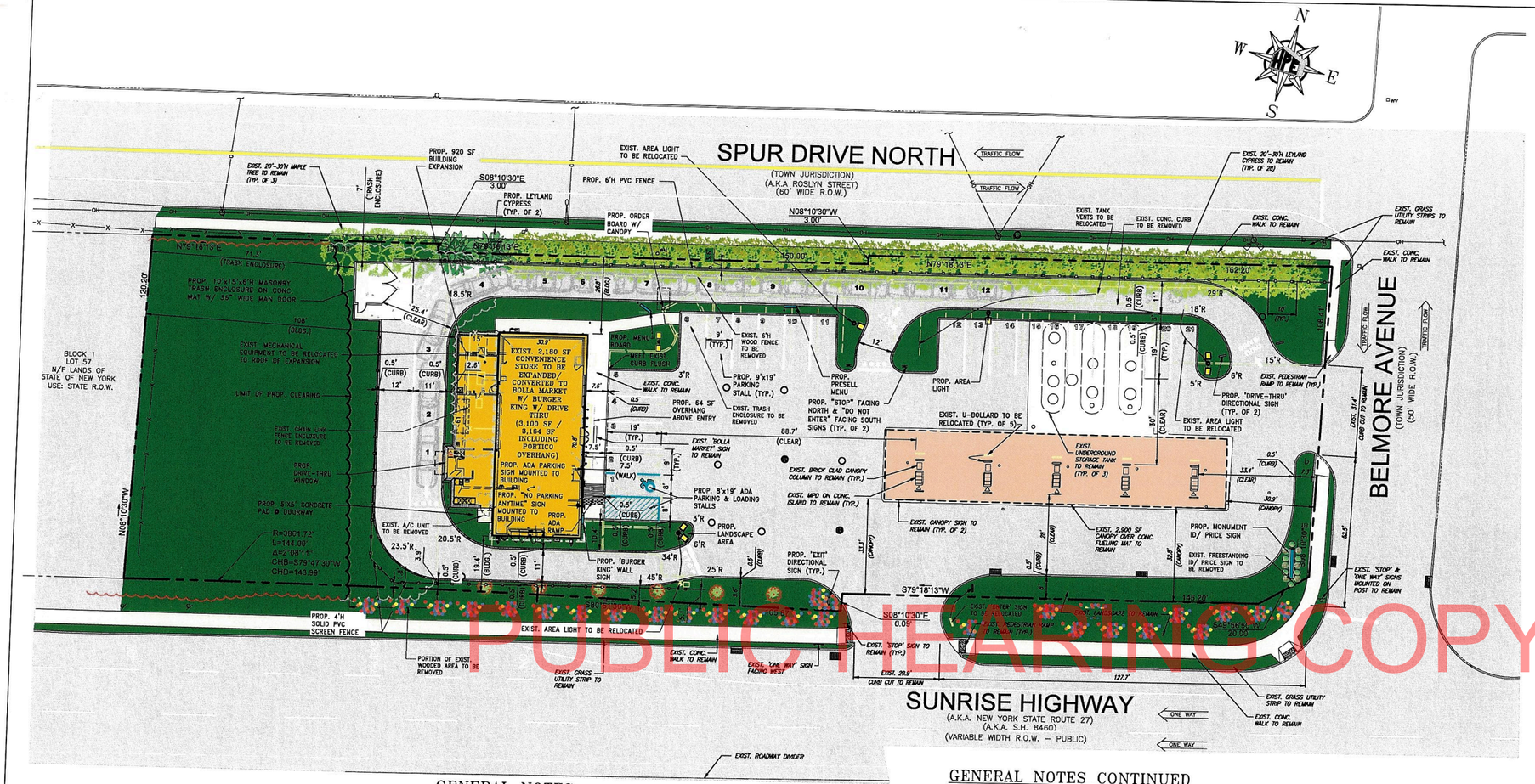

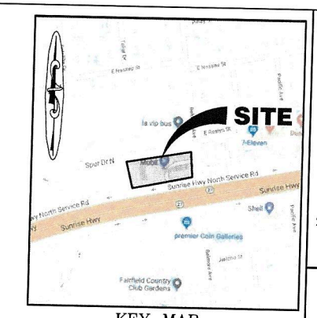

KEY MAP
N.T.S

C2
2021-007

HIGH POINT ENGINEERING

521 CONKLIN STREET
FARMINGDALE, NY 11735
(516) 777-4320 FAX: (516) 777-4321

ALL PHASES OF ENGINEERING DESIGN, SURVEYING, CODE CONSULTING, ZONING ANALYSIS & BID SPECIFICATION

www.HPEng.com

CHRIS M. TARTAGLIA
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 078209

LAWRENCE D. O'BRIEN
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 082537

UNLESS APPROVED BY ALL AGENCIES HAVING JURISDICTION, THESE PLANS ARE NOT TO BE UTILIZED FOR CONSTRUCTION. OWNER/ CONTRACTOR ARE RESPONSIBLE FOR CONFIRMING ALL REQUIRED AGENCY APPROVALS HAVE BEEN SECURED PRIOR TO COMMENCEMENT OF WORK, WHETHER DESCRIBED ON THESE PLANS OR OTHERWISE.

REVISIONS

REV NO.	DATE	REVISION
1	10/25/21	UPDATED PER SITE PLAN – REV 2

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN AND SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWING AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

CLIENT:

Bolla

SITE ADDRESS:

BOLLA MARKET W/ FILLING STATION

3239 SUNRISE HIGHWAY
ISLIP TERRACE,
TOWN OF ISLIP,
SUFFOLK COUNTY, NY 11752

DISTRICT: 500 BLOCK: 1
SECTION: 298 LOT: 56

SCALE:	1"=20'	HPE #:	SING19-29
DATE:	10/8/21	DWG #:	SING19-29-R1.0a
DRAWN BY:	GG	CHECKED BY:	NB/CT

TITLE:

SITE PLAN RENDERING

SHEET NO:

R-1

REV. 1 OF 1

GENERAL NOTES

1. THIS DRAWING REFERENCES AN BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY: GALLAS SURVEYING GROUP DATED: 3/3/20
2. PROPERTY OWNER: PMG NORTHEAST, LLC C/O BLUE HILLS FUELS, LLC 2359 RESEARCH COURT WOODBRIDGE, VA 22192
3. APPLICANT: BOLLA EM REALTY, LLC 809 SOUTH DEWART AVENUE GARDEN CITY, NY 11530
4. BULK REQUIREMENTS: ZONE: BUSINESS 3

	CODE SECTION	PERMITTED/ REQUIRED	PROVIDED
MIN. LOT AREA	68-375	40,000 SF	48,953 SF/ 1.1 ACRES
MIN. LOT WIDTH	68-376	100'	108.41'
MAX. LOT OCCUPANCY (F.A.R.)	68-374.A	25% (12,238 SF)	6.5% (3,164 SF) – (BLDG.–INCL. BLDG. OVERHANG)
MAX. GROSS FLOOR AREA (G.F.A)	---	---	6.5% (3,164 SF) – (BLDG.–INCL. BLDG. OVERHANG) 5.9% (2,896.6 SF) – (CANOPY) 12.4% (6,060.6 SF) – (BLDG. & CANOPY)
MIN. FRONT YARD	68-411 (ALL STRUCTURES) 68-311.A (MAIN BUILDING)	50' (ARTERIAL) 25'	SUNRISE HIGHWAY 19.4' (BLDG.)* BELLMORE AVENUE 254.0' (BLDG.) NORTH SPUR DRIVE 26.8' (BLDG.)
MIN. FRONT YARD	68-311.E (ACCESSORY STRUCTURES)	35' 50' (ARTERIAL)	SUNRISE HIGHWAY 32.8' (CANOPY)* BELLMORE AVENUE 30.9' (CANOPY)* NORTH SPUR DRIVE 60.5' (CANOPY)
MIN. SIDE YARD SETBACK	68-312	10'	108.0' (BLDG.) 260.5' (CANOPY)
MIN. REAR YARD SETBACK	68-313	10'	N/A
MAX. STRUCTURE HEIGHT	68-373	35'	18'-11" (BLDG.)
MAX. ACCESSORY HEIGHT	68-306.C(1)	18'	±22'-0" (CANOPY)*
MAX. WIDTH OF CURB CUT	68-382.C	25'	31.4' (BELLMORE AVENUE)* 29.9' (SUNRISE HIGHWAY)*
MAX. NUMBER OF DISPENSERS	68-381	1 PER 75' OF FRONTAGE 915.68' / 75' 12 DISPENSERS	5 DISPENSERS
MIN. TOTAL LANDSCAPE AREA	SLDR VI Q.3.1***	20% (9,790.6 SF)	34.1% (16,698 SF)
MIN. LANDSCAPE AREA IN FRONT YARD	SLDR VI Q.3.1***	50% (4,895.3 SF)	107.1% (10,491 SF)
MIN. LANDSCAPE WIDTH @ R.O.W. LINE	SLDR VI Q.3.1***	8'	3.4' (SUNRISE HIGHWAY)**
MIN. LANDSCAPE WIDTH @ ADJACENT RESIDENTIAL PROPERTY BOUNDARY	SLDR VI Q.3.2 c***	25'	N/A

GENERAL NOTES CONTINUED

5. PARKING REQUIREMENTS:

MIN. PARKING STALL SIZE:	SLDR VI L.7.1***	9'x19'	9'x19'
MIN. NUMBER OF PARKING STALLS (CONV. MARKET: 1 STALL PER 100 GFA)	TABLE OF MIN. REQUIRED PARKING SPACES	CONVENIENCE STORE (EXCLUDING OVERHANG AREA): 3,100 x 1/100= 31	21 (INCLUDING 1 ADA STALL)**

*EXISTING NON-CONFORMING CONDITION TO REMAIN
**PROPOSED NON-CONFORMING CONDITION REQUIRING VARIANCE
***SLDR REFERS TO TOWN OF ISLIP SUBDIVISION/LAND DEVELOPMENT REGULATIONS

6.
A. PER SECTION 68-405(A) OF ZONING CODE, INTERSECTING STREETS SHALL HAVE A SIGHT TRIANGLE AT EVERY CORNER. EACH SIGHT TRIANGLE SHALL BE BOUNDED BY THE PAVEMENT EDGES AND A DIAGONAL LINE JOINING POINTS ON THE PAVEMENT EDGES WHICH ARE LOCATED 30 FEET FROM THE POINT OF THE ACTUAL OR PROJECTED INTERSECTION OF THE PAVEMENT EDGES.
B. PER SECTION 68-405(B) OF ZONING CODE, DRIVEWAYS (EXCEPT ONE-AND TWO-FAMILY DRIVEWAYS) INTERSECTING WITH STREETS SHALL HAVE TWO SIGHT TRIANGLES AS DESCRIBED IN SUBSECTION A, EXCEPT THAT THE DRIVEWAY LEGS OF THE SIGHT TRIANGLES SHALL BE 20 FEET.
7. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.
8. ALL DRYWELLS AND CATCH BASINS SHALL HAVE PRECAST OPENINGS FOR DRAINAGE PIPE(S) AND SHALL CONFORM TO THE TOWN OF ISLIP STANDARDS.
9. ALL GRADES SHALL BE 1% MINIMUM ON CONCRETE, 1-1/2% ON ASPHALT. CONTRACTOR MAY ADJUST GRADES, AS FIELD CONDITIONS DICTATE, ONLY AFTER ENGINEER'S WRITTEN APPROVAL.
10. ENGINEER OF RECORD NOT RESPONSIBLE FOR PREPARATION, MONITORING OR REVIEW OF CONTRACTOR'S SITE SAFETY PLAN. CONTRACTOR ACKNOWLEDGES THAT COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY LIES WITH HIMSELF AND THOSE PARTIES UNDER HIS DIRECTION.
11. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND APPURTENANCES (WHETHER DEPICTED ON THESE PLANS OR NOT) PRIOR TO THE START OF WORK. THE CONTRACTOR MUST CONTACT THE "ONE CALL" SYSTEM TO ENSURE THAT ALL UTILITIES ARE PROPERLY AND COMPLETELY MARKED OUT PRIOR TO PERFORMING ANY WORK. ANY DISCREPANCIES BETWEEN THE FIELD LOCATIONS AND THE PLANS MUST BE VERIFIED BY THE CONTRACTOR. ANY DAMAGE OR STRUCTURE DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
12. 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 APPLICANT'S EXPENSE.
13. COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
14. CONTRACTOR SHALL OBTAIN A TOWN RIGHT OF WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT OF WAY (631-224-5610).
15. 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 GRADING OPERATIONS.
16. CONTRACTOR SHALL CONTACT THE FIRE MARSHAL'S OFFICE (631-224-5477) PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROVIDE FOR PROPER INSPECTION COORDINATION.
17. 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 APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
18. 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.
19. ALL RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RCA) AND FILL MATERIALS ARE TO BE FROM AN APPROVED SOURCE. RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE 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".
20. LOAD TICKETS 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.
21. ALL C&D MATERIALS EXPORTED FROM THE SUBJECT PARCEL 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.
22. THE ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P, 5 SHALL BE FOLLOWED.
23. APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE, THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES 5A.75 AND 5A.76 SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
24. ANY PROPOSED GARBAGE DUMPSTER SHALL BE LOCATED AT THE DIRECTION OF THE TOWN ENGINEER AND SHALL BE ENCLOSED AS REQUIRED BY THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT/ OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND/ OR FUMES. APPLICANT/ OWNER SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES THE UNITS ARE BEING ACCESSED FOR LOADING OR UNLOADING OF DUMPSTERS. DUMPSTERS SHALL BE EMPTIED ON A REGULAR BASIS TO PREVENT OVERFLOW. GARBAGE CANS FOR CUSTOMERS SHALL BE PROVIDED INSIDE AS WELL AS OUTSIDE OF THE PROPOSED BUILDING(S) AND SHALL BE EMPTIED ON A REGULAR BASIS. THE SUBJECT SITE SHALL BE MAINTAINED IN A NEAT, CLEAN, AND LITTER FREE CONDITION.
25. ALL PLANTINGS SHALL BE MAINTAINED TO THE SATISFACTION OF THE PLANNING BOARD AND ALL PLANT MATERIAL SHALL BE KEPT IN A HEALTHY, WELL MAINTAINED CONDITION. THE SUBJECT PROPERTY SHALL ALSO BE KEPT CLEAN OF LITTER, GRAFFITI AND DEBRIS AT ALL TIMES.
26. ALL LIGHTING SHALL BE POSITIONED OR SHIELDED SO AS TO ILLUMINATE ONLY THE SUBJECT PARCEL.
27. ALL SIGNAGE SHOWN FOR INFORMATION PURPOSES ONLY. SEE PLANS AND APPLICATIONS BY THIS FIRM FOR ADDITIONAL INFORMATION.
28. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE LIGHTING CONTRACTOR OR ELECTRICIAN SHALL PROVIDE AN UNDERWRITER'S LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED.
29. APPLICANT/ OPERATOR SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES UNITS ARE BEING ACCESSED FOR LOADING OR UNLOADING OF DUMPSTERS OR COMPACTORS.

LEGEND

(ALL ITEMS EXISTING UNLESS OTHERWISE NOTED)

- PROPERTY LINE
- WOOD STOCKADE FENCE
- PROPOSED WOOD STOCKADE FENCE
- PROPOSED PVC FENCE
- OVERHEAD WIRE
- TREE
- INLET
- SOLID MANHOLE COVER
- FIRE HYDRANT
- MONITORING WELL
- WATER VALVE
- WATER METER
- GAS METER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE/LIGHT POLE
- AREA LIGHT
- CONCRETE CURB
- DEPRESSED CONCRETE CURB
- 18 PROPOSED PARKING STALL COUNT
- PROPOSED SIGN
- PROPOSED CONCRETE CURB
- PROPOSED DEPRESSED CONCRETE CURB
- 30'R PROPOSED CURB RADII
- PROTECTIVE BOLLARD
- 2 DIRECTIONAL SIGN

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

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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