

SURVEYOR

ALL LOTS IN THIS DEVELOPMENT COMPLY FULLY WITH THE ZONING REQUIREMENTS OF R - 40 278 CLUSTER ZONING. WE HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY WAS COMPLETED BY O'CONNOR - PETITO, L.L.C. ON DECEMBER 7, 2017 AND CONCRETE MONUMENTS ARE TO BE SET AS SHOWN.

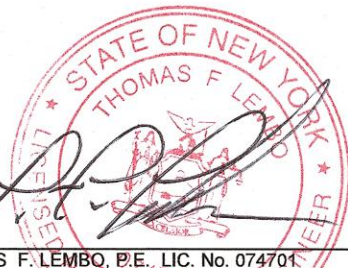


JOSEPH M. PETTITO P.L.S. LIC. No. 050335-1

10/8/2021
DATE

ENGINEER:

I HEREBY CERTIFY THAT THE WATER SUPPLY (S) AND/OR SEWAGE DISPOSAL SYSTEM(S) 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 PROPOSED, CONFORM TO THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES CONSTRUCTION STANDARDS IN EFFECT AS OF THIS DATE.



10.8.2021
DATE

THIS IS TO CERTIFY THAT THIS SUBDIVISION HAS BEEN APPROVED BY THE TOWN OF HUNTINGTON PLANNING BOARD AND IF NO CONCRETE MONUMENTS HAVE BEEN SET, THE SIGNING OF THIS MAP BY A DULY AUTHORIZED PERSON AS DESIGNATED BY THE TOWN OF HUNTINGTON PLANNING BOARD HEREBY CERTIFIES THAT A PERFORMANCE BOND HAS BEEN POSTED TO SECURE INSTALLATION OF SAID MONUMENTS.

DATE OF CONDITIONAL FINAL APPROVAL _____ DATE OF FINAL APPROVAL _____ DIRECTOR OF PLANNING

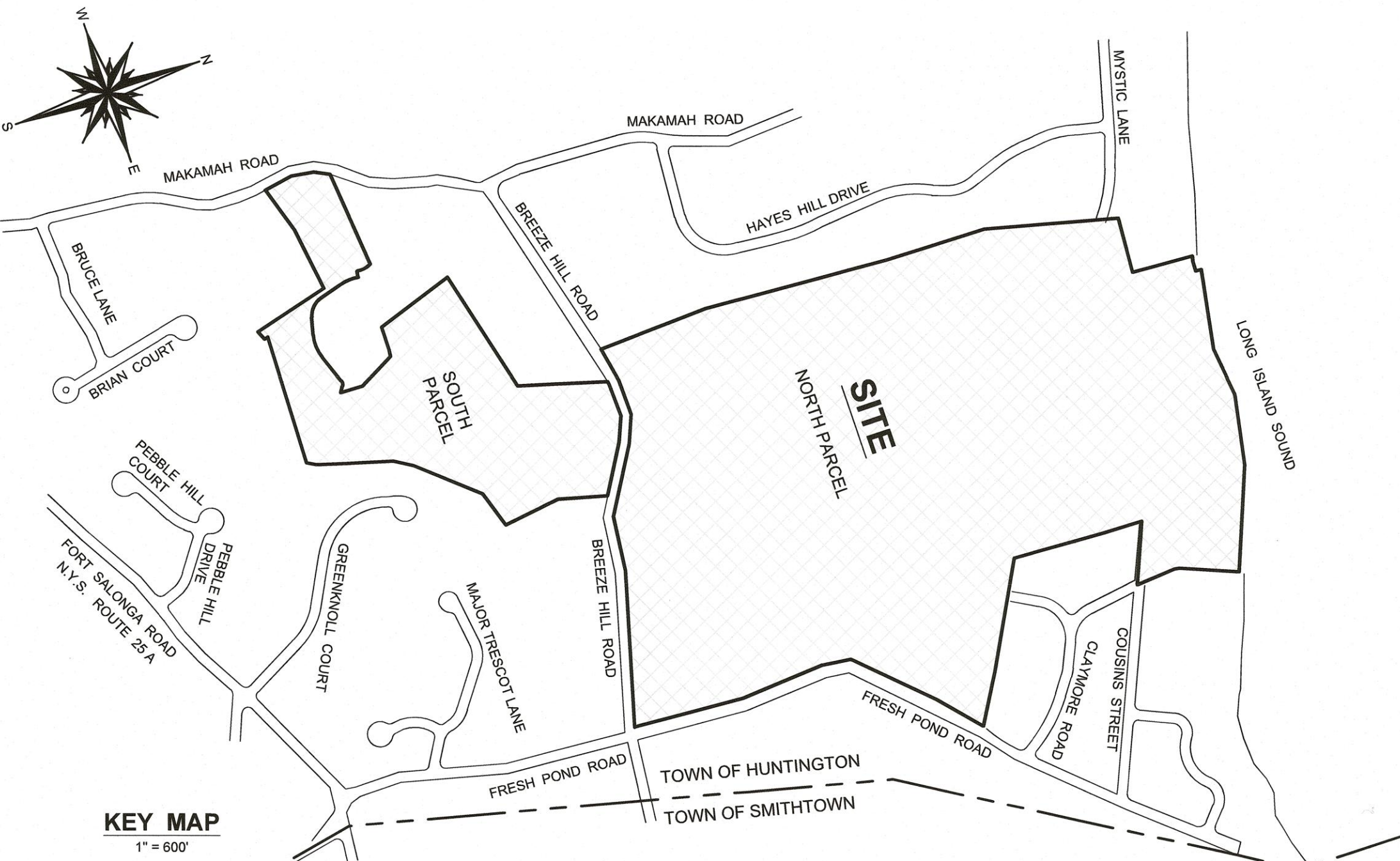
NO PLOT MAY BE SUBDIVIDED OR CHANGED IN ANY MANNER AT ANY FUTURE DATE UNLESS BY SPECIAL ACTION OF THE HUNTINGTON TOWN PLANNING BOARD.

LANDS SHOWN ON THIS MAP AS ROADS, STREETS, OR HIGHWAYS OR FOR THE WIDENING THEREOF AND ALSO EASEMENTS FOR THE INSTALLATION OF SEWERS, DRAINS OR WATER MAINS, CONDUITS AND ALSO LANDS INDICATED AS TO BE DEDICATED FOR OTHER PUBLIC USE ARE HEREBY IRREVOCABLY OFFERED FOR DEDICATION TO THE MUNICIPALITY HAVING JURISDICTION THEREOF.

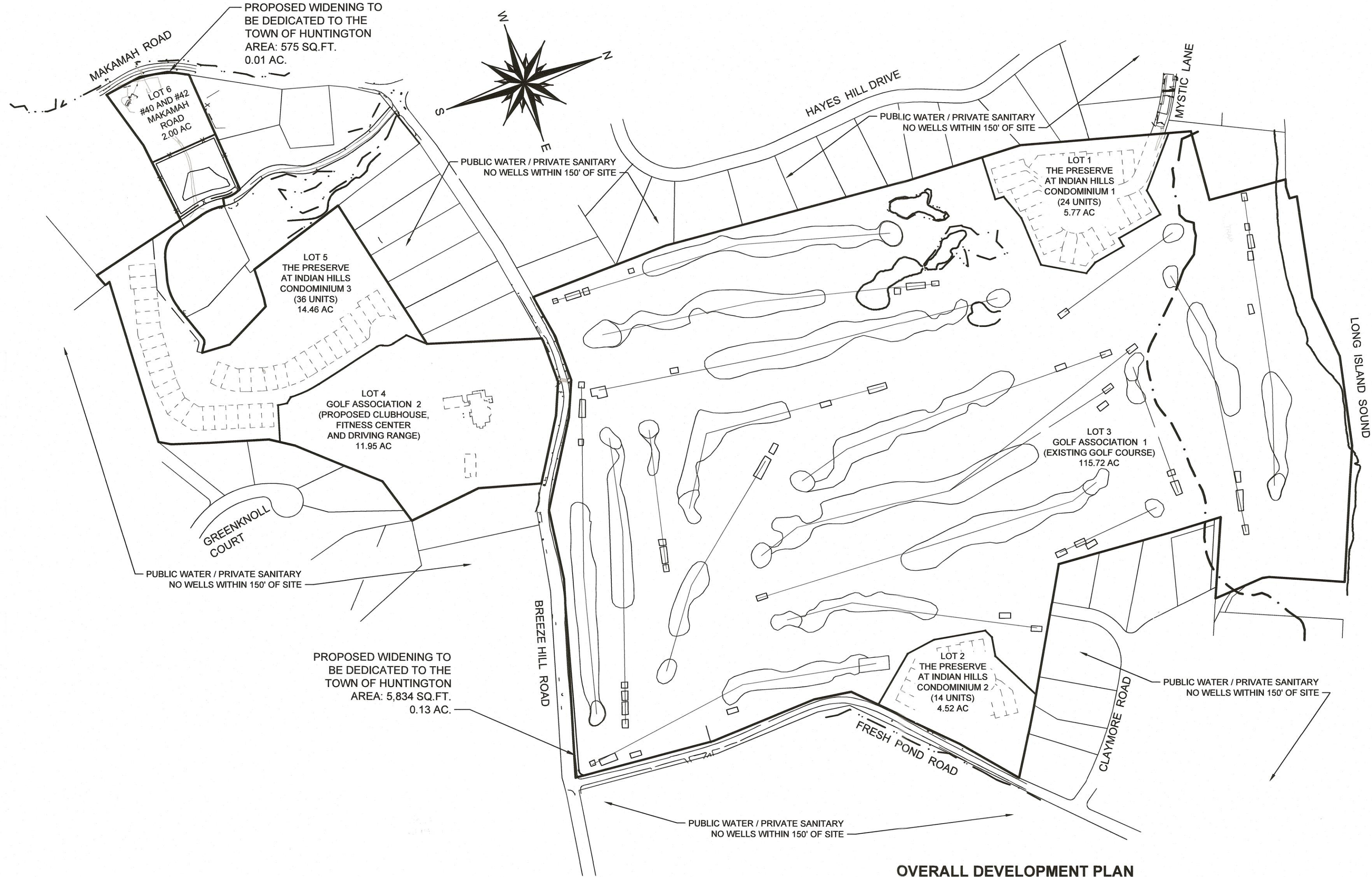
OWNER _____ DATE _____

NOTE:

- ALL PROPOSED ROADS WITHIN THE SITE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL ROADS SHALL REMAIN AS PRIVATE IN PERPETUITY AND NO OFFER OF DEDICATION SHALL BE MADE IN THE FUTURE.
- A BLANKET EASEMENT SHALL BE PROVIDED TO THE HOMEOWNERS ASSOCIATION FOR ALL DRAINAGE, SANITARY AND WATER APPURTENANCES LOCATED WITHIN EACH LOT FOR THE PURPOSE OF OWNERSHIP AND MAINTENANCE OF THE SAID STRUCTURES.
- THIS PROPERTY LIES WHOLLY WITHIN ZONE X OF THE FEMA FLOOD INSURANCE RATE MAP. MAP ID 36103C0341H EFFECTIVE DATE 9-25-09. COMMUNITY: TOWN OF HUNTINGTON COMMUNITY NO. 360796 PANEL 341 OF 3626 MAP SUFFIX: H.
- ALL EXISTING SANITARY SYSTEMS TO BE REMOVED EXCEPT AS NOTED TO REMAIN.



KEY MAP
1" = 600'



OVERALL DEVELOPMENT PLAN

SCALE: 1" = 200'

SITE DATA:

AREA OF SITE:
NORTH PARCEL:
AREA IN WIDENING (DED. TO T.O.H.) 0.13 ACRES
AREA IN CONDOMINIUM LOTS: 10.29 ACRES
AREA IN GOLF ASSOCIATION LOT: 115.72 ACRES
TOTAL AREA: 126.14 ACRES
SOUTH PARCEL:
AREA IN LOT 75: 2.00 ACRES
AREA IN WIDENING (DED. TO T.O.H.) 0.01 ACRES
AREA IN CONDOMINIUM LOT: 14.46 ACRES
AREA IN GOLF ASSOCIATION LOT: 11.95 ACRES
TOTAL AREA: 28.42 ACRES
TOTAL SITE AREA: 154.56 ACRES

CONDOMINIUM UNITS
NORTHWEST: 24 UNITS
NORTHEAST: 14 UNITS
SOUTH: 36 UNITS
74 UNITS

TWO SINGLE FAMILY DWELLINGS - LOT 6
TOTAL SINGLE FAMILY DWELLINGS: 76

ZONE: R-40
S.C.T.M.: 0400-014-04-1, 2
0400-015-01-3.1, 3.2, 11, 12, 16, 19 AND P/O 22

SCHOOL DISTRICT: NORTHPORT
WATER DISTRICT: SUFFOLK COUNTY WATER AUTHORITY
FIRE DISTRICT: NORTHPORT

REFUSE DISTRICT: No. 02 - ALPHA CARTING
POST OFFICE: NORTHPORT

EXISTING MONUMENT
PROPOSED MONUMENT

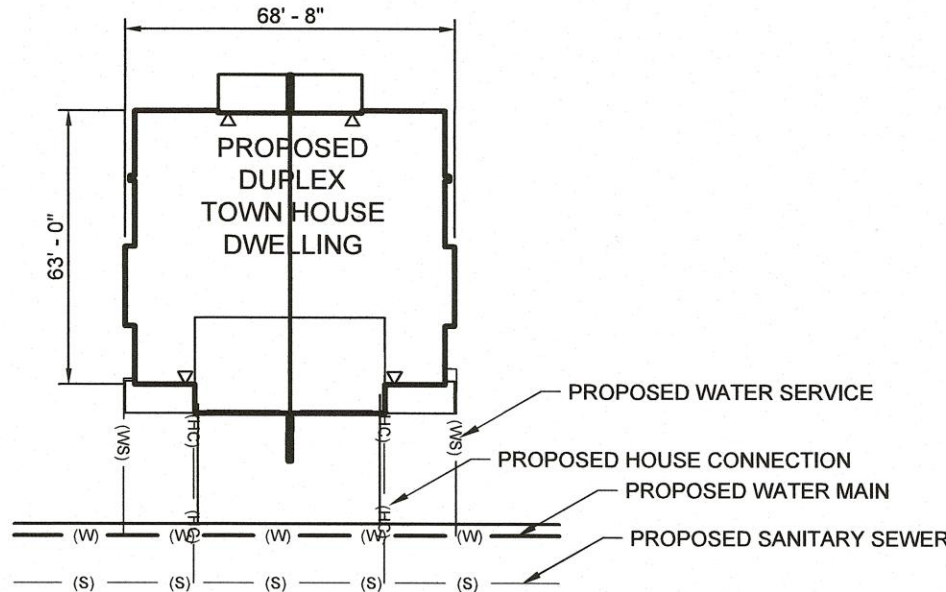
THERE ARE NO WELLS WITHIN 150 FEET OF SITE.
THERE ARE REGULATED SURFACE WATERS WITHIN 300 FEET OF THE SITE.
S.C.D.H.S. REF. No. C-19-0024

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, N.Y.

DATE _____

This is to certify that the proposed Subdivision or Development for **THE PRESERVE AT INDIAN HILLS** in the **TOWN OF HUNTINGTON** with a total of 6 lots was approved on the above date. Water Supply and Sewage disposal Facilities must conform to construction standards in effect at the time of construction and are subject to separate permits pursuant to those standards. This approval shall be valid only if the realty subdivision / development map is duly filed with the County Clerk within one year of this date. Consent is hereby given for the filing of this map on which this endorsement appears in the Office of the County Clerk in accordance with provisions of the Public Health Law and the Suffolk County Sanitary Code.

Walter Dawydiak, Jr., P.E.
Director, Division of Environmental Quality



TYPICAL BUILDING PLAN

NOT TO SCALE

OWNER
I.H.C.C., INC. AND
ROBERG REVOCABLE TRUST
21 BREEZE HILL ROAD
NORTHPORT, NY, 11768
(631) 261 - 5700

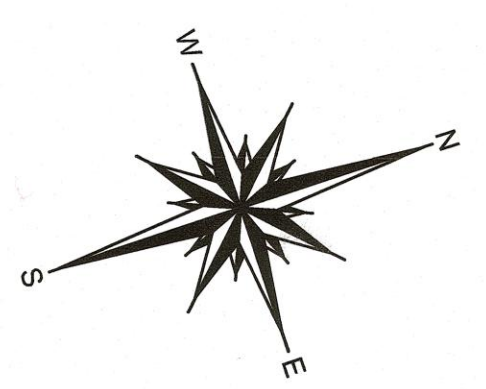
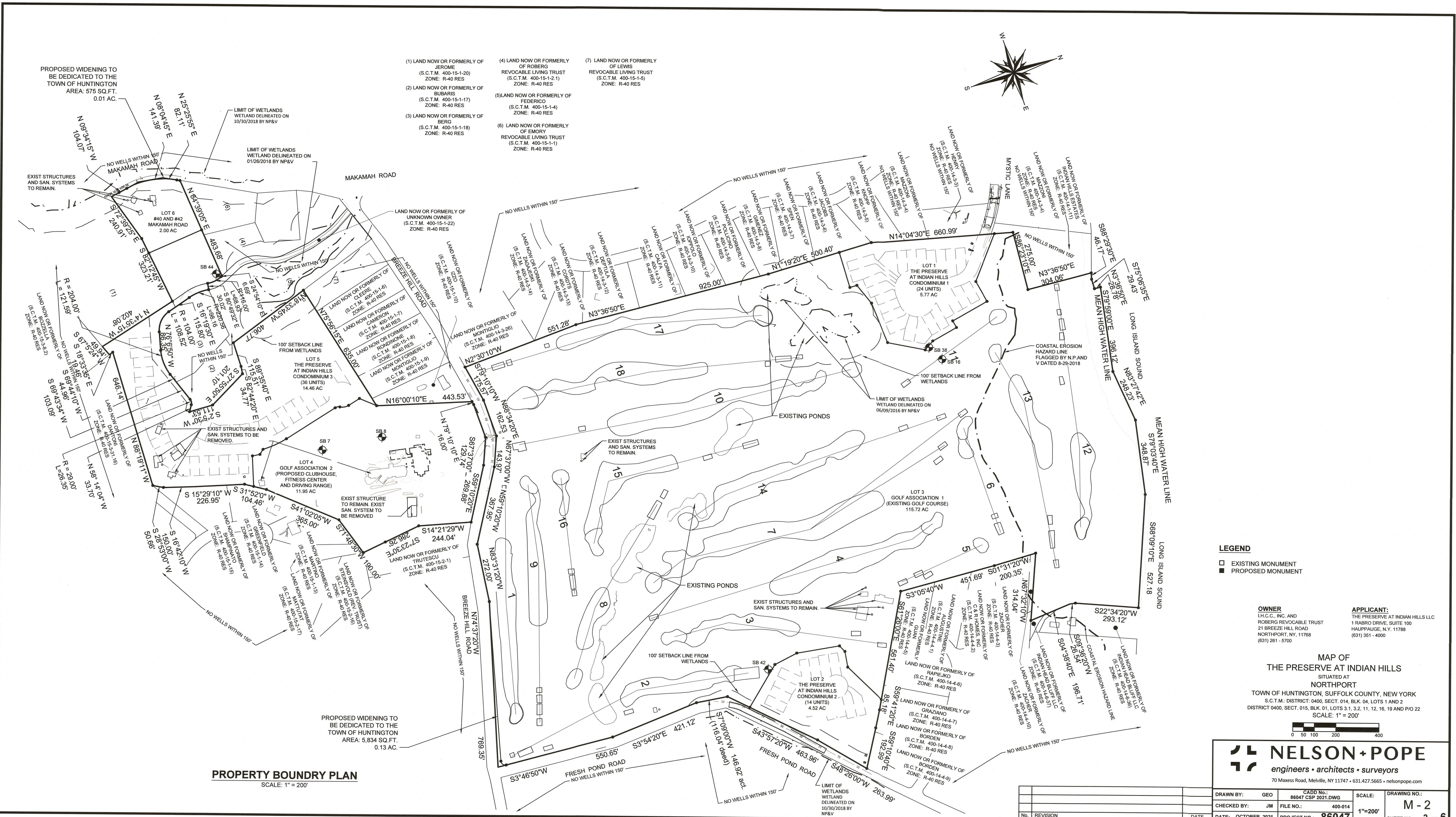
APPLICANT:
THE PRESERVE AT INDIAN HILLS LLC
1 RABRO DRIVE, SUITE 100
HAUPPAUGE, N.Y. 11788
(631) 351 - 4000

MAP OF
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 P/O 22
SCALE: 1" = 200'



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

DRAWN BY: GEO	CADD No.: 86047 CSP 2021.DWG	SCALE: 1"=200'	DRAWING NO.: M - 1
CHECKED BY: JM	FILE NO.: 400-014		
DATE: OCTOBER, 2021	PROJECT NO.: 86047		SHEET NO.: 1 OF 6



LEGEND
□ EXISTING MONUMENT
■ PROPOSED MONUMENT

OWNER
I.H.C.C., INC. AND
ROBERG REVOCABLE TRUST
21 BREEZE HILL ROAD
NORTHPORT, NY, 11768
(631) 261-5700

APPLICANT:
THE PRESERVE AT INDIAN HILLS LLC
1 RABRO DRIVE, SUITE 100
HAUPPAUGE, N.Y. 11788
(631) 351-4000

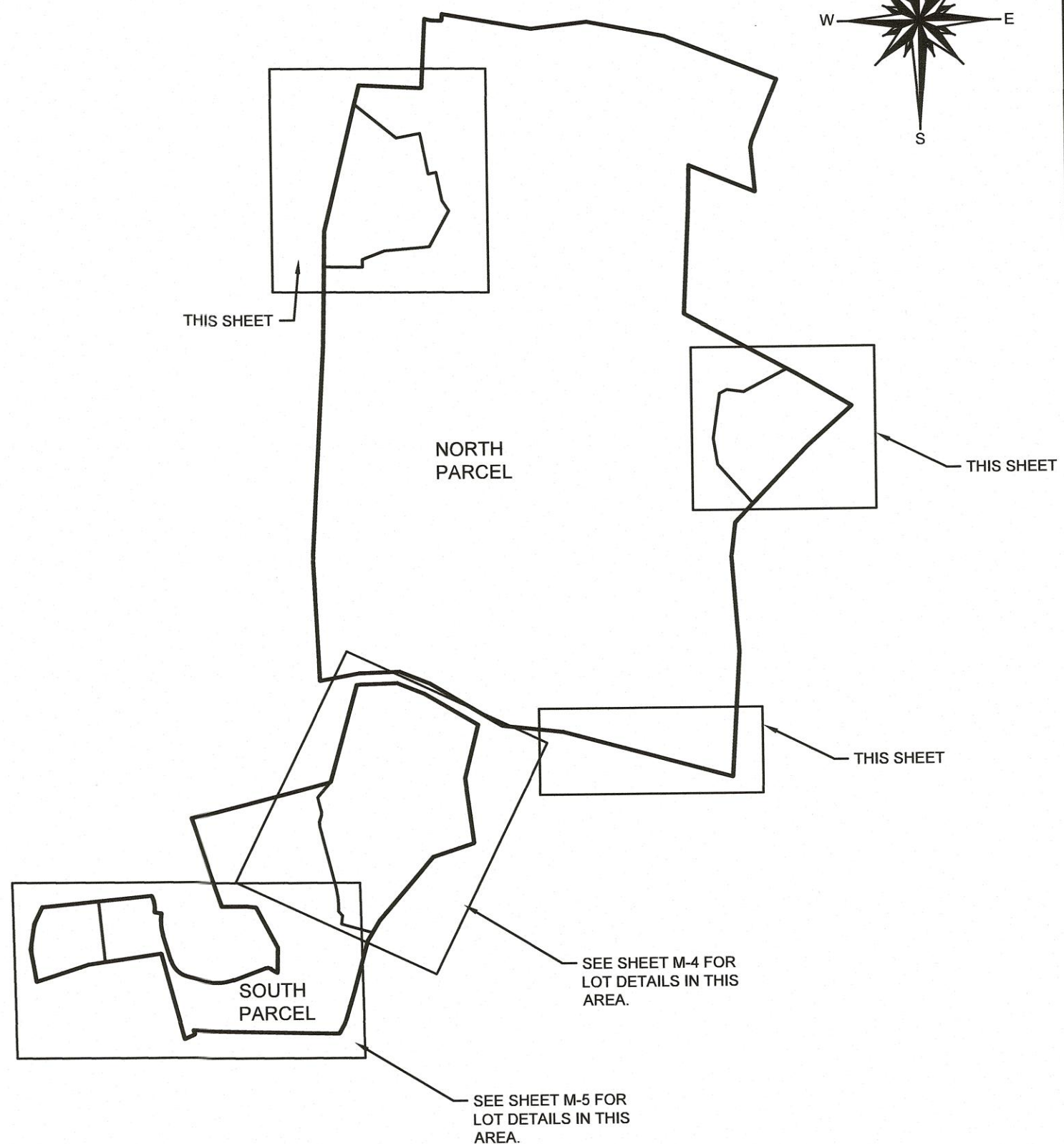
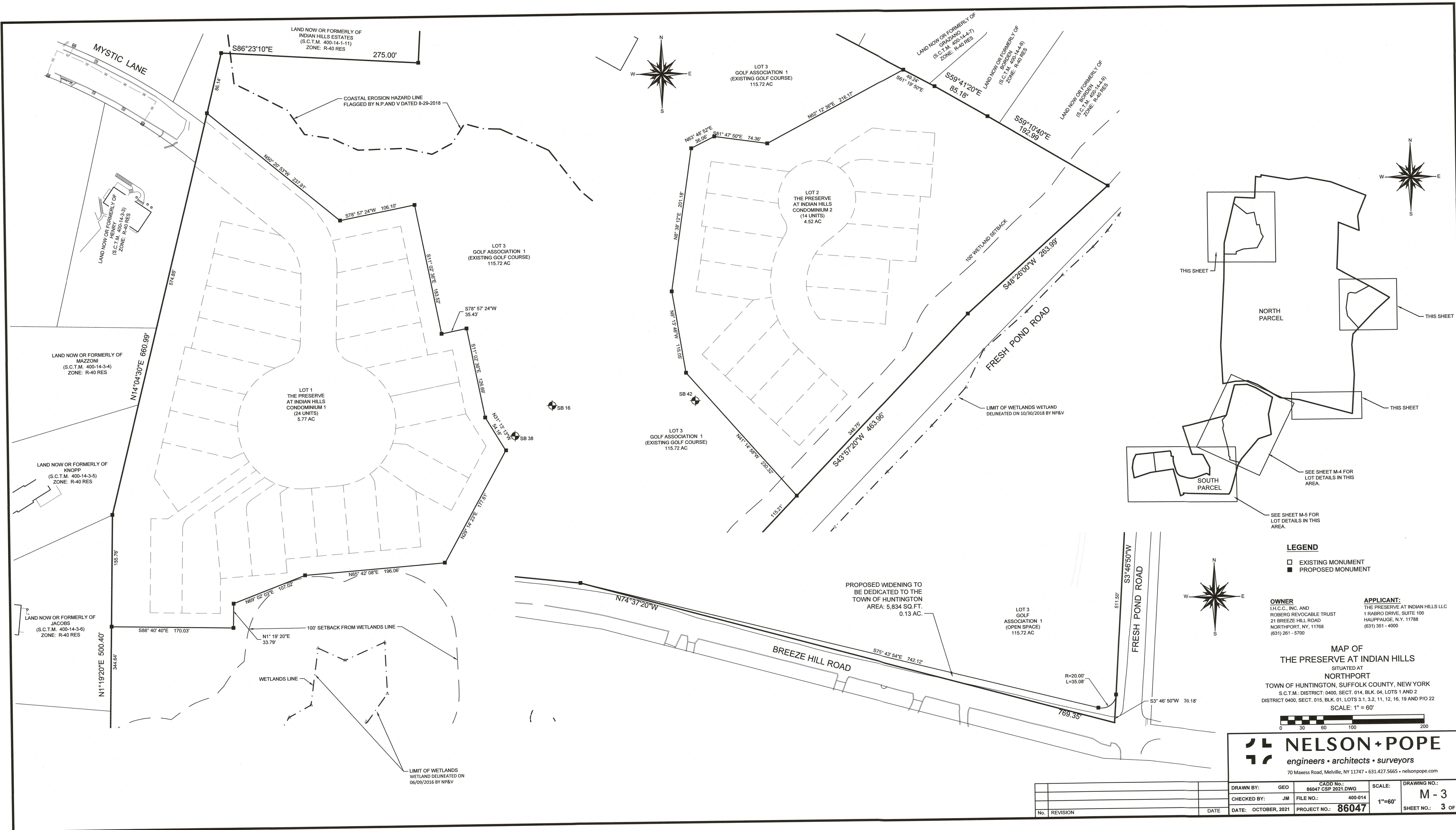
MAP OF
THE PRESERVE AT INDIAN HILLS
SITUATED AT
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TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M. DISTRICT: 0400, SECT. 014, BLK. 04, LOTS 1 AND 2
DISTRICT 0400, SECT. 015, BLK. 01, LOTS 3.1, 3.2, 11, 12, 16, 19 AND P/O 22
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PROPERTY BOUNDARY PLAN
SCALE: 1" = 200'

				DRAWN BY: GEO	CADD No.: 86047 CSP 2021.DWG	SCALE: 1"=200'	DRAWING NO.: M - 2
				CHECKED BY: JM	FILE NO.: 400-014		
No.	REVISION		DATE	DATE: OCTOBER, 2021	PROJECT NO.: 86047	SHEET NO.: 2 OF 6	

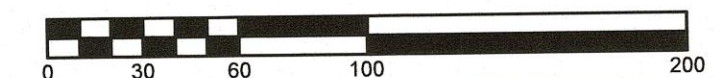


- LEGEND**
- EXISTING MONUMENT
 - PROPOSED MONUMENT

OWNER
L.H.C., INC. AND
ROBERG REVOCABLE TRUST
21 BREEZE HILL ROAD
NORTHPORT, NY, 11768
(631) 261 - 5700

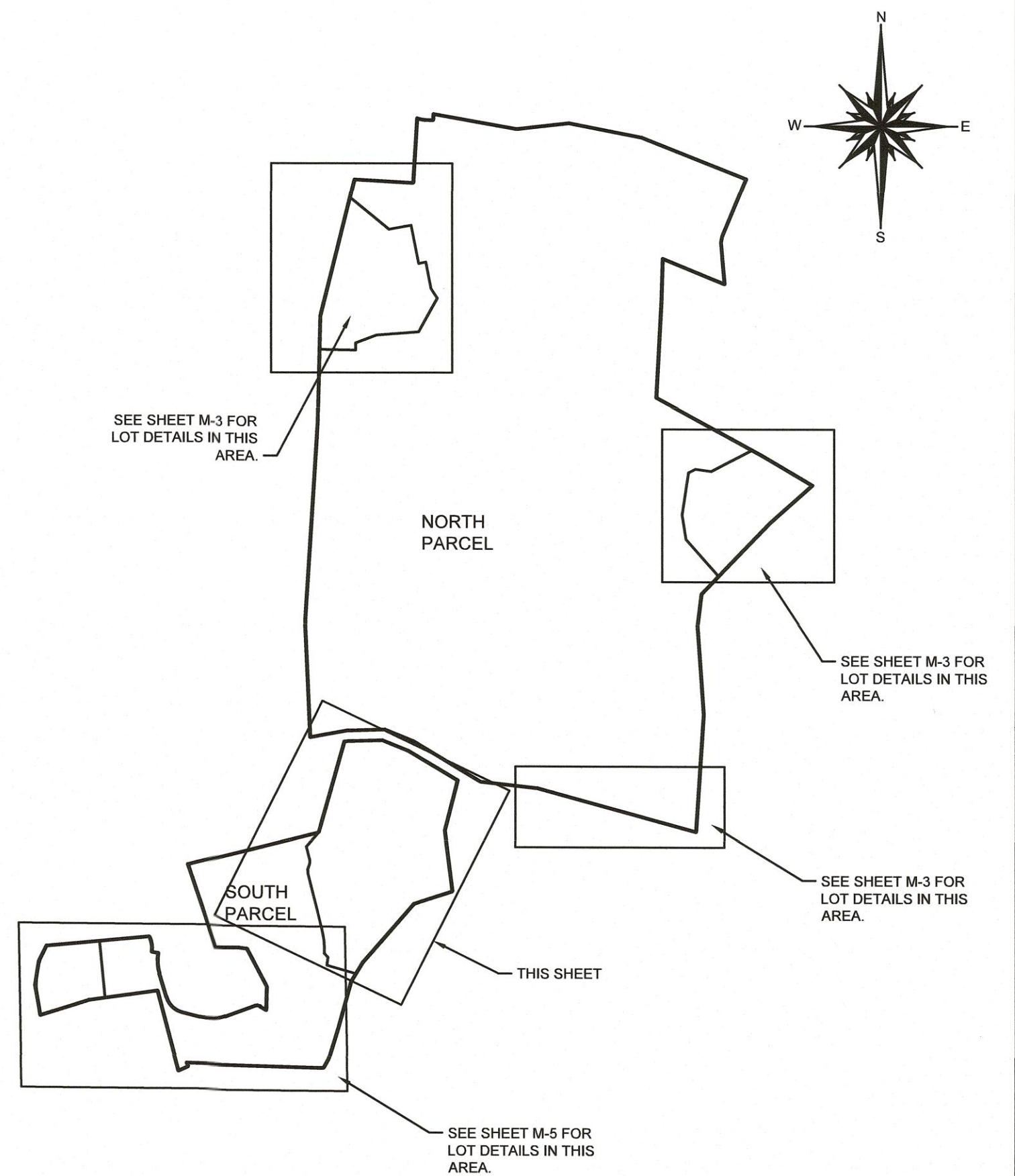
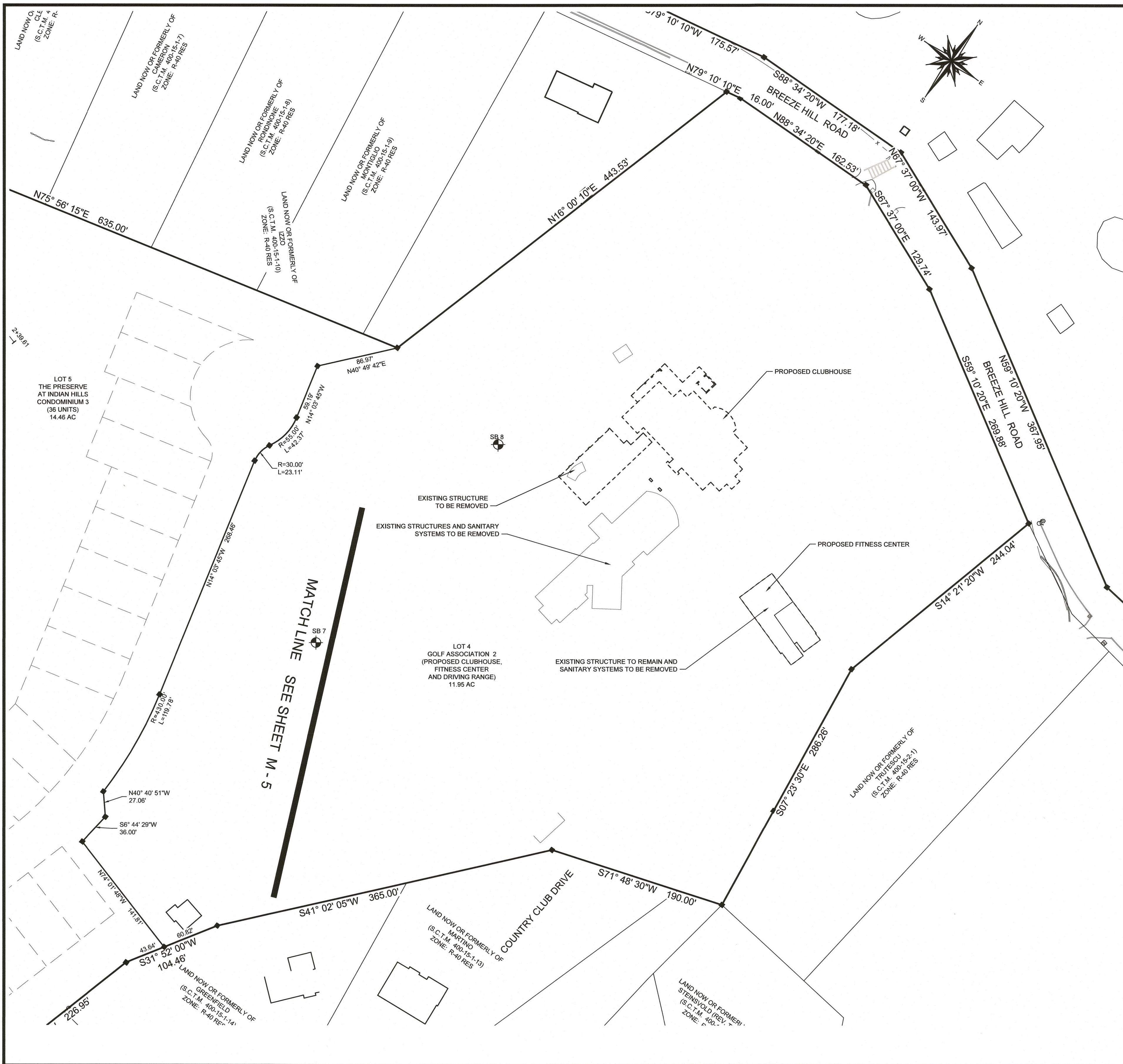
APPLICANT:
THE PRESERVE AT INDIAN HILLS LLC
1 RABRO DRIVE, SUITE 100
HAUPPAUGE, N.Y. 11788
(631) 351 - 4000

**MAP OF
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 P/O 22
SCALE: 1" = 60'



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			DRAWN BY: GEO		CADD No.: 86047 CSP 2021.DWG		SCALE: 1"=60'	DRAWING NO.: M - 3
			CHECKED BY: JM		FILE NO.: 400-014			
			DATE: OCTOBER, 2021		PROJECT NO.: 86047			
No.	REVISION		DATE				SHEET NO.: 3 OF 6	



LEGEND

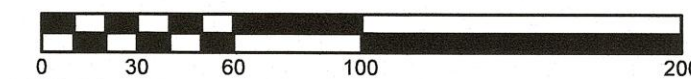
□ EXISTING MONUMENT

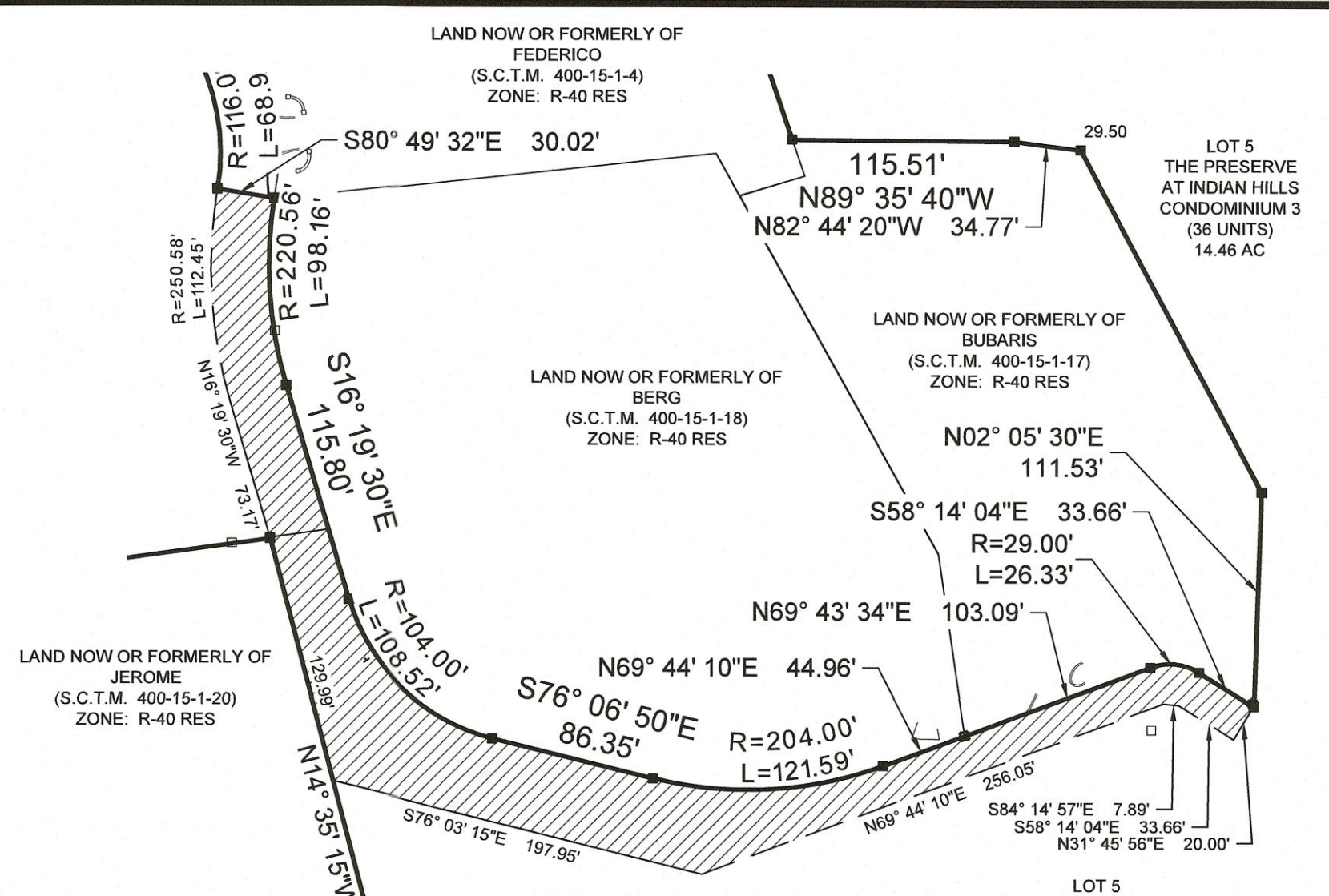
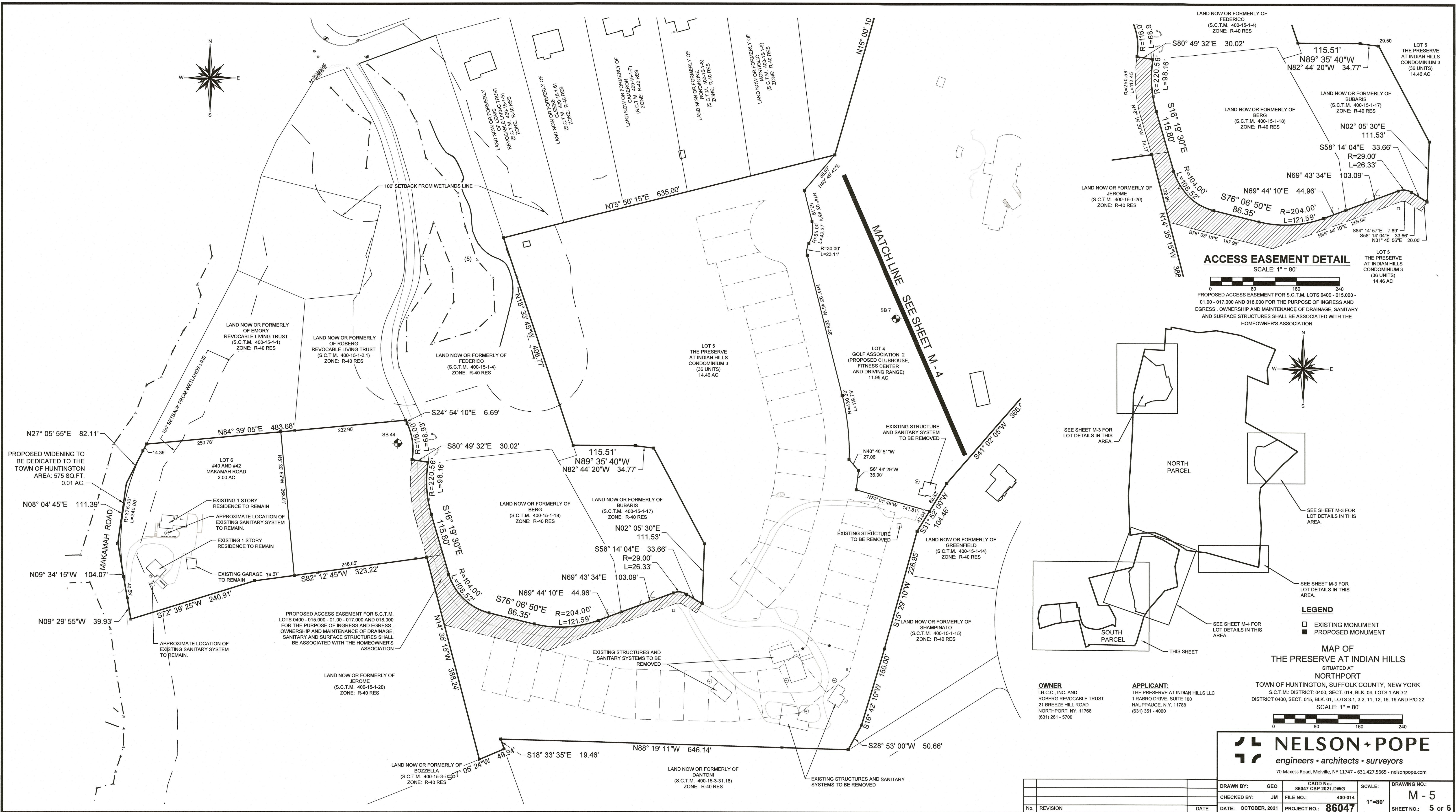
■ PROPOSED MONUMENT

OWNER
I.H.C.C., INC. AND
ROBERG REVOCABLE TRUST
21 BREEZE HILL ROAD
NORTHPORT, NY, 11768
(631) 261 - 5700

APPLICANT:
THE PRESERVE AT INDIAN HILLS LLC
1 RABRO DRIVE, SUITE 100
HAUPPAUGE, N.Y. 11788
(631) 351 - 4000

MAP OF
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 P/O 22
SCALE: 1" = 60'

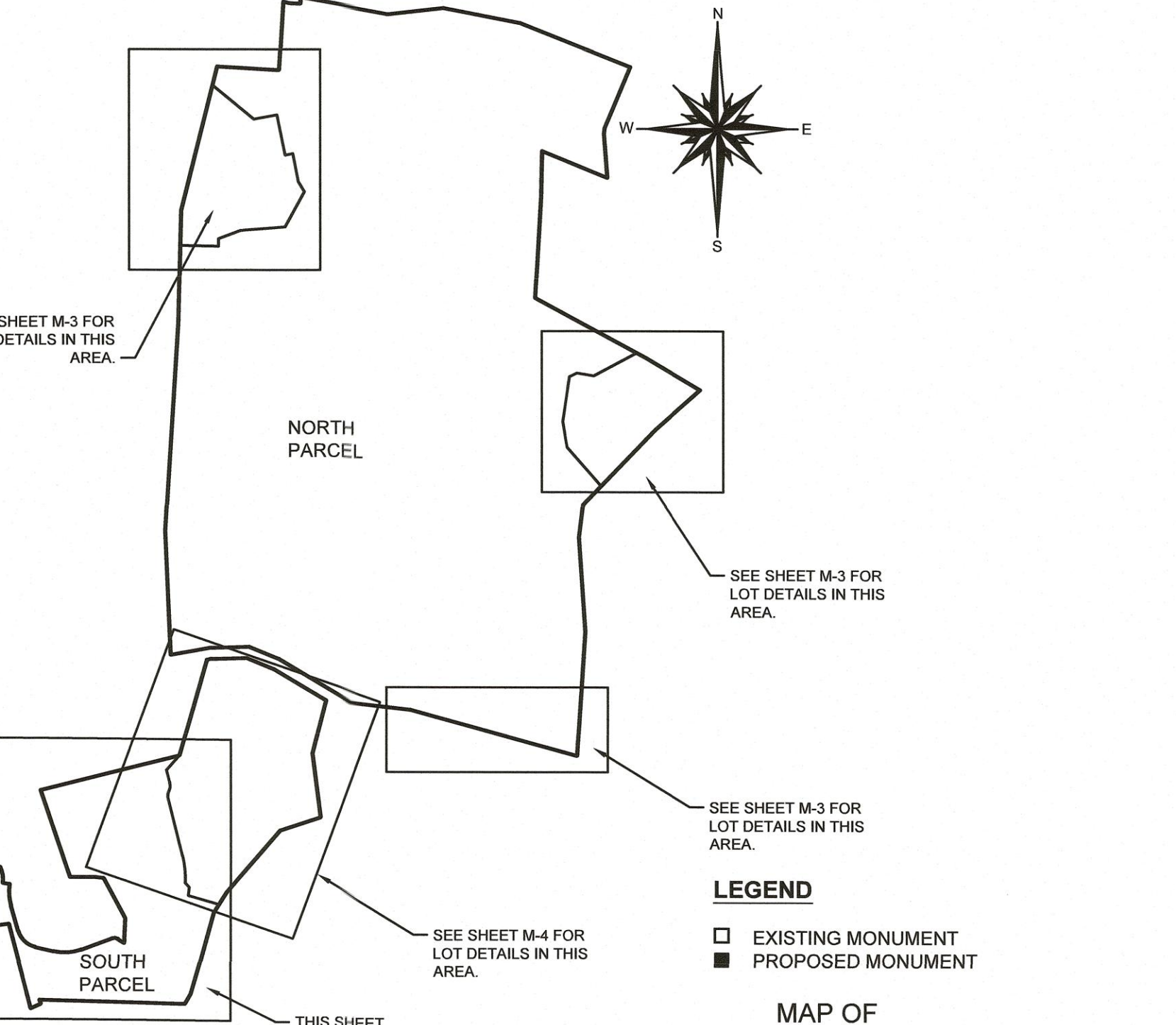




ACCESS EASEMENT DETAIL
SCALE: 1" = 80'

0 80 160 240

PROPOSED ACCESS EASEMENT FOR S.C.T.M. LOTS 0400 - 015.000 - 018.000 FOR THE PURPOSE OF INGRESS AND EGRESS. OWNERSHIP AND MAINTENANCE OF DRAINAGE, SANITARY AND SURFACE STRUCTURES SHALL BE ASSOCIATED WITH THE HOMEOWNER'S ASSOCIATION



MAP OF 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, 12, 11, 12, 16, 19 AND PIO 22
SCALE: 1" = 80'

OWNER
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ROBERG REVOCABLE TRUST
21 BREEZE HILL ROAD
NORTHPORT, NY, 11768
(631) 261 - 5700

APPLICANT:
THE PRESERVE AT INDIAN HILLS LLC
1 RABRO DRIVE, SUITE 100
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DRAWN BY: GEO	CADD No.: 86047 CSP 2021.DWG	SCALE: 1"=80'	DRAWING NO.: M - 5
CHECKED BY: JM	FILE NO.: 400-014		
No. REVISION	DATE	DATE: OCTOBER, 2021	PROJECT NO.: 86047
			SHEET NO.: 5 OF 6

Page 1 of 1 SOIL BORING LOG									
BORING I.D.		PROJECT NO.		PROJECT NAME					
88-7		ECG 86047		Indian Hills Country Club					
LOGGED BY		APPROVED BY		LOCATION					
Eric Amerson		Eric Amerson		Breeze Hill Road, Northport, New York					
DRILLING CONTRACTOR		DRILLER		<div>BORING LOCATION DESCRIPTION</div> <div>Southeast corner of the dining range</div> <div>DRILLING EQUIPMENT/METHOD</div> <div>Power Probe 9000</div> <div>START/END DATE</div> <div></div> <div>SAMPLEING METHOD</div> <div>Core Barrel</div> <div>BAKCELLS</div> <div>Cuttings</div>					
East Coast Geoservices, LLC		Jonathan McGinn							
DRILL BIT DIAMETER/TYPE		BORERHOLE DIAMETER							
2.0 inch core barrel		2 inch							
LAND SURFACE ELEVATION		COORDINATES							
NA		NA							
DEPTH OF BORING		DEPTH TO WATER							
10 feet		Not Encountered							
Sample Depth (feet)	Sample Interval (feet)	Visual Description		Group Symbol	Blow Counts	PID (ppm)	Remarks		
	0 to 5	Top 1.0 feet brown silty loam (Top Soil). Bottom 1.0 feet reddish brown silty sand, trace gravel.			NA	NA	2.0 feet recovered		
5	5 to 10	All pale brown fine sand, trace gravel.		SP	NA	NA	4.5 feet recovered		
10	10 to 15	All same as above.		SP	NA	NA	4.5 feet recovered		
15	15 to 20	All same as above.		SP	NA	NA	4.0 feet recovered		
20	20 to 25	No recovery.		SP	NA	NA	No recovery		
25	25 to 30	All same as above.		SP	NA	NA	5.0 feet recovered		
30							Boring Complete		
35									
40									
45									
50									

Page 1 of 1 SOIL BORING LOG													
BORING I.D.		PROJECT NO.		PROJECT NAME									
8-8		ECGR 86047		Indian Hills Country Club									
LOGGED BY		APPROVED BY		LOCATION									
Eric Amerson		Eric Amerson		Breeze Hill Road, Northport, New York									
DRILLING CONTRACTOR		DRILLER											
East Coast Geoservices, LLC		Jonathan McGinn											
DRILL BIT DIAMETER/TYPE		BOREHOLE DIAMETER											
2.0 inch core barrel		2 inch											
LAND SURFACE ELEVATION		COORDINATES								BORING LOCATION DESCRIPTION		SAMPLING METHOD	
NA		NA								Northwest corner of the driving range		Core Barrel	
DEPTH OF BORING		DEPTH TO WATER								DRILLING EQUIPMENT/METHOD		BACKFILL	
10 feet		Not Encountered								Power Probe 1600		Cuttings	
START/FINISH DATE													
Sample Depth (feet)	Sample Interval (feet)	Visual Description		Group Symbol	Blow Counts	PID (ppm)	Remarks						
	0 to 5	Top 0.5 feet brown silty loam (Top Soil). Bottom 3.5 feet pale brown silty sand, trace gravel.		ML SM	NA	NA	4.0 feet recovered						
5	5 to 10	Top 0.5 feet pale brown silty sand, trace gravel. Mid 0.5 feet pale brown clayey silt. Bottom 3.5 feet reddish brown silty to clay sand, trace gravel.		SM SC SC-SM	NA	NA	4.5 feet recovered						
10	10 to 15	All reddish brown silty to clayey sand, trace gravel.		SC-SM	NA	NA	4.5 feet recovered						
15	15 to 20	All reddish brown silty sand, trace gravel.		SM	NA	NA	4.0 feet recovered						
20	20 to 25	Top 1.0 feet reddish brown silty sand, trace gravel. Bottom 1.0 feet pale brown fine sand, trace gravel.		SM SP	NA	NA	3.0 feet recovered						
25	25 to 30	No recovery			NA	NA	No recovery						
30							Boring Complete						
35													
40													
45													
50													

Page 1 of 1 SOIL BORING LOG									
BORING I.D.		PROJECT NO.	PROJECT NAME						
28-16		ECG# 86047	Indian Hills Country Club						
LOGGED BY		APPROVED BY	LOCATION						
Eric Amerson		Eric Amerson	Breeze Hill Road, Northport, New York						
DRILLING CONTRACTOR		DRILLER	BORING LOCATION DESCRIPTION						
East Coast Geoservices, LLC		Jonathan McGinn							
DRILL BIT DIAMETER/TYPE		BORERHOLE DIAMETER							
2.0 inch core barrel		2 inch	DRILLING EQUIPMENT/METHOD				SAMPLING METHOD		
LAND SURFACE ELEVATION		COORDINATES	Power Probe 9500				Core Barrel		
NA		NA	START/FINISH DATE				BACAFIL		
DEPTH OF BORING		DEPTH TO WATER					Cuttings		
10 feet		Not Encountered							
Sample Depth (feet)	Sample Interval (feet)	Visual Description		Group Symbol	Blow Counts	PID (ppm)	Remarks		
	0 to 5	All reddish brown sil.		ML	NA	NA	3.5 feet recovered		
	5								
	5 to 10	All reddish brown silty sand and gravel.		SM	NA	NA	3.0 feet recovered		
	10								
	10 to 15	All reddish brown silty clay.		CL	NA	NA	4.0 feet recovered		
	15								
	15 to 20	All same as above.		CL	NA	NA	4.0 feet recovered		
	20								
	20 to 25	All reddish brown clay.		CL	NA	NA	4.0 feet recovered		
	25								
	25 to 30	All same as above.		CL	NA	NA	3.0 feet recovered.		
	30						Boring Complete		
	35								
	40								
	45								
	50								

Page 1 of 1 SOIL BORING LOG									
BORING I.D.		PROJECT NO.		PROJECT NAME					
8-38		ECG# 86047		Indian Hills Country Club					
LOGGED BY		APPROVED BY		LOCATION					
Scott Huntington		Stevens J. McGinn		Refer to Soil Boring Location Map					
DRILLING CONTRACTOR		DRILLER		BORING LOCATION DESCRIPTION					
East Coast Geoservices, LLC		Jonathan McGinn							
DRILL BIT DIAMETER/TYPE		BORERHOLE DIAMETER							
2.0 inch/Core Barrel		2.0 inches							
LAND SURFACE ELEVATION		COORDINATES		DRILLING EQUIPMENT/METHOD		SAMPLING METHOD			
NA		NA		Power Probe 9580-D		Split Spoon			
DEPTH OF BORING		DEPTH TO WATER		START/FINISH DATE		BACKFILL			
10 feet		NA		4/23/2021		Cuttings			
Sample Depth (feet)	Sample Interval (feet)	Visual Description			Group Symbol	Blow Counts	PID (ppm)	Remarks	
	0 to 5	Top 1.0 feet Dark Brown loamy top soil.			ML	NA	NA	4.25 feet recovered	
		Middle 2.75 feet Brown sandy silt.			SM				
		Bottom 0.5 feet Brown silty sand.			SM				
5	5 to 10	All fine-medium sand, some silt.			SP	NA	NA	5.0 feet recovered	
10	10 to 15	Top 1.5 feet Brown fine-medium sand and large rock, some silt.			SP	NA	NA	5.0 feet recovered	
		Next 1.5 feet Dark Brown fine-medium sand with silt and gravel.			SM				
		Next 1.5 feet Brown plastic clay.			CH				
		Bottom 0.5 feet Tan fine sand, trace gravel and silt.			SP				
15	15 to 20	Tan fine sand, trace gravel and silt.			SP	NA	NA	5.0 feet recovered	
20	20 to 25	All Tan fine sand.			SP	NA	NA	5.0 feet recovered	
25	25 to 30	All same as above.			SP	NA	NA	5.0 feet recovered	
30								Boring complete.	
35									
40									
45									
50									
55									

Page 1 of 1 SOIL BORING LOG														
BORING I.D.		PROJECT NO.	PROJECT NAME											
8-42		ECGR 86047	Indian Hills Country Club											
LOGGED BY		APPROVED BY	LOCATION											
Scott Huntington		Steven J. McGinn	North of the 2nd Green											
DRILLING CONTRACTOR		DRILLER												
East Coast Geoservices, LLC		Steven J. McGinn												
DRILL BIT DIAMETER/TYPE		BORERHOLE DIAMETER												
2.0 inch/Core Barrel		2.0 inches												
LAND SURFACE ELEVATION		COORDINATES												
NA		NA												
DEPTH OF BORING		DRILLING EQUIPMENT/METHOD										SAMPLING METHOD		
10 feet		DEPTH TO WATER								Power Probe 9580-D		Split Spoon		
		START/STOP/SHUT DATE								4/23/2023		BACKFILL		
					Cuttings									
Sample Depth (feet)	Sample Interval (feet)	Visual Description			Group Symbol	Blow Counts	PID (ppm)	Remarks						
	0 to 5	Top 0.75 feet Dark Brown loamy top soil with organics.			ML	NA	NA	2.75 feet recovered						
		Middle 1.0 feet Brown sandy silt.			ML									
		Bottom 1.0 feet Tan silty sand.			SM									
5														
	5 to 10	Top 1.0 feet Brown sandy silt.			ML	NA	NA	3.0 feet recovered.						
		Bottom 2.0 feet Pale Brown fine sand.			SP									
10														
	10 to 15	All tan silty sand.			SM	NA	NA	5.0 feet recovered						
								Water estimated at 10 feet bgs.						
15														
	15 to 20	All Tan sandy silt.			ML	NA	NA	5.0 feet recovered						
20								Boring complete.						
25														
30														
35														
40														
45														
50														
55														