

APPENDIX R-3

REVISED PLANS

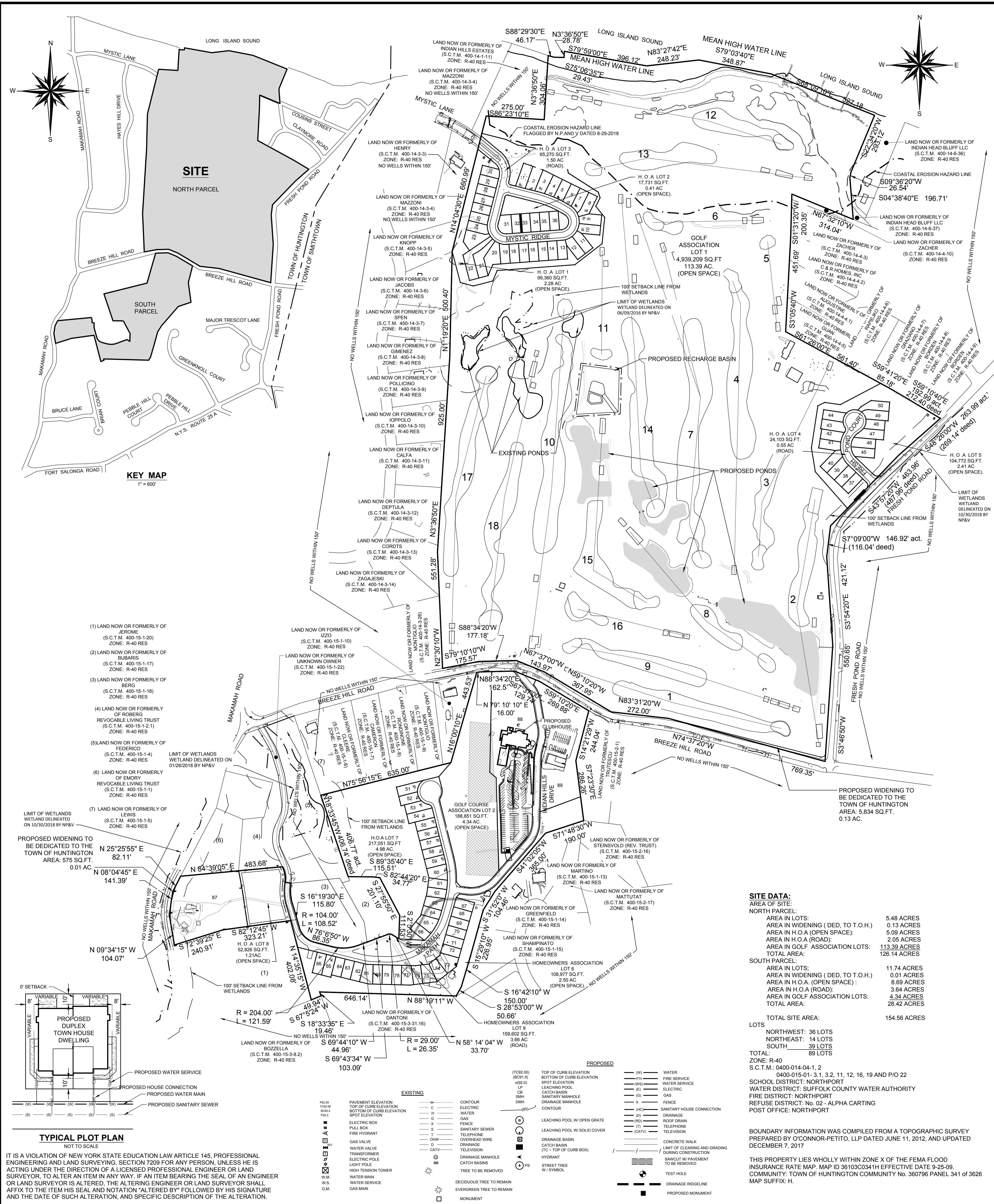
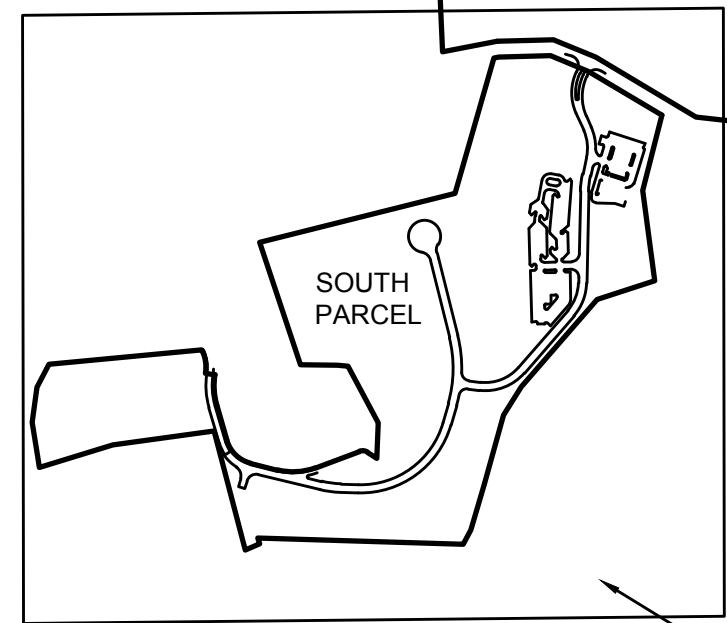
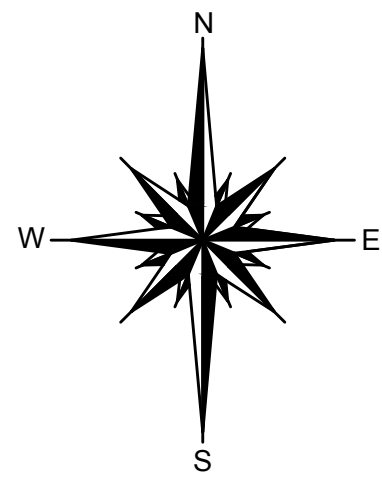
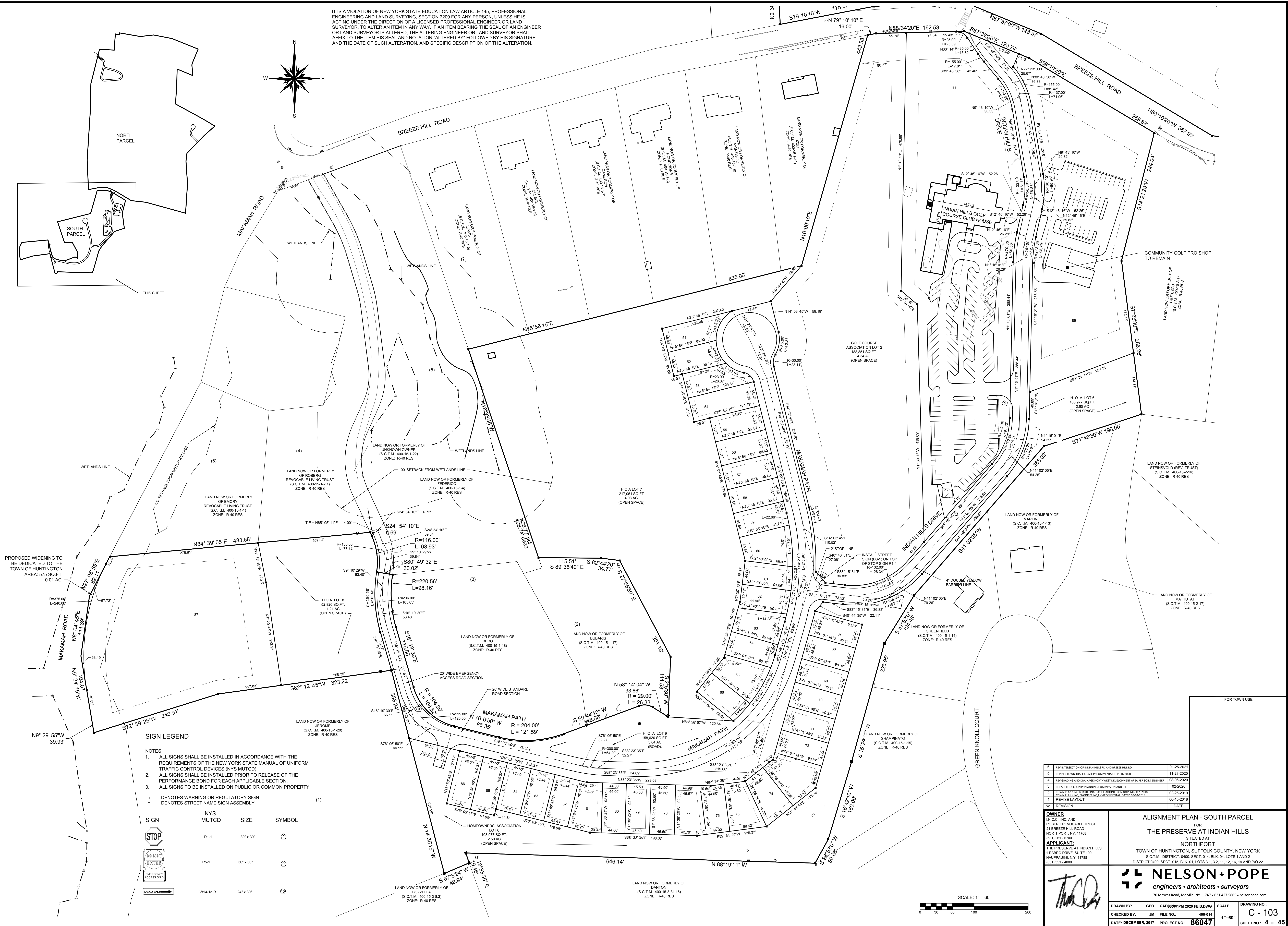


TABLE OF MODIFICATIONS						
LOT NO.	LOT AREA	ESTABLISHED FRONT YARD SETBACK	SIDE YARD SETBACK MIN. TOTAL	REAR YARD SETBACK	LOT WIDTH AT SETBACK	CORNER LOT SETBACK
1	5,275 S.F.	10'	0'	8'	46.77'	46.77'
2	5,339 S.F.	10'	0'	8'	47.17'	47.17'
3	5,173 S.F.	10'	0'	8'	48.17'	48.17'
4	4,482 S.F.	10'	0'	8'	47.29'	47.29'
5	4,632 S.F.	10'	0'	8'	47.07'	47.07'
6	4,369 S.F.	10'	0'	8'	46.47'	46.47'
7	4,751 S.F.	10'	0'	8'	47.48'	47.48'
8	5,025 S.F.	10'	0'	8'	46.39'	46.39'
9	4,977 S.F.	10'	0'	8'	46.77'	46.77'
10	4,629 S.F.	10'	0'	8'	46.53'	46.53'
11	4,675 S.F.	10'	0'	8'	46.52'	46.52'
12	4,771 S.F.	10'	0'	8'	47.01'	47.01'
13	4,004 S.F.	10'	0'	8'	42.51'	42.51'
14	4,097 S.F.	10'	0'	8'	46.50'	46.50'
15	4,081 S.F.	10'	0'	8'	46.53'	46.53'
16	4,087 S.F.	10'	0'	8'	46.17'	46.17'
17	4,097 S.F.	10'	0'	8'	46.50'	46.50'
18	4,097 S.F.	10'	0'	8'	46.50'	46.50'
19	4,204 S.F.	10'	0'	8'	46.42'	46.42'
20	7,075 S.F.	10'	0'	8'	29.71'	29.71'
21	7,553 S.F.	10'	0'	8'	17.69'	17.69'
22	6,879 S.F.	10'	0'	8'	45.50'	45.50'
23	5,828 S.F.	10'	0'	8'	18.41'	18.41'
24	4,489 S.F.	10'	0'	8'	47.24'	47.24'
25	4,387 S.F.	10'	0'	8'	45.50'	45.50'
26	3,976 S.F.	10'	0'	8'	44.38'	44.38'
27	3,975 S.F.	10'	0'	8'	44.37'	44.37'
28	4,075 S.F.	10'	0'	8'	44.50'	44.50'
29	4,076 S.F.	10'	0'	8'	44.50'	44.50'
30	3,836 S.F.	10'	0'	8'	45.29'	45.29'
31	5,218 S.F.	10'	0'	8'	125.57'	125.57'
32	3,976 S.F.	10'	0'	8'	44.38'	44.38'
33	3,975 S.F.	10'	0'	8'	44.37'	44.37'
34	4,076 S.F.	10'	0'	8'	44.50'	44.50'
35	4,076 S.F.	10'	0'	8'	44.50'	44.50'
36	3,942 S.F.	10'	0'	8'	44.00'	44.00'
37	4,294 S.F.	10'	0'	8'	46.42'	46.42'
38	7,075 S.F.	10'	0'	8'	29.71'	29.71'
39	4,902 S.F.	10'	0'	8'	46.45'	46.45'
40	5,050 S.F.	10'	0'	8'	46.50'	46.50'
41	4,451 S.F.	10'	0'	8'	46.15'	46.15'
42	4,807 S.F.	10'	0'	8'	47.65'	47.65'
43	5,237 S.F.	10'	0'	8'	45.50'	45.50'
44	4,581 S.F.	10'	0'	8'	46.15'	46.15'
45	4,655 S.F.	10'	0'	8'	51.53'	51.53'
46	5,001 S.F.	10'	0'	8'	46.87'	46.87'
47	5,516 S.F.	10'	0'	8'	64.28'	64.28'
48	4,185 S.F.	10'	0'	8'	45.91'	45.91'
49	5,242 S.F.	10'	0'	8'	47.51'	47.51'
50	5,490 S.F.	10'	0'	8'	22.92'	22.92'
51	4,702 S.F.	10'	0'	8'	54.33'	54.33'
52	4,210 S.F.	10'	0'	8'	45.91'	45.91'
53	4,837 S.F.	10'	0'	8'	67.83'	67.83'
54	5,664 S.F.	10'	0'	8'	45.35'	45.35'
55	4,341 S.F.	10'	0'	8'	45.50'	45.50'
56	4,341 S.F.	10'	0'	8'	45.50'	45.50'
57	4,341 S.F.	10'	0'	8'	45.50'	45.50'
58	4,341 S.F.	10'	0'	8'	45.50'	45.50'
59	4,341 S.F.	10'	0'	8'	45.50'	45.50'
60	5,560 S.F.	10'	0'	8'	74.01'	74.01'
61	3,975 S.F.	10'	0'	8'	44.02'	44.02'
62	3,980 S.F.	10'	0'	8'	44.08'	44.08'
63	4,686 S.F.	10'	0'	8'	57.69'	57.69'
64	3,932 S.F.	10'	0'	8'	44.02'	44.02'
65	5,308 S.F.	10'	0'	8'	73.07'	73.07'
66	3,981 S.F.	10'	0'	8'	44.18'	44.18'
67	4,112 S.F.	10'	0'	8'	45.60'	45.60'
68	4,141 S.F.	10'	0'	8'	45.82'	45.82'
69	4,082 S.F.	10'	0'	8'	45.15'	45.15'
70	4,141 S.F.	10'	0'	8'	45.82'	45.82'
71	4,141 S.F.	10'	0'	8'	45.82'	45.82'
72	3,975 S.F.	10'	0'	8'	44.02'	44.02'
73	5,847 S.F.	10'	0'	8'	47.20'	47.20'
74	4,686 S.F.	10'	0'	8'	45.50'	45.50'
75	4,793 S.F.	10'	0'	8'	43.60'	43.60'
76	3,902 S.F.	10'	0'	8'	44.00'	44.00'
77	4,823 S.F.	10'	0'	8'	45.57'	45.57'
78	4,213 S.F.	10'	0'	8'	45.50'	45.50'
79	4,213 S.F.	10'	0'	8'	45.50'	45.50'
80	4,076 S.F.	10'	0'	8'	44.00'	44.00'
81	4,871 S.F.	10'	0'	8'	46.97'	46.97'
82	4,023 S.F.	10'	0'	8'	45.44'	45.44'
83	4,023 S.F.	10'	0'	8'	45.44'	45.44'
84	4,028 S.F.	10'	0'	8'	45.50'	45.50'
85	4,023 S.F.	10'	0'	8'	45.50'	45.50'
86	4,567 S.F.	10'	0'	8'	45.50'	45.50'
H.1	10,280 S.F.	50'	25'	50'	50'	50'
H.2	156,625 S.F.	50'	25'	50'	50'	50'
H.3	96,738 S.F.	50'	25'	50'	50'	50'
H.4	24,703 S.F.	50'	25'	50'	50'	50'
H.5	104,772 S.F.	50'	25'	50'	50'	50'
H.6	108,977 S.F.	50'	25'	50'	50'	50'
H.7	217,054 S.F.	50'	25'	50'	50'	50'
H.8	52,828 S.F.	50'	25'	50'	50'	50'
H.9	159,802 S.F.	50'	25'	50'	50'	50'
H.10	1,939,209 S.F.	50'	50'	100'	50'	50'
G.C. 2	188,561 S.F.	50'	25'	50'	50'	86.27'

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7208 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.



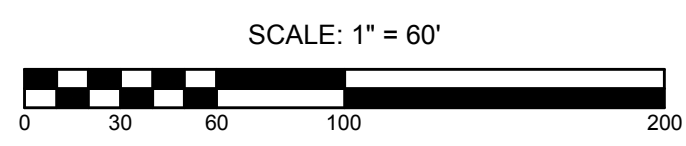
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SIGN LEGEND

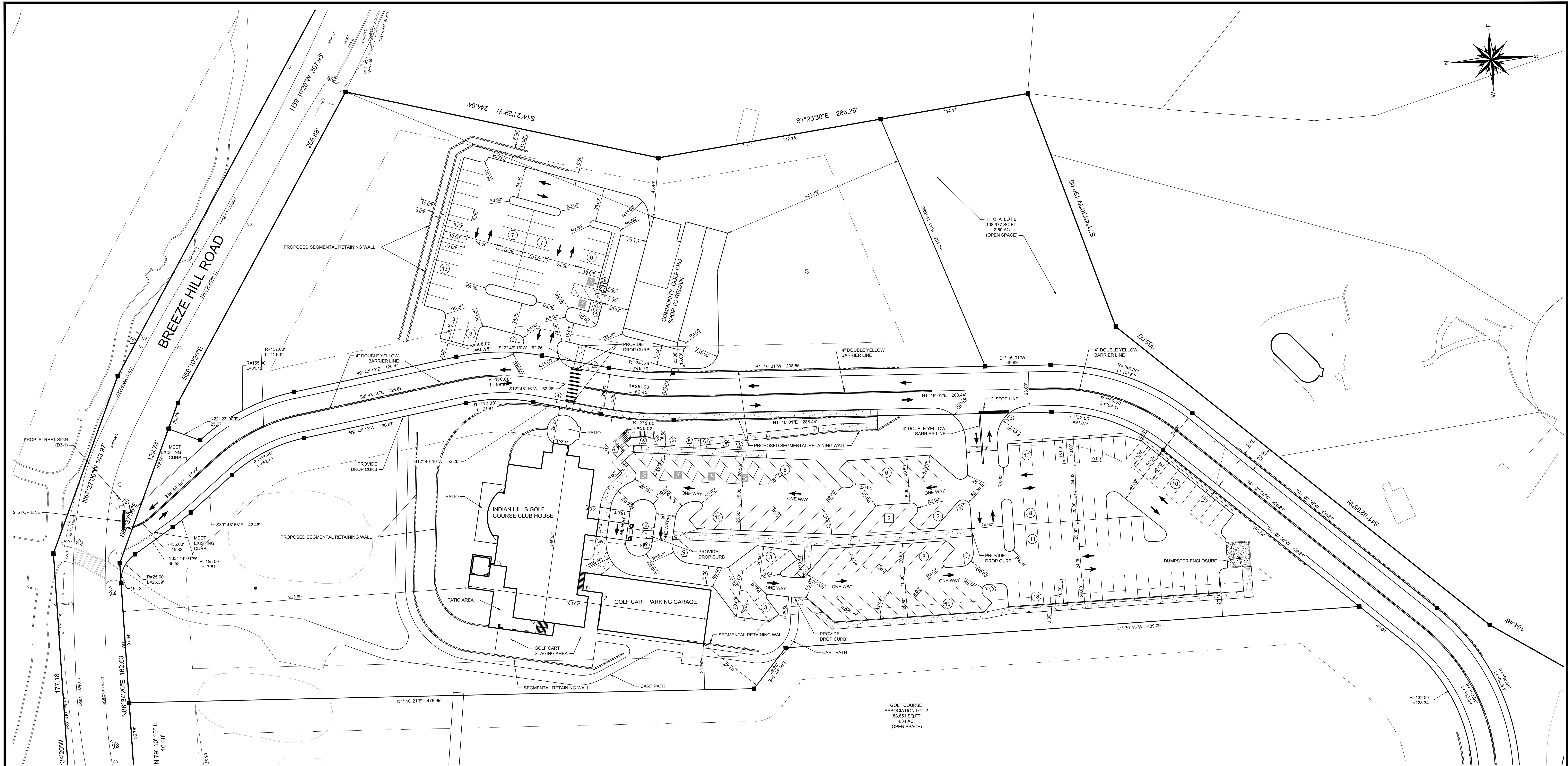
- NOTES
- ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (NYS MUTCD).
 - ALL SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF THE PERFORMANCE BOND FOR EACH APPLICABLE SECTION.
 - ALL SIGNS TO BE INSTALLED ON PUBLIC OR COMMON PROPERTY.
- + DENOTES WARNING OR REGULATORY SIGN
+ DENOTES STREET NAME SIGN ASSEMBLY

SIGN	NYS MUTCD	SIZE	SYMBOL
	R1-1	30' x 30'	(2)
	R5-1	30' x 30'	(8)
	W14-1a R	24' x 30'	(10)



FOR TOWN USE	
REVISION	
NO.	DATE
1	01-25-2021
2	11-23-2020
3	08-06-2020
4	02-20-2020
5	02-25-2019
6	06-15-2018
OWNER	
THE PRESERVE AT INDIAN HILLS	
21 BREEZE HILL ROAD	
NORTHPORT, NY 11788	
APPLICANT:	
THE PRESERVE AT INDIAN HILLS	
1 RABBIT DRIVE, SUITE 100	
HAUPPAUGE, N.Y. 11788	
6311351-4000	
ALIGNMENT PLAN - SOUTH PARCEL	
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. 014, BLK. 04, LOTS 1, 2, 11, 12, 15, 16 AND P.O. 22	
DRAWN BY: GEO CADEN/PM 2020 FEIS DWG	
CHECKED BY: JM FILE NO.: 490-014	
DATE: DECEMBER, 2017 PROJECT NO.: 86047	
SCALE: 1"=60'	
C-103	
SHEET NO. 4 OF 45	

NELSON+POPE
engineers • architects • surveyors
70 Maersk Road, Melville, NY 11747 • 631.427.5665 • nelsonpoppe.com



SIGN LEGEND

- NOTES
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- ⊕ DENOTES WARNING OR REGULATORY SIGN
+ DENOTES STREET NAME SIGN ASSEMBLY

SIGN	NYS MUTCD	SIZE	SYMBOL	SIGN	NYS MUTCD	SIZE	SYMBOL
ONE WAY	R6-1R	18" x 24"	1	PEDESTRIAN CROSSING AHEAD	W11-2	30" x 30"	12
STOP	R1-1	30" x 30"	2	PEDESTRIAN CROSSING	W16-6P	24" x 12"	13
YIELD	R5-1	30" x 30"	3				
WALK	R1-5L	24" x 24"	4				
BIKE	R7-8	12" x 18"	5				
NO PARKING	R7-1	12" x 18"	6				
NO STOPPING BETWEEN SIGNS	R7-14R	12" x 18"	7				
NO STOPPING BETWEEN SIGNS	R7-14L	12" x 18"	8				

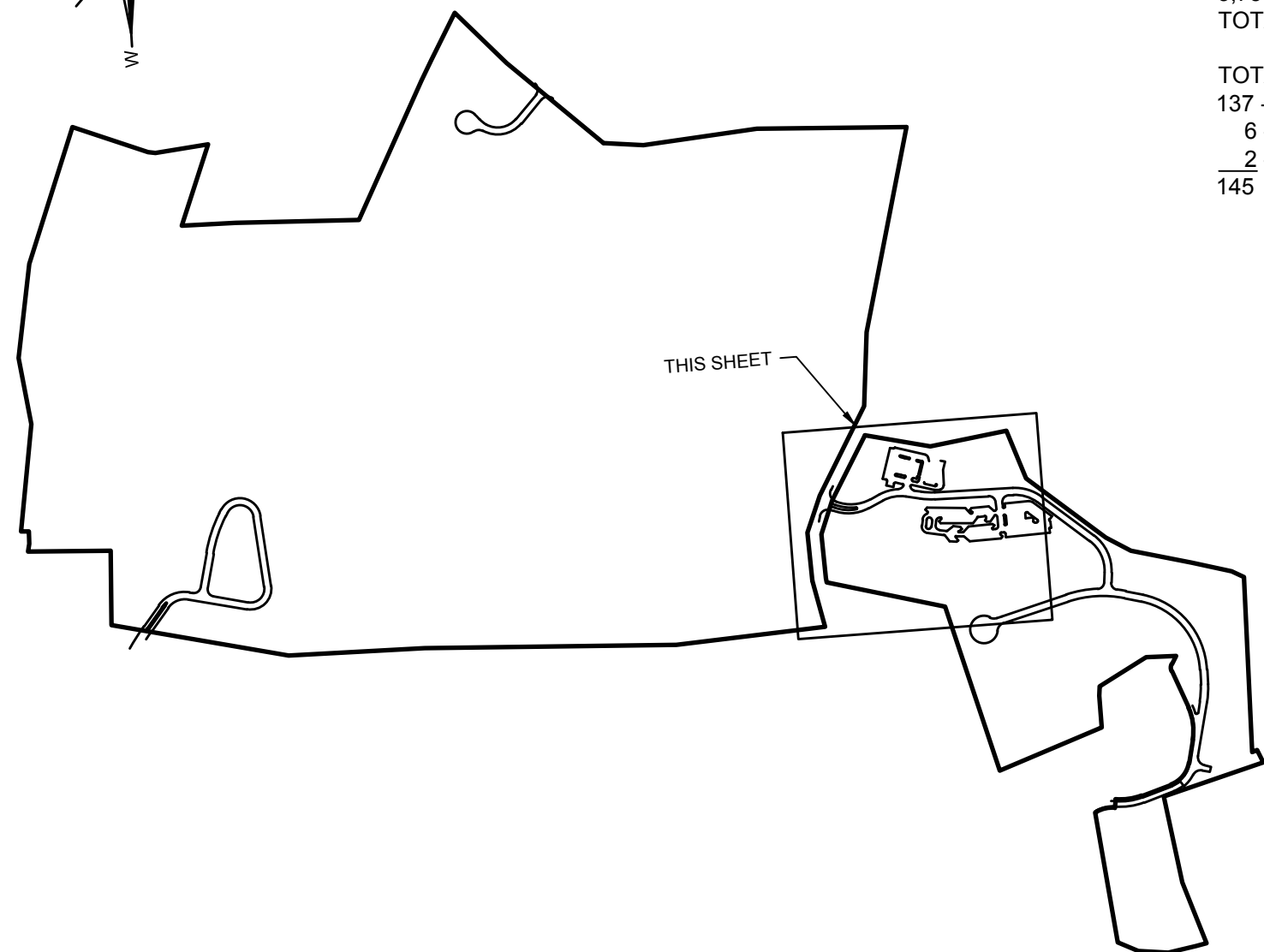
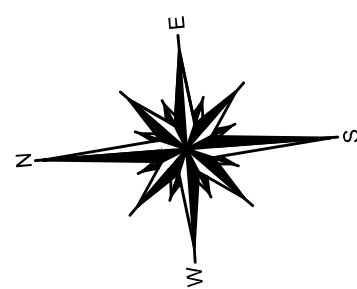
PAVEMENT MARKING LEGEND:

MARKING	DESCRIPTION
	DOTTED LINE (WHITE) DOTTED LINE (YELLOW)
	BROKEN LINE (WHITE) BROKEN LINE (YELLOW)
	FULL BARRIER (YELLOW) PARTIAL BARRIER (YELLOW)
	LANE LINE (WHITE) EDGE LINE (WHITE) EDGE LINE (YELLOW)
	CHANNELIZING (WHITE) CHANNELIZING (YELLOW)
	STOP LINE (WHITE)
	CROSSWALK (WHITE)
	THERMOPLASTIC REFLECTIVE PAVEMENT DYED/WHITE

PARKING CALCULATION
GOLF COURSE CLUBHOUSE
REQUIRED:
DINING AREA: 2,996 SQ. FT. x 1 / 50 SQ. FT. = 60 STALLS
GOLF COURSE: 18 HOLES x 3 / HOLE = 54 STALLS
DRIVING RANGE: 12 POSITIONS x 1 / 1 = 12 STALLS

COMMUNITY GOLF PRO SHOP
REQUIRED:
3,750 SQ. FT. x 1 / 200 SQ. FT. = 19 STALLS
TOTAL REQUIRED = 145 STALLS

TOTAL PROVIDED:
137 - 9' x 20' PAVED STALLS
6 - 9' x 20' PAVED HANDICAP ACCESSIBLE STALLS
2 - 9' x 20' LANDBANKED STALLS
145 TOTAL STALLS PROVIDED



6	REV INTERSECTION OF INDIAN HILLS RD AND BREEZE HILL RD.	01-25-2021
5	REV PER TOWN TRAFFIC SAFETY COMMENTS OF 11-16-2020	11-23-2020
4	REV GRADING AND DRAINAGE NORTHWEST DEVELOPMENT AREA PER SOILS ENGINEER	08-06-2020
3	PER SUFFOLK COUNTY PLANNING COMMISSION AND D.E.C.	02-20-2020
2	TOWN PLANNING BOARD FINAL SCOPE ADOPTED ON NOVEMBER 7, 2018	02-25-2019
1	TOWN PLANNING ENGINEERING ENVIRONMENTAL DATED 10-02-2018	06-15-2018
No.	REVISION	DATE

OWNER
THE PRESERVE AT INDIAN HILLS
21 BREEZE HILL ROAD
NORTHPORT, NY 11768
(833) 261-5700

APPLICANT:
THE PRESERVE AT INDIAN HILLS
1 RABBIT DRIVE, SUITE 100
HAUPPAUGE, N.Y. 11788
(833) 351-4000

CLUBHOUSE ALIGNMENT 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, 1, 3, 2, 11, 12, 15, 16, 19 AND P.O. 22

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DRAWN BY: GEO CADWING PM 2020 FEIS DWG SCALE: 400-914
CHECKED BY: JM FILE NO.: 400-914
DATE: DECEMBER, 2017 PROJECT NO.: 86047 1"=30' C - 104
SHEET NO.: 5 OF 45