

Layout and Materials Legend

| Existing | Proposed | Notes |
|--|----------|-------------------------------------|
| Political and Property Boundaries | | |
| | | PROPERTY LINE, RIGHT-OF-WAY LINE |
| | | INTERIOR PROPERTY LINE |
| | | BUILDING SETBACK LINE |
| | | EASEMENT |
| | | WETLAND FLAGGING |
| | | LIMITS OF CONSTRUCTION/DISTURBANCE |
| | | MATCHLINE |
| Curb and Pavement | | |
| | | CONCRETE CURB TO BE REMOVED |
| | | CONCRETE CURB |
| | | PAVEMENT TO BE REMOVED |
| | | EDGE OF PAVEMENT |
| | | SAWTOOTH LINE |
| | | NEW PAVEMENT |
| | | HEAVY DUTY PAVEMENT |
| Building and Elements | | |
| | | BUILDING TO BE REMOVED |
| | | BUILDING |
| | | CONCRETE TO BE REMOVED |
| | | CONCRETE and CONCRETE WALK |
| | | BUILDING ENTRANCE and OVERHEAD DOOR |
| | | BOLLARD PROTECTION |
| Fence and Property Features | | |
| | | CHAIN LINK FENCE |
| | | STOCKADE FENCE |
| | | FENCE (OTHER) |
| | | RETAINING WALL |
| | | TREE LINE |
| | | EDGE OF WATER LINE / HIGH WATER |
| | | xxx |

Grading and Drainage Legend

| Existing | Proposed | Notes |
|----------------------------------|----------|---------------------------------------|
| Topographic Features | | |
| | | MINOR CONTOURS |
| | | MAJOR CONTOURS |
| | | RIDGELINE |
| | | TOP OF SLOPE |
| | | BOTTOM OF SLOPE |
| | | SPOT ELEVATION |
| | | TOP and BOTTOM of CURB ELEVATION |
| | | TOP and BOTTOM of WALL ELEVATION |
| Drainage Elements | | |
| | | DRAINAGE STRUCTURE LABEL |
| | | TRENCH DRAIN |
| | | DRAINAGE MANHOLE with GRATE INLET |
| | | DRAINAGE MANHOLE with SOLID COVER |
| | | CATCH BASIN with CURB INLET |
| | | DRYWELL with GRATE INLET |
| | | DRYWELL with SOLID COVER |
| | | DRYWELL with BURIED CONCRETE COVER |
| | | DRYWELL with CURB INLET |
| Sanitary Sewer Facilities | | |
| | | SANITARY SEWER STRUCTURE LABEL |
| | | CLEAN OUT |
| | | SANITARY SEWER MANHOLE |
| | | LEACHING POOL w COVER TO GRADE |
| | | SEPTIC TANK with COVERS TO GRADE |
| | | GREASE TRAP with COVERS TO GRADE |
| | | LEACHING POOL with BURIED CONC. COVER |
| | | SEPTIC TANK with BURIED CONC. COVER |

Utilities Legend

| Existing | Proposed | Notes |
|-------------------------|----------|--------------------------|
| Utility Features | | |
| | | ROOF DRAINAGE |
| | | DRAINAGE |
| | | UNDERDRAINAGE |
| | | FRENCH DRAINAGE |
| | | SANITARY SEWERAGE |
| | | FORCE MAIN |
| | | WATER MAIN |
| | | DOMESTIC WATER SERVICE |
| | | FIRE PROTECTION SERVICE |
| | | NATURAL GAS |
| | | OVERHEAD WIRE |
| | | ELECTRIC POWERLINE |
| | | TELECOMMUNICATION |
| | | FIBER OPTIC CABLE |
| | | CABLE TELEVISION |
| | | FIRE ALARM |
| | | TRAFFIC WIRING |
| | | FIRE HYDRANT |
| | | WATER VALVE |
| | | GAS VALVE |
| | | ELECTRIC MANHOLE |
| | | UTILITY POLE |
| | | LIGHT POLE |
| | | ROOF DRAIN |
| | | POST |
| | | SIGN |
| | | IRON PIPE |
| | | CONCRETE MONUMENT |
| | | CAPPED IRON ROD |
| | | IRON ROD |
| | | CAPPED IRON ROD SET |
| | | SOIL BORING |
| | | TELEPHONE MANHOLE |
| | | TELEPHONE PEDESTAL |
| | | TRANSFORMER |
| | | TRAFFIC SIGNAL POLE |
| | | TRAFFIC SIGNAL BOX |
| | | ELECTRIC BOX |
| | | IRRIGATION CONTROL VALVE |
| | | SPRINKER HEAD |

Abbreviations

| Existing | Proposed | Notes |
|----------|----------|--------------------------|
| BC | BC | BOTTOM OF CURB |
| BW | BW | BOTTOM OF WALL |
| CATV | CATV | CABLE TELEVISION |
| CB | CB | CATCH BASIN |
| CO | CO | CLEANOUT |
| D | D | DRAINAGE |
| DMH | DMH | DRAINAGE MANHOLE |
| DW | DW | DRYWELL |
| EBX | EBX | ELECTRIC BOX |
| EMH | EMH | ELECTRIC MANHOLE |
| EX | EX | EXISTING |
| FA | FA | FIRE ALARM |
| FD | FD | FRENCH DRAIN |
| FM | FM | FORCE MAIN |
| FOC | FOC | FIBER OPTIC CABLE |
| FP | FP | FIRE PROTECTION SERVICE |
| G | G | GAS |
| GV | GV | GAS VALVE |
| HYD | HYD | HYDRANT |
| ICV | ICV | IRRIGATION CONTROL VALVE |
| INV | INV | INVERT |
| LA | LA | LANDSCAPE |
| LP | LP | LIGHT POLE |
| MON | MON | MONUMENT |
| OHV | OHV | OVERHEAD WIRE |
| RD | RD | ROOF DRAIN |
| RIM | RIM | RIM ELEVATION |
| S | S | SANITARY / SEWER |
| SMH | SMH | SANITARY / SEWER MANHOLE |
| SPK | SPK | SPRINKLER HEAD |
| T | T | TELEPHONE |
| TC | TC | TOP OF CURB |
| TMH | TMH | TELEPHONE MANHOLE |
| TRANS | TRANS | TRANSFORMER |
| TSB | TSB | TRAFFIC SIGNAL BOX |
| TSP | TSP | TRAFFIC SIGNAL POLE |
| TW | TW | TOP OF WALL |
| UD | UD | UNDER DRAINAGE |
| W | W | WATER |
| WV | WV | WATER VALVE |
| VIF | VIF | VERIFY IN FIELD |



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CONSULTANTS

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| 3 | ADDRESSED TOWN COMMENTS | 08/26/2019 |
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| Number | Revision Description | Revision Date |

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| Approved By | BG | Scale | AS SHOWN |

Client:
THE ENCLAVES
56655 ROUTE 25
SOUTHOLD, NY

SITE PLAN

Project Address:
56655 ROUTE 25
SOUTHOLD
SUFFOLK COUNTY, NEW YORK

County Tax Map Number: **1000-63-3-15** Contract Number:

SITE PLAN LEGEND

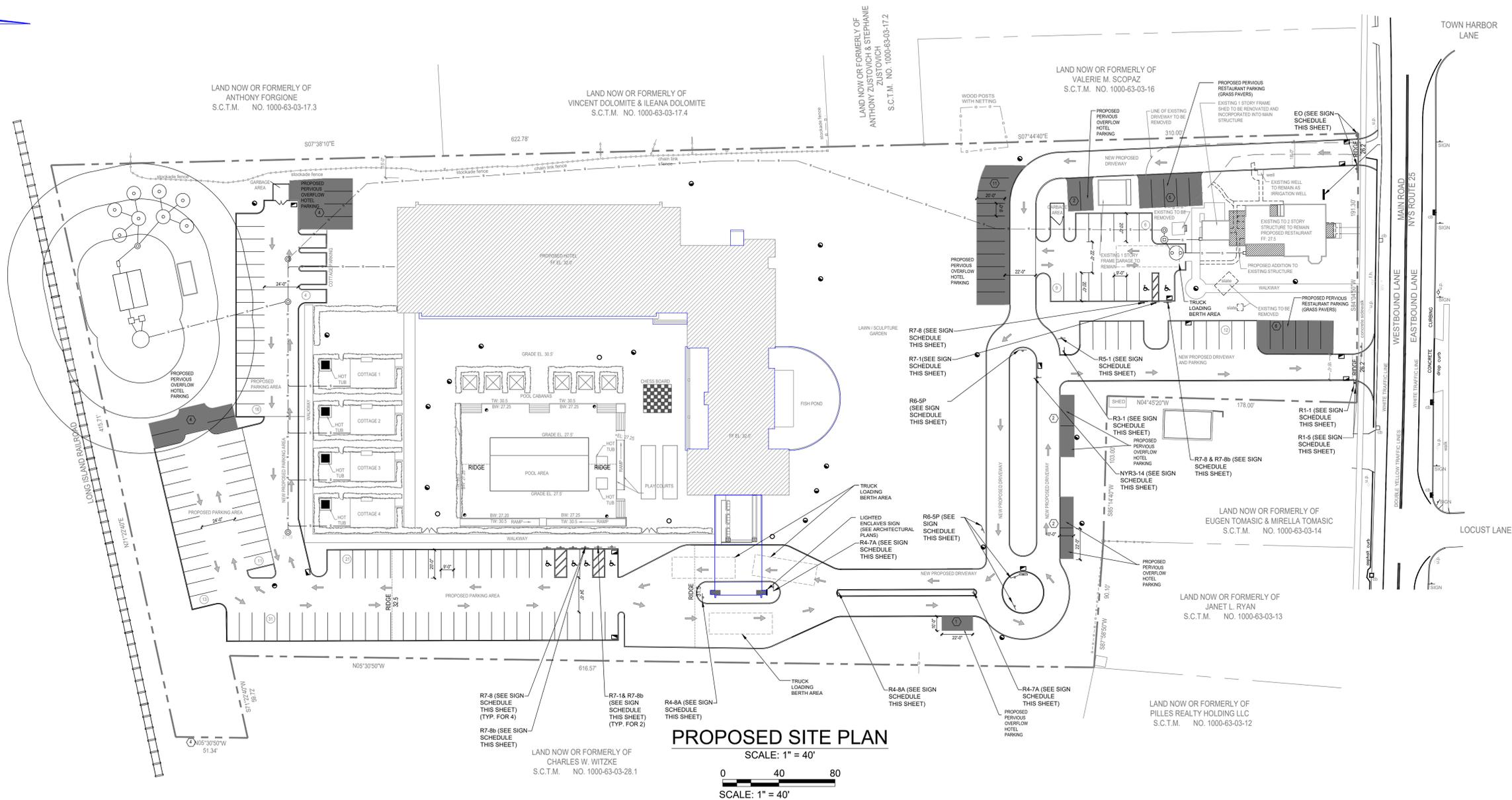
Drawing Number:
C-002

Sheet **2** of **16**

PWGC Project Number:
AVG1601

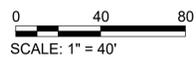
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PWGC Project Number: 1000-63-3-15
 Drawing Number: C-002
 Sheet: 2 of 16
 PWGC Project Number: AVG1601



PROPOSED SITE PLAN

SCALE: 1" = 40'



Parking Calculations

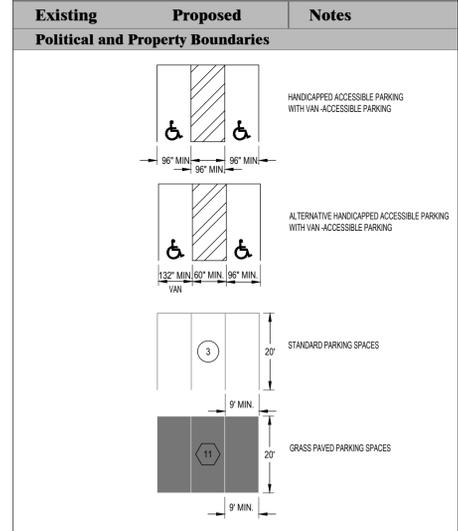
| RESTAURANT PARKING | SPACES REQUIRED | SPACES PROVIDED |
|--|-----------------------------------|------------------------|
| 74 SEATS / 3 | 24.6 SPACES (1 ADA INC.) | 38 SPACES (2 ADA INC.) |
| OR | 3,806 SF = 38 SPACES (2 ADA INC.) | 38 SPACES (2 ADA INC.) |
| 1 PER 100 SF FLOOR AREA | | |
| PROVIDING 2 GRASS PAVED OVER FLOW PARKING ON SITE | | |
| TOTAL RESTAURANT PROVIDED: 27 PAVED SPACES (2 ADA INC.) AND 11 GRASS PAVED SPACES 38 TOTAL | | |
| HOTEL PARKING | SPACES REQUIRED | SPACES PROVIDED |
| 1/ UNIT - 44 UNITS | 44 SPACES (2 ADA INC.) | 96 SPACES (4 ADA INC.) |
| OR | 56 SPACES (2 ADA INC.) | 96 SPACES (4 ADA INC.) |
| 1/ EMPLOYEE (12) + 1/ UNIT (44) | | |
| PROVIDING 26 GRASS PAVED OVER FLOW PARKING ON SITE | | |
| TOTAL HOTEL PARKING PROVIDED: 96 PAVED SPACES (4 ADA INC.), 26 GRASS OVERFLOW SPACES: 122 TOTAL | | |
| TOTAL SITE REQUIRED: 38 RESTAURANT + 56 HOTEL = 94 PARKING SPACES | | |
| TOTAL SITE PROVIDED: 38 RESTAURANT + 122 HOTEL = 160 TOTAL PARKING SPACES | | |
| *PROVIDED OVERFLOW: 40 HOTEL PAVED + 26 GRASS PAVED = 66 OVERFLOW | | |

ADA Parking Calculations

| ACCESSIBLE SITES AND EXTERIOR FACILITIES REQUIRED ADA PARKING | |
|---|---|
| TOTAL PARKING MINIMUM NUMBER IN LOT OF ACCESSIBLE SPACES | |
| 1 TO 25 | 1 |
| 26 TO 50 | 2 |
| 51 TO 75 | 3 |
| 76 TO 100 | 4 |
| 101 TO 150 | 5 |
| 151 TO 200 | 6 |
| 201 TO 300 | 7 |

| HOTEL | RESTAURANT |
|---|---|
| 96 ON SITE PAVED PARKING STALL PROVIDED | 27 ON SITE PAVED PARKING STALL PROVIDED |
| 3 STALLS ADA COMPLIANT PARKING STALLS | 1 STALLS ADA COMPLIANT PARKING STALLS |
| 1 ADA VAN ACCESSIBLE PARKING STALL | 1 ADA VAN ACCESSIBLE PARKING STALL |

Parking Legend



Traffic Control Sign Schedule

| SIGN DESIGNATION | SYMBOL | SIGNS OR PLAQUES | MUTCD 2009 ED. SECTION NO. | SIZE OF SIGN CONVENTIONAL ROAD |
|------------------|--------|---|----------------------------|--------------------------------|
| R7-1 | | NO PARKING | - | 12"x18" |
| R7-8 | | ADA PARKING | - | 12"x18" |
| R7-8b | | VAN ACCESSIBLE | - | 18"x9" |
| | | PAINTED DIRECTIONAL ARROW COLOR - WHITE | - | - |
| R1-1 | | STOP | 28.05 | 30"x30" |
| R3-1 | | NO RIGHT TURN | - | 24"x24" |

Traffic Control Sign Schedule

| SIGN DESIGNATION | SYMBOL | SIGNS OR PLAQUES | MUTCD 2009 ED. SECTION NO. | SIZE OF SIGN CONVENTIONAL ROAD |
|------------------|--------|------------------|----------------------------|--------------------------------|
| RS-1 | | DO NOT ENTER | - | 30"x30" |
| NYR3-14 | | ALL TRAFFIC | - | 24"x30" |
| R6-SP | | ROUND ABOUT | - | 30"x30" |
| EO | | ENTER ONLY | - | 18"x18" |
| R4-7A | | KEEP RIGHT | - | 24"x30" |
| R4-8A | | KEEP RIGHT | - | 24"x30" |



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THE ENCLAVES
56655 ROUTE 25
SOUTHOLD, NY

SITE PLAN

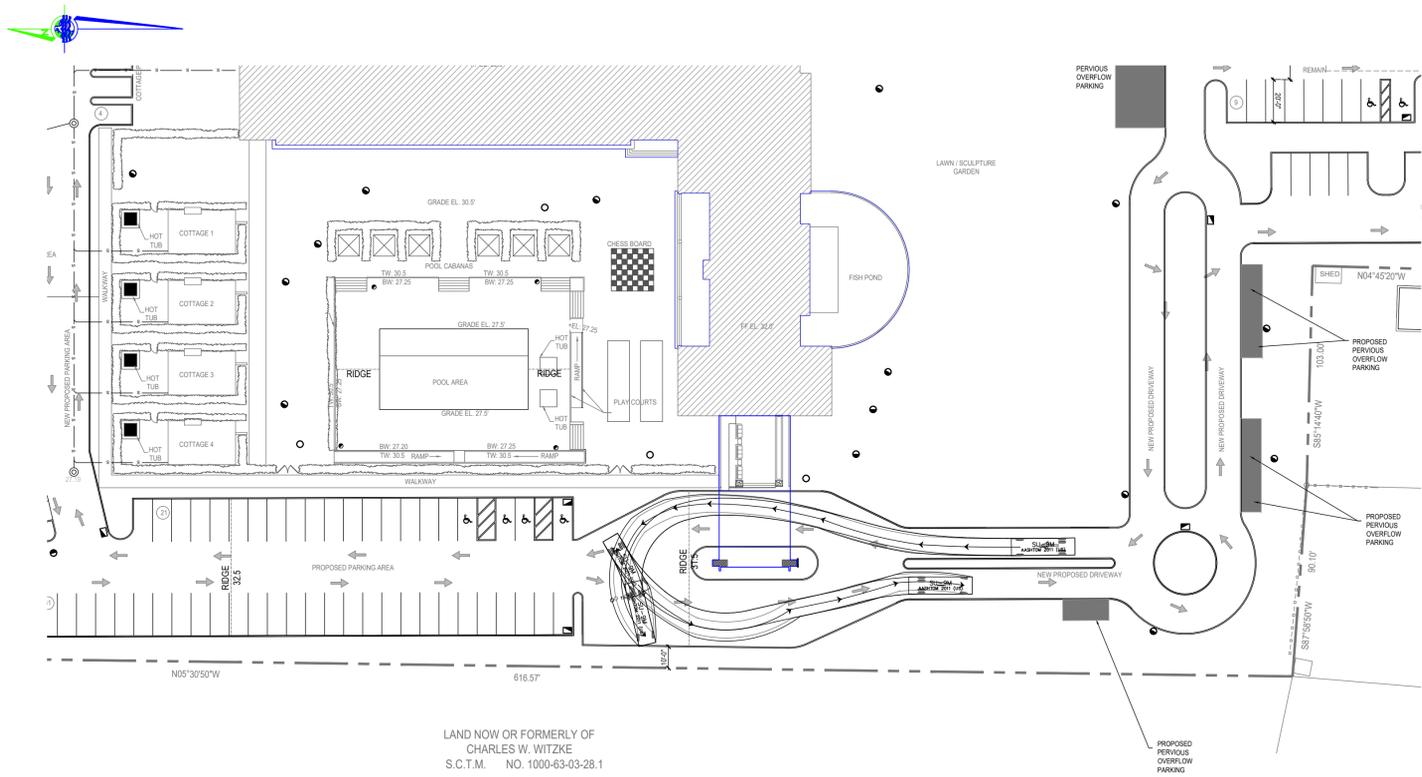
Project Address:
56655 ROUTE 25
SOUTHOLD
SUFFOLK COUNTY, NEW YORK

County Tax Map Number: **1000-63-3-15** Contract Number: _____
Regulatory Reference Number: _____

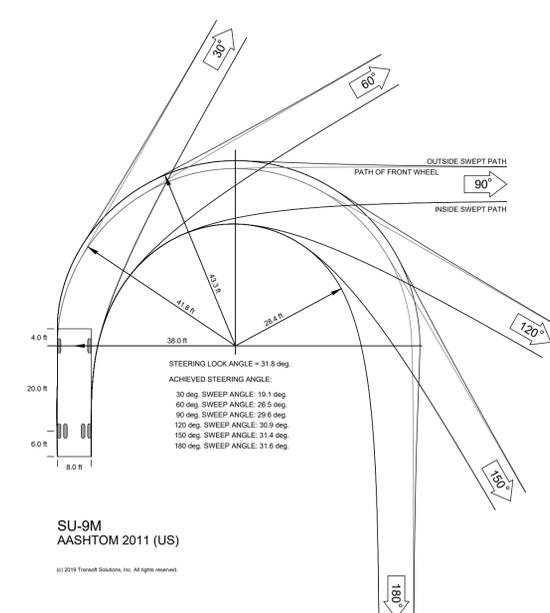
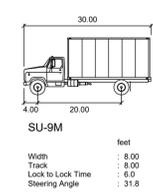
PROPOSED SITE TRAFFIC CONTROL AND PARKING PLAN

Sheet **C-100** of 16
Drawing Number: _____
PWGC Project Number: _____
AVG1601

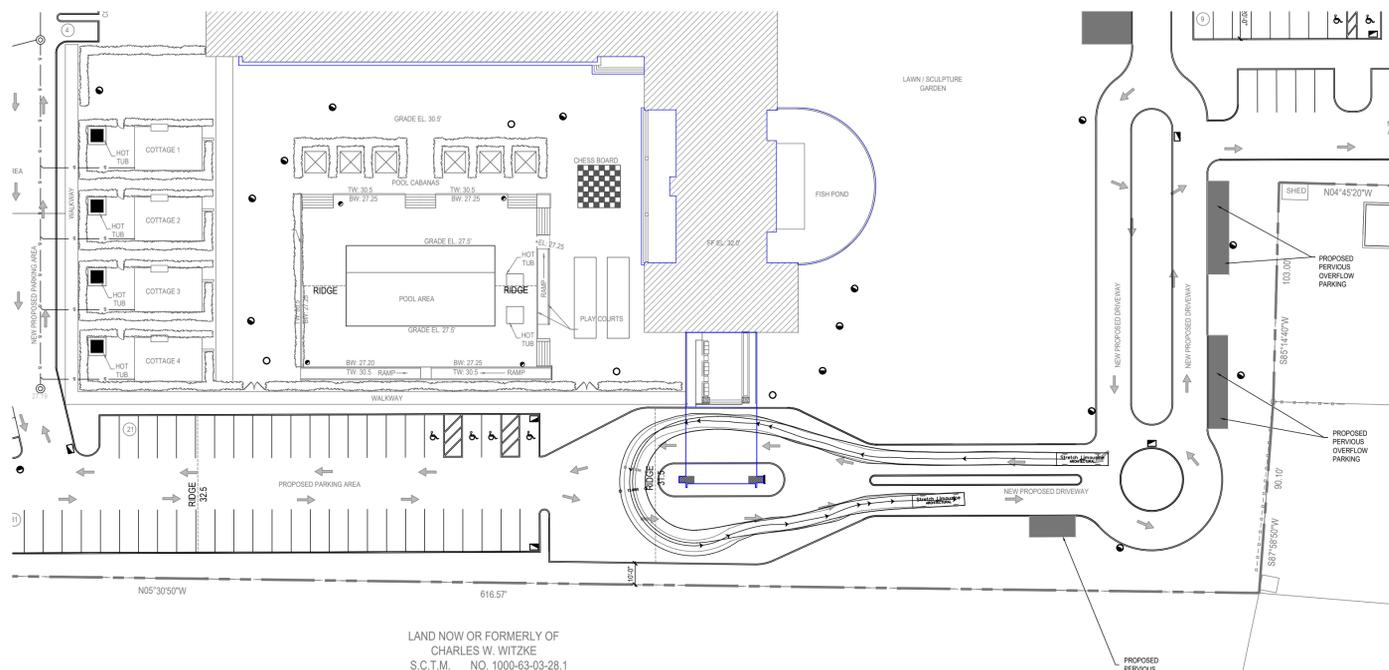
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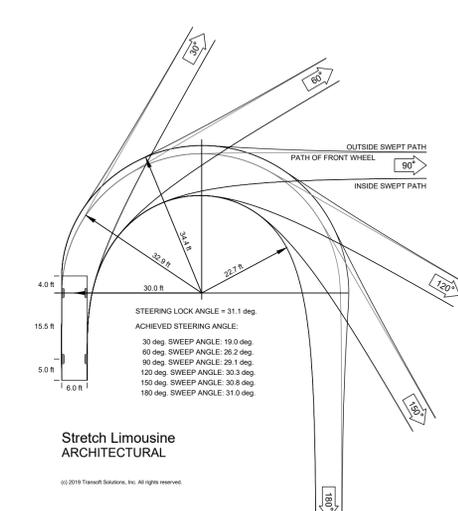
**PROPOSED TRAFFIC CIRCULATION PLAN
BOX TRUCK**
SCALE: 1" = 40'
0 40 80
SCALE: 1" = 40'



PROPOSED BOX TRUCK DETAILS
SCALE: 1" = 20'
0 20 40
SCALE: 1" = 20'



**PROPOSED TRAFFIC CIRCULATION PLAN
STRETCH LIMOUSINE**
SCALE: 1" = 40'
0 40 80
SCALE: 1" = 40'



**PROPOSED STRETCH LIMOUSINE
DETAILS**
SCALE: 1" = 20'
0 20 40
SCALE: 1" = 20'



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| Designed By | TC | Date Submitted | 01/20/17 |
| Drawn By | TC | Date Created | 08/23/16 |
| Approved By | BG | Scale | AS SHOWN |

Client:
**THE ENCLAVES
56655 ROUTE 25
SOUTHOLD, NY**

SITE PLAN

Project Address:
**56655 ROUTE 25
SOUTHOLD
SUFFOLK COUNTY, NEW YORK**

County Tax Map Number: **1000-63-3-15** Contract Number:

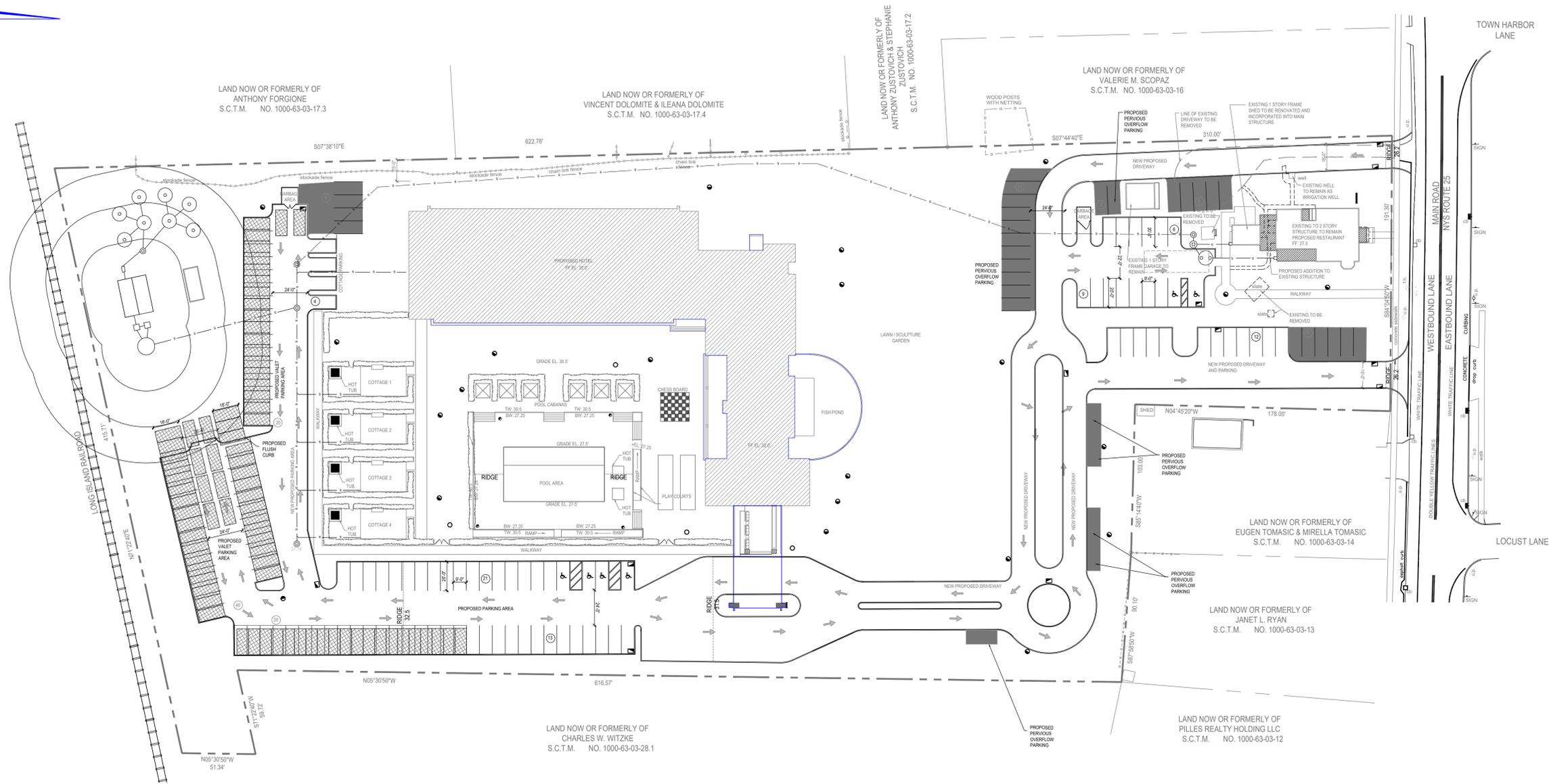
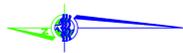
Regulatory Reference Number: File of Drawing:

**PROPOSED SITE
CIRCULATION
PLANS AND DETAILS**

Drawing Number:
C-101
Sheet **4** of **16**
PWGC Project Number:
AVG1601

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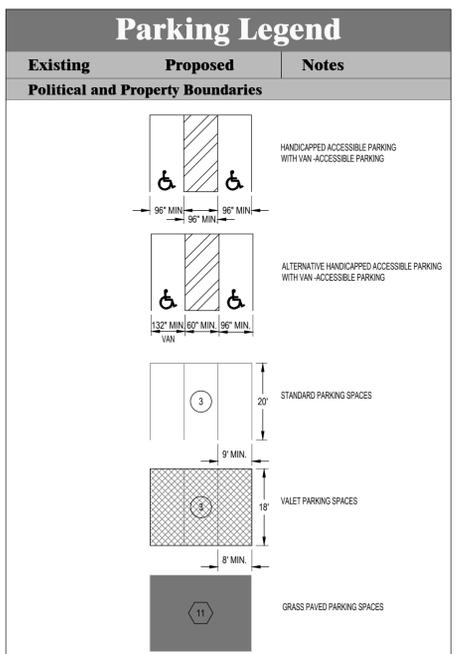
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| Approved By | BAG | Scale | AS SHOWN |

User:

THE ENCLAVES
56655 ROUTE 25
SOUTHOLD, NY

Event Parking Calculations

| RESTAURANT PARKING | SPACES REQUIRED | SPACES PROVIDED |
|--|-----------------------------------|-------------------------|
| 74 SEATS / 3 | 24.6 SPACES (1 ADA INC.) | 38 SPACES (2 ADA INC.) |
| OR | | |
| 1 PER 100 SF FLOOR AREA | 3,806 SF = 38 SPACES (2 ADA INC.) | 38 SPACES (2 ADA INC.) |
| PROVIDING 2 GRASS PAVED OVER FLOW PARKING ON SITE | | |
| TOTAL RESTAURANT PROVIDED: 27 PAVED SPACES (2 ADA INC.) AND 11 GRASS PAVED SPACES: 38 TOTAL NO ADDITIONAL EVENT PARKING AT RESTAURANT | | |
| HOTEL PARKING | SPACES REQUIRED | SPACES PROVIDED |
| 1/ UNIT - 44 UNITS | 44 SPACES (2 ADA) | 34 SPACES (4 ADA INC.) |
| OR | | |
| 1 EMPLOYEE (12) + 1 UNIT (4) | 56 SPACES (2 ADA, INC.) | 38 SPACES (4 ADA) |
| PROVIDING 22 GRASS PAVED OVER FLOW PARKING ON SITE | | 22 GRASS PAVED OVERFLOW |
| PROVIDING 80 VALET PARKING SPACES | | 80 VALET PARKING |
| TOTAL HOTEL PARKING PROVIDED: 38 PAVED SPACES (4 ADA INC.), 22 GRASS OVERFLOW SPACES, 80 VALET SPACES: 140 TOTAL | | |
| HOTEL EVENT PARKING REQUIRED: 250 GUESTS | | |
| 10 HOTEL ROOMS = 2 GUESTS PER ROOM = 20 | | |
| 15% OF EVENT GUESTS DROPPED BY FOR HIRE VEHICLES = 37 GUESTS | | |
| TOTAL NUMBER OF GUESTS NEEDING PARKING = 193 GUESTS | | |
| 193 GUESTS / 3 GUESTS PER VEHICLE = 64.33 = 65 PARKING STALLS | | |
| 10 EVENT STAFF AT 1 VEHICLE PER STAFF = 10 EVENT STAFF PARKING STALLS | | |
| TOTAL EVENT PARKING REQUIRED = 75 STALLS | | |
| EVENT PARKING | | |
| TOTAL HOTEL PARKING 140 PARKING STALLS | | |
| SET PARKING (NON-EVENT) = 38 PARKING STALLS (INCLUSIVE OF 4 ADA PARKING STALLS) | | |
| HOTEL EMPLOYEE PARKING = 12 PARKING STALLS | | |
| EVENT PARKING = 75 PARKING STALLS | | |
| ADDITIONAL PARKING = 15 PARKING STALLS | | |



PROPOSED SITE PLAN
SCALE: 1" = 40'



SCALE: 1" = 40'

ADA Parking Calculations

| ACCESSIBLE SITES AND EXTERIOR FACILITIES REQUIRED ADA PARKING | |
|---|---|
| TOTAL PARKING MINIMUM NUMBER IN LOT OF ACCESSIBLE SPACES | |
| 1 TO 25 | 1 |
| 26 TO 50 | 2 |
| 51 TO 75 | 3 |
| 76 TO 100 | 4 |
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| 151 TO 200 | 6 |
| 201 TO 300 | 7 |

| HOTEL | RESTAURANT |
|---|---|
| 96 ON SITE PAVED PARKING STALL PROVIDED | 27 ON SITE PAVED PARKING STALL PROVIDED |
| 3 STALLS ADA COMPLIANT PARKING STALLS | 1 STALLS ADA COMPLIANT PARKING STALLS |
| 1 ADA VAN ACCESSIBLE PARKING STALL | 1 ADA VAN ACCESSIBLE PARKING STALL |

SITE PLAN

Project Address:
56655 ROUTE 25
SOUTHOLD
SUFFOLK COUNTY, NEW YORK

County Tax Map Number: **1000-63-3-15** Contract Number: _____

Regulatory Reference Number: _____

ALTERNATIVE PROPOSED VALET PARKING PLAN

Sheet **C-102** of **16**

PWGC Project Number: _____

AVG1601

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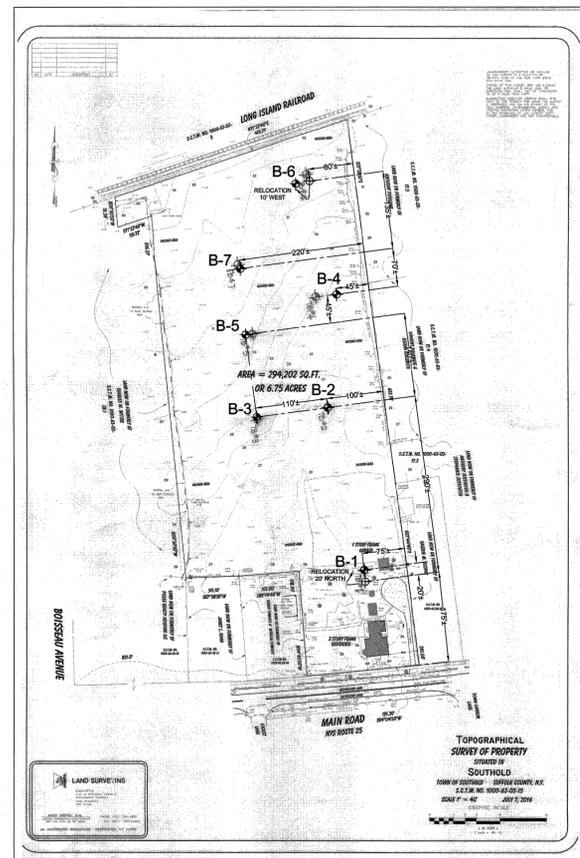
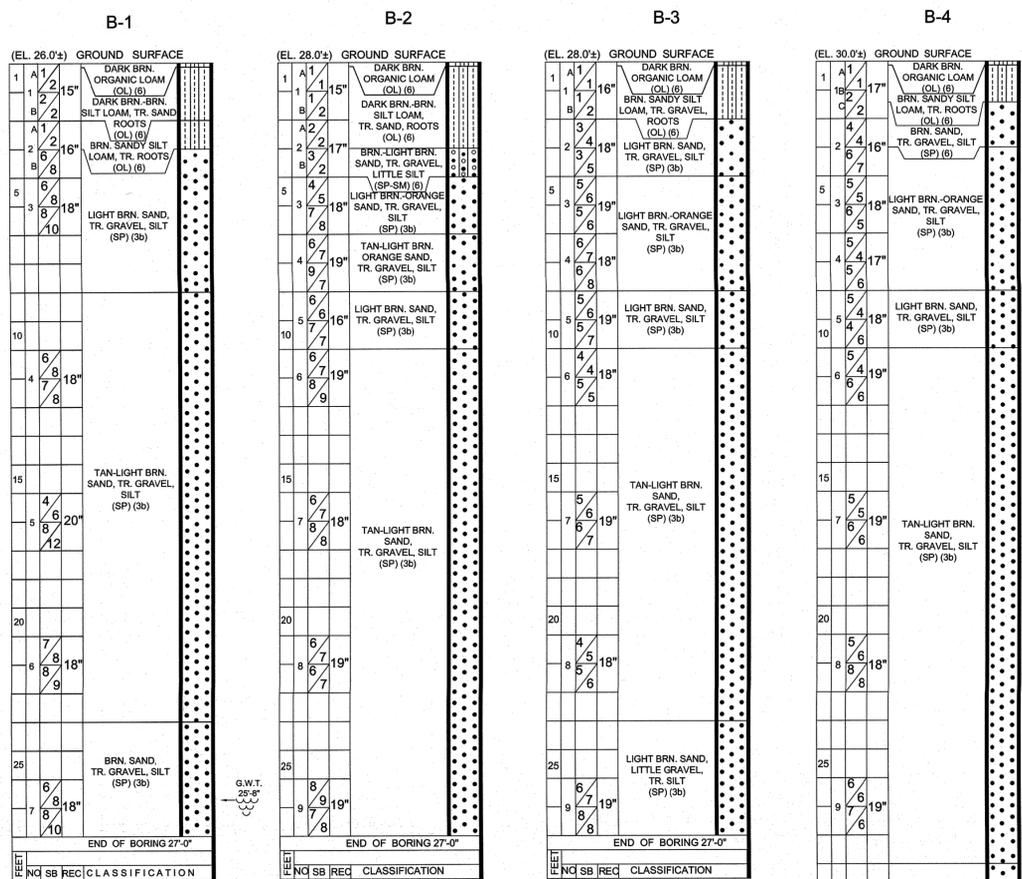
County Tax Map Number: 1000-63-3-15

Regulatory Reference Number:

BORING PLAN AND BORING LOGS

Drawing Number:
C-201
Sheet 7 of 16
PWGC Project Number:
AVG1601

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BORING LOCATION PLAN SCALE: NOT TO SCALE

- NOTES**
- SOIL DESCRIPTIONS ARE BY VISUAL EXAMINATION OF SOIL SAMPLES RECOVERED DURING DRILLING OPERATIONS.
 - SOIL DESCRIPTIONS ARE IN ACCORD WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM.
 - GROUND WATER TABLE WAS MEASURED INSIDE THE DRILL CASING AT THE COMPLETION OF EACH BOREHOLE.
 - SOIL STRATIFICATIONS ARE ACCURATE TO WITHIN TWO FEET VERTICALLY.
 - SOIL SAMPLES WERE OBTAINED USING A CENTRAL MINE EQUIPMENT (CME) AUTOMATIC TRIP HAMMER.
 - SOIL TEST BORING GROUND SURFACE ELEVATIONS SHOWN ARE REFERENCED TO TOPOGRAPHICAL SURVEY - PROVIDED BY: ANDREW V. GIAMBERTONE ASSOCIATES & ARCHITECTS.

| UNIFIED SOIL CLASSIFICATION | |
|-----------------------------|---|
| SOIL GROUPS | TYPICAL NAMES AND SOIL SYMBOLS |
| 1a THRU 1d | BEDROCK |
| GW | WELL GRADED GRAVELS, GRAVEL SAND MIXTURES, LITTLE OR NO FINES |
| GP | POORLY GRADED GRAVELS OR GRAVEL SAND MIXTURES, LITTLE OR NO FINES |
| GM | SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURE |
| GC | CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURE |
| SW | WELL GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES |
| SP | POORLY GRADED SANDS OR GRAVELLY SANDS, LITTLE OR NO FINES |
| SM | SILTY SANDS, SAND - SILT MIXTURES |
| SC | CLAYEY SANDS, SAND - CLAY MIXTURES |
| ML | INORGANIC SILTS, VERY FINE SANDS, CLAYEY SILTS, SLIGHT PLASTICITY |
| CL | INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS |
| OL | ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY |
| MH | INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SILTS, ELASTIC SILTS |
| CH | INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS |
| OH | ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS |
| PT | PEAT AND OTHER HIGHLY ORGANIC SOILS |

| ALLOWABLE SOIL BEARING PRESSURES, N.Y.C. BLDG. CODE TABLE 1804.1 | | |
|--|---|---|
| CLASS OF MATERIALS (Notes 1 and 3) * | MAXIMUM ALLOWABLE FOUNDATION PRESSURE (PSF) | MAXIMUM ALLOWABLE FOUNDATION PRESSURE (KSF) |
| | 1. BEDROCK (NOTES 2 and 7) * | |
| 1a HARD SOUND ROCK - ONISE, DIABASE, SCHIST | 60 | 5.746 |
| 1b MEDIUM HARD ROCK - MARBLE, SERPENTINE | 40 | 3.830 |
| 1c INTERMEDIATE ROCK - SHALE, SANDSTONE | 20 | 1.915 |
| 1d SOFT ROCK - WEATHERED ROCK | 8 | 786 |
| 2. SANDY GRAVEL AND GRAVEL (GW, GP) (NOTES 3, 4, 8, and 9) * | | |
| 2a DENSE | 10 | 958 |
| 2b MEDIUM | 6 | 575 |
| 3. GRANULAR SOILS (GC, GM, SW, SP, SM & SC) (NOTES 4, 8, and 9) * | | |
| 3a DENSE | 8 | 775 |
| 3b MEDIUM | 5 | 475 |
| 4. CLAYS (SC, CL, & CH) (NOTES 4, 8, and 9) * | | |
| 4a HARD | 3 | 287 |
| 4b STIFF | 2 | 182 |
| 4c MEDIUM | 1.5 | 144 |
| 5. SILTS & SILTY SOILS (ML and MH) (NOTES 4, 8, and 9) * | | |
| 5a DENSE | 3 | 287 |
| 5b MEDIUM | 1.5 | 144 |
| 6. ORGANIC SILTS, ORGANIC CLAYS, PEATS, SOFT CLAYS, LOOSE GRANULAR SOILS AND WAVED SILTS | SEE 1804.2.1 * | SEE 1804.2.1 * |
| 7. CONTROLLED AND UNCONTROLLED FILLS | SEE 1804.2.2 OR 1804.2.3 * | SEE 1804.2.2 OR 1804.2.3 * |

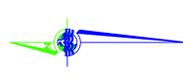
| COMPACTION RELATED TO SPOON BLOWFOOT | | STANDARD PENETRATION TEST - ASTM D 1586 | |
|--------------------------------------|-----------------|---|-----------------------|
| SAND & SILT | | CLAY | |
| LOOSE | LESS THAN 10 | SOFT | LESS THAN 4 |
| MEDIUM | 10 TO 30 | MEDIUM | 4 TO 8 |
| DENSE | GREATER THAN 30 | STIFF | GREATER THAN 8 TO 30 |
| | | VERY STIFF | GREATER THAN 30 TO 50 |
| | | VERY HEAVY | GREATER THAN 50 |

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SOIL MECHANICS DRILLING CORP.
subsoil investigations
3770 MERRICK ROAD * SEAFORD, NEW YORK 11783 * 516 221 - 2333

SUBSURFACE INVESTIGATION
PROPOSED 2 STORY HOTEL
ROUTE 25
SOUTHOLD, NEW YORK

DRAWING DATE: DECEMBER 27, 2016
DRAWING NUMBER: 16L805.7
DATES OF BORINGS: DECEMBER 19, 2016
CHECKED BY: [Signature]
REVISED DATE: [Blank]
REVISED BY: [Blank]



LAND NOW OR FORMERLY OF ANTHONY FORGIONE
S.C.T.M. NO. 1000-63-03-17.3

LAND NOW OR FORMERLY OF VINCENT DOLOMITE & ILEANA DOLOMITE
S.C.T.M. NO. 1000-63-03-17.4

LAND NOW OR FORMERLY OF ANTHONY ZISTOVICH & STEPHANIE ZISTOVICH
S.C.T.M. NO. 1000-63-03-17.2

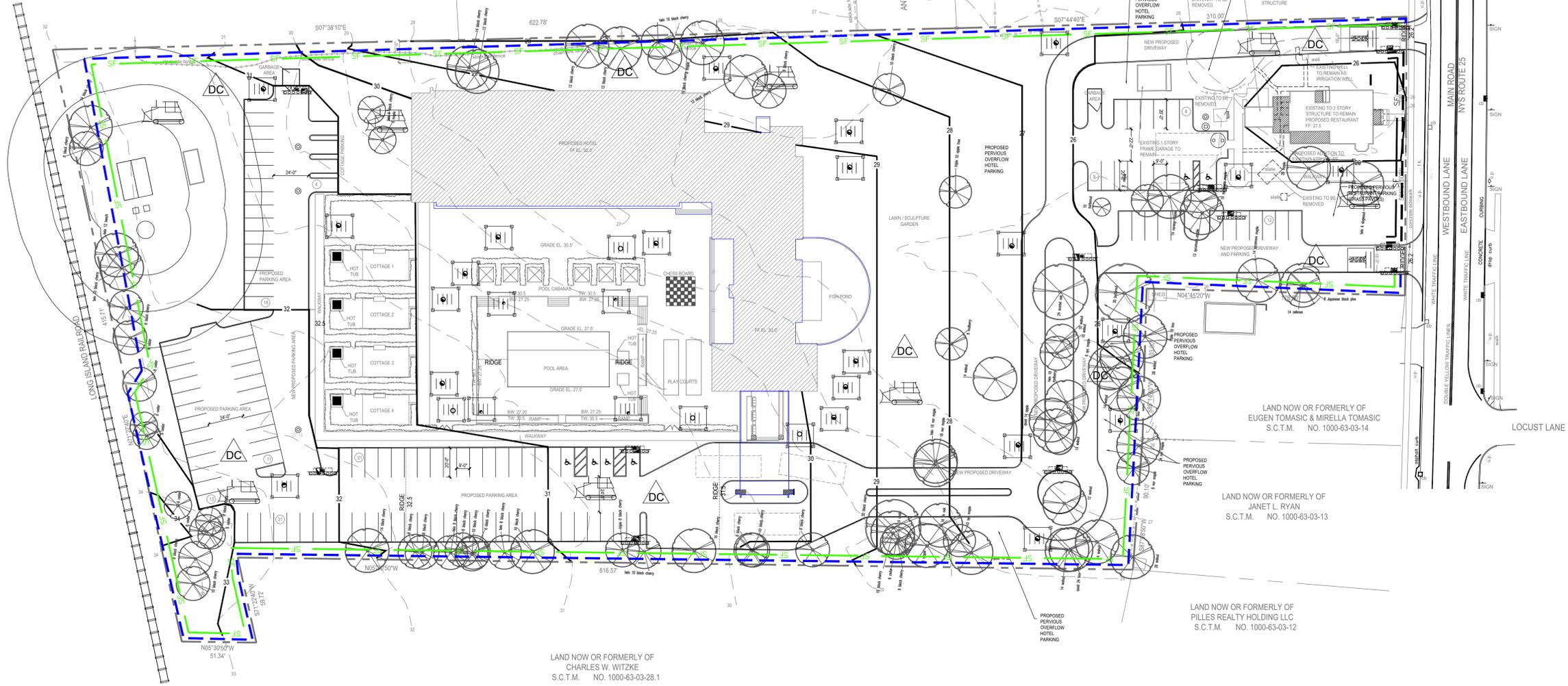
LAND NOW OR FORMERLY OF VALERIE M. SCOPAZ
S.C.T.M. NO. 1000-63-03-16

LAND NOW OR FORMERLY OF EUGEN TOMASIC & MIRELLA TOMASIC
S.C.T.M. NO. 1000-63-03-14

LAND NOW OR FORMERLY OF JANET L. RYAN
S.C.T.M. NO. 1000-63-03-13

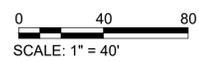
LAND NOW OR FORMERLY OF PILLES REALTY HOLDING LLC
S.C.T.M. NO. 1000-63-03-12

LAND NOW OR FORMERLY OF CHARLES W. WITZKE
S.C.T.M. NO. 1000-63-03-28.1



EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 40'



SCALE: 1" = 40'

Grading Notes

Sediment and Erosion Control Grading

- ALL 1:2 & 1:3 SLOPE AREAS WILL BE PROTECTED AGAINST EROSION DURING CONSTRUCTION AND PERMANENT GROUND COVER SHALL BE SUCH THAT EROSION WILL BE PREVENTED. NECESSARY MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, HAY BALES, AND SILT FENCE, AND SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION AS WELL AS FOLLOWING THE COMPLETION OF CONSTRUCTION UNTIL SUCH TIME THAT THE PROPOSED PLANTINGS HAVE BECOME ACCLIMATED/ESTABLISHED.
- EXISTING TREES TO REMAIN - SHOWN WITH LIMIT OF TREE CANOPY- CONTRACTOR TO PROVIDE TREE PROTECTION FOR ALL EXISTING TREES TO REMAIN PRIOR TO EXCAVATION, GRADING, CLEARING OR GRUBBING. TREE PROTECTION SHALL USED TO LIMIT ROOT DISTURBANCE PER DETAILS SHOWN ON SHEET C-400.

Erosion Control Measures

Sediment and Erosion Control Notes

- THE PROPOSED EROSION CONTROL MEASURES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. ADDITIONAL EROSION CONTROLS MAY BE NECESSARY, BASED UPON FIELD CONDITIONS THAT MAY DEVELOP AS CONSTRUCTION PROGRESSES AND AS MAY BE REQUIRED BY THE OWNER OR DESIGNATED OWNERS REPRESENTATIVE. THE FOLLOWING GENERAL CONDITIONS SHALL BE OBSERVED.
 - ANY EXISTING VEGETATION NOT SCHEDULED FOR REMOVAL SHALL BE PROTECTED AND REMAIN UNDISTURBED.
 - CLEARING AND GRADING SHALL BE SCHEDULED SO AS TO MINIMIZE THE SIZE OF EXPOSED AREAS AND THE LENGTH OF TIME THAT AREAS ARE EXPOSED.
 - THE LENGTH AND STEEPNESS OF CLEARED SLOPES SHALL BE MINIMIZED TO REDUCE RUNOFF VELOCITIES AND QUANTITIES.
 - RUNOFF SHALL BE DIVERTED AWAY FROM CLEARED SLOPES.
 - SEDIMENT SHALL BE TRAPPED ON THE SITE.

SPECIFIC METHODS AND MATERIALS EMPLOYED IN THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES SHALL CONFORM TO THE "NEW YORK STATE STANDARD AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, LATEST EDITION".

- SEDIMENT BARRIERS (SILT FENCE, HAY BALES OR APPROVED EQUAL) SHALL BE INSTALLED PRIOR TO ANY GRADING WORK ALONG THE LIMITS OF DISTURBANCE AND SHOULD BE MAINTAINED FOR THE DURATION OF THE WORK. NO SEDIMENT FROM THE SITE SHALL BE PERMITTED TO WASH ONTO ADJACENT PROPERTIES, WETLANDS OR ROADS.
- ALL DRAINAGE INLETS SHALL BE PROTECTED FROM SEDIMENT BUILDUP THROUGH THE USE OF SEDIMENT BARRIERS, SEDIMENT TRAPS, ETC., AS REQUIRED.
- PROPER MAINTENANCE OF EROSION CONTROL STRUCTURES IS TO BE PERFORMED BY PERIODIC INSPECTION AND AFTER HEAVY OR PROLONGED STORMS. MAINTENANCE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, CLEANING OF SEDIMENT BASINS OR TRAPS, CLEANING OR REPAIR OF SEDIMENT BARRIERS, CLEANING AND REPAIR OF BERMS AND DIVERSIONS AND CLEANING AND REPAIR OF INLET PROTECTION.
- APPROPRIATE MEANS SHALL BE USED TO CONTROL DUST DURING CONSTRUCTION.
- 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.

Erosion and Sediment Control Legend

| Proposed Protection Elements | Notes |
|------------------------------|-------------------------------------|
| | STRAW BALES |
| | SILT FENCE |
| | FILTER FABRIC DROP INLET PROTECTION |
| | LANDGRADING AREAS |
| | STABILIZED CONSTRUCTION ENTRANCE |
| | DUST CONTROL |
| | CURB DROP INLET PROTECTION |



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CONSULTANTS

| Number | Revision Description | Revision Date |
|--------|-----------------------------------|---------------|
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | UPDATED PARKING CALCULATION | 10/2/2019 |
| 3 | ADDRESSED TOWN COMMENTS | 08/26/2019 |
| 2 | ADDRESSED DEIS COMMENTS | 07/17/2019 |
| 1 | REV. TO 44 ROOMS-UPDATE UTILITIES | 04/11/2017 |

| | | | |
|-------------|----|----------------|----------|
| Designed By | TC | Date Submitted | 01/20/17 |
| Drawn By | TC | Date Created | 08/23/16 |
| Approved By | BG | Scale | AS SHOWN |

THE ENCLAVES
56655 ROUTE 25
SOUTHOLD, NY

SITE PLAN EROSION CONTROL

Project Address:
56655 ROUTE 25
SOUTHOLD
SOUTHOLD COUNTY, NEW YORK

County Tax Map Number: 1000-63-3-15
Contract Number:

SEDIMENT AND EROSION CONTROL PLAN

Drawing Number:
C-300

Sheet 8 of 16
PWGC Project Number:
AVG1601

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SYMBOL

4" VERTICAL FACE

BEDDING DETAIL
NOT TO SCALE

DRAINAGE AREA NO MORE THAN 1/4 ACRE PER 100 FEET OF STRAW BALE DIKE FOR SLOPES LESS THAN 25%.

ANGLE FIRST STAKE TOWARDS PREVIOUSLY LAID BALE.

BOUND BALES PLACED ON CONTOUR.

2 RE-BARS, STEEL PICKETS OR 2"x2" STAKES PLACED 1 1/2" TO 2" IN GROUND. DRIVE STAKES FLUSH WITH TOP OF BALE.

ANCHORING DETAIL
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

- BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
- INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

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STRAW BALE DIKE

SYMBOL

DITCH OR DIVERSION TO DIVERT SURFACE FLOW

BENCH

GRADE 2-3%

1" OR FLATTER

MIN.

6 MIN.

| X | Y(MAX) |
|---|--------|
| 2 | 20' |
| 3 | 30' |
| 4 | 40' |

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LANDGRADING DETAIL

SYMBOL

2"x4" WOOD FRAME

1.5" MAX.

3" MIN.

STAKE

FABRIC

BURIED FABRIC

DROP INLET WITH GATE

FRAME

GATHER EXCESS AT CORNERS

1" MIN.

CONSTRUCTION SPECIFICATIONS

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

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FILTER FABRIC DROP INLET PROTECTION

SYMBOL

2" MINIMUM LENGTH OF 2"x4"

SAND BAG OR ALTERNATE WEIGHT

2" x 4" WEIR

2" STONE

2" x 4" SPACER

WIRE MESH

INLET TO PIPE

6" MAXIMUM SPACING OF 2"x4" SPACERS

THROAT DIST.

2" x 4" ANCHORS

STONE

CLOTH

MESH

2" x 4" WEIR

2" x 4" SPACER

CONSTRUCTION SPECIFICATIONS

- FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
- WOODEN FRAME SHALL BE CONSTRUCTED OF 2" x 4" CONSTRUCTION GRADE LUMBER.
- 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.
- THE WEIR SHALL BE SECURELY NAILED TO 2" x 4" SPACERS 9 INCHES LONG SPACED NO MORE THAN 6 FEET APART.
- 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. MAXIMUM DRAINAGE AREA 1 ACRE

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CURB DROP INLET PROTECTION

SYMBOL

10' C. TO C.

WOVEN WIRE FENCE (14 1/2 GAUGE W/ 6" MESH SPACING)

36" LENGTH FENCE POSTS DRIVEN 16" INTO GROUND.

HEIGHT OF FILTER = 16"

8"

PERSPECTIVE VIEW

36" FENCE POST

WOVEN WIRE FENCE (14 1/2 GAUGE W/ 6" MESH SPACING) WITH FILTER CLOTH

20"

UNDISTURBED GROUND

16"

SECTION VIEW

COMPACTED SOIL

EMBED FILTER CLOTH 6" IN GROUND.

CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MPART 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

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SILT FENCE

SYMBOL

EXISTING PAVEMENT

EXISTING GROUND

FILTER CLOTH

PROFILE

MOUNTABLE BERM (OPTIONAL)

EXISTING GROUND

EXISTING PAVEMENT

PLAN VIEW

CONSTRUCTION SPECIFICATIONS

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

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STABILIZED CONSTRUCTION ENTRANCE

CONSTRUCTION SPECIFICATIONS

- ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
- ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN AND THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS".
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOO, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
- STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.

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LANDGRADING SPECIFICATIONS

PWGC

Strategic Environmental and Engineering Solutions

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CONSULTANTS

| Number | Revision Description | Revision Date |
|--------|-----------------------------------|---------------|
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | UPDATED PARKING CALCULATION | 10/2/2019 |
| 3 | ADDRESSED TOWN COMMENTS | 08/26/2019 |
| 2 | ADDRESSED DEIS COMMENTS | 07/17/2019 |
| 1 | REV. TO 44 ROOMS-UPDATE UTILITIES | 04/11/2017 |

| | | | |
|-------------|----|----------------|----------|
| Designed By | TC | Date Submitted | 01/20/17 |
| Drawn By | TC | Date Created | 08/23/16 |
| Approved By | BG | Scale | AS SHOWN |

THE ENCLAVES
56655 ROUTE 25
SOUTHOLD, NY

SITE PLAN
EROSION CONTROL

Project Address:
56655 ROUTE 25
SOUTHOLD
SUFFOLK COUNTY, NEW YORK

County Tax Map Number: **1000-63-3-15** Contract Number: _____

Regulatory Reference Number: _____

Title of Drawing: _____

SEDIMENT AND EROSION CONTROL DETAILS

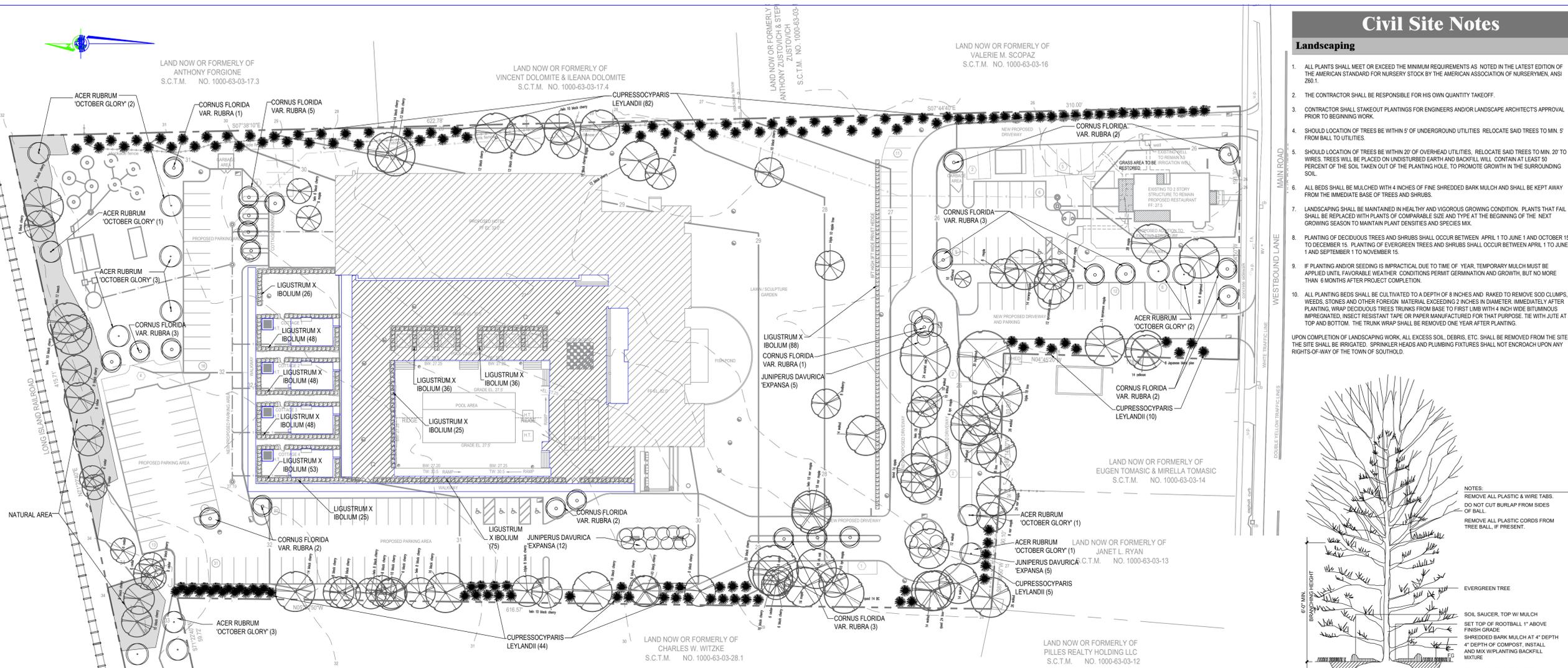
Drawing Number: **C-301**

Sheet **9** of **16**

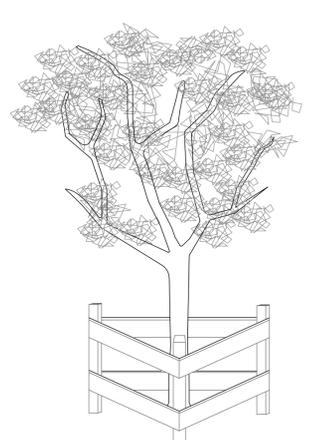
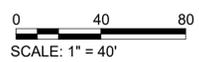
PWGC Project Number: **AVG1601**

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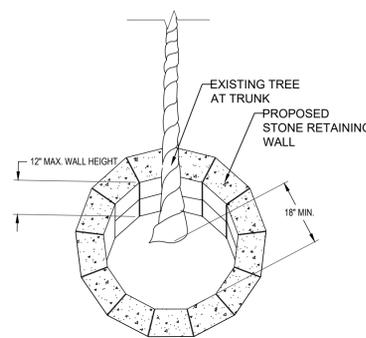
PWGC: 08/23/16, 01/20/17, 04/11/2017, 07/17/2019, 08/26/2019, 10/02/2019



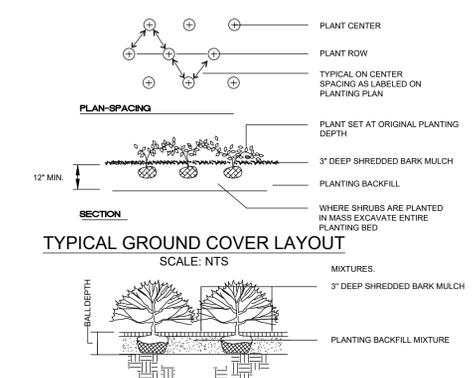
LANDSCAPE PLAN
SCALE: 1" = 40'



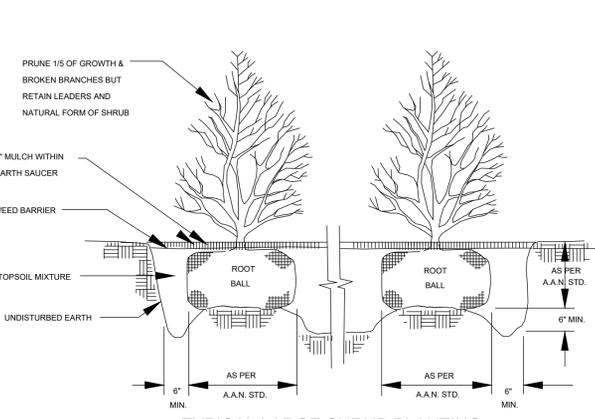
TEMPORARY TREE PROTECTION
SCALE: NTS



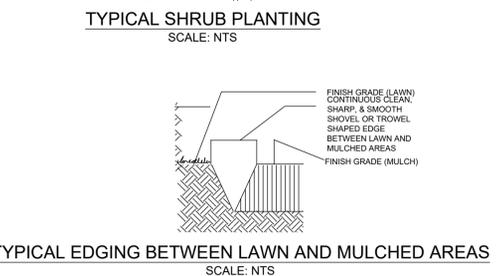
PERMANENT TREE PROTECTION
SCALE: NTS



TYPICAL GROUND COVER LAYOUT
SCALE: NTS



TYPICAL LARGE SHRUB PLANTING
SCALE: NTS



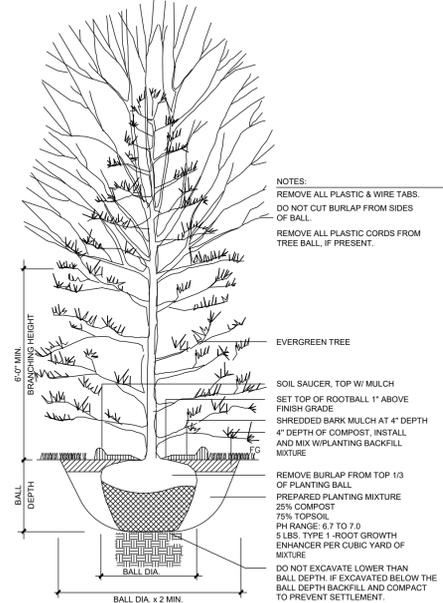
TYPICAL EDGING BETWEEN LAWN AND MULCHED AREAS
SCALE: NTS

Civil Site Notes

Landscaping

- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERMEN, ANSI Z60.1.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF.
- CONTRACTOR SHALL STAKEOUT PLANTINGS FOR ENGINEERS AND/OR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO BEGINNING WORK.
- SHOULD LOCATION OF TREES BE WITHIN 5' OF UNDERGROUND UTILITIES, RELOCATE SAID TREES TO MIN. 5' FROM BALL TO UTILITIES.
- SHOULD LOCATION OF TREES BE WITHIN 20' OF OVERHEAD UTILITIES, RELOCATE SAID TREES TO MIN. 20' TO WIRES. TREES WILL BE PLACED ON UNDISTURBED EARTH AND BACKFILL WILL CONTAIN AT LEAST 50 PERCENT OF THE SOIL TAKEN OUT OF THE PLANTING HOLE. TO PROMOTE GROWTH IN THE SURROUNDING SOIL.
- ALL BEDS SHALL BE MULCHED WITH 4 INCHES OF FINE SHREDDED BARK MULCH AND SHALL BE KEPT AWAY FROM THE IMMEDIATE BASE OF TREES AND SHRUBS.
- LANDSCAPING SHALL BE MAINTAINED IN HEALTHY AND VIGOROUS GROWING CONDITION. PLANTS THAT FAIL SHALL BE REPLACED WITH PLANTS OF COMPARABLE SIZE AND TYPE AT THE BEGINNING OF THE NEXT GROWING SEASON TO MAINTAIN PLANT DENSITIES AND SPECIES MIX.
- PLANTING OF DECIDUOUS TREES AND SHRUBS SHALL OCCUR BETWEEN APRIL 1 TO JUNE 1 AND OCTOBER 15 TO DECEMBER 15. PLANTING OF EVERGREEN TREES AND SHRUBS SHALL OCCUR BETWEEN APRIL 1 TO JUNE 1 AND SEPTEMBER 1 TO NOVEMBER 15.
- IF PLANTING AND/OR SEEDING IS IMPRACTICAL DUE TO TIME OF YEAR, TEMPORARY MULCH MUST BE APPLIED UNTIL FAVORABLE WEATHER CONDITIONS PERMIT GERMINATION AND GROWTH, BUT NO MORE THAN 6 MONTHS AFTER PROJECT COMPLETION.
- ALL PLANTING BEDS SHALL BE CULTIVATED TO A DEPTH OF 8 INCHES AND RAKED TO REMOVE SOD CLUMPS, WEEDS, STONES AND OTHER FOREIGN MATERIAL EXCEEDING 2 INCHES IN DIAMETER. IMMEDIATELY AFTER PLANTING, WRAP DECIDUOUS TREES TRUNKS FROM BASE TO FIRST LIMB WITH 4 INCH WIDE BITUMINOUS IMPREGNATED, INSECT RESISTANT TAPE OR PAPER MANUFACTURED FOR THAT PURPOSE. TIE WITH JUTE AT TOP AND BOTTOM. THE TRUNK WRAP SHALL BE REMOVED ONE YEAR AFTER PLANTING.

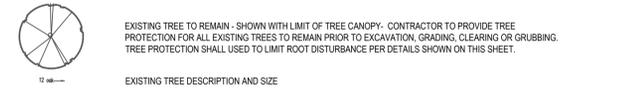
UPON COMPLETION OF LANDSCAPING WORK, ALL EXCESS SOIL, DEBRIS, ETC. SHALL BE REMOVED FROM THE SITE. THE SITE SHALL BE IRRIGATED. SPRINKLER HEADS AND PLUMBING FIXTURES SHALL NOT ENCRUCH UPON ANY RIGHTS-OF-WAY OF THE TOWN OF SOUTHOLD.



TYPICAL TREE PLANTING
SCALE: NTS

Planting Schedule

| QTY | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|----------|------------------------------|-----------------------|--|--------------------------------|
| AS SHOWN | GRASS SEED | AS SHOWN | SEED | AS SHOWN PROVIDE FULL COVER |
| AS SHOWN | Cornus florida var. rubra | Red Flowering Dogwood | 5' - 6' Tall, B&B | AS SHOWN |
| AS SHOWN | Ligustrum x ibolium | Northern Privet | 2 GALLON CONTAINER | HEDGE TRIMMED AS SHOWN |
| AS SHOWN | CUPRESSOCYPARIS LEYLANDII | LEYLAND CYPRESS | 14'-16' Tall, B&B (EAST PROPERTY LINE) | AS SHOWN, 8'± O.C. (8) |
| AS SHOWN | CUPRESSOCYPARIS LEYLANDII | LEYLAND CYPRESS | 8'-10' Tall, B&B (WEST PROPERTY LINE) | AS SHOWN, 8'± O.C. (4) |
| AS SHOWN | Juniperus davurica 'Expansa' | Parsons Juniper | 2 GALLON CONTAINER | AS SHOWN |
| AS SHOWN | Acer rubrum 'October Glory' | Red Maple | 2.5" - 3" CALIPER, B&B | AS SHOWN |



NOTE:
ALL TREES, SHRUBS, AND GROUND COVERS SHOWN TO APPROXIMATE SCALE AT 10 YEAR MATURE SPREAD TOTALS ARE SUBJECT TO CHANGE BASED UPON FIELD INSPECTION.
ALL TOPSOIL FOR PLANTING SHOULD HAVE A LABORATORY TESTED ORGANIC VALUE OF 5% MINIMUM. SOIL SHALL HAVE A PH VALUE BETWEEN 6-8. SOIL SHALL BE FREE OF ALL STONES AND ORGANIC MATTER LARGER THAN 1 1/2" DIAMETER. SOIL FOR PLANTING PITS SHALL BE AMENDED AT THE RATE OF 7 CUBIC YARDS OF WELL ROTTED MANURE PER CUBIC YARDS OF TOPSOIL.
CONTRACTOR TO PROVIDE PROTECTION FOR EXISTING TREES SHOWN ON PLAN.

PWGC
Strategic Environmental and Engineering Solutions
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CONSULTANTS

| Number | Revision Description | Revision Date |
|--------|-----------------------------------|---------------|
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | UPDATED PARKING CALCULATION | 10/2/2019 |
| 3 | ADDRESSED TOWN COMMENTS | 08/26/2019 |
| 2 | ADDRESSED DEIS COMMENTS | 07/17/2019 |
| 1 | REV. TO 44 ROOMS-UPDATE UTILITIES | 04/11/2017 |

Designed By: **TC** Date Submitted: **01/20/17**
 Drawn By: **TC** Date Created: **08/23/16**
 Approved By: **BG** Scale: **AS SHOWN**

THE ENCLAVES
56655 ROUTE 25
SOUTHOLD, NY
Project Address:
56655 ROUTE 25
SOUTHOLD
SUFFOLK COUNTY, NEW YORK

County Map Number: **1000-63-3-15** Contract Number: **(44)**
Regulatory Reference Number: _____

LANDSCAPE PLAN AND DETAILS

Drawing Number: **C-400**
Sheet **10** of **16**
PWGC Project Number: **AVG1601**
Unauthorized alteration or addition to this drawing and related documents is a violation of Section 1709 of the New York State Education Law.



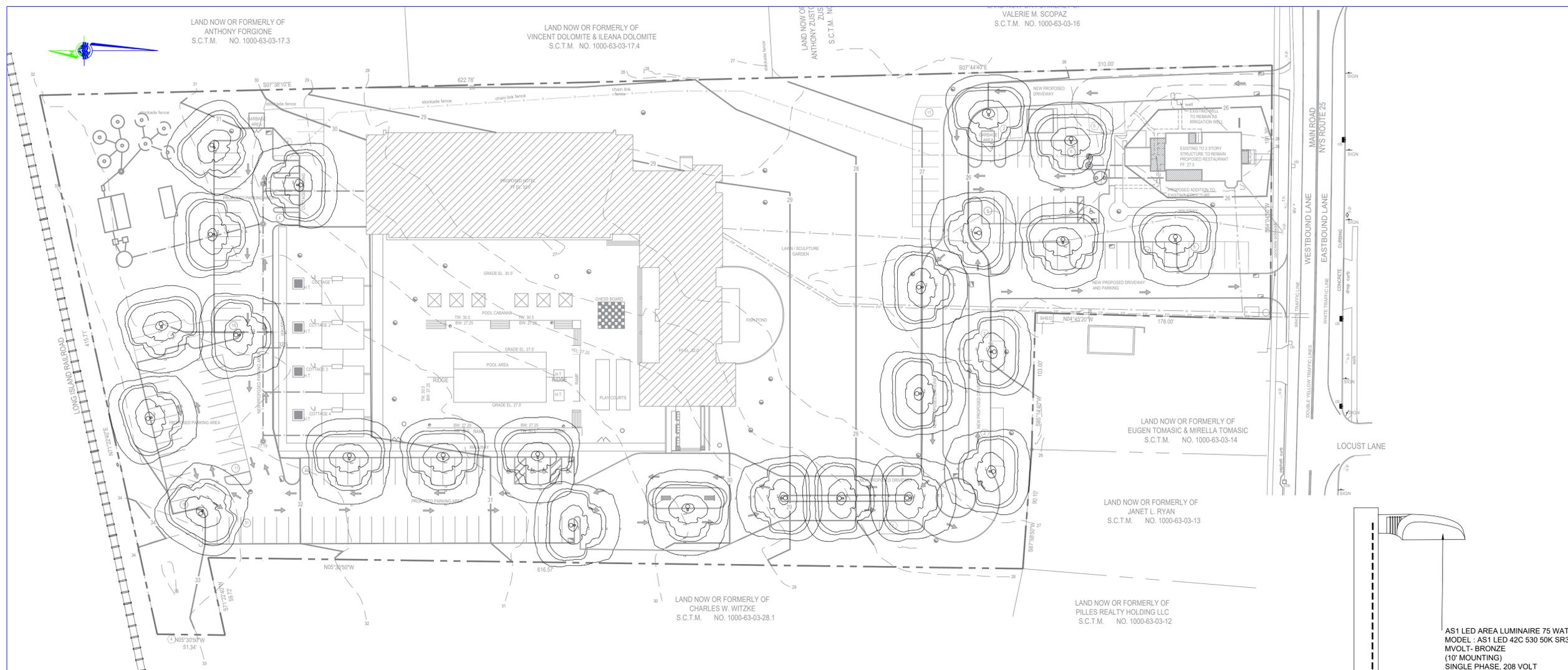
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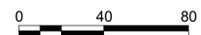
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LIGHTING PLAN

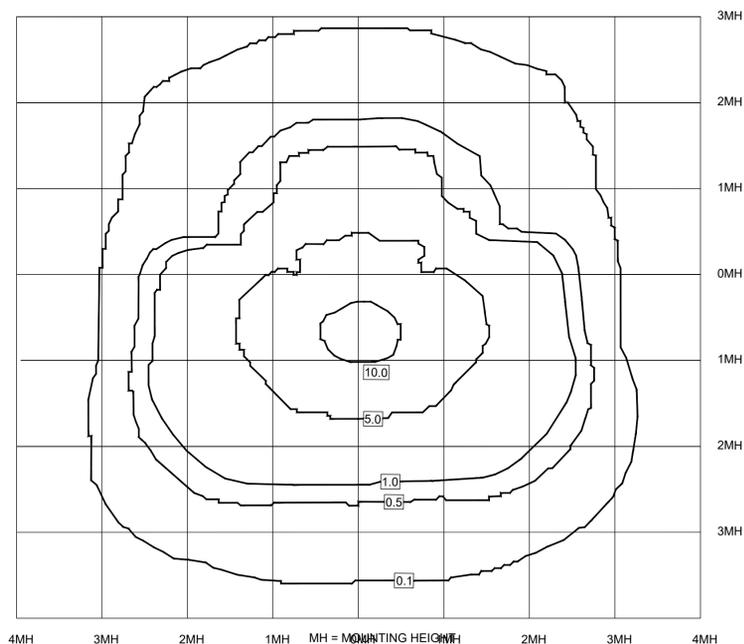
SCALE: 1" = 40'



SCALE: 1" = 40'

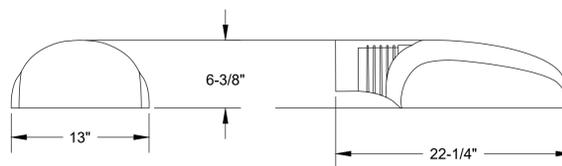
NOTES

- DIRECT BURIAL CABLE 6" OR 12" BEHIND EDGE OF PAVEMENT THROUGHOUT AND AT A DEPTH OF 2'-0" BELOW FINAL GRADE.
- CABLE IN PVC OR GALV. IRON ELECTRIC CONDUIT WHERE CABLES CROSS WALKS OR DRIVEWAYS, SIZED AS INDICATED AND 2'-0" BELOW FINISHED GRADE, AND AT LEAST 2'-0" BEYOND EACH WALK OR PAVEMENT EDGE.
- LED 75 WATT FIXTURES AND POLES AS SPECIFIED.
- LARGE DIAMETER CABLES ARE REQUIRED TO MAINTAIN NO MORE THAN 3% VOLTAGE DROP AT EACH FIXTURE.
- SPLICING OF VARIOUS SIZE CABLES SHALL BE DONE IN BASE OF POLE AND SPLICES SHALL BE WATERPROOF.



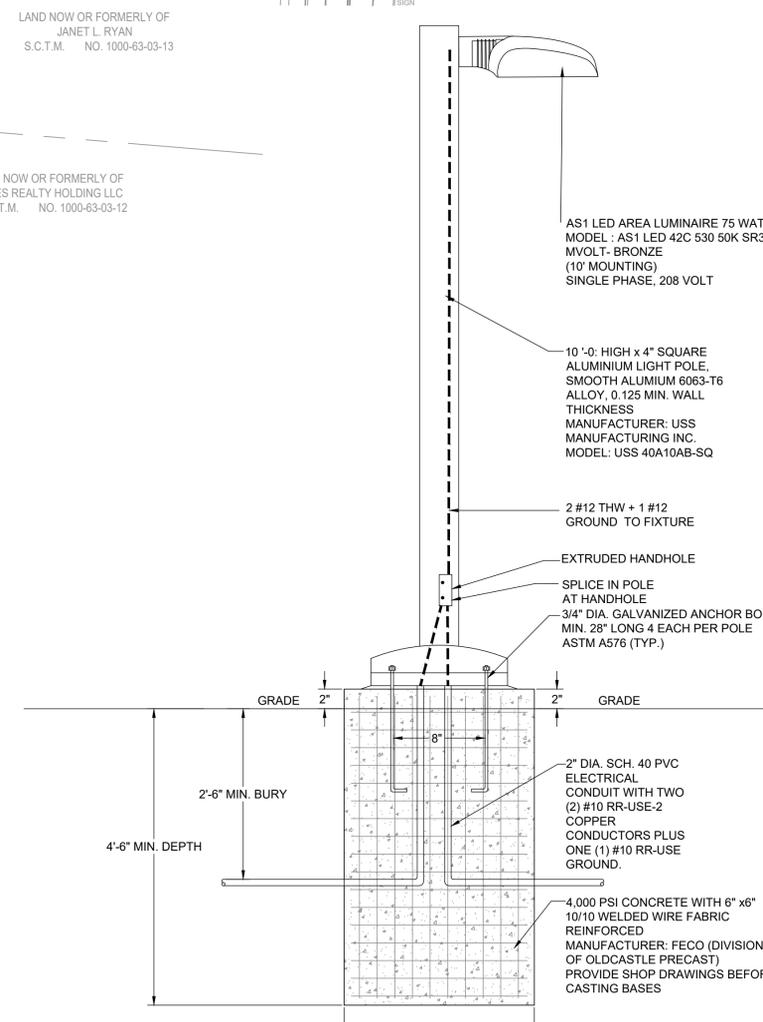
10' POLE LIGHT PHOTOMETRICS

SCALE: 1"=10'



AS1 LED LUMINAIRE SKETCH

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



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|-------------|----|----------------|----------|
| Designed By | TC | Date Submitted | 01/20/17 |
| Drawn By | TC | Date Created | 08/23/16 |
| Approved By | BG | Scale | AS SHOWN |

THE ENCLAVES
56655 ROUTE 25
SOUTHOLD, NY

SITE PLAN SITE LIGHTING PLAN

Project Address:
56655 ROUTE 25
SOUTHOLD
SUFFOLK COUNTY, NEW YORK

County Tax Map Number: 1000-63-3-15 Contract Number:

Regulatory Reference Number:

Title of Drawing:

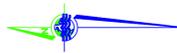
SITE LIGHTING AND DETAILS

Sheet 11 of 16
PWGC Project Number: AVG1601

C-500

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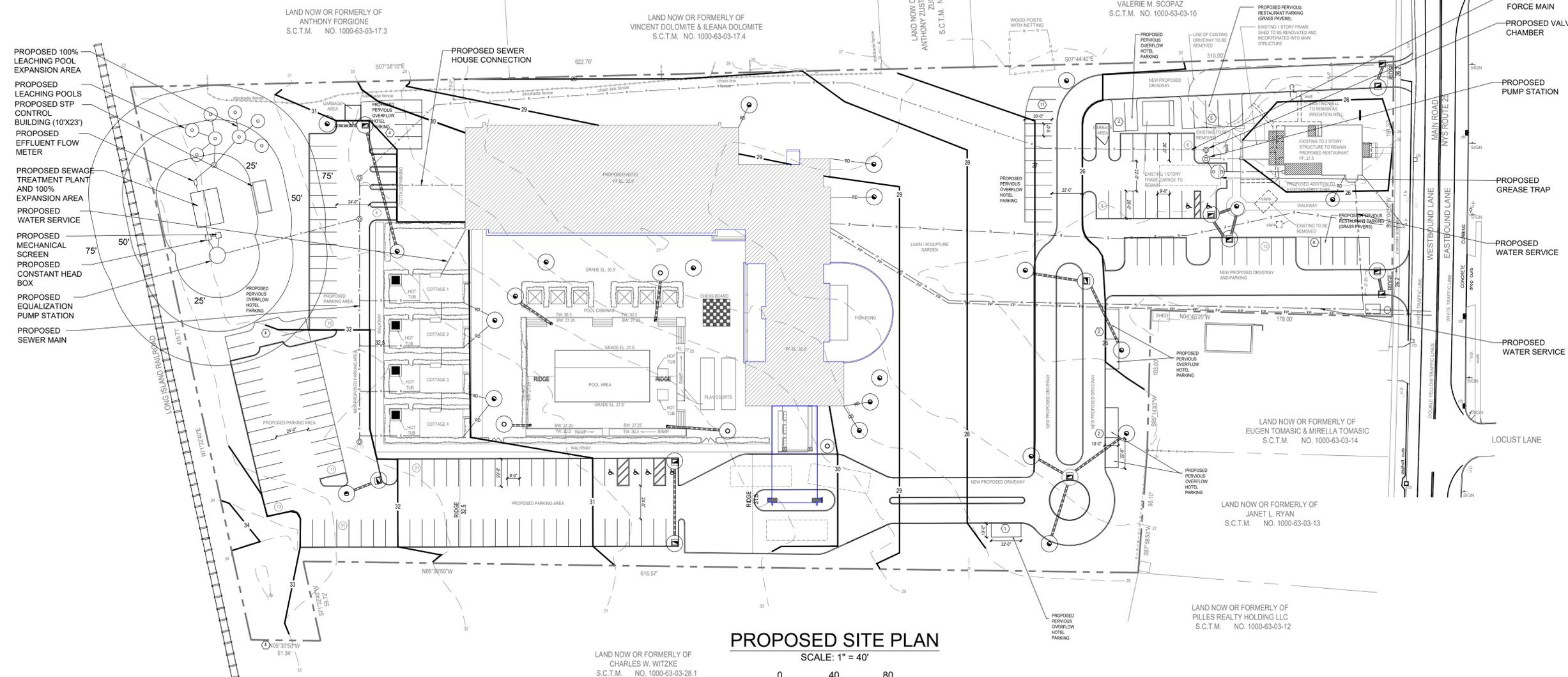
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Sanitary Calculations

ALLOWABLE SANITARY DENSITY FLOW

6.75 ACRES X 600 GPD/ACRE = 4,050 GPD

PROPOSED SANITARY DENSITY FLOW

74 SEAT RESTAURANT X 10 GPD/SEAT = 740 GPD
44 UNIT HOTEL X 150 GPD/UNIT = 6,600 GPD
TOTAL SANITARY FLOW = 7,340 GPD

SINCE PROPOSED EXCEEDS ALLOWABLE A SEWAGE TREATMENT PLANT (STP) HAS BEEN PROVIDED.

PROPOSED RESTAURANT - GREASE TRAP SIZING

PROPOSED 74 SEAT RESTAURANT

KITCHEN FLOW = 20 GPD/SEAT X 74 SEATS = 1,480 GPD

GREASE TRAP DESIGN

REQUIRED: 1,480 GPD X 1 DAY = 1,480 GPD

PROVIDED: (1) 10' DIA. X 5' LIQUID DEPTH GREASE TRAP (2,500 GAL)

STP DESIGN FLOW

PROPOSED RESTAURANT DESIGN FLOW

74 SEATS X 30 GPD/SEAT = 2,220 GPD

PROPOSED 44 UNIT HOTEL

150 GPD/UNIT X 44 UNITS = 6,600 GPD

STP DESIGN FLOW = 8,820 GPD

STP LEACHING POOL DESIGN

REQUIRED: 8,820 GPD / 5 GPD/SF = 1,764 SF

PROVIDED:

NEW LEACHING POOLS
10' DIA. LEACHING POOL HAS 314 SF PER VERTICAL LINEAR FEET (VLF)
314 SF VERTICAL LINEAR FOOT X 15.0 VERTICAL FEET = 471 SF
471 SF X 4 POOLS = 1,884 SF PROVIDED
1,884 SF PROVIDED > 1,764 SF REQUIRED

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| 7 | | |
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| Designed By | TC | Date Submitted | 01/20/17 |
| Drawn By | TC | Date Created | 08/23/16 |
| Approved By | BG | Scale | AS SHOWN |

Client:
THE ENCLAVES
56655 ROUTE 25
SOUTHOLD, NY

OVERALL SITE PLAN SANITARY LAYOUT

Project Address:
56655 ROUTE 25
SOUTHOLD
SUFFOLK COUNTY, NEW YORK

County Tax Map Number: **1000-63-3-15** Contract Number:
Regulatory Reference Number:

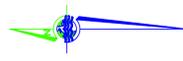
PROPOSED SITE LAYOUT AND UTILITIES PLAN

Drawing Number:
C-600

Sheet 12 of 16
PWGC Project Number:
AVG1601

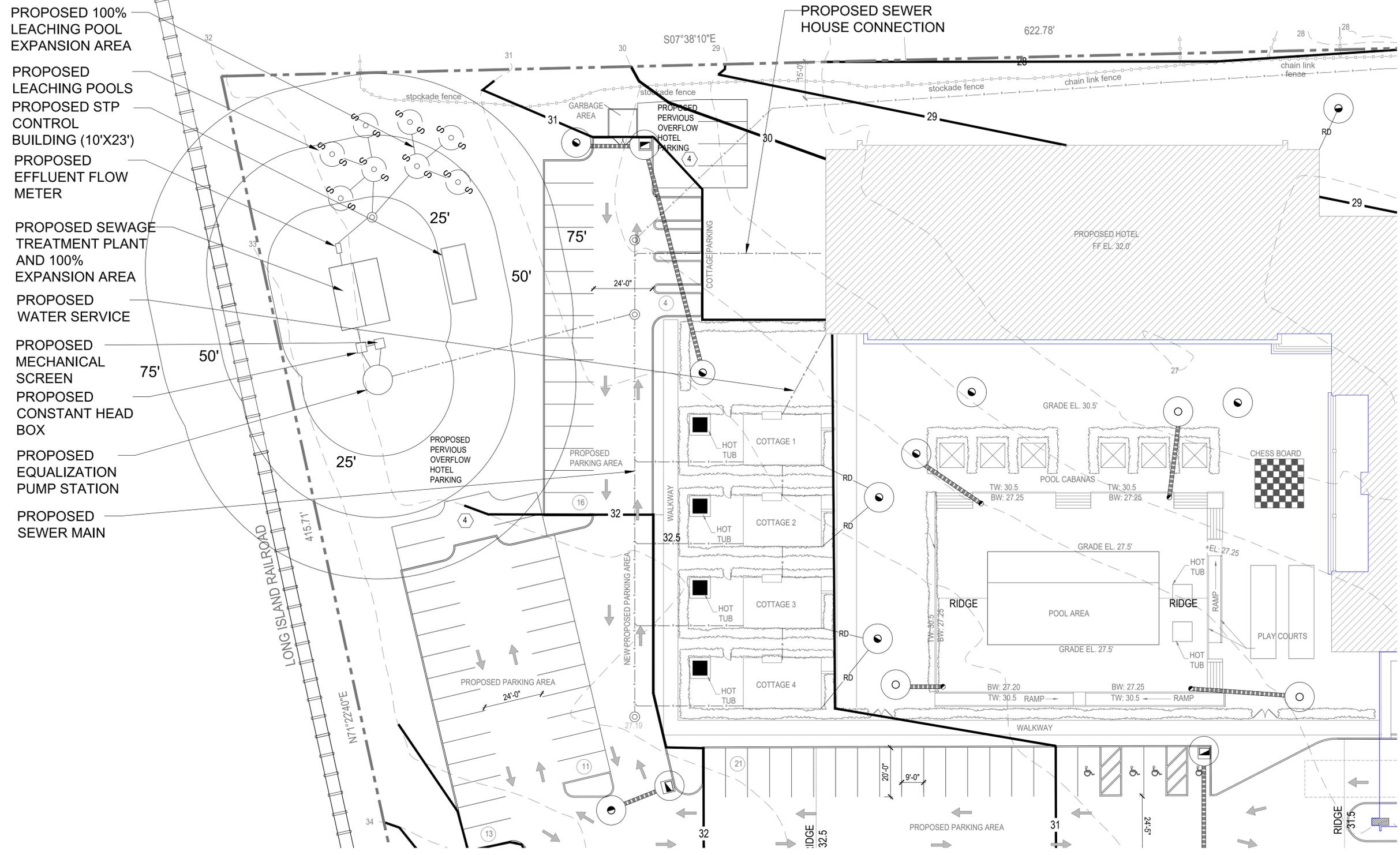
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PLOT DATE/TIME: 08/23/2016 10:00:00 AM



LAND NOW OR FORMERLY OF
ANTHONY FORGIONE
S.C.T.M. NO. 1000-63-03-17.3

LAND NOW OR FORMERLY OF
VINCENT DOLOMITE & ILEANA DOLOMITE
S.C.T.M. NO. 1000-63-03-17.4



- PROPOSED 100% LEACHING POOL EXPANSION AREA
- PROPOSED LEACHING POOLS
- PROPOSED STP CONTROL BUILDING (10'X23')
- PROPOSED EFFLUENT FLOW METER
- PROPOSED SEWAGE TREATMENT PLANT AND 100% EXPANSION AREA
- PROPOSED WATER SERVICE
- PROPOSED MECHANICAL SCREEN
- PROPOSED CONSTANT HEAD BOX
- PROPOSED EQUALIZATION PUMP STATION
- PROPOSED SEWER MAIN

PROPOSED HOTEL SITE PLAN
SCALE: 1" = 20'
0 20 40
SCALE: 1" = 20'



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| 7 | | |
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| 4 | UPDATED PARKING CALCULATION | 10/2/2019 |
| 3 | ADDRESSED TOWN COMMENTS | 08/26/2019 |
| 2 | ADDRESSED DEIS COMMENTS | 07/17/2019 |
| 1 | REV. TO 44 ROOMS-UPDATE UTILITIES | 04/11/2017 |
| Number | Revision Description | Revision Date |

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|-------------|----|----------------|----------|
| Designed By | TC | Date Submitted | 01/20/17 |
| Drawn By | TC | Date Created | 08/23/16 |
| Approved By | BG | Scale | AS SHOWN |

User:
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56655 ROUTE 25
SOUTHOLD, NY

**PARTIAL SITE PLAN
SANITARY LAYOUT**

Project Address:
**56655 ROUTE 25
SOUTHOLD
SUFFOLK COUNTY, NEW YORK**

County Tax Map Number: **1000-63-3-15** Contract Number:

**PROPOSED SITE
LAYOUT AND
UTILITIES PLAN**

Drawing Number:
C-601
Sheet **13** of **16**
PWGC Project Number:
AVG1601

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 08/26/2019 10:00 AM PWGC Project Number: AVG1601
 07/17/2019 10:00 AM PWGC Project Number: AVG1601
 04/11/2017 10:00 AM PWGC Project Number: AVG1601



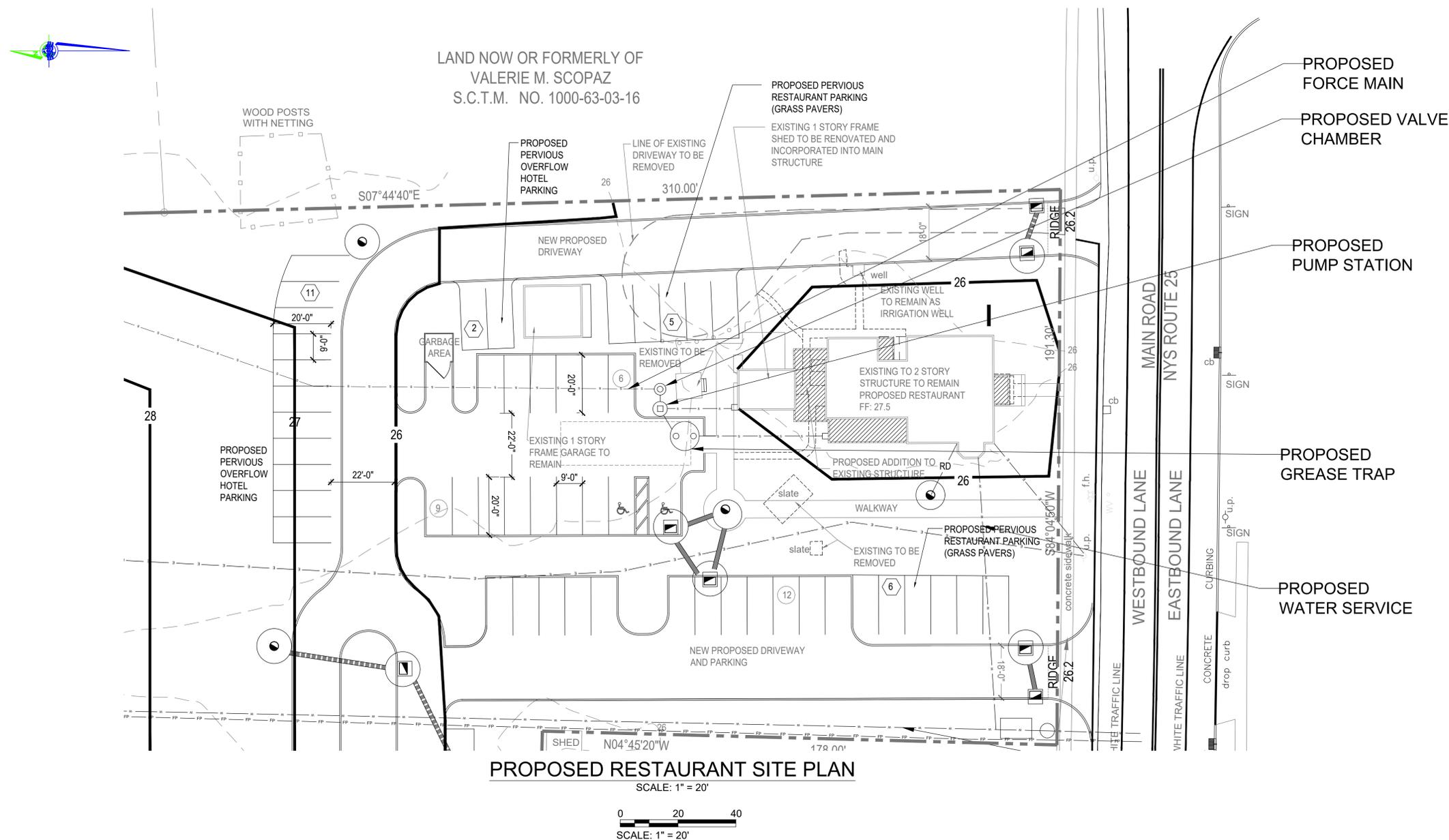
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PARTIAL SITE PLAN SANITARY LAYOUT

Project Address:
56655 ROUTE 25
SOUTHOLD
SUFFOLK COUNTY, NEW YORK

County Tax Map Number: **1000-63-3-15** Contract Number:

Regulatory Reference Number:

PROPOSED SITE LAYOUT AND UTILITIES PLAN

Drawing Number:
C-602

Sheet **14** of **16**

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