

**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

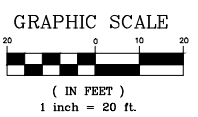
www.HPEng.com

**CHRIS M. TARTAGLIA**

**GENERAL NOTES**

- THIS DRAWING REFERENCES:  
A SURVEY BY GALLAS SURVEYING GROUP  
DATED: 1/30/19
  - APPLICANT:  
BOLLA EM REALTY, LLC  
809 STEWART AVENUE  
GARDEN CITY, NY 11530
  - EXISTING ZONE: BUS. 2  
PROP. ZONE: BUS. 3
  - PROPOSED USE: GASOLINE SERVICE STATION W/ CONVENIENCE STORE  
(TOWN BOARD AND PLANNING BOARD SPECIAL PERMITS REQUIRED).
  - BULK REQUIREMENTS:  
MIN. LOT AREA  
MIN. LOT WIDTH  
MAX. LOT OCCUPANCY (F.A.R.)  
MAX. GROSS FLOOR AREA (G.F.A.)
- | CODE SECTION | PERMITTED/ REQUIRED | PROVIDED   |
|--------------|---------------------|--|
| 68-375       | 40,000 SF           | 72,107 SF / 1.65 ACRES                             |
| 68-376       | 100'                | 183.8'   |
| 68-374.A     | 25% (18,026.75 SF)  | 5.6% (4,065 SF) - (C-STORE - INCL. BLDG. OVERHANG) |
| ---          | ---                 | 5.6% (4,065 SF) - (C-STORE - INCL. BLDG. OVERHANG) |
| ---          | ---                 | 9.0% (6,480 SF) - (CANOPY)                         |
| ---          | ---                 | 14.6% (10,545 SF) - (C-STORE & CANOPY)             |
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- | MIN. FRONT YARD        | MIN. SIDE YARD SETBACK | MIN. REAR YARD SETBACK | MAX. STRUCTURE HEIGHT | MAX. ACCESSORY HEIGHT | MAX. WIDTH OF CURB CUT | MAX. NUMBER OF DISPENSERS | MIN. TOTAL LANDSCAPE AREA | MIN. LANDSCAPE AREA IN FRONT YARD | MIN. LANDSCAPE WIDTH @ R.O.W. LINE | MIN. LANDSCAPE WIDTH @ ADJACENT RESIDENTIAL PROPERTY BOUNDARY | PARKING REQUIREMENTS:                     | MIN. NUMBER OF PARKING STALLS                       | MIN. CONVENIENCE STORE (EXCLUDING OVERHANG AREA): |
|------------------------|------------------------|------------------------|-----------------------|-----------------------|------------------------|---------------------------|---------------------------|-----------------------------------|------------------------------------|---|---|---|---|
| 68-311 (MAIN BUILDING) | 68-312                 | 68-313                 | 68-373                | 68-306.C(1)           | 68-382.C               | 68-381                    | SLDR VI Q.3.1***          | SLDR VI Q.3.1***                  | SLDR VI Q.3.1***                   | SLDR VI Q.3.2 C***  | MIN. PARKING STALL SIZE: SLDR VI L.7.1*** | TABLE OF MIN. REQUIRED PARKING SPACES               | CONVENIENCE STORE (EXCLUDING OVERHANG AREA):      |
| 171' (C-STORE)         | 73' (CANOPY)           | 10'                    | 35'                   | 18'                   | 25'                    | 1 PER 75' OF FRONTAGE     | 20%                       | 50%                               | 8'                                 | 25'   | 9'x19'                                    | 39 (INCLUDING 2 ADA STALLS & 6 LANDBANKED STALLS)** | 4,114 x 1/100 = 42                                |
- \*EXISTING NON-CONFORMING CONDITION TO REMAIN  
\*\*PROPOSED NON-CONFORMING CONDITION REQUIRING VARIANCE  
\*\*\*SLDR REFERS TO TOWN OF ISLIP SUBDIVISION/LAND DEVELOPMENT REGULATIONS
- 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.
  - 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.
  - 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.
  - ALL DRYWELLS AND CATCH BASINS SHALL HAVE PRECAST OPENINGS FOR DRAINAGE PIPE(S) AND SHALL CONFORM TO THE TOWN OF ISLIP STANDARDS.
  - 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 ACKNOWLEDGES 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 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.
  - 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.
  - 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.
  - CONTRACTOR SHALL CONTACT THE FIRE MARSHALL'S OFFICE (631-224-5477) PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROVIDE FOR PROPER INSPECTION COORDINATION.
  - 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.
  - 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 NYSDCE 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 REQUIRED FOR ALL FILL MATERIALS BROUGHT ON SITE, IDENTIFYING THE SOURCE, AND QUANTITY OF MATERIALS. ALL FILL TO SATISFY THE REQUIREMENTS OF ISLIP ITEM 28F OR ITEM 25B.
  - ALL CAD MATERIALS EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDCE 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 P-5 SHALL BE FOLLOWED. THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PAGES SA.75 AND SA.76 SHALL BE FOLLOWED. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
  - 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 FLAMES. 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.
  - 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.
  - PRIOR TO ISSUE 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.
  - MONUMENT ID SIGN DESIGNED TO WITHSTAND WINDS UP TO 100 MPH.

LEGEND (ALL ITEMS EXISTING UNLESS NOTED OTHERWISE)			
OH	PROPERTY LINE	X-X	CHAIN LINK FENCE
○	OVERHEAD WIRE	□	AREA LIGHT
●	INLET GRATE	■	PROPOSED AREA LIGHT
○	SOLID MANHOLE COVER	■	PROPOSED WALL MOUNTED AREA LIGHT
○	CURB INLET GRATE	■	PROPOSED PARKING STALL COUNT
○	LIGHT POST	■	PROPOSED SIGN
○	PROPOSED SIGN	■	PROPOSED CONCRETE MAT/ PAVEMENT/ SIDEWALK
○	UTILITY POLE	■	PROPOSED ASPHALT REPLACEMENT IN R.O.W. PER NYSDOT STANDARDS
○	UTILITY POLE W/ ATTACHED STREET LIGHT		
○	CONCRETE CURB		
○	FLUSH CONCRETE CURB		
○	PROPOSED CONCRETE CURB		
○	PROPOSED FLUSH CONCRETE CURB		



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.



**KEY MAP**  
N.T.S.

**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	1/14/21	MISC. REVS
2	1/29/21	MISC. REVS
3	6/10/21	REVISED BLDG./ NUMBER OF DISPENSERS
4	6/11/21	MISC. REVS
5	6/24/21	REVS PER SCOPW COMMENTS
6	7/15/21	REV. BLDG.
7	7/20/21	REVS PER CLIENT COMMENTS
8	7/28/21	MISC. REVS
9	8/2/21	REVS PER CLIENT COMMENTS

**Bolla**

**SITE ADDRESS:**  
BOLLA MARKET W/  
BURGER KING & MOBIL  
FILLING STATION  
400 SUFFOLK AVENUE  
BENTWOOD,  
TOWN OF ISLIP,  
SUFFOLK COUNTY, NY

DISTRICT: 500 BLOCK: 3  
SECTION: 136 LOT: 38.1

SCALE: 1" = 20' HPE #: SING20-16  
DATE: 12/30/20 DMC #: SING20-16-SP.9  
DRAWN BY: LD CHECKED BY: NB

TITLE:  
**SITE PLAN**

SHEET NO:  
**SP-1**

REV. 9 OF 1