



4th Ave

Beach 222nd St

Beach 222nd St

Tennis Courts

Baseball Field

Breezy Point Surf Club

Breezy Point Surf Club



4th Ave

Beach 227th St

Beach 222nd St

INDICATES SEPTIC TANK
OR DISTRIBUTION BOX

INDICATES DRYWELL

A

O

B

K

C

D

F

E

P

L

I

H

G



A

B

C

D

E

E

F

F

G

G

H

N

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Imagery Date: 6/17/2010

40°33'05.45" N 73°55'51.11" W elev 7 ft eye alt 1261 ft

1004

Legend	NPS Asset ID	Location	Section	Gender	Toilets	Urinals	Sinks	Showers
F	R-9	Locker Bathroom	Locker	Ladies	6	0	3	4
F	R-9	Locker Bathroom	Locker	Mens	3	2	4	4
E	R-4	H Bathroom	H	Mens	4	3	3	0
E	R-4	H Bathroom	H	Ladies	7	0	3	0
D	R-3	D Bathroom	D	Mens	3	2	2	0
D	R-3	D Bathroom	D	Ladies	4	0	2	0
C	R-2	Bocce/Pool	Bocce/Pool	Mens	2	1	2	0
C	R-2	Bocce/Pool	Bocce/Pool	Ladies	4	0	2	0
A	R-1	A Bathroom	A	Mens	8	6	3	0
A	R-1	A Bathroom	A	Ladies	10	0	3	0
B	A-2	Gig Building	Gig	Mens	3	3	2	0
B	A-2	Gig Building	Gig	Ladies	4	0	2	0
O	A-1	Office	Office	Uni	1	0	1	1
O	A-1	Office	Office	Uni	1	0	1	0
P		Poll Drainage Field	South of Pool					
K	A-3	Bet. A-3 and Tennis			Abandoned. Filled with gravel			

1. System Summary

The Breezy Point Surf Club property is served by a decentralized, onsite wastewater and drainage network composed of multiple independent septic systems serving individual cabana structures, supplemented by drywell based stormwater/backwash disposal and direct to grade greywater discharge. The system handles three distinct waste streams:

Greywater (shower and kitchen sink discharge)

Blackwater (bathroom/sanitary discharge)

Pool filter backwash (non sanitary process water)

2. Greywater Drainage

Approximately 90% of cabana accommodations are equipped with a shower and kitchen sink.

Greywater from these fixtures currently discharges directly to the sand (direct to grade disposal), with no collection, treatment, or containment structure.

This represents a significant deviation from the blackwater handling described below and is a notable feature for any environmental, regulatory, or upgrade assessment.

3. Blackwater System (Typical Restroom Configuration)

The following describes the typical building configuration. Actual conditions vary by structure.

Combined waste lines from all fixtures within a building drain to a single septic tank.

Primary septic tank: typically 1,500 gallons.

Overflow / disposal: Each septic tank is connected to two (2) to four (4) drywells, each typically 1,200 gallons, configured as overflow units.

Access: Cleanout covers are provided on all of these structures (septic tanks and drywells) for inspection and maintenance.

Typical flow path:

Building fixtures → 1,500 gal septic tank → 2–4 × 1,200 gal drywell overflows → subsurface discharge

4. Pool Filter Backwash System

A distribution box is located on the south side of the pool.

This distribution box is connected to five (5) drywells.

It receives and disperses backwash water from the pool filters (a separate, nonsanitary waste stream).

5. Abandoned / Inactive Structures

Several abandoned drywells, and likely abandoned septic tanks, are located throughout the property.

The exact number, location, and condition of these structures are not fully documented and should be verified through field investigation.

6. Site Map Legend & Conventions

Distribution boxes and septic tanks are indicated as squares or rectangles.

Drywells are indicated by circles or ovals.

Structure locations are approximate.

The map is not to scale.