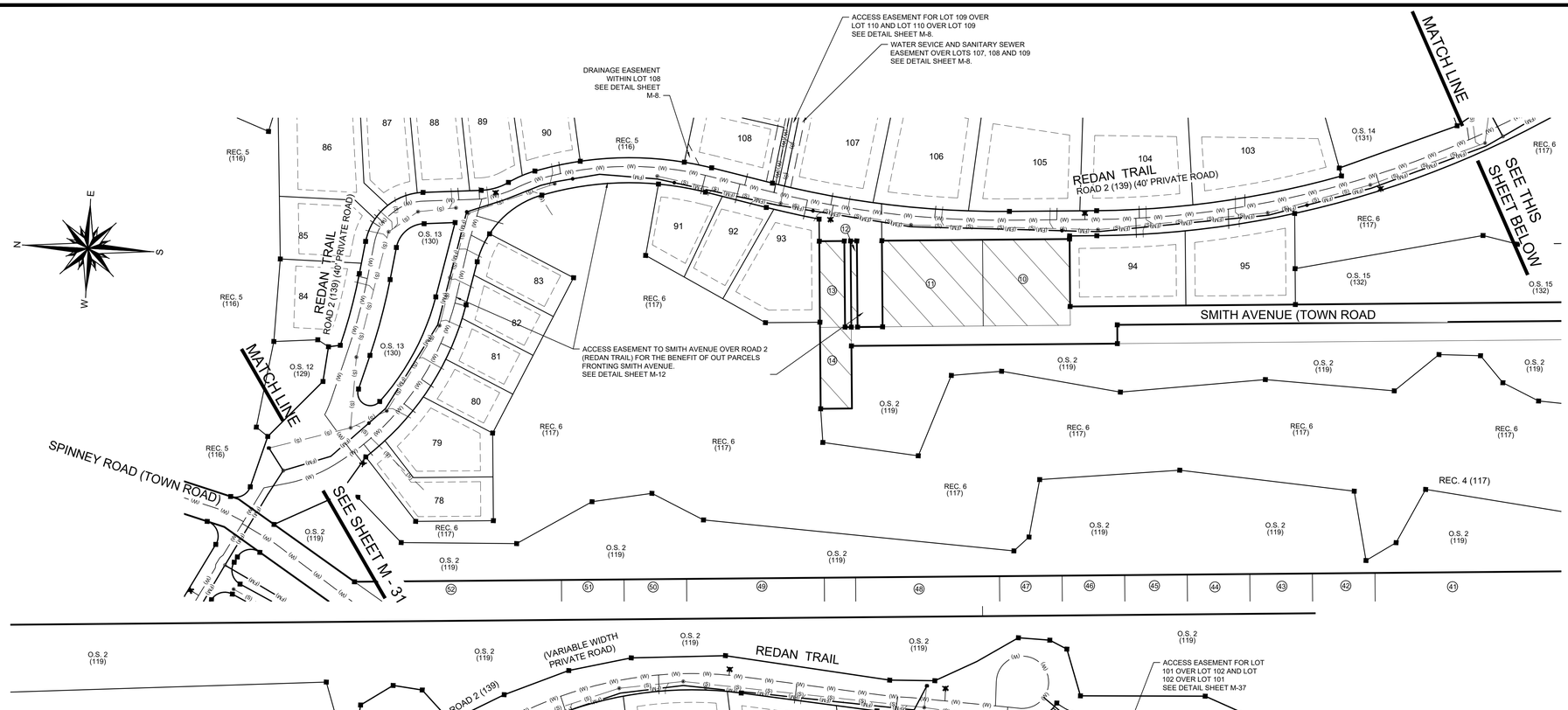

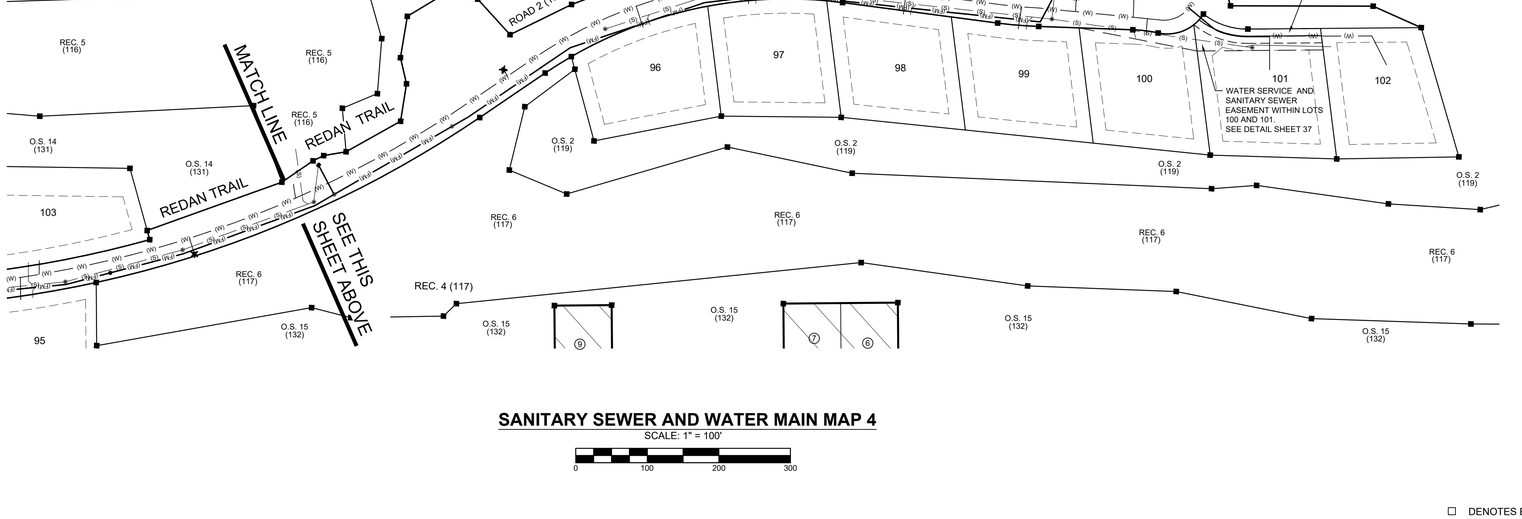

SANITARY SEWER AND WATER MAIN MAP 4

SCALE: 1" = 100'

0 100 200 300

□ DENOTES EXISTING MONUMENT
■ DENOTES PROPOSED MONUMENT

LIST OF ADJOINING LOT OWNERS

1. 0900 - 288.00 - 01.00 - 131.000 - COUNTY OF SUFFOLK
2. 0900 - 288.00 - 01.00 - 153.000 - UNKNOWN OWNER
3. 0900 - 288.00 - 01.00 - 129.000 - COUNTY OF SUFFOLK NATURE PRESERVE
4. 0900 - 288.00 - 01.00 - 128.000 - COUNTY OF SUFFOLK
5. 0900 - 288.00 - 01.00 - 126.000 - McDONAUGH
6. 0900 - 288.00 - 01.00 - 134.000 - HAAS, MAGGIO,& McCARTHY
7. 0900 - 288.00 - 01.00 - 135.000 - DIKUS
8. 0900 - 288.00 - 01.00 - 124.000 - KAISER
9. 0900 - 288.00 - 01.00 - 137.000 - COUNTY OF SUFFOLK
10. 0900 - 288.00 - 01.00 - 139.000 - COUNTY OF SUFFOLK NATURE PRESERVE
11. 0900 - 288.00 - 01.00 - 140.001 - COUNTY OF SUFFOLK
12. 0900 - 250.00 - 03.00 - 030.000 - UNKNOWN OWNER
13. 0900 - 250.00 - 03.00 - 039.000 - UNKNOWN OWNER
14. 0900 - 250.00 - 03.00 - 012.000 - ROANOKE SAND & GRAVEL Co.
15. 0900 - 250.00 - 03.00 - 010.000 - BUTTERLY AND MAYO
16. 0900 - 250.00 - 03.00 - 008.000 - GREEN AND GRINBLAT
17. 0900 - 250.00 - 03.00 - 007.000 - GREEN AND GRINBLAT
18. 0900 - 250.00 - 03.00 - 015.000 - COUNTY OF SUFFOLK
19. 0900 - 250.00 - 03.00 - 016.000 - GREEN AND GRINBLAT
20. 0900 - 314.00 - 02.00 - 017.001 - BAILEY
21. 0900 - 314.00 - 02.00 - 017.002 - BERRY
22. 0900 - 314.00 - 02.00 - 024.001 - FEENEY
23. 0900 - 314.00 - 02.00 - 023.001 - HUDSON
24. 0900 - 288.00 - 01.00 - 092.003 - JACK
25. 0900 - 288.00 - 01.00 - 086.000 - SCHMELZER
26. 0900 - 288.00 - 01.00 - 093.000 - JACK
27. 0900 - 288.00 - 01.00 - 094.000 - ALGOZZINO
28. 0900 - 288.00 - 01.00 - 095.000 - ALFRED AND ALFRED
29. 0900 - 288.00 - 01.00 - 096.000 - MANNING AND MANNING
30. 0900 - 288.00 - 01.00 - 097.000 - SANDECKI
31. 0900 - 288.00 - 01.00 - 098.000 - KIEZIK
32. 0900 - 288.00 - 01.00 - 099.000 - KEARNS
33. 0900 - 288.00 - 01.00 - 101.001 - NAPPI AND NAPPI
34. 0900 - 288.00 - 01.00 - 103.001 - DEMPSEY
35. 0900 - 288.00 - 01.00 - 104.000 - MOSCA AND HERMAN
36. 0900 - 288.00 - 01.00 - 105.000 - CICIULA
37. 0900 - 288.00 - 01.00 - 106.000 - SKALA
38. 0900 - 288.00 - 01.00 - 107.000 - WOUTERS
39. 0900 - 288.00 - 01.00 - 108.000 - SEARING
40. 0900 - 288.00 - 01.00 - 109.000 - D'ANNUZIO
41. 0900 - 288.00 - 01.00 - 110.000 - MARJORIE LEIER REVOCABLE TRUST
42. 0900 - 288.00 - 01.00 - 113.000 - NATALINI
43. 0900 - 288.00 - 01.00 - 114.000 - NATALINI, MORLOCK AND BENTON
44. 0900 - 288.00 - 01.00 - 115.000 - HUGHES
45. 0900 - 288.00 - 01.00 - 116.000 - GARCIA
46. 0900 - 288.00 - 01.00 - 117.000 - HERBERT AND MAUZINO
47. 0900 - 288.00 - 01.00 - 118.000 - DETWEILER
48. 0900 - 288.00 - 01.00 - 120.000 - LYNCH
49. 0900 - 250.00 - 03.00 - 027.000 - POTTER AND POTTER
50. 0900 - 250.00 - 03.00 - 024.000 - DUFFY JR.AND DUFFY
51. 0900 - 250.00 - 03.00 - 023.000 - MAURANDY
52. 0900 - 250.00 - 03.00 - 022.000 - PAUYO

SHEET LOCATION KEY MAP

No.	DATE	REVISION	BY
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SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, N.Y.

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Director, Division of Environmental Quality

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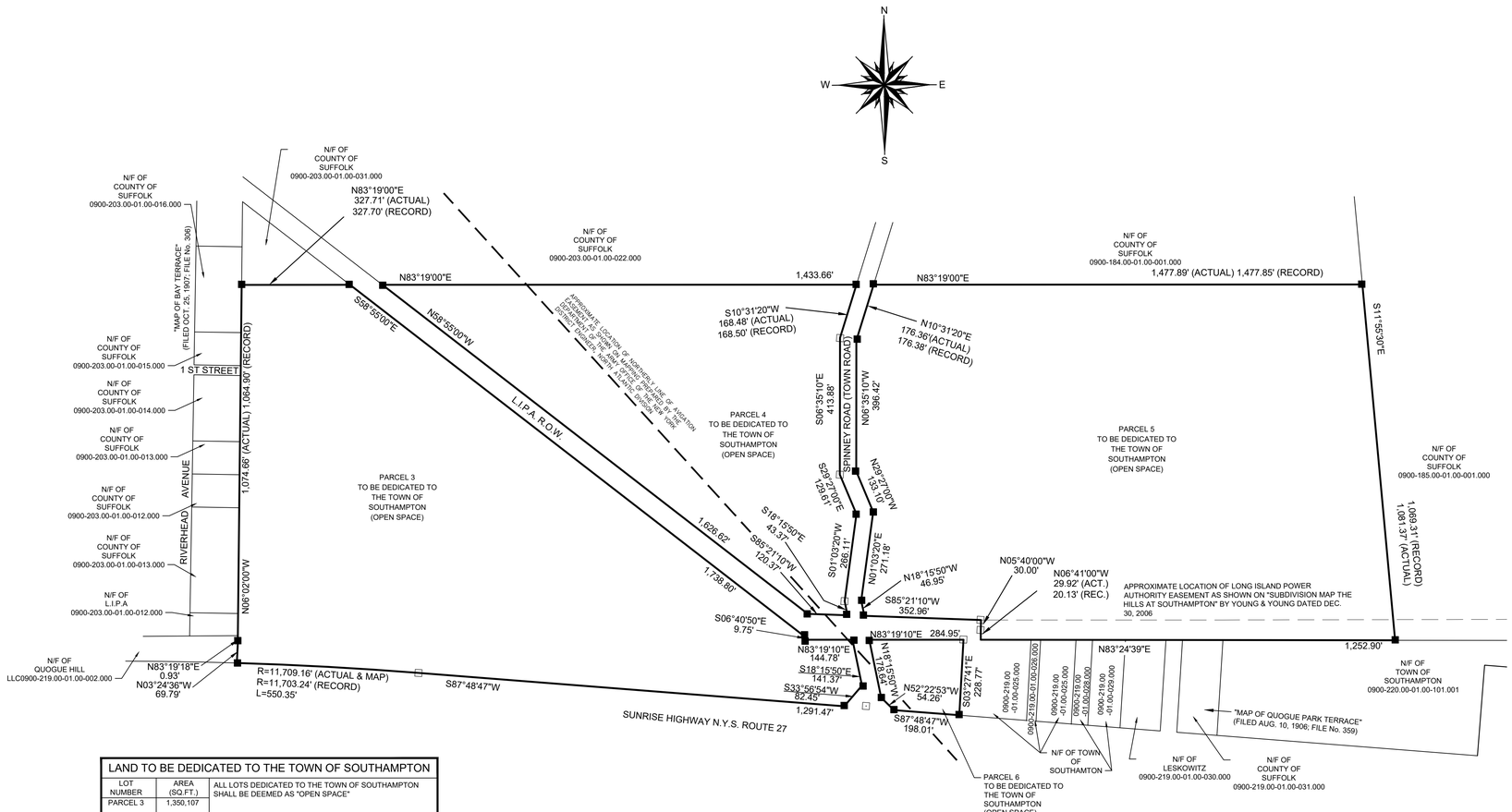
PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 32
FILE No. :	SCALE: 1" = 100'	
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 32 OF 38

G:\projects\05105\SUBDIVISION\FINALS\2020\MAY 2020\05105 FM 2020.dwg, SHEET M-32, 7/25/2022 7:48:26 AM, DWG To PDF.pcd



LAND TO BE DEDICATED TO THE TOWN OF SOUTHAMPTON		
LOT NUMBER	AREA (SQ.FT.)	ALL LOTS DEDICATED TO THE TOWN OF SOUTHAMPTON SHALL BE DEEMED AS "OPEN SPACE"
PARCEL 3	1,350,107	
PARCEL 4	754,114	
PARCEL 5	1,656,747	
PARCEL 6	55,696	

PARCELS 3, 4, 5, AND 6 TO BE DEDICATED TO THE TOWN OF SOUTHAMPTON

SCALE: 1" = 200'

0 50 100 200 400

□ DENOTES EXISTING MONUMENT
■ DENOTES PROPOSED MONUMENT

* (xxx) LOT NUMBER FOR SUFFOLK COUNTY DEPARTMENT OF HEALTH PURPOSES ONLY

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FILE No. :	SCALE: 1" = 200'		
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 33 OF 38	

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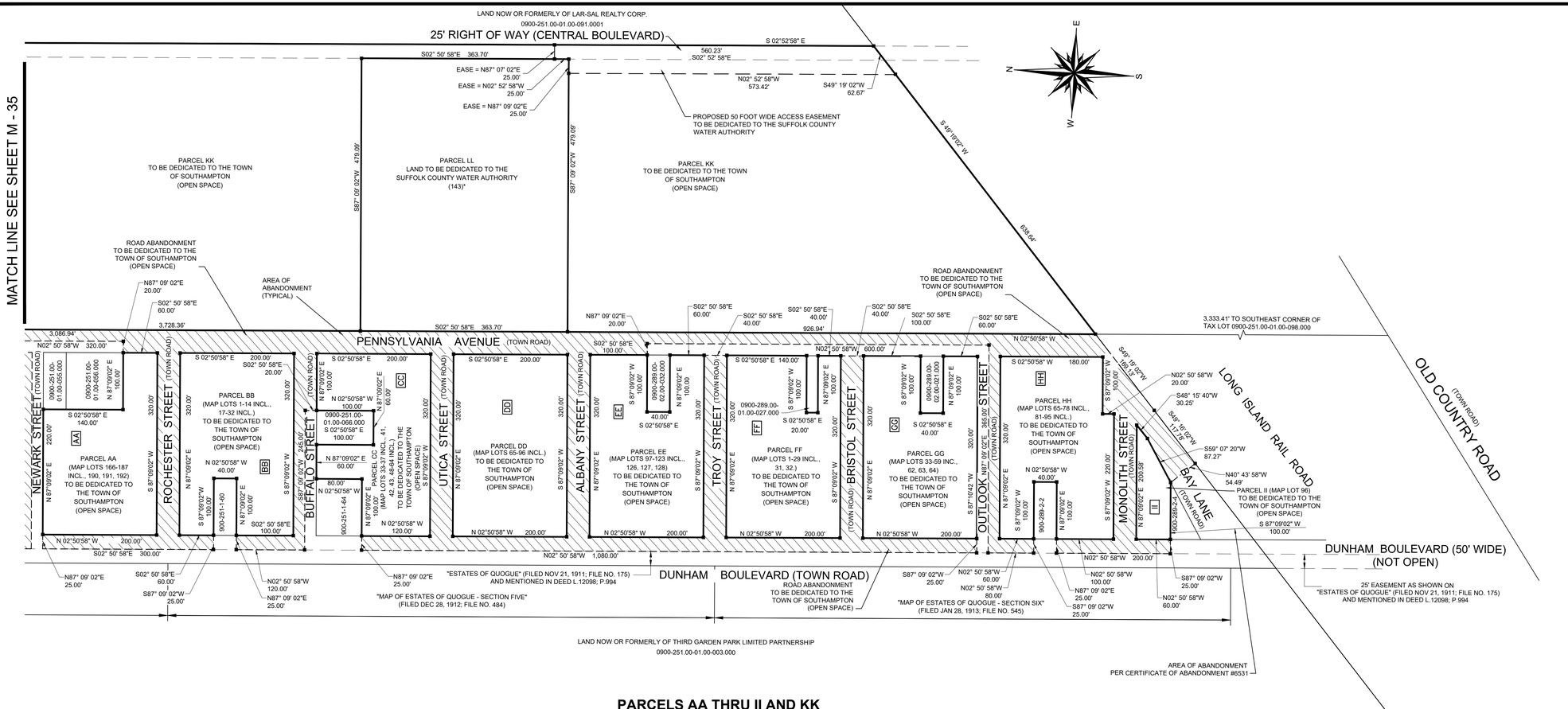

PARCELS AA THRU II AND KK TO BE DEDICATED TO THE TOWN OF SOUTHAMPTON AND PARCEL 7 TO BE DEDICATED TO THE SUFFOLK COUNTY WATER AUTHORITY

SCALE: 1" = 100'

0 100 200 300

LAND TO BE DEDICATED TO THE TOWN OF SOUTHAMPTON			
LOT NUMBER	AREA (SQ.FT.)	LOT NUMBER	AREA (SQ.FT.)
PARCEL AA	50,000	PARCEL FF	62,000
PARCEL BB	60,000	PARCEL GG	60,000
PARCEL CC	50,000	PARCEL HH	58,000
PARCEL DD	64,000	PARCEL II	9,266
PARCEL EE	60,000	PARCEL KK	2,252,316
ALL LOTS DEDICATED TO THE TOWN OF SOUTHAMPTON SHALL BE DEEMED AS "OPEN SPACE"			

LAND TO BE DEDICATED TO THE SUFFOLK COUNTY WATER AUTHORITY		
LOT NUMBER	AREA (SQ.FT.)	
PARCEL 7 (143)*	174,244	
* (xxx) LOT NUMBER FOR SUFFOLK COUNTY DEPARTMENT OF HEALTH PURPOSES ONLY		

SHEET LOCATION KEY MAP

AREA OF ROAD TO BE ABANDONED

□ DENOTES EXISTING MONUMENT
■ DENOTES PROPOSED MONUMENT

* (xxx) LOT NUMBER FOR SUFFOLK COUNTY DEPARTMENT OF HEALTH PURPOSES ONLY

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14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

MAP OF LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

SITUATED AT

EAST QUOGUE

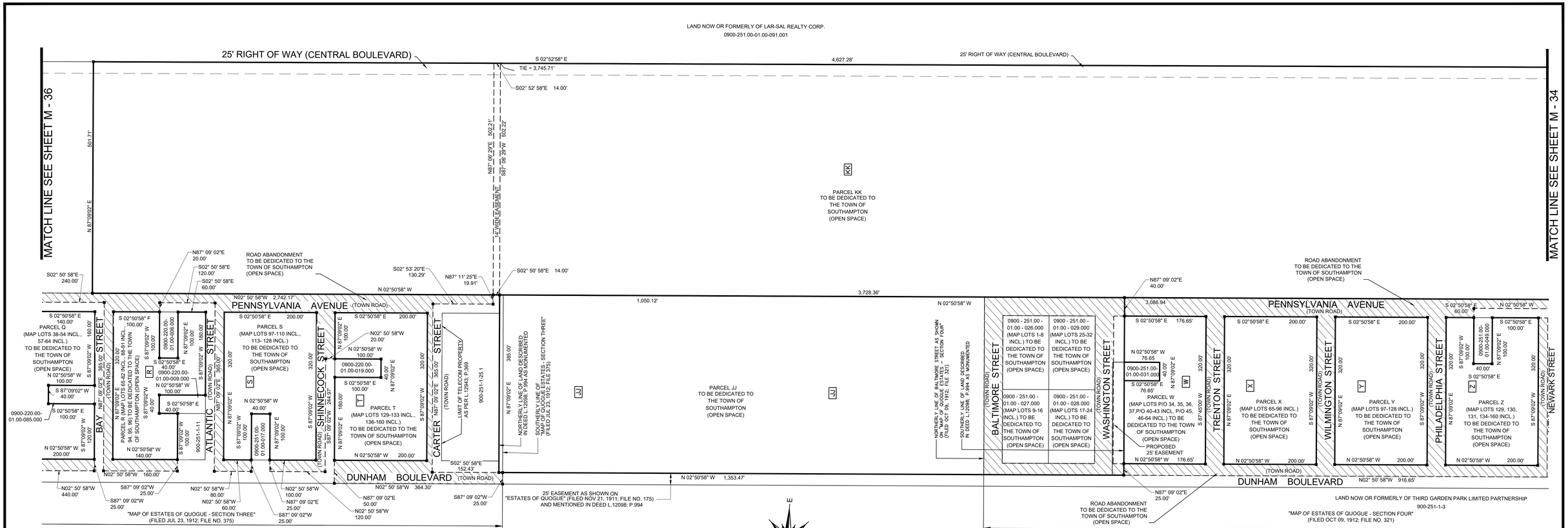
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

SUFFOLK COUNTY TAX MAP
EAST OF SPINNEY ROAD:
0900 - 219.00 - 01.00 - 022.000
0900 - 250.00 - 03.00 - 013.000, 014.000, 030.000
0900 - 288.00 - 01.00 - 121.000, 122.000, 123.000, 125.000, 127.000, 130.000, 132.000, 133.000, 136.000, 138.000,140.002, 141.001
0900 - 314.00 - 02.00 - 020.005
WEST OF SPINNEY ROAD:
0900 - 219.00 - 01.00 - 011.001, 012.000 THRU 019.000 INCLUSIVE, 020.001, 021.000, 047.000 THRU 050.000 INCLUSIVE
0900 - 250.00 - 02.00 - 004.000
0900 - 250.00 - 03.00 - 001.000 THRU 006.000 INCLUSIVE, 009.000, 011.000, 017.000
0900 - 288.00 - 01.00 - 059.001, 060.000, 061.000

NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 34	
FILE No. :	SCALE: 1" = 100'		
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET:	34 OF 38

G:\projects\05105\SUBDIVISION\FINALS\2020\MAY 2020\05105 FM 2020.dwg, SHEET M-34, 7/25/2022 7:45:32 AM, DWG To PDF.pc3



"OUT" PARCELS

TAX LOT NUMBER	REPUTED OWNER	TAX LOT NUMBER	REPUTED OWNER
0900-220.00-01.00-002.000	THIRD GARDEN PARK LIMITED PARTNERSHIP, LLC	PASFIELD	
0900-220.00-01.00-003.000	COUNTY OF SUFFOLK 438	0900-220.00-01.00-063.000	SUFFOLK COUNTY NATURE PRESERVE
0900-220.00-01.00-004.000	COUNTY OF SUFFOLK	0900-220.00-01.00-064.000	COUNTY OF SUFFOLK
0900-220.00-01.00-005.000	COUNTY OF SUFFOLK 438	0900-220.00-01.00-068.000	SUFFOLK COUNTY NATURE PRESERVE
0900-220.00-01.00-006.000	COUNTY OF SUFFOLK	0900-220.00-01.00-069.000	SUFFOLK COUNTY NATURE PRESERVE
0900-220.00-01.00-020.000	COUNTY OF SUFFOLK 438	0900-220.00-01.00-071.000	SUFFOLK COUNTY NATURE PRESERVE
0900-220.00-01.00-021.000	COUNTY OF SUFFOLK 438	0900-220.00-01.00-077.001	TOWN OF SOUTHAMPTON
0900-220.00-01.00-022.000	COUNTY OF SUFFOLK	0900-220.00-01.00-083.000	COUNTY OF SUFFOLK
0900-220.00-01.00-023.000	ANGELO A. GRANUZZO	0900-220.00-01.00-085.000	SUFFOLK COUNTY NATURE PRESERVE
0900-220.00-01.00-024.000	RUTH S. FREESE	0900-220.00-01.00-087.000	CHRISTOPHER L. BAYLIS AND SHEILA BAYLIS
0900-220.00-01.00-026.000	COUNTY OF SUFFOLK	0900-220.00-01.00-088.001	CSC ACQUISITIONS NY, INC
0900-220.00-01.00-027.000	COUNTY OF SUFFOLK	0900-220.00-01.00-089.000	GUDDHA, LLC
0900-220.00-01.00-028.000	COUNTY OF SUFFOLK	0900-220.00-01.00-090.000	PAUL W DILANDRO
0900-220.00-01.00-029.000	COUNTY OF SUFFOLK	0900-220.00-01.00-091.000	TOWN OF SOUTHAMPTON
0900-220.00-01.00-030.000	COUNTY OF SUFFOLK	0900-220.00-01.00-107.000	COUNTY OF SUFFOLK
0900-220.00-01.00-032.000	COUNTY OF SUFFOLK	0900-220.00-01.00-108.000	GEORGE T. ELLIOT
0900-220.00-01.00-037.000	COUNTY OF SUFFOLK	0900-251.00-01.00-003.000	THIRD GARDEN PARK LIMITED PARTNERSHIP
0900-220.00-01.00-038.000	SUFFOLK COUNTY	0900-251.00-01.00-006.000	AGNES MARIE EATON
0900-220.00-01.00-041.000	COUNTY OF SUFFOLK 438	0900-251.00-01.00-009.000	COUNTY OF SUFFOLK
0900-220.00-01.00-043.000	COUNTY OF SUFFOLK	0900-251.00-01.00-011.000	SUFFOLK COUNTY NATURE PRESERVE
0900-220.00-01.00-044.000	COUNTY OF SUFFOLK	0900-251.00-01.00-017.000	COUNTY OF SUFFOLK
0900-220.00-01.00-045.000	COUNTY OF SUFFOLK 438	0900-251.00-01.00-019.000	COUNTY OF SUFFOLK
0900-220.00-01.00-046.000	SUFFOLK COUNTY NATURE PRESERVE	0900-251.00-01.00-025.001	TELECOM HOLDINGS LLC
0900-220.00-01.00-047.000	ARMAND GUSTAVE LLC	0900-251.00-01.00-031.000	COUNTY OF SUFFOLK
0900-220.00-01.00-048.000	COUNTY OF SUFFOLK 438	0900-251.00-01.00-049.000	SUFFOLK COUNTY NATURE PRESERVE
0900-220.00-01.00-049.000	COUNTY OF SUFFOLK	0900-251.00-01.00-055.000	WILLIAM WEBER
0900-220.00-01.00-050.000	COUNTY OF SUFFOLK 438	0900-251.00-01.00-056.000	HAROLD OGDEN
0900-220.00-01.00-051.000	SUFFOLK COUNTY NATURE PRESERVE	0900-251.00-01.00-060.000	COUNTY OF SUFFOLK
0900-220.00-01.00-052.000	COUNTY OF SUFFOLK 438	0900-251.00-01.00-064.000	COUNTY OF SUFFOLK
0900-220.00-01.00-053.000	UNKNOWN	0900-251.00-01.00-066.000	COUNTY OF SUFFOLK
0900-220.00-01.00-054.000	COUNTY OF SUFFOLK 438	0900-251.00-01.00-090.000	DLV PARLATO PARCEL 5 LLC
0900-220.00-01.00-055.000	COUNTY OF SUFFOLK	0900-289.00-02.00-002.000	SUFFOLK COUNTY NATURE PRESERVE
0900-220.00-01.00-057.000	KATHLEEN M. FISCHER	0900-289.00-02.00-004.001	BLAIR KATHERINE GAZZA
0900-220.00-01.00-061.000	SUFFOLK COUNTY NATURE PRESERVE	0900-289.00-02.00-021.000	COUNTY OF SUFFOLK
0900-220.00-01.00-062.000	DEBORAH PASFIELD, KENNETH C. PASFIELD, ROBERT	0900-289.00-02.00-027.000	HENRY A. MEYENBERG
		0900-289.00-02.00-032.000	CK MOLES

LAND TO BE DEDICATED TO THE TOWN OF SOUTHAMPTON			
LOT NUMBER	AREA (SQ.FT.)	LOT NUMBER	AREA (SQ.FT.)
PARCEL Q	54,000	PARCEL X	64,000
PARCEL R	50,000	PARCEL Y	64,000
PARCEL S	60,000	PARCEL Z	60,000
PARCEL T	60,000	PARCEL JJ	521,088
PARCEL W	53,461	PARCEL KK	2,252,316
ALL LOTS DEDICATED TO THE TOWN OF SOUTHAMPTON SHALL BE DEEMED AS "OPEN SPACE"			

PARCELS Q THRU T, W, X ,Y Z, JJ, AND KK TO BE DEDICATED TO THE TOWN OF SOUTHAMPTON

SCALE: 1" = 100'

0 100 200 300

THIS SHEET

SHEET LOCATION KEY MAP

AREA OF ROAD TO BE ABANDONED

□ DENOTES EXISTING MONUMENT
■ DENOTES PROPOSED MONUMENT

* (xxx) LOT NUMBER FOR SUFFOLK COUNTY DEPARTMENT OF HEALTH PURPOSES ONLY

THERE ARE NO REGULATED OPEN WATERS WITHIN 300' OF SITE
S.C.W.A. WELL SITE ON ADJACENT PARCEL 0900-250.00-03.00-028.000
S.C.D.H.S. REF. No. RS - 22 - 0016

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, N.Y.

DATE _____

This is to certify that the proposed Subdivision or Development for LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD) in the TOWN OF SOUTHAMPTON with a total of 143 lots was approved on the above date. Water Supply and Sewage disposal Facilities must conform to construction standards in effect at the time of construction and are subject to separate permits pursuant to those standards. This approval shall be valid only if the realty subdivision / development map is duly filed with the County Clerk within one year of this date. Consent is hereby given for the filing of this map on which this endorsement appears in the Office of the County Clerk in accordance with provisions of the Public Health Law and the Suffolk County Sanitary Code.

Walter Dawydiak, Jr., P.E.
Director, Division of Environmental Quality

No.	DATE	REVISION	BY
6	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO
5	05-09-2022	GENERAL REVISION	GEO
4	05-03-2022	REVISED PER S.C.D.H.S. COMMENTS	GEO
3	04-11-2022	REVISED SHEETS M-11 AND M-28 PER S.C.D.H.S. COMMENTS	GEO
2	03-25-2022	REVISED PER S.C.D.H.S. COMMENTS OF MARCH 18, 2022	GEO
1	03-09-2022	REVISED PER S.C.D.H.S. COMMENTS OF FEBRUARY 09, 2022	GEO

OWNER:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

APPLICANT:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

MAP OF LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

SITUATED AT

EAST QUOGUE

TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

SUFFOLK COUNTY TAX MAP
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0900 - 219.00 - 01.00 - 022.000
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0900 - 314.00 - 02.00 - 020.005
WEST OF SPINNEY ROAD:
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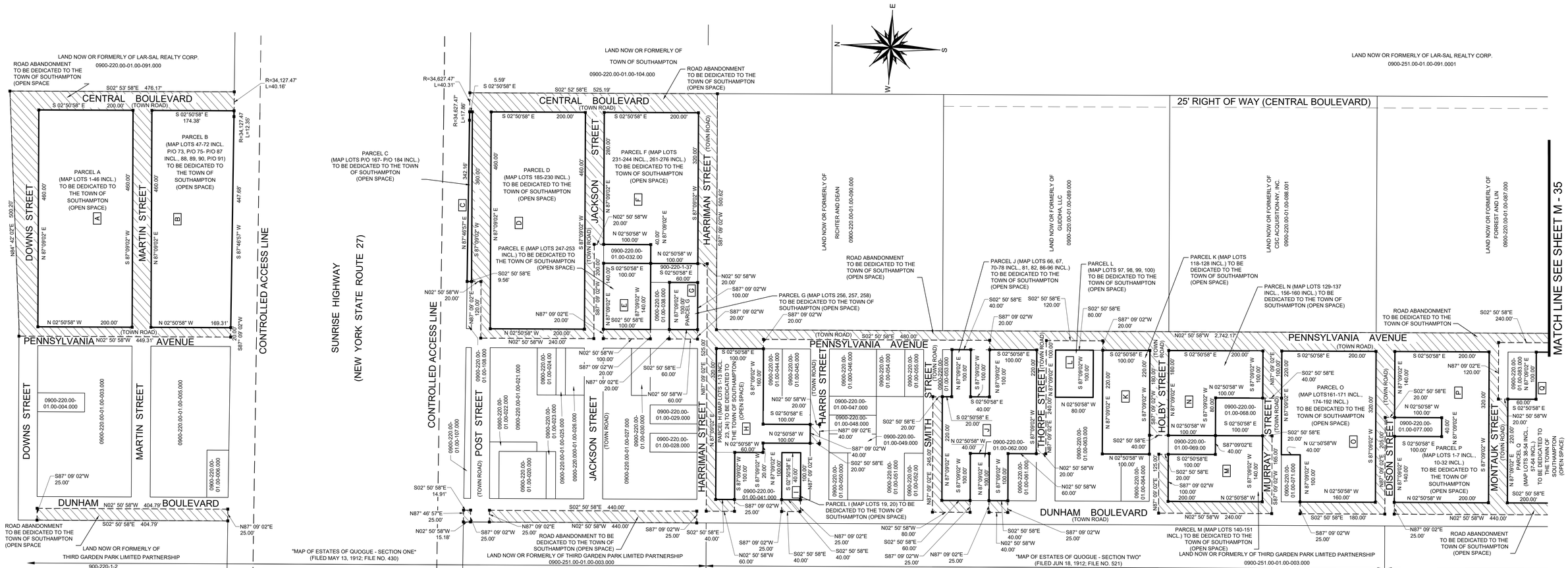
PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 38	
FILE No. :	SCALE: 1" = 100'		
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET:	35 OF 38

G:\projects\05105\SUBDIVISION\FINALS\2020\MAY 2020\05105 FM 2020.dwg, SHEET M-35, 7/25/2022 7:45:36 AM, DWG To PDF.pc3



"OUT" PARCELS

TAX LOT NUMBER	REPUTED OWNER
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0900-220.00-01.00-004.000	COUNTY OF SUFFOLK
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0900-220.00-01.00-006.000	COUNTY OF SUFFOLK
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0900-220.00-01.00-022.000	COUNTY OF SUFFOLK
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0900-220.00-01.00-026.000	SUFFOLK COUNTY NATURE PRESERVE
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0900-220.00-01.00-030.000	COUNTY OF SUFFOLK
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0900-220.00-01.00-052.000	COUNTY OF SUFFOLK 438
0900-220.00-01.00-053.000	UNKNOWN
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0900-220.00-01.00-090.000	PAUL W DILANDRO
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0900-220.00-01.00-107.000	COUNTY OF SUFFOLK
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0900-251.00-01.00-006.000	AGNES MARIE EATON
0900-251.00-01.00-009.000	COUNTY OF SUFFOLK
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0900-251.00-01.00-066.000	COUNTY OF SUFFOLK
0900-251.00-01.00-090.000	DLV PARLATO PARCEL 5 LLC
0900-289.00-02.00-002.000	SUFFOLK COUNTY NATURE PRESERVE
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0900-289.00-02.00-027.000	HENRY A. MEYENBERG
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PARCELS A THRU Q TO BE DEDICATED TO THE TOWN OF SOUTHAMPTON

SCALE: 1" = 100'

0 100 200 300

THERE ARE NO REGULATED OPEN WATERS WITHIN 300' OF SITE
S.C.W.A. WELL SITE ON ADJACENT PARCEL 0900-250.00-03.00-028.000
S.C.D.H.S. REF. No. RS - 22 - 0016

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LOT NUMBER	AREA (SQ.FT.)	LOT NUMBER	AREA (SQ.FT.)
PARCEL A	92,000	PARCEL J	48,000
PARCEL B	79,049	PARCEL K	22,000
PARCEL C	2,726	PARCEL L	8,000
PARCEL D	92,000	PARCEL M	24,000
PARCEL E	14,000	PARCEL N	28,000
PARCEL F	60,000	PARCEL O	60,000
PARCEL G	6,000	PARCEL P	60,000
PARCEL H	30,000	PARCEL Q	54,000
PARCEL I	4,000	ROAD ABANDONMENT	733,115

ALL LOTS DEDICATED TO THE TOWN OF SOUTHAMPTON SHALL BE DEEMED AS "OPEN SPACE"

THIS SHEET

SHEET LOCATION KEY MAP

AREA OF ROAD TO BE ABANDONED

☐ DENOTES EXISTING MONUMENT
■ DENOTES PROPOSED MONUMENT
* (xxx) LOT NUMBER FOR SUFFOLK COUNTY DEPARTMENT OF HEALTH PURPOSES ONLY

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, N.Y.

DATE _____

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Walter Dawydiak, Jr., P.E.
Director, Division of Environmental Quality

No.	DATE	REVISION	BY
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OWNER:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

APPLICANT:
DLV QUOGUE, LLC
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SCOTTSDALE AZ. 85260

MAP OF LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

SITUATED AT

EAST QUOGUE

TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

SUFFOLK COUNTY TAX MAP
EAST OF SPINNEY ROAD:
0900 - 219.00 - 01.00 - 022.000
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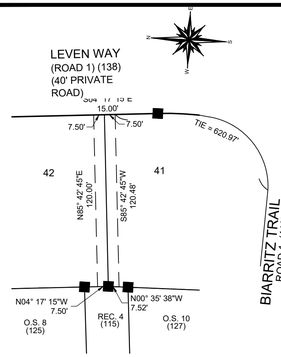
0900 - 250.00 - 03.00 - 001.000 THRU 006.000 INCLUSIVE, 009.000, 011.000, 017.000
0900 - 288.00 - 01.00 - 059.001, 060.000, 061.000

NELSON + POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 36	
FILE No. :	SCALE: 1" = 100'		
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 36 OF 38	

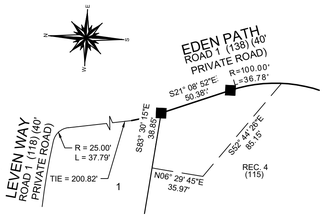
G:\projects\05105\SUBDIVISION\FINALS\2020\MAY 2020\05105 FM 2020.dwg, SHEET M-36, 7/25/2022 7:45:40 AM, DWG To PDF.pc3



DRAINAGE EASEMENT WITHIN LOTS 41 AND 42

SCALE: 1" = 50'

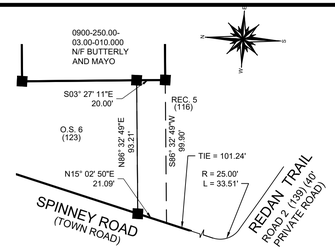
0 50 100 150



SANITARY SEWER EASEMENT 5 WITHIN REC. 3

SCALE: 1" = 50'

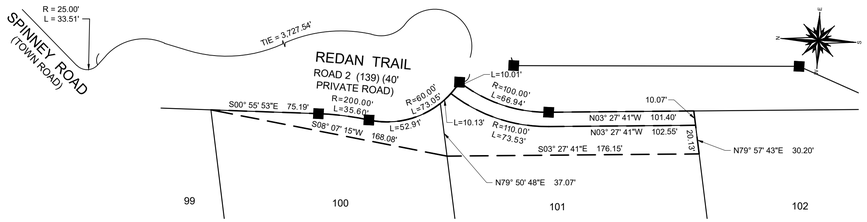
0 50 100 150



OFFER OF ACCESS EASEMENT FOR TAX LOT 0900-250.00-03.00-010.000 OVER REC. 4

SCALE: 1" = 50'

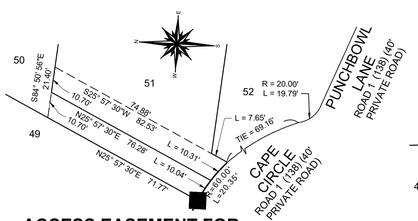
0 50 100 150



WATER SERVICE AND SANITARY SEWER EASEMENT WITHIN LOTS 100 AND 101

SCALE: 1" = 50'

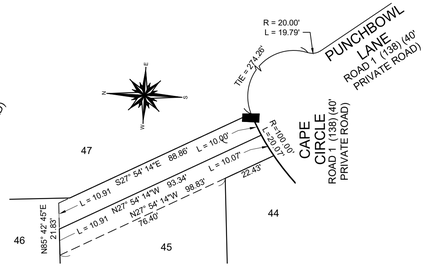
0 50 100 150



ACCESS EASEMENT FOR LOT 50 OVER LOT 51 AND LOT 51 OVER LOT 50

SCALE: 1" = 30'

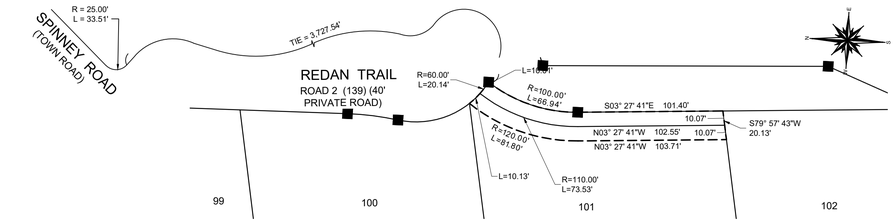
0 30 60 90



ACCESS EASEMENT FOR LOT 45 OVER LOT 46 AND LOT 46 OVER LOT 45

SCALE: 1" = 30'

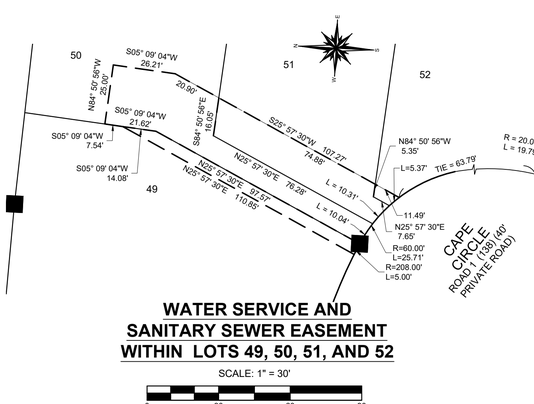
0 30 60 90



ACCESS EASEMENT FOR LOT 100 OVER LOT 101 AND LOT 101 OVER LOT 100

SCALE: 1" = 50'

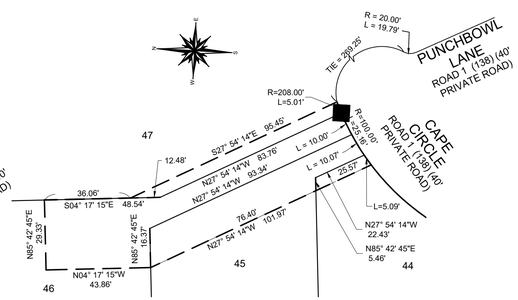
0 50 100 150



WATER SERVICE AND SANITARY SEWER EASEMENT WITHIN LOTS 49, 50, 51, AND 52

SCALE: 1" = 30'

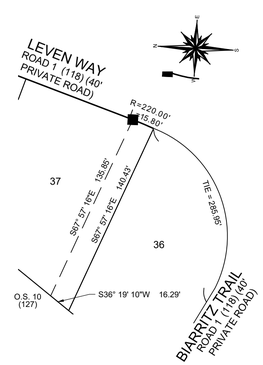
0 30 60 90



WATER SERVICE AND SANITARY SEWER EASEMENT WITHIN LOTS 44, 45, 46 AND 47

SCALE: 1" = 30'

0 30 60 90



DRAINAGE EASEMENT WITHIN LOT 37

SCALE: 1" = 50'

0 50 100 150

THERE ARE NO REGULATED OPEN WATERS WITHIN 300' OF SITE
S.C.W.A. WELL SITE ON ADJACENT PARCEL 0900-250.00-03.00-028.000
S.C.D.H.S. REF. No. RS - 22 - 0016

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, N.Y.

DATE _____

This is to certify that the proposed Subdivision or Development for LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD) in the TOWN OF SOUTHAMPTON with a total of 143 lots was approved on the above date. Water Supply and Sewage disposal Facilities must conform to construction standards in effect at the time of construction and are subject to separate permits pursuant to those standards. This approval shall be valid only if the realty subdivision / development map is duly filed with the County Clerk within one year of this date. Consent is hereby given for the filing of this map on which this endorsement appears in the Office of the County Clerk in accordance with provisions of the Public Health Law and the Suffolk County Sanitary Code.

Walter Dawydiak, Jr., P.E.
Director, Division of Environmental Quality

No.	DATE	REVISION	BY
6	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO
5	05-09-2022	GENERAL REVISION	GEO
4	05-03-2022	REVISED PER S.C.D.H.S. COMMENTS	GEO
3	04-11-2022	REVISED SHEETS M-11 AND M-28 PER S.C.D.H.S. COMMENTS	GEO
2	03-25-2022	REVISED PER S.C.D.H.S. COMMENTS OF MARCH 18, 2022	GEO
1	03-09-2022	REVISED PER S.C.D.H.S. COMMENTS OF FEBRUARY 09, 2022	GEO

OWNER:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

APPLICANT:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

MAP OF LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

SITUATED AT

EAST QUOGUE

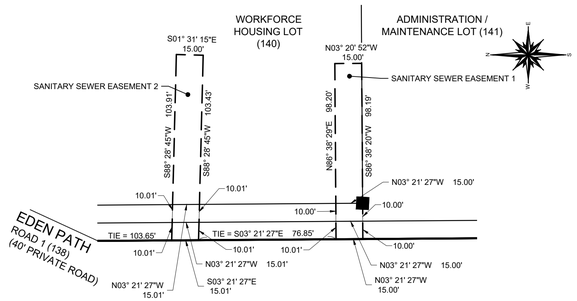
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

SUFFOLK COUNTY TAX MAP
EAST OF SPINNEY ROAD:
0900 - 219.00 - 01.00 - 022.000
0900 - 250.00 - 03.00 - 013.000, 014.000, 030.000
0900 - 288.00 - 01.00 - 121.000, 122.000, 123.000, 125.000, 127.000, 130.000, 132.000, 133.000, 136.000, 138.000,140.002, 141.001
0900 - 314.00 - 02.00 - 020.005
WEST OF SPINNEY ROAD:
0900 - 219.00 - 01.00 - 011.001, 012.000 THRU 019.000 INCLUSIVE, 020.001, 021.000, 047.000 THRU 050.000 INCLUSIVE
0900 - 250.00 - 02.00 - 004.000
0900 - 250.00 - 03.00 - 001.000 THRU 006.000 INCLUSIVE, 009.000, 011.000, 017.000
0900 - 288.00 - 01.00 - 059.001, 060.000, 061.000

NELSON • POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 37	
FILE No. :	SCALE: AS NOTED		
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 37 OF 38	

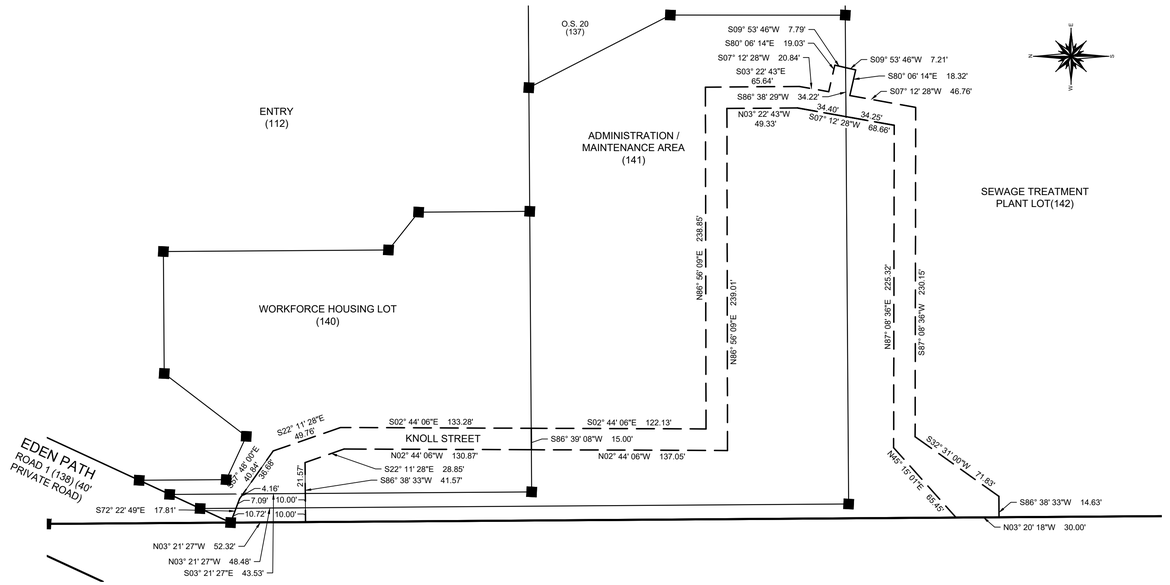
G:\projects\05105\SUBDIVISION\FINALS\2020\MAY 2020\05105 FM 2020.dwg, SHEET M - 37, 7/25/2022 7:45:53 AM, DWG To PDF.pc3



SANITARY SEWER EASEMENT 1 AND 2 WITHIN WORKFORCE HOUSING LOT, ADMINISTRATION / MAINTENANCE LOT AND SEWAGE TREATMENT PLANT LOT

SCALE: 1" = 40'

0 40 80 120

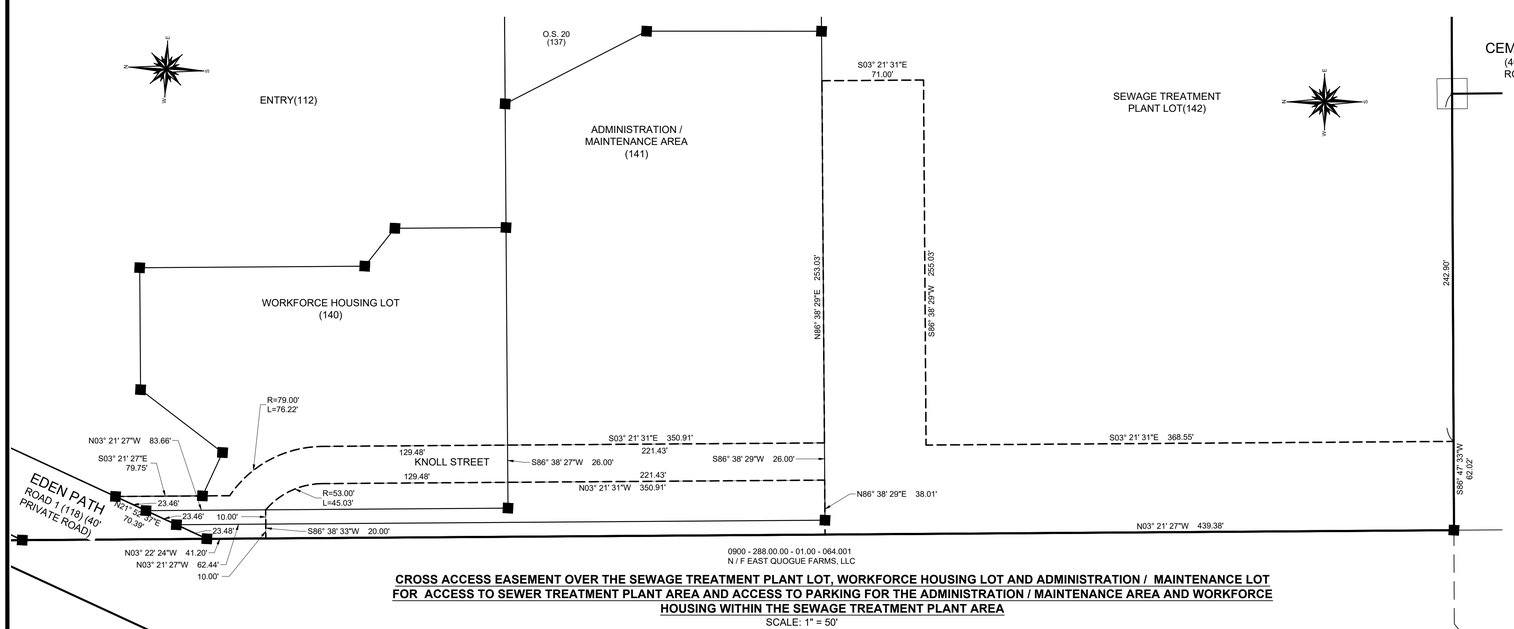


WATER MAIN EASEMENT WITHIN THE SEWAGE TREATMENT PLANT LOT, WORKFORCE HOUSING LOT AND ADMINISTRATION / MAINTENANCE LOT

TO BE DEDICATED TO THE SUFFOLK COUNTY WATER AUTHORITY

SCALE: 1" = 50'

0 50 100 150



CROSS ACCESS EASEMENT OVER THE SEWAGE TREATMENT PLANT LOT, WORKFORCE HOUSING LOT AND ADMINISTRATION / MAINTENANCE LOT FOR ACCESS TO SEWER TREATMENT PLANT AREA AND ACCESS TO PARKING FOR THE ADMINISTRATION / MAINTENANCE AREA AND WORKFORCE HOUSING WITHIN THE SEWAGE TREATMENT PLANT AREA

SCALE: 1" = 50'

0 50 100 150

THERE ARE NO REGULATED OPEN WATERS WITHIN 300' OF SITE
S.C.W.A. WELL SITE ON ADJACENT PARCEL 0900-250.00-03.00-028.000
S.C.D.H.S. REF. No. RS - 22 - 0016

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, N.Y.

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MAP OF LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

SITUATED AT

EAST QUOGUE

TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

SUFFOLK COUNTY TAX MAP
EAST OF SPINNEY ROAD:
0900 - 219.00 - 01.00 - 022.000
0900 - 250.00 - 03.00 - 013.000, 014.000, 030.000
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0900 - 314.00 - 02.00 - 020.005
WEST OF SPINNEY ROAD:
0900 - 219.00 - 01.00 - 011.001, 012.000 THRU 019.000 INCLUSIVE, 020.001, 021.000, 047.000 THRU 050.000 INCLUSIVE
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PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 38	
FILE No. :	SCALE: AS NOTED		
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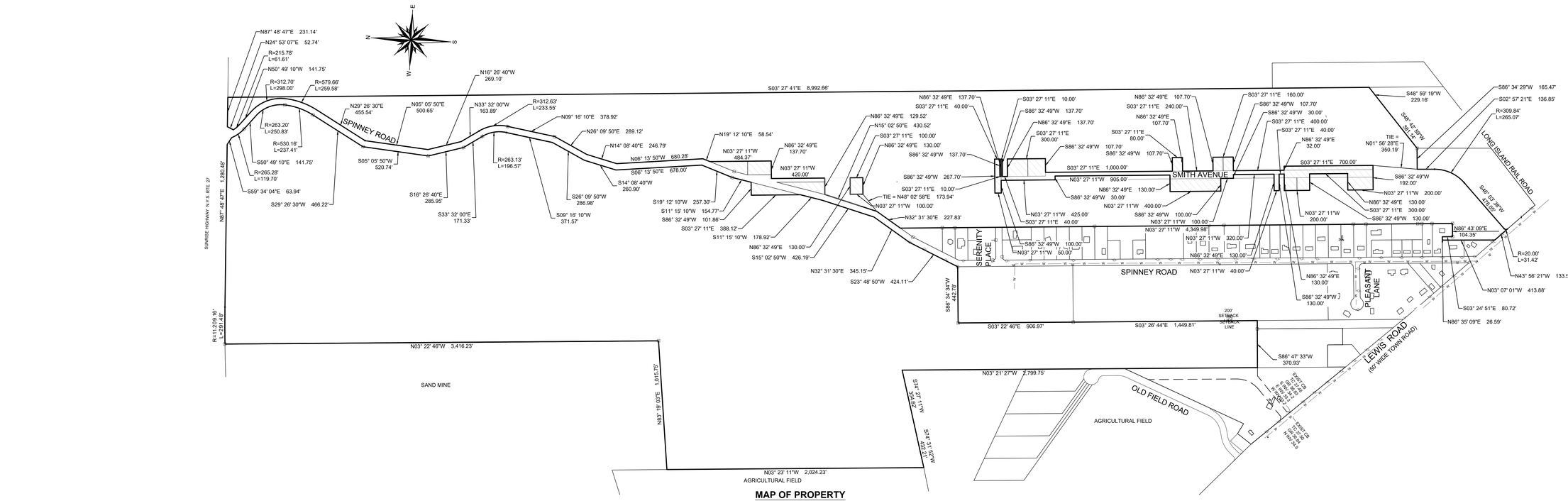
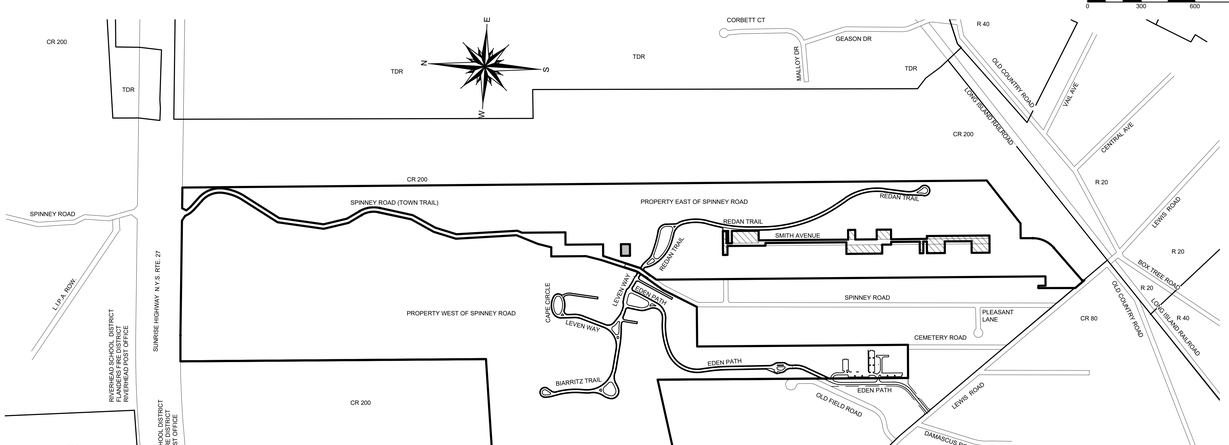
G:\projects\05105\SUBDIVISION\FINALS\2020\MAY 2020\05105 FM 2020.dwg, SHEET M - 38, 7/25/2022 7:46:00 AM, DWG To PDF.pc3



MAP OF PROPERTY

SCALE: 1" = 300'

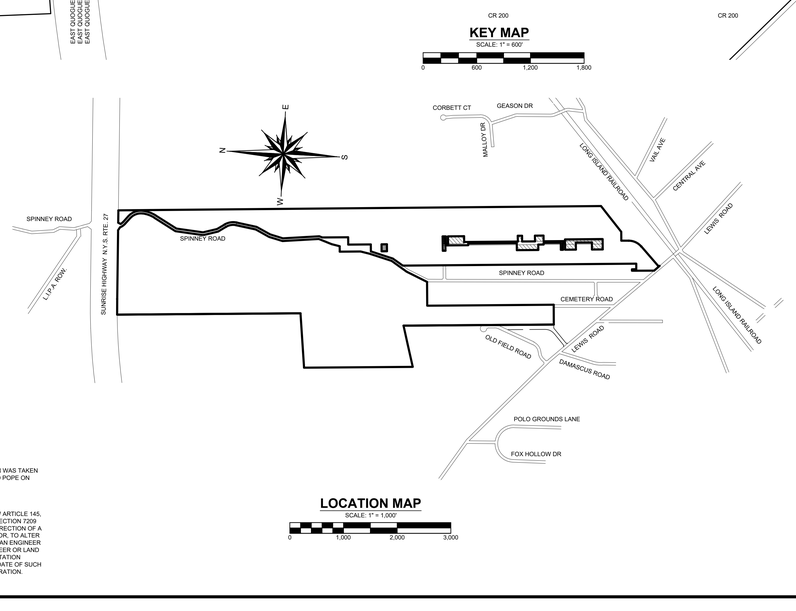
0 300 600 900



KEY MAP

SCALE: 1" = 600'

0 600 1,200 1,800



LOCATION MAP

SCALE: 1" = 1,000'

0 1,000 2,000 3,000

THE BOUNDARY INFORMATION INDICATED ON THIS PLAN WAS TAKEN FROM AN ACTUAL SURVEY COMPLETED BY NELSON AND POPE ON SEPTEMBER 05, 2014 AND UPDATED ON JULY 07, 2021

DATUM: N.A.V.D. 88

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

PARKING CONFORMANCE
per Town Code & per Proposed PRD
April 25, 2022

Project Component	Yield (units)	Bdrms/Unit	Parking Spaces Required, per Town Code [1]		Parking Provided, per Proposed PRD	
			Requirement	Spaces	Provided	Spaces
Small Woodland Estate Units	15	4	2/unit, plus 1 for each bedroom in excess of 3 bedrooms	45	2/unit	30/75 [2]
Large Woodland Estate Units	14	4		42		28/70 [2]
Village Units	20	4		60		40/80 [3]
Large Village Units	21	4		63		42/84 [3]
Village Estate Units	21	4		63		42/84 [3]
Club Cabins	19	3		38	2/unit (under clubhouse)	38 [4]
Club Condos	8	2		16		16 [4]
Golf Course	---	---	3/hole	54		0 [5]
Clubhouse Staff	---	---	1/employee	92 [6]	11 (under clubhouse)	11 [7]
Maintenance Staff	---	---			96	96 [8]
Totals	**118**	---	---	**473**	---	**343/554** [9]
Workforce Housing	9	1	1.75/unit	22	---	25
	3	2	2/unit			

(1) Assuming site zoned CR-200, applying standards of Zoning Code Sections 330-94 and 330-95.
(2) Conservatively assuming 3 additional spaces/driveway.
(3) Conservatively assuming 2 additional spaces/driveway.
(4) 56 spaces in Clubhouse lower-level lot (total capacity of 65 spaces) reserved for Club Cabin and Club Condo owners.
(5) Golf course is not open to the public; it is only for use of the residents.
(6) Total of 92 employees expected
(7) Remaining 11 spaces in Clubhouse lower-level lot for employees.
(8) 96 spaces provided in surface lots in Maintenance Area, for remaining 81 employees (15 additional spaces in Maintenance Area, for employees).
(9) This analysis indicates that the proposed PRD would not require as many parking spaces as would be required under the Town Parking Code. However, considering the effect of the additional spaces available on driveways for the 91 lots, the project would meet the Town Parking Code.

SITE DATA

EXISTING ZONE: CR 200
PROPOSED: PRD SUBDIVISION
PROPOSED LOTS:

SINGLE FAMILY LOTS:	110
REC. LOTS:	6
ENTRY LOT:	1
ROAD LOTS:	2
O.S. LOTS:	20
WORKFORCE HOUSING LOT:	1
ADMINISTRATION / MAINTENANCE LOT:	1
SEWAGE TREATMENT PLANT LOT:	1
SUFFOLK COUNTY WATER AUTHORITY LOT:	1
TOTAL NUMBER OF LOTS:	143

AREA:

EAST OF SPINNEY ROAD:	6,580,588 SQ.FT. ±	151.07 AC
WEST OF SPINNEY ROAD:	10,872,822 SQ.FT. ±	249.61 AC
PARCELS 3, 4, 5, 6	3,816,664 SQ.FT. ±	87.62 AC
PARCELS A-T, W,X,Y,Z, AA-JJ:	2,089,590 SQ.FT. ±	47.97 AC
PARCEL KK:	2,426,560 SQ.FT. ±	55.70 AC
ROAD ABANDONMENT:	686,957 SQ.FT. ±	15.77 AC
TOTAL SITE AREA:	26,473,181 SQ.FT. ±	607.74 AC

SUBDIVISION AREA

AREA IN SINGLE FAMILY LOTS:	38.13 ACRES
AREA IN ENTRY LOT:	7.22 ACRES
AREA IN REC. LOTS:	102.13 ACRES
AREA IN O.S. LOTS:	230.63 ACRES
AREA IN ROAD LOTS:	16.00 ACRES
AREA IN WORKFORCE LOT:	0.99 ACRES
AREA IN ADMINISTRATION/ MAINTENANCE LOT:	1.74 ACRES
SEWAGE TREATMENT PLANT LOT:	3.84 ACRES
AREA OF DEDICATION TO THE TOWN OF SOUTHAMPTON:	203.06 ACRES
AREA DEDICATED TO SUFFOLK COUNTY WATER AUTHORITY:	4.00 ACRES
AREA IN TOTAL SUBDIVISION AREA:	607.74 ACRES

SCHOOL DISTRICTS: EAST QUOGUE UFSD
RIVERHEAD CENTRAL SCHOOL DISTRICT *
FIRE DISTRICT: EAST QUOGUE
FLANDERS*
WATER DISTRICT: SUFFOLK COUNTY WATER AUTHORITY
WESTHAMPTON DISTRICT
POST OFFICE: EAST QUOGUE
RIVERHEAD*

* RIVERHEAD CENTRAL SCHOOL DISTRICT, FLANDERS FIRE DISTRICT AND RIVERHEAD POST OFFICE INCLUDES ONLY THE UNDEVELOPED OPEN SPACE PORTION OF THE PROJECT NORTH OF SUNRISE HIGHWAY TO BE DEDICATED TO THE TOWN OF SOUTHAMPTON.

SUFFOLK COUNTY TAX MAP :
EAST OF SPINNEY ROAD:
0900 - 219.00 - 01.00 - 022.000
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WEST OF SPINNEY ROAD
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0900 - 250.00 - 02.00 - 004.000
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0900 - 288.00 - 01.00 - 059.001, 060.000, 061.000
PARCELS 3 THRU 6
0900 - 203.00 - 01.00 - 025.000, 027.000, 030.000
0900 - 219.00 - 01.00 - 004.000 THRU 010.000 INCLUSIVE, 023.000, 024.000
PARCELS A THRU T
W THRU Z
AA THRU KK
0900 - 220.00 - 01.00 - 007.000 THRU 012.000 INCLUSIVE, 014.001, 015.000 THRU 019.000 INCLUSIVE, 031.000, 033.000 THRU 036.000 INCLUSIVE, 039.000, 040.000, 042.000, 056.000, 058.000, 059.000, 060.000, 065.000, 066.000, 067.000, 070.000, 072.000 THRU 076.000 INCLUSIVE, 078.000, 079.000, 080.000, 081.000, 082.000, 084.000, 086.000, 102.000, 103.000, 109.000, 110.000
0900 - 251.00 - 01.00 - 004.000, 005.000, 007.000, 008.000, 010.000, 012.000 THRU 016.000 INCLUSIVE, 018.000, 020.000 THRU 023.000 INCLUSIVE, 026.000 THRU 030.000 INCLUSIVE, 032.000 THRU 035.000 INCLUSIVE, 036.001, 037.000 THRU 048.000 INCLUSIVE, 050.001, 050.002, 051.000, 052.000, 053.000, 054.000, 057.000, 058.000, 059.000, 061.000, 062.000, 063.000, 065.000,067.000, 068.000, 069.000, 090.000, 096.000, 098.000
0900 - 289.00 - 02.00 - 001.000, 003.000, 005.000, 019.000, 020.000, 022.000 THRU 026.000 INCLUSIVE, 028.000 THRU 031.000 INCLUSIVE, 033.000 THRU 038.000 INCLUSIVE.

INDEX OF SHEETS

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SHEET 5 OF 37	C-105	DRAINAGE PLAN 3
SHEET 6 OF 37	C-106	ROAD PROFILES 1
SHEET 7 OF 37	C-107	ROAD PROFILES 2
SHEET 8 OF 37	C-108	ROAD PROFILES 3
SHEET 9 OF 37	C-109	DRAINAGE STRUCTURE PLAN 1
SHEET 10 OF 37	C-110	DRAINAGE STRUCTURE PLAN 2
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SHEET 12 OF 37	C-112	DRAINAGE STRUCTURE PLAN 4
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SHEET 16 OF 37	C-116	LOT GRADING PLAN 1
SHEET 17 OF 37	C-117	LOT GRADING PLAN 2
SHEET 18 OF 37	C-118	LOT GRADING PLAN 3
SHEET 19 OF 37	C-119	LOT GRADING PLAN 4
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SHEET 21 OF 37	C-121	GOLF COURSE GRADING PLAN 1
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SHEET 23 OF 37	C-123	GOLF COURSE GRADING PLAN 3
SHEET 24 OF 37	C-124	SPORT AREA PLAN
SHEET 25 OF 37	C-125	ATHLETIC FIELD PLAN
SHEET 26 OF 37	C-126	TOWNHOUSE, CONDOMINIUM AND POOL AREA PLAN
SHEET 27 OF 37	C-127	WORKFORCE HOUSING, ADMINISTRATION AND MAINTENANCE BUILDING PLAN
SHEET 28 OF 37	C-128	SEWAGE TREATMENT PLANT AREA PLAN
SHEET 29 OF 37	C-129	GATE HOUSE PLAN, EDEN PATH ENTRANCE AND EDEN PATH DRAINAGE AND GRADING PLAN
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SHEET 31 OF 37	C-131	EROSION CONTROL PLAN 2
SHEET 32 OF 37	C-132	EROSION CONTROL PLAN 3
SHEET 33 OF 37	C-133	ALIGNMENT, SIGNAGE AND PAVEMENT MARKING PLAN 1
SHEET 34 OF 37	C-134	ALIGNMENT, SIGNAGE AND PAVEMENT MARKING PLAN 2
SHEET 35 OF 37	C-135	ALIGNMENT, SIGNAGE AND PAVEMENT MARKING PLAN 3
SHEET 36 OF 37	C-501	SITE AND DRAINAGE DETAILS
SHEET 37 OF 37	C-502	WATER QUALITY STRUCTURE DETAILS

NOTE:
1. REFER TO SEPARATE PLANS PREPARED BY P.W. GROSSER FOR DETAILED SANITARY SEWER AND WATER PLANS AND DETAILS
2. REFER TO SEPARATE PLANS PREPARED BY NELSON AND POPE / VITA FOR HARDSCAPE, LANDSCAPE AND LIGHTING PLANS DATED 03-29-2022.

NO.	DATE:	REVISIONS:	BY:
5	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO.
4	05-09-2022	GENERAL REVISION	GEO.
3	03-29-2022	REVISED PER TOWN AND S.C.D.H.S. COMMENTS	GEO.
2	01/06/22	ADDED PLANTING AND LIGHTING	REP
1	12/21/21	SWPPP CONFORMANCE	GEO

OWNER / APPLICANT:
ELY QUOGUE, LLC
14005 N. 73rd STREET
SCOTTSDALE AZ 85260

STATE OF NEW YORK — TIMOTHY A. CHAMPION — LICENSED PROFESSIONAL ENGINEER

MAP OF PROPERTY, LOCATION PLAN AND KEY MAP
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
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NELSON+POPE
engineers • architects • surveyors
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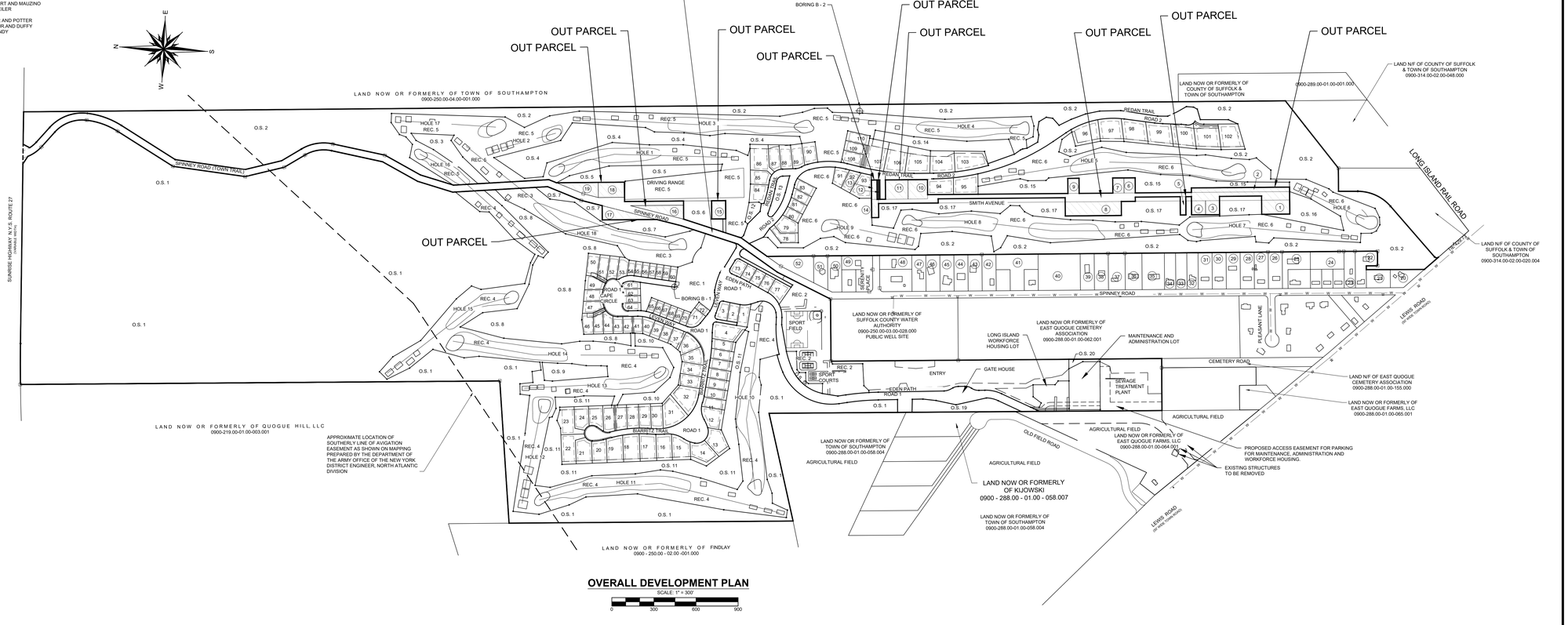
CADD:	05105 FSP 2020.DWG
DRAWING NO.:	C-101
SHEET NO.:	1 OF 37

S:\projects\05105\SURVEY\DWG\FINAL\20220804\MAY 2020\05105 FSP 2020.DWG, overall plan, 7/25/2022 3:04:18 PM, DWG To PDF.pc3

ADJOINING PROPERTY OWNERS

1. 900 - 288 - 01 - 131 - COUNTY OF SUFFOLK
2. 900 - 288 - 01 - 153 - UNKNOWN OWNER
3. 900 - 288 - 01 - 129 - COUNTY OF SUFFOLK NATURE PRESERVE
4. 900 - 288 - 01 - 128 - COUNTY OF SUFFOLK
5. 900 - 288 - 01 - 126 - McDONAUGH
6. 900 - 288 - 01 - 134 - HAAS, MAGGIO,& McCARTHY
7. 900 - 288 - 01 - 135 - DIKUS
8. 900 - 288 - 01 - 124 - KAISER
9. 900 - 288 - 01 - 137 - COUNTY OF SUFFOLK
10. 900 - 288 - 01 - 139 - COUNTY OF SUFFOLK NATURE PRESERVE
11. 900 - 288 - 01 - 140.1 - COUNTY OF SUFFOLK
12. 900 - 250 - 03 - 30 - UNKNOWN OWNER
13. 900 - 250 - 03 - 39 - UNKNOWN OWNER
14. 900 - 250 - 03 - 12 - ROANOKE SAND & GRAVEL Co.
15. 900 - 250 - 03 - 10 - BUTTERLY AND MAYO
16. 900 - 250 - 03 - 8 - GREEN AND GRINBLAT
17. 900 - 250 - 03 - 7 - GREEN AND GRINBLAT
18. 900 - 250 - 03 - 15 - COUNTY OF SUFFOLK
19. 900 - 250 - 03 - 16 - GREEN AND GRINBLAT
20. 900 - 314 - 02 - 17.1 - BAILEY
21. 900 - 314 - 02 - 17.2 - BERRY
22. 900 - 314 - 02 - 24.1 - FEENEY
23. 900 - 314 - 02 - 23.1 - HUDSON
24. 900 - 288 - 01 - 92.3 - JACK
25. 900 - 288 - 01 - 86 - SCHMELZER
26. 900 - 288 - 01 - 93 - JACK
27. 900 - 288 - 01 - 94 - ALGOZZINO
28. 900 - 288 - 01 - 95 - ALFRED AND ALFRED
29. 900 - 288 - 01 - 96 - MANNING AND MANNING
30. 900 - 288 - 01 - 97 - SANDECKI
31. 900 - 288 - 01 - 98 - KIEZIK
32. 900 - 288 - 01 - 99 - KEARNS
33. 900 - 288 - 01 - 101.1 - NAPPI AND NAPPI
34. 900 - 288 - 01 - 103.1 - DEMPSEY
35. 900 - 288 - 01 - 104 - MOSCA AND HERMAN
36. 900 - 288 - 01 - 105 - CICILLA
37. 900 - 288 - 01 - 106 - SKALA
38. 900 - 288 - 01 - 107 - WOUTERS
39. 900 - 288 - 01 - 108 - BEARING
40. 900 - 288 - 01 - 109 - D'ANNUZIO
41. 900 - 288 - 01 - 110 - MARJORIE LEIER REVOCABLE TRUST
42. 900 - 288 - 01 - 113 - NATALINI
43. 900 - 288 - 01 - 114 - NATALINI, MORLOCK AND BENTON
44. 900 - 288 - 01 - 115 - HUGHES
45. 900 - 288 - 01 - 116 - GARCIA
46. 900 - 288 - 01 - 117 - HERBERT AND MAUZINO
47. 900 - 288 - 01 - 118 - DIETWEILER
48. 900 - 288 - 01 - 120 - LYNCH
49. 900 - 250 - 03 - 27 - POTTER AND POTTER
50. 900 - 250 - 03 - 24 - DUFFY JR,AND DUFFY
51. 900 - 250 - 03 - 23 - MAURANDY
52. 900 - 250 - 03 - 22 - PAUYO



OVERALL DEVELOPMENT PLAN

SCALE: 1" = 300'

0 300 600 900

East Coast Geoservices, LLC
P.O. Box 2806
Huntington Station, New York 11746
Phone: (631) 513-8595
www.info@eastcoastgeoservices.com

SOIL BORING LOG

Page 1 of 1

BORING I.D.	PROJECT NO.	PROJECT NAME
B - 1	EGG-0515S	The Hills @ Southampton
LOGGED BY	APPROVED BY	LOCATION
Eric Arnesen	Eric Arnesen	Spinney Road
DRILLING CONTRACTOR	DRILLER	East Quogue, New York
East Coast Geoservices	Johnathan McGinn	
DRILL BIT DIAMETER/TY	BOREHOLE DIAMETER	BORING LOCATION DESCRIPTION
2.0 inch/Core Barrel	2.0 inch	Located approximately 500 feet northwest of the northern end of Spinney Road.
LAND SURFACE ELEVAT	COORDINATES	DRILLING EQUIPMENT/METHOD	SAMPLING METHOD
~70 ft amsl	NA	Power Probe 9600	Core Barrel
DEPTH OF BORING	DEPTH TO WATER	START/FINISH DATE	BACKFILL
25 feet	~ 55 feet bgs	7/30/14 to 7/30/14	Cuttings

Sample	Sample Interval	Visual Description	Group	Blow Count	PID (pp	Remarks
	0 to 5	All yellowish brown fine sand, trace gra	SP	NA	NA	3.0 feet recovered
5						
	5 to 10	All same as above.	SP	NA	NA	4.0 feet recovered
10						
	10 to 15	All pink fine sand, trace gravel.	SP	NA	NA	5.0 feet recovered
15						
	15 to 20	All same as above.	SP	NA	NA	4.0 feet recovered
20						
	20 to 25	All same as a bove.	SP	NA	NA	3.0 feet recovered
25						Boring Complete
30						

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SOIL BORING LOG

Page 1 of 1

BORING I.D.	PROJECT NO.	PROJECT NAME
B - 2	EGG-0515S	The Hills @ Southampton
LOGGED BY	APPROVED BY	LOCATION
Eric Arnesen	Eric Arnesen	Spinney Road
DRILLING CONTRACTOR	DRILLER	East Quogue, New York
East Coast Geoservices,	Johnathan McGinn	
DRILL BIT DIAMETER/TY	BOREHOLE DIAMETER	BORING LOCATION DESCRIPTION
2.0 inch/Core Barrel	2.0 inch	Located approximately 1,000 feet east of the eastern end of Serenity Place.
LAND SURFACE ELEVAT	COORDINATES	DRILLING EQUIPMENT/METHOD	SAMPLING METHOD
~50 ft amsl	NA	Power Probe 9600	Score Barrel
DEPTH OF BORING	DEPTH TO WATER	START/FINISH DATE	BACKFILL
25 feet	~ 37 feet bgs	7/30/14 to 7/30/14	Cuttings

Sample	Sample Interval	Visual Description	Group	Blow Count	PID (ppm	Remarks
	0 to 5	All yellowish brown fine sand, trace gra	SP	NA	NA	4.0 feet recovered
5						
	5 to 10	All same as above.	SP	NA	NA	4.0 feet recovered
10						
	10 to 15	All pink fine sand, trace gravel.	SP	NA	NA	4.0 feet recovered
15						
	15 to 20	All same as above.	SP	NA	NA	3.5 feet recovered
20						
	20 to 25	All same as a bove.	SP	NA	NA	3.0 feet recovered
25						Boring Complete
30						

NO.	DATE:	REVISIONS:	BY:
5	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO.
4	05-09-2022	GENERAL REVISION	GEO.
3	03-29-2022	REVISED PER TOWN AND S.C.D.H.S. COMMENTS	GEO.
2	01/06/22	ADDED PLANTING AND LIGHTING	REP
1	12/21/21	SWPPP CONFORMANCE	GEO

OWNER / APPLICANT:
DLV QUOGUE, LLC
14005 N. 73rd STREET
SCOTTSDALE AZ 85260

THE BOUNDARY INFORMATION INDICATED ON THIS PLAN WAS TAKEN FROM AN ACTUAL SURVEY COMPLETED BY NELSON AND POPE ON SEPTEMBER 05, 2014 AND UPDATED ON JULY 07, 2021

DATUM: N.A.V.D. 88

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

OVERALL DEVELOPMENT PLAN
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	AS NOTED
FILE NO.:	-
CADD:	05105 FSP 2020.DWG
DRAWING NO.:	C-102
SHEET NO.:	2 OF 37

Plotted: 7/25/2022 3:19:47 PM, DWG To PDF.pc3
User: nelsonpope
S:\Projects\05105\2020\05105 FSP 2020.DWG
S:\PROJECTS\05105\2020\PLANS\05105 FSP 2020.DWG

SUNRISE HIGHWAY N.Y.S. ROUTE 27

SPINNEY ROAD

MATCHLINE - SEE SHEET C-104

SELF CONTAINED DRAINAGE SHED AREA

SHED AREA 25

SHED AREA 3

SHED AREA 36

SHED AREA 1

SHED AREA 2

SHED AREA 9

SHED AREA 10

300 C.F. RAIN GARDEN

DRAINAGE NOTES

RUNOFF COEFFICIENTS

RURAL	0.25
GOLF COURSE	0.35
PAVEMENT	1.00
ROOF	1.00

- RURAL AREAS WERE INTERPRETED AS THE EXISTING ROLLING WOODED AREAS AND THE PROPOSED SUBDIVISION LOTS BECAUSE IT WAS AGREED THAT DRYWELLS WILL BE UTILIZED ON THE INDIVIDUAL LOTS TO ACCOMMODATE THE IMPERVIOUS AREAS
- EACH DRAINAGE SHED AREA TO HAVE A LEACHING POOL TO FACILITATE LEACHING DURING TIMES WHEN THE GROUND IS FROZEN WITH A SIZE SHOWN AS PER PLAN.
- ALL RESIDENTIAL LOTS SHALL HAVE ALL ROOF LEADERS PIPED TO ROOF DRAIN LEACHING POOLS TO BE SIZED AT THE TIME OF PLOT PLAN SUBMISSION WHEN SPECIFIC HOUSE SIZE IS DETERMINED. THE LEACHING POOL SIZE SHALL BE CALCULATED TO STORE 3" STORM WATER OVER THE ROOF AREA.

DRAINAGE RESERVE AREA 1
REQ'D
GOLF: 15,100 X 0.35 X 0.25 = 1,321 CF
RURAL: 91,186 X 0.25 X 0.25 = 5,699 CF
TOTAL REQ'D = 7,020 CF
PROVIDED:
(1) 8' DIA X 12' ED = 506 CF
2' DEPRESSION = 8,320 CF
TOTAL PROVIDED: 8,826 CF
HIGH WATER 134.0
BOTTOM 132.0
WATER QUALITY: DEPRESSION WITH 20' GRASS PERIMETER
VOLUME PROVIDED: 1,672 C.F. (0.5' DEPTH)

DRAINAGE RESERVE AREA 2
REQ'D
GOLF: 8,100 X 0.35 X 0.25 = 709 CF
RURAL: 113,432 X 0.25 X 0.25 = 7,090CF
TOTAL REQ'D = 7,799 CF
PROVIDED:
(1) 8' DIA X 12' ED = 506 CF
2' DEEP DEPRESSION= 12,240 CF
TOTAL PROVIDED: 12,746 CF
HIGH WATER 142.0
BOTTOM 140.0
WATER QUALITY: DEPRESSION WITH 20' GRASS PERIMETER
VOLUME PROVIDED: 2,557 C.F. (0.5' DEPTH)

DRAINAGE RESERVE AREA 3
REQ'D
GOLF: 15,000 X 0.35 X 0.25 = 1,313 CF
RURAL: 297,761 X 0.25 X 0.25 = 18,610 CF
TOTAL REQ'D = 19,923 CF
PROVIDED;
(2) 12' DIA X 10' ED = 2,018 CF
2' DEEP DEPRESSION= 18,077 CF
TOTAL PROVIDED: 20,095 CF
HIGH WATER 118.0
BOTTOM 116.0
WATER QUALITY: DEPRESSION WITH 20' GRASS PERIMETER
VOLUME PROVIDED: 3,281 C.F. (0.5' DEPTH)

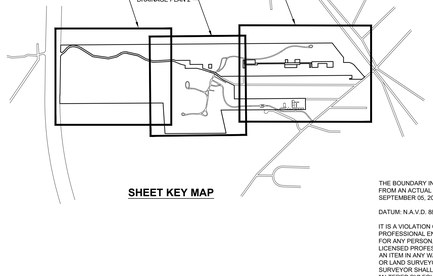
LEGEND

EXISTING

TC92.59	TOP OF CURB ELEVATION
BC92.2	BOTTOM OF CURB ELEVATION
X 92.0	SPOT ELEVATION
	TELEPHONE MANHOLE
	ELECTRIC MANHOLE
	SANITARY MANHOLE
	ELECTRIC BOX
	PULL BOX
	FIRE HYDRANT
	GAS VALVE
	WATER VALVE
	TRANSFORMER
	ELECTRIC POLE
	LIGHT POLE
	HIGH TENSION TOWER
C.I.P.	CAST IRON PIPE
W.M.	WATER MAIN
W.S.	WATER SERVICE
G.M.	GAS MAIN
	TREE
94	CONTOUR
E	ELECTRIC
W	WATER
G	GAS
X	FENCE
S	SANITARY SEWER
T	TELEPHONE
OHW	OVERHEAD WIRE
D	DRAINAGE
CATV	TELEVISION
	DRAINAGE MANHOLE
	CATCH BASINS

PROPOSED

(TC92.00)	TOP OF CURB ELEVATION
(BC91.5)	BOTTOM OF CURB ELEVATION
x92.0	SPOT ELEVATION
LP	LEACHING POOL
CB	CATCH BASIN
SMH	SANITARY MANHOLE
DMH	DRAINAGE MANHOLE
(93)	CONTOUR
	SANITARY MANHOLE
	LEACHING POOL W/ OPEN GRATE
	LEACHING POOL W/ SOLID COVER
	DRAINAGE MANHOLE
	CATCH BASIN (TC = TOP OF CURB BOX)
	INLINE DRAIN BASIN (DB)
	ROOF DRAIN CLEAN OUT (RCO)
	SURFACE DRAINAGE GRATE (SDG)
	HYDRANT
RD	ROOF DRAIN
DW LP	DRIVEWAY LEACHING POOL
LP DRA	LEACHING POOL IN DRAINAGE RESERVE AREA
LP	LEACHING POOL
(W)	WATER
(FS)	FIRE SERVICE
(WS)	WATER SERVICE
(E)	ELECTRIC
(G)	GAS
X	FENCE
(S)	SANITARY SEWER
	SANITARY HOUSE CONNECTION
(D)	DRAINAGE
(RD)	ROOF DRAIN
(T)	TELEPHONE
(CATV)	TELEVISION
	CONCRETE WALK
/	CONSTRUCTION FENCE / LIMIT OF CLEARING
(FM)	SANITARY FORCE MAIN
	TEST HOLE
DRA	DRAINAGE RESERVE AREA
	DRAINAGE SHED BOUNDARY



SHEET KEY MAP

THE BOUNDARY INFORMATION INDICATED ON THIS PLAN WAS TAKEN FROM AN ACTUAL SURVEY COMPLETED BY NELSON AND POPE ON SEPTEMBER 05, 2014 AND UPDATED ON JULY 07, 2021

DATUM: N.A.V.D. 88

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

SCALE: 1" = 100'

0 50 100 200

NO.	DATE:	REVISIONS:	BY:
5	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO.
4	05-09-2022	GENERAL REVISION	GEO.
3	03-29-2022	REVISED PER TOWN AND S.C.D.H.S. COMMENTS	GEO.
2	01/06/22	ADDED PLANTING AND LIGHTING	REP
1	12/21/21	SWPPP CONFORMANCE	GEO

OWNER / APPLICANT:
DLV QUOGUE LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

STATE OF NEW YORK — GEORGE E. OLIVIERI — 087722 — LICENSED PROFESSIONAL ENGINEER

DRAINAGE PLAN 1
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	1" = 100'
FILE NO.:	-
CADD:	05105 FSP 2020.DWG
DRAWING NO.:	C-103
SHEET NO.:	3 OF 37

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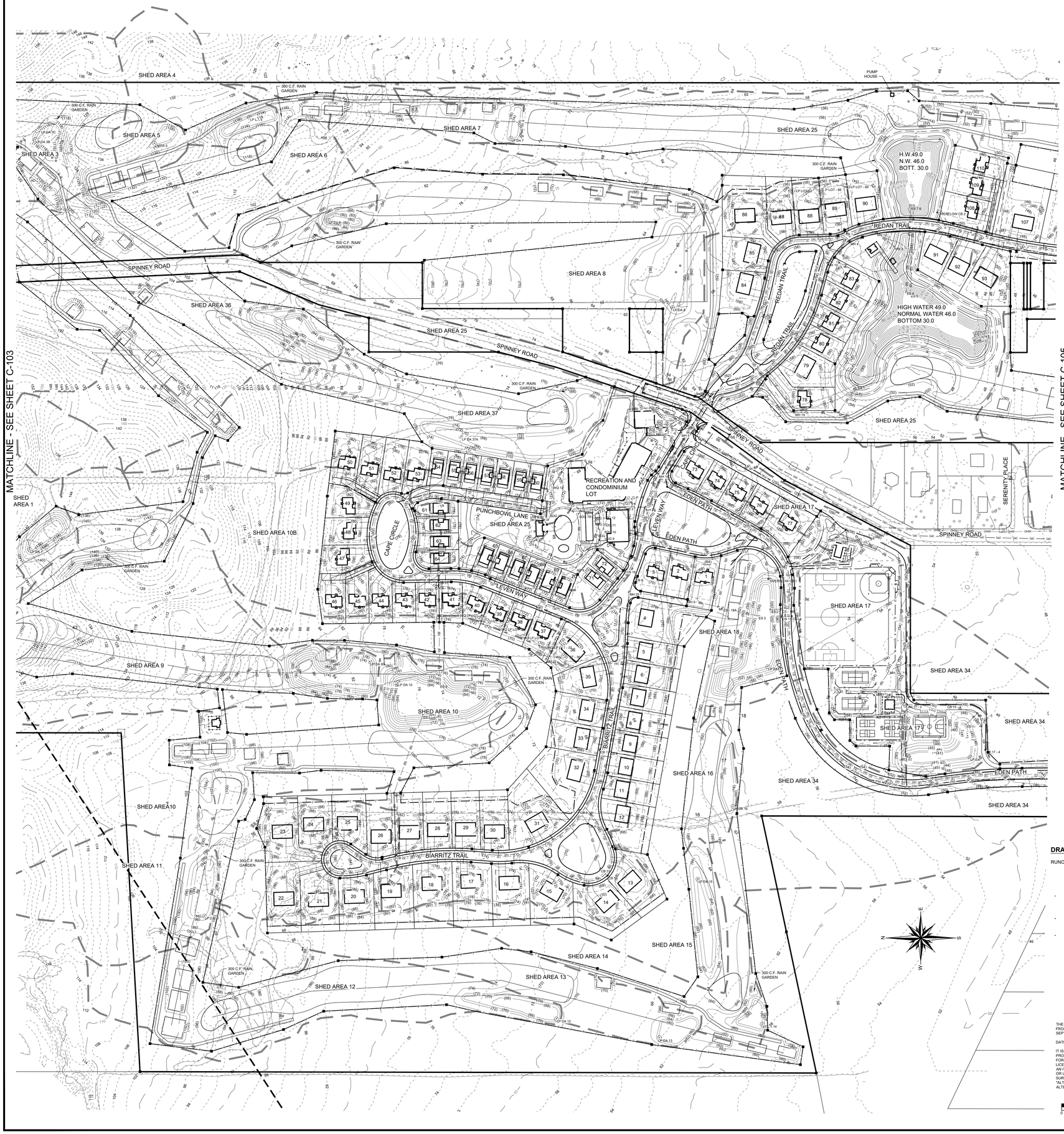


DRAINAGE RESERVE AREA 3
REQ'D
GOLF: 15,000 X 0.35 X 0.25 = 1,313 CF
RURAL: 297,761 X 0.25 X 0.25 = 18,610 CF
TOTAL REQ'D = 19,923 CF
PROVIDED;
(2) 12' DIA X 10' ED = 2,018 CF
2' DEEP DEPRESSION= 18,077 CF
TOTAL PROVIDED: 20,095 CF
HIGH WATER 118.0
BOTTOM 116.0
WATER QUALITY: DEPRESSION WITH 20' GRASS PERIMETER
VOLUME PROVIDED: 3,281 C.F. (0.5' DEPTH)

DRAINAGE RESERVE AREA 4
REQ'D
GOLF: 12,000 X 0.35 X 0.25 =1,050 CF
RURAL: 103,870 X 0.25 X 0.25 = 6,492 CF
TOTAL REQ'D = 7,542 CF
PROVIDED;
(1) 12' DIA X 8' ED = 807 CF
2' DEEP DEPRESSION= 9,888 CF
TOTAL PROVIDED: 10,695 CF
HIGH WATER 116.0
BOTTOM 114.0
WATER QUALITY: DEPRESSION WITH 20' GRASS PERIMETER
VOLUME PROVIDED: 1,872 C.F. (0.5' DEPTH)

DRAINAGE RESERVE AREA 5
REQ'D
GOLF: 3,150 X 0.35 X 0.25 = 276 CF
RURAL: 25,600 X .025 X 0.25 = 1,600 CF
TOTAL REQ'D = 1,876 CF
PROVIDED;
(1) 12' DIA X 8' ED = 807 CF
2' DEEP DEPRESSION= 5,532CF
TOTAL PROVIDED: 6,339 CF
HIGH WATER 130.0
BOTTOM 128.0
WATER QUALITY: DEPRESSION WITH 20' GRASS PERIMETER
VOLUME PROVIDED: 954 C.F. (0.5' DEPTH)

DRAINAGE RESERVE AREA 6
REQ'D
GOLF: 13,000 X 0.35 X 0.25 = 1,138 CF
RURAL: 87,623 X 0.25 X 0.25 = 5,476 CF
TOTAL REQ'D = 6,614 CF
PROVIDED;
(1) 12' DIA X 8' ED = 807 CF
3' DEEP DEPRESSION = 7,000 CF
TOTAL PROVIDED: 7,807 CF
HIGH WATER 83.0
BOTTOM 80.0
WATER QUALITY: DEPRESSION WITH 20' GRASS PERIMETER
VOLUME PROVIDED: 651 C.F. (0.5' DEPTH)

DRAINAGE RESERVE AREA 7
REQ'D
GOLF: 2,700 X 0.35 X 0.25 = 236 CF
RURAL: 37,811 X 0.25 X 0.25 = 2,363 CF
TOTAL REQ'D = 2,599 CF
PROVIDED;
(1) 12' DIA X 8' ED = 807 CF
2' DEEP DEPRESSION = 5,968 CF
TOTAL PROVIDED: 6,775 CF
HIGH WATER 76.0
BOTTOM 74.0
WATER QUALITY: DEPRESSION WITH 20' GRASS PERIMETER
VOLUME PROVIDED: 952 C.F. (0.5' DEPTH)

DRAINAGE RESERVE AREA 8
REQ'D
GOLF: 193,600 X 0.35 X 0.25 = 16,940 CF
RURAL: 492,470 X 0.25 X 0.25 = 30,799 CF
PAVT: 8,276 X 1.00 X 0.25 = 2,069 CF
TOTAL REQ'D = 49,788 CF
PROVIDED;
(1) 12' DIA X 8' ED = 807 CF
2' DEEP DEPRESSION = 50,600 CF
TOTAL PROVIDED: 51,407 CF
HIGH WATER 60.0
BOTTOM 58.0
WATER QUALITY: DEPRESSION WITH 20' GRASS PERIMETER
VOLUME PROVIDED: 9,469 C.F. (0.5' DEPTH)

DRAINAGE RESERVE AREA 9
REQ'D
GOLF: 82,100 X 0.35 X 0.25 = 7,184 CF
RURAL: 1,704,296 X 0.25 X 0.25 = 106,519 CF
TOTAL REQ'D = 113,703 CF
PROVIDED;
(1) 12' DIA X 12' ED = 1,210 CF
6' DEPRESSION = 105,200 CF
TOTAL PROVIDED: 106,410 CF
HIGH WATER 80.0
BOTTOM 76.0
OVERFLOW TO DRA 10: 7.293 CF
WATER QUALITY: DEPRESSION WITH 20' GRASS PERIMETER
VOLUME PROVIDED: 7,681 C.F. (0.75' DEPTH)

DRAINAGE RESERVE AREA 10
REQ'D
GOLF: 63,300 X 0.35 X 0.25 = 5,539 CF
RURAL: 1,785,822 X 0.25 X 0.25 = 111,614 CF
PAVT: 47,916 X 1.00 X 0.25 = 11,979 CF
OVERFLOW FROM DRA 9 = 7,293 CF
TOTAL REQ'D = 136,425 CF
PROVIDED;
(11)12' DIA X 8' ED = 807 CF
6' DEEP DEPRESSION = 150,151 CF
TOTAL PROVIDED: 150,958 CF
HIGH WATER 70.0
BOTTOM 64.0
WATER QUALITY: DEPRESSION WITH 20' GRASS PERIMETER
VOLUME PROVIDED: 9,405 C.F. (0.5' DEPTH)
AND WATER QUALITY DEVICE -
CASCADE SEPARATOR: CS 10A VOLUME PROVIDED: 7,668 C.F.
CS 10B VOLUME PROVIDED: 12,600 C.F.

DRAINAGE RESERVE AREA 11
REQ'D
GOLF: 1,700 X 0.35 X 0.25 = 149 CF
RURAL: 186,479 X 0.25 X 0.25 = 11,655 CF
TOTAL REQ'D = 11,804 CF
PROVIDED;
(1) 12' DIA X 8' ED = 807 CF
2' DEPRESSION = 22,520 CF
TOTAL PROVIDED: 23,327 CF
HIGH WATER 96.0
BOTTOM 94.0
WATER QUALITY: DEPRESSION WITH 20' GRASS PERIMETER
VOLUME PROVIDED: 4,308 C.F. (0.5' DEPTH)

DRAINAGE RESERVE AREA 12
REQ'D
GOLF: 86,160 X 0.35 X 0.25 = 7,539 CF
RURAL: 178,685 X 0.25 X 0.25 = 11,168 CF
TOTAL REQ'D = 18,707 CF
PROVIDED;
(1) 12' DIA X 8' ED = 807 CF
2' DEPRESSION = 18,300 CF
TOTAL PROVIDED: 19,107 CF
HIGH WATER 70.0
BOTTOM 68.0
WATER QUALITY: DEPRESSION WITH 20' GRASS PERIMETER
VOLUME PROVIDED: 3,290 C.F. (0.5' DEPTH)

DRAINAGE RESERVE AREA 13
REQ'D
GOLF: 29,000 X 0.35 X 0.25 = 2,538 CF
RURAL: 161,357 X 0.25 X 0.25 = 10,085 CF
TOTAL REQ'D = 12,623 CF
PROVIDED;
(1) 12' DIA X 8' ED = 807 CF
2' DEPRESSION = 14,288 CF
TOTAL PROVIDED: 15,095 CF
HIGH WATER 62.0
BOTTOM 60.0
WATER QUALITY: DEPRESSION WITH 20' GRASS PERIMETER
VOLUME PROVIDED: 2,876 C.F. (0.5' DEPTH)

DRAINAGE RESERVE AREA 14
REQ'D
GOLF: 7,000 X 0.35 X 0.25 = 613 CF
RURAL: 110,176 X 0.25 X 0.25 = 6,886 CF
TOTAL REQ'D = 7,499 CF
PROVIDED;
(1) 12' DIA X 8' ED = 807 CF
2' DEPRESSION = 8,581 CF
TOTAL PROVIDED: 9,388 CF
HIGH WATER 58.0
BOTTOM 56.0
WATER QUALITY:DEPRESSION WITH 20' GRASS PERIMETER
VOLUME PROVIDED: 1,673 C.F. (0.5' DEPTH)

DRAINAGE RESERVE AREA 15
REQ'D
GOLF: 11,900 X 0.35 X 0.25 = 1,041 CF
RURAL: 109,863 X 0.25 X 0.25 = 6,866 CF
TOTAL REQ'D = 7,907 CF
PROVIDED;
(1) 12' DIA X 8' ED = 807 CF
4' DEPRESSION = 50,224 CF
TOTAL PROVIDED: 51,031 CF
HIGH WATER 64.0
BOTTOM 60.0
WATER QUALITY: DEPRESSION WITH 20' GRASS PERIMETER
VOLUME PROVIDED: 2,910 C.F. (0.5' DEPTH)

DRAINAGE RESERVE AREA 16
REQ'D
GOLF: 33,500 X 0.35 X 0.25 = 2,931 CF
RURAL: 88,032 X 0.25 X 0.25 = 5,502 CF
TOTAL REQ'D = 8,433 CF
PROVIDED;
(1) 12' DIA X 8' ED = 807 CF
2' DEPRESSION = 12,066 CF
TOTAL PROVIDED: 12,873 CF
HIGH WATER 69.0
BOTTOM 58.0
WATER QUALITY: DEPRESSION WITH 20' GRASS PERIMETER
VOLUME PROVIDED: 2,251 C.F. (0.5' DEPTH)

DRAINAGE RESERVE AREA 17
REQ'D
IMPERVIOUS: 204,886 X 1.00 X 0.25 = 51,222 CF
TURF: 107,077 X 0.25 X 0.25 = 6,692 CF
TOTAL REQ'D = 57,914 CF
(IMPERVIOUS AREA INCL. PUBLIC ROOFS, ROAD PAVT, WALKS AND PATIOS)
PROVIDED;
(1) 12' DIA X 8' ED = 807 CF
5' DEEP DEPRESSION = 62,639 CF
HW 46.0
BOTT 41.0
TOTAL PROVIDED: 63,446 CF
WATER QUALITY: DEPRESSION WITH 20' GRASS PERIMETER
VOLUME PROVIDED: 3,406 C.F. (0.5' DEPTH)
AND WATER QUALITY DEVICE
CASCADE SEPARATOR CS 17 VOLUME PROVIDED: 26,100 C.F.

DRAINAGE RESERVE AREA 18
REQ'D
GOLF: 10,800 X 0.35 X 0.25 = 945 CF
TURF: 690,516 X 0.25 X 0.25 = 43,157 CF
IMPERVIOUS: 273,121X 1.00 X 0.25 = 68,280 CF
TOTAL REQ'D = 112,382CF
(IMPERVIOUS AREA INCL. PUBLIC ROOFS, ROAD PAVT, WALKS AND PATIOS)
PROVIDED;
(1) 12' DIA X 8' ED = 807 CF
6' DEEP DEPRESSION = 125,000 CF
TOTAL PROVIDED: 125,807 CF
HIGH WATER 54.0
BOTTOM 48.0
WATER QUALITY: DEPRESSION WITH 20' GRASS PERIMETER
VOLUME PROVIDED: 6,480 C.F. (0.5' DEPTH)
AND WATER QUALITY DEVICE
CASCADE SEPARATOR CS 18A VOLUME PROVIDED: 54,000 C.F
CS 18B VOLUME PROVIDED: 7,668 C.F.

DRAINAGE RESERVE AREA 25
REQ'D
GOLF: 123450 X 0.35 X 0.42 = 18,147 CF
IMPERVIOUS: 241,322 X 1.00 X 0.42 = 101,355 CF
RURAL: 2,594,694 X 0.25 X 0.42 = 272,443 CF
TOTAL REQ'D = 391,945 CF
PROVIDED;
3' DEEP FREEBOARD OVER WATER = 410,550 CF
HIGH WATER 49.0
NORMAL WATER 46.0
WATER QUALITY : POND

DRAINAGE RESERVE AREA 36
REQ'D
GOLF: 28,500 X 0.35 X 0.25 = 2,494 CF
RURAL: 221,099 X 0.25 X 0.25 = 13,819 CF
TOTAL REQ'D = 16,313 CF
PROVIDED;
(1) 12' DIA X 8' ED = 807 CF
2' DEEP DEPRESSION = 13,765 CF
TOTAL PROVIDED: 14,572 CF
HIGH WATER 84.0
BOTTOM 82.0
OVERFLOW TO DRA 37: 1,741 CF
WATER QUALITY: DEPRESSION WITH 20' GRASS PERIMETER
VOLUME PROVIDED: 2,432 C.F. (0.5' DEPTH)

DRAINAGE RESERVE AREA 37
REQ'D
GOLF: 65,000 X 0.35 X 0.25 = 5,688 CF
RURAL: 353,039 X 0.25 X 0.25 = 22,065 CF
PAVT: 3,485 X 1.00 X 0.25 = 871 CF
TURF: 31,500 X 0.25 X 0.25 = 1,969 C.F.
OVERFLOW FROM DRA 36 = 1,741 CF
TOTAL REQ'D = 32,334 CF
PROVIDED;
(1) 12' DIA X 8' ED = 807 CF
2' DEEP DEPRESSION = 60,360 CF
TOTAL PROVIDED: 61,167 CF
HIGH WATER 70.0
BOTTOM 68.0
WATER QUALITY : DEPRESSION WITH 20' GRASS PERIMETER
VOLUME PROVIDED: 17,975 C.F. (0.75' DEPTH)

LOT DRAINAGE
LOTS 36 - 41
REQ'D
ROOF: 1,600 X 1.00 X 0.25 = 400 CF
TURF: 4,063 X 0.25 X 0.25 = 254 CF
TOTAL REQ'D = 654 CF
PROVIDED;
(1) 10' DIA X 10' ED = 684 CF (FOR EACH LOT)
WATER QUALITY: WATER QUALITY CONTROL LEACHING POOL - VOLUME PROVIDED: 273 C.F.
(1) 10' DIA. x 4' SOLID RING (FOR EACH LOT)

LOT 86
REQ'D
ROOF: 2,400 X 1.00 X 0.25 = 600 CF
TURF: 12,846 X 0.25 X 0.25 = 803 CF
TOTAL REQ'D = 1,403 CF
PROVIDED;
(2) 10' DIA X 11' ED = 1,504 CF
WATER QUALITY: WATER QUALITY BASIN - VOLUME PROVIDED: 410 C.F.
(1) 10' DIA. X 6' SOLID RING

LOT 87
REQ'D
TURF: 5,227 X 0.25 X 0.25 = 326 CF
PROVIDED;
(1) 10' DIA X 10' ED = 684 CF
WATER QUALITY: WATER QUALITY CONTROL LEACHING POOL - VOLUME PROVIDED: 273 C.F.
(1) 10' DIA. X 4' SOLID RING

LOT 88
REQ'D
TURF: 6,534 X 0.25 X 0.25 = 408 CF
PROVIDED;
(1) 10 ' DIA X 10' ED = 684 CF
WATER QUALITY: WATER QUALITY CONTROL LEACHING POOL - VOLUME PROVIDED: 273 C.F.
(1) 10' DIA. X 4' SOLID RING

LOT 89
REQ'D
TURF: 5,422 X 0.25 X 0.25 = 339 CF
PROVIDED;
(1) 10 ' DIA X 10' ED = 684 CF
WATER QUALITY: WATER QUALITY CONTROL LEACHING POOL - VOLUME PROVIDED: 273 C.F.
(1) 10' DIA. X 4' SOLID RING

LEGEND

EXISTING

T282.59	TOP OF CURB ELEVATION
B282.2	BOTTOM OF CURB ELEVATION
T42.0	SPOT ELEVATION
	TELEPHONE MANHOLE
	ELECTRIC MANHOLE
	SANITARY MANHOLE
	ELECTRIC BOX
	PULL BOX
	FIRE HYDRANT
	GAS VALVE
	WATER VALVE
	TRANSFORMER
	ELECTRIC POLE
	LIGHT POLE
	HIGH TENSION TOWER
C.I.P.	CAST IRON PIPE
W.M.	WATER MAIN
W.S.	WATER SERVICE
G.M.	GAS MAIN
	TREE
	CONTOUR
E	ELECTRIC
W	WATER
G	GAS
F	FENCE
S	SANITARY SEWER
T	TELEPHONE
OHW	OVERHEAD WIRE
D	DRAINAGE
CATV	TELEVISION
	DRAINAGE MANHOLE
	CATCH BASINS

PROPOSED

(T282.00)	TOP OF CURB ELEVATION
(B281.5)	BOTTOM OF CURB ELEVATION
x(282.0)	SPOT ELEVATION
LP	LEACHING POOL
CB	CATCH BASIN
SMH	SANITARY MANHOLE
DMH	DRAINAGE MANHOLE
(283)	CONTOUR
	SANITARY MANHOLE
	LEACHING POOL W/ OPEN GRATE
	LEACHING POOL W/ SOLID COVER
	DRAINAGE MANHOLE CATCH BASIN (TC = TOP OF CURB BOX)
	INLINE DRAIN BASIN (DB)
	ROOF DRAIN CLEAN OUT (RCO)
	SURFACE DRAINAGE GRATE (SDG)
	HYDRANT
RD	ROOF DRAIN
DW LP	DRIVEWAY LEACHING POOL
LP DRA	LEACHING POOL IN DRAINAGE RESERVE AREA
LP	LEACHING POOL
(W)	WATER
(FS)	FIRE SERVICE
(WS)	WATER SERVICE
(E)	ELECTRIC
(G)	GAS
X	FENCE
(S)	SANITARY SEWER
	SANITARY HOUSE CONNECTION
(D)	DRAINAGE
(RD)	ROOF DRAIN
(T)	TELEPHONE
(CATV)	TELEVISION
	CONCRETE WALK
	CONSTRUCTION FENCE / LIMIT OF CLEARING
(FM)	SANITARY FORCE MAIN
	TEST HOLE
DRA	DRAINAGE RESERVE AREA
	DRAINAGE SHED BOUNDARY

SHEET C-103 DRAINAGE PLAN 1
THIS SHEET DRAINAGE PLAN 2
SHEET C-105 DRAINAGE PLAN 3

SHEET KEY MAP

DRAINAGE NOTES

RUNOFF COEFFICIENTS

RURAL	0.25
GOLF COURSE	0.35
PAVEMENT	1.00
ROOF	1.00

- RURAL AREAS WERE INTERPRETED AS THE EXISTING ROLLING WOODED AREAS AND THE PROPOSED SUBDIVISION LOTS BECAUSE IT WAS AGREED THAT DRYWELLS WILL BE UTILIZED ON THE INDIVIDUAL LOTS TO ACCOMMODATE THE IMPERVIOUS AREAS
- EACH DRAINAGE SHED AREA TO HAVE A LEACHING POOL TO FACILITATE LEACHING DURING TIMES WHEN THE GROUND IS FROZEN WITH A SIZE SHOWN AS PER PLAN.
- ALL RESIDENTIAL LOTS SHALL HAVE ALL ROOF LEADERS PIPED TO ROOF DRAIN LEACHING POOLS TO BE SIZED AT THE TIME OF PLOT PLAN SUBMISSION WHEN SPECIFIC HOUSE SIZE IS DETERMINED. THE LEACHING POOL SIZE SHALL BE CALCULATED TO STORE 3" STORM WATER OVER THE ROOF AREA.

THE BOUNDARY INFORMATION INDICATED ON THIS PLAN WAS TAKEN FROM AN ACTUAL SURVEY COMPLETED BY NELSON AND POPE ON SEPTEMBER 05, 2014 AND UPDATED ON JULY 07, 2021

DATUM: N.A.V.D. 88

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

SCALE: 1" = 100'
0 50 100 200

NO.	DATE:	REVISIONS:	BY:
5	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO.
4	05-09-2022	GENERAL REVISION	GEO.
3	03-29-2022	REVISED PER TOWN AND S.C.D.H.S. COMMENTS	GEO.
2	01/06/22	ADDED PLANTING AND LIGHTING	REP
1	12/21/21	SWPPP CONFORMANCE	GEO

OWNER / APPLICANT:
DLV QUOGUE, LLC
1400 N. 73rd STREET
SCOTTSDALE AZ. 85260

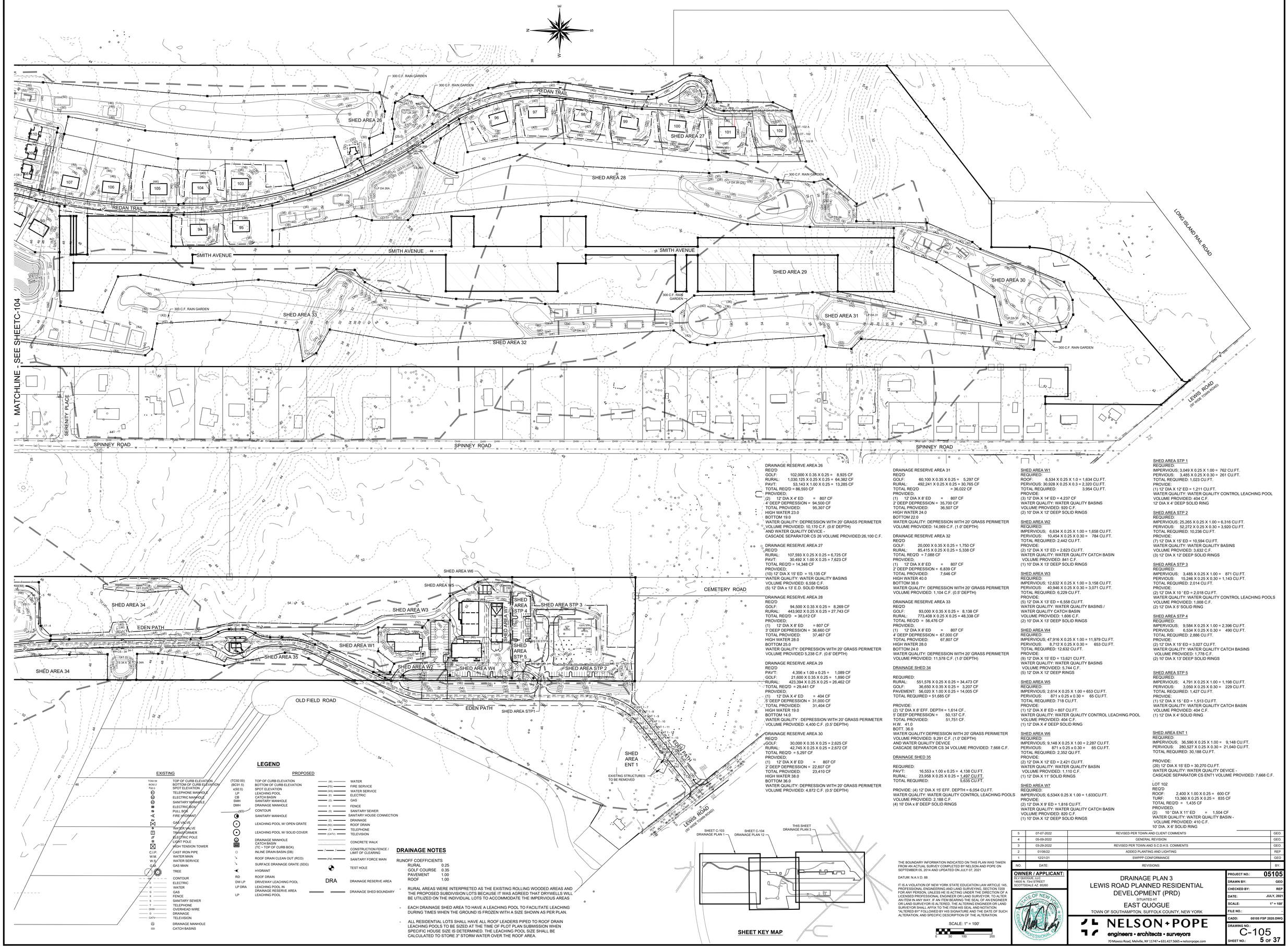
DRAINAGE PLAN 2
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

STATE OF NEW YORK — THOMAS R. CHRISTENSEN — 090784 — LICENSED PROFESSIONAL ENGINEER

NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	1" = 100'
FILE NO.:	-
CADD:	05105 FSP 2020.DWG
DRAWING NO.:	C-104
SHEET NO.:	4 OF 37

Plotted: 12/5/2022 3:05:20 PM, DWG To PDF.pc3
Z:\Projects\05105\2020\CAD\FINAL\SUBDIVISION\05105 FSP 2020.DWG, Dim 2, 12/5/2022 3:05:20 PM, DWG To PDF.pc3



LEGEND

EXISTING

TC92.59	TOP OF CURB ELEVATION
BC92.2	BOTTOM OF CURB ELEVATION
792.0	SPOT ELEVATION
T	TELEPHONE MANHOLE
E	ELECTRIC MANHOLE
S	SANITARY MANHOLE
E	ELECTRIC BOX
T	PULL BOX
	FIRE HYDRANT
	GAS VALVE
	WATER VALVE
T	TRANSFORMER
	ELECTRIC POLE
	LIGHT POLE
	HIGH TENSION TOWER
C.I.P.	CAST IRON PIPE
W.M.	WATER MAIN
W.S.	WATER SERVICE
G.M.	GAS MAIN
	TREE
792	CONTOUR
E	ELECTRIC
W	WATER
G	GAS
X	FENCE
S	SANITARY SEWER
T	TELEPHONE
OHW	OVERHEAD WIRE
D	DRAINAGE
CATV	TELEVISION
	DRAINAGE MANHOLE
	CATCH BASINS

PROPOSED

(TC92.00)	TOP OF CURB ELEVATION
(BC91.5)	BOTTOM OF CURB ELEVATION
x(92.0)	SPOT ELEVATION
LP	LEACHING POOL
CB	CATCH BASIN
SMH	SANITARY MANHOLE
DMH	DRAINAGE MANHOLE
(93)	CONTOUR
	SANITARY MANHOLE
	LEACHING POOL W/ OPEN GRATE
	LEACHING POOL W/ SOLID COVER
	DRAINAGE MANHOLE CATCH BASIN (TC – TOP OF CURB BOX)
	INLINE DRAIN BASIN (DB)
	ROOF DRAIN CLEAN OUT (RCO)
	SURFACE DRAINAGE GRATE (SDG)
	HYDRANT
RD	ROOF DRAIN
DW LP	DRIVEWAY LEACHING POOL
LP DRA	LEACHING POOL IN DRAINAGE RESERVE AREA
LP	LEACHING POOL
(W)	WATER
(FS)	FIRE SERVICE
(WS)	WATER SERVICE
(E)	ELECTRIC
(G)	GAS
x	FENCE
(S)	SANITARY SEWER
	SANITARY HOUSE CONNECTION
(D)	DRAINAGE
(RD)	ROOF DRAIN
(T)	TELEPHONE
(CATV)	TELEVISION
	CONCRETE WALK
	CONSTRUCTION FENCE / LIMIT OF CLEARING
(FM)	SANITARY FORCE MAIN
	TEST HOLE
DRA	DRAINAGE RESERVE AREA
	DRAINAGE SHED BOUNDARY

DRAINAGE NOTES

RUNOFF COEFFICIENTS

RURAL	0.25
GOLF COURSE	0.35
PAVEMENT	1.00
ROOF	1.00

- RURAL AREAS WERE INTERPRETED AS THE EXISTING ROLLING WOODED AREAS AND THE PROPOSED SUBDIVISION LOTS BECAUSE IT WAS AGREED THAT DRYWELLS WILL BE UTILIZED ON THE INDIVIDUAL LOTS TO ACCOMMODATE THE IMPERVIOUS AREAS
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DRAINAGE RESERVE AREA 26
REQ'D
GOLF: 102,000 X 0.35 X 0.25 = 8,925 CF
RURAL: 1,030,125 X 0.25 X 0.25 = 64,382 CF
PAVT: 53,143 X 1.00 X 0.25 = 13,285 CF
TOTAL REQ'D = 86,593 CF
PROVIDED:
(2) 12' DIA X 4' ED = 807 CF
4' DEEP DEPRESSION = 94,500 CF
TOTAL PROVIDED: 95,307 CF
HIGH WATER 23.0
BOTTOM 19.0
WATER QUALITY: DEPRESSION WITH 20' GRASS PERIMETER VOLUME PROVIDED: 10,170 C.F. (0.6' DEPTH)
AND WATER QUALITY DEVICE -
CASCADE SEPARATOR CS 26 VOLUME PROVIDED:26,100 C.F.

DRAINAGE RESERVE AREA 27
REQ'D
RURAL: 107,593 X 0.25 X 0.25 = 6,725 CF
PAVT: 30,492 X 1.00 X 0.25 = 7,623 CF
TOTAL REQ'D = 14,348 CF
PROVIDED:
(10) 12' DIA X 15' ED = 15,135 CF
WATER QUALITY: WATER QUALITY BASINS
VOLUME PROVIDED: 6,558 C.F.
(5) 12' DIA x 13' E.D. SOLID RINGS

DRAINAGE RESERVE AREA 28
REQ'D
GOLF: 94,500 X 0.35 X 0.25 = 8,269 CF
RURAL: 443,902 X 0.25 X 0.25 = 27,743 CF
TOTAL REQ'D = 36,012 CF
PROVIDED:
(1) 12' DIA X 8' ED = 807 CF
3' DEEP DEPRESSION = 36,660 CF
TOTAL PROVIDED: 37,467 CF
HIGH WATER 28.0
BOTTOM 25.0
WATER QUALITY: DEPRESSION WITH 20' GRASS PERIMETER VOLUME PROVIDED 5,238 C.F. (0.6' DEPTH)

DRAINAGE RESERVE AREA 29
REQ'D
PAVT: 4,356 x 1.00 x 0.25 = 1,089 CF
GOLF: 21,600 X 0.35 X 0.25 = 1,890 CF
RURAL: 423,394 X 0.25 X 0.25 = 26,462 CF
TOTAL REQ'D = 29,441 CF
PROVIDED:
(1) 12' DIA X 4' ED = 404 CF
5' DEEP DEPRESSION = 31,000 CF
TOTAL PROVIDED: 31,404 CF
HIGH WATER 19.0
BOTTOM 14.0
WATER QUALITY : DEPRESSION WITH 20' GRASS PERIMETER VOLUME PROVIDED: 4,400 C.F. (0.5' DEPTH)

DRAINAGE RESERVE AREA 30
REQ'D
GOLF: 30,000 X 0.35 X 0.25 = 2,625 CF
RURAL: 42,740 X 0.25 X 0.25 = 2,672 CF
TOTAL REQ'D = 5,297 CF
PROVIDED:
(1) 12' DIA X 8' ED = 807 CF
2' DEEP DEPRESSION = 22,607 CF
TOTAL PROVIDED: 23,410 CF
HIGH WATER 38.0
BOTTOM 36.0
WATER QUALITY: DEPRESSION WITH 20' GRASS PERIMETER VOLUME PROVIDED: 4,872 C.F. (0.5' DEPTH)

DRAINAGE RESERVE AREA 31
REQ'D
GOLF: 60,100 X 0.35 X 0.25 = 5,297 CF
RURAL: 492,241 X 0.25 X 0.25 = 30,765 CF
TOTAL REQ'D = 36,022 CF
PROVIDED;
(1) 12' DIA X 8' ED = 807 CF
2' DEEP DEPRESSION = 35,700 CF
TOTAL PROVIDED: 36,507 CF
HIGH WATER 24.0
BOTTOM 22.0
WATER QUALITY: DEPRESSION WITH 20' GRASS PERIMETER VOLUME PROVIDED: 14,069 C.F. (1.0' DEPTH)

DRAINAGE RESERVE AREA 32
REQ'D
GOLF: 20,000 X 0.35 X 0.25 = 1,750 CF
RURAL: 85,415 X 0.25 X 0.25 = 5,338 CF
TOTAL REQ'D = 7,088 CF
PROVIDED;
(1) 12' DIA X 8' ED = 807 CF
2' DEEP DEPRESSION = 6,839 CF
TOTAL PROVIDED: 7,646 CF
HIGH WATER 40.0
BOTTOM 38.0
WATER QUALITY: DEPRESSION WITH 20' GRASS PERIMETER VOLUME PROVIDED: 1,104 C.F. (0.5' DEPTH)

DRAINAGE RESERVE AREA 33
REQ'D
GOLF: 93,000 X 0.35 X 0.25 = 8,138 CF
RURAL: 773,408 X 0.25 X 0.25 = 48,338 CF
TOTAL REQ'D = 56,476 CF
PROVIDED;
(1) 12' DIA X 8' ED = 807 CF
4' DEEP DEPRESSION = 67,000 CF
TOTAL PROVIDED: 67,807 CF
HIGH WATER 28.0
BOTTOM 24.0
WATER QUALITY: DEPRESSION WITH 20' GRASS PERIMETER VOLUME PROVIDED: 11,578 C.F. (1.0' DEPTH)

DRAINAGE SHED 34

REQUIRED:
RURAL: 551,576 X 0.25 X 0.25 = 34,473 CF
GOLF: 36,650 X 0.35 X 0.25 = 3,207 CF
PAVEMENT: 56,020 X 1.00 X 0.25 = 14,005 CF
TOTAL REQUIRED = 51,685 CF

PROVIDE:
(2) 12' DIA X 8' EFF. DEPTH = 1,614 CF..
5' DEEP DEPRESSION = 50,137 C.F.
TOTAL PROVIDED: 51,751 CF.
H.W. 41.0
BOTT. 36.0
WATER QUALITY DEPRESSION WITH 20' GRASS PERIMETER VOLUME PROVIDED: 9,291 C.F. (1.0' DEPTH)
AND WATER QUALITY DEVICE
CASCADE SEPARATOR CS 34 VOLUME PROVIDED: 7,668 C.F.

DRAINAGE SHED 35

REQUIRED:
PAVT: 16,553 x 1.00 x 0.25 = 4,138 CU.FT.
RURAL: 23,958 X 0.25 X 0.25 = 1,497 CU.FT.
TOTAL REQUIRED: 5,635 CU.FT.

PROVIDE: (4) 12' DIA X 15' EFF. DEPTH = 6,054 CU.FT.
WATER QUALITY: WATER QUALITY CONTROL LEACHING POOLS
VOLUME PROVIDED: 2,188 C.F.
(4) 10' DIA x 8' DEEP SOLID RINGS

SHED AREA W1
REQUIRED:
ROOF: 6,534 X 0.25 X 1.0 = 1,634 CU.FT.
PERVIOUS: 30,928 X 0.25 X 0.3 = 2,320 CU.FT.
TOTAL REQUIRED: 3,954 CU.FT.
PROVIDE:
(3) 12' DIA X 14' ED = 4,237 CF
WATER QUALITY: WATER QUALITY BASINS
VOLUME PROVIDED: 920 C.F.
(2) 10' DIA X 12' DEEP SOLID RINGS

SHED AREA W2
REQUIRED:
IMPERVIOUS; 6,634 X 0.25 X 1.00 = 1,658 CU.FT.
PERVIOUS: 10,454 X 0.25 X 0.30 = 784 CU.FT.
TOTAL REQUIRED: 2,442 CU.FT.
PROVIDE:
(2) 12' DIA X 13' ED = 2,623 CU.FT.
WATER QUALITY: WATER QUALITY CATCH BASIN VOLUME PROVIDED: 841 C.F.
(1) 10' DIA X 13' DEEP SOLID RINGS

SHED AREA W3
REQUIRED:
IMPERVIOUS; 12,632 X 0.25 X 1.00 = 3,158 CU.FT.
PERVIOUS: 40,946 X 0.25 X 0.30 = 3,071 CU.FT.
TOTAL REQUIRED: 6,229 CU.FT.
PROVIDE:
(5) 12' DIA X 13' ED = 6,558 CU.FT.
WATER QUALITY: WATER QUALITY BASINS / WATER QUALITY CATCH BASIN
VOLUME PROVIDED: 1,606 C.F.
(2) 10' DIA X 13' DEEP SOLID RINGS

SHED AREA W4
REQUIRED:
IMPERVIOUS; 47,916 X 0.25 X 1.00 = 11,979 CU.FT.
PERVIOUS: 8,712 X 0.25 X 0.30 = 653 CU.FT.
TOTAL REQUIRED: 12,632 CU.FT.
PROVIDE:
(9) 12' DIA X 15' ED = 13,621 CU.FT.
WATER QUALITY: WATER QUALITY BASINS VOLUME PROVIDED: 5,744 C.F.
(5) 12' DIA X 12' DEEP RINGS

SHED AREA W5
REQUIRED:
IMPERVIOUS; 2,614 X 0.25 X 1.00 = 653 CU.FT.
PERVIOUS: 871 x 0.25 x 0.30 = 65 CU.FT.
TOTAL REQUIRED: 718 CU.FT.
PROVIDE:
(1) 12' DIA X 8' ED = 807 CU.FT.
WATER QUALITY: WATER QUALITY CONTROL LEACHING POOL
VOLUME PROVIDED: 404 C.F.
(1) 12' DIA X 4' DEEP SOLID RING

SHED AREA W6
REQUIRED:
IMPERVIOUS; 9,148 X 0.25 X 1.00 = 2,287 CU.FT.
PERVIOUS: 871 x 0.25 x 0.30 = 65 CU.FT.
TOTAL REQUIRED: 2,352 CU.FT.
PROVIDE:
(2) 12' DIA X 12' ED = 2,421 CU.FT.
WATER QUALITY: WATER QUALITY BASIN VOLUME PROVIDED: 1,110 C.F.
(1) 12' DIA X 11' SOLID RINGS

SHED AREA W7
REQUIRED:
IMPERVIOUS; 6,534X 0.25 X 1.00 = 1,633CU.FT.
PROVIDE:
(2) 12' DIA X 9' ED = 1,816 CU.FT.
WATER QUALITY: WATER QUALITY CATCH BASIN
VOLUME PROVIDED: 820 C.F.
(1) 10' DIA X 12' DEEP SOLID RINGS

SHED AREA STP 1
REQUIRED:
IMPERVIOUS; 3,049 X 0.25 X 1.00 = 762 CU.FT.
PERVIOUS; 3,485 X 0.25 X 0.30 = 261 CU.FT.
TOTAL REQUIRED: 1,023 CU.FT.
PROVIDE:
(1) 12' DIA X 12' ED = 1,211 CU.FT.
WATER QUALITY: WATER QUALITY CONTROL LEACHING POOL VOLUME PROVIDED: 404 C.F.
12' DIA X 4' DEEP SOLID RING

SHED AREA STP 2
REQUIRED:
IMPERVIOUS; 25,265 X 0.25 X 1.00 = 6,316 CU.FT.
PERVIOUS; 82,272 X 0.25 X 0.30 = 3,920 CU.FT.
TOTAL REQUIRED: 10,236 CU.FT.
PROVIDE:
(7) 12' DIA X 15' ED = 10,594 CU.FT.
WATER QUALITY: WATER QUALITY BASINS
VOLUME PROVIDED: 3,632 C.F.
(3) 12' DIA X 12' DEEP SOLID RINGS

SHED AREA STP 3
REQUIRED:
IMPERVIOUS; 3,485 X 0.25 X 1.00 = 871 CU.FT.
PERVIOUS; 15,246 X 0.25 X 0.30 = 1,143 CU.FT.
TOTAL REQUIRED: 2,014 CU.FT.
PROVIDE:
(2) 12' DIA X 10 ' ED = 2,018 CU.FT.
WATER QUALITY: WATER QUALITY CONTROL LEACHING POOLS VOLUME PROVIDED: 1,008 C.F.
(2) 12' DIA X 5' SOLID RING

SHED AREA STP 4
REQUIRED:
IMPERVIOUS; 9,584 X 0.25 X 1.00 = 2,396 CU.FT.
PERVIOUS; 6,534 X 0.25 X 0.30 = 490 CU.FT.
TOTAL REQUIRED: 2,886 CU.FT.
PROVIDE:
(2) 12' DIA X 15' ED = 3,027 CU.FT.
WATER QUALITY: WATER QUALITY CATCH BASINS VOLUME PROVIDED: 1,778 C.F.
(2) 10' DIA X 13' DEEP SOLID RINGS

SHED AREA STP 5
REQUIRED:
IMPERVIOUS; 4,791 X 0.25 X 1.00 = 1,198 CU.FT.
PERVIOUS; 3,050 X 0.25 X 0.30 = 229 CU.FT.
TOTAL REQUIRED: 1,427 CU.FT.
PROVIDE:
(1) 12' DIA X 15 ' ED = 1,513 CU.FT.
WATER QUALITY: WATER QUALITY CATCH BASIN VOLUME PROVIDED: 404 C.F.
(1) 12' DIA X 4' SOLID RING

SHED AREA ENT 1
REQUIRED:
IMPERVIOUS; 36,590 X 0.25 X 1.00 = 9,148 CU.FT.
PERVIOUS; 280,527 X 0.25 X 0.30 = 21,040 CU.FT.
TOTAL REQUIRED: 30,188 CU.FT.

PROVIDE:
(20) 12' DIA X 15' ED = 30,270 CU.FT.
WATER QUALITY: WATER QUALITY DEVICE -
CASCADE SEPARATOR CS ENT1 VOLUME PROVIDED: 7,668 C.F.

LOT 102
REQ'D
ROOF: 2,400 X 1.00 X 0.25 = 600 CF
TURF: 13,360 X 0.25 X 0.25 = 835 CF
TOTAL REQ'D = 1,435 CF
PROVIDED;
(2) 10 ' DIA X 11' ED = 1,504 CF
WATER QUALITY: WATER QUALITY BASIN -
VOLUME PROVIDED: 410 C.F.
10' DIA X 6' SOLID RING

THE BOUNDARY INFORMATION INDICATED ON THIS PLAN WAS TAKEN FROM AN ACTUAL SURVEY COMPLETED BY NELSON AND POPE ON SEPTEMBER 05, 2014 AND UPDATED ON JULY 07, 2021

DATUM: N.A.V.D. 88

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SCALE: 1" = 100'

0 50 100 200

NO.	DATE:	REVISIONS:	BY:
5	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO.
4	05-09-2022	GENERAL REVISION	GEO.
3	03-29-2022	REVISED PER TOWN AND S.C.D.H.S. COMMENTS	GEO.
2	01/06/22	ADDED PLANTING AND LIGHTING	REP
1	12/21/21	SWPPP CONFORMANCE	GEO

OWNER / APPLICANT:
EN-Y QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

DRAINAGE PLAN 3
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

STATE OF NEW YORK — LICENSED PROFESSIONAL ENGINEER

NELSON + POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.: 05105
DRAWN BY: GEO
CHECKED BY: REP
DATE: JULY, 2021
SCALE: 1" = 100'
FILE NO.: -
CADD: 05105 FSP 2020.DWG
DRAWING NO.: C-105
SHEET NO.: 5 OF 37

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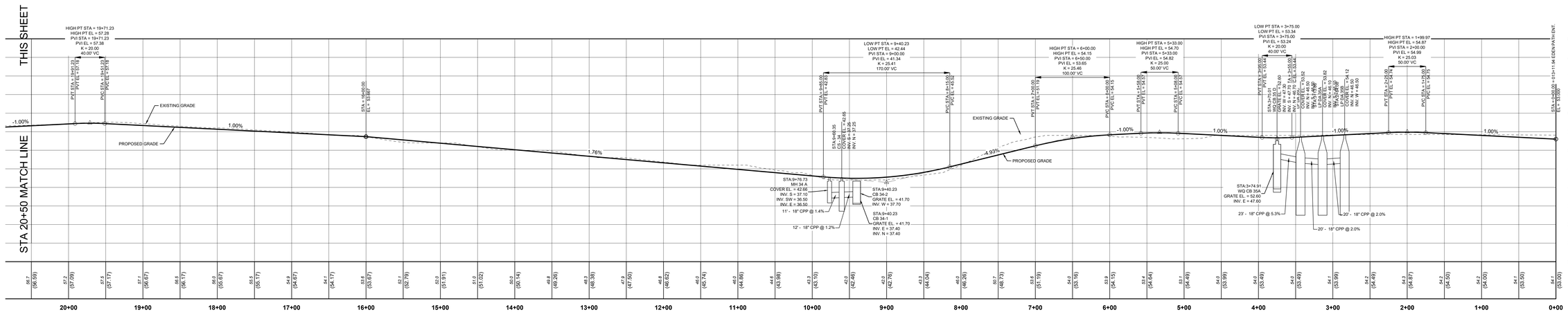
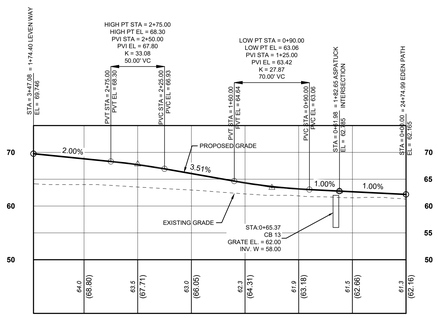
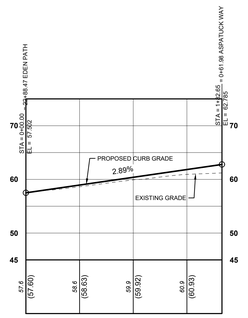




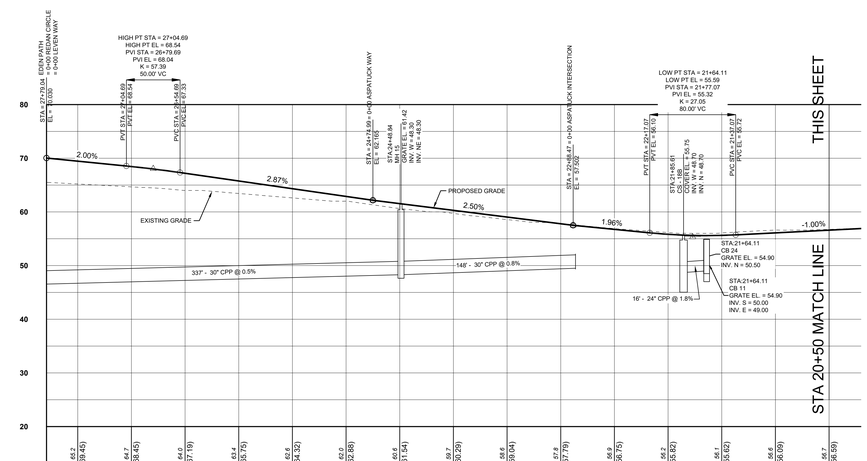
EDEN PATH (LOTS 1-3)

STA. 0+00.00 TO STA. 3+47.08



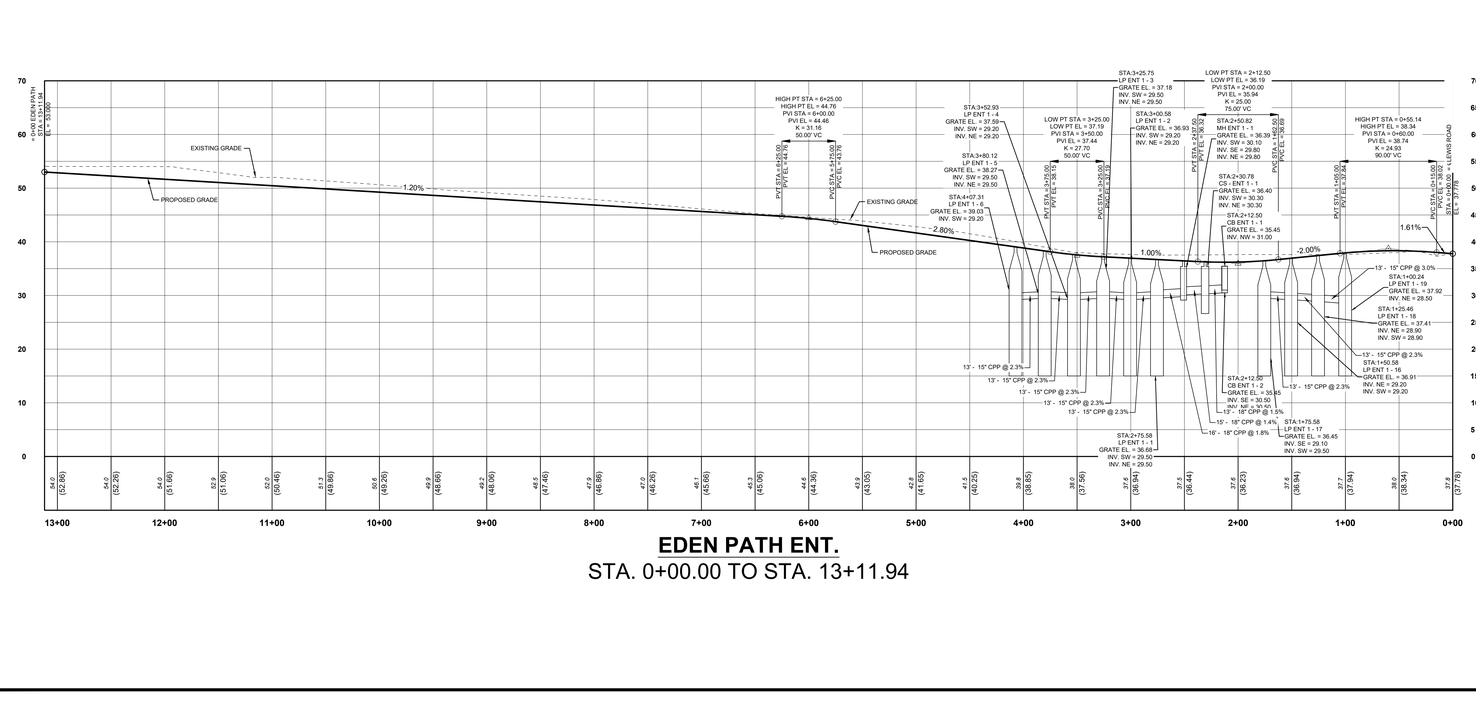
EDEN PATH - EDEN (LOTS 1-3) INTERSECTION

STA. 0+00.00 TO STA. 1+82.65



EDEN PATH

STA. 20+50 TO 27+79.04



EDEN PATH ENT.

STA. 0+00.00 TO STA. 13+11.94

THE BOUNDARY INFORMATION INDICATED ON THIS PLAN WAS TAKEN FROM AN ACTUAL SURVEY COMPLETED BY NELSON AND POPE ON SEPTEMBER 05, 2014 AND UPDATED ON JULY 07, 2021

DATUM: N.A.V.D. 88

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VERTICAL SCALE
SCALE: 1" = 10'
0 10 20 30

HORIZONTAL SCALE
SCALE: 1" = 50'
0 50 100 150

NO.	DATE:	REVISIONS:	BY:
5	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO
4	05-09-2022	GENERAL REVISION	GEO
3	03-29-2022	REVISED PER TOWN AND S.C.D.H.S. COMMENTS	GEO
2	01/06/22	ADDED PLANTING AND LIGHTING	REP
1	12/21/21	SWPPP CONFORMANCE	GEO

OWNER / APPLICANT:
1420 QUOGUE LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

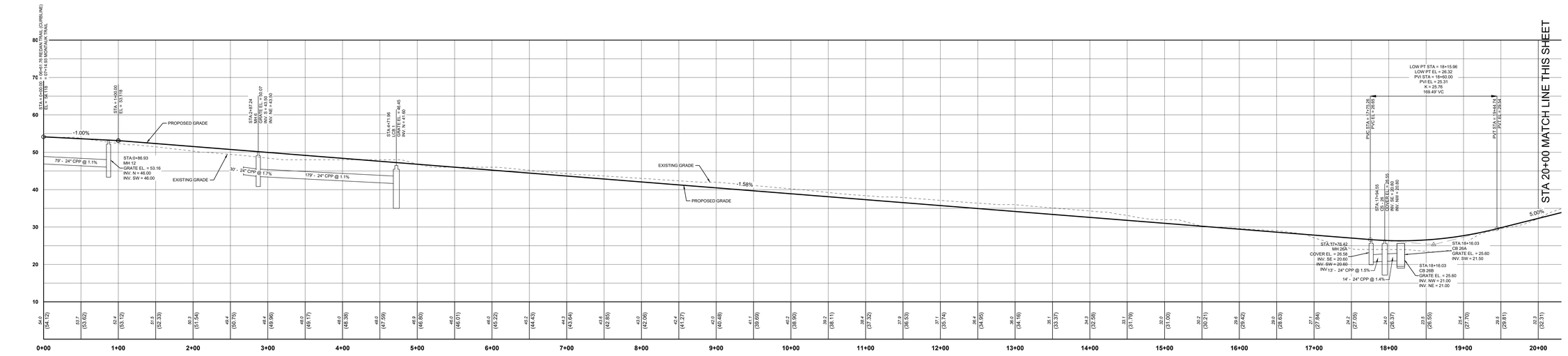
STATE OF NEW YORK — GREGORY E. OSBORN — 090181 — LICENSED PROFESSIONAL ENGINEER

ROAD PROFILES 1
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON • POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

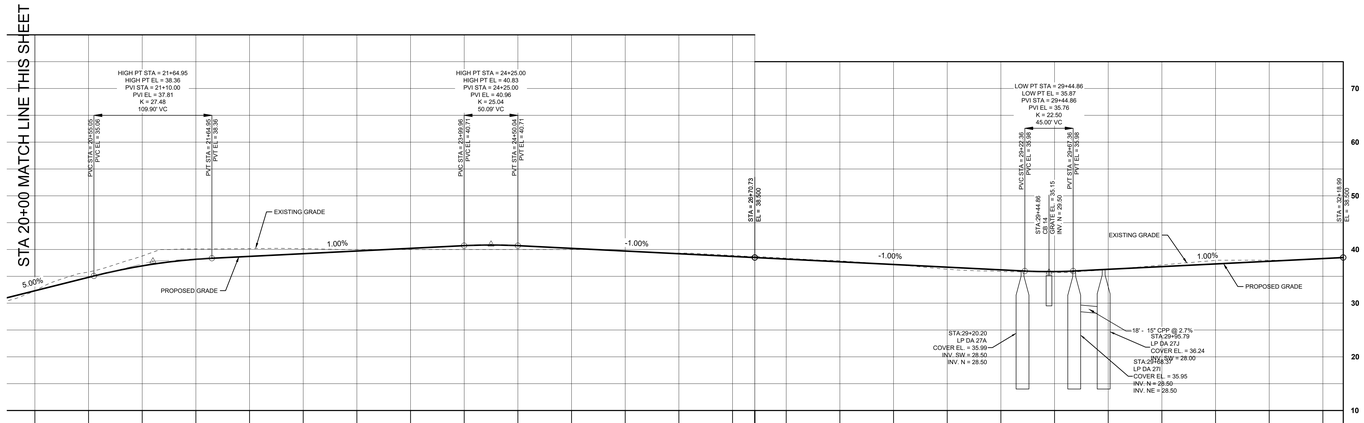
PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	1" =VERT = 10' 1" HORZ = 50'
FILE NO.:	-
CADD:	05105 ALIGN 2020.DWG
DRAWING NO.:	C-106
SHEET NO.:	6 OF 37

C:\Users\GEO\Desktop\05105\05105 ALIGN 2020.dwg, profiles 1, 7/20/2022 3:06:22 PM, DWG To PDF.pc3



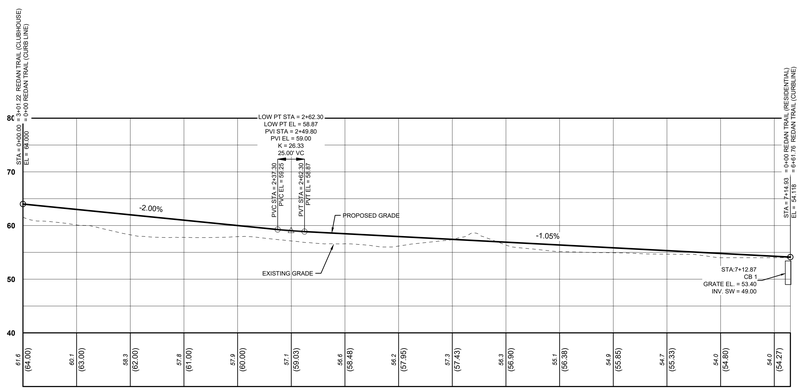
REDAN TRAIL (RESIDENTIAL)

STA. 0+00.00 TO STA. 26+70.73



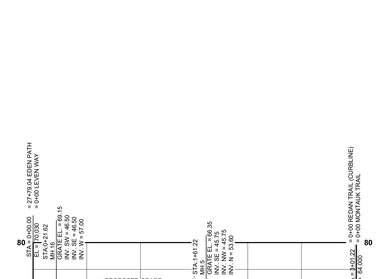
REDAN TRAIL (CDS)

STA. 26+70.73 TO STA. 32+18.99



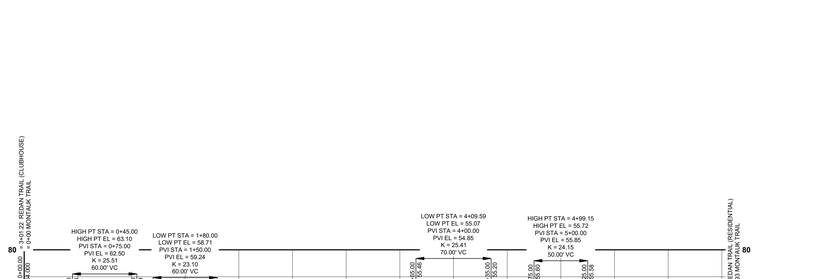
REDAN TRAIL (CURBLINE NORTH)

STA. 0+00.00 TO STA. 7+14.93



LEVEN WAY (CLUBHOUSE)

STA. 0+00.00 TO STA. 3+01.22



REDAN TRAIL (CURBLINE SOUTH)

STA. 0+00.00 TO STA. 6+61.76

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DATUM: N.A.V.D. 88

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VERTICAL SCALE
SCALE: 1" = 10'

0 10 20 30

HORIZONTAL SCALE
SCALE: 1" = 50'

0 50 100 150

NO	DATE:	REVISIONS:	BY:
5	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO.
4	05-09-2022	GENERAL REVISION	GEO.
3	03-29-2022	REVISED PER TOWN AND S.C.D.H.S. COMMENTS	GEO
2	01/06/22	ADDED PLANTING AND LIGHTING	REP
1	12/21/21	SWPPP CONFORMANCE	GEO

OWNER / APPLICANT:
OLY QUOGUE LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

STATE OF NEW YORK — MARK D. LEWIS — 090181 — LICENSED PROFESSIONAL ENGINEER

ROAD PROFILES 2
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	1" =VERT = 10' 1" HORZ = 50'
FILE NO.:	-
CADD:	05105 ALIGN 2020.DWG
DRAWING NO.:	C-107
SHEET NO.:	7 OF 37

Plotted: 7/25/2022 3:07:10 PM, DWG: To PDF.pc3
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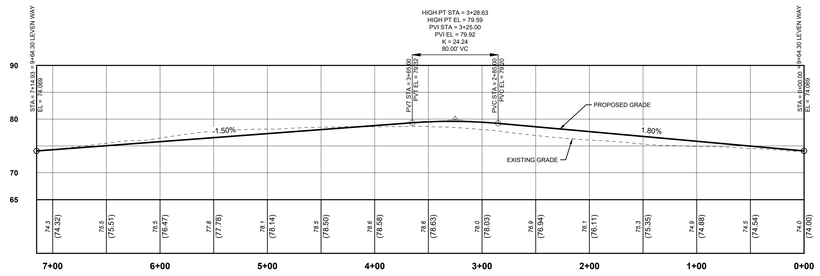
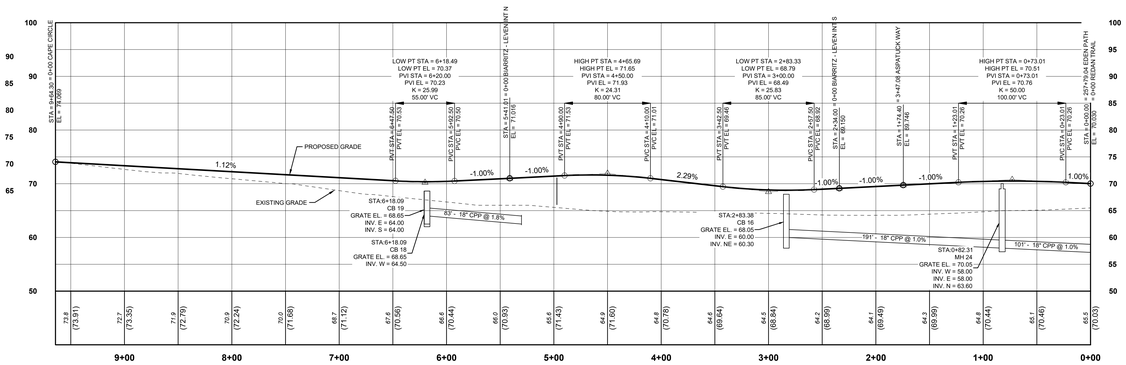


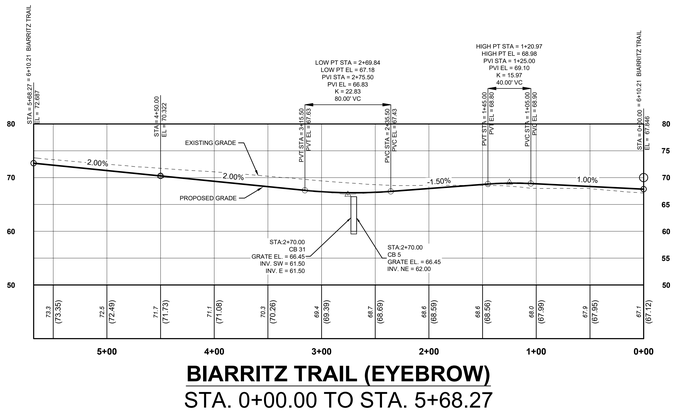
CAPE CIRCLE

STA. 0+00.00 TO STA. 7+14.93



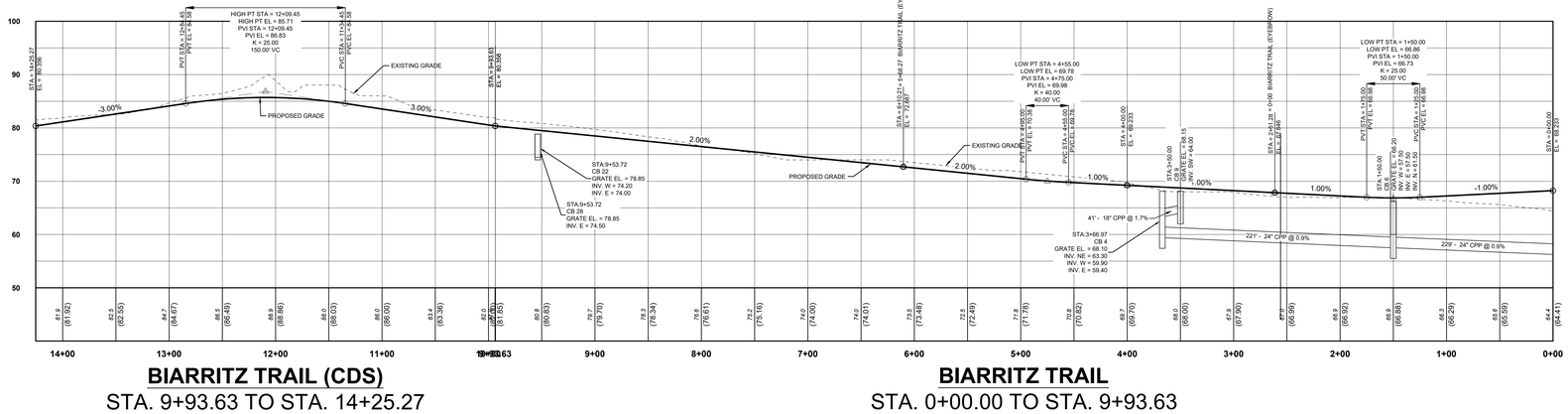
LEVEN WAY

STA. 0+00.00 TO STA. 9+64.30



BIARRITZ TRAIL (EYEBROW)

STA. 0+00.00 TO STA. 5+68.27

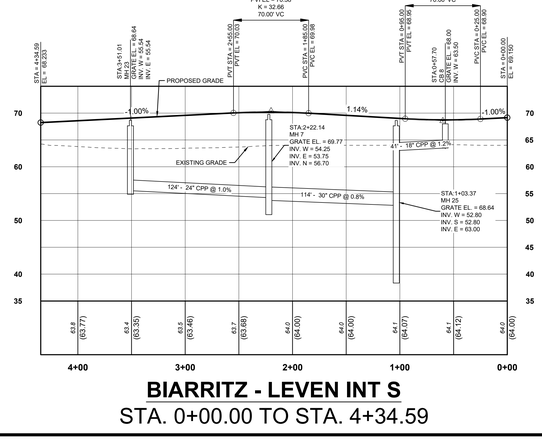


BIARRITZ TRAIL (CDS)

STA. 9+93.63 TO STA. 14+25.27

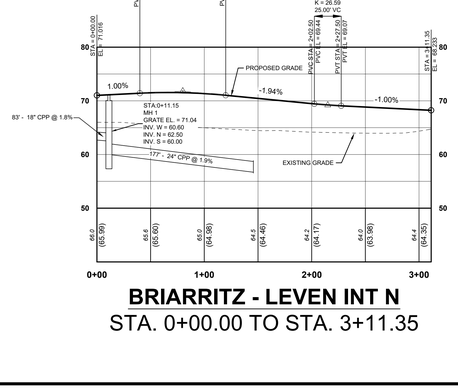
BIARRITZ TRAIL

STA. 0+00.00 TO STA. 9+93.63



BIARRITZ - LEVEN INT S

STA. 0+00.00 TO STA. 4+34.59



BRIARRITZ - LEVEN INT N

STA. 0+00.00 TO STA. 3+11.35

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VERTICAL SCALE
SCALE: 1" = 10'
0 10 20 30

HORIZONTAL SCALE
SCALE: 1" = 50'
0 50 100 150

NO.	DATE:	REVISIONS:	BY:
5	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO.
4	05-09-2022	GENERAL REVISION	GEO.
3	03-29-2022	REVISED PER TOWN AND S.C.D.H.S. COMMENTS	GEO.
2	01/06/22	ADDED PLANTING AND LIGHTING	REP.
1	12/21/21	SWPPP CONFORMANCE	GEO.

OWNER / APPLICANT:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

STATE OF NEW YORK — RICHARD E. PONE — LICENSED PROFESSIONAL ENGINEER

ROAD PROFILES 3
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	1" =VERT = 10' 1' HORZ = 50'
FILE NO.:	-
CADD:	05105 ALIGN 2020.DWG
DRAWING NO.:	C-108
SHEET NO.:	8 OF 37

Plotted: 7/25/2022 3:36:13 PM By: GEORGE ORTLIEB
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Layout: C-108 ROAD PROFILES 3.pdf
Pen Table: L:\05105\2020\CAD\PLOT\NELSON+POPE.ctb

MATCH LINE SEE SHEET C-110

HOLE 14

HOLE 10

HOLE 12

LEVEN WAY

BIARRITZ TRAIL

ROCKS

LP DA 90
GRATE EL. = 74.75
H.W. : 69.75
BOTTOM: 61.75
12' Ø LP x 8' EFF. DEPTH

LP DA 10
GRATE EL. = 64.50
H.W. : 59.50
BOTTOM: 51.50
12' Ø LP x 8' EFF. DEPTH

LP DA 11
GRATE EL. = 94.50
H.W. : 89.50
BOTTOM: 81.50
12' Ø LP x 8' EFF. DEPTH

LP DA 16
GRATE EL. = 58.50
H.W. : 53.50
BOTTOM: 45.50
12' Ø LP x 8' EFF. DEPTH

LP DA 15
GRATE EL. = 60.50
H.W. : 55.50
BOTTOM: 47.50
12' Ø LP x 8' EFF. DEPTH

18" Ø End Section
ES 8
COVER EL. = 65.67
INV. W = 64.00

18" Ø End Section
ES 9
COVER EL. = 73.50
INV. E = 64.00

4' Ø DMH
MH 13
COVER EL. = 83.50
INV. E = 72.00
INV. W = 72.00

4' Ø DMH
MH 22
COVER EL. = 66.00
INV. E = 62.00

4' Ø DMH
MH 14
COVER EL. = 63.00
INV. N = 50.10
INV. S = 50.10
INV. E = 56.00

4' Ø DMH
MH 7
COVER EL. = 69.77
INV. W = 54.25
INV. E = 53.75
INV. N = 56.70

CASCADE SEPARATOR (CS - 8)
CS - 18A
COVER EL. = 63.00
INV. N = 50.00
INV. S = 50.00

CASCADE SEPARATOR (CS - 4)
CS - 10A
COVER EL. = 79.90
INV. W = 73.80
INV. E = 73.80

STA. 6+18.1
CB 19 (CB TYPE 3)
GRATE EL. = 68.65
INV. E = 64.00
INV. S = 64.00

STA. 0+11.4
4' Ø DMH
MH 1
COVER EL. = 71.04
INV. W = 60.60
INV. N = 62.50
INV. S = 60.60

STA. 1+03.4
4' Ø DMH
MH 25
COVER EL. = 68.64
INV. W = 52.80
INV. S = 52.80
INV. E = 63.00

STA. 2+22.1
4' Ø DMH
MH 7
COVER EL. = 69.77
INV. W = 54.25
INV. E = 53.75
INV. N = 56.70

STA. 3+51.0
4' Ø DMH
MH 23
COVER EL. = 68.64
INV. W = 55.54
INV. E = 55.54

STA. 1+50.0
CB 17 (CB TYPE 3)
GRATE EL. = 66.20
INV. W = 57.50
INV. E = 57.50
INV. S = 62.00

STA. 1+50.0
CB 6 (CB TYPE 3)
GRATE EL. = 66.20
INV. W = 57.50
INV. E = 57.50
INV. N = 61.50

STA. 3+50.0
CB 9 (CB TYPE 3)
GRATE EL. = 68.15
INV. SW = 64.00

STA. 3+67.0
CB 4 (CB TYPE 3)
GRATE EL. = 68.10
INV. NE = 63.30
INV. W = 59.90
INV. E = 59.40

STA. 2+70.0
CB 31 (CB TYPE 3)
GRATE EL. = 66.45
INV. SW = 61.50
INV. E = 61.50

STA. 2+70.0
CB 5 (CB TYPE 3)
GRATE EL. = 66.45
INV. NE = 62.00

STA. 9+53.7
CB 28 (CB TYPE 3)
GRATE EL. = 78.85
INV. W = 74.20
INV. E = 74.00

STA. 9+53.7
CB 22 (CB TYPE 3)
GRATE EL. = 78.85
INV. E = 74.50

WQ LP LOT - 41
GRATE EL. = 72.50
H.W. : 68.50
BOTTOM: 56.50
10' Ø LP x 8' EFF. DEPTH
WATER QUALITY DEPTH = 4'

WQ LP LOT - 40
GRATE EL. = 71.50
H.W. : 67.50
BOTTOM: 53.50
10' Ø LP x 10' EFF. DEPTH
WATER QUALITY DEPTH = 4'

WQ LP LOT - 39
GRATE EL. = 71.00
H.W. : 67.00
BOTTOM: 53.00
10' Ø LP x 10' EFF. DEPTH
WATER QUALITY DEPTH = 4'

WQ LP LOT - 38
GRATE EL. = 70.30
H.W. : 66.30
BOTTOM: 52.30
10' Ø LP x 10' EFF. DEPTH
WATER QUALITY DEPTH = 4'

WQ LP LOT - 37
GRATE EL. = 69.30
H.W. : 65.30
BOTTOM: 51.30
10' Ø LP x 10' EFF. DEPTH
WATER QUALITY DEPTH = 4'

WQ LP LOT - 36
GRATE EL. = 71.00
H.W. : 67.00
BOTTOM: 50.00
10' Ø LP x 10' EFF. DEPTH
WATER QUALITY DEPTH = 4'

292' - 18" CPP @ 1.54%

25' - 18" CPP @ 2.02%

41' - 18" CPP @ 1.69%

127' - 18" CPP @ 1.10%

170' - 30" CPP @ 1.00%

52' - 30" CPP @ 1.09%

105' - 30" CPP @ 1.43%

18' - 30" CPP @ 1.19%

20' - 18" CPP @ 2.02%

13' - 18" CPP @ 1.52%

25' - 18" CPP @ 1.22%

F.FL. 80.7
T.FND. 69.3
G.FL. 88.6
B.FL. 80.3

F.FL. 87.9
T.FND. 86.5
G.FL. 86.0
B.FL. 78.5

F.FL. 87.5
T.FND. 85.5
G.FL. 86.0
B.FL. 78.5

F.FL. 87.8
T.FND. 86.5
G.FL. 86.0
B.FL. 78.5

F.FL. 88.6
T.FND. 87.3
G.FL. 86.8
B.FL. 77.3

F.FL. 86.0
T.FND. 84.7
G.FL. 84.2
B.FL. 73.2

F.FL. 83.9
T.FND. 82.6
G.FL. 82.1
B.FL. 73.6

F.FL. 82.4
T.FND. 81.1
G.FL. 80.6
B.FL. 72.1

F.FL. 80.6
T.FND. 79.3
G.FL. 78.8
B.FL. 71.3

F.FL. 78.3
T.FND. 77.0
G.FL. 77.0
B.FL. 69.0

F.FL. 87.8
T.FND. 86.5
G.FL. 86.0
B.FL. 78.5

F.FL. 87.8
T.FND. 86.5
G.FL. 86.0
B.FL. 78.5

F.FL. 87.8
T.FND. 86.5
G.FL. 86.0
B.FL. 78.5

F.FL. 87.8
T.FND. 86.5
G.FL. 86.0
B.FL. 78.5

F.FL. 87.5
T.FND. 86.5
G.FL. 86.0
B.FL. 78.5

F.FL. 87.8
T.FND. 86.5
G.FL. 86.0
B.FL. 78.5

F.FL. 88.0
T.FND. 86.8
G.FL. 86.0
B.FL. 78.5

F.FL. 87.9
T.FND. 86.5
G.FL. 86.0
B.FL. 78.5

F.FL. 87.8

MATCH LINE SEE SHEET C-111

MATCH LINE SEE SHEET C-109

MATCH LINE SEE SHEET C-113

SPINNEY ROAD

REDAN TRAIL

PUNCHBOWL LANE

CAPE CIRCLE

LEVEN WAY

EDEN PATH

HOLE 18

HOLE 10

LP DA 36
GRATE EL = 82.50
H.W. = 77.50
BOTTOM: 69.50
10' Ø LP x 8' EFF. DEPTH

LP DA 8
GRATE EL = 58.50
H.W. = 53.50
BOTTOM: 50.50
12' Ø LP x 8' EFF. DEPTH

LP DA 37A
GRATE EL = 68.75
H.W. = 63.50
BOTTOM: 55.50
8' Ø LP x 8' EFF. DEPTH

LP DA 18
GRATE EL = 48.50
H.W. = 43.50
BOTTOM: 35.50
12' Ø LP x 8' EFF. DEPTH

CB 30 (CB TYPE 2)
GRATE EL = 67.00
INV. W = 61.70
INV. S = 61.70

CB 29 (CB TYPE 2)
GRATE EL = 67.00
INV. E = 62.00

CB 3 (CB TYPE 3)
GRATE EL. = 63.80
INV. NW = 59.20
INV. NE = 59.20

MH 18
GRATE EL. = 58.00
INV. N = 44.25
INV. SW = 44.25

MH 19
GRATE EL. = 59.00
INV. NE = 43.60
INV. S = 43.60

MH 20
GRATE EL. = 56.00
INV. N = 42.80
INV. SE = 42.80

ES 1
TOP EL. = 44.67
INV. NW = 42.00

ES 4
TOP EL. = 44.67
INV. E = 30.00

STA. 4+09.6
CB 15 (CB TYPE 3)
GRATE EL. = 54.35
INV. E = 50.00

STA. 2+71.8
5' Ø DMH
MH 17
COVER EL. = 64.12
INV. NW = 45.20
INV. S = 45.20
INV. N = 59.00
INV. SW = 57.90

STA. 1+61.2
4' Ø DMH
MH 6
COVER EL. = 66.35
INV. SE = 45.75
INV. NW = 45.75
INV. N = 53.60

STA. 0+21.6
4' Ø DMH
MH 16
COVER EL. = 69.15
INV. SW = 46.50
INV. SE = 46.50
INV. W = 57.00

STA. 0+82.3
4' Ø DMH
MH 24
COVER EL. = 70.05
INV. W = 58.00
INV. E = 58.00
INV. N = 63.60

STA. 0+65.4
CB 13
GRATE EL. = 62.00
INV. W = 58.00

STA. 0+57.7
CB 8
GRATE EL. = 68.00
INV. W = 63.50

STA. 1+03.4
4' Ø DMH
MH 25
COVER EL. = 68.64
INV. W = 62.50
INV. S = 52.80
INV. E = 63.00

STA. 2+22.1
4' Ø DMH
MH 7
COVER EL. = 69.77
INV. W = 54.25
INV. E = 53.75
INV. N = 56.70

STA. 0+11.2
4' Ø DMH
MH 1
COVER EL. = 71.04
INV. W = 60.60
INV. N = 62.50
INV. S = 60.00

STA. 1+51.0
4' Ø DMH
MH 23
COVER EL. = 68.64
INV. W = 55.54
INV. E = 55.54

STA. 9+18.1
CB 19 (CB TYPE 3)
GRATE EL. = 68.60
INV. E = 64.00
INV. S = 64.00

STA. 9+35.5
CB 27 (CB TYPE 3)
GRATE EL. = 73.00
INV. E = 68.70
INV. W = 68.70

STA. 9+35.8
CB 26 (CB TYPE 3)
GRATE EL. = 73.00
INV. W = 69.00
INV. E = 68.50

CB 18 (CB TYPE 3)
GRATE EL. = 64.50
INV. W = 64.50

CB 17 - 1 (CB TYPE 3)
GRATE EL. = 57.10
INV. SW = 53.00

MH 17 - 1
GRATE EL. = 55.50
INV. NE = 51.00
INV. W = 51.00

MH 17 - 3
GRATE EL. = 51.50
INV. SE = 45.70
INV. NW = 45.70

OVERFLOW CB 1
(CB TYPE 2)
GRATE EL. = 54.00
INV. E = 49.50

CB 13
GRATE EL. = 62.00
INV. W = 58.00

CASCADE SEPARATOR (CS - 5)
CS - 109
COVER EL. = 74.00
INV. W = 68.50
INV. E = 68.50

CASCADE SEPARATOR (CS - 8)
CS - 18A
COVER EL. = 63.00
INV. N = 50.00
INV. S = 50.00

STA. 21+85.6
CASCADE SEPARATOR (CS - 4)
CS - 18B
COVER EL. = 55.75
INV. W = 48.70
INV. N = 48.70

STA. 21+64.1
CB 24 (CB TYPE 3)
GRATE EL. = 54.90
INV. N = 50.50

STA. 21+64.1
CB 11 (CB TYPE 3)
GRATE EL. = 54.90
INV. S = 50.00
INV. E = 49.00

ES 3
GRATE EL. = 51.17
INV. N = 45.00
INV. S = 44.50

WQ LP LOT - 41
GRATE EL. = 72.50
H.W. = 68.50
BOTTOM: 66.50
10' Ø LP x 8' EFF. DEPTH
WATER QUALITY DEPTH = 4'

WQ LP LOT - 40
GRATE EL. = 71.50
H.W. = 67.50
BOTTOM: 53.50
10' Ø LP x 10' EFF. DEPTH
WATER QUALITY DEPTH = 4'

WQ LP LOT - 39
GRATE EL. = 71.00
H.W. = 67.00
BOTTOM: 53.00
10' Ø LP x 10' EFF. DEPTH
WATER QUALITY DEPTH = 4'

WQ LP LOT - 38
GRATE EL. = 70.30
H.W. = 66.30
BOTTOM: 52.30
10' Ø LP x 10' EFF. DEPTH
WATER QUALITY DEPTH = 4'

WQ LP LOT - 37
GRATE EL. = 69.30
H.W. = 65.30
BOTTOM: 51.30
10' Ø LP x 10' EFF. DEPTH
WATER QUALITY DEPTH = 4'

WQ LP LOT - 36
GRATE EL. = 71.00
H.W. = 67.00
BOTTOM: 53.00
10' Ø LP x 10' EFF. DEPTH
WATER QUALITY DEPTH = 4'

WQ 12
GRATE EL. = 71.30
H.W. = 68.30
BOTTOM: 58.00
8' Ø WATER QUALITY BASIN x 8' EFF. DEPTH
WATER QUALITY DEPTH = 8'
INV. E = 66.00
INV. W = 66.00

TD 1
GRATE EL. = 58.45
INV. S = 55.00

TD 2
GRATE EL. = 58.45
INV. W = 55.00

F.FL 73.5

SDG 1
GRATE EL. = 71.90
INV. W = 68.20
INV. E = 68.20

SDG 2
GRATE EL. = 71.90
INV. E = 68.45

SDG 3
GRATE EL. = 71.90
INV. W = 67.00

SDG 4
GRATE EL. = 71.50
INV. W = 68.00

SDG 5
GRATE EL. = 119.32
INV. E = 67.50

SDG 6
GRATE EL. = 71.50
INV. W = 67.00

SDG 7
GRATE EL. = 67.15
INV. S = 65.30
INV. N = 65.30
INV. E = 65.90

SDG 8
GRATE EL. = 71.50
INV. W = 67.00

SDG 9
GRATE EL. = 73.25
INV. E = 66.90

SDG 10
GRATE EL. = 73.25
INV. E = 66.50
INV. W = 66.50

SDG 11
GRATE EL. = 73.25
INV. E = 66.50
INV. W = 66.50

SDG 12
GRATE EL. = 73.25
INV. W = 66.30
INV. E = 66.30

AD 1
GRATE EL. = 70.00
INV. E = 62.90
INV. W = 62.90

AD 2
GRATE EL. = 70.20
INV. N = 65.50
INV. W = 66.00
INV. S = 65.50

AD 3
GRATE EL. = 72.40
INV. E = 68.85
INV. N = 64.50
INV. S = 64.50

AD 4
GRATE EL. = 71.00
INV. E = 67.00

AD 5
GRATE EL. = 69.50
INV. SW = 65.35
INV. E = 65.35

AD 6
GRATE EL. = 71.00
INV. E = 67.00

AD 7
GRATE EL. = 67.15
INV. S = 65.30
INV. N = 65.30
INV. E = 65.90

AD 9
GRATE EL. = 70.00
INV. E = 63.70
INV. NE = 63.70

AD 10
GRATE EL. = 71.75
INV. S = 66.00
INV. W = 66.50

AD 13
GRATE EL. = 71.75
INV. N = 65.85
INV. S = 65.85
INV. W = 66.90

AD 14
GRATE EL. = 71.00
INV. W = 66.70
INV. E = 66.70

F.FL 71.0

F.FL 73.5

F.FL 78.0
T.FND. 76.5
G.FL. 76.0
B.FL. 68.5

F.FL 77.0
T.FND. 75.5
G.FL. 77.0
B.FL. 68.5

F.FL 76.0
T.FND. 74.5
G.FL. 76.0
B.FL. 68.5

F.FL 79.0
T.FND. 77.5
G.FL. 79.0
B.FL. 68.5

F.FL 80.0
T.FND. 78.5
G.FL. 80.0
B.FL. 68.5

F.FL 80.0
T.FND. 80.0
G.FL. 82.0
B.FL. 73.5

F.FL 82.0
T.FND. 80.5
G.FL. 82.0
B.FL. 74.0

F.FL 85.1
T.FND. 84.1
G.FL. 85.9
B.FL. 74.1

F.FL 87.1
T.FND. 85.6
G.FL. 85.3
B.FL. 77.8

F.FL 85.1
T.FND. 82.6
G.FL. 82.3
B.FL. 74.8

F.FL 83.1
T.FND. 81.6
G.FL. 81.3
B.FL. 73.8

F.FL 85.1
T.FND. 83.6
G.FL. 83.3
B.FL. 75.8

F.FL 85.1
T.FND. 83.6
G.FL. 83.3
B.FL. 73.8

F.FL 85.7
T.FND. 84.4
G.FL. 83.9
B.FL. 76.4

F.FL 85.7
T.FND. 82.4
G.FL. 81.9
B.FL. 74.4

F.FL 62.3
T.FND. 80.8
G.FL. 80.3
B.FL. 72.8

F.FL 80.1
T.FND. 78.8
G.FL. 78.3
B.FL. 70.8

F.FL 79.9
T.FND. 77.6
G.FL. 77.1
B.FL. 69.6

F.FL 77.6
T.FND. 76.5
G.FL. 76.0
B.FL. 68.5

F.FL 76.8
T.FND. 74.7
G.FL. 74.2
B.FL. 67.1

F.FL 78.8
T.FND. 74.7

F.FL 78.5
T.FND. 74.4

F.FL 75.2
T.FND. 73.4
G.FL. 72.9
B.FL. 65.2

F.FL 74.8
T.FND. 73.3
G.FL. 72.8
B.FL. 65.3

F.FL 74.3
T.FND. 72.8
G.FL. 72.3
B.FL. 65.2

F.FL 74.2
T.FND. 72.9
G.FL. 72.4
B.FL. 64.9

F.FL 74.1
T.FND. 72.6
G.FL. 72.1
B.FL. 64.7

F.FL 74.0
T.FND. 72.5
G.FL. 72.0
B.FL. 64.7

F.FL 71.7
T.FND. 70.2
G.FL. 69.7
B.FL. 63.2

F.FL 72.1
T.FND. 70.6
G.FL. 70.1
B.FL. 63.6

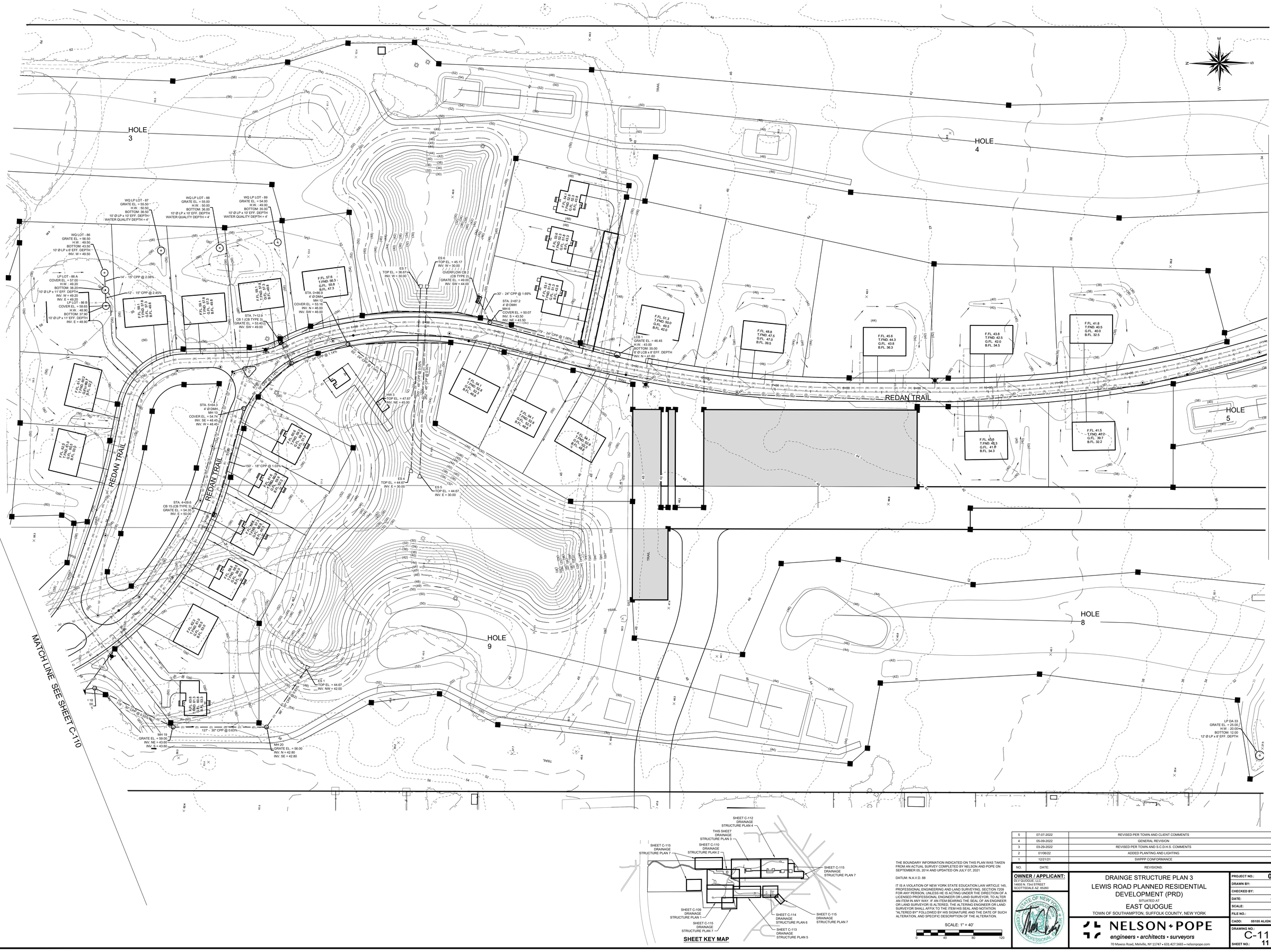
F.FL 72.1
T.FND. 70.6
G.FL. 70.1
B.FL. 63.6

F.FL 72.1
T.FND. 70.6
G.FL. 70.1
B.FL. 63.6

F.FL 72.1
T.FND. 70.6
G.FL. 70.1
B.FL. 63.6

F.FL 69.6
T.FND. 68.1
G.FL. 67.6
B.FL. 57.1

F.FL 70.1
T.FND. 68.6
G.FL. 68.1
B.FL. 61.4



SHEET KEY MAP

NO.	DATE:	REVISIONS:	BY:
5	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO.
4	05-09-2022	GENERAL REVISION	GEO.
3	03-29-2022	REVISED PER TOWN AND S.C.D.H.S. COMMENTS	GEO
2	01/06/22	ADDED PLANTING AND LIGHTING	REP
1	12/21/21	SWPPP CONFORMANCE	GEO

THE BOUNDARY INFORMATION INDICATED ON THIS PLAN WAS TAKEN FROM AN ACTUAL SURVEY COMPLETED BY NELSON AND POPE ON SEPTEMBER 05, 2014 AND UPDATED ON JULY 07, 2021

DATUM: N.A.V.D. 88

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

SCALE: 1" = 40'

0 40 80 120

OWNER / APPLICANT:
GLY QUOGUE, LLC
14005 N. 73rd STREET
SCOTTSDALE AZ 85260

STATE OF NEW YORK
RICHARD G. EDWARDS
LICENSED PROFESSIONAL ENGINEER

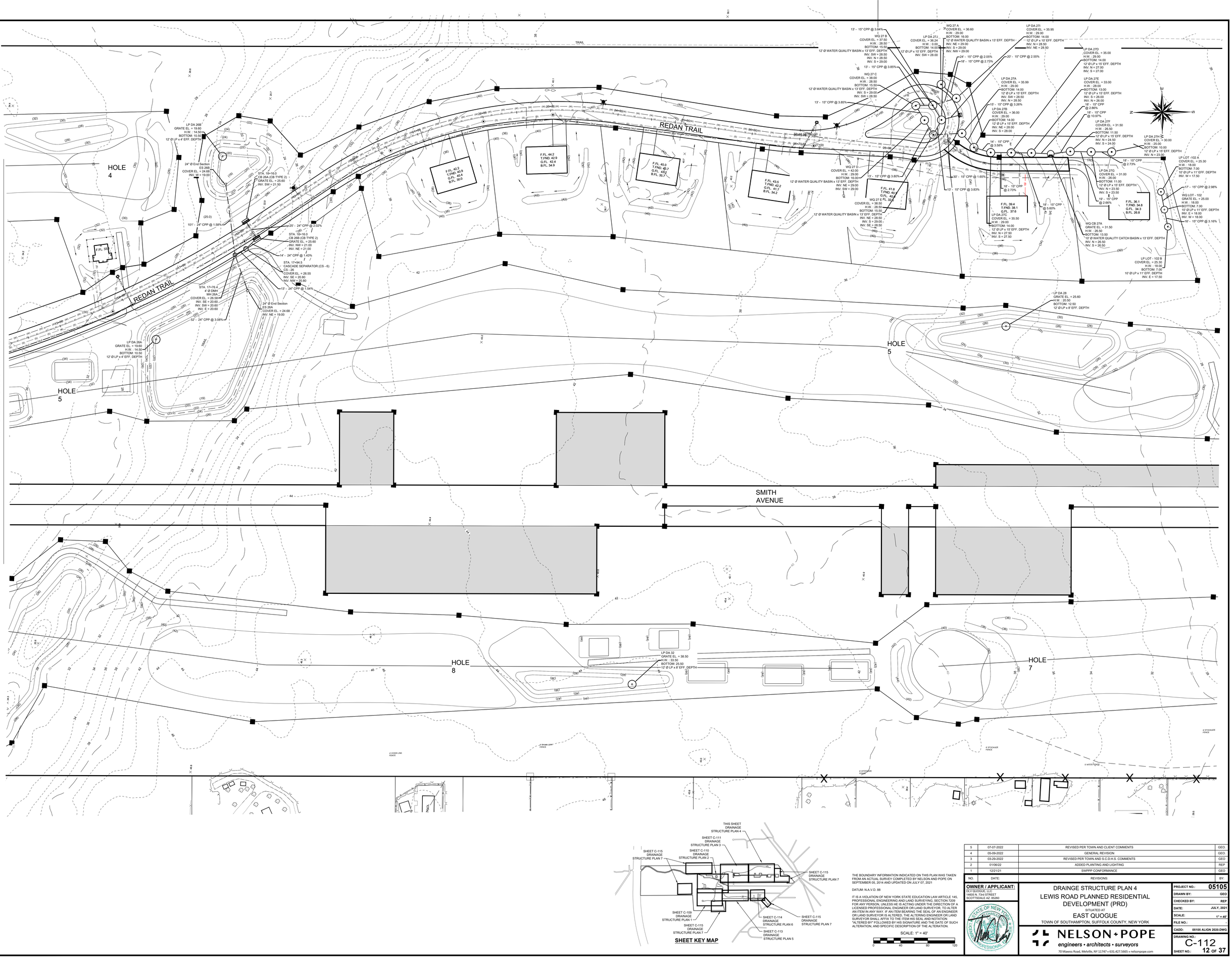
DRAINGE STRUCTURE PLAN 3
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	1" = 40'
FILE NO.:	
CADD:	05105 ALIGN 2020.DWG
DRAWING NO.:	C-111
SHEET NO.:	11 OF 37

G:\projects\05105\BUILD\CIVIL\FINAL\20220329\MAY 2020\05105 ALIGN 2020.dwg, 5/PA STRUCT PLAN 1, 7/7/2022 3:09:23 PM, DWG To PDF.pc3

MATCH LINE SEE SHEET C-111



SHEET KEY MAP

THE BOUNDARY INFORMATION INDICATED ON THIS PLAN WAS TAKEN FROM AN ACTUAL SURVEY COMPLETED BY NELSON AND POPE ON SEPTEMBER 05, 2014 AND UPDATED ON JULY 07, 2021

DATUM: N.A.V.D. 88

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SCALE: 1" = 40'

0 40 80 120

NO.	DATE:	REVISIONS:	BY:
5	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO
4	05-09-2022	GENERAL REVISION	GEO
3	03-29-2022	REVISED PER TOWN AND S.C.D.H.S. COMMENTS	GEO
2	01/06/22	ADDED PLANTING AND LIGHTING	REP
1	12/21/21	SWPPP CONFORMANCE	GEO

OWNER / APPLICANT:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

STATE OF NEW YORK — MICHAEL E. POPE — LICENSED PROFESSIONAL ENGINEER

DRAINGE STRUCTURE PLAN 4
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	1" = 40'
FILE NO.:	-
CADD:	05105 ALIGN 2020.DWG
DRAWING NO.:	C-112
SHEET NO.:	12 OF 37

S:\projects\05105\BIDSVISIONFINALS\2020\MAY 2020\05105 ALIGN 2020.dwg, DRAINSTRUCT PLAN 4, 7/25/2022 1:09:48 PM, DWG To PDF.pc3

MATCH LINE SEE SHEET C-110

MATCH LINE SEE SHEET C-114

MH 17 - 3
GRATE EL. = 51.50
INV. SE = 45.70
INV. NW = 45.70

CB 17 - 2 (CB TYPE 3)
GRATE EL. = 51.20
INV. E = 47.00
INV. W = 45.10
INV. NW = 45.10

6' CHAINLINK FENCE W/BARBED WIRE

MH 17 - 4
GRATE EL. = 54.79
INV. W = 46.90
INV. SE = 46.50
INV. N = 48.50

AD 17 - 1
GRATE EL. = 53.80
INV. S = 49.80

112' - 15" CPP @ 1.16%

AD 17 - 2
GRATE EL. = 52.80
INV. S = 48.80

114' - 15" CPP @ 1.06%

F.FL. 53.25

AD 17 - 3
GRATE EL. = 52.50
INV. E = 47.60
INV. N = 47.60

64' - 15" CPP @ 1.56%

72' - 18" CPP @ 1.11%

MH 17 - 2
GRATE EL. = 50.40
INV. E = 43.80
INV. S = 43.80

114' - 18" CPP @ 1.05%

CB 17 - 3 (CB TYPE 3)
GRATE EL. = 48.35
INV. N = 42.60
INV. S = 42.60

CASCADE SEPARATOR (CS - 6)
CB 17A
COVER EL. = 48.00
INV. SE = 41.50
INV. NW = 41.50

ES 17
GRATE EL. = 42.67
INV. SE = 41.00

30' - 18" CPP @ 1.65%

MH 17 - 5
GRATE EL. = 48.50
INV. N = 41.60
INV. W = 41.90
INV. NW = 41.60

CB 17 - 4 (CB TYPE 3)
GRATE EL. = 46.90
INV. E = 42.90

LP DA17
GRATE EL. = 41.50
H.W. : 36.50
BOTTOM: 29.50
12' Ø LP x 8' EFF. DEPTH

TRAIL

EDEN PATH

LP DA 34 B
GRATE EL. = 39.00
H.W. : 34.00
BOTTOM: 26.00
12' Ø LP x 8' EFF. DEPTH

18" Ø End Section
ES 34 B
COVER EL. = 39.67
INV. W = 38.00

STA. 9+40.2
CB 34-2 (CB TYPE 2)
GRATE EL. = 41.70
INV. W = 37.70

25' - 18" CPP @ 1.22%

STA. 9+76.7
4' Ø DMH
MH 34 A
COVER EL. = 42.60
INV. S = 37.10
INV. SW = 36.50
INV. E = 36.50

42' - 18" CPP @ 1.20%

18" Ø End Section
ES 34 A
COVER EL. = 37.60
INV. NE = 36.00

STA. 9+40.2
CB 34-1 (CB TYPE 2)
GRATE EL. = 41.70
INV. E = 37.40
INV. N = 37.40

12' - 18" CPP @ 1.22%

STA. 9+60.4
CASCADE SEPARATOR (CS - 4)
CS - 34
COVER EL. = 42.65
INV. S = 37.25
INV. N = 37.25

11' - 18" CPP @ 1.37%

LP DA 34A
GRATE EL. = 38.00
H.W. : 33.00
BOTTOM: 25.00
12' Ø LP x 8' EFF. DEPTH

WQ CB 35 D
GRATE EL. = 52.60
H.W. : 47.70
BOTTOM: 38.70
10' Ø WATER QUALITY CATCH BASIN x 8' EFF. DEPTH
INV. W = 47.30
INV. S = 47.70
INV. N = 46.70

WQ CB 35 C
GRATE EL. = 52.90
H.W. : 47.70
BOTTOM: 38.70
10' Ø WATER QUALITY CATCH BASIN x 8' EFF. DEPTH
INV. W = 46.70
INV. S = 47.70

23' - 18" CPP @ 5.30%

LP DA 35C
COVER EL. = 53.52
H.W. : 47.50
BOTTOM: 32.50
12' Ø LP x 15' EFF. DEPTH
INV. S = 46.50

20' - 18" CPP @ 2.01%

LP DA 35A
COVER EL. = 53.82
H.W. : 47.50
BOTTOM: 32.50
12' Ø LP x 15' EFF. DEPTH
INV. N = 46.10
INV. S = 46.10

20' - 18" CPP @ 1.99%

LP DA 35B
COVER EL. = 54.12
H.W. : 47.50
BOTTOM: 32.50
12' Ø LP x 15' EFF. DEPTH
INV. N = 46.50
INV. W = 46.50

26' - 15" CPP @ 1.91%

40' - 18" CPP @ 1.18%

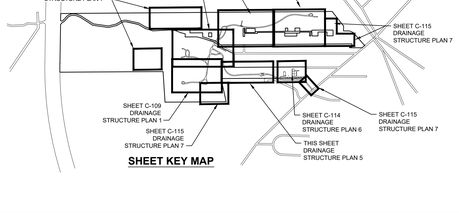
24' - 18" CPP @ 1.26%

WQ CB 35A
GRATE EL. = 52.60
H.W. : 47.60
BOTTOM: 39.60
INV. E = 47.60

LP DA 35D
COVER EL. = 54.11
H.W. 47.50
BOTTOM: 32.50
12' Ø LP x 15' EFF. DEPTH
INV. E = 46.00

WQ CB 35 B
GRATE EL. = 52.70
H.W. : 47.70
BOTTOM: 39.70
10' Ø WATER QUALITY CATCH BASIN x 8' EFF. DEPTH
INV. E = 47.70

10' Ø WATER QUALITY CATCH BASIN x 8' EFF. DEPTH



SHEET KEY MAP

THE BOUNDARY INFORMATION INDICATED ON THIS PLAN WAS TAKEN FROM AN ACTUAL SURVEY COMPLETED BY NELSON AND POPE ON SEPTEMBER 05, 2014 AND UPDATED ON JULY 07, 2021

DATUM: N.A.V.D. 88

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

SCALE: 1" = 40'

0 40 80 120

NO.	DATE:	REVISIONS:	BY:
5	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO.
4	05-09-2022	GENERAL REVISION	GEO.
3	03-29-2022	REVISED PER TOWN AND S.C.D.H.S. COMMENTS	GEO
2	01/06/22	ADDED PLANTING AND LIGHTING	REP
1	12/21/21	SWPPP CONFORMANCE	GEO

OWNER / APPLICANT:
DLY QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

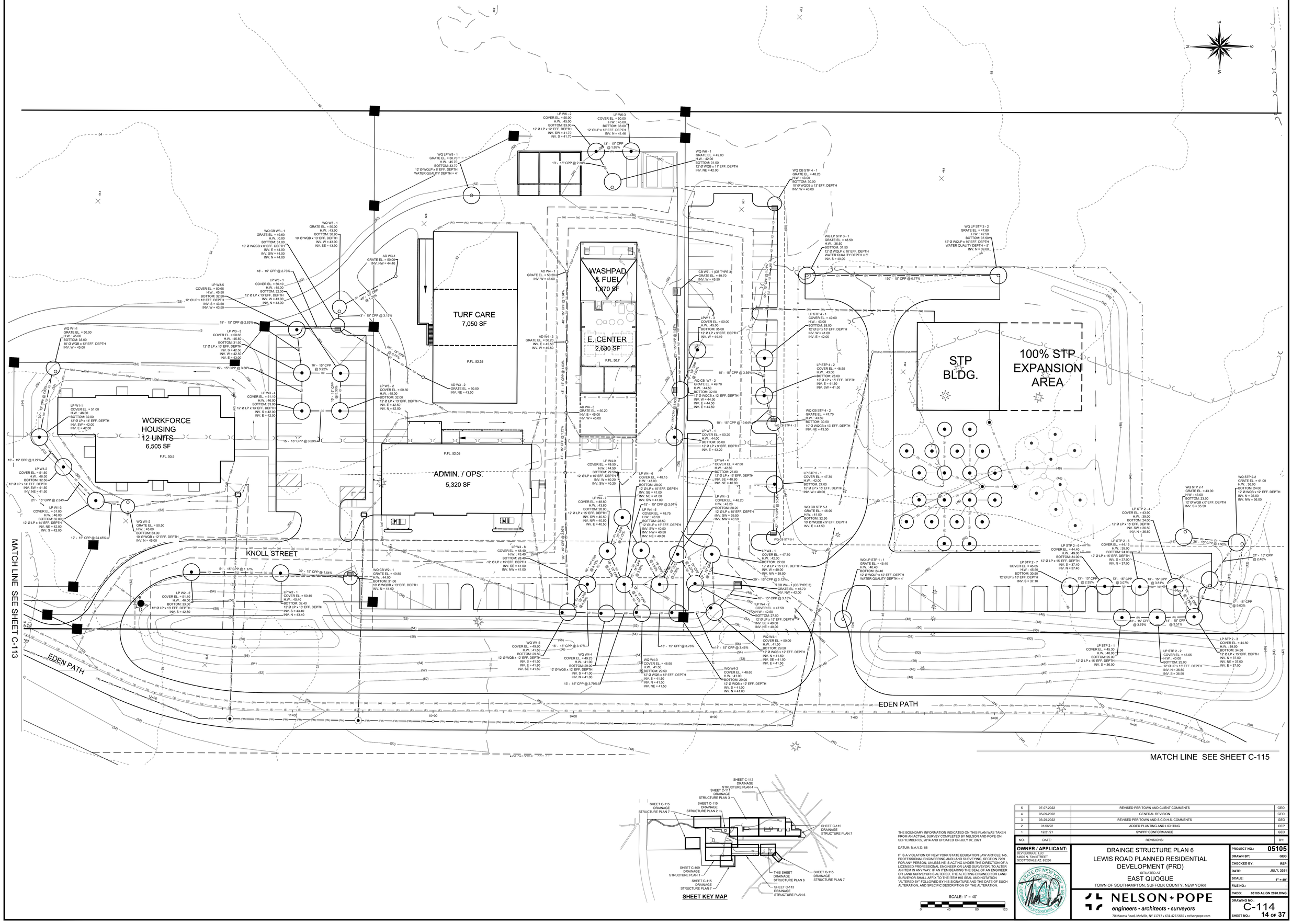
STATE OF NEW YORK
GREGORY E. OSBORNE
LICENSED PROFESSIONAL ENGINEER

DRAINGE STRUCTURE PLAN 5
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.: **05105**
DRAWN BY: **GEO**
CHECKED BY: **REP**
DATE: **JULY, 2021**
SCALE: **1" = 40'**
FILE NO.: **-**
CADD: **05105 ALIGN 2020.DWG**
DRAWING NO.: **C-113**
SHEET NO.: **13 OF 37**

G:\projects\05105\BORD\SOM\FINAL\SUQ05MAY 2020\05105 ALIGN 2020.dwg, DRA STRUCT PLAN 5, 7/25/2022 3:15:19 PM, DWG To PDF.pc3



NO	DATE:	REVISIONS:	BY:
5	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO.
4	05-09-2022	GENERAL REVISION	GEO.
3	03-29-2022	REVISED PER TOWN AND S.C.D.H.S. COMMENTS	GEO
2	01/06/22	ADDED PLANTING AND LIGHTING	REP
1	12/21/21	SWPPP CONFORMANCE	GEO

THE BOUNDARY INFORMATION INDICATED ON THIS PLAN WAS TAKEN FROM AN ACTUAL SURVEY COMPLETED BY NELSON AND POPE ON SEPTEMBER 05, 2014 AND UPDATED ON JULY 07, 2021

DATUM: N.A.V.D. 88

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OWNER / APPLICANT:
DLY QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

STATE OF NEW YORK — JOHN T. VAN DE WATER — LICENSED PROFESSIONAL ENGINEER

DRAINGE STRUCTURE PLAN 6
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	1" = 40'
FILE NO.:	-
CADD:	05105 ALIGN 2020.DWG
DRAWING NO.:	C-114
SHEET NO.:	14 OF 37

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HOLE 17

HOLE 16

HOLE 2

HOLE 1

HOLE 3

HOLE 15

HOLE 14

HOLE 11

HOLE 6

HOLE 7

LP DA 3C
GRATE EL. = 116.50
H.W.: 111.50
BOTTOM: 101.50
12' Ø LP x 10' EFF. DEPTH
INV. NW = 109.00

LP DA 3B
GRATE EL. = 119.29
H.W.: 111.50
BOTTOM: 101.50
12' Ø LP x 10' EFF. DEPTH
INV. SE = 109.50

22" - 15" CPP
@ 2.32%

AD 3B
GRATE EL. = 116.00
INV. NW = 111.00

AD 3A
GRATE EL. = 116.00
INV. SE = 112.00

LP DA 3A
GRATE EL. = 116.50
H.W.: 111.50
BOTTOM: 103.50
12' Ø LP x 8' EFF. DEPTH

LP DA 4
GRATE EL. = 114.50
H.W.: 109.50
BOTTOM: 101.50
12' Ø LP x 8' EFF. DEPTH

LP DA 5
GRATE EL. = 128.50
H.W.: 123.50
BOTTOM: 115.50
12' Ø LP x 8' EFF. DEPTH

LP DA 6
GRATE EL. = 80.50
H.W.: 75.50
BOTTOM: 67.50
12' Ø LP x 8' EFF. DEPTH

LP DA 7
GRATE EL. = 74.50
H.W.: 69.50
BOTTOM: 61.50
12' Ø LP x 8' EFF. DEPTH

LP DA 1
GRATE EL. = 132.50
H.W.: 127.50
BOTTOM: 119.50
12' Ø LP x 8' EFF. DEPTH

LP DA 2
GRATE EL. = 140.50
H.W.: 135.50
BOTTOM: 127.50
12' Ø LP x 8' EFF. DEPTH

SCALE: 1" = 40'
0 40 80 120

MATCH LINE SEE SHEET C-114

LP DA 29
GRATE EL. = 15.00
H.W.: 11.00
BOTTOM: 7.00
12' Ø LP x 4' EFF. DEPTH

LP DA 31
GRATE EL. = 23.00
H.W.: 18.00
BOTTOM: 10.00
12' Ø LP x 8' EFF. DEPTH

LP DA 30
GRATE EL. = 36.50
H.W.: 31.50
BOTTOM: 23.50
12' Ø LP x 8' EFF. DEPTH

3+95
LP ENT 1 - 7
GRATE EL. = 38.68
H.W.: 0.00
BOTTOM: 15.00
12' Ø LP x 15' EFF. DEPTH
INV. SW = 29.50

3+72
LP ENT 1 - 8
GRATE EL. = 38.04
H.W.: 30.00
BOTTOM: 15.00
12' Ø LP x 15' EFF. DEPTH
INV. SW = 29.20
INV. NE = 29.20

3+49
LP ENT 1 - 9
GRATE EL. = 37.51
H.W.: 30.00
BOTTOM: 15.00
12' Ø LP x 15' EFF. DEPTH
INV. SW = 29.50
INV. NE = 29.50

3+25
LP ENT 1 - 10
GRATE EL. = 37.18
H.W.: 30.00
BOTTOM: 15.00
12' Ø LP x 15' EFF. DEPTH
INV. SW = 29.20
INV. NE = 29.20

3+01
LP ENT 1 - 11
GRATE EL. = 36.93
H.W.: 30.00
BOTTOM: 15.00
12' Ø LP x 15' EFF. DEPTH
INV. SW = 29.50
INV. NE = 29.50

2+76
LP ENT 1 - 12
GRATE EL. = 36.68
H.W.: 30.00
BOTTOM: 15.00
12' Ø LP x 15' EFF. DEPTH
INV. SW = 29.20
INV. NE = 29.20

2+51
LP ENT 1 - 13
GRATE EL. = 36.43
H.W.: 30.00
BOTTOM: 15.00
12' Ø LP x 15' EFF. DEPTH
INV. NW = 29.40
INV. SW = 29.50
INV. NE = 29.50

EXISTING STRUCTURE
TO BE REMOVED

1+76
LP ENT 1 - 14
GRATE EL. = 36.45
H.W.: 30.00
BOTTOM: 15.00
12' Ø LP x 15' EFF. DEPTH
INV. NE = 28.70
INV. NW = 29.50
INV. SW = 29.50

1+51
LP ENT 1 - 15
GRATE EL. = 36.91
H.W.: 30.00
BOTTOM: 15.00
12' Ø LP x 15' EFF. DEPTH
INV. NE = 29.20
INV. SW = 29.20

1+26
LP ENT 1 - 20
GRATE EL. = 37.42
H.W.: 30.00
BOTTOM: 15.00
12' Ø LP x 15' EFF. DEPTH
INV. NE = 28.90

EXIST CB
TC 37.48
GR 36.83
S INV 34.2
E INV 33.3
W INV 33.2

EXIST CB
TC 37.50
GR 36.84
N INV 34.9

STA. 2+12.5
CB ENT 1 - 1 (CB TYPE 3)
GRATE EL. = 35.45
INV. NW = 31.00

STA. 2+12.5
CB ENT 1 - 2 (CB TYPE 3)
GRATE EL. = 35.45
INV. SE = 30.50
INV. NE = 30.50

STA. 2+30.6
CASCADE SEPARATOR (CS - 4)
CS - ENT 1 - 1
COVER EL. = 36.40
INV. SW = 30.30
INV. NE = 30.30

STA. 2+50.8
4' Ø DMH
MH ENT 1 - 1
COVER EL. = 36.39
INV. SW = 30.10
INV. SE = 29.80
INV. NE = 29.80

4+07
LP ENT 1 - 6
GRATE EL. = 39.03
H.W.: 0.00
BOTTOM: 15.00
12' Ø LP x 15' EFF. DEPTH
INV. SW = 29.20

3+80
LP ENT 1 - 5
GRATE EL. = 38.27
H.W.: 30.00
BOTTOM: 15.00
12' Ø LP x 15' EFF. DEPTH
INV. SW = 29.50
INV. NE = 29.50

3+53
LP ENT 1 - 4
GRATE EL. = 37.59
H.W.: 30.00
BOTTOM: 15.00
12' Ø LP x 15' EFF. DEPTH
INV. SW = 29.20
INV. NE = 29.20

3+26
LP ENT 1 - 3
GRATE EL. = 37.18
H.W.: 30.00
BOTTOM: 15.00
12' Ø LP x 15' EFF. DEPTH
INV. SW = 29.50
INV. NE = 29.50

3+01
LP ENT 1 - 2
GRATE EL. = 36.93
H.W.: 30.00
BOTTOM: 15.00
12' Ø LP x 15' EFF. DEPTH
INV. SW = 29.20
INV. NE = 29.20

2+76
LP ENT 1 - 1
GRATE EL. = 36.68
H.W.: 30.00
BOTTOM: 15.00
12' Ø LP x 15' EFF. DEPTH
INV. SW = 29.50
INV. NE = 29.50

1+76
LP ENT 1 - 17
GRATE EL. = 36.45
H.W.: 30.00
BOTTOM: 15.00
12' Ø LP x 15' EFF. DEPTH
INV. SE = 29.10
INV. SW = 29.50

1+51
LP ENT 1 - 16
GRATE EL. = 36.91
H.W.: 30.00
BOTTOM: 15.00
12' Ø LP x 15' EFF. DEPTH
INV. NE = 29.20
INV. SW = 29.20

1+00
LP ENT 1 - 19
GRATE EL. = 37.92
H.W.: 0.00
BOTTOM: 15.00
12' Ø LP x 15' EFF. DEPTH
INV. NE = 28.50

1+25
LP ENT 1 - 18
GRATE EL. = 37.41
H.W.: 30.00
BOTTOM: 15.00
12' Ø LP x 15' EFF. DEPTH
INV. NE = 28.90
INV. SW = 28.90

13" - 15" CPP @ 2.30%

63' - 15" CPP @ 1.27%

13" - 15" CPP @ 2.29%

13" - 15" CPP @ 3.02%

15" - 18" CPP @ 1.82%

15" - 18" CPP @ 1.36%

12" - 15" CPP @ 2.30%

28' - 15" CPP @ 2.30%

26.0'

R30.0'

EDEN PATH

LEWIS ROAD
(50' WIDE TOWN ROAD)

EXISTING STRUCTURE
TO BE REMOVED

SCALE: 1" = 20'
0 20 40 60

SCALE: 1" = 40'
0 40 80 120

SCALE: 1" = 40'
0 40 80 120

SCALE: 1" = 40'
0 40 80 120

SHEET KEY MAP

SHEET C-109
DRAINAGE
STRUCTURE PLAN 1

THIS SHEET
DRAINAGE
STRUCTURE PLAN 2

SHEET C-110
DRAINAGE
STRUCTURE PLAN 3

SHEET C-111
DRAINAGE
STRUCTURE PLAN 4

SHEET C-112
DRAINAGE
STRUCTURE PLAN 5

SHEET C-113
DRAINAGE
STRUCTURE PLAN 6

SHEET C-114
DRAINAGE
STRUCTURE PLAN 7

THIS SHEET
DRAINAGE
STRUCTURE PLAN 7

THIS SHEET
DRAINAGE
STRUCTURE PLAN 7

THIS SHEET
DRAINAGE
STRUCTURE PLAN 7

THE BOUNDARY INFORMATION INDICATED ON THIS PLAN WAS TAKEN FROM AN ACTUAL SURVEY COMPLETED BY NELSON AND POPE ON SEPTEMBER 05, 2014 AND UPDATED ON JULY 07, 2021

DATUM: N.A.V.D. 88

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SCALE: 1" = 40'
0 40 80 120

NO	DATE:	REVISIONS	BY:
5	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO.
4	05-09-2022	GENERAL REVISION	GEO.
3	03-29-2022	REVISED PER TOWN AND S.C.D.H.S. COMMENTS	GEO
2	01/06/22	ADDED PLANTING AND LIGHTING	REP
1	12/21/21	SWPPP CONFORMANCE	GEO

OWNER / APPLICANT:
SKY QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

STATE OF NEW YORK
TIMOTHOLOGY
LICENSED PROFESSIONAL ENGINEER

DRAINGE STRUCTURE PLAN 7
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	AS NOTED
FILE NO.:	-
CADD:	05105 ALIGN 2020.DWG
DRAWING NO.:	C-115
SHEET NO.:	15 OF 37

Plotted: 7/25/2022 3:11:11 PM, DWG To PDF.pc3
S:\projects\05105\SUBDIVISION\FINAL\SCD\2MAY 2020\05105 ALIGN 2020.dwg, DRA STRUCTURE PLAN 7, 7/25/2022 3:11:11 PM, DWG To PDF.pc3

SEE SHEET C-118

SEE SHEET C-117

PUNCHBOWL LANE

CAPE CIRCLE

LEVEN WAY

EDEN PATH

BIARRITZ TRAIL

1st FLOOR - RECREATION / RESTAURANT
2nd FLOOR - 8 CONDOMINIUM UNITS
BASEMENT - PARKING

FITNESS CENTER

POOL HOUSE

POOL

15' DRAINAGE EASEMENT TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION.

LEGEND

EXISTING		PROPOSED	
T(92.59)	TOP OF CURB ELEVATION	(TC92.00)	TOP OF CURB ELEVATION
B(92.2)	BOTTOM OF CURB ELEVATION	(BC91.5)	BOTTOM OF CURB ELEVATION
X(92.0)	SPOT ELEVATION	x(92.0)	SPOT ELEVATION
	TELEPHONE MANHOLE	LP	LEACHING POOL
	ELECTRIC MANHOLE	CB	CATCH BASIN
	SANITARY MANHOLE	SMH	SANITARY MANHOLE
	ELECTRIC BOX	DMH	DRAINAGE MANHOLE
	PULL BOX	(93)	CONTOUR
	FIRE HYDRANT		SANITARY MANHOLE
	GAS VALVE		LEACHING POOL W/ OPEN GRATE
	WATER VALVE		LEACHING POOL W/ SOLID COVER
	TRANSFORMER		DRAINAGE MANHOLE
	ELECTRIC POLE		CATCH BASIN
	LIGHT POLE		(TC = TOP OF CURB BOX)
	HIGH TENSION TOWER		INLINE DRAIN BASIN (DB)
C.I.P.	CAST IRON PIPE		ROOF DRAIN CLEAN OUT (RCO)
W.M.	WATER MAIN		SURFACE DRAINAGE GRATE (SDG)
W.S.	WATER SERVICE		HYDRANT
G.M.	GAS MAIN	RD	ROOF DRAIN
	TREE	DW LP	DRIVEWAY LEACHING POOL
	CONTOUR	LP DRA	LEACHING POOL IN DRAINAGE RESERVE AREA
E	ELECTRIC	LP	LEACHING POOL
W	WATER		
G	GAS		
X	FENCE		
S	SANITARY SEWER		
T	TELEPHONE		
OHW	OVERHEAD WIRE		
D	DRAINAGE		
CATV	TELEVISION		
	DRAINAGE MANHOLE		
	CATCH BASINS		

PROPOSED	
(W)	WATER
(FS)	FIRE SERVICE
(WS)	WATER SERVICE
(E)	ELECTRIC
(G)	GAS
x	FENCE
(S)	SANITARY SEWER
	SANITARY HOUSE CONNECTION
(D)	DRAINAGE
(RD)	ROOF DRAIN
(T)	TELEPHONE
(CATV)	TELEVISION
	CONCRETE WALK
	CONSTRUCTION FENCE / LIMIT OF CLEARING
(FM)	SANITARY FORCE MAIN
	TEST HOLE
DRA	DRAINAGE RESERVE AREA
	DRAINAGE SHED BOUNDARY

SHEET KEY MAP

THE BOUNDARY INFORMATION INDICATED ON THIS PLAN WAS TAKEN FROM AN ACTUAL SURVEY COMPLETED BY NELSON AND POPE ON SEPTEMBER 05, 2014 AND UPDATED ON JULY 07, 2021

DATUM: N.A.V.D. 88

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SCALE: 1" = 30'

0 30 60 90

NO.	DATE:	REVISIONS:	BY:
5	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO.
4	05-09-2022	GENERAL REVISION	GEO.
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2	01/06/22	ADDED PLANTING AND LIGHTING	REP
1	12/21/21	SWPPP CONFORMANCE	GEO

OWNER / APPLICANT:
BOY QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

STATE OF NEW YORK
MARK E. PETRUZZELLI
LICENSED PROFESSIONAL ENGINEER

LOT GRADING PLAN 1
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	1" = 30'
FILE NO.:	-
CADD:	05105 FSP 2020.DWG
DRAWING NO.:	C-116
SHEET NO.:	16 OF 37

pc3 PDF 07/07/2022 12:16 PM 05105 FSP 2020.DWG
J:\PROJECTS\2020\05105\CADD\05105 FSP 2020.DWG

SEE SHEET C-116

HOLE 13

15' DRAINAGE EASEMENT TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION

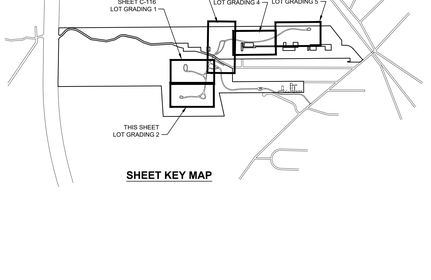
BIARRITZ TRAIL

BIARRITZ TRAIL (EYEBROW)

LEGEND

EXISTING		PROPOSED	
TC92.59	TOP OF CURB ELEVATION	(TC92.00)	TOP OF CURB ELEVATION
BC92.2	BOTTOM OF CURB ELEVATION	(BC91.5)	BOTTOM OF CURB ELEVATION
92.0	SPOT ELEVATION	x(92.0)	SPOT ELEVATION
TM	TELEPHONE MANHOLE	LP	LEACHING POOL
EM	ELECTRIC MANHOLE	CB	CATCH BASIN
SMH	SANITARY MANHOLE	SMH	SANITARY MANHOLE
EB	ELECTRIC BOX	DMH	DRAINAGE MANHOLE
PB	PULL BOX	(93)	CONTOUR
FH	FIRE HYDRANT		SANITARY MANHOLE
GV	GAS VALVE		LEACHING POOL W/ OPEN GRATE
WV	WATER VALVE		LEACHING POOL W/ SOLID COVER
TF	TRANSFORMER		DRAINAGE MANHOLE
EP	ELECTRIC POLE		CATCH BASIN
LP	LIGHT POLE		(TC – TOP OF CURB BOX)
HT	HIGH TENSION TOWER		INLINE DRAIN BASIN (DB)
C.I.P.	CAST IRON PIPE		ROOF DRAIN CLEAN OUT (RCO)
W.M.	WATER MAIN		SURFACE DRAINAGE GRATE (SDG)
W.S.	WATER SERVICE		HYDRANT
G.M.	GAS MAIN	RD	ROOF DRAIN
	TREE	DW LP	DRIVEWAY LEACHING POOL
CM	CONTOUR	LP DRA	LEACHING POOL IN DRAINAGE RESERVE AREA
E	ELECTRIC	LP	LEACHING POOL
W	WATER		
G	GAS		
X	FENCE		
S	SANITARY SEWER		
T	TELEPHONE		
OHW	OVERHEAD WIRE		
D	DRAINAGE		
CATV	TELEVISION		
	DRAINAGE MANHOLE		
	CATCH BASINS		

(W)	WATER
(FS)	FIRE SERVICE
(WS)	WATER SERVICE
(E)	ELECTRIC
(G)	GAS
x	FENCE
(S)	SANITARY SEWER
	SANITARY HOUSE CONNECTION
(D)	DRAINAGE
(RD)	ROOF DRAIN
(T)	TELEPHONE
(CATV)	TELEVISION
	CONCRETE WALK
	CONSTRUCTION FENCE / LIMIT OF CLEARING
(FM)	SANITARY FORCE MAIN
	TEST HOLE
DRA	DRAINAGE RESERVE AREA
	DRAINAGE SHED BOUNDARY



SHEET KEY MAP

THE BOUNDARY INFORMATION INDICATED ON THIS PLAN WAS TAKEN FROM AN ACTUAL SURVEY COMPLETED BY NELSON AND POPE ON SEPTEMBER 05, 2014 AND UPDATED ON JULY 07, 2021

DATUM: N.A.V.D. 88

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE, AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

SCALE: 1" = 30'

0 30 60 90

NO.	DATE:	REVISIONS:	BY:
5	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO.
4	05-09-2022	GENERAL REVISION	GEO.
3	03-29-2022	REVISED PER TOWN AND S.C.D.H.S. COMMENTS	GEO.
2	01/06/22	ADDED PLANTING AND LIGHTING	REP
1	12/21/21	SWPPP CONFORMANCE	GEO

OWNER / APPLICANT:
DLV QUOGUE, LLC
1460 N. 72st STREET
SCOTTSDALE AZ. 85260

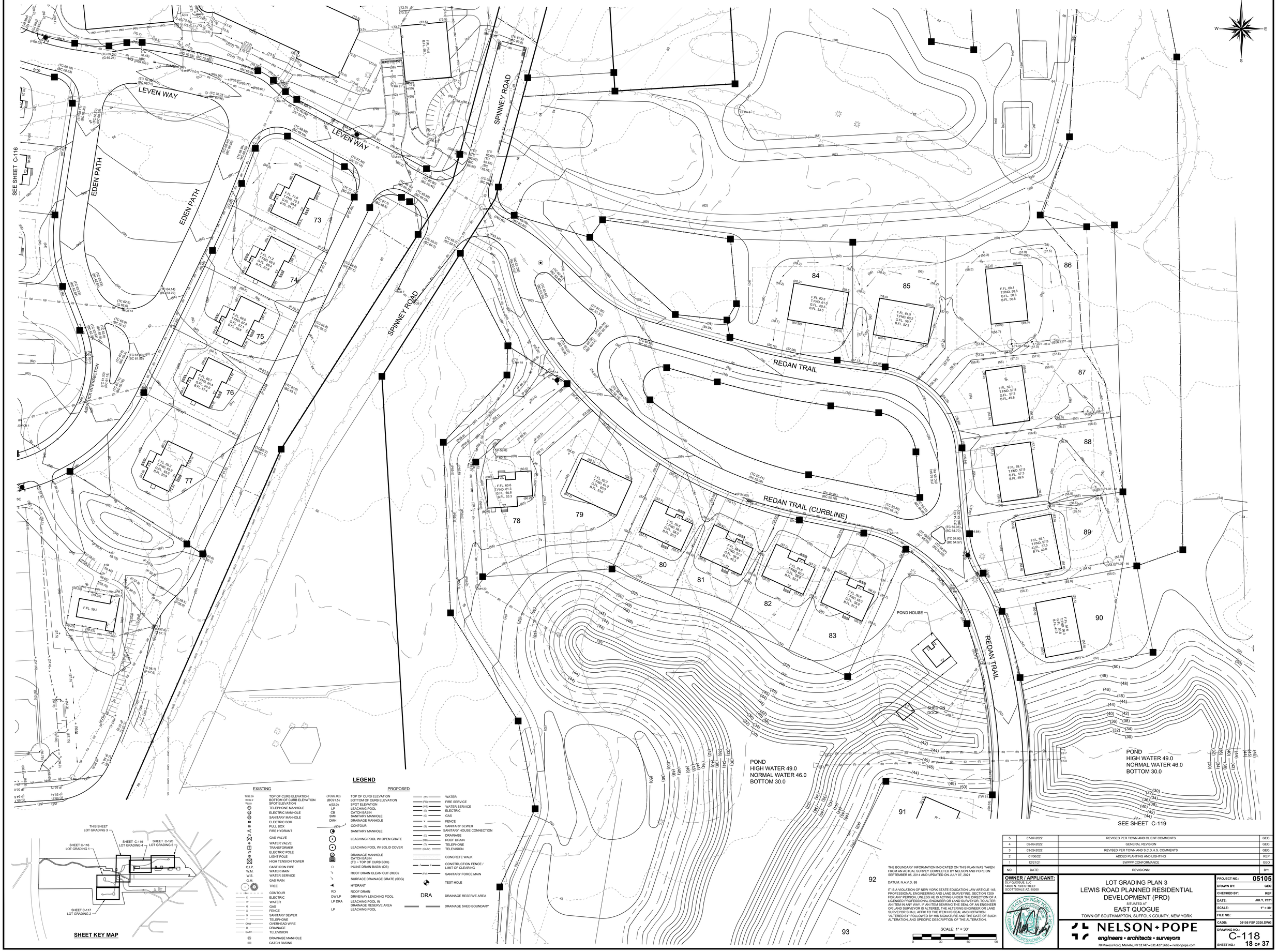
STATE OF NEW YORK · CHRISTOPHER E. PHILLIPS · LICENSED PROFESSIONAL ENGINEER

LOT GRADING PLAN 2
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	1" = 30'
FILE NO.:	-
CADD:	05105 FSP 2020.DWG
DRAWING NO.:	C-117
SHEET NO.:	17 OF 37

C:\Projects\05105 LEWIS ROAD\CADD\05105 FSP 2020.DWG, PM, 12:31:23 PM, 7/7/2022, 1, ENGINEERED LOT TWO, 1:300.CTB, 05105 FSP 2020.DWG, Christopher Phillips



LEGEND

EXISTING

TC92.59 / BC92.2 / x92.0	TOP OF CURB ELEVATION / BOTTOM OF CURB ELEVATION / SPOT ELEVATION
	TELEPHONE MANHOLE
	ELECTRIC MANHOLE
	SANITARY MANHOLE
	ELECTRIC BOX
	PULL BOX
	FIRE HYDRANT
	GAS VALVE
	WATER VALVE
	TRANSFORMER
	ELECTRIC POLE
	LIGHT POLE
	HIGH TENSION TOWER
C.I.P.	CAST IRON PIPE
W.M.	WATER MAIN
W.S.	WATER SERVICE
G.M.	GAS MAIN
	TREE
56	CONTOUR
E	ELECTRIC
W	WATER
G	GAS
x	FENCE
S	SANITARY SEWER
T	TELEPHONE
OHW	OVERHEAD WIRE
D	DRAINAGE
CATV	TELEVISION
	DRAINAGE MANHOLE
	CATCH BASINS

PROPOSED

(TC92.00) / (BC91.5) / x92.0	TOP OF CURB ELEVATION / BOTTOM OF CURB ELEVATION / SPOT ELEVATION
LP	LEACHING POOL
CB	CATCH BASIN
SMH	SANITARY MANHOLE
DMH	DRAINAGE MANHOLE
60	CONTOUR
	SANITARY MANHOLE
	LEACHING POOL W/ OPEN GRATE
	LEACHING POOL W/ SOLID COVER
	DRAINAGE MANHOLE / CATCH BASIN (TC - TOP OF CURB BOX)
	INLINE DRAIN BASIN (DB)
	ROOF DRAIN CLEAN OUT (RCO)
	SURFACE DRAINAGE GRATE (SDG)
	HYDRANT
RD	ROOF DRAIN
DW LP	DRIVEWAY LEACHING POOL
LP DRA	LEACHING POOL IN DRAINAGE RESERVE AREA
LP	LEACHING POOL

(W)	WATER
(FS)	FIRE SERVICE
(WS)	WATER SERVICE
(E)	ELECTRIC
(G)	GAS
x	FENCE
(S)	SANITARY SEWER
	SANITARY HOUSE CONNECTION
(D)	DRAINAGE
(RD)	ROOF DRAIN
(T)	TELEPHONE
(CATV)	TELEVISION
	CONCRETE WALK
	CONSTRUCTION FENCE / LIMIT OF CLEARING
(FM)	SANITARY FORCE MAIN
	TEST HOLE
DRA	DRAINAGE RESERVE AREA
	DRAINAGE SHED BOUNDARY

SHEET KEY MAP

NO.	DATE:	REVISIONS:	BY:
5	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO.
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2	01/06/22	ADDED PLANTING AND LIGHTING	REP
1	12/21/21	SWPPP CONFORMANCE	GEO

OWNER / APPLICANT:
EY QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE, AZ 85260

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DATUM: N.A.V.D. 88

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SCALE: 1" = 30'
0 30 60 90

STATE OF NEW YORK · MARK GREGORY STEVENS · LICENSED PROFESSIONAL ENGINEER

LOT GRADING PLAN 3
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON + POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	1" = 30'
FILE NO.:	-
CADD:	05105 FSP 2020.DWG
DRAWING NO.:	C-118
SHEET NO.:	18 OF 37

pc4 PDF by LDAD TM 11:12:13 2022/05/25 3:\LANDING\LOT 1\DWG 2020 FSP\05105FSP2020.DWG MARK@STEVENS\ANDREW@DESIGN\05105FSP2020.dwg

SEE SHEET C-118

SEE SHEET C-120

HOLE No. 4

POND
HIGH WATER 49.0
NORMAL WATER 46.0
BOTTOM 30.0

POND HOUSE

REDAN TRAIL

SMITH AVENUE

110 109 108 107 106 105 104 103 91 92 93 94 95

F.FL. 57.6
T.FND. 56.3
G.FL. 55.8
B.FL. 47.3

F.FL. 54.1
T.FND. 52.9
G.FL. 52.3
B.FL. 43.8

F.FL. 51.3
T.FND. 50.0
G.FL. 49.5
B.FL. 42.0

F.FL. 48.8
T.FND. 47.5
G.FL. 47.0
B.FL. 39.5

F.FL. 45.6
T.FND. 44.3
G.FL. 43.8
B.FL. 36.3

F.FL. 43.8
T.FND. 42.5
G.FL. 42.0
B.FL. 34.5

F.FL. 41.8
T.FND. 40.5
G.FL. 40.0
B.FL. 32.5

F.FL. 43.6
T.FND. 42.3
G.FL. 41.8
B.FL. 34.3

F.FL. 41.5
T.FND. 40.2
G.FL. 39.7
B.FL. 32.2

DRAINAGE EASEMENT TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION

15' WATER EASEMENT TO BE GRANTED TO THE SUFFOLK COUNTY WATER AUTHORITY.

LEGEND

EXISTING		PROPOSED	
T(92.59 B(92.2 X(92.0	TOP OF CURB ELEVATION BOTTOM OF CURB ELEVATION SPOT ELEVATION	(TC92.00) (BC91.5) x(92.0)	TOP OF CURB ELEVATION BOTTOM OF CURB ELEVATION SPOT ELEVATION
	TELEPHONE MANHOLE	LP	LEACHING POOL
	ELECTRIC MANHOLE	CB	CATCH BASIN
	SANITARY MANHOLE	SMH	SANITARY MANHOLE
	ELECTRIC BOX	DMH	DRAINAGE MANHOLE
	PULL BOX	(93)	CONTOUR
	FIRE HYDRANT		SANITARY MANHOLE
	GAS VALVE		LEACHING POOL W/ OPEN GRATE
	WATER VALVE		LEACHING POOL W/ SOLID COVER
	TRANSFORMER		
	ELECTRIC POLE		DRAINAGE MANHOLE
	LIGHT POLE		CATCH BASIN (TC = TOP OF CURB BOX)
	HIGH TENSION TOWER		INLINE DRAIN BASIN (DB)
C.I.P.	CAST IRON PIPE		ROOF DRAIN CLEAN OUT (RCO)
W.M.	WATER MAIN		SURFACE DRAINAGE GRATE (SDG)
W.S.	WATER SERVICE		HYDRANT
G.M.	GAS MAIN	RD	ROOF DRAIN
	TREE	DW LP	DRIVEWAY LEACHING POOL
	CONTOUR	LP DRA	LEACHING POOL IN DRAINAGE RESERVE AREA
E	ELECTRIC	LP	LEACHING POOL
W	WATER		
G	GAS		
X	FENCE		
S	SANITARY SEWER		
T	TELEPHONE		
OHW	OVERHEAD WIRE		
D	DRAINAGE		
CATV	TELEVISION		
	DRAINAGE MANHOLE		
	CATCH BASINS		

(W)	WATER
(FS)	FIRE SERVICE
(WS)	WATER SERVICE
(E)	ELECTRIC
(G)	GAS
x	FENCE
(S)	SANITARY SEWER
	SANITARY HOUSE CONNECTION
(D)	DRAINAGE
(RD)	ROOF DRAIN
(T)	TELEPHONE
(CATV)	TELEVISION
	CONCRETE WALK
	CONSTRUCTION FENCE / LIMIT OF CLEARING
(FM)	SANITARY FORCE MAIN
	TEST HOLE
DRA	DRAINAGE RESERVE AREA
	DRAINAGE SHED BOUNDARY

SHEET C-118 LOT GRADING 3
SHEET C-116 LOT GRADING 1
THIS SHEET LOT GRADING 4
SHEET C-120 LOT GRADING 5
SHEET C-117 LOT GRADING 2

SHEET KEY MAP

NO.	DATE:	REVISIONS:	BY:
5	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO.
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1	12/21/21	SWPPP CONFORMANCE	GEO

OWNER / APPLICANT:
EQ QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

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SCALE: 1" = 30'
0 30 60 90

STATE OF NEW YORK · MARK S. GREY · 050777 · LICENSED PROFESSIONAL ENGINEER

LOT GRADING PLAN 4
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	1" = 30'
FILE NO.:	-
CADD:	05105 FSP 2020.DWG
DRAWING NO.:	C-119
SHEET NO.:	19 OF 37

plot PDF by DWG TIME:1/13/2022/25/21 X:\NADNEB\LOT DWG\2020 FSP\05105\05105 FSP 2020.DWG

SEE SHEET C-119

SEE BELOW FOR CONTINUATION

SEE ABOVE FOR CONTINUATION

HOLE No. 4

HOLE No. 5

TRAIL HOUSE

REDAN TRAIL

REDAN TRAIL

96

97

98

99

100

101

102

F.FL. 42.2
T.FND. 40.9
G.FL. 40.4
B.FL. 30.0

F.FL. 44.2
T.FND. 42.9
G.FL. 42.4
B.FL. 34.9

F.FL. 45.0
T.FND. 43.2
G.FL. 43.2
B.FL. 35.7

F.FL. 43.5
T.FND. 42.2
G.FL. 41.7
B.FL. 34.2

F.FL. 33.1

F.FL. 43.5
T.FND. 42.2
G.FL. 41.7
B.FL. 34.2

F.FL. 41.8
T.FND. 40.5
G.FL. 40.0
B.FL. 32.5

F.FL. 39.4
T.FND. 38.1
G.FL. 37.6
B.FL. 30.1

F.FL. 36.1
T.FND. 34.8
G.FL. 34.3
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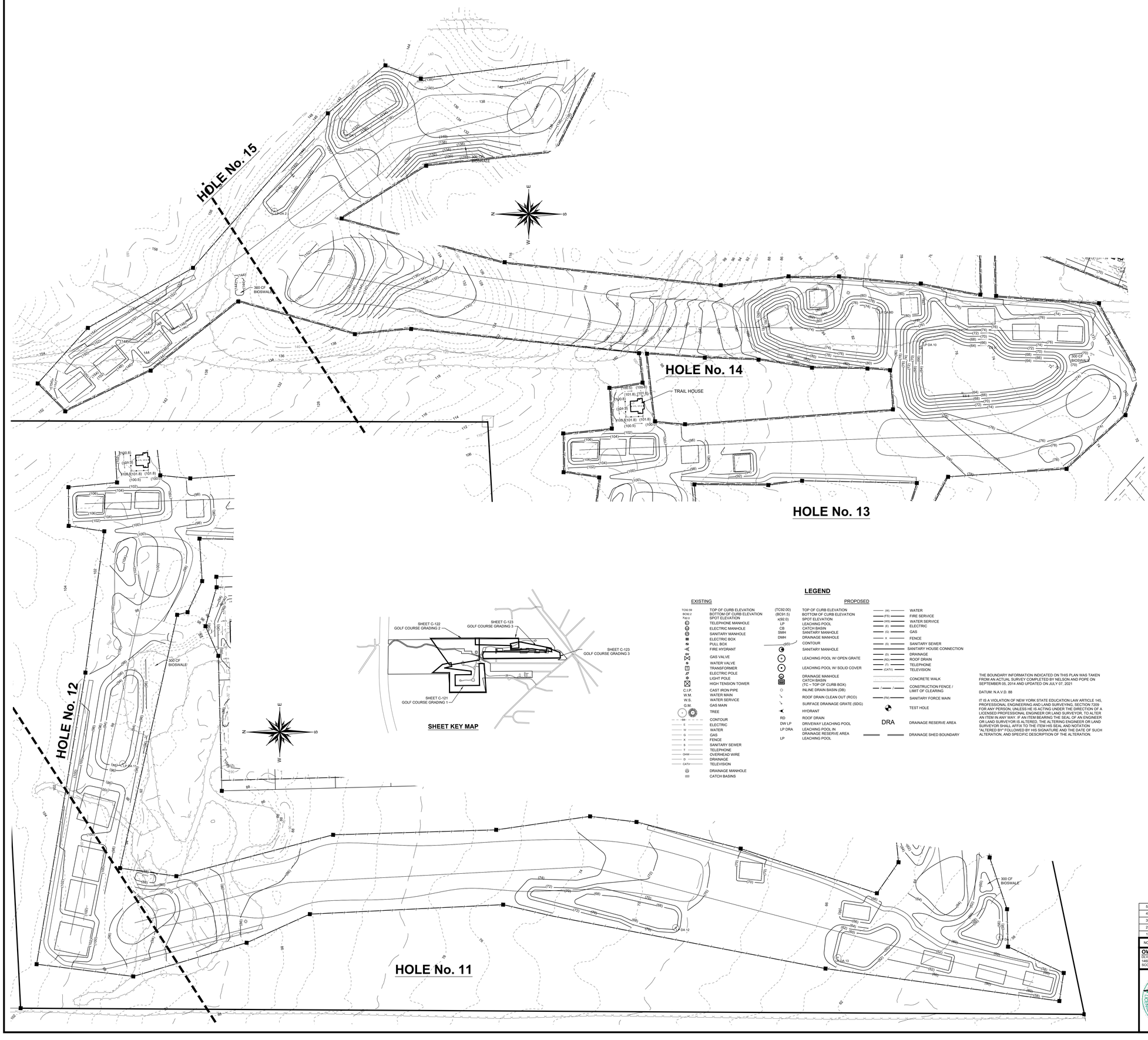

LEGEND

EXISTING

TC92.99 / BC92.2 / ∅92.0	TOP OF CURB ELEVATION / BOTTOM OF CURB ELEVATION / SPOT ELEVATION
	TELEPHONE MANHOLE
	ELECTRIC MANHOLE
	SANITARY MANHOLE
	ELECTRIC BOX
	PULL BOX
	FIRE HYDRANT
	GAS VALVE
	WATER VALVE
	TRANSFORMER
	ELECTRIC POLE
	LIGHT POLE
	HIGH TENSION TOWER
C.I.P.	CAST IRON PIPE
W.M.	WATER MAIN
W.S.	WATER SERVICE
G.M.	GAS MAIN
	TREE
	CONTOUR
E	ELECTRIC
W	WATER
G	GAS
X	FENCE
S	SANITARY SEWER
T	TELEPHONE
OHW	OVERHEAD WIRE
D	DRAINAGE
CATV	TELEVISION
	DRAINAGE MANHOLE
	CATCH BASINS

PROPOSED

(TC92.00) / (BC91.5) / x(92.0)	TOP OF CURB ELEVATION / BOTTOM OF CURB ELEVATION / SPOT ELEVATION
LP	LEACHING POOL
CB	CATCH BASIN
SMH	SANITARY MANHOLE
DMH	DRAINAGE MANHOLE
(93)	CONTOUR
	SANITARY MANHOLE
	LEACHING POOL W/ OPEN GRATE
	LEACHING POOL W/ SOLID COVER
	DRAINAGE MANHOLE
	CATCH BASIN (TC – TOP OF CURB BOX)
	INLINE DRAIN BASIN (DB)
	ROOF DRAIN CLEAN OUT (RCO)
	SURFACE DRAINAGE GRATE (SDG)
	HYDRANT
RD	ROOF DRAIN
DW LP	DRIVEWAY LEACHING POOL
LP DRA	LEACHING POOL IN DRAINAGE RESERVE AREA
LP	LEACHING POOL
(W)	WATER
(FS)	FIRE SERVICE
(WS)	WATER SERVICE
(E)	ELECTRIC
(G)	GAS
X	FENCE
(S)	SANITARY SEWER
	SANITARY HOUSE CONNECTION
(D)	DRAINAGE
(RD)	ROOF DRAIN
(T)	TELEPHONE
(CATV)	TELEVISION
	CONCRETE WALK
	CONSTRUCTION FENCE / LIMIT OF CLEARING
(FM)	SANITARY FORCE MAIN
	TEST HOLE
DRA	DRAINAGE RESERVE AREA
	DRAINAGE SHED BOUNDARY

THE BOUNDARY INFORMATION INDICATED ON THIS PLAN WAS TAKEN FROM AN ACTUAL SURVEY COMPLETED BY NELSON AND POPE ON SEPTEMBER 05, 2014 AND UPDATED ON JULY 07, 2021

DATUM: N.A.V.D. 88

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NO.	DATE:	REVISIONS:	BY:
5	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO.
4	05-09-2022	GENERAL REVISION	GEO.
3	03-29-2022	REVISED PER TOWN AND S.C.D.H.S. COMMENTS	GEO.
2	01/06/22	ADDED PLANTING AND LIGHTING	REP
1	12/21/21	SWPPP CONFORMANCE	GEO

OWNER / APPLICANT:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

GOLF COURSE GRADING PLAN 1
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

STATE OF NEW YORK – CHRISTOPHER J. TIER – 023903 – LICENSED PROFESSIONAL ENGINEER

NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	1" = 60'
FILE NO.:	-
CADD:	05105 FSP 2020.DWG
DRAWING NO.:	C-121
SHEET NO.:	21 OF 37

G:\projects\05105\SUBDIVISION\FINALS\20220503\05105 FSP 2020.DWG, GOLF GRADING 1, 7/25/2022 3:14:17 PM, DWG To PDF.pc3

HOLE No. 17

HOLE No. 2

HOLE No. 3

HOLE No. 3

HOLE No. 16

HOLE No. 1

HOLE No. 18

DRIVING RANGE

HOLE No. 16

SPINNEY ROAD

HOLE No. 18

HOLE No. 15

LEGEND

EXISTING

TC92.59	TOP OF CURB ELEVATION	
BC92.2	BOTTOM OF CURB ELEVATION	
792.0	SPOT ELEVATION	
T	TELEPHONE MANHOLE	
E	ELECTRIC MANHOLE	
S	SANITARY MANHOLE	
E	ELECTRIC BOX	
P	PULL BOX	
	FIRE HYDRANT	
GV	GAS VALVE	
WV	WATER VALVE	
TR	TRANSFORMER	
	ELECTRIC POLE	
	LIGHT POLE	
	HIGH TENSION TOWER	
C.I.P.	CAST IRON PIPE	
W.M.	WATER MAIN	
W.S.	WATER SERVICE	
G.M.	GAS MAIN	
	TREE	
(93)	CONTOUR	
E	ELECTRIC	
W	WATER	
G	GAS	
X	FENCE	
S	SANITARY SEWER	
T	TELEPHONE	
OHW	OVERHEAD WIRE	
D	DRAINAGE	
CATV	TELEVISION	
	DRAINAGE MANHOLE	
	CATCH BASINS	

(TC92.00)	TOP OF CURB ELEVATION
(BC91.5)	BOTTOM OF CURB ELEVATION
x(92.0)	SPOT ELEVATION
LP	LEACHING POOL
CB	CATCH BASIN
SMH	SANITARY MANHOLE
DMH	DRAINAGE MANHOLE
(93)	CONTOUR
	SANITARY MANHOLE
	LEACHING POOL W/ OPEN GRATE
	LEACHING POOL W/ SOLID COVER
	DRAINAGE MANHOLE CATCH BASIN (TC – TOP OF CURB BOX)
	INLINE DRAIN BASIN (DB)
	ROOF DRAIN CLEAN OUT (RCO)
	SURFACE DRAINAGE GRATE (SDG)
	HYDRANT
RD	ROOF DRAIN
DW LP	DRIVEWAY LEACHING POOL
LP DRA	LEACHING POOL IN DRAINAGE RESERVE AREA
LP	LEACHING POOL

PROPOSED

(W)	WATER
(FS)	FIRE SERVICE
(WS)	WATER SERVICE
(E)	ELECTRIC
(G)	GAS
x	FENCE
(S)	SANITARY SEWER
	SANITARY HOUSE CONNECTION
(D)	DRAINAGE
(RD)	ROOF DRAIN
(T)	TELEPHONE
(CATV)	TELEVISION
	CONCRETE WALK
	CONSTRUCTION FENCE / LIMIT OF CLEARING
(FM)	SANITARY FORCE MAIN
	TEST HOLE
DRA	DRAINAGE RESERVE AREA
	DRAINAGE SHED BOUNDARY

THIS SHEET
GOLF COURSE GRADING 2

SHEET C-123
GOLF COURSE GRADING 3

SHEET C-123
GOLF COURSE GRADING 3

SHEET C-121
GOLF COURSE GRADING 1

SHEET KEY MAP

THE BOUNDARY INFORMATION INDICATED ON THIS PLAN WAS TAKEN FROM AN ACTUAL SURVEY COMPLETED BY NELSON AND POPE ON SEPTEMBER 05, 2014 AND UPDATED ON JULY 07, 2021

DATUM: N.A.V.D. 88

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SCALE: 1" = 60'

0 60 120 180

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2	01/06/22	ADDED PLANTING AND LIGHTING	REP
1	12/21/21	SWPPP CONFORMANCE	GEO

OWNER / APPLICANT:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

STATE OF NEW YORK
RICHARD E. POPE
LICENSED PROFESSIONAL ENGINEER

GOLF COURSE GRADING PLAN 2
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON • POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	1" = 60'
FILE NO.:	
CADD:	05105 FSP 2020.DWG
DRAWING NO.:	C-122
SHEET NO.:	22 OF 37

J:\05105\2020\05105 FSP 2020.DWG, GOLF GRADING 2, 7/25/2022 3:15:07 PM, DWG To PDF.pc3

HOLE No.3

HOLE No 4

HOLE No. 4

HOLE No. 5

HOLE No. 5

HOLE No. 6

HOLE No. 6

HOLE No. 7

HOLE No. 7

HOLE No. 8

HOLE No. 8

HOLE No. 9

LEGEND

EXISTING

TC92.59	TOP OF CURB ELEVATION
BC92.2	BOTTOM OF CURB ELEVATION
X92.0	SPOT ELEVATION
	TELEPHONE MANHOLE
	ELECTRIC MANHOLE
	SANITARY MANHOLE
	ELECTRIC BOX
	PULL BOX
	FIRE HYDRANT
	GAS VALVE
	WATER VALVE
	TRANSFORMER
	ELECTRIC POLE
	LIGHT POLE
	HIGH TENSION TOWER
C.I.P.	CAST IRON PIPE
W.M.	WATER MAIN
W.S.	WATER SERVICE
G.M.	GAS MAIN
	TREE
94	CONTOUR
E	ELECTRIC
W	WATER
G	GAS
X	FENCE
S	SANITARY SEWER
T	TELEPHONE
OHW	OVERHEAD WIRE
D	DRAINAGE
CATV	TELEVISION
	DRAINAGE MANHOLE
	CATCH BASINS

PROPOSED

(TC92.00)	TOP OF CURB ELEVATION
(BC91.5)	BOTTOM OF CURB ELEVATION
x(92.0)	SPOT ELEVATION
LP	LEACHING POOL
CB	CATCH BASIN
SMH	SANITARY MANHOLE
DMH	DRAINAGE MANHOLE
(93)	CONTOUR
	SANITARY MANHOLE
	LEACHING POOL W/ OPEN GRATE
	LEACHING POOL W/ SOLID COVER
	DRAINAGE MANHOLE
	CATCH BASIN (TC = TOP OF CURB BOX)
	INLINE DRAIN BASIN (DB)
	ROOF DRAIN CLEAN OUT (RCO)
	SURFACE DRAINAGE GRATE (SDG)
	HYDRANT
RD	ROOF DRAIN
DW LP	DRIVEWAY LEACHING POOL
LP DRA	LEACHING POOL IN DRAINAGE RESERVE AREA
LP	LEACHING POOL

(W)	WATER
(FS)	FIRE SERVICE
(WS)	WATER SERVICE
(E)	ELECTRIC
(G)	GAS
X	FENCE
(S)	SANITARY SEWER
	SANITARY HOUSE CONNECTION
(D)	DRAINAGE
(RD)	ROOF DRAIN
(T)	TELEPHONE
(CATV)	TELEVISION
	CONCRETE WALK
/ /	CONSTRUCTION FENCE / LIMIT OF CLEARING
(FM)	SANITARY FORCE MAIN
	TEST HOLE
DRA	DRAINAGE RESERVE AREA
	DRAINAGE SHED BOUNDARY

SHEET KEY MAP

SHEET C-122 GOLF COURSE GRADING 2

THIS SHEET GOLF COURSE GRADING 3

THIS SHEET GOLF COURSE GRADING 3

SHEET C-121 GOLF COURSE GRADING 1

SCALE: 1" = 60'

0 60 120 180

THE BOUNDARY INFORMATION INDICATED ON THIS PLAN WAS TAKEN FROM AN ACTUAL SURVEY COMPLETED BY NELSON AND POPE ON SEPTEMBER 05, 2014 AND UPDATED ON JULY 07, 2021

DATUM: N.A.V.D. 88

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3	03-29-2022	REVISED PER TOWN AND S.C.D.H.S. COMMENTS	GEO.
2	01/06/22	ADDED PLANTING AND LIGHTING	REP
1	12/21/21	SWPPP CONFORMANCE	GEO

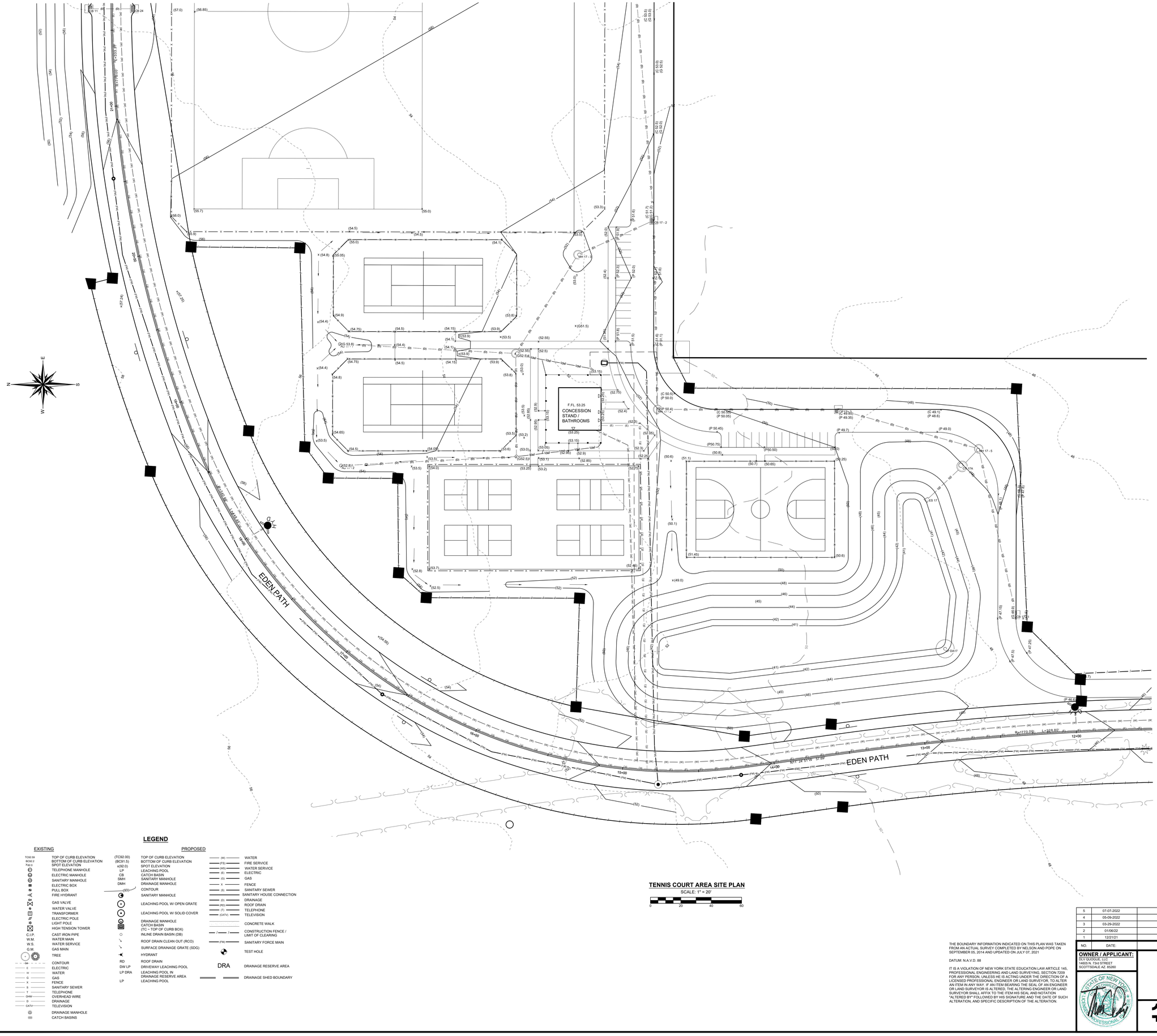
OWNER / APPLICANT:
BCY QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

GOLF COURSE GRADING PLAN 3
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	1" = 60'
FILE NO.:	-
CADD:	05105 FSP 2020.DWG
DRAWING NO.:	C-123
SHEET NO.:	23 OF 37

Plotted: 7/25/2022 3:15:43 PM, DWG: T:\Projects\05105\FSP 2020.DWG, GOLF GRADING 3, 7/25/2022 3:15:43 PM, GEO,



LEGEND

EXISTING		PROPOSED	
TC60.59	TOP OF CURB ELEVATION	(TC92.00)	TOP OF CURB ELEVATION
BC60.2	BOTTOM OF CURB ELEVATION	(BC91.5)	BOTTOM OF CURB ELEVATION
x92.0	SPOT ELEVATION	x(92.0)	SPOT ELEVATION
	TELEPHONE MANHOLE	LP	LEACHING POOL
	ELECTRIC MANHOLE	CB	CATCH BASIN
	SANITARY MANHOLE	SMH	SANITARY MANHOLE
	ELECTRIC BOX	DMH	DRAINAGE MANHOLE
	PULL BOX	(93)	CONTOUR
	FIRE HYDRANT		SANITARY MANHOLE
	GAS VALVE		LEACHING POOL W/ OPEN GRATE
	WATER VALVE		
	TRANSFORMER		LEACHING POOL W/ SOLID COVER
	ELECTRIC POLE		
	LIGHT POLE		DRAINAGE MANHOLE
	HIGH TENSION TOWER		CATCH BASIN (TC - TOP OF CURB BOX)
C.I.P.	CAST IRON PIPE		INLINE DRAIN BASIN (DB)
W.M.	WATER MAIN		
W.S.	WATER SERVICE		ROOF DRAIN CLEAN OUT (RCO)
G.M.	GAS MAIN		SURFACE DRAINAGE GRATE (SDG)
	TREE		HYDRANT
	CONTOUR	RD	ROOF DRAIN
E	ELECTRIC	DW LP	DRIVEWAY LEACHING POOL
W	WATER	LP DRA	LEACHING POOL IN DRAINAGE RESERVE AREA
G	GAS	LP	LEACHING POOL
X	FENCE		
S	SANITARY SEWER		
T	TELEPHONE		
OHW	OVERHEAD WIRE		
D	DRAINAGE		
CATV	TELEVISION		
	DRAINAGE MANHOLE		
	CATCH BASINS		

PROPOSED	
(W)	WATER
(FS)	FIRE SERVICE
(WS)	WATER SERVICE
(E)	ELECTRIC
(G)	GAS
x	FENCE
(S)	SANITARY SEWER
	SANITARY HOUSE CONNECTION
(D)	DRAINAGE
(RD)	ROOF DRAIN
(T)	TELEPHONE
(CATV)	TELEVISION
	CONCRETE WALK
	CONSTRUCTION FENCE / LIMIT OF CLEARING
(FM)	SANITARY FORCE MAIN
	TEST HOLE
DRA	DRAINAGE RESERVE AREA
	DRAINAGE SHED BOUNDARY

TENNIS COURT AREA SITE PLAN

SCALE: 1" = 20'

0 20 40 60

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DATUM: N.A.V.D. 88

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3	03-29-2022	REVISED PER TOWN AND S.C.D.H.S. COMMENTS	GEO.
2	01/06/22	ADDED PLANTING AND LIGHTING	REP
1	12/21/21	SWPPP CONFORMANCE	GEO

OWNER / APPLICANT:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

STATE OF NEW YORK — RICHARD E. PHILLIPS — LICENSED PROFESSIONAL ENGINEER

SPORT AREA PLAN
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON • POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	1" = 20'
FILE NO.:	
CADD:	05105 FSP 2020.DWG
DRAWING NO.:	C-124
SHEET NO.:	24 OF 37

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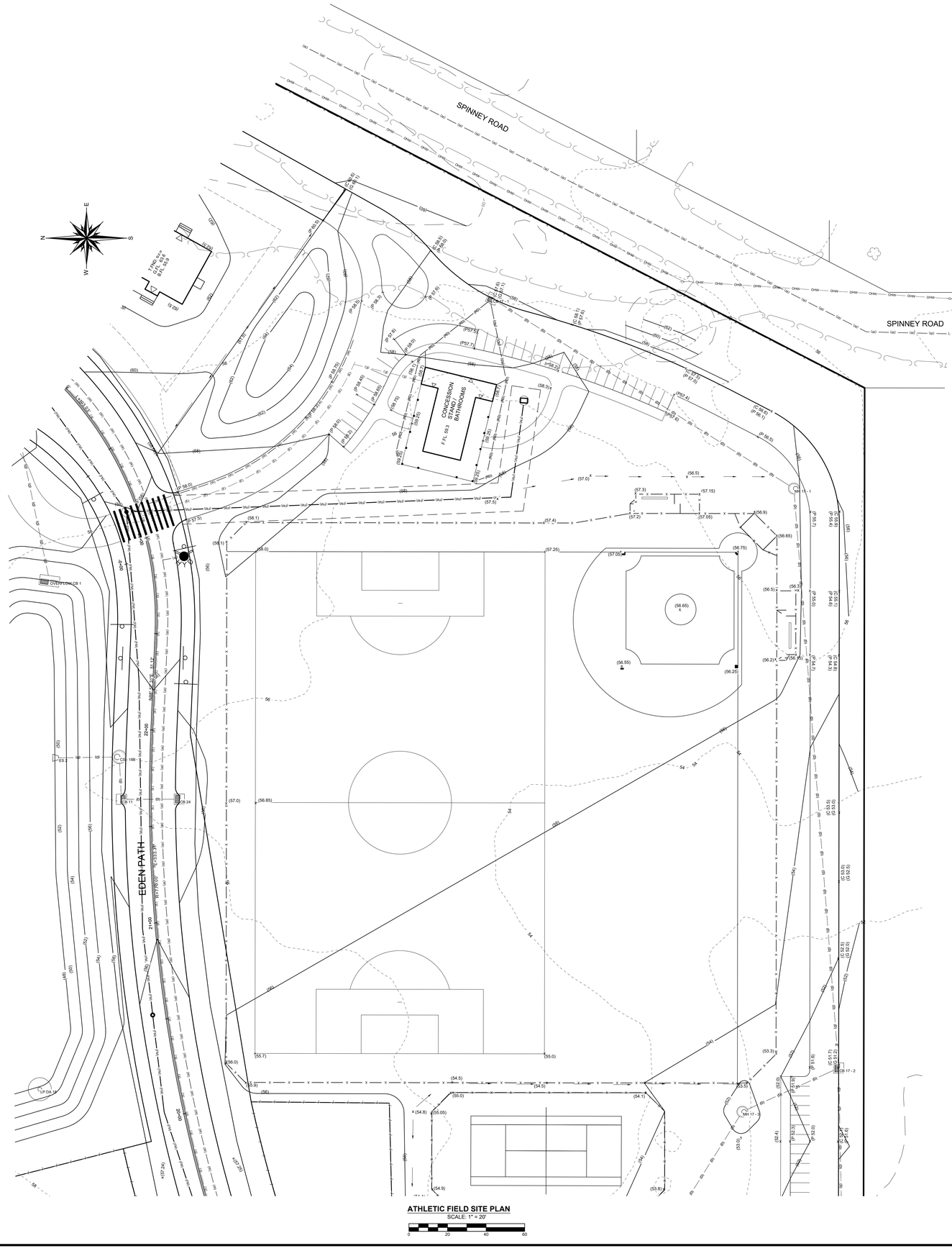

ATHLETIC FIELD SITE PLAN

SCALE: 1" = 20'

0 20 40 60

LEGEND

EXISTING

TC92.59	TOP OF CURB ELEVATION
BC92.2	BOTTOM OF CURB ELEVATION
x92.0	SPOT ELEVATION
	TELEPHONE MANHOLE
	ELECTRIC MANHOLE
	SANITARY MANHOLE
	ELECTRIC BOX
	PULL BOX
	FIRE HYDRANT
	GAS VALVE
	WATER VALVE
	TRANSFORMER
	ELECTRIC POLE
	LIGHT POLE
	HIGH TENSION TOWER
C.I.P.	CAST IRON PIPE
W.M.	WATER MAIN
W.S.	WATER SERVICE
G.M.	GAS MAIN
	TREE
100	CONTOUR
E	ELECTRIC
W	WATER
G	GAS
X	FENCE
S	SANITARY SEWER
T	TELEPHONE
OHW	OVERHEAD WIRE
D	DRAINAGE
CATV	TELEVISION
	DRAINAGE MANHOLE
	CATCH BASINS

PROPOSED

(TC92.00)	TOP OF CURB ELEVATION
(BC91.5)	BOTTOM OF CURB ELEVATION
x(92.0)	SPOT ELEVATION
LP	LEACHING POOL
CB	CATCH BASIN
SMH	SANITARY MANHOLE
DMH	DRAINAGE MANHOLE
(93)	CONTOUR
	SANITARY MANHOLE
	LEACHING POOL W/ OPEN GRATE
	LEACHING POOL W/ SOLID COVER
	DRAINAGE MANHOLE / CATCH BASIN
(TC – TOP OF CURB BOX)	
	INLINE DRAIN BASIN (DB)
	ROOF DRAIN CLEAN OUT (RCO)
	SURFACE DRAINAGE GRATE (SDG)
	HYDRANT
RO	ROOF DRAIN
DW LP	DRIVEWAY LEACHING POOL
LP DRA	LEACHING POOL IN DRAINAGE RESERVE AREA
LP	LEACHING POOL
(W)	WATER
(FS)	FIRE SERVICE
(WS)	WATER SERVICE
(E)	ELECTRIC
(G)	GAS
X	FENCE
(S)	SANITARY SEWER
	SANITARY HOUSE CONNECTION
(D)	DRAINAGE
(RD)	ROOF DRAIN
(T)	TELEPHONE
(CATV)	TELEVISION
	CONCRETE WALK
	CONSTRUCTION FENCE / LIMIT OF CLEARING
(FM)	SANITARY FORCE MAIN
	TEST HOLE
DRA	DRAINAGE RESERVE AREA
	DRAINAGE SHED BOUNDARY

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2	01/06/22	ADDED PLANTING AND LIGHTING	REP
1	12/21/21	SWPPP CONFORMANCE	GEO.

OWNER / APPLICANT:
DLV QOOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

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DATUM: N.A.V.D. 88

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ATHLETIC FIELD PLAN
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	1" = 20'
FILE NO.:	-
CADD:	05105 FSP 2020.DWG
DRAWING NO.:	C-125
SHEET NO.:	25 OF 37

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SPINNEY ROAD

PUNCHBOWL LANE

LEVEN WAY

GOLF PRO SHOP
F.FL 73.5
B.FL. 58.5

BUILDING 1

1st FLOOR - RECREATION / RESTAURANT
2nd FLOOR - 8 CONDOMINIUM UNITS
BASEMENT - PARKING

F.FL 73.5
B.FL. 58.5

FITNESS CENTER

POOL HOUSE
F.FL. 71.7

POOL

COLD TUB

HOT TUB

THE BOUNDARY INFORMATION INDICATED ON THIS PLAN WAS TAKEN FROM AN ACTUAL SURVEY COMPLETED BY NELSON AND POPE ON SEPTEMBER 05, 2014 AND UPDATED ON JULY 07, 2021

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LEGEND

EXISTING

- TC&G 59 — TOP OF CURB ELEVATION
- BC92.2 — BOTTOM OF CURB ELEVATION
- X*22.0 — SPOT ELEVATION
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- SANITARY MANHOLE
- ELECTRIC BOX
- PULL BOX
- FIRE HYDRANT
- GAS VALVE
- WATER VALVE
- TRANSFORMER
- ELECTRIC POLE
- LIGHT POLE
- HIGH TENSION TOWER
- C.I.P. — CAST IRON PIPE
- W.M. — WATER MAIN
- W.S. — WATER SERVICE
- G.M. — GAS MAIN
- TREE
- 99 — CONTOUR
- E — ELECTRIC
- W — WATER
- G — GAS
- X — FENCE
- S — SANITARY SEWER
- T — TELEPHONE
- OHW — OVERHEAD WIRE
- D — DRAINAGE
- CATV — TELEVISION
- DRAINAGE MANHOLE
- CATCH BASINS

PROPOSED

- (TC92.00) — TOP OF CURB ELEVATION
- (BC91.5) — BOTTOM OF CURB ELEVATION
- x(92.0) — SPOT ELEVATION
- LP — LEACHING POOL
- CB — CATCH BASIN
- SMH — SANITARY MANHOLE
- DMH — DRAINAGE MANHOLE
- CONTOUR
- SANITARY MANHOLE
- LEACHING POOL W/ OPEN GRATE
- LEACHING POOL W/ SOLID COVER
- DRAINAGE MANHOLE / CATCH BASIN (TC – TOP OF CURB BOX)
- INLINE DRAIN BASIN (DB)
- ROOF DRAIN CLEAN OUT (RCO)
- SURFACE DRAINAGE GRATE (SDG)
- HYDRANT
- RD — ROOF DRAIN
- DW LP — DRIVEWAY LEACHING POOL
- LP DRA — LEACHING POOL IN DRAINAGE RESERVE AREA
- LP — LEACHING POOL
- (W) — WATER
- (FS) — FIRE SERVICE
- (WS) — WATER SERVICE
- (E) — ELECTRIC
- (G) — GAS
- X — FENCE
- (S) — SANITARY SEWER
- SANITARY HOUSE CONNECTION
- (D) — DRAINAGE
- (RD) — ROOF DRAIN
- (T) — TELEPHONE
- (CATV) — TELEVISION
- CONCRETE WALK
- CONSTRUCTION FENCE / LIMIT OF CLEARING
- (FM) — SANITARY FORCE MAIN
- TEST HOLE
- DRA — DRAINAGE RESERVE AREA
- DRAINAGE SHED BOUNDARY

SCALE: 1" = 20'

0 20 40 60

NO.	DATE:	REVISIONS:	BY:
5	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO.
4	05-09-2022	GENERAL REVISION	GEO.
3	03-29-2022	REVISED PER TOWN AND S.C.D.H.S. COMMENTS	GEO.
2	01/06/22	ADDED PLANTING AND LIGHTING	REP
1	12/21/21	SWPPP CONFORMANCE	GEO

OWNER / APPLICANT:
OLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

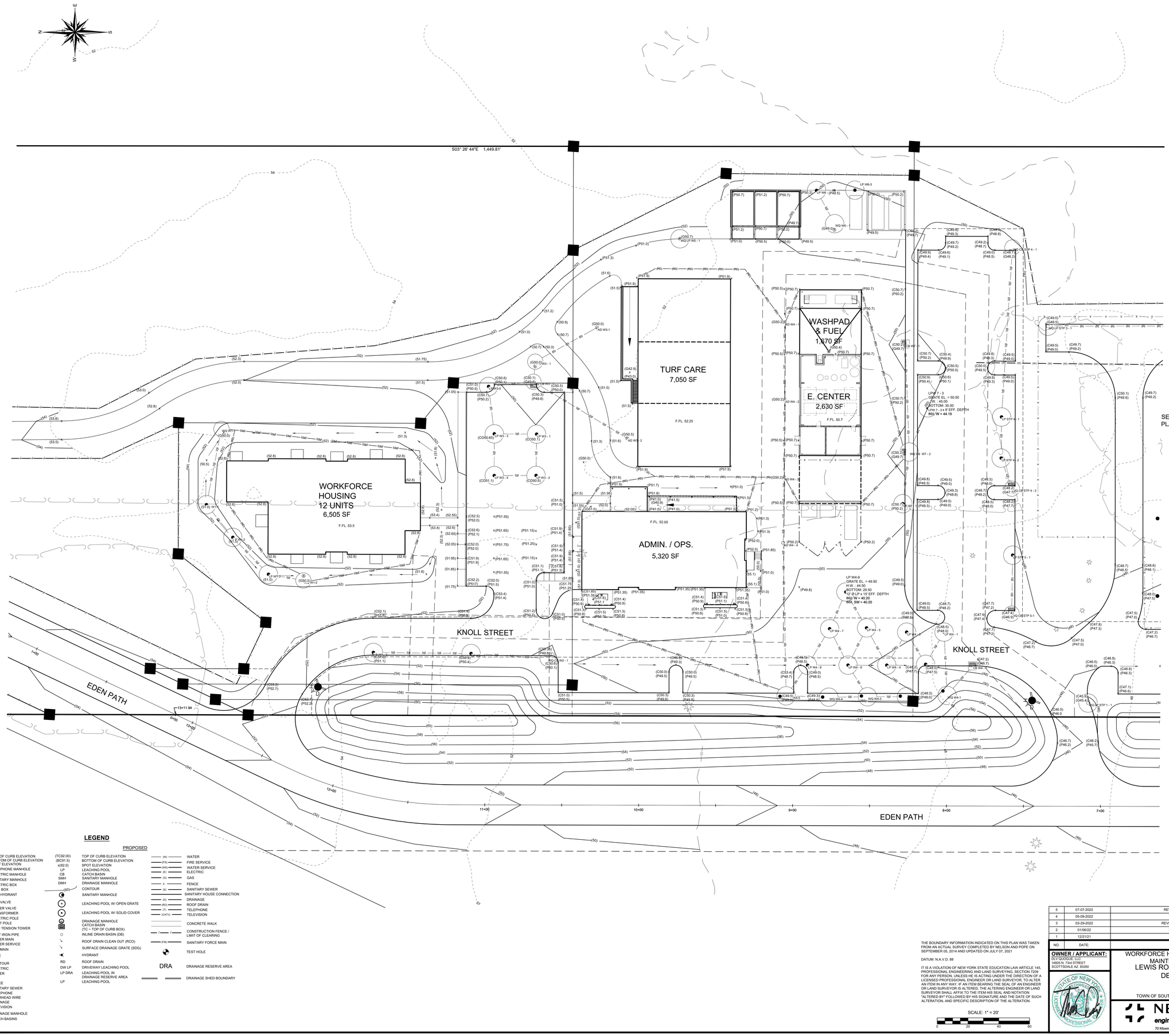
STATE OF NEW YORK — MICHAEL G. O'BRIEN — LICENSED PROFESSIONAL ENGINEER

TOWNHOUSE, CONDOMINIUM AND POOL AREA PLAN
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	1" = 20'
FILE NO.:	
CADD:	05105 FSP 2020.DWG
DRAWING NO.:	C-126
SHEET NO.:	26 OF 37

S:\projects\05105\BORD\SURVEY\FINALS\2020\MAY 2020\05105 FSP 2020.DWG, TOWNHOUSE AREA, 7/25/2022 3:17:38 PM, DWG To PDF.pc3


S03° 26' 44"E 1,449.81'
WORKFORCE HOUSING
12 UNITS
6,505 SF
F.F.L. 53.5
TURF CARE
7,050 SF
F.FL. 52.25
WASHPAD & FUEL
1,670 SF
E. CENTER
2,630 SF
F.FL. 50.7
ADMIN. / OPS.
5,320 SF
F.FL. 52.05
KNOLL STREET
EDEN PATH
SEWAGE TREATMENT PLANT AREA
LP W6-3
LP W6 - (P48.5)
WQ W6 - 1
LP W4-9
GRATE EL. = 49.50
H.W. = 44.50
BOTTOM: 29.50
12' Ø L/P x 15' EFF. DEPTH
INV.W = 40.20
INV. SW = 40.20
LPW 7 - 3
GRATE EL. = 50.00
INV. = 45.00
BOTTOM: 35.00
LPW 7 - 3 x 5' EFF. DEPTH
INV.W = 44.19
LP STP 4-1
LP STP 4-2
LP STP 5 - 1
LP STP 5 - 2
WQ STP 1 - 1
WQ STP 3 - 1
WQ STP 4 - 1
WQ STP 4 - 2
WQ STP 5-1
WQ W7 - 2
WQ W4-1
WQ W4-2
WQ W4-3
WQ W4-4
LP W4 - 1
LP W4 - 2
LP W4 - 4
LP W4 - 5
LP W4 - 6
LP W4 - 7
LP W4 - 8
CB W4 - 1
CB W7 - 1
AD W3-1
AD W3 - 1
AD W3 - 2
AD W4 - 1
AD W4 - 2
AD W4 - 3
AD W4 - 4
LP W3 - 1
LP W3 - 2
LP W3 - 3
LP W3 - 4
WQ W1-1
WQ W1-2
WQ W1-3
WQ W1-4
WQ W2 - 1
WQ W2-1
WQ W2-2
WQ W5 - 1
WQ W5-1
CB W1 - 1
CB W1 - 2
CB W2 - 1
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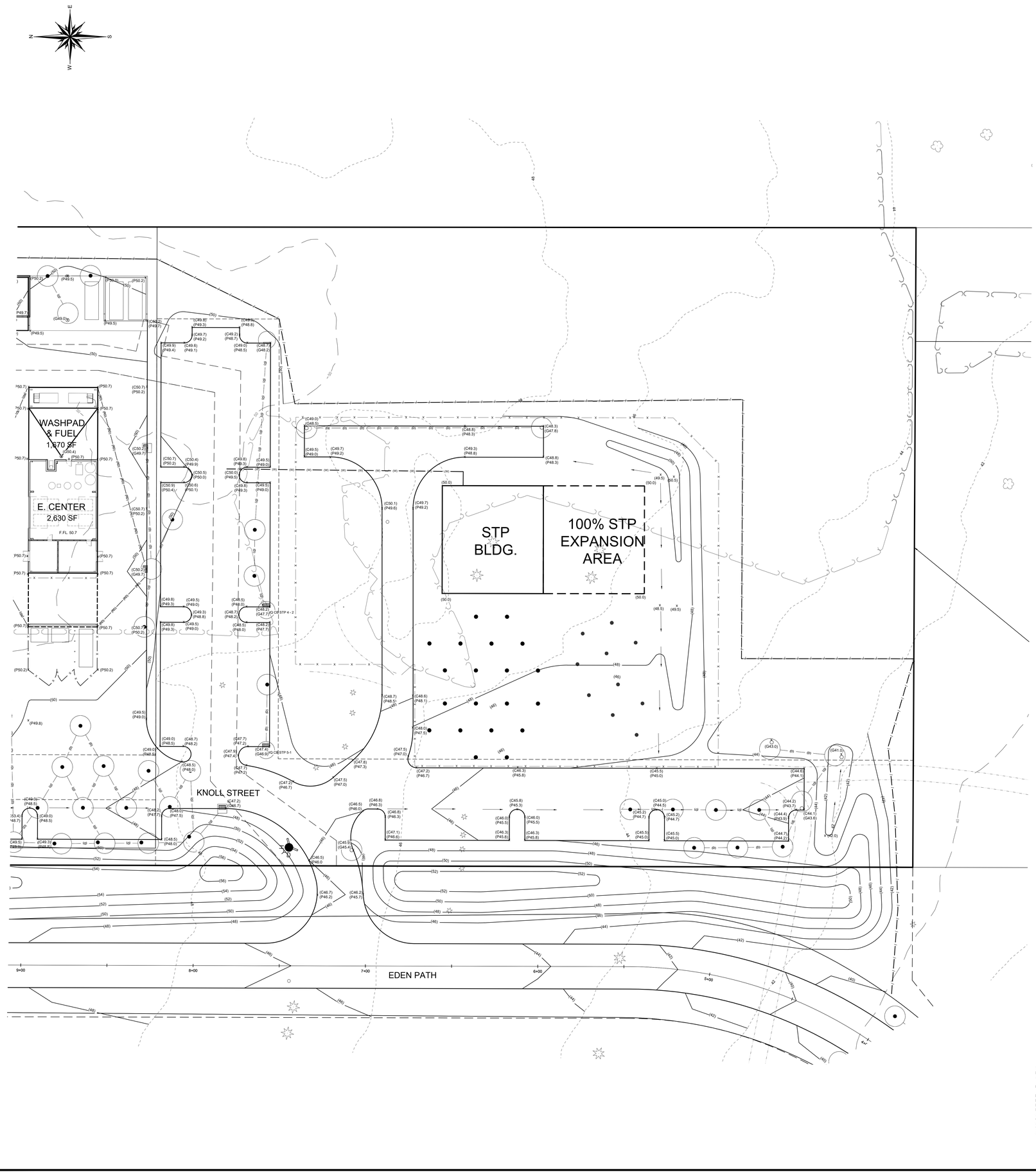
CB W2 -



NOTE:
REFER TO SEPARATE PLANS PREPARED BY P.W. GROSSER FOR DETAILED SANITARY SEWER AND WATER PLANS AND DETAILS

LEGEND

EXISTING

TC92.59	TOP OF CURB ELEVATION
BC90.2	BOTTOM OF CURB ELEVATION
X32.0	SPOT ELEVATION
	TELEPHONE MANHOLE
	ELECTRIC MANHOLE
	SANITARY MANHOLE
	ELECTRIC BOX
	PULL BOX
	FIRE HYDRANT
	GAS VALVE
	WATER VALVE
	TRANSFORMER
	ELECTRIC POLE
	LIGHT POLE
	HIGH TENSION TOWER
C.I.P.	CAST IRON PIPE
W.M.	WATER MAIN
W.S.	WATER SERVICE
G.M.	GAS MAIN
	TREE
	CONTOUR
E	ELECTRIC
W	WATER
G	GAS
X	FENCE
S	SANITARY SEWER
T	TELEPHONE
OHW	OVERHEAD WIRE
D	DRAINAGE
CATV	TELEVISION
	DRAINAGE MANHOLE
	CATCH BASINS

PROPOSED

(TC92.00)	TOP OF CURB ELEVATION
(BC91.5)	BOTTOM OF CURB ELEVATION
x(92.0)	SPOT ELEVATION
LP	LEACHING POOL
CB	CATCH BASIN
SMH	SANITARY MANHOLE
DMH	DRAINAGE MANHOLE
(93)	CONTOUR
	SANITARY MANHOLE
	LEACHING POOL W/ OPEN GRATE
	LEACHING POOL W/ SOLID COVER
	DRAINAGE MANHOLE
	CATCH BASIN (TC = TOP OF CURB BOX)
	INLINE DRAIN BASIN (DB)
	ROOF DRAIN CLEAN OUT (RCO)
	SURFACE DRAINAGE GRATE (SDG)
	HYDRANT
RD	ROOF DRAIN
DW LP	DRIVEWAY LEACHING POOL
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LP	LEACHING POOL
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(WS)	WATER SERVICE
(E)	ELECTRIC
(G)	GAS
x	FENCE
(S)	SANITARY SEWER
	SANITARY HOUSE CONNECTION
(D)	DRAINAGE
(RD)	ROOF DRAIN
(T)	TELEPHONE
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	CONCRETE WALK
	CONSTRUCTION FENCE / LIMIT OF CLEARING
(FM)	SANITARY FORCE MAIN
	TEST HOLE
DRA	DRAINAGE RESERVE AREA
	DRAINAGE SHED BOUNDARY

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2	01/06/22	ADDED PLANTING AND LIGHTING	REP.
1	12/21/21	SWPPP CONFORMANCE	GEO.

THE BOUNDARY INFORMATION INDICATED ON THIS PLAN WAS TAKEN FROM AN ACTUAL SURVEY COMPLETED BY NELSON AND POPE ON SEPTEMBER 05, 2014 AND UPDATED ON JULY 07, 2021

DATUM: N.A.V.D. 88

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

SCALE: 1" = 20'

0 20 40 60

OWNER / APPLICANT:
DLV QUOGUE, LLC
1460S.N. 73rd STREET
SCOTTSDALE AZ. 85260

STATE OF NEW YORK — MARK CHARLES LEWIS — LICENSED PROFESSIONAL ENGINEER

SEWAGE TREATMENT PLANT AREA PLAN
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	1" = 20'
FILE NO.:	-
CADD:	05105 FSP 2020.DWG
DRAWING NO.:	C-128
SHEET NO.:	28 OF 37

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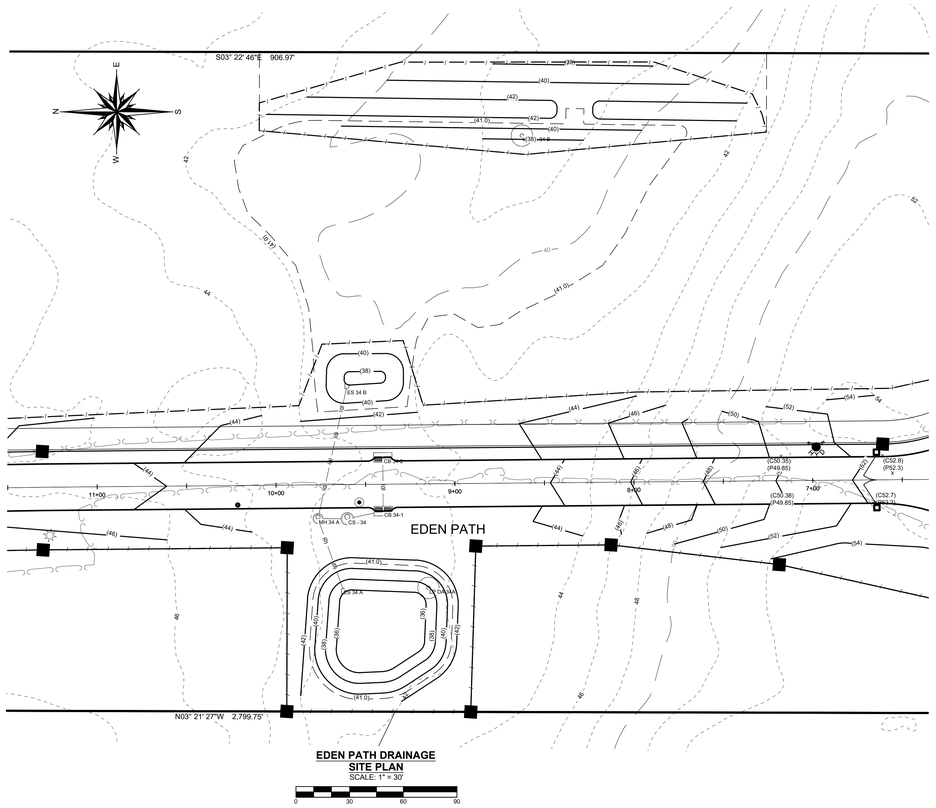
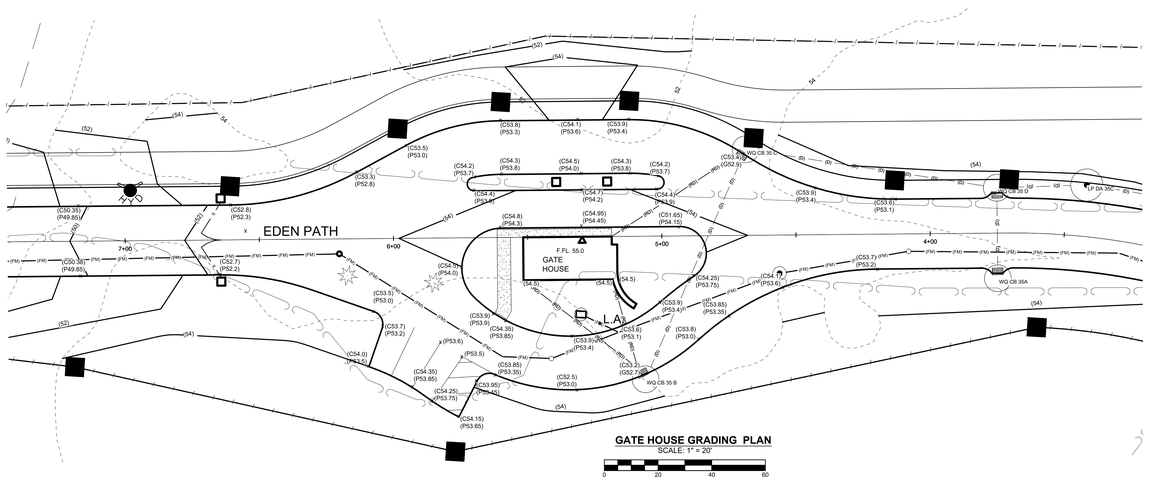


EDEN PATH DRAINAGE SITE PLAN
SCALE: 1" = 30'
0 30 60 90



GATE HOUSE GRADING PLAN
SCALE: 1" = 20'
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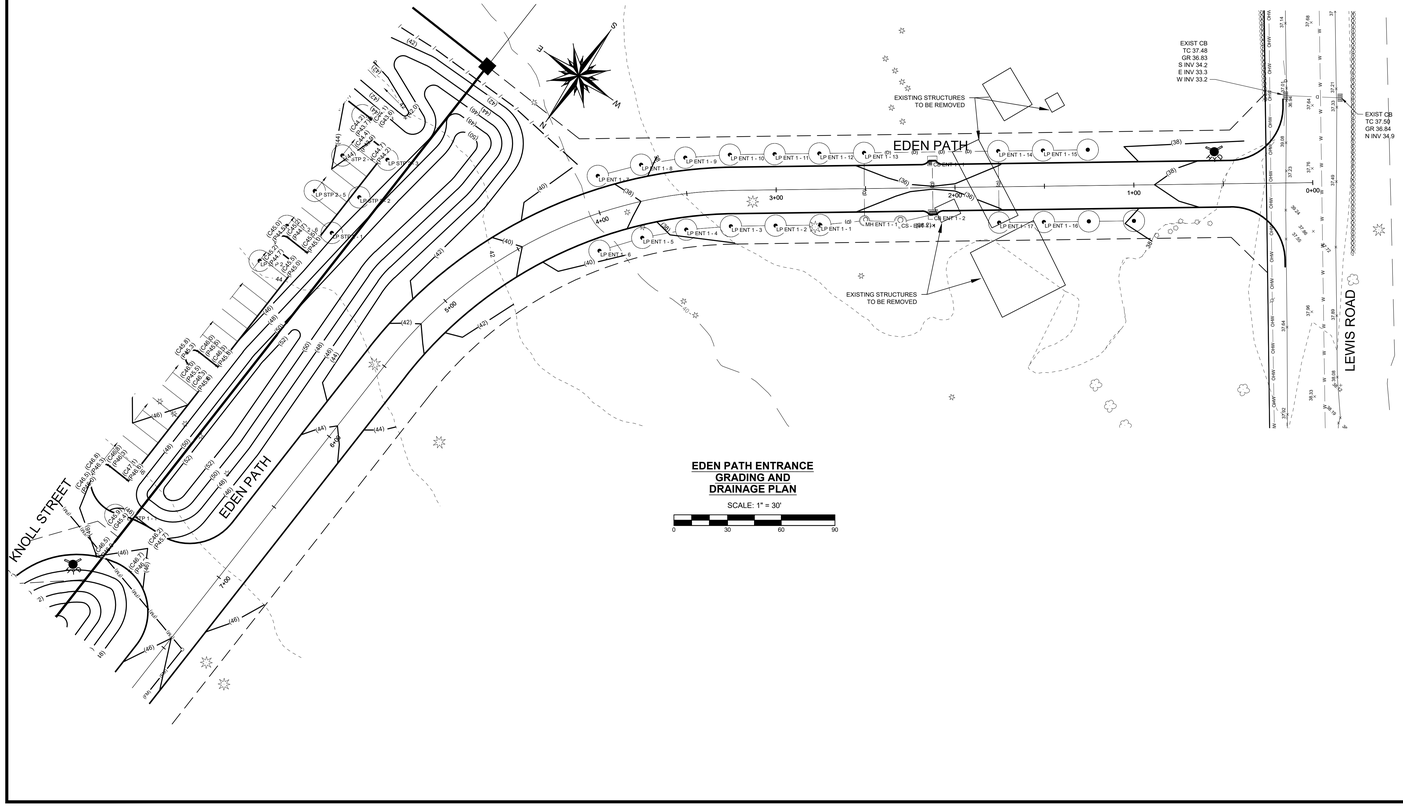

EDEN PATH ENTRANCE GRADING AND DRAINAGE PLAN
SCALE: 1" = 30'
0 30 60 90

LEGEND

EXISTING

TC92.59	TOP OF CURB ELEVATION
BC90.2	BOTTOM OF CURB ELEVATION
x92.0	SPOT ELEVATION
	TELEPHONE MANHOLE
	ELECTRIC MANHOLE
	SANITARY MANHOLE
	ELECTRIC BOX
	PULL BOX
	FIRE HYDRANT
	GAS VALVE
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	TRANSFORMER
	ELECTRIC POLE
	LIGHT POLE
	HIGH TENSION TOWER
C.I.P.	CAST IRON PIPE
W.M.	WATER MAIN
W.S.	WATER SERVICE
G.M.	GAS MAIN
	TREE
100	CONTOUR
E	ELECTRIC
W	WATER
G	GAS
X	FENCE
S	SANITARY SEWER
T	TELEPHONE
OHW	OVERHEAD WIRE
D	DRAINAGE
CATV	TELEVISION
	DRAINAGE MANHOLE
	CATCH BASINS

PROPOSED

(TC92.00)	TOP OF CURB ELEVATION
(BC91.5)	BOTTOM OF CURB ELEVATION
x(92.0)	SPOT ELEVATION
LP	LEACHING POOL
CB	CATCH BASIN
SMH	SANITARY MANHOLE
DMH	DRAINAGE MANHOLE
(93)	CONTOUR
	SANITARY MANHOLE
	LEACHING POOL W/ OPEN GRATE
	LEACHING POOL W/ SOLID COVER
	DRAINAGE MANHOLE CATCH BASIN (TC – TOP OF CURB BOX)
	INLINE DRAIN BASIN (DB)
	ROOF DRAIN CLEAN OUT (RCO)
	SURFACE DRAINAGE GRATE (SDG)
	HYDRANT
RD	ROOF DRAIN
DW LP	DRIVEWAY LEACHING POOL
LP DRA	LEACHING POOL IN DRAINAGE RESERVE AREA
LP	LEACHING POOL
(W)	WATER
(FS)	FIRE SERVICE
(WS)	WATER SERVICE
(E)	ELECTRIC
(G)	GAS
x	FENCE
(S)	SANITARY SEWER
	SANITARY HOUSE CONNECTION
(D)	DRAINAGE
(RD)	ROOF DRAIN
(T)	TELEPHONE
(CATV)	TELEVISION
	CONCRETE WALK
/ /	CONSTRUCTION FENCE / LIMIT OF CLEARING
(FM)	SANITARY FORCE MAIN
	TEST HOLE
DRA	DRAINAGE RESERVE AREA
	DRAINAGE SHED BOUNDARY

NO.	DATE:	REVISIONS:	BY:
5	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO.
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OWNER / APPLICANT:
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1460S.N. 73rd STREET
SCOTTSDALE AZ. 85260

THE BOUNDARY INFORMATION INDICATED ON THIS PLAN WAS TAKEN FROM AN ACTUAL SURVEY COMPLETED BY NELSON AND POPE ON SEPTEMBER 05, 2014 AND UPDATED ON JULY 07, 2021

DATUM: N.A.V.D. 88

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GATE HOUSE PLAN ,EDEN PATH ENTRANCE AND EDEN PATH DRAINAGE AND GRADING PLAN
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON+POPE
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PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	AS NOTED
FILE NO.:	-
CADD:	05105 FSP 2020.DWG
DRAWING NO.:	C-129
SHEET NO.:	29 OF 37

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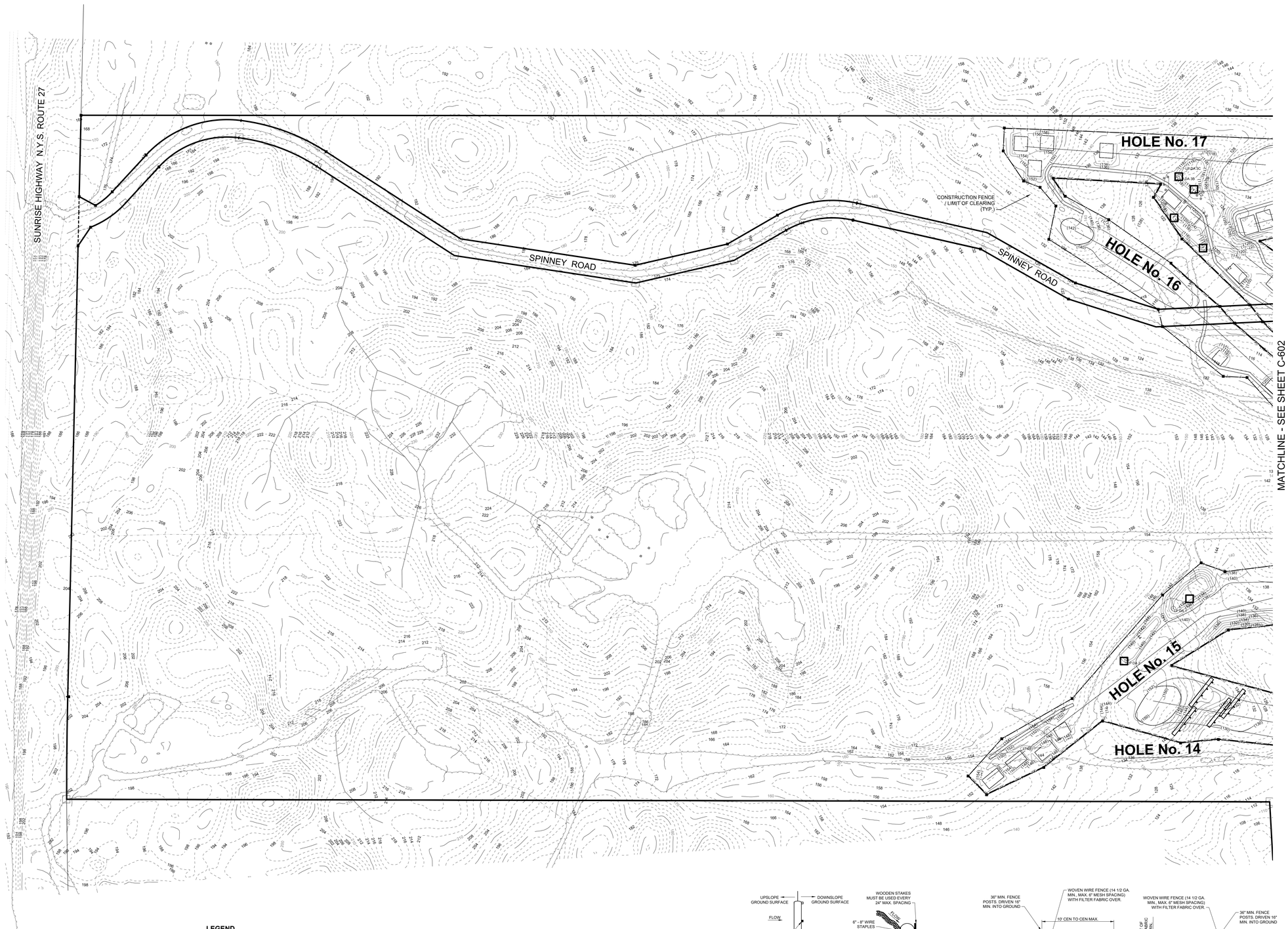


EROSION CONTROL NOTES

1. A - EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AND REMAIN UNDISTURBED.
   B - CLEARING AND GRADING SHALL BE SCHEDULED SO AS TO MINIMIZE THE SIZE OF EXPOSED AREAS AND THE LENGTH OF TIME THAT AREAS ARE EXPOSED.
   C - THE LENGTH AND STEEPNESS OF CLEARED SLOPES SHALL BE MINIMIZED TO REDUCE RUN-OFF VELOCITIES.
   D - RUN-OFF SHALL BE DIVERTED AWAY FROM CLEARED SLOPES.
   E - SEDIMENT SHALL BE TRAPPED ON-SITE.
2. SPECIFIC METHODS AND MATERIALS EMPLOYED IN THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES SHALL CONFORM TO THE NEW YORK GUIDELINES FOR EROSION AND SEDIMENT CONTROL, LATEST EDITION.
3. SEDIMENT BARRIERS (SILT FENCES, HAY BALES OR APPROVED EQUAL) SHALL BE INSTALLED AS REQUIRED ALONG LIMITS OF DISTURBANCE FOR THE DURATION OF THE WORK. NO SEDIMENT FROM THE SITE SHALL BE PERMITTED TO WASH ON TO ADJACENT PROPERTIES, WETLANDS OR ROADS.
4. GRADED AND STRIPPED AREAS AND STOCKPILES SHALL BE KEPT STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AS REQUIRED. SEED MIXTURE SHALL BE IN ACCORDANCE WITH SOIL CONSERVATION SERVICE RECOMMENDATIONS.
5. DRAINAGE INLETS INSTALLED AS PART OF THE PROJECT SHALL BE PROTECTED FROM SEDIMENT BUILD-UP THROUGH THE USE OF SEDIMENT BARRIERS, SEDIMENT TRAPS, ETC., AS REQUIRED.
6. INSPECTION AND MAINTENANCE OF EROSION CONTROL MEASURES IS TO BE PERFORMED DAILY BY CONTRACTOR PRIOR TO THE START OF CONSTRUCTION FOR THE DAY AND AFTER HEAVY OR PROLONGED STORMS. MAINTENANCE MEASURES INCLUDE, BUT NOT LIMITED TO, CLEANING OF SEDIMENT BASINS OR TRAPS, CLEAING OR REPAIR OF SEDIMENT BARRIERS, CLEANING AND REPAIR OF BERMS AND DIVERSIONS, AND CLEANING AND REPAIR OF OF INLET PROTECTION.
7. APPROPRIATE MEANS SHALL BE USED TO CONTROL DUST DURING CONSTRUCTION. SEE DUST CONTROL NOTES, THIS SHEET.
8. 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.
9. SEDIMENT BARRIERS AND OTHER EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL UPLAND DISTURBED AREAS ARE PERMANENTLY STABILIZED. AFTER PERMANENT STABILIZATION, PAVED AREAS SHALL BE CLEANED AND DRAINAGE SYSTEM FLUSHED AS NECESSARY.
10. DURING THE COURSE OF CONSTRUCTION, CERTAIN EROSION AND SEDIMENT CONTROL MEASURES MAY BECOME NECESSARY TO PREVENT THE TRANSPORT OF SEDIMENT TO OFF-SITE AREAS, PONDS, WATER COURSES, DRAINAGE INLETS, RECHARGE BASINS, ETC. ACTUAL EROSION CONTROL MEASURES WILL BE DICTATED BY FIELD CONDITIONS AS CONSTRUCTION PROGRESSES BUT THE GENERAL CONDITIONS IN NOTES 1 THROUGH 9 SHALL BE OBSERVED.

DUST CONTROL NOTES

DEFINITION
THE CONTROL OF DUST RESULTING FROM LAND-DISTURBING ACTIVITIES.

PURPOSE
TO PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM DISTURBED SOIL SURFACES THAT MAY CAUSE OFF-SITE DAMAGE, HEALTH HAZARDS AND TRAFFIC SAFETY PROBLEMS.

CONDITIONS WHERE PRACTICE APPLIES
ON CONSTRUCTION ROADS, ACCESS POINTS, AND OTHER DISTURBED AREAS SUBJECT TO SURFACE DUST MOVEMENT AND DUST BLOWING WHERE OFF-SITE DAMAGE MAY OCCUR IF DUST IS NOT CONTROLLED.

DESIGN CRITERIA
CONSTRUCTION OPERATIONS SHOULD BE SCHEDULED TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ONE TIME. BUFFER AREAS OF VEGETATION SHOULD BE LEFT WHERE PRACTICAL. TEMPORARY OR PERMANENT STABILIZATION MEASURES SHOULD BE INSTALLED. NO SPECIFIC DESIGN CRITERIA ARE GIVEN, SEE CONSTRUCTION SPECIFICATIONS BELOW FOR COMMON METHODS OF DUST CONTROL.

WATER QUALITY MUST BE CONSIDERED WHEN MATERIALS ARE SELECTED FOR DUST CONTROL. WHERE THERE IS POTENTIAL FOR THE MATERIAL TO WASH OFF TO A STREAM OR WATER BODY, INGREDIENT INFORMATION MUST BE PROVIDED TO THE LOCAL PERMITTING AUTHORITY.

CONSTRUCTION SPECIFICATIONS

A. NON-DRIVING AREAS - THESE AREAS USE PRODUCTS AND MATERIALS APPLIED OR PLACED ON SOIL SURFACES TO PREVENT AIRBORNE MIGRATION OF SOIL PARTICLES.

VEGETATIVE COVER - FOR DISTURBED AREAS NOT SUBJECT TO TRAFFIC; VEGETATION PROVIDES THE MOST PRACTICAL METHOD OF DUST CONTROL. TEMPORARY SEEDING SHALL BE AS FOLLOWS:

RYE GRASS (ANNUAL OR PERENNIAL) AT 30 LBS. PER ACRE (0.7 LBS./1,000 S.F.)

CERTIFIED "AROOSTOOK" WINTER RYE (CEREAL RYE) AT 100 LBS. PER ACRE (2.5 LBS./S.F.)

USE WINTER RYE IF SEEDING IN OCTOBER / NOVEMBER.

MULCH (INCLUDING GRAVEL MULCH) - MULCH OFFERS A FAST, EFFECTIVE MEANS OF CONTROLLING DUST. THIS CAN ALSO INCLUDE ROLLED EROSION CONTROL BLANKETS.

SPRAY ADHESIVES - THESE ARE PRODUCTS GENERALLY COMPOSED OF POLYMERS IN A LIQUID OR SOLID FORM THAT ARE MIXED WITH WATER TO FORM AN EMULSION THAT IS SPRAYED ON THE SOIL SURFACE WITH TYPICAL HYDROSEEDING EQUIPMENT. THE MIXING RATIOS AND APPLICATION RATES WILL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR THE SPECIFIC SOILS ON THE SITE. IN NO CASE SHOULD THE APPLICATION OF THESE ADHESIVES BE MADE ON WET SOILS OR IF THERE IS A PROBABILITY OF PRECIPITATION WITHIN 48 HOURS OF ITS PROPOSED USE. MATERIAL SAFETY DATA SHEETS WILL BE PROVIDED TO ALL APPLICATORS AND OTHERS WORKING WITH THE MATERIAL.

EXAMPLES OF SPRAY ADHESIVES FOR USE ON MINERAL SOILS ARE SHOWN IN THE FOLLOWING TABLE.

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS ACRE
ACRYLIC POLYMER	9:1	COURSE SPRAY	500
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300

B. DRIVING AREAS - THESE AREAS UTILIZE WATER, POLYMER EMULSIONS AND BARRIERS TO PREVENT DUST MOVEMENT FROM THE TRAFFIC SURFACE INTO THE AIR.

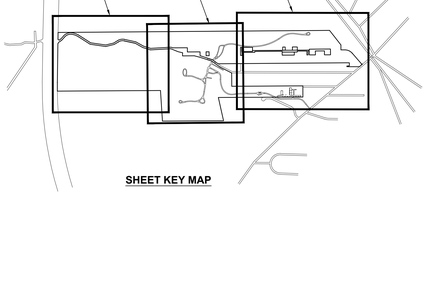
SPRINKLING - THIS SITE MAY BE SPRAYED UNTIL THE SURFACE IS WET. THIS IS ESPECIALLY EFFECTIVE ON HAUL ROADS AND ACCESS ROUTES.

POLYMER ADDITIVES - THESE POLYMERS ARE MIXED WITH WATER AND APPLIED TO THE DRIVING SURFACE BY A WATER TRUCK WITH A GRAVITY FEED DRIP BAR, SPRAY BAR OR AUTOMATED DISTRIBUTOR TRUCK. THE MIXING RATIOS AND APPLICATION RATES WILL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. INCORPORATION OF THE EMULSION INTO THE SOIL WILL BE DONE TO THE APPROPRIATE DEPTH BASED ON EXPECTED TRAFFIC. COMPACTION AFTER INCORPORATION WILL BE BY VIBRATORY ROLLER TO A MINIMUM OF 95%. THE PREPARED SURFACE SHALL BE MOIST AND NO APPLICATION OF THE POLYMER WILL BE MADE IF THERE IS A PROBABILITY OF PRECIPITATION WITHIN 48 HOURS OF ITS PROPOSED USE. MATERIAL SAFETY DATA SHEETS WILL BE PROVIDED TO ALL APPLICATORS WORKING WITH THE MATERIAL.

BARRIERS - WOVEN GEOTEXTILES CAN BE PLACED ON THE DRIVING SURFACE TO EFFECTIVELY REDUCE DUST THROW AND PARTICLE MIGRATION ON HAUL ROADS. STONE CAN ALSO BE USED FOR CONSTRUCTION ROADS FOR EFFECTIVE DUST CONTROL.

WINDBREAK - A SILT FENCE OR SIMILAR BARRIER CAN CONTROL AIR CURRENTS AT INTERVALS EQUAL TO TEN TIMES THE BARRIER HEIGHT. PRESERVE EXISTING WIND BARRIER VEGETATION AS MUCH AS PRACTICAL.

MAINTENANCE
MAINTAIN DUST CONTROL MEASURES THROUGH DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS ARE STABILIZED.



SHEET KEY MAP

LEGEND

EXISTING			PROPOSED		
TC92.59	TOP OF CURB ELEVATION	(TC92.00)	TOP OF CURB ELEVATION	(W)	WATER
BC92.2	BOTTOM OF CURB ELEVATION	(BC91.5)	BOTTOM OF CURB ELEVATION	(FS)	FIRE SERVICE
X92.0	SPOT ELEVATION	x(92.0)	SPOT ELEVATION	(WS)	WATER SERVICE
	TELEPHONE MANHOLE	LP	LEACHING POOL	(E)	ELECTRIC
	ELECTRIC MANHOLE	CB	CATCH BASIN	(G)	GAS
	SANITARY MANHOLE	SMH	SANITARY MANHOLE	x	FENCE
	ELECTRIC BOX	DMH	DRAINAGE MANHOLE	(S)	SANITARY SEWER
	PULL BOX	(93)	CONTOUR	(SC)	SANITARY HOUSE CONNECTION
	FIRE HYDRANT		SANITARY MANHOLE	(D)	DRAINAGE
	GAS VALVE		LEACHING POOL W/ OPEN GRATE	(RD)	ROOF DRAIN
	WATER VALVE			(T)	TELEPHONE
	TRANSFORMER		LEACHING POOL W/ SOLID COVER	(CATV)	TELEVISION
	ELECTRIC POLE				
	LIGHT POLE		DRAINAGE MANHOLE / CATCH BASIN (TC – TOP OF CURB BOX)		CONCRETE WALK
	HIGH TENSION TOWER				CONSTRUCTION FENCE / LIMIT OF CLEARING
C.I.P.	CAST IRON PIPE		INLINE DRAIN BASIN (DB)		
W.M.	WATER MAIN		ROOF DRAIN CLEAN OUT (RCO)	(FM)	SANITARY FORCE MAIN
W.S.	WATER SERVICE		SURFACE DRAINAGE GRATE (SDG)		
G.M.	GAS MAIN				TEST HOLE
	TREE		HYDRANT		
168	CONTOUR	RD	ROOF DRAIN	DRA	DRAINAGE RESERVE AREA
E	ELECTRIC	DW LP	DRIVEWAY LEACHING POOL		
W	WATER	LP DRA	LEACHING POOL IN DRAINAGE RESERVE AREA		DRAINAGE SHED BOUNDARY
G	GAS	LP	LEACHING POOL		
X	FENCE				
S	SANITARY SEWER				
T	TELEPHONE				
OHW	OVERHEAD WIRE				
D	DRAINAGE				
CATV	TELEVISION				
	DRAINAGE MANHOLE				
	CATCH BASINS				

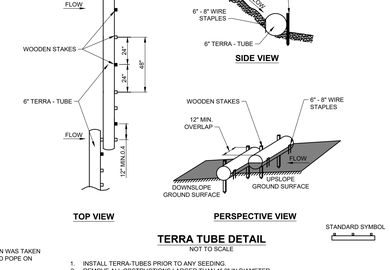
EROSION CONTROL MEASURES LEGEND

CONSTRUCTION FENCE / LIMIT OF CLEARING	/ —— / —— /
SILT FENCE	(SF)—(SF)—(SF)
STONE AND BLOCK INLET PROTECTION	
INLET GRATE PROTECTION	
CURB AND GRATE INLET PROTECTION	
CONCRETE WASHOUT	
CONSTRUCTION ENTRANCE	
TERRA - TUBE	

THE BOUNDARY INFORMATION INDICATED ON THIS PLAN WAS TAKEN FROM AN ACTUAL SURVEY COMPLETED BY NELSON AND POPE ON SEPTEMBER 05, 2014 AND UPDATED ON JULY 07, 2021

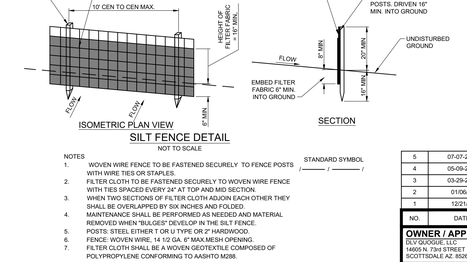
DATUM: N.A.V.D. 88

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.



TERRA TUBE DETAIL
NOT TO SCALE

1. INSTALL TERRA-TUBES PRIOR TO ANY SEEDING.
2. REMOVE ALL OBSTRUCTIONS LARGER THAN 1"-2" IN DIAMETER.
3. ANCHOR UPSLOPE SIDE USING 6"-8" U-SHAPED WIRE STAPLES OR APPROVED DEVICE EVERY 1'. POSITION ANCHORS 1" INWARD FROM UPPER EDGE OF DEVICE, DRIVE FLUSH TO SOIL.
4. BACKFILL AND COMPACT LOOSE SOIL AGAINST UPSLOPE SIDE.
5. OVERLAP ADJACENT TUBES BY A MINIMUM OF 1'. REDUCE STAKE INTERVAL ON DOWNSLOPE SIDE TO 1' INTERVAL MAKING SURE TO PLACE A STAKE AT THE END OF THE TUBES.
6. REFER TO MANUFACTURERS' INSTALLATION GUIDE FOR ADDITIONAL INFORMATION.



SILT FENCE DETAIL
NOT TO SCALE

NOTES
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD.
6. FENCE: WOVEN WIRE, 14 1/2 GA. 6" MAX.MESH OPENING.
7. FILTER CLOTH SHALL BE A WOVEN GEOTEXTILE COMPOSED OF POLYPROPYLENE CONFORMING TO AASHTO M288.

STANDARD SYMBOL

SCALE: 1" = 100'
0 50 100 200

NO.	DATE:	REVISIONS:	BY:
5	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO.
4	05-09-2022	GENERAL REVISION	GEO.
3	03-29-2022	REVISED PER TOWN AND S.C.D.H.S. COMMENTS	GEO
2	01/06/22	ADDED PLANTING AND LIGHTING	REP
1	12/21/21	SWPPP CONFORMANCE	GEO.

OWNER / APPLICANT:
SCYPOQUE LLC
14005 N. 73rd STREET
SCOTTSDALE AZ 85260

STATE OF NEW YORK — JOHN CHARLES POPE — LICENSED PROFESSIONAL ENGINEER

EROSION CONTROL PLAN 1

LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

SITUATED AT -
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	1" = 100'
FILE NO.:	-
CADD:	05105 FSP 2020.DWG
DRAWING NO.:	C-130
SHEET NO.:	30 OF 37

© nelson\05105\DRAWINGS\PLANS\2020\05105 FSP 2020.DWG, EC-1, 7/25/2022 3:19:43 PM, DWG To PDF.pc3

MATCHLINE - SEE SHEET C-601

MATCHLINE - SEE SHEET C-603

LIMIT OF GOLF COURSE (TYP.)

HOLE No. 1

HOLE No. 2

HOLE No. 3

HOLE No. 4

HOLE No. 10

HOLE No. 11

HOLE No. 12

HOLE No. 13

HOLE No. 14

HOLE No. 16

HOLE No. 18

REDAN TRAIL

MONTAUK TRAIL

SPINNEY ROAD

EDEN PATH

LEVEN WAY

ASPATUCK WAY

CAPE CIRCLE

BIARRITZ TRAIL

STOCKPILE AREA

RECREATION AND CONDOMINIUM PARCEL

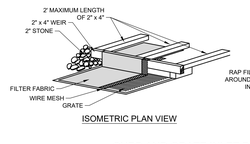
SILT FENCE - LIMIT OF CLEARING / REGRADING (TYP.)

LAND NOW OR FORMERLY OF TOWN OF SOUTHAMPTON 0900-288.00-01.00-058.004

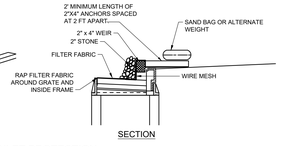
LEGEND

EXISTING		PROPOSED	
TC92.59	TOP OF CURB ELEVATION	(TC92.00)	TOP OF CURB ELEVATION
BC92.2	BOTTOM OF CURB ELEVATION	(BC91.5)	BOTTOM OF CURB ELEVATION
92.0	SPOT ELEVATION	x(92.0)	SPOT ELEVATION
	TELEPHONE MANHOLE	LP	LEACHING POOL
	ELECTRIC MANHOLE	CB	CATCH BASIN
	SANITARY MANHOLE	SMH	SANITARY MANHOLE
	ELECTRIC BOX	DMH	DRAINAGE MANHOLE
	PULL BOX	(92)	CONTOUR
	FIRE HYDRANT		SANITARY MANHOLE
	GAS VALVE		LEACHING POOL W/ OPEN GRATE
	WATER VALVE		LEACHING POOL W/ SOLID COVER
	TRANSFORMER		DRAINAGE MANHOLE
	ELECTRIC POLE		CATCH BASIN
	LIGHT POLE		(TC = TOP OF CURB BOX)
	HIGH TENSION TOWER		INLINE DRAIN BASIN (DB)
C.I.P.	CAST IRON PIPE		ROOF DRAIN CLEAN OUT (RCO)
W.M.	WATER MAIN		SURFACE DRAINAGE GRATE (SDG)
W.S.	WATER SERVICE		HYDRANT
G.M.	GAS MAIN	RD	ROOF DRAIN
	TREE	DW LP	DRIVEWAY LEACHING POOL
	CONTOUR	LP DRA	LEACHING POOL IN DRAINAGE RESERVE AREA
E	ELECTRIC	LP	LEACHING POOL
W	WATER		
G	GAS		
X	FENCE		
S	SANITARY SEWER		
T	TELEPHONE		
OHW	OVERHEAD WIRE		
D	DRAINAGE		
CATV	TELEVISION		
	DRAINAGE MANHOLE		
	CATCH BASINS		

PROPOSED	
(W)	WATER
(FS)	FIRE SERVICE
(WS)	WATER SERVICE
(E)	ELECTRIC
(G)	GAS
X	FENCE
(S)	SANITARY SEWER
	SANITARY HOUSE CONNECTION
(D)	DRAINAGE
(RD)	ROOF DRAIN
(T)	TELEPHONE
(CATV)	TELEVISION
	CONCRETE WALK
	CONSTRUCTION FENCE / LIMIT OF CLEARING
(FM)	SANITARY FORCE MAIN
	TEST HOLE
DRA	DRAINAGE RESERVE AREA
	DRAINAGE SHED BOUNDARY



ISOMETRIC PLAN VIEW



SECTION

CURB AND GRATE INLET PROTECTION

NOT TO SCALE

STANDARD SYMBOL

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2" x 4" CONSTRUCTION GRADE LUMBER.
3. WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30 INCH MINIMUM WIDTH WITH A LENGTH 4 FEET LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO A 2" x 4" WEIR
4. THE WEIR SHALL BE SECURELY NAILED TO 2" x 4" SPACERS 9 INCHES LONG SPACED NO MORE THAN 8 FEET APART.
5. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" x 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHTS.
6. MAXIMUM DRAINAGE AREA 1 ACRE

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DATUM: N.A.V.D. 88

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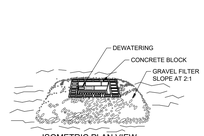
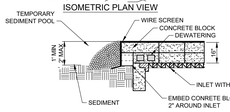


ISOMETRIC PLAN VIEW



SECTION

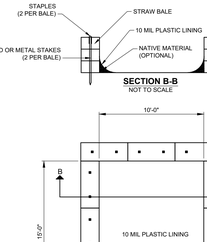
STONE AND BLOCK INLET PROTECTION DETAIL

NOT TO SCALE

STANDARD SYMBOL

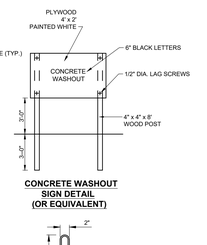
NOTES

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.
5. MAXIMUM DRAINAGE AREA - 1 ACRE



SECTION B-B
NOT TO SCALE

PLAN



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)

STAPLE DETAIL

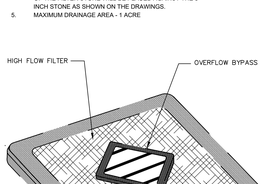
TEMPORARY STRAW BALE CONCRETE WASHOUT DETAIL

NOT TO SCALE

STANDARD SYMBOL

NOTES:

1. WASHOUT AREA SHALL BE A MINIMUM OF 50' FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES AND WATER COURSES.
2. ONCE CONCRETE WASTES ARE WASHED INTO DESIGNATED AREAS AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, COUNTY, AND STATE REGULATIONS.
3. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 20' OF TEMPORARY WASHOUT FACILITY.



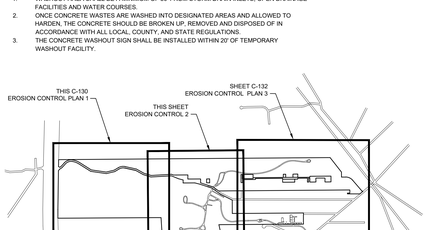
STANDARD SYMBOL

INLET GRATE PROTECTION DETAIL GATOR GRATE

NOT TO SCALE

NOTES

1. MAINTAIN / REPLACE AS REQUIRED.



SHEET KEY MAP

EROSION CONTROL MEASURES LEGEND

CONSTRUCTION FENCE / LIMIT OF CLEARING	/ —— / —— /
SILT FENCE	(SF)—(SF)—(SF)
STONE AND BLOCK INLET PROTECTION	S
INLET GRATE PROTECTION	
CURB AND GRATE INLET PROTECTION	
CONCRETE WASHOUT	
CONSTRUCTION ENTRANCE	
TERRA - TUBE	

SCALE: 1" = 100'

0 50 100 200

NO:	DATE:	REVISIONS:	BY:
5	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO
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3	03-29-2022	REVISED PER TOWN AND S.C.D.H.S. COMMENTS	GEO
2	01/06/22	ADDED PLANTING AND LIGHTING	REP
1	12/21/21	SWPPP CONFORMANCE	GEO

OWNER / APPLICANT:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

STATE OF NEW YORK — MICHAEL G. CLARK — LICENSED PROFESSIONAL ENGINEER

EROSION CONTROL - PARTIAL PLAN 2

LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

SITUATED AT

EAST QUOGUE

TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	1" = 100'
FILE NO.:	-
CADD:	05105 FSP 2020.DWG
DRAWING NO.:	C-131
SHEET NO.:	31 OF 37

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HOLE No. 4

HOLE No. 5

HOLE No. 6

HOLE No. 7

HOLE No. 8

HOLE No. 9

REDAN TRAIL

SMITH AVENUE

SERENITY ROAD

SPINNEY ROAD

PLEASANT LANE

LONG ISLAND RAIL ROAD

CEMETERY ROAD

EDEN PATH

OLD FIELD ROAD

LEWIS ROAD
(66' WIDE TOWN ROAD)

L MATCHLINE - SEE SHEET 2 OF 3

LEGEND

EXISTING		PROPOSED	
TC92.59	TOP OF CURB ELEVATION	(TC92.00)	TOP OF CURB ELEVATION
BC90.2	BOTTOM OF CURB ELEVATION	(BC91.5)	BOTTOM OF CURB ELEVATION
X92.0	SPOT ELEVATION	x(92.0)	SPOT ELEVATION
	TELEPHONE MANHOLE	LP	LEACHING POOL
	ELECTRIC MANHOLE	CB	CATCH BASIN
	SANITARY MANHOLE	SMH	SANITARY MANHOLE
	ELECTRIC BOX	DMH	DRAINAGE MANHOLE
	PULL BOX	(93)	CONTOUR
	FIRE HYDRANT		SANITARY MANHOLE
	GAS VALVE		LEACHING POOL W/ OPEN GRATE
	WATER VALVE		LEACHING POOL W/ SOLID COVER
	TRANSFORMER		DRAINAGE MANHOLE
	ELECTRIC POLE		CATCH BASIN
	LIGHT POLE		(TC = TOP OF CURB BOX)
	HIGH TENSION TOWER		INLINE DRAIN BASIN (DB)
C.I.P.	CAST IRON PIPE		ROOF DRAIN CLEAN OUT (RCO)
W.M.	WATER MAIN		SURFACE DRAINAGE GRATE (SDG)
W.S.	WATER SERVICE		HYDRANT
G.M.	GAS MAIN	RD	ROOF DRAIN
	TREE	DW LP	DRIVEWAY LEACHING POOL
	CONTOUR	LP DRA	LEACHING POOL IN DRAINAGE RESERVE AREA
E	ELECTRIC	LP	LEACHING POOL
W	WATER		
G	GAS		
X	FENCE		
S	SANITARY SEWER		
T	TELEPHONE		
OHW	OVERHEAD WIRE		
D	DRAINAGE		
CATV	TELEVISION		
	DRAINAGE MANHOLE		
	CATCH BASINS		

PROPOSED	
(W)	WATER
(FS)	FIRE SERVICE
(WS)	WATER SERVICE
(E)	ELECTRIC
(G)	GAS
X	FENCE
(S)	SANITARY SEWER
	SANITARY HOUSE CONNECTION
(D)	DRAINAGE
(RD)	ROOF DRAIN
(T)	TELEPHONE
(CATV)	TELEVISION
	CONCRETE WALK
	CONSTRUCTION FENCE / LIMIT OF CLEARING
(FM)	SANITARY FORCE MAIN
	TEST HOLE
DRA	DRAINAGE RESERVE AREA
	DRAINAGE SHED BOUNDARY

SHEET KEY MAP

SHEET C-130 EROSION CONTROL PLAN 1

SHEET C-131 EROSION CONTROL 2

THIS SHEET EROSION CONTROL PLAN 3

THE BOUNDARY INFORMATION INDICATED ON THIS PLAN WAS TAKEN FROM AN ACTUAL SURVEY COMPLETED BY NELSON AND POPE ON SEPTEMBER 05, 2014 AND UPDATED ON JULY 07, 2021

DATUM: N.A.V.D. 88

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EROSION CONTROL MEASURES LEGEND

- CONSTRUCTION FENCE / LIMIT OF CLEARING
- SILT FENCE (SF)
- STONE AND BLOCK INLET PROTECTION
- INLET GRATE PROTECTION
- CURB AND GRATE INLET PROTECTION
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- TERRA - TUBE

SCALE: 1" = 100'

0 50 100 200

CLEARING SIGN DETAIL

NOTES:
1. THE SIGNS SHALL BE ATTACHED TO THE FENCE WITH WIRE SUBJECT TO THE APPROVAL OF THE ENGINEERING INSPECTOR.
2. SIGNS AND LETTERING SHALL BE OF WATERPROOF MATERIAL SUBJECT TO THE APPROVAL OF THE TOWN ENGINEERING INSPECTOR.
3. THE SIGNS SHALL BE LOCATED ON FENCING 20' MAXIMUM ON CENTER.
4. LETTERING SHALL BE 1" MINIMUM IN HEIGHT

11"
8 1/2"
CLEARING LIMIT
PROTECTED AREA

CONSTRUCTION FENCE SHALL BE MANUFACTURED OF POLYETHYLENE OR POLYPROPELENE WITH A NOMINAL RECTANGULAR MESH OPENING OF NO GREATER THAN 1" x 2". FENCE SHALL BE 48" HIGH AND SUPPLIED IN ROLLS OF AT LEAST 50' IN LENGTH. COLOR SHALL BE "INTERNATIONAL ORANGE".

10' MAXIMUM CENTER TO CENTER

72" MINIMUM FENCE POSTS, DRIVEN MINIMUM OF 24" INTO GROUND.

48" MINIMUM

48" MIN.

PERSPECTIVE VIEW

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

STANDARD SYMBOL

NOTES
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN 24' AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. 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.
7. 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 TRACTED ONTO PUBLIC RIGHTS- OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

EXISTING GRADE
6" MOUNTABLE BERM
50' MIN.
12' MIN.
EXISTING PAVEMENT
3'
6:1
6:1
FILTER FABRIC
PROFILE

6" MOUNTABLE BERM
50' MIN.
10' MIN.
EXISTING PAVEMENT
SEE NOTE 4
10' MIN.
PLAN

CONSTRUCTION FENCE DETAIL

NOT TO SCALE

NOTES
1. THE CONTRACTOR SHALL INSTALL THE CONSTRUCTION FENCE IN LOCATIONS AS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS OR MUNICIPAL AUTHORITIES.
2. THE PRIMARY PURPOSE OF THE CONSTRUCTION FENCE IS TO CLEARLY DELINEATE A CONSTRUCTION AREA AND PROVIDE SOME MEASURE OF PROTECTION FOR THE SURROUNDING NATURAL AREAS. IT IS NOT DESIGNED OR INTENDED TO BE AN IMPENETRABLE BARRIER TO THOSE INTENT ON ENTERING THE CONSTRUCTION SITE.
3. 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 3LB. HAND DRILLING HAMMER (OR EQUIVALENT) FLUSH WITH THE TOP OF FENCING. POSTS SHALL BE AT AN INTERVAL OF NO GREATER THAN TEN FEET. FENCING SHALL BE SECURED FIRMLY TO EACH POST AT THE TOP, BOTTOM AND MID-POINT WITH WIRE 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. TEMPORARY OPENINGS IN CONSTRUCTION FENCE INSTALLATIONS SHALL BE PERMITTED FOR ENTRY OF WORKERS, MATERIALS AND EQUIPMENT. SUCH OPENINGS SHALL BE SECURED AT THE END OF EACH WORK DAY IN THE MANNER AFOREMENTIONED FOR ZONING FENCE SECTIONS.
4. REVISED PLANTING AND LIGHTING AND 2" HARDWOOD.

PROFILE
CONSTRUCTION FENCE
72" MINIMUM POSTS
POSTS: STEEL - EITHER "T" OR 'U' TYPE OR 2" HARDWOOD
36" MINIMUM
CLEARED AREA
UNDISTURBED GROUND
24" MINIMUM
STANDARD SYMBOL

NO.	DATE:	REVISIONS:	BY:
5	07-07-2022		GEO
4	05-09-2022	GENERAL REVISION	GEO
3	03-29-2022	REVISED PER TOWN AND S.C.D.H.S. COMMENTS	GEO
2	01/06/22	ADDED PLANTING AND LIGHTING	REP
1	12/21/21	SWPPP CONFORMANCE	GEO

OWNER / APPLICANT:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

STATE OF NEW YORK
RICHARD E. POPE
087553
LICENSED PROFESSIONAL ENGINEER

EROSION CONTROL - PARTIAL PLAN 3

LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

SITUATED AT

EAST QUOGUE

TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	1" = 100'
FILE NO.:	-
CADD:	05105 FSP 2020.DWG
DRAWING NO.:	C-132
SHEET NO.:	32 OF 37

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SEE SHEET C-134

SEE SHEET C-135

MARKING	DESCRIPTION
	DOTTED LINE (WHITE) DOTTED LINE (YELLOW)
	BROKEN LINE (WHITE) BROKEN LINE (YELLOW)
	FULL BARRIER (YELLOW) PARTIAL BARRIER (YELLOW)
	LANE LINE (WHITE)
	EDGELINE (WHITE) EDGELINE (YELLOW)
	CHANNELIZING (WHITE) CHANNELIZING (YELLOW)
	STOP LINE (WHITE)
	CROSSWALK (WHITE)
	THERMOPLASTIC REFLECTIVE PAVEMENT SYMBOLS (WHITE)
	THERMOPLASTIC REFLECTIVE PAVEMENT SYMBOLS (WHITE)
	CROSSHATCHING (WHITE) CROSSHATCHING (YELLOW)
	YIELD LINE (WHITE)

SIGN LEGEND

NOTES
1. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (NYS MUTCD).
2. ALL SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF THE PERFORMANCE BOND FOR EACH APPLICABLE SECTION.
3. ALL SIGNS TO BE INSTALLED ON PUBLIC OR COMMON PROPERTY

⊤ DENOTES WARNING OR REGULATORY SIGN
\+ DENOTES STREET NAME SIGN ASSEMBLY

SIGN	NYS MUTCD	SIZE	SYMBOL
STOP	R1-1	30" x 30"	1
YIELD	R1-2	30" x 30" x 30"	2
	R4-7	24" x 30"	3
ONE WAY	R6-1R	18" x 24"	4
ONE WAY	R6-1L	18" x 24"	5
NO PARKING ANY TIME	R7-3	24" x 30"	6
SPEED LIMIT 30	NYR2-7	24" x 30"	7
NO JOGGING EATING	R5-1	30" x 30"	8
	R1-5L	24" x 24"	9
GOLF CART CROSSING	R1-6	24" x 24"	10

THE BOUNDARY INFORMATION INDICATED ON THIS PLAN WAS TAKEN FROM AN ACTUAL SURVEY COMPLETED BY NELSON AND POPE ON SEPTEMBER 05, 2014 AND UPDATED ON JULY 07, 2021

DATUM: N.A.V.D. 88

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

SCALE: 1" = 50'

0 50 100 150

NO.	DATE:	REVISIONS:	BY:
5	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO.
4	05-09-2022	GENERAL REVISION	GEO.
3	03-29-2022	REVISED PER TOWN AND S.C.D.H.S. COMMENTS	GEO.
2	01/06/22	ADDED PLANTING AND LIGHTING	REP
1	12/21/21	SWPPP CONFORMANCE	GEO

OWNER / APPLICANT:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

ALIGNMENT, SIGNAGE AND PAVEMENT MARKING PLAN 1
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON + POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	1" = 50'
FILE NO.:	
CADD:	05105 FSP 2020.DWG
DRAWING NO.:	C-133
SHEET NO.:	33 OF 37

plot date: 5/10/2022 8:45:15 AM by: Stephen Bauman user defaults: \\NAS1\2020\05105\2020\05105 FSP 2020.DWG

MARKING	DESCRIPTION
	DOTTED LINE (WHITE) DOTTED LINE (YELLOW)
	BROKEN LINE (WHITE) BROKEN LINE (YELLOW)
	FULL BARRIER (YELLOW) PARTIAL BARRIER (YELLOW)
	LANE LINE (WHITE)
	EDGELINE (WHITE) EDGELINE (YELLOW)
	CHANNELIZING (WHITE) CHANNELIZING (YELLOW)
	STOP LINE (WHITE)
	CROSSWALK (WHITE)
	THERMOPLASTIC REFLECTIVE PAVEMENT SYMBOLS (WHITE)
	THERMOPLASTIC REFLECTIVE PAVEMENT SYMBOLS (WHITE)
	CROSSHATCHING (WHITE) CROSSHATCHING (YELLOW)
	YIELD LINE (WHITE)

SIGN LEGEND

NOTES
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NO EXIT	R5-1	30" x 30"	8
	R1-5L	24" x 24"	9
GOLF CART CROSSING	R1-6	24" x 24"	10

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SCALE: 1" = 50'

0 50 100 150

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2	01/06/22	ADDED PLANTING AND LIGHTING	REP
1	12/21/21	SWPPP CONFORMANCE	GEO

OWNER / APPLICANT:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ 85260

STATE OF NEW YORK — RICHARD E. POPE — LICENSED PROFESSIONAL

ALIGNMENT, SIGNAGE AND PAVEMENT MARKING PLAN 2
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON+POPE
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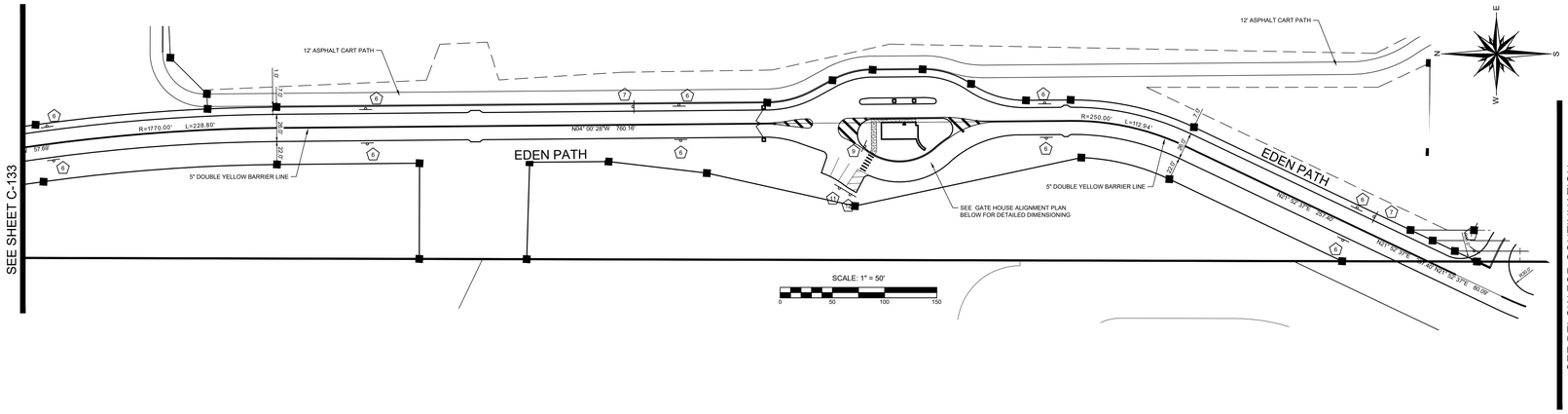
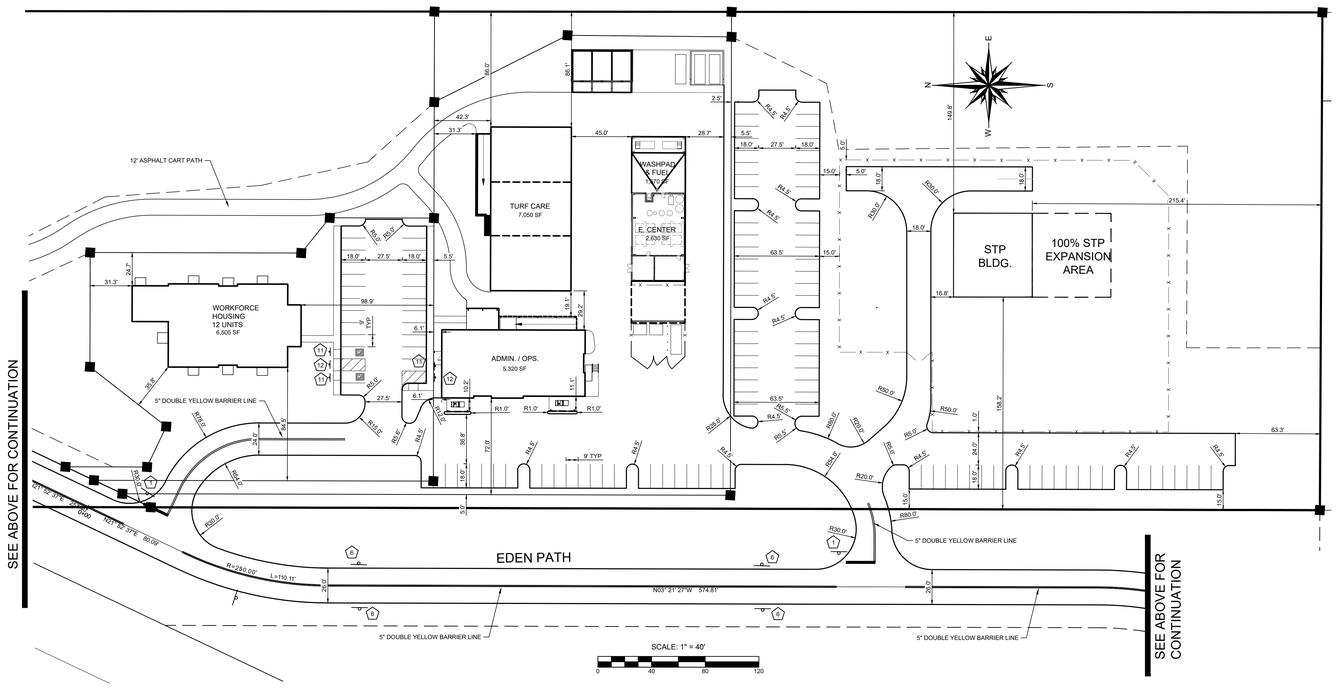
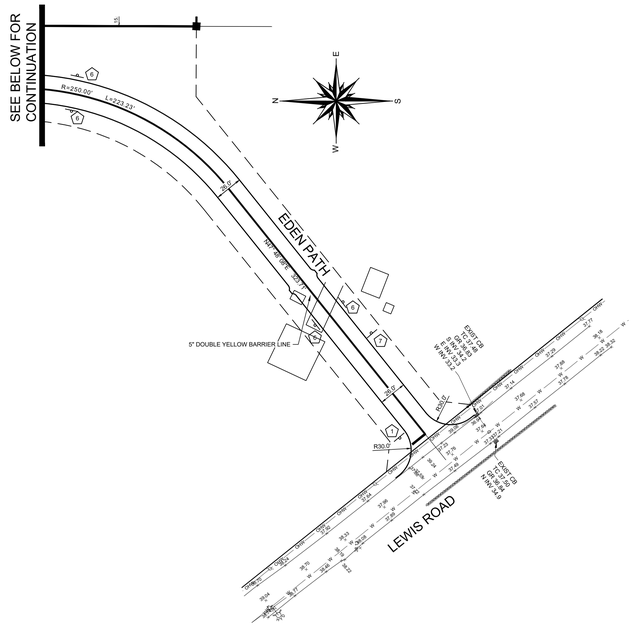
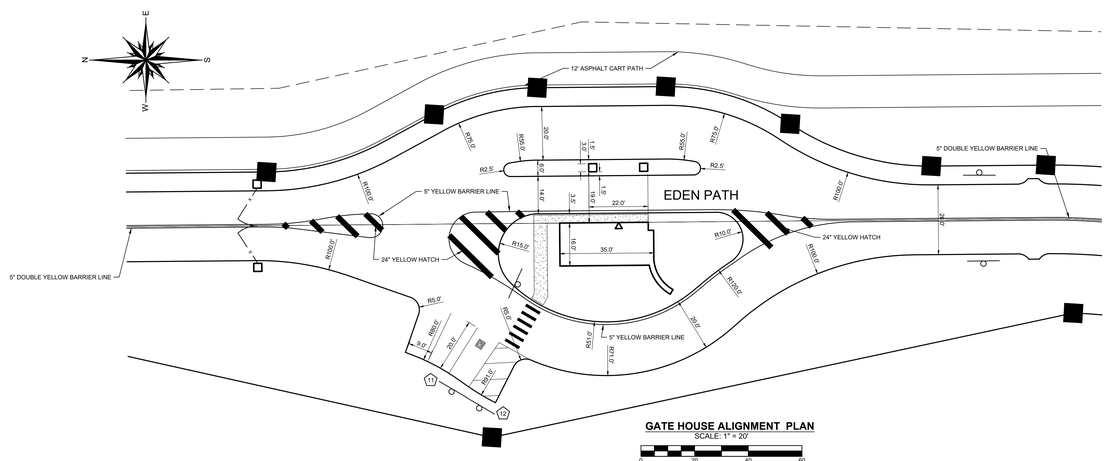
PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	1" = 50'
FILE NO.:	-
CADD:	05105 FSP 2020.DWG
DRAWING NO.:	C-134
SHEET NO.:	34 OF 37

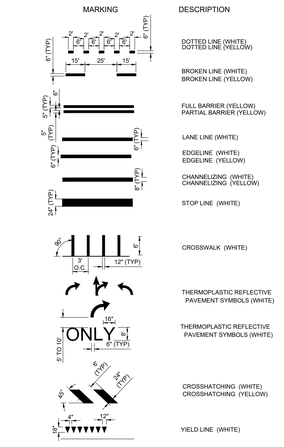
plotted by: Greg Fraumann on: 7/7/2022 2:22:12 PM, 05105 FSP 2020.DWG, C:\USERS\GREGF\APPDATA\LOCAL\TEMP\ACPUBLISH_5104\05105 FSP 2020.DWG, DWG To PDF.pc3











SIGN LEGEND

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NO PARKING ANY TIME	R7-3	24" x 30"	6
SPEED LIMIT 30	NYR2-7	24" x 30"	7
R5 (OBT) EXIT ONLY	R5-1	30" x 30"	8
	R1-5L	24" x 24"	9
GOLF CART CROSSING	R1-6	24" x 24"	10
RESERVED PARKING	R7-8	12" x 18"	11
VAN ACCESSIBLE	R7-8P	18" x 9"	
NO PARKING ANY TIME	R7-1	12" x 18"	12

THE BOUNDARY INFORMATION INDICATED ON THIS PLAN WAS TAKEN FROM AN ACTUAL SURVEY COMPLETED BY NELSON AND POPE ON SEPTEMBER 05, 2014 AND UPDATED ON JULY 07, 2021

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1	12/21/21	SWPPP CONFORMANCE	GEO.

OWNER / APPLICANT:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

STATE OF NEW YORK — MARK E. CHARLES — LICENSED PROFESSIONAL ENGINEER

ALIGNMENT, SIGNAGE AND PAVEMENT MARKING PLAN 3
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

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PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	AS NOTED
FILE NO.:	-
CADD:	05105 FSP 2020.DWG
DRAWING NO.:	C-135
SHEET NO.:	35 OF 37

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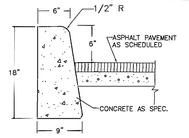
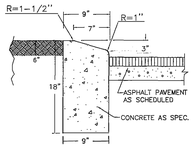
TOWN OF SOUTHAMPTON HIGHWAY DEPARTMENT
WILLIAM H. MASTERSON – SUPERINTENDENT OF HIGHWAYS
DRAWING 15/29

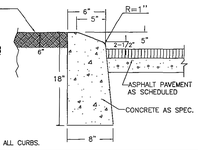
TYPE "A" CONCRETE CURB
NOT TO SCALE



TYPE "B" CONCRETE CURB (MOUNTABLE)
NOT TO SCALE



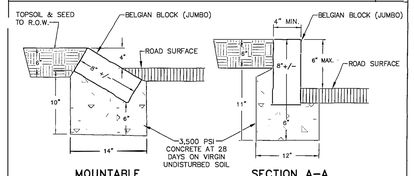
TYPE "C" CONCRETE CURB (MOUNTABLE)
NOT TO SCALE



NOTES:
1. INSTALL BITUMINOUS EXPANSION JOINT 20' O.C., ALL CURBS.

TOWN OF SOUTHAMPTON	REVISED	ROAD & DRAINAGE STANDARDS
SUFFOLK COUNTY, NEW YORK	OCTOBER 2005	PREPARED BY L.K. McLEAN ASSOCIATES, P.C.

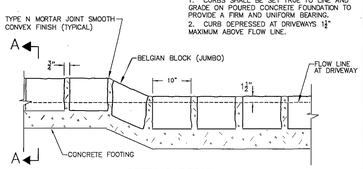
TOWN OF SOUTHAMPTON HIGHWAY DEPARTMENT
WILLIAM H. MASTERSON – SUPERINTENDENT OF HIGHWAYS
DRAWING 16/29



MOUNTABLE CURB

SECTION A–A STANDARD

NOTES:
1. CURBS SHALL BE SET TRUE TO LINE AND GRADE ON POURED CONCRETE FOUNDATION TO PROVIDE A FIRM AND UNIFORM BEARING.
2. CURB DEPRESSED AT DRIVEWAYS ½" MAXIMUM ABOVE FLOW LINE.

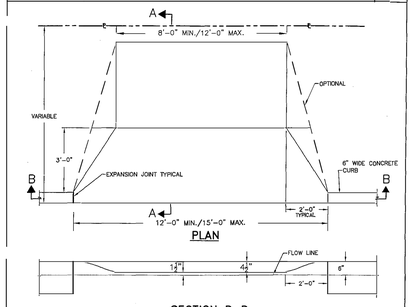


SETTING DETAIL

BELGIAN BLOCK CURB
(NOT TO SCALE)

TOWN OF SOUTHAMPTON	REVISED	ROAD & DRAINAGE STANDARDS
SUFFOLK COUNTY, NEW YORK	OCTOBER 2005	PREPARED BY L.K. McLEAN ASSOCIATES, P.C.

TOWN OF SOUTHAMPTON HIGHWAY DEPARTMENT
WILLIAM H. MASTERSON – SUPERINTENDENT OF HIGHWAYS
DRAWING 17/29

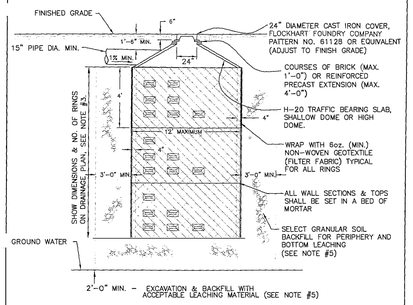


SECTION A–A

ASPHALT APRON & CONCRETE CURB
(NOT TO SCALE)

TOWN OF SOUTHAMPTON	REVISED	ROAD & DRAINAGE STANDARDS
SUFFOLK COUNTY, NEW YORK	OCTOBER 2005	PREPARED BY L.K. McLEAN ASSOCIATES, P.C.

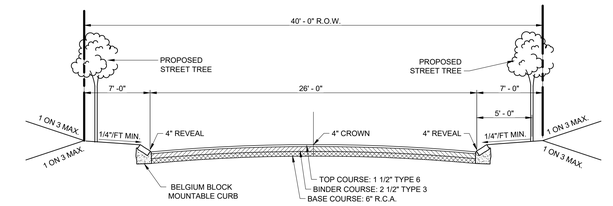
TOWN OF SOUTHAMPTON HIGHWAY DEPARTMENT
WILLIAM H. MASTERSON – SUPERINTENDENT OF HIGHWAYS
DRAWING 8/29



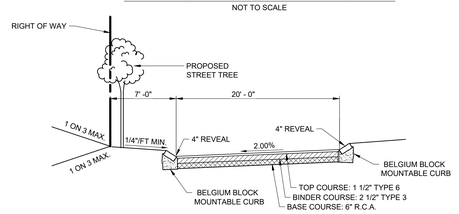
TYPICAL LEACHING POOL DETAIL
(NOT TO SCALE)

NOTES:
1. 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.
2. ALL CONCRETE CEMENT USED IN THE MANUFACTURING OF PRECAST STRUCTURES SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4000 P.S.I. IN 28 DAYS.
3. SHOP DRAWINGS OF PRECAST MANHOLES & CATCH BASINS MUST BE SUBMITTED TO THE TOWN ENGINEER FOR APPROVAL.
4. REQUESTS FOR DEVIATIONS FROM STANDARD DRAINAGE INSTALLATIONS SHOWN MUST BE MADE IN WRITING & MUST INCLUDE DRAINAGE CALCULATIONS.
5. 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 & BACK FILLED AS DETAILED.

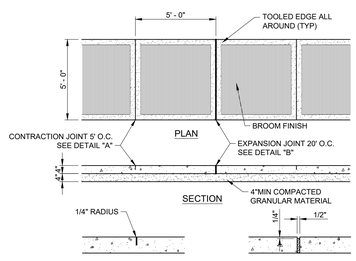
TOWN OF SOUTHAMPTON	REVISED	ROAD & DRAINAGE STANDARDS
SUFFOLK COUNTY, NEW YORK	OCTOBER 2005	PREPARED BY L.K. McLEAN ASSOCIATES, P.C.



PROPOSED PRIVATE ROADWAY SECTION
NOT TO SCALE

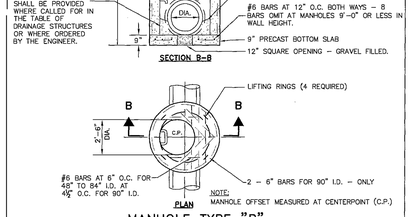


PROPOSED PRIVATE " ONE WAY" ROADWAY SECTION
NOT TO SCALE



CONCRETE SIDEWALK DETAIL
NOT TO SCALE
1. CONCRETE SHALL BE 4,000 PSI AT 28 DAYS AND SHALL BE AIR ENTRAINED.

TOWN OF SOUTHAMPTON HIGHWAY DEPARTMENT
WILLIAM H. MASTERSON – SUPERINTENDENT OF HIGHWAYS
DRAWING 12/29



SECTION B–B

PLAN

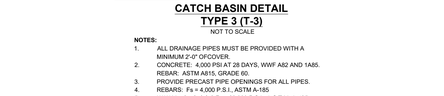
NOTE: MANHOLE OFFSET MEASURED AT CENTERPOINT (C.P.)

MANHOLE TYPE "B"
(NOT TO SCALE)

TOWN OF SOUTHAMPTON	REVISED	ROAD & DRAINAGE STANDARDS
SUFFOLK COUNTY, NEW YORK	OCTOBER 2005	PREPARED BY L.K. McLEAN ASSOCIATES, P.C.

PLAN VIEW - WITHOUT SLAB

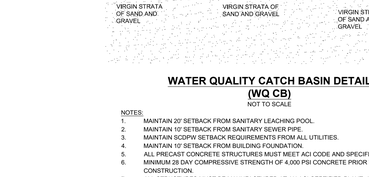
SECTION A-A



PLAN VIEW - SLAB

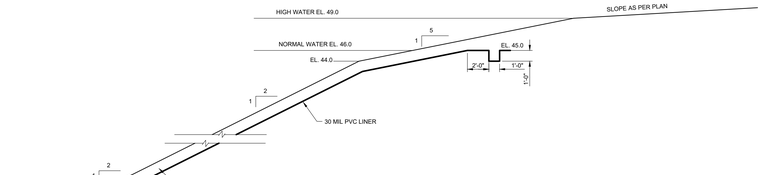
CATCH BASIN DETAIL TYPE 3 (T-3)
NOT TO SCALE

NOTES:
1. ALL DRAINAGE PIPES MUST BE PROVIDED WITH A MINIMUM 2'-0" OFCOVER.
2. CONCRETE: 4,000 PSI AT 28 DAYS, WWF A82 AND 1A85.
   REBAR: ASTM A815, GRADE 60.
3. PROVIDE PRECAST PIPE OPENINGS FOR ALL PIPES.
4. REBARS: Fs = 4,000 P.S.I., ASTM A-185
5. W.W.M.: 6 x 6, 6 & 6 Fs = 60,000 P.S.I., A.S.T.M. A-185
   PROVIDE 1 ½" COVER AT ENDS OF VERTICAL WIRES W/1" RADIUS BENDS AT CORNERS
6. UTILIZE FOUR LIFT HOLES FOR HANDLING.
7. SLAB TO SUPPORT AASHTO H-20 TRAFFIC LOADING.
8. ALL STRUCTURES MUST BE MANUFACTURED AT AN ACI CERTIFIED PLANT. A COPY OF CERTIFICATION MUST BE ON FILE WITH THE TOWN.
9. ALL PRECAST CONCRETE STRUCTURES SHALL MEET ACI CODE AND SPECIFICATIONS.

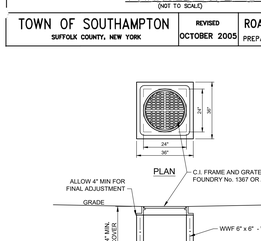


WATER QUALITY CATCH BASIN DETAIL (WQ CB)
NOT TO SCALE

NOTES:
1. MAINTAIN 20' SETBACK FROM SANITARY LEACHING POOL.
2. MAINTAIN 10' SETBACK FROM SANITARY SEWER PIPE.
3. MAINTAIN SCDPW SETBACK REQUIREMENTS FROM ALL UTILITIES.
4. MAINTAIN 10' SETBACK FROM BUILDING FOUNDATION.
5. ALL PRECAST CONCRETE STRUCTURES MUST MEET ACI CODE AND SPECIFICATIONS.
6. MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI CONCRETE PRIOR TO CONSTRUCTION.
7. ALL STRUCTURES MUST BE MANUFACTURED AT AN ACI CERTIFIED PLANT. A COPY OF CERTIFICATION MUST BE ON FILE WITH THE TOWN.
8. ALL DRAINAGE PIPES MUST BE PROVIDED WITH A MINIMUM 2'-0" OF COVER.
9. ANY UNSUITABLE MATERIAL UNDER THE LEACHING BASIN SHALL BE EXCAVATED AND REMOVED. ALL BACKFILL MUST BE CLEAN AND ACCEPTABLE MATERIAL PLACED UNDER THE SUPERVISION OF THE TOWN ENGINEER.
10. STEEL REINFORCED IN TOP AND BOTTOM SLAB # 5 BARS 6" EACH WAY..
11. CONCRETE: 4,000 PSI AT 28 DAYS, WWF A-185, REBAR: ASTM A-615, GRADE 60, TOP DOME DESIGNED FOR AASHTO H-20 LOADING.



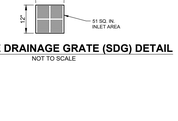
POND SECTION
NOT TO SCALE



SECTION

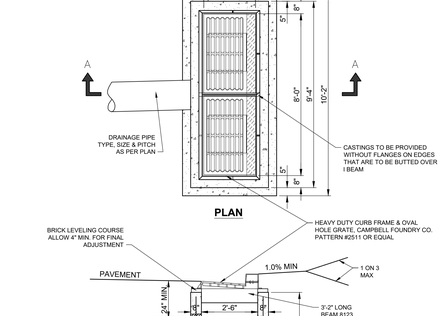
AREA DRAIN DETAIL (AD)
NOT TO SCALE

NOTES:
1. CONCRETE TO BE 1:2:4 MIX. WITH A 4" - 5" SLUMP AND AGGREGATE PASSING THE 3/4" SIEVE.
2. ALL DRAINAGE PIPES MUST BE PROVIDED WITH A MINIMUM COVER OF 2' - 0".
3. ALL CONCRETE TO BE 4,000 PSI, AT 28 DAYS, AND AIR ENTRAINED.
4. WWF SHALL MEET A82 AND A185. REBAR SHALL MEET ASTM A615, GRADE 60.
5. WINDOW TO BE CAST IN STRUCTURE AS REQUIRED. KNOCK-OUT PANELS WILL NOT BE PERMITTED.



12" SURFACE DRAINAGE GRATE (SDG) DETAIL
NOT TO SCALE

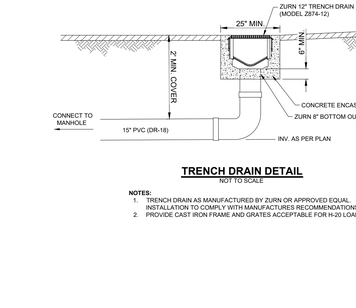
INLINE DRAIN DETAIL
NOT TO SCALE



SECTION A-A

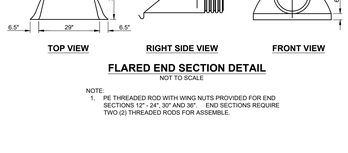
CATCH BASIN DETAIL TYPE 2 (T-2)
NOT TO SCALE

NOTES:
1. ALL DRAINAGE PIPES MUST BE PROVIDED WITH A MINIMUM 2'-0" OFCOVER.
2. CONCRETE: 4,000 PSI AT 28 DAYS, WWF A82 AND 1A85. REBAR: ASTM A815, GRADE 60.
3. PROVIDE PRECAST PIPE OPENINGS FOR ALL PIPES.



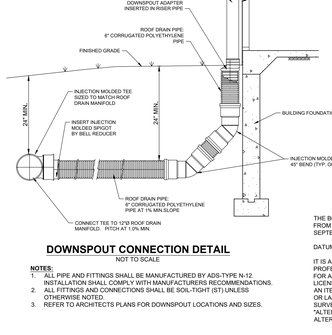
TRENCH DRAIN DETAIL
NOT TO SCALE

NOTES:
1. TRENCH DRAIN AS MANUFACTURED BY ZURN OR APPROVED EQUAL. INSTALLATION TO COMPLY WITH MANUFACTURES RECOMMENDATIONS.
2. PROVIDE CAST IRON FRAME AND GRATES ACCEPTABLE FOR H-20 LOADING.



FLARED END SECTION DETAIL
NOT TO SCALE

NOTE:
1. PE THREADED ROD WITH WING NUTS PROVIDED FOR END SECTIONS 12" - 24", 30" AND 36". END SECTIONS REQUIRE TWO (2) THREADED RODS FOR ASSEMBLE.



DOWNSPOUT CONNECTION DETAIL
NOT TO SCALE

NOTES:
1. ALL PIPE AND FITTINGS SHALL BE MANUFACTURED BY ADS-TYPE N-12. INSTALLATION SHALL COMPLY WITH MANUFACTURERS RECOMMENDATIONS.
2. ALL FITTINGS AND CONNECTIONS SHALL BE SOIL-TIGHT (ST) UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTS PLANS FOR DOWNSPOUT LOCATIONS AND SIZES.

NO.	DATE:	REVISIONS:	BY:
5	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO.
4	05-09-2022	GENERAL REVISION	GEO.
3	03-29-2022	REVISED PER TOWN AND S.C.D.H.S. COMMENTS	GEO
2	01/06/22	ADDED LANDSCAPE AND LIGHTING	REP
1	12/21/21	SWPPP CONFORMANCE	GEO

OWNER / APPLICANT:
SKY QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

THE BOUNDARY INFORMATION INDICATED ON THIS PLAN WAS TAKEN FROM AN ACTUAL SURVEY COMPLETED BY NELSON AND POPE ON SEPTEMBER 05, 2014 AND UPDATED ON JULY 07, 2021

DATUM: N.A.V.D. 88

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

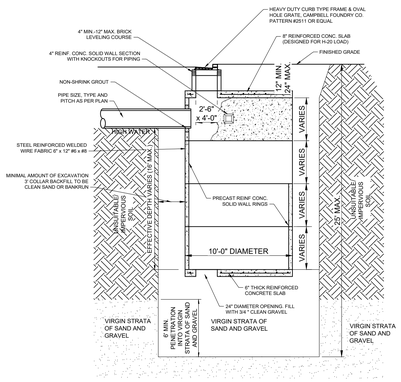
STATE OF NEW YORK – CHARLES GEORGE – 090981 – LICENSED PROFESSIONAL ENGINEER

SITE AND DRAINAGE DETAILS
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	NONE
FILE NO.:	-
CADD:	05105 DETAILS 2020.DWG
DRAWING NO.:	C-501
SHEET NO.:	36 OF 37

J:\projects\05105\SUBDIVISION\FINAL\SC2020\MAY 2020\05105 DETAILS 2020.dwg, DETAILS, 7/25/2022 2:23:09 PM, DWG To PDF.pc3

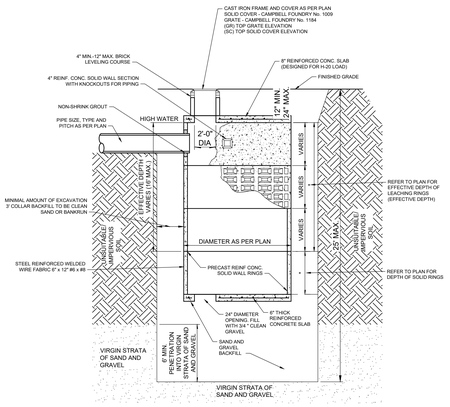


WATER QUALITY CATCH BASIN DETAIL (WQ CB)

NOT TO SCALE

NOTES:

1. MAINTAIN 20' SETBACK FROM SANITARY LEACHING POOL.
2. MAINTAIN 10' SETBACK FROM SANITARY SEWER PIPE.
3. MAINTAIN SCDPW SETBACK REQUIREMENTS FROM ALL UTILITIES.
4. MAINTAIN 10' SETBACK FROM BUILDING FOUNDATION.
5. ALL PRECAST CONCRETE STRUCTURES MUST MEET ACI CODE AND SPECIFICATIONS.
6. MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI CONCRETE PRIOR TO CONSTRUCTION.
7. ALL STRUCTURES MUST BE MANUFACTURED AT AN ACI CERTIFIED PLANT, A COPY OF CERTIFICATION MUST BE ON FILE WITH THE TOWN.
8. ALL DRAINAGE PIPES MUST BE PROVIDED WITH A MINIMUM 2'-0" OF COVER.
9. ANY UNSUITABLE MATERIAL UNDER THE LEACHING BASIN SHALL BE EXCAVATED AND REMOVED. ALL BACKFILL MUST BE CLEAN AND ACCEPTABLE MATERIAL PLACED UNDER THE SUPERVISION OF THE TOWN ENGINEER.
10. STEEL REINFORCED IN TOP AND BOTTOM SLAB # 5 BARS 6" EACH WAY..
11. CONCRETE: 4,000 PSI AT 28 DAYS, WWF A-185, REBAR: ASTM A-615, GRADE 60, TOP DOME DESIGNED FOR AASHTO H-20 LOADING.

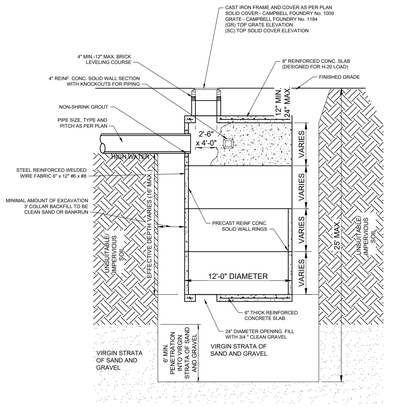


WATER QUALITY CONTROL LEACHING POOL DETAIL (WQ LP)

NOT TO SCALE

NOTES:

1. MAINTAIN 20' SETBACK FROM SANITARY LEACHING POOL.
2. MAINTAIN 10' SETBACK FROM SANITARY SEWER PIPE.
3. MAINTAIN SCDPW SETBACK REQUIREMENTS FROM ALL UTILITIES.
4. MAINTAIN 10' SETBACK FROM BUILDING FOUNDATION.
5. SANITARY RINGS MAY NOT BE USED.
6. ALL PRECAST CONCRETE STRUCTURES MUST MEET ACI CODE AND SPECIFICATIONS.
7. MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI CONCRETE PRIOR TO CONSTRUCTION.
8. ALL STRUCTURES MUST BE MANUFACTURED AT AN ACI CERTIFIED PLANT, A COPY OF CERTIFICATION MUST BE ON FILE WITH THE TOWN.
9. ALL DRAINAGE PIPES MUST BE PROVIDED WITH A MINIMUM 2'-0" OF COVER.
10. STEEL REINFORCED IN TOP SLAB # 5 BARS 6" EACH WAY.
11. FILTER FABRIC SHALL BE MIRAFI 160N OR APPROVED EQUAL. (MAXIMUM APPARENT OPENING SIZE (AOS)SHALL BE 0.212 MM AS PER ASTM D4751).
12. CONCRETE: 4,000 PSI AT 28 DAYS, WWF A-185, REBAR: ASTM A-615, GRADE 60, TOP DOME DESIGNED FOR AASHTO H-20 LOADING.
13. ANY UNSUITABLE MATERIAL UNDER THE LEACHING BASIN SHALL BE EXCAVATED AND REMOVED. ALL BACKFILL MUST BE CLEAN AND ACCEPTABLE MATERIAL PLACED UNDER THE SUPERVISION OF THE TOWN ENGINEER.

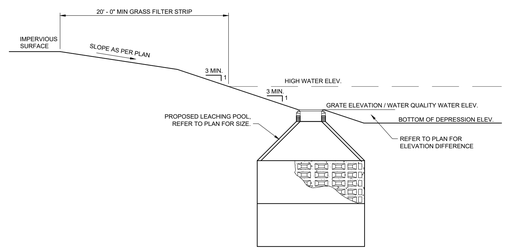


WATER QUALITY BASIN DETAIL (WQ)

NOT TO SCALE

NOTES:

1. MAINTAIN 20' SETBACK FROM SANITARY LEACHING POOL.
2. MAINTAIN 10' SETBACK FROM SANITARY SEWER PIPE.
3. MAINTAIN SCDPW SETBACK REQUIREMENTS FROM ALL UTILITIES.
4. MAINTAIN 10' SETBACK FROM BUILDING FOUNDATION.
5. ALL PRECAST CONCRETE STRUCTURES MUST MEET ACI CODE AND SPECIFICATIONS.
6. MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI CONCRETE PRIOR TO CONSTRUCTION.
7. ALL STRUCTURES MUST BE MANUFACTURED AT AN ACI CERTIFIED PLANT, A COPY OF CERTIFICATION MUST BE ON FILE WITH THE TOWN.
8. ALL DRAINAGE PIPES MUST BE PROVIDED WITH A MINIMUM 2'-0" OF COVER.
9. ANY UNSUITABLE MATERIAL UNDER THE LEACHING BASIN SHALL BE EXCAVATED AND REMOVED. ALL BACKFILL MUST BE CLEAN AND ACCEPTABLE MATERIAL PLACED UNDER THE SUPERVISION OF THE TOWN ENGINEER.
10. STEEL REINFORCED IN TOP AND BOTTOM SLAB # 5 BARS 6" EACH WAY..
11. CONCRETE: 4,000 PSI AT 28 DAYS, WWF A-185, REBAR: ASTM A-615, GRADE 60, TOP DOME DESIGNED FOR AASHTO H-20 LOADING.

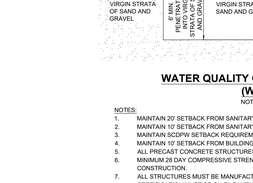


STORMWATER DEPRESSION SECTION

NOT TO SCALE

PLAN VIEW B-B

NOT TO SCALE



ELEVATION A-A

NOT TO SCALE

CASCADE SEPARATOR CS - 4

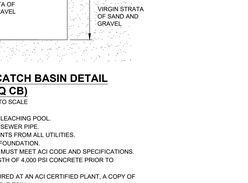
NOT TO SCALE

GENERAL NOTES

1. CASCADE SEPARATOR AS MANUFACTURED BY CONTECH ENGINEERED SOLUTIONS LLC OR APPROVED EQUAL.
2. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
3. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
5. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
6. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
7. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].
8. FLOW PROVIDE: 2.13 CFS ~ 7,668 C.F.

INSTALLATION NOTES

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



PLAN VIEW B-B

NOT TO SCALE

ELEVATION A-A

NOT TO SCALE

CASCADE SEPARATOR CS - 5

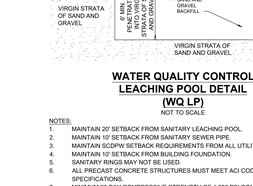
NOT TO SCALE

GENERAL NOTES

1. CASCADE SEPARATOR AS MANUFACTURED BY CONTECH ENGINEERED SOLUTIONS LLC OR APPROVED EQUAL.
2. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
3. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
5. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
6. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
7. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].
8. FLOW PROVIDE: 3.50 CFS ~ 12,600 C.F.

INSTALLATION NOTES

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



PLAN VIEW B-B

NOT TO SCALE

ELEVATION A-A

NOT TO SCALE

CASCADE SEPARATOR CS - 6

NOT TO SCALE

GENERAL NOTES

1. CASCADE SEPARATOR AS MANUFACTURED BY CONTECH ENGINEERED SOLUTIONS LLC OR APPROVED EQUAL.
2. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
3. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
5. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
6. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
7. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].
8. FLOW PROVIDE: 7.25 CFS ~ 26,100 C.F.

INSTALLATION NOTES

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

PLAN VIEW B-B

NOT TO SCALE

ELEVATION A-A

NOT TO SCALE

CASCADE SEPARATOR CS - 8

NOT TO SCALE

GENERAL NOTES

1. CASCADE SEPARATOR AS MANUFACTURED BY CONTECH ENGINEERED SOLUTIONS LLC OR APPROVED EQUAL.
2. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
3. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
5. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
6. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
7. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].
8. FLOW PROVIDE: 15 CFS ~54,000 C.F.

INSTALLATION NOTES

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

WATER QUALITY VOLUME AS PER THE CURRENT NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL'S 90% DESIGN STORM RULE = 1.5" FOR THE SITE

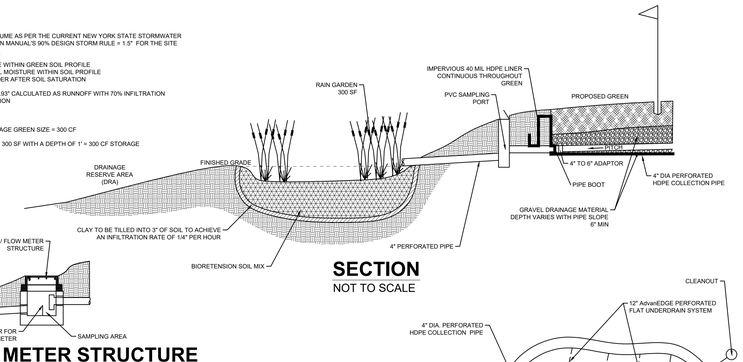
1.5" = 90% RULE
-0.75" = STORAGE WITHIN GREEN SOIL PROFILE
+0.18" = RESIDUAL MOISTURE WITHIN SOIL PROFILE
0.93"= REMAINDER AFTER SOIL SATURATION

-0.28" = 30% OF 0.93" CALCULATED AS RUNNOFF WITH 70% INFILTRATION
0.65" INFILTRATION

0.65" / 12" = 0.05'

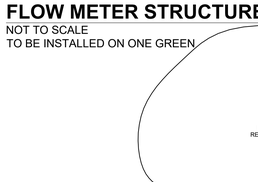
0.05' X 6,000 SF AVERAGE GREEN SIZE = 300 CF

RAINGARDENS TO BE 300 SF WITH A DEPTH OF 1' = 300 CF STORAGE



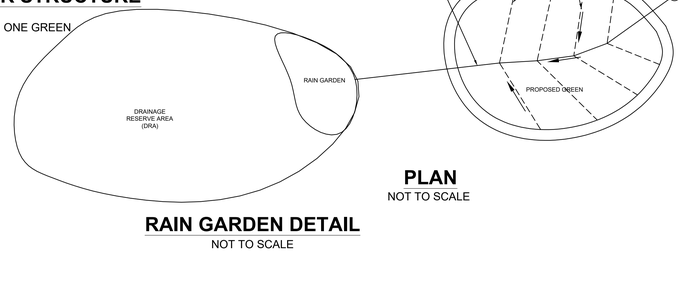
SECTION

NOT TO SCALE



FLOW METER STRUCTURE

NOT TO SCALE
TO BE INSTALLED ON ONE GREEN



PLAN

NOT TO SCALE

RAIN GARDEN DETAIL

NOT TO SCALE

NO.	DATE:	REVISIONS:	BY:
5	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO.
4	05-09-2022	GENERAL REVISION	GEO.
3	03-29-2022	REVISED PER TOWN AND S.C.D.H.S. COMMENTS	GEO
2	01/06/22	ADDED LANDSCAPE AND LIGHTING	REP
1	12/21/21	SWPPP CONFORMANCE	GEO

OWNER / APPLICANT:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ 85260

THE BOUNDARY INFORMATION INDICATED ON THIS PLAN WAS TAKEN FROM AN ACTUAL SURVEY COMPLETED BY NELSON AND POPE ON SEPTEMBER 05, 2014 AND UPDATED ON JULY 07, 2021

DATUM: N.A.V.D. 88

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

WATER QUALITY STRUCTURE DETAILS
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NELSON+POPE
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70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	NONE
FILE NO.:	
CADD:	05105 DETAILS 2020.DWG
DRAWING NO.:	C-502
SHEET NO.:	37 OF 37

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