APPENDIX O

Utilities - Correspondence with PSEG Long Island and National Grid and Solar Program

emtec
CONSULTING ENGINEERS

February 9, 2021

John Merrill
Lead Account Manager
Customer Connections
National Grid
631-758-5157
John.Merrill@nationalgrid.com

Re: Industrial Development
4285 Middle Country Rd.
Calverton, New York 11377
EMTEC Job No. 20-6462

Dear Mr. Merrill,

We are the consulting engineers for the above referenced project which is a new structure.

Enclosed is a tabulation of the equipment gas loads for your use in ascertaining the gas service size.

Please feel free to contact me, if you have any questions/or comments at 631-981-3990 ext 289 or eminschke@emtec-engineers.com

As always, we thank you for your interest and assistance.

Very truly yours,

Ernst Minschke, PE
Mechanical Engineer

3555 Veterans Memorial Highway, Suite M, Ronkonkoma, NY 11779
Phone: 631-981-3990 Fax: 631-981-3971
www.emtec-engineers.com

NATIONAL GRID **Official Gas Load Letter**

Energy Delivery **(PAGE 1 OF 1)**

In order to expedite your request for new or replacement gas service the following information is required. This information will be used for sizing metering and service capacity.

Project Name: Industrial Development
Physical Address(es) where Service is Requested: 4285 Middle Country Rd.
Calverton, NY 11377
Please Include County / Zip: Suffolk

Gas Equipment

Type Heat / WH / Cooking / etc.	Quantity Units	Model If available	Op. Press. Inches/p.s.i.	B.T.U. Input	Rate Firm or Dual Fuel
New Equipment:					
H+V Unit (heat)	20	Reznor	7"-14"	98,000	☒
H+V Unit (heat)	20	Reznor	7"-14"	112,000	☒
H+V Unit (heat)	11	Reznor	7"-14"	189,000	☒
H+V Unit (heat)	9	Reznor	7"-14"	198,000	☒
H+V Unit (heat)	1	Reznor	7"-14"	177,000	☒
H+V Unit (heat)	1	Reznor	7"-14"	181,000	☒

Please check one

Customer Name: Scott Johns
Customer Address: The Pinewood Organization

Res 1 to 5 family	☐
Multifamily 6+	☐
Commercial	☒

Customer Phone: 516-822-4250

Please check one

New Construction	☒
Existing Structure	☐

Builder Name: Phone:
Builder Address: Fax

Consulting Engineer:

Name: EMTEC Consultants Prof. Engineers, PLLC
Address: 3555 Veterans Memorial Highway, Suite M
Ronkonkoma, NY 11779
Suffolk

Phone: 631-981-3990
Fax: 631-981-3971

April 5th, 2021

Ernst T. Minschke, PE
RMTEC Consulting Engineers
3555 Veterans Memorial Highway
Ronkonkoma, NY 11779

RE: Industrial Development
4285 Middle Country Road
Calverton, NY 11377

Dear Mr. Minschke, PE,

Thank you for your interest in natural gas for the above referenced project. National Grid can provide 8,432 Cubic Feet per Hour (CFH) of additional natural gas service at the proposed project site contingent upon the following:

- National Grid installing approximately 8,500 feet of 16-inch high pressure gas main needed to reinforce our natural gas system which is required to serve this project. Currently scheduled to be service by December 2021.
- National Grid installing approximately 5,800 feet of 12-inch high pressure gas main needed to reinforce our natural gas system which is required to serve this project. Currently scheduled to be in service by December 2021.
- National Grid installing a regulator station. Currently scheduled to be in service by December 2021.
- National Grid installing approximately 3,000 feet of 4-inch high pressure gas main within the project.
- National Grid installing approximately 8 1-inch gas services.
- National Grid installing approximately 62 gas meters.

This commitment is valid through February 24th, 2023. Natural gas must be installed and operational by February 24th, 2023 to all the structures. If natural gas is not installed and operational by February 24th, 2023 to all the structures, a new analyses of gas availability will be required to support the remaining structures and firm supply will be contingent upon approval.

***Please note**: National Grid will provide natural gas service in accordance with the filed tariffs and schedules in effect at the time service is requested. In addition, National Grid may experience construction delays due to the Covid 19 virus for the balance of 2021. Thank you for your patience.*

If you have any questions, or require additional information, please contact me at 631-758-5157.

To secure gas capacity please sign and return this letter below indicating that you have read and acknowledge this Letter

Sincerely,

John M. Merrill

John M. Merrill
Lead Account Manager

Customer Signature: _____ Date: _____

emtec
CONSULTING ENGINEERS

May 20, 2020

PSEG
Electric Design and Construction Department
175 East Old Country Rd.,
Hicksville, NY 11801

E-mail: brsli@pseg.com

Re: Industrial Development
4285 Middle Country Rd.
Calverton, New York 11377
EMTEC Job No. 20-6462

Construction of a new Warehouse/Industrial Complex Phase 1

We are the consulting engineers for the above referenced project which consist of a total of 8 new Warehouse/Industrial/Retail commercial buildings with individual tenant spaces. There will be two (2) building types which will be designed in two (2) equal phases. There will also be an attached Cafeteria to one of the buildings. This load letter reflects proposed phase 1 work only. See breakdown below for anticipated building load requirements.

A. Building #1 & #3- 56,000 Sq. ft- 10 units total each, 5,600 Sq. ft. each

Units 1a thru 1g & 3a thru 3g- Warehouse/Office/Retail- 7 individual units each building, 5040 sq. ft. warehouse, 560 sq. ft. Office/Retail.

Lighting…….....	**7.7 kVA**
Receptacle Load……...	**4.5 kVA**
HVAC Load……...	**11.2 kVA**
Electric Heat…….	**6.0 kVA**
Intermittent Motors…….....	**7.5 kVA**
Electric Vehicle Charging……...	**14.8 kVA**
TOTAL……	**51.7 kVA**

The largest motor anticipated will be a 1.5 Ton HVAC condenser.

3555 Veterans Memorial Highway, Suite M, Ronkonkoma, NY 11779
Phone: 631-981-3990 Fax: 631-981-3971
www.emtec-engineers.com

Units 1h, 1i & 1j and 3h, 3i and 3- Industrial/office/Retail- 3 individual units each building, 5040 sq. ft. Industrial, 560 sq.ft. Office/Retail.

Lighting…….....**7.7 kVA**
Receptacle Load…….....**9.5 kVA**
HVAC Load…… **21.2 kVA**
Electric Heat……..**6.0 kVA**
Intermittent Motors…….....**7.5 kVA**
Electric Vehicle Charging……**22.2 kVA**

TOTAL…….**74.1 kVA**

The largest motor anticipated will be a 15 Ton HVAC condenser.

B. <u>Building #2 & #4- 56,672 Sq. ft- 6 units total each, 9,445 sq. ft. each</u>

Units 2a thru 2d & 4a thru 4d- Warehouse/Office/Retail- 4 individual units each building, 8,445 sq. ft. Warehouse, 1000sq. ft. Office/Retail.

Lighting…….....**13.8 kVA**
Receptacle Load…….**7.7 kVA**
HVAC Load…….... **19.1 kVA**
Electric Heat…… **7.5 kVA**
Intermittent Motors……...**12.6 kVA**
Electric Vehicle Charging…….**29.6 kVA**

TOTAL……**90.3 kVA**

The largest motor anticipated will be a 2.5 Ton HVAC condenser.

Units 2e & 2f & 4e & 4f- Warehouse/Office/Retail 2 individual units each building 8,445 sq. ft. Industrial, 1000 sq. ft. Office/Retail.

Lighting…….....**13.8 kVA**
Receptacle Load……**16.2 kVA**
HVAC Load…….....**36.0 kVA**
Electric Heat……...**7.5 kVA**
Intermittent Motors……...**12.6 kVA**
Electric Vehicle Charging…….**29.6 kVA**

TOTAL……...**115.7 kVA**

The largest motor anticipated will be a 25 Ton HVAC condenser.

Bldg. 2- Cafeteria 1500 sq. ft.

Lighting…….....**1.8 kVA**
Receptacle Load…….....**5.3 kVA**
HVAC Load……..**9.8 kVA**
Electric Heat…….. **3.0 kVA**
Intermittent Motors……..... **5.0 kVA**
Kitchen/Food Service Equipment……**24.0 kVA**

TOTAL…….**48.9 kVA**

The largest motor anticipated will be a 1 Ton HVAC condenser.

Phase 1 Site Lighting

Based on proposed civil site lighting layout, all of Phase 1 for buildings 1, thru 4 will require a dedicated service for site pole and exterior building mounted lighting. The total anticipated load is **7.7kVA.**

Based on the above information, buildings 1 and 3 will require seven (7) 200A and two (2) 400A three phase 120/208 volt services.

Buildings 2 and 4 will require six (6) 400A three phase 120/208 volt services.

The Cafeteria (part of building 2) and Site lighting will also require dedicated 200A three phase 120/208 volt services.

The total calculated load for the four (4) buildings and associated site lighting encompassing all of Phase I is approximately **2394 kVA.**

We anticipate the total building loads to be fed from pad mounted transformers to be located throughout the property as per PSEG design and construction.

Please confirm our service request, notify us of any associated charges to the customer and provide us with your maximum fault current in your PSE&G specification letter so we can properly protect each main service panel.

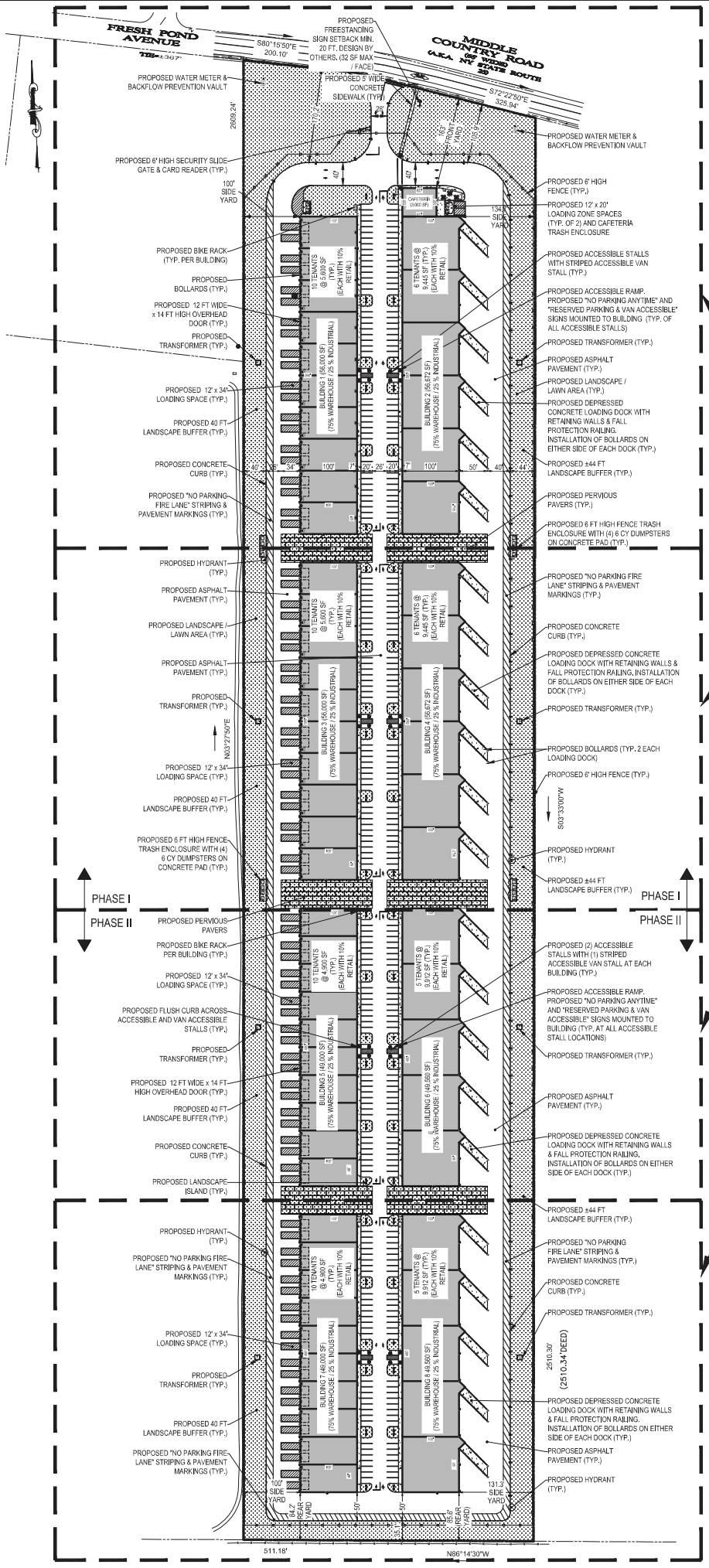
See attached Civil Site plans drawings for additional information and reference.

Please contact our office for coordination to discuss the project after you have reviewed.

Very truly yours,

EMTEC Consultants,
Professional Engineers, PLLC
John M. Halama Jr.
JMH

Encl: Site Map



SANITARY DENSITY CALCULATIONS

SITE IS LOCATED IN GROUNDWATER MANAGEMENT ZONE III = 300 GPD/ACRE

PERMITTED DENSITY = 30.2545 ACRES x 300 GPD/ACRE = 9,076 GPD

PHASE I
PROPOSED CAFETERIA FLOW (CAFETERIA) - 2.5 GPD / SEAT x 20 SEATS = 50 GPD
PROPOSED INDUSTRIAL BUILDING 1 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 56,000 SF = 2,240 GPD
PROPOSED INDUSTRIAL BUILDING 2 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 56,672 SF = 2,267 GPD
PROPOSED INDUSTRIAL BUILDING 3 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 56,000 SF = 2,240 GPD
PROPOSED INDUSTRIAL BUILDING 4 FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 56,672 SF = 2,267 GPD
PHASE I TOTAL = 9,064 GPD

PHASE II
PROPOSED INDUSTRIAL BUILDING 5 (CONTINUED) FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 49,000 SF = 1,960 GPD
PROPOSED INDUSTRIAL BUILDING 6 (CONTINUED) FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 49,560 SF = 1,983 GPD
PROPOSED INDUSTRIAL BUILDING 7 (CONTINUED) FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 49,000 SF = 1,960 GPD
PROPOSED INDUSTRIAL BUILDING 8 (CONTINUED) FLOW (GENERAL INDUSTRIAL) - 0.04 GPD / SF x 49,560 SF = 1,983 GPD
PHASE II TOTAL = 7,886 GPD

PHASE I + PHASE II TOTAL = 16,950 GPD

TRANSFER OF DEVELOPMENT RIGHTS CREDITS REQUIRED FOR PHASE II ADDITIONAL DENSITY.

7,886 GPD OVER PERMITTED DENSITY / 300 GPD PER CREDIT = 26.3 CREDITS REQUIRED

BULK ZONING TABLE

ZONING DISTRICT: INDUSTRIAL C

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
PERMITTED USES	§ 301-122.A (2), (4), & (12)	(2) WAREHOUSE, (4) WHOLESALE BUSINESSES, (12) MANUFACTURING (INDOOR)	(2) WAREHOUSE, (4) WHOLESALE BUSINESSES, (12) MANUFACTURING (INDOOR)
ACCESSORY USES	§ 301-122.C.1	CAFETERIA FOR OTHER BUILDING	CAFETERIA FOR BUILDINGS PROVIDED (3,000 SF)
ACCESSORY USES	§ 301-122.C.2.A	RETAIL USE SHALL NOT EXCEED 10% OF G.F.A. OR 3,000 SF, WHICHEVER IS LESS	10% RETAIL SPACE PROPOSED FOR EACH TENANT
ACCESSORY USES	§ 301-122.C.2.B	PARCEL SHALL HAVE FRONTAGE ON AN ARTERIAL ROAD	FRONTAGE ALONG MIDDLE COUNTRY ROAD (NYS ROUTE 25)
ACCESSORY USES	§ 301-122.C.2.C	RETAIL USES SHALL BE LOCATED AT THE FRONT OF THE PARCEL AND BUILDING	RETAIL USE LOCATED AT THE FRONT OF EACH TENANT SPACE
PROHIBITED USES	§ 301-122.D.3	OUTDOOR STORAGE	NO OUTDOOR STORAGE OF VEHICLES. ALL VEHICLES SHALL BE STORED INSIDE.
LOT, YARD, & BULK REQUIRMENTS	§ 301-123.B	20% OF LOT SHALL BE CONTIGUOUS OPEN SPACE AREAS WHICH SHIELD VIEWS OF THE DEVELOPMENT FROM ARTERIAL ROADS 0.20 x 1,317,884 SF = 263,577 SF	283,260 SF (21.49%) OF LANDSCAPE AREA WITH 136.4 FT OF AVERAGE FRONT YARD LANDSCAPE BUFFER OPEN LANDSCAPE PROVIDED. DENSE LANDSCAPE BUFFER IN FRONT YARD TO SHIELD DEVELOPMENT PROVIDED
SUPPLEMENTARY GUIDELINES	§ 301-124.A.1	DEVELOPMENT OF MULTIPLE BUILDINGS IN THE INDUSTRIAL C DISTRICT SHALL BE PLANNED IN A CAMPUS LAYOUT	CAMPUS LAYOUT NOT ACHIEVABLE DUE TO SITE GEOMETRY [R]
SUPPLEMENTARY GUIDELINES	§ 301-124.A.2	CONTINUOUS SIDEWALKS, AND BIKE RACKS CLOSE TO BUSINESS ENTRANCES SHALL BE PROVIDED FOR PROPERTIES FRONTING ROUTE 25	CONTINUOUS SIDEWALKS AND BIKE RACKS PROVIDED
SUPPLEMENTARY GUIDELINES	§ 301-124.A.4.A	DUMPSTER AREAS SHALL BE SCREENED BY WOOD FENCES OR LANDSCAPING	DUMPSTERS SHALL BE IN 6 FT HIGH WOOD FENCE ENCLOSURES
DUMPSTERS	§ 245-8	DUMPSTER SCREENING OF 5 FT MIN / 6 FT MAX HEIGHT	DUMPSTERS SHALL BE IN 6 FT HIGH WOOD FENCE ENCLOSURES
SCREENING AND BUFFER REGULATIONS SETBACK	§ 301-124.A.4.B	20 FT OF PLANTING BUFFER ALONG FRONTAGE & 10 FT PLANTING BUFFER ALONG ALL OTHER PROPERTY LINES	105.9 FT BUFFER PROVIDED ALONG FRONTAGE 10 FT PLANTING BUFFER PROVIDED ALONG SIDE YARDS AND REAR
PARKING STANDARDS	§ 301-124.B.2	PLANTED BERMS SHALL BE USED TO SCREEN AUTOMOBILES FROM PUBLIC R.O.W.	LANDSCAPE & PLANTED BERM PROVIDED IF NECESSARY
PARKING STANDARDS	§ 301-124.B.3	OFF-STREET PARKING PROHIBITED IN FRONT YARD, WITHIN 20 FT OF SIDE YARD, AND 10 FT OF REAR YARD	NO PARKING IN FRONT YARD PROPOSED 20 FT OR GREATER FROM PROPOSED PARKING TO SIDE YARD PROPERTY LINE NO PARKING IN REAR PROPOSED
MINIMUM LOT AREA	§ 301-ATTACHEMENT 3	80,000 SF	± 1,317,884 SF
MINIMUM LOT WIDTH	§ 301-ATTACHEMENT 3	300 FT	511.18 FT
BUILDING COVERAGE (FOOTPRINT) (WITHOUT SEWER)	§ 301-ATTACHEMENT 3	40% ±1,317,884 SF x 0.40 = 527,154 SF	32.28% 425,464 SF / ±1,317,884 SF = 0.3228
MAXIMUM IMPERVIOUS SURFACE	§ 301-ATTACHEMENT 3	60% ±1,317,884 SF x 0.60 = 790,730 SF	962,770 SF / 1,317,884 SF = 73.05% [V]
MAXIMUM HEIGHT OF BUILDINGS	§ 301-ATTACHEMENT 3	30 FT	30 FT
MINIMUM FRONT YARD DEPTH	§ 301-ATTACHEMENT 3	30 FT	163 FT
MINIMUM SIDE YARD DEPTH	§ 301-ATTACHEMENT 3	30 FT / 60 COMBINED FOR BOTH SIDES	100 FT / 231.3 FT
MINIMUM REAR YARD DEPTH	§ 301-ATTACHEMENT 3	50 FT	84.2 FT

[R] - PLANNING BOARD RELAXATION REQUIRED. CAMPUS LAYOUT NOT ACHIEVABLE DUE TO SITE GEOMETRY
[V] - VARIANCE REQUIRED

PARKING CALCULATIONS

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
MINIMUM STALL SIZE	§ 301-231.E.2	10 FT x 20 FT	10' x 20'
MINIMUM AISLE WIDTH	§ 301-231.E.1	24' (TWO WAY) WITH 90° PARKING 18' (ONE WAY) WITH 60° PARKING 12' (ONE WAY) WITH 45° PARKING	24'-0"
NUMBER OF LOADING SPACES REQUIRED	§ 301-232.A	FLOOR AREAS PER BUILDING 15,000 TO 25,000 = 1 SPACES 25,001 TO 40,000 = 2 SPACES 40,001 TO 100,000 = 3 SPACES +60,000 SF = 1 ADDITIONAL SPACE 3 SPACES REQUIRED PER BUILDING x 8 BUILDINGS = 24 SPACES REQUIRED	104 SPACES PROVIDED
MINIMUM LOADING SPACE SIZE	§ 301-232.B	12 FT LONG x 14 FT WIDE	(80) 12 FT WIDE x 34 FT LONG (2) 12 FT WIDE x 20 FT LONG (22) 13 FT WIDE x 55 FT LONG TOTAL PROVIDED = 104 SPACES
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301 ATTACHMENT 1	BUILDINGS 1 & 3 (56,000 SF) *PARKING PER BUILDING 25% INDUSTRIAL SPACE (14,000 SF) 75% WAREHOUSE SPACE (42,000 SF) * INDUSTRIAL ESTABLISHMENT (14,000 SF) 1 STALL PER 400 SF OF GFA 14,000 SF / 400 SF = 35 STALLS * WAREHOUSE (42,000 SF / BUILDING) 1 STALL PER 1,000 SF UP TO 5,000 SF + 1 STALL PER 10,000 SF 1 STALL PER 5,000 SF = 5 STALLS 37,000 SF x 1 STALL / 10,000 SF = 3.7 STALLS TOTAL PARKING FOR BUILDINGS 1 & 3 2 BUILDINGS x (35 + 5 + 3.7) STALLS = 87.4 STALLS	332 STALLS (INCLUDES 16 ACCESSIBLE STALLS)
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301 ATTACHMENT 1	BUILDINGS 2 & 4 (56,672 SF) *PARKING PER BUILDING 25% INDUSTRIAL SPACE (14,168 SF) 75% WAREHOUSE SPACE (42,504 SF) * INDUSTRIAL ESTABLISHMENT (14,168 SF) 1 STALL PER 400 SF OF GFA 14,168 SF / 400 SF = 35.4 STALLS * WAREHOUSE (42,504 SF / BUILDING) 1 STALL PER 1,000 SF UP TO 5,000 SF + 1 STALL PER 10,000 SF 1 STALL PER 5,000 SF = 5 STALLS 37,504 SF x 1 STALL / 10,000 SF = 3.8 STALLS TOTAL PARKING FOR BUILDINGS 2 & 4 2 BUILDINGS x (35.4 + 5 + 3.8) STALLS = 88.4 STALLS	
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301 ATTACHMENT 1	BUILDINGS 5 & 7 (49,000 SF) *PARKING PER BUILDING 25% INDUSTRIAL SPACE (12,250 SF) 75% WAREHOUSE SPACE (36,750 SF) * INDUSTRIAL ESTABLISHMENT (12,250 SF) 1 STALL PER 400 SF OF GFA 12,250 SF / 400 SF = 30.6 STALLS * WAREHOUSE (36,750 SF / BUILDING) 1 STALL PER 1,000 SF UP TO 5,000 SF + 1 STALL PER 10,000 SF 1 STALL PER 5,000 SF = 5 STALLS 31,750 SF x 1 STALL / 10,000 SF = 3.2 STALLS TOTAL PARKING FOR BUILDINGS 5 & 7 2 BUILDINGS x (30.6 + 5 + 3.2) STALLS = 77.6 STALLS	
MINIMUM NUMBER OF PARKING STALLS REQUIRED	§ 301 ATTACHMENT 1	BUILDINGS 6 & 8 (49,560 SF) *PARKING PER BUILDING 25% INDUSTRIAL SPACE (12,390 SF) 75% WAREHOUSE SPACE (37,170 SF) * INDUSTRIAL ESTABLISHMENT (12,390 SF) 1 STALL PER 400 SF OF GFA 12,390 SF / 400 SF = 31 STALLS * WAREHOUSE (37,170 SF / BUILDING) 1 STALL PER 1,000 SF UP TO 5,000 SF + 1 STALL PER 10,000 SF 1 STALL PER 5,000 SF = 5 STALLS 32,170 SF x 1 STALL / 10,000 SF = 3.2 STALLS TOTAL PARKING FOR BUILDINGS 6 & 8 2 BUILDINGS x (31 + 5 + 3.2) STALLS = 78.4 STALLS	
TOTAL NUMBER OF PARKING STALLS REQUIRED FOR LOT	§ 301 ATTACHMENT 1	87.4 + 88.4 + 77.6 + 78.4 = 331.8 STALLS TOTAL STALLS REQUIRED = 332 STALLS	
ACCESSIBLE PARKING STALLS	§ 301-232.M.1	301 TO 400 TOTAL PARKING STALLS REQUIRED = 8 8 ACCESSIBLE PARKING STALLS	16 ACCESSIBLE STALLS

LEGEND

SCALE OF SYMBOLS = 1" = 30' (REFER TO PARTIAL SITE PLANS)

EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	BUILDING	
	CONCRETE CURB	
	EDGE OF PAVEMENT	
	CONCRETE SIDEWALK	
	LANDSCAPE / LAWN AREA	
	PERVIOUS PAVERS	
	TRASH ENCLOSURE	
	PARKING COUNT	16
	ACCESSIBLE STRIPING SYMBOL	
	BIKE RACK MOUNTED ON CONCRETE PAD	
	OVERHEAD DOOR	
	LOADING STALL STRIPING	
	LOADING DOCK WALL WITH FALL PROTECTION RAILING	
	CROSSWALK	
	FIRE LANE STRIPING	
	DOOR	
	SIGN	
	FIRE HYDRANT	
	UTILITY POLE	
	GROUND SIGN	
	FENCE	
	POLE MOUNTED LIGHTING	
	WALL MOUNTED LIGHTING	

GRAPHIC SCALE

120 0 60 120 240 480

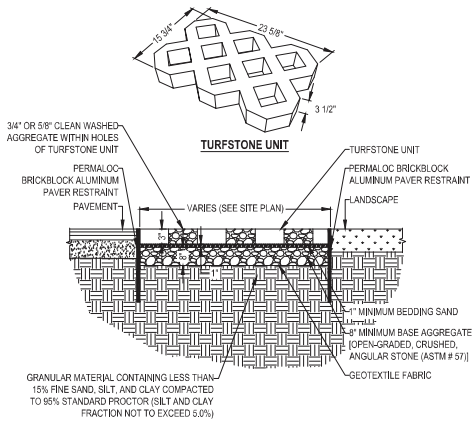
(IN FEET)

1 inch = 120 ft.

LEGEND

SCALE OF SYMBOLS = 1" = 120'

EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	BUILDING	
	CONCRETE CURB	
	CONCRETE SIDEWALK	
	LANDSCAPE / LAWN AREA	
	PERVIOUS PAVERS	
	DUMPSTER ENCLOSURE	
	12' x 34' LOADING SPACE	
	LOADING DOCK RETAINING WALLS	
	PARKING COUNTY	
	OVERHEAD DOOR	
	DOOR	
x x	FENCE	
	BIKE RACK	
	HYDRANT	



TURFSTONE INSTALLATION DETAIL (PERVIOUS PAVERS)

TURFSTONE BY MUTUAL MATERIALS
N.T.S.

811 NEW YORK CITY ONE CALL CENTER 1-800-272-4480 NEW YORK CALL-THEN DIG SAFELY

No.	DATE	BY	DESCRIPTION

REVISIONS

ALTERATION OR ADDITION TO THIS DOCUMENT EXCEPT BY A LICENSED DESIGN PROFESSIONAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

SEAL & SIGNATURE:

NOT VALID UNTIL SEALED

JACLYN PERANTEAU, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #083937

DATE:	01/16/2020
SCALE:	
PROJECT No.:	19026
DRAWING BY:	LC
CHECKED BY:	YT
APPROVED BY:	JP

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(631) 961-0506
www.KeyCivilEngineering.com

PROJECT NAME:

HK VENTURES, LLC INDUSTRIAL PARK

4285 MIDDLE COUNTRY ROAD
CALVERTON, NY 11933
TOWN OR RIVERHEAD, COUNTRY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

DRAWING TITLE:

OVERALL SITE PLAN

DRAWING No.: C-3

PAGE No.: 3 OF 33

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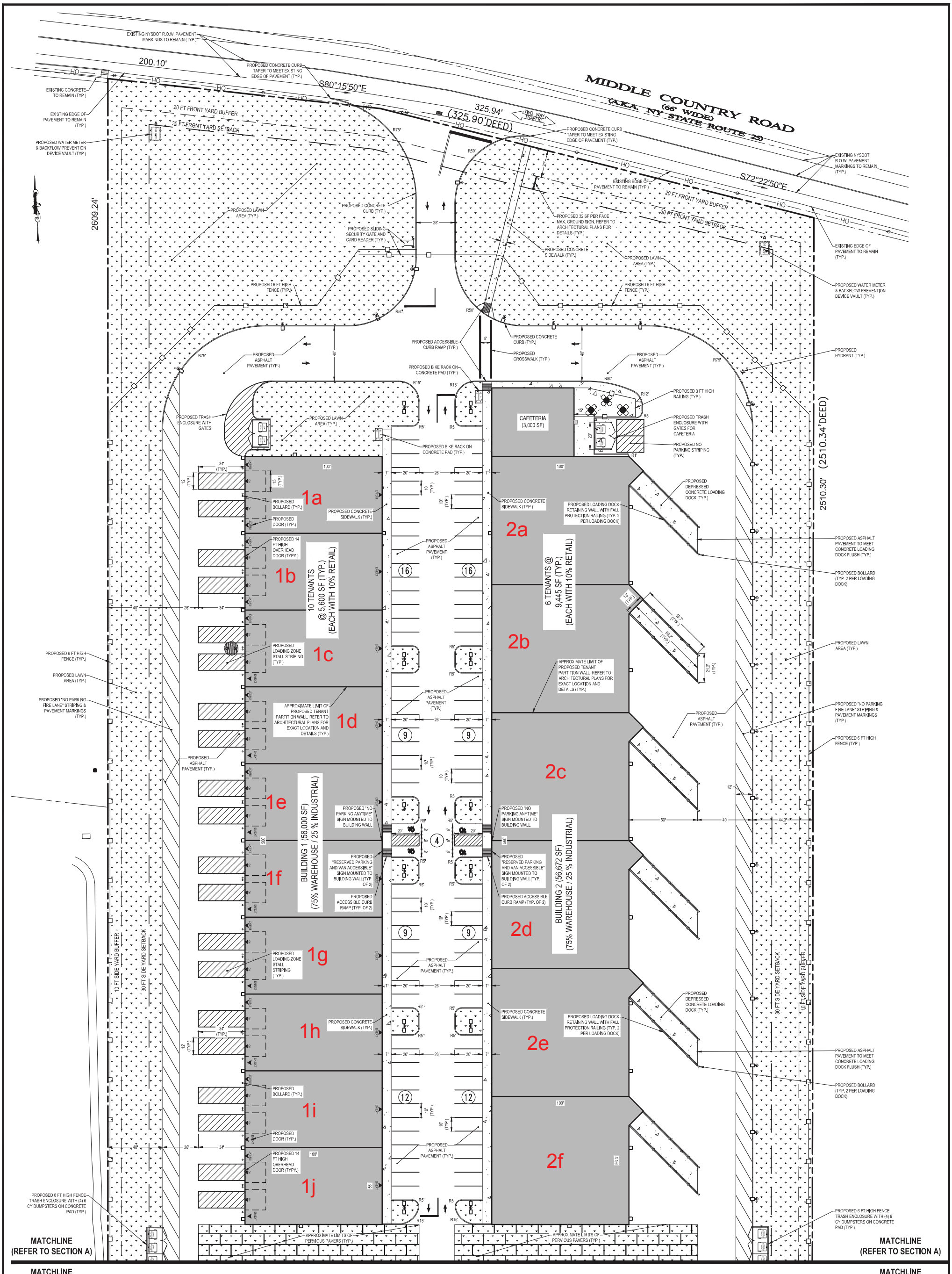

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REFER TO OVERALL SITE PLAN (SHEET C-3) FOR BULK ZONING TABLE & PARKING REQUIREMENTS

No.	DATE	BY	DESCRIPTION

REVISIONS

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SEAL & SIGNATURE:

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JACLYN PERANTEAU, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #083937

DATE:	01/16/2020
SCALE:	
PROJECT No.:	19026
DRAWING BY:	LC
CHECKED BY:	YT
APPROVED BY:	JP

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(631) 961-0506
www.KeyCivilEngineering.com

PROJECT NAME:

HK VENTURES, LLC
INDUSTRIAL PARK

4285 MIDDLE COUNTRY ROAD
CALVERTON, NY 11933
TOWN OR RIVERHEAD, COUNTRY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

DRAWING TITLE:

PARTIAL SITE PLAN (SECTION A - PHASE I)

DRAWING No.: C-4

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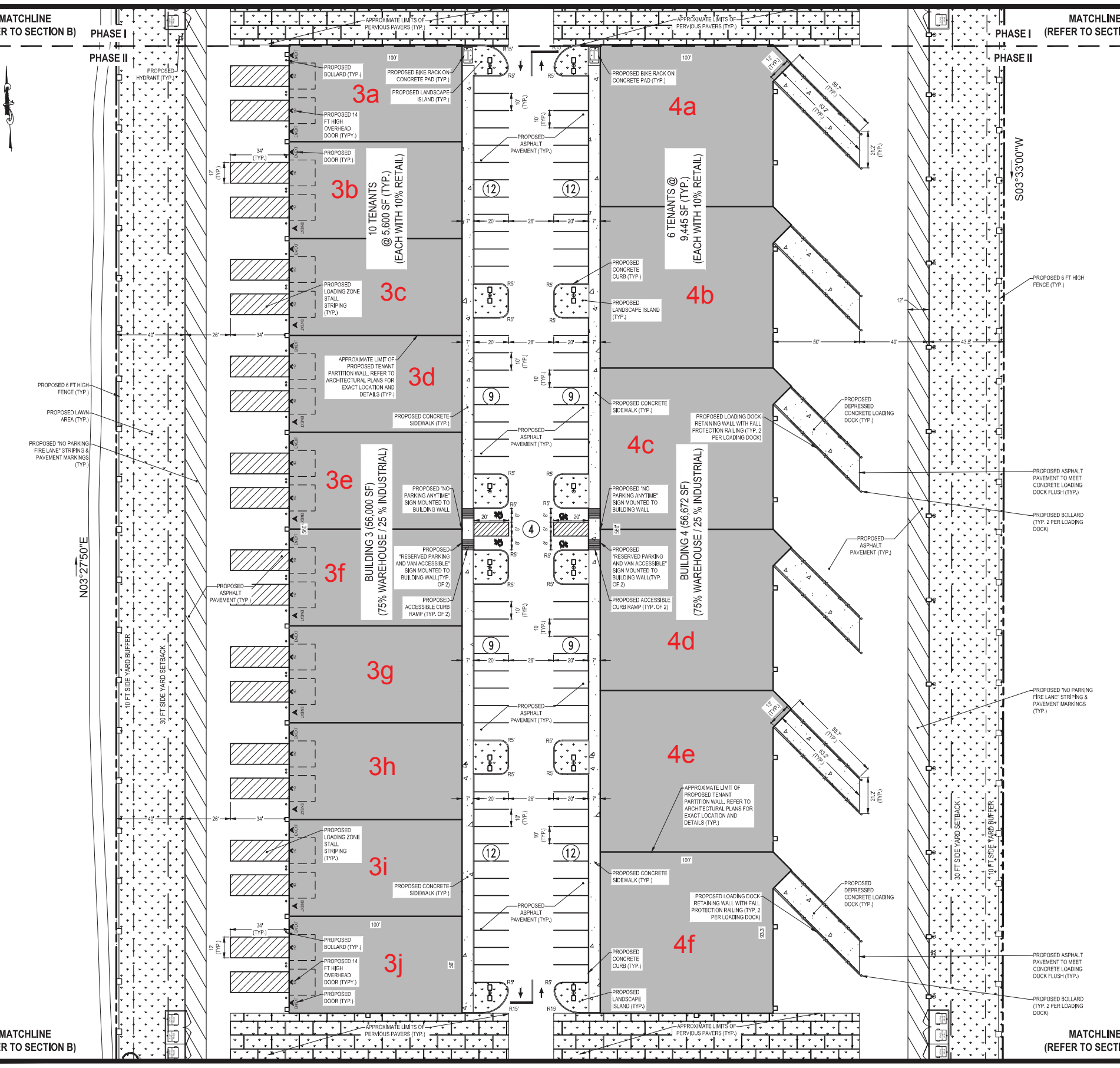
MATCHLINE (REFER TO SECTION A)

MATCHLINE (REFER TO SECTION A)

MATCHLINE (REFER TO SECTION B)

PHASE I

PHASE II



MATCHLINE (REFER TO SECTION B)

MATCHLINE (REFER TO SECTION B)

MATCHLINE (REFER TO SECTION C)

MATCHLINE (REFER TO SECTION C)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

REFER TO OVERALL SITE PLAN (SHEET C-3) FOR BULK ZONING TABLE & PARKING REQUIREMENTS

No.	DATE	BY	DESCRIPTION

REVISIONS

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SEAL & SIGNATURE:

NOT VALID UNTIL SEALED

JACLYN PERANTEAU, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #083937

DATE:	01/16/2020
SCALE:	
PROJECT No.:	19026
DRAWING BY:	LC
CHECKED BY:	YT
APPROVED BY:	JP

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(631) 961-0506
www.KeyCivilEngineering.com

PROJECT NAME:

HK VENTURES, LLC INDUSTRIAL PARK

4285 MIDDLE COUNTRY ROAD
CALVERTON, NY 11933
TOWN OR RIVERHEAD, COUNTRY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

DRAWING TITLE:

PARTIAL SITE PLAN (SECTION B - PHASE I)

DRAWING No.:

C-5

Y:\Key Civil\Projects\2019\19026_Pinewood Grp_Calverton\Drawings\Key Civil\19026_2020.01.24_SPP.dwg

emtec
CONSULTING ENGINEERS

February 9, 2021

PSEG
Electric Design and Construction Department
175 East Old Country Rd.,
Hicksville, NY 11801

E-mail: brsli@pseg.com

Re: Industrial Development
4285 Middle Country Rd.
Calverton, New York 11377
EMTEC Job No. 20-6462

Construction of a new Warehouse/Industrial Complex Phase 2

We are the consulting engineers for the above referenced project which consist of a total of 8 new Warehouse/Industrial/Retail commercial buildings with individual tenant spaces. There will be two (2) building types which will be designed in two (2) equal phases. There will also be an attached STP control room to one of the buildings. This load letter reflects proposed phase 2 work only. See breakdown below for anticipated building load requirements.

A. Building #5 & #7- 49,000 Sq. ft- 10 units total each, 4,900 Sq. ft. each

Units 5a thru 5g & 7a thru 7g- Warehouse/Office/Retail- 7 individual units each building, 4410 sq. ft. warehouse, 490 sq. ft. Office/Retail.

Lighting…….....	**6.73 kVA**
Receptacle Load……...	**4.2 kVA**
HVAC Load……...	**10.5 kVA**
Electric Heat……	**6.0 kVA**
Intermittent Motors…….....	**7.5 kVA**
Electric Vehicle Charging……...	**14.8 kVA**
TOTAL……	**49.7 kVA**

The largest motor anticipated will be a 1.5 Ton HVAC condenser.

3555 Veterans Memorial Highway, Suite M, Ronkonkoma, NY 11779
Phone: 631-981-3990 Fax: 631-981-3971
www.emtec-engineers.com

Units 5h, 5i & 5j and 7h, 7i and 7j- Industrial/office/Retail- 3 individual units each building, 4410 sq. ft. Industrial, 490 sq.ft. Office/Retail.

Lighting…….....**7.7 kVA**
Receptacle Load…….....**9.5 kVA**
HVAC Load…… **21.2 kVA**
Electric Heat……..**6.0 kVA**
Intermittent Motors…….....**7.5 kVA**
Electric Vehicle Charging……**22.2 kVA**

TOTAL…….**74.1 kVA**

The largest motor anticipated will be a 15 Ton HVAC condenser.

B. <u>Building #6 & #8- 49,560 Sq. ft- 5 units total each, 9,912 sq. ft. each</u>

Units 6a thru 6c & 8a thru 8c- Warehouse/Office/Retail- 3 individual units each building, 8,921 sq. ft. Warehouse, 991sq. ft. Office/Retail.

Lighting…….....**13.1 kVA**
Receptacle Load……**7.3 kVA**
HVAC Load…….....**18.0 kVA**
Electric Heat…… **7.5 kVA**
Intermittent Motors……...**12.6 kVA**
Electric Vehicle Charging……**29.6 kVA**

TOTAL……**88.1 kVA**

The largest motor anticipated will be a 2.5 Ton HVAC condenser.

Units 6e & 2f & 8e & 4f- Industrial/Office/Retail 2 individual units each building 8,921 sq. ft. Industrial, 991sq. ft. Office/Retail.

Lighting…….....**13.0 kVA**
Receptacle Load……**15.2 kVA**
HVAC Load…….....**33.8 kVA**
Electric Heat……...**7.5 kVA**
Intermittent Motors……...**12.6 kVA**
Electric Vehicle Charging…….**29.6 kVA**

TOTAL……...**111.7 kVA**

The largest motor anticipated will be a 25 Ton HVAC condenser.

Bldg. 6- STP & Control Room 375 sq. ft.

Lighting…….....**0.5 kVA**
Receptacle Load……**1.0 kVA**
Electric Heat…… **1.5 kVA**
Pumps and Motors……**42.6 kVA**
Miscellaneous…….**9.5 kVA**

TOTAL…….. **55.1 kVA**

The largest motor anticipated will be a 7.5 pump motor.

Phase 2 Site Lighting

Based on proposed civil site lighting layout, all of Phase 2 for buildings 5, thru 8 will require a dedicated service for site pole and exterior building mounted lighting.
The total anticipated load is **7.7kVA.**

Based on the above information, buildings 5 and 7 will require seven (7) 200A and three (3) 400A three phase 120/208 volt services each.

Buildings 6 and 8 will require five (5) 400A three phase 120/208 volt services each.

The STP (part of building 6) and Site lighting will also require dedicated 200A three phase 120/208 volt services.

The total calculated load for the four (4) buildings and associated site lighting encompassing all of Phase 2 is approximately **2179 kVA.**

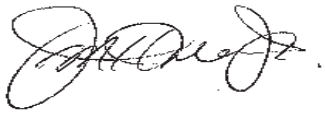
We anticipate the total building loads to be fed from pad mounted transformers to be located throughout the property as per PSEG design and construction.

Please confirm our service request, notify us of any associated charges to the customer and provide us with your maximum fault current in your PSE&G specification letter so we can properly protect each main service panel.

See attached Civil Site plans drawings for additional information and reference.

Please contact our office for coordination to discuss the project after you have reviewed.

Very truly yours,



EMTEC Consultants,
Professional Engineers, PLLC
John M. Halama Jr.
JMH

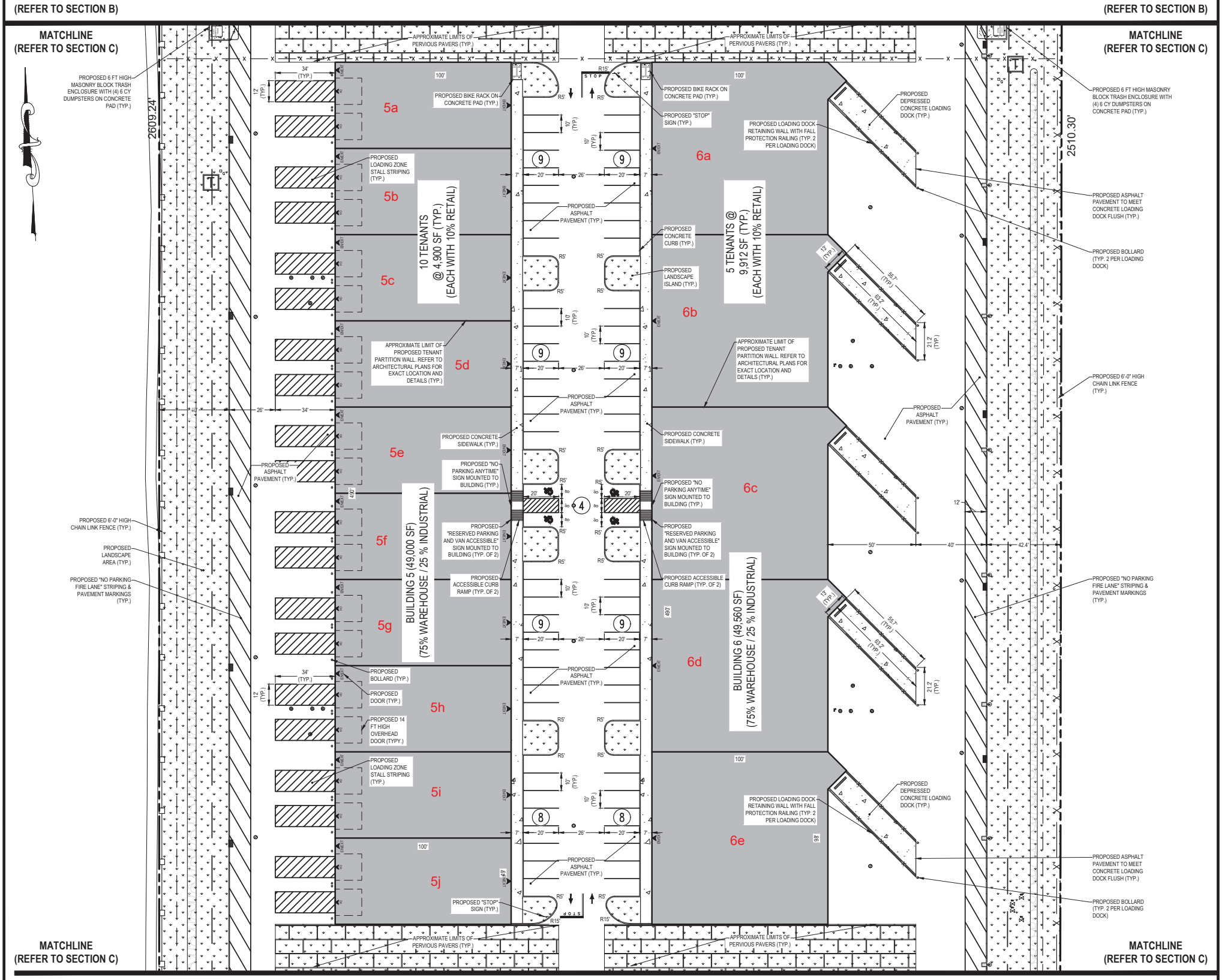
Encl: Site Map

MATCHLINE (REFER TO SECTION B)

MATCHLINE (REFER TO SECTION B)

MATCHLINE (REFER TO SECTION C)

MATCHLINE (REFER TO SECTION C)



MATCHLINE (REFER TO SECTION C)

MATCHLINE (REFER TO SECTION C)

MATCHLINE (REFER TO SECTION D)

MATCHLINE (REFER TO SECTION D)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REFER TO OVERALL SITE PLAN (SHEET C-3) FOR BULK ZONING TABLE & PARKING REQUIREMENTS

No.	DATE	BY	DESCRIPTION
3	06/22/2020	LC	MISCELLANEOUS COORDINATION
2	06/03/2020	LC	ISSUED FOR TOWN SUBMISSION
1	05/15/2020	LC	ISSUED FOR REVIEW

REVISIONS

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NEW YORK STATE PROFESSIONAL ENGINEER #083937

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SCALE:	1" = 30'
PROJECT No.:	19026
DRAWING BY:	LC
CHECKED BY:	YT
APPROVED BY:	JP

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
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PROJECT NAME:

HK VENTURES, LLC INDUSTRIAL PARK

4285 MIDDLE COUNTRY ROAD
CALVERTON, NY 11933
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

DRAWING TITLE:

PARTIAL SITE PLAN (SECTION C - PHASE II)

DRAWING No.:

C-6

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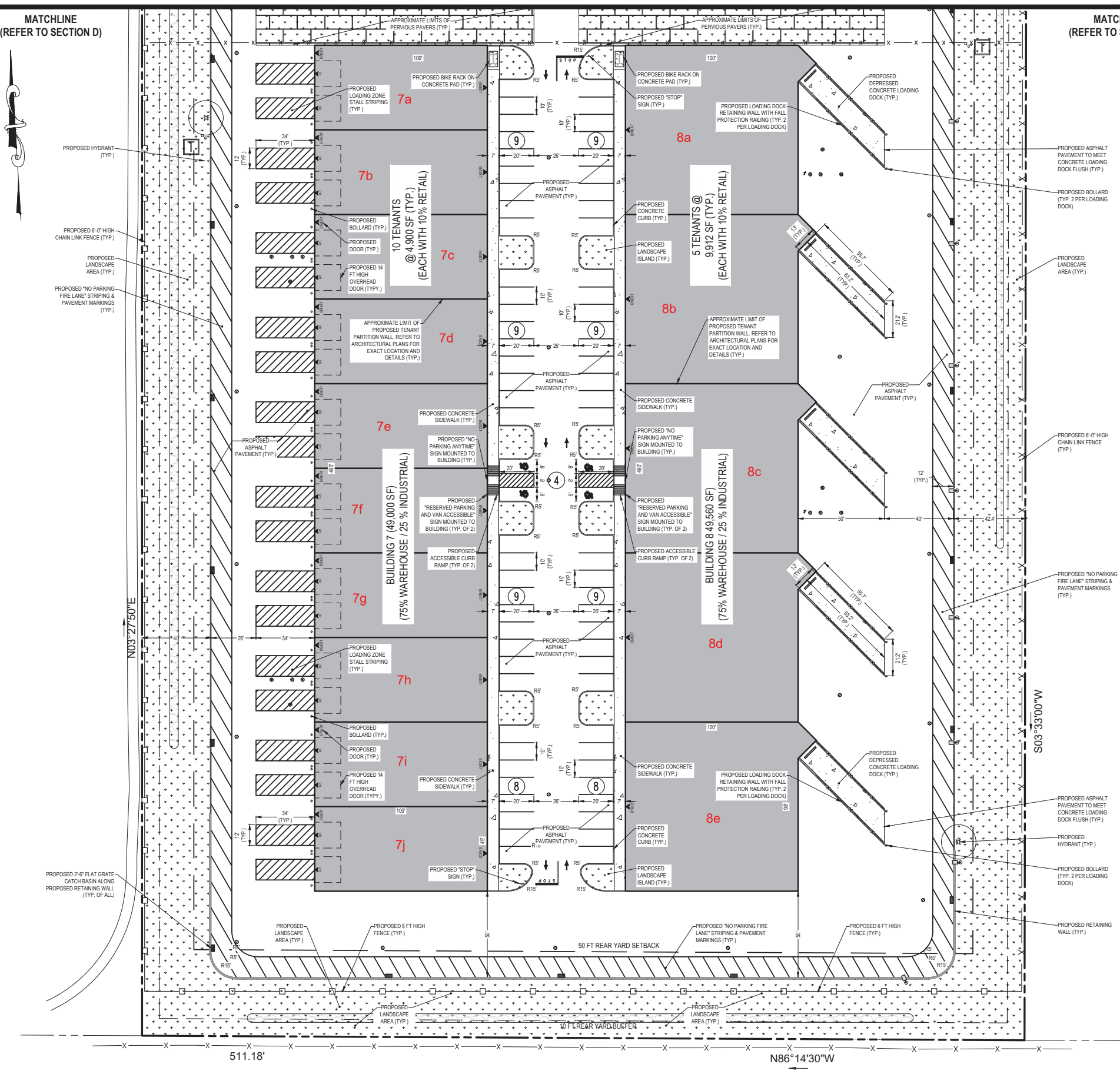
MATCHLINE
(REFER TO SECTION C)

MATCHLINE
(REFER TO SECTION C)

MATCHLINE
(REFER TO SECTION D)

MATCHLINE
(REFER TO SECTION D)



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REFER TO OVERALL SITE PLAN (SHEET C-3) FOR BULK ZONING TABLE & PARKING REQUIREMENTS

No.	DATE	BY	DESCRIPTION
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NEW YORK STATE PROFESSIONAL ENGINEER #083937

DATE:	01/24/2020
SCALE:	1" = 30'
PROJECT No.:	19026
DRAWING BY:	LC
CHECKED BY:	YT
APPROVED BY:	JP

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(631) 961-0506
www.KeyCivilEngineering.com

PROJECT NAME:

HK VENTURES, LLC
INDUSTRIAL PARK

4285 MIDDLE COUNTRY ROAD
CALVERTON, NY 11933
TOWN OF RIVERHEAD, COUNTY OF SUFFOLK
DIST.: 600, SECT.: 116, BLOCK: 1, LOT: 2
ZONE: INDUSTRIAL C

DRAWING TITLE:

PARTIAL SITE PLAN
(SECTION D - PHASE II)

DRAWING No.:

C-7

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1.

PSEG Long Island
175 E. Old Country Road
Hicksville, NY 11801

PSEG LONG ISLAND
We make things work for you.

February 17, 2021

Linx Industries
147 Steamboat Rd
Great Neck, NY, 11024

Re: Calverton Industrial Park
4285 Middle Country Rd
Calverton, NY
Attn: Scott Johns

Dear Scott Johns

Pursuant to your request, this is to advise that PSEG Long Island will provide service to the above-referenced project in accordance with our filed tariff and schedules in effect at the time service is requested. There are electric facilities in the area that will be used to service this project

Please feel free to contact me at 631-255-6095 or email at Christopher.Hawks@pseg.com if you require any further information.

Very truly yours,

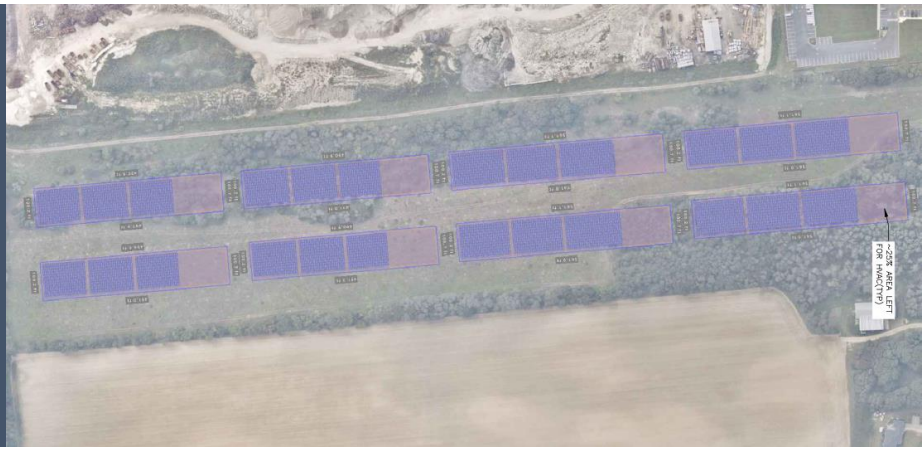
Christopher Hawks

Christopher Hawks
Design Engineer/Supervisor
Distribution Design
Eastern Division

SUMMIT RIDGE ENERGY

PROJECT CASE STUDY

Name: Calverton Industrial Park
Client: HK Ventures, LLC.



LOCATION

Calverton, New York

PROJECT SUMMARY

SRE is proposing to build on HK's industrial roofs is a 3.245 MW community solar project. The project itself is composed of 7,378 individual solar panels.

PROJECT GOALS

HK Ventures purposed industrial park is endeavoring to include the maximum rooftop solar facility possible in order to support clean energy and to give back to the local community. Electricity from this solar array will be sold via Long Island's community solar program to residents and businesses across Long Island at a guaranteed discount to the standard electric rate. The project will produce approximately 4,100,000 kWh of renewable energy each year over a 20-year period. This is an annual equivalent of removing 625 passenger vehicles from the road or removing 490 homes entirely from the electrical grid. Since the panels will be installed on the rooftops, no usable land will be taken by the project.

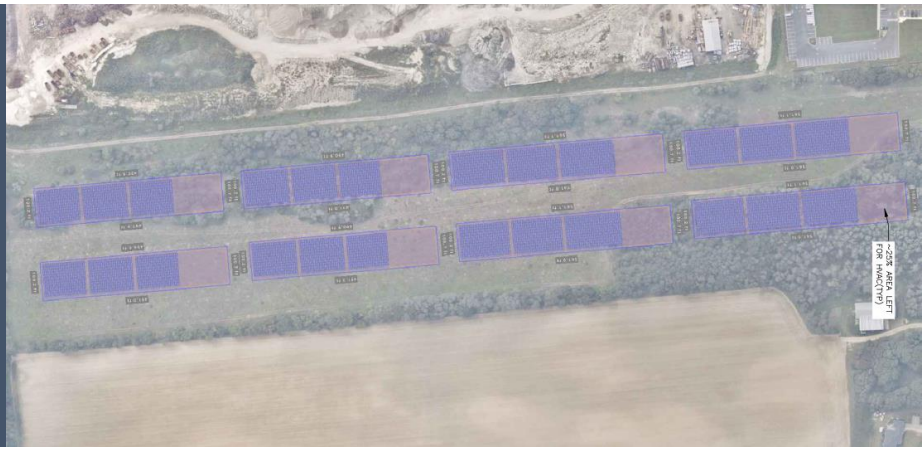
SYSTEM SPECIFICATIONS

- Output of 2.4 MW Community Solar energy
- 7,378 individual solar panels
- 4,100,000 kWh of renewable energy
- Planned to cover 75% of available roof space

SUMMIT RIDGE ENERGY

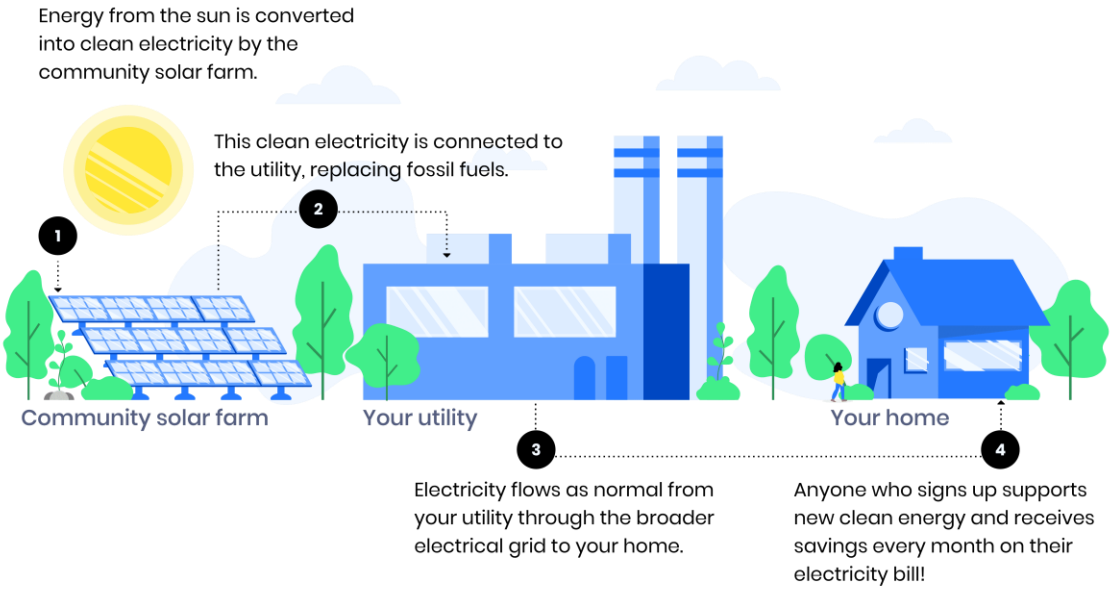
PROJECT CASE STUDY

Name: Calverton Industrial Park
Client: HK Ventures, LLC.



Community solar refers to local solar facilities where the public (Riverhead constituents) and/or the municipality becoming subscribers receiving credits resulting in a monetary discount on their electricity bills. Hence there is a **Direct Community Benefit.** The energy is still delivered through their regular electric provider as the power produced from the community solar array is fed directly back to the electric grid. As a result, the grid is supplied with clean, renewable energy, while subscribers get credits on their electric bills.

Community solar is a state run program that enables virtually anyone to support clean energy for free and receive guaranteed savings on their electricity each month. Instead of installing solar panels on your home, households and businesses can now sign up to receive clean energy credits from a local solar project. These credits lower your energy cost each month. In addition, because renewable energy has first priority to the grid, this energy replaces fossil fuels, lowering emissions in your community. Virtually every household in the state qualifies for these new programs.



NOTES:

1. THE MEASUREMENTS FOR THE PROPOSED BUILDING HAVE BEEN TAKEN FROM THE PLANS PREPARED BY KEY CIVIL ENGINEERING AND ARE DATED 01/24/2020
2. THE CONCEPTUAL LAYOUT WAS PREPARED USING HELIOSCOPE SOFTWARE AND ARE SUBJECT TO CHANGE AFTER A SITE-SURVEY

ARRAY SPECIFICATIONS	
AZIMUTH	175°
MODULE TYPE	LG440N1T-E6
TILT ANGLE/TYPE LIMITS (°)	10°
STRING LENGTH	17
STRING QUANTITY	434
MODULE POWER (W)	440
MODULE QUANTITY	7378
DC SYSTEM SIZE (kW)	3246
RACKING TYPE	PANELCLAW FR
INVERTER	CPS SCA60KTL-DO-US
INVERTER QUANTITY	40
AC SYSTEM SIZE (kW)	2400
INTER-ROW SPACING (FT)	1.41

0 100' 200'

N

C01	A

CONCEPTUAL LAYOUT

DESIGNED BY: T. PRAT — SCALE AS NOTED

RIVERHEAD ROOFTOP
4285 MIDDLE COUNTRY RD
CALVERTON, NY 11933

PROGRESS PRINT
NOT FOR CONSTRUCTION

SUMMIT RIDGE ENERGY

1515 WILSON BLVD
SUITE 300
ARLINGTON, VA 22209
WWW.SREnergy.com

REV	DESCRIPTION	DATE
A		12/7/2020