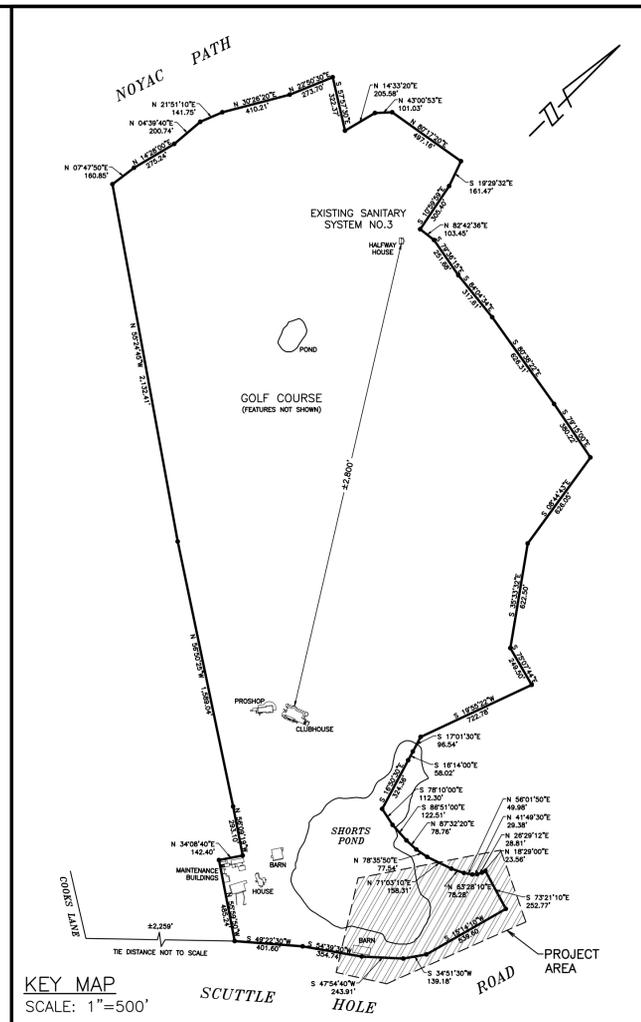
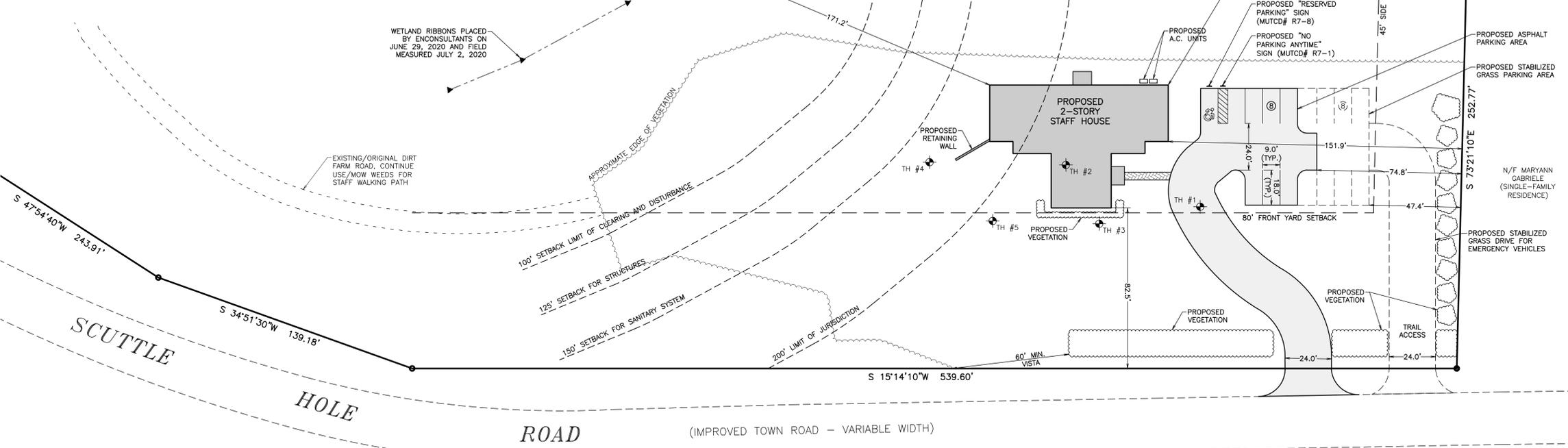


GRADE EL.: ±50.10	
2.0'	FINE LIGHT BROWN SILTY SAND AND TOPSOIL WITH ORGANICS, TRACE FINE GRAVEL (SM)
2.0'	FINE LIGHT BROWN SILTY SAND INTO FINE LIGHT BROWN CLEAN SAND, TRACE FINE TO SMALL GRAVEL (SM/SP)
2.0'	FINE LIGHT BROWN CLEAN SAND, TRACE FINE TO SMALL GRAVEL (SP)(100% CLEAN)
2.0'	MEDIUM TO FINE PALE BROWN CLEAN SAND, TRACE FINE GRAVEL, OCCASIONAL LARGE STONE (SW)(100% CLEAN)
2.0'	FINE TO COARSE PALE BROWN CLEAN SAND, SOME FINE TO SMALL GRAVEL (SW)
2.0'	FINE TO COARSE PALE BROWN AND LIGHT BROWN SAND, SOME FINE TO SMALL GRAVEL (SW)
5.0'	FINE TO MEDIUM LIGHT BROWN CLEAN SAND, TRACE FINE TO SMALL GRAVEL (SW)
5.0'	FINE TO COARSE LIGHT BROWN AND PALE BROWN SAND, TRACE FINE TO COARSE GRAVEL (SW)
3.0'	FINE TO COARSE PALE BROWN SAND, SOME FINE TO SMALL GRAVEL (SW) (NO GW ENCOUNTERED)



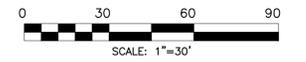
TEST HOLE #4
DUG BY SLACKE TEST BORING
JULY 23, 2020



SITE DATA:
OWNER: ATLANTIC GOLF CLUB, INC.
SITE ADDRESS: 1040 SCUTTLE HOLE ROAD, WATER MILL, N.Y. 11976
LOT AREA: 8,864,067.96 S.F. (203.491 ACRES)
FLOOD ZONE: X
FIRE DISTRICT: BRIDGEHAMPTON
SCHOOL DISTRICT: BRIDGEHAMPTON
ZONING DISTRICT: CR-80
OVERLAY DISTRICT: AQUIFER PROTECTION

PARKING REQUIREMENTS:
SPACES REQUIRED:
PROPOSED STAFF HOUSING: 16 BEDS x (1 SPACE/BED) = 16 SPACES
TOTAL SPACES REQUIRED: = 16 SPACES
SPACES PROVIDED:
PROPOSED STANDARD SPACES = 7 SPACES
PROPOSED HANDICAP SPACES = 1 SPACE
PROPOSED GRASS SPACES = 8 SPACES
TOTAL SPACES PROVIDED = 16 SPACES

ZONING NOTES:
THE SUBJECT PARCEL IS LOCATED WITHIN THE RESIDENTIAL DISTRICT (CR-80) AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:
MINIMUM LOT SIZE: 80,000 S.F.
LOT COVERAGE MAXIMUM: 10%
LOT WIDTH MINIMUM: 175 FEET
HEIGHT MAXIMUM: 2 STORIES/32 FEET
YARD, PRINCIPAL BUILDING
FRONT YARD: 80 FEET
SIDE YARD, MINIMUM FOR 1: 30 FEET
SIDE YARD, TOTAL FOR BOTH: 75 FEET
REAR YARD: 100 FEET
YARDS, ACCESSORY BUILDINGS
MINIMUM DISTANCE FROM STREET: 90 FEET
MINIMUM DISTANCE FROM SIDE & REAR YARD LINES: 30 FEET

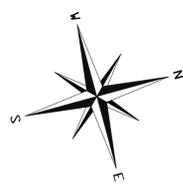


DATE	BY	DESCRIPTION	APPRVD
REVISIONS			
ATLANTIC GOLF CLUB, INC. 1040 SCUTTLE HOLE ROAD BRIDGEHAMPTON, N.Y. 11932			
STAFF HOUSING PROJECT 1040 SCUTTLE HOLE ROAD, BRIDGEHAMPTON, N.Y. 11932 SCTM NO.: 0900-040.00-01.00-007.001			
ALIGNMENT PLAN			
THE RAYNOR GROUP, P.E. & L.S. PLLC SURVEYORS CIVIL ENGINEERS SITE PLANNERS		P.O. BOX 720 WATER MILL, NY 11976 (631)729-7600	
DESIGNED BY: VAG	SCALE: 1" = 30'	DWG. NO.	
DRAWN BY: KK	DATE: 08/17/2020	C-1	
APPROVED BY: VAG	FILE NO.: 1264.11		

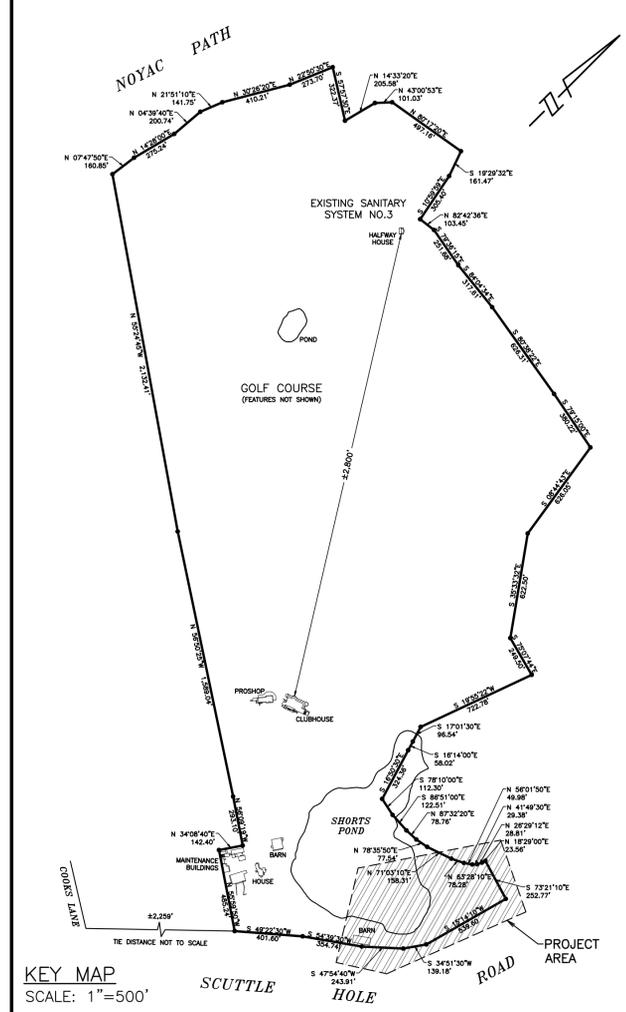
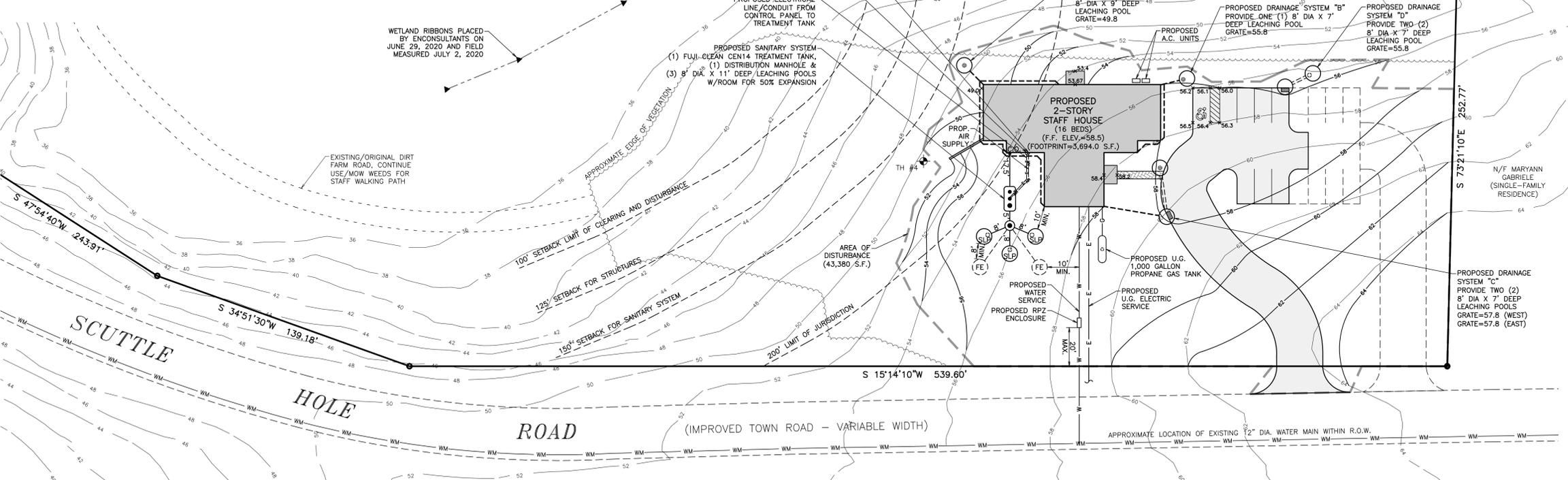
GRADE EL.: ±50.10

2.0'	FINE LIGHT BROWN SILTY SAND AND TOPSOIL WITH ORGANICS, TRACE FINE GRAVEL (SM)	48.10
2.0'	FINE LIGHT BROWN SILTY SAND INTO FINE LIGHT BROWN CLEAN SAND, TRACE FINE TO SMALL GRAVEL (SM/SP)	46.10
2.0'	FINE LIGHT BROWN CLEAN SAND, TRACE FINE TO SMALL GRAVEL (SP)(100% CLEAN)	44.10
2.0'	MEDIUM TO FINE PALE BROWN CLEAN SAND, TRACE FINE GRAVEL, OCCASIONAL LARGE STONE (SW)(100% CLEAN)	42.10
2.0'	FINE TO COARSE PALE BROWN CLEAN SAND, SOME FINE TO SMALL GRAVEL (SW)	40.10
2.0'	FINE TO COARSE PALE BROWN AND LIGHT BROWN SAND, SOME FINE TO SMALL GRAVEL (SW)	38.10
5.0'	FINE TO MEDIUM LIGHT BROWN CLEAN SAND, TRACE FINE TO SMALL GRAVEL (SW)	33.10
5.0'	FINE TO COARSE LIGHT BROWN AND PALE BROWN SAND, TRACE FINE TO COARSE GRAVEL (SW)	28.10
3.0'	FINE TO COARSE PALE BROWN SAND, SOME FINE TO SMALL GRAVEL (SW)	25.10

(NO GW ENCOUNTERED)



TEST HOLE #4
DUG BY SLACKE TEST BORING
JULY 23, 2020



SITE DATA:
OWNER: ATLANTIC GOLF CLUB, INC.
SITE ADDRESS: 1040 SCUTTLE HOLE ROAD, WATER MILL, N.Y. 11976
LOT AREA: 8,864,067.96 S.F. (203.491 ACRES)
FLOOD ZONE: X
FIRE DISTRICT: BRIDGEHAMPTON
SCHOOL DISTRICT: BRIDGEHAMPTON
ZONING DISTRICT: CR-80
OVERLAY DISTRICT: AQUIFER PROTECTION

SANITARY SEWER DESIGN FLOW CALCULATIONS
1. CALCULATION METHOD (POPULATION DENSITY EQUIVALENT)
THE SUBJECT PROPERTY IS 203.491 ACRES IN SIZE, LOCATED WITHIN A HYDROGEOLOGIC GROUNDWATER MANAGEMENT ZONE V AND IS SERVED BY PUBLIC WATER. THERE ARE EXISTING WETLANDS LOCATED ON THE PROPERTY THAT, IN TOTAL, AMOUNT TO APPROXIMATELY 15.5 ACRES. IN ACCORDANCE WITH SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES GENERAL GUIDANCE MEMORANDUM #17, AGRICULTURAL AND GOLF COURSE DENSITY, THE ADJUSTED LOT AREA MAY BE CALCULATED AS FOLLOWS:
TOTAL LOT AREA: 203,491 ACRES
WETLAND AREA: 15.5 ACRES
GOLF COURSE (TURF MAINTENANCE/FERTILIZATION AREA): 50.0 ACRES
ADJUSTED LOT AREA: 137,991 ACRES
THE POPULATION DENSITY EQUIVALENT FOR THE SUBJECT PROPERTY MAY BE CALCULATED AS FOLLOWS:
POPULATION DENSITY EQUIVALENT = 137,991 ACRES X 300 GPD/ACRE = 41,397.3 GPD

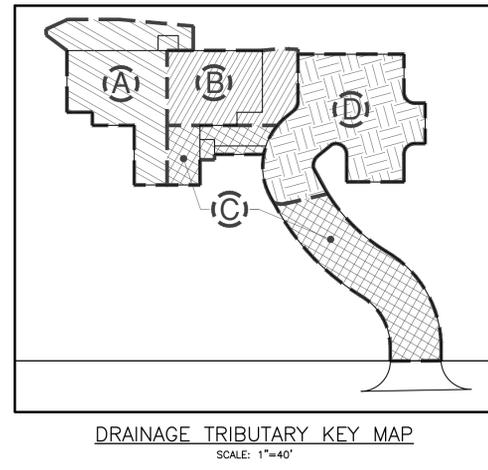
SANITARY CALCULATIONS:

STRUCTURE USE	BEDS	DENSITY LOAD	KITCHEN/GRAY LOAD	HYDRAULIC LOAD
		GPD/BED	GPD/SF	GPD/BED
STAFF HOUSE	16	75	N/A	75
TOTAL PROPOSED		1,200.0		1,200.0

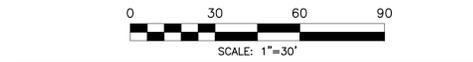
SIZE OF SEWAGE DISPOSAL SYSTEM (SCDHS DESIGN STANDARDS):
A. SEPTIC TANK
THE SEPTIC TANK IS REQUIRED TO PROVIDE A MINIMUM VOLUME CAPACITY FOR A ONE (1) DAY DESIGN FLOW COMPUTES AS FOLLOWS:
1,200 GPD X 1 DAY = 1,200 GALLONS,
USE ONE (1) FUJI CLEAN CEN14 (1,350 GPD)
B. LEACHING POOL
THE MINIMUM QUANTITY AND SIZE OF THE LEACHING POOLS REQUIRED IS BASED ON THE TOTAL DESIGN FLOW AND A WEIGHTED SIDEWALL LEACHING AREA RATE OF 1.5 GALLONS/S.F. THEREFORE, 1,200 GPD / 1.5 GALLONS/S.F. = 800 SF OF SIDEWALL REQUIRED: 800 S.F. / 25.1 S.F./V.F. OF AN 8' DIA. STRUCTURE = 31.9 V.F. PROVIDE: THREE (3) 10' DIA. X 11' DEEP LEACHING POOL = 33.0 V.F.
C. PROPOSED SANITARY SYSTEM
SEPTIC TANK: ONE (1) FUJI CLEAN CEN14 = 1,350 GPD
LEACHING POOLS: THREE (3) 8' DIA X 11' EFFECTIVE DEPTH = 33.0 V.F.

DRAINAGE DESIGN CRITERIA:
- RUNOFF COEFFICIENTS:
ROOF = 1.0
PATH = 1.0
ASPHALT = 1.0
LANDSCAPE = 0.2
- PROVIDE STORAGE CAPACITY FOR 2" RAINFALL
- 8" DIAMETER DRYWELL CAPACITY = 42.24 C.F./V.F.
- 4" CPEP @ 1.5% MIN. UNLESS NOTED OTHERWISE FOR ROOF.
- 15" HDPE @ 1.5% MIN. UNLESS NOTED OTHERWISE FOR INTERCONNECTING PIPE.

DRAINAGE CALCULATIONS:
TRIBUTARY AREA "A"
PROPOSED ROOFED PORCH = 66.0 S.F. X 1.0 X 2" = 11.0 C.F.
EXISTING LANDSCAPE = 830.0 S.F. X 0.2 X 2" = 27.7 C.F.
PROPOSED STAFF HOUSE = 2,023.0 S.F. X 1.0 X 2" = 337.2 C.F.
TOTAL = 375.9 C.F.
USE (1) 8' DIA. X 9' DEEP LEACHING POOLS = 380.2 C.F.
TRIBUTARY AREA "B"
PROPOSED STAFF HOUSE = 1,507.0 S.F. X 1.0 X 2" = 251.2 C.F.
EXISTING LANDSCAPE = 629.0 S.F. X 0.2 X 2" = 21.0 C.F.
TOTAL = 272.2 C.F.
USE (1) 8' DIA. X 7' DEEP LEACHING POOLS = 295.7 C.F.
TRIBUTARY AREA "C"
PROPOSED ROOFED PORCH = 65.0 S.F. X 1.0 X 2" = 10.8 C.F.
PROPOSED BLUESTONE PATH = 95.0 S.F. X 1.0 X 2" = 15.8 C.F.
EXISTING LANDSCAPE = 301.0 S.F. X 0.2 X 2" = 10.0 C.F.
PROPOSED STAFF HOUSE = 434.0 S.F. X 1.0 X 2" = 72.3 C.F.
PROPOSED DRIVE = 2,337.0 S.F. X 1.0 X 2" = 389.5 C.F.
TOTAL = 498.4 C.F.
USE (2) 8' DIA. X 7' DEEP LEACHING POOLS = 591.4 C.F.
TRIBUTARY AREA "D"
PROPOSED DRIVE = 3,643.0 S.F. X 1.0 X 2" = 607.2 C.F.
USE (2) 8' DIA. X 8' DEEP LEACHING POOLS = 675.8 C.F.



ZONING NOTES:
THE SUBJECT PARCEL IS LOCATED WITHIN THE RESIDENTIAL DISTRICT (CR-80) AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:
MINIMUM LOT SIZE: 80,000 S.F.
LOT COVERAGE MAXIMUM: 10%
LOT WIDTH MINIMUM: 175 FEET
HEIGHT MAXIMUM: 2 STORIES/32 FEET
YARD, PRINCIPAL BUILDING FRONT YARD: 80 FEET
SIDE YARD, MINIMUM FOR 1: 30 FEET
SIDE YARD, TOTAL FOR BOTH: 75 FEET
REAR YARD: 100 FEET
YARDS, ACCESSORY BUILDINGS MINIMUM DISTANCE FROM STREET: 90 FEET
MINIMUM DISTANCE FROM SIDE & REAR YARD LINES: 30 FEET



DATE	BY	DESCRIPTION	APPRVD
REVISIONS			

ATLANTIC GOLF CLUB, INC.
1040 SCUTTLE HOLE ROAD
BRIDGEHAMPTON, N.Y. 11932
STAFF HOUSING PROJECT
1040 SCUTTLE HOLE ROAD, BRIDGEHAMPTON, N.Y. 11932
SCTM NO.: 0900-049.00-01.00-007.001

GRADING, DRAINAGE & UTILITY PLAN
THE RAYNOR GROUP, P.E. & L.S. PLLC
SURVEYORS CIVIL ENGINEERS SITE PLANNERS
DEERFIELD GREEN WATER MILL, NY 11976 P.O. BOX 720 (631)729-7600
DESIGNED BY: VAG SCALE: 1" = 30' DWG. NO.
DRAWN BY: KK DATE: 08/17/2020 C-2
APPROVED BY: VAG FILE NO.: 1264.11



NORTH



SCALE: 1/32" = 1'-0"



SITE PLAN

STAFF HOUSING

08/18/2020

ATLANTIC GOLF CLUB

SP.1



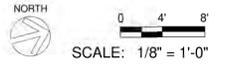
3 2nd FLOOR PLAN
1/8" = 1'-0"



1 BASEMENT PLAN
1/8" = 1'-0"



2 1ST FLOOR PLAN
1/8" = 1'-0"



ROGERS
MCCAGG
ARCHITECTS | PLANNERS
INTERIOR DESIGNERS

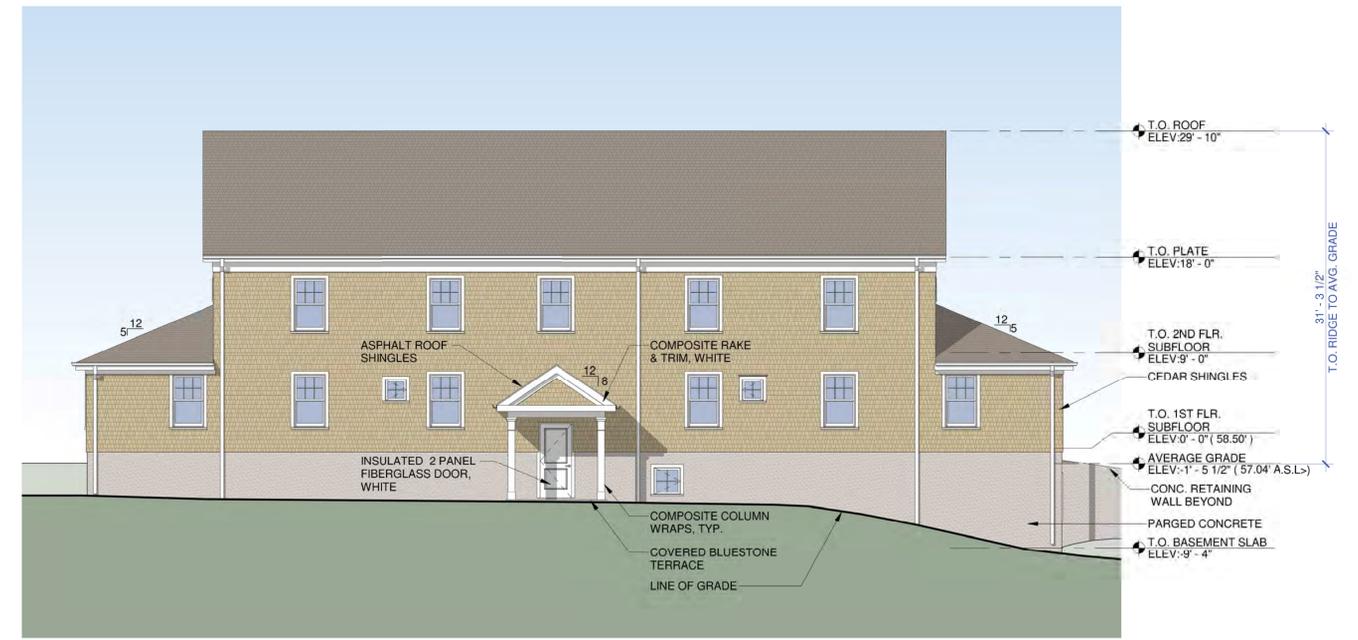
FLOOR PLANS
STAFF HOUSING
08/18/2020

ATLANTIC GOLF CLUB

P:\AGC\AG05.00 - Clubhouse and Housing Items\02 Drawings\02 Revit\01 Model



4 NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

TOWN OF SOUTHAMPTON

DEPARTMENT OF LAND MANAGEMENT

PLANNING BOARD
116 Hampton Road
Southampton, NY 11968

Phone: (631) 287-5735
Fax: (631) 287-5706
www.southamptontownny.gov



JAY SCHNEIDERMAN
TOWN SUPERVISOR

CHAIR
JACQUI LOFARO

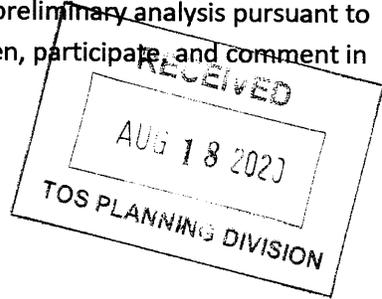
VICE CHAIRPERSON
DENNIS FINNERTY

SECRETARY
PHILIP A. KEITH

BOARD MEMBERS
JOHN J. BLANEY
GLORIAN BERK
ROBIN LONG
JOHN D. ZUCCARELLI

PRE-SUBMISSION SITE PLAN APPLICATION

Prior to the submission of a site development plan described below, the applicant or his/her agent shall meet with the Planning Board. The purpose of such conference shall be to discuss proposed uses or development of the site and to allow the Planning Board to determine conformity with the provisions and intent of this chapter, including, but not limited to, a discussion and preliminary analysis pursuant to the State Environmental Quality Review Act (SEQRA). The public may listen, participate, and comment in said discussion during the pre-submission conference.



\$1,100.00 Appropriate Site Plan Pre-Submission Fee (See § 330-184)

PLEASE SUBMIT 5 COPIES OF SITE PLANS.

Note: A minimum of 5 copies is required. Additional copies may be necessary

Application Name: Atlantic GC Staff Housing

SCTM No.: 049.00-1.000-.007.001

Property Address: 1040 Scuttle Hole Road

I. General Information

- a) Applicant's Name: Atlantic Golf Club
Address: P.O. Box 1890 Bridgehampton, New York 11932
Phone No.: 631-537-1818
- b) Name of Business (Existing or Proposed): Atlantic Golf Club
Address: 1040 Scuttle Hole Road
- c) If the applicant is a corporation, give the name and title of the responsible Officer:
Name: Dennis Suskind
Title: President

d) Landowner's Name: Atlantic Golf Club
Address: 1040 Scuttle Hole Road

e) Licensed Architect, Landscape Architect, Civil Engineer or Land Surveyor
Name: Rogers McCagg Architects
License No: # 038883-1
Address: 44 North Main Street South Norwalk, CT 06854
Telephone: 203-354-5215

f) If the applicant does not own the property, prepare the Owner Endorsement Form at the end of this packet establishing authorization of the applicant's proposed subdivision of his land.

g) All communications with regard to this application shall be addressed to the following person until further notice:
Name: Tony Panza
Address: 29 Turtle Pond Road Southampton, NY
Phone No: 917-318-1445

II. Proposed Site

a) General location of Property north side
of, Scuttle Hole Road, approx. 1,200 ft south
(street or road) (feet) (north/east/south/west)
of, Mitchell Lane, m. Bridgehampton
(nearest interesting street) (hamlet)

b) Total area under consideration: 43,380 sq. ft. or 0.73 acres.

c) Zoning District(s): CR-80

d) Description of Project:

In the space below, please provide a description of the project, the proposed use and operation thereof, including a detailed explanation of the design concept, the objective of the project sponsor and how the project is or is not in compliance with the Town Code. Additional sheets may be added if necessary

Atlantic GC is proposing to construct a two story wood frame building with basement. The proposed use is staff housing. In addition to the 16 bedrooms with individual bathrooms, the program includes lounge space (living room), kitchen, laundry, and a recreational space in the basement. The project proposes to have 8 paved parking spaces and 8 grass parking spaces. Sitework for the project includes an I/A septic system, drywells, connection to public water/electric, a propane tank, asphalt driveway/parking, along with street/property line/foundation plantings. The project meets all zoning setbacks and regulations. The project sits within the 200' wetlands jurisdiction line from Shorts Pond but exceeds are wetlands setbacks. The proposed plantings along Scuttle Hole Road look to mimic the existing plantings on the adjacent residential properties with the exception that we propose to hold the hedgerow back to retain a scenic view from southbound vehicles across to Shorts Pond.