

SITE COVERAGE AREAS

PAVEMENT (1,493,679 SF)	
ASPHALT	1,063,300 SF
PAVERS	1,500 SF
CONCRETE CURB	44,036 SF
CONCRETE PAD / DRIVEWAYS	64,375 SF
CONCRETE SIDEWALK	320,468 SF
PERMEABLE PATHWAY (71,435 SF)	
CRUSHED BLUESTONE	71,435 SF
ROOF (985,230 SF)	
SEWER TREATMENT PLANT (STP)	6,625 SF
MAINTENANCE BUILDING	5,322 SF
FIRE SUBSTATION	2,805 SF
MANAGEMENT OFFICE	3,990 SF
RENTAL HOUSING CLUBHOUSE	6,470 SF
RENTAL MULTIFAMILY	89,994 SF
RENTAL TOWNHOMES / SINGLE FAMILY DETACHED	370,006 SF
FOR SALE HOUSING CLUBHOUSE	7,475 SF
SALE TOWNHOMES / SINGLE FAMILY DETACHED	316,070 SF
PORCH / PATIO	172,500 SF
ANCILLARY STRUCTURES	3,373 SF
LANDSCAPE (2,430,279 SF)	
NATURAL TO REMAIN	173,500 SF
PROPOSED LANDSCAPING	2,057,452 SF
POND SURFACE	199,327 SF
TOTAL SITE AREA 4,980,623 SF (114.34 AC)	

ESTIMATE OF QUANTITIES TABLE (ON-SITE)

CONCRETE CURB	88,072 LF
CONCRETE PAD / DRIVEWAYS	64,375 SF
CONCRETE SIDEWALK	320,468 SF
CRUSHED BLUESTONE	71,435 SF
ASPHALT	1,063,300 SF
PAVERS	1,500 SF
STRUCTURES ON-SLAB	151,280 SF
STRUCTURES W/ CRAWL SPACE	370,006 SF
STRUCTURES W/ BASEMENT	316,070 SF
CONTAMINATED SOILS	253,833 SF
TREE REMOVAL	151
NATURAL AREA TO REMAIN	173,500 SF
CATCH BASIN	350
DRAINAGE POOLS - 12' DIA.	482
LEACHING POOLS - 10' DIA.	530
STORM DRAIN PIPE	35,000 LF
RETENTION POND AREA	199,327 SF
NET CUT/FILL	-8,689 CY CUT

RESIDENTIAL UNITS

- RENTAL MULTIFAMILY**
- 1 BR MANOR HOUSE FLATS (240)
 - STUDIO CAPTAIN'S HOUSE FLATS (26)
 - 1 BR CAPTAIN'S HOUSE FLATS (52)
- RENTAL MULTIFAMILY UNIT TOTAL: 318 UNITS**
- RENTAL SINGLE FAMILY**
- 2 BR TOWNHOUSES (85)
 - 3 BR TOWNHOUSES: REAR YARD (37)
 - 3 BR TOWNHOUSES (70)
 - 3 BR COTTAGES: REAR YARD (20)
 - 3 BR COTTAGES: ATTACHED REAR GARAGE (33)
 - 3 BR COTTAGES: ATTACHED FRONT GARAGE (13)
- RENTAL SINGLE FAMILY UNITS TOTAL: 258 UNITS**
- FOR SALE SINGLE FAMILY UNITS**
- 2 BR TOWNHOUSES (211)
 - 3 BR TOWNHOUSES: REAR YARD (8)
 - 3 BR TOWNHOUSES (18)
 - 3 BR COTTAGES: REAR YARD (34)
 - 3 BR COTTAGES: ATTACHED REAR GARAGE (43)
- FOR SALE SINGLE FAMILY UNITS TOTAL: 314 UNITS**

ZONING TABLE

PROPOSED ZONE: SOUTH BAY VILLAGE PLANNED DEVELOPMENT DISTRICT (PDD)
USE(S): MIXED-USE RESIDENTIAL (PERMITTED §68-XX)

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
LOT AREA	N/A	N/A	4,980,623 SF (114.34 AC)
MAX. BUILDING HEIGHT	§68-XX (B)(C)	35 FT OR 2 1/2 STORIES (TWO-STORY RESIDENTIAL) 45 FT OR 3 STORIES (THREE-STORY RESIDENTIAL)	COMPLIES
MAX. FAR	§68-XX (A)(B)	0.300 (RESIDENTIAL) 0.100 (ACCESSORY BUILDINGS)	0.235
MAX. OVERALL DWELLING UNIT DENSITY	§68-XX	9 DWELLING UNITS / ACRE	8 DWELLING UNITS / ACRE
MIN. SETBACK (PRINCIPLE STRUCTURES)	§68-XX (B)	150 FT (LAKELAND AVENUE) 140 FT (11TH STREET) 150 FT (BOHEMIA PARKWAY) 175 FT (TERRY (HAUPPAUGE) ROAD) 175 FT (STERLING PLACE) 125 FT (CARRIE AVENUE) 100 FT (DURHAM ROAD) 25 FT (CHESTER ROAD)	152.8 FT 141.8 FT 156.5 FT 186.0 FT 180.4 FT 137.9 FT 105.9 FT 26.6 FT
MIN. SETBACK (ACCESSORY STRUCTURES)	§68-XX (C)	5 FT	8.8 FT

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	§68-XX (D)	9' X 18' (PERPENDICULAR) 8' X 25' (PARALLEL)	9' X 18' 8' X 25'
MIN. ASLE WIDTH	§68-XX (E)	20'	20'
MIN. NUMBER OF SPACES	§68-XX (A1-A2)	1,701	1,900
MAX. LANDBANKED SPACES	§68-XX (F)	15%	COMPLIES

MANOR HOUSES & CAPTAIN'S HOUSES (MULTIFAMILY) [(318) 1BR / STUDIO UNITS]
REQUIRED = 1.75 SPACES / UNIT + 1 SPACE PER ADDITIONAL BEDROOM ABOVE 2 IN EACH UNIT
= 1.75 SPACES X 318 1BR / STUDIO UNITS = **556.5 SPACES**

TOWNHOUSES & SINGLE FAMILY DETACHED HOMES (ONE / TWO FAMILY DWELLINGS) [572] DWELLINGS]
REQUIRED = 2 SPACES / DWELLING
= 2 SPACES X 572 DWELLINGS = **1,144.0 SPACES**

TOTAL SPACES REQUIRED = 556.5 + 1,144.0 = 1,700.5 - 1,701 SPACES
TOTAL SPACES PROVIDED = **1,900 SPACES (INCLUDING ADA)**

PARKING LEGEND

SYMBOL	TYPE	PROPOSED
①	STREET PARKING	488
②	RESIDENTIAL PARKING	1,169
③	MANOR HOUSE PARKING	228
④	FIRE SUBSTATION PARKING	12
⑤	STP PARKING	3
TOTAL		1,900

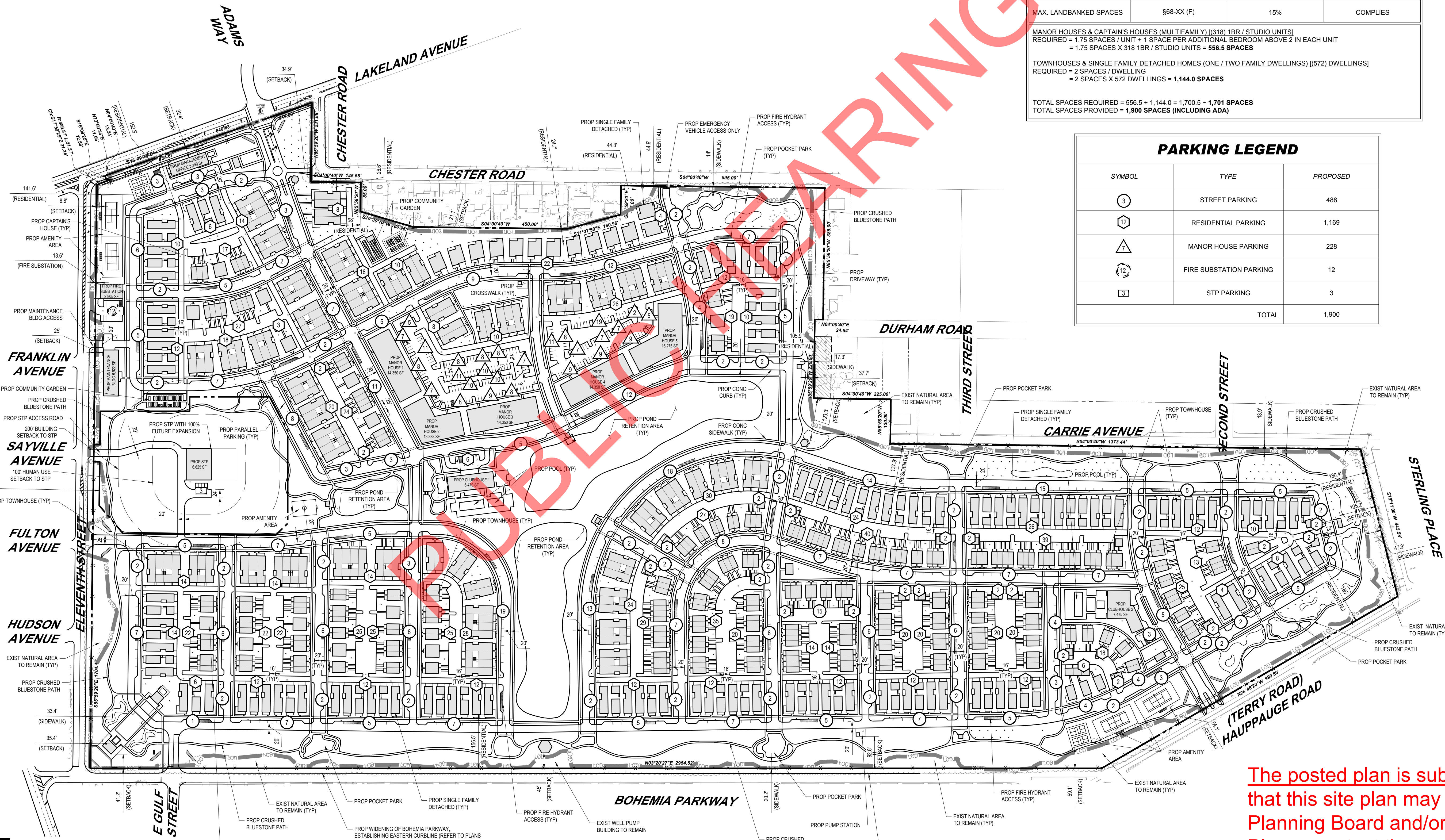


SITE LOCATION MAP
SCALE: 1" = 1500'
SOURCE: BING MAPS 2022

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	11/26/2024	REV. PER CLIENT COMMENT	SM
2	12/06/2024	REV. PER CLIENT COMMENT	SM
3	12/17/2024	REV. PER ZONING UPDATE	TW
4	03/03/2025	REV. PER TOWN COMMENTS	SM



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY
REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

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.

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT NO.: NYA250541-00-4A
DRAWN BY: SM / TP / MD
CHECKED BY: TW / JSM
DATE: 10/04/2024
CAD I.D.: P-PRM-PROP

PRELIMINARY SUPPLEMENTAL DEIS PLANS

R SQUARED DEVELOPMENT, LLC

PROPOSED SOUTH BAY VILLAGE
DIST: 500 | SEC: 287 | BLK: 3 | LOT: 3
DIST: 500 | SEC: 288 | BLK: 1 | LOT: 3-14-15-16-18-19-14

500 LAKELAND AVENUE
SAYVILLE, NY 11782
TOWN OF ISLIP
SUFFOLK COUNTY

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www.BohlerEngineering.com

DALE E. KOCH

PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 080418-1

SHEET TITLE:
OVERALL SITE LAYOUT PLAN

SHEET NUMBER:
C-301

REVISION 4 - 03/03/2025