

APPENDIX P

**COMMUNITY SERVICE-RELATED
CORRESPONDENCE**



September 4, 2018

Northport Fire Department
204 Main Street
Northport, NY
Attn: Philip Weber, Chairman

**Re: The Preserve at Indian Hills
SCTM # #0400-14-041 &2 and
#0400-15-01-3.1, 3.2, 11, 12, 19 & P/O Lot 22
NPV #86047**

Dear Chairman Weber:

Nelson, Pope & Voorhis, LLC is an environmental, planning and consulting firm located in Melville. In July 2016, we submitted a letter regarding the above referenced project (see the Fire Department's response, attached). The project has changed since then, and we would appreciate an updated response. We are currently preparing a Draft Environmental Impact Statement (DEIS) for the subdivision of the subject property to construct a 98-unit senior residential development while preserving the existing golf course use (see enclosed location map and concept plan).

Specifically, I am requesting the following:

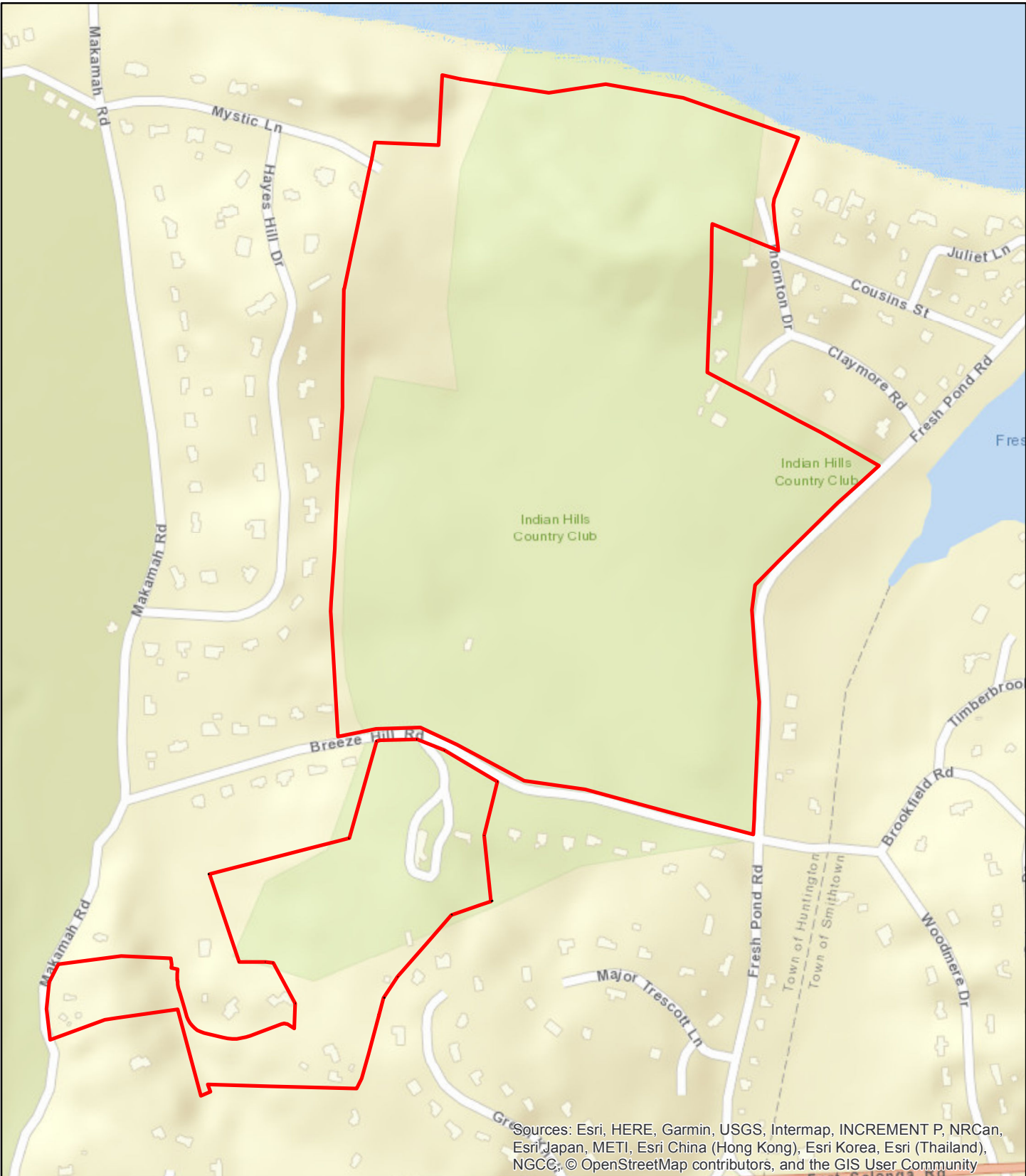
- Confirmation that the Department would serve the site;
- The location of the stations and/or substation(s) which would serve the site;
- A listing of the major pieces of firefighting equipment at each facility;
- The number of firefighters assigned to each facility;
- Indicate any specialized firefighting capabilities of the District;
- Indicate whether the firefighters are volunteers or full-time; and
- Whether the Department provides ambulance and/or EMT services to the sites and, if so, information on those services, such as location, equipment, personnel and usage.

If you have any input regarding the Department's ability to provide services, please provide an explanation so that this may be considered in the review process. Your responses will be included in the DEIS and reviewed by the Town of Huntington. If you should have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or cvoorhis@nelsonpopevoorhis.com.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC

Charles J. Voorhis, CEP, AICP

Enc. Location Map and Concept Plan



**FIGURE 1-1
LOCATION MAP**

**The Preserve at
Indian Hills
Northport**

Draft EIS

Source: ESRI Web Mapping Service
Scale: 1 inch = 600 feet



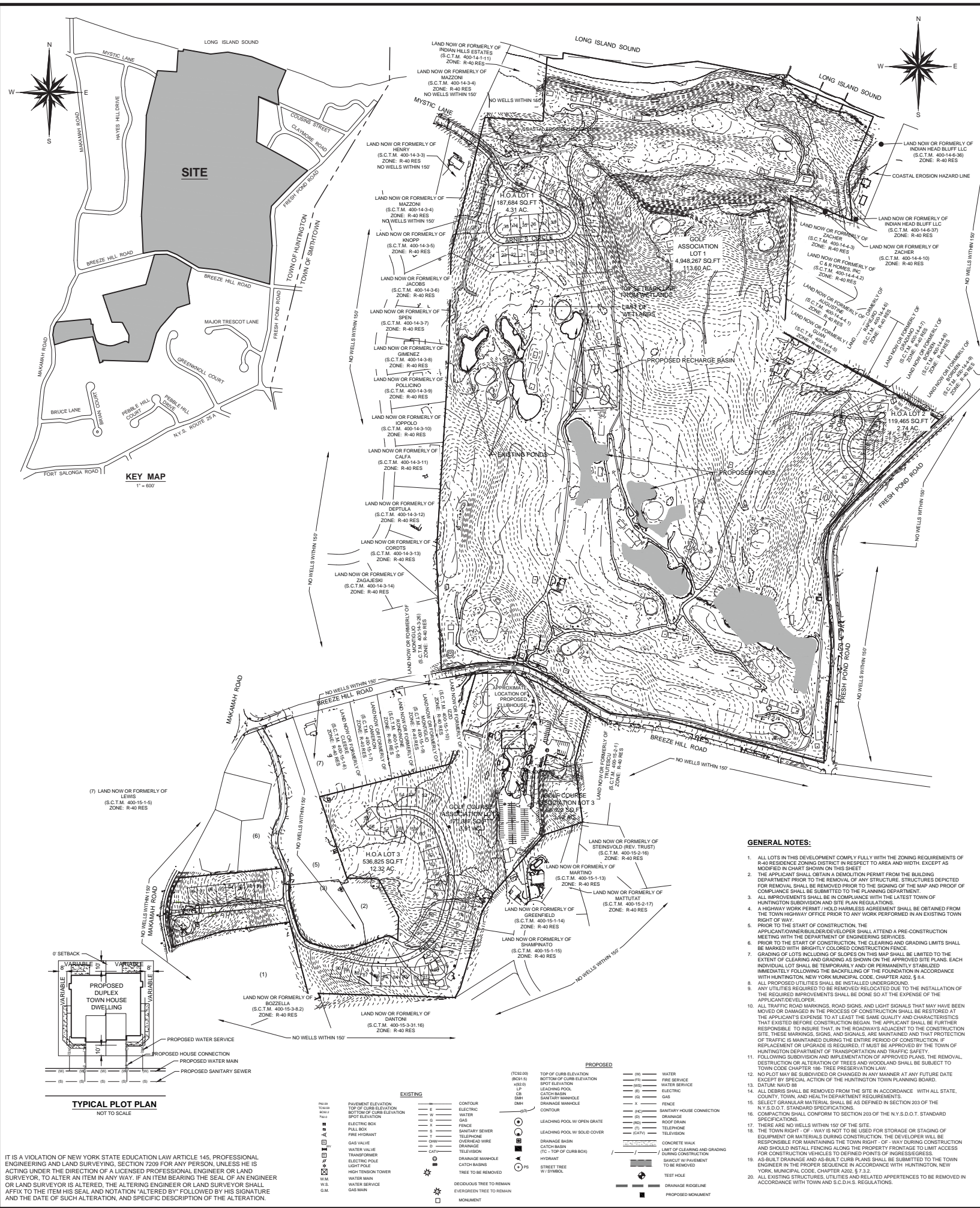


TABLE OF MODIFICATIONS

LOT No.	LOT AREA	ESTABLISHED FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK	LOT WIDTH AT SETBACK	CORNER LOT SETBACK
		MIN.	TOTAL			
1	1,963 SF	10'	0'	0'	44.00'	0'
2	5,644 SF	10'	0'	0'	75.83'	0'
3	1,503 SF	10'	0'	0'	44.00'	0'
4	4,408 SF	10'	0'	0'	46.76'	0'
5	4,271 SF	10'	0'	0'	46.00'	0'
6	2,628 SF	10'	0'	0'	41.00'	0'
7	4,300 SF	10'	0'	0'	47.00'	0'
8	4,366 SF	10'	0'	0'	46.00'	0'
9	4,751 SF	10'	0'	0'	47.82'	0'
10	1,028 SF	10'	0'	0'	23.41'	0'
11	3,877 SF	10'	0'	0'	36.77'	0'
12	4,718 SF	10'	0'	0'	46.71'	0'
13	7,200 SF	10'	0'	0'	14.74'	0'
14	6,790 SF	10'	0'	0'	15.69'	0'
15	1,271 SF	10'	0'	0'	19.69'	0'
16	8,908 SF	10'	0'	0'	23.26'	0'
17	4,068 SF	10'	0'	0'	46.00'	0'
18	4,068 SF	10'	0'	0'	46.00'	0'
19	4,068 SF	10'	0'	0'	46.33'	0'
20	4,068 SF	10'	0'	0'	45.17'	0'
21	4,068 SF	10'	0'	0'	45.50'	0'
22	4,068 SF	10'	0'	0'	45.50'	0'
23	4,068 SF	10'	0'	0'	45.50'	0'
24	4,068 SF	10'	0'	0'	29.84'	0'
25	4,068 SF	10'	0'	0'	29.84'	0'
26	4,068 SF	10'	0'	0'	45.50'	0'
27	4,068 SF	10'	0'	0'	45.50'	0'
28	3,978 SF	10'	0'	0'	44.37'	0'
29	3,978 SF	10'	0'	0'	44.37'	0'
30	4,076 SF	10'	0'	0'	45.50'	0'
31	4,076 SF	10'	0'	0'	45.50'	0'
32	4,076 SF	10'	0'	0'	44.00'	0'
33	5,218 SF	10'	0'	0'	53.22'	0'
34	3,978 SF	10'	0'	0'	44.37'	0'
35	4,076 SF	10'	0'	0'	45.50'	0'
36	4,076 SF	10'	0'	0'	45.50'	0'
37	4,076 SF	10'	0'	0'	45.50'	0'
38	3,942 SF	10'	0'	0'	44.00'	0'
39	4,242 SF	10'	0'	0'	44.00'	0'
40	4,704 SF	10'	0'	0'	45.50'	0'
41	4,902 SF	10'	0'	0'	49.85'	0'
42	4,262 SF	10'	0'	0'	45.00'	0'
43	3,872 SF	10'	0'	0'	40.83'	0'
44	4,432 SF	10'	0'	0'	49.22'	0'
45	4,591 SF	10'	0'	0'	51.53'	0'
46	4,662 SF	10'	0'	0'	46.87'	0'
47	4,782 SF	10'	0'	0'	49.26'	0'
48	4,180 SF	10'	0'	0'	45.91'	0'
49	4,262 SF	10'	0'	0'	45.00'	0'
50	5,499 SF	10'	0'	0'	21.17'	0'
51	4,076 SF	10'	0'	0'	45.50'	0'
52	5,514 SF	10'	0'	0'	41.25'	0'
53	3,872 SF	10'	0'	0'	44.00'	0'
54	4,112 SF	10'	0'	0'	45.82'	0'
55	4,044 SF	10'	0'	0'	45.50'	0'
56	5,524 SF	10'	0'	0'	55.77'	0'
57	3,872 SF	10'	0'	0'	44.00'	0'
58	4,228 SF	10'	0'	0'	44.00'	0'
59	4,076 SF	10'	0'	0'	44.00'	0'
60	6,874 SF	10'	0'	0'	52.70'	0'
61	4,076 SF	10'	0'	0'	44.00'	0'
62	4,731 SF	10'	0'	0'	57.09'	0'
63	4,068 SF	10'	0'	0'	44.89'	0'
64	4,599 SF	10'	0'	0'	56.31'	0'
65	3,872 SF	10'	0'	0'	44.00'	0'
66	4,068 SF	10'	0'	0'	44.00'	0'
67	4,877 SF	10'	0'	0'	53.87'	0'
68	3,978 SF	10'	0'	0'	44.00'	0'
69	3,978 SF	10'	0'	0'	44.00'	0'
70	4,112 SF	10'	0'	0'	45.82'	0'
71	3,872 SF	10'	0'	0'	44.00'	0'
72	4,112 SF	10'	0'	0'	45.50'	0'
73	4,112 SF	10'	0'	0'	45.50'	0'
74	4,141 SF	10'	0'	0'	45.82'	0'
75	4,062 SF	10'	0'	0'	45.18'	0'
76	4,141 SF	10'	0'	0'	45.82'	0'
77	4,141 SF	10'	0'	0'	45.82'	0'
78	3,978 SF	10'	0'	0'	44.00'	0'
79	5,947 SF	10'	0'	0'	47.20'	0'
80	4,662 SF	10'	0'	0'	43.65'	0'
81	4,782 SF	10'	0'	0'	43.65'	0'
82	3,900 SF	10'	0'	0'	44.00'	0'
83	4,068 SF	10'	0'	0'	46.17'	0'
84	4,213 SF	10'	0'	0'	45.50'	0'
85	4,213 SF	10'	0'	0'	45.50'	0'
86	5,074 SF	10'	0'	0'	43.00'	0'
87	4,871 SF	10'	0'	0'	46.97'	0'
88	4,023 SF	10'	0'	0'	45.44'	0'
89	4,023 SF	10'	0'	0'	45.44'	0'
90	4,023 SF	10'	0'	0'	45.44'	0'
91	3,960 SF	10'	0'	0'	44.00'	0'
92	4,068 SF	10'	0'	0'	46.33'	0'
93	4,068 SF	10'	0'	0'	45.34'	0'
94	4,068 SF	10'	0'	0'	45.33'	0'
95	4,068 SF	10'	0'	0'	45.34'	0'
96	4,068 SF	10'	0'	0'	45.33'	0'
97	4,068 SF	10'	0'	0'	45.34'	0'
98	3,960 SF	10'	0'	0'	44.00'	0'
99	3,960 SF	10'	0'	0'	44.00'	0'

SURVEYOR
 THIS DEVELOPMENT COMPLY FULLY WITH THE ZONING REQUIREMENTS OF R-40 EXCEPT FOR THE MODIFICATIONS AS STATED ABOVE. WE HEREBY CERTIFY THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY WHICH WAS COMPLETED BY O'CONNOR-PETITO, L.L.C. ON DECEMBER 7, 2017 AND CONCRETE MONUMENTS ARE TO BE SET AS SHOWN.

JOSEPH M. PETITO P.L.S. L.C. No. 06035-T

ENGINEER:
 THESEY CERTIFY THAT THE WATER SUPPLY (S) AND/OR SEWAGE DISPOSAL SYSTEMS FOR THIS PROJECT WERE DESIGNED BY ME OR UNDER MY DIRECTION. BASED UPON CAREFUL AND THOROUGH STUDY OF THE SOIL SITE AND GROUNDWATER CONDITIONS, ALL LOTS AS APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, 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.

THOMAS C. DYON P.E. L.C. No. 8097

GENERAL NOTES:

- ALL LOTS IN THIS DEVELOPMENT COMPLY FULLY WITH THE ZONING REQUIREMENTS OF R-40 RESIDENCE ZONING DISTRICT IN RESPECT TO AREA AND WIDTH, EXCEPT AS NOTED IN CHART SHOWN ON THIS SHEET.
- THE APPLICANT SHALL OBTAIN A DEMOLITION PERMIT FROM THE BUILDING DEPARTMENT PRIOR TO THE REMOVAL OF ANY STRUCTURE. STRUCTURES DEPICTED FOR REMOVAL SHALL BE DEMOLISHED PRIOR TO THE SIGNING OF THE MAP AND PROOF OF COMPLIANCE SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT.
- ALL IMPROVEMENTS SHALL BE IN COMPLIANCE WITH THE LATEST TOWN OF HUNTINGTON SUBDIVISION AND SITE PLAN REGULATIONS.
- A HIGHWAY WORK PERMIT HOLD HARMLESS AGREEMENT SHALL BE OBTAINED FROM THE TOWN HIGHWAY OFFICE PRIOR TO ANY WORK PERFORMED IN AN EXISTING TOWN RIGHT OF WAY.
- PRIOR TO THE START OF CONSTRUCTION, THE APPLICANT/OWNER/BUILDER/DEVELOPER SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF ENGINEERING SERVICES.
- PRIOR TO THE START OF CONSTRUCTION, THE CLEARING AND GRADING LIMITS SHALL BE MARKED WITH BRIGHTLY COLORED CONSTRUCTION FENCE.
- GRADING OF LOTS INCLUDING OF SLOPES ON THIS MAP SHALL BE LIMITED TO THE EXTENT OF CLEARING AND GRADING AS SHOWN ON THE APPROVED SITE PLANS, EACH INDIVIDUAL LOT SHALL BE TEMPORARILY AND/OR PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING THE BACKFILLING OF THE FOUNDATION IN ACCORDANCE WITH HUNTINGTON, NEW YORK MUNICIPAL CODE, CHAPTER 484.4.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ANY UTILITIES REQUIRED TO BE REMOVED/RELOCATED DUE TO THE INSTALLATION OF THE REQUIRED IMPROVEMENTS SHALL BE DONE SO AT THE EXPENSE OF THE APPLICANT/DEVELOPER.
- ALL TRAFFIC ROAD MARKINGS, ROAD SIGNS, AND LIGHT SIGNALS THAT MAY HAVE BEEN MOVED OR DAMAGED IN THE PROCESS OF CONSTRUCTION SHALL BE RESTORED AT THE APPLICANT'S EXPENSE TO AT LEAST THE SAME QUALITY AND CHARACTERISTICS THAT EXISTED BEFORE CONSTRUCTION BEGAN. THE APPLICANT SHALL BE FURTHER RESPONSIBLE TO INSURE THAT IN THE ROADWAYS ADJACENT TO THE CONSTRUCTION SITE, THESE MARKINGS, SIGNS, AND SIGNALS, ARE MAINTAINED AND THAT PROTECTION OF TRAFFIC IS MAINTAINED DURING THE ENTIRE PERIOD OF CONSTRUCTION. IF REPLACEMENT OR UPGRADE IS REQUIRED, IT MUST BE APPROVED BY THE TOWN OF HUNTINGTON DEPARTMENT OF TRANSPORTATION AND TRAFFIC SAFETY.
- FOLLOWING SUBDIVISION AND IMPLEMENTATION OF APPROVED PLANS, THE REMOVAL, DESTRUCTION OR ALTERATION OF TREES AND WOODLAND SHALL BE SUBJECT TO TOWN CODE CHAPTER 186 - TREE PRESERVATION LAW.
- NO LOT MAY BE SUBDIVIDED OR CHANGED IN ANY MANNER AT ANY FUTURE DATE EXCEPT BY SPECIAL ACTION OF THE HUNTINGTON TOWN PLANNING BOARD.
- DATUM: NAVD 83.
- ALL DEBRIS SHALL BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL STATE, COUNTY, TOWN AND HEALTH DEPARTMENT REQUIREMENTS.
- SELECT GRANULAR FILL MATERIAL SHALL BE AS DEFINED IN SECTION 203 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS.
- COMPACTION SHALL CONFORM TO SECTION 203 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS.
- THERE ARE NO WELLS WITHIN 150' OF THE SITE.
- THE TOWN RIGHT-OF-WAY IS NOT TO BE USED FOR STORAGE OR STAGING OF EQUIPMENT OR MATERIALS DURING CONSTRUCTION. THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTAINING THE TOWN RIGHT-OF-WAY DURING CONSTRUCTION AND SHOULD INSTALL FENCING ALONG THE PROPERTY FRONTAGE TO LIMIT ACCESS FOR CONSTRUCTION VEHICLES TO DEFINED PORTS OF INGRESS/EGRESS.
- AS-BUILT DRAINAGE AND AS-BUILT CURB PAVEMENT SHALL BE SUBMITTED TO THE TOWN ENGINEER IN THE PROPER SEQUENCE IN ACCORDANCE WITH HUNTINGTON, NEW YORK, MUNICIPAL CODE, CHAPTER 402.2, § 7.3.2.
- ALL EXISTING STRUCTURES, UTILITIES AND RELATED APPURTENANCES TO BE REMOVED IN ACCORDANCE WITH TOWN AND S.C.D.H. REGULATIONS.

BOUNDARY INFORMATION WAS COMPILED FROM A TOPOGRAPHIC SURVEY PREPARED BY O'CONNOR-PETITO, LLP DATED JUNE 11, 2012, AND UPDATED DECEMBER 7, 2017.

THIS PROPERTY LIES WHOLLY WITHIN ZONE X OF THE FEMA FLOOD INSURANCE RATE MAP: MAP ID 36103034H EFFECTIVE DATE 9-25-09.

COMMUNITY: TOWN OF HUNTINGTON COMMUNITY No. 360796 PLAN 341 of 3626 MAP SUFFIX: H.

SITE DATA:
 AREA OF SITE: NORTH PARCEL: 5.49 ACRES
 AREA IN HOMEOWNER'S ASSOC. LOTS: 7.05 ACRES
 AREA IN GOLF ASSOCIATION LOTS: 113.0 ACRES
 TOTAL AREA: 126.14 ACRES

SOUTH PARCEL:
 AREA IN LOTS: 10.66 ACRES
 AREA IN WIDENING (DED. TO T.O.H): 0.01 ACRES
 AREA IN HOMEOWNER'S ASSOC. LOTS: 12.32 ACRES
 AREA IN GOLF ASSOCIATION LOTS: 5.43 ACRES
 TOTAL AREA: 28.42 ACRES

TOTAL SITE AREA: 154.56 ACRES

LOTS:
 NORTHWEST: 38 LOTS
 NORTHEAST: 12 LOTS
 SOUTH: 49 LOTS
 TOTAL: 99 LOTS

S.C.T.M.: 0400-014-04-1, 2
 0400-015-01-1, 3, 2.2, 11, 12, 19 AND PIO LOT 22

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

- GENERAL NOTES:**
- 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.
 - 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 MUNICIPAL AND MUNICIPAL INSPECTIONS.
 - 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.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR THE REMOVAL AND DISPOSAL OF ANY EXCAVATED AND DEMOLISHED MATERIALS AND DEBRIS.
 - UNSATURATED 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 FILL MATERIAL.
 - 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.
 - 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.
 - 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 MOVED PROCTOR TEST, UNLESS OTHERWISE NOTED.
 - DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSATURATED MATERIAL, SURPLUS MATERIAL AND DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.
 - ALL MUNICIPAL AGENCIES HAVING JURISDICTION DURING CONSTRUCTION SHALL BE NOTIFIED A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE OF ALL CONSTRUCTION ACTIVITIES OTHER THAN THAT 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 WITH THE APPLICABLE PERMITS AND MUNICIPAL REQUIREMENTS.
 - INSTALLATION AND SERVICE COORDINATION OF GAS SERVICE IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK SHALL CONFORM, AS A MINIMUM, TO THE REQUIREMENTS OF PSEG LONG ISLAND.
 - 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.
 - 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.
 - ALL PARKING LOT LIGHTING POLES, LIGHTING FIXTURE CONFIGURATIONS, AND COLOR SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION. THE LOCATION OF SITE ELECTRIC SHALL BE AS DETAILED BY OTHERS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR THE INSTALLATION OF SIGNS.
 - SPEED BUMPS, BUMPER STOPS, OR WHEEL STOPS ARE NOT PERMITTED.
 - 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 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.
 - 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 FOLLOWING STATE, COUNTY, AND LOCAL ACTIVITY. 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.
 - ALL EXISTING PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (C/P) AS MANUFACTURED BY ADS, TYPE N-12 SOIL TIGHT PIPE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING HANDICAP ACCESS RELATED IMPROVEMENTS IN ACCORDANCE WITH THE LATEST APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, REGULATIONS, REQUIREMENTS AND LAWS INCLUDING, BUT NOT LIMITED TO: BUILDING ACCESS, HANDICAP ACCESSIBLE ROUTE, LANDINGS, PARKING, RAILINGS AND SIGNAGE.
 - 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 REQUIREMENTS, 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.
 - AS-BUILT DRAINAGE AND AS-BUILT CURB PAVEMENT 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.
 - ALL HANDICAP RAMP, 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.
 - PREPARATION OF SOILS AND PLANTINGS SHALL BE ACCORDING TO SPECIFICATIONS SET FORTH UNDER SECTION 8.3 OF THE TOWN OF HUNTINGTON SUBDIVISION AND SITE PLAN REGULATIONS.
 - ALL AREAS THAT HAVE BEEN DISTURBED SHALL BE SEEDED UNLESS OTHERWISE NOTED.
 - ALL DEBRIS SHALL BE REMOVED IN ACCORDANCE WITH STATE, AND LOCAL REQUIREMENTS.
 - ELEVATIONS REFER TO NAVD 83.
 - A BRIGHTLY COLORED CONSTRUCTION FENCE SHALL BE ERECTED ALONG THE LIMIT OF CLEARING AND GRADING LINE PRIOR TO AND DURING ANY CONSTRUCTION ACTIVITY.
 - ALL IMPROVEMENTS SHALL BE IN CONFORMANCE WITH THE TOWN OF HUNTINGTON PLANNING BOARD SUBDIVISION AND SITE PLAN REGULATIONS.
 - THE PROPOSED GUTTER GRADES (0.5% 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 0.5%.
 - ANY UTILITIES REQUIRED TO BE RELOCATED DUE TO INSTALLATION OF THE REQUIRED IMPROVEMENTS SHALL BE RELOCATED AT THE EXPENSE OF THE APPLICANT/DEVELOPER/OWNER.
 - 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 APPLICANT'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR ALL SUCH RETAINING WALL PRIOR TO CONSTRUCTION.
 - ALL DISTURBED SOIL AREAS, EXCLUDING PAVED AREAS AND RECHARGE BASINS, MUST BE COVERED WITH A MINIMUM OF 6" (INCHES) OF NATIVE TOPSOIL PRIOR TO THE REMOVAL OF EXCESS TOPSOIL. WHEN ADEQUATE SUPPLY OF ON-SITE TOPSOIL IS UNAVAILABLE, THE DEVELOPER SHALL BRING IN TOPSOIL TO PROVIDE A DEPTH OF 6" (INCHES). ALL FINISHED GRADE SLOPES SHALL BE STABILIZED AS SOON AS POSSIBLE.
 - PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF ENGINEERING SERVICES SHALL BE SCHEDULED BY THE APPLICANT/OWNER/BUILDER/DEVELOPER.
 - THE DEVELOPER/OWNER SHALL COMPLY WITH ARTICLE XII 1987-98: REMOVAL OF EXCESS TOPSOIL OR GREATER EARTH.
 - CONTRACTOR TO PROVIDE 3" HIGH RAILING ALONG TOP OF RETAINING WALLS WITH A HEIGHT OF 20" AND OTHER ABOVE FINISHED GRADE. RAILINGS SHALL COMPLY WITH SECTION 1013 GUARDS OF THE BOVYS.
 - ALL ROOF DRAIN PIPE TO BE SDR-35.

- SHEET INDEX:**
- OVERALL PLAN (C-100)
 - ALIGNMENT PLAN - NORTH PARCEL (C-101)
 - ALIGNMENT PLAN - SOUTH PARCEL (C-102)
 - EXISTING FEATURES DEMOLITION PLAN (C-103)
 - GRADING PLAN (C-104)
 - GRADING PLAN 2 (C-105)
 - GRADING PLAN 3 (C-106)
 - GRADING PLAN 4 (C-107)
 - GRADING PLAN 5 (C-108)
 - GRADING PLAN 6 (C-109)
 - GRADING PLAN 7 (C-110)
 - GRADING PLAN 8 (C-111)
 - UTILITY PLAN 1 (C-112)
 - UTILITY PLAN 2 (C-113)
 - UTILITY PLAN 3 (C-114)
 - UTILITY PLAN 4 (C-115)
 - PROFILES 1 (C-116)
 - PROFILES 2 (C-117)
 - PROFILES 3 (C-118)
 - PROFILES 4 (C-119)
 - OVERALL DRAINAGE PLAN - NORTH PARCEL (C-120)
 - OVERALL DRAINAGE PLAN - SOUTH PARCEL (C-121)
 - SEDIMENT AND EROSION CONTROL PLAN 1 (C-122)
 - SEDIMENT AND EROSION CONTROL PLAN 2 (C-123)
 - SEDIMENT AND EROSION CONTROL PLAN 3 (C-124)
 - LANDSCAPE PLAN 1 (LP-101)
 - LANDSCAPE PLAN 2 (LP-102)
 - LANDSCAPE PLAN 3 (LP-103)
 - LIGHTING PLAN - NORTH PARCEL (L-110)
 - LIGHTING PLAN - SOUTH PARCEL (L-112)
 - DRAINAGE DETAILS (C-501)
 - SITE DETAILS (C-502)
 - RETAINING WALL DETAILS (C-503)
 - RETAINING WALL SECTIONS (C-504)
 - SEDIMENT AND EROSION CONTROL DETAILS (C-505)

OWNER:
 N&P, INC. AND ROBERTO REVOCABLE TRUST
 31 BREEZE HILL ROAD
 NORTHPORT, NY 11761
 (813) 251-2700
 WWW.N&P.COM

FOR TOWN USE:
 THE PRESERVE AT INDIAN HILLS
 SITUATED AT
 NORTHPORT
 TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
 S.C.T.M. DISTRICT: 0400, SECT. 014, BLK. 04, LOTS 1 AND 2
 DISTRICT 0400, SECT. 015, BLK. 01, LOTS 3.1, 3.2, 11, 12, 16, 19 AND PIO 22

N&P NELSON & POPE ENGINEERS & SURVEYORS
 572 WALT WHITMAN ROAD, MELVILLE, NY 11747
 PHONE (631) 427-5665 FAX (631) 427-5620
 WWW.N&P.COM

DRAWN BY: JEM **CADD NO.:** 86047 PM.DWG **SCALE:** 1"=200'
CHECKED BY: GEI **FILE NO.:** 400-614 **DATE:** DECEMBER, 2017 **PROJECT NO.:** 86047 **DRAWING NO.:** C-100
SHEET NO.: 1 OF 35

Dear Mr. Voorhis,

Questions regarding The Preserve at Indian Hills.

Yes the Northport Fire Department serves this area it is located in Fire Protection area #1.

Our headquarters is located at 204 Main St. Northport and our substation is located at 22 Waterside Rd. Northport

Headquarters has 2- Class "A" pumpers (1 being 4x4) 1- ALS ambulance 1- heavy rescue 1- High Water Rescue truck . 2 – pick ups both 4x4. 1- First Responder car 4x4 with ALS capability. Inflatable boat

Substation- 1 -93' Tower Ladder, 2- Class "A" pumpers. 1- fire police van 1- 4x4 ALS ambulance

Also we have a fire boat located in Northport Harbor

We have a total of 119 members on the active rolls . 63 interior firefighters, 32 EMT's 5 being ALS.

Headquarters has 59 members Station #1 Has 60.

Our department is all volunteer. With the exception of a paid Paramedic Monday thru Friday 6am – 10pm. Headquarters is manned 24/7 with a dispatcher and Monday thru Friday with a second houseman from 7-3pm.

We do provide ambulance service both ambulances are ALS capable. The personnel would be responding out of our substation. All crews have minimum of a driver, EMT and a crew member. If needed a ALS provider.

I hope this answers your questions. Please free to reach out if you have any additional questions.

Sincerely,

Chief Brad Wine

Northport Fire Department



September 4, 2018

National Grid
175 East Old Country Road
Hicksville, NY 11801
Attn: Alicia Longo

**Re: The Preserve at Indian Hills
SCTM # #0400-14-041 &2 and
#0400-15-01-3.1, 3.2, 11, 12, 19 & P/O Lot 22
NPV #86047**

Dear Ms. Longo:

Nelson, Pope & Voorhis, LLC is an environmental, planning and consulting firm located in Melville. In July 2016, we submitted a letter regarding the above referenced project (see attached). The project has changed since then, and we would appreciate your company's input. We are currently preparing a Draft Environmental Impact Statement (DEIS) for the subdivision of the subject property to construct a 98-unit senior residential development while preserving the existing golf course use (see enclosed location map and concept plan).

Specifically, I am requesting the following:

- Whether natural gas can be supplied to the site;
- If natural gas can be supplied, the location(s) and sizes of the supply line(s) which would be used;
- Whether the amount of usage would significantly impact the ability of National Grid to supply services to its other customers in the area; and
- If natural gas can be provided, please send a letter to my attention confirming that such service can be provided.

If you have any further input with regard to the ability to provide services to this project, please provide an explanation so that this may be considered in the review process. Your responses will be included in the DEIS submitted for review by the Town of Huntington.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or cvoorhis@nelsonpopevoorhis.com.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC

Charles J. Voorhis, CEP, AICP

Enc. Location Map & Concept Plan



National Grid
1650 Islip Avenue
Brentwood N.Y. 11717

February 12, 2019
Mr. Jim Tsunis - The Northwind Group
One Rabro Drive - Suite 100
Hauppauge N.Y. 11768

Re: The Preserve at Indian Hills
21 Breeze Hill Road
Fort Salonga N.Y. 11768

Dear Mr. Tsunis,

Thank you for considering natural gas for this project. Please be advised that National Grid can provide the 22.54 DTH of natural gas service to this proposed 98-condo unit site contingent on the terms listed in this letter. Any additional gas loads would need to be evaluated.

This commitment is valid through January 9th, 2021. If additional time is needed, please contact us for a re-evaluation of this gas request after November 9th, 2020. National Grid must follow the filed tariffs and schedules in effect at the time of this gas request.

To confirm this offer, we will need 98 National Grid Residential Gas Applications by March 9th, 2019. On these applications, please be sure to include the United States postal address, building number and the gas load information per condo on the applications.

Supplying firm service (365 days) for this Project is contingent on the successful and timely approval and permitting of the Northeast Supply Enhancement Pipeline Project (NESE), which is currently scheduled to be in service December 2020. The NESE project is designed to deliver additional gas supply to National Grid's system and is required to support this Project; these gas supply requirements should not be confused with references to **distribution capacity** on National Grid's system in this letter.

National Grid will also assist the Customer in identifying potential alternative energy solutions, including options to completely curtail the Project's use of natural gas delivered via National Grid's system during certain peak winter days while being able to use natural gas on all other days. Such alternatives may require a modification to the local distribution scope of work and associated customer contribution specified above.

If National Grid is unable to provide gas service to The Preserve at Indian Hills, National Grid will return all customer contribution payments made by Customer less any amount of payments used by National Grid on actual expenses in connection with the design, permitting and construction of the required local distribution infrastructure specified above (which could be used to provide gas service at a later date if/when additional gas supplies are available).

If you require additional information, please contact me by email or phone at 631-348-6083.

Thank you,

Bob Allgor CEM, CDSM, CEA, BPI
National Grid - Lead Commercial Account Representative



September 4, 2018

PSE&G, Long Island
175 East Old Country Road
Hicksville, NY 11801
Attn: Carolyn Mackin, Manager
Customer Order Fulfillment Dept.

**Re: The Preserve at Indian Hills
SCTM # #0400-14-041 &2 and
#0400-15-01-3.1, 3.2, 11, 12, 19 & P/O Lot 22
NPV #86047**

Dear Ms. Mackin:

Nelson, Pope & Voorhis, LLC is an environmental, planning and consulting firm located in Melville. In July 2016, we submitted a letter regarding the above referenced project (see attached). The project has changed since then, and we would appreciate an update of your agency's input. We are currently preparing a Draft Environmental Impact Statement (DEIS) for the construction of a 98-unit senior residential subdivision while preserving the existing golf course use (see enclosed location map and concept plan).

Specifically, I am requesting the following:

- Whether electricity can be supplied to the site;
- If electricity can be supplied, the location(s) and sizes of the supply line(s) which would be used;
- Whether the amount of usage would significantly impact the ability of PSE&G to supply services to its other customers in the area; and
- If electricity can be provided, please send a letter to my attention confirming that such service can be provided.

If you have any input regarding the ability to provide services to this project, please provide an explanation so that this may be considered in the review process. Your responses will be included in the DEIS and reviewed by the Town of Huntington. If you should have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or cvoorhis@nelsonpoppevoorhis.com.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC

Charles J. Voorhis, CEP, AICP

Enc. Location Map & Concept Plan

PSEG Long Island
Building & Renovation Services
15 Park Drive
Melville, NY 11747



September 19, 2018

Mr. Charles Voorhis
Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, NY 11747

RE: **THE PRESERVE AT INDIAN HILLS
NORTHPORT, NY 11768**

Dear Mr. Voorhis:

As requested, please be advised that PSEG Long Island will provide service to the above referenced address in accordance with our filed tariff and schedules in effect at the time service is required.

Please feel free to contact us at 1-844-341-6378 if you require any further information.

Very truly yours,

Carolyn Mackin
Manager
Building & Renovation Services

CM/vf



NELSON, POPE & VOORHIS, LLC

ENVIRONMENTAL • PLANNING • CONSULTING

www.nelsonpopevoorhis.com

September 4, 2018

Suffolk County Police Department (SCPD)
2nd Precinct
1071 Park Avenue
Huntington, NY 11743
Attn: Inspector Hatton, Commanding Officer

**Re: The Preserve at Indian Hills
SCTM # #0400-14-041 &2 and
#0400-15-01-3.1, 3.2, 11, 12, 19 & P/O Lot 22
NPV #86047**

Dear Inspector Hatton:

Nelson, Pope & Voorhis, LLC is an environmental, planning and consulting firm located in Melville. In July 2016, we submitted a letter regarding the above referenced project (see the Police Department's response, attached). The project has changed since then, and we would appreciate an updated response. We are currently preparing a Draft Environmental Impact Statement (DEIS) for the subdivision of the subject property, known as Indian Hills Country Club to construct a 98-unit senior residential subdivision while preserving the existing golf course use (see enclosed location map and concept plan).

I am writing to obtain information regarding SCPD facilities and services which may be pertinent to the project. Specifically, I am requesting the following:

- The location of the stationhouse that would serve the site;
- The Patrol Sector assigned to the site; and
- Information on any concerns the SCPD may have regarding provision of services (e.g., the site location, the area, or the nature of the project).

If you have any input regarding the Department's ability to provide services, please provide an explanation so that this may be considered in the review process. Your responses will be included in the DEIS, and reviewed by the Town of Huntington. If you should have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or cvoorhis@nelsonpopevoorhis.com.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC

Charles J. Voorhis, CEP, AICP

Enc. Location Map & Concept Plan

RECEIVED

AUG 05 2016

NELSON & POPE

CIV. P.M.
SR.

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

TIMOTHY D. SINI
POLICE COMMISSIONER

POLICE DEPARTMENT

August 2, 2016

Mr. Charles J. Voorhis, CEP, AICP
Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, NY 11746

Dear Mr. Voorhis:

I am in receipt of your letter dated July 28, 2016 regarding a Voluntary Draft Environmental Impact Statement for a proposed rezoning of Indian Hills Country Club.

The location of the stationhouse that would serve this site: 1071 Park Avenue, Huntington, NY 11743.

The Patrol Sector assigned to the site: 205.

The Suffolk County Police Department has no concerns at this time regarding provision of services.

Sincerely,

Christopher Hatton, Inspector
Commanding Officer, 2nd Precinct

CH:pd



ACCREDITED LAW ENFORCEMENT AGENCY
Visit us online at: www.suffolkpd.org
Crime Stoppers Confidential Tip Hotline: 1-800-220-TIPS
Non-Emergencies Requiring Police Response - Dial: (631) 852-COPS
30 Yaphank Avenue, Yaphank, New York 11980 – (631) 852-6000





NELSON, POPE & VOORHIS, LLC

ENVIRONMENTAL • PLANNING • CONSULTING

www.nelsonpopevoorhis.com

September 4, 2018

Kimberly Kennedy
Suffolk County Water Authority
PO Box 38
Oakdale, New York 11769-0901

**Re: The Preserve at Indian Hills
SCTM # #0400-14-04-1 &2 and
#0400-15-01-3.1, 3.2, 11, 12, 19 & P/O Lot 22
NPV #86047**

Dear Ms. Kennedy:

Nelson, Pope & Voorhis, LLC is an environmental, planning and consulting firm located in Melville. In July 2016, we submitted a letter regarding the above referenced project (see the Water Authority's response, attached). The project has changed since then, and we would appreciate an updated response. We are currently preparing a Draft Environmental Impact Statement (DEIS) for the subdivision of the subject property, known as Indian Hills Country Club to construct a 98-unit senior residential subdivision while preserving the existing golf course use (see enclosed location map and overall plan).

Assuming the Suffolk County Department of Health Services design rates for sanitary flow for the proposed use, the estimated total daily water usage (including the existing clubhouse & maintenance building) for the project is approximately 37,010 gallons/day. An existing on-site irrigation well that is currently used for golf course irrigation will remain in use, and supplemental systems to re-use water from existing and enlarged ponds on the site will be installed to provide storage and recycling of irrigation water. I am requesting the following information:

- Source Water Assessment Program (SWAP) of nearest well field(s);
- Groundwater to Surface Water Contributing Area Map for surface waters within 1 mile;
- Confirmation that the parcel is within SWCA Distribution Area;
- The aquifer from which the above-named wellfields pump;
- If the projected water demand would require extensions or upgrades to supply lines.

If you have any input regarding SCWD's ability to provide services, please provide an explanation so that this may be considered in the review process. Your responses will be included in the DEIS and reviewed by the Town of Huntington. If you should have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or cvoorhis@nelsonpopevoorhis.com.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC

Charles J. Voorhis, CEP, AICP

Enc. Location Map and Overall Plan



September 4, 2018

Ms. Lisa Cetta, New Service Manager
Suffolk County Water Authority
PO Box 38
Oakdale, New York 11769-0901

**Re: The Preserve at Indian Hills
SCTM # #0400-14-041 &2 and
#0400-15-01-3.1, 3.2, 11, 12, 19 & P/O Lot 22
Request for Water Availability
NPV #86047**

Dear Ms. Cetta:

Please find enclosed a completed Letter of Availability Application and Overall Plan for the subject proposal in order to obtain a letter of water availability. Nelson, Pope & Voorhis, LLC is an environmental, planning and consulting firm located in Melville representing the applicant for the proposed development.

Should you have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or cvoorhis@nelsonpopevoorhis.com.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC

Charles J. Voorhis, CEP, AICP

cc: Kimberly Kennedy, SCWA
Jim Milliken, Project Manager, N&P

Enc. Letter of Availability Application and Overall Plan

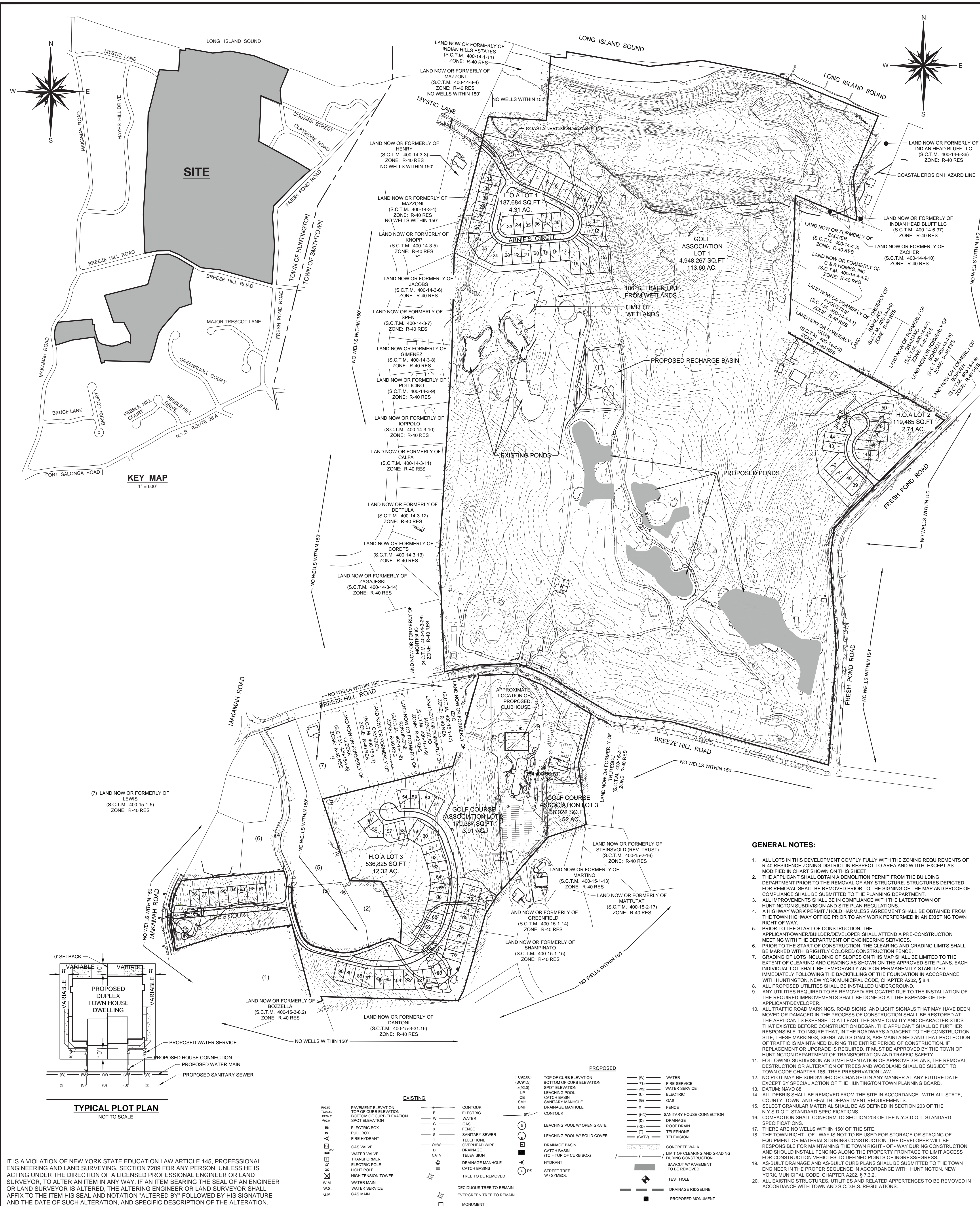


TABLE OF MODIFICATIONS

LOT NO.	LOT AREA	ESTABLISHED FRONT SETBACK	ESTABLISHED SIDE YARD SETBACK	ESTABLISHED REAR YARD SETBACK	LOT WIDTH AT SETBACK	CORNER LOT SETBACK
1	3,953 S.F.	10'	0'	8'	44.00'	.....
2	2,644 S.F.	10'	0'	8'	39.71'	.....
3	5,507 S.F.	10'	0'	8'	64.80'	.....
4	4,405 S.F.	10'	0'	8'	48.76'	.....
5	4,291 S.F.	10'	0'	8'	46.65'	.....
6	4,268 S.F.	10'	0'	8'	47.96'	.....
7	4,320 S.F.	10'	0'	8'	47.09'	.....
8	4,366 S.F.	10'	0'	8'	46.50'	.....
9	4,751 S.F.	10'	0'	8'	47.62'	.....
10	5,025 S.F.	10'	0'	8'	51.41'	.....
11	4,877 S.F.	10'	0'	8'	39.77'	.....
12	5,713 S.F.	10'	0'	8'	49.71'	.....
13	7,302 S.F.	10'	0'	8'	14.74'	.....
14	6,790 S.F.	10'	0'	8'	15.69'	.....
15	7,271 S.F.	10'	0'	8'	19.80'	.....
16	6,900 S.F.	10'	0'	8'	23.26'	.....
17	4,088 S.F.	10'	0'	8'	43.00'	.....
18	4,097 S.F.	10'	0'	8'	45.50'	.....
19	4,088 S.F.	10'	0'	8'	45.33'	.....
20	4,097 S.F.	10'	0'	8'	45.17'	.....
21	4,097 S.F.	10'	0'	8'	45.50'	.....
22	4,204 S.F.	10'	0'	8'	45.50'	.....
23	4,300 S.F.	10'	0'	8'	45.50'	.....
24	5,808 S.F.	10'	0'	8'	45.50'	.....
25	4,088 S.F.	10'	0'	8'	45.00'	.....
26	5,588 S.F.	10'	0'	8'	29.07'	.....
27	5,563 S.F.	10'	0'	8'	46.28'	.....
28	3,975 S.F.	10'	0'	8'	44.38'	.....
29	3,975 S.F.	10'	0'	8'	44.37'	.....
30	4,097 S.F.	10'	0'	8'	45.50'	.....
31	4,076 S.F.	10'	0'	8'	45.50'	.....
32	3,942 S.F.	10'	0'	8'	44.90'	.....
33	4,097 S.F.	10'	0'	8'	50.25'	.....
34	3,975 S.F.	10'	0'	8'	44.38'	.....
35	3,975 S.F.	10'	0'	8'	44.37'	.....
36	4,076 S.F.	10'	0'	8'	45.50'	.....
37	4,076 S.F.	10'	0'	8'	45.50'	.....
38	4,088 S.F.	10'	0'	8'	44.00'	.....
39	4,284 S.F.	10'	0'	8'	44.00'	.....
40	4,704 S.F.	10'	0'	8'	48.59'	.....
41	4,892 S.F.	10'	0'	8'	49.65'	.....
42	5,050 S.F.	10'	0'	8'	49.50'	.....
43	3,975 S.F.	10'	0'	8'	49.63'	.....
44	4,433 S.F.	10'	0'	8'	49.32'	.....
45	4,591 S.F.	10'	0'	8'	51.53'	.....
46	4,591 S.F.	10'	0'	8'	49.87'	.....
47	5,516 S.F.	10'	0'	8'	64.28'	.....
48	4,180 S.F.	10'	0'	8'	49.21'	.....
49	5,449 S.F.	10'	0'	8'	21.17'	.....
50	5,377 S.F.	10'	0'	8'	44.00'	.....
51	5,514 S.F.	10'	0'	8'	47.85'	.....
52	5,514 S.F.	10'	0'	8'	44.00'	.....
53	3,872 S.F.	10'	0'	8'	44.00'	.....
54	4,818 S.F.	10'	0'	8'	49.82'	.....
55	4,044 S.F.	10'	0'	8'	45.50'	.....
56	5,551 S.F.	10'	0'	8'	59.77'	.....
57	5,248 S.F.	10'	0'	8'	55.66'	.....
58	3,872 S.F.	10'	0'	8'	44.00'	.....
59	4,076 S.F.	10'	0'	8'	44.00'	.....
60	6,674 S.F.	10'	0'	8'	92.70'	.....
61	4,076 S.F.	10'	0'	8'	44.00'	.....
62	4,723 S.F.	10'	0'	8'	50.09'	.....
63	4,085 S.F.	10'	0'	8'	44.89'	.....
64	4,989 S.F.	10'	0'	8'	68.31'	.....
65	3,872 S.F.	10'	0'	8'	44.00'	.....
66	3,888 S.F.	10'	0'	8'	44.00'	.....
67	4,977 S.F.	10'	0'	8'	50.75'	.....
68	3,927 S.F.	10'	0'	8'	44.00'	.....
69	3,927 S.F.	10'	0'	8'	44.00'	.....
70	4,141 S.F.	10'	0'	8'	49.82'	.....
71	4,141 S.F.	10'	0'	8'	49.82'	.....
72	3,976 S.F.	10'	0'	8'	44.00'	.....
73	3,976 S.F.	10'	0'	8'	44.00'	.....
74	4,141 S.F.	10'	0'	8'	49.82'	.....
75	4,141 S.F.	10'	0'	8'	49.82'	.....
76	4,141 S.F.	10'	0'	8'	49.82'	.....
77	4,141 S.F.	10'	0'	8'	49.82'	.....
78	3,976 S.F.	10'	0'	8'	44.00'	.....
79	3,947 S.F.	10'	0'	8'	42.20'	.....
80	4,660 S.F.	10'	0'	8'	49.44'	.....
81	4,793 S.F.	10'	0'	8'	43.60'	.....
82	3,927 S.F.	10'	0'	8'	44.00'	.....
83	4,825 S.F.	10'	0'	8'	48.57'	.....
84	4,213 S.F.	10'	0'	8'	45.50'	.....
85	4,213 S.F.	10'	0'	8'	45.50'	.....
86	4,074 S.F.	10'	0'	8'	44.00'	.....
87	4,871 S.F.	10'	0'	8'	46.97'	.....
88	4,023 S.F.	10'	0'	8'	45.44'	.....
89	4,023 S.F.	10'	0'	8'	45.44'	.....
90	4,023 S.F.	10'	0'	8'	45.50'	.....
91	3,960 S.F.	10'	0'	8'	44.00'	.....
92	4,080 S.F.	10'	0'	8'	45.33'	.....
93	4,080 S.F.	10'	0'	8'	45.34'	.....
94	4,080 S.F.	10'	0'	8'	45.33'	.....
95	4,080 S.F.	10'	0'	8'	45.34'	.....
96	4,080 S.F.	10'	0'	8'	45.33'	.....
97	4,080 S.F.	10'	0'	8'	45.34'	.....
98	3,960 S.F.	10'	0'	8'	44.00'	.....
99	.....	20'	50'	35'	.....	.....

SURVEYOR
 ALL LOTS IN THIS DEVELOPMENT COMPLY FULLY WITH THE ZONING REQUIREMENTS OF R-40. AS MANUFACTURED BY ADS, TYPE N-12 SOIL TIGHT PIPE.
 HEREIN I CERTIFY THAT THE WATER SUPPLY (S) AND SEWAGE DISPOSAL SYSTEMS FOR THIS PROJECT WERE DESIGNED BY ME OR UNDER MY DIRECTION, BASED UPON A CAREFUL AND THOROUGH STUDY OF THE SOIL, SITE AND GROUNDWATER CONDITIONS. ALL LOTS AS PROVIDED CONFORM TO THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES CONSTRUCTION STANDARDS IN EFFECT AS OF THIS DATE.

JOSEPH M. PETTO P.L.S. LIC. NO. 050335-1

ENGINEER:
 I HEREBY CERTIFY THAT THE WATER SUPPLY (S) AND SEWAGE DISPOSAL SYSTEMS FOR THIS PROJECT WERE DESIGNED BY ME OR UNDER MY DIRECTION, BASED UPON A CAREFUL AND THOROUGH STUDY OF THE SOIL, SITE AND GROUNDWATER CONDITIONS. ALL LOTS AS PROVIDED CONFORM TO THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES CONSTRUCTION STANDARDS IN EFFECT AS OF THIS DATE.

THOMAS C. DIXON P.E. LIC. NO. 60693

SITE DATA:

AREA OF SITE	
NORTH PARCEL	
AREA IN LOTS:	5.49 ACRES
AREA IN HOMEOWNER'S ASSOC. LOTS:	7.05 ACRES
AREA IN GOLF ASSOCIATION LOTS:	113.60 ACRES
TOTAL AREA:	126.14 ACRES
SOUTH PARCEL	
AREA IN LOTS:	10.66 ACRES
AREA IN WIDENING (DED. TO T.O.H.):	0.01 ACRES
AREA IN HOMEOWNER'S ASSOC. LOTS:	12.32 ACRES
AREA IN GOLF ASSOCIATION LOTS:	5.43 ACRES
TOTAL AREA:	28.42 ACRES
TOTAL SITE AREA:	154.56 ACRES
LOTS	
NORTHWEST:	38 LOTS
NORTHEAST:	12 LOTS
SOUTH:	49 LOTS
TOTAL:	99 LOTS
ZONE: R-40	
S.C.T.M.:	0400-015-011, 3.1, 3.2, 11.12, 19 AND PIO LOT 22
SCHOOL DISTRICT:	NORTHPORT
WATER DISTRICT:	SUFFOLK COUNTY WATER AUTHORITY
REFUSE DISTRICT:	NO 02 - ALPHA CARTING
POST OFFICE:	NORTHPORT

GENERAL NOTES:

- ALL LOTS IN THIS DEVELOPMENT COMPLY FULLY WITH THE ZONING REQUIREMENTS OF R-40 RESIDENCE ZONING DISTRICT IN RESPECT TO AREA AND WIDTH EXCEPT AS MODIFIED IN CHART SHOWN ON THIS SHEET.
- THE APPLICANT SHALL OBTAIN A DEMOLITION PERMIT FROM THE BUILDING DEPARTMENT PRIOR TO THE REMOVAL OF ANY STRUCTURE. STRUCTURES DEPICTED FOR REMOVAL SHALL BE REMOVED PRIOR TO THE SIGNING OF THE MAP AND PROOF OF COMPLIANCE SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT.
- ALL IMPROVEMENTS SHALL BE IN COMPLIANCE WITH THE LATEST TOWN OF HUNTINGTON SUBDIVISION AND SITE PLAN REGULATIONS.
- A HIGHWAY WORK PERMIT / HOLD HARMLESS AGREEMENT SHALL BE OBTAINED FROM THE TOWN HIGHWAY OFFICE PRIOR TO ANY WORK PERFORMED IN AN EXISTING RIGHT OF WAY.
- PRIOR TO THE START OF CONSTRUCTION, THE APPLICANT/OWNER/BUILDER/DEVELOPER SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF ENGINEERING SERVICES.
- PRIOR TO THE START OF CONSTRUCTION, THE CLEARING AND GRADING LIMITS SHALL BE MARKED WITH BRIGHTLY COLORED CONSTRUCTION FENCE.
- GRADING OF LOTS INCLUDING SLOPES ON THIS MAP SHALL BE LIMITED TO THE EXTENT OF CLEARING AND GRADING AS SHOWN ON THE APPROVED SITE PLANS. EACH INDIVIDUAL LOT SHALL BE TEMPORARILY AND/OR PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING THE BACKFILLING OF THE FOUNDATION IN ACCORDANCE WITH HUNTINGTON, NEW YORK MUNICIPAL CODE, CHAPTER A202, § 8.4.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ANY UTILITIES REQUIRED TO BE REMOVED OR RELOCATED DUE TO THE INSTALLATION OF THE REQUIRED IMPROVEMENTS SHALL BE DONE SO AT THE EXPENSE OF THE APPLICANT/DEVELOPER.
- ALL TRAFFIC ROAD MARKINGS, ROAD SIGNS, AND LIGHT SIGNALS THAT MAY HAVE BEEN MOVED OR DAMAGED IN THE PROCESS OF CONSTRUCTION SHALL BE RESTORED AT THE APPLICANT'S EXPENSE TO AT LEAST THE SAME QUALITY AND CHARACTERISTICS THAT EXISTED BEFORE CONSTRUCTION BEGAN. THE APPLICANT SHALL BE FURTHER RESPONSIBLE TO INSURE THAT IN THE ROADWAYS ADJACENT TO THE CONSTRUCTION SITE, THESE MARKINGS, SIGNS, AND SIGNALS, ARE MAINTAINED AND THAT PROTECTION OF TRAFFIC IS MAINTAINED DURING THE ENTIRE PERIOD OF CONSTRUCTION IF REPLACEMENT OR UPDATES IS REQUIRED. IT MUST BE APPROVED BY THE TOWN OF HUNTINGTON DEPARTMENT OF TRANSPORTATION AND TRAFFIC SAFETY.
- FOLLOWING SUBDIVISION AND IMPLEMENTATION OF APPROVED PLANS, THE REMOVAL, DESTRUCTION OR ALTERATION OF TREES AND WOODLAND SHALL BE SUBJECT TO TOWN CODE SPECIAL 18B- TREE PRESERVATION LAW.
- NO LOT MAY BE SUBDIVIDED OR CHANGED IN ANY MANNER AT ANY FUTURE DATE EXCEPT BY CHIEF ALDER OF THE HUNTINGTON TOWN PLANNING BOARD.
- DATUM: NAVD 83
- ALL DEBRIS SHALL BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL STATE, COUNTY, TOWN, AND HEALTH DEPARTMENT REQUIREMENTS.
- SELECT GRANULAR FILL MATERIAL SHALL BE AS DEFINED IN SECTION 203 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL CONFORM TO SECTION 203 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS.
- THERE ARE NO WELLS WITHIN 150' OF THE SITE.
- THE TOWN RIGHT-OF-WAY IS NOT TO BE USED FOR STORAGE OR STAGING OF EQUIPMENT OR MATERIALS DURING CONSTRUCTION. THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTAINING THE TOWN RIGHT-OF-WAY DURING CONSTRUCTION AND SHALL INSTALL FENCINGS ALONG THE PROPERTY FRONTAGE TO LIMIT ACCESS FOR CONSTRUCTION VEHICLES TO DEFINED PAVED AREAS.
- AS-BUILT DRAINAGE AND AS-BUILT CURB PLANS SHALL BE SUBMITTED TO THE TOWN ENGINEER IN THE PROPER SEQUENCE IN ACCORDANCE WITH HUNTINGTON, NEW YORK MUNICIPAL CODE, CHAPTER A202, § 3.2.2.
- ALL EXISTING STRUCTURES, UTILITIES AND RELATED APPURTENANCES TO BE REMOVED IN ACCORDANCE WITH TOWN AND S.C.D.H.S. REGULATIONS.

BOUNDARY INFORMATION WAS COMPILED FROM A TOPOGRAPHIC SURVEY PREPARED BY O'CONNOR-PETTO, LLP DATED JUNE 11, 2012, AND UPDATED DECEMBER 7, 2017

THIS PROPERTY LIES WHOLLY WITHIN ZONE X OF THE FEMA FLOOD INSURANCE RATE MAP. MAP ID 361030341H EFFECTIVE DATE 9-25-09. COMMUNITY: TOWN OF HUNTINGTON COMMUNITY NO. 360796 PANEL 341 OF 3626 MAP SUFFIX: H.

1	REVISE LAYOUT	06-15-2018
2	REVISION	DATE

SCALE: 1" = 200'

- GENERAL NOTES:**
- 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.
 - 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 BUILDING CONSTRUCTION. CONTRACTOR SHALL COORDINATE THE REQUIRED UTILITY AND MUNICIPAL INSPECTIONS.
 - 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 TO CORRECT UTILITY LOCATIONS SHOWN ON THE PLANS IS BASED ON AVAILABLE INFORMATION AND INFORMATIONAL PURPOSES ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR LOCATING AND IDENTIFYING ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR THE REMOVAL AND DISPOSAL OF ANY EXCAVATED AND DEMOLISHED MATERIALS AND DEBRIS.
 - UNDESIRABLE MATERIALS (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 PAVERMENTS, WALLS AND CONCRETE SLABS OR AS INDICATED WITHIN THE SITE WORK CONTRACT DOCUMENTS, SHALL BE REMOVED AND REPLACED WITH SELECT GRANULAR MATERIAL.
 - 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.
 - COMPACTOR 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - INSTALLATION AND SERVICE COORDINATION OF ELECTRIC SERVICE IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK SHALL CONFORM, AS A MINIMUM, TO THE REQUIREMENTS OF NATIONAL GRID.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS SPECIFIED. SLOPED PAVING, PORCHES, RAMPS, GARAGES, ROOF LEADERS, PRECISE BUILDING DIMENSIONS AND BUILDING UTILITY ENTRANCES.
 - 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 PERMITTED BY OTHERS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DETAILS NECESSARY FOR THE INSTALLATION OF SIGNS.
 - SPEED BUMPS, BUMPER STOPS, OR WHEEL STOPS ARE NOT PERMITTED.
 - 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 REGULATIONS. 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.
 - 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 SHEDDING DOCUMENTS. THE CONTRACTOR SHALL NOT ATTEMPT EXISTING OR APPROVED TRAFFIC CONTROL DEVICES WITHOUT EXPRESSED WRITTEN APPROVAL OF ANY AGENCIES HAVING JURISDICTION OVER SUCH.
 - ALL DRAINAGE PIPE SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (CIPP) AS MANUFACTURED BY ADS, TYPE N-12 SOIL TIGHT PIPE.
 - 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: BUILDINGS ACCESS, HANDICAP ACCESSIBLE ROUTE, LANDINGS, PARKING, RAILINGS AND SIGNAGE.
 - 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.
 - 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.
 - ALL HANDICAP RAMP, 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.
 - PREPARATION OF SOILS AND PLANTINGS SHALL BE ACCORDING TO SPECIFICATIONS SET FORTH UNDER SECTION 8.3.3 OF THE TOWN OF HUNTINGTON SUBDIVISION AND SITE PLAN REGULATIONS.
 - ALL AREAS THAT HAVE BEEN DISTURBED SHALL BE SEEDED UNLESS OTHERWISE NOTED.
 - ALL DEBRIS SHALL BE REMOVED IN ACCORDANCE WITH STATE, AND LOCAL REQUIREMENTS.
 - ELEVATIONS REFER TO NAVD 88.
 - BRIGHTLY COLORED CONSTRUCTION FENCE SHALL BE ERECTED ALONG THE LIMIT OF CLEARING AND GRADING LINE PRIOR TO AND DURING ANY CONSTRUCTION ACTIVITY.
 - ALL IMPROVEMENTS SHALL BE IN CONFORMANCE WITH THE TOWN OF HUNTINGTON PLANNING BOARD SUBDIVISION AND SITE PLAN REGULATIONS.
 - THE PROPOSED GUTTER GRADES (0.5% 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 1/8" FT.
 - ANY UTILITIES REQUIRED TO BE RELOCATED DUE TO INSTALLATION OF THE REQUIRED IMPROVEMENTS SHALL BE RELOCATED AT THE EXPENSE OF THE APPLICANT/DEVELOPER/OWNER.
 - 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 APPLICANT'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR ALL SUCH RETAINING WALL OR CONSTRUCTION.
 - ALL DISTURBED SOIL AREAS, EXCLUDING PAVED AREAS AND RECHARGE BASINS, MUST BE COVERED WITH A MINIMUM OF 8" (INCHES) OF NATIVE TOPSOIL PRIOR TO THE REMOVAL OF EXCESS TOPSOIL. WHEN ADEQUATE SUPPLY OF ON-SITE TOPSOIL IS UNAVAILABLE, THE DEVELOPER SHALL BRING IN TOPSOIL TO PROVIDE A DEPTH OF 8" (INCHES). ALL FINISHED GRADE SLOPES SHALL BE STABILIZED AS SOON AS POSSIBLE.
 - PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF ENGINEERING SERVICES SHALL BE SCHEDULED BY THE APPLICANT/OWNER/BUILDER/DEVELOPER.
 - THE DEVELOPER/OWNER SHALL COMPLY WITH ARTICLE XII 198-79E, REMOVAL OF EXCESS TOPSOIL OR OTHER EARTH.
 - CONTRACTOR TO PROVIDE 3" HIGH RAILING ALONG TOP OF RETAINING WALLS WITH A HEIGHT OF 28" AND GREATER ABOVE FINISHED GRADE. RAILINGS SHALL COMPLY WITH SECTION 1013 GUARDS OF THE BCNY.
 - ALL ROOF DRAIN PIPE TO BE SDR-35.

SHEET INDEX:

- OVERALL PLAN (C-100)
- ALIGNMENT PLAN - NORTH PARCEL (C-101)
- ALIGNMENT PLAN - SOUTH PARCEL (C-102)
- EXISTING FEATURES DEMOLITION PLAN (C-103)
- GRADING PLAN 1 (C-104)
- GRADING PLAN 2 (C-105)
- GRADING PLAN 3 (C-106)
- GRADING PLAN 4 (C-107)
- GRADING PLAN 5 (C-108)
- GRADING PLAN 6 (C-109)
- GRADING PLAN 7 (C-110)
- GRADING PLAN 8 (C-111)
- UTILITY PLAN 1 (C-112)
- UTILITY PLAN 2 (C-113)
- UTILITY PLAN 3 (C-114)
- UTILITY PLAN 4 (C-115)
- PROFILES 1 (C-116)
- PROFILES 2 (C-117)
- PROFILES 3 (C-118)
- PROFILES 4 (C-119)
- OVERALL DRAINAGE PLAN - NORTH PARCEL (C-120)
- OVERALL DRAINAGE PLAN - SOUTH PARCEL (C-121)
- SEDIMENT AND EROSION CONTROL PLAN 1 (C-122)
- SEDIMENT AND EROSION CONTROL PLAN 2 (C-123)
- SEDIMENT AND EROSION CONTROL PLAN 3 (C-124)
- LANDSCAPE PLAN 1 (LP-101)
- LANDSCAPE PLAN 2 (LP-102)
- LANDSCAPE PLAN 3 (LP-103)
- LIGHTING PLAN - NORTH PARCEL (LI-101)
- LIGHTING PLAN - SOUTH PARCEL (LI-102)
- DRAINAGE DETAILS (C-501)
- SITE DETAILS (C-502)
- RETAINING WALL DETAILS (C-503)
- RETAINING WALL SECTIONS (C-504)
- SEDIMENT AND EROSION CONTROL DETAILS (C-505)

OWNER	OVERALL PLAN	
FOR	THE PRESERVE AT INDIAN HILLS	
SITUATED AT	NORTHPORT	
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK		
S.C.T.M. DISTRICT 0400, SECT. 014, BLK. 04, LOTS 1 AND 2	DISTRICT 0400, SECT. 015, BLK. 01, LOTS 3, 2, 11, 12, 13 AND PIO 22	
APPLICANT:	Nelson & Pope	
THE PRESERVE AT INDIAN HILLS		
1 HARBOR DRIVE, SUITE 100	RAIDERSVILLE, N.Y. 11788	
PHONE (631) 427-5665	FAX (631) 427-5620	
WWW.NELSONPOPE.COM		



Suffolk County Water Authority

4060 Sunrise Highway
Oakdale, NY 11769
631-218-1148

Letter of Availability Application

(for proposed services 1 1/2" and larger) Survey or utility site plan required

Applicant Information

Full Name: Tunis Jim Date: August 6, 2018
Last First M.I.

Business Name: Preserve at Indian Hills, LLC

Address: 1 Rabro Drive, Suite 100
Mailing Address Apartment/Unit #
Hauppauge NY 11788
City State ZIP Code

Phone: 631-582-8300 Email: jtunis@northwindgroup.com

Please complete below

Project Description: 98 lot residential retirement subdivision, known as "The Preserve at Indian Hills"

Location: 21 Breeze Hill Road, Northport, New York (north and south sides of Breeze Hill Rd.)
0400 014 04 1 & 2

District: 0400 Section: 015 Block: 01 Lot: 3.1, 3.2, 11, 12, 16, 19 & P/O 22

Type of Project (if a question is not applicable fill in "N/A")

Commercial: YES NO Residential home: YES NO 55 & Over: YES NO

Subdivision? YES* NO *If yes, number of lots: 99 Number of units? 98

Normal/Peak domestic demand (or GPM): 100 Fire demand (or GPM): 1500 Minimum pressure for fire flow: 20

Size of domestic taps: 8" How many: 6 Size of fireline taps: Not Applicable

Private Hydrants: YES* NO *If yes, number of hydrants: 9

Use of existing golf course well

Daily Irrigation GPM: proposed Time frame of use: Not Applicable Number of zones: Not Applicable

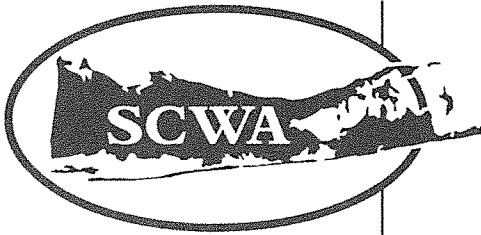
Installing well for irrigation? YES NO Geo Thermal: YES* NO *If yes, is it an open loop system? YES NO

FOR SCWA USE ONLY

Distribution Area: _____ Distribution Map # _____

FOR SCWA USE ONLY

Distribution Area: _____ Distribution Map # _____



RECEIVED

SEP 13 2018

NELSON & POPE
SUFFOLK COUNTY WATER AUTHORITY

Timothy J. Hopkins
General Counsel

Administrative Offices: 4060 Sunrise Highway, Oakdale, New York 11769-0901
(631) 563-0236
Fax (631) 563-0370

September 11, 2018

Charles J. Voorhis, AICP
Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, NY 11747

RE: FOIL Request - Identify Three Closest SCWA Well Fields, Preserve at Indian Hills SCTM# 0400-15-1--3.1,3.2,11,12,19 &22 p/o

Dear Mr. Voorhis:

Pursuant to your request and to reiterate the information provided to you on September 2, 2016 for this project, the following three public supply well fields are nearest to the captioned project.

SCWA's Wayne Court facility is approximately 4,700 feet from your project and is screened in the Raritan Clay; Middleville Road well field is approximately 3,500 feet from your project and are Magothy wells and Waterside Road well field is approximately 4,500 feet from your project with well # 1 as Glacial and well # 2 being the Magothy.


SWAP does not intersect any of the well fields or subject properties.

I have enclosed a copy of SCWA's water distribution map 3-K which indicates the location of water mains and hydrants.

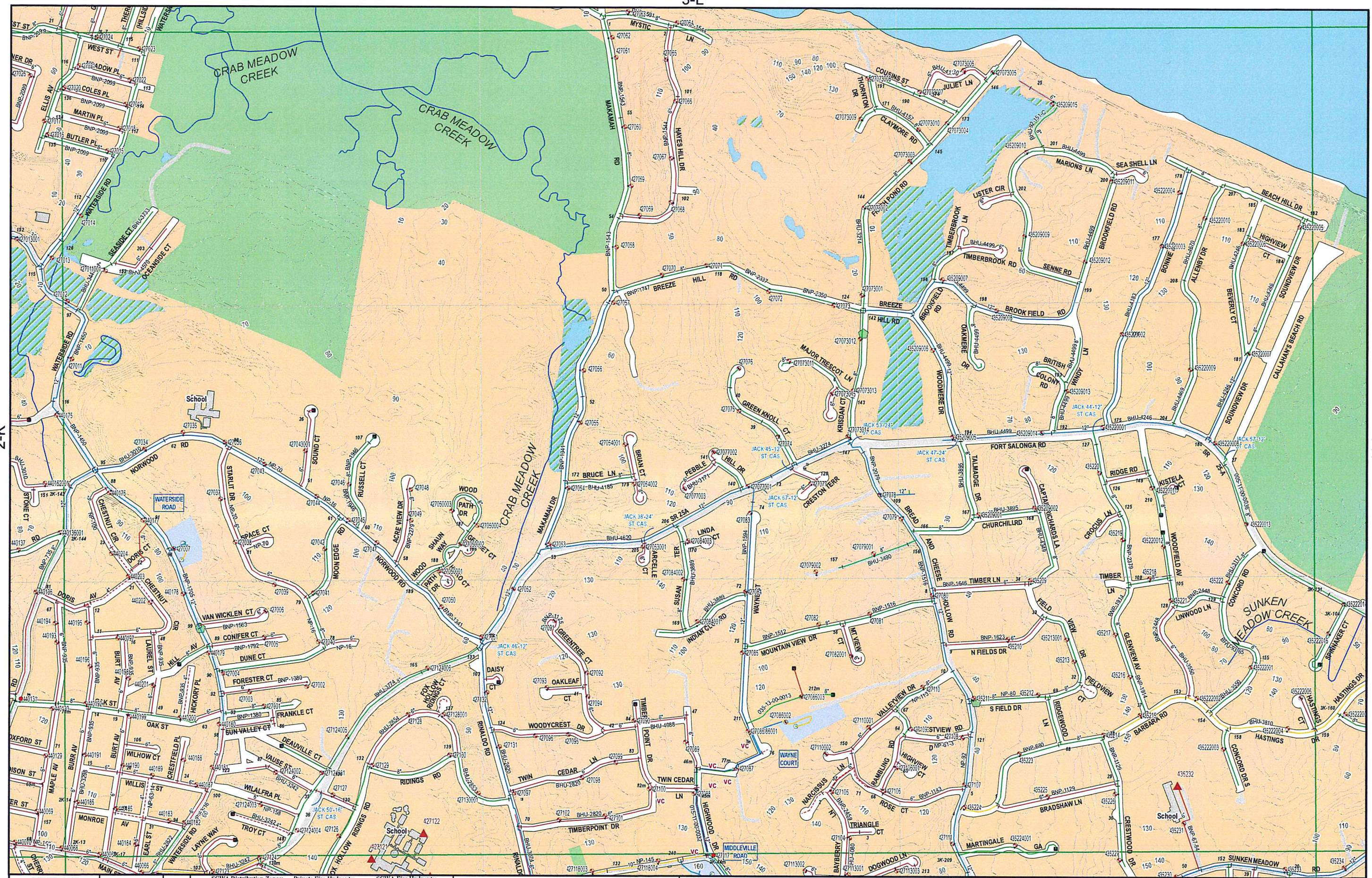
Questions regarding water availability should be directed to SCWA's New Service Manager Lisa Cetta. (631-563-5672).

If you have any questions on this matter, please give me a call at 631-563-0375.

Very truly yours,


Kimberly Kennedy
Assistant to General Counsel

Enc.



REVISIONS		
DATE	BY	DESCRIPTION
August 25, 2011	GIS	SCWA Distribution Zones
January 10, 2013	GIS	Not Served
February 28, 2009	GIS	February 4, 2013
July 28, 2010	GIS	February 4, 2015
June 13, 2011, Intermed	GIS	February 3, 2016

SCWA
SUFFOLK COUNTY WATER AUTHORITY
CONSTRUCTION MAINTENANCE DEPARTMENT
4668 SUNRISE HIGHWAY
OAKDALE, NY 11769

LEGEND

- 4" or Smaller
- 6"
- 8"
- 10"
- 12"
- 16"
- >16"

VC valve closed
VC valve closed with "m" see "Mini Map"

35m
Blow-off

APPROVED: Chief Executive Officer
Deputy CEO Operations

SUFFOLK COUNTY WATER AUTHORITY
WATER DISTRICT
FORT SALONGA / KINGS PARK / NORTHPORT
TOWN OF HUNTINGTON & SMITHTOWN

INTERMEDIATE ZONE
August 26, 2016i 3-K



RECEIVED
Jim MAR 20 2019
NELSON & POPE

New Construction: P. O. Box 38, Oakdale NY 11769-0901
(631) 218-1148

March 15, 2019

Jim Miliken
Nelson Pope & Voorhis LLC
572 Walt Whitman Rd
Melville NY 11747-2188

Re: Water Availability – The Preserves at Indian Hills
SCTM # 0400-14-4-1 & 2
BP# 2000388595

Dear Mr. Miliken,

We have received your request for information regarding availability of public water service to the above referenced property.

Per your request, we have determined that there is an existing water main adjacent to the above captioned property from Mystic Lane, Fresh Pond & Breeze Hill Road and based upon the water requirements provided in your revised application dated February 22, 2019, the Suffolk County Water Authority (SCWA) has sufficient capacity to this property.

Connection fees, which include any applicable water main surcharges, or directional bore fees, will be required for service line installations, as well as service line and RPZ applications and inspections. An RPZ device is required on commercial properties.

SCWA recommends the use of smart irrigation control systems and drought tolerant plantings to promote conservation and minimize the impact of peak pump age so as to ensure compliance with the SCWA Water Conservation Plan.

If you have any further questions or would like to proceed with application for service, please contact our New Construction Department at (631) 218-1148 or the undersigned at (631) 563-5672. Please be advised that should your requirements for service increase at any time following the issuance of this letter, you are urged to contact this office.

This letter of availability expires 3/15/2021

Sincerely

A handwritten signature in black ink, appearing to read "Lisa Cetta", is written over the word "Sincerely".

Lisa Cetta
Manager



NELSON, POPE & VOORHIS, LLC

ENVIRONMENTAL • PLANNING • CONSULTING

www.nelsonpopevoorhis.com

September 4, 2018

Town of Huntington
Engineering Services Department
100 Main Street
Huntington, New York 11743
Attn.: Mr. Joseph F. Cline, Director

**Re: The Preserve at Indian Hills
SCTM # #0400-14-041 &2 and
#0400-15-01-3.1, 3.2, 11, 12, 19 & P/O Lot 22
NPV #86047**

Dear Mr. Cline:

Nelson, Pope & Voorhis, LLC is an environmental, planning and consulting firm located in Melville. We are currently preparing a Draft Environmental Impact Statement (DEIS) for the subdivision of a golf course property, known as Indian Hills Country Club to construct a 98-unit senior residential subdivision while preserving the existing recreational land use (see enclosed location map and concept plan).

Specifically, I am requesting the following:

- Confirmation that the parcel is within a special flood hazard area;
- If any regulations specific to proposed uses which should be considered?

Your responses will be included in the DEIS. If you should have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or cvoorhis@nelsonpopevoorhis.com.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC

Charles J. Voorhis, CEP, AICP

Enc. Location Map and Concept Plan



NELSON, POPE & VOORHIS, LLC

ENVIRONMENTAL • PLANNING • CONSULTING

www.nelsonpoppevoorhis.com

September 4, 2018

Town of Huntington, Town Hall
Assessor's Office (Room 100)
100 Main Street
Huntington, New York 11743
Attn.: Mr. Roger Ramme, Town Assessor

**Re: The Preserve at Indian Hills
SCTM # #0400-14-041 &2 and
#0400-15-01-3.1, 3.2, 11, 12, 19 & P/O Lot 22
NPV #86047**

Dear Mr. Ramme:

Nelson, Pope & Voorhis, LLC is an environmental, planning and consulting firm located in Melville. In July 2016, we submitted a letter regarding the above referenced project (see attached). The project has changed since then, and we would appreciate your input. We are currently preparing a Draft Environmental Impact Statement (DEIS) for the subdivision of the subject property to construct a 98-unit senior residential development while preserving the existing golf course use (see enclosed location map and concept plan).

Please provide any comments you may have regarding the proposed project. Your responses will be included in the DEIS. If you should have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or cvoorhis@nelsonpoppevoorhis.com.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC

Charles J. Voorhis, CEP, AICP

Enc. Location Map & Concept Plan



NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING
www.nelsonpoppevoorhis.com

September 4, 2018

Northport – East Northport School District
158 Laurel Avenue
Northport, NY 11768
Attn.: Kathleen Molander, Assistant Superintendent for Business

**Re: The Preserve at Indian Hills
SCTM # #0400-14-041 &2 and
#0400-15-01-3.1, 3.2, 11, 12, 19 & P/O Lot 22
NPV #86047**

Dear Assistant Superintendent Molander:

Nelson, Pope & Voorhis, LLC is an environmental, planning and consulting firm located in Melville. In July 2016, we submitted a letter regarding the above referenced project (see attached). The project has changed since then, and we would appreciate the school district's input. We are currently preparing a Draft Environmental Impact Statement (DEIS) for the subdivision of the subject property to construct a 98-unit senior residential development while preserving the existing golf course use (see enclosed location map and concept plan). As the proposed project will include senior housing only, no school age children will be added to the school district.

I am writing to obtain information in regard to any input the Northport School District may have in regard to the project. Your responses will be included in the DEIS for review by the Town of Huntington.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or cvoorhis@nelsonpoppevoorhis.com.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC

Charles J. Voorhis, CEP, AICP

Enc. Location Map & Concept Plan



September 4, 2018

Town of Huntington
Environmental Waste Management Department
100 Main Street
Huntington, New York 11743
Attn.: Mr. Matt Laux, Interim Director

**Re: The Preserve at Indian Hills
SCTM # #0400-14-041 &2 and
#0400-15-01-3.1, 3.2, 11, 12, 19 & P/O Lot 22
NPV #86047**

Dear Mr. Laux:

Nelson, Pope & Voorhis, LLC is an environmental, planning and consulting firm located in Melville. In July 2016, we submitted a letter regarding the above referenced project (see attached). The project has changed since then, and we would appreciate your department's input. We are currently preparing a Draft Environmental Impact Statement (DEIS) for the subdivision of the subject property to construct a 98-unit senior residential development while preserving the existing golf course use (see enclosed location map and concept plan).

Specifically, I am requesting the following:

- Confirmation that the parcel is within or outside the Town Refuse District;
- Information as to the entity that would remove the solid wastes generated on the sites (i.e., would it be serviced by the Town or a private carter?);
- The name and location of the facility to which the solid waste from the sites would be taken; the total tonnage and breakdown (by tons or percent of the total) of wastes disposed at this facility (i.e. recycled, incinerated, landfilled), and the destination of each waste stream; and
- If any waste regulations specific to these uses which should be considered?

If you have any input regarding the ability to provide services to this project, please provide an explanation so that this may be considered in the review process. Your responses will be included in the DEIS. If you should have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or cvoorhis@nelsonpopevoorhis.com.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC

Charles J. Voorhis, CEP, AICP

Enc. Location Map and Concept Plan