

Site Plans

Issued for: **SEQRA Review**

Date Issued: October 11, 2013

Latest Issue: October 11, 2013

Ronkonkoma Hub TOD

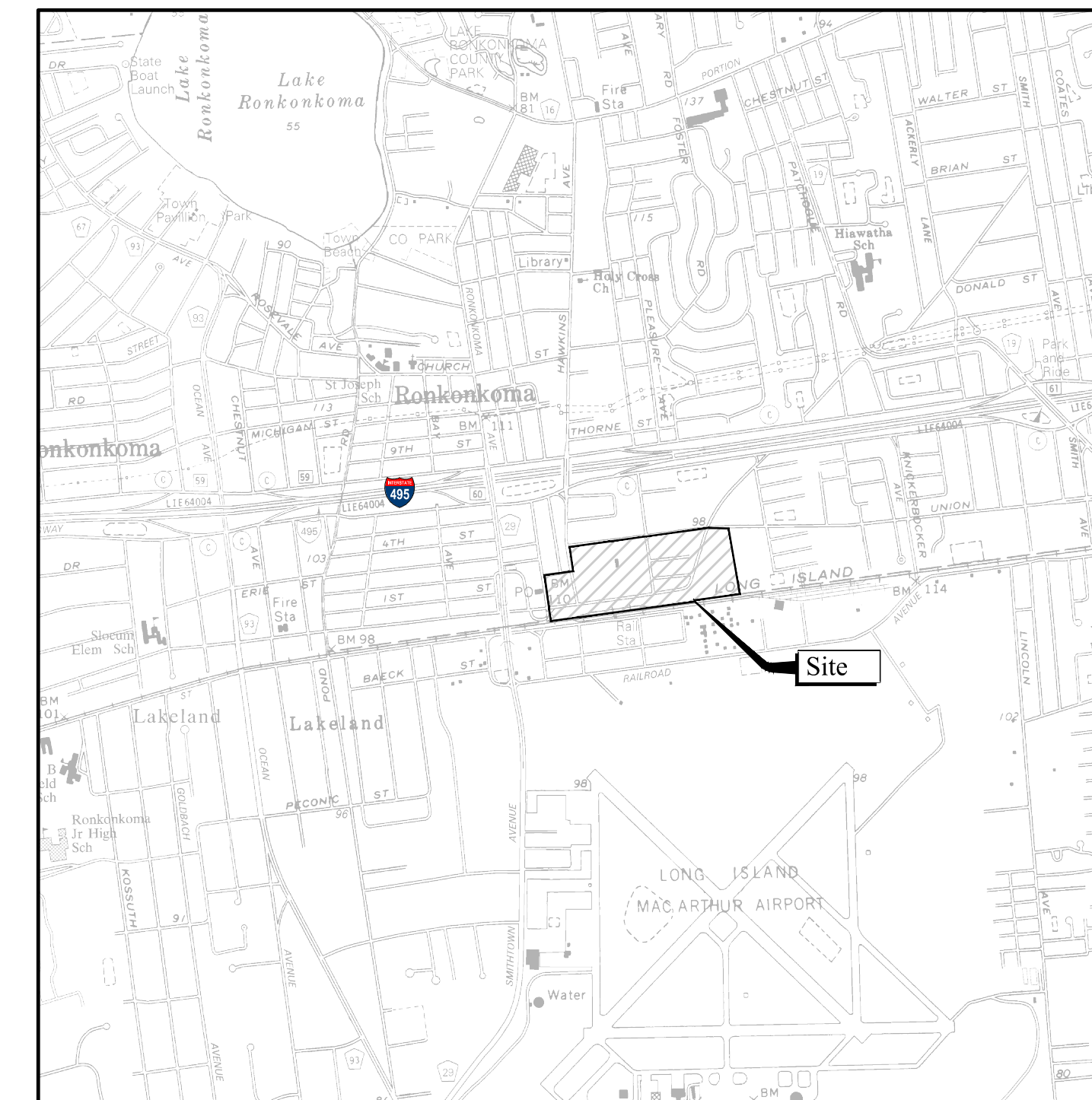
Ronkonkoma, Town of Brookhaven, New York

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Property Developer

Master Developer:
TRECRONK HUB, LLC
Stony Brook Technology Center
45 Research Way, Suite 100
Setauket, New York 11733



Site Location Map



0 1000 2000 Feet

CIVIL ENGINEER, ENVIRONMENTAL PLANNER:
**VHB Engineering, Surveying,
and Landscape Architecture, P.C.**
2150 Joshua's Path, Suite 300
Hauppauge, NY 11788
Phone: (631)-234-3444 · Fax: (631)-234-3477

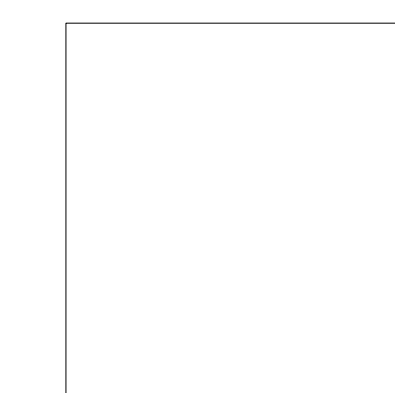
PLANNER:
Niles Bolton Associates
300 N Lee St, Suite 502
Alexandria, VA 22314
Phone: (703)-836-0915 · Fax(703)-684-3653



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& Landscape Architecture, P.C.**

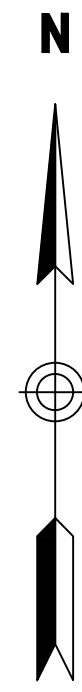
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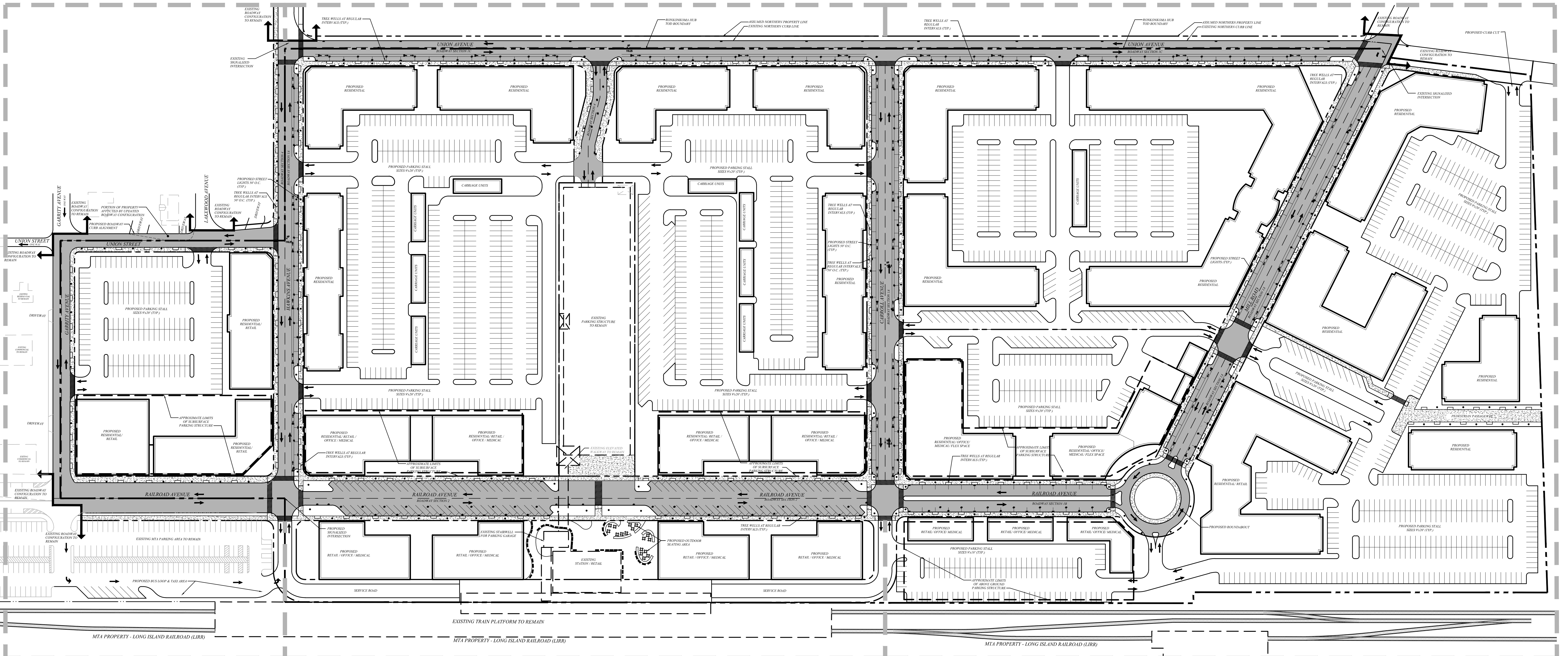
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SHEET C-1A

SHEET C-1B

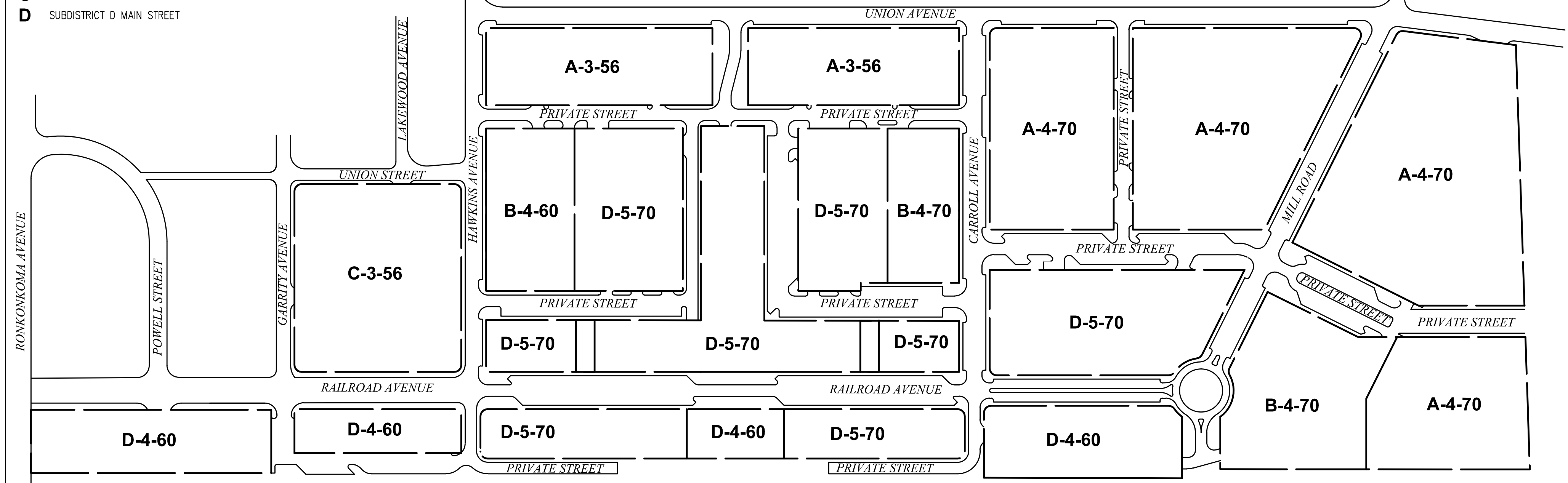
SHEET C-1C



Legend

- A SUBDISTRICT A NEIGHBORHOOD
- B SUBDISTRICT B DOWNTOWN LIVING
- C SUBDISTRICT C MARKETPLACE
- D SUBDISTRICT D MAIN STREET

C-3-56 — MAXIMUM HEIGHT IN FEET
MAXIMUM HEIGHT IN STORIES ABOVE AVERAGE GRADE
SUBDISTRICT



Regulating Plan

NOTE: SEE RONKONKOMA HUB TOD DISTRICT CODE FOR DETAILS AND REGULATIONS FOR DEVELOPMENT OF THE VARIOUS SUBDISTRICTS

General Notes:

- General
- ALL ASPECTS OF INDIVIDUAL DEVELOPMENT BLOCKS TO BE SUBJECT TO SITE PLAN APPROVAL BY THE PLANNING BOARD & WILL COMPLY WITH THE APPLICABLE PROVISIONS OF THE "RONKONKOMA HUB TOD DISTRICT" CODE.
 - ROADWAY SECTIONS ARE SHOWN AS PER THE MAXIMUM DENSITY PLAN. LOCATIONS OF SPECIFIC ROADWAY SECTIONS SUBJECT TO CHANGE BASED ON ACTUAL DEVELOPMENT PLANS.
 - ALL LANDSCAPING & LIGHTING PROPOSED FOR PUBLIC ROADS & INDIVIDUAL DEVELOPMENT BLOCKS SUBJECT TO APPROVAL FROM PLANNING BOARD.
 - PUBLIC ROADWAY SECTIONS SUBJECT TO MODIFICATION AS NECESSARY TO ACCOMMODATE TRAFFIC MITIGATION MEASURES SUCH AS TURNING LANES, TRANSITION TO EXISTING PERIMETER ROADS, ETC.
 - ALL PUBLIC ROADS & PRIVATE IMPROVEMENTS TO CONFORM TO ADA REQUIREMENTS FOR ACCESSIBILITY & HANDICAP PARKING SUBJECT TO ACTUAL DEVELOPMENT PLANS, ENTRANCE LOCATIONS, ETC.
 - TRAFFIC SIGNS, TRAFFIC SIGNALS AND PAVEMENT MARKINGS REQUIRED FOR PUBLIC AND PRIVATE ROADS & DEVELOPMENT SUBJECT TO PLANNING BOARD APPROVAL & SHALL CONFORM TO FEDERAL MUTCD & NYS STANDARDS.
 - PARKING SHOWN ON THIS PLAN IS SCHEMATIC ONLY. INDIVIDUAL SITE PLANS FOR DEVELOPMENT BLOCKS WILL BE REQUIRED TO DEMONSTRATE COMPLIANCE WITH THE PARKING REQUIREMENTS SPECIFIED IN THE RONKONKOMA HUB TOD CODE.
 - ALL DIMENSIONS, R.O.W. AND GRADING SUBJECT TO CONFIRMATION BY ACTUAL FIELD SURVEY.

No.	Revision	Date	Appr.

Designed by *DGB* Drawn by *KTW* Checked by *KPW*
 CAD checked by *CS* Reviewed by *KPW*
 Scale: 1"=80' Date: October 11, 2013
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Ronkonkoma HUB TOD
Ronkonkoma, New York
Town of Brookhaven

Town of Brookhaven, NY
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DSGEIS/Preliminary
Engineering

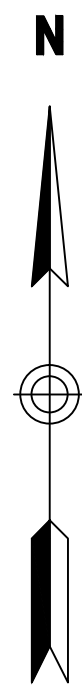
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Drawing Title

Layout and
Materials Plan -
Total Development

Drawing Number

C-1

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Project Number 28743.00



Grading, Drainage and Utility Notes

1. SANITARY SEWER COLLECTION SYSTEM DESIGN SUBJECT TO REVIEW AND APPROVAL BY THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES (SCDHS) AND COORDINATION WITH THE PROPOSED SEWAGE TREATMENT PLANT (STP).
2. WATER DISTRIBUTION SYSTEM IMPROVEMENTS TO BE COORDINATED WITH THE SUFFOLK COUNTY WATER AUTHORITY.
3. STORM DRAINAGE, SANITARY SEWER CONNECTIONS AND CONNECTIONS TO WATER DISTRIBUTION SYSTEM (INCLUDING ANY REQUIRED BACKFLOW PREVENTION METHODS) SUBJECT TO APPROVAL OF INDIVIDUAL SITE PLANS BY THE TOWN PLANNING BOARD, SCDHS AND OTHER APPLICABLE AGENCIES.

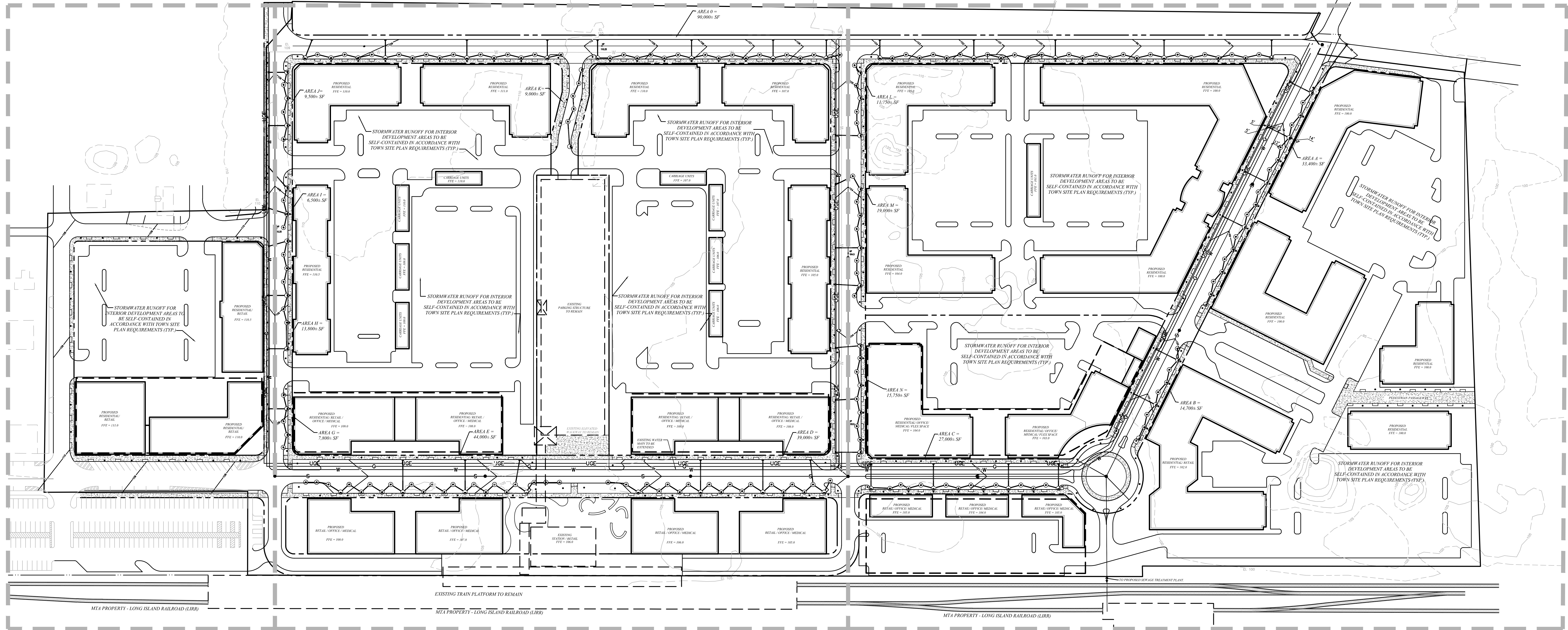


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SHEET C-2A

SHEET C-2B

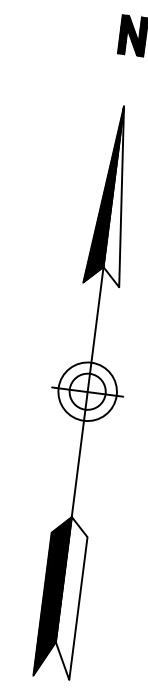
SHEET C-2C



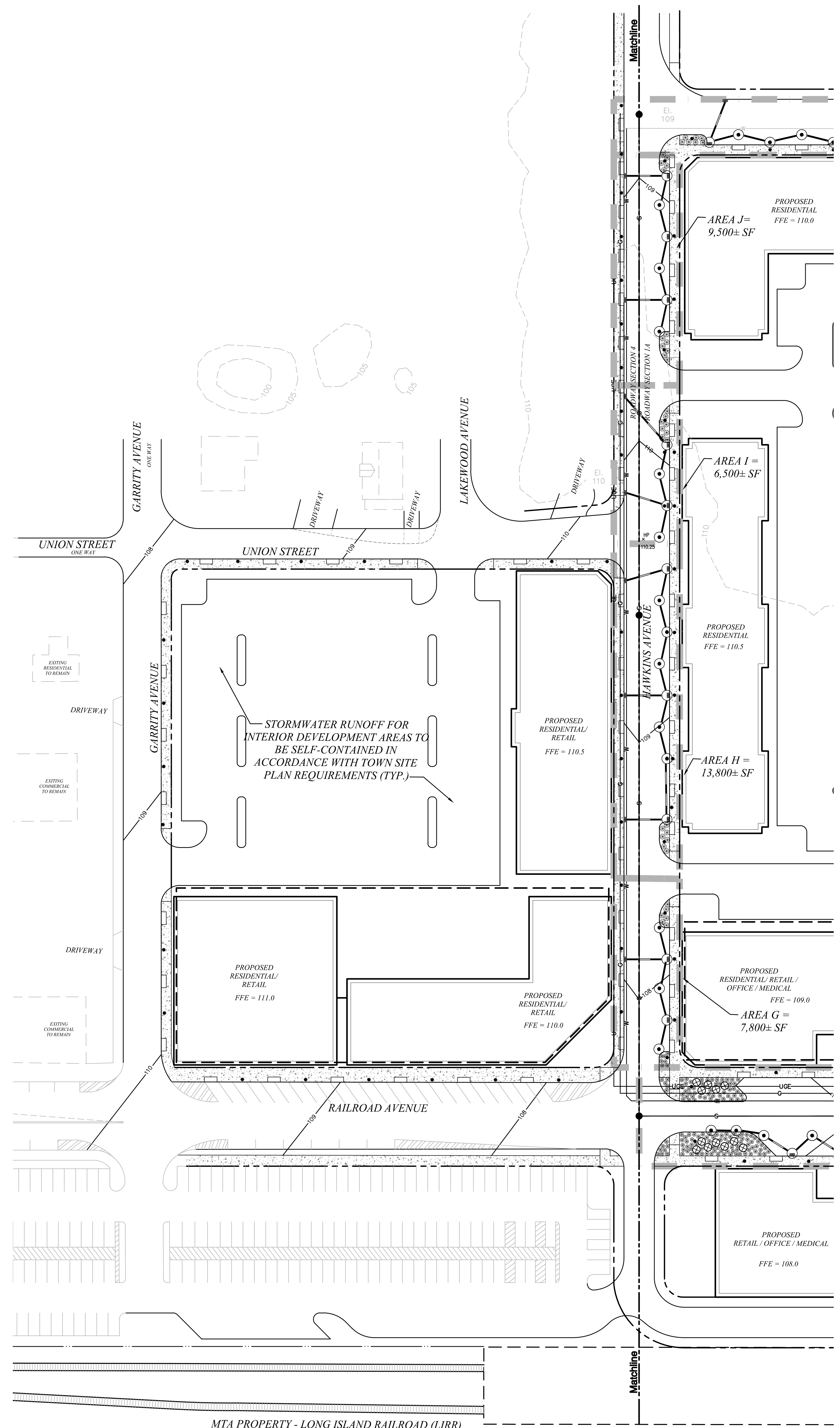
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Ronkonkoma, New York
Town of Brookhaven
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 Drawing Title
Grading, Drainage
& Utilities Plan
Overall Development





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Drainage Calculation Summary

- Local Drainage Design Criteria
- Storage volume based on a 5-inch rainfall.
 - Runoff coefficients for:
 Pavement, roof, concrete, other impervious areas = 1.00
 Landscaped, grassed, natural, other pervious areas = 0.30
 - Drainage structures shall include new 8 foot diameter precast storm drain rings with a capacity of 42.24 cubic feet per vertical foot.
 - Interconnecting pipe between drywells shall be 12-inch diameter reinforced concrete pipe (CRP) at 1% min. pitch, unless otherwise noted on the plans.

Drainage Area - J	Area = 9,500± SF	Contributing Area (SF)	Runoff C	Rainfall (FT)	Volume (CF)
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REQUIRED STORAGE VOLUME
 • Impervious Areas 9,500 SF x 1.00 x 5/12 FT = 3,960 CF

PROVIDED STORAGE VOLUME
 Use (6) drywells = 8 FT 'Ø rings with 18 FT effective depth @ 42.24 CF/Ø
 6 x 18 FT EFF. DEPTH x 42.24 CF/Ø = 4,562 CF

Drainage Area - I	Area = 6,500± SF	Contributing Area (SF)	Runoff C	Rainfall (FT)	Volume (CF)
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REQUIRED STORAGE VOLUME
 • Impervious Areas 6,500 SF x 1.00 x 5/12 FT = 2,708 CF

PROVIDED STORAGE VOLUME
 Use (4) drywells = 8 FT 'Ø rings with 18 FT effective depth @ 42.24 CF/Ø
 4 x 18 FT EFF. DEPTH x 42.24 CF/Ø = 3,042 CF

Drainage Area - H	Area = 13,800± SF	Contributing Area (SF)	Runoff C	Rainfall (FT)	Volume (CF)
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REQUIRED STORAGE VOLUME
 • Impervious Areas 13,800 SF x 1.00 x 5/12 FT = 5,750 CF

PROVIDED STORAGE VOLUME
 Use (8) drywells = 8 FT 'Ø rings with 18 FT effective depth @ 42.24 CF/Ø
 8 x 18 FT EFF. DEPTH x 42.24 CF/Ø = 6,083 CF

Drainage Area - G	Area = 7,800± SF	Contributing Area (SF)	Runoff C	Rainfall (FT)	Volume (CF)
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REQUIRED STORAGE VOLUME
 • Impervious Areas 7,800 SF x 1.00 x 5/12 FT = 3,250 CF

PROVIDED STORAGE VOLUME
 Use (5) drywells = 8 FT 'Ø rings with 18 FT effective depth @ 42.24 CF/Ø
 5 x 18 FT EFF. DEPTH x 42.24 CF/Ø = 3,802 CF

Legend

- CONCRETE
- SPOT ELEVATION
- DRAINAGE
- SEWER
- UNDERGROUND ELECTRIC
- WATER
- GAS
- DOUBLE CATCH BASIN
- DRYWELL
- SEWER MANHOLE
- CROSSWALK
- ACCESSIBLE CURB RAMP

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Ronkonkoma HUB TOD
 Ronkonkoma, New York
 Town of Brookhaven

Town of Brookhaven, NY
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**Grading, Drainage
& Utilities Plan - A**



MTA PROPERTY - LONG ISLAND RAILROAD (LIRR)

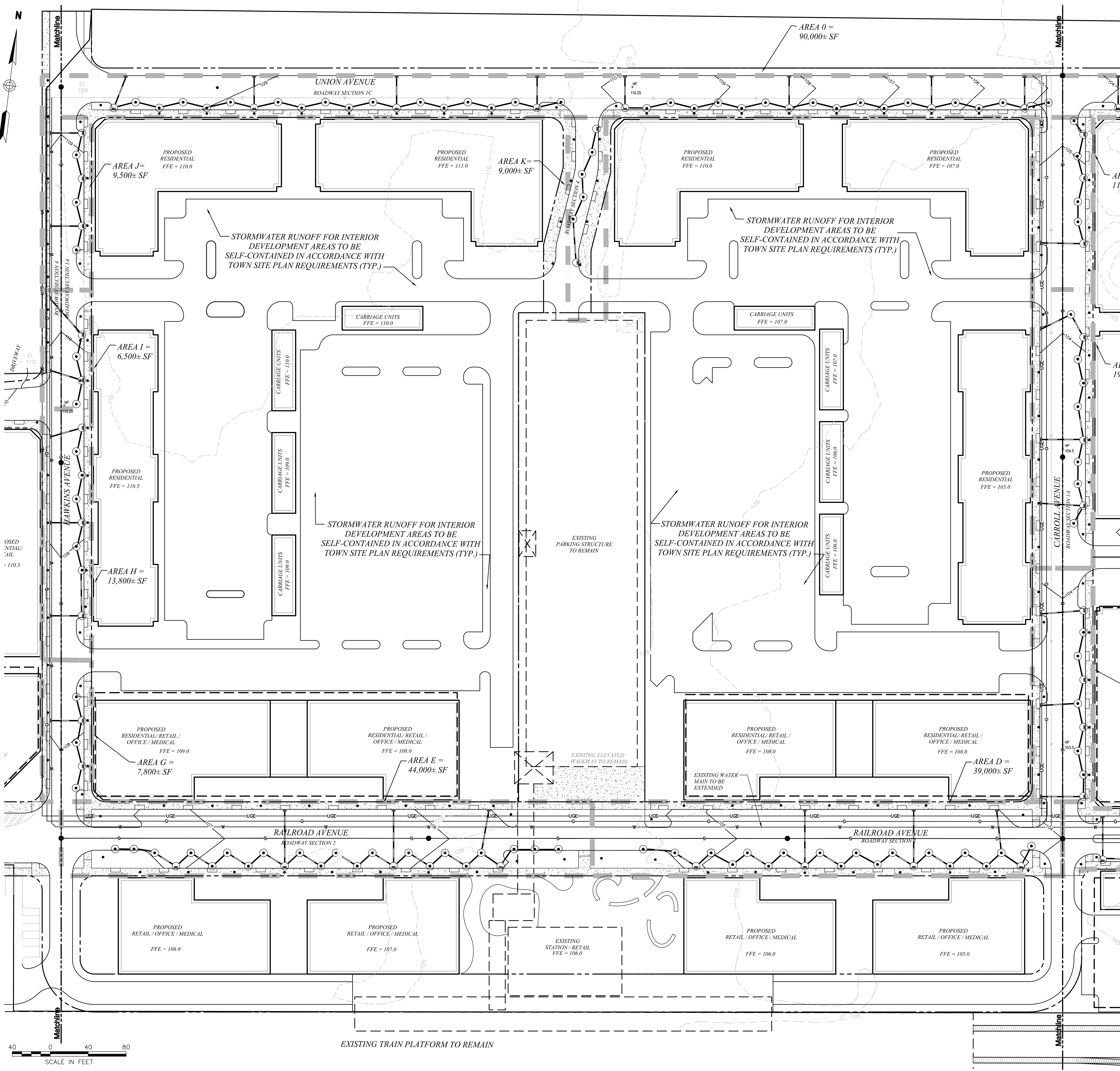
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C-2A

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 Project Number 28743.00



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Drainage Calculation Summary

Local Drainage Design Criteria

- Storage volume based on a 5-inch rainfall.
- Runoff coefficients for:
 Pavement, roof, concrete, other impervious areas = 1.00
 Landscaped, grassed, natural, other pervious areas = 0.30
- Drainage structures shall include new 8 foot diameter precast storm drain rings with a capacity of 42.24 cubic feet per vertical foot.
- Interconnecting pipe between drywells shall be 12-inch diameter reinforced concrete pipe (RCP) at 1% min. pitch, unless otherwise noted on the plans.

Drainage Area - D	Area = 39,000± SF	Contributing Area (SF)	Runoff C	Rainfall (FT)	Volume (CF)
REQUIRED STORAGE VOLUME	• Impervious Areas 39,000 SF x 1.00 x 5/12 FT = 16,250 CF				
PROVIDED STORAGE VOLUME	Use (22) drywells - 8 FT 9 rings with 18 FT effective depth @ 42.24 CF/RF 22 x 18 FT EFF. DEPTH x 42.24 CF/RF = 16,727 CF				

Drainage Area - E	Area = 44,000± SF	Contributing Area (SF)	Runoff C	Rainfall (FT)	Volume (CF)
REQUIRED STORAGE VOLUME	• Impervious Areas 44,000 SF x 1.00 x 5/12 FT = 18,333 CF				
PROVIDED STORAGE VOLUME	Use (25) drywells - 8 FT 9 rings with 18 FT effective depth @ 42.24 CF/RF 24 x 18 FT EFF. DEPTH x 42.24 CF/RF = 19,008 CF				

Drainage Area - G	Area = 7,800± SF	Contributing Area (SF)	Runoff C	Rainfall (FT)	Volume (CF)
REQUIRED STORAGE VOLUME	• Impervious Areas 7,800 SF x 1.00 x 5/12 FT = 3,250 CF				
PROVIDED STORAGE VOLUME	Use (5) drywells - 8 FT 9 rings with 18 FT effective depth @ 42.24 CF/RF 5 x 18 FT EFF. DEPTH x 42.24 CF/RF = 3,802 CF				

Drainage Area - H	Area = 13,800± SF	Contributing Area (SF)	Runoff C	Rainfall (FT)	Volume (CF)
REQUIRED STORAGE VOLUME	• Impervious Areas 13,800 SF x 1.00 x 5/12 FT = 5,750 CF				
PROVIDED STORAGE VOLUME	Use (8) drywells - 8 FT 9 rings with 18 FT effective depth @ 42.24 CF/RF 8 x 18 FT EFF. DEPTH x 42.24 CF/RF = 6,083 CF				

Drainage Area - I	Area = 6,500± SF	Contributing Area (SF)	Runoff C	Rainfall (FT)	Volume (CF)
REQUIRED STORAGE VOLUME	• Impervious Areas 6,500 SF x 1.00 x 5/12 FT = 2,708 CF				
PROVIDED STORAGE VOLUME	Use (4) drywells - 8 FT 9 rings with 18 FT effective depth @ 42.24 CF/RF 4 x 18 FT EFF. DEPTH x 42.24 CF/RF = 3,042 CF				

Drainage Area - J	Area = 9,500± SF	Contributing Area (SF)	Runoff C	Rainfall (FT)	Volume (CF)
REQUIRED STORAGE VOLUME	• Impervious Areas 9,500 SF x 1.00 x 5/12 FT = 3,960 CF				
PROVIDED STORAGE VOLUME	Use (6) drywells - 8 FT 9 rings with 18 FT effective depth @ 42.24 CF/RF 6 x 18 FT EFF. DEPTH x 42.24 CF/RF = 4,562 CF				

Drainage Area - K	Area = 9,000± SF	Contributing Area (SF)	Runoff C	Rainfall (FT)	Volume (CF)
REQUIRED STORAGE VOLUME	• Impervious Areas 9,000 SF x 1.00 x 5/12 FT = 3,750 CF				
PROVIDED STORAGE VOLUME	Use (6) drywells - 8 FT 9 rings with 18 FT effective depth @ 42.24 CF/RF 4 x 18 FT EFF. DEPTH x 42.24 CF/RF = 4,562 CF				

Drainage Area - O	Area = 90,000± SF	Contributing Area (SF)	Runoff C	Rainfall (FT)	Volume (CF)
REQUIRED STORAGE VOLUME	• Impervious Areas 90,000 SF x 1.00 x 5/12 FT = 37,500 CF				
PROVIDED STORAGE VOLUME	Use (50) drywells - 8 FT 9 rings with 18 FT effective depth @ 42.24 CF/RF 50 x 18 FT EFF. DEPTH x 42.24 CF/RF = 38,016 CF				

Legend

- CONCRETE
- SPOT ELEVATION
- 132.75 x
- DRAINAGE
- SEWER
- UNDERGROUND ELECTRIC
- WATER
- GAS
- DOUBLE CATCH BASIN
- DRYWELL
- SEWER MANHOLE
- CROSSWALK
- ACCESSIBLE CURB RAMP

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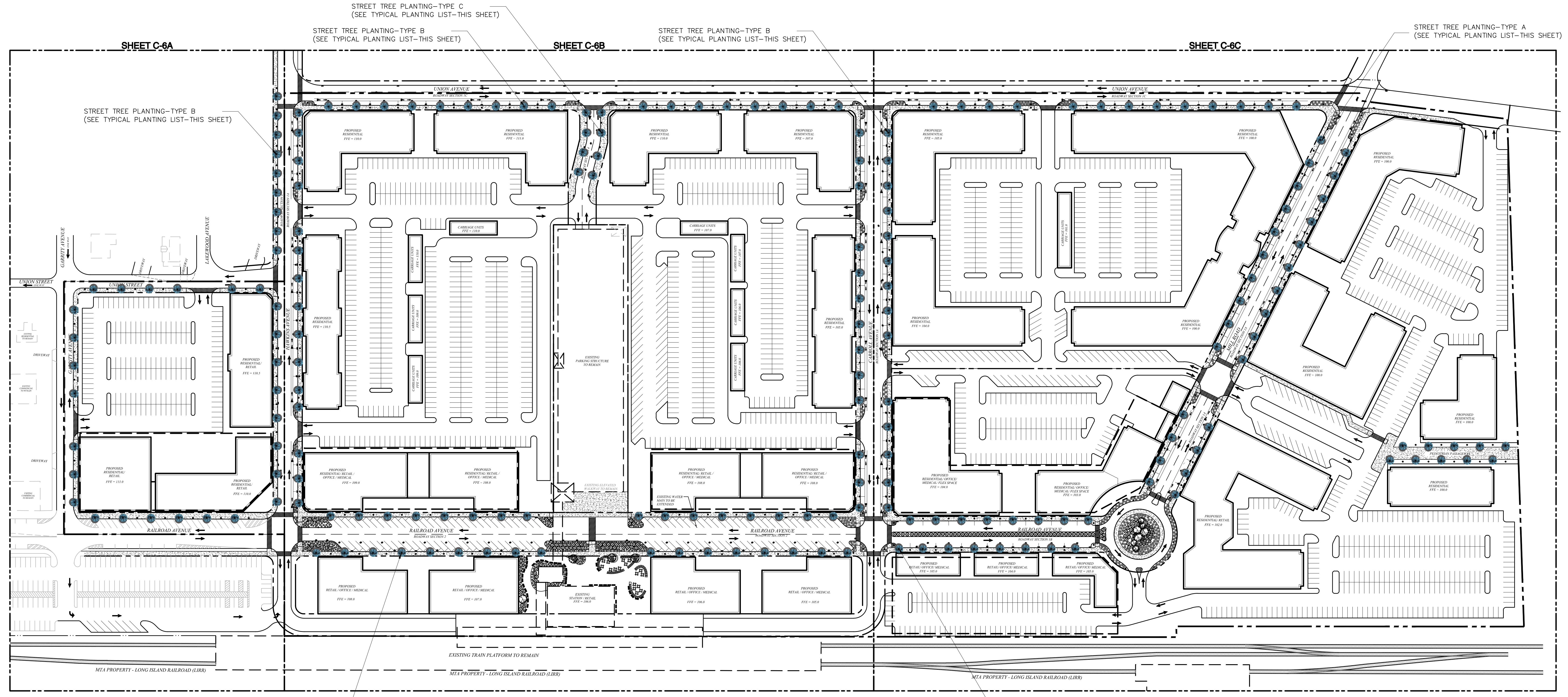
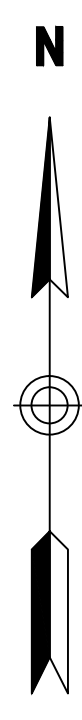
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 Drawing Title

**Grading, Drainage
& Utilities Plan - B**





TYPICAL PLANT SPECIES LIST

TYPICAL STREET TREES

TYPE A - RAILROAD AVENUE AND MILL ROAD

- ACER RUBRUM (RED MAPLE)
- LIQUIDAMBER STYRACIFLUA (SWEETGUM)
- ZELCOVA SERRATA (JAPANESE ZELCOVA)

TYPE B - HAWKENS AVENUE, CARROLL AVENUE AND UNION AVENUE

- GINKGO BILOBA (GINKGO) (MALE, SEEDLESS)
- PYRUS CALLERYANA 'CHANTICLEER' (CALLERY PEAR)

TYPE C - SECONDARY STREET

- NYSSA SYLVATICA (TUPELO)
- PRUNUS SARGENTII 'COLUMNARIS' (COLUMNAR SARGENT CHERRY)

TYPICAL ORNAMENTAL/FEATURE TREES

TYPE D - STATION PLAZA AND ROUNDABOUT

- PRUNUS SARGENTII (SARGENT CHERRY)
- AMELANCHIER SSP. (SERVICEBERRY)
- MALUS SSP. (CRABAPPLE)

TYPICAL SHRUB/PERENNIAL AND GRASSES

TYPE E - STATION PLAZA AND ROUNDABOUT PLANTING

- HAMAMELIS VIRGINICA (WITCH HAZEL)
- ILEX GLABRA (INK BERRY)
- SPIRAEA LATIFOLIA (SPIREA)
- RHUS AROMATICA 'GRO LOW' (LOW GROWING FRAGRANT SUMA)

ANDROPOGON SCOPARIUS (LITTLE BLUESTEM)

- PENNISETUM VAR. (FOUNTAIN GRASS)
- HOSTA VAR. (HOSTA)
- HEMEROCALLIS VAR. (DAY LILY)
- LIROPE MUSCARI (LILY TURF)

TYPE F - CENTRAL MEDIAN AND STREET PLANTING

- ILEX GLABRA (INK BERRY)
- RHODODENDRON AZALEA 'OLGA METZIT' (LITTLE OLGA RHODODENDRON)
- ROSA 'KNOCKOUT' (KNOCKOUT ROSE)
- PENNISETUM VAR. (FOUNTAIN GRASS)
- HOSTA VAR. (HOSTA)

LANDSCAPING NOTES

- LANDSCAPING FOR INDIVIDUAL DEVELOPMENT BLOCKS SUBJECT TO REVIEW & APPROVAL BY THE TOWN PLANNING BOARD.
- STREETSCAPE IMPROVEMENTS (INCLUDING STREET TREES, STREET FURNITURE & PUBLIC SPACES) TO BE COORDINATED WITH INDIVIDUAL SITE PLANS IN CONFORMANCE WITH THE TOD CODE.
- DECORATIVE STREET LIGHTING SHALL BE INSTALLED AT REGULAR INTERVALS, COORDINATE WITH INDIVIDUAL SITE PLANS AND PUBLIC SPACES, SUBJECT TO APPROVAL BY THE PLANNING BOARD.

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Landscape Plan -
Total Development

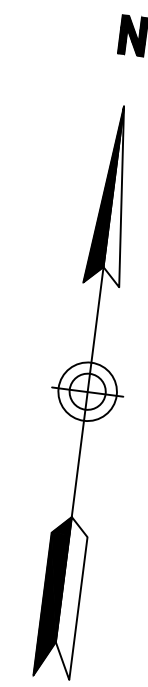


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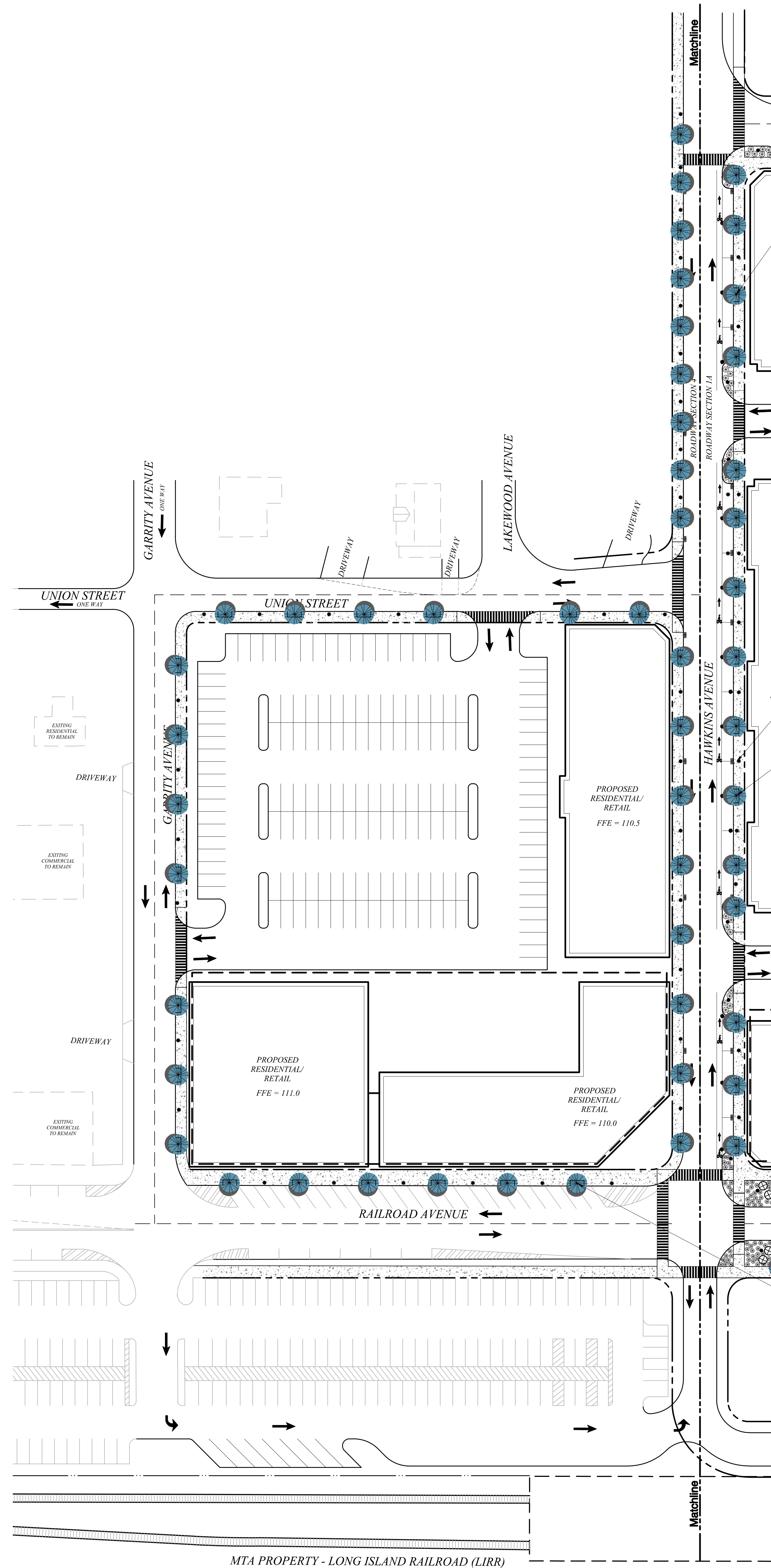
C-6

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Project Number
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STREET TREE PLANTING - TYPE B
(SEE TYPICAL PLANTING LIST-SHEET 6)

DECORATIVE STREET LIGHTING
INSTALLED AT REGULAR INTERVALS
(TYP.), COORDINATED WITH INDIVIDUAL
SITE PLANS & PUBLIC SPACES

TYPICAL STREET TREES PLACED AT
REGULAR INTERVALS (TYP.), SUBJECT
TO COORDINATION WITH INDIVIDUAL
SITE PLANS & PUBLIC SPACES

STREET TREE PLANTING - TYPE A
(SEE TYPICAL PLANTING LIST-SHEET 6)

Landscaping Notes:

1. LANDSCAPING FOR INDIVIDUAL DEVELOPMENT BLOCKS SUBJECT TO REVIEW & APPROVAL BY THE TOWN PLANNING BOARD.
2. STREETScape IMPROVEMENTS (INCLUDING STREET TREES, STREET FURNITURE & PUBLIC SPACES) TO BE COORDINATED WITH INDIVIDUAL SITE PLANS IN CONFORMANCE WITH THE TOD CODE.
3. DECORATIVE STREET LIGHTING SHALL BE INSTALLED AT REGULAR INTERVALS, COORDINATE WITH INDIVIDUAL SITE PLANS AND PUBLIC SPACES, SUBJECT TO APPROVAL BY THE PLANNING BOARD.

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Landscape Plan - A

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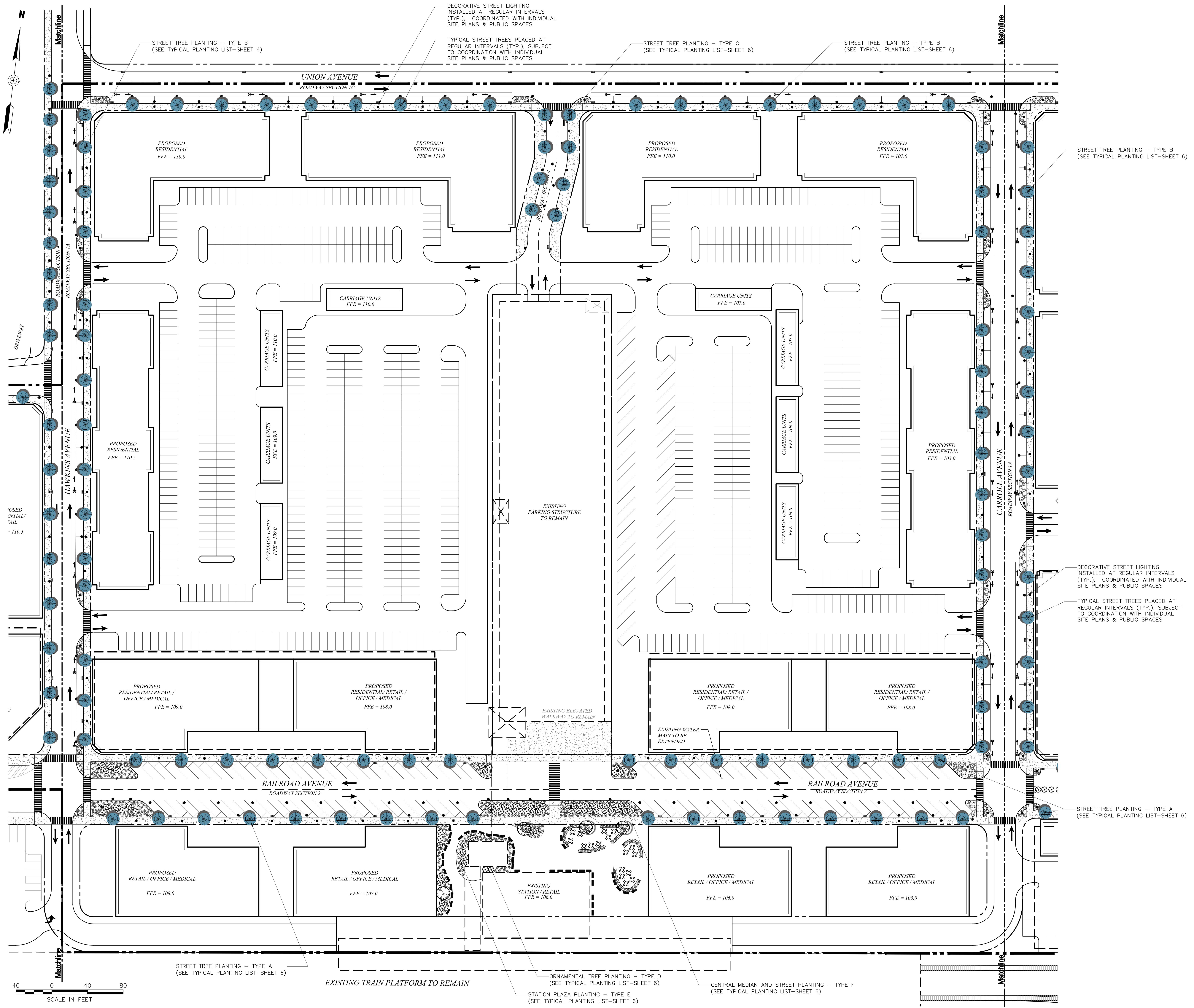
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C6A.DWG





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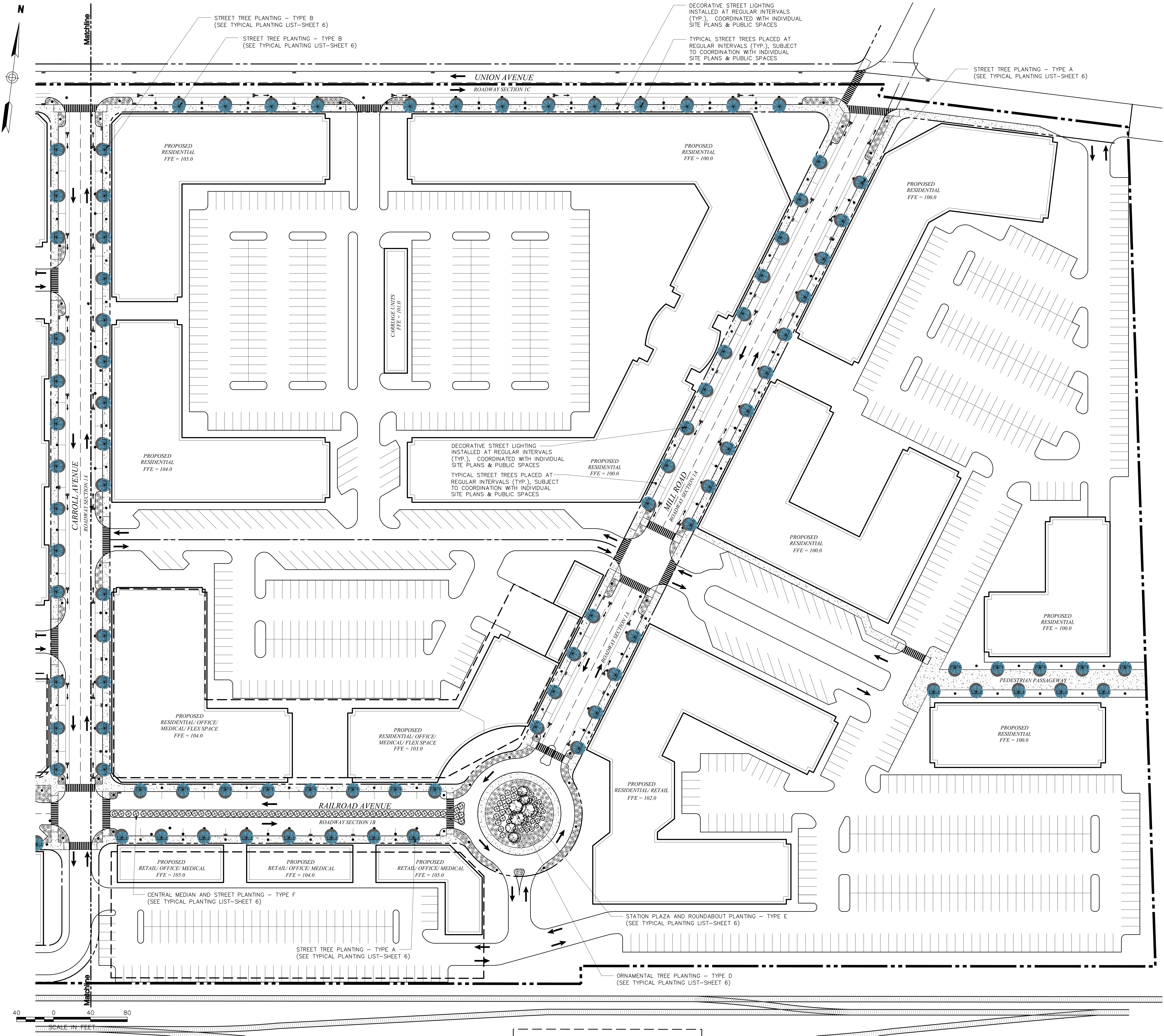
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Landscape Plan - C

Drawing Number

C-6C

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