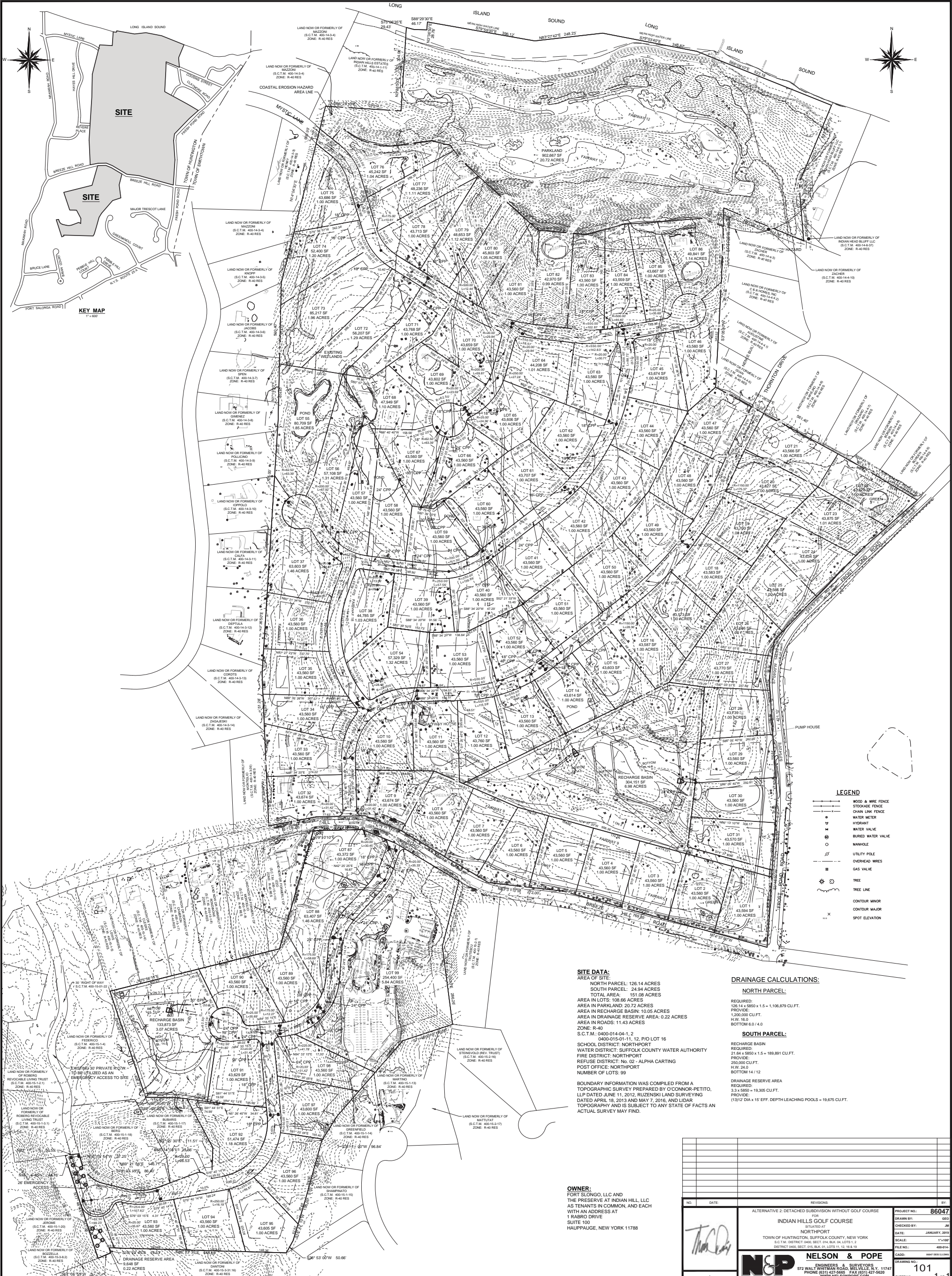


Appendix B-2
Project Plans- Alternatives

January 2019

Note: Not to scale, reduced to 11x17





KEY MAP

1:500

LEGEND

- WOOD & WIRE FENCE
- STOODGE FENCE
- CHAIN LINK FENCE
- WATER METER
- HYDRANT
- WATER VALVE
- BURIED WATER VALVE
- MANHOLE
- UTILITY POLE
- OVERHEAD WIRES
- GAS VALVE
- TREE
- TREE LINE
- CONTOUR MINOR
- CONTOUR MAJOR
- SPOT ELEVATION

SITE DATA:

AREA OF SITE:
 NORTH PARCEL: 126.14 ACRES
 SOUTH PARCEL: 24.94 ACRES
 TOTAL AREA: 151.08 ACRES
 AREA IN LOTS: 108.66 ACRES
 AREA IN PARKLAND: 20.72 ACRES
 AREA IN RECHARGE BASIN: 10.06 ACRES
 AREA IN DRAINAGE RESERVE AREA: 0.22 ACRES
 AREA IN ROADS: 11.43 ACRES
 ZONE: R-40
 S.C.T.M.: 0400-014-01-1, 2
 0400-015-01-11, 12, P/O LOT 16
 SCHOOL DISTRICT: NORTHPORT
 WATER DISTRICT: SUFFOLK COUNTY WATER AUTHORITY
 FIRE DISTRICT: NORTHPORT
 REFUSE DISTRICT: No. 02 - ALPHA CARTING
 POST OFFICE: NORTHPORT
 NUMBER OF LOTS: 99
 BOUNDARY INFORMATION WAS COMPILED FROM A TOPOGRAPHIC SURVEY PREPARED BY O'CONNOR-PETITO, LLP DATED JUNE 11, 2012, RUZENSKI LAND SURVEYING DATED APRIL 18, 2013 AND MAY 7, 2016, AND LIDAR TOPOGRAPHY AND IS SUBJECT TO ANY STATE OF FACTS AN ACTUAL SURVEY MAY FIND.

DRAINAGE CALCULATIONS:

NORTH PARCEL:
 REQUIRED:
 126.14 x 5850 x 1.5 = 1,106,879 CU.FT.
 PROVIDED:
 1,200,000 CU.FT.
 H.W. H.G.
 BOTTOM 6.0 / 4.0

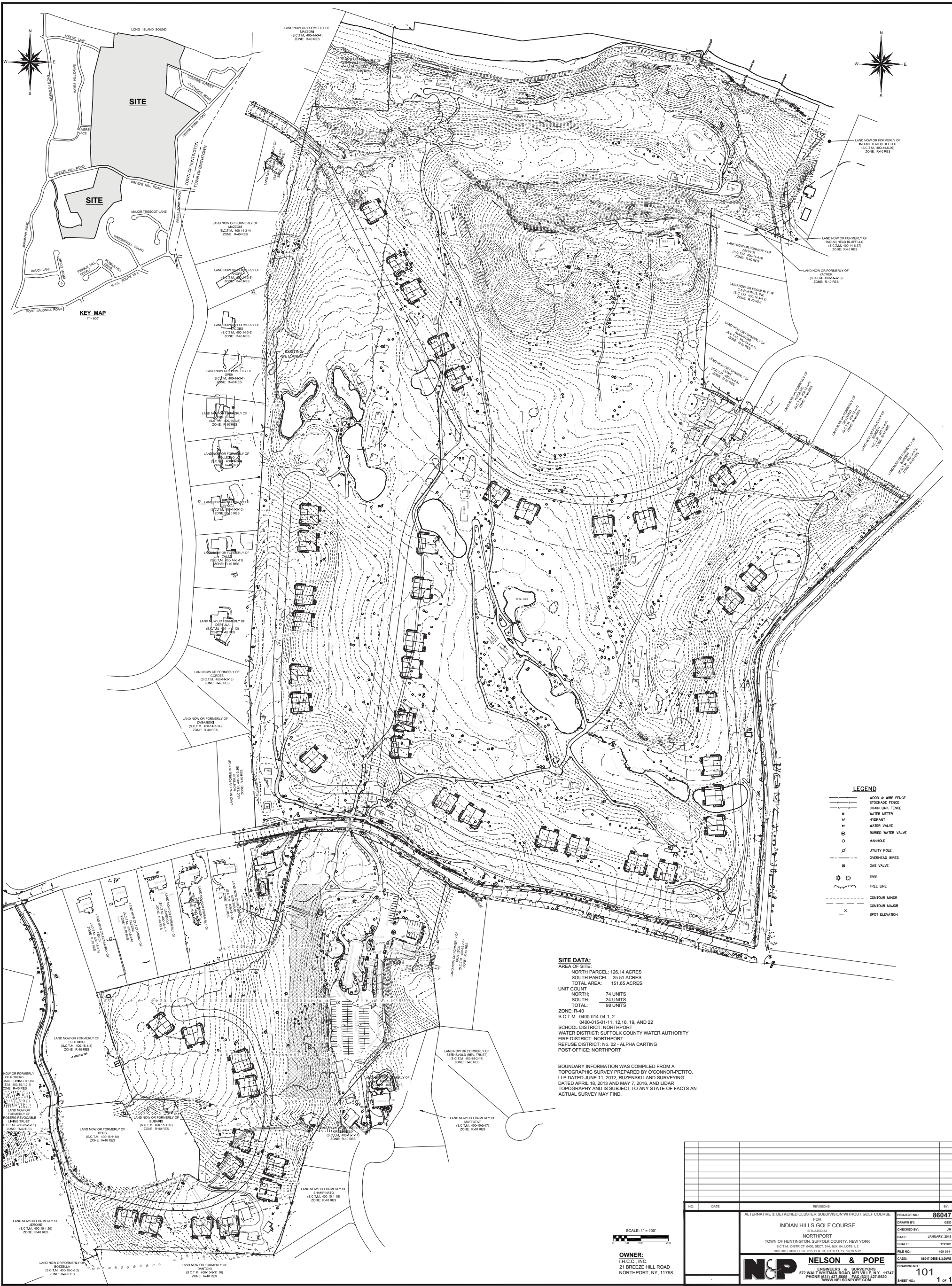
SOUTH PARCEL:
 RECHARGE BASIN
 REQUIRED:
 21.64 x 5850 x 1.5 = 189,891 CU.FT.
 PROVIDED:
 250,000 CU.FT.
 H.W. H.G.
 BOTTOM 6.4 / 1.2
 DRAINAGE RESERVE AREA
 REQUIRED:
 0.22 x 5850 = 1,287 CU.FT.
 PROVIDED:
 (13.12 DIA. x 15 EFF. DEPTH LEACHING POOLS = 18,675 CU.FT.

OWNER:

FORT SLONGO, LLC AND THE PRESERVE AT INDIAN HILL, LLC AS TENANTS IN COMMON, AND EACH WITH AN ADDRESS AT 1 RABROU DRIVE SUITE 100 HAUPPAUGE, NEW YORK 11788

NO.	DATE	REVISIONS	BY

ALTERNATIVE 2: DETACHED SUBDIVISION WITHOUT GOLF COURSE FOR INDIAN HILLS GOLF COURSE	PROJECT NO.: 86047
INDIAN HILLS GOLF COURSE	DRAWN BY: GED
STATED AT NORTHPORT	CHECKED BY: JB
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK	DATE: JANUARY 2016
S.C.T.M. DISTRICT: 0400, SECT. 014, B/LK. 01, LOT 1, 12, 18 & 19	SCALE: 1"=100'
DISTRICT 0400, SECT. 014, B/LK. 01, LOT 1, 12, 18 & 19	FILE NO.: 400-014
ENGINEERS & SURVEYORS	DRAWING NO.: 101
372 WALT WHITMAN ROAD, MELVILLE, N.Y. 11747	SHEET NO.: 1 of 1
PHONE (631) 237-8995 FAX (631) 237-9020	
WWW.NELSONPOPE.COM	



KEY MAP
T-100

LEGEND

- WOOD & WIRE FENCE
- STOCKADE FENCE
- CHAIN LINK FENCE
- WATER METER
- HYDRANT
- WATER VALVE
- BURIED WATER VALVE
- MANHOLE
- UTILITY POLE
- OVERHEAD WIRES
- GAS VALVE
- TREE
- TREE LINE
- CONTOUR MINOR
- CONTOUR MAJOR
- SPOT ELEVATION

SITE DATA:

AREA OF SITE:
 NORTH PARCEL: 126.14 ACRES
 SOUTH PARCEL: 25.51 ACRES
 TOTAL AREA: 151.65 ACRES

UNIT COUNT:
 NORTH: 74 UNITS
 SOUTH: 24 UNITS
 TOTAL: 98 UNITS

ZONE: R-40
 S.C.T.M.: 0400-014-04-1, 2
 0400-015-01-11, 12, 16, 19, AND 22
 SCHOOL DISTRICT: NORTHPORT
 WATER DISTRICT: SUFFOLK COUNTY WATER AUTHORITY
 FIRE DISTRICT: NORTHPORT
 REFUSE DISTRICT: No. 02 - ALPHA CARTING
 POST OFFICE: NORTHPORT

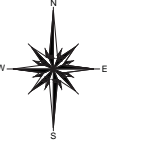
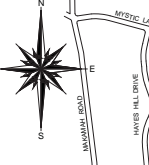
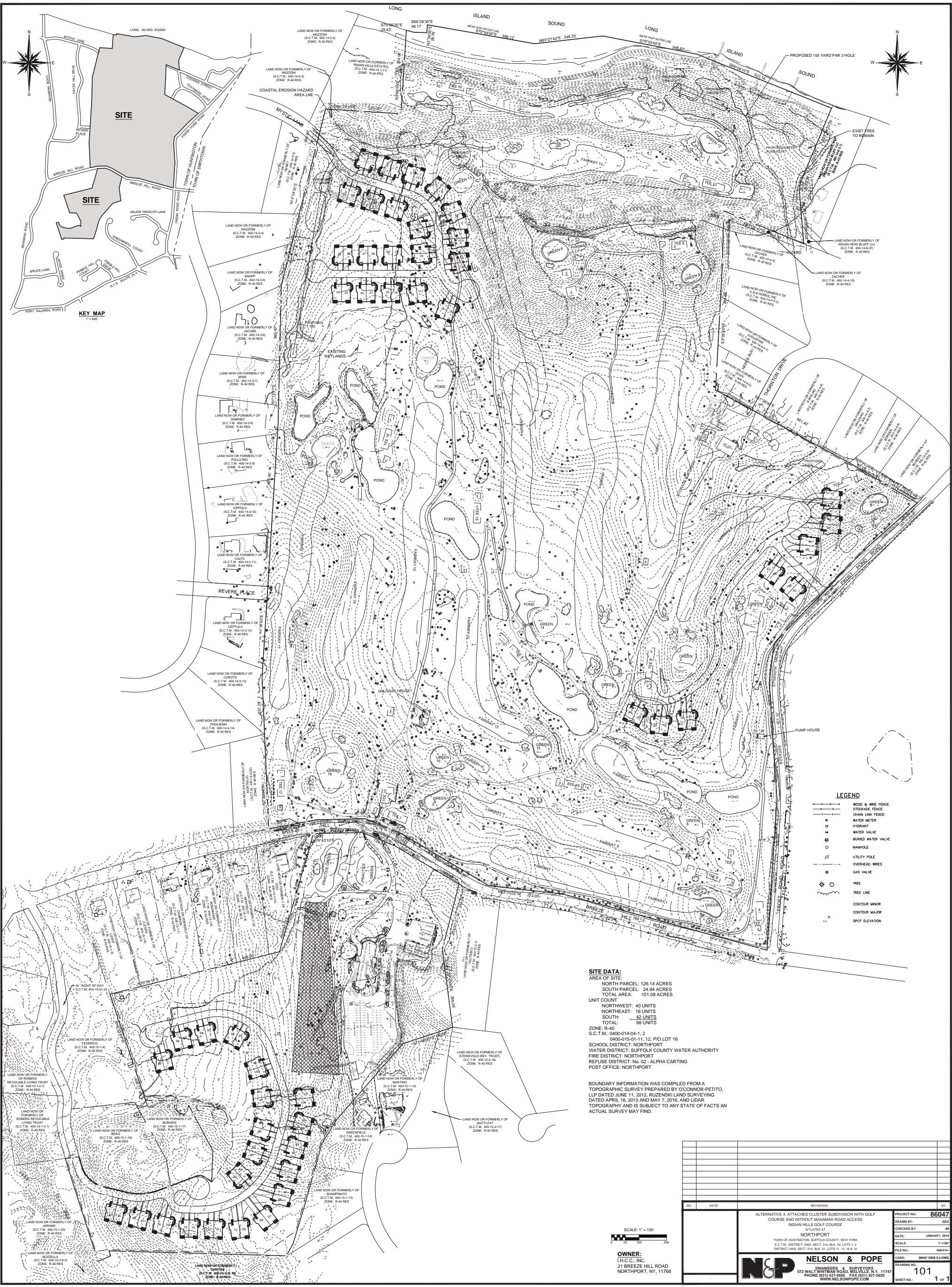
BOUNDARY INFORMATION WAS COMPILED FROM A TOPOGRAPHIC SURVEY PREPARED BY O'CONNOR-PETITO, LLP DATED JUNE 11, 2012, RUZENSKI LAND SURVEYING DATED APRIL 18, 2013 AND MAY 7, 2016, AND LIDAR TOPOGRAPHY AND IS SUBJECT TO ANY STATE OF FACTS AN ACTUAL SURVEY MAY FIND.

SCALE: 1" = 100'

OWNER:
 I.H.C., INC.
 21 BREEZE HILL ROAD
 NORTHPORT, NY, 11768

NO.	DATE	REVISIONS	BY

ALTERNATIVE 3, DETACHED CLUSTER SUBDIVISION WITHOUT GOLF COURSE FOR INDIAN HILLS GOLF COURSE SITUATED AT NORTHPORT TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK	PROJECT NO.: 86047 DRAWN BY: GED CHECKED BY: JMS DATE: JANUARY, 2018 SCALE: 1"=100' FILE NO.: 400-014 CADD: 8847 DESS 3.0393
N&P NELSON & POPE ENGINEERS & SURVEYORS 872 WALT WHITMAN ROAD, MELVILLE, N.Y. 11747 PHONE (631) 427-9649 FAX (631) 427-9620 WWW.NELSONPOPE.COM	DRAWING NO.: 101 1 of 1



KEY MAP
1" = 400'

LEGEND

- WOOD & WIRE FENCE
- STOCKADE FENCE
- CHAIN LINK FENCE
- WATER METER
- HYDRANT
- WATER VALVE
- BURIED WATER VALVE
- MANHOLE
- UTILITY POLE
- OVERHEAD WIRES
- GAS VALVE
- TREE
- TREE LINE
- CONTOUR MINOR
- CONTOUR MAJOR
- SPOT ELEVATION

SITE DATA:
AREA OF SITE:
 NORTH PARCEL: 126.14 ACRES
 SOUTH PARCEL: 24.94 ACRES
 TOTAL AREA: 151.08 ACRES
UNIT COUNT:
 NORTHWEST: 40 UNITS
 NORTHEAST: 16 UNITS
 SOUTH: 42 UNITS
 TOTAL: 98 UNITS
ZONE: R-40
 S.C.T.M.: 0400-014-04-1, 2
 0400-015-01-11, 12, PLO LOT 16
 SCHOOL DISTRICT: NORTHPORT
 WATER DISTRICT: SUFFOLK COUNTY WATER AUTHORITY
 FIRE DISTRICT: NORTHPORT
 REFUSE DISTRICT: No. 02 - ALPHA CARTING
 POST OFFICE: NORTHPORT

BOUNDARY INFORMATION WAS COMPILED FROM A TOPOGRAPHIC SURVEY PREPARED BY O'CONNOR-PETITO, LLP DATED JUNE 11, 2012, RUZENSKI LAND SURVEYING DATED APRIL 16, 2013 AND MAY 7, 2016, AND LIDAR TOPOGRAPHY AND IS SUBJECT TO ANY STATE OF FACTS AN ACTUAL SURVEY MAY FIND.

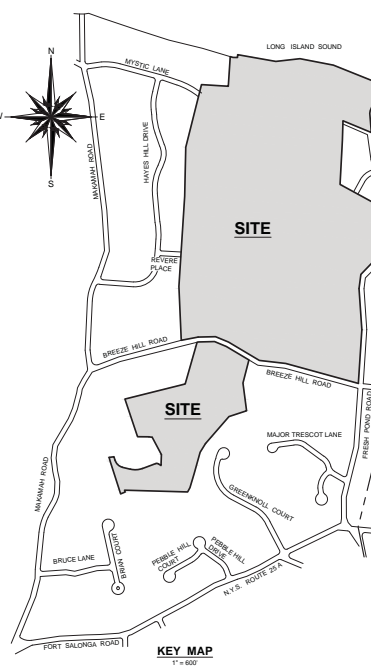
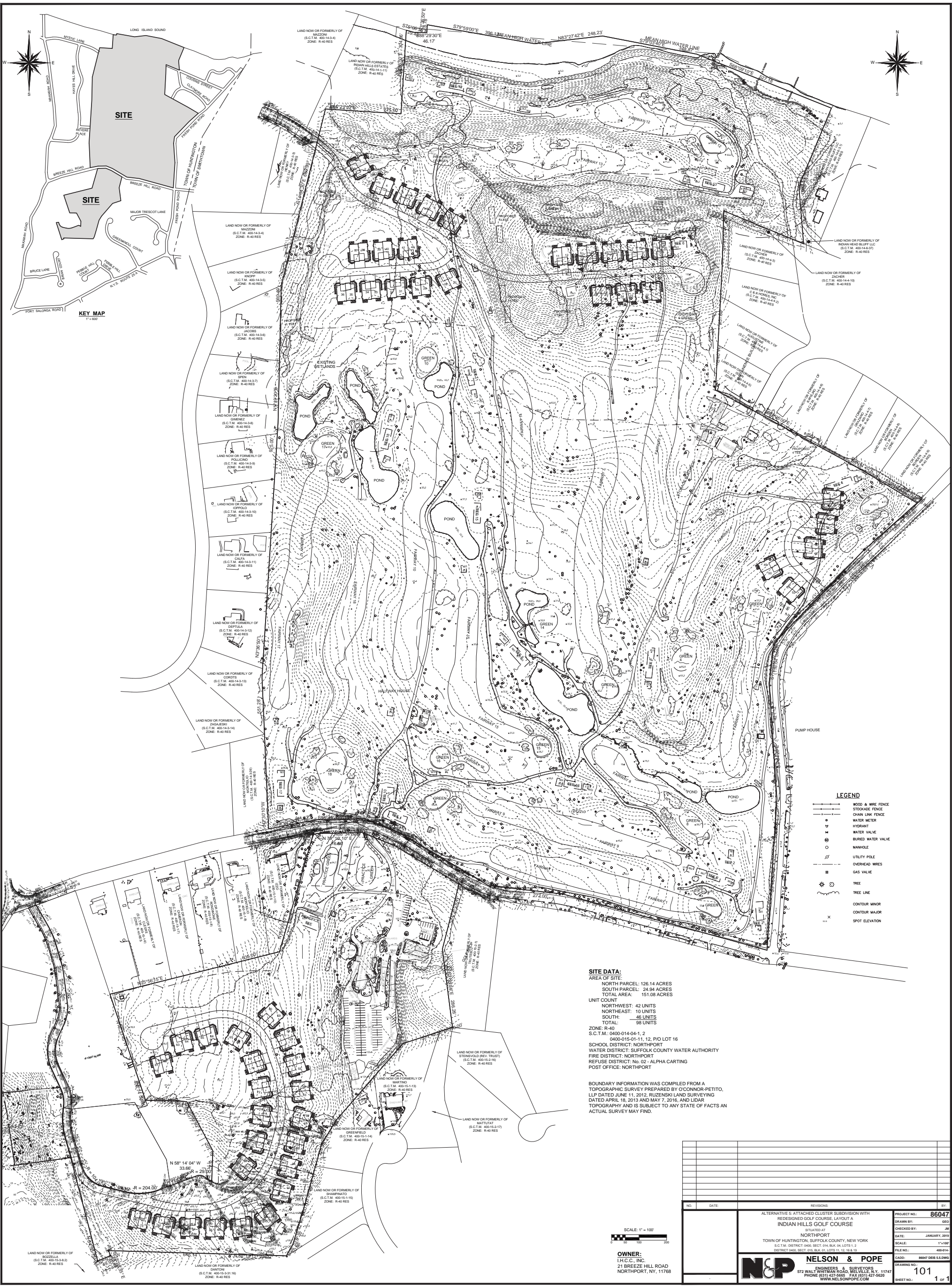
SCALE: 1" = 100'

OWNER:
 I.H.C.C., INC.
 21 BREEZE HILL ROAD
 NORTHPORT, NY, 11768

NO.	DATE	REVISIONS

PROJECT NO. 86047
DRAWN BY: GBD
CHECKED BY: AS
DATE: JANUARY 2016
SCALE: 1"=100'
FILE NO.: 400-014
CADD: 86047 DEB S 4 DWG
DRAWING NO.: 101
SHEET NO.: 1 of 1

ALTERNATIVE 4 ATTACHED CLUSTER SUBDIVISION WITH GOLF COURSE AND WITHOUT MAMAMAM ROAD ACCESS
INDIAN HILLS GOLF COURSE
 NORTHPORT
 TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
 S.C.T.M. DISTRICT: 0400, SECT. 014, B.L.K. IN LOTS 1, 12, 18 & 19
 DISTRICT 0400, SECT. 015, B.L.K. IN LOTS 1, 12, 18 & 19
ENGINEERS & SURVEYORS
N&P NELSON & POPE
 572 WALY WHITMAN ROAD, MELVILLE, N.Y. 11747
 PHONE (631) 237-9665 FAX (631) 237-9620
 WWW.NELSONPOPE.COM



LEGEND

- WOOD & WIRE FENCE
- STOCKADE FENCE
- CHAIN LINK FENCE
- WATER METER
- WATER VALVE
- BURIED WATER VALVE
- MANHOLE
- UTILITY POLE
- OVERHEAD WIRES
- GAS VALVE
- TREE
- TREE LINE
- CONTOUR MINOR
- CONTOUR MAJOR
- SPOT ELEVATION

SITE DATA:
 AREA OF SITE:
 NORTH PARCEL: 126.14 ACRES
 SOUTH PARCEL: 24.94 ACRES
 TOTAL AREA: 151.08 ACRES
 UNIT COUNT:
 NORTHWEST: 42 UNITS
 NORTHEAST: 10 UNITS
 SOUTH: 46 UNITS
 TOTAL: 98 UNITS
 ZONE: R-40
 S.C.T.M.: 0400-014-04-1, 2
 0400-015-01-11, 12, P10 LOT 16
 SCHOOL DISTRICT: NORTHPORT
 WATER DISTRICT: SUFFOLK COUNTY WATER AUTHORITY
 FIRE DISTRICT: NORTHPORT
 REFUSE DISTRICT: No. 02 - ALPHA CARTING
 POST OFFICE: NORTHPORT

BOUNDARY INFORMATION WAS COMPILED FROM A TOPOGRAPHIC SURVEY PREPARED BY O'CONNOR-PETITO, LLP DATED JUNE 11, 2012, RUZENSKI LAND SURVEYING DATED APRIL 16, 2013 AND MAY 7, 2016, AND LIDAR TOPOGRAPHY AND IS SUBJECT TO ANY STATE OF FACTS AN ACTUAL SURVEY MAY FIND.

SCALE: 1" = 100'

OWNER:
 I.H.C.C., INC.
 21 BREEZE HILL ROAD
 NORTHPORT, NY, 11768

NO.	DATE	REVISIONS

ALTERNATIVE 5, ATTACHED CLUSTER SUBDIVISION WITH REDESIGNED GOLF COURSE LAYOUT A SITUATED AT NORTHPORT TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK S.C.T.M. DISTRICT: 0400, SECT. 01A, BLK. 04, LOT 16, 2 DISTRICT: 0400, SECT. 01A, BLK. 04, LOT 16, 2		PROJECT NO.: 86047 DRAWN BY: GGC CHECKED BY: JS DATE: JANUARY 2016 SCALE: 1"=100' FILE NO.: 400-014 CAD: 86047 DEB 5.0 DWG
NELSON & POPE ENGINEERS & SURVEYORS 572 WALT WHITMAN ROAD, MELVILLE, N.Y. 11747 PHONE (516) 437-9665 FAX (516) 437-9620 WWW.NELSONPOPE.COM		DRAWING NO.: 101 SHEET NO.: 1 of 1



KEY MAP

LEGEND

- WOOD & WIRE FENCE
- STOCKADE FENCE
- CHAIN LINK FENCE
- WATER METER
- HYDRANT
- WATER VALVE
- BURIED WATER VALVE
- MANHOLE
- UTILITY POLE
- OVERHEAD WIRES
- GAS VALVE
- TREE
- TREE LINE
- CONTOUR MINOR
- CONTOUR MAJOR
- SPOT ELEVATION

SITE DATA:

AREA OF SITE:
 NORTH PARCEL: 126.14 ACRES
 SOUTH PARCEL: 24.94 ACRES
 TOTAL AREA: 151.08 ACRES

UNIT COUNT:
 NORTHWEST: 34 UNITS
 NORTHEAST: 16 UNITS
 SOUTH: 48 UNITS
 TOTAL: 98 UNITS

ZONE: R-40
 S.C.T.M.: 0400-014-04-1, 2
 0400-015-01-11, 12, PLO LOT 16

SCHOOL DISTRICT: NORTHPORT
 WATER DISTRICT: SUFFOLK COUNTY WATER AUTHORITY
 FIRE DISTRICT: NORTHPORT
 REFUSE DISTRICT: No. 02 - ALPHA CARTING
 POST OFFICE: NORTHPORT

BOUNDARY INFORMATION WAS COMPILED FROM A TOPOGRAPHIC SURVEY PREPARED BY O'CONNOR-PETITO, LLP DATED JUNE 11, 2012, RUZENSKI LAND SURVEYING DATED APRIL 16, 2013 AND MAY 7, 2016, AND LIDAR TOPOGRAPHY AND IS SUBJECT TO ANY STATE OF FACTS AN ACTUAL SURVEY MAY FIND.

SCALE: 1" = 100'

OWNER:
 I.H.C.C., INC.
 21 BREEZE HILL ROAD
 NORTHPORT, NY, 11768

NO.	DATE	REVISIONS	PROJECT NO.	86047
			DRAWN BY:	GGC
			CHECKED BY:	JR
			DATE:	JANUARY 2016
			SCALE:	1"=100'
			FILE NO.:	400-014
			CADD:	86047 DES & DWG
			DRAWING NO.:	101
			SHEET NO.:	1 of 1

ALTERNATIVE 6 ATTACHED CLUSTER SUBDIVISION WITH REDESIGNED GOLF COURSE LAYOUT 8 INDIAN HILLS GOLF COURSE
 SITUATED AT NORTHPORT
 TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK

N&P NELSON & POPE
 ENGINEERS & SURVEYORS
 572 WALT WHITMAN ROAD, MELVILLE, N.Y. 11747
 PHONE (516) 277-9955 FAX (516) 277-9620
 WWW.NELSONPOPE.COM