Site Plans

Issued for: **SEQRA Review**

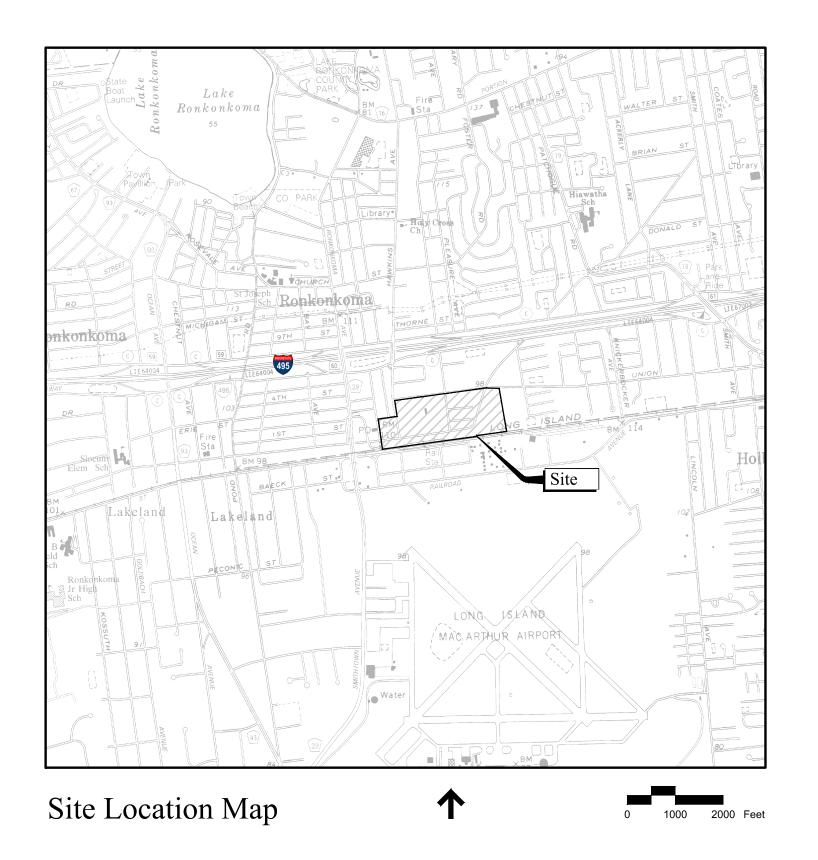
Date Issued: October 11, 2013

Latest Issue: October 11, 2013

Sheet Index				
Number	Drawing Title	Latest Issue		
C-1	Layout and Materials Plan - Total Development	10/11/2013		
C-1A	Layout and Materials Plan - A	10/11/2013		
C-1B	Layout and Materials Plan - B	10/11/2013		
C-1C	Layout and Materials Plan - C	10/11/2013		
C-2	Grading, Drainage & Utilities Plan - Total Development	10/11/2013		
C-2A	Grading, Drainage & Utilities Plan - A	10/11/2013		
C-2B	Grading, Drainage & Utilities Plan - B	10/11/2013		
C-2C	Grading, Drainage & Utilities Plan - C	10/11/2013		
C-6	Landscape Plan - Total Development	10/11/2013		
C-6A	Landscape Plan - A	10/11/2013		
C-6B	Landscape Plan - B	10/11/2013		
C-6C	Landscape Plan - C	10/11/2013		

Ronkonkoma Hub TOD

Ronkonkoma, Town of Brookhaven, New York



Property Developer

Master Developer:

TRECRONK HUB, LLC

Stony Brook Technology Center

45 Research Way, Suite 100

Setauket, New York 11733

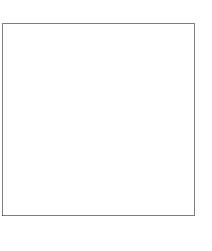
CIVIL ENGINEER, ENVIRONMENTAL PLANNER: VHB Engineering, Surveying, and Landscape Architecture, P.C. 2150 Joshua's Path, Suite 300 Hauppauge, NY 11788 Phone: (631)-234-3444 · Fax: (631)-234-3477

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



Engineering, Surveying
& Landscape Architecture, P.C.
Transportation
Land Development
Environmental Services

2150 Joshua's Path, Suite 300 Hauppauge, New York 11788 631.234.3444 • FAX 631.234.3477



P:\28743.00 RONK TOD MASTER DEV\CAD\LD\PLANSET\C1A

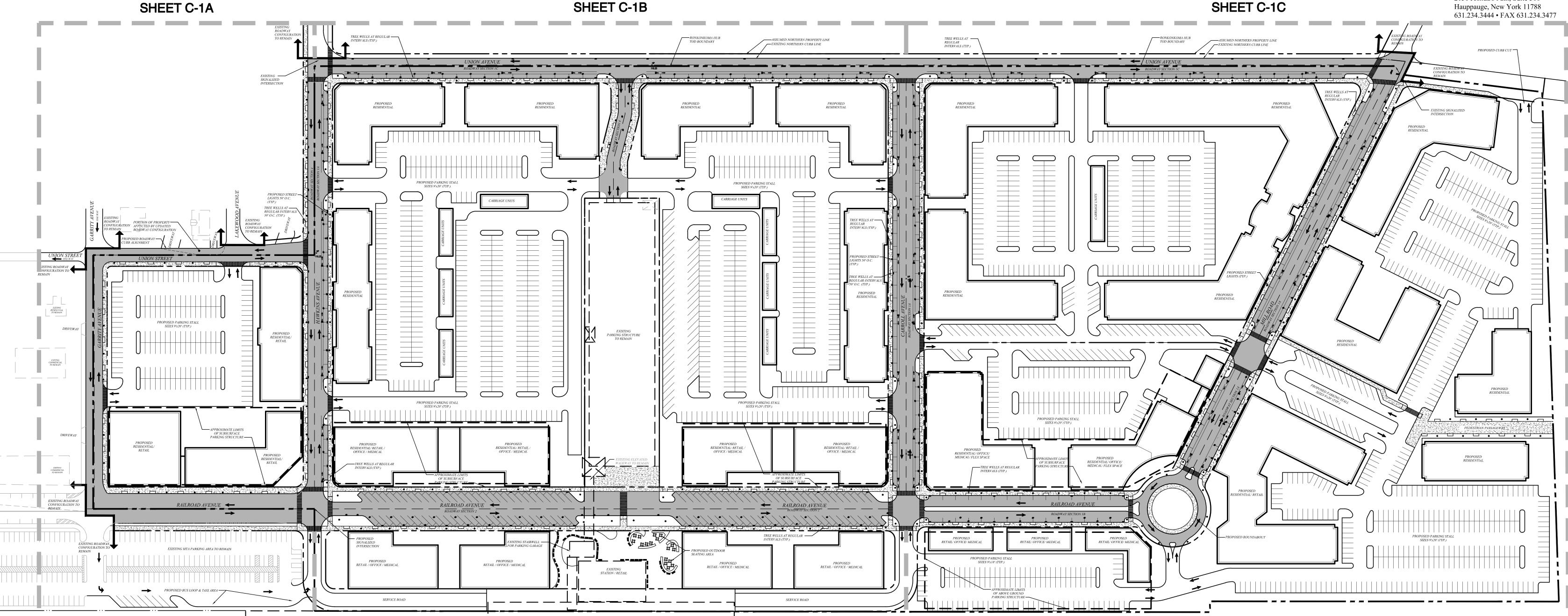


Engineering, Surveying & Landscape Architecture, P.C.

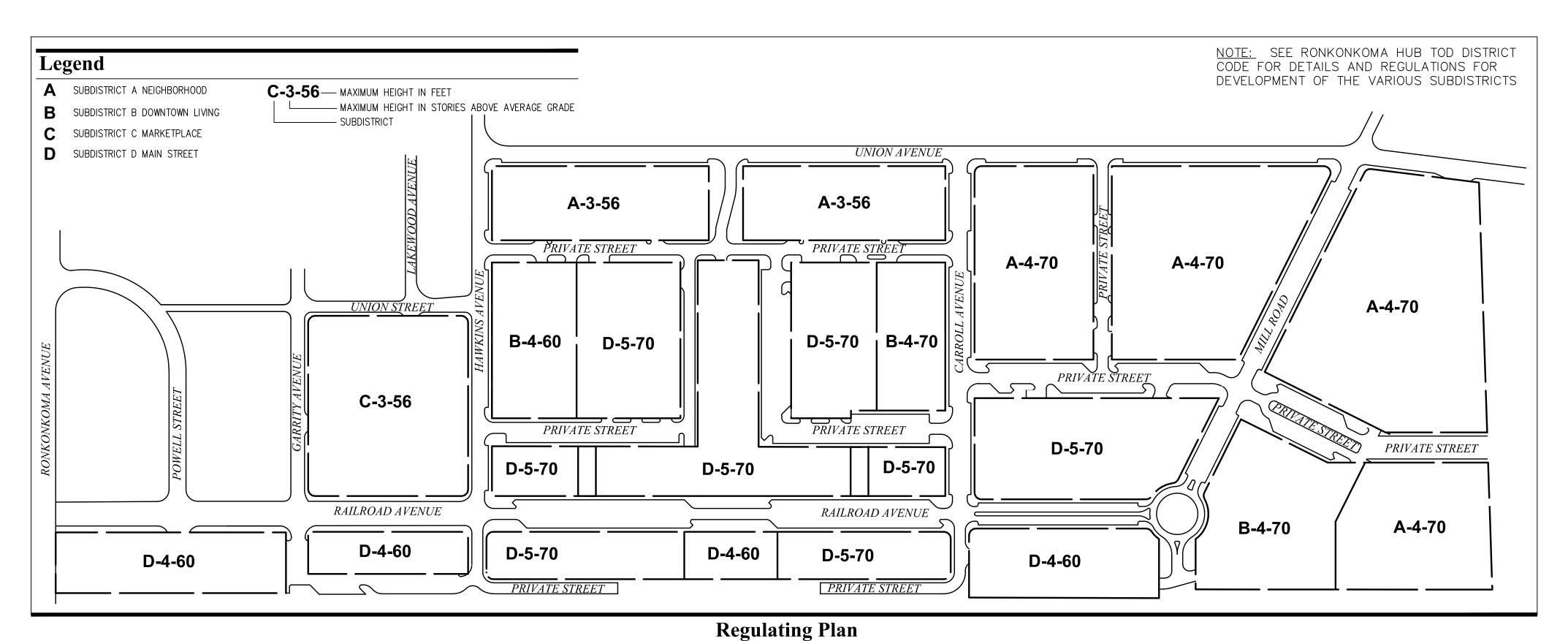
Transportation Land Development

Environmental Services 2150 Joshua's Path, Suite 300

Hauppauge, New York 11788 631.234.3444 • FAX 631.234.3477



SCALE IN FEET



MTA PROPERTY - LONG ISLAND RAILROAD (LIRR)

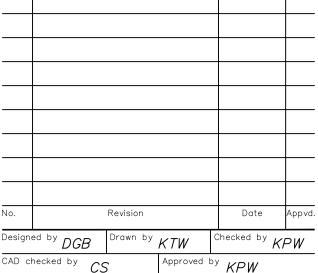
EXISTING TRAIN PLATFORM TO REMAIN

General Notes:

General

MTA PROPERTY - LONG ISLAND RAILROAD (LIRR)

- 1. 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.
- 2. ROADWAY SECTIONS ARE SHOWN AS PER THE MAXIMUM DENSITY PLAN. LOCATIONS OF SPECIFIC ROADWAY SECTIONS SUBJECT TO CHANGE BASED ON ACTUAL DEVELOPMENT PLANS.
- 3. ALL LANDSCAPING & LIGHTING PROPOSED FOR PUBLIC ROADS & INDIVIDUAL DEVELOPMENT BLOCKS SUBJECT TO APPROVAL FROM PLANNING BOARD.
- 4. PUBLIC ROADWAY SECTIONS SUBJECT TO MODIFICATION AS NECESSARY TO ACCOMMODATE TRAFFIC MITIGATION MEASURES SUCH AS TURNING LANES, TRANSITION TO EXISTING PERIMETER ROADS, ETC.
- 5. ALL PUBLIC ROADS & PRIVATE IMPROVEMENTS TO CONFORM TO ADA REQUIREMENTS FOR ACCESSIBILITY & HANDICAP PARKING SUBJECT TO ACTUAL DEVELOPMENT PLANS, ENTRANCE LOCATIONS, ETC.
- 6. 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.
- 7. 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.
- 8. ALL DIMENSIONS, R.O.W. AND GRADING SUBJECT TO CONFIRMATION BY ACTUAL FIELD SURVEY.



Scale 1"=80' Ronkonkoma HUB TOD

Ronkonkoma, New York Town of Brookhaven

Town of Brookhaven, NY

DSGEIS/Preliminary Engineering

Not Approved for Construction

Layout and Materials Plan -Total Development

Drawing Number

P:\28743.00 RONK TOD MASTER DEV\CAD\LD\PLANSET\C1A ROADWAY CONFIGURATION TO REMAIN **EXISTING** SIGNALIZED INTERSECTION PROPOSED STREET -LIGHTS 50' O.C. (TYP.)TREE WELLS AT —— REGULAR INTERVALS 50' O.C. (TYP.) ROADWAYPORTION OF PROPERTY ROADWAYCONFIGURATION AFFECTED BY UPDATED CONFIGURATION ROADWAY CONFIGURATION PROPOSED ROADWAY — CURB ALIGNMENT UNION STREET

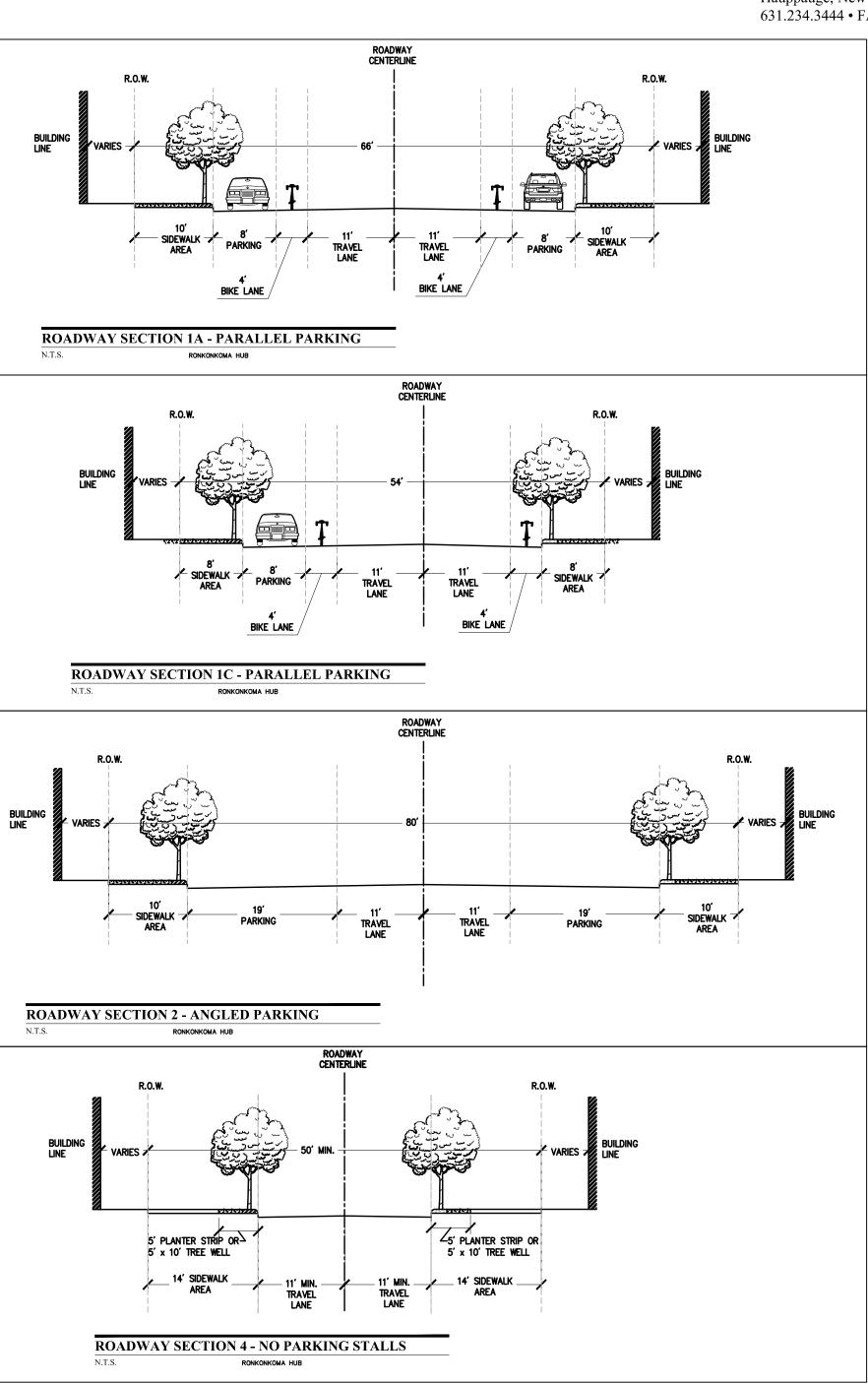
ONE WAY UNION STREET EXISTING ROADWAY CONFIGURATION TO REMAIN EXITING RESIDENTIAL TO REMAIN SIZES 9'x20' (TYP.) DRIVEWAY*PROPOSED RESIDENTIAL*/ RETAILEXITING COMMERCIAL TO REMAIN BLOCK A = 158 STALLSAPPROXIMATE LIMITS
OF SUBSURFACE
PARKING STRUCTURE— DRIVEWAYPROPOSEDRESIDENTIAL/ RETAILPROPOSEDRESIDENTIAL/ RETAILEXITING COMMERCIAL TO REMAIN EXISTING ROADWAY CONFIGURATION TO - — — REMAIN _ CONFIGURATION TO REMAIN EXISTING MTA PARKING AREA TO REMAIN PROPOSED BUS LOOP & TAXI AREA SCALE IN FEET MTA PROPERTY - LONG ISLAND RAILROAD (LIRR)



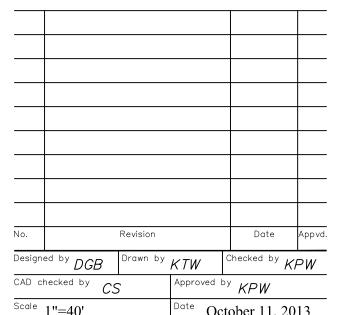
Engineering, Surveying & Landscape Architecture, P.C.

Transportation
Land Development Environmental Services

2150 Joshua's Path, Suite 300 Hauppauge, New York 11788 631.234.3444 • FAX 631.234.3447



NOTE: ROADWAY SECTIONS SHOWED FOR THIS PURPOSE OF DEFINING TRAVEL LANE & PARKING DIMENSIONS — SEE RONKONKOMA HUB TOD ZONING CODE FOR ADDITIONAL DETAIL.



Scale 1"=40'
Project Title October 11, 2013 Ronkonkoma HUB TOD

Ronkonkoma, New York Town of Brookhaven

Town of Brookhaven, NY

DSGEIS/Preliminary Engineering

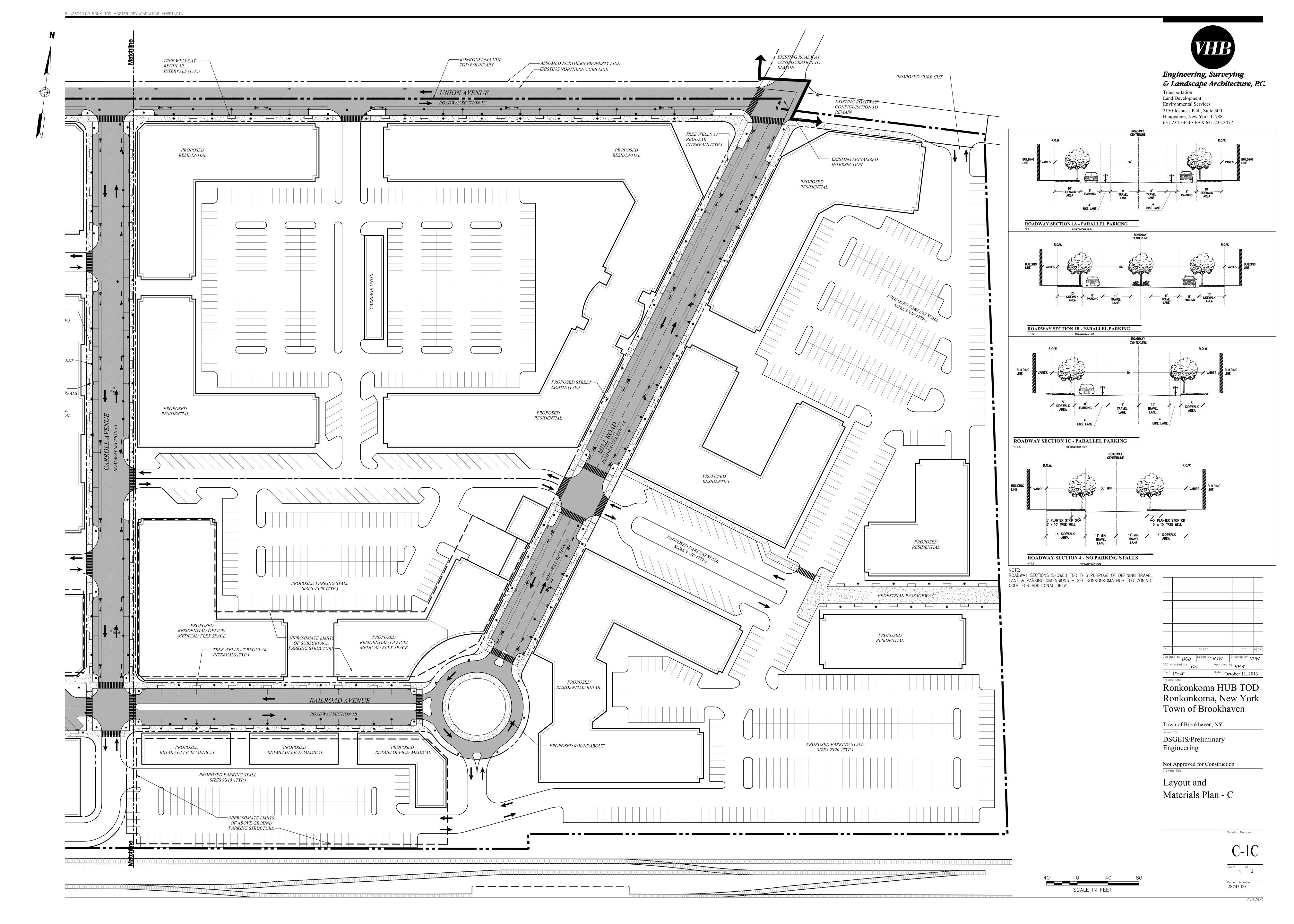
Not Approved for Construction

Layout and Materials Plan - A

C-1A

P:\28743.00 RONK TOD MASTER DEV\CAD\LD\PLANSET\C1A TREE WELLS AT REGULAR — ----RONKONKOMA HUB ———ASSUMED NORTHERN PROPERTY LINE INTERVALS (TYP.) TOD BOUNDARY -EXISTING NORTHERN CURB LINE Engineering, Surveying & Landscape Architecture, P.C. UNION AVENUE Transportation

Land Development **Environmental Services** 2150 Joshua's Path, Suite 300 Hauppauge, New York 11788 631.234.3444 • FAX 631.234.3477 PROPOSEDPROPOSEDPROPOSED PROPOSEDRESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL ROADWAY SECTION 1A - PARALLEL PARKING PROPOSED PARKING STALL PROPOSED PARKING STALL SIZES 9'x20' (TYP.) SIZES 9'x20' (TYP.) EET — CARRIAGE UNITS CARRIAGE UNITS 'ALS TREE WELLS AT — REGULARINTERVALS (TYP.) ROADWAY SECTION 1C - PARALLEL PARKING RONKONKOMA HUB PROPOSED STREET LIGHTS 50' O.C. BUILDING LINE VARIES REGULAR INTERVALS 50' O.C. (TYP.) PROPOSEDPROPOSED RESIDENTIAL RESIDENTIAL **ROADWAY SECTION 2 - ANGLED PARKING** PARKING STRUCTURE TO REMAIN 25' PLANTER STRIP OR 5' x 10' TREE WELL 5' PLANTER STRIP OR 5' x 10' TREE WELL PROPOSED PARKING STALL PROPOSED PARKING STALL ROADWAY SECTION 4 - NO PARKING STALLS SIZES 9'x20' (TYP.) ROADWAY SECTIONS SHOWED FOR THIS PURPOSE OF DEFINING TRAVEL LANE & PARKING DIMENSIONS - SEE RONKONKOMA HUB TOD ZONING CODE FOR PROPOSEDPROPOSEDPROPOSEDPROPOSEDRESIDENTIAL/RETAIL/ RESIDENTIAL/RETAIL/ RESIDENTIAL/RETAIL/ RESIDENTIAL/RETAIL/ *OFFICE / MEDICAL* OFFICE / MEDICAL OFFICE / MEDICAL OFFICE / MEDICAL EXISTING ELEVATED
WALKWAY TO REMAIN -TREE WELLS AT REGULAR INTERVALS (TYP.) - APPROXIMATE LIMITS OF SUBSURFACE -Designed by DGB Drawn by KTW Checked by KPWOF SUBSURFACE Scale 1"=40'
Project Title Ronkonkoma HUB TOD Ronkonkoma, New York RAILROAD AVENUE Town of Brookhaven Town of Brookhaven, NY STAN STANTS DSGEIS/Preliminary TREE WELLS AT REGULAR —— - PROPOSED INTERVALS (TYP.) Engineering EXISTING STAIRWELL SIGNALIZED FOR PARKING GARAGE INTERSECTION → PROPOSED OUTDOOR Not Approved for Construction SEATING AREA \$3.00 PROPOSED RETAIL / OFFICE / MEDICAL Layout and EXISTING STATION / RETAIL Materials Plan - B SERVICE ROAD SERVICE ROAD EXISTING TRAIN PLATFORM TO REMAIN SCALE IN FEET



P:\28743.00 RONK TOD MASTER DEV\CAD\LD\PLANSET\C2A

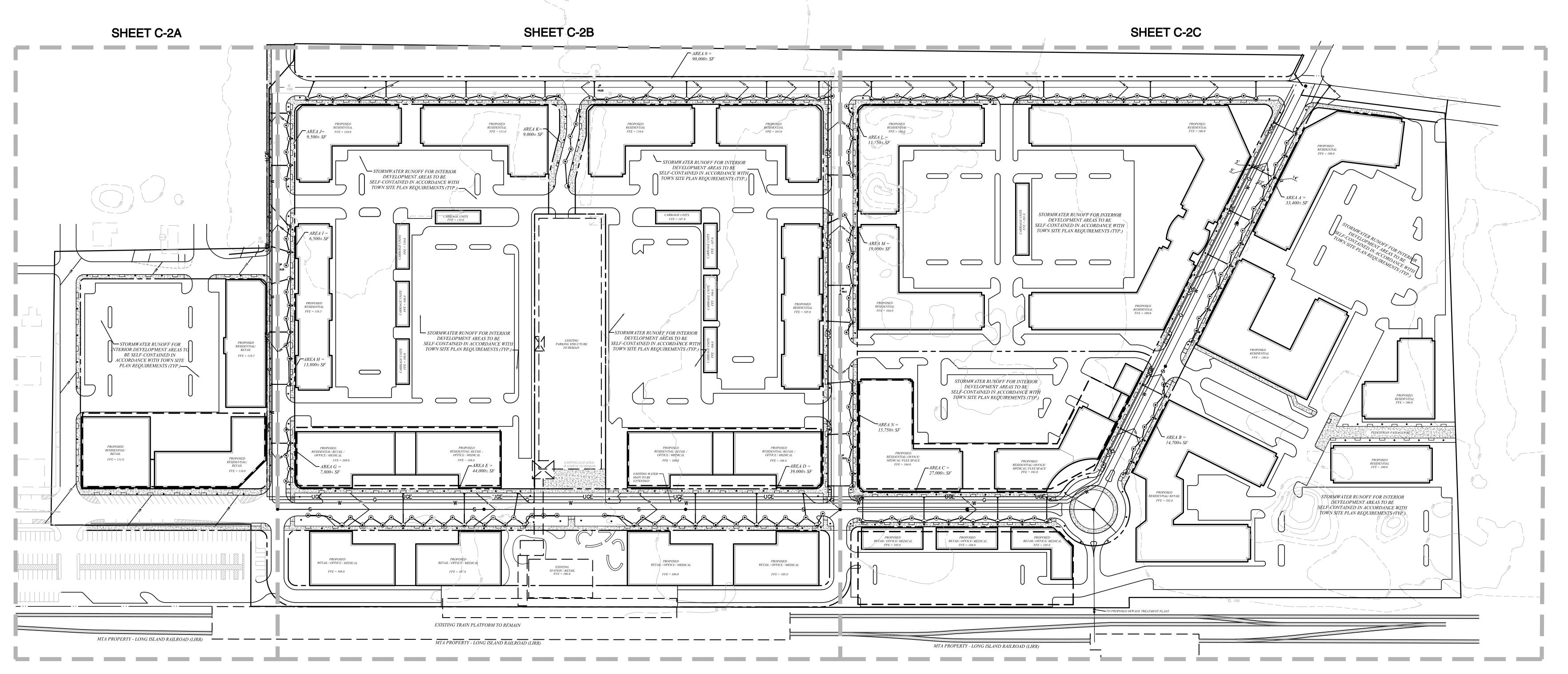
Grading, Drainage and Utility Notes

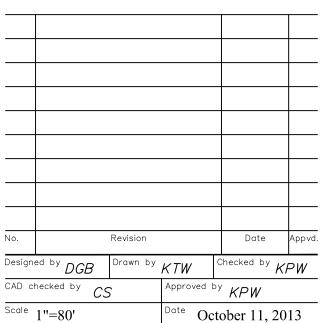
- 1. SANITARY SEWER COLLECTION SYSTEM DESIGN SUBJECT TO REVIEW AND APPROVAL BY THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES (SCDHS) AND COORDINATION WITH THE PROPOSED SEWAGE TREATMENT PLANT (STP).
- 2. WATER DISTRIBUTION SYSTEM IMPROVEMENTS TO BE COORDINATED WITH THE SUFFOLK COUNTY WATER AUTHORITY.
- 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.



Engineering, Surveying & Landscape Architecture, P.C.

Transportation
Land Development
Environmental Services
2150 Joshua's Path, Suite 300
Hauppauge, New York 11788
631.234.3444 • FAX 631.234.3477





Ronkonkoma HUB TOD
Ronkonkoma, New York
Town of Brookhaven

Town of Brookhaven, NY

DSGEIS/Preliminary Engineering

Not Approved for Construction

Grading, Drainage & Utilites Plan Overall Development



C-2

oject Number 8743.00 Engineering, & Landscape
Transporation
Independent

UNION STREET

EXITING RESIDENTIAL TO REMAIN

EXITING COMMERCIAL TO REMAIN

DRIVEWAY

DRIVEWAY

EXITING COMMERCIAL TO REMAIN

GARRITY AVENUE

UNION STREET

PROPOSED

FFE = 111.0

RESIDENTIAL/ RETAIL

STORMWATER RUNOFF FOR

INTERIOR DEVELOPMENT AREAS TO

PLAN REQUIREMENTS (TYP.)—

MTA PROPERTY - LONG ISLAND RAILROAD (LIRR)

RAILROAD AVENUE

BE SELF-CONTAINED IN



Engineering, Surveying & Landscape Architecture, P.C.

Transportation
Land Development
Environmental Services
2150 Joshua's Path, Suite 300

Hauppauge, New York 11788 631.234.3444 • FAX 631.234.3477

Drainage Calculation Summary

Local Drainage Design Criteria

PROPOSED RESIDENTIAL

FFE = 110.0

 $9.500 \pm SF$

 $6,500 \pm SF$

PROPOSED RESIDENTIAL

FFE = 110.5

13,800± SF

PROPOSED RESIDENTIAL/ RETAIL / OFFICE / MEDICAL

7,800± SF

FFE = 109.0

PROPOSED RETAIL / OFFICE / MEDICAL

FFE = 108.0

PROPOSED

RESIDENTIAL/

RETAIL

PROPOSED

RESIDENTIAL/

RETAIL

FFE = 110.0

FFE = 110.5

1. Storage volume based on a 5—inch rainfall.

- 2. Runoff coefficients for:

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

Drainage Area - J	Area = $9,500 \pm SF$			
	Contributing	Runoff	Rainfall	Volume
	Area (SF)	C	(FT)	(CF)

• 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/VF

 $6 \times 18 \text{ FT EFF. DEPTH } \times 42.24 \text{ CF/VF} = 4,562 \text{ CF}$

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 'ø rings with 18 FT effective depth @ 42.24 CF/VF - 3,042 CF

• 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/VF 8 x 18 FT EFF. DEPTH x 42.24 CF/VF = 6,083 CF

Use (5) drywells — 8 FT 'ø rings with 18 FT effective depth @ 42.24 CF/VF

PROVIDED STORAGE VOLUME

REQUIRED STORAGE VOLUME

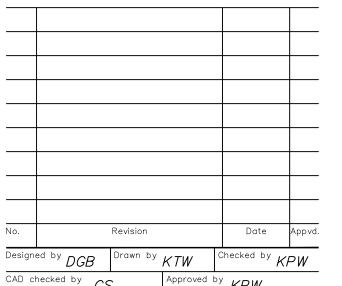
• Impervious Areas 7,800 SF x 1.00 x 5/12 FT = 3,250 CF

5 x 18 FT EFF. DEPTH x 42.24 CF/VF = 3,802 CF

Legend				
	CONCRETE			
132.75 ×	SPOT ELEVATION			
	DRAINAGE			
	SEWER			
——— UGE ———	UNDERGROUND ELECTRIC			
—— w ——	WATER			
———G———	GAS			
	DOUBLE CATCH BASIN			
	DRYWELL			
•	SEWER MANHOLE			

CROSSWALK

ACCESSIBLE CURB RAMP



CAD checked by CS

Scale 1"=40'

Project Title

ATW KPW

Approved by KPW

Date October 11, 2013

Ronkonkoma HUB TOD Ronkonkoma, New York Town of Brookhaven

Town of Brookhaven, NY

DSGEIS/Preliminary Engineering

Not Approved for Construction

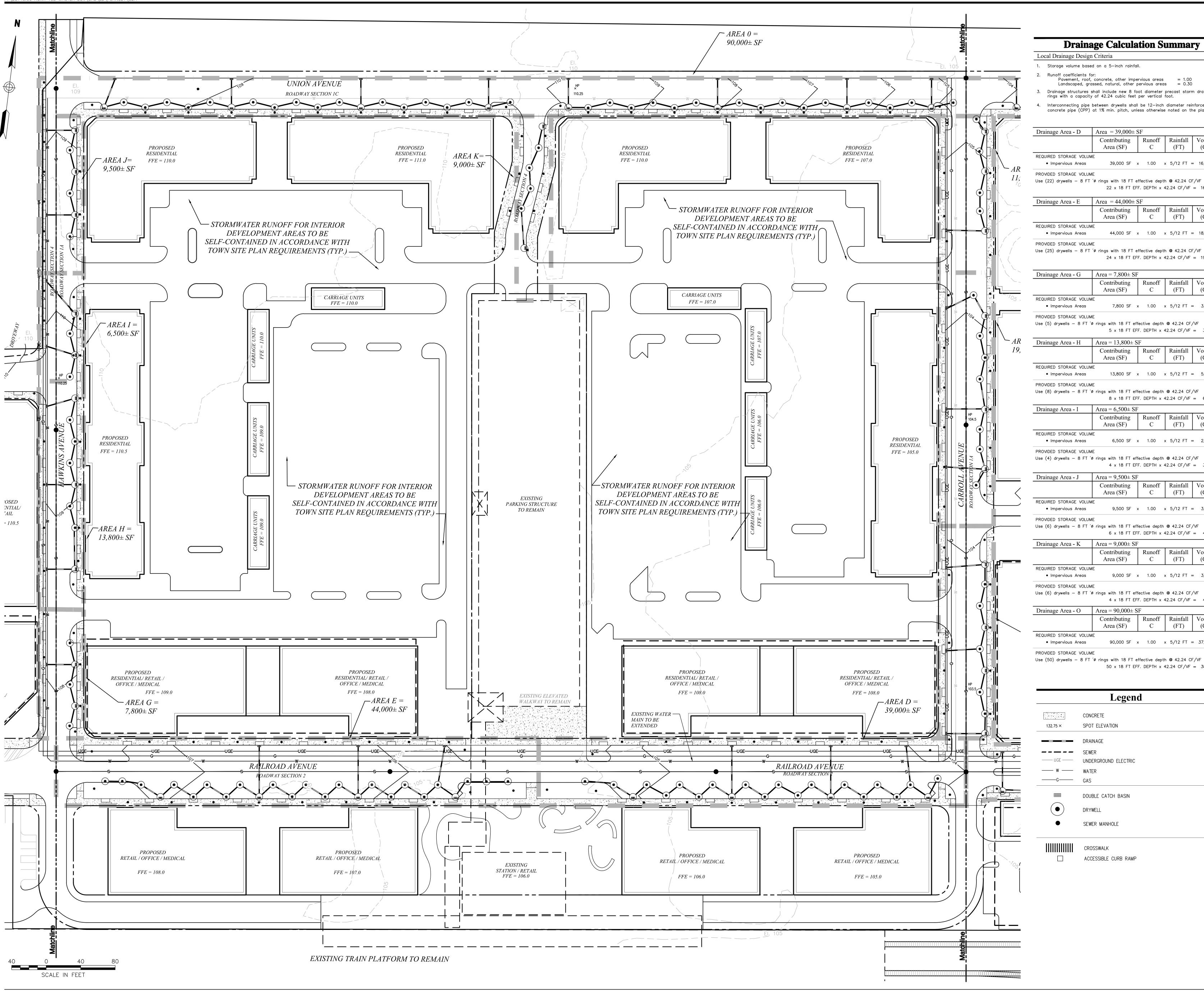
Drawing Title

Grading, Drainage & Utilities Plan - A

 $\begin{array}{c} \text{C-2A} \\ \hline \text{Sheet} & \text{of} \\ 6 & 12 \end{array}$

roject Number

0 40 SCALE IN FEET



Drainage Calculation Summary

Local Drainage Design Criteria

1. Storage volume based on a 5-inch rainfall.

2. 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 (CPP) at 1% min. pitch, unless otherwise noted on the plans.

Drainage Area - D | Area = $39,000 \pm SF$ Contributing | Runoff | Rainfall | Volume Area (SF) (FT) REQUIRED STORAGE VOLUME

PROVIDED STORAGE VOLUME Use (22) drywells - 8 FT 'ø rings with 18 FT effective depth @ 42.24 CF/VF

 $22 \times 18 \text{ FT EFF. DEPTH } \times 42.24 \text{ CF/VF} = 16,727 \text{ CF}$ Drainage Area - E | Area = $44,000 \pm SF$ Contributing | Runoff | Rainfall | Volume

39,000 SF \times 1.00 \times 5/12 FT = 16,250 CF

Area (SF) (FT) (CF) REQUIRED STORAGE VOLUME 44,000 SF x 1.00 x 5/12 FT = 18,333 CF Impervious Areas

PROVIDED STORAGE VOLUME

Use (25) drywells — 8 FT 'ø rings with 18 FT effective depth @ 42.24 CF/VF 24 x 18 FT EFF. DEPTH x 42.24 CF/VF = 19,008 CF

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

Use (5) drywells - 8 FT 'Ø rings with 18 FT effective depth @ 42.24 CF/VF 5×18 FT EFF. DEPTH \times 42.24 CF/VF = 3,802 CF Drainage Area - H Area = $13,800 \pm SF$ Contributing | Runoff | Rainfall | Volume (FT) Area (SF)

 Impervious Areas 13,800 SF x 1.00 x 5/12 FT = 5,750 CF PROVIDED STORAGE VOLUME

8 x 18 FT EFF. DEPTH x 42.24 CF/VF = 6,083 CFDrainage Area - I | Area = $6,500 \pm SF$ Contributing Runoff Rainfall Volume
Area (SF) C (FT) (CF) REQUIRED STORAGE VOLUME 6,500 SF x 1.00 x 5/12 FT = 2,708 CF Impervious Areas

PROVIDED STORAGE VOLUME Use (4) drywells - 8 FT 'ø rings with 18 FT effective depth @ 42.24 CF/VF

 $4 \times 18 \text{ FT EFF. DEPTH } \times 42.24 \text{ CF/VF} = 3,042 \text{ CF}$

Drainage Area - J Area = $9,500 \pm SF$ Contributing Runoff Rainfall Volume Area (SF) (FT) REQUIRED STORAGE VOLUME Impervious Areas 9,500 SF \times 1.00 \times 5/12 FT = 3,960 CF PROVIDED STORAGE VOLUME

 $6 \times 18 \text{ FT EFF. DEPTH } \times 42.24 \text{ CF/VF} = 4,562 \text{ CF}$ Drainage Area - K | Area = $9,000 \pm SF$ Contributing | Runoff | Rainfall | Volume Area (SF) (FT)

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 'ø rings with 18 FT effective depth @ 42.24 CF/VF $4 \times 18 \text{ FT EFF. DEPTH } \times 42.24 \text{ CF/VF} = 4,562 \text{ CF}$ Drainage Area - O Area = $90,000 \pm SF$ Contributing | Runoff | Rainfall | Volume (FT) (CF)Area (SF)

REQUIRED STORAGE VOLUME 90,000 SF \times 1.00 \times 5/12 FT = 37,500 CF Impervious Areas

 $50 \times 18 \text{ FT EFF. DEPTH } \times 42.24 \text{ CF/VF} = 38,016 \text{ CF}$

Legend CONCRETE 132.75 × SPOT ELEVATION **———** SEWER ---- W ---- WATER ——G—— GAS DOUBLE CATCH BASIN SEWER MANHOLE

ACCESSIBLE CURB RAMP

Designed by DGB Drawn by KTW Checked by KPWScale 1"=40' october 11, 2013

Engineering, Surveying

Transportation

Land Development

Environmental Services

2150 Joshua's Path, Suite 300

Hauppauge, New York 11788 631.234.3444 • FAX 631.234.3477

& Landscape Architecture, P.C.

Ronkonkoma HUB TOD Ronkonkoma, New York Town of Brookhaven

Town of Brookhaven, NY

DSGEIS/Preliminary Engineering

Not Approved for Construction

Grading, Drainage & Utilities Plan - B

Engineering, Surveying & Landscape Architecture, P.C.

(FT) (CF)

Transportation Land Development **Environmental Services** 2150 Joshua's Path, Suite 300

Hauppauge, New York 11788 631.234.3444 • FAX 631.234.3477

Drainage Calculation Summary

Local Drainage Design Criteria

1. Storage volume based on a 5—inch rainfall.

2. Runoff coefficients for: Pavement, roof, concrete, other impervious areas = 1.00

Landscaped, grassed, natural, other pervious areas = 0.30

4. Interconnecting pipe between drywells shall be 12—inch diameter reinforced

Area (SF)

Drainage Area - A Area = $33,400 \pm SF$ Contributing Runoff Rainfall Volume

Impervious Areas

Use (20) drywells - 8 FT 'ø rings with 17 FT effective depth @ 42.24 CF/VF $20 \times 17 \text{ FT EFF. DEPTH } \times 42.24 \text{ CF/VF} = 14,362 \text{ CF}$

 $33,400 \text{ SF} \times 1.00 \times 5/12 \text{ FT} = 13,917 \text{ CF}$

Drainage Area - B Area = $14,700 \pm SF$ Contributing | Runoff | Rainfall | Volume

Area (SF) (FT) (CF)REQUIRED STORAGE VOLUME

14,700 SF x 1.00 x 5/12 FT = 6,125 CF PROVIDED STORAGE VOLUME

Use (9) drywells - 8 FT 'Ø rings with 18 FT effective depth @ 42.24 CF/VF 9 x 18 FT EFF. DEPTH x 42.24 CF/VF = 6,843 CF

Drainage Area - C | Area = $27,000 \pm SF$ Contributing | Runoff | Rainfall | Volume (FT) Area (SF)

REQUIRED STORAGE VOLUME 27,000 SF x 1.00 x 5/12 FT = 11,250 CF Impervious Areas

PROVIDED STORAGE VOLUME Use (16) drywells — 8 FT 'ø rings with 18 FT effective depth @ 42.24 CF/VF

16 x 18 FT EFF. DEPTH x 42.24 CF/VF = 12,165 CFDrainage Area - L Area = $11,750 \pm SF$

Contributing | Runoff | Rainfall | Volume (FT) (CF) Area (SF)

REQUIRED STORAGE VOLUME 11,750 SF x 1.00 x 5/12 FT = 4,895 CF Impervious Areas

PROVIDED STORAGE VOLUME

Use (7) drywells - 8 FT 'ø rings with 18 FT effective depth @ 42.24 CF/VF 7×18 FT EFF. DEPTH \times 42.24 CF/VF = 5,322 CF

Drainage Area - M Area = $19,000 \pm SF$ Contributing Runoff Rainfall Volume

(FT) Area (SF) REQUIRED STORAGE VOLUME 19,000 SF x 1.00 x 5/12 FT = 7,916 CF

Impervious Areas

Use (11) drywells — 8 FT 'ø rings with 18 FT effective depth @ 42.24 CF/VF

11 x 18 FT EFF. DEPTH x 42.24 CF/VF = 8,364 CF Drainage Area - N Area = $15,750 \pm SF$

Contributing Runoff Rainfall Volume (FT) (CF) Area (SF) REQUIRED STORAGE VOLUME

15,750 SF x 1.00 x 5/12 FT = 6,562 CF Impervious Areas

PROVIDED STORAGE VOLUME

Use (9) drywells - 8 FT 'ø rings with 18 FT effective depth @ 42.24 CF/VF

 $9 \times 18 \text{ FT EFF. DEPTH } \times 42.24 \text{ CF/VF} = 6,843 \text{ CF}$

Designed by DGB Drawn by KTW Checked by KPWScale 1"=40'
Project Title te October 11, 2013

Ronkonkoma HUB TOD Ronkonkoma, New York Town of Brookhaven

Town of Brookhaven, NY

DSGEIS/Preliminary Engineering

Not Approved for Construction

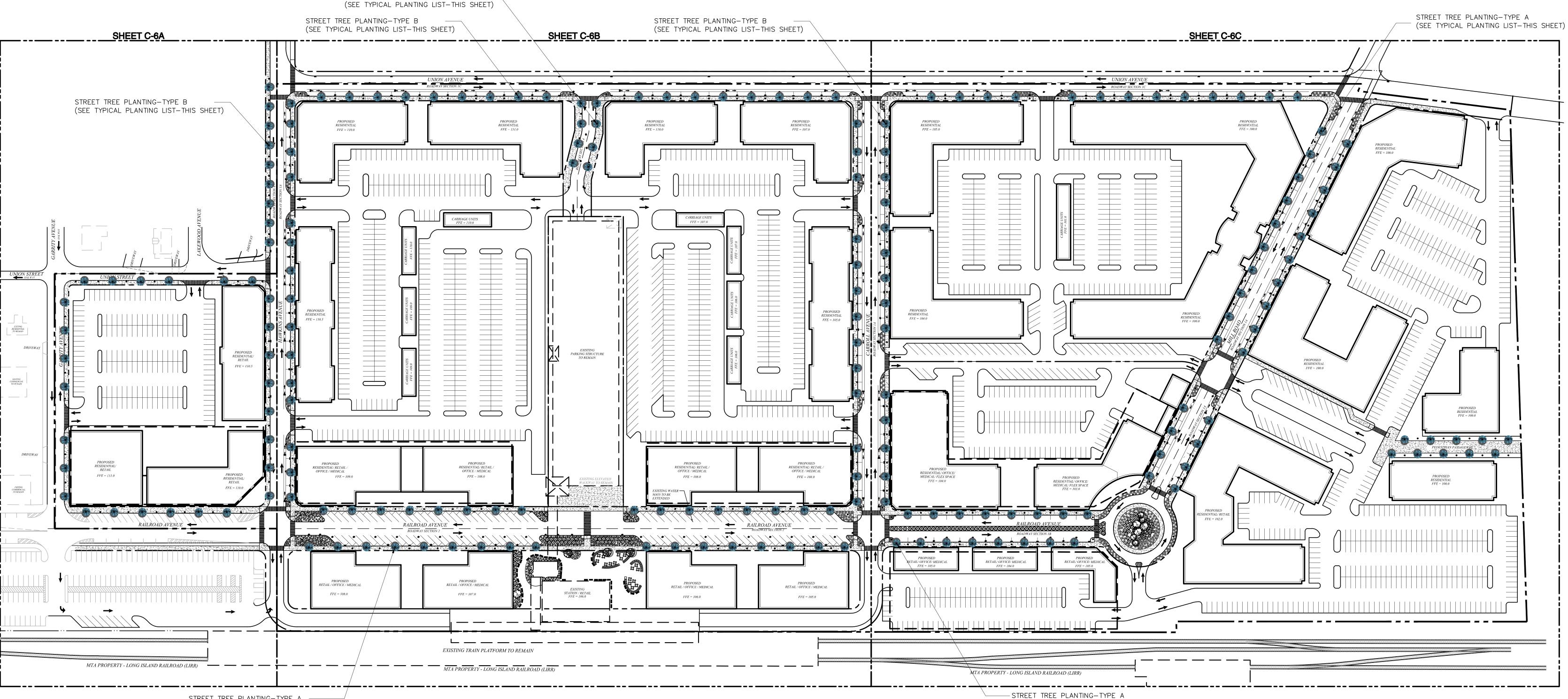
Grading, Drainage & Utilites Plan - C



Engineering, Surveying & Landscape Architecture, P.C.

Transportation Land Development **Environmental Services** 2150 Joshua's Path, Suite 300 Hauppauge, New York 11788 631.234.3444 • FAX 631.234.3477

STREET TREE PLANTING-TYPE C ----



(SEE TYPICAL PLANTING LIST- THIS SHEET)

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

TYPICAL PLANT SPECIES LIST

TYPICAL STREET TREES

TYPE A - RAILROAD AVENUE AND MILL ROAD

ACER RUBRUM (RED MAPLE) LIQUIDAMBER STYRICIFLUA (SWEETGUM) ZELCOVA SERRATA (JAPANESE ZELCOVA)

TYPE B - HAWKINS AVENUE, CARROLL AVENUE AND UNION AVENUE

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

TYPE C - SECONDARY STREET

NYSSA SYLVATICA' (TUPELO) PRUNUS SARGETII '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 VIRGINIA (WITCH HAZEL) ILEX GLABRA (INK BERRY) SPIRAEA LATIFOLIA (SPIREA)

RHUS AROMATICA 'GRO LOW' (LOW GROWING FRAGRANT SUMA)C

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 AZALEÁ 'OLGA METZIT' (LITTLE OLGA RHODODENDRON) ROSA 'KNOCKOUT' (KNOCKOUT ROSE)

PENNISETUM VAR. (FOUNTAIN GRASS) HOSTA VAR. (HOSTA)

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.
- DECORATIVE STREET LIGHTING SHALL BE INSTALLED AT REGULAR INTERVALS, COORDINATE WITH INDIVIDUAL SITE PLANS AND PUBLIC SPACES, SUBJECT TO APPROVAL BY THE PLANNING BOARD.

Scale 1"=80' October 11, 2013 Ronkonkoma HUB TOD

Ronkonkoma, New York Town of Brookhaven

Town of Brookhaven, NY

DSGEIS/Preliminary Engineering

Not Approved for Construction

Landscape Plan -Total Development



P:\28743.00 RONK TOD MASTER DEV\CAD\LD\PLANSET\C6A —STREET TREE PLANTING — TYPE B (SEE TYPICAL PLANTING LIST—SHEET 6) UNION STREET EXITING RESIDENTIAL TO REMAIN —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 DRIVEWAY*PROPOSED RESIDENTIAL*/ RETAILFFE = 110.5EXITING COMMERCIAL TO REMAIN DRIVEWAYPROPOSEDRESIDENTIAL/ RETAILPROPOSEDFFE = 111.0RESIDENTIAL/ RETAILEXITING COMMERCIAL TO REMAIN FFE = 110.0— STREET TREE PLANTING — TYPE A (SEE TYPICAL PLANTING LIST—SHEET 6) **Landscaping Notes:** 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. SCALE IN FEET MTA PROPERTY - LONG ISLAND RAILROAD (LIRR)

Engineering, Surveying & Landscape Architecture, P.C.

Transportation
Land Development Environmental Services 2150 Joshua's Path, Suite 300 Hauppauge, New York 11788 631.234.3444 • FAX 631.234.3447

CAD checked by

Scale 1"=40'
Project Title October 11, 2013

Ronkonkoma HUB TOD Ronkonkoma, New York Town of Brookhaven

Town of Brookhaven, NY

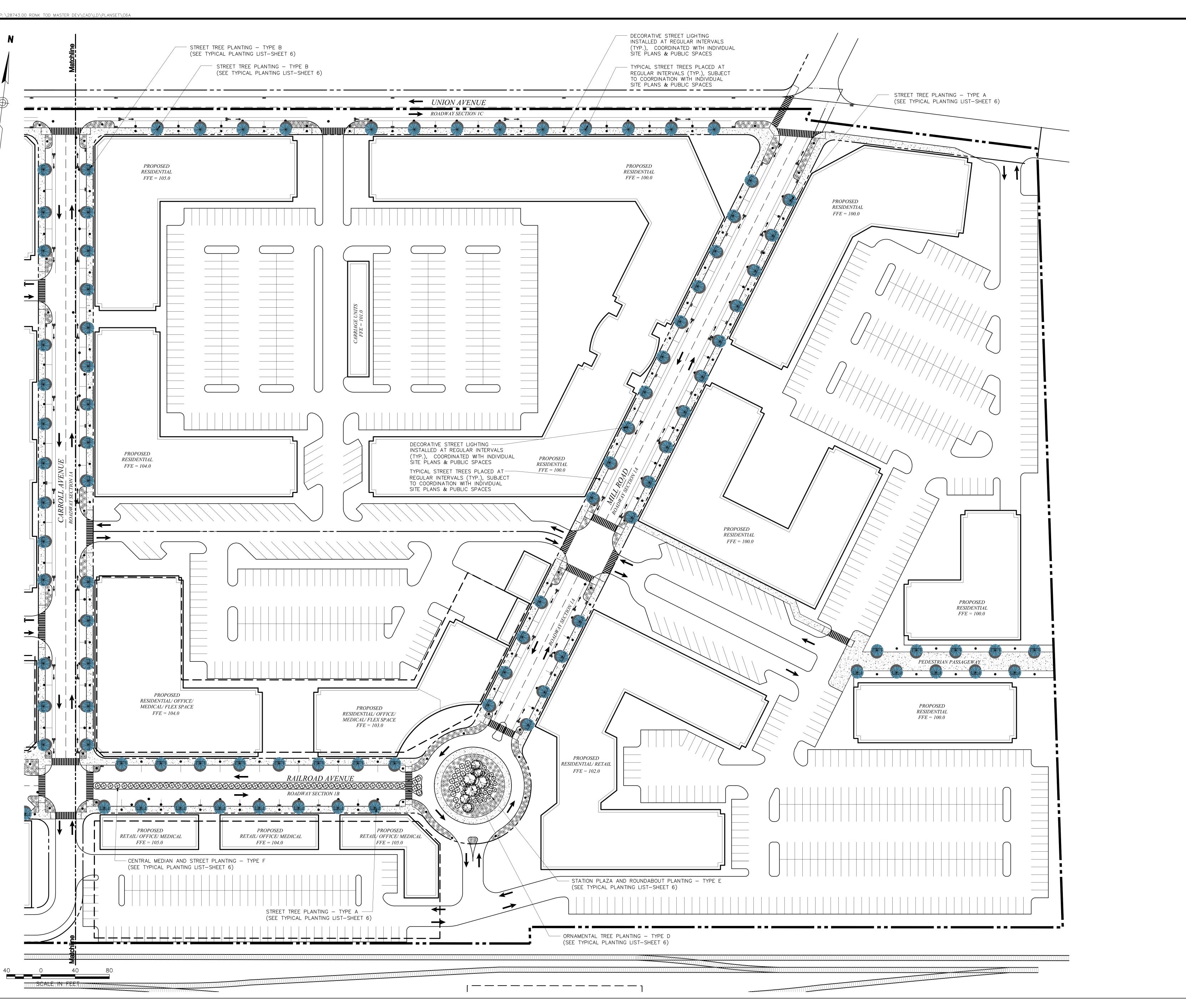
DSGEIS/Preliminary Engineering

Not Approved for Construction

Landscape Plan - A

Drawing Number

P:\28743.00 RONK TOD MASTER DEV\CAD\LD\PLANSET\C6A





Engineering, Surveying & Landscape Architecture, P.C.

Transportation

Land Development **Environmental Services** 2150 Joshua's Path, Suite 300

Hauppauge, New York 11788 631.234.3444 • FAX 631.234.3477

CAD checked by

Scale 1"=40'
Project Title October 11, 2013

Ronkonkoma HUB TOD Ronkonkoma, New York Town of Brookhaven

Town of Brookhaven, NY

DSGEIS/Preliminary Engineering

Not Approved for Construction

Landscape Plan - C

Drawing Number