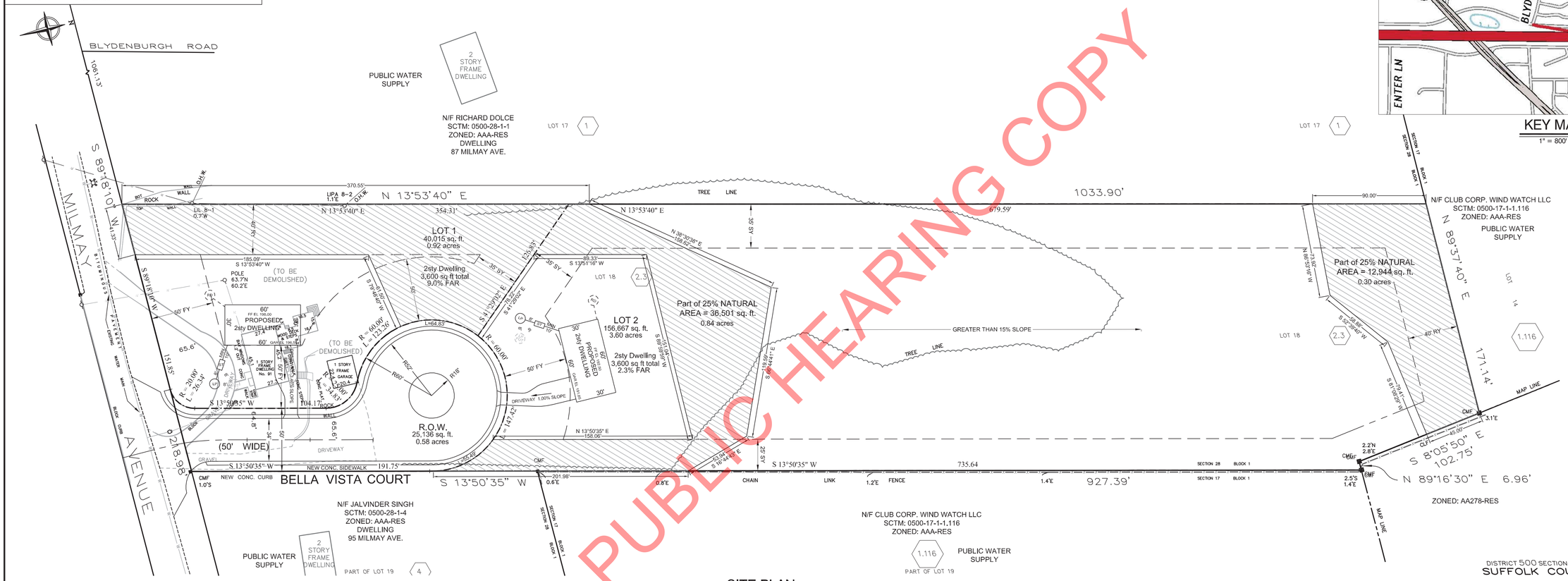
The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.

LEGEND

- CHAIN LINK FENCE
- STOCKADE FENCE
- POST AND RAIL FENCE
- WIRE FENCE
- PLASTIC/VINYL FENCE
- METAL FENCE
- OVERHEAD WIRES
- WATER
- SEWER
- TELEPHONE
- GAS
- ELECTRIC
- STREET LIGHTS
- TELEVISION
- GUIDE RAIL
- TAX LOT LINE
- UTILITY POLE
- UTILITY POLE W/STREET LIGHT
- GUY WIRE
- LIGHT POLE
- HYDRANT
- GAS VALVE
- WATER VALVE
- WATER METER
- WATER SERVICE
- SMH – SANITARY MH
- E – ELECTRIC MANHOLE
- T – TELEPHONE MANHOLE
- DMH – DRAINAGE MANHOLE
- MH – MANHOLE
- DRAIN
- CATCH BASIN
- TC – TOP OF CURB
- BC – BOTTOM OF CURB
- TCB – TOP OF CATCH BASIN
- BCB – BOTTOM OF CATCH BASIN
- BW – BACK OF WALK / BOTTOM OF WALL
- TW – TOP OF WALL
- FLOW DIRECTION
- DC – DROP CURB
- GA – GRASS AREA
- PL – PROPERTY LINE
- SIGN
- TX – CONC PAD WITH TRANSFORMER
- B – BOLLARD
- PARKING SPACES
- PAINTED LINE
- V – VENT PIPE
- TRAFFIC DIRECTION
- HANDICAP PARKING

KEY MAP
1" = 800'



PUBLIC HEARING COPY

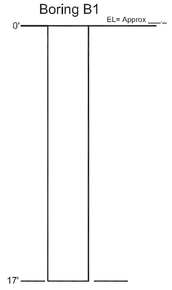
SITE PLAN

SCALE: 1" = 40'

DISTRICT 500 SECTION 28 BLOCK 1 LOTS 2.3
SUFFOLK COUNTY TAX MAP

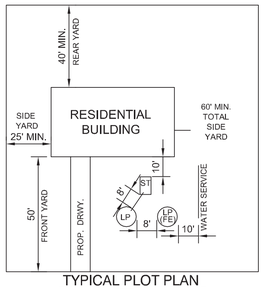
LOT 18 MAP of PROPERTY of
D.L. RISLEY TRACT #16
filed October 7, 1897; filed map number 425

Boring B1



TEST BORING DATA

1. TEST BORING PERFORMED __-__-2014
2. _____ WATER ENCOUNTERED
3. BORING PERFORMED BY _____



TYPICAL PLOT PLAN
N.T.S.

AREA SERVICED BY:
HAUPPAUGE POSTAL DISTRICT
HAUPPAUGE UNION FREE SCHOOL DISTRICT
HAUPPAUGE FIRE DISTRICT (801)
SUFFOLK COUNTY WATER AUTHORITY
PSEG LONG ISLAND

OWNER/APPLICANT:
G.R. CORP. HOLDING LTD
PO BOX 5307
HAUPPAUGE NY 11788
TELE: 631-926-8477

ENGINEER:
J. R. HOLZMACHER P.E., LLC
CONSULTING ENGINEERS
RONKONKOMA NY 11779
TELE: 631-234-2220

THIS PROPOSED SUBDIVISION YIELD CONTAINS 2 LOTS.

EXISTING BASE SURVEY AND SURROUNDING AREA TOPOGRAPHIC INFORMATION PROVIDED BY;
ROBERT B. HOLZMAN LAND SURVEYING, P.C.
1029 WILLIAM FLOYD PARKWAY
SUITE 3, SHIRLEY NY 11967 TELE: 631-281-0162 FAX: 631-281-0292

NOTES

1. THE EXISTENCE OF ANY RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN, NOT GUARANTEED.
2. UNDERGROUND UTILITIES, IF ANY, NOT SHOWN, NOT GUARANTEED.
3. ZONED IN 'AAA' RESIDENCE DISTRICT.
4. LOT 18 INDICATES FILE MAP LOT NUMBER.
5. ☐ INDICATES FILE MAP BLOCK NUMBER.
6. ⬡ INDICATES SUFFOLK COUNTY TAX LOT NUMBER.
7. OVERALL LOT AREA = 215,759 Sq.Ft. or 4.953 Acres
   AREA of ROAD DEDICATION 19,077 Sq. Ft.
   LOT 1 – 40,015 Sq. Ft.
   LOT 2 –156,667 Sq. Ft.
   5% PARK REQD 9,834 Sq. Ft.
   20% NATURAL REQD – 39,336 Sq. Ft.
   PROVIDED 25% NATURAL 49,445 Sq. Ft.
8. ELEVATIONS IN NAVD88 DATUM.
9. ■ CMF – INDICATES CONCRETE MONUMENT FOUND.
10. REFERENCE DEED – L12658, P700.

STATE OF NEW YORK · JAMES R. HOLZMACHER · No. 66054 · LICENSED PROFESSIONAL ENGINEER

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL IS ILLEGAL

REV	DATE	CK	DESCRIPTION

REVISIONS

Yield Map
Proposed Bella Vista Court
G.R. Corp. Holding Ltd.
SITUATED AT HAUPPAUGE
TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

J.R. HOLZMACHER P.E., LLC
The Third Generation of Excellence In Water Supply, Water Resources, Civil and Environmental Engineering
3555 Veterans Memorial Highway, Suite A, Ronkonkoma, NY 11779
PHONE: (631) 234-2220 FAX: (631) 234-2221 E-MAIL: info@holzmacher.com

SHEET TITLE:	PROPOSED YIELD MAP		
DESIGNED BY:	MCS	SCALE:	AS SHOWN
REVIEWED BY:	JRH	DATE:	March 16, 2015
PLAN SHEET BY:	AJZ	PROJECT NO:	GRCrp 14-01

S-1
1 OF 2

LEGEND

CHAIN LINK FENCE	SANITARY MH
STOCKADE FENCE	ELECTRIC MANHOLE
POST AND RAIL FENCE	TELEPHONE MANHOLE
WIRE FENCE	DRAINAGE MANHOLE
PLASTIC/VINYL FENCE	MANHOLE
METAL FENCE	DRAIN
OVERHEAD WIRES	CATCH BASIN
WATER	TOP OF CURB
SEWER	BOTTOM OF CURB
TELEPHONE	TOP OF CATCH BASIN
GAS	BOTTOM OF CATCH BASIN
ELECTRIC	BACK OF WALK / BOTTOM OF WALL
STREET LIGHTS	TOP OF WALL
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GUIDE RAIL	DROP CURB
TAX LOT LINE	GRASS AREA
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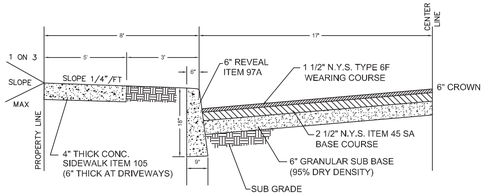
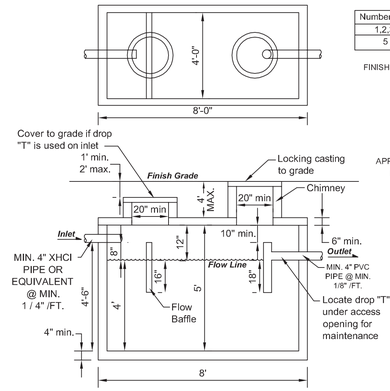
UTILITY POLE W/STREET LIGHT	SIGN
GUY WIRE	CONC PAD WITH TRANSFORMER
LIGHT POLE	BOLLARD
HYDRANT	PARKING SPACES
GAS VALVE	PAINTED LINE
WATER VALVE	VENT PIPE
WATER METER	TRAFFIC DIRECTION
WATER SERVICE	HANDICAP PARKING



TYPICAL ROAD 50' RIGHT-OF-WAY

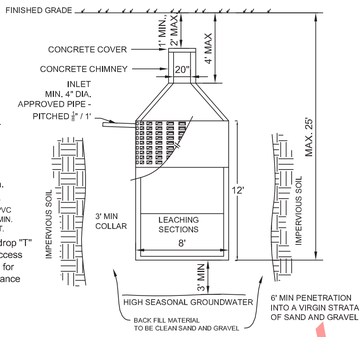
(NTS)



DETAIL OF 1,000 GALLON SEPTIC TANK

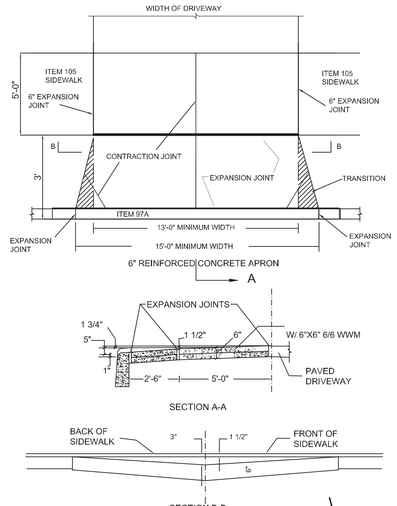
N.T.S.

Number of Bedrooms	Min. Tank Capacity (gallons)	Min. Liquid Surface Area (sq. ft.)
1,2,3, or 4	1,000	27
5 or 6	1,500	41



SANITARY LEACHING POOL DETAIL

N.T.S.

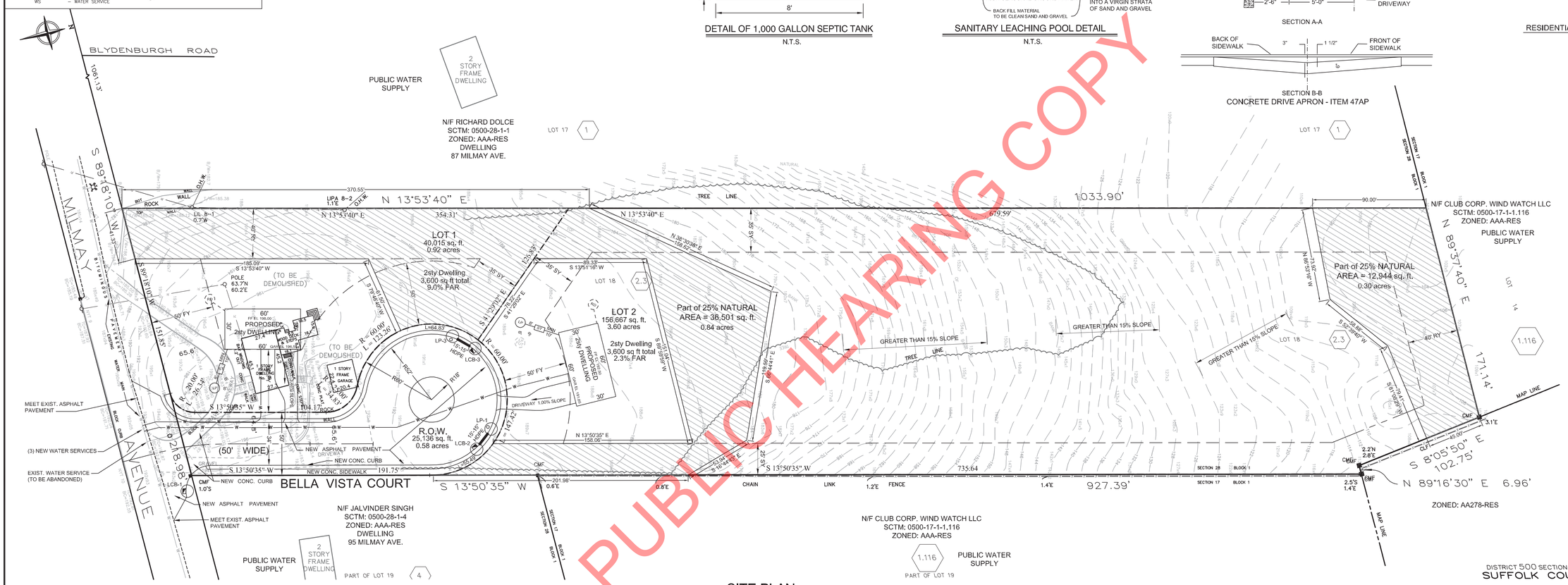


NOTES:

1 - ANY DEFECT OR CRACKS WITHIN CONCRETE SHALL NOT BE ACCEPTABLE.
2 - PROPOSED UTILITY TO BE UNDER GROUND.
3 - CONTACT THE ENGINEERING INSPECTOR (631) 224-5360 AT LEAST 24 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE ENGINEER'S SATISFACTION AT THE APPLICANT'S EXPENSE.
4 - COORDINATE AND COMPLETE ALL UTILITY RELOCATION'S.
5 - OBTAIN A TOWN DPW ROAD OPENING PERMIT.
6 - ROOF DRAINAGE TO BE CONNECTED WITH MIN. 4" PVC SDR 35.
7 - CLEARING LIMIT LINES SHALL BE STAKED OUT BY A LICENSED SURVEYOR, AND EITHER SNOW FENCING OR CONSTRUCTION FENCING SHALL BE ERECTED TO PROTECT AREAS FROM DISTURBANCE OR ENCROACHMENT PRIOR TO THE START OF ANY ACTIVITIES ON SITE. FENCING SHALL NOT BE REMOVED PRIOR TO COMPLETION OF FINAL SITE GRADING OPERATIONS

RESIDENTIAL CONCRETE DRIVEWAY APRON

(NTS)



SITE PLAN

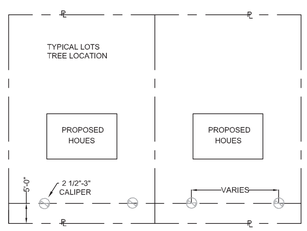
SCALE: 1" = 40'

PUBLIC HEARING COPY

DISTRICT 500 SECTION 28 BLOCK 1 LOTS 2,3
SUFFOLK COUNTY TAX MAP

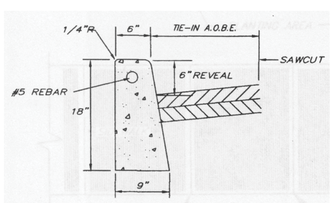
LOT 18 MAP of PROPERTY of
D.L. RISLEY TRACT #16
filed October 7, 1897; filed map number 425

PROPOSED TREES TO MEET REQUIREMENT OF ONE TREE PER 50' (MINIMUM OF LOT FRONTAGE)
CHOICE OF TREES AS FOLLOWS:
1. SHADE MASTER LOCUST (BLEDITSIA TRICANTHOS SHADE MASTER)
2. SWEETGUM (LIQUIDAMBER STYRACIFLUA)
3. LONDON PLANE (PLANTANUS ACERFOLIA)
4. PIN OAK (QUERCUS PALUSTRIS)
5. NORTHERN RED OAK (QUERCUS RUBRA)
6. AMERICAN ELM (ULMUS AMERICANA)
7. LITTLE LEAF-LINDEN (TILIA CORDATA)
8. SILVER LINDEN (TILIA TOMENTOSA)
9. RED OAK (QUERCUS BORALIS)
10. CALLERY PEAR (PYRUS CALLERY ANA)
11. NYSSA SYLVATICA (SOUR GUM)
12. FRAZINUS PENNSYLVANIAN (ASH)



TYPICAL TREE LAYOUT

(NTS)



NOTE: TO BE INSTALLED AT ENTRANCE TO PROPOSED BELLA VISTA COURT ONLY

CONCRETE CURB DETAIL - ITEM 97A

N.T.S.

Yield - Proposed Bella Vista Court Drainage Calculations				Based Upon an 2" Rainfall						
Storm Drainage area	Area Designation	Area (sq/ft)	Rainfall Intensity (in)	Runoff Coefficient		Storage Q CF				
	Asphalt	1,369	0.1667	1.0		228				
	Driveway	-	0.1667	1.0		-				
	Landscape	2,326	0.1667	0.15		58		(1) - 10' dia x 8' Eff Depth pools		
SDA 1	Total	3,695			required	286	cf	Vol Provided	548	cf
	Asphalt	14,567	0.1667	1.0		2,428				
	Driveway	1,775	0.1667	1.0		296				
	Landscape	7,211	0.1667	0.15		180		(4) - 10' dia x 12' Eff Depth pools		
SDA 2	Total	23,553			required	2,904	cf	Vol Provided	3,287	cf

STATE OF NEW YORK — JAMES R. HOLZMACHER — No. 66054 — LICENSED PROFESSIONAL ENGINEER

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REV	DATE	CK	DESCRIPTION

REVISIONS

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SHEET TITLE:	PROPOSED GRADING AND DRAINAGE		
DESIGNED BY:	MCS	SCALE:	AS SHOWN
REVIEWED BY:	JRH	DATE:	March 16, 2015
PLAN SHEET BY:	AJZ	PROJECT NO:	GRCrp 14-01

S-2

2 OF 2