



GENERAL NOTES

- THIS DRAWING REFERENCE SURVEY'S PREPARED BY: - J.M. LAND SURVEYING LAST DATED: 4/7/22 - ARCHITECTURAL PLANS PREPARED BY THIS FIRM LAST DATED: 2/12/21
- APPLICANT: 111 REALTY CORP. 1108 ROUTE 110 FARMINGDALE, NY 11735
- ZONING: LOTS 103, 105, 106 & 124.1 - BUSINESS 3 (GRANTED 2/25/21) LOT 106 - BUSINESS 1 TO BE REZONED TO BUSINESS 3
- PROPOSED USE: GASOLINE SERVICE STATION W/ CONVENIENCE STORE (TOWN BOARD AND PLANNING BOARD SPECIAL PERMITS GRANTED BY TC361).
- PROPOSED OUTDOOR STORAGE (SPECIAL PERMIT FROM PLANNING BOARD REQUIRED)

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. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.

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.

ENGINEER OF RECORD NOT RESPONSIBLE FOR PREPARATION, MONITORING OR REVIEW OF CONTRACTOR'S SITE SAFETY PLAN. CONTRACTOR KNOWLEDGES THAT COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY LIES WITH HIMSELF AND THOSE PARTIES UNDER HIS DIRECTION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES (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.

APPLICANT/ OPERATOR TO MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES OF UNLOADING AND LOADING DUMPER.

ANY PROPOSED GARBAGE DUMPER SHALL BE LOCATED AT THE DIRECTION OF THE TOWN ENGINEER AND SHALL BE ENCLOSED AS REQUIRED BY THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. OPERATOR SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES WHEN THEY ARE BEING ACCESSED FOR LOADING OR UNLOADING OF DUMPER'S OR COMPACTORS. DUMPERS SHALL BE EMPLOYED 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 EMPLOYED ON A REGULAR BASIS. THE SUBJECT SITE SHALL BE MAINTAINED IN A NEAT, CLEAN, AND LITTER FREE CONDITION.

THE CONTRACTOR IS RESPONSIBLE FOR SECURING FIRE ALARM APPROVALS AND PERMITS. THIS INCLUDES PREPARATION AND SUBMISSION OF PLANS, APPLICATIONS, FEES AND OTHER REQUIRED DOCUMENTS TO ALL AGENCIES NECESSARY TO PERFORM FIRE ALARM INSTALLATION WITHOUT DELAYING THE CONSTRUCTION PROJECT.

IT IS THE OWNERS/CONTRACTORS RESPONSIBILITY TO ENSURE ALL REQUIREMENTS STIPULATED WITHIN THE 2020 EXISTING BUILDING CODE OF NYS CHAPTER 15 CODE §15-02.1 & THE 2020 BUILDING CODE OF NYS CODE §33-07.1 ARE ADHERED TO.

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.

ALL LIGHTING SHALL BE POSITIONED OR SHIELDED SO AS TO ILLUMINATE ONLY THE SUBJECT PARCEL.

ALL SIGNAGE SHOWN FOR INFORMATION PURPOSES ONLY. SEE PLANS AND APPLICATIONS BY OTHERS FOR ADDITIONAL INFORMATION.

NO SPEAKER SYSTEM SHALL BE OPERATED OUTDOORS.

MONUMENT D SIGN DESIGNED TO WITHSTAND WINDS UP TO 100 MPH.

NEAREST FIRE HYDRANT LOCATIONS:

- 560' NORTHEAST ON THE NORTHEAST SIDE OF FOURTH AVENUE (S/E/C UNION BOULEVARD AND FOURTH AVENUE)
- 230' NORTHEAST ON THE NORTHEAST SIDE OF FOURTH AVENUE (S/E/C UNION BOULEVARD AND FOURTH AVENUE)

REFURBISH ALL PAVEMENT MARKINGS THAT HAVE BEEN REMOVED / DAMAGED DURING CONSTRUCTION, (INCLUDING BUT NOT LIMITED TO EDGE LINES, HATCHING, ETC.)

TOWN OF ISLIP NOTES

- 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.
- COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
- OBTAIN A TOWN RIGHT OF WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT OF WAY (631-224-5610).
- CLEARING LIMIT LINE SHALL BE FENCED AND MAINTAINED AND EITHER SHOWN 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.
- 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.
- CONTRACTOR SHALL CONTACT THE FIRE MARSHAL'S OFFICE (631-224-5477) PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROVIDE PROPER INSPECTION COORDINATOR TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD.
- 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 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 NYSDC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C&D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-18.1 OF ENYCR PART 360, "SOLID WASTE MANAGEMENT FACILITIES".
- LOAD TICKETS REQUIRED FOR ALL FILL MATERIALS BROUGHT ON SITE, IDENTIFYING THE SOURCE, AND QUANTITY OF MATERIALS. ALL FILL SATISFY THE REQUIREMENTS OF ISLIP ITEM 28F OR ITEM 28B.
- ALL C&D MATERIALS EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDC FACILITY. LOAD/TRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD.
- THE TOWN OF ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P. 5 SHALL BE FOLLOWED.
- APPLICATIONS REQUIRING THE PROVISIONS OF A STABILIZED CONSTRUCTION ENTRANCE, THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES 54.75 AND 54.76 SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
- 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 WHEN THE UNITS ARE BEING ACCESSED FOR LOADING OR UNLOADING OF DUMPER(S).
- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE DEDICATION(S) TO THE TOWN OF ISLIP SHALL BE RECORDED WITH THE SUFFOLK COUNTY CLERK.
- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE LIGHTING CONTRACTOR OR ELECTRICIAN SHALL PROVIDE AN UNDERWRITER'S LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED.

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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	12/4/19	REV. PER MONUMENT ID/ PRICE SIGN
2	12/30/19	MISC. REV.
3	1/23/20	PER CLIENT/ PLANNING COMMENTS
4	4/17/20	PER ENGINEERING COMMENTS
5	12/29/20	PER TOWN COMMENTS
6	2/9/21	PER TOWN COMMENTS
7	2/16/21	MISC. REV.
8	4/21/21	FULL CIVILS
9	5/21/21	PER CLIENT COMMENTS
10	6/7/21	PER TOWN COMMENTS
11	7/30/21	PER UPDATED SURVEY
12	4/4/22	PER CLIENT MEETING/ UPDATED SURVEY
13	5/3/22	PER CLIENT COMMENTS
14	5/11/22	MISC. REV.

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS 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)

SITE ADDRESS:
PROPOSED CONVENIENCE STORE W/ FILLING STATION
1692 UNION BOULEVARD
BAY SHORE
TOWN OF ISLIP,
SUFFOLK COUNTY, NY 11706
DISTRICT: 0500
SECTION: 393
BLOCK: 02
LOTS: 103, 105, 106 & 124.1

SCALE: AS SHOWN HPE #: BART19-01
DATE: 4/4/22 **DWG #:** BART19-01-SP.14
DRAWN BY: LD **CHECKED BY:** CT

SP2021-040

SITE PLAN

SP-1

REV. 14 OF 9

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