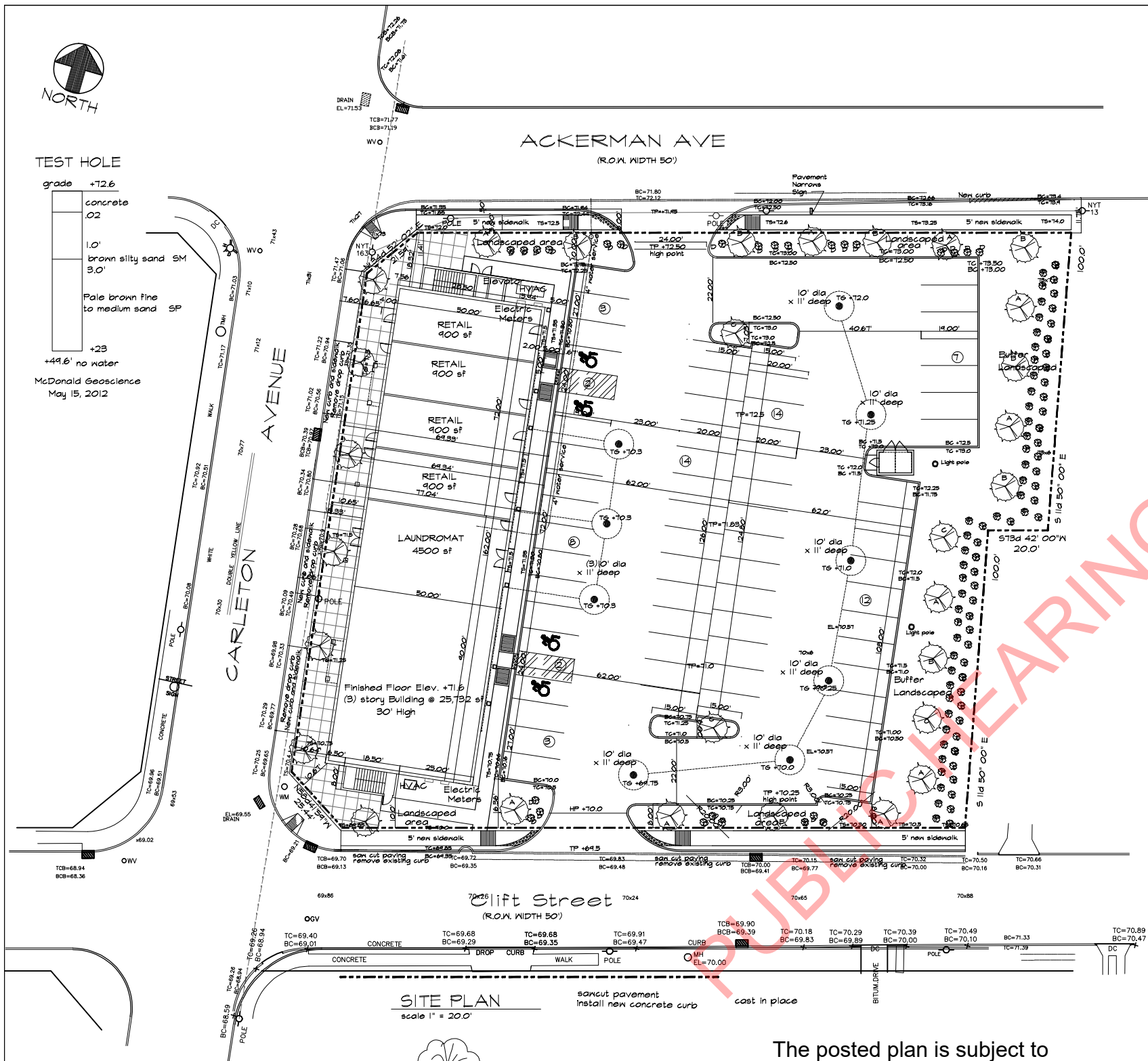
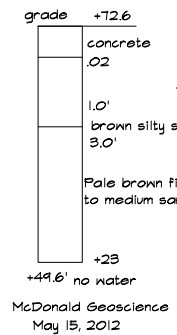




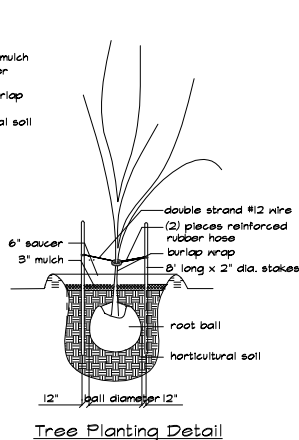
TEST HOLE



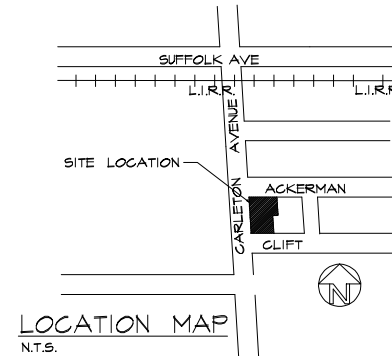
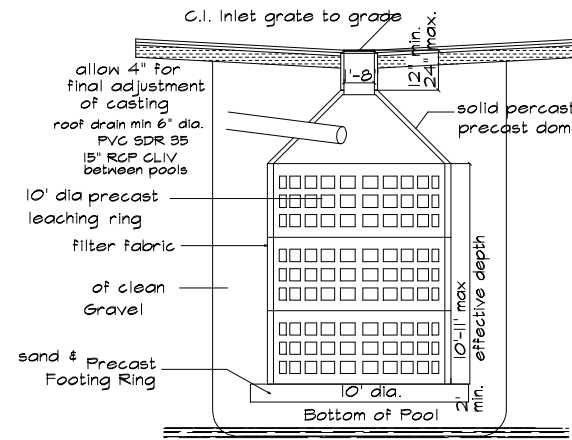
LANDSCAPING SCHEDULE:

Common name	Scientific name	Spacing	Size	Quantity (approx.)
A. Flowering Cherry	Prunus spp. (under 35' tall)	20'	2 1/2" cal.	17
B. Northern Red Oak	borealis	20'	2 1/2" cal.	8
C. Red Maple	Acer rubrum var.	20'	2 1/2" cal.	4
D. Upright yews	Hicks	3'	3"	24
E. Red Cedar	Juniperus Virginiana	5'-7'	6"	38
F. White Pine		5'-7'	6" High	30

Install Underground irrigation system along all landscaped areas, Road frontages and buffer zones.
Lowest branch of trees shall be 6'-6" minimum above adjacent grade.
Plantings shall be maintained and dead or diseased plantings shall be replaced as necessary.



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.



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

TOWN OF ISLIP NOTES

- Contact the Engineering Inspector (631)224-5360 at least 48 hours prior to start of any work. Work performed without the inspection shall be certified to the engineer's satisfaction at the applicant's expense.
- Coordinate & Complete all Utility relocations. All utilities shall be installed below grade.
- Clearing limit lines shall be staked out by a licensed land surveyor, and 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.
- 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.
- Contractor shall contact the Fire Marshalls Office (631) 224-5477 prior to the
- 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.
- All RCA and Fill materials 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 NYCRR Part 360 "Solid Waste Management Facilities".
- 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 2SB.
- 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.
- The Islip Subdivision and Land Development Regulations, Section P3 shall be followed.
- Applications requiring the provision of a stabilized construction entrance, the construction specifications as stated within the New York Standards and Specifications for Erosion Control 5A.75 & 5A.76 shall be followed. Construction and demolition debris materials shall not be considered for use with stabilized construction entrance installations.
- Obtain Town "right of way" work permit, prior to any work within right of way. (631) 224-5610
- Prior to Issuance of Certificate of Occupancy, the Electrician shall provide an Underwriters Certificate and letter stating the lighting has been energized.

DRAINAGE CALCULATIONS:

Area	Material	area	run-off coef.	Rainfall	= volume = V.F.
Area A					
Building	Roofing	8440	100%	=.167	=1409 Use (3) @ 10' dia x 11' deep
Front Yard Walk	Pavers	2517	100%	=.167	= 420.4
Walkways	concrete	1329	100%	=.167	= 222
Landscaping	grass	1624	15%	=.167	= 40.7
		13,910			=2092 c.f. = 30.6 vf
Area B					
Landscaping	Grass	3012.5	15%	=.167	= 75.5 Use (6) @ 10' dia x 11' deep
Paving	asphalt	23513	100%	=.167	= 3927
Buffer Landscaping	grass	5385	15%	=.167	= 134.9
		31910.5			= 4137.4 c.f. = 60.47 vf
TOTALS		45820.5 sf			6229.4 c.f. = 91.05 vf required

Use 10' dia. Rings @ 68.42 c.f./ v.f.

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
- DR - DRAIN
- CB - CATCH BASIN
- TC - TOP OF CURB
- BC - BOTTOM OF CURB
- TCB - TOP OF CATCH BASIN
- BCB - BOTTOM OF CATCH BASIN
- FLOW DIRECTION
- PROPERTY LINE
- SIGN
- HP - High point
- TIx4 - Existing Grade
- TI - TOP OF INLET
- TS=71.42 - Top of grate
- EL=70.58 - Proposed Elevation
- TS - TOP OF SIDEWALK
- TC - TOP OF CURB (proposed)
- BC - BOTTOM OF CURB (proposed)

Landscaping & Drainage

New Retail Center for
1st Carleton Realty Inc.

SP-2017-023
Carleton Ave.
Central Islip, New York 11722
SCTM#:
0500 - 141.00 - 04.00 - 061.001
Sept 26, 2021
Nov. 5, 2021
Mar. 15, 2022

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