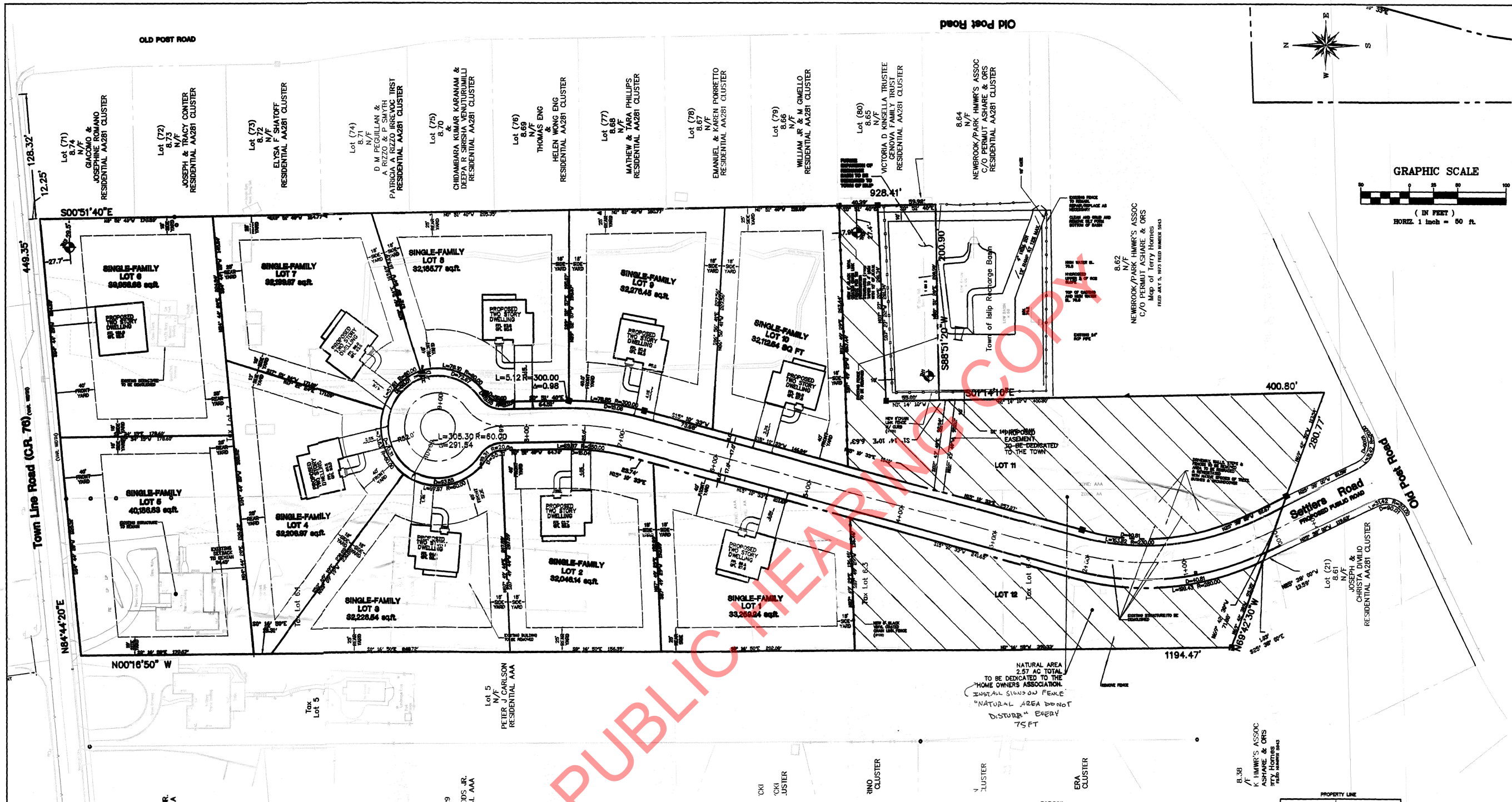




REVISIONS		
No.	DATE	DESCRIPTION
1.	12/15/14	REVISED AS PER TOI
2.	03/30/15	REVISED AS PER TOI
3.	05/20/15	REVISED AS PER TOI
4.	06/14/15	REVISED AS PER TOI
5.	10/01/15	REVISED AS PER TOI
6.	05/25/16	REVISED AS PER TOI
7.	07/20/16	REVISED AS PER TOI
8.	05/18/16	REVISED AS PER TOI
9.	07/11/16	REVISED AS PER TOI

STREET LIGHTING

INSTALLATION
REQUIREMENT
PRIOR TO INSTALLING LIGHTING
CALL DIVISION OF TRAFFIC SAFETY
224-5535

SITE WORK

BEFORE STARTING WORK CALL
TOWN ENGINEER-INSPECTORS
224-5360

CINDY RESS
5 SETTLERS ROAD
HAUPPAUGE, NY 11788
631-724-9736

RELEASE STATUS OF DRAWINGS:

HAWTHORNE ENGINEERING
& CONSULTING, PLLC
ONE DUPONT STREET
2ND FL., SUITE 211
PLAINVIEW, NY 11803
P: 516.349.0829
F: 516.605.0144

THESE PLANS ARE PROPERTY OF THIS OFFICE AND MAY NOT BE
COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN APPROVAL.
IT IS A VIOLATION OF NEW YORK EDUCATION LAW FOR ANY
PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ENGINEER TO ALTER AN ITEM ON THIS DRAWING IN
ANY WAY. IF AN ITEM IS ALTERED, THE ALTERING ENGINEER SHALL
AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY
FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH
ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

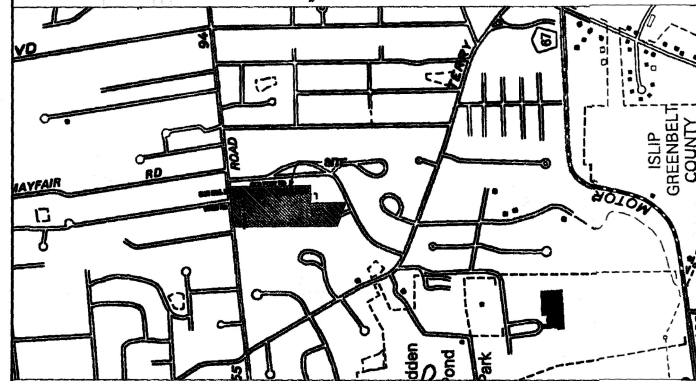
PROJECT:
**SETTLERS ROAD
SUBDIVISION**
SITUATED IN
HAUPPAUGE, TOWN OF ISLIP
SUFFOLK COUNTY, NEW YORK

DRAWING TITLE:
**CLUSTER SITE
PLAN**

SEAL & SIGNATURE

DATE: SEP. 11, 2014
PROJECT NO: NY138-000
SCALE: AS NOTED
DRAWN BY: L.T./P.A.
CHECKED BY: L.R.
DRAWING NUMBER:

DRW COPY
OFFICE
CAD FILE NO:
HEP



NOTE:
ORIGINAL SURVEY DONE BY HENDERSON & BODWELL, LLC DATED: AUG. 7, 2008
ADDITIONAL SURVEY INFORMATION BY: RUSSELL H. LEWIS,
57 CONKUN AVE., WHEATLEY HEIGHTS, NY 11798.
TEL. NO. (516) 474-3665

SUBDIVISION WILL BE SERVICED BY
POST OFFICE.....HAUPPAUGE 11788
SCHOOL DISTRICT.....HAUPPAUGE UFSD
FIRE DISTRICT.....HAUPPAUGE
AMBULANCE DISTRICT.....HAUPPAUGE
ELECTRIC.....LIPA
WATER DISTRICT.....SCWA

The posted plan is subject to change. Please
note that this site plan may be modified
during the Town Planning Board and/or
Town Board review process. Please contact
the assigned planning department staff
member if you have questions regarding the
date and status of any posted graphics.

SITE DATA

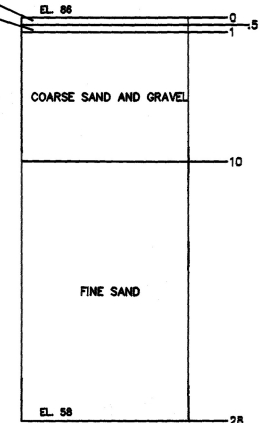
ZONING - AAA & AA RESIDENCE - CLUSTERED TO RES AA STANDARDS		
SITE AREA - 11.55 ACRES, 503332.91 SF		
DIMENSIONAL REQUIREMENTS		
NUMBER OF LOTS	AAA 7 LOTS	AA 3 LOTS
MIN. LOT AREA	40,000 SF	20,000 SF
MIN. LOT WIDTH:	150'	100'
MIN. LOT FRONTAGE:	150' @ 50' SETBACK	100' @ 40' SETBACK
MIN. FRONT YARD:	50'	40'
MIN. REAR YARD:	25'	18'
MIN. SIDE YARD:	25'	18'
MAX. BLDG. HEIGHT:	2 1/2 STORIES, 35'	2 1/2 STORIES, 35'
MAX. BLDG. COVERAGE:	25%	25%

PARK / NATURAL AREAS:
TOTAL AREA OF SITE (11.55 AC) - ROAD & DRAINAGE AREAS (1.25 AC) = 10.30 AC
NATURAL AREA AND PARK AREA REQUIRED = 2.57 AC = 25%
NATURAL AREA AND PARK AREA PROVIDED = 2.57 AC = 25%
TO BE MAINTAINED IN PERPETUITY BY THE HOMEOWNERS ASSOCIATION.

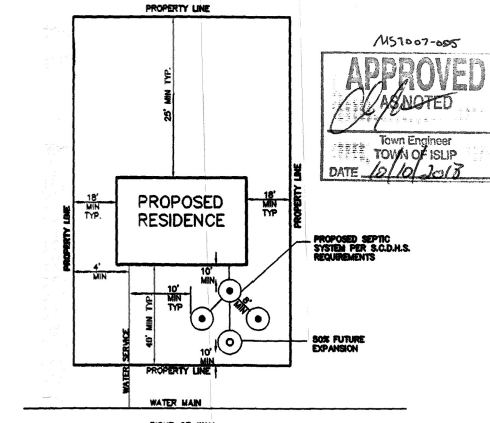
PLANNING BOARD RELAXATION GRANTED FOR

DEAD END STREET LENGTH GREATER THAN PERMITTED 750 FEET. PROPOSED
LENGTH 1,000 +/- FEET. AT PUBLIC HEARING ON 6/2/2016.

NATURAL AREA 2.57 ACRES TOTAL



TEST HOLE
PERFORMED 10-22-09
WITNESSED BY HENDERSON AND BODWELL, L.L.P.



NOTE:
THE WATER SUPPLY AND SEWAGE DISPOSAL FACILITIES FOR ALL LOTS IN
THIS DEVELOPMENT SHALL COMPLY WITH THE STANDARDS AND REQUIREMENTS
OF THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES AT THE TIME
OF CONSTRUCTION.

TYPICAL LOT LAYOUT

S.C.T.M. NUMBERS 500-007-1-6.1, 6.3, 6.4, & 7