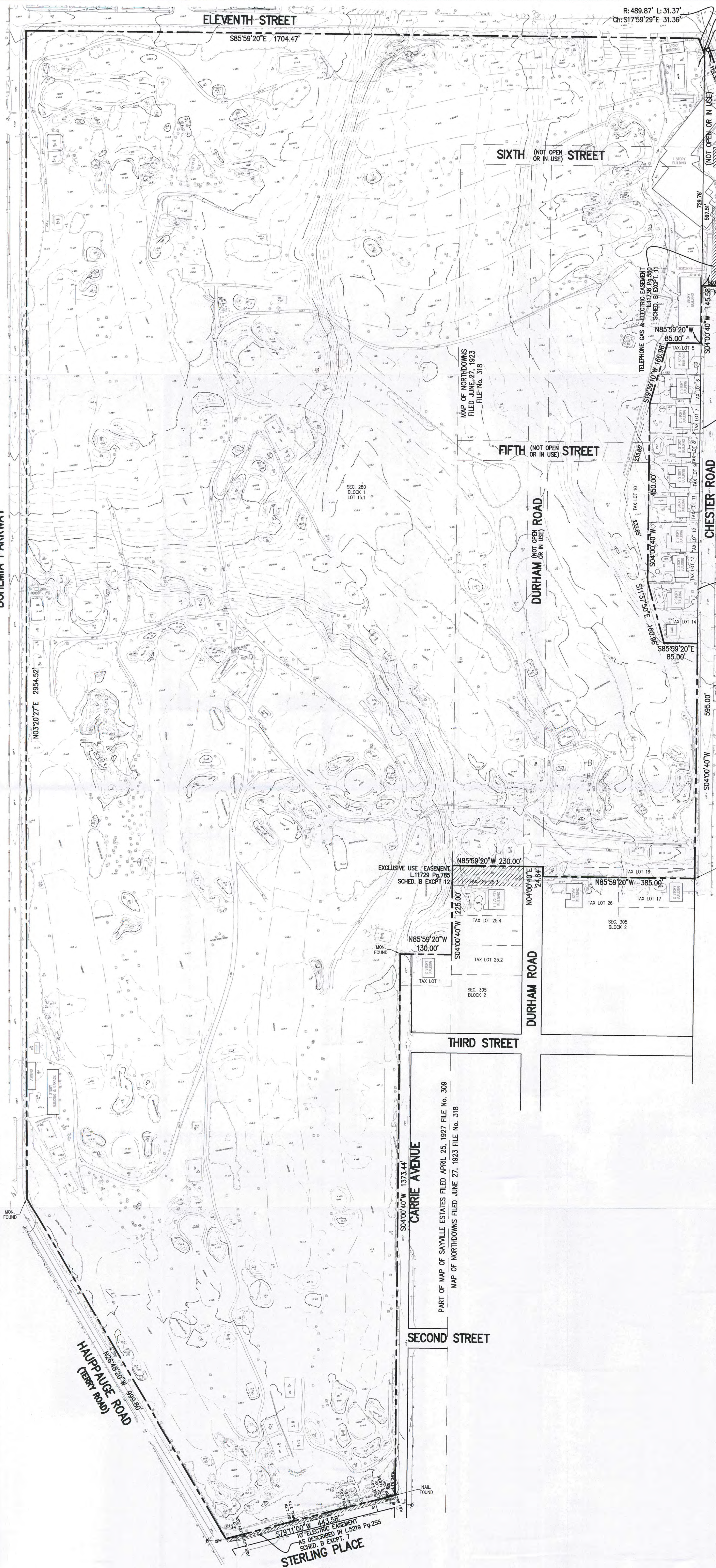


PLANS

BOHEMIA PARKWAY



TAX LOT DESIGNATION:
- District 500 Section 280 Block 1 Lots 2, 3, 4, 10, 15.1 & 16.
- District 500 Section 257 Block 3 Lot 3.

NOTES:
Horizontal datum for this survey is an arbitrary plane coordinate system with a meridian consistent with property description recorded in deed Liber 11920 page 623. The basis of meridian is a bearing of N03°20'20"E on east line of Bohemia Parkway.
Elevations and contours shown on this map refer to North American Vertical Datum of 1988 (NAVD88).
Property corners were not set during the course of this survey.
Parcel area is 114.340 acres.

Sidney B. Bowne & Son, LLP, was supplied with a Certificate of Title Issues by Stewart Title Insurance Company with a title number of 15-CS-48976 and an effective date of March 5, 2015. Sidney B. Bowne & Son has relied on the completeness of this Certificate of Title in the performance of this survey. The surveyor makes no certification regarding the existence of any exceptions to title other than those enumerated below or shown on the map of survey.

The following exceptions to title enumerated in Schedule B of said Certificate of Title are hereby addressed (numbers refer to numbers used in Schedule B):

- Regarding electric easement recorded in Liber 5219 Page 255, the electric easement as described affects Sterling Place only. However, utility poles and guy wires vary from 5.9 feet south to 2.7' north of the south property line and the chain link fence 14 feet +/- north of the south property line.
- Covenants and restriction recorded in Liber 1074 Page 166 do not affect the subject property.
- Covenants and restrictions recorded in Liber 2214 Page 97 do not affect the subject property.
- Regarding Electric easement recorded in Liber 913 Page 192, easement is describe as "along one side of the highway known as Lakeland Avenue, adjoining the property which I claim to own, or in which I have any interest in the Town of Islip..." Easement described as such cannot be plotted.
- Telephone, gas and electric easement recorded in Liber 11738 Page 550 affect the subject property. Easement affects Chester Road within tax lot 15.1 and is blanket in nature on the following tax lots:
District: 500 Section: 280 Block: 1 Lots: 2, 3
District: 500 Section: 257 Block: 3 Lot: 3
- Exhibit A included as part of Liber 11738 Page 550 is not legible. Determination of effects of easement on property are subject to revision upon receipt of more legible copy of instrument.
- Easement agreement recorded in Liber 11729 Page 785 is an exclusive use easement appurtenant to the subject property. Easement has been plotted on the map of survey.
- Water easement recorded in Liber 11881 Page 611 affects the subject property and has been plotted on the map of survey.
- Declaration of covenants and restrictions recorded in Liber 1080 Page 380 affects the subject property and has been plotted on the map of survey.
- Long Island Lighting Company Easement recorded in Liber 913 Page 192 is duplicate of item 10 above.

Unauthorized alteration or addition to this survey map is a violation of Section 7208 of the New York State Education Law. Copies of this map not bearing the Land Surveyor's intent seal or embossed seal shall not be considered to be a valid true copy.
Certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution.
Certifications are not transferable to additional institutions or subsequent owners.



NO.	DATE	DESCRIPTION	BY
PREPARED FOR: Rechler Equity Partners MAP OF: Boundary and Topographic Survey			
LOCATED AT: SAYVILLE, TOWN OF ISLIP COUNTY OF: SUFFOLK COUNTY, NEW YORK CERTIFIED TO: Rechler Equity Partners Stewart Title Insurance Company (15-CS-48976)			
SIDNEY B. BOWNE & SON, LLP 235 East Jericho Turnpike Mineola, NY 11501 Phone: 516-746-2350 Fax: 516-747-1396 www.bownegroup.com		DRAFTED BY: AP CHECKED BY: PL PROJECT NO.: 115 58586 SCALE: 1"=100' DATE: JUNE 29, 2015	



SITE:	50 LAKELAND AVE. SAYVILLE, NY 11782
SCTM #:	500-257-03-03 500-280-01-P/O 15.001 (PART I) 500-280-01-P/O 15.001 (PART II) 500-280-01-2, 3, 4, 10 & 16
GROSS LOT AREA:	4,980,650 SQ. FT. (114.3 ACRES)
BUILDING CLASSIFICATION:	RESIDENTIAL COMMUNITY
PARKING REQ'D:	1,365 UNITS * 1.75 PARKING STALLS/UNIT = 2,389 STALLS
PARKING PROVIDED:	2,391 PARKING STALLS W/ 302 LANDBANK SPACES

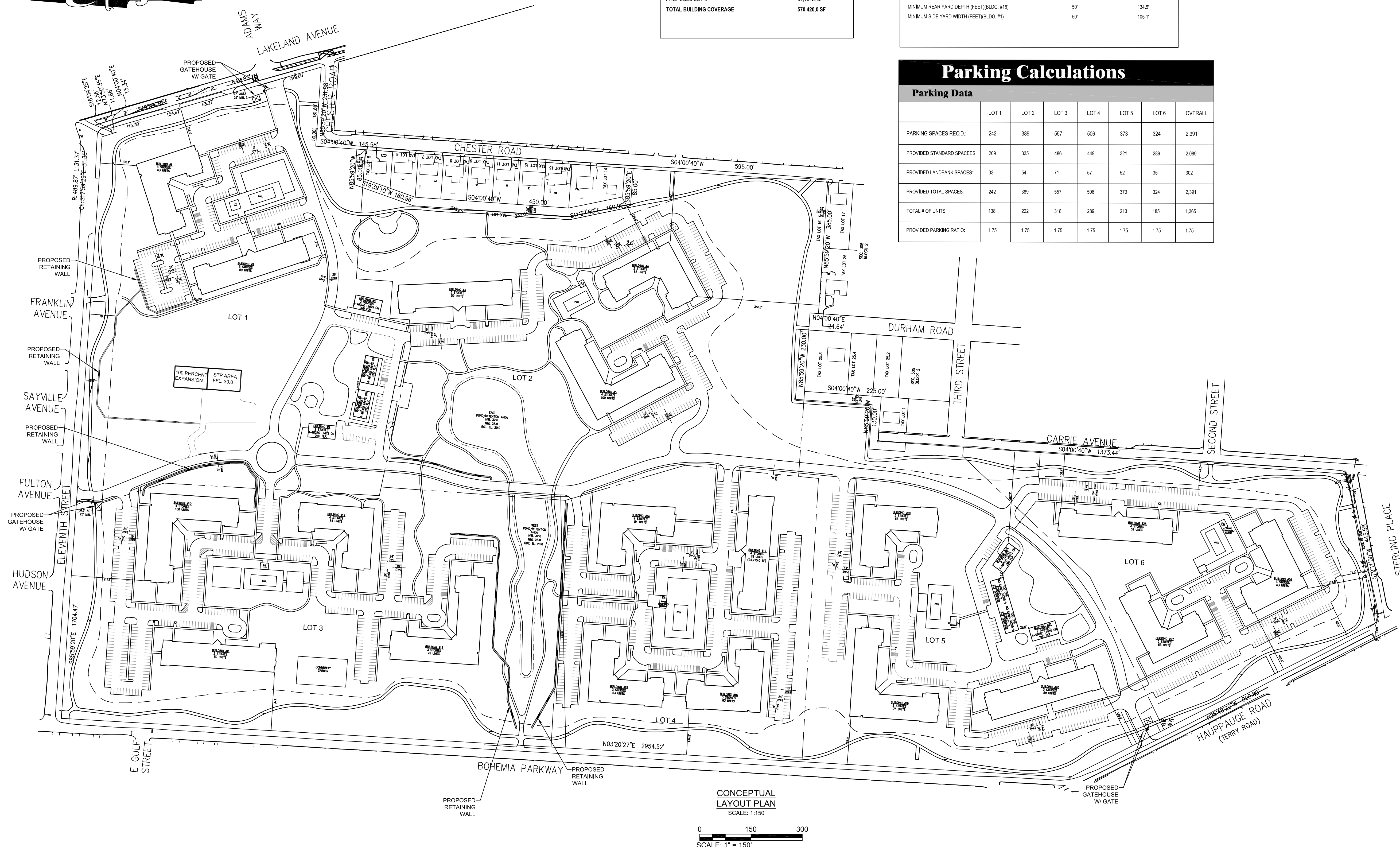
TOTAL SITE AREA		4,980,650 SF (114 ACRES)
1.	<u>TOTAL SITE AREA</u>	4,980,650 SF
	OUTER OPEN SPACE AREA	1,071,234 SF
	INTERIOR SITE AREA	3,909,416 SF
2.	<u>OUTER OPEN SPACE AREA SITE COVERAGE:</u>	
	PAVED (PERVIOUS)	98,144 SF
	LANDSCAPED AREA	973,090 SF
	SUB-TOTAL	1,071,234 SF
3.	<u>INTERIOR SITE AREA COVERAGE:</u>	
	BUILDING FOOTPRINT	570,420 SF
	SIDEWALK, PATH & POOL PATIO	413,983 SF
	ROADWAY AND PARKING	956,054 SF
	WATER AREA (POND & POOLS)	150,539 SF
	TOTAL LANDSCAPED AREA	1,800,420 SF
	SUB-TOTAL	3,909,416 SF

Property Data

OWNER	RECHLER EQUITY PARTNERS				
TAX LOT NUMBER	District 500	Section 257	Block 3	Lot(s) 3	
	District 500	Section 280	Block 1	Lot(s) 2, 3, 4, 10, 15, 16.	
TOTAL PROPERTY AREA	4,980,174 SF (114 ACRES)				
PROPOSED ZONE	ISLAND HILLS PLANNED DEVELOPMENT DISTRICT				
EXISTING USE	GOLF COURSE				
WATER DISTRICT	SUFFOLK COUNTY WATER DISTRICT				
				REQUIRED	PROPOSED
MAXIMUM HEIGHT					
2 STORY RESIDENTIAL				35' OR 2 STORIES	35' OR 2 STORIES
3 STORY RESIDENTIAL				45' OR 3 STORIES	45' OR 3 STORIES
4 STORY RESIDENTIAL				55' OR 4 STORIES	55' OR 4 STORIES
BUILDING FAR %				30% - (37% DENSITY BONUS)	35.4%
MINIMUM LOT AREA				80,000 SF	4,980,650 SF
MINIMUM LOT WIDTH				200'	443' #
MINIMUM FRONT YARD DEPTH (0-STY)(FEET)(BLDG. #04)				75'	267' 7
MINIMUM FRONT YARD DEPTH (4-STY)(FEET)(BLDG. #11)				75'	116.3'
MINIMUM FRONT YARD DEPTH (4-STY)(FEET)(BLDG. #10)				100'	211' 1
MINIMUM REAR YARD DEPTH (FEET)(BLDG. #16)				50'	134.5'
MINIMUM SIDE YARD WIDTH (FEET)(BLDG. #1)				50'	105' 1

<u>GROUNDWATER MANAGEMENT ZONE - VI - 300 GPD/ACRE</u>	
<u>ADJUSTED GROSS LAND AREA</u>	= 4,980,650 SF (114.3 ACRES)
<u>ALLOWABLE SANITARY FLOW</u>	= 114.3 ACRES X 300 GPD/ACRE = 34,290 GPD
<u>PROPOSED GREY BARN SANITARY DESIGN FLOW:</u>	
1,365 APARTMENT UNITS (601-1,200 SF) @ 225 GPD/UNIT	= 307,125 GPD
<u>PROPOSED COMMUNITY BENEFIT - DOWNTOWN SAYVILLE DESIGN FLOW:</u>	
<u>ESTIMATED BUSINESS DISTRICT FLOW</u>	= 69,875 GPD
	TOTAL = 377,000

Parking Data

[illegible]

PWGC

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E-mail: INFO@PWGROSSER.COM

CONSULTANTS

[illegible]

GREYBARN @ ISLAND HILLS SAYVILLE, NY

ISLIP
SUFFOLK COUNTY, NY

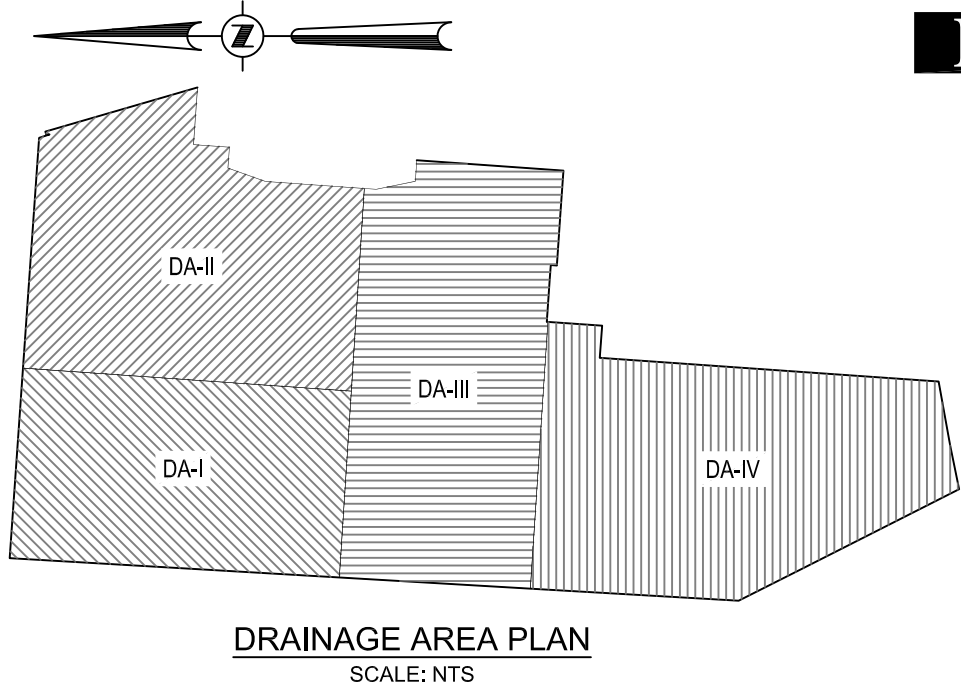
REP 1707

CONCEPTUAL LAYOUT PLAN

1

REP 1707

J:\Projects\MERGE\Rec'd\Equity\2017\1707 - Sawville Grey Barn\CD\REP_SP.dwg (COVERAGE)



PROPERTY INFORMATION

SITE: 50 LAKELAND AVE.
SAYVILLE, NY 11782

SCTM #: 500-257-03-03
500-280-01-P/O 15.001 (PART I)
500-280-01-P/O 15.001 (PART II)
500-280-01-2, 3, 4, 10 & 16

GROSS LOT AREA: 4,980,650 SQ. FT. (114.3 ACRES)

BUILDING CLASSIFICATION: RESIDENTIAL COMMUNITY

CUT & FILL SUMMARY

SITE: 50 LAKELAND AVE.
SAYVILLE, NY 11782

AREA OF ANALYSIS = 4,980,174 SF

TOTAL CUT = 268,883.29 CU. YD.

TOTAL FILL = 222,043.43 CU. YD.

TOTAL NET = 46,839.86 CU. YD. <CUT>

EXISTING MAX. EL. = 53.35

EXISTING MIN. EL. = 22.30

EXISTING MEAN EL. = 40.07

PROP. MAX. EL. = 50.0

PROP. MIN. EL. = 24.0

PROP. MEAN EL. = 39.80

*DOES NOT INCLUDE CUT/FILL MATERIAL FOR COMMUNITY POND FEATURE.

SOIL BORING DATA
SB-01
SCALE: NTS
PWGC
TEST HOLE DUG: 05-17-18

PT	0' VEGETATIVE LAYER (75% SAND, 25% SILTY SAND) 0.5'
GM	5' GRAVEL-SAND-SILT MIXTURE (55% SAND, 35% GRAVEL, 10% SILTY SAND)
SP	10' POORLY GRADED SAND (85% SAND, 5% GRAVEL, 10% SILTY SAND)
GM	15' GRAVEL-SAND-SILT MIXTURE (55% SAND, 35% GRAVEL, 10% SILTY SAND)
GM	20' GRAVEL-SAND-SILT MIXTURE (55% SAND, 35% GRAVEL, 10% SILTY SAND)

SOIL BORING DATA
SB-02
SCALE: NTS
PWGC
TEST HOLE DUG: 05-17-18

PT	0' VEGETATIVE LAYER (75% SAND, 5% GRAVEL, 20% SILTY SAND) 0.5'
GM	3' GRAVEL-SAND-SILT MIXTURE (55% SAND, 40% GRAVEL, 5% SILTY SAND)
SP	10' POORLY GRADED SAND (85% SAND, 5% GRAVEL, 10% SILTY SAND)
SP	10' POORLY GRADED SAND (85% SAND, 5% GRAVEL, 10% SILTY SAND)

SOIL BORING DATA
SB-03
SCALE: NTS
PWGC
TEST HOLE DUG: 05-17-18

PT	0' VEGETATIVE LAYER (75% SAND, 25% SILTY SAND) 0.5'
GM	5' GRAVEL-SAND-SILT MIXTURE (55% SAND, 35% GRAVEL, 10% SILTY SAND)
GM	5' GRAVEL-SAND-SILT MIXTURE (55% SAND, 35% GRAVEL, 10% SILTY SAND)
CL	5' INORGANIC CLAY (65% SILTY CLAY, 5% SILTY SAND)
GM	10' GRAVEL-SAND-SILT MIXTURE (55% SAND, 35% GRAVEL, 10% SILTY SAND)
GM	15' GRAVEL-SAND-SILT MIXTURE (55% SAND, 35% GRAVEL, 10% SILTY SAND)
SP	25' POORLY GRADED SAND (85% SAND, 5% GRAVEL, 5% SILTY SAND)
SP	25' POORLY GRADED SAND (85% SAND, 5% GRAVEL, 5% SILTY SAND)

Drainage Calculations

TOTAL PROPERTY AREA = 4,980,650 SF (114.3 ACRES)

DRAINAGE AREA I - 1,017,856 SF
DRAINAGE REQUIRED

BLDG. AREA: 117,790.00 SF x 5'12" x 1.00 = 49,118.0 CF
IMPERVIOUS AREA: 268,488.06 SF x 5'12" x 1.00 = 112,287.0 CF
PERVIOUS AREA: 600,027.00 SF x 5'12" x 0.20 = 50,042.0 CF
PEDESTRIAN PATH: 18,487.08 SF x 5'12" x 0.38 = 2,927.0 CF
TOTAL REQUIRED = 218,244 CF

DRAINAGE PROVIDED

WEST POND VOLUME @ HWL (EL. 32.0) = 187,570 CF

120" x 4' EFF. DEPTH LEACHING POOL = 403.4 CF PER UNIT
120" x 12' EFF. DEPTH LEACHING POOL = 1,210.1 CF PER UNIT
120" x 15' EFF. DEPTH LEACHING POOL = 1,512.7 CF PER UNIT
PROVIDED 9 UNITS X 403.4 CF = 3,630.6 CF
PROVIDED 24 UNITS X 1,210.1 CF = 29,042.4 CF
PROVIDED 32 UNITS X 1,512.7 CF = 48,406.0 CF
TOTAL PROVIDED = 286,649 CF

DRAINAGE AREA II - 1,267,002 SF
DRAINAGE REQUIRED

BLDG. AREA: 104,294.00 SF x 5'12" x 1.00 = 43,491.0 CF
IMPERVIOUS AREA: 289,774.21 SF x 5'12" x 1.00 = 119,489.0 CF
PERVIOUS AREA: 666,894.00 SF x 5'12" x 0.20 = 71,473.0 CF
PEDESTRIAN PATH: 15,938.44 SF x 5'12" x 0.77 = 5,114.0 CF
TOTAL REQUIRED = 239,567 CF

DRAINAGE PROVIDED

EAST POND VOLUME @ HWL (EL. 32.0) = 351,000 CF

120" x 4' EFF. DEPTH LEACHING POOL = 403.4 CF PER UNIT
120" x 12' EFF. DEPTH LEACHING POOL = 1,210.1 CF PER UNIT
120" x 15' EFF. DEPTH LEACHING POOL = 1,512.7 CF PER UNIT
PROVIDED 15 UNITS X 1,210.1 CF = 18,151.5 CF
TOTAL PROVIDED = 378,833.1 CF

DRAINAGE AREA III - 1,303,582 SF
DRAINAGE REQUIRED

BLDG. AREA: 169,590 SF x 5'12" x 1.00 = 64,673 CF
IMPERVIOUS AREA: 328,299.44 SF x 5'12" x 1.00 = 136,762 CF
PERVIOUS AREA: 783,181.00 SF x 5'12" x 0.20 = 65,317 CF
PEDESTRIAN PATH: 22,492 SF x 5'12" x 0.77 = 7,216 CF
TOTAL REQUIRED = 288,014 CF

DRAINAGE PROVIDED

DRAINAGE SWALE VOLUME @ HWL (EL. 32.0) = 257,958 CF

120" x 4' EFF. DEPTH LEACHING POOL = 403.4 CF PER UNIT
120" x 12' EFF. DEPTH LEACHING POOL = 1,210.1 CF PER UNIT
120" x 15' EFF. DEPTH LEACHING POOL = 1,613.5 CF PER UNIT
PROVIDED 57 UNITS X 403.4 CF = 22,993.8 CF
PROVIDED 20 UNITS X 1,210.1 CF = 24,202 CF
PROVIDED 72 UNITS X 1,613.5 CF = 116,172 CF
TOTAL PROVIDED = 421,326 CF

DRAINAGE AREA IV - 1,392,197 SF
DRAINAGE REQUIRED

BLDG. AREA: 178,746.00 SF x 5'12" x 1.00 = 74,537.0 CF
IMPERVIOUS AREA: 340,286.34 SF x 5'12" x 1.00 = 141,786.0 CF
PERVIOUS AREA: 840,312.00 SF x 5'12" x 0.20 = 70,082.0 CF
PEDESTRIAN PATH: 32,853.17 SF x 5'12" x 0.77 = 10,540.0 CF
TOTAL REQUIRED = 296,945 CF

DRAINAGE PROVIDED

120" x 15' EFF. DEPTH LEACHING POOL = 1,613.5 CF PER UNIT
PROVIDED 188 UNITS X 1,613.5 CF = 303,338 CF
TOTAL PROVIDED = 303,338 CF

Design Data

DESIGN STORM EVENT = 5"

GROUNDWATER ELEVATION = 20.0 ±

MINIMUM SEPARATION DISTANCE
BETWEEN BOTTOM OF LEACHING
STRUCTURE AND GROUNDWATER = 2.0'

**GRADING, DRAINAGE
AND UTILITY
LAYOUT PLAN**
SCALE: 1:150

0 150 300
SCALE: 1" = 150'


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CONSULTANTS

**GREYBARN
@ ISLAND HILLS
SAYVILLE, NY**

ISLIP
SUFFOLK COUNTY, NY

REP 1707

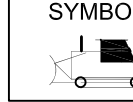
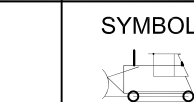
**GRADING, DRAINAGE
AND UTILITY
LAYOUT PLAN**

1

REP 1707



SITE:	50 LAKELAND AVE. SAYVILLE, NY 11782
SCTM #:	500-257-03-03 500-280-01-P/O 15,001 (PART I) 500-280-01-P/O 15,001 (PART II) 500-280-01-2, 3, 4, 10 & 16
GROSS LOT AREA:	4,980,850 SQ. FT. (114.3 ACRES)
BUILDING CLASSIFICATION:	RESIDENTIAL COMMUNITY



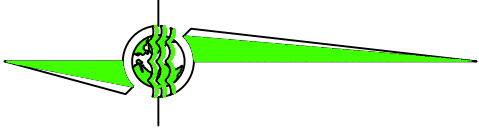
1. THE PROPOSED EROSION CONTROL MEASURES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND MAY DEVELOP AS CONSTRUCTION PROGRESSES AND AS MAY BE REQUIRED BY THE DISTRICT ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FOLLOWING GENERAL CONDITIONS SHALL BE OBSERVED:
 - A. ANY EXISTING VEGETATION NOT SCHEDULED FOR REMOVAL, SHALL BE PROTECTED AND REMAIN UNDISTURBED.
 - B. MINIMUM DISTANCE OF GROWING CROPS SHALL BE MAINTAINED TO MINIMIZE THE SIZE OF EXPOSED AREAS AND THE LENGTH OF TIME THAT AREAS ARE EXPOSED.
 - C. THE LENGTH AND STEEPNESS OF CLEARED SLOPES SHALL BE MINIMIZED TO REDUCE SOIL VELOCITY AND EROSION.
 - D. RUNOFF SHALL BE DIVERTED AWAY FROM CLEARED SLOPES.
 - E. SEDIMENT SHALL BE PREVENTED FROM LEAVING THE SITE.
2. SPECIFIC METHODS AND MATERIALS EMPLOYED IN THE EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE "NEW YORK STATE STANDARD AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", LATEST EDITION.
3. SEDIMENT BARRIERS (LOOSE OR APPROVED EQUIVALENT) SHALL BE INSTALLED PRIOR TO ANY GRADING WORK WITHIN LIMITS OF DISTURBANCE AND SHOULD BE MAINTAINED FOR THE DURATION OF THE WORK. NO SEDIMENT SHALL BE PERMITTED TO WASH ONTO ADJACENT PROPERTIES, WETLANDS OR ROADS.
4. ALL DRAINAGE INLETS ON THE SUBJECT LOT SHALL BE PROTECTED FROM SEDIMENT BUILDUP THROUGH THE USE OF SEDIMENT BARRIERS AS REQUIRED.
5. PROPER MAINTENANCE OF EROSION CONTROL STRUCTURES IS TO BE PROVIDED THROUGHOUT THE CONSTRUCTION PERIOD. THIS INCLUDES, BUT IS NOT LIMITED TO, CLEANING, REPAIRS AND REPLACEMENT OF EROSION CONTROL STRUCTURES. MAINTENANCE MEASURES INCLUDE, BUT ARE NOT LIMITED TO:
 - A. CLEANING OR REPAIR OF SEDIMENT BARRIERS, CHANNELS AND REPAIR OF EROSION CONTROL STRUCTURES.
 - B. MAINTAINING DRAINAGE AND CLEANING AND REPAIR OF INLET PROTECTION.
6. APPROPRIATE MEANS SHALL BE UTILIZED TO CONTROL DUST DURING CONSTRUCTION.
7. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT SOIL AND LOOSE DEBRIS FROM BEING TRACKED ONTO LOCAL ROADS. THE ENTRANCE MATERIAL SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED.



CONSULTANTS



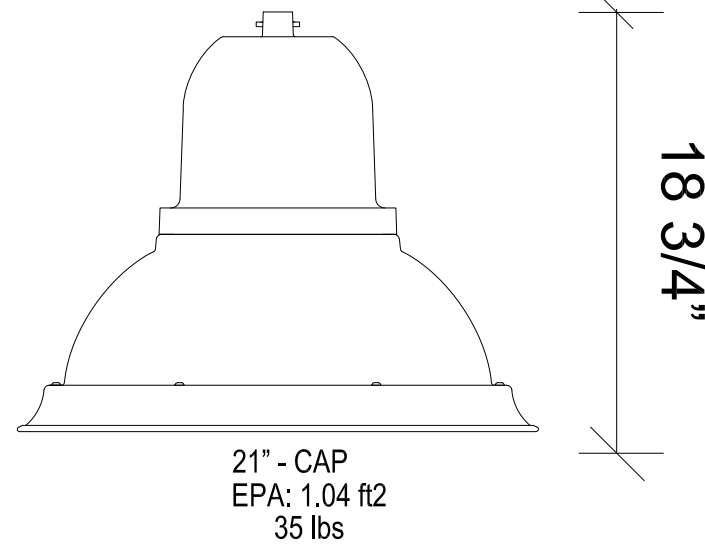
KEYMAP
NTS



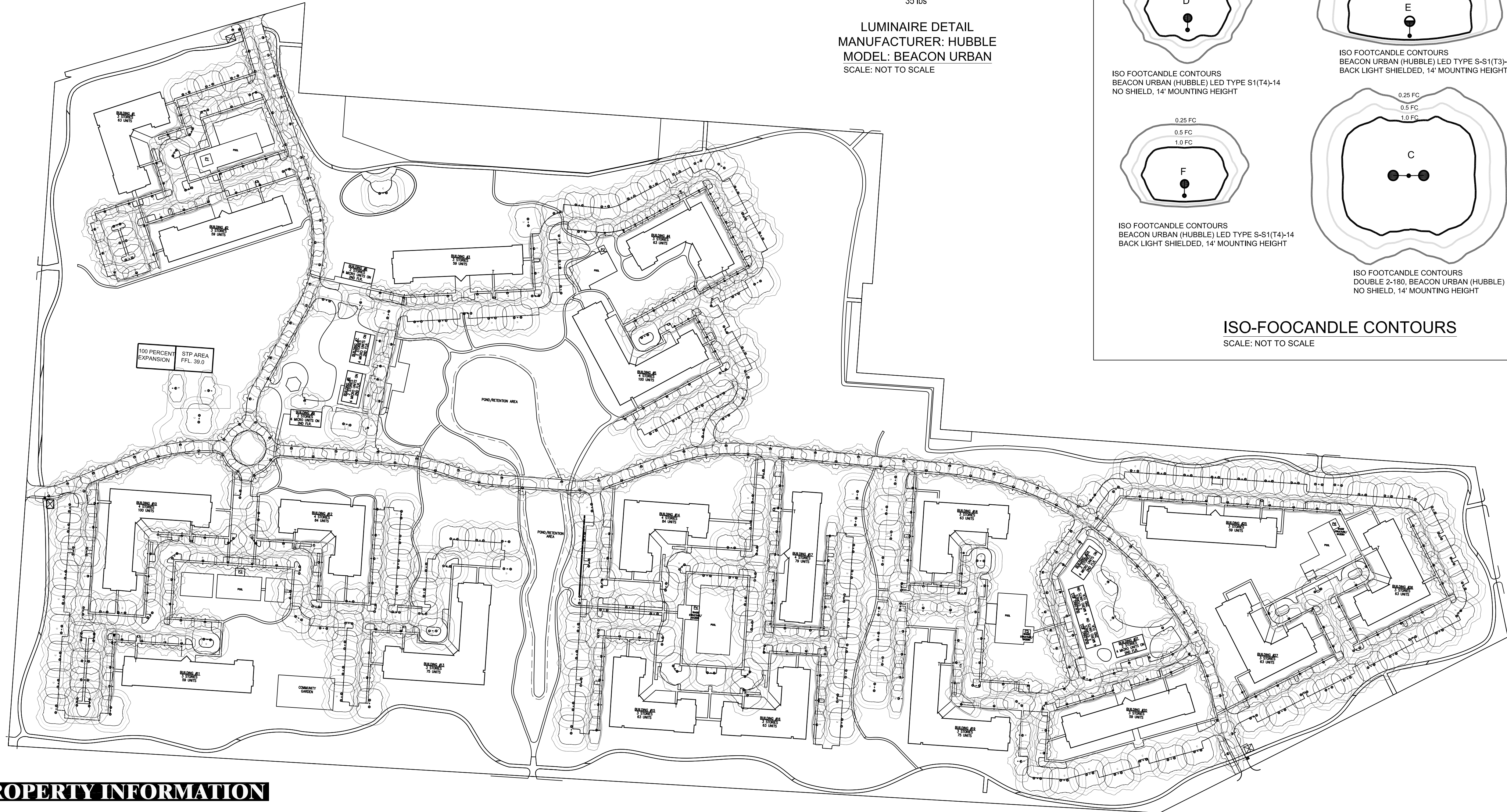
Project SITE LIGHTING

MANUFACTURER: HUBBLE, MODEL: BEACON URBAN

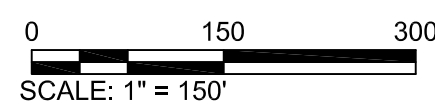
SYMBOL	TYPE	DESCRIPTION
A	S1(T3)-16	BEACON URBAN LED CAP-21-36NB-80-5K-T3 ON SHO4-S-16-4M - POLE WITH AA-39S-F-4-B-P ARM
B	S1(T3)-14	BEACON URBAN LED CAP-21-36NB-80-5K-T3 ON SHO4-S-14-4M - POLE WITH AA-39S-F-4-B-P ARM
C	D2(T4)-14	BEACON URBAN LED, DOUBLE CAP-21-36NB-80-5K-T4 ON SHO4-S-14-4P - POLE WITH AA-39S-F-4-C-P ARM
D	S1(T4)-14	BEACON URBAN LED CAP-21-36NB-80-5K-T4 ON SHO4-S-14-4M - POLE WITH AA-39S-F-4-B-P ARM
E	S-S1(T3)-14	BEACON URBAN LED, SHIELDED CAP-21-36NB-80-5K-T3 ON SHO4-S-14-4M - POLE WITH AA-39S-F-4-B-P ARM
F	S-S1(T4)-14	BEACON URBAN LED, SHIELDED CAP-21-36NB-80-5K-T4 ON SHO4-S-14-4M - POLE WITH AA-39S-F-4-B-P ARM



LUMINAIRE DETAIL
MANUFACTURER: HUBBLE
MODEL: BEACON URBAN
SCALE: NOT TO SCALE



LIGHTING
LAYOUT PLAN
SCALE: 1:150



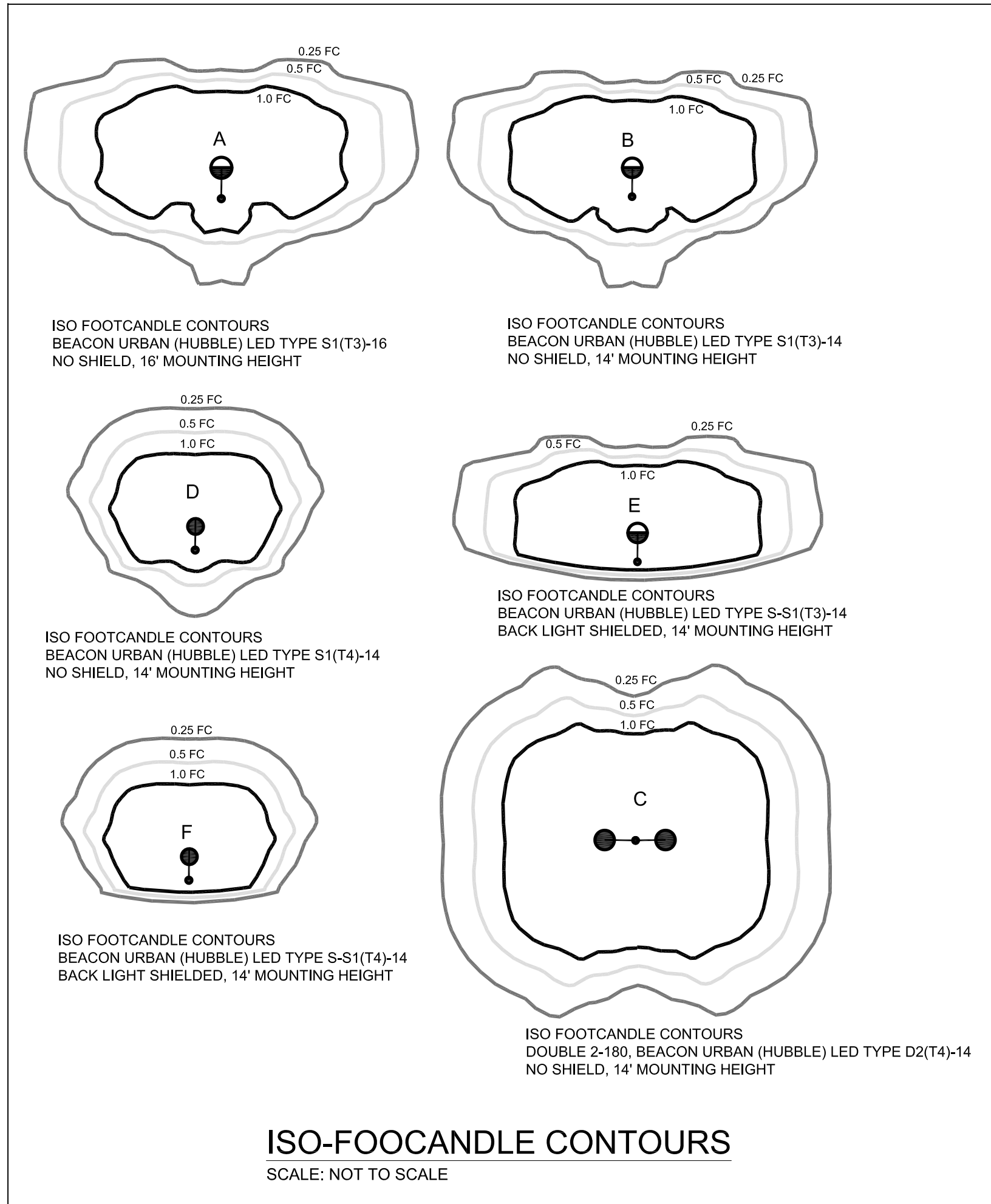
PROPERTY INFORMATION

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SAYVILLE, NY 11782

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500-280-01-P/O 15.001 (PART I)
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500-280-01-2, 3, 4, 10 & 16
4,980,650 SQ. FT. (114.3 ACRES)

GROSS LOT AREA: 4,980,650 SQ. FT. (114.3 ACRES)

BUILDING CLASSIFICATION: RESIDENTIAL COMMUNITY



ISO-FOOCANDLE CONTOURS
SCALE: NOT TO SCALE



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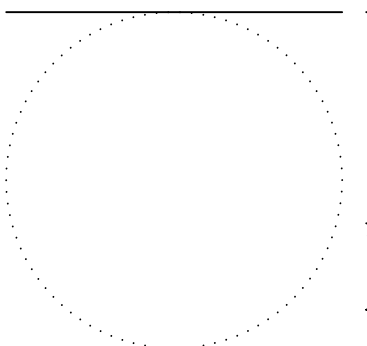
CONSULTANTS

GREYBARN
@ ISLAND HILLS
SAYVILLE, NY

ISLIP
SUFFOLK COUNTY, NY

REP 1707

LIGHTING
LAYOUT PLAN



1

REP 1707

MATCH LINE SEE SHEET 2 OF 3

MATCH LINE SEE SHEET 3 OF 3

BOHEMIA PARKWAY

DURHAM ROAD

THIRD STREET

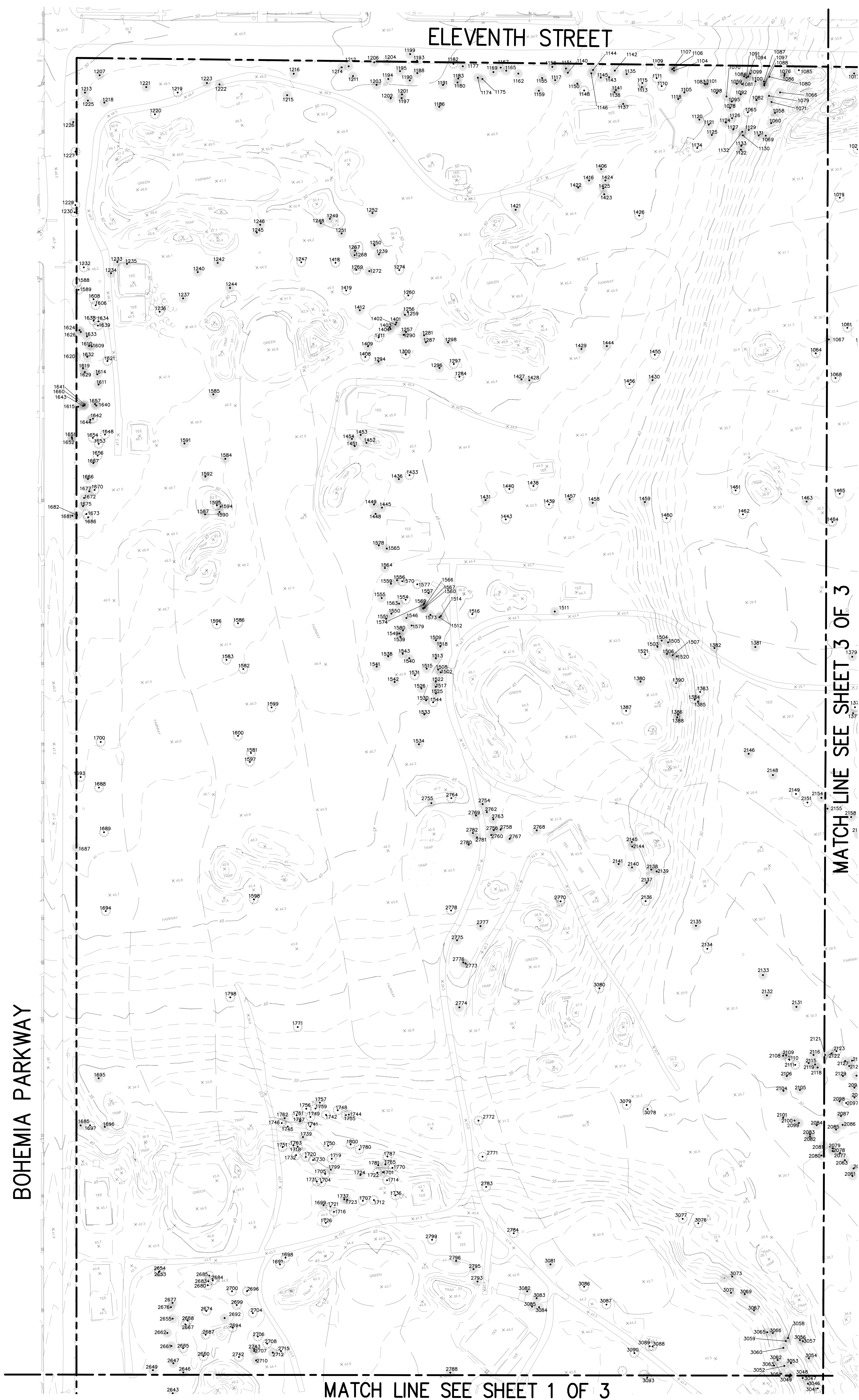
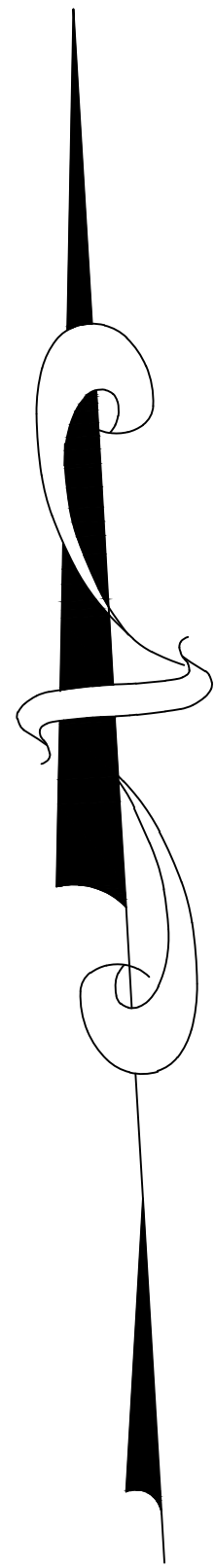
CARRIE AVENUE

SECOND STREET

HAUPPAUGE ROAD
(TERRY ROAD)

STERLING PLACE

NO.	DATE	DESCRIPTION	BY
PREPARED FOR: Rechler Equity Partners MAP OF: Island Hills Golf Course Tree Location Survey Trees >10" Sheet 1 of 3			
LOCATED AT: Sayville, Town of Islip COUNTY OF: Suffolk County, New York			
CERTIFIED TO: For Tree Descriptions see Accompanying Tree Survey Table Trees >10"			
BOWNE AEST GROUP Where Experience Empowers Vision		Sidney B. Bowne 235 East Jericho Turnpike Mineola, NY 11501 Phone: 516-746-2350 Fax: 516-747-1396 www.bownegroup.com	DRAFTED BY: ed CHECKED BY: D PROJECT NO.: 11558586 SCALE: 1"=60' DATE: March 31, 2016
TAX MAP DESIGNATION: ZABIELA, BLACKMAN, L.S. N.Y. L.I.C. NO. 47397			



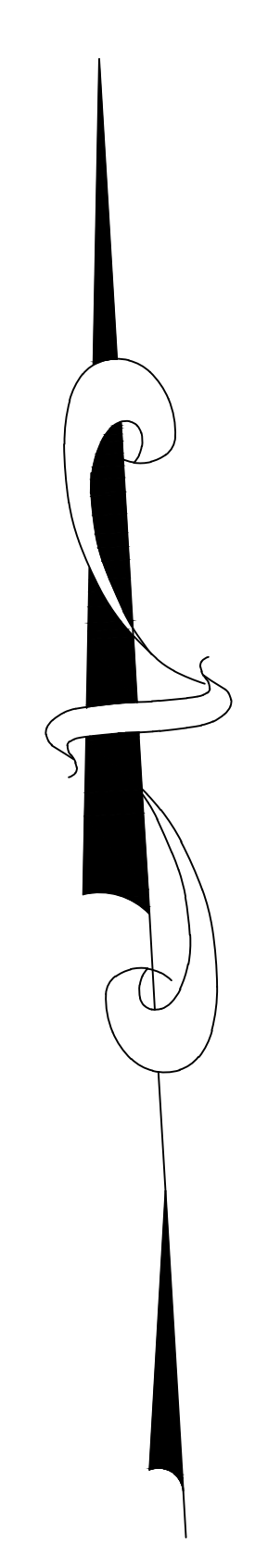
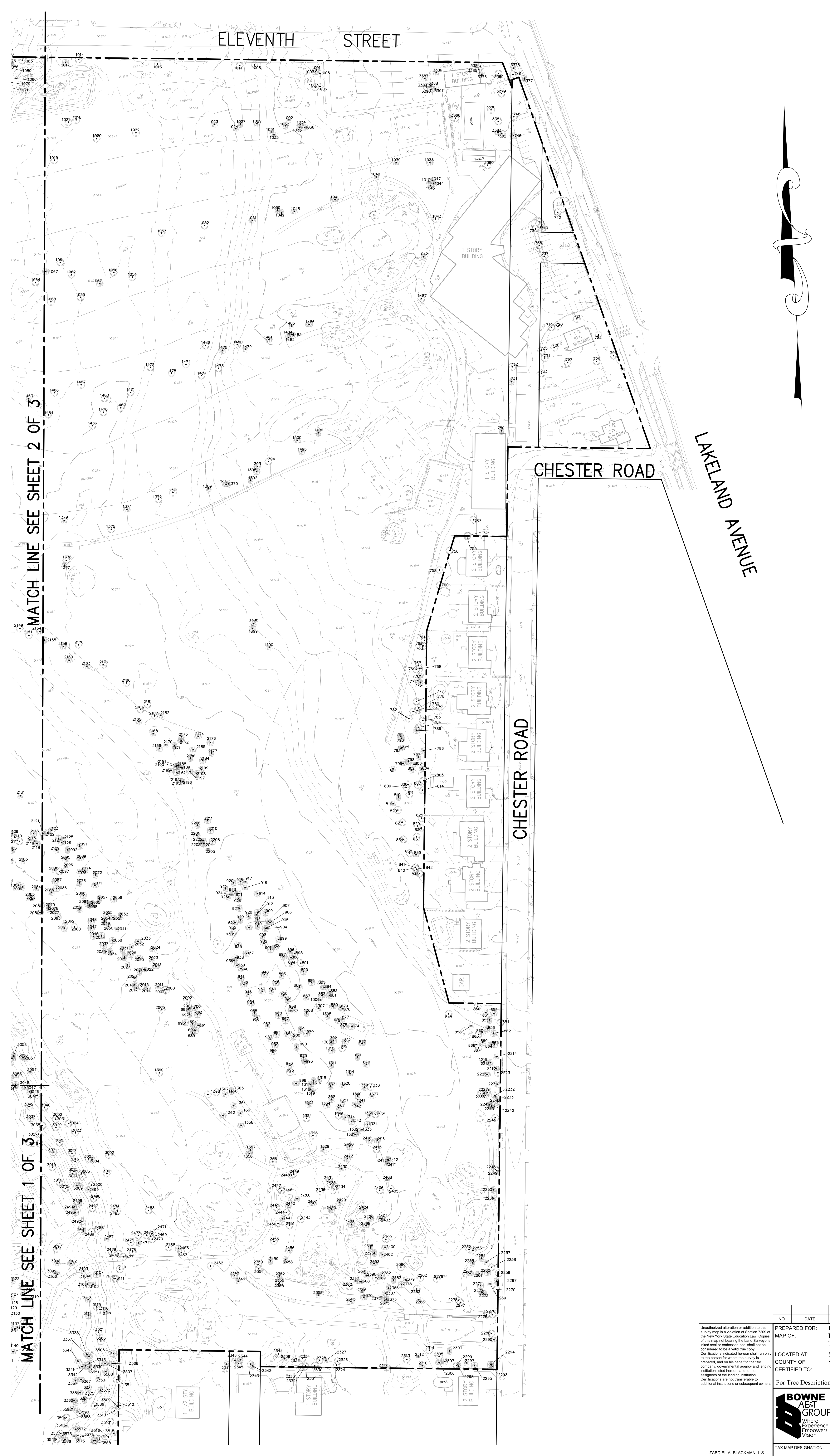
MATCH LINE SEE SHEET 3 OF 3

MATCH LINE SEE SHEET 1 OF 3

Unauthorized alteration or addition to this survey map is a violation of Section 2209 of the New York State Education Law. Copies of this map not bearing the Land Surveyor's printed seal or embossed seal shall not be considered to be a valid true copy. Certifications indicated hereon shall run only to the person for whom the survey is prepared, and on no behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

ZABIELA A. BLACKMAN, L.S.
N.Y. LIC. NO. 47397

NO.	DATE	DESCRIPTION	BY
PREPARED FOR: Rechler Equity Partners			
MAP OF: Island Hills Golf Course			
LOCATED AT: Tree Location Survey Course >10" Sheet 2 of 3			
COUNTY OF: Sayville, Town of Islip			
CERTIFIED TO: Suffolk County, New York			
For Tree Descriptions see Accompanying Tree Survey Table Trees >10"			
		BOWNE & SON, LLP	DRAFTED BY: ed
		235 East Jericho Turnpike	CHECKED BY: dl
		Mineola, NY 11501	PROJECT NO.: 11558586
		Phone: 516-746-2350	SCALE: 1"=60'
TAX MAP DESIGNATION:		DATE:	March 31, 2016



LAKELAND AVENUE

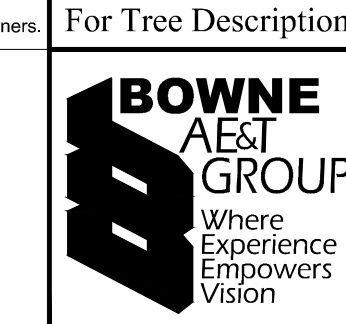
CHESTER ROAD

ELEVENTH STREET

CHESTER ROAD

MATCH LINE SEE SHEET 2 OF 3

MATCH LINE SEE SHEET 1 OF 3

NO.	DATE	DESCRIPTION	BY
PREPARED FOR: Rechler Equity Partners			
MAP OF: Island Hills Golf Course			
Tree Location Survey Trees >10" Sheet 3 of 3			
LOCATED AT: Sayville, Town of Islip			
COUNTY OF: Suffolk County, New York			
CERTIFIED TO:			
For Tree Descriptions see Accompanying Tree Survey Table Trees >10"			
		Sidney B. Bowne & Son, LLP 235 East Jericho Turnpike Mineola, NY 11501 Phone: 516-746-2350 Fax: 516-747-1396 www.bownegroup.com	DRAFTED BY: ed CHECKED BY: dl PROJECT NO.: 11558586 SCALE: 1"=60' DATE: March 31, 2016
TAX MAP DESIGNATION:		ZABDIEL A. BLACKMAN, L.S. N.Y. LIC. NO. 47397	



PROPERTY INFORMATION

SITE: 50 LAKELAND AVE.
SAYVILLE, NY 11782

SCTM #: 500-257-03-03
500-280-01-PIO 15.001 (PART I)
500-280-01-PIO 15.001 (PART II)
500-280-01-2, 3, 4, 10 & 16
4,980,650 SQ. FT. (114.3 ACRES)

GROSS LOT AREA: 4,980,650 SQ. FT. (114.3 ACRES)

BUILDING CLASSIFICATION: RESIDENTIAL COMMUNITY

Project, Site and Zoning Data

Property Data				
OWNER	RECHLER EQUITY PARTNERS			
TAX LOT NUMBER	District 500	Section 257	Block 3	Lot(s) 3
	District 500	Section 280	Block 1	Lot(s) 2, 3, 4, 10, 15.1, 16
TOTAL PROPERTY AREA	4,980,174 SF (114.3 ACRES)			
PROPOSED ZONING	ISLAND HILLS PLANNED DEVELOPMENT DISTRICT			

Project Coverage by Item

TOTAL PROPERTY AREA 4,980,650 SF (114.3 ACRES)	
TOTAL COVERAGE AREAS	
PROPOSED BLDG. FOOTPRINT & STRUCTURES	264,850.0 SF
PROPOSED DRIVEWAYS	172,166.0 SF
PROPOSED SITE ROADWAY	1,418,906.0 SF
PROPOSED LANDSCAPE	3,124,728.0 SF
TOTAL COVERAGE	4,980,650.0 SF

Project Coverage by Type

TOTAL PROPERTY AREA 4,980,650 SF (114.3 ACRES)		
CATEGORY	AREA	PERCENTAGE
PROPOSED BLDG. FOOTPRINT, STRUCTURES	264,850.0 SF	(5.32%)
PROPOSED PAVEMENT	1,591,072.0 SF	(31.95%)
LANDSCAPED AREA (RE-VEGETATED FERTILIZED AREA)	3,124,728.0 SF	(62.74%)

Sanitary Calculations

*ONSITE SEPTIC SYSTEM PROPOSED FOR (98) NINETY-EIGHT SINGLE FAMILY HOMES.



ALTERNATE #2
CONCEPTUAL SITE PLAN

0 150 300
SCALE: 1" = 150'



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Revised By	SP	Date Revised	11/16/18
Revised By	AY	Date Revised	11/08/18
Revised By	GR	Date	AS NOTED

RECHLER EQUITY PARTNERS
85 SOUTH SERVICE ROAD
PLAINVIEW, NY 11803

GREYBARN
SAYVILLE

Project Address:
500 LAKELAND AVENUE
SAYVILLE, NY 11782

Project File Map Number: Project Number:
Drawing Title: Revision:

Project Number:

ALTERNATE #2
CONCEPTUAL
SITE PLAN

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Unprofessional use of seal for
other drawings and related documents
is a violation of Section 2209
of the New York State Education Law

PWGC FILE NAME: Z:\Projects\ARCHITECT\011718\011718-01 Sayville Grey Barn Farm Single Family Residential Development, LLC - ALTERNATE #2 CONCEPTUAL SITE PLAN.dwg (ALTERNATE #2)
PLOT DATE/TIME: Nov 16, 2018 10:00:00 AM by ggrosser



PROPERTY INFORMATION

SITE: 50 LAKELAND AVE.
SAYVILLE, NY 11782

SCTM #: 500-257-03-03
500-280-01-P/O 15.001 (PART I)
500-280-01-P/O 15.001 (PART II)
500-280-01-2, 3, 4, 10 & 16

GROSS LOT AREA: 4,980,650 SQ. FT. (114.3 ACRES)

BUILDING CLASSIFICATION: RESIDENTIAL COMMUNITY

PARKING REQ'D: 1,000 TOWNHOUSE UNITS * 1.75 PARKING STALLS/UNIT = 1,750 STALLS

PARKING PROVIDED: 1,750 PARKING STALLS PROVIDED.

Project, Site and Zoning Data

Property Data				
OWNER	RECHLER EQUITY PARTNERS			
TAX LOT NUMBER	District 500	Section 257	Block 3	Lot(s) 3
	District 500	Section 280	Block 1	Lot(s) 2, 3, 4, 10, 15, 1, 16
TOTAL PROPERTY AREA	4,980,174 SF (114.3 ACRES)			
PROPOSED ZONING	ISLAND HILLS PLANNED DEVELOPMENT DISTRICT			

Project Coverage by Item

TOTAL PROPERTY AREA 4,980,650 SF (114.3 ACRES)		
TOTAL COVERAGE AREAS		
PROPOSED BLDG. FOOTPRINT & STRUCTURES	985,300.0	SF
PROPOSED DRIVEWAYS/PARKING	901,682.0	SF
PROPOSED SITE ROADWAY	754,685.0	SF
PROPOSED LANDSCAPE	2,338,983.0	SF
TOTAL COVERAGE	4,980,650	SF

Project Coverage by Type

TOTAL PROPERTY AREA 4,980,650 SF (114.3 ACRES)		
CATEGORY	AREA	PERCENTAGE
PROPOSED BLDG. FOOTPRINT, STRUCTURES	985,300.0	SF (19.78%)
PROPOSED PAVEMENT	1,656,367.0	SF (33.26%)
LANDSCAPED AREA (RE-VEGETATED FERTILIZED AREA)	2,338,983.0	SF (46.96%)

Sanitary Calculations

GROUNDWATER MANAGEMENT ZONE : VI - 300 GPD/ACRE

ADJUSTED GROSS LAND AREA = 4,980,650 SF (114.3 ACRES)

ALLOWABLE SANITARY FLOW = 114.3 ACRES X 300 GPD/ACRE = 34,290 GPD

PROPOSED GREYBARN SANITARY DESIGN FLOW:

1,000 TOWNHOUSE UNITS (601-1,200 SF) @ 225 GPD/UNIT	= 225,000 GPD
39 SINGLE FAMILY HOMES @ 300 GPD/UNIT	= 11,700 GPD
TOTAL	= 236,700 GPD

SINCE PROPOSED FLOW EXCEEDS ALLOWABLE FLOW A SEWAGE TREATMENT PLANT (STP) IS REQUIRED.

STP DESIGN FLOW = 236,700 GPD

LEACHING POOLS REQUIRED:

236,700 GPD / 10 GPD/SQ.FT. = 23,670 SQ.FT. OF LEACHING AREA
23,670 SQ.FT / 31.4 SQ.FT/VLF = 754.0 VLF

PROVIDE (377) 10' Ø x 4' DEEP LEACHING POOLS AS PER SCDPW STANDARDS FOR 200% INSTALLATION AT THE TIME OF CONSTRUCTION.



ALTERNATE #3 CONCEPTUAL SITE PLAN

0 150 300
SCALE: 1" = 150'


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CONSULTANTS

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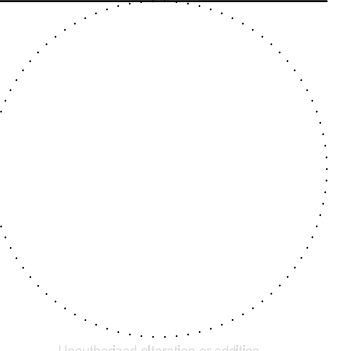
Revised By	SP	Date Revised	11/16/18
Revised By	AY	Date Revised	11/08/18
Revised By	GR	Date Revised	AS NOTED

RECHLER EQUITY PARTNERS
85 SOUTH SERVICE ROAD
PLAINVIEW, NY 11803

**GREYBARN
SAYVILLE**

Project Address:
**500 LAKELAND AVENUE
SAYVILLE, NY 11782**

**ALTERNATE #3
CONCEPTUAL
SITE PLAN**


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KEYMAP
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PROPERTY INFORMATION

SITE: 50 LAKELAND AVE.
SAYVILLE, NY 11782

SCTM #: 500-257-03-03
500-280-01-P/O 15.001 (PART I)
500-280-01-P/O 15.001 (PART II)
500-280-01-2, 3, 4, 10 & 16

GROSS LOT AREA: 4,980,650 SQ. FT. (114.3 ACRES)

BUILDING CLASSIFICATION: RESIDENTIAL COMMUNITY

Project, Site and Zoning Data

Property Data				
OWNER	RECHLER EQUITY PARTNERS			
TAX LOT NUMBER	District 500	Section 257	Block 3	Lot(s) 3
	District 500	Section 280	Block 1	Lot(s) 2, 3, 4, 10, 15, 1, 16
TOTAL PROPERTY AREA	4,980,174 SF (114.3 ACRES)			
PROPOSED ZONING	ISLAND HILLS PLANNED DEVELOPMENT DISTRICT			

Project Coverage by Item

TOTAL PROPERTY AREA 4,980,650 SF (114.3 ACRES)	
TOTAL COVERAGE AREAS	
PROPOSED BLDG. FOOTPRINT & STRUCTURES	279,830.0 SF
PROPOSED DRIVEWAYS/PARKING	92,099.0 SF
PROPOSED SITE ROADWAY	698,846.0 SF
PROPOSED LANDSCAPE	3,909,874.0 SF
TOTAL COVERAGE	4,980,650.0 SF

Project Coverage by Type

TOTAL PROPERTY AREA 4,980,650 SF (114.3 ACRES)		
CATEGORY	AREA	PERCENTAGE
PROPOSED BLDG. FOOTPRINT, STRUCTURES	279,830.0 SF	(5.62%)
PROPOSED PAVEMENT	790,945.0 SF	(15.88%)
LANDSCAPED AREA (RE-VEGETATED FERTILIZED AREA)	3,909,874.0 SF	(78.50%)

Sanitary Calculations

GROUNDWATER MANAGEMENT ZONE : VI - 300 GPD/ACRE

ADJUSTED GROSS LAND AREA = 4,980,650 SF (114.3 ACRES)

ALLOWABLE SANITARY FLOW = 114.3 ACRES X 300 GPD/ACRE = 34,290 GPD

PROPOSED GREYBARN SANITARY DESIGN FLOW:

122 DUPLEX UNITS @ 600 GPD/UNIT	= 73,200 GPD
58 SINGLE FAMILY HOMES @ 300 GPD/UNIT	= 17,700 GPD
PRIVATE RECREATION AREA (NO PARKING PROVIDED)	= N/A
(PRIVATE REC. AREA COMMUNITY MEMBERS ONLY)	
TOTAL	= 90,900 GPD

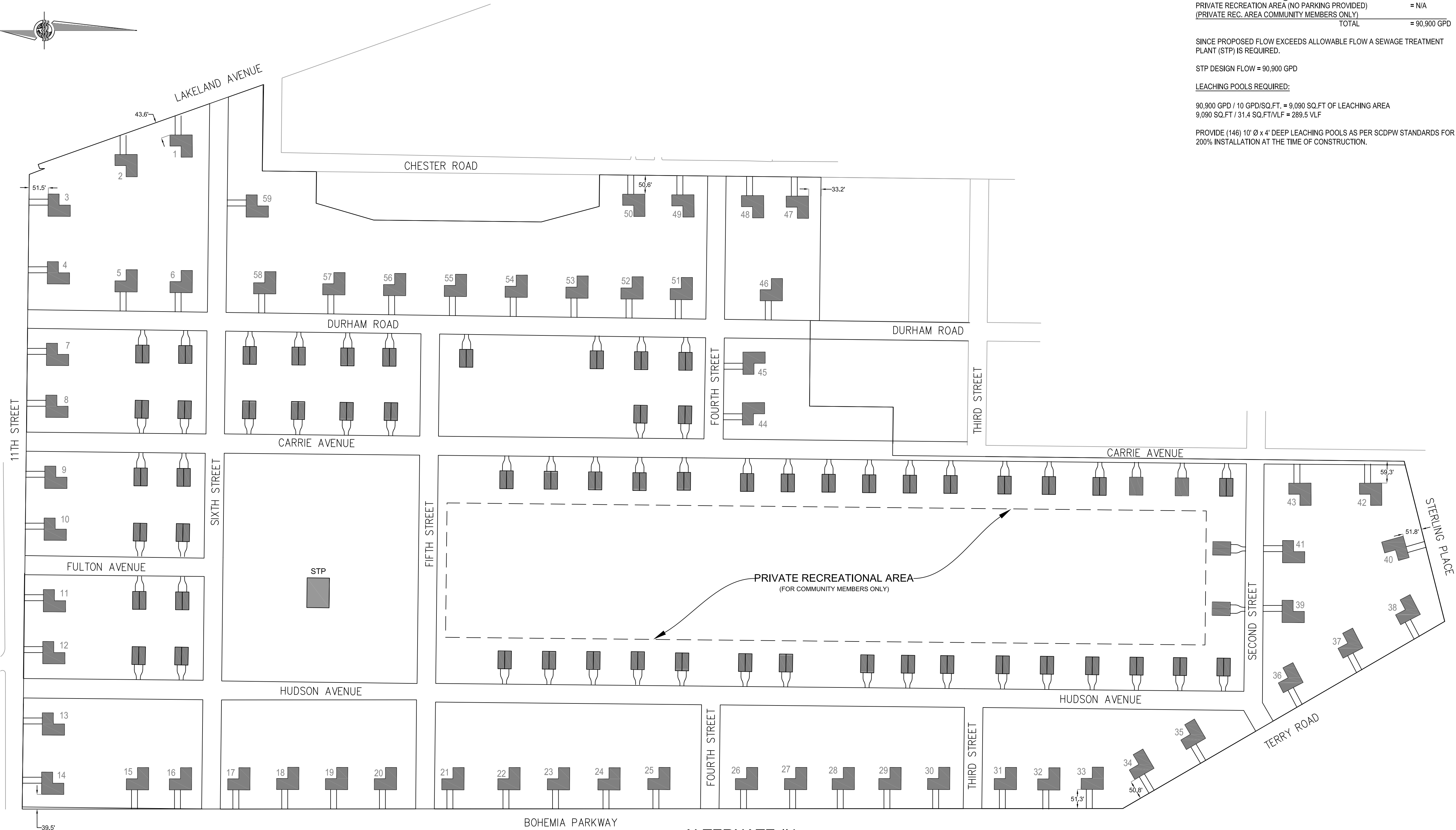
SINCE PROPOSED FLOW EXCEEDS ALLOWABLE FLOW A SEWAGE TREATMENT PLANT (STP) IS REQUIRED.

STP DESIGN FLOW = 90,900 GPD

LEACHING POOLS REQUIRED:

90,900 GPD / 10 GPD/SQ.FT. = 9,090 SQ.FT. OF LEACHING AREA
9,090 SQ.FT. / 31.4 SQ.FT/VLF = 289.5 VLF

PROVIDE (146) 10' Ø x 4' DEEP LEACHING POOLS AS PER SCDPW STANDARDS FOR 200% INSTALLATION AT THE TIME OF CONSTRUCTION.



ALTERNATE #4
CONCEPTUAL SITE PLAN

0 150 300
SCALE: 1" = 150'


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E-mail: INFO@PWGROSSER.COM

CONSULTANTS

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PROPERTY INFORMATION

SITE: 50 LAKELAND AVE.
SAYVILLE, NY 11782

SCTM #: 500-257-03-03
500-280-01-PIO 15.001 (PART I)
500-280-01-PIO 15.001 (PART II)
500-280-01-2, 3, 4, 10 & 16
4,980,650 SQ. FT. (114.3 ACRES)

GROSS LOT AREA:
BUILDING CLASSIFICATION: RESIDENTIAL COMMUNITY

PARKING REQ'D: 859 APT./TOWNHOUSE UNITS * 1.75 PARKING STALLS/UNIT = 1,504 STALLS
400 INDEPENDENT LIVING UNITS * 1.75 PARKING STALLS/UNIT = 700 STALLS
150 ASSISTED LIVING UNITS * 1.75 PARKING STALLS/UNIT = 263 STALLS
120 SKILLED NURSING UNITS (BEDS) * 1 PARKING STALL/UNIT = 120 STALLS
TOTAL REQ'D = 2,587 STALLS

PARKING PROVIDED: 2,587 PARKING STALLS PROVIDED.

Project, Site and Zoning Data

Property Data				
OWNER	RECHLER EQUITY PARTNERS			
TAX LOT NUMBER	District 500	Section 257	Block 3	Lot(s) 3
	District 500	Section 280	Block 1	Lot(s) 2, 3, 4, 10, 15.1, 16
TOTAL PROPERTY AREA	4,980,174 SF (114.3 ACRES)			
PROPOSED ZONING	ISLAND HILLS PLANNED DEVELOPMENT DISTRICT			

Project Coverage by Item

TOTAL PROPERTY AREA 4,980,650 SF (114.3 ACRES)		
TOTAL COVERAGE AREAS		
PROPOSED BLDG. FOOTPRINT & STRUCTURES	433,165.0	SF
PROPOSED DRIVEWAYS/PARKING/SIDEWALKS	1,251,857.0	SF
PROPOSED SITE ROADWAY	116,343.0	SF
PROPOSED POND	86,050.0	SF
PROPOSED LANDSCAPE	3,093,236.0	SF
TOTAL COVERAGE	4,980,650.0	SF

Project Coverage by Type

TOTAL PROPERTY AREA 4,980,650 SF (114.3 ACRES)		
CATEGORY	AREA	PERCENTAGE
PROPOSED BLDG. FOOTPRINT, STRUCTURES	433,165.0 SF	(8.70%)
PROPOSED IMPERVIOUS AREA	1,454,9250.0 SF	(29.2%)
LANDSCAPED AREA (RE-VEGETATED FERTILIZED AREA)	3,093,236.0 SF	(62.11%)

Sanitary Calculations

GROUNDWATER MANAGEMENT ZONE : VI - 300 GPD/ACRE

ADJUSTED GROSS LAND AREA = 114.3 ACRES X 300 GPD/ACRE = 34,290 GPD

ALLOWABLE SANITARY FLOW = 114.3 ACRES X 300 GPD/ACRE = 34,290 GPD

PROPOSED GREYBARN SANITARY DESIGN FLOW:

800 APARTMENT UNITS @ 225 GPD/UNIT	= 180,000	GPD
59 PRC UNITS @ 150 GPD/UNIT	= 8,850	GPD
400 INDEPENDENT LIVING UNITS @ 150 GPD/UNIT	= 60,000	GPD
150 ASSISTED LIVING UNITS @ 110 GPD/UNIT	= 16,500	GPD
120 NURSING HOME UNITS @ 300 GPD/UNIT	= 36,000	GPD
TOTAL	= 301,350	GPD

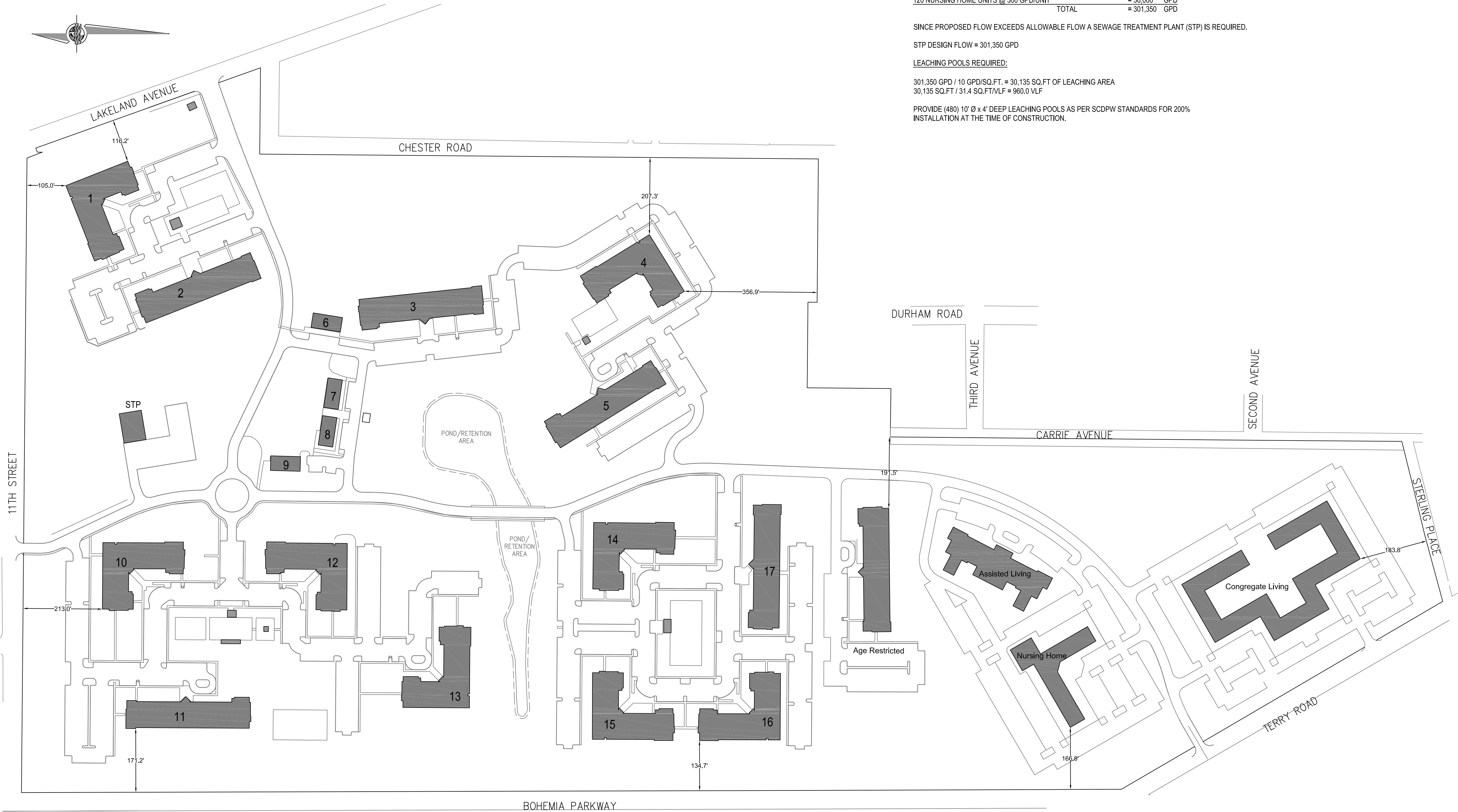
SINCE PROPOSED FLOW EXCEEDS ALLOWABLE FLOW A SEWAGE TREATMENT PLANT (STP) IS REQUIRED.

STP DESIGN FLOW = 301,350 GPD

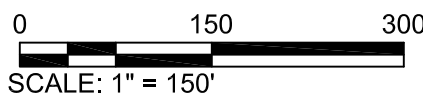
LEACHING POOLS REQUIRED:

301,350 GPD / 10 GPD/SQ.FT. = 30,135 SQ.FT OF LEACHING AREA
30,135 SQ.FT / 31.4 SQ.FT/VLF = 960.0 VLF

PROVIDE (480) 10' Ø x 4' DEEP LEACHING POOLS AS PER SCDPW STANDARDS FOR 200% INSTALLATION AT THE TIME OF CONSTRUCTION.



ALTERNATE #5
CONCEPTUAL SITE PLAN



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E-mail: INFO@PWGROSSER.COM

CONSULTANTS

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Revised By	SP	Date Revised	11/16/18
Revised By	AY	Date Revised	11/08/18
Revised By	GR	Date	AS NOTED

RECHLER EQUITY PARTNERS
85 SOUTH SERVICE ROAD
PLAINVIEW, NY 11803

**GREYBARN
SAYVILLE**

Project Address:
**500 LAKELAND AVENUE
SAYVILLE, NY 11782**

Project File Map Number: Project Number:

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PROPERTY INFORMATION

SITE: 50 LAKELAND AVE
SAYVILLE, NY 11782

SCTM #: 500-257-03-03
500-280-01-P/O 15.001 (PART I)
500-280-01-P/O 15.001 (PART II)
500-280-01-2, 3, 4, 10 & 16

GROSS LOT AREA: 4,980,650 SQ. FT. (114.3 ACRES)

BUILDING CLASSIFICATION: RESIDENTIAL COMMUNITY

PARKING REQ'D: 1,173 APARTMENT UNITS * 1.75 PARKING STALLS/UNIT = 2,053 STALLS
192 TOWNHOUSE UNITS * 1.75 PARKING STALLS/UNIT = 336 STALLS
TOTAL REQ'D = 2,389 STALLS

PARKING PROVIDED: 2,389 PARKING STALLS PROVIDED.

Project, Site and Zoning Data

Property Data				
OWNER	RECHLER EQUITY PARTNERS			
TAX LOT NUMBER	District 500	Section 257	Block 3	Lot(s) 3
	District 500	Section 280	Block 1	Lot(s) 2, 3, 4, 10, 15.1, 16
TOTAL PROPERTY AREA	4,980,174 SF (114.3 ACRES)			
PROPOSED ZONING	ISLAND HILLS PLANNED DEVELOPMENT DISTRICT			

Project Coverage by Item

TOTAL PROPERTY AREA 4,980,174 SF (114.3 ACRES)	
TOTAL COVERAGE AREAS	
PROPOSED BLDG. FOOTPRINT & STRUCTURES	577,605.0 SF
PROPOSED SITE ROADWAY	183,165.0 SF
PROPOSED DRIVEWAYS/PARKING/SIDEWALKS	1,023,503.0 SF
PROPOSED POND	152,924.0 SF
PROPOSED LANDSCAPE	3,043,453.0 SF
TOTAL COVERAGE	4,980,650.0 SF

Project Coverage by Type

TOTAL PROPERTY AREA 4,980,174 SF (114.3 ACRES)		
CATEGORY	AREA	PERCENTAGE
PROPOSED BLDG. FOOTPRINT, STRUCTURES	577,605.0 SF	(11.60%)
PROPOSED IMPERVIOUS AREA	1,359,592.0 SF	(27.30%)
LANDSCAPED AREA (RE-VEGETATED FERTILIZED AREA)	3,043,453.0 SF	(61.11%)

Sanitary Calculations

GROUNDWATER MANAGEMENT ZONE: VI - 300 GPD/ACRE

ADJUSTED GROSS LAND AREA = 4,980,650 SF (114.3 ACRES)

ALLOWABLE SANITARY FLOW = 114.3 ACRES X 300 GPD/ACRE = 34,290 GPD

PROPOSED GREY BARN SANITARY DESIGN FLOW:

1,173 APARTMENT UNITS @ 225 GPD/UNIT	= 263,925 GPD
192 TOWNHOUSE UNITS @ 225 GPD/UNIT	= 43,200 GPD
10,000 SF COMMUNITY CLUBHOUSE @ 0.30 GPD/SF	= N/A
(PRIVATE CLUBHOUSE COMMUNITY MEMBERS ONLY)	= N/A
PRIVATE RECREATION AREA (NO PARKING PROVIDED)	= N/A
(PRIVATE REC. AREA COMMUNITY MEMBERS ONLY)	= N/A
TOTAL	= 307,125 GPD

SINCE PROPOSED FLOW EXCEEDS ALLOWABLE FLOW A SEWAGE TREATMENT PLANT (STP) IS REQUIRED.

STP DESIGN FLOW = 307,125 GPD

LEACHING POOLS REQUIRED:

307,125 GPD / 10 GPD/SQ. FT. = 30,713 SQ. FT. OF LEACHING AREA
30,713 SQ. FT. / 31.4 SQ. FT/VLF = 978.1 VLF

PROVIDE (490) 10' Ø x 4' DEEP LEACHING POOLS AS PER SCDPW STANDARDS FOR 200% INSTALLATION AT THE TIME OF CONSTRUCTION.



ALTERNATE #7
CONCEPTUAL SITE PLAN

0 150 300
SCALE: 1" = 150'



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E-mail: INFO@PWGROSSER.COM

CONSULTANTS

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Prepared By	Date Revison
AY	11/08/18
Reviewed By	Date
GR	AS NOTED

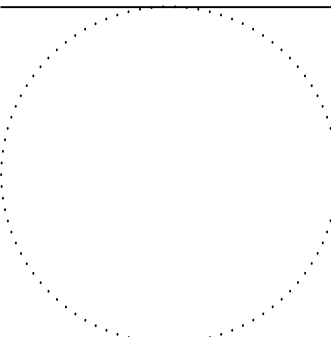
RECHLER EQUITY PARTNERS
85 SOUTH SERVICE ROAD
PLAINVIEW, NY 11803

GREYBARN
SAYVILLE

Project Address:
500 LAKELAND AVENUE
SAYVILLE, NY 11782

Project No.	Project Name

ALTERNATE #7
CONCEPTUAL
SITE PLAN



C-007

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REP107