

TEST HOLE TH-1  
EL. 9.0  
DARK ORGANIC SOILS W/ SAND (SW)  
EL. 7.5  
ORANGE/MEDIUM BROWN FINE TO COARSE GRAINED SAND WITH SOME SILT (SW)  
MEDIUM TANNISH GRAY FINE TO COARSE GRAINED SAND, FINE ROUNDED GRAVEL, SOME SILT (SW)  
WATER @ 4.15'  
END OF TEST HOLE @ 11'  
TEST HOLE PERFORMED BY HAMPTON DRAINAGE & PAVING INC., WITNESSED BY J. R. HOLZMACHER P.E., LLC 11-30-17

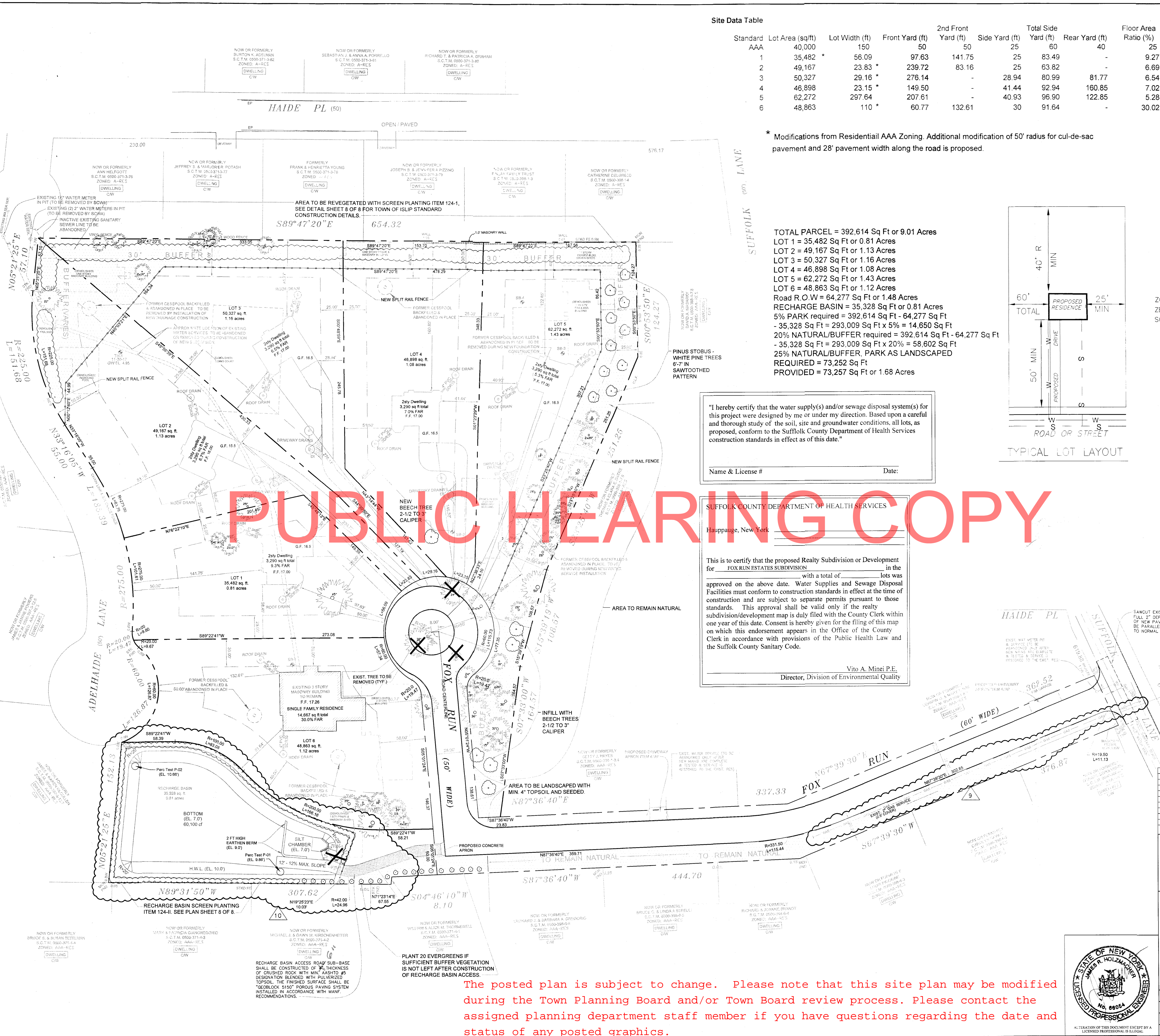
SOIL BORING SB-1  
EL. 12.5  
DARK ORGANIC SOILS W/ SAND (SW)  
EL. 11.5  
DARK BROWN/FINE TO COARSE GRAINED SAND WITH SOME SILT (SW)  
EL. 7.5  
MEDIUM TANNISH BROWN FINE TO COARSE GRAINED SAND, LITTLE FINE ROUNDED GRAVEL, TRACE SILT (SP)  
EL. 2.5  
MEDIUM TANNISH BROWN FINE TO COARSE GRAINED SAND, FINE ROUNDED GRAVEL, INCREASING IN SIZE AND FREQUENCY (SP)  
END OF BORING @ 11'

SOIL BORING SB-2  
EL. 12.6  
DARK ORGANIC SOILS W/ SAND (SW)  
EL. 11.6  
DARK BROWN/FINE TO COARSE GRAINED SAND WITH SOME SILT (SW)  
EL. 10.1  
MEDIUM TANNISH BROWN FINE TO COARSE GRAINED SAND, LITTLE FINE ROUNDED GRAVEL, TRACE SILT (SW)  
EL. 7.8  
DARK TANNISH BROWN FINE TO COARSE GRAINED SAND, TRACE SILT AND INCREASING QUANTITIES OF LITTLE FINE ROUNDED GRAVEL (SW)  
WATER @ 10'  
END OF BORING @ 11'

SOIL BORING SB-3  
EL. 12.1  
DARK ORGANIC SOILS W/ SAND (SW)  
EL. 11.1  
ORANGE/MEDIUM BROWN FINE TO COARSE GRAINED SAND WITH SOME SILT (SW)  
EL. 7.3  
MEDIUM TANNISH GRAY FINE TO COARSE GRAINED SAND, FINE ROUNDED GRAVEL, SOME SILT (SW)  
WATER @ 10'  
END OF BORING @ 11'

SOIL BORING SB-4  
EL. 11.3  
DARK ORGANIC SOILS W/ SAND (SW)  
EL. 10.3  
ORANGE/MEDIUM BROWN FINE TO COARSE GRAINED SAND WITH SOME SILT (SW)  
EL. 0.3  
MEDIUM TANNISH GRAY FINE TO COARSE GRAINED SAND, FINE ROUNDED GRAVEL, SOME SILT (SW)  
WATER @ 10'  
END OF BORING @ 11'

SOIL BORINGS PERFORMED BY AFR ENVIRONMENTAL GROUP, ON DECEMBER 4, 2002. (Elevations adjusted to ORIGINAL SURVEY BY ELIZABETH MCQUILKIN, LAND SURVEYOR DATED MAY 12, 2007)

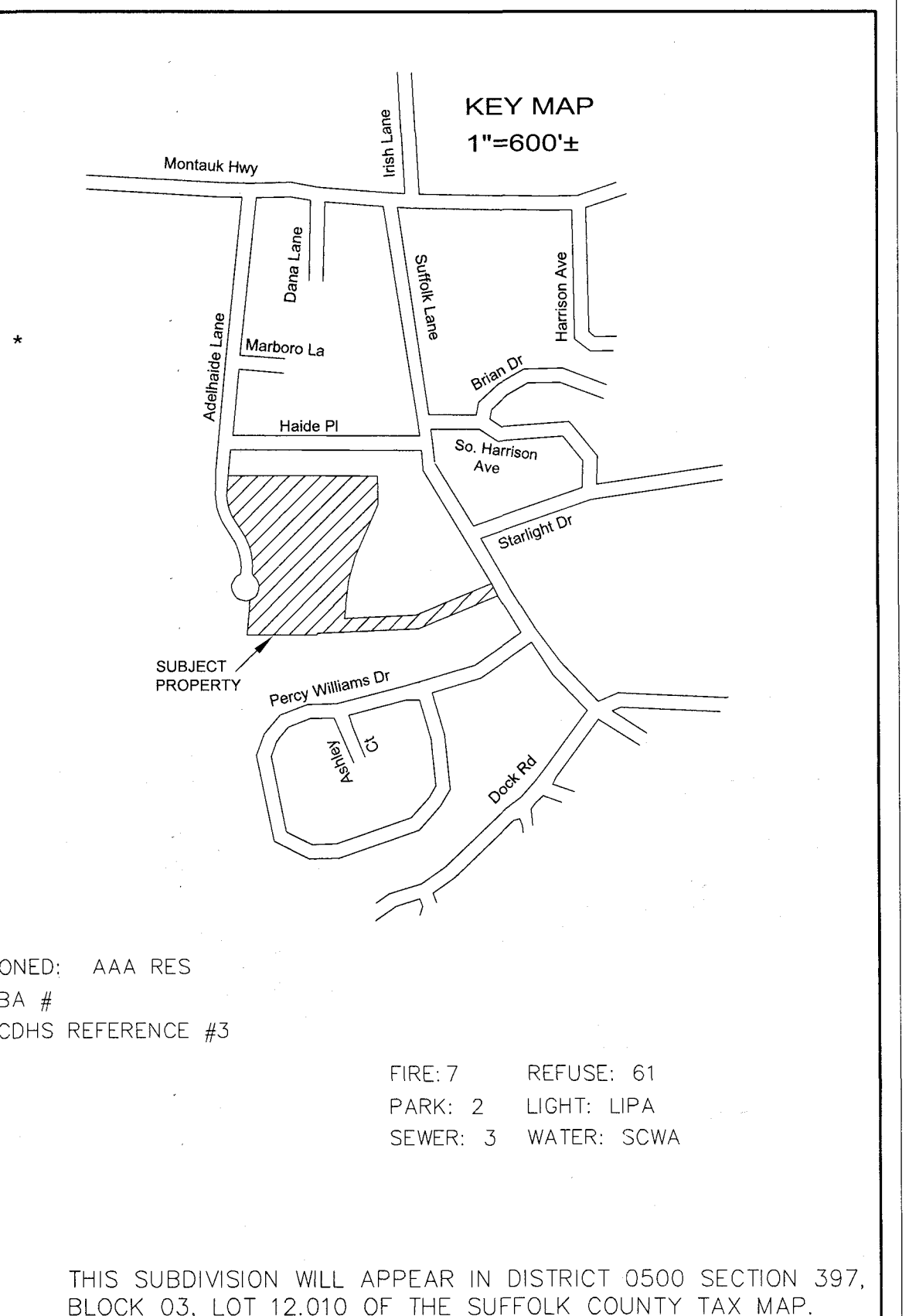
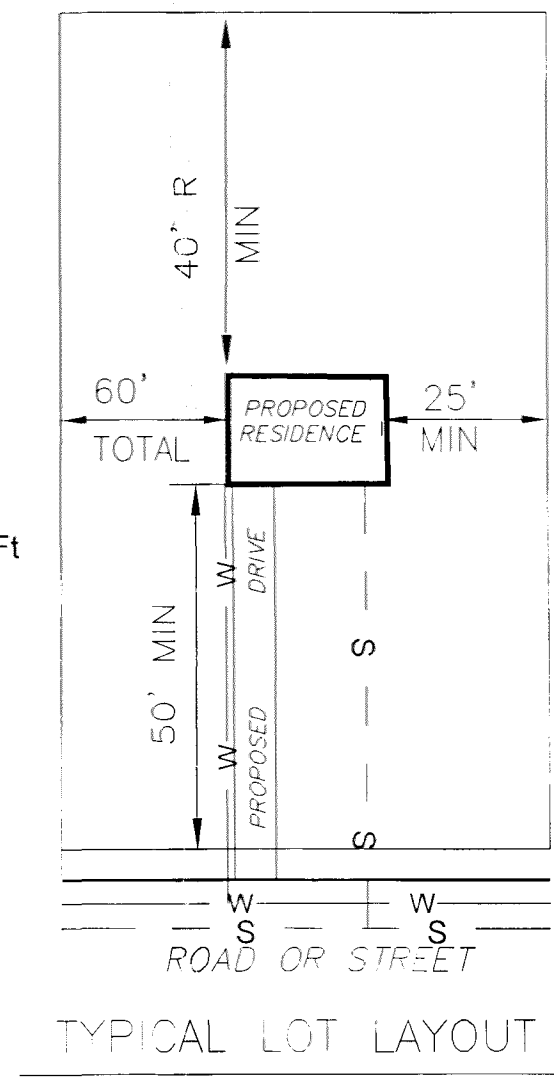


Site Data Table

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	49,167	23.83	239.72	83.16	25	63.82	-	6.69
3	50,327	29.16	276.14	-	28.94	80.99	81.77	6.54
4	46,898	23.15	149.50	-	41.44	92.94	160.85	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' radius for cul-de-sac pavement and 28' pavement width along the road is proposed.

TOTAL PARCEL = 392,614 Sq Ft or 9.01 Acres  
LOT 1 = 35,482 Sq Ft or 0.81 Acres  
LOT 2 = 49,167 Sq Ft or 1.13 Acres  
LOT 3 = 50,327 Sq Ft or 1.16 Acres  
LOT 4 = 46,898 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



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 MCQUILKIN, 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  
TOWN OF ISLIP  
DATE 12/18/2017

S.C.D.P.W. REF#: IS 962.1

REVISION	DESCRIPTION	DATE	DWN.
10	MODIFY DRAINAGE INVERTS, RECHARGE BASIN AND LOTS 2,3 SWALE AREA	12-05-17	AJZ
9	MODIFY DRAINAGE AREA & LEACHING POOLS, GAS SERVICE CONFLICT	07-13-17	AJZ
8	SCDOW REVIEW COMMENTS 10-24-08	11-05-08	AJZ
7	SCDOW AND SCDPW REVIEW COMMENTS 04-01-08 AND 04-04-08	07-11-08	AJZ
6	SCDOW AND SCDPW REVIEW COMMENTS 02-08-08 AND 01-30-08	02-21-08	AJZ
5	IN ACCORDANCE WITH TOWN OF ISLIP REVIEW 11-12-07	11-27-07	AJZ
4	IN ACCORDANCE WITH TOWN OF ISLIP REVIEW 10-16-07	11-04-07	AJZ
3	IN ACCORDANCE WITH TOWN OF ISLIP REVIEW 10-16-07	10-01-07	AJZ
2	IN ACCORDANCE WITH TOWN OF ISLIP REVIEW 06-14-07	06-27-07	LR
1	IN ACCORDANCE WITH TOWN OF ISLIP REVIEW 05-22-07	06-10-07	AJZ

MAP OF FOX RUN ESTATES  
SITUATED AT EAST ISLIP, TOWN OF ISLIP  
SUFFOLK COUNTY, NEW YORK

S.C.T.M. 0500-397.00-03.00-012.010

J.R. HOLZMACHER P.E., LLC

The Third Generation of Excellence  
In Water Supply, Water Resources,  
Civil and Environmental Engineering

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PROPOSED CLUSTERED SUB-DIVISION MAP

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

1 OF 8

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.