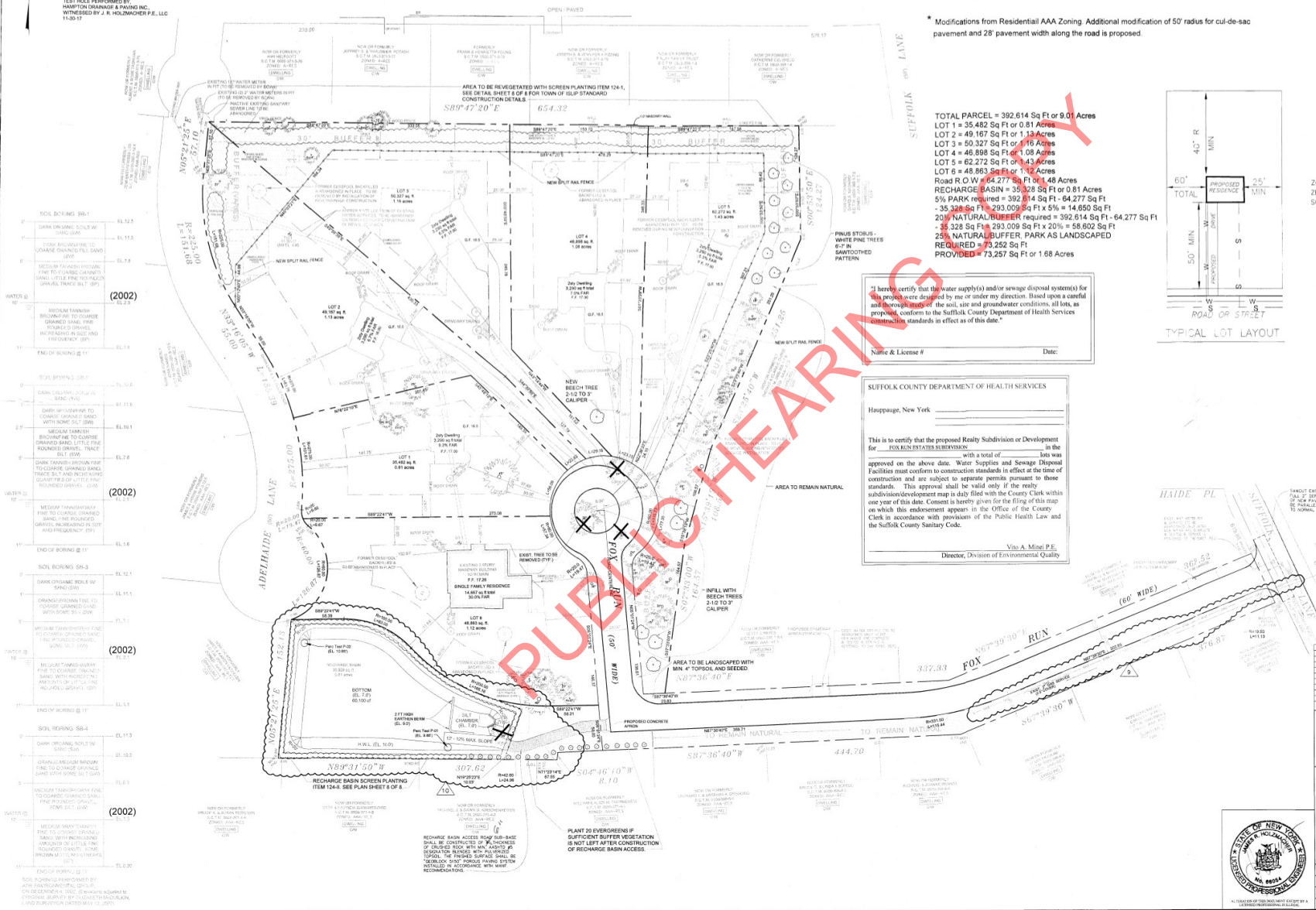
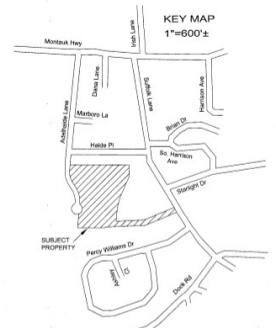


TEST HOLE TH-1	FL. 8.8
DARK ORGANIC SOILS W/ SAND (SW)	EL. 7.5
ORANGE/MEDIUM BROWN FINE TO COARSE GRAINED SAND WITH SOME SILT (SW)	
MEDIUM TRANSPARENT FINE TO COARSE GRAINED SAND, FINE ROUNDED GRAVEL, SOME SILT (SW)	(2017)
END OF BORING @ 11'	
TEST HOLE TH-2	FL. 10.0
DARK ORGANIC SOILS W/ SAND (SW)	EL. 11.0
ORANGE/MEDIUM BROWN FINE TO COARSE GRAINED SAND WITH SOME SILT (SW)	
MEDIUM TRANSPARENT FINE TO COARSE GRAINED SAND, FINE ROUNDED GRAVEL, SOME SILT (SW)	(2002)
END OF BORING @ 11'	
TEST HOLE TH-3	FL. 10.0
DARK ORGANIC SOILS W/ SAND (SW)	EL. 11.0
ORANGE/MEDIUM BROWN FINE TO COARSE GRAINED SAND WITH SOME SILT (SW)	
MEDIUM TRANSPARENT FINE TO COARSE GRAINED SAND, FINE ROUNDED GRAVEL, SOME SILT (SW)	(2002)
END OF BORING @ 11'	
TEST HOLE TH-4	FL. 10.0
DARK ORGANIC SOILS W/ SAND (SW)	EL. 11.0
ORANGE/MEDIUM BROWN FINE TO COARSE GRAINED SAND WITH SOME SILT (SW)	
MEDIUM TRANSPARENT FINE TO COARSE GRAINED SAND, FINE ROUNDED GRAVEL, SOME SILT (SW)	(2002)
END OF BORING @ 11'	

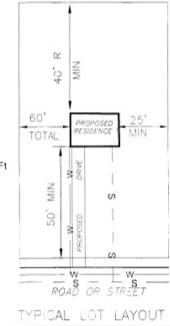
Site Data Table

Standard	Lot Area (sq ft)	Lot Width (ft)	Front Yard (ft)	2nd Front Yard (ft)	Side Yard (ft)	Total Side Yard (ft)	Rear Yard (ft)	Floor Area Ratio (%)
AAA	40,000	150	50	50	25	60	40	25
1	35,482	56.09	97.63	141.75	25	83.49	-	9.27
2	48,167	23.83	239.72	83.16	25	83.62	-	6.69
3	50,327	29.16	278.14	-	28.94	80.99	81.77	6.54
4	48,988	23.15	149.50	-	41.44	92.94	180.85	7.02
5	62,272	297.64	207.61	-	40.93	96.90	122.85	5.28
6	48,863	110	60.77	132.61	30	91.64	-	30.02



Modifications from Residential AAA Zoning. Additional modification of 50' yard for cul-de-sac pavement and 28' pavement width along the road is provided.

TOTAL PARCEL = 392,614 Sq Ft or 9.01 Acres
 LOT 1 = 35,482 Sq Ft or 0.81 Acres
 LOT 2 = 48,167 Sq Ft or 1.13 Acres
 LOT 3 = 50,327 Sq Ft or 1.16 Acres
 LOT 4 = 48,988 Sq Ft or 1.08 Acres
 LOT 5 = 62,272 Sq Ft or 1.43 Acres
 LOT 6 = 48,863 Sq Ft or 1.12 Acres
 Road R O W = 64,277 Sq Ft or 1.48 Acres
 RECHARGE BASIN = 35,328 Sq Ft or 0.81 Acres
 5% PARK required = 392,614 Sq Ft - 64,277 Sq Ft - 35,328 Sq Ft = 293,009 Sq Ft x 5% = 14,650 Sq Ft
 20% NATURAL BUFFER required = 392,614 Sq Ft - 64,277 Sq Ft - 35,328 Sq Ft = 293,009 Sq Ft x 20% = 58,602 Sq Ft
 25% NATURAL BUFFER PARK AS LANDSCAPED REQUIRED = 73,252 Sq Ft
 PROVIDED = 73,257 Sq Ft or 1.68 Acres



ZONED: AAA RES
 ZBA #
 SCDS REFERENCE #3
 FIRE: 7 REFUSE: 61
 PARK: 2 LIGHT: LPA
 SEWER: 3 WATER: SCWA

THIS SUBDIVISION WILL APPEAR IN DISTRICT 0500 SECTION 397, BLOCK 03, LOT 12,010 OF THE SUFFOLK COUNTY TAX MAP.

ELEVATIONS SHOWN HEREON ARE - TOWN DATUM BASED ON ORIGINAL SURVEY BY ELIZABETH McJULIKIN, LAND SURVEYOR DATED MAY 12, 2007

DISTANCES SHOWN HEREON FROM PROPERTY LINES TO EXISTING STRUCTURES ARE FOR A SPECIFIC PURPOSE AND ARE NOT TO BE USED TO ESTABLISH PROPERTY LINES OR FOR ERECTION OF FENCES

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

APPLICANT: FOX RUN ESTATES, LLC
 PO BOX 227, 74 SUFFOLK LANE
 EAST ISLIP, NEW YORK 11730
 TELE: 631-650-9617

OFFICE COPY

APPROVED

Town Engineer
 DATE 12/18/2017

I hereby certify that the water supply and/or sewage disposal system(s) for this project were designed by me or under my direction. Based upon a careful and thorough analysis of the soil, site and groundwater conditions, all lots, as proposed, conform to the Suffolk County Department of Health Services minimum standards in effect as of this date.

Name & License # _____ Date: _____

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
 Hauppauge, New York

This is to certify that the proposed Realty Subdivision or Development for FOX RUN ESTATES SUBDIVISION is in the _____ in the _____ with a total of _____ lots was approved on the above date. Water Supplies and Sewage Disposal Facilities must conform to construction standards in effect at the time of construction and are subject to separate permits pursuant to those standards. This approval shall be valid only if the results of this subdivision development map is filed with the County Clerk within one year of this date. Consent is hereby given for the filing of this map as which this endorsement appears in the Office of the County Clerk in accordance with provisions of the Public Health Law and the Suffolk County Sanitary Code.

Via A. Mihal P.E.
 Director, Division of Environmental Quality

SCDPW REF# IS 062.1

10	REVISION: CORRECT RECHARGE BASIN AND LOT 3 SMALL AREA	12-08-11	AKC
9	REVISION: CORRECT AREA A LANSING ZONING GAS SERVICE CONNECTION	10-13-11	AKC
8	REVISION: CORRECT AREA A LANSING ZONING GAS SERVICE CONNECTION	11-11-10	AKC
7	REVISION: CORRECT AREA A LANSING ZONING GAS SERVICE CONNECTION	07-11-10	AKC
6	REVISION: CORRECT AREA A LANSING ZONING GAS SERVICE CONNECTION	07-11-10	AKC
5	REVISION: CORRECT AREA A LANSING ZONING GAS SERVICE CONNECTION	11-21-09	AKC
4	REVISION: CORRECT AREA A LANSING ZONING GAS SERVICE CONNECTION	11-21-09	AKC
3	REVISION: CORRECT AREA A LANSING ZONING GAS SERVICE CONNECTION	08-21-09	AKC
2	REVISION: CORRECT AREA A LANSING ZONING GAS SERVICE CONNECTION	08-21-09	AKC
1	REVISION: CORRECT AREA A LANSING ZONING GAS SERVICE CONNECTION	08-21-09	AKC

MAP OF FOX RUN ESTATES
 SITUATED AT EAST ISLIP, 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@jrholzmacher.com



PROPOSED CLUSTERED SUB-DIVISION MAP

DRAWN BY: AJZ	SCALE: 1" = 50'	SHEET 1
REVIEWED BY: JRH	DATE: JUNE 27, 2007	
PLAN SHEET BY: LR	PROJECT NO: FADAL 06-01	1 OF 3

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.