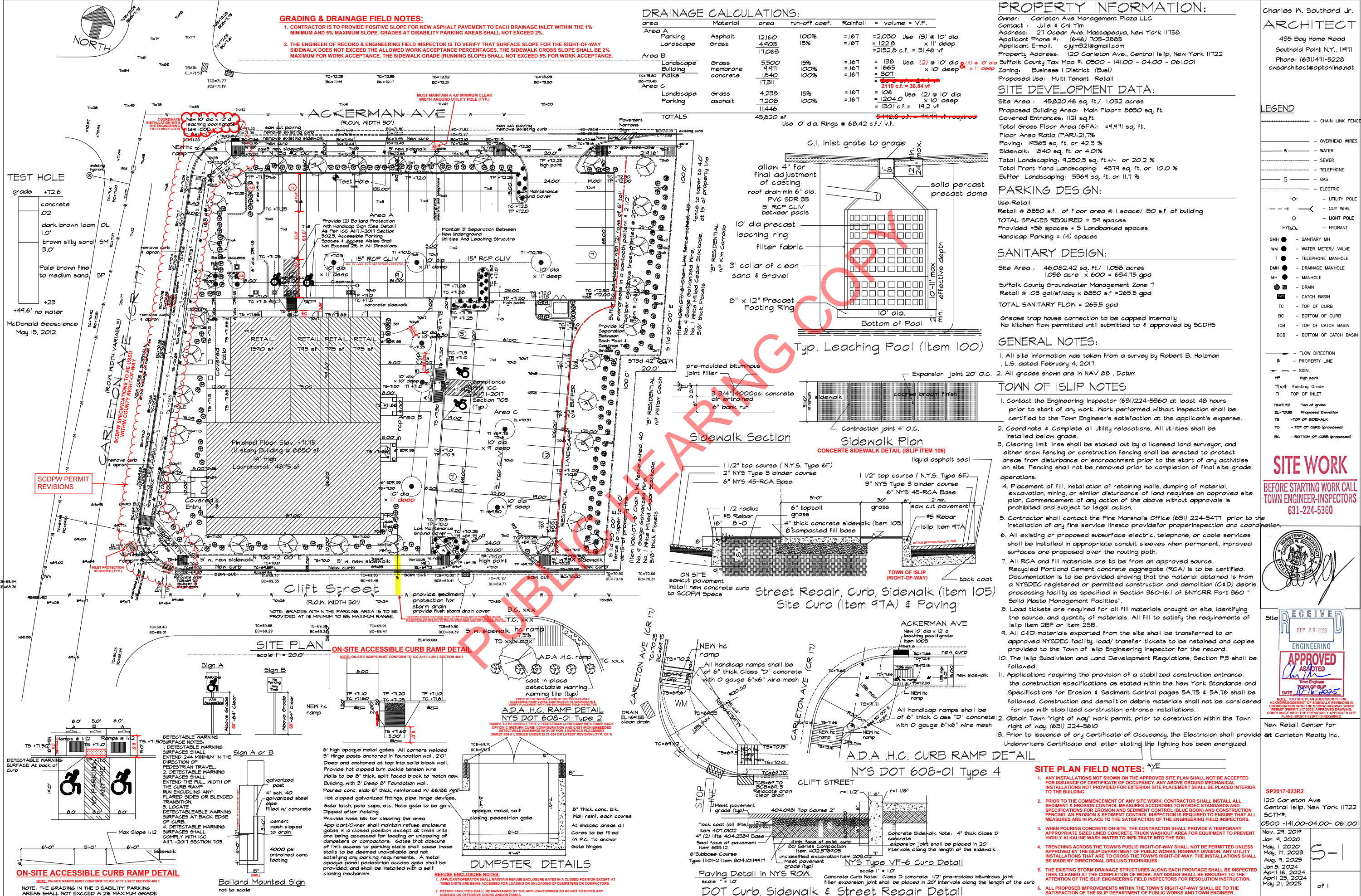


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



**GRADING & DRAINAGE FIELD NOTES:**  
 1. CONTRACTOR IS TO PROVIDE POSITIVE SLOPE FOR NEW ASPHALT PAVEMENT TO EACH DRAINAGE INLET WITHIN THE 1% MINIMUM AND 5% MAXIMUM SLOPE. GRADES AT DISABILITY PARKING AREAS SHALL NOT EXCEED 2%.  
 2. THE ENGINEER OF RECORD & ENGINEERING FIELD INSPECTOR IS TO VERIFY THAT SURFACE SLOPE FOR THE RIGHT-OF-WAY SIDEWALK DOES NOT EXCEED THE ALLOWED WORK ACCEPTANCE PERCENTAGES. THE SIDEWALK CROSS SLOPE SHALL BE 2% MAXIMUM FOR WORK ACCEPTANCE. THE SIDEWALK GRADE (RUNNING SLOPE) SHALL NOT EXCEED 5% FOR WORK ACCEPTANCE.

**DRAINAGE CALCULATIONS:**

Area	Material	area	run-off coef.	Rainfall	= volume = V.F.
Area A Parking Landscape	Asphalt	12,160	100%	=.167	=2,030 Use (3) @ 10' dia
	Grass	4,903	15%	=.167	=122.8 x 11' deep
		17,063		=2152.8 c.f. = 31.46 vf	
Area B Landscape Building Walks	Grass	5,500	15%	=.167	=188 Use (2) @ 10' dia
	concrete	1,840	100%	=.167	=122.8 x 11' deep
		17,341		=2,110 c.f. = 30.84 vf	
Area C Landscape Parking	Grass	4,238	15%	=.167	=138 Use (2) @ 10' dia
	asphalt	7,208	100%	=.167	=1204.0 x 10' deep
		11,446		=1,301 c.f. = 19.2 vf	
<b>TOTALS</b>		<b>45,820 sf</b>			<b>Use 10' dia. Rings @ 68.42 c.f./vf.</b>

**PROPERTY INFORMATION:**  
 Owner: Carleton Ave Management Plaza LLC  
 Contact: Julie & Chi Yim  
 Address: 27 Ocean Ave, Massapequa, New York 11758  
 Applicant Phone #: (646) 705-2885  
 Applicant E-mail: cjm32@gmail.com  
 Property Address: 120 Carleton Ave., Central Islip, New York 11722  
 Suffolk County Tax Map #: 0500 - 141.00 - 04.00 - 061.001  
 Zoning: Business I District (BusI)  
 Proposed Use: Multi Tenant Retail

**SITE DEVELOPMENT DATA:**  
 Site Area: 45,820.46 sq. ft./ 1.052 acres  
 Proposed Building Area: Main Floor= 8850 sq. ft.  
 Covered Entrances: 1121 sq. ft.  
 Total Gross Floor Area (GFA): =9,971 sq. ft.  
 Floor Area Ratio (FAR): 21.7%  
 Paving: 19365 sq. ft. or 42.3 %  
 Sidewalk: 1840 sq. ft. or 4.01 %  
 Total Landscaping: 4,238 sq. ft. +/- or 20.2 %  
 Total Front Yard Landscaping: 4574 sq. ft. or 10.0 %  
 Buffer Landscaping: 5369 sq. ft. or 11.7 %

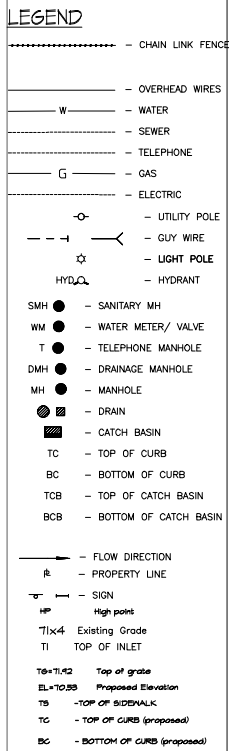
**PARKING DESIGN:**  
 Use: Retail  
 Retail @ 2850 s.f. of floor area @ 1 space/ 150 s.f. of building  
 TOTAL SPACES REQUIRED = 54 spaces  
 Provided = 56 spaces + 3 Landbanked spaces  
 Handicap Parking = (4) spaces

**SANITARY DESIGN:**  
 Site Area: 46,082.42 sq. ft./ 1.058 acres  
 1.058 acre x 600 = 634.75 gpd  
 Suffolk County Groundwater Management Zone 7  
 Retail @ .03 gal/sf/day x 8850 s.f. = 265.5 gpd  
 TOTAL SANITARY FLOW = 265.5 gpd  
 Grease trap house connection to be capped internally  
 No kitchen flow permitted until submitted to & approved by SCDHS

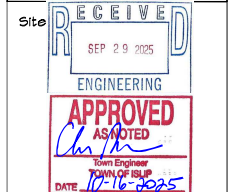
**GENERAL NOTES:**  
 1. All site information was taken from a survey by Robert B. Holzman, L.S. dated February 4, 2017  
 2. All grades shown are in NAV 88, Datum

**TOWN OF ISLIP NOTES**  
 1. Contact the Engineering Inspector (631)224-5360 at least 48 hours prior to start of any work. Work performed without inspection shall be certified to the Town Engineer's satisfaction at the applicant's expense.  
 2. Coordinate & Complete all Utility Relocations. All utilities shall be installed below grade.  
 3. Clearing limit lines shall be staked out by a licensed land 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 grade operations.  
 4. Placement of fill, installation of retaining walls, dumping of material, excavation, mining, or similar disturbance of land requires an approved site plan. Commencement of any action of the above without approvals is prohibited and subject to legal action.  
 5. Contractor shall contact the Fire Marshal's Office (631) 224-5477 prior to the installation of any fire service line into a provider for proper inspection and coordination.  
 6. All existing or proposed subsurface electric, telephone, or cable services shall be installed in appropriate conduit sleeves when permanent, improved surfaces are proposed over the routing path.  
 7. All RCA and Fill materials are to be from an approved source. Recycled Portland Cement concrete aggregate (RCA) is to be certified. Documentation is to be provided showing that the material obtained is from a NYSDEC registered or permitted construction and demolition (C&D) debris processing facility as specified in Section 360-16.1 of 6NYCRR Part 360 "Solid Waste Management Facilities".  
 8. Load tickets are required for all fill materials brought on site, identifying the source, and quantity of materials. All fill to satisfy the requirements of Islip Item 2BF or Item 25B.  
 9. All C&D materials exported from the site shall be transferred to an approved NYSDEC facility, load/ transfer tickets to be retained and copies provided to the Town of Islip Engineering Inspector for the record.  
 10. The Islip Subdivision and Land Development Regulations, Section P3 shall be followed.  
 11. Applications requiring the provision of a stabilized construction entrance, the construction specifications as stated within the New York Standards and Specifications for Erosion & Sediment Control pages 5A.75 & 5A.76 shall be followed. Construction and demolition debris materials shall not be considered for use with stabilized construction entrance installations.  
 12. Obtain Town "right of way" work permit, prior to construction within the Town right of way. (631) 224-5610  
 13. Prior to issuance of any Certificate of Occupancy, the Electrician shall provide Underwriters Certificate and letter stating the lighting has been energized.

Charles W. Southard Jr.  
**ARCHITECT**  
 495 Bay Home Road  
 Southold Point N.Y., 11971  
 Phone: (631)471-5228  
 cnsarchitect@optonline.net



**SITE WORK**  
 BEFORE STARTING WORK CALL  
 TOWN ENGINEER-INSPECTORS  
 631-224-5360



Site RECEIVED  
 SEP 29 2025  
 ENGINEERING  
**APPROVED**  
 AS NOTED  
 Town Engineer  
 TOWN OF ISLIP  
 DATE: 09/29/2025  
 NOTE: THIS SITE PLAN ADDENDUM IS FOR ACKNOWLEDGEMENT OF SIDEWALK REVISIONS IN CONNECTION WITH THE SIDEWALK HIGHWAY WORK PERMIT (PERMIT #17-2023) APPROVED DRAWING COMPLIANCE WITH THE PREVIOUSLY APPROVED SITE PLANS (SP2017-022R1) IS REQUIRED.

New Retail Center for  
 art Carleton Realty Inc.  
 SP2017-023R2  
 120 Carleton Ave  
 Central Islip, New York 11722  
 SCDHS:  
 0500 -141.00-04.00- 061.001  
 Nov. 24, 2019  
 Jan. 9, 2020  
 May 1, 2020  
 May 17, 2023  
 Aug. 9, 2023  
 Jan. 5, 2024  
 April 16, 2024  
 April 25, 2024  
 May 21, 2025  
 S=1  
 or 1

**TEST HOLE**  
 grade +72.6  
 concrete .02  
 dark brown loam OL  
 1.0'  
 brown silty sand SM  
 3.0'  
 Pale brown fine to medium sand SP  
 +23  
 +49.6' no water  
 McDonald Geoscience  
 May 15, 2012

SCDPW PERMIT REVISIONS

TCB=65.94  
 BCB=68.36

TC=69.40  
 BCB=69.01

TC=69.68  
 BCB=69.29

TC=69.70  
 BCB=69.33

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 BCB=69.33

**SITE PLAN**  
 scale 1" = 20'

**ON-SITE ACCESSIBLE CURB RAMP DETAIL**  
 NOTE: ON-SITE RAMPS MUST CONFORM TO ICC A117.1-2017 SECTION 406.1

**A.D.A. H.C. RAMP DETAIL**  
 NYS DOT 608-01 Type 2  
 RAMP TO BE NYSDOT TYPE 2 PEDESTRIAN CURB RAMP WITH RAMP BACK OPTION. SEE CURB CONSTRUCTION AND CAST IRON DUMPSTER (SHEET 608-01, ISSUED UNDER SI 21-034 OR LATEST REVISION) (TYP. OF 4)

**DUMPSTER DETAILS**

**REFUSE ENCLOSURE NOTES:**  
 1. APPLICANT/OPERATOR SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES UNITS ARE BEING LOADED OR UNLOADING OF DUMPSTERS OR COMPACTORS.  
 2. REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT/OWNER SO AS NOT TO OFFER ANY OBSTACLE OR OFFENSIVE ODORS AND/OR NOISES.

**ON-SITE ACCESSIBLE CURB RAMP DETAIL**  
 NOTE: ON-SITE RAMPS MUST CONFORM TO ICC A117.1-2017 SECTION 406.1  
 NOTE: THE GRADING IN THE DISABILITY PARKING AREAS SHALL NOT EXCEED A 2% MAXIMUM GRADE

**Bollard Mounted Sign**  
 not to scale

6" high opaque metal gates. All corners welded 3" hinge posts anchored in foundation wall, 20" Deep and anchored at top into solid black wall. Provide hot dipped turn buckle tension wire. Walls to be 2" thick split faced block to match new Building with 3" Deep B' Foundation wall. Paired conc. slab 6" thick reinforced W/ #6/B8 pig. Hot dipped galvanized fittings, pipe, hinge devices. Gate latch, pole caps, etc. Note gate to be galv. Dipped after Welding. Provide hose bib for cleaning the area. Applicant/owner shall maintain refuse enclosure gates in a closed position except at times units are being accessed for loading or unloading of dumpsters or compactors. Gates that obscure of limit access to parking stalls shall cause those stalls to be deemed unavailable and not satisfying any parking requirements. A metal opaque panel pedestrian access gate shall be provided, and shall be installed with a self closing mechanism.

8" Thick conc. blk. Wall reinf. each course  
 At shaded areas all Cores to be filled M/P.C. to anchor gate hinges

**Sidewalk Section**

**Sidewalk Plan**  
 CONCRETE SIDEWALK DETAIL (ISLIP ITEM 105)

1 1/2" top course (N.Y.S. Type 6F)  
 2" NYS Type 3 binder course  
 6" NYS 45-RCA Base

1 1/2" top course (N.Y.S. Type 6E)  
 3" NYS Type 3 binder course  
 6" NYS 45-RCA Base

1 1/2" radius #5 Rebar 6'-0"

6" topsoil grass  
 4" thick concrete sidewalk (item 105)  
 6" compacted fill base

ON SITE sanicut pavement  
 install new concrete curb to SCDPW Specs

ACKERMAN AVE  
 New 10' dia x 12' d leaching pool grate  
 Item 100B

ACKERMAN AVE  
 New hc ramp  
 All handicap ramps shall be of 6" thick Class "D" concrete with 0 gauge 6"x6" wire mesh

CLIFT STREET  
 All handicap ramps shall be of 6" thick Class "D" concrete with 0 gauge 6"x6" wire mesh

**A.D.A. H.C. CURB RAMP DETAIL**  
 NYS DOT 608-01 Type 4

CLIFT STREET

ACKERMAN AVE

ACKERMAN AVE

ACKERMAN AVE

ACKERMAN AVE

ACKERMAN AVE

ACKERMAN AVE

ACKERMAN AVE

ACKERMAN AVE

ACKERMAN AVE

ACKERMAN AVE

ACKERMAN AVE

ACKERMAN AVE

ACKERMAN AVE

**Paving Detail in NYS ROW**  
 scale 1" = 10'

**DOT Curb, Sidewalk & Street Repair Detail**

**Street Repair, Curb, Sidewalk (item 105)**  
**Site Curb (item 97A) & Paving**

CONCRETE SIDEWALK DETAIL (ISLIP ITEM 105)

1 1/2" top course (N.Y.S. Type 6F)  
 2" NYS Type 3 binder course  
 6" NYS 45-RCA Base

1 1/2" top course (N.Y.S. Type 6E)  
 3" NYS Type 3 binder course  
 6" NYS 45-RCA Base

1 1/2" radius #5 Rebar 6'-0"

6" topsoil grass  
 4" thick concrete sidewalk (item 105)  
 6" compacted fill base

ON SITE sanicut pavement  
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 All handicap ramps shall be of 6" thick Class "D" concrete with 0 gauge 6"x6" wire mesh

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**A.D.A. H.C. CURB RAMP DETAIL**  
 NYS DOT 608-01 Type 4

CLIFT STREET

ACKERMAN AVE

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ACKERMAN AVE

ACKERMAN AVE

**SITE PLAN FIELD NOTES:**

- ANY INSTALLATIONS NOT SHOWN ON THE APPROVED SITE PLAN SHALL NOT BE ACCEPTED EXCEPT AT THE DISCRETION OF THE TOWN ENGINEER. ANY ABOVE GROUND MECHANICAL INSTALLATIONS NOT PROVIDED FOR EXTERIOR SITE PLACEMENT SHALL BE PLACED INTERIOR TO THE BUILDING.
- PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, CONTRACTOR SHALL INSTALL ALL SEDIMENT & EROSION CONTROL MEASURES ACCORDING TO NYSDOS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (BLUE BOOK) AND CONSTRUCTION FENCING AN EROSION & SEDIMENT CONTROL INSPECTION IS REQUIRED TO ENSURE THAT ALL MEASURES ARE IN PLACE TO THE SATISFACTION OF THE ENGINEERING FIELD INSPECTOR.
- WHEN POURING CONCRETE ON-SITE, THE CONTRACTOR SHALL PROVIDE A TEMPORARY APPROPRIATE SIZED LINED CONCRETE TRUCK WASHOUT AREA FOR EQUIPMENT TO PREVENT HIGHLY ALKALINE WASH WATER TO INFILTRATE INTO THE SOIL.
- TRENCHING ACROSS THE TOWN'S PUBLIC RIGHT-OF-WAY SHALL NOT BE PERMITTED UNLESS SUCH TRENCHING IS FOR THE REPAIR OR REPLACEMENT OF PUBLIC WORKS. HIGHWAY DIVISION. ANY UTILITIES THAT ARE TO BE EXPOSED SHALL BE BROUGHT TO THE ATTENTION OF THE ISLIP ENGINEERING FIELD INSPECTORS FOR RESOLUTION INSTRUCTION.
- THE EXISTING STORM DRAINAGE STRUCTURES ALONG EACH FRONTAGE SHALL BE INSPECTED AND CLEANED AT THE COMPLETION OF WORK. ANY ISSUES SHALL BE BROUGHT TO THE ATTENTION OF THE ISLIP ENGINEERING FIELD INSPECTORS FOR RESOLUTION INSTRUCTION.
- ALL PROPOSED IMPROVEMENTS WITHIN THE TOWN'S RIGHT-OF-WAY SHALL BE TO THE SATISFACTION OF THE ISLIP DEPARTMENT OF PUBLIC WORKS AND TOWN ENGINEER.