Hargrave, Julie

From: Chic Voorhis <CVoorhis@nelsonpope.com>
Sent: Tuesday, November 08, 2022 1:33 PM
To: PB Hargrave, Julie
Cc: Hargrave, Julie; Jakobsen, Judith; Milazzo, John; Jessica Insalaco
Subject: Re: CPBC Referral Response - November 7, 2022
Attachments: 2022-11-08_Response to CPBC Letter of 2022-10-19.pdf; Appendix A_Vita_2022-10-05 Lewis Rd overlay.pdf; Appendix B_Lewis Road PRD N+P CLUP Compliance Exhibit 11-07-2022.pdf; Appendix C-1_Access Easement_E Quogue Farms.pdf; Appendix C-2 _N+P Easement Survey.pdf; Appendix E_Covenant.CPBC.11-03-22.pdf

CAUTION: This email originated from outside of SCWA. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Julie – attached, please find the submission in response to the Commission letter dated 10/19/2022. Jessica will be dropping off hard copies as well. Please note the One-Drive link below to access the engineering plans in Appendix D. Please confirm receipt. Thanks! Chic

Charles J. Voorhis, CEP, AICP
Nelson Pope Voorhis
631-513-8594

Appendix D_ Lewis Road PRD Engineering Plans 11-07-2022.pdf

From: Chic Voorhis
Sent: Tuesday, November 8, 2022 6:16 AM
To: Julie (Moore) Hargrave (jhargrave@pb.state.ny.us) <jhargrave@pb.state.ny.us>
Cc: Hargrave, Julie <Julie.Hargrave@SCWA.com>; Jakobsen, Judy <Judy.Jakobsen@scwa.com>; Milazzo, John <John.Milazzo@scwa.com>; Jessica Insalaco <jinsalaco@discoverylandco.com>
Subject: FW: CPBC Referral Response - November 7, 2022

Julie – attached, please find the applicant's response to your referral letter to the Town of Southampton Planning Board in connection with the Final Subdivision approval for the Lewis Road PRD. I'm sending these to you directly as a courtesy and you may also receive this from the Town. Please confirm you received. We also have the letter adopted by the Commission at the 10/19/2022 meeting which has many of the same requests, but some additional ones. I'll send you further information in response to that letter today as well. Thanks very much and have a great day.

NPV

Charles J. Voorhis, CEP, AICP
Principal
o: 631.427.5665 x206
c: 631.513.8594

From: Jessica Insalaco <jessica.insalaco@gmail.com>
Sent: Monday, November 7, 2022 6:21 PM
To: Janice Scherer <JScherer@southamptontownny.gov>; Clare Shea <cshea@southamptontownny.gov>; Anthony Trezza <atrezza@southamptontownny.gov>

Cc: Chic Voorhis <CVoorhis@nelsonpope.com>; Mark Hissey <mhissey@discoverylandco.com>
Subject: Fwd: CPBC Referral Response - November 7, 2022

Hello everyone. Hope you had a wonderful day.

Per Chic's request, I am forwarding the attached links and files in response to questions from the CPBC regarding the Lewis Road PRD referral. I have also uploaded the files, including the large updated phasing plans and maps, to the Town Box account.

Chic is going to send additional responses to you addressing comments from the DPS, EQFD and others. Comments from the Town Engineer were addressed and sent to Tom Houghton last week.

Please let me know if you want anything else uploaded and/or printed at scale.

Thank you so much.

Jessica
917 693 9406 (m)

---------- Forwarded message ---------
From: **Chic Voorhis** <CVoorhis@nelsonpope.com>
Date: Mon, Nov 7, 2022 at 5:05 PM
Subject: CPBC Referral Response - November 7, 2022
Cc: Jessica <jessica.insalaco@gmail.com>

Appendix B-1a_PWGC_2022-11-03_Construction Phasing Plan_Aerial.pdf Appendix B-1b_PWGC_2022-11-03_Constrution Phasing Plan_no aerial.pdf Appendix E_03082022_PLN-Txt-LewisRdPRD-GWMonPlan_V6F (2).pdf

Can you check this package and submit it to Janice?
PLMK if any changes are needed and confirm it is submitted.
Thanks!

Charles J. Voorhis, CEP, AICP
Nelson Pope Voorhis
631-513-8594

NELSON POPE VOORHIS
environmental • land use • planning

70 Maxess Road
Melville, NY 11747
631.427.5665

Response to Central Pine Barrens Commission Letter of October 19, 2022 to the Applicant

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

On Behalf of: 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: November 8, 2022

1.0 INTRODUCTION

The Central Pine Barrens Joint Planning & Policy Commission (CPBC or Commission) considered the Lewis Road PRD at their meeting of October 19, 2022. CPBC staff prepared a draft letter that was approved to be sent to the Applicant dated October 19, 2022. The CPBC referral letter included certain requests for information to assist the CPBC in reviewing the minor changes to the project since the approval of the CPBC for the Assertion of Jurisdiction application dated January 20, 2021. Minor changes have occurred to the plan since the January 20, 2021 Commission approval as documented by the applicant in the August 31, 2022 submission to the CPBC and the November 7, 2022 NPV response to the CPBC Final Subdivision referral letter to the Town.

This document includes a point-by-point response to the questions/comments outlined by the CPBC in the October 19, 2022 correspondence. Many of these points are addressed in the November 7, 2022 NPV response to the CPBC Final Subdivision referral to the Town. Each information request is stated, followed by a response. Accompanying maps, plans and related information are provided to assist the Commission in the review of the revised plan as reflected in revised Final Subdivision Plans.

2.0 REQUESTED AND PROVIDED INFORMATION

Each information request contained in the September 21, 2022 email is stated below in italics, followed by a response that addresses the request and provides supplemental information in support of the proposed project.

A. *Current and Former Project Map Overlay*

Please submit a map showing each area of the project that was changed. This should be demonstrated by overlaying the site plan for the project that was the subject of the 2021 Commission decision with the current site plan of the project. A detailed narrative should be provided that explains each area that has changed, the reason for the change and how this is information is specifically calculated for the standards for clearing and area to remain natural for the overall site.

The August 31, 2022 submission to the CPBC included a plan that clearly highlights the changes in clearing areas and includes a description of the changes. The plan was included as Attachment A to that submission and was provided to illustrate 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 and dated 6/29/2022. The changes are minor in the context of the overall site, and that plan is a useful exhibit to highlight the changes.

Based on the current request, an additional plan has been prepared which provides a Master Plan Overlay to Previous Plan (see **Appendix A**). This plan was prepared by VITA, Inc., the project landscape architect/designer that prepared the approved master plan, and is dated October 4, 2022. The outline of the old plan is depicted in red dashed line, and the outline of the new plan is depicted in blue dashed line. While this plan is more difficult to read, it provides the requested information.

The basic changes to the plan involved meeting Town drainage requirements and relocating the site access. The preliminary changes were listed in the August 31, 2022 correspondence and are updated below:

- As noted on the comparison map (Attachment A of the August 31, 2022 submission and **Appendix A** of this submission), 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.
- The property size is 607.87 acres based on updated survey information and road abandonments.
- There are now 37 drainage reserve areas including the drainage ponds.

B. Clearing Data

1. *Provide updated clearing data for the new project and show how the clearing limit was calculated. Use the zoning of each parcel as of 1995, the acreage and allowable clearing to identify the total clearing allowed for the project site. This is required because the current materials indicate changes including a slightly smaller project site, the area of clearing and natural areas have changed, lots have been relocated, clearing and conservation areas have been changed, a new road easement area is proposed, and potential changes to drainage shed areas may affect the clearing limit and areas to remain natural.*

   Final plans have been prepared that reflect the current property size, site design and conformance with clearing limits. **Appendix B** includes an updated Central Pine Barrens conformance plan that reflects minor changes to date and demonstrates conformance to Standard 5.3.3.6.1 for Vegetation Clearance Limits. The property size is 607.87 acres. The allowable clearing based on zoning is 28.26%. The total of cleared area is 171.75 acres (which includes 4 acres to be dedicated to the SCWA for a future well field). The prior approved clearing

2. *How does the 15.44 acres of additional clearing and 16.36 acres of additional conservation shown in the "Limits of Clearing Changes" map affect the clearing limit?*

   This results in a net reduction of clearing and an increase in the conservation areas.

3. *Provide the clearing data associated with the drainage infrastructure.*

   The drainage areas are included in the overall clearing data as itemized on the CLUP Compliance Exhibit included in **Appendix B.**

4. *Provide data including:*

   - *Acres of existing cleared area*

The existing cleared areas on the site total 31.83 acres, including 0.33 acres that were cleared for monitoring well installation.

- *Acres of existing natural area*

  The existing natural vegetation on the subject site is 576.04 acres.

- *How much natural area will be cleared?*

  The proposed clearing of existing natural vegetation equals 139.92 acres, which is less than 28.26% of the existing natural vegetation on the site.

- *How much natural area will be left?*

  The proposed clearing of existing natural vegetation equals 139.92 acres, which is less than 28.26% of the existing natural vegetation on the site.

- *What is the total cleared area?*

  The total area to be cleared for the project is 171.75 acres. The breakdown is: 31.83 acres of existing cleared area, and 139.92 acres of proposed clearing of existing natural vegetation.

- *What is the total natural area?*

  The total area to remain natural when the project is completed is 576.04 acres.

C. Eden Path

A new access called Eden Path is proposed for the project and activities associated with the new road must be analyzed. The Commission needs information to determine whether the new road affects the project's conformance with the Standards and Guidelines of the Plan. To make this determination, please provide:

1. *Clearing information for Eden Path. Clearing for Eden Path must be included in the clearing calculations of area to be cleared and to remain natural.*

   Clearing for Eden Path is included in the clearing calculations.

2. *A copy of the easements with East Quogue Farms recorded on March 21, 2022 for SCTM # 900-288-1-64.1 (10.6 acres) and SCTM # 900-288-1-65.1 (4.1 acres).*

Appendix C-1 includes a copy of the easements with East Quogue Farms. **Appendix C-2** includes a copy of the supporting survey prepared by Nelson + Pope (N+P) dated 09/21/2021.

3. *Does the easement cover the entirety of SCTM # 900-288-1-64.1 or just the road area?*

   The easement includes the road area only.

4. *Explain the purpose of adding an easement on SCTM # 900-288-1-65.1 (4.1 acres).*

   East Quogue Farms LLC is the owner of both tax lots 64.001 and 65.001 (which are likely technically merged for Town zoning purposes). As such the Grantor of the easement is East Quogue Farms LLC and **Attachment C-1** (Schedule A) describes both parcels. Schedule B is the property of the Grantee (beneficiary of the easement) which includes all of the development property of DLV on The Hills South. Schedule C is the access easement, which is granted over a portion of the property of East Quogue Farms (shown on the survey prepared by N+P included as **Appendix C-2**). The easement is only over that street right-of-way on the portion of tax lot 64.001. The easement does not cross over other portions of 64.001 or 65.001. The easement is not a blanket easement that can be moved anywhere on the East Quogue Farms property.

D. Drainage

The project was revised to accommodate an additional inch of rainfall as per the Town's requirement. To analyze the impacts of these changes:

1. *Is additional clearing necessary to account for additional drainage capacity to retain stormwater on site?*

   No. No additional clearing is necessary for additional drainage capacity. The project design has been modified to account for the additional required capacity within the allowable clearing.

2. *Submit a plan showing the piping, leaching pools, and clearing associated with the reserve areas in each drainage shed to accommodate stormwater runoff capacity in the shed.*

   Appendix D includes the revised N+P engineering drawings dated 11/07/2022 that depict the piping, leaching pools and clearing of the reserve areas in each drainage shed to meet the Town stormwater requirements.

3. *Demonstrate no clearing will occur in open space areas for drainage infrastructure.*

Appendix B includes the limits of clearing and all clearing calculations. No clearing will occur in open space areas for drainage purposes. All areas disturbed for drainage have been accounted for in the clearing calculations.

E. Covenants

Covenants were required as part of the Commission's decision. The Commission reserves the right to require additional covenants. Please be reminded that no ground disturbance may occur until the covenants are submitted for review, approved and filed.

Draft covenants are include herein as **Appendix E**. It is understood that the Commission will review and may require additional covenants and that no ground disturbance may occur until the covenants are filed.

F. Phasing Plan

Please submit a phasing plan for the project, as per condition #9 in the Commission's 2021 decision, which states: Construction phasing and completion of the Project

9. Because the proposal is a six-year phased project, the Applicant shall submit a copy of the construction phasing plan for the Project Site showing areas to be cleared and developed in succession. On the aforementioned plan the Applicant must identify areas of the site that will be constructed at different times, including clearing, while meeting the habitat requirements of regulated species and habitats.

A detailed phasing plan is included in the November 7, 2022 NPV response to the CPBC referral to the Town. Given the volume of the submission, it is not attached hereto. The full Construction Phasing Plan including a diagrammatic site map, Gantt chart and explanation narrative are included as Appendices B-1, B-2 and B-3. The Construction Phasing Plan is being coordinated with the Town in response to meetings to date and Town required elements of this plan.

G. Other items

1. *A physical site inspection of the road area by Commission staff is necessary.*

   This comment is acknowledged. Inspections are available to be conducted at any time by contacting DLC representative Nick Venturino at 401-447-2114 via voice or text message.

2. *The project is still pending decisions and approvals from the Town of Southampton and the Suffolk County Department of Health for the sewage treatment plant and fuel chemical storage.*

This comment is acknowledged. All approvals are either issued, or are pending and in the final stages of review. The November 7, 2022 NPV response to the CPBC referral to the Town provides a complete list of status of all project approvals.

3. *No clearing activity may occur on the project site until further notice.*

   This comment is acknowledged. Clearing will occur only after it is authorized by the appropriate agencies.

3.0 SUMMARY AND CONCLUSION

This document provides supplemental information for Commission in response to the letter of October 19, 2022. This document reflects the minor changes to the Lewis Road PRD that received Commission approval for an Assertion of Jurisdiction project on January 20, 2021. The changes to the project are minor and are outlined herein. 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. The applicant looks forward to working cooperatively with the Commission to complete this process.

APPENDICES

APPENDIX A
MASTER PLAN OVERLAY TO PREVIOUS PLAN
Vita; 10/04/2022

APPENDIX B
CLUP COMPLIANCE EXHIBIT
Nelson + Pope; 11/07/2022

APPENDIX C
EAST QUOGUE FARMS EASEMENT

APPENDIX C-1
EAST QUOGUE FARMS EASEMENT DESCRIPTION WITH SCHEDULES A, B, C

APPENDIX C-2
EAST QUOGUE FARMS EASEMENT SURVEY
N+P; 09/21/2021

APPENDIX D
N+P ENGINEERING PLANS
N+P; 11/07/2022

APPENDIX E
DRAFT COVENANTS & RESTRICTIONS

Master Plan Overlay to previous Plan

LEWIS ROAD PRD AT EAST QUOGUE

TOWN OF SOUTHAMPTON, NEW YORK

October 4, 2022

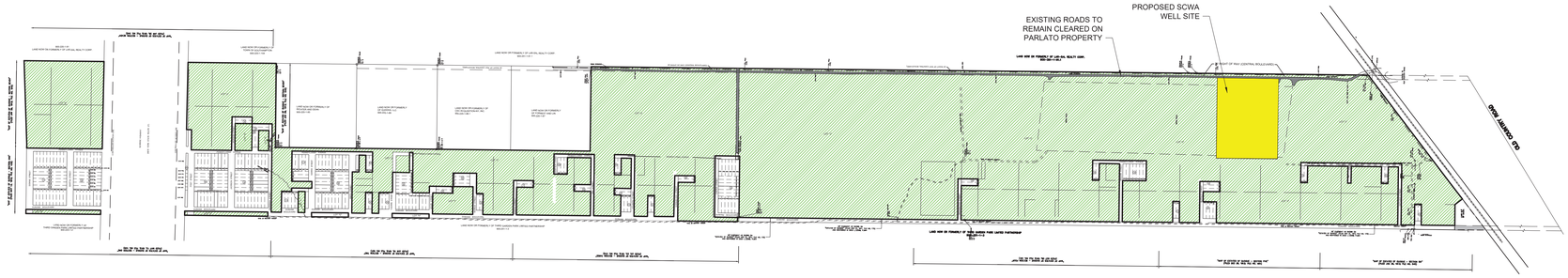
Discovery Land Company

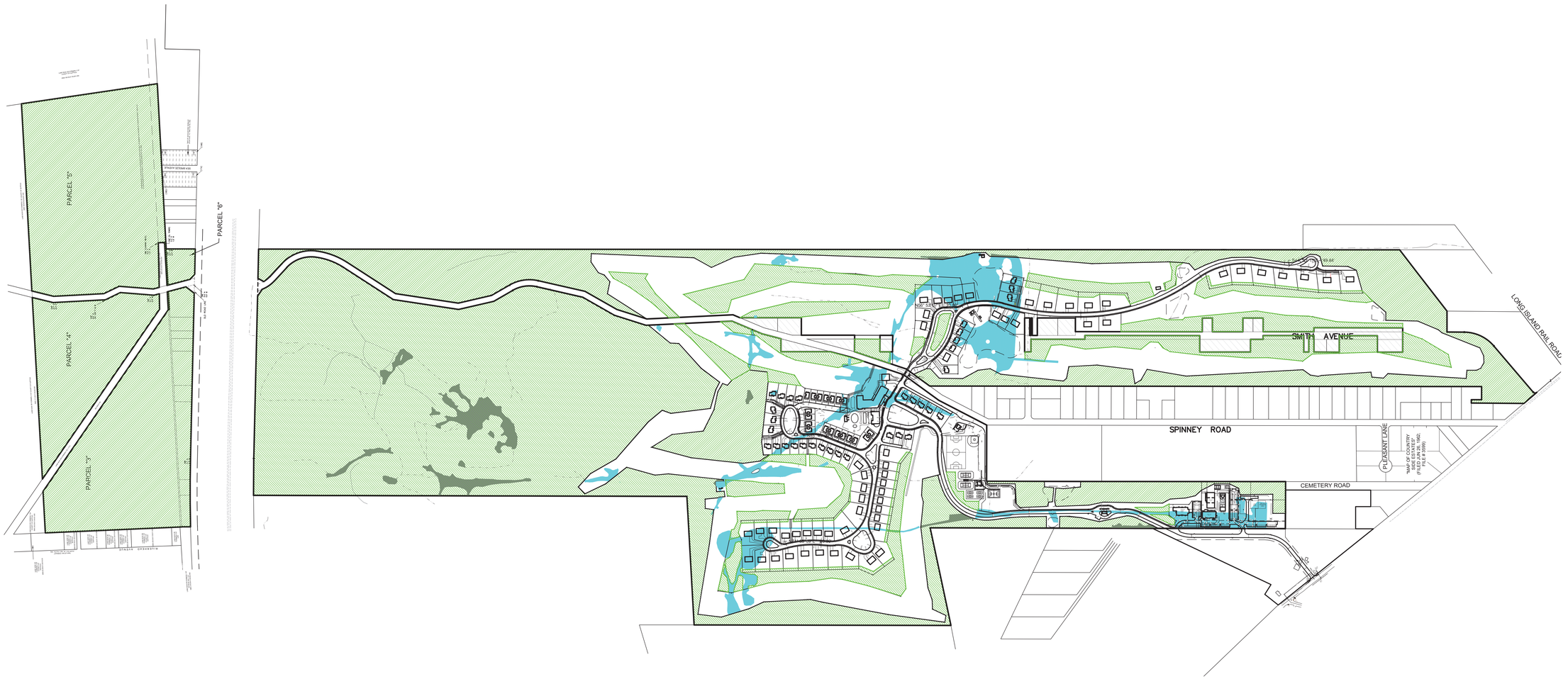
NELSON & POPE ENGINEERS & SURVEYORS

NELSON, POPE & VOORHIS, LLC ENVIRONMENTAL • PLANNING • CONSULTING

FAZIO DESIGN

VITA PLANNING & LANDSCAPE ARCHITECTURE





LEGEND

- NATURAL VEGETATION TO REMAIN (OUTSIDE DEVELOPMENT) = 392.32 AC
- NATURAL VEGETATION TO REMAIN (INSIDE DEVELOPMENT) = 43.67 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) = 21.8 AC (INCLUDES 0.33 ACRES FOR WELL CLEARING)
- NATURAL VEGETATION TO BE CLEARED (INSIDE DEVELOPMENT) = 139.92 AC

TOTAL AREAS

AREA OF SITE SOUTH OF SUNRISE HIGHWAY:	400.54 ACRES
AREA NORTH OF SUNRISE HIGHWAY:	87.62 ACRES
AREA OF PARLATO / TIMPERMAN PROPERTY:	119.71 ACRES
TOTAL AREA:	607.87 ACRES*

CLUP COMPLIANCE CALCULATIONS

MAXIMUM CLEARED AREA ON SITE: 28.26 % (171.78 AC)
PROPOSED TOTAL CLEARING: 28.25 % (171.75 AC)

TOTAL SITE: 607.87 AC.
MAXIMUM CLEARING OF SITE: 607.87 X 0.2826 = 171.78 AC.
EXISTING CLEARED AREA (OUTSIDE & INSIDE DEVELOPMENT) = 4.63 AC + 1.4 AC + 21.8 AC + 4.0 AC = 31.83 AC
TOTAL SITE CLEARED = 31.83 AC + 139.92 AC = 171.75 AC < 171.78 AC

SCALE: 1" = 300'
0 150 300 600

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

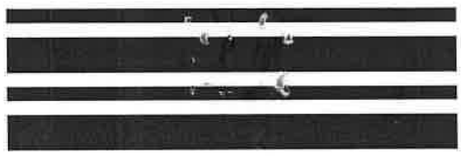
NO.	DATE:	REVISIONS:	BY
2.	11/7/2022	REVISED TOTAL AREA AND ADDED CLEARING FOR WELLS	JRW
1.	7/11/2022	REVISED PER TOWN COMMENTS	EG

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

NELSON+POPE
engineers • architects • surveyors
70 Maxess 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

G:\projects\05105\SUBDIVISION\FINALS\2020\MAY 2020\EXHIBIT\05105 EXHIBIT.dwg, 11/7/2022 3:28:45 PM, AutoCAD PDF (Smallest File).pc3



SUFFOLK COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE

Type of Instrument: EASEMENT
Number of Pages: 17
Receipt Number : 22-0048390
TRANSFER TAX NUMBER: 21-28116

Recorded: 03/21/2022
At: 04:21:39 PM

LIBER: D00013148
PAGE: 077

District:	Section:	Block:	Lot:
0900	288.00	01.00	064.001

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount: $0.00

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	$85.00	NO	Handling	$20.00	NO
COE	$5.00	NO	NYS SRCHG	$15.00	NO
TP-584	$5.00	NO	Notation	$0.00	NO
Cert.Copies	$21.25	NO	RPT	$5,000.00	NO
Transfer tax	$0.00	NO	Comm.Pres	$0.00	NO
			Fees Paid	$5,151.25	

TRANSFER TAX NUMBER: 21-28116
THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL

JUDITH A. PASCALE
County Clerk, Suffolk County

1	2

Number of pages 17

This document will be public record. Please remove all Social Security Numbers prior to recording.

RECORDED
2022 Mar 21 04:21:39 PM
JUDITH A. PASCALE
CLERK OF
SUFFOLK COUNTY
L D00013148
P 077
DT# 21-28116

Deed / Mortgage Instrument	Deed / Mortgage Tax Stamp	Recording / Filing Stamps

3 FEES

Page / Filing Fee 85 —
Handling 20. 00
TP-584 5 —
Notation
EA-52 17 (County)
EA-5217 (State)
R.P.T.S.A. 446 5000 —
Comm. of Ed. 5. 00
Affidavit
Certified Copy 21.25
NYS Surcharge 15. 00
Other

Sub Total 110 —
Sub Total 5041.25
Grand Total 5151.25

Mortgage Amt.
1. Basic Tax
2. Additional Tax
Sub Total
Spec./Assit.
or
Spec./Add.
TOT. MTG. TAX
Dual Town ___ Dual County ___
Held for Appointment
Transfer Tax Ø
Mansion Tax

The property covered by this mortgage is or will be improved by a one or two family dwelling only.
YES ____ or NO ____ 12/15/21
If NO, see appropriate tax clause on page # ____ of this instrument.

4 Dist. 0900

Real Property Tax Service Agency Verification

4798712
RPTS SMI A 09-MAR-22

5 **Community Preservation Fund**

Consideration Amount $ Ø

CPF Tax Due $ Ø

6 Satisfactions/Discharges/Releases List Property Owners Mailing Address
RECORD & RETURN TO:
Wayne D. Bruyn, Esq.
O'Shea, Marcincuk & Bruyn LLP
250 North Sea Road
Southampton, New York 11968

Improved
Vacant Land ✓
TD 09
TD
TD

Mail to: Judith A. Pascale, Suffolk County Clerk
310 Center Drive, Riverhead, NY11901
www.suffolkcountyny.gov/clerk

7 Title Company Information
Co. Name Fidelity Nate Title
Title # Courtesy 1886

8 **Suffolk County Recording & Endorsement Page**

This page forms part of the attached Easement Agreement made by:
(SPECIFY TYPE OF INSTRUMENT)

East Quogue Farms, LLC

The premises herein is situated in SUFFOLK COUNTY, NEW YORK.

TO
DLV Quogue Owner LLC
DLV Quogue, LLC

In the TOWN of Southampton
In the VILLAGE
Or HAMLET of

BOXES 6 THRU 8 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

(over)

Stat ID: 4798712

PTS RSMI A 09-MAR-22

Tax Maps

District	Secton	Block	Lot	School District
0900	28800	0100	064001	EAST QUOGUE
0900	28800	0100	065001	EAST QUOGUE
0900	21900	0100	022000	EAST QUOGUE
0900	25000	0300	009000	EAST QUOGUE
0900	25000	0300	011000	EAST QUOGUE
0900	25000	0300	013000	EAST QUOGUE
0900	25000	0300	014000	EAST QUOGUE
0900	25000	0300	030000	EAST QUOGUE
0900	28800	0100	121000	EAST QUOGUE
0900	28800	0100	122000	EAST QUOGUE
0900	28800	0100	123000	EAST QUOGUE
0900	28800	0100	125000	EAST QUOGUE
0900	28800	0100	127000	EAST QUOGUE
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0900	28800	0100	132000	EAST QUOGUE
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0900	28800	0100	138000	EAST QUOGUE
0900	28800	0100	140002	EAST QUOGUE
0900	28800	0100	141001	
0900	31400	0200	020005	
0900	21900	0100	011001	EAST QUOGUE
0900	21900	0100	012000	EAST QUOGUE
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0900	21900	0100	048000	EAST QUOGUE
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0900	25000	0300	017000	EAST QUOGUE
0900	28800	0100	061000	EAST QUOGUE
0900	25000	0200	004000	EAST QUOGUE
0900	28800	0100	059001	EAST QUOGUE
0900	28800	0100	060000	EAST QUOGUE

47

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT ("Agreement") is made as of the 15th day of December, 2021, ("Effective Date"), by and between **EAST QUOGUE FARMS, LLC**, with a mailing address c/o Farrell Fritz, 100 Motor Parkway, Suite 300, Hauppauge, New York 11788 and (hereinafter referred to as the "Grantor") and **DLV QUOGUE OWNER, LLC and DLV QUOGUE, LLC,** each with offices 14605 North 73rd Street, Scottsdale, Arizona 85260 (hereinafter together referred to as "Grantee"). All references hereafter to "Grantor" and "Grantee" shall include their respective heirs, successors, personal representatives, lessees, licensees and assigns. (hereinafter Grantor and Grantee, collectively, are referred to as the "Parties").

W I T N E S S E T H :

WHEREAS, Grantor is the owner of that certain property located on the northerly side of Lewis Road and westerly side of Cemetery Road in the hamlet of East Quogue, County of Suffolk, State of New York, more particularly described in Schedule "A" annexed hereto (hereinafter referred to as the "Grantor's Property"); and

WHEREAS, Grantee is an owner of certain properties located to the north and adjacent to the premises of Grantor in the hamlet of East Quogue, County of Suffolk, State of New York, more particularly described in Schedule "B" annexed hereto (hereinafter referred to as the "Grantee's Property"); and

WHEREAS, the Grantee desires to obtain an ingress and egress easement across Grantor's Property to Lewis Road as an additional and alternative access for the development of its properties; and

WHEREAS, the Grantor desires to grant such easement to Grantee.

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which Grantor does hereby acknowledge and grant full discharge and acquittance therefor to Grantee, Grantor agrees to the following:

1. Grant of Easement. Grantor grants, transfers and conveys to Grantee and its successors, heirs and/or assigns a non-exclusive easement in, to, under and over a portion of the Grantor's Property more particularly described in Schedule "C" annexed hereto (hereinafter referred to as the "Easement") for all forms of ingress and egress to and from Lewis Road for pedestrians and vehicles, to allow Grantee to fully develop Grantee's Property, including, without limitation, to

lay any and all roads, drainage facilities/basins, berms, landscaping, street trees, street lights, signs, gates, fences, gate houses, pump houses, security devices, and utilities that may be required to serve the development of Grantee's Property, including but not limited to such utilities as water, sewer, gas, electric, cable television and telephone (collectively, the "Improvements").

2. Term. This Agreement and the Easements shall be perpetual commencing on the Effective Date.

3. Improvements; Utilities. The Grantee shall have the right, but not the obligation, to construct and maintain, at his sole expense, the Improvements in, to, under and over the Easement to make the Easement suitable for Grantee's use consistent with the uses specified in Section 1. The Grantor shall not be obligated to install any of these improvements. The Grantee shall be responsible for maintaining the Easement to the extent necessary for the uses described in this Agreement. The Improvements constructed or placed on, in or under the Easement area shall remain the property of Grantee, as applicable, and Grantor shall possess no right, title or interest therein, but may also use the Easement for the uses described herein.

4. Governmental Review; Amendment to Easement. If necessary, Grantor, upon Grantee's request, agrees to cooperate with Grantee in obtaining, at Grantee's expense, all approvals, licenses and permits that may be required for Grantee's use of the Easement and shall execute and record any easements, covenants, declarations or agreements that may be required by the Town of Southampton or other municipal entities. Notwithstanding anything herein to the contrary, the Parties agree that the Grantor and Grantee may together dedicate the Easement and the improvements therein to the Town of Southampton, or its successors or assigns (including any Village that may be formed hereafter). Moreover, in the event the Town of Southampton or other municipal entity require the scope or boundaries of the Easement as described in Schedule "C" to be changed, modified, increased or decreased, the Grantor and Grantee agree to execute necessary documents and instruments to cause this Agreement to be so amended, so long as Grantee's rights are not impaired or diminished as set forth in this Agreement.

5. Representations of Grantor. Grantor represents, warrants and agrees that it is the legal owner of indefeasible and marketable title to the Property with the right, power and authority to enter into this Agreement and to grant the Easement to Grantee, and any required consents and authorizations required, in connection with the execution and delivery of this Agreement have been obtained. Grantor represents and warrants that it will not take any action which may or does impair or diminish Grantee's rights granted under this Agreement.

6. Environmental Covenants and Indemnity. Grantor represents that it has not permitted or engaged in the use of, and has no knowledge of, any substance, chemical or waste (collectively

"Substance") located on, under or about the Property that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. Neither Grantor nor Grantee will introduce or use any such Substance on, under or about the Grantor's Property in violation of any applicable law or regulation. No underground storage tanks for petroleum or any other Substance, or underground piping or conduits, are or have previously been located on the Property, and no asbestos–containing insulation or products containing PCBs or other Substances have been placed anywhere on the Grantor's Property by Grantor or, to Grantor's knowledge, by any prior owner or user of the Grantor's Property. Grantor and Grantee shall each defend, indemnify, protect and hold the other party harmless from and against all claims, costs, fines, judgments and liabilities, including attorney's fees and costs, arising out of or in connection with the presence, storage, use or disposal of any Substance on, under or about the Grantor's Property caused by the acts, omissions or negligence of the indemnifying party and their respective agents, contractors and employees. The foregoing indemnity shall survive any termination of this Agreement.

7. Estoppel Certificate. Each party shall, within ten (10) days after request by the other party, execute and deliver to the requesting party, or the party designated by requesting party, a statement certifying (i) that this Agreement is unmodified and in full force and effect (or, if there have been modifications, stating the modifications and that the modified Agreement is in full force and effect); (ii) whether or not, to the best knowledge of the responding party, the requesting party is in default in performance of any of its obligations under this Agreement, and, if so, specifying each such default; and (iii) any other information reasonably requested concerning this Agreement.

8. Condemnation. In the event of any condemnation of the Easement in whole or in part, Grantee shall be entitled to file claims against the condemning authority for, and to receive, the value of the portion of the Grantor's Property so taken on which the Easement is located to which Grantee may be legally entitled.

9. Covenant Running with the Land. The provisions of and covenants contained in this Agreement shall run with the land and shall bind and inure to the benefit of the Parties, their respective successors, heirs and/or assigns as their interests may appear.

10. Notices. All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given one (1) day after posting with a nationally recognized overnight courier service, or the earlier of receipt or ten (10) days after posting by registered or certified mail, return receipt requested, to the addresses of Grantor and Grantee set forth on the signature page. Either party may change its notice address by providing a new recipient name and address by notice as set forth in this paragraph.

11. Miscellaneous. (a) This Agreement and all schedules and exhibits attached hereto constitute the entire agreement and understanding of Grantor and Grantee with respect to the subject matter of this Agreement, and supersedes all offers, negotiations and any other written or verbal agreements; (b) any amendments to this Agreement must be in writing and executed by both parties; (c) this Agreement is governed by the laws of the State of New York; (d) if any term of this Agreement is found to be void or invalid, such provision shall be fully severable herefrom and such invalidity shall not affect the remaining terms of this Agreement, which shall continue in full force and effect; (e) the paragraph headings of this Agreement have been inserted for convenience of reference only, and shall in no way modify or restrict the terms of this Agreement; and (f) this Agreement may be executed in any number of counterparts, each of which shall, when executed, be deemed to be an original and all of which shall be deemed to be one and the same instrument. In the event of any controversy, claim, or dispute relating to this Agreement or any breach thereof, the prevailing party shall be entitled to recover from the non-prevailing party reasonable expenses, attorneys' fees and costs.

12. Amendments. This Easement may not be revoked, rescinded, extinguished, modified or amended without the express written permission of both Grantee and Grantor or their respective heirs, successors and assigns and mortgagees. This Easement may not be modified, amended or terminated except by execution and recording of a written instrument signed by the Grantor, Grantee and any mortgages of Grantor and Grantee.

13. Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all such counterparts together shall constitute one and the same instrument.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date first written above by their respective officers thereunto duly authorized.

GRANTOR: EAST QUOGUE FARMS, LLC

By:_____
Name: **SCHUYLER JOYNER**
Title:

GRANTEE: DLV QUOGUE OWNER LLC

By:_____
Name: **MARK HISSEY**
Title:

DLV QUOGUE, LLC

By:_____
Name: **MARK HISSEY**
Title:

Grantor's Acknowledgment

STATE OF ARIZONA)
) ss.:
COUNTY OF MARICOPA)

On the 8th day of December, in the year 2021, before me, the undersigned, personally appeared **Schuyler Joyner** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose names is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

DAWN R ARMEY
Notary Public - Arizona
Maricopa County
Commission # 590294
My Comm. Expires Sep 26, 2024

Notary Public
Dawn R. Armey

Grantee's Acknowledgments

STATE OF NEW YORK)

) ss.:

COUNTY OF SUFFOLK)

On the 15th day of December in the year 2021, before me, the undersigned, personally appeared **Mark Hissey** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose names is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

Kendra M. Weatherell

KENDRA M WEATHERELL
Notary Public, State of New York
No. 01WE6385687
Qualified in Suffolk County
Commission Expires January 14, 2023

STATE OF NEW YORK)

) ss.:

COUNTY OF SUFFOLK)

On the 15th day of December, in the year 2021, before me, the undersigned, personally appeared **Mark Hissey** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose names is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

Kendra M Weatherell

KENDRA M WEATHERELL
Notary Public, State of New York
No. 01WE6385687
Qualified in Suffolk County
Commission Expires January 14, 2023

SCHEDULE 'A'

ALL that certain plot, piece or parcel of land, lying and being in the Hamlet of East Quogue, Town of Southampton, County of Suffolk and State of New York, being bounded and described as follows:

BEGINNING at a point on the Westerly side of Cemetery Road at the Northeasterly corner of land now or formerly of Daniel McNamara and Cynthia McNamara;

RUNNING THENCE from said point or place of beginning, along the Northerly boundary line of last mentioned lands, South 87 degrees 36 minutes 56 seconds West 130.00 feet to land now or formerly of Carlos Humberto Rivera and Adelina Tello;

THENCE along the last mentioned land the following three (3) courses and distances:
1. North 02 degrees 23 minutes 04 seconds West 119.15 feet;
2. South 87 degrees 36 minutes 56 seconds West 175.21 feet;
3. South 02 degrees 23 minutes 04 seconds East 140.00 feet to the Northeasterly side of Lewis Road;

THENCE along the Northeasterly side of Lewis Road, North 41 degrees 08 minutes 34 seconds West 961.53 feet;

THENCE North 36 degrees 18 minutes 16 seconds East 134.93 feet to land now or formerly of Kijowski Family Limited Partnership;

THENCE along the last mentioned land, South 60 degrees 19 minutes 03 seconds East 91.33 feet;

THENCE further along the last mentioned land, North 22 degrees 55 minutes 54 seconds East 1033.61 feet to land now or formerly of DLV Quogue LLC;

THENCE along the last mentioned land, South 02 degrees 18 minutes 10 seconds East 1047.22 feet;

THENCE further along the last mentioned land, North 87 degrees 50 minutes 50 seconds East 304.94 feet to Westerly side of Cemetery Road;

THENCE, along the Westerly side of Cemetery Road, South 2 degrees 23 minutes 04 seconds East 671.67 feet to the point or place of BEGINNING.

SCTM: 0900-288.00-01.00-064.001 and 0900-288.00-01.00-065.001

SCHEDULE 'B'
(BENEFITTED PARCELS)

PARCEL I:

ALL that certain, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 11 through 25 inclusive, Lots 36 and 37, Lots 40 through 60 inclusive, Lots 81 through 146, part of Lot 147, Lots 150 through 201 inclusive, Lots 207 through 216 inclusive, 217 through 422 inclusive, part of Lot 423 all in Block A and Lots 1 through 20 inclusive, Lots 29 through 40 inclusive, Lots 45 through 94 inclusive, Lots 110 and 111, Lots 115 through 202 inclusive, all in Block B, and part of Smith Street, all as shown on a certain map entitled, "Map of Quogue Estates" and filed in the Office of the Clerk of the County of Suffolk on March 6, 1930, as Map Number 698, and described parcels of land, which said lots, part of lots and described parcels when taken together are bounded and described as follows:

BEGINNING at a point set on the Northeasterly side of Lewis Road, distant 296.17 feet Northwesterly as measured along the Northeasterly side of Lewis Road from the corner formed by the intersection of the Northeasterly side of Lewis Road with the Northwesterly side of Long Island Railroad;

RUNNING THENCE along the Northeasterly side of Lewis Road, North 43 degrees 56 minutes 21 seconds West, 133.56 feet to land now or formerly of Bailey;

THENCE North 03 degrees 07 minutes 01 seconds West, along land now or formerly of Bailey and land now or formerly of Berry, 413.88 feet to land now or formerly of Feeney;

THENCE the following three (3) courses and distances along land now or formerly of Feeney:

1. North 86 degrees 35 minutes 09 seconds East, 26.59 feet;
2. South 03 degrees 24 minutes 51 seconds East, 80.72 feet;
3. North 86 degrees 43 minutes 09 seconds East, 104.35 feet;

THENCE North 03 degrees 27 minutes 11 seconds West, along land now or formerly of Feeney and along lands of others, 4,349.98 feet to a point on the Southeasterly side of Spinney Road;

THENCE along the Southeasterly side of Spinney Road, the following two (2) courses and distances:

1. North 32 degrees 31 minutes 30 seconds East, 227.83 feet;
2. North 15 degrees 02 minutes 50 seconds East, 430.52 feet to Map of Quogue Estates, filed March 6, 1930, as Map Number 698;

THENCE North 86 degrees 32 minutes 49 seconds East along said map, 129.52 feet to a point in the center line of Smith Avenue as shown on the above mentioned map;

THENCE North 03 degrees 27 minutes 11 seconds West along said center line of Smith Avenue, 420.00 feet to a point;

THENCE North 86 degrees 32 minutes 49 seconds East across Smith Avenue, and along the division line between Lots 202 and 203 in Block B, 137.70 feet;

THENCE North 03 degrees 27 minutes 11 seconds West along said map, and along land of others, 484.37 feet to a point on the Southeasterly side of Spinney Road;

THENCE along the Southeasterly side of Spinney Road, the following fifteen (15) courses and distances:

1. North 19 degrees 12 minutes 10 seconds East, 58.54 feet;
2. North 06 degrees 13 minutes 50 seconds West, 680.28 feet;
3. North 14 degrees 08 minutes 40 seconds East, 246.79 feet;
4. North 26 degrees 09 minutes 50 seconds East, 289.12 feet;
5. North 09 degrees 16 minutes 10 seconds East, 378.92 feet;
6. Northerly along the arc of a curve bearing to the left having a radius of 312.63 feet, a distance of 233.55 feet;
7. North 33 degrees 32 minutes 00 seconds West, 163.89 feet;
8. North 16 degrees 26 minutes 40 seconds West, 269.10 feet;
9. North 05 degrees 05 minutes 50 seconds East, 500.65 feet;
10. North 29 degrees 26 minutes 30 seconds East, 455.54 feet;
11. Northerly along the arc of a curve bearing to the left having a radius of 579.66 feet, a distance of 259.58 feet;
12. Northerly along the arc of a curve bearing to the left having a radius of 312.70 feet, a distance of 298.00 feet;
13. North 50 degrees 49 minutes 10 seconds West, 141.75 feet;
14. Northerly along the arc of a curve bearing to the right having a radius of 215.78 feet, a distance of 61.61 feet to a point;
15. North 24 degrees 53 minutes 07 seconds East, 52.74 feet to a point on the southerly side of Sunrise Highway (N.Y.S. Route 27);

THENCE North 87 degrees 48 minutes 47 seconds East along the southerly side of Sunrise Highway (N.Y.S. Route 27) 231.14 feet to land now or formerly of the Town of Southampton;

THENCE South 03 degrees 27 minutes 41 seconds East along land now or formerly of the Town of Southampton and along land now or formerly of County of Suffolk 8,992.66 feet to a point and land now or formerly of County of Suffolk and Town of Southampton.

THENCE along said lands, the following seven (7) courses and distances:

1. South 48 degrees 59 minutes 19 seconds West, 229.16 feet;
2. South 48 degrees 42 minutes 59 seconds West, 381.14 feet;
3. South 86 degrees 34 minutes 29 seconds West, 165.47 feet;
4. South 02 degrees 57 minutes 21 seconds East, 136.85 feet;
5. Southwesterly along the arc of a curve bearing to the right having a radius of 309.84 feet, a distance of 265.07 feet;
6. South 46 degrees 03 minutes 38 seconds West, 478.05;
7. Southwesterly along the arc of a curve bearing to the left having a radius of 20.00 feet, a distance of 31.42 feet to the Northeasterly side of Lewis Road to the point or place of BEGINNING;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS DESIGNATED AS OUT PARCELS 1 THROUGH 7

OUT PARCEL 1:

ALL that certain plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 1 through 10 inclusive, Lots 26 through 35 inclusive, all in Block A and part of Smith Street adjacent to said Block A, as shown on a certain map entitled, "Map of Quogue Estates" and filed in the Office of the Clerk of the County of Suffolk on March 6, 1930, as Map Number 698, together with a described parcel, which said lots and described parcel when taken together are bounded and described as follows:

BEGINNING at a point in the Southwesterly corner of said Lot 1, as shown on the above mentioned map;

RUNNING THENCE North 03 degrees 27 minutes 11 seconds West, 200.00 feet to

the division line between Lots 10 and 11;

THENCE North 86 degrees 32 minutes 49 seconds East, 130.00 feet to the center line of Smith Street;

THENCE North 03 degrees 27 minutes 11 seconds West, 300.00 feet along the center line of Smith Street;

THENCE South 86 degrees 32 minutes 49 seconds West, 130.00 feet across Smith Street and along the division line between Lots 25 and 26 in Block A;

THENCE North 03 degrees 27 minutes 11 seconds West, 200.00 feet to the division line between Lots 35 and 36 in Block A;

THENCE North 86 degrees 32 minutes 49 second East, 192.00 feet along said division line and across Smith Street;

THENCE South 03 degrees 27 minutes 11 seconds East 700.00 feet;

THENCE South 86 degrees 32 minutes 49 seconds 192.00 West feet across Smith Street and along the Southerly side of Lot 1, to the point or place of BEGINNING.

For information only: Tax Map No. 0900-288.00-01.00-128.000, 129.000, 131.000 and 153.000

OUT PARCEL 2:

ALL that certain plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 38 and 39, in Block A and the Westerly one-half of Smith Street adjacent to said Lots in Block A, as shown on a certain map entitled, "Map of Quogue Estates" and filed in the Office of the Clerk of the County of Suffolk on March 6, 1930, as Map Number 698, being more particularly bounded and described as follows:

BEGINNING at the Southwesterly corner of said Lot 38 as shown on the above mentioned map;

RUNNING THENCE North 03 degrees 27 minutes 11 seconds West, 40.00 feet to the division line between Lots 39 and 40;

THENCE North 86 degrees 32 minutes 49 seconds East, along said division line, 130.00 feet to the center line of Smith Street;
THENCE South 03 degrees 27 minutes 11 seconds East, 40.00 feet along said center line of Smith Street;

THENCE South 86 degrees 32 minutes 49 seconds West, 130.00 feet, partly across Smith Street and along the division line between Lots 38 and 37, to the point or place of BEGINNING.

For information only: Tax Map No. 0900-288.00-01.00-126.000

OUT PARCEL 3:

ALL that certain plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 61 through 80 inclusive, in Block A, Lots 21 through 28 inclusive and Lots 41 through 44 inclusive in Block B together with part of Smith Street as shown on a certain map entitled, "Map of Quogue Estates" and filed in the Office of the Clerk of the County of Suffolk on March 6, 1930, as Map Number 698, together with a described parcel, which said lots and described parcel when taken together are bounded and described as follows:

BEGINNING at the Southwesterly corner of said Lot 61 in Block A as shown on the above mentioned map;

RUNNING THENCE North 03 degrees 27 minutes 11 seconds West, 400.00 feet to a point and the division line between Lots 80 and 81 in Block A;

THENCE North 86 degrees 32 minutes 49 seconds East, 130.00 feet along said division line and continuing to the center line of Smith Street;

THENCE South 03 degrees 27 minutes 11 seconds East, 20.00 feet along said center line of Smith Street;

THENE North 86 degrees 32 minutes 49 seconds East, 137.70 feet across Smith Street and along the division line between Lots 44 and 45 in Block B;

THENC South 03 degrees 27 minutes 11 seconds East, 80.00 feet to a point and the division line between Lot 41 and 40 in Block B;

THENCE South 86 degrees 32 minutes 49 seconds West, 137.70 feet along said division line to the center line of Smith Street;

THENCE South 03 degrees 27 minutes 11 seconds East, 240.00 feet along the center line of said Smith Street;

THENCE across Smith Street and along the division line between Lots 29 and 28 in Block B, North 86 degrees 32 minutes 49 seconds East, 137.70 feet to a point;

THENCE South 03 degree 27 minutes 11 seconds East, 160.00 feet to the division line between Lots 21 and 20 in Block B;

THENCE South 86 degree 32 minutes 49 seconds West, 137.70 feet along said division line to the center line of Smith Street;

THENCE North 03 degrees 27 minutes 11 seconds West, 100.00 feet along said center line of Smith Street;

THENCE South 86 degrees 32 minutes 49 seconds West, 130.00 feet across Smith Street and along the division line between Lots 60 and 61 to the point or place of BEGINNING.

For information only: Tax Map No. 0900-288.00-01.00-124.000, 134.000, 135.000 and 137.000

OUT PARCEL 4:

ALL that certain plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 95 through 109, in Block B and the Easterly one-half of Smith Street adjacent to said Lots as shown on a certain map entitled, "Map of Quogue Estates" and filed in the Office of the Clerk of the County of Suffolk on March 6, 1930, as Map Number 698, being more particularly bounded and described as follows:

BEGINNING at the Southeasterly corner of Lot 95 in Block B as shown on the above mentioned map;

RUNNING THENCE South 86 degrees 32 minutes 49 seconds West, 137.70 feet along the division line between Lots 94 and 95 in Block B to the center line of Smith Street;

THENCE North 03 degrees 27 minutes 11 seconds West, 300.00 feet along said center line of Smith Street;

THENCE North 86 degrees 32 minutes 49 seconds East, 137.70 feet across Smith Street and along the division line between Lots 109 and 110;

THENCE South 03 degrees 27 minutes 11 seconds East, 300.00 feet to the point or place of BEGINNING.

For information only: Tax Map No. 0900-288.00-01.00-139.000 and 140.001

OUT PARCEL 5:

ALL that certain plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, known and designated as part of Lot 112, in Block B and the Easterly one-half of Smith Street adjacent to said Lot as shown on a certain map entitled, "Map of Quogue Estates" and filed in the Office of the Clerk of the County of Suffolk on March 6, 1930, as Map Number 698, being more particularly bounded and described as follows:

BEGINNING at the Southeasterly corner of Lot 112 in Block B as shown on the above mentioned map;

RUNNING THENCE South 86 degrees 32 minutes 49 seconds West, 137.70 feet along the division line between Lots 112 and 111 to the center line of Smith Street;

THENCE North 03 degrees 27 minutes 11 seconds East, 10.00 feet along said center line of Smith Street;

THENCE North 86 degrees 32 minutes 49 seconds East, 137.70 feet across Smith Street and through Lot 112 in Block B;

THENCE South 03 degrees 27 minutes 11 seconds East, 10.00 feet to the point or place of BEGINNING.

For information only: Tax Map No. 0900-250.00-03.00-031.000

OUT PARCEL 6:

ALL that certain plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 148, 149 and part of Lot 147 in Block A and Lots 113 and 114 in Block B and Part of Smith Street as shown on a certain map entitled, "Map of Quogue Estates" and filed in the Office of the Clerk of the County of Suffolk on March 6, 1930, as Map Number 698, being more particularly bounded and described as follows:

BEGINNING at the Northwesterly corner of Lot 149 in Block A as shown on the above mentioned map;

RUNNING THENCE North 86 degrees 32 minutes 49 seconds East 267.70 feet along the division line between Lots 149 and 150 in Block A, across Smith Street and along the division line between Lots 114 and 115 in Block B;

THENCE South 03 degrees 27 minutes 11 seconds East, 40.00 feet to a point;

THENCE South 86 degrees 32 minutes 49 seconds West, 137.70 feet along the division line between Lots 113 and 112 in Block B to the center line of Smith Street;

THENCE South 03 degrees 27 minutes 11 seconds East, 10.00 feet along said center line of Smith Street;

THENCE South 86 degrees 32 minutes 49 seconds West, 130.00 feet across Smith Street and through Lot 147 in Block A;

THENCE North 03 degrees 27 minutes 11 seconds West, 50.00 feet to the point or place of BEGINNING.

For information only: Tax Map No. 0900-250.00-03.00-012.000 and 029.000.

OUT PARCEL 7:

ALL that certain plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lots 202 through 206 in Block A and Part of Smith Street as shown on a certain map entitled, "Map of Quogue Estates" and filed in the Office of the Clerk of the County of Suffolk on March 6, 1930, as Map Number 698, being more particularly bounded and described as follows:

BEGINNING at the Southwesterly corner of Lot 202 in Block A as shown on the above mentioned map;

RUNNING THENCE North 03 degrees 27 minutes 11 seconds West, 100.00 feet to a point and the division line between Lots 206 and 207 in Block A;

THENCE North 86 degrees 32 minutes 49 seconds East, 130.00 feet along said division line to the center line of Smith Street;

THENCE South 03 degrees 27 minutes 11 seconds East, 100.00 feet along the center line of said Smith Street;

THENCE South 86 degrees 32 minutes 49 seconds West, 130.00 feet through Smith Street and along the division line between Lots 201 and 202 in Block A to the point or place of BEGINNING.

For information only: Tax Map No. 0900-250.00-03.00-010.000.

PARCEL II:

ALL that certain plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, known and designated as Lot Nos. 217 through 422, inclusive and part of Lot No. 423 in Block A and Lot Nos, 313 through 360, inclusive, Lot No. 219 and part of Lot No. 361 in Block B as shown on a certain map entitled, "Map of Quogue Estates" and filed in the Office of the Clerk of the County of Suffolk on March 6, 1930, as Map Number 698 and described parcels, which said lots, part of lots and described parcels when taken together are bounded and described as follows:

BEGINNING at a point on the northerly terminus of Cemetery Road on the westerly side of Oakwood Cemetery, distant North 03 degrees 26 minutes 21 seconds West, 1150.60 feet from the corner formed by the intersection of the Northeasterly side of Lewis Road with the Easterly side of Cemetery Road;

RUNNING THENCE South 86 degrees 47 minutes 33 seconds West, 370.93 feet across the northerly terminus of Cemetery Road through a monument and along land now or formerly of Kracke to other land now or formerly of John Kracke;

THENCE along said land and land now or formerly of Kijowski Family Limited Partnership the following three (3) courses and distances:

1. North 03 degrees 21 minutes 27 seconds West, 2,799.75 feet;
2. South 74 degrees 27 minutes 11 seconds West, 354.62 feet;
3. South 74 degrees 31 minutes 52 seconds West, 432.21 feet to land now or formerly of Kijowski; Kijowski Sagendorf; Findlay; Hardin and Kazanas;

THENCE along said land and land now or formerly of Quogue Hill LLC., the following three (3) courses and distances:

1. North 03 degrees 23 minutes 11 seconds West, 2,024.23 feet;
2. North 83 degrees 19 minutes 03 seconds East, 1,015.75 feet;
3. North 03 degrees 22 minutes 46 seconds West, 3,416.23 feet the southerly side of Sunrise Highway (N.Y.S. Route 27);

THENCE along the southerly side of Sunrise Highway (N.Y.S. Route 27), the following two (2) courses and distances:

1. Easterly along an arc of a curve bearing to the right having a radius of 11,209.16 feet, a distance of 291.48 feet;
2. North 87 degrees 48 minutes 47 seconds East, 1280.48 feet to the westerly side of Spinney Road;

THENCE along the westerly side of Spinney Road, the following sixteen (16) courses and distances:

1. South 59 degrees 34 minutes 04 seconds East, 63.94 feet;
2. Southerly along the arc of a curve bearing to the left having a radius of 265.28 feet, a distance of 119.70 feet to a monument;
3. South 50 degrees 49 minutes 10 seconds East, 141.75 feet;
4. Southerly along the arc of a curve bearing to the right having a radius of 263.20 feet, a distance of 250.83 feet;
5. Southerly along the arc of a curve bearing to the right having a radius of 530.16 feet, a distance of 237.41 feet;
6. South 29 degrees 26 minutes 30 seconds West, 466.22 feet;
7. South 05 degrees 05 minutes 50 seconds West, 520.74 feet;
8. South 16 degrees 26 minutes 40 seconds East, 285.95 feet;
9. South 33 degrees 32 minutes 00 seconds East, 171.33 feet;
10. Southerly along the arc of a curve bearing to the right having a radius of 263.13 feet, a distance of 196.57 feet to a monument;
11. South 09 degrees 16 minutes 10 seconds West, 371.57 feet;
12. South 26 degrees 09 minutes 50 seconds West, 286.98 feet;
13. South 14 degrees 08 minutes 40 seconds West, 260.90 feet;
14. South 06 degrees 13 minutes 50 seconds East, 678.00 feet;
15. South 19 degrees 12 minutes 10 seconds West, 257.30 feet;
16. South 11 degrees 15 minutes 10 seconds West, 154.77 feet to land now or formerly of Edith Green and Rendy E. Grinblat;

THENCE South 86 degrees 32 minutes 49 seconds West, 101.86 feet along last mentioned lands;

THENCE South 03 degrees 27 minutes 11 seconds East, 388.12 feet still along land now or formerly of Edith Green and Rendy E. Grinblat to the westerly side of Spinney Road;

THENCE southerly along the westerly side of Spinney Road, the following four (4) courses and distances:

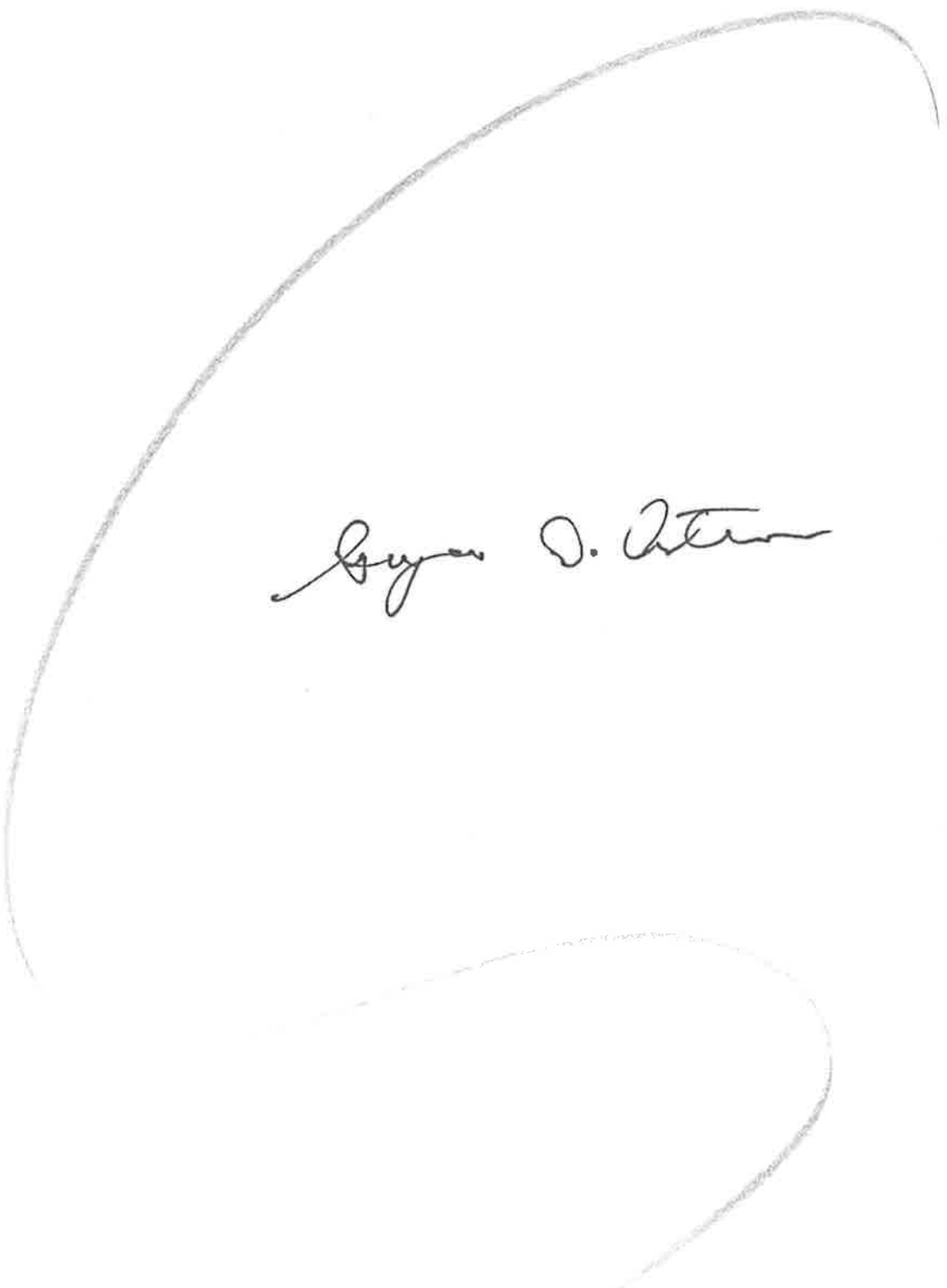
1. South 11 degrees 15 minutes 10 seconds West, 178.92 feet
2. South 15 degrees 02 minutes 50 seconds West, 426.19 feet
3. South 32 degrees 31 minutes 30 seconds West, 345.15 feet;
4. South 23 degrees 48 minutes 50 seconds West, 424.11 feet to a land now or formerly of Suffolk County Water Authority;

THENCE South 86 degrees 34 minutes 34 seconds West, 442.78 feet along last mentioned lands;

THENCE South 03 degrees 22 minutes 46 seconds East, 906.97 feet still along land

now or formerly of Suffolk County Water Authority and land now or formerly of Oakwood Cemetery;

THENCE South 03 degrees 26 minutes 44 seconds East, 1,449.81 feet along land now or formerly of Oakwood Cemetery to the northerly terminus of Cemetery Road at the point or place of BEGINNING.



SCHEDULE 'C'

ALL that certain plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York being an Access Easement described as follows:

BEGINNING at a point on the northerly side of Lewis Road, said point being North 41 degrees 08 minutes 34 seconds West, 1,046.47 feet from the intersection formed by the westerly side of Cemetery Road with the northerly side of Lewis Road;

RUNNING THENCE, along the northerly line of Lewis Road North 41 degrees 08 minutes 34 seconds West, 100.00 feet,

RUNNING THENCE through the lands of East Quogue Farms LLC the following four (4) courses and distances:

1. South 86 degrees 08 minutes 34 seconds East, 28.28 feet;
2. North 48 degrees 51 minutes 25 seconds East, 277.71 feet;
3. Northerly along the arc of a curve bearing to the left, having a radius of 220.00 feet and an arc length of 196.44 feet,
4. North 02 degrees 18 minutes 10 seconds West, 696.11 feet to land now or formerly Kijowski Family Limited Partnership,

THENCE along said land North 22 degrees 55 minutes 54 seconds East, 206.44 feet to land now or formerly DLV Quogue LLC,

THENCE along said land South 02 degrees 18 minutes 10 seconds East, 1,047.22 feet;

THENCE through the lands of East Quogue Farms LLC the following three (3) courses and distances:

1. South 87 degrees 50 minutes 50 seconds West, 65.48 feet;
2. South 48 degrees 51 minutes 25 seconds West, 363.63 feet;
3. South 03 degrees 51 minutes 26 seconds West, 28.28 feet to the northerly side of Lewis Road and the point or place of BEGINNING.

ACCESS EASEMENT THROUGH THE LANDS OF EAST QUOGUE FARMS LLC, (S.C.T.M.: DISTRICT 0900; SECTION 288.00; BLOCK 01.00 LOT 064.001)

NOTES:

THE OFFSETS (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, BUILDINGS, BUILDING ADDITIONS AND CONSTRUCTION OF ANY OTHER IMPROVEMENTS.

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 THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

SURVEY MAP DEPICTS ONLY THOSE EASEMENTS, IMPROVEMENTS AND OTHER INFORMATION OF WHICH THE SURVEYOR IS AWARE. ANY OTHER PHYSICAL OR RECORDED EASEMENTS NOT SHOWN, ARE NOT EXISTED.

UNDERGROUND, OVERHEAD AND GROUND LEVEL UTILITIES ARE NOT GUARANTEED AS TO COMPLETENESS, ACCURACY, EXISTENCE, EXACT LOCATION, TYPE OR USE, ACTIVE OR INACTIVE. VERIFICATION IS MANDATORY WITH MUNICIPAL AGENCIES AND/OR PUBLIC OR PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.

GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE MAP IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

PREPARED MAPPING DOES NOT DEPICT GROUND SURFACE, OR SUB SURFACE CONDITIONS IF ANY, INCLUDING BUT NOT LIMITED TO WETLANDS, WATER COURSES, SOIL CONDITIONS, VEGETATION, TREES, PATHS, DEBRIS OR ANY OTHER CONDITIONS OTHER THAN VISIBLE PERMANENT STRUCTURES.

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No	REVISION	DATE

OWNER:
NAME
ADDRESS
TOWN, STATE, ZIP

APPLICANT:
NAME
ADDRESS
TOWN, STATE, ZIP

PROPOSED INGRESS / EGRESS EASEMENT MAP

SITUATED AT

EAST QUOGUE

TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

S.C.T.M. DISTRICT 0900, SECTION 288.00, BLOCK 03.00, LOTS 064.001 & 065.001

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

DRAWN BY:	GEO	CADD:	05105 EM.DWG	SCALE:	DRAWING NO.:
CHECKED BY:	GP	FILE NO.:	000-00-0	1"=80'	
DATE:	09/21/2021	PROJECT NO.:	05105		SHEET NO.: 1 OF 1

SCALE: 1" = 80'
0 80 160 240

N 22°59'54" E 1033.61'

LAND NOW OR FORMERLY OF KUCHYNSKI FAMILY LIMITED PARTNERSHIP

S 02°18'10" E 1047.22' (1047.16' DEED)

PROPOSED INGRESS / EGRESS EASEMENT

N2°18'10"W 696.11'

N 87°50'50" E 304.94'

LAND NOW OR FORMERLY OF DLV QUOGUE OWNER LLC

LAND NOW OR FORMERLY OF DLV QUOGUE LLC

LAND NOW OR FORMERLY OF DLV QUOGUE LLC

CEMETERY ROAD

S 02°23'04" E 671.67'

N 02°23'04" W 119.15'

S 87°36'56" W 175.21'

S 87°36'56" W 130.00'

S 02°23'04" E 140.00'

LAND NOW OR FORMERLY OF CARLOS HUMBERTO RIVERA AND ADELINA TELLO

LAND NOW OR FORMERLY OF DANIEL AND CYNTHIA MCNAMARA

484.46'

S 60°19'03" E 91.33'

N 36°18'16" E 134.93' (134.85' DEED)

LAND NOW OR FORMERLY OF GREGORY DORZ AND ZBIGNIEW DOBRZYNSKI

S.C.T.M. 0900-288.00-01.00-064.001

S.C.T.M. 0900-288.00-01.00-065.001

FARMLAND

R=720.00'
L=186.44'

N49° 51' 25"E 277.71'

N49° 51' 25"E 363.63'

S97° 59' 35"W 67.45'

12' ± WIDE DIRT ROAD

DIRT DRIVEWAY

113.0'

N86° 08' 34"W 28.28'

S3° 51' 26"W 28.28'

TIE = N41° 08' 34"W 299.52'

N41° 08' 34"W 100.00'

N 41°08'34" W 961.53' (961.47' DEED)

LEWIS ROAD

64.1

56 2.01

POND

SPA ON CON. PAD

2 STY. FM HSE.

1 STY. BLDG.

GREENHOUSE

GARAGE

CON. WALK

CON. WALK

PROPANE TANKS ON CONCRETE PAD

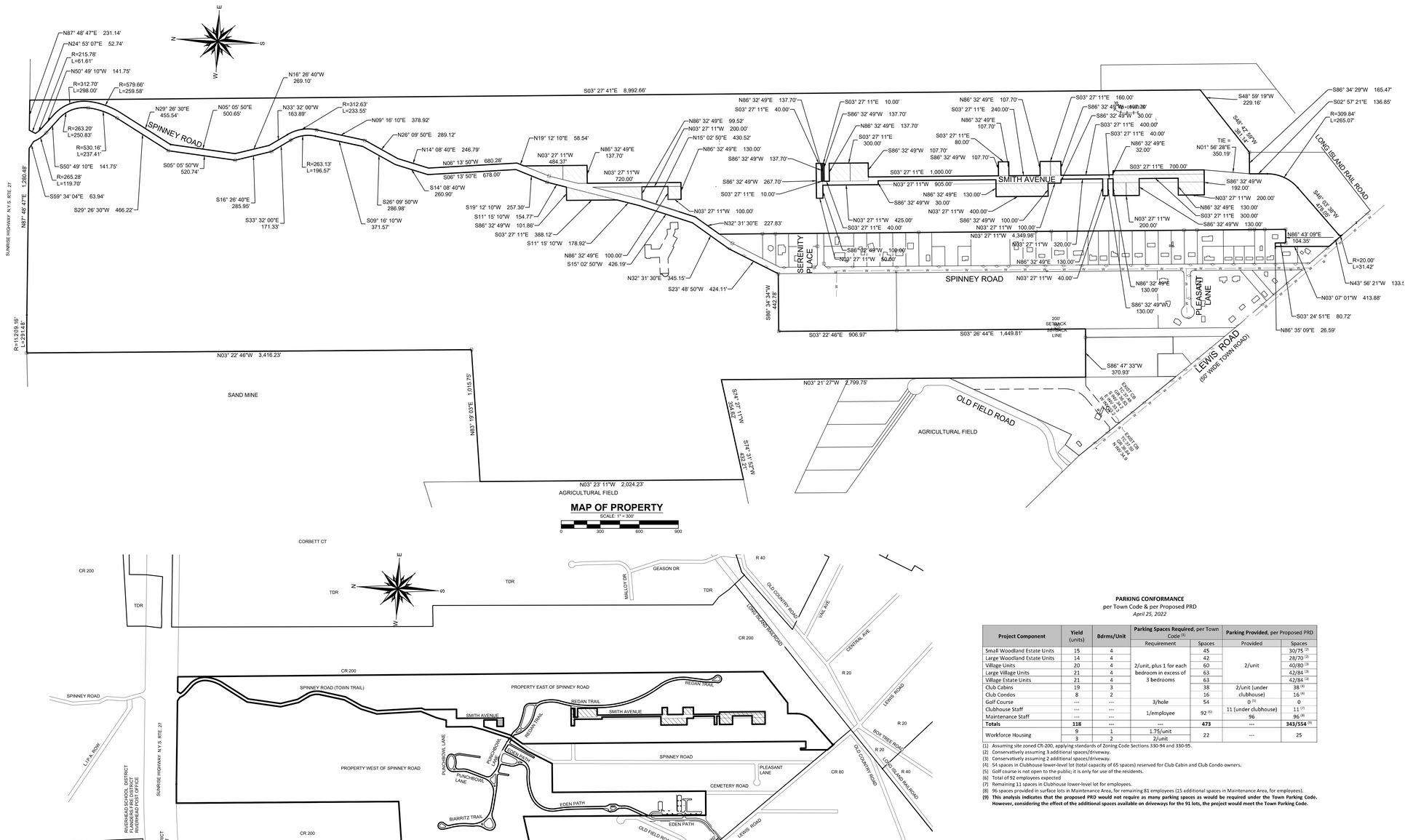
FRAME SHED

METAL SHED

FRAME SHED

CM FND

EASE NOTICE: 03/31/22



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)	0
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) 54 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.

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SHEET 4 OF 37 C-104 DRAINAGE PLAN 2
SHEET 5 OF 37 C-105 DRAINAGE PLAN 3
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SHEET 37 OF 37 C-502 SITE DETAILS

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:	6,574,586 SQ.FT. ~ 150.93 AC
WEST OF SPINNEY ROAD:	10,872,820 SQ.FT. ~ 249.61 AC
PARCELS 3, 4, 5, 6:	3,816,664 SQ.FT. ~ 87.62 AC
PARCELS A-K:	5,214,594 SQ.FT. ~ 119.71 AC
TOTAL SITE AREA:	26,478,664 SQ.FT. ~ 607.87 AC

SUBDIVISION AREA	
AREA IN SINGLE FAMILY LOTS:	36.68 ACRES
AREA IN ENTRY LOT:	7.54 ACRES
AREA IN REC. LOTS:	103.12 ACRES
AREA IN O.S. LOTS:	230.64 ACRES
AREA IN ROAD LOTS:	15.99 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:	203.33 ACRES
AREA DEDICATED TO SUFFOLK COUNTY WATER AUTHORITY:	4.00 ACRES
AREA IN TOTAL SUBDIVISION AREA:	607.87 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
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
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.

GENERAL NOTES

1. NELSON & POPE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS THAT WILL BE REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT FROM START TO FINISH, INCLUDING BUT NOT LIMITED TO PERMITS FOR MUNICIPAL ROAD AND CURB CUT CONSTRUCTION; GAS, ELECTRIC, TELEPHONE, AND CABLE INSTALLATION; WATER MAIN AND SERVICE INSTALLATION; SITE CLEARING AND TREE REMOVAL; EXCAVATION; SITE IMPROVEMENTS; DEMOLITION; AND BUILDING CONSTRUCTION. CONTRACTOR SHALL COORDINATE THE REQUIRED UTILITY AND MUNICIPAL INSPECTIONS.
3. LOCATION OF ALL EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO EXCAVATION. CONTRACTOR SHALL NOTIFY OWNER PRIOR TO COMMENCING CONSTRUCTION OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD LOCATIONS AND INFORMATION REPRESENTED ON PLAN, FOR DIRECTION. EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS IS BASED ON AVAILABLE INFORMATION AND FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR LOCATING AND IDENTIFYING ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR THE REMOVAL AND DISPOSAL OF ANY EXCAVATED AND DEMOLISHED MATERIALS AND DEBRIS.
5. UNSUITABLE MATERIAL (AS DEFINED IN THE REQUIREMENTS OF THE MUNICIPAL AGENCY HAVING JURISDICTION AND AS A MINIMUM DEFINED IN SECTION 203 OF N.Y.S.D.O.T. STANDARD SPECIFICATIONS, LATEST EDITION) UNDER PAVEMENT, WALKS AND CONCRETE SLABS OR AS INDICATED WITHIN THE SITE WORK CONTRACT DOCUMENTS, SHALL BE REMOVED AND REPLACED WITH SELECT GRANULAR MATERIAL.
6. SELECT GRANULAR FILL/MATERIAL SHALL BE AS DEFINED IN THE REQUIREMENTS OF THE MUNICIPAL AGENCY HAVING JURISDICTION AND AS A MINIMUM DEFINED IN SECTION 203 OF N.Y.S.D.O.T. STANDARD SPECIFICATIONS, LATEST EDITION.
7. COMPACTION SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPAL AGENCY HAVING JURISDICTION AND AS A MINIMUM DEFINED IN SECTION 203 OF N.Y.S.D.O.T. STANDARD SPECIFICATIONS, LATEST EDITION.
8. ALL EXISTING STRUCTURES AND SITE IMPROVEMENTS SPECIFIED TO BE REMOVED, SHALL BE COMPLETELY REMOVED AND BACKFILLED. BACKFILL TO BE SELECT GRANULAR FILL, COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, AS DETERMINED BY MODIFIED PROCTOR TEST, UNLESS OTHERWISE NOTED.
9. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL, SURPLUS MATERIAL AND DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.
10. ALL MUNICIPAL AGENCIES HAVING JURISDICTION DURING CONSTRUCTION SHALL BE NOTIFIED A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE OF ALL CONSTRUCTION, UNLESS OTHERWISE INDICATED AS A CONDITION OF MUNICIPAL APPROVAL OR PERMIT. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND INSURING ALL NECESSARY MUNICIPAL INSPECTIONS, CONDITIONS OF APPROVAL, AND CERTIFICATIONS ARE PERFORMED AND OBTAINED IN ACCORDANCE TO THE APPLICABLE PERMITS AND MUNICIPAL REQUIREMENTS.
11. INSTALLATION AND SERVICE COORDINATION OF GAS SERVICE IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK SHALL CONFORM, AS A MINIMUM, TO THE REQUIREMENTS OF NATIONAL GRID.
12. INSTALLATION AND SERVICE COORDINATION OF ELECTRIC SERVICE IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK SHALL CONFORM, AS A MINIMUM, TO THE REQUIREMENTS OF PSEG LONG ISLAND.
13. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS VESTIBULES, SLOPED PAVING, PORCHES, RAMPS, GARAGES, ROOF LEADERS, PRECISE BUILDING DIMENSIONS AND BUILDING UTILITY ENTRANCES.
14. ALL PARKING LOT LIGHTING POLES, LIGHTING FIXTURE CONFIGURATIONS, AND COLOR SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION. INSTALLATION OF SITE ELECTRIC SHALL BE AS DETAILED BY OTHERS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR THE INSTALLATION OF SIGNS.
16. SPEED BUMPS, BUMPER STOPS, OR WHEEL STOPS ARE NOT PERMITTED.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF EROSION CONTROL MEASURES PROTECTING NEW AND EXISTING IMPROVEMENTS AND ADJACENT PROPERTIES CONFORMING TO THE FEDERAL, STATE, COUNTY, AND LOCAL MUNICIPAL REQUIREMENTS. EROSION CONTROL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND IN PLACE PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY. MEASURES SHALL BE MAINTAINED AND MODIFIED AS NECESSARY THROUGHOUT THE IMPROVEMENT CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL ACCEPTANCE OF IMPROVEMENT CONSTRUCTION BY LOCAL MUNICIPALITY HAVING JURISDICTION.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING PERMANENT TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, IN CONJUNCTION WITH THE LATEST EDITION OF ANY NEW YORK STATE SUPPLEMENTS TO SUCH. THE CONTRACTOR SHALL ADHERE TO ANY ADDITIONAL LOCAL REQUIREMENTS AND/OR CONDITIONS OF ANY MUNICIPAL PERMITS AND THE APPROVED CONTRACTOR DOCUMENTS. THE CONTRACTOR SHALL NOT AMEND EXISTING OR APPROVED TRAFFIC CONTROL DEVICES WITHOUT EXPRESSED WRITTEN APPROVAL OF ANY AGENCIES HAVING JURISDICTION OVER SUCH.
19. ALL DRAINAGE PIPE SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (CPP) AS MANUFACTURED BY ADS, TYPE N-12 SOIL TIGHT PIPE.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING HANDICAP ACCESS RELATED IMPROVEMENTS IN ACCORDANCE WITH THE LATEST APPLICABLE FEDERAL, STATE AND LOCAL HANDICAP ACCESSIBILITY REGULATIONS. REQUIREMENTS AND LAWS INCLUDING, BUT NOT LIMITED TO: BUILDING ACCESS, HANDICAP ACCESSIBLE ROUTE, LANDINGS, PARKING, RAILINGS AND SIGNAGE.
21. NOTWITHSTANDING ANYTHING HEREON TO THE CONTRARY, CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION OF ALL ACCESSIBLE ROUTES TO ALL REQUIRED ACCESSIBLE FIRST FLOOR UNITS AND COMMON AREAS (INCLUDING TRASH DISPOSAL AND MAIL PICK-UP) STRICTLY IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, INCLUDING, WITHOUT LIMITATION, THE FAIR HOUSING ACT, AMERICANS WITH DISABILITIES ACT ("ADA"), NEW YORK STATE BUILDING CODE, TOWN AND COUNTY STANDARDS, AND REFERENCE STANDARDS CONTAINED THEREIN. ACCESSIBLE ROUTES SHALL COMPLY WITH THE ACCESSIBILITY DETAILS AND NOTES CONTAINED HEREIN.
22. AS-BUILT DRAINAGE AND AS-BUILT CURB PLANS SHALL BE SUBMITTED TO THE TOWN ENGINEER IN THE PROPER SEQUENCE IN COMPLIANCE WITH SECTION 7.3 OF THE HUNTINGTON TOWN PLANNING BOARD SUBDIVISION AND SITE PLAN REGULATIONS.
23. ALL HANDICAP RAMPS, PARKING SPACES AND ACCESS ISLES SHALL BE IN COMPLIANCE WITH THE LATEST BUILDING CODE OF NEW YORK STATE AND ICC/ANSI A117.1-2003 STANDARDS.
24. PREPARATION OF SOIL AND PLANTINGS SHALL BE ACCORDING TO SPECIFICATIONS SET FORTH UNDER SECTION 8.3 OF THE TOWN OF HUNTINGTON SUBDIVISION AND SITE PLAN REGULATIONS.
25. ALL AREAS THAT HAVE BEEN DISTURBED SHALL BE SEEDED UNLESS OTHERWISE NOTED.
26. ALL DEBRIS SHALL BE REMOVED IN ACCORDANCE WITH STATE, AND LOCAL REQUIREMENTS.
27. ELEVATIONS REFER TO NAVD 88.
28. A BRIGHTLY COLORED CONSTRUCTION FENCE SHALL BE ERECTED ALONG THE LIMIT OF CLEARING AND GRADING LINE PRIOR TO AND DURING ANY CONSTRUCTION ACTIVITY.
29. ALL IMPROVEMENTS SHALL BE IN CONFORMANCE WITH THE TOWN OF SOUTHAMPTON ROAD AND DRAINAGE STANDARDS.
30. THE PROPOSED GUTTER GRADES (0.50% MIN.) SHALL BE ESTABLISHED BY MAINTAINING A CROSS SLOPE OF 1/4"/FT. TO 1/2"/FT. DOWN FROM THE EDGE OF PAVEMENT WHILE MAINTAINING A MINIMUM GUTTER SLOPE OF 0.50%.
31. ANY UTILITIES REQUIRED TO BE RELOCATED DUE TO INSTALLATION OF THE REQUIRED IMPROVEMENTS SHALL BE RELOCATED AT THE EXPENSE OF THE APPLICANT/DEVELOPER/OWNER.
32. PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE EXISTING TOWN RIGHT-OF- WAY THE APPLICANT/DEVELOPER MUST OBTAIN A WORK PERMIT FROM TOWN OF SOUTHAMPTON.
33. ANY RETAINING WALL 4' OR MORE IN HEIGHT SHALL REQUIRE APPROVAL BY THE TOWN ENGINEER AND A PERMIT ISSUED BY THE DIRECTOR OF BUILDING AND HOUSING. IT IS THE APPLICANTS RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR ALL SUCH RETAINING WALL PRIOR TO CONSTRUCTION..
34. CONTRACTOR TO PROVIDE 3'-6" HIGH RAILING ALONG TOP OF RETAINING WALLS WITH A HEIGHT OF 29" AND GREATER ABOVE FINISHED GRADE.RAILINGS SHALL COMPLY WITH SECTION 1013 GUARDS OF THE BCNYS.
35. STREET ADDRESSES FOR THE PARCELS SHALL BE POSTED AS REQUIRED BY R.C.N.Y.S. SECTION 319 AND F.C.N.Y.S. SECTION 505.

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:
7	11-07-2022	REVISED PROPERTY LINE, CONSERVATION AREAS, CLEARING LIMITS.	GEO.
6	10-26-2022	REVISED PER TOWN ENGINEERS COMMENTS DATED 9/25/2022	GEO.
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:
ELV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

STATE OF NEW YORK — MARK E. PHILLIPS — LICENSED PROFESSIONAL ENGINEER

MAP OF PROPERTY, LOCATION PLAN AND KEY MAP
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

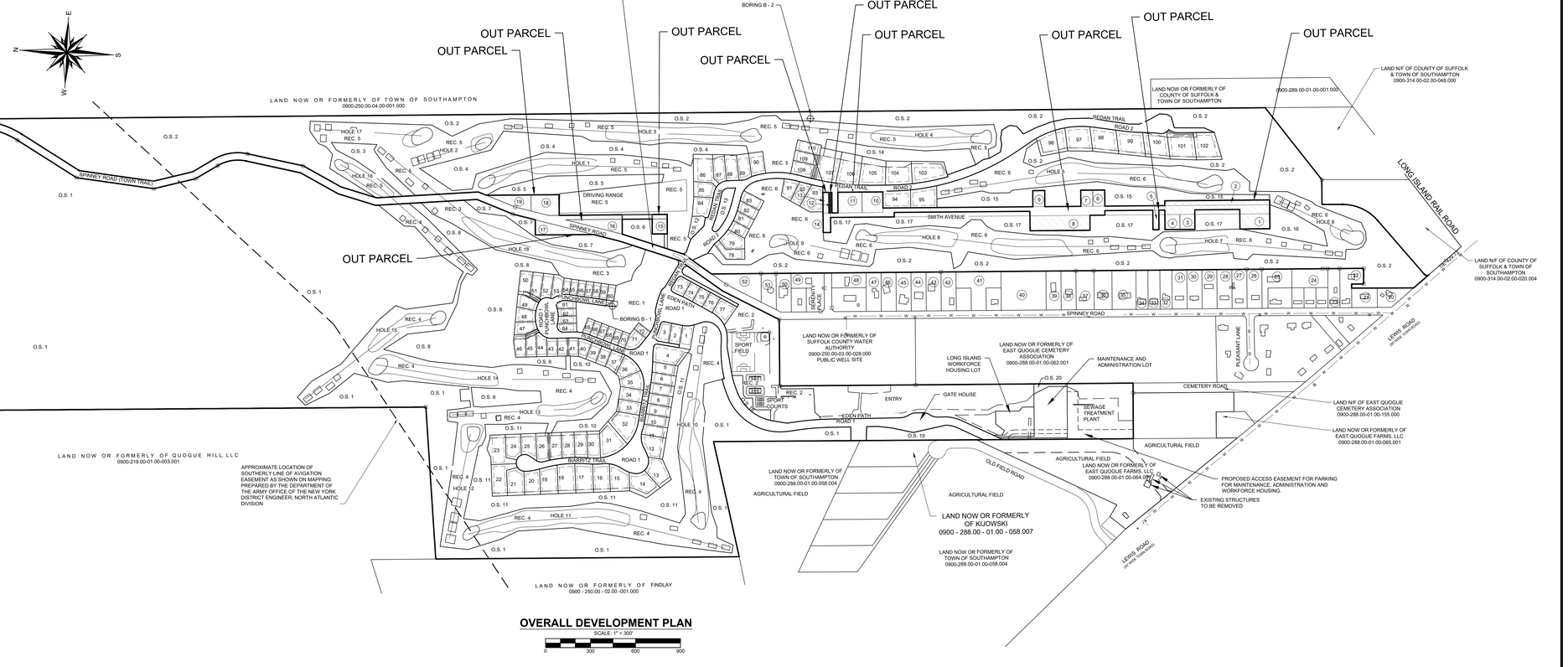
NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

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-101
SHEET NO.:	1 OF 37

G:\projects\05105\SURVEY\DWG\FINAL\5-20\20210501 FSP 2020.DWG, overall plan, 11/8/2022 7:11:49 AM, SWG to PS 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/T	BOREHOLE DIAMET	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 ELEV.	COORDINATES	DRILLING EQUIPMENT/METHO	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/T	BOREHOLE DIAMET	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						

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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
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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:	AS NOTED
FILE NO.:	-
CADD:	05105 FSP 2020.DWG
DRAWING NO.:	C-102
SHEET NO.:	2 OF 37

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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)

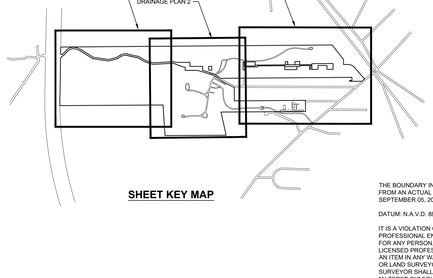
LEGEND

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 / CONCRETE APRON
/ /	CONSTRUCTION FENCE / LIMIT OF CLEARING
(FM)	SANITARY FORCE MAIN
	TEST HOLE
DRA	DRAINAGE RESERVE AREA
	DRAINAGE SHED BOUNDARY
	AUTOMOBILE ACCESSIBLE PAVEMENT



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" = 100'

0 50 100 200

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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
1460S N. 72nd STREET
SCOTTSDALE AZ. 85260

STATE OF NEW YORK — GEORGE E. OMELIA — 088 — 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
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SCALE:	1" = 100'
FILE NO.:	-
CADD:	05105 FSP 2020.DWG
DRAWING NO.:	C-103
SHEET NO.:	3 OF 37

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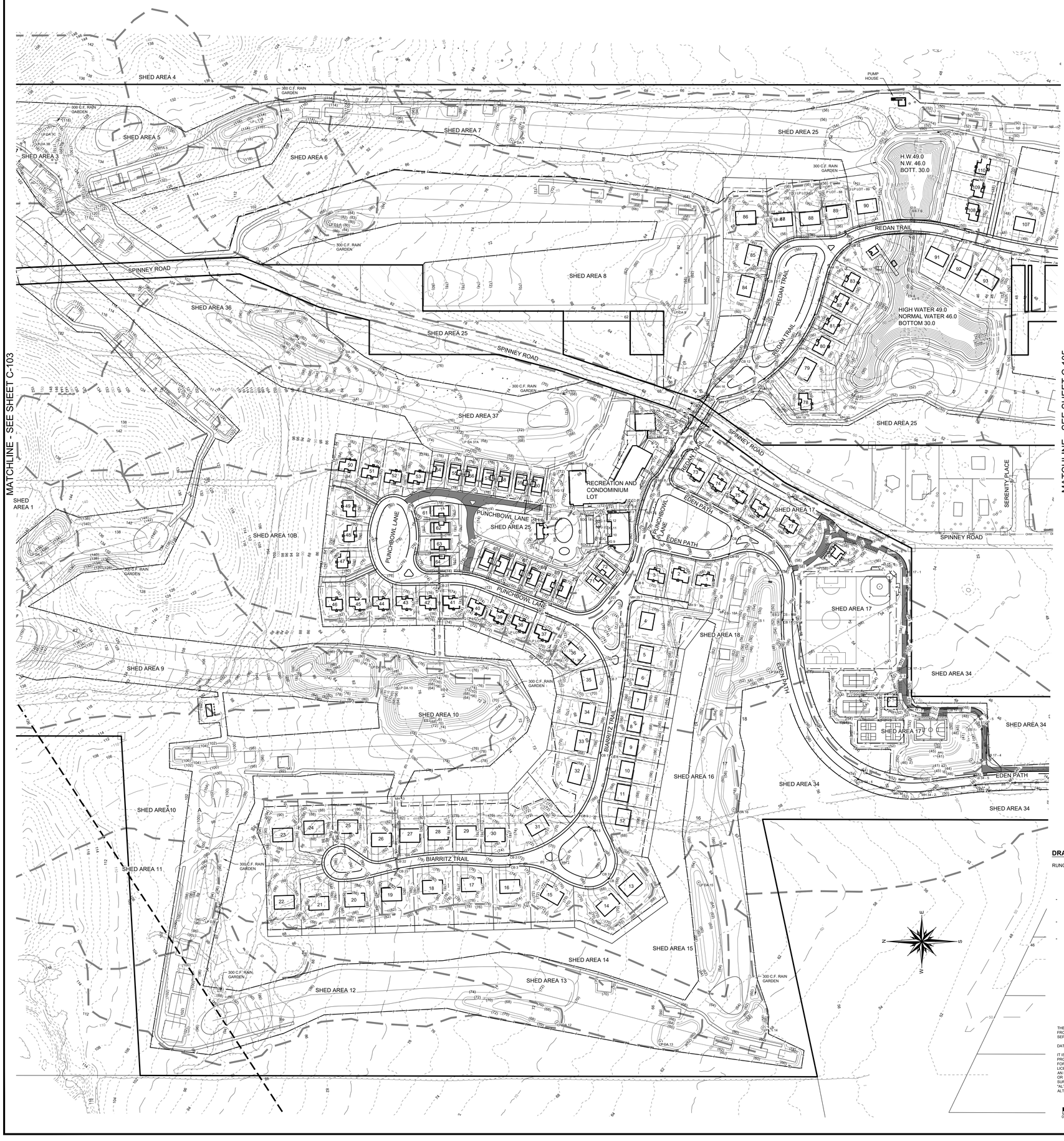


DRAINAGE RESERVE AREA 3
REQ'D
GOLF: 15,000 X 0.35 X 0.25 = 1,313 CF
RURAL: 297,761 X 0.25 X 0.25 = 18,610 CF
TOTAL REQ'D = 19,923 CF
PROVIDED;
(2) 12' DIA X 10' ED = 2,018 CF
2' DEEP DEPRESSION= 18,077 CF
TOTAL PROVIDED: 20,095 CF
HIGH WATER 118.0
BOTTOM 116.0
WATER QUALITY: DEPRESSION WITH 20' GRASS 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;
(1)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 = 7,459 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 60.0
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

T(382.59 / B(382.2 / TW(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
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

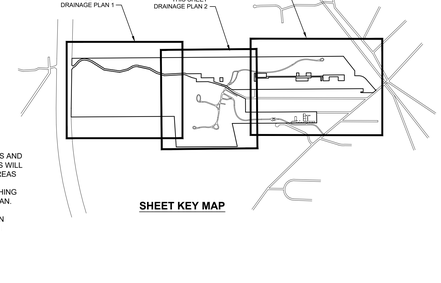
(T)32.00 / (B)91.5) / x(92.0)	TOP OF CURB ELEVATION / BOTTOM OF CURB ELEVATION / SPOT ELEVATION
LP	LEACHING POOL
CB	CATCH BASIN
SMH	SANITARY MANHOLE
DMH	DRAINAGE MANHOLE
100	CONTOUR
	SANITARY MANHOLE
	LEACHING POOL W/ OPEN GRATE
	LEACHING POOL W/ SOLID COVER
	DRAINAGE MANHOLE / CATCH BASIN
	(TC = TOP 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 / CONCRETE APRON
	CONSTRUCTION FENCE / LIMIT OF CLEARING
(FM)	SANITARY FORCE MAIN
	TEST HOLE
DRA	DRAINAGE RESERVE AREA
	DRAINAGE SHED BOUNDARY
	AUTOMOBILE ACCESSIBLE PAVEMENT

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.



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:
7	11-07-2022	REVISED PROPERTY LINE, CONSERVATION AREAS, CLEARING LIMITS.	GEO.
6	10-26-2022	REVISED PER TOWN ENGINEERS COMMENTS DATED 9/25/2022	GEO.
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

DRAINAGE 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-104
SHEET NO.:	4 OF 37

pc3.pc3 by GEO, 11/8/2022 - 2:13:13 PM, 05105 FSP 2020.DWG, 05105 FSP 2020.DWG, AMY.ARCHIVE/05105 FSP 2020.DWG, 11/8/2022 2:13:13 PM, AMY

SHED AREA 10

MATCHLINE - SEE SHEETC-104

SHED AREA 26

SHED AREA 27

SHED AREA 28

SHED AREA 29

SHED AREA 30

SHED AREA 31

SHED AREA 32

SHED AREA 33

SHED AREA 34

SHED AREA 35

SHED AREA W1

SHED AREA W2

SHED AREA W3

SHED AREA W4

SHED AREA W5

SHED AREA W6

SHED AREA STP 1

SHED AREA STP 2

SHED AREA STP 3

SHED AREA STP 4

SHED AREA STP 5

SHED AREA ENT 1

REDAN TRAIL

SMITH AVENUE

SPINNEY ROAD

SERENITY PLACE

EDEN PATH

OLD FIELD ROAD

CEMETERY ROAD

LONG ISLAND RAIL ROAD

LEWIS ROAD
(50' WIDE TOWN ROAD)

300 C.F. RAIN GARDEN

LEGEND

EXISTING

TC92.59	TOP OF CURB ELEVATION	(TC92.00)
BC92.2	BOTTOM OF CURB ELEVATION	(BC91.5)
792.0	SPOT ELEVATION	x92.0)
T	TELEPHONE MANHOLE	LP
E	ELECTRIC MANHOLE	CB
S	SANITARY MANHOLE	SMH
E	ELECTRIC BOX	DMH
P	PULL BOX	(93)
	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	
90	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

TOP OF CURB ELEVATION	
BOTTOM OF CURB ELEVATION	
SPOT ELEVATION	
LEACHING POOL	
CATCH BASIN	
SANITARY MANHOLE	
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	
ROOF DRAIN	
DRIVEWAY LEACHING POOL	
LEACHING POOL IN DRAINAGE RESERVE AREA	
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 / CONCRETE APRON
	CONSTRUCTION FENCE / LIMIT OF CLEARING
(FM)	SANITARY FORCE MAIN
	TEST HOLE
DRA	DRAINAGE RESERVE AREA
	DRAINAGE SHED BOUNDARY
	AUTOMOBILE ACCESSIBLE PAVEMENT

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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- 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 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' DEED 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' DEED 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' DEED 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.
(2) 10' DIA X 12' DEED 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' DEED 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.
(2) 10' DIA X 12' DEED SOLID RING

SHED AREA 34

EDEN PATH

SHED AREA STP 1

SHED AREA ENT 1

EXISTING STRUCTURES TO BE REMOVED

SHEET C-103 DRAINAGE PLAN 1

SHEET C-104 DRAINAGE PLAN 12

THIS SHEET DRAINAGE PLAN 3

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:
7			GEO.
6	10-26-2022	REVISED PER TOWN ENGINEER'S COMMENTS	GEO.
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

STATE OF NEW YORK — REGISTERED LANDSCAPE ARCHITECT — PROFESSIONAL

DRAINAGE 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-105
SHEET NO.:	5 OF 37

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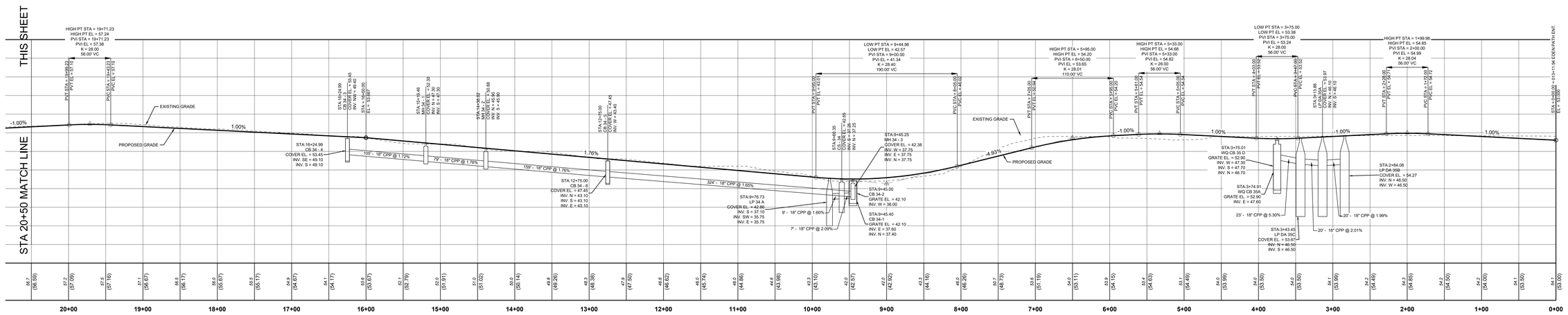

EDEN PATH
STA. 0+00 TO 20+50

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

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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:
7	11-07-2022	REVISED PROPERTY LINE, CONSERVATION AREAS, CLEARING LIMIT	GEO
6	10-26-2022	REVISED PER TOWN ENGINEERS COMMENTS DATED 9/25/2022	GEO
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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 · MARK E. NELSON · 090704 · 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

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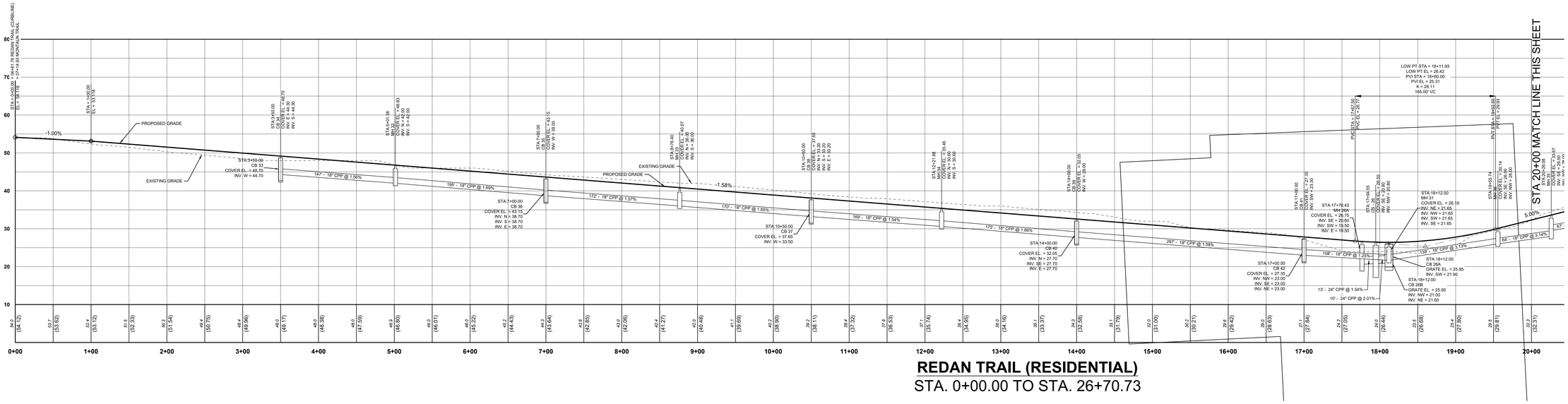
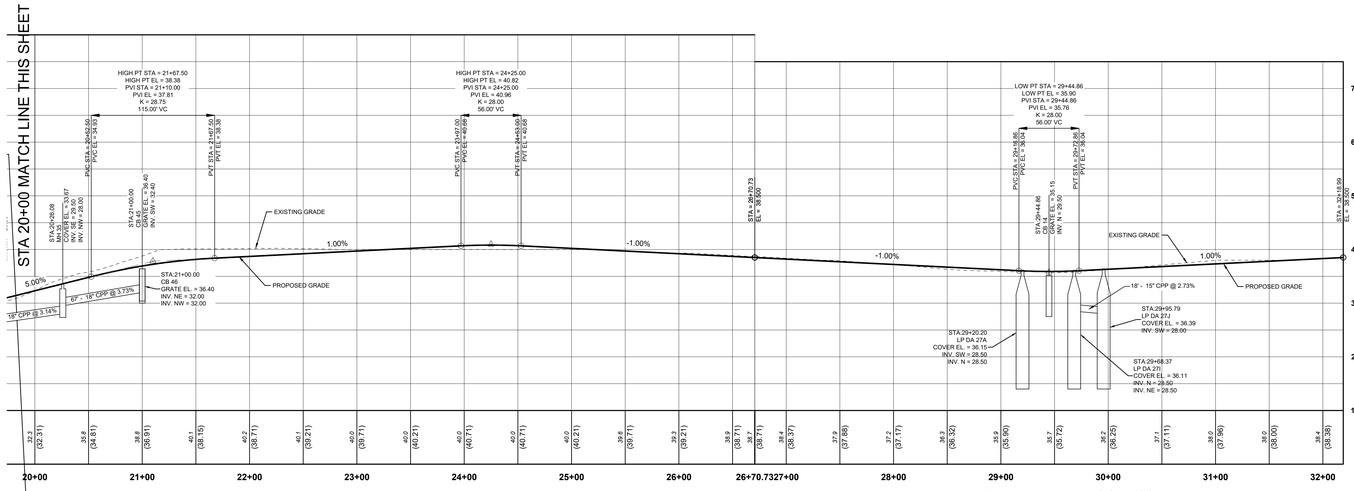


REDAN TRAIL (RESIDENTIAL)
STA. 0+00.00 TO STA. 26+70.73



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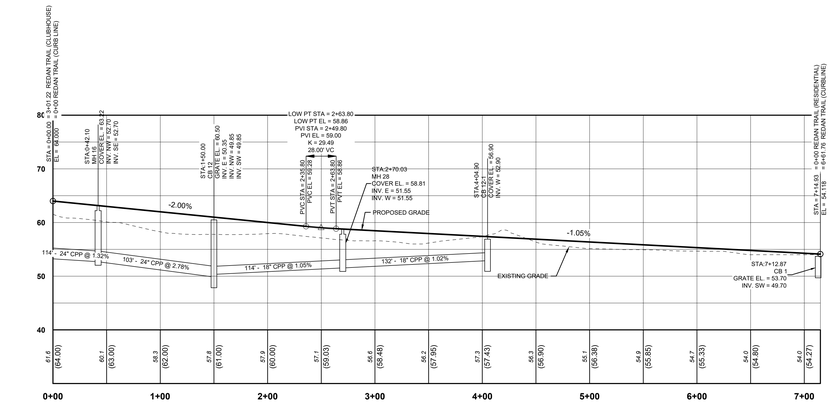

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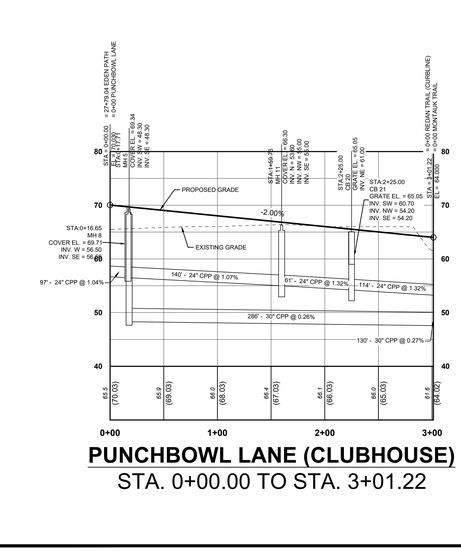
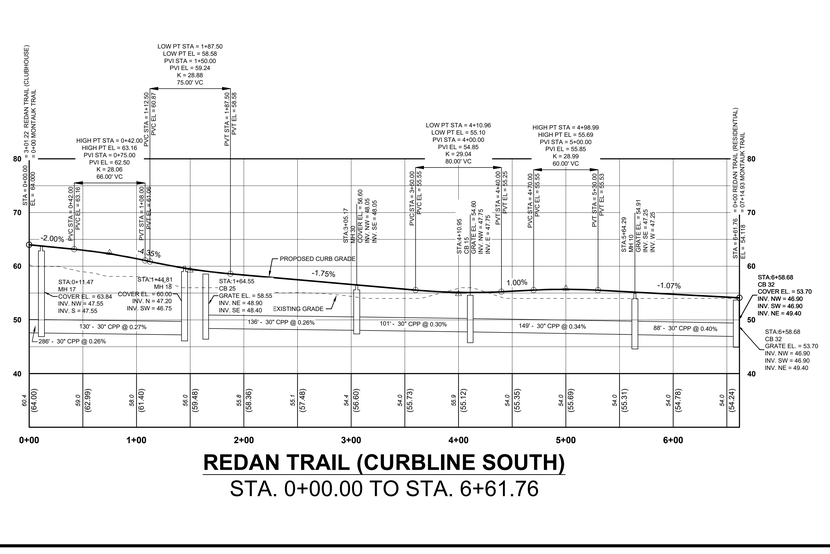


PUNCHBOWL LANE (CLUBHOUSE)
STA. 0+00.00 TO STA. 3+01.22



REDAN TRAIL (CURBLINE SOUTH)
STA. 0+00.00 TO STA. 6+61.76

NO.	DATE:	REVISIONS:	BY:
7	11-07-2022	REVISED PROPERTY LINE, CONSERVATION AREAS, CLEARING LIMIT	GEO.
6	10-26-2022	REVISED PER TOWN ENGINEERS COMMENTS DATED 9/25/2022	GEO.
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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.

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

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

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

STATE OF NEW YORK · CHRISTOPHER GORDON · LICENSED PROFESSIONAL ENGINEER

ROAD PROFILES 2
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:	1"=VERT = 10' 1" HORIZ = 50'
FILE NO.:	-
CADD:	05105 ALIGN 2020.DWG
DRAWING NO.:	C-107
SHEET NO.:	7 OF 37

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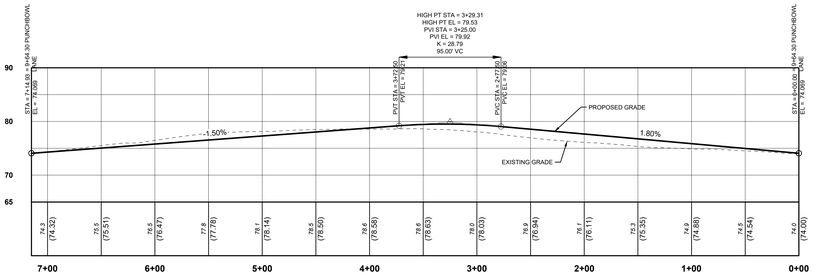
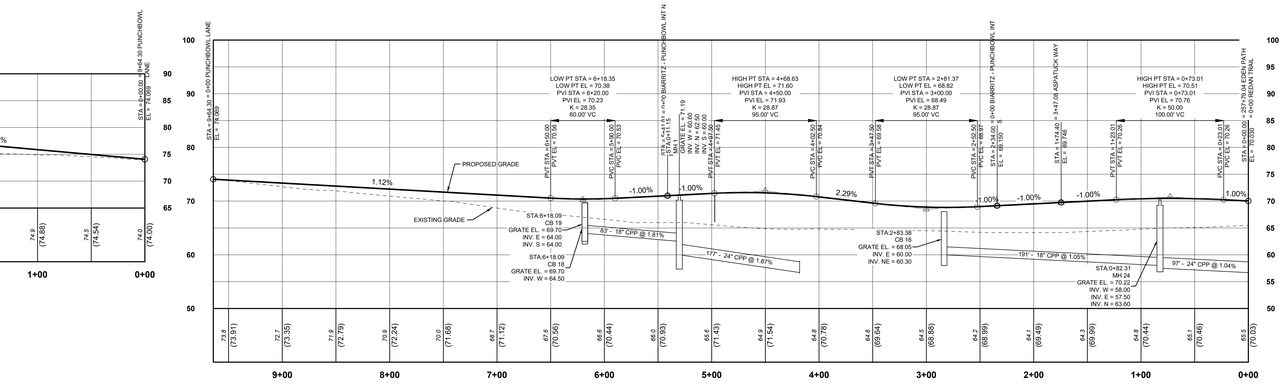


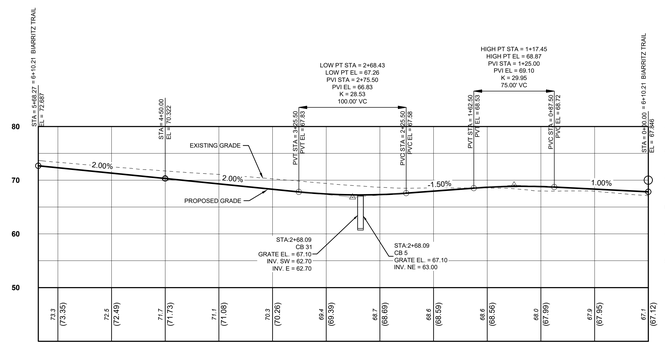
PUNCHBOWL LANE (CIRCLE)

STA. 0+00.00 TO STA. 7+14.93



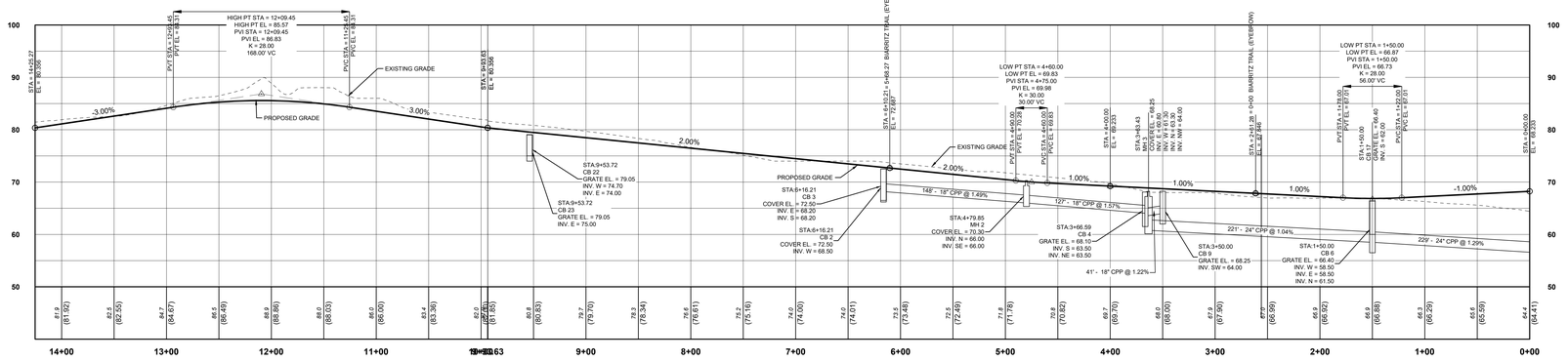
PUNCHBOWL LANE

STA. 0+00.00 TO STA. 9+64.30



BIARRITZ TRAIL (EYEBROW)

STA. 0+00.00 TO STA. 5+68.27

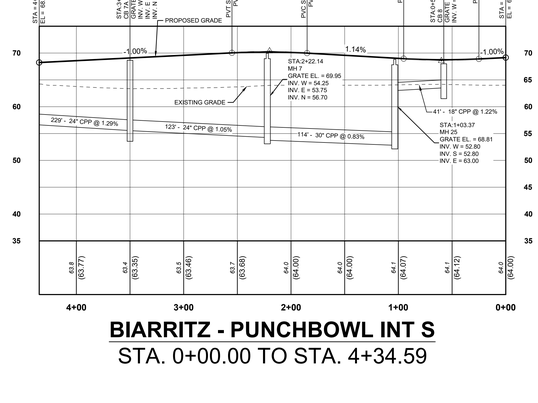


BIARRITZ TRAIL (CDS)

STA. 9+93.63 TO STA. 14+25.27

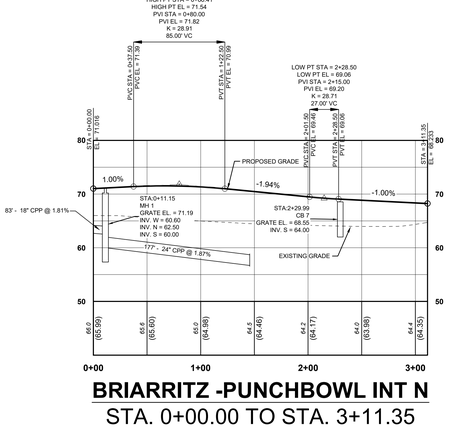
BIARRITZ TRAIL

STA. 0+00.00 TO STA. 9+93.63



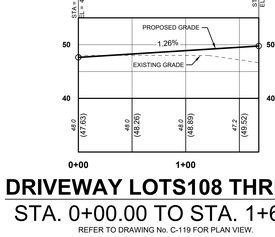
BIARRITZ - PUNCHBOWL INT S

STA. 0+00.00 TO STA. 4+34.59



BRIARRITZ -PUNCHBOWL INT N

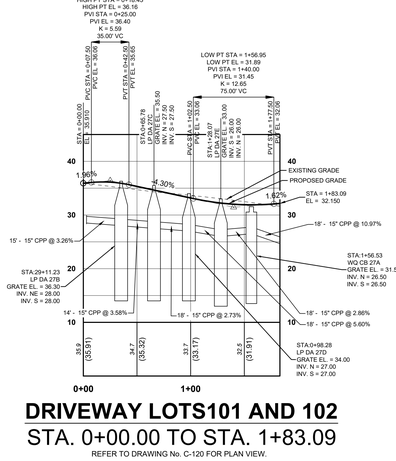
STA. 0+00.00 TO STA. 3+11.35



DRIVEWAY LOTS108 THRU 110

STA. 0+00.00 TO STA. 1+68.12

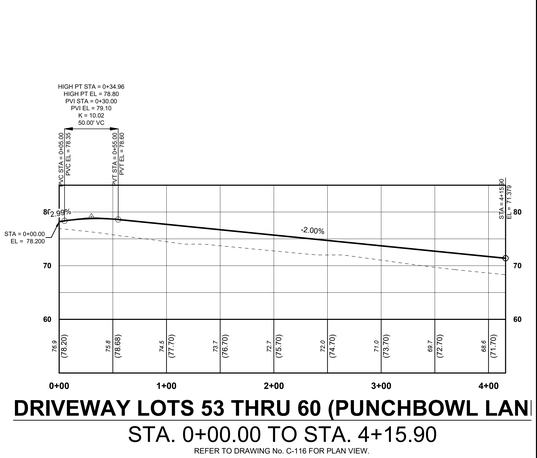
REFER TO DRAWING No. C-119 FOR PLAN VIEW.



DRIVEWAY LOTS101 AND 102

STA. 0+00.00 TO STA. 1+83.09

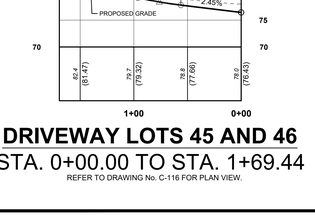
REFER TO DRAWING No. C-120 FOR PLAN VIEW.



DRIVEWAY LOTS 53 THRU 60 (PUNCHBOWL LAN

STA. 0+00.00 TO STA. 4+15.90

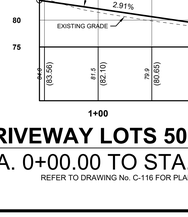
REFER TO DRAWING No. C-116 FOR PLAN VIEW.



DRIVEWAY LOTS 45 AND 46

STA. 0+00.00 TO STA. 1+69.44

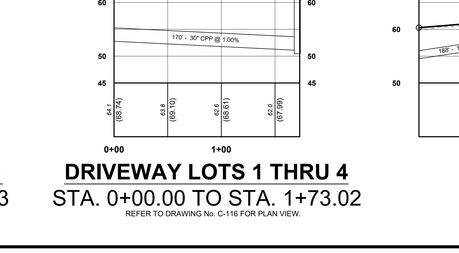
REFER TO DRAWING No. C-116 FOR PLAN VIEW.



DRIVEWAY LOTS 50 AND 51

STA. 0+00.00 TO STA. 1+54.73

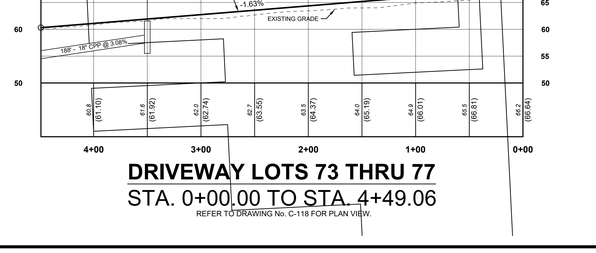
REFER TO DRAWING No. C-116 FOR PLAN VIEW.



DRIVEWAY LOTS 1 THRU 4

STA. 0+00.00 TO STA. 1+73.02

REFER TO DRAWING No. C-116 FOR PLAN VIEW.



DRIVEWAY LOTS 73 THRU 77

STA. 0+00.00 TO STA. 4+49.06

REFER TO DRAWING No. C-118 FOR PLAN VIEW.

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.

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

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

NO.	DATE:	REVISIONS:	BY:
7	11-07-2022	REVISED PROPERTY LINE, CONSERVATION AREAS, CLEARING LIMIT	GEO.
6	10-26-2022	REVISED PER TOWN ENGINEERS COMMENTS DATED 9/25/2022	GEO.
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

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

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O:\projects\05105\SURVEY\DWG\PREPARED\05105 ALIGN 2020.dwg, profiles 3, 1/18/2022 7:17:14 AM, DWG To PDF.pc3

MATCH LINE SEE SHEET C-110

PUNCHBOWL LANE

BIARRITZ TRAIL

HOLE 14

HOLE 10

HOLE 12

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'

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. = 73.50
INV. E = 64.00

18" Ø End Section
ES 9
COVER EL. = 65.67
INV. W = 64.00

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

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

4' Ø DMH
MH 1
COVER EL. = 71.10
INV. W = 60.60
INV. N = 62.50
INV. S = 60.60

4' Ø DMH
MH 2
COVER EL. = 70.30
INV. N = 66.00
INV. SE = 66.00

4' Ø DMH
MH 3
COVER EL. = 68.25
INV. E = 60.80
INV. W = 61.30
INV. N = 63.30
INV. NW = 64.00

4' Ø DMH
MH 14
COVER EL. = 63.00
INV. N = 50.10
INV. S = 50.10
INV. E = 55.70

4' Ø DMH
MH 25
COVER EL. = 68.81
INV. W = 52.80
INV. S = 52.80
INV. E = 63.00

4' Ø DMH
MH 7
COVER EL. = 69.95
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

CASCADE SEPARATOR (CS - 4)
CS - 10A
COVER EL. = 79.90
INV. W = 74.70
INV. E = 74.00

CB 19 (CB TYPE 3)
GRATE EL. = 69.70
INV. E = 64.00
INV. S = 64.00

CB 4 (CB TYPE 3)
GRATE EL. = 68.10
INV. S = 63.50
INV. NE = 63.50

CB 9 (CB TYPE 3)
GRATE EL. = 68.25
INV. SW = 64.00

CB 2 (CB TYPE 3)
GRATE EL. = 72.50
INV. W = 68.50

CB 3 (CB TYPE 3)
GRATE EL. = 72.50
INV. E = 68.20
INV. S = 68.20

CB 23 (CB TYPE 3)
GRATE EL. = 79.05
INV. E = 75.00

CB 22 (CB TYPE 3)
GRATE EL. = 79.05
INV. W = 74.70
INV. E = 74.00

CB 17 (CB TYPE 3)
GRATE EL. = 66.40
INV. S = 62.00

CB 6 (CB TYPE 3)
GRATE EL. = 66.40
INV. W = 58.50
INV. E = 58.50
INV. N = 61.50

CB 7 (CB TYPE 3)
GRATE EL. = 68.55
INV. S = 64.00

CB 7A (CB TYPE 3)
GRATE EL. = 68.65
INV. W = 55.54
INV. E = 55.54
INV. N = 63.50

CB 5 (CB TYPE 3)
GRATE EL. = 67.10
INV. NE = 63.00

CB 31 (CB TYPE 3)
GRATE EL. = 67.10
INV. SW = 62.70
INV. E = 62.70

F.FL. 83.7 T.FND. 82.4 G.FL. 83.9 B.FL. 76.4
F.FL. 83.7 T.FND. 82.4 G.FL. 81.9 B.FL. 74.4
F.FL. 82.3 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
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F.FL. 74.3 T.FND. 72.5 G.FL. 72.0 B.FL. 65.6
F.FL. 74.2 T.FND. 72.4 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. 73.7 T.FND. 72.5 G.FL. 72.0 B.FL. 64.5
F.FL. 73.2 T.FND. 72.0 G.FL. 71.5 B.FL. 64.1
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F.FL. 8.2 T.FND. 6.9 G.FL. 6.4 B.FL. -1.1
F.FL. 7.7 T.FND. 6.4 G.FL. 5.9 B.FL. -1.6
F.FL. 7.2 T.FND. 5.9 G.FL. 5.4 B.FL. -2.1
F.FL. 6.7 T.FND. 5.4 G.FL. 4.9 B.FL. -2.6
F.FL. 6.2 T.FND. 4.9 G.FL. 4.4 B.FL. -3.1
F.FL. 5.7 T.FND. 4.4 G.FL. 3.9 B.FL. -3.6
F.FL. 5.2 T.FND. 3.9 G.FL. 3.4 B.FL. -4.1
F.FL. 4.7 T.FND. 3.4 G.FL. 2.9 B.FL. -4.6
F.FL. 4.2 T.FND. 2.9 G.FL. 2.4 B.FL. -5.1
F.FL. 3.7 T.FND. 2.4 G.FL. 1.9 B.FL. -5.6
F.FL. 3.2 T.FND. 1.9 G.FL. 1.4 B.FL. -6.1
F.FL. 2.7 T.FND. 1.4 G.FL. 0.9 B.FL. -6.6
F.FL. 2.2 T.FND. 0.9 G.FL. 0.4 B.FL. -7.1
F.FL. 1.7 T.FND. 0.4 G.FL. -0.1 B.FL. -7.6
F.FL. 1.2 T.FND. -0.1 G.FL. -0.6 B.FL. -8.1
F.FL. 0.7 T.FND. -0.6 G.FL. -1.1 B.FL. -8.6
F.FL. 0.2 T.FND. -1.1 G.FL. -1.6 B.FL. -9.1
F.FL. -0.3 T.FND. -1.6 G.FL. -2.1 B.FL. -9.6
F.FL. -0.8 T.FND. -2.1 G.FL. -2.6 B.FL. -10.1
F.FL. -1.3 T.FND. -2.6 G.FL. -3.1 B.FL. -10.6
F.FL. -1.8 T.FND. -3.1 G.FL. -3.6 B.FL. -11.1
F.FL. -2.3 T.FND. -3.6 G.FL. -4.1 B.FL. -11.6
F.FL. -2.8 T.FND. -4.1 G.FL. -4.6 B.FL. -12.1
F.FL. -3.3 T.FND. -4.6 G.FL. -5.1 B.FL. -12.6
F.FL. -3.8 T.FND. -5.1 G.FL. -5.6 B.FL. -13.1
F.FL. -4.3 T.FND. -5.6 G.FL. -6.1 B.FL. -13.6
F.FL. -4.8 T.FND. -6.1 G.FL. -6.6 B.FL. -14.1
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F.FL. -6.8 T.FND. -8.1 G.FL. -8.6 B.FL. -16.1
F.FL. -7.3 T.FND. -8.6 G.FL. -9.1 B.FL. -16.6
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F.FL. -11.8 T.FND. -13.1 G.FL. -13.6 B.FL. -21.1
F.FL. -12.3 T.FND. -13.6 G.FL. -14.1 B.FL. -21.6
F.FL. -12.8 T.FND. -14.1 G.FL. -14.6 B.FL. -22.1
F.FL. -13.3 T.FND. -14.6 G.FL. -15.1 B.FL. -22.6
F.FL. -13.8 T.FND. -15.1 G.FL. -15.6 B.FL. -23.1
F.FL. -14.3 T.FND. -15.6 G.FL. -16.1 B.FL. -23.6
F.FL. -14.8 T.FND. -16.1 G.FL. -16.6 B.FL. -24.1
F.FL. -15.3 T.FND. -16.6 G.FL. -17.1 B.FL. -24.6
F.FL. -15.8 T.FND. -17.1 G.FL. -17.6 B.FL. -25.1
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F.FL. -16.8 T.FND. -18.1 G.FL. -18.6 B.FL. -26.1
F.FL. -17.3 T.FND. -18.6 G.FL. -19.1 B.FL. -26.6
F.FL. -17.8 T.FND. -19.1 G.FL. -19.6 B.FL. -27.1
F.FL. -18.3 T.FND. -19.6 G.FL. -20.1 B.FL. -27.6
F.FL. -18.8 T.FND. -20.1 G.FL. -20.6 B.FL. -28.1
F.FL. -19.3 T.FND. -20.6 G.FL. -21.1 B.FL. -28.6
F.FL. -19.8 T.FND. -21.1 G.FL. -21.6 B.FL. -29.1
F.FL. -20.3 T.FND. -21.6 G.FL. -22.1 B.FL. -29.6
F.FL. -20.8 T.FND. -22.1 G.FL. -22.6 B.FL. -30.1
F.FL. -21.3 T.FND. -22.6 G.FL. -23.1 B.FL. -30.6
F.FL. -21.8 T.FND. -23.1 G.FL. -23.6 B.FL. -31.1
F.FL. -22.3 T.FND. -23.6 G.FL. -24.1 B.FL. -31.6
F.FL. -22.8 T.FND. -24.1 G.FL. -24.6 B.FL. -32.1
F.FL. -23.3 T.FND. -24.6 G.FL. -25.1 B.FL. -32.6
F.FL. -23.8 T.FND. -25.1 G.FL. -25.6 B.FL. -33.1
F.FL. -24.3 T.FND. -25.6 G.FL. -26.1 B.FL. -33.6
F.FL. -24.8 T.FND. -26.1 G.FL. -26.6 B.FL. -34.1
F.FL. -25.3 T.FND. -26.6 G.FL. -27.1 B.FL. -34.6
F.FL. -25.8 T.FND. -27.1 G.FL. -27.6 B.FL. -35.1
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F.FL. -27.3 T.FND. -28.6 G.FL. -29.1 B.FL. -36.6
F.FL. -27.8 T.FND. -29.1 G.FL. -29.6 B.FL. -37.1
F.FL. -28.3 T.FND. -29.6 G.FL. -30.1 B.FL. -37.6
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F.FL. -29.8 T.FND. -31.1 G.FL. -31.6 B.FL. -39.1
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F.FL. -34.3 T.FND. -35.6 G.FL. -36.1 B.FL. -43.6
F.FL. -34.8 T.FND. -36.1 G.FL. -36.6 B.FL. -44.1
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F.FL. -40.8 T.FND. -42.1 G.FL. -42.6 B.FL. -50.1
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F.FL. -44.8 T.FND. -46.1 G.FL. -46.6 B.FL. -54.1
F.FL. -45.3 T.FND. -46.6 G.FL. -47.1 B.FL. -54.6
F.FL. -45.8 T.FND. -47.1 G.FL. -47.6 B.FL. -55.1
F.FL. -46.3 T.FND. -47.6 G.FL. -48.1 B.FL. -55.6
F.FL. -46.8 T.FND. -48.1 G.FL. -48.6 B.FL. -56.1
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F.FL. -50.8 T.FND. -52.1 G.FL. -52.6 B.FL. -60.1
F.FL. -51.3 T.FND. -52.6 G.FL. -53.1 B.FL. -60.6
F.FL. -51.8 T.FND. -53.1 G.FL. -53.6 B.FL. -61.1
F.FL. -52.3 T.FND. -53.6 G.FL. -54.1 B.FL. -61.6
F.FL. -52.8 T.FND. -54.1 G.FL. -54.6 B.FL. -62.1
F.FL. -53.3 T.FND. -54.6 G.FL. -55.1 B.FL. -62.6
F.FL. -53.8 T.FND. -55.1 G.FL. -55.6 B.FL. -63.1
F.FL. -54.3 T.FND. -55.6 G.FL. -56.1 B.FL. -63.6
F.FL. -54.8 T.FND. -56.1 G.FL. -56.6 B.FL. -64.1
F.FL. -55.3 T.FND. -56.6 G.FL. -57.1 B.FL. -64.6
F.FL. -55.8 T.FND. -57.1 G.FL. -57.6 B.FL. -65.1
F.FL. -56.3 T.FND. -57.6 G.FL. -58.1 B.FL. -65.6
F.FL. -56.8 T.FND. -58.1 G.FL. -58.6 B.FL. -66.1
F.FL. -57.3 T.FND. -58.6 G.FL. -59.1 B.FL. -66.6
F.FL. -57.8 T.FND. -59.1 G.FL. -59.6 B.FL. -67.1
F.FL. -58.3 T.FND. -59.6 G.FL. -60.1 B.FL. -67.6
F.FL. -58.8 T.FND. -60.1 G.FL. -60.6 B.FL. -68.1
F.FL. -59.3 T.FND. -60.6 G.FL. -61.1 B.FL. -68.6
F.FL. -59.8 T.FND. -61.1 G.FL. -61.6 B.FL. -69.1
F.FL. -60.3 T.FND. -61.6 G.FL. -62.1 B.FL. -69.6
F.FL. -60.8 T.FND. -62.1 G.FL. -62.6 B.FL. -70.1
F.FL. -61.3 T.FND. -62.6 G.FL. -63.1 B.FL. -70.6
F.FL. -61.8 T.FND. -63.1 G.FL. -63.6 B.FL. -71.1
F.FL. -62.3 T.FND. -63.6 G.FL. -64.1 B.FL. -71.6
F.FL. -62.8 T.FND. -64.1 G.FL. -64.6 B.FL. -72.1
F.FL. -63.3 T.FND. -64.6 G.FL. -65.1 B.FL. -72.6
F.FL. -63.8 T.FND. -65.1 G.FL. -65.6 B.FL. -73.1
F.FL. -64.3 T.FND. -65.6 G.FL. -66.1 B.FL. -73.6
F.FL. -64.8 T.FND. -66.1 G.FL. -66.6 B.FL. -74.1
F.FL. -65.3 T.FND. -66.6 G.FL. -67.1 B.FL. -74.6
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F.FL. -66.8 T.FND. -68.1 G.FL. -68.6 B.FL. -76.1
F.FL. -67.3 T.FND. -68.6 G.FL. -69.1 B.FL. -76.6
F.FL. -67.8 T.FND. -69.1 G.FL. -69.6 B.FL. -77.1
F.FL. -68.3 T.FND. -69.6 G.FL. -70.1 B.FL. -77.6
F.FL. -68.8 T.FND. -70.1 G.FL. -70.6 B.FL. -78.1
F.FL. -69.3 T.FND. -70.6 G.FL. -71.1 B.FL. -78.6
F.FL. -69.8 T.FND. -71.1 G.FL. -71.6 B.FL. -79.1
F.FL. -70.3 T.FND. -71.6 G.FL. -72.1 B.FL. -79.6
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F.FL. -71.8 T.FND. -73.1 G.FL. -73.6 B.FL. -81.1
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F.FL. -72.8 T.FND. -74.1 G.FL. -74.6 B.FL. -82.1
F.FL. -73.3 T.FND. -74.6 G.FL. -75.1 B.FL. -82.6
F.FL. -73.8 T.FND. -75.1 G.FL. -75.6 B.FL. -83.1
F.FL. -74.3 T.FND. -75.6 G.FL. -76.1 B.FL. -83.6
F.FL. -74.8 T.FND. -76.1 G.FL. -76.6 B.FL. -84.1
F.FL. -75.3 T.FND. -76.6 G.FL. -77.1 B.FL. -84.6
F.FL. -75.8 T.FND. -77.1 G.FL. -77.6 B.FL. -85.1
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F.FL. -76.8 T.FND. -78.1 G.FL. -78.6 B.FL. -86.1
F.FL. -77.3 T.FND. -78.6 G.FL. -79.1 B.FL. -86.6
F.FL. -77.8 T.FND. -79.1 G.FL. -79.6 B.FL. -87.1
F.FL. -78.3 T.FND. -79.6 G.FL. -80.1 B.FL. -87.6
F.FL. -78.8 T.FND. -80.1 G.FL. -80.6 B.FL. -88.1
F.FL. -79.3 T.FND. -80.6 G.FL. -81.1 B.FL. -88.6
F.FL. -79.8 T.FND. -81.1 G.FL. -81.6 B.FL. -89.1
F.FL. -80.3 T.FND. -81.6 G.FL. -82.1 B.FL. -89.6
F.FL. -80.8 T.FND. -82.1 G.FL. -82.6 B.FL. -90.1
F.FL. -81.3 T.FND. -82.6 G.FL. -83.1 B.FL. -90.6
F.FL. -81.8 T.FND. -83.1 G.FL. -83.6 B.FL. -91.1
F.FL. -82.3 T.FND. -83.6 G.FL. -84.1 B.FL. -91.6
F.FL. -82.8 T.FND. -84.1 G.FL. -84.6 B.FL. -92.1
F.FL. -83.3 T.FND. -84.6 G.FL. -85.1 B.FL. -92.6
F.FL. -83.8 T.FND. -85.1 G.FL. -85.6 B.FL. -93.1
F.FL. -84.3 T.FND. -85.6 G.FL. -86.1 B.FL. -93.6
F.FL. -84.8 T.FND. -86.1 G.FL. -86.6 B.FL. -94.1
F.FL. -85.3 T.FND. -86.6 G.FL. -87.1 B.FL. -94.6
F.FL. -85.8 T.FND. -87.1 G.FL. -87.6 B.FL. -95.1
F.FL. -86.3 T.FND. -87.6 G.FL. -88.1 B.FL. -95.6
F.FL. -86.8 T.FND. -88.1 G.FL. -88.6 B.FL. -96.1
F.FL. -87.3 T.FND. -88.6 G.FL. -89.1 B.FL. -96.6
F.FL. -87.8 T.FND. -89.1 G.FL. -89.6 B.FL. -97.1
F.FL. -88.3 T.FND. -89.6 G.FL. -90.1 B.FL. -97.6
F.FL. -88.8 T.FND. -90.1 G.FL. -90.6 B.FL. -98.1
F.FL. -89.3 T.FND. -90.6 G.FL. -91.1 B.FL. -98.6
F.FL. -89.8 T.FND. -91.1 G.FL. -91.6 B.FL. -99.1
F.FL. -90.3 T.FND. -91.6 G.FL. -92.1 B.F

MATCH LINE SEE SHEET C-111

MATCH LINE SEE SHEET C-109

MATCH LINE SEE SHEET C-113

SPINNEY ROAD

REDAN TRAIL

PUNCHBOWL LANE

EDEN PATH

BIARRITZ TRAIL

HOLE 18

HOLE 10

ASPHALT PATH TO BE REMOVED

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

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

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

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

ES 10
GRATE EL. = 71.00
INV. W = 68.50

ES 1
TOP EL. = 51.17
INV. N = 48.50

ES 2
TOP EL. = 47.90
INV. S = 45.82

HW 1
TOP EL. = 49.92
INV. NW = 46.00

OVERFLOW CB 1 (CB TYPE 2)
GRATE EL. = 64.00
INV. NE = 49.50

MH 1 - 1
GRATE EL. = 55.45
INV. NE = 50.00
INV. W = 50.00

MH 17 - 1
GRATE EL. = 55.55
INV. SE = 51.50

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

MH 17 - 6
GRATE EL. = 55.50
INV. SE = 51.50

MH 17 - 6
GRATE EL. = 56.55
INV. W = 50.70
INV. SW = 50.70
INV. NW = 51.00

MH 18
GRATE EL. = 60.00
INV. N = 47.20
INV. SW = 46.75

MH 19
GRATE EL. = 59.00
INV. NE = 46.50
INV. S = 46.50

MH 20
GRATE EL. = 56.00
INV. N = 46.20
INV. SE = 46.20

MH 22
GRATE EL. = 66.00
INV. E = 62.00

MH 24
COVER EL. = 70.22
INV. W = 58.00
INV. E = 57.50
INV. N = 63.60

MH 25
COVER EL. = 68.81
INV. W = 52.80
INV. S = 52.80
INV. E = 53.05

MH 26
COVER EL. = 58.81
INV. E = 51.55
INV. W = 51.55

MH 28
COVER EL. = 69.34
INV. SW = 48.30
INV. SE = 48.30

MH 30 (4 Ø DMH)
GRATE EL. = 56.60
INV. NW = 48.05
INV. SE = 48.05

CB 10 (CB TYPE 3)
GRATE EL. = 62.00
INV. W = 58.90

CB 12 (CB TYPE 3)
GRATE EL. = 60.50
INV. E = 50.35
INV. NW = 49.85
INV. SW = 49.85

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

CB 15 (CB TYPE 3)
GRATE EL. = 54.60
INV. NW = 47.75
INV. E = 47.75

CB 17 - 1 (CB TYPE 3)
GRATE EL. = 57.10
INV. E = 51.70
INV. W = 52.00
INV. NE = 51.70

CB 17 - 5 (CB TYPE 3)
GRATE EL. = 61.55
INV. SW = 57.50

CB 18 (CB TYPE 3)
GRATE EL. = 69.70
INV. W = 64.50

CB 19 (CB TYPE 3)
GRATE EL. = 69.70
INV. E = 64.00
INV. S = 64.00

CB 20 (CB TYPE 3)
GRATE EL. = 65.05
INV. NE = 61.00

CB 21 (CB TYPE 2)
GRATE EL. = 65.05
INV. SW = 60.70
INV. NW = 54.20
INV. SE = 54.20

CB 25 (CB TYPE 3)
GRATE EL. = 58.55
INV. NE = 48.90
INV. SE = 48.40

CB 29 (CB TYPE 2)
GRATE EL. = 64.27
INV. SE = 59.50

CB 30 (CB TYPE 2)
GRATE EL. = 63.95
INV. NW = 59.20
INV. S = 59.20

CB 7A (CB TYPE 3)
GRATE EL. = 68.65
INV. W = 55.54
INV. E = 55.54
INV. N = 63.50

CB 7 (CB TYPE 3)
GRATE EL. = 68.65
INV. S = 64.00

CB 8
GRATE EL. = 68.00
INV. W = 63.50

CB 9
GRATE EL. = 67.50
INV. W = 51.50
INV. N = 51.50
INV. E = 61.50

CB 16 (CB TYPE 3)
GRATE EL. = 68.00
INV. E = 60.00
INV. NE = 60.30

CB 18A
COVER EL. = 63.00
INV. N = 50.00
INV. S = 50.00

CB 20 (CB TYPE 3)
GRATE EL. = 65.05
INV. NE = 61.00

CB 24 (CB TYPE 3)
GRATE EL. = 55.10
INV. N = 50.50

CB 11 (CB TYPE 3)
GRATE EL. = 55.10
INV. E = 49.00

CASCADE SEPARATOR (CS - 5)
CS - 108
COVER EL. = 74.00
INV. W = 68.50
INV. E = 68.50

CASCADE SEPARATOR (CS - 6)
CS - 188
COVER EL. = 63.00
INV. N = 50.00
INV. S = 50.00

CASCADE SEPARATOR (CS - 4)
CS - 188
COVER EL. = 55.75
INV. W = 48.70
INV. N = 48.70

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

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

F.FL 73.5

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: 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

AD 1
GRATE EL. = 70.00
INV. S = 62.90
INV. N = 62.90

AD 2
GRATE EL. = 70.20
INV. N = 65.50
INV. W = 68.00
INV. S = 65.50
INV. E = 65.50

AD 3
GRATE EL. = 67.15
INV. S = 65.30
INV. N = 65.30
INV. W = 65.90

AD 4
GRATE EL. = 71.75
INV. N = 65.85
INV. S = 65.85
INV. W = 66.90

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

AD 6
GRATE EL. = 70.00
INV. W = 66.00

AD 7
GRATE EL. = 67.15
INV. S = 65.30
INV. N = 65.30
INV. W = 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. E = 65.85
INV. W = 66.90

AD 17 - 5
GRATE EL. = 57.00
INV. E = 52.50

AD 17 - 6
GRATE EL. = 55.50
INV. SE = 51.50

SDG 5
GRATE EL. = 119.30
INV. E = 67.50

SDG 6
GRATE EL. = 71.50
INV. W = 68.00

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

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

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

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

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

SDG 2
GRATE EL. = 71.00
INV. E = 68.45

SDG 1
GRATE EL. = 71.70
INV. W = 67.00

SDG 3
GRATE EL. = 71.90
INV. W = 68.25
INV. E = 68.25

SDG 4
GRATE EL. = 72.40
INV. E = 68.85
INV. N = 64.50
INV. S = 64.50

SDG 13
GRATE EL. = 73.00
INV. E = 67.70

F.FL 70.5

F.FL 71.0

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

F.FL 74.0
T.FND. 72.2
G.FL. 72.2
B.FL. 64.7

F.FL 72.7
T.FND. 71.7
G.FL. 71.7
B.FL. 64.3

F.FL 72.7
T.FND. 71.7
G.FL. 71.7
B.FL. 63.7

F.FL 70.7
T.FND. 69.7
G.FL. 69.7
B.FL. 64.4

F.FL 75.7
T.FND. 74.7
G.FL. 73.8
B.FL. 65.8

F.FL 76.0
T.FND. 74.7
G.FL. 73.8
B.FL. 65.8

F.FL 76.2
T.FND. 75.2
G.FL. 74.2
B.FL. 66.2

F.FL 76.5
T.FND. 75.4
G.FL. 74.4
B.FL. 66.4

F.FL 76.8
T.FND. 75.7
G.FL. 74.7
B.FL. 66.7

F.FL 77.0
T.FND. 75.7
G.FL. 74.7
B.FL. 66.7

F.FL 78.0
T.FND. 76.7
G.FL. 75.7
B.FL. 66.7

F.FL 79.0
T.FND. 77.7
G.FL. 76.7
B.FL. 67.7

F.FL 80.0
T.FND. 78.7
G.FL. 77.7
B.FL. 68.7

F.FL 80.5
T.FND. 79.5
G.FL. 78.5
B.FL. 69.5

F.FL 80.9
T.FND. 80.0
G.FL. 79.0
B.FL. 70.0

F.FL 82.0
T.FND. 80.8
G.FL. 79.8
B.FL. 70.8

F.FL 85.1
T.FND. 84.1
G.FL. 83.6
B.FL. 74.1

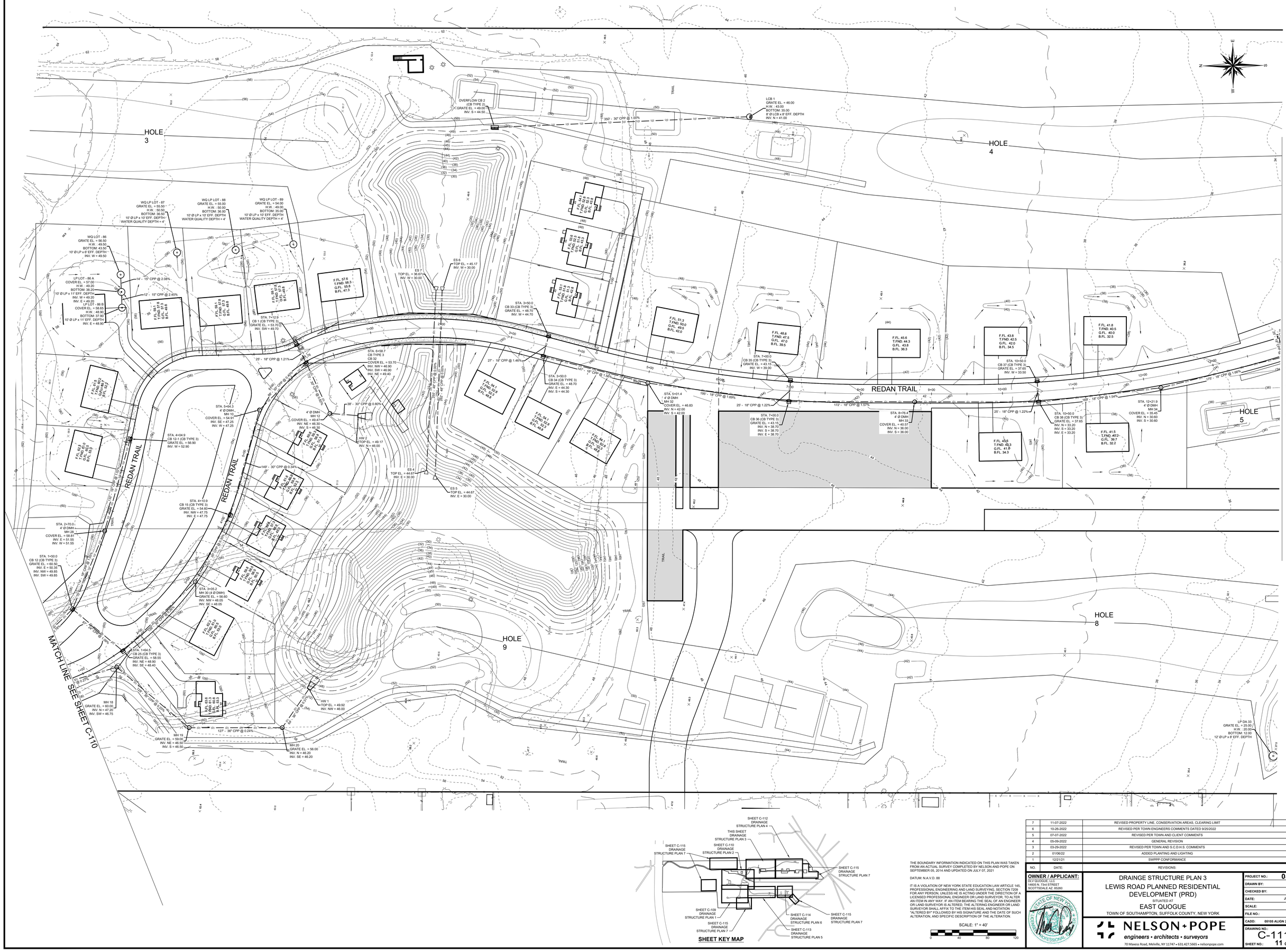
F.FL 85.7
T.FND. 84.7
G.FL. 83.9
B.FL. 74.7

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

F.FL 85.1
T.FND. 84.0
G.FL. 83.5
B.FL. 73.8

F.FL 85.1
T.FND. 81.6
G.FL. 81.3
B.FL. 73.8

F.FL 85.1
T.FND. 81.5
G.FL. 81.2



NO.	DATE:	REVISIONS:	BY:
7	11-07-2022	REVISED PROPERTY LINE, CONSERVATION AREAS, CLEARING LIMIT	GEO.
6	10-26-2022	REVISED PER TOWN ENGINEERS COMMENTS DATED 9/25/2022	GEO.
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:
OLY QUOGUE, LLC
14005 N. 73rd STREET
SCOTTSDALE AZ 85260

STATE OF NEW YORK RICHARD GEORGE VOLKMANN 090 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

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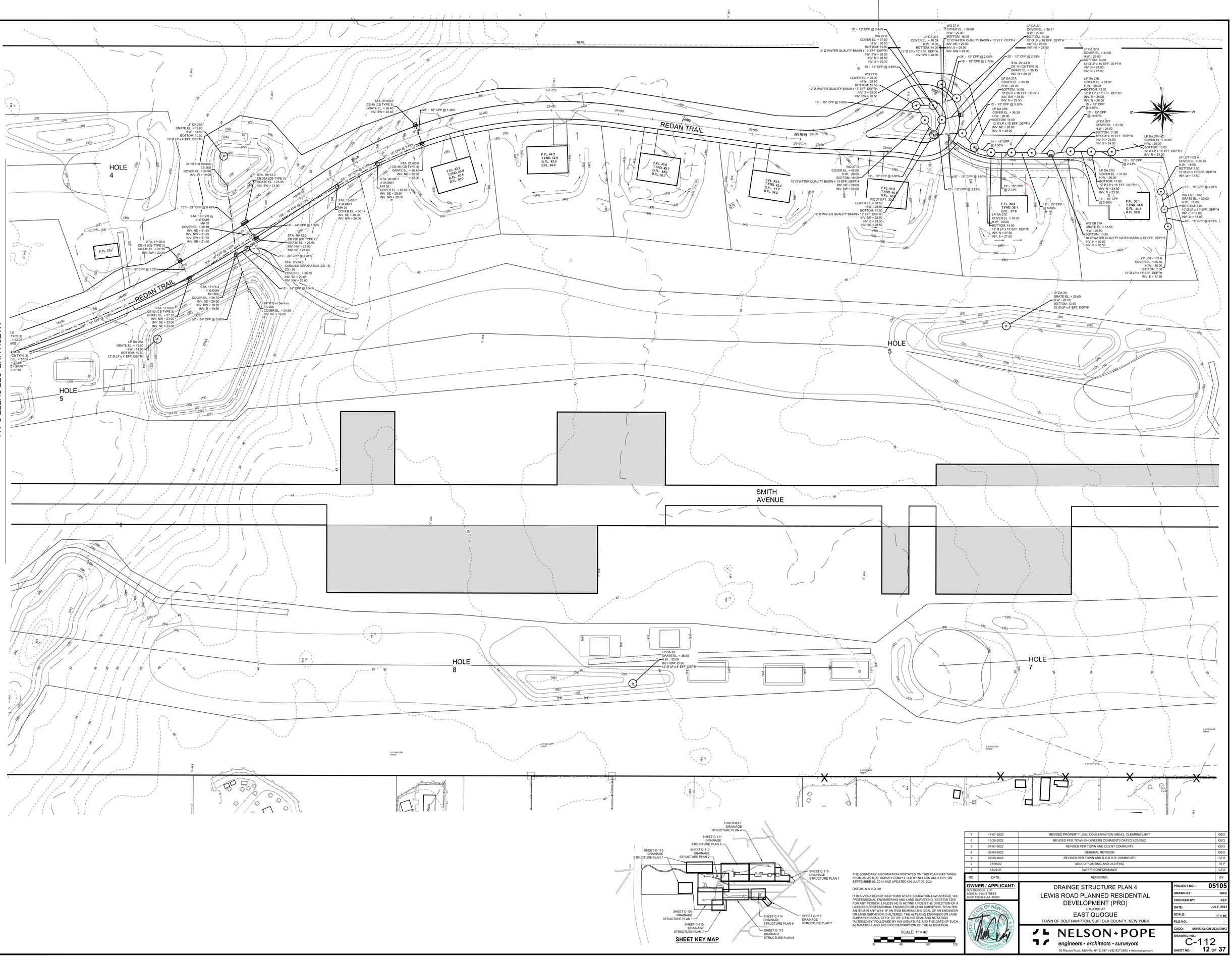

SHEET KEY MAP

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:
7	11-07-2022	REVISED PROPERTY LINE, CONSERVATION AREAS, CLEARING LIMIT	GEO.
6	10-26-2022	REVISED PER TOWN ENGINEERS COMMENTS DATED 9/25/2022	GEO.
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. 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

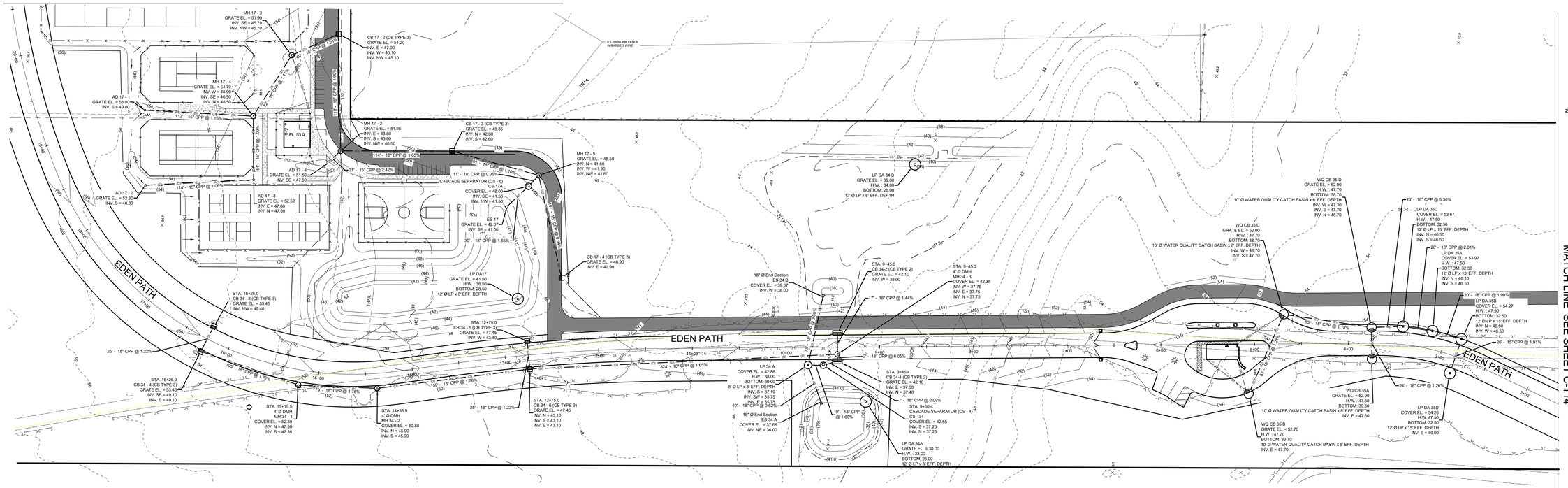
NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

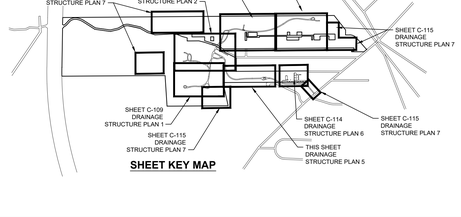
PROJECT NO.:	05105
DRAWN BY:	GEO
CHECKED BY:	REP
DATE:	JULY, 2021
SCALE:	1" = 40'
FILE NO.:	-
CADD:	05105 ALIGN 2020.DWG
DRAWING NO.:	C-112
SHEET NO.:	12 OF 37

© nelsonpope/05105/BIDSVISIONFINALS/20220MAY 2020/05105 ALIGN 2020.dwg, DRAINAGE STRUCTURE PLAN 4, 11/8/2022 7:19:37 AM, DWG To PDF.pc3

MATCH LINE SEE SHEET C-110

MATCH LINE SEE SHEET C-114





SHEET KEY MAP

NO.	DATE:	REVISIONS:	BY:
7	11-07-2022	REVISED PROPERTY LINE, CONSERVATION AREAS, CLEARING LIMIT	GEO.
6	10-26-2022	REVISED PER TOWN ENGINEERS COMMENTS DATED 9/25/2022	GEO.
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:
DLY QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

STATE OF NEW YORK
GREGORY E. OSBORNE
No. 095784
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

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WORKFORCE HOUSING
12 UNITS
6,505 SF
F.F.L. 53.5

TURF CARE
7,050 SF
F.F.L. 52.25

WASHPAD & FUEL
1,670 SF

E. CENTER
2,630 SF
F.F.L. 50.7

ADMIN. / OPS.
5,320 SF
F.F.L. 52.05

STP BLDG.

100% STP EXPANSION AREA

KNOLL STREET

EDEN PATH

EDEN PATH

MATCH LINE SEE SHEET C-113

MATCH LINE SEE SHEET C-115

WQ W1-1
GRATE EL. = 50.00
H.W. : 45.00
BOTTOM: 33.00
10' Ø WQB x 12' EFF. DEPTH
INV. W = 45.00

LP W1-1
COVER EL. = 51.00
H.W. : 46.00
BOTTOM: 32.00
12' Ø LP x 14' EFF. DEPTH
INV. SW = 42.00
INV. E = 42.00

LP W1-2
COVER EL. = 51.50
H.W. : 46.50
BOTTOM: 32.50
12' Ø LP x 14' EFF. DEPTH
INV. SW = 41.50
INV. NE = 41.50

LP W1-3
COVER EL. = 51.00
H.W. : 46.00
BOTTOM: 32.00
12' Ø LP x 14' EFF. DEPTH
INV. NE = 42.00
INV. S = 42.00

WQ W1-2
GRATE EL. = 50.50
H.W. : 45.00
BOTTOM: 33.00
10' Ø WQB x 12' EFF. DEPTH
INV. N = 45.00

WQ LP W5 - 1
GRATE EL. = 50.70
H.W. : 45.70
BOTTOM: 33.70
12' Ø WQLP x 8' EFF. DEPTH
WATER QUALITY DEPTH = 4'

LP W6 - 2
COVER EL. = 50.00
H.W. : 45.00
BOTTOM: 33.00
12' Ø LP x 12' EFF. DEPTH
INV. SW = 41.70
INV. S = 41.70

LP W6-3
COVER EL. = 50.00
H.W. : 45.00
BOTTOM: 33.00
12' Ø LP x 12' EFF. DEPTH
INV. N = 41.46

WQ W6 - 1
GRATE EL. = 49.00
H.W. : 42.00
BOTTOM: 31.00
12' Ø WQB x 11' EFF. DEPTH
INV. NE = 42.00

WQ CB STP 4 - 1
GRATE EL. = 48.20
H.W. : 43.00
BOTTOM: 30.00
10' Ø WQCB x 13' EFF. DEPTH
INV. W = 43.00

WQ LP STP 3 - 1
GRATE EL. = 48.50
H.W. : 36.50
BOTTOM: 31.50
12' Ø WQLP x 10' EFF. DEPTH
WATER QUALITY DEPTH = 5'
INV. S = 40.00

WQ LP STP 3 - 2
GRATE EL. = 47.80
H.W. : 42.50
BOTTOM: 37.50
12' Ø WQLP x 10' EFF. DEPTH
WATER QUALITY DEPTH = 5'
INV. N = 39.00

WQ CB W3 - 1
GRATE EL. = 49.60
H.W. : 0.00
BOTTOM: 31.00
10' Ø WQCB x 0' EFF. DEPTH
INV. E = 44.00
INV. SW = 44.00
INV. N = 44.00

WQ W3 - 1
GRATE EL. = 50.00
H.W. : 43.90
BOTTOM: 30.90
10' Ø WQB x 13' EFF. DEPTH
INV. W = 43.90
INV. SE = 43.90

AD W3-1
GRATE EL. = 50.00
INV. NW = 44.40

LP W5-5
COVER EL. = 50.65
H.W. : 45.50
BOTTOM: 32.50
12' Ø LP x 13' EFF. DEPTH
INV. S = 43.50
INV. W = 43.50

LP W3 - 1
COVER EL. = 50.10
H.W. : 45.00
BOTTOM: 32.00
12' Ø LP x 13' EFF. DEPTH
INV. W = 43.00
INV. N = 43.00

LP W3 - 3
COVER EL. = 50.65
H.W. : 45.50
BOTTOM: 31.50
12' Ø LP x 13' EFF. DEPTH
INV. S = 42.50
INV. W = 42.50
INV. E = 43.00

LP W3 - 4
COVER EL. = 51.10
H.W. : 46.00
BOTTOM: 33.00
12' Ø LP x 13' EFF. DEPTH
INV. S = 42.00
INV. E = 42.00

LP W3 - 2
COVER EL. = 50.50
H.W. : 45.00
BOTTOM: 32.00
12' Ø LP x 13' EFF. DEPTH
INV. E = 42.50
INV. N = 42.50

AD W3 - 2
COVER EL. = 50.50
GRATE EL. = 50.50
INV. NE = 43.50

AD W4 - 1
GRATE EL. = 50.20
INV. W = 46.00

AD W4 - 2
GRATE EL. = 50.20
INV. E = 45.50
INV. W = 45.50

AD W4 - 3
GRATE EL. = 50.20
INV. E = 45.00
INV. W = 45.00

CB W7 - 1 (CB TYPE 3)
GRATE EL. = 49.70
INV. W = 45.50

LPW 7 - 3
COVER EL. = 50.00
H.W. : 45.00
BOTTOM: 35.00
12' Ø LP x 9' EFF. DEPTH
INV. W = 44.19

WQ CB W7 - 2
GRATE EL. = 49.70
H.W. : 44.50
BOTTOM: 32.50
12' Ø WQCB x 12' EFF. DEPTH
INV. W = 44.50
INV. E = 44.50
INV. E = 44.50

LP W7 - 1
COVER EL. = 50.20
H.W. : 44.00
BOTTOM: 35.00
12' Ø LP x 9' EFF. DEPTH
INV. E = 43.20

LP STP 4 - 1
COVER EL. = 49.00
H.W. : 43.00
BOTTOM: 28.00
12' Ø LP x 15' EFF. DEPTH
INV. W = 41.00
INV. E = 42.00

LP STP 4 - 2
COVER EL. = 48.55
H.W. : 43.00
BOTTOM: 28.00
12' Ø LP x 15' EFF. DEPTH
INV. E = 41.50
INV. SW = 41.50

WQ CB STP 4 - 2
GRATE EL. = 47.70
H.W. : 43.50
BOTTOM: 30.50
10' Ø WQCB x 13' EFF. DEPTH
INV. NE = 43.50

LP STP 5 - 1
COVER EL. = 47.30
H.W. : 42.00
BOTTOM: 27.00
12' Ø LP x 15' EFF. DEPTH
INV. W = 40.00

WQ CB STP 5-1
GRATE EL. = 46.90
H.W. : 41.50
BOTTOM: 32.50
10' Ø WQCB x 9' EFF. DEPTH
INV. E = 41.50

LP W4 - 9
COVER EL. = 49.50
H.W. : 44.50
BOTTOM: 29.50
12' Ø LP x 15' EFF. DEPTH
INV. W = 40.20
INV. SW = 40.20

LP W4 - 4
COVER EL. = 47.80
H.W. : 42.80
BOTTOM: 27.80
12' Ø LP x 15' EFF. DEPTH
INV. SE = 40.80
INV. NE = 40.80

LP W4 - 6
COVER EL. = 48.15
H.W. : 43.00
BOTTOM: 28.00
12' Ø LP x 15' EFF. DEPTH
INV. SE = 41.00
INV. NE = 41.00
INV. SW = 41.00

LP W4 - 7
COVER EL. = 48.80
H.W. : 43.80
BOTTOM: 28.80
12' Ø LP x 15' EFF. DEPTH
INV. SW = 40.50
INV. NW = 40.50
INV. E = 40.50

LP W4 - 5
COVER EL. = 48.75
H.W. : 43.50
BOTTOM: 28.50
12' Ø LP x 15' EFF. DEPTH
INV. SW = 40.50
INV. NW = 40.50
INV. NE = 40.50

LP W4 - 3
COVER EL. = 48.20
H.W. : 43.20
BOTTOM: 28.20
12' Ø LP x 15' EFF. DEPTH
INV. SW = 39.50
INV. NW = 40.50

LP W4 - 8
COVER EL. = 48.40
H.W. : 43.40
BOTTOM: 28.40
12' Ø LP x 15' EFF. DEPTH
INV. SE = 41.00
INV. NW = 41.00

LP W4 - 1
COVER EL. = 47.70
H.W. : 42.00
BOTTOM: 27.00
12' Ø LP x 15' EFF. DEPTH
INV. W = 40.00
INV. NW = 39.50

LP W4 - 2
COVER EL. = 47.50
H.W. : 42.50
BOTTOM: 27.50
12' Ø LP x 15' EFF. DEPTH
INV. SE = 40.00
INV. NE = 40.00

CB W4 - 1 (CB TYPE 3)
GRATE EL. = 46.70
INV. NW = 42.00

WQ LP STP 1 - 1
GRATE EL. = 45.40
H.W. : 40.40
BOTTOM: 24.40
12' Ø WQLP x 12' EFF. DEPTH
WATER QUALITY DEPTH = 4'

LP STP 2 - 7
COVER EL. = 45.65
H.W. : 45.50
BOTTOM: 30.50
12' Ø LP x 15' EFF. DEPTH
INV. S = 37.10

LP STP 2 - 6
COVER EL. = 44.40
H.W. : 49.00
BOTTOM: 34.00
12' Ø LP x 15' EFF. DEPTH
INV. S = 37.40
INV. N = 37.40

LP STP 2 - 5
COVER EL. = 44.15
H.W. : 39.00
BOTTOM: 24.00
12' Ø LP x 15' EFF. DEPTH
INV. S = 37.00
INV. N = 37.00

LP STP 2 - 4
COVER EL. = 43.90
H.W. : 39.00
BOTTOM: 24.00
12' Ø LP x 12' EFF. DEPTH
INV. SW = 36.50
INV. N = 36.50

WQ STP 2-1
GRATE EL. = 43.00
H.W. : 43.00
BOTTOM: 23.50
12' Ø WQB x 0' EFF. DEPTH
INV. S = 35.50

WQ STP 2-2
GRATE EL. = 41.00
H.W. : 36.00
BOTTOM: 24.00
12' Ø WQB x 12' EFF. DEPTH
INV. N = 36.00
INV. NW = 36.00

LP STP 2 - 3
COVER EL. = 44.80
H.W. : 39.50
BOTTOM: 34.50
12' Ø LP x 15' EFF. DEPTH
INV. W = 37.00
INV. NE = 37.00
INV. E = 37.00

LP STP 2 - 2
COVER EL. = 45.05
H.W. : 40.00
BOTTOM: 25.00
12' Ø LP x 15' EFF. DEPTH
INV. N = 36.50
INV. S = 36.50

LP STP 2 - 1
COVER EL. = 45.30
H.W. : 40.00
BOTTOM: 25.00
12' Ø LP x 15' EFF. DEPTH
INV. S = 36.00

WQ W4-5
COVER EL. = 49.60
H.W. : 41.50
BOTTOM: 29.50
12' Ø WQB x 12' EFF. DEPTH
INV. S = 41.50
INV. E = 41.80
INV. SE = 41.50

WQ W4-4
COVER EL. = 49.25
H.W. : 41.00
BOTTOM: 29.00
12' Ø WQB x 12' EFF. DEPTH
INV. S = 41.00
INV. N = 41.00

WQ W4-2
COVER EL. = 48.65
H.W. : 41.00
BOTTOM: 29.00
12' Ø WQB x 12' EFF. DEPTH
INV. S = 41.00
INV. N = 41.00

WQ W4-1
COVER EL. = 50.00
H.W. : 41.50
BOTTOM: 29.50
12' Ø WQB x 12' EFF. DEPTH
INV. N = 41.50
INV. SE = 41.50
INV. E = 41.50

WQ W4-3
COVER EL. = 48.95
H.W. : 41.50
BOTTOM: 29.50
12' Ø WQB x 12' EFF. DEPTH
INV. S = 41.50
INV. N = 41.50
INV. NE = 41.50

WQ CB W2 - 1
GRATE EL. = 49.85
H.W. : 44.00
BOTTOM: 31.00
10' Ø WQCB x 13' EFF. DEPTH
INV. N = 44.00

LP W2 - 2
COVER EL. = 51.10
H.W. : 46.00
BOTTOM: 33.00
12' Ø LP x 13' EFF. DEPTH
INV. S = 42.80

LP W2 - 1
COVER EL. = 50.40
H.W. : 45.40
BOTTOM: 32.40
12' Ø LP x 13' EFF. DEPTH
INV. S = 43.40
INV. N = 43.40

STA. 11+00.0
CB TYPE 3
CB ENT 1 - 3
COVER EL. = 50.00
INV. W = 46.00

STA. 11+00.0
CB TYPE 3
CB ENT 1 - 4
COVER EL. = 50.00
INV. E = 45.70
INV. S = 45.70

STA. 8+00.0
CB TYPE 3
CB ENT 1 - 5
COVER EL. = 46.40
INV. W = 42.40

STA. 8+00.0
CB TYPE 3
CB ENT 1 - 6
COVER EL. = 46.40
INV. N = 42.00
INV. S = 42.00
INV. E = 42.00

STA. 5+00.0
CB TYPE 3
CB ENT 1 - 7
COVER EL. = 41.15
INV. W = 37.00

STA. 5+00.0
CB TYPE 3
CB ENT 1 - 8
COVER EL. = 41.15
INV. N = 36.70
INV. E = 36.70
INV. S = 36.70

STA. 4+13.3
4' Ø DMH
MH ENT 1 - 2
COVER EL. =
INV. N = 35.3
INV. SW = 35

19' - 15" CPP @ 2.63%
18' - 15" CPP @ 2.73%
4' - 15" CPP @ 2.69%
15' - 15" CPP @ 3.30%
16' - 15" CPP @ 3.22%
15' - 15" CPP @ 3.29%
15' - 15" CPP @ 3.27%
21' - 15" CPP @ 2.34%
12' - 15" CPP @ 24.45%
51' - 15" CPP @ 1.17%
39' - 15" CPP @ 1.54%
13' - 15" CPP @ 2.38%
18' - 15" CPP @ 1.89%
130' - 15" CPP @ 0.77%
10' - 15" CPP @ 20.59%
15' - 15" CPP @ 3.39%
13' - 15" CPP @ 3.76%
5" CPP @ 3.46%
16' - 15" CPP @ 3.07%
13' - 15" CPP @ 3.79%
13' - 15" CPP @ 2.35%
13' - 15" CPP @ 3.07%
13' - 15" CPP @ 3.81%
16' - 15" CPP @ 3.79%
16' - 15" CPP @ 5.51%
21' - 15" CPP @ 2.40%
12" - 15" CPP @ 9.03%
29' - 15" CPP @ 1.93%
295' - 18" CPP @ 1.26%
292' - 18" CPP @ 1.82%

SHEET KEY MAP

SHEET C-112 DRAINAGE STRUCTURE PLAN 4
SHEET C-111 DRAINAGE STRUCTURE PLAN 3
SHEET C-110 DRAINAGE STRUCTURE PLAN 2
SHEET C-115 DRAINAGE STRUCTURE PLAN 7
SHEET C-115 DRAINAGE STRUCTURE PLAN 7
SHEET C-109 DRAINAGE STRUCTURE PLAN 1
SHEET C-115 DRAINAGE STRUCTURE PLAN 7
THIS SHEET DRAINAGE STRUCTURE PLAN 6
SHEET C-113 DRAINAGE STRUCTURE PLAN 5
SHEET C-115 DRAINAGE STRUCTURE PLAN 7

SCALE: 1" = 40'
0 40 80 120

NO.	DATE:	REVISIONS:	BY:
7	11-07-2022	REVISED PROPERTY LINE, CONSERVATION AREAS, CLEARING LIMIT	GEO.
6	10-26-2022	REVISED PER TOWN ENGINEERS COMMENTS DATED 9/25/2022	GEO.
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.

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

STATE OF NEW YORK
MICHAEL G. LAUGHLIN
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

C:\projects\05105\BIDDING\PRINAL\20220804\7 20220516 ALIGN 2020.dwg, DRA_STRUCT PLAN 6, 11/8/2022 7:20:17 AM, DWG To PDF.pc3

HOLE 17

HOLE 2

HOLE 3

HOLE 16

HOLE 1

HOLE 15

HOLE 14

HOLE 11

HOLE 7

HOLE 6

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%

ROCK

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

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

SMITH AVENUE

MATCH LINE SEE SHEET C-114

STA. 4+13.3
4' Ø DMH
MH ENT 1 - 2
COVER EL. = 39.03
INV. N = 35.35
INV. SW = 35.35

3+72
LP ENT 1 - 8
GRATE EL. = 38.19
H.W. : 30.00
BOTTOM: 15.00
12' Ø LP x 15' EFF. DEPTH
INV. SW = 29.20
INV. NE = 29.20

3+95
LP ENT 1 - 7
GRATE EL. = 38.83
H.W. : 0.00
BOTTOM: 15.00
12' Ø LP x 15' EFF. DEPTH
INV. SW = 29.50

3+49
LP ENT 1 - 9
GRATE EL. = 37.67
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. = 37.33
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. = 37.08
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. = 36.83
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. = 36.58
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

STA. 2+14.0
CB ENT 1 - 1 (CB TYPE 2)
GRATE EL. = 35.75
INV. NW = 31.70

EXISTING STRUCTURE
TO BE REMOVED

1+76
LP ENT 1 - 14
GRATE EL. = 36.62
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. = 37.06
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. = 37.57
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. 3+39.5
4' Ø DMH
MH ENT 1 - 3
COVER EL. = 37.18
INV. NE = 34.20
INV. SW = 34.20

4+00
LP ENT 1 - 6
GRATE EL. = 39.18
H.W. : 0.00
BOTTOM: 15.26
12' Ø LP x 15' EFF. DEPTH
INV. SW = 29.20

4+27
LP ENT 1 - 5
GRATE EL. = 38.42
H.W. : 30.00
BOTTOM: 15.00
12' Ø LP x 15' EFF. DEPTH
INV. SW = 29.50
INV. NE = 29.50

3+80
LP ENT 1 - 4
GRATE EL. = 37.75
H.W. : 30.00
BOTTOM: 15.00
12' Ø LP x 15' EFF. DEPTH
INV. SW = 29.20
INV. NE = 29.20

3+53
LP ENT 1 - 3
GRATE EL. = 37.33
H.W. : 30.00
BOTTOM: 15.00
12' Ø LP x 15' EFF. DEPTH
INV. SW = 29.50
INV. NE = 29.50

3+26
LP ENT 1 - 2
GRATE EL. = 37.08
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 - 1
GRATE EL. = 36.83
H.W. : 30.00
BOTTOM: 15.00
12' Ø LP x 15' EFF. DEPTH
INV. SW = 29.50
INV. NE = 29.50

STA. 2+49.5
4' Ø DMH
MH ENT 1 - 1
COVER EL. = 36.53
INV. SW = 30.10
INV. SE = 29.80
INV. NE = 29.80

STA. 2+33.5
CASCADE SEPARATOR (CS - 4)
CS - ENT 1 - 1
COVER EL. = 36.40
INV. SW = 30.30
INV. NE = 30.30

STA. 2+14.0
CB ENT 1 - 2 (CB TYPE 2)
GRATE EL. = 35.75
INV. SE = 31.35
INV. NE = 30.60

STA. 2+14.0
4' Ø DMH
MH ENT 1 - 4
COVER EL. = 36.02
INV. NE = 32.10
INV. NW = 31.45
INV. SE = 31.45

1+78
LP ENT 1 - 17
GRATE EL. = 36.62
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. = 37.06
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. = 38.05
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. = 37.56
H.W. : 30.00
BOTTOM: 15.00
12' Ø LP x 15' EFF. DEPTH
INV. NE = 28.90
INV. SW = 28.90

EDEN PATH

LEWIS ROAD
(50' WIDE TOWN ROAD)

EXISTING STRUCTURE
TO BE REMOVED

SCALE: 1" = 20'
0 20 40 60

LP DA 14
GRATE EL. = 56.50
H.W. : 51.50
BOTTOM: 43.50
12' Ø LP x 8' EFF. DEPTH

LP DA 13
GRATE EL. = 60.50
H.W. : 55.50
12' Ø LP x 8' EFF. DEPTH

SCALE: 1" = 40'
0 40 80 120

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

SCALE: 1" = 40'
0 40 80 120

SHEET KEY MAP

SHEET C-112
DRAINAGE
STRUCTURE PLAN 4

SHEET C-111
DRAINAGE
STRUCTURE PLAN 3

SHEET C-110
DRAINAGE
STRUCTURE PLAN 2

THIS SHEET
DRAINAGE
STRUCTURE PLAN 7

THIS SHEET
DRAINAGE
STRUCTURE PLAN 7

SHEET C-109
DRAINAGE
STRUCTURE PLAN 1

THIS SHEET
DRAINAGE
STRUCTURE PLAN 7

SHEET C-114
DRAINAGE
STRUCTURE PLAN 6

SHEET C-113
DRAINAGE
STRUCTURE PLAN 5

THIS SHEET
DRAINAGE
STRUCTURE PLAN 7

SCALE: 1" = 40'
0 40 80 120

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:
7	11-07-2022	REVISED PROPERTY LINE, CONSERVATION AREAS, CLEARING LIMIT	GEO.
6	10-26-2022	REVISED PER TOWN ENGINEERS COMMENTS DATED 9/25/2022	GEO.
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 J. CHANSLER
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

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SEE SHEET C-118

SEE SHEET C-117

COMMON DRIVEWAY FOR LOTS 50 AND 51

COMMON DRIVEWAY FOR LOTS 45 AND 46

COMMON DRIVEWAY FOR LOTS 53,54, 55, 56, 57, 58, 59 AND 60 (PUNCHBOWL LANE)

COMMON DRIVEWAY FOR LOTS 1, 2, 3 AND 4

1st FLOOR - RECREATION / RESTAURANT
2nd FLOOR - 8 CONDOMINIUM UNITS
BASEMENT - PARKING FOR GOLF CART
ACCESS ONLY HOUSING AND GOLF CART STORAGE

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

LEGEND

EXISTING

TC92.59	TOP OF CURB ELEVATION
BC90.2	BOTTOM OF CURB ELEVATION
792.0	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 / CONCRETE APRON
	CONSTRUCTION FENCE / LIMIT OF CLEARING
(FM)	SANITARY FORCE MAIN
	TEST HOLE
DRA	DRAINAGE RESERVE AREA
	DRAINAGE SHED BOUNDARY
	AUTOMOBILE ACCESSIBLE PAVEMENT

SHEET KEY MAP

SHEET C-118 LOT GRADING 3
THIS SHEET LOT GRADING 1
SHEET C-119 LOT GRADING 4
SHEET C-120 LOT GRADING 5
SHEET C-117 LOT GRADING 2

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:
7	11/01/2022	REVISED PROPERTY LINE, CONSERVATION AREAS, CLEARING LIMITS.	GEO.
6	10/20-2022	REVISED PER TOWN ENGINEERS COMMENTS DATED 9/29/2022	GEO.
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
NO.	DATE:	REVISIONS:	BY:

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

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

J:\projects\05105\SUBDIVISION\FINAL\SO2020\MAY 2020\05105 FSP 2020.DWG, LOT GRADING 1, 11/8/2022 7:21:31 AM, DWG To PDF.pc3

SEE SHEET C-116

HOLE 13
15' DRAINAGE EASEMENT TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION
BIARRITZ TRAIL
BIARRITZ TRAIL (EYEBROW)
23
24
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21
22
F.FL. 90.3 T.FND. 89.9 G.FL. 86.8 B.FL. 80.3
F.FL. 87.8 T.FND. 86.6 G.FL. 86.0 B.FL. 79.5
F.FL. 87.6 T.FND. 86.5 G.FL. 86.0 B.FL. 79.5
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. 75.2 T.FND. 74.0 G.FL. 73.5 B.FL. 66.0
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. 88.6 T.FND. 87.3 G.FL. 86.8 B.FL. 77.3
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. 74.7 T.FND. 73.4 G.FL. 72.9 B.FL. 64.4
F.FL. 72.3 T.FND. 71.0 G.FL. 70.5 B.FL. 60.0
F.FL. 70.8 T.FND. 69.5 G.FL. 69.0 B.FL. 61.7
F.FL. 69.3 T.FND. 68.1 G.FL. 67.5 B.FL. 61.1
F.FL. 72.6 T.FND. 71.3 G.FL. 70.8 B.FL. 63.3
F.FL. 72.6 T.FND. 71.3 G.FL. 70.8 B.FL. 63.3
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F.FL. 71.2 T.FND. 70.0 G.FL. 69.5 B.FL. 60.9
F.FL. 70.5 T.FND. 69.2 G.FL. 68.8 B.FL. 60.2
F.FL. 69.8 T.FND. 68.5 G.FL. 68.1 B.FL. 59.5
F.FL. 69.1 T.FND. 67.8 G.FL. 67.4 B.FL. 58.8
F.FL. 68.4 T.FND. 67.1 G.FL. 66.7 B.FL. 58.1
F.FL. 67.7 T.FND. 66.4 G.FL. 66.0 B.FL. 57.4
F.FL. 67.0 T.FND. 65.7 G.FL. 65.3 B.FL. 56.7
F.FL. 66.3 T.FND. 65.0 G.FL. 64.6 B.FL. 56.0
F.FL. 65.6 T.FND. 64.3 G.FL. 63.9 B.FL. 55.3
F.FL. 64.9 T.FND. 63.6 G.FL. 63.2 B.FL. 54.6
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F.FL. 63.5 T.FND. 62.2 G.FL. 61.8 B.FL. 53.2
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F.FL. 60.7 T.FND. 59.4 G.FL. 59.0 B.FL. 50.4
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F.FL. 53.7 T.FND. 52.4 G.FL. 52.0 B.FL. 43.4
F.FL. 53.0 T.FND. 51.7 G.FL. 51.3 B.FL. 42.7
F.FL. 52.3 T.FND. 51.0 G.FL. 50.6 B.FL. 42.0
F.FL. 51.6 T.FND. 50.3 G.FL. 49.9 B.FL. 41.3
F.FL. 50.9 T.FND. 49.6 G.FL. 49.2 B.FL. 40.6
F.FL. 50.2 T.FND. 49.0 G.FL. 48.5 B.FL. 39.9
F.FL. 49.5 T.FND. 48.2 G.FL. 47.8 B.FL. 39.2
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F.FL. 43.9 T.FND. 42.6 G.FL. 42.2 B.FL. 33.6
F.FL. 43.2 T.FND. 41.9 G.FL. 41.5 B.FL. 32.9
F.FL. 42.5 T.FND. 41.2 G.FL. 40.8 B.FL. 32.2
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F.FL. 37.6 T.FND. 36.3 G.FL. 35.9 B.FL. 27.3
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F.FL. 26.4 T.FND. 25.1 G.FL. 24.7 B.FL. 16.1
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F.FL. 17.3 T.FND. 16.0 G.FL. 15.6 B.FL. 7.0
F.FL. 16.6 T.FND. 15.3 G.FL. 14.9 B.FL. 6.3
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F.FL. 7.5 T.FND. 6.2 G.FL. 5.8 B.FL. -2.8
F.FL. 6.8 T.FND. 5.5 G.FL. 5.1 B.FL. -3.5
F.FL. 6.1 T.FND. 4.8 G.FL. 4.4 B.FL. -4.2
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F.FL. 4.0 T.FND. 2.7 G.FL. 2.3 B.FL. -6.3
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F.FL. 2.6 T.FND. 1.3 G.FL. 0.9 B.FL. -7.7
F.FL. 1.9 T.FND. 0.6 G.FL. 0.2 B.FL. -8.4
F.FL. 1.2 T.FND. -0.1 G.FL. -0.5 B.FL. -9.1
F.FL. 0.5 T.FND. -0.8 G.FL. -1.2 B.FL. -9.8
F.FL. -0.2 T.FND. -1.5 G.FL. -1.9 B.FL. -10.5
F.FL. -0.9 T.FND. -2.2 G.FL. -2.6 B.FL. -11.2
F.FL. -1.6 T.FND. -2.9 G.FL. -3.3 B.FL. -11.9
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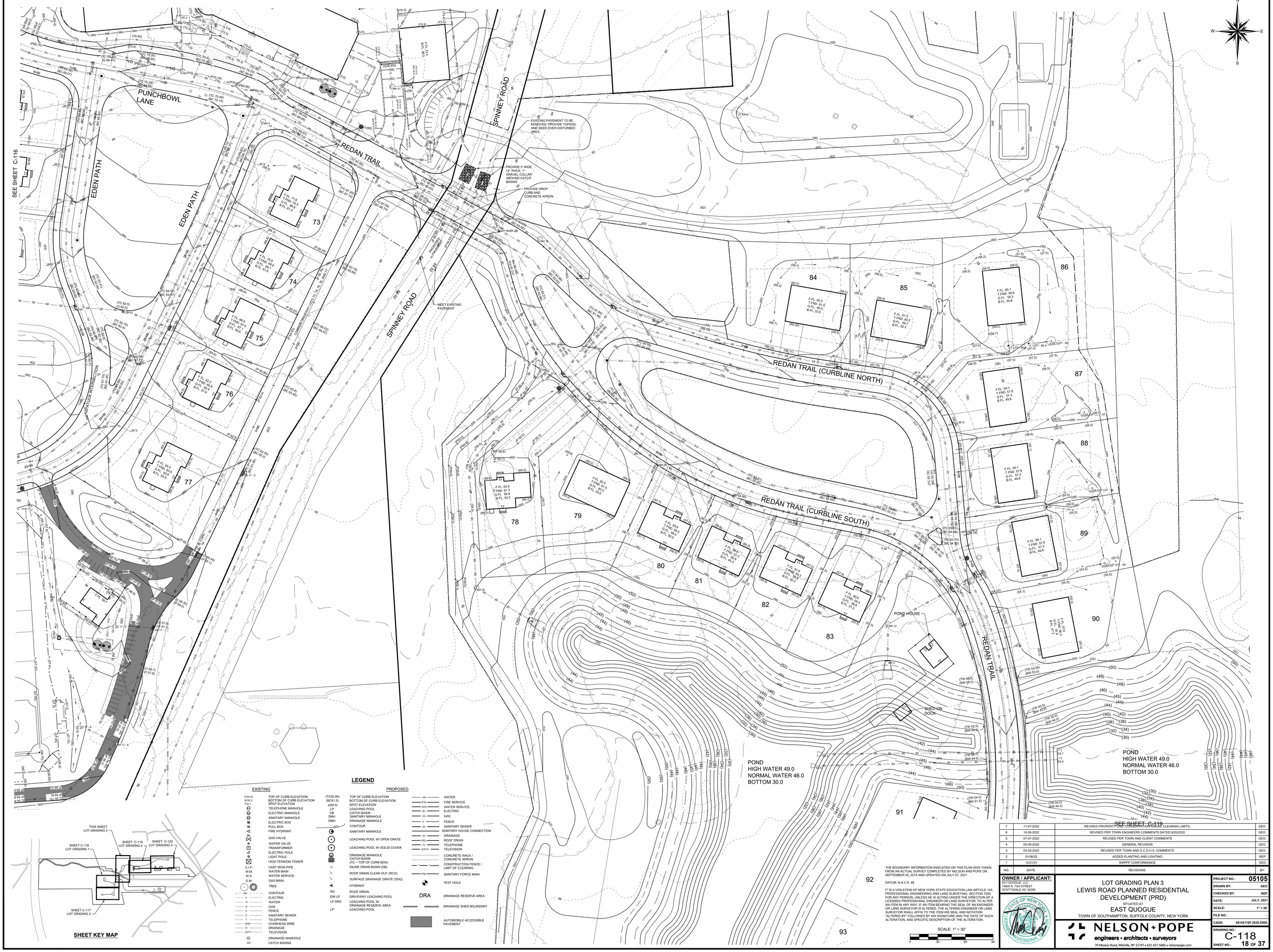
F.FL. -3.0 T.FND.



LEGEND

EXISTING		PROPOSED	
TC92.59 / BC92.2 / Xp2.0	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	(92)	CONTOUR
	FIRE HYDRANT		SANITARY MANHOLE
	GAS VALVE		LEACHING POOL W/ OPEN GRATE
	WATER VALVE		LEACHING POOL W/ SOLID COVER
	TRANSFORMER		
	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		ROOF DRAIN CLEAN OUT (RCO)
W.S.	WATER SERVICE		SURFACE DRAINAGE GRATE (SDG)
G.M.	GAS MAIN		HYDRANT
	TREE	RD	ROOF DRAIN
(92)	CONTOUR	DW LP	DRIVEWAY LEACHING POOL
E	ELECTRIC	LP DRA	LEACHING POOL IN DRAINAGE RESERVE AREA
W	WATER	LP	LEACHING POOL
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 / CONCRETE APRON
/	CONSTRUCTION FENCE / LIMIT OF CLEARING
(FM)	SANITARY FORCE MAIN
	TEST HOLE
DRA	DRAINAGE RESERVE AREA
	DRAINAGE SHED BOUNDARY
	AUTOMOBILE ACCESSIBLE PAVEMENT

SHEET KEY MAP

NO.	DATE:	REVISIONS:	BY:
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6	10-26-2022	REVISED PER TOWN ENGINEERS COMMENTS DATED 9/25/2022	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

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

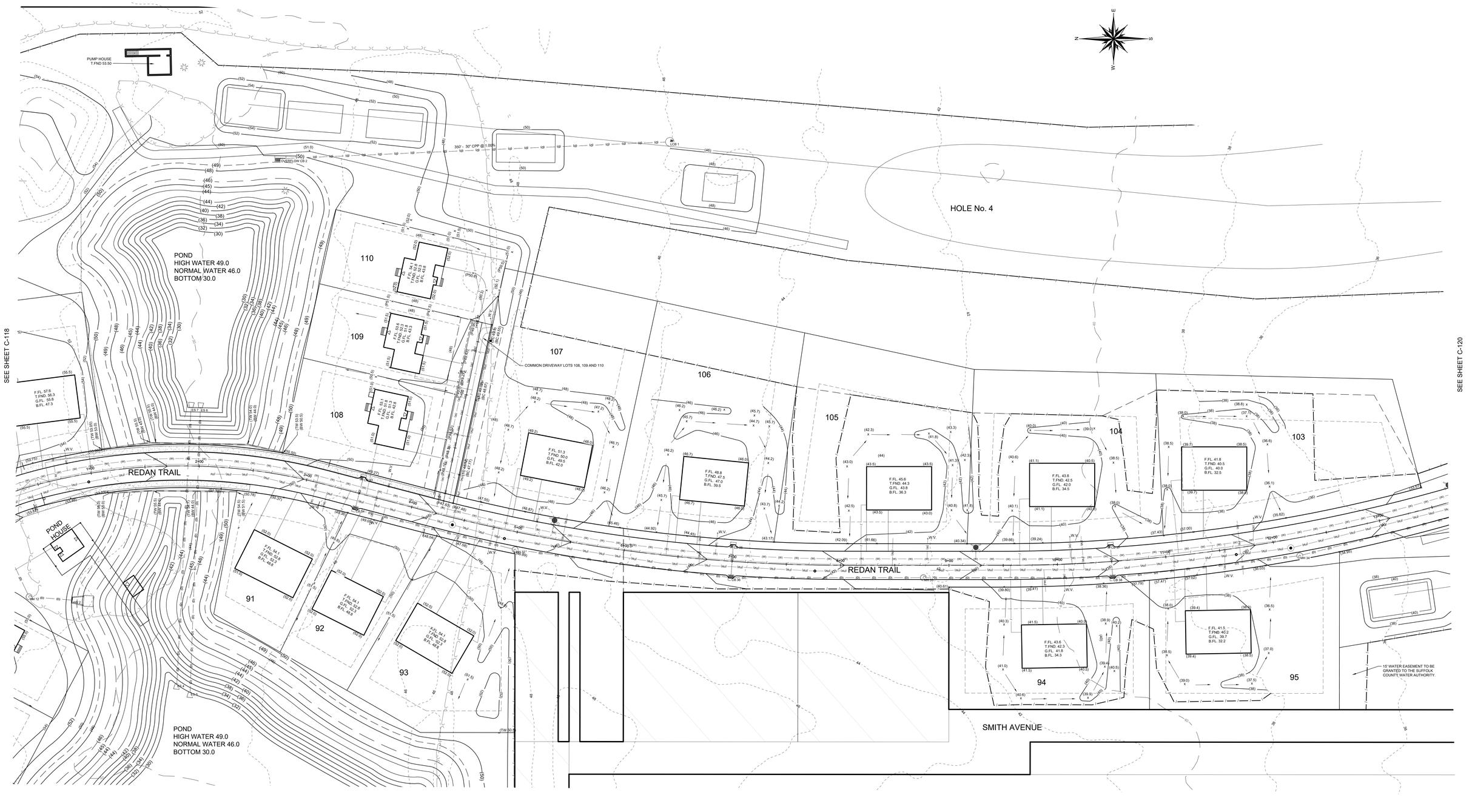
STATE OF NEW YORK — MARK GEORGE STEWART — 087766 — LICENSED PROFESSIONAL ENGINEER

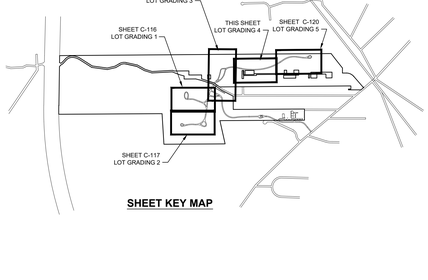
LOT GRADING PLAN 3
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

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

Plotted: 11/8/2022 10:22:22 AM BY: GEORGE STEWART DWG: 05105 FSP 2020.DWG LOT GRADING 3 pc3





SHEET KEY MAP

LEGEND

EXISTING		PROPOSED	
TOP OF CURB ELEVATION	(TC92.00)	TOP OF CURB ELEVATION	(W) WATER
BOTTOM OF CURB ELEVATION	(BC91.5)	BOTTOM OF CURB ELEVATION	(FS) FIRE SERVICE
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	(SHC) 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		DRAINAGE MANHOLE	CONCRETE WALK / CONCRETE APRON
LIGHT POLE		CATCH BASIN (TC – TOP OF CURB BOX)	CONSTRUCTION FENCE / LIMIT OF CLEARING
HIGH TENSION TOWER		INLINE DRAIN BASIN (DB)	SANITARY FORCE MAIN
CAST IRON PIPE	C.I.P.	ROOF DRAIN CLEAN OUT (RCO)	TEST HOLE
WATER MAIN	W.M.	SURFACE DRAINAGE GRATE (SDG)	DRAINAGE RESERVE AREA
WATER SERVICE	W.S.	HYDRANT	DRAINAGE SHED BOUNDARY
GAS MAIN	G.M.	ROOF DRAIN	AUTOMOBILE ACCESSIBLE PAVEMENT
TREE		DRIVEWAY LEACHING POOL	
CONTOUR		LEACHING POOL IN DRAINAGE RESERVE AREA	
ELECTRIC	E	LEACHING POOL	
WATER	W		
GAS	G		
FENCE	X		
SANITARY SEWER	S		
TELEPHONE	T		
OVERHEAD WIRE	OHW		
DRAINAGE	D		
TELEVISION	CATV		
DRAINAGE MANHOLE			
CATCH BASINS			

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6	10-26-2022	REVISED PER TOWN ENGINEERS COMMENTS DATED 9/25/2022	GEO.
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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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SCALE: 1" = 30'

0 30 60 90

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

STATE OF NEW YORK — CHRISTOPHER R. PHILLIPS — LICENSED PROFESSIONAL

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

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SEE SHEET C-119

SEE BELOW FOR CONTINUATION

SEE ABOVE FOR CONTINUATION

HOLE No. 4

HOLE No. 5

TRAIL HOUSE

REDAN TRAIL

96

97

98

99

100

101

102

F.FL. 33.7

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

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

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

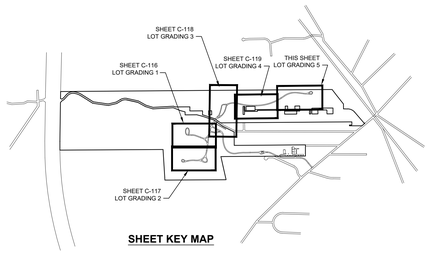
F.FL. 41.8
T.FND. 40.5
G.FL. 40.0
B.FL. 32.5

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
B.FL. 29.8

COMMON DRIVEWAY LOTS 101 AND 102

SHEET KEY MAP



LEGEND

EXISTING

- 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
- CAST IRON PIPE
- WATER MAIN
- WATER SERVICE
- GAS MAIN
- TREE
- CONTOUR
- ELECTRIC
- WATER
- GAS
- FENCE
- SANITARY SEWER
- TELEPHONE
- OVERHEAD WIRE
- DRAINAGE
- TELEVISION
- DRAINAGE MANHOLE
- CATCH BASINS

PROPOSED

- TOP OF CURB ELEVATION
- BOTTOM OF CURB ELEVATION
- SPOT ELEVATION
- LEACHING POOL
- CATCH BASIN
- SANITARY MANHOLE
- 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
- ROOF DRAIN
- DRIVEWAY LEACHING POOL
- LEACHING POOL IN DRAINAGE RESERVE AREA
- LEACHING POOL
- WATER
- FIRE SERVICE
- WATER SERVICE
- ELECTRIC
- GAS
- FENCE
- SANITARY SEWER
- SANITARY HOUSE CONNECTION
- DRAINAGE
- ROOF DRAIN
- TELEPHONE
- TELEVISION
- CONCRETE WALK / CONCRETE APRON
- CONSTRUCTION FENCE / LIMIT OF CLEARING
- SANITARY FORCE MAIN
- TEST HOLE
- DRAINAGE RESERVE AREA
- DRAINAGE SHED BOUNDARY
- AUTOMOBILE ACCESSIBLE PAVEMENT

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

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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
1460 N. 72st STREET
SCOTTSDALE AZ. 85260

STATE OF NEW YORK — CHARLES E. VOSS — LICENSED PROFESSIONAL ENGINEER

LOT GRADING 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" = 30'
FILE NO.:	-
CADD:	05105 FSP 2020.DWG
DRAWING NO.:	C-120
SHEET NO.:	20 OF 37

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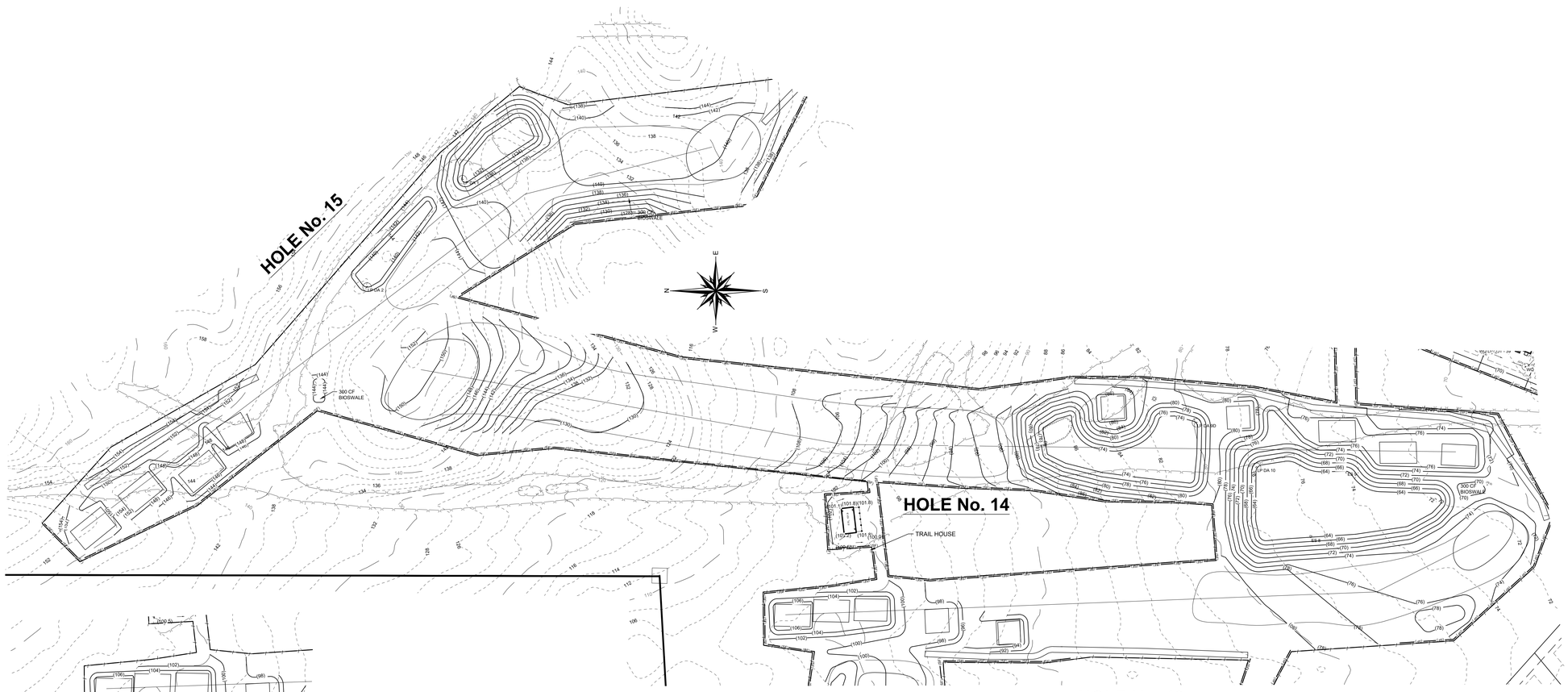

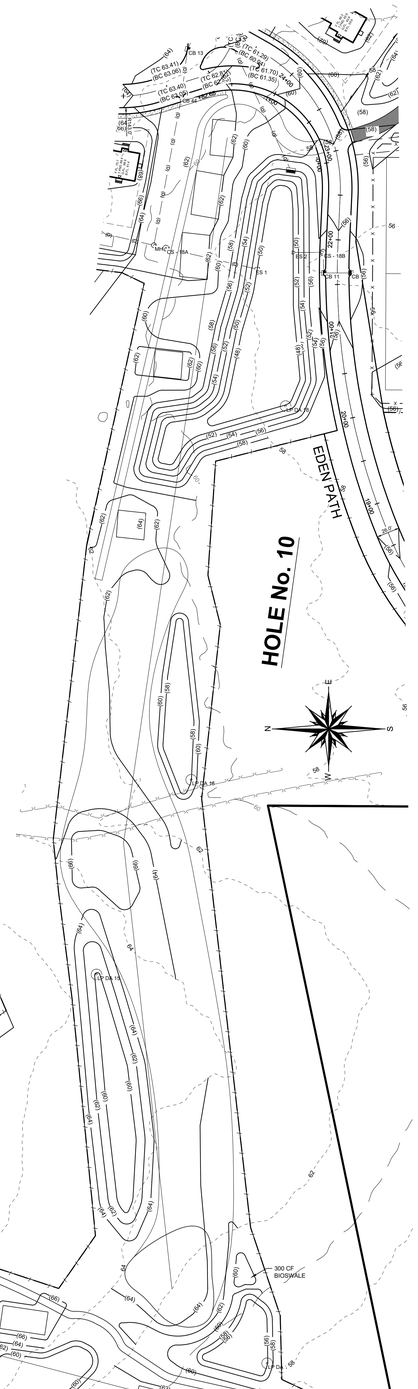

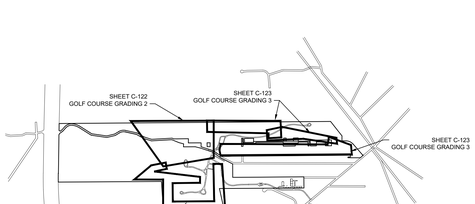

SHEET KEY MAP

LEGEND

EXISTING

TC92.89	TOP OF CURB ELEVATION
BC92.2	BOTTOM OF CURB ELEVATION
×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
	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 / CONCRETE APRON
	CONSTRUCTION FENCE / LIMIT OF CLEARING
(FM)	SANITARY FORCE MAIN
	TEST HOLE
DRA	DRAINAGE RESERVE AREA
	DRAINAGE SHED BOUNDARY
	AUTOMOBILE ACCESSIBLE PAVEMENT

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'

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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 · 23 · LICENSED PROFESSIONAL ENGINEER

GOLF COURSE 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" = 60'
FILE NO.:	-
CADD:	05105 FSP 2020.DWG
DRAWING NO.:	C-121
SHEET NO.:	21 OF 37

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HOLE No. 17

HOLE No. 16

HOLE No. 2

HOLE No. 3

HOLE No. 1

HOLE No. 18

HOLE No. 16

DRIVING RANGE

SPINNEY ROAD

HOLE No. 18

HOLE No. 15

300 CF BIOSWALE

LP DA 3C

LP DA 3B

LP DA 3A

LP DA 4

LP DA 5

LP DA 6

LP DA 7

LP DA 8

LP DA 9

LP DA 10

LP DA 11

LP DA 12

LP DA 13

LP DA 14

LP DA 15

LP DA 16

LP DA

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

PUMP HOUSE

TRAIL HOUSE

REDAN TRAIL

300 CF BIOSWALE

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		SANITARY HOUSE CONNECTION
	FIRE HYDRANT		SANITARY MANHOLE	(D)	DRAINAGE
	GAS VALVE		LEACHING POOL W/ OPEN GRATE	(RD)	ROOF DRAIN
	WATER VALVE		LEACHING POOL W/ SOLID COVER	(T)	TELEPHONE
	TRANSFORMER			(CATV)	TELEVISION
	ELECTRIC POLE		DRAINAGE MANHOLE		CONCRETE WALK / CONCRETE APRON
	LIGHT POLE		CATCH BASIN (TC = TOP OF CURB BOX)		CONSTRUCTION FENCE / LIMIT OF CLEARING
	HIGH TENSION TOWER		INLINE DRAIN BASIN (DB)	(FM)	SANITARY FORCE MAIN
C.I.P.	CAST IRON PIPE		ROOF DRAIN CLEAN OUT (RCO)		TEST HOLE
W.M.	WATER MAIN		SURFACE DRAINAGE GRATE (SDG)	DRA	DRAINAGE RESERVE AREA
W.S.	WATER SERVICE		HYDRANT		DRAINAGE SHED BOUNDARY
G.M.	GAS MAIN	RD	ROOF DRAIN		AUTOMOBILE ACCESSIBLE PAVEMENT
	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				

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

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

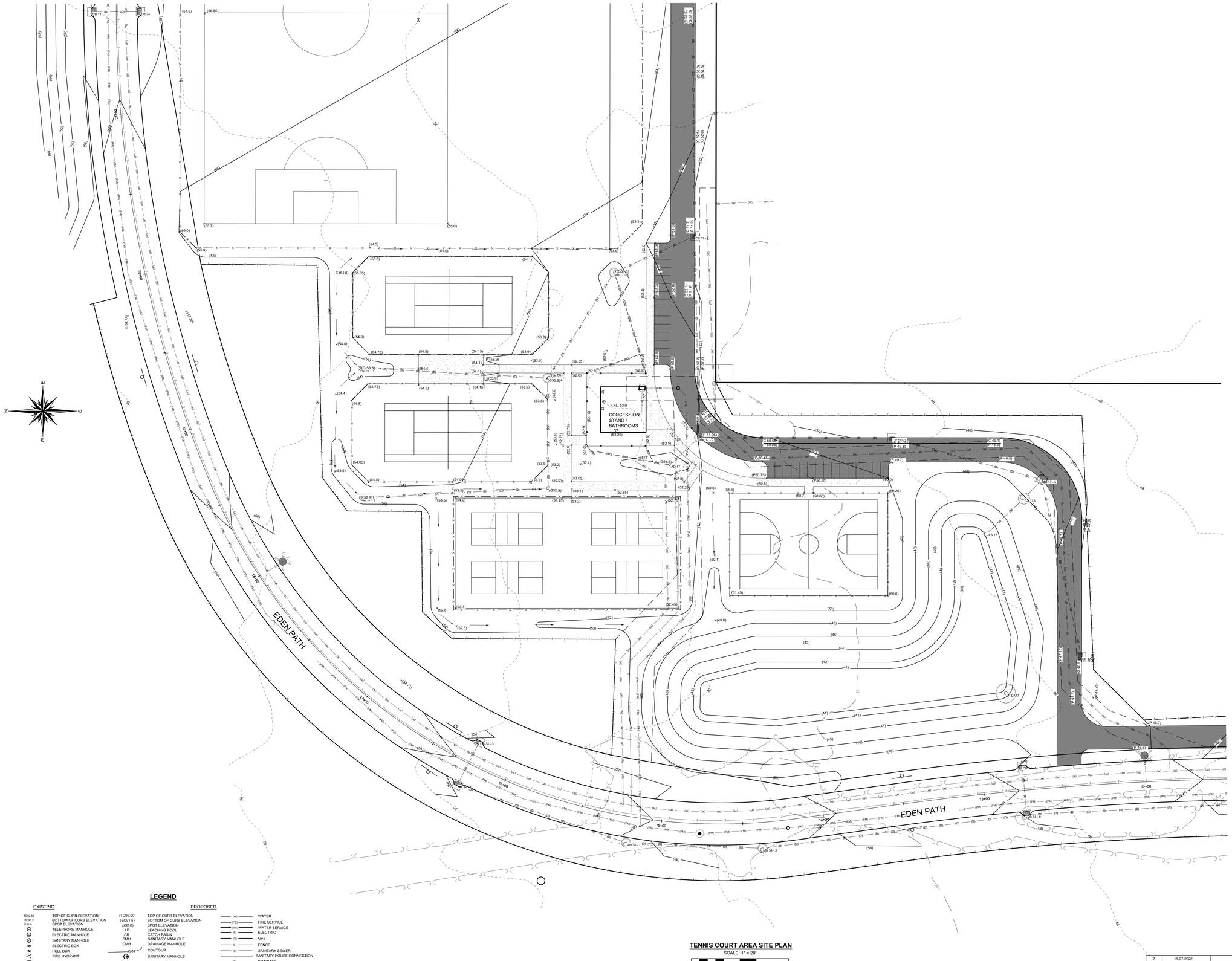
GOLF COURSE GRADING PLAN 3
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

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

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

STATE OF NEW YORK
MARK GREGORY LEWANDOWSKI
No. 090854
LICENSED PROFESSIONAL ENGINEER

G:\projects\05105\BIDDING\PRINCIPAL\2020\MAY\2020\05105 FSP 2020.DWG, GOLF GRADING 3, 11/8/2022 7:26:14 AM, DWG To PDF.pc3



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 / CONCRETE APRON
	CONSTRUCTION FENCE / LIMIT OF CLEARING
(FM)	SANITARY FORCE MAIN
	TEST HOLE
DRA	DRAINAGE RESERVE AREA
	DRAINAGE SHED BOUNDARY
	AUTOMOBILE ACCESSIBLE PAVEMENT

TENNIS COURT AREA SITE PLAN

SCALE: 1" = 20'

0 20 40 60

NO.	DATE:	REVISIONS:	BY:
7	11-07-2022	REVISED PROPERTY LINE, CONSERVATION AREAS, CLEARING LIMITS.	GEO.
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1	12/21/21	SWPPP CONFORMANCE	GEO

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

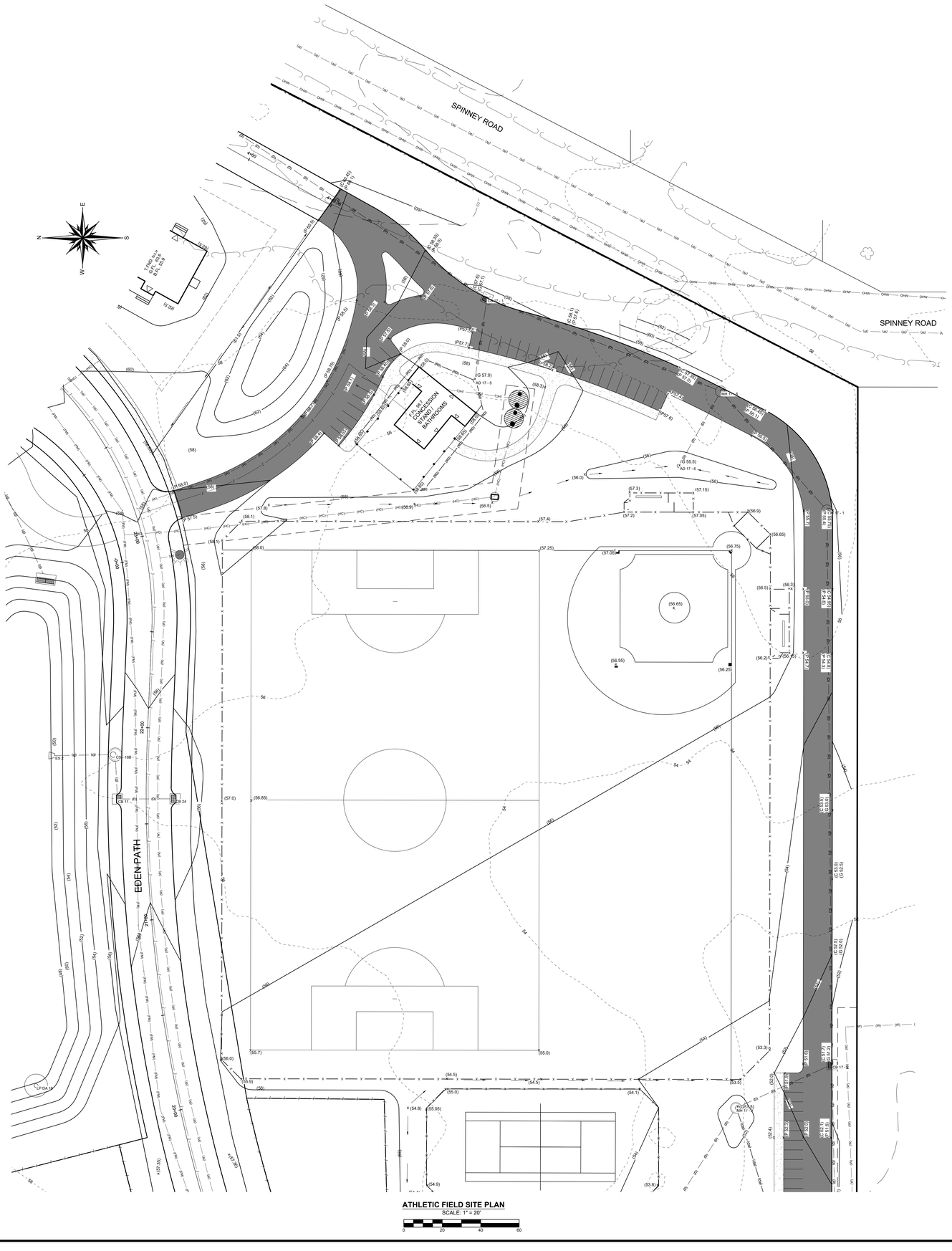
STATE OF NEW YORK — CHRISTOPHER E. POPE — LICENSED PROFESSIONAL ENGINEER

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

plotted: 11/8/2022 7:20:07 AM, by: user, user name: user, path: J:\2020\05105\CADD\05105 FSP 2020.DWG, Xrefs To Be Bound: 05105 FSP 2020.DWG


SPINNEY ROAD
SPINNEY ROAD
EDEN PATH
FF 57.0
CONCESSION STAND / BATHROOMS
AD 17 - 5
AD 17 - 6
MH 17 - 1
MH 17 - 2
MH 17 - 3
MH 17 - 4
CB 17 - 1
CB 17 - 2
CB 17 - 3
CB 17 - 4
CB 17 - 5
CB 17 - 6
CB 17 - 7
CB 17 - 8
CB 17 - 9
CB 17 - 10
CB 17 - 11
CB 17 - 12
CB 17 - 13
CB 17 - 14
CB 17 - 15
CB 17 - 16
CB 17 - 17
CB 17 - 18
CB 17 - 19
CB 17 - 20
CB 17 - 21
CB 17 - 22
CB 17 - 23
CB 17 - 24
CB 188
LP DA 1
LP DA 2
LP DA 3
LP DA 4
LP DA 5
LP DA 6
LP DA 7
LP DA 8
LP DA 9
LP DA 10
LP DA 11
LP DA 12
LP DA 13
LP DA

SPINNEY ROAD

GOLF PRO SHOP

F.FL 73.5
B.FL. 58.5 GOLF CART ACCESS TO BASEMENT STORAGE AREA

BUILDING 1

REDAN TRAIL

VEHICULAR ACCESS TO PARKING / BASEMENT

LIMIT OF FOUNDATION / PARKING GARAGE

1st FLOOR - RECREATION / RESTAURANT
2nd FLOOR - 8 CONDOMINIUM UNITS
BASEMENT - PARKING FOR GOLF CART ACCESS ONLY HOUSING AND GOLF CART STORAGE.

F.FL 73.5
B.FL. 58.5

FITNESS CENTER

POOL HOUSE

F.FL 71.7

POOL

HOT TUB

COLD TUB

PUNCHBOWL LANE

W.V.

54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72

F.FL. 82.0
T.FND. 80.7
B.FL. 72.7

F.FL. 80.8
T.FND. 79.5
B.FL. 71.5

F.FL. 80.0
T.FND. 78.7
B.FL. 70.7

F.FL. 79.0
T.FND. 77.7
B.FL. 69.7

F.FL. 78.0
T.FND. 76.7
B.FL. 68.7

F.FL. 77.0
T.FND. 75.7
B.FL. 67.7

F.FL. 76.0
T.FND. 74.7
B.FL. 66.7

F.FL. 77.8
T.FND. 76.5
G.FL. 76.0
B.FL. 68.5

F.FL. 81.0
T.FND. 79.7
B.FL. 71.7

F.FL. 80.0
T.FND. 78.7
B.FL. 70.7

F.FL. 80.0
T.FND. 78.7
B.FL. 70.7

F.FL. 76.0
T.FND. 74.7
B.FL. 66.7

F.FL. 76.0
T.FND. 74.7
B.FL. 66.7

F.FL. 75.0
T.FND. 73.7
B.FL. 64.7

F.FL. 75.0
T.FND. 73.7
B.FL. 64.7

F.FL. 74.1
T.FND. 72.8
B.FL. 63.8

F.FL. 74.1
T.FND. 72.8
B.FL. 63.8

F.FL. 74.1
T.FND. 72.8
B.FL. 63.8

F.FL. 74.1
T.FND. 72.8
B.FL. 63.8

F.FL. 75.2
T.FND. 73.9
G.FL. 73.4
B.FL. 65.9

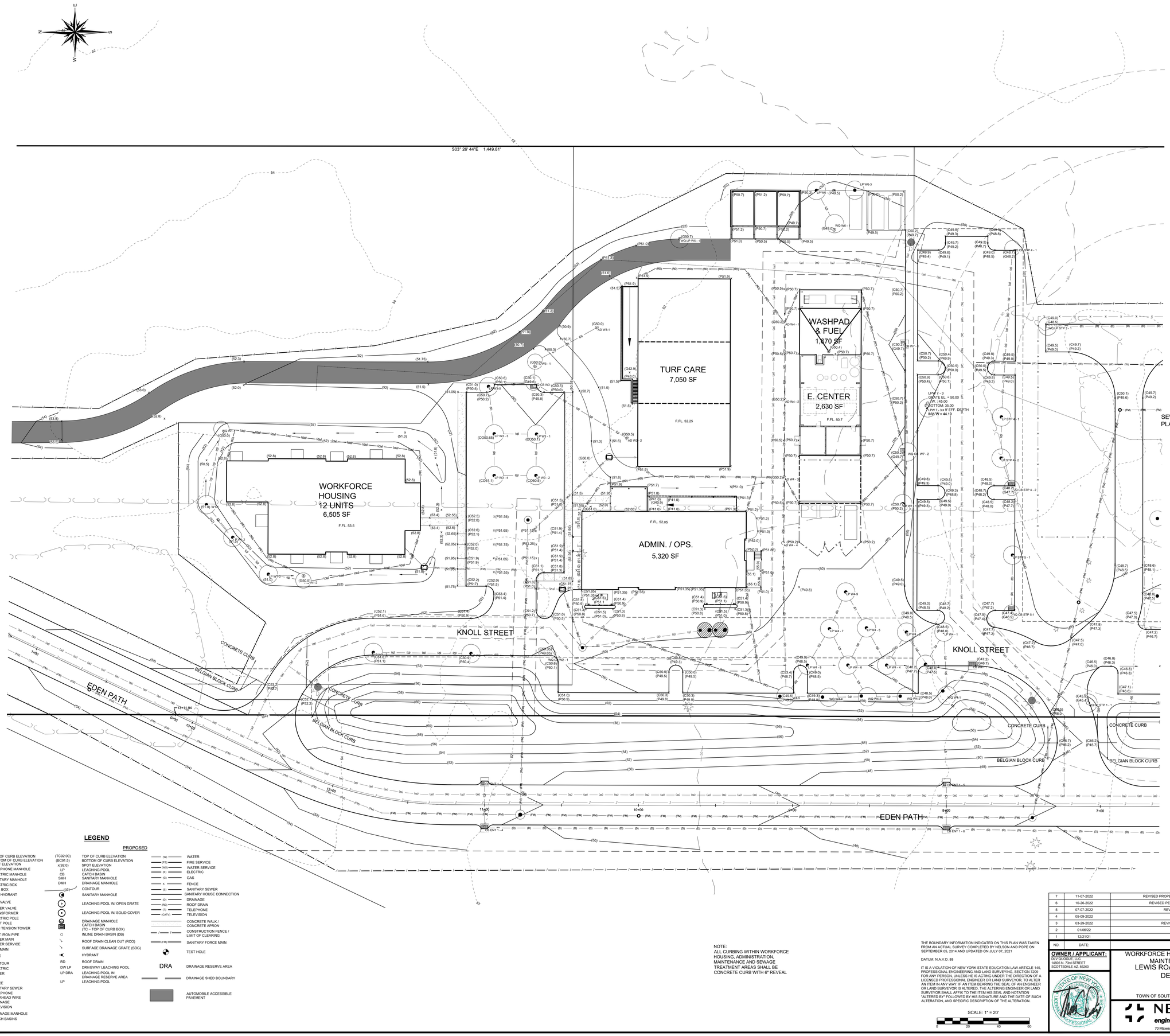
F.FL. 74.0
T.FND. 72.7
G.FL. 72.2
B.FL. 64.3

F.FL. 72
T.FND. 71.1
G.FL. 69.6
B.FL. 61.1

F.FL. 71.5
B.FL. 63.8

F.FL. 71.5
B.FL. 63.8

F.FL. 71.5
B.FL. 63.8



LEGEND

EXISTING

T282.59	TOP OF CURB ELEVATION
BOS9.2	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	
CONTOUR	
ELECTRIC	
WATER	
GAS	
FENCE	
SANITARY SEWER	
TELEPHONE	
OVERHEAD WIRE	
DRAINAGE	
CATV	TELEVISION
DRAINAGE MANHOLE	
CATCH BASINS	

(TC92.00)	TOP OF CURB ELEVATION
(BOI91.5)	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)
O	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 / CONCRETE APRON
	CONSTRUCTION FENCE / LIMIT OF CLEARING
(FM)	SANITARY FORCE MAIN
	TEST HOLE
DRA	DRAINAGE RESERVE AREA
	DRAINAGE SHED BOUNDARY
	AUTOMOBILE ACCESSIBLE PAVEMENT

NOTE:
ALL CURBING WITHIN WORKFORCE HOUSING, ADMINISTRATION, MAINTENANCE AND SEWAGE TREATMENT AREAS SHALL BE CONCRETE CURB WITH 6" REVEAL

NO.	DATE:	REVISIONS:	BY:
7	11-07-2022	REVISED PROPERTY LINE, CONSERVATION AREAS, CLEARING LIMITS.	GEO.
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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
14655 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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SCALE: 1" = 20'
0 20 40 60

STATE OF NEW YORK — MARK E. PONE — 090789 — LICENSED PROFESSIONAL ENGINEER

WORKFORCE HOUSING, ADMINISTRATION AND MAINTENANCE BUILDING 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" = 30'
FILE NO.:	-
CADD:	05105 FSP 2020.DWG
DRAWING NO.:	C-127
SHEET NO.:	27 OF 37

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200-FT. STP BLDG. SETBACK

150-FT. STP BLDG. SETBACK

100-FT. STP BLDG. SETBACK

WASHPAD & FUEL 1,670 SF

E. CENTER 2,630 SF

F.F.L. 50.7

STP BLDG.

100% STP EXPANSION AREA

KNOLL STREET

CONCRETE CURB

BELGIAN BLOCK CURB

EDEN PATH

NOTE:
REFER TO SEPARATE PLANS PREPARED BY P.W. GROSSER FOR DETAILED SANITARY SEWER AND WATER PLANS AND DETAILS

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
720.0	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 CATCH BASIN
	ELECTRIC POLE		INLINE DRAIN BASIN (DB)
	LIGHT POLE		ROOF DRAIN CLEAN OUT (RCO)
	HIGH TENSION TOWER		SURFACE DRAINAGE GRATE (SDG)
C.I.P.	CAST IRON PIPE		HYDRANT
W.M.	WATER MAIN	RD	ROOF DRAIN
W.S.	WATER SERVICE	DW LP	DRIVEWAY LEACHING POOL
G.M.	GAS MAIN	LP DRA	LEACHING POOL IN DRAINAGE RESERVE AREA
	TREE	LP	LEACHING POOL
(98)	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		

(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 / CONCRETE APRON	
	CONSTRUCTION FENCE / LIMIT OF CLEARING	
(FM)	SANITARY FORCE MAIN	
	TEST HOLE	
DRA	DRAINAGE RESERVE AREA	
	DRAINAGE SHED BOUNDARY	
	AUTOMOBILE ACCESSIBLE PAVEMENT	

NOTE:
ALL CURBING WITHIN WORKFORCE HOUSING, ADMINISTRATION, MAINTENANCE AND SEWAGE TREATMENT AREAS SHALL BE CONCRETE CURB WITH 6" REVEAL

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SCALE: 1" = 20'

0 20 40 60

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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
1460S.N. 73st STREET
SCOTTSDALE AZ. 85260

STATE OF NEW YORK · JOHN CHARLES · 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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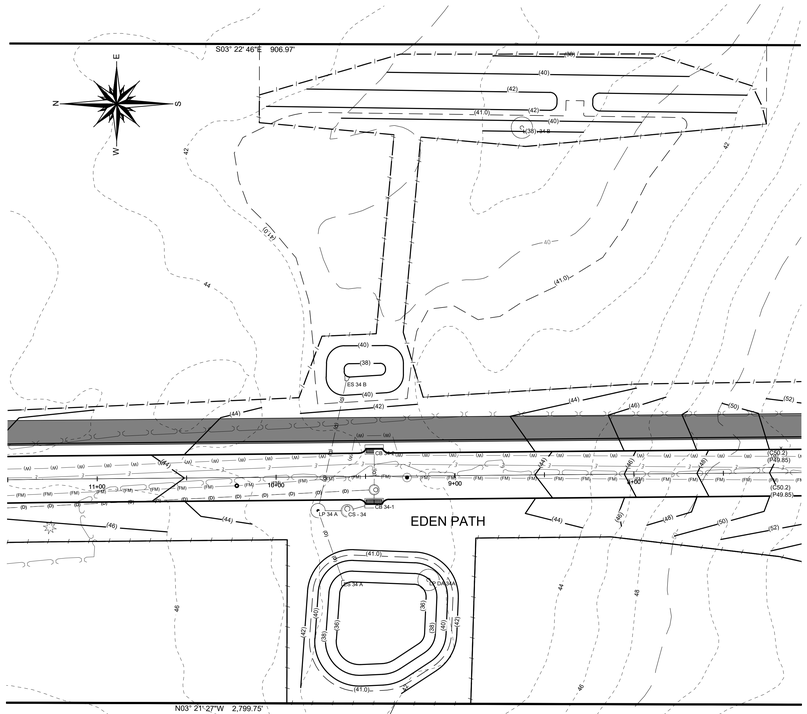
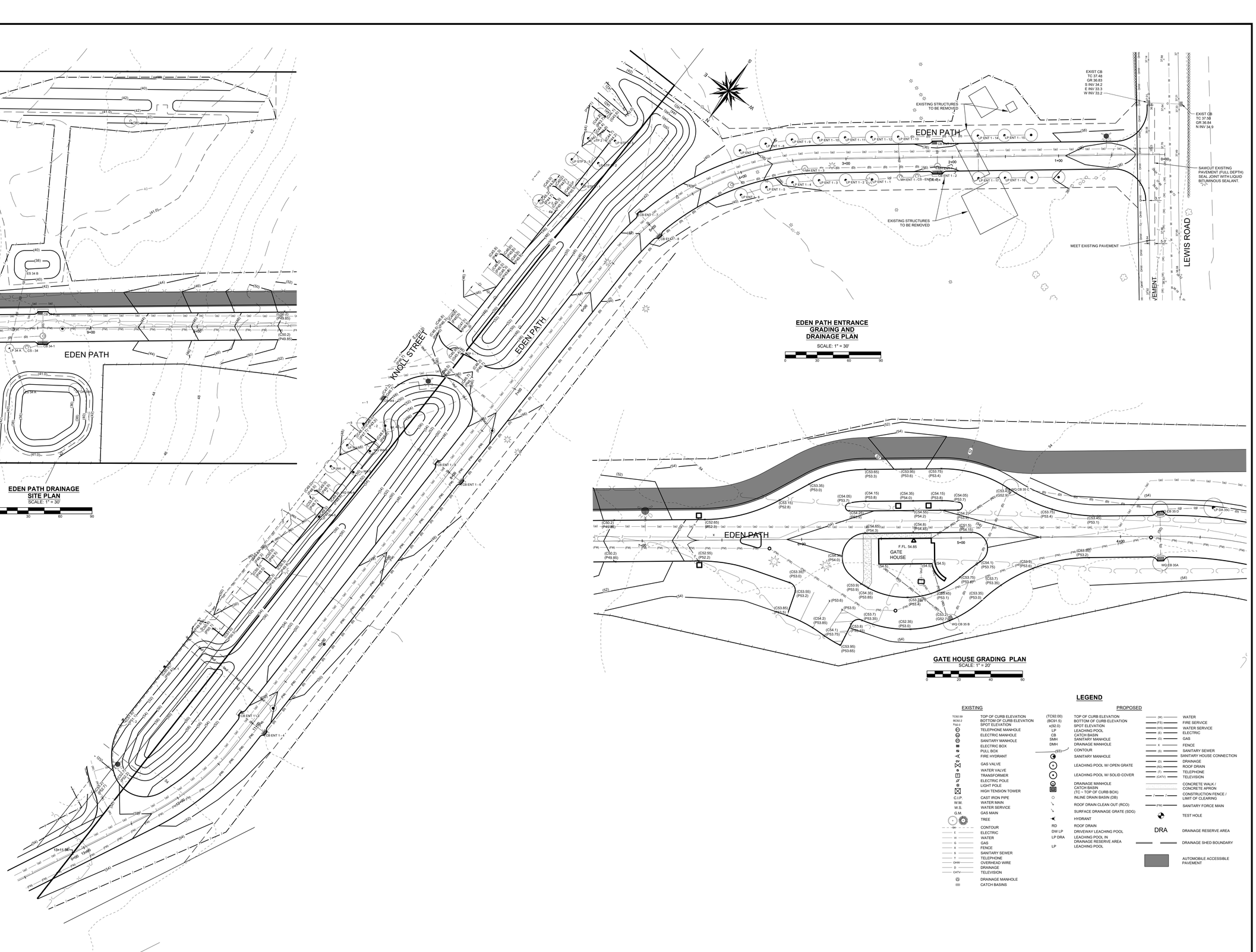


EDEN PATH DRAINAGE SITE PLAN
SCALE: 1" = 30'

0 30 60 90



EDEN PATH ENTRANCE GRADING AND DRAINAGE PLAN
SCALE: 1" = 30'

0 30 60 90

GATE HOUSE GRADING PLAN
SCALE: 1" = 20'

0 20 40 60

LEGEND

EXISTING

TC92.59 / BC92.2 / 9.43.0	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
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) / (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 / CONCRETE APRON
	CONSTRUCTION FENCE / LIMIT OF CLEARING
(FM)	SANITARY FORCE MAIN
	TEST HOLE
DRA	DRAINAGE RESERVE AREA
	DRAINAGE SHED BOUNDARY
	AUTOMOBILE ACCESSIBLE PAVEMENT

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

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

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DRAWING NO.:	C-129
SHEET NO.:	29 OF 37

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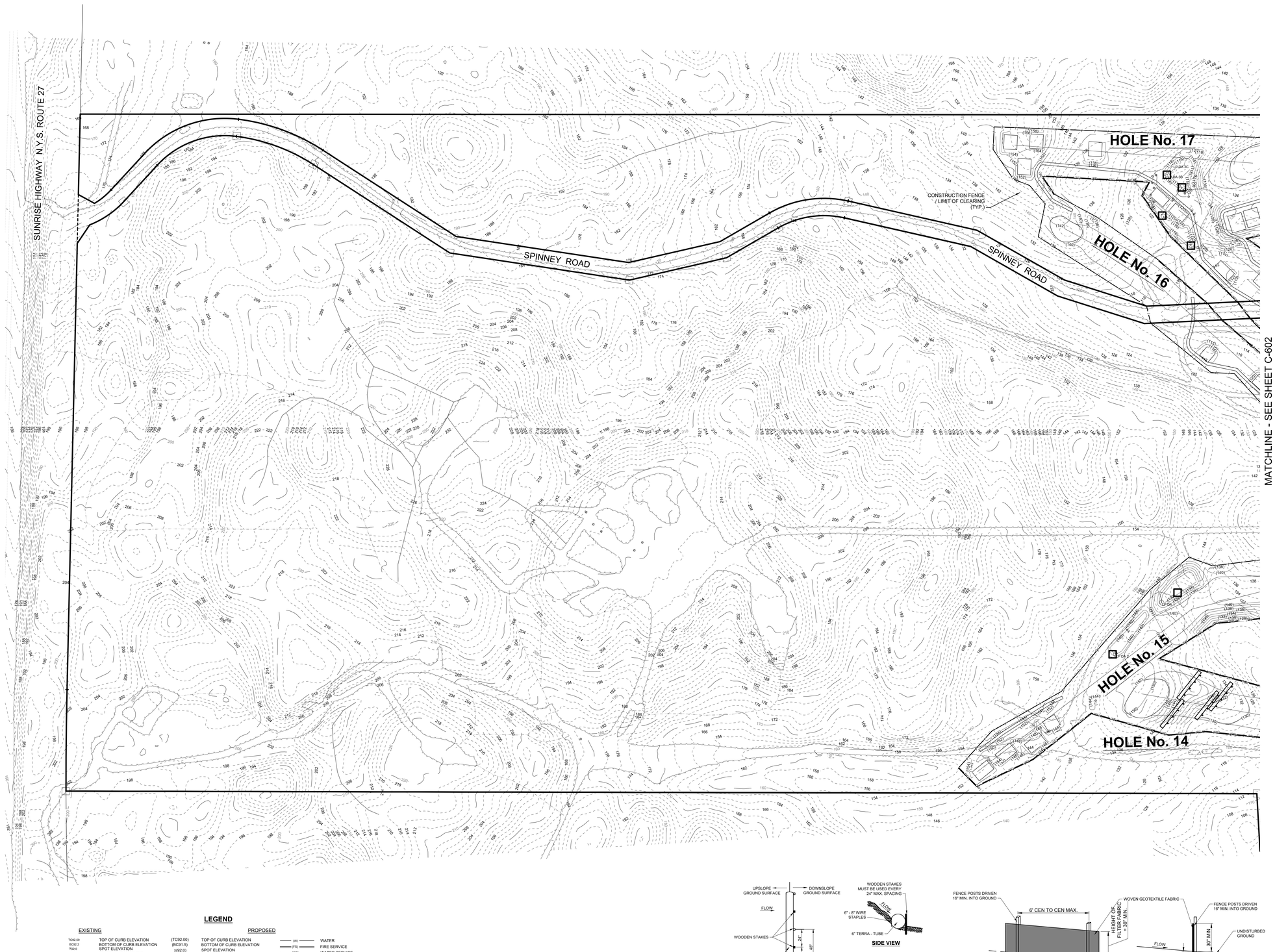


EROSION CONTROL NOTES

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.

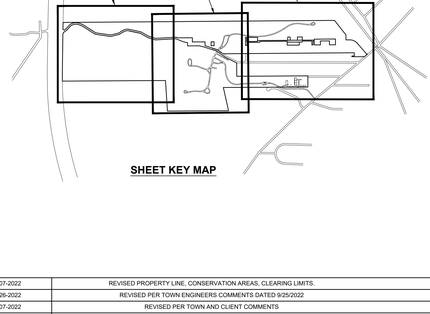
SPRINKLING - THIS SITE MAY BE SPRAYED UNTIL THE SURFACE IS WET. THIS IS ESPECIALLY EFFECTIVE ON HAUL ROADS AND ACCESS ROUTES.

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
BC92.2	BOTTOM OF CURB ELEVATION	(BC91.5)	BOTTOM OF CURB ELEVATION
762.0	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 / CATCH BASIN (TC – TOP OF CURB BOX)
	ELECTRIC POLE		
	LIGHT POLE		
	HIGH TENSION TOWER		
C.I.P.	CAST IRON PIPE		INLINE DRAIN BASIN (DB)
W.M.	WATER MAIN		ROOF DRAIN CLEAN OUT (RCO)
W.S.	WATER SERVICE		SURFACE DRAINAGE GRATE (SDG)
G.M.	GAS MAIN		
	TREE		HYDRANT
100	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		

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

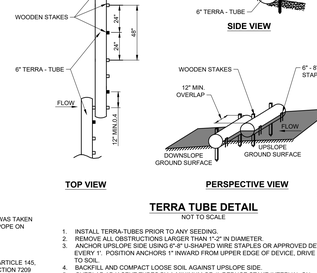
EROSION CONTROL MEASURES LEGEND

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.

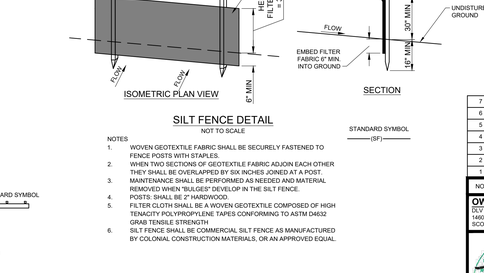


TOP VIEW PERSPECTIVE VIEW

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.

STANDARD SYMBOL



ISOMETRIC PLAN VIEW SECTION

SILT FENCE DETAIL
NOT TO SCALE

NOTES
1. WOVEN GEOTEXTILE FABRIC SHALL BE SECURELY FASTENED TO FENCE POSTS WITH STAPLES.
2. WHEN TWO SECTIONS OF GEOTEXTILE FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES JOINED AT A POST.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
4. POSTS: SHALL BE 2" HARDWOOD.
5. FILTER CLOTH SHALL BE A WOVEN GEOTEXTILE COMPOSED OF HIGH TENACITY POLYPROPYLENE TAPES CONFORMING TO ASTM D4632 GRAB TENSILE STRENGTH
6. SILT FENCE SHALL BE COMMERCIAL SILT FENCE AS MANUFACTURED BY COLONIAL CONSTRUCTION MATERIALS, OR AN APPROVED EQUAL.

STANDARD SYMBOL

SCALE: 1" = 100'
0 50 100 200

NO.	DATE:	REVISIONS:	BY:
7	11-07-2022	REVISED PROPERTY LINE, CONSERVATION AREAS, CLEARING LIMITS.	GEO.
6	10-26-2022	REVISED PER TOWN ENGINEERS COMMENTS DATED 9/25/2022	GEO
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

© surveys\05105\SURVEY\PHASE 2\05105 FSP 2020.DWG, 8/3/2022 7:35:58 AM, 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

SPINNEY ROAD

EDEN PATH

PUNCHBOWL LANE

BIARRITZ TRAIL

RECREATION AND CONDOMINIUM PARCEL

STOCKPILE AREA

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
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	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		
	TRANSFORMER		LEACHING POOL W/ SOLID COVER
	ELECTRIC POLE		
	LIGHT POLE		DRAINAGE MANHOLE
	HIGH TENSION TOWER		CATCH BASIN (TC = TOP OF CURB BOX)
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W.S.	WATER SERVICE		SURFACE DRAINAGE GRATE (SDG)
G.M.	GAS MAIN		HYDRANT
	TREE	RD	ROOF DRAIN
	CONTOUR	DW LP	DRIVEWAY LEACHING POOL
E	ELECTRIC	LP DRA	LEACHING POOL IN DRAINAGE RESERVE AREA
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S	SANITARY SEWER		
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OHW	OVERHEAD WIRE		
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CATV	TELEVISION		
	DRAINAGE MANHOLE		
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(T)	TELEPHONE
(CATV)	TELEVISION
	CONCRETE WALK / CONCRETE APRON
	CONSTRUCTION FENCE / LIMIT OF CLEARING
(FM)	SANITARY FORCE MAIN
	TEST HOLE
DRA	DRAINAGE RESERVE AREA
	DRAINAGE SHED BOUNDARY
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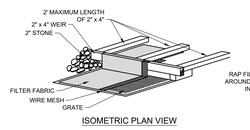
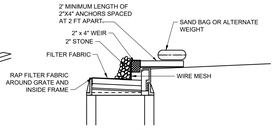


ISOMETRIC PLAN VIEW



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 6 FEET APART.
5. 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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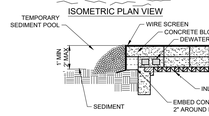
ISOMETRIC PLAN VIEW



SECTION

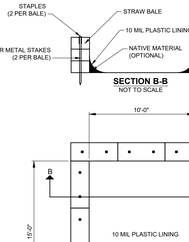
STONE AND BLOCK INLET PROTECTION DETAIL

NOT TO SCALE

STANDARD SYMBOL

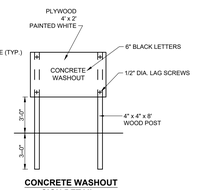
NOTES

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 SUPPORT.
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

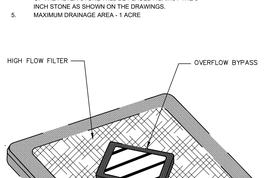
TEMPORARY STRAW BALE CONCRETE WASHOUT DETAIL

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.



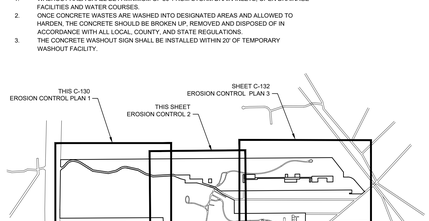
STANDARD SYMBOL

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	
INLET GRATE PROTECTION	
CURB AND GRATE INLET PROTECTION	
CONCRETE WASHOUT	
CONSTRUCTION ENTRANCE	
TERRA - TUBE	

SCALE: 1" = 100'

0 50 100 200

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1	12/21/21	SWPPP CONFORMANCE	GEO

OWNER / APPLICANT:
DJ DOOLEY, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

STATE OF NEW YORK — MARK G. LEAPLEY — 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

LONG ISLAND RAIL ROAD

SERENITY ROAD

SPINNEY ROAD

PLEASANT LANE

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
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	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		
G.M.	GAS MAIN		HYDRANT
	TREE	RD	ROOF DRAIN
	CONTOUR	DW LP	DRIVEWAY LEACHING POOL
E	ELECTRIC	LP DRA	LEACHING POOL IN DRAINAGE RESERVE AREA
W	WATER	LP	LEACHING POOL
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 / CONCRETE APRON
	CONSTRUCTION FENCE / LIMIT OF CLEARING
(FM)	SANITARY FORCE MAIN
	TEST HOLE
DRA	DRAINAGE RESERVE AREA
	DRAINAGE SHED BOUNDARY
	AUTOMOBILE ACCESSIBLE PAVEMENT

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)(SF)(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

11"
CLEARING LIMIT
PROTECTED AREA
8 1/2"

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

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.

PROFILE

EXISTING GRADE
6" MOUNTABLE BERM
50' MIN.
12' MIN.
3'
5:1
6:1
EXISTING PAVEMENT
FILTER FABRIC

PLAN

6" MOUNTABLE BERM
50' MIN.
10' MIN.
10' MIN.
EXISTING PAVEMENT
SEE NOTE 4

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.
4. TEMPORARY OPENINGS IN CONSTRUCTION FENCE INSTALLATIONS SHALL BE PERMITTED FOR ENTERY OR VEHICULAR ACCESS AS REQUIRED BY THE CONTRACT. SUCH OPENINGS SHALL BE TOWARD CLEARED AREAS AND SHALL BE CLOSED IN A MANNER AS ORIENTATED FOR CONSTRUCTION FENCE SECTIONS.

10' MAXIMUM CENTER TO CENTER
72" MINIMUM FENCE POSTS, DRIVEN MINIMUM OF 24" INTO GROUND.
48" MINIMUM
48" MIN.

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".

PERSPECTIVE VIEW

72" MINIMUM POSTS
CONSTRUCTION FENCE
POSTS: STEEL - EITHER "T" OR 'L' TYPE OR 2" HARDWOOD
30" MINIMUM
CLEARED AREA
UNDISTURBED GROUND
24" MINIMUM
STANDARD SYMBOL

NO.	DATE:	REVISIONS:	BY:
6	12-04-2023	REVISED PROPERTY DIMENSIONS, AREAS, LEGEND & NOTES	GEO
5	07-07-2022	REVISED PER TOWN ENGINEER 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 · REGISTERED · LICENSED PROFESSIONAL

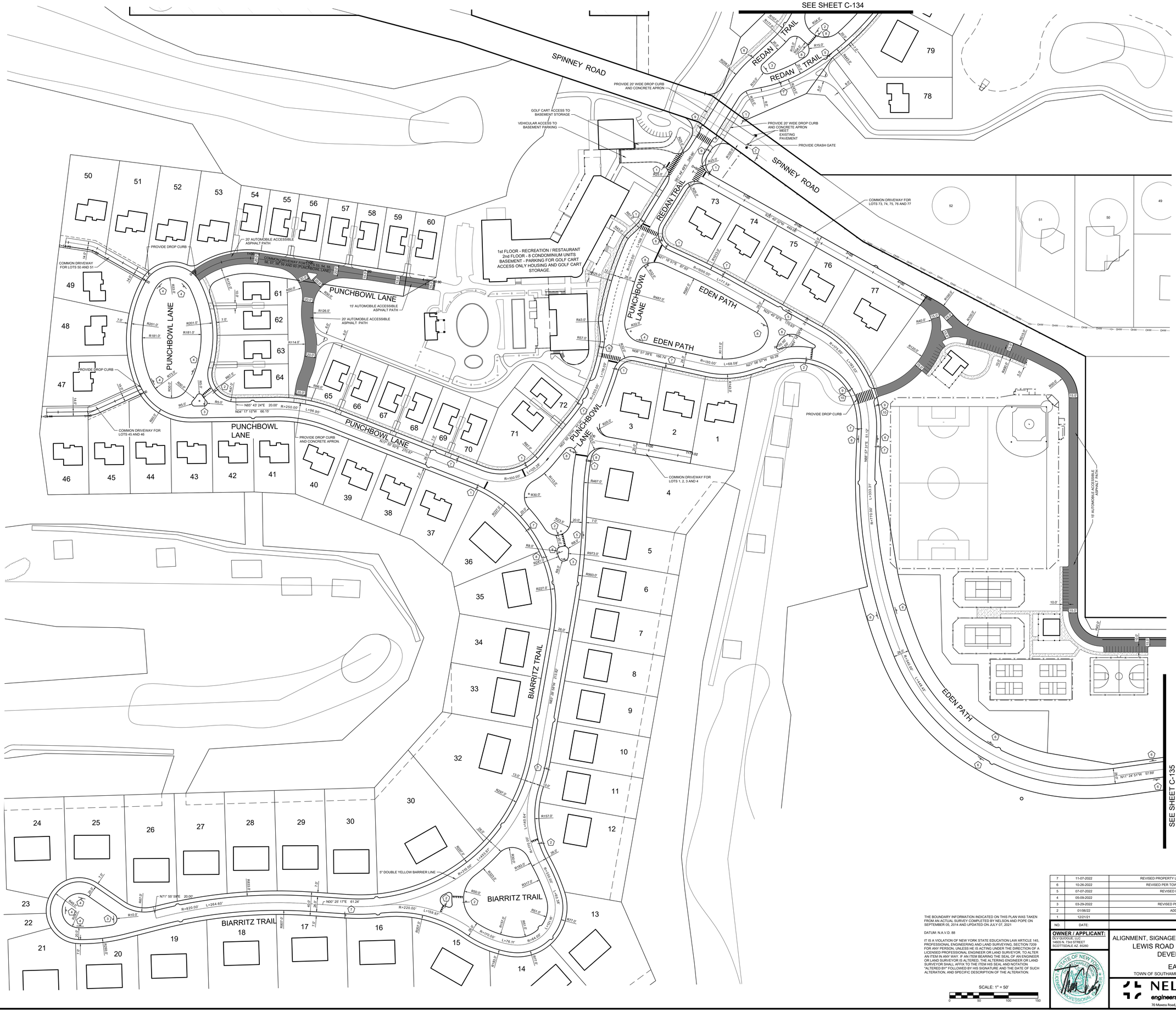
EROSION CONTROL - PARTIAL PLAN 3

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

Plotted By: Geoffrey Orlando Date/Time: 12/20/2023 7:32:49 AM File: S:\05105\CADD\DWG\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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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

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1	12/21/21	SWPPP CONFORMANCE	GEO

OWNER / APPLICANT:
DLV 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" = 50'
0 50 100 150

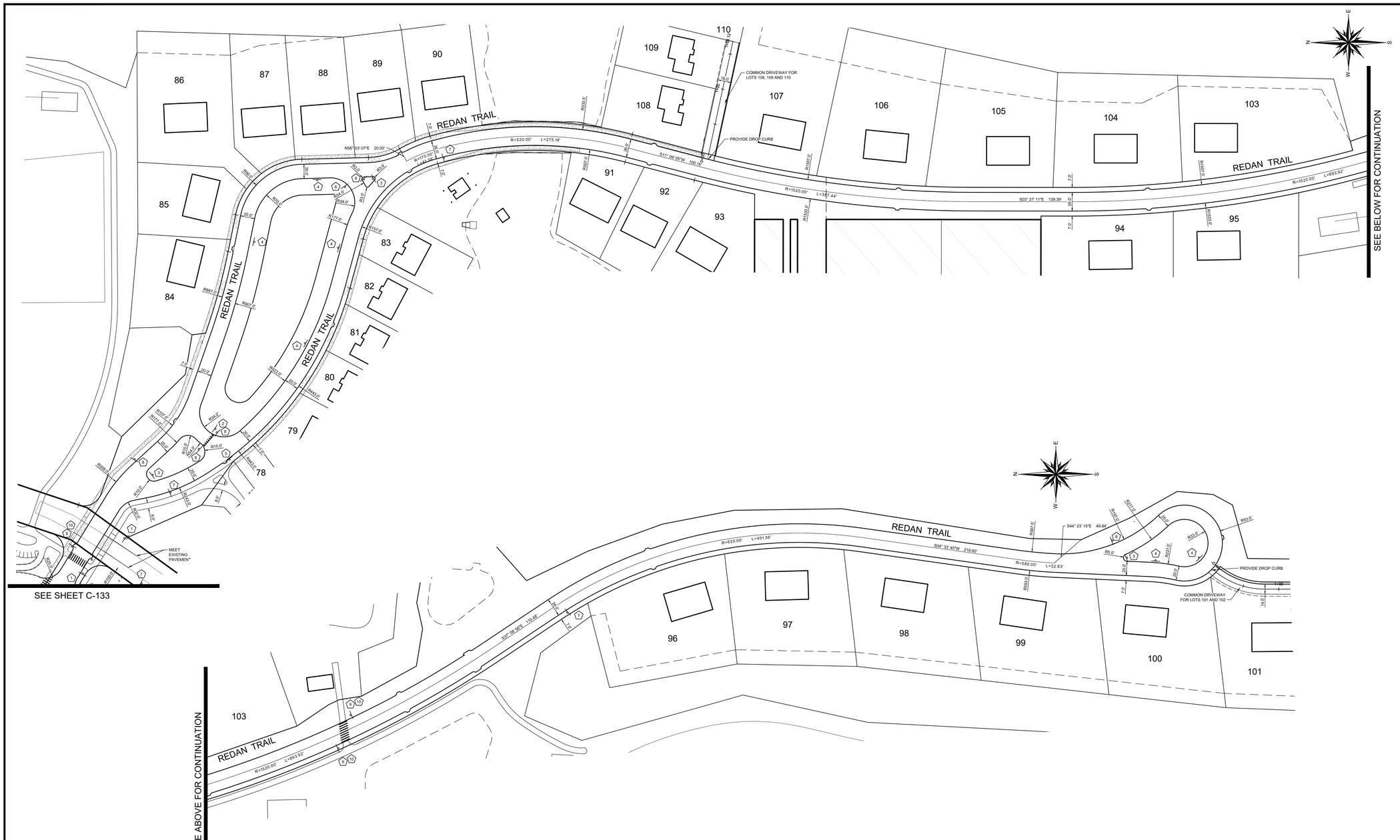
STATE OF NEW YORK RICHARD E. PONTIN LICENSED PROFESSIONAL ENGINEER

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: 1/3/2023 7:36:13 AM EST, 2022\05105 - Bauman and deMartin, Quogue\2020\05105-2020\ACAD\05105 FSP 2020.DWG, Richard Pontin



SIGN LEGEND

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SPEED LIMIT 30	NYR2-7	24" x 30"	7
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
engineers • architects • surveyors
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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

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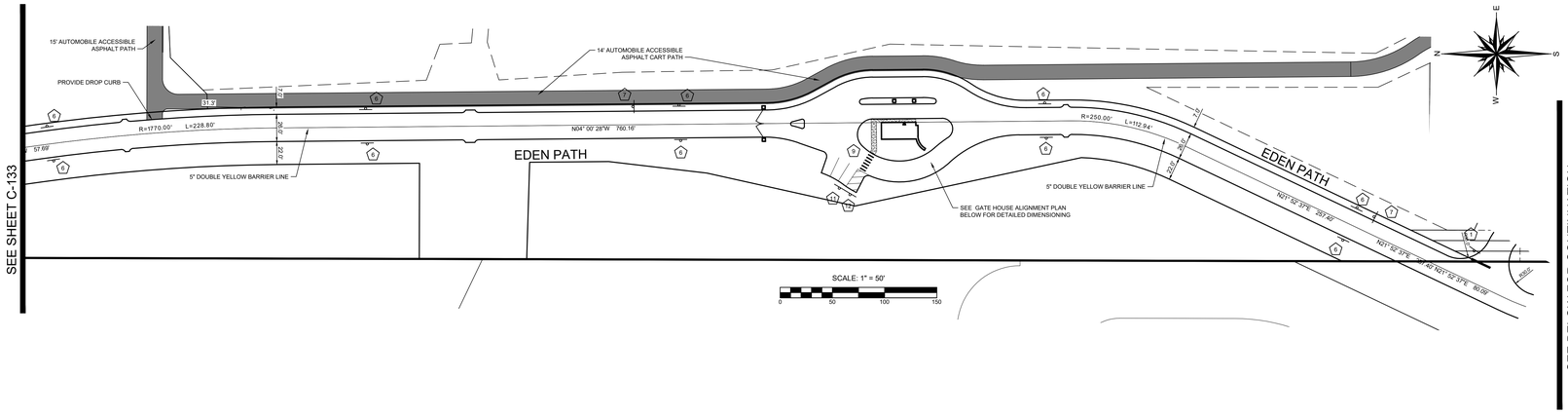

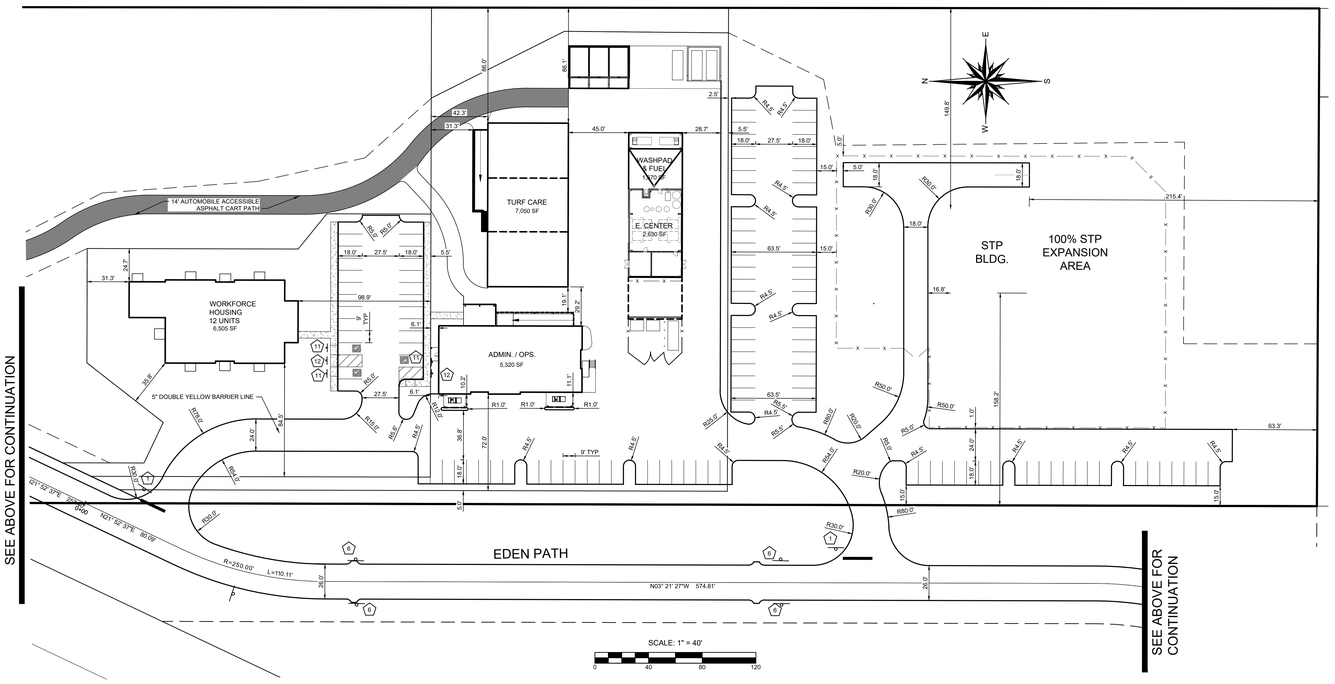

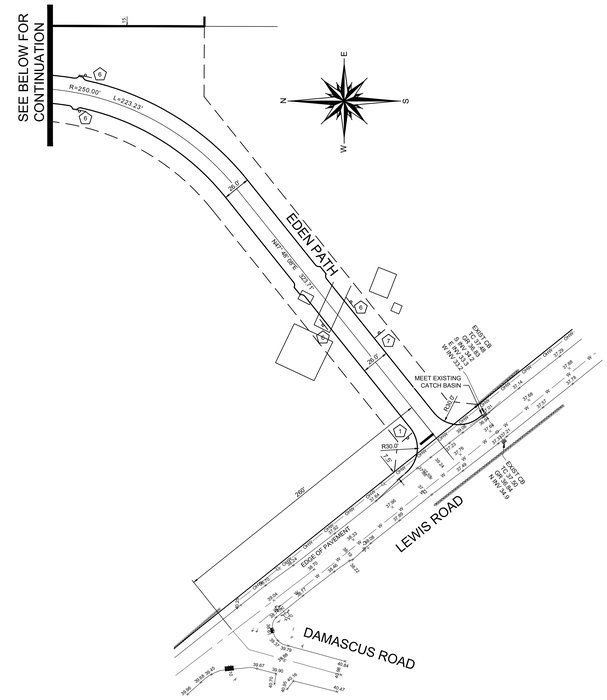

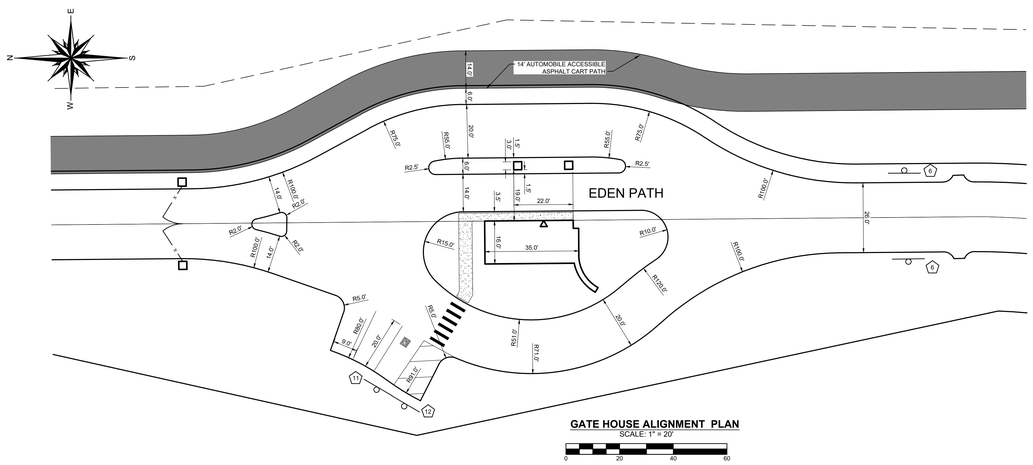

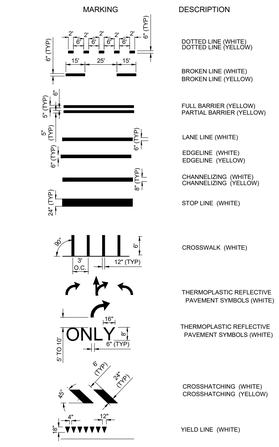

SIGN LEGEND

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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 SWIM EATING	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

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

STATE OF NEW YORK — MARK CHARLES PEPE — 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
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DRAWING NO.:	C-135
SHEET NO.:	35 OF 37

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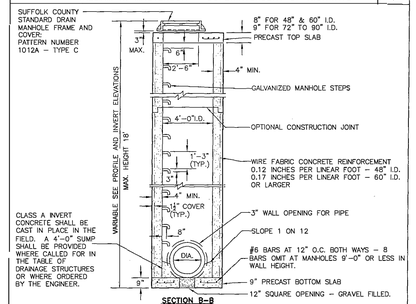
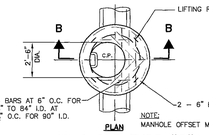
TOWN OF SOUTHAMPTON HIGHWAY DEPARTMENT
WILLIAM H. MASTERSON – SUPERINTENDENT OF HIGHWAYS

DRAWING 12/29



SECTION B–B



PLAN

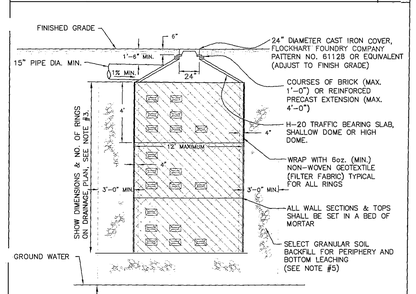
NOTE: MANHOLE OFFSET MEASURED AT CENTERPOINT (C.P.)

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.

TOWN OF SOUTHAMPTON HIGHWAY DEPARTMENT
WILLIAM H. MASTERSON – SUPERINTENDENT OF HIGHWAYS

DRAWING 8/29



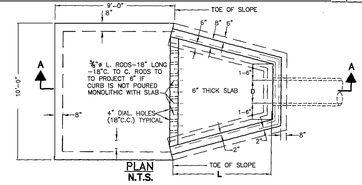
TYPICAL LEACHING POOL DETAIL
(NOT TO SCALE)

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.

TOWN OF SOUTHAMPTON HIGHWAY DEPARTMENT
WILLIAM H. MASTERSON – SUPERINTENDENT OF HIGHWAYS

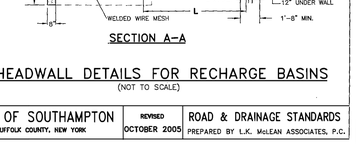
DRAWING 4/29



PLAN
N.T.S.

DIMENSIONS	
D	L
24"	9'–0"
30"	10'–6"
36"	12'–0"
42"	13'–6"

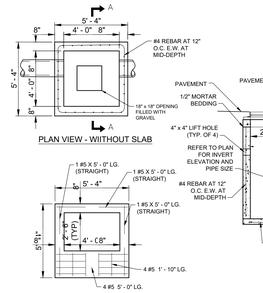
NOTE:
1. ALL CONCRETE TO BE 1,000 P.S.I. 28 DAY STRENGTH.
2. LENGTH "L" VARIES WITH PIPE DIAMETER.



SECTION A–A

HEADWALL DETAILS FOR RECHARGE BASINS
(NOT TO SCALE)

TOWN OF SOUTHAMPTON	REVISED	ROAD & DRAINAGE STANDARDS
SUFFOLK COUNTY, NEW YORK	OCTOBER 2005	PREPARED BY L.K. McLEAN ASSOCIATES, P.C.



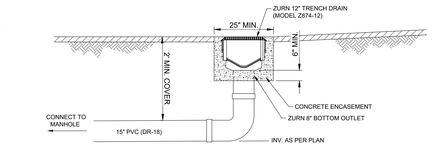
PLAN VIEW - WITHOUT SLAB

SECTION 'A-A'

PLAN VIEW - SLAB

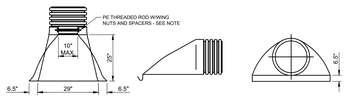
CATCH BASIN DETAIL TYPE 3 (T-3)
NOT TO SCALE

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 A615, 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, 8 & 6 Fs = 60,000 P.S.I., A.S.T.M. A-185 PROVIDE 1 ½" COVER AT ENDS OF VERTICAL WIRES W1" 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.



TRENCH DRAIN DETAIL
NOT TO SCALE

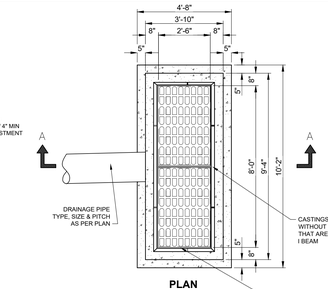
NOTES:
1. TRENCH DRAIN AS MANUFACTURED BY ZURN OR APPROVED EQUAL. INSTALLATION TO COMPLY WITH MANUFACTURES RECOMMENDATIONS.
2. PROVIDE CAST IRON FRAME AND GRATES ACCEPTABLE FOR H-20 LOADING.



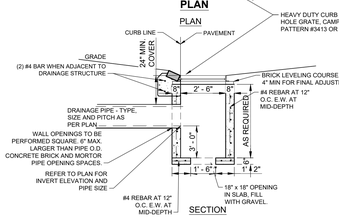
TOP VIEW | RIGHT SIDE VIEW | FRONT VIEW

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.



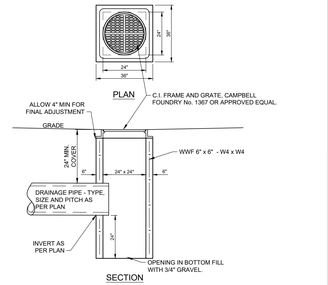
PLAN



SECTION

CATCH BASIN DETAIL TYPE 2 (T-2)
NOT TO SCALE

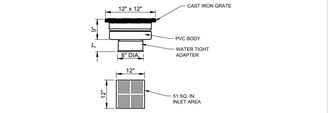
NOTES:
1. CONCRETE TO BE 1:2:4 MIX WITH A 4" - 5" SLUMP AGGREGATE PASSING 3/4" SIEVE.
2. ALL DRAINAGE PIPES MUST BE PROVIDED WITH A MINIMUM COVER OF 2' -0".
3. ALL CONCRETE TO BE 4,000 PSI. AT 28 DAYS.
4. WWF A82 AND A185, REBAR ASTM A615, GRADE 60
5. W.W.M.: 6"x 6" - 4/4 Fs= 60,000 P.S.I.A.S.T.M. A-185 PROVIDE 1 1/2" COVER AT ENDS OF VERTICAL WIRES, 1" RADIUS BENDS AT CORNERS.
6. UTILIZE 4 LIFT HOLES FOR HANDLING.
7. WINDOW TO BE CAST IN STRUCTURE AS REQUIRED. KNOCK-OUT PANELS WILL NOT BE PERMITTED.



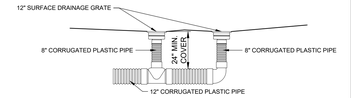
SECTION

AREA DRAIN DETAIL (AD)
NOT TO SCALE

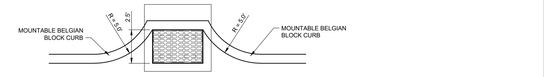
NOTES:
1. CONCRETE TO BE 1:2:4 MIX WITH A 4" - 5" SLUMP AND AGGREGATE PASSING THE 3/4" SIEVE.
2. ALL DRAINAGE PIPES MUST BE PROVIDED WITH A MINIMUM COVER OF 2' - 0".
3. ALL CONCRETE TO BE 4,000 PSI, AT 28 DAYS, AND AIR ENTRAINED.
4. WWF SHALL MEET A82 AND A185, REBAR SHALL MEET ASTM A615, GRADE 60.
5. WINDOW TO BE CAST IN STRUCTURE AS REQUIRED. KNOCK-OUT PANELS WILL NOT BE PERMITTED.



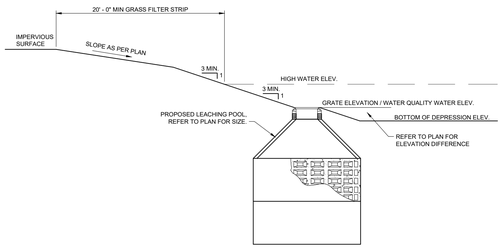
12" SURFACE DRAINAGE GRATE (SDG) DETAIL
NOT TO SCALE



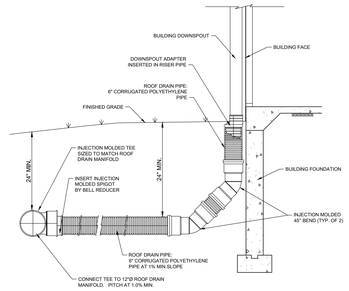
INLINE DRAIN DETAIL
NOT TO SCALE



CATCH BASIN OFFSET DETAIL
NOT TO SCALE

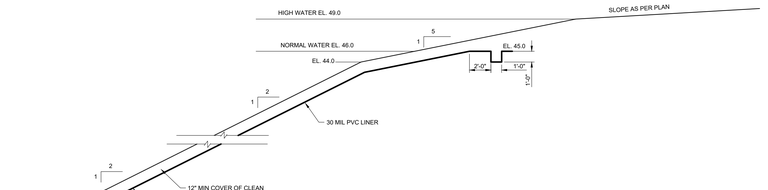


STORMWATER DEPRESSION SECTION
NOT TO SCALE

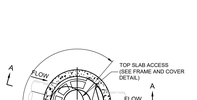


DOWNSPOUT CONNECTION DETAIL
NOT TO SCALE

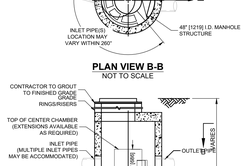
NOTES:
1. ALL PIPE AND FITTINGS SHALL BE MANUFACTURED BY ADS-TYPE N-12 INSTALLATION SHALL COMPLY WITH MANUFACTURERS RECOMMENDATIONS.
2. ALL FITTINGS AND CONNECTIONS SHALL BE SOIL-TIGHT (ST) UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTS PLANS FOR DOWNSPOUT LOCATIONS AND SIZES.



POND SECTION
NOT TO SCALE



PLAN VIEW B-B
NOT TO SCALE

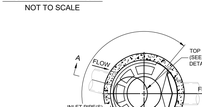


ELEVATION A-A
NOT TO SCALE

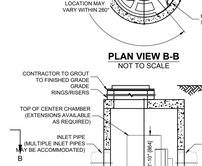
CASCADE SEPARATOR CS - 4
NOT TO SCALE

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



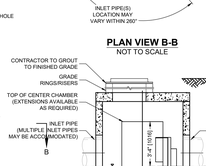
ELEVATION A-A
NOT TO SCALE

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

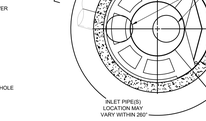


ELEVATION A-A
NOT TO SCALE

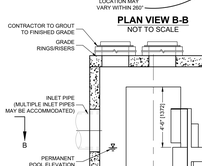
CASCADE SEPARATOR CS - 6
NOT TO SCALE

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

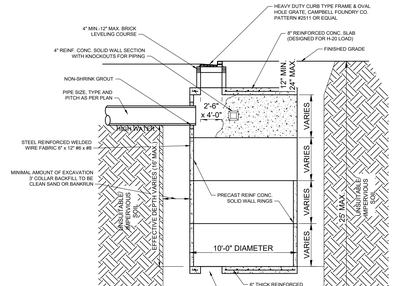


ELEVATION A-A
NOT TO SCALE

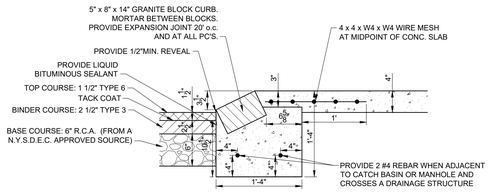
CASCADE SEPARATOR CS - 8
NOT TO SCALE

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 CATCH BAS



NOTES: 1. MAINTAIN GUTTER GRADE RELATIONSHIP TO ROADWAY CENTERLINE.

2. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS, AND BE A MONOLITHIC POUR BETWEEN JOINTS.

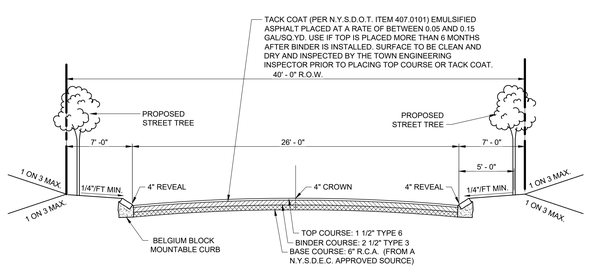
3. MAXIMUM EXPANSION JOINT SPACING 20'-0".

4. CONCRETE TO CURE 14 DAYS MINIMUM PRIOR TO COMMENCEMENT OF ROADWAY PAVING.

5. PROVIDE A TACK COAT BETWEEN THE BINDER COURSE AND TOP COURSE (PER N.Y.S.D.O.T. ITEM 407.0101) EMULSIFIED ASPHALT PLACED AT A RATE OF BETWEEN 0.05 AND 0.15 GAL/SQ.YD. USE IF TOP IS PLACED MORE THAN 6 MONTHS AFTER BINDER IS INSTALLED. SURFACE TO BE CLEAN AND DRY AND INSPECTED BY THE TOWN ENGINEERING INSPECTOR PRIOR TO PLACING TOP COURSE OR TACK COAT.

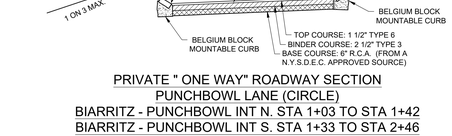
MOUNTABLE BELGIAN BLOCK CURB AT SIDEWALK DETAIL

NOT TO SCALE



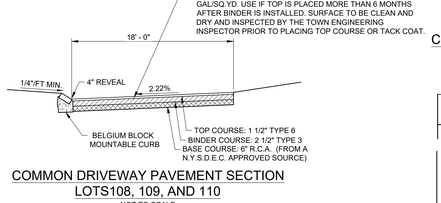
STANDARD PRIVATE ROADWAY SECTION

NOT TO SCALE



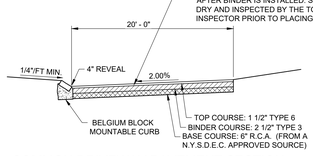
PRIVATE " ONE WAY" ROADWAY SECTION
PUNCHBOWL LANE (CIRCLE)
BIARRITZ - PUNCHBOWL INT N. STA 1+03 TO STA 1+42
BIARRITZ - PUNCHBOWL INT S. STA 1+33 TO STA 2+46
REDAN TRAI (CURB LINE NORTH)
REDAN TRAIL CURB LINE SOUTH)
REDAN TRAIL (CDS)
BIARRITZ TRAIL (CDS)

NOT TO SCALE



COMMON DRIVEWAY PAVEMENT SECTION
LOTS108, 109, AND 110

NOT TO SCALE



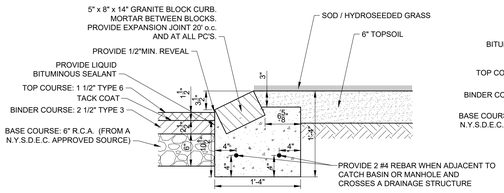
COMMON DRIVEWAY PAVEMENT SECTION
LOTS 1, 2, 3, AND 4
LOTS 73, 74, 75, 76, AND 77

NOT TO SCALE

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 NOTAITON "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.



NOTES: 1. MAINTAIN GUTTER GRADE RELATIONSHIP TO ROADWAY CENTERLINE.

2. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS, AND BE A MONOLITHIC POUR BETWEEN JOINTS.

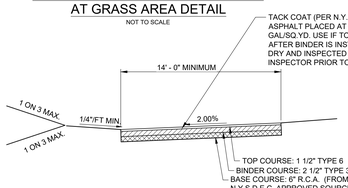
3. MAXIMUM EXPANSION JOINT SPACING 20'-0".

4. CONCRETE TO CURE 14 DAYS MINIMUM PRIOR TO COMMENCEMENT OF ROADWAY PAVING.

5. PROVIDE A TACK COAT BETWEEN THE BINDER COURSE AND TOP COURSE (PER N.Y.S.D.O.T. ITEM 407.0101) EMULSIFIED ASPHALT PLACED AT A RATE OF BETWEEN 0.05 AND 0.15 GAL/SQ.YD. USE IF TOP IS PLACED MORE THAN 6 MONTHS AFTER BINDER IS INSTALLED. SURFACE TO BE CLEAN AND DRY AND INSPECTED BY THE TOWN ENGINEERING INSPECTOR PRIOR TO PLACING TOP COURSE OR TACK COAT.

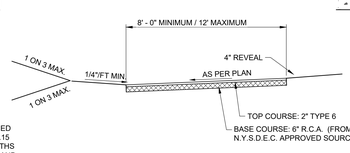
MOUNTABLE BELGIAN BLOCK CURB AT GRASS AREA DETAIL

NOT TO SCALE



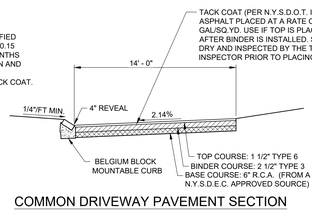
AUTOMOBILE ACCESSIBLE PAVEMENT SECTION

NOT TO SCALE



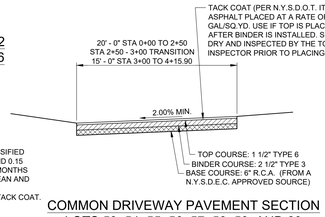
TYPICAL DRIVEWAY PAVEMENT SECTION

NOT TO SCALE



COMMON DRIVEWAY PAVEMENT SECTION
LOTS 45 AND 46
LOTS 50 AND 51
LOTS 101 AND 102

NOT TO SCALE



COMMON DRIVEWAY PAVEMENT SECTION
LOTS 53, 54, 55, 56, 57, 58, 59, AND 60
(PUNCHBOWL LANE)

NOT TO SCALE

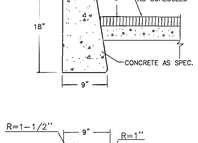
TOWN OF SOUTHAMPTON HIGHWAY DEPARTMENT

WILLIAM H. MASTERSON – SUPERINTENDENT OF HIGHWAYS

DRAWING 15/29

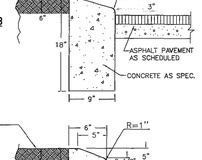
TYPE "A" CONCRETE CURB

NOT TO SCALE



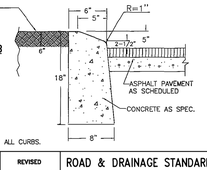
TYPE "B" CONCRETE CURB (MOUNTABLE)

NOT TO SCALE



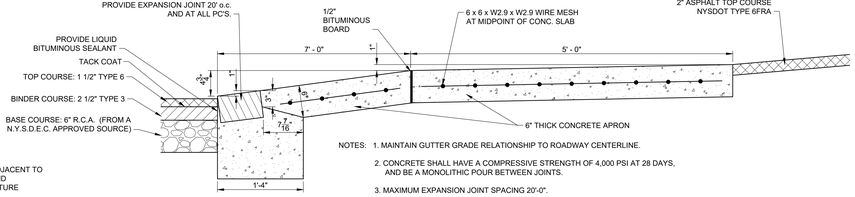
TYPE "C" CONCRETE CURB (MOUNTABLE)

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.



NOTES: 1. MAINTAIN GUTTER GRADE RELATIONSHIP TO ROADWAY CENTERLINE.

2. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS, AND BE A MONOLITHIC POUR BETWEEN JOINTS.

3. MAXIMUM EXPANSION JOINT SPACING 20'-0".

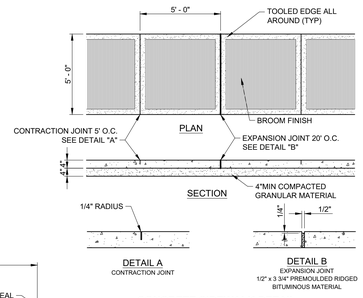
4. CONCRETE TO CURE 14 DAYS MINIMUM PRIOR TO COMMENCEMENT OF ROADWAY PAVING.

5. PROVIDE A TACK COAT BETWEEN THE BINDER COURSE AND TOP COURSE (PER N.Y.S.D.O.T. ITEM 407.0101) EMULSIFIED ASPHALT PLACED AT A RATE OF BETWEEN 0.05 AND 0.15 GAL/SQ.YD. USE IF TOP IS PLACED MORE THAN 6 MONTHS AFTER BINDER IS INSTALLED. SURFACE TO BE CLEAN AND DRY AND INSPECTED BY THE TOWN ENGINEERING INSPECTOR PRIOR TO PLACING TOP COURSE OR TACK COAT.

MOUNTABLE BELGIAN BLOCK CURB AT DRIVEWAY APRON DETAIL

SECTION A - A

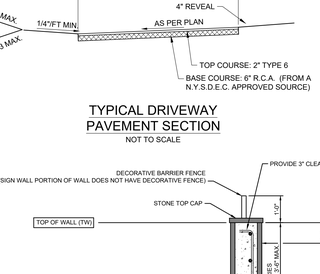
NOT TO SCALE



CONCRETE SIDEWALK DETAIL

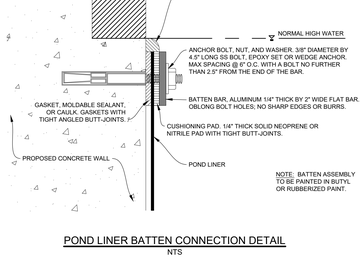
NOT TO SCALE

1. CONCRETE SHALL BE 4,000 PSI AT 28 DAYS AND SHALL BE AIR ENTRAINED.



TYPICAL REINFORCED CONCRETE WALL SECTION AT POND

SCALE: 1/2" = 1'-0"

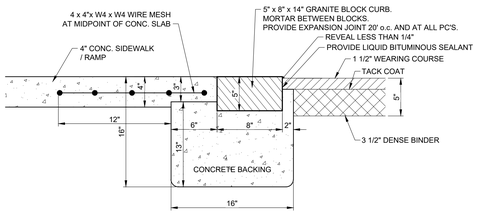


POND LINER BATTEN CONNECTION DETAIL

NTS

REINFORCED CONCRETE NOTES:

1. MINIMUM SOIL BEARING CAPACITY IS 2.0 TONS PER SQ.FOOT.
2. USE 5% AIR ENTRAINED CONCRETE.
3. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE IS 4500 PSI.
4. USE GRADE 60 STEEL REINFORCEMENT CONFORMING TO ASTM A615.
5. MINIMUM INTERNAL FRICTION ANGLE OF BACKFILL MATERIAL SHALL BE 34 DEGREES AND WELL GRADED SAND AND GRAVEL. (SW)
6. CONTRACTION JOINTS SHALL BE PROVIDED AT 20' ON CENTER (MAX.)
7. EXPANSION JOINTS SHALL BE PROVIDED AT 60' ON CENTER (MAX.)
8. KEYED CONSTRUCTION JOINTS SHALL BE PROVIDED WHEN FRESH CONCRETE IS PLACED AGAINST HARDENED CONCRETE OR AGAINST SUBSEQUENT CONCRETE POURING OPERATION.
9. REINFORCED CONCRETE WALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" BY THE AMERICAN CONCRETE INSTITUTE (ACI).
10. ALL LAP SPLICES SHALL BE A MINIMUM OF 48 BAR DIAMETERS UNLESS OTHERWISE NOTED.
11. REBAR COVER WHERE FACE CONTACTS SOIL SHALL BE AT A MINIMUM OF 3".
12. REBAR COVER WHERE FACE CONTACTS A FORM BE AT A MINIMUM OF 2".
13. SAND AND GRAVEL BACKFILL TO BE COMPACTED IN 1'-0" LIFTS TO 95% STANDARD PROCTOR.
14. REMOVE ALL UNSUITABLE MATERIAL BELOW WALKS, STEPS AND WALLS AND REPLACED WITH SUITABLE COMPACTED MATERIAL IN 0'-8" LIFTS TO 95% STANDARD PROCTER.



NOTES: 1. MAINTAIN GUTTER GRADE RELATIONSHIP TO ROADWAY CENTERLINE.

2. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS, AND BE A MONOLITHIC POUR BETWEEN JOINTS.

3. MAXIMUM EXPANSION JOINT SPACING 20'-0".

4. CONCRETE TO CURE 14 DAYS MINIMUM PRIOR TO COMMENCEMENT OF ROADWAY PAVING.

BELGIAN BLOCK CURB AT HANDICAP RAMP DETAIL

NOT TO SCALE

WATER QUALITY VOLUME AS PER THE CURRENT NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL'S 90% DESIGN STORM RULE = 1.5" FOR THE SITE

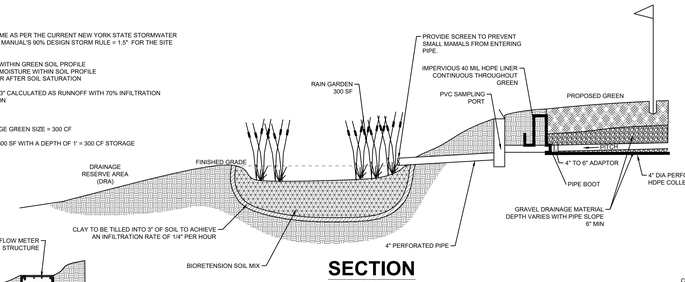
1.5" = 90% RULE
-0.75" = STORAGE WITHIN GREEN SOIL PROFILE
+0.18"= RESIDUAL MOISTURE WITHIN SOIL PROFILE
0.93"= REMAINDER AFTER SOIL SATURATION

-0.28" = 30% OF 0.93" CALCULATED AS RUNNOFF WITH 70% INFILTRATION
0.65" INFILTRATION

0.65" / 12" = 0.05'

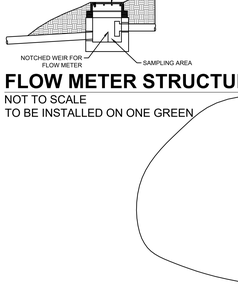
0.05' X 6,000 SF AVERAGE GREEN SIZE = 300 CF

RAINGARDENS TO BE 300 SF WITH A DEPTH OF 1' = 300 CF STORAGE



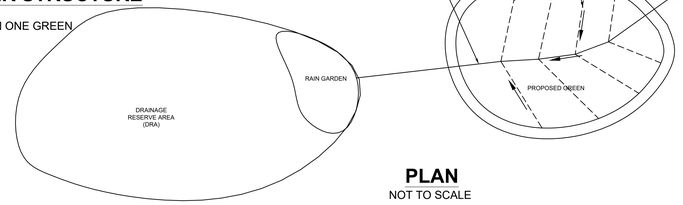
SECTION

NOT TO SCALE



FLOW METER STRUCTURE

NOT TO SCALE
TO BE INSTALLED ON ONE GREEN

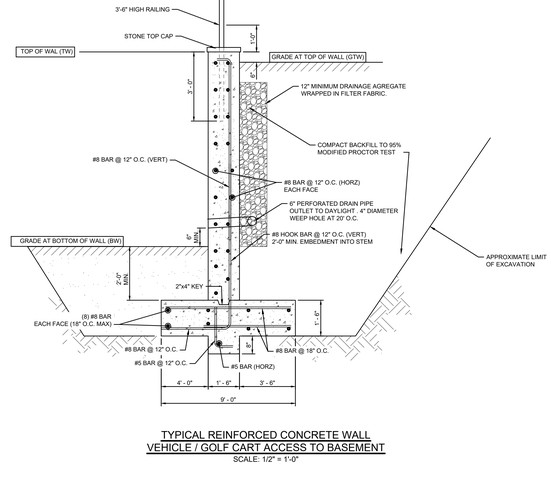


PLAN

NOT TO SCALE

RAIN GARDEN DETAIL

NOT TO SCALE



TYPICAL REINFORCED CONCRETE WALL VEHICLE / GOLF CART ACCESS TO BASEMENT

SCALE: 1/2" = 1'-0"

GOLF CART ACCESSIBLE PAVEMENT SECTION

NOT TO SCALE

NO.	DATE:	REVISIONS:	BY:
7	11-07-2022	REVISED PROPERTY LINE, CONSERVATION AREAS, CLEARING LIMIT - NO CHANGE THIS SHEET	GEO.
6	10-26-2022	REVISED PER TOWN ENGINEERS COMMENTS DATED 9/25/2022	GEO.
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

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

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

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

G:\projects\05105\SURVEY\DWG\FINAL\5-2020\MAY 2020\05105 SITE DETAILS, 11/8/2022 7:35:14 AM, DWG To PDF.pc3

DRAFT

DECLARATION OF COVENANTS AND RESTRICTIONS

(CBPC)

THIS DECLARATION, made the ____ day of _____, 2022, by DLV QUOGUE, LLC; DLV QUOGUE OWNER, LLC; DLV PARLATO PARCEL 1, LLC; DLV PARLATO PARCEL 2, LLC; DLV PARLATO PARCEL 3, LLC; DLV PARLATO PARCEL 4, LLC; and DLV PARLATO PARCEL 5, LLC**,** each a Limited Liability Company duly organized and authorized to do business in the State of Delaware, with offices 14605 North 73rd Street, Scottsdale, Arizona 85260 (hereinafter collectively referred to as the "Declarants").

W I T N E S S E T H:

WHEREAS, the Central Pine Barrens Joint Planning and Policy Commission (hereinafter referred to as the "Commission"), having offices at 624 Westhampton-Riverhead Road, Westhampton, New York 11978, was created pursuant to the Long Island pine Barrens Protection Act of 1993, codified in New York State Environmental Conservation Law Article 57 (hereinafter referred to as "Article 57"); and

WHEREAS, the Declarants are the owner of certain real property situate in the hamlet of East Quogue, Town of Southampton, County of Suffolk, State of New York, consisting of separate parcels totaling approximately 608 acres, more specifically described in Schedule "A" annexed hereto, hereinafter referred to as the "Property"; and

WHEREAS, the Property is located within the Central Pine Barrens area as bounded and described in Article 57; and

WHEREAS, the Commission adopted the Central Pine Barrens Comprehensive Land Use Plan (hereinafter referred to as the "Plan" or "CLUP") pursuant to Article 57 and has jurisdiction over certain activities within the Central Pine Barrens; and

WHEREAS, the Declarants, pursuant to Article 57 and the CLUP, made an application for approval to subdivide said Property into a clustered residential subdivision with 118 seasonal single family residences/units, 12 year round workforce housing residences with accessory amenities for the residents and their guests residential lots/units, including an 18-hole private golf course clubhouse,

swimming pools, ball fields, tennis courts, spots courts, two ponds, roads, drainage reserve areas, and other amenities, parking areas, lighting, landscaping and other infrastructure, with open space areas, as shown on the final subdivision map entitled, "**Lewis Road Planned Residential Development,**" prepared by Nelson & Pope, Engineers - Architects - Surveyors, which subdivision map is to be filed in the Office of the Clerk of the County of Suffolk, hereinafter referred to as the "Lewis Road PRD Subdivision") and

WHEREAS, the Commission by Findings Statement and Determination, dated on January 21, 2021, approved the Lewis Road PRD Subdivision (hereinafter referred to as the "Approval"); and

WHEREAS, for and in consideration of the granting of said Approval, the Commission has deemed it to be for the best interests of the owners of said lots and the homeowner's association to be established simultaneously with the filing of the subdivision map that the within covenants and restrictions be imposed on said Property and as a condition of said Approval the Commission has required that the within Declaration be recorded in the Suffolk County Clerk's Office; and

WHEREAS, the Declarants have considered the foregoing and have determined that same will be in the best interests of the Declarants, the homeowner's association to be established simultaneously with the filing of the subdivision map and subsequent owners of said Property;

NOW, THEREFORE, THIS DECLARATION WITNESSETH:

That the Declarants, for the purposes of carrying out the intentions above expressed, does hereby make known, admit, publish, covenant and agree that said premises herein described shall hereafter be subject to the following covenants, restrictions and agreements, which shall run with the land and shall be binding upon all purchasers and holders of said Property, their heirs, executors, legal representatives, distributees, successors and assigns, to wit:

(1) That at no time after the filing of the subdivision map in the Office of the Suffolk County Clerk shall the maximum concentration of nitrate-nitrogen in recharge exceed the limit of 2 mg/l as calculated over the entire 608 acre Property using mass-balance analysis consistent with methodologies used to support the Commission's Findings and Approval under the Central Pine Barrens Comprehensive Land Use Plan Guideline 5.3.3.1.3 (Nitrate-Nitrogen goal). The responsibility to assure compliance with this limit shall be with the homeowner's association

pursuant to the Groundwater Monitoring Program for the Property established with the Town of Southampton.

(2) That at no time after the filing of the subdivision map in the Office of the Suffolk County Clerk shall the Property generate any additional population density yield established by the Approval for the 118 residential units and 12 workforce housing units.

The Covenants and Restrictions contained herein Covenants and Restrictions contained herein shall be construed to be in addition to and not in derogation or limitation upon any local, state or federal laws, ordinances, regulations or provisions in effect at the time of execution of this agreement, or at the time such laws, ordinances, regulations and/or provisions may hereafter be revised, amended or promulgated.

The Covenants and Restrictions contained herein shall be enforceable by the Central Pine Barrens Joint Planning and Policy Commission under the provision of the New York State Environmental Conservation Law, by injunctive relief or by any other remedy in equity or at law. The failure of the Central Pine Barrens Joint Planning and Policy Commission or any of its agencies to enforce same shall not be deemed to affect the validity of this covenant nor to impose any liability whatsoever upon the Central Pine Barrens Joint Planning and Policy Commission or any officer or employee thereof.

If any section, subsection, paragraph, clause, phrase or provision of these covenants and restrictions shall, by a Court of competent jurisdiction, be adjudged illegal, unlawful, invalid or held to be unconstitutional, the same shall not affect the validity of these covenants as a whole, or any other part or provisions hereof other than the part so adjudged to be illegal, unlawful, invalid or unconstitutional.

The within Declaration is made subject to the provisions of all laws required by law or by their provisions to be incorporated herein, and they are deemed to be incorporated herein and made a part hereof, as though fully set forth.

The within Declaration shall run with the land and shall be binding upon the Declarants, its successors and assigns, and upon all persons or entities claiming under them, and may not be annulled, waived, changed, modified, terminated, revoked or amended by the Declarants, their heirs, executors, legal representatives, distributees, successors and assigns, and/or the

homeowner's association to be established simultaneously herewith, unless and until approved by the Central Pine Barrens Joint Planning and Policy Commission or its successor.

IN WITNESS WHEREOF, the Declarants above named have executed the foregoing Declaration the day and year first above written.

DLV QUOGUE, LLC

By: _____

DLV QUOGUE OWNER, LLC

By: _____

DLV PARLATO PARCEL 1, LLC

By: _____

DLV PARLATO PARCEL 2, LLC

By: _____

DLV PARLATO PARCEL 3, LLC

By: _____

DLV PARLATO PARCEL 4, LLC

By: _____

DLV PARLATO PARCEL 5, LLC

By: _____

STATE OF NEW YORK)
ss.:
COUNTY OF SUFFOLK)

On the ____ day of ____ in the year **2022**, before me, the undersigned, personally appeared _____**,** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

_____
NOTARY PUBLIC

STATE OF NEW YORK)
ss.:
COUNTY OF SUFFOLK)

On the ____ day of ____ in the year **2022**, before me, the undersigned, personally appeared _____**,** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

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NOTARY PUBLIC

STATE OF NEW YORK)
ss.:
COUNTY OF SUFFOLK)

On the ____ day of ____ in the year **2022**, before me, the undersigned, personally appeared _____**,** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

_____
NOTARY PUBLIC