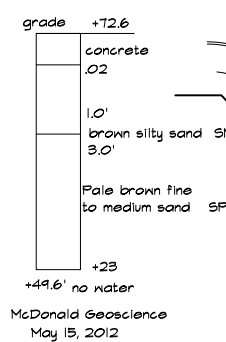




TEST HOLE



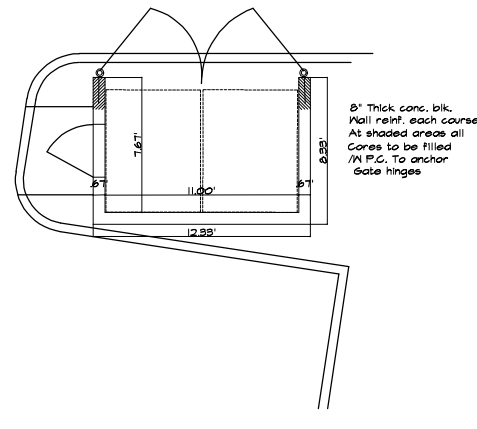
The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.

DUMPSTER DETAILS

Consult owner as to what size container he intends

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 8" thick, split faced block to match new Building with 3" Deep 8" Foundation wall. Poured conc. slab 6" thick, reinforced w/ 66/88 WVF. 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.



PROPERTY INFORMATION:

Owner: Julie & Chi Yim
Applicant Address: 27 Ocean Ave
Massapequa, New York
Applicant Phone #: (646) 705-2885
Property Address: Carleton Ave., Central Islip, New York 11722
Suffolk County Tax Map #: 0500 - 141.00 - 04.00 - 061.001
Zoning: "Business-1" Change of Zoning to "BD"
Proposed Use: "B"- Business / Retail/ Residential

SITE DEVELOPMENT DATA:

Site Area : 45,820.46 sq. ft./ 1.052 acres
Proposed Building Area: Main Floor= 8100 sq. ft. = 31.5 % > 30%
Second Floor= 8646 sq. ft.
Third Floor= 8646 sq. ft.
Stairwells/Elevator: 340 sq.ft.
Total Floor Area = 25,732 sq. ft. 56.2% < 60%

Site Coverage = 8440 sq. ft. or 18.4%
Paving & Curb: 23,513 sq. ft. or 51.3%
Sidewalk: 1324 sq. ft. or 2.9%
Front Yard Walkway: 2,517 sq. ft. or 5.5%
Total Landscaping: 4636.5 sq. ft. +/- or 10.1% 9164 sq. ft. required or 20%
Total Landscaping relaxation of: 4527.5 sq. ft. +/- or 49.4%
Total Front Yard Landscaping: 2501 sq. ft. or 5.5% 4582 sq. ft. required or 10%
Total Front yard Landscaping relaxation of: 2081 sq. ft. +/- or 45.4%
Buffer Landscaping: 5385 sq. ft. or 11.7%

BUILDING DATA:

Usage: Business-Retail Center-Residential
Fire Hazard: Low
Construction: 2B

PARKING DESIGN:

Retail Stores @ 3600 s.f. of floor area @ 1 space/ 150 s.f. of building = 24.0
Retail Landromat @ 4500 s.f. of floor area @ 1 space/ 150 s.f. of building = 30 spaces
(2) Bedroom Apartments @ (16) each @ 1.75 space/ apartment = 28 spaces
TOTAL SPACES REQUIRED = 82 spaces
TOTAL SPACES PROVIDED ON SITE = 65 spaces
Handicap Parking = (4) spaces
Variance for 17 spaces or 20.7%

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 8100 s.f. = 243.0 gpd
Housing Unit @ 225 gal/sf/day x 16 = 3600 gpd
TOTAL SANITARY FLOW = 3843.0 gpd
Grease trap = 0 gpd No Kitchen Flow
Use 8' dia x 5' liquid depth = 1500 gallons/day
Grease trap house connection to be capped internally
No Kitchen Flow permitted until submitted to & approved by SCDDHS

GENERAL NOTES:

- All site information was taken from a survey by Robert B. Holzman, L.S. dated February 4, 2017
- All grades shown are in NAV 88, Datum

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

LEGEND

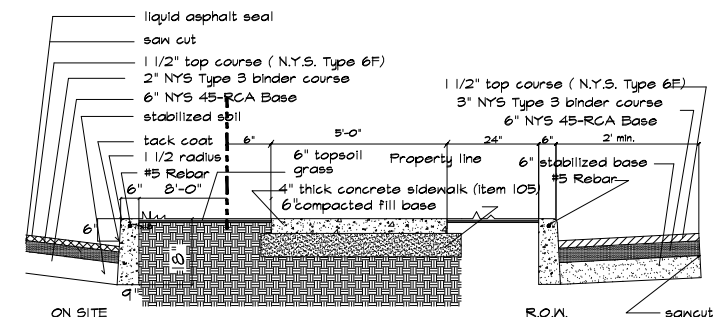
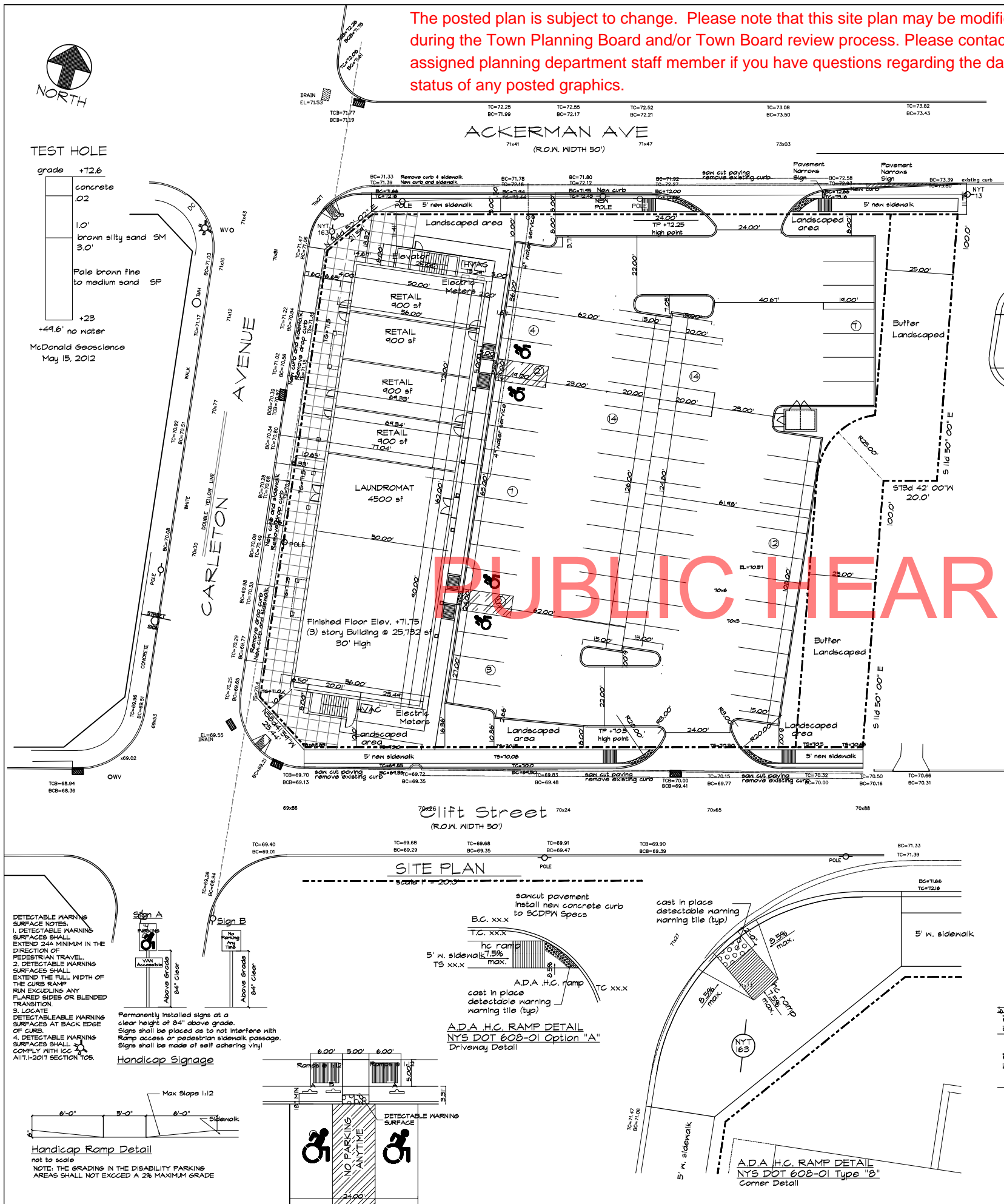
- CHAIN LINK FENCE
- STOCKADE FENCE
- OVERHEAD WIRES
- WATER
- SEWER
- TELEPHONE
- GAS
- ELECTRIC
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- HYDRANT
- SMH - SANITARY MH
- WM - WATER METER/ VALVE
- T - TELEPHONE MANHOLE
- DMH - DRAINAGE MANHOLE
- MH - MANHOLE
- DRAIN
- CATCH BASIN
- TC - TOP OF CURB
- BC - BOTTOM OF CURB
- TGB - TOP OF CATCH BASIN
- BCB - BOTTOM OF CATCH BASIN
- FLOW DIRECTION
- PROPERTY LINE
- SIGN
- High point
- Existing Grade
- TOP OF INLET
- Top of grate
- Proposed Elevation
- TOP OF SIDEWALK
- TOP OF CURB (proposed)
- BOTTOM OF CURB (proposed)

Site Plan for (3) Stories

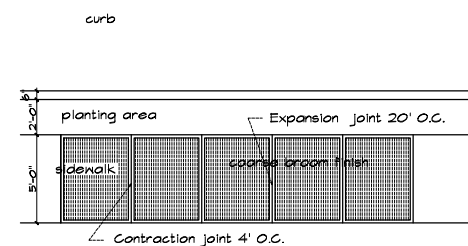
New Retail Center for
1st Carleton Realty Inc.

SP-2017-023
Carleton Ave
Central Islip, New York 11722
SCTMR:
0500-141.00-04.00-061.001
Sept 26, 2021
Nov. 5, 2021

S-1

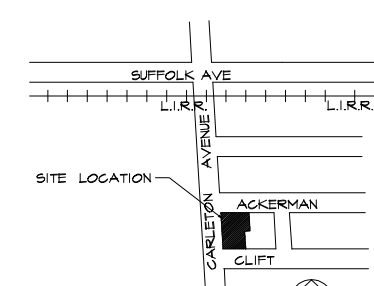


Street Repair, Curb, Sidewalk (Item 105)
Site Curb (Item 97A) & Paving



Sidewalk Plan

Sidewalk Section



LOCATION MAP
N.T.S.