

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. 076209

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	4/3/20	REV. PER TOWN COMMENTS

ESTIMATE OF QUANTITIES TABLE

ITEM	QUANTITY
CONCRETE CURB (ON-SITE)	1013 LF
CONCRETE CURB (WITHIN R.O.W.)	188 LF
ASPHALT PAVEMENT (ON-SITE)	21,707 SF
ASPHALT PAVEMENT (WITHIN R.O.W.)	1,461 SF
CONC. PAVT/ SIDEWALK (ON-SITE)	12,505 SF
CONC. PAVT/ SIDEWALK (WITHIN R.O.W.)	1,070 SF
GREASE TRAP	TBD
L.F. OF SANITARY PIPE	TBD
DRYWELLS	TBD
CATCH BASIN	TBD
L.F. OF DRAINAGE PIPE	TBD
PVC FENCE	375 LF.
SCREEN PLANTING	TBD
TREES	14
SHRUBS	TBD
SEEDING AREA	TBD

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 7-ELEVEN CONVENIENCE STORE W/ GAS

3 FARBER DRIVE
BELLPORT, TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NY 11713

DISTRICT: 200 BLOCK: 5
SECTION: 899 LOT(S): 2

SCALE: 1"=20' HPE # NEL117-04
DATE: 10/17/19 DWG #: NEL117-04-SP.1e
DRAWN BY: GG/LD CHECKED BY: DB

TOWN OF BROOKHAVEN NOTES:

SITE PLAN

SP-1

REV. 1 OF 1

GENERAL NOTES

- OWNER: FARBER INDUSTRIAL, LLC
10 FARBER DR., SUITE 50
BELLPORT, NY 11713
- APPLICANT: NELIN REAL ESTATE, INC.
1671-1 ROUTE 112
CORAM, NY 11727
- THIS PLAN REFERENCES THE FOLLOWING:
- A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY GALLAS SURVEYING GROUP, DATED 4/16/18 (REV. 1)
- TOWN OF BROOKHAVEN ZONING MAPS
- GOOGLE AERIAL IMAGERY
- TAX MAP
- EXISTING ZONING: L1 - LIGHT INDUSTRY
PROPOSED ZONING: J5 BUSINESS
§ 85-460 (C) - SPECIAL USE PERMIT FOR MOTOR VEHICLE FUELING STATION FROM TOWN BOARD.
§ 85-463 (A) - SPECIAL USE PERMIT FOR A CONVENIENCE STORE AS AN ACCESSORY USE TO A MOTOR VEHICLE FUELING STATION FROM TOWN BOARD.
- BULK REQUIREMENTS, J-5 BUSINESS DISTRICT:**

CODE SECTION	PERMITTED	PROVIDED
§ 85-466 (A)(3)	65,000 SF	97,953 SF (2.25 Ac)
§ 85-466 (B)(1)	150'	±182'
§ 85-466 (F)(1)	25% or 24,488.3 SF	6.2% (6,091 SF)
§ 85-466 (C)(1)	50'	151' (BLDG.) 50' (CANOPY)
§ 85-466 (D)(1)	25'	90.6' (BLDG.) 81.2' (CANOPY) 100.3' (TRASH ENCL.)
§ 85-466 (E)(1)	40'	216.9' (BLDG.) 331.4' (CANOPY) 186.2' (TRASH ENCL.)
§ 85-466 (G)(1)	35' or 2 1/2 STORIES	23', 1 STORY (BLDG.) 18' (CANOPY)
§ 85-467 (B)(3)	750 SF	1,850 SF*
§ 85-467 (B)(3)	1,500 SF	2,995 SF*

MAX. BUILDING HEIGHT:
MAX. SALES AREA:
MAX. TOTAL BUILDING AREA:

5. LAND DEVELOPMENT STANDARDS:

MIN. NATURAL AREA/ LANDSCAPING REQUIREMENTS:	CODE SECTION	PERMITTED	PROVIDED
MIN. PERCENTAGE COMM. LOT:	§ 85-843 (A) (1)	20% or 19,590.6 SF MIN. REQ'D	62.0% or 60,746 SF
MIN. IN FRONT YARD (OF TOTAL REQ'D):	§ 85-843 (A) (2)	50% of 19,590.6 or 9,795.3 SF	83.1% or 16,270 SF
STREET TREES:	§ 85-843 (A) (3)	MIN. 4" CAL. @ 30' O.C. - 18	19 (14 PROP./ 5 EXIST.)
	§ 85-843 (A) (3)	MIN. 2 PER CORNER LOT	19 (14 PROP./ 5 EXIST.)
BUFFER REQUIREMENTS:			
MIN. BUFFER TO RESIDENTIAL USE OR ZONE:	§ 85-843 (B)(2)(b)	25'	N/A
MIN. BUFFER ALONG STREET FRONTS:	§ 85-843 (A) (4)	15'	20'
CURB CUT REQUIREMENTS:			
MAX. NUMBER OF CURB CUTS:	§ 85-467 (D)(8)	1 PER 75' OF FRONTAGE	1 (STATION RD.)
MIN. DIST. FROM ADJ. PROPERTY:	§ 85-467 (D)(8)	484'/75' = 6.6	2 (FARBER DR.)
MIN. DRIVEWAY WIDTH:	§ 85-467 (D)(6)	20'	187.8'/ 54.8'
MAX. DRIVEWAY WIDTH:	§ 85-467 (D)(6)	35'	35'
MIN. DIST. BETWEEN DRIVEWAYS:	§ 85-467 (D)(6)	25'	71'
6. PARKING/LOADING STALL REQUIREMENTS:			
MIN. PARKING STALL SIZE:	§ 85-854 (B)	9' x 19'	30
MIN. NUMBER OF PARKING STALLS:	§ 85-852	1 STALL/100 SF	2,995 SF/ 100 = 30 STALLS
		(INCLUDES 2 ADA STALLS & 8 LANDBANKED)	
MIN. NUMBER OF LOADING STALLS:	§ 85-850	BLDG. AREA <8,000 SF = 1	N/A
MIN. PARKING/LOADING SETBACK TO STREET:	§ 85-855 (A)	N/A	24' MIN. 50' (STATION ROAD) 55' (FARBER DRIVE)
MIN. REAR YARD:	§ 85-466 (E)(1)	40'	216.9' (BLDG.) 331.4' (CANOPY) 186.2' (TRASH ENCL.)
MAX. BUILDING HEIGHT:	§ 85-466 (G)(1)	35' or 2 1/2 STORIES	23', 1 STORY (BLDG.) 18' (CANOPY)
MAX. SALES AREA:	§ 85-467 (B)(3)	750 SF	1,850 SF*
MAX. TOTAL BUILDING AREA:	§ 85-467 (B)(3)	1,500 SF	2,995 SF*

8. SIGNS PERMITTED IN J-5 ZONING DISTRICTS:
SIGNS WHICH ARE NOT EXPRESSLY PERMITTED HEREIN OF THE ZONING BOARD OF APPEALS.

WALL SIGNS	MAX. NUMBER OF SIGNS:	MAX. SIGN AREA OF LARGEST SIGN:	OTHER PERMITTED WALL SIGNS	WIDTH OF SIGN	SIGN PROJECTION:	LIGHTING DEVICE PROJECTION:	SIGN HEIGHT:	TOP OF SIGN HEIGHT:	GROUND SIGNS:	MAX. NUMBER OF SIGNS:	MAX. SIGN AREA:	SIDE YARD SETBACK:	FRONT YARD SETBACK:	SIGHT TRIANGLE	ROOF SIGNS:	CANOPY SIGNS:	MAX. SIGN AREA:
ONE SIGN ATTACHED TO OR INCORPORATED INTO EACH EXTERIOR SIDE WALL OF A BUILDING FACING A PUBLIC STREET OR PARKING AREA, ADVERTISING ONLY THE BUSINESS CONDUCTED IN SUCH BUILDING, PROVIDED THAT:	§ 57A-6 (E) (1)	2 (1 SIGN PER WALL)	2	2 SF PER LF. TO A MAX. 40 SF	MAX. 32 SF	NO WIDER THAN BUILDING	1' FROM WALL	2' FROM WALL	NO HIGHER THAN THE ROOF	18' ABOVE MEAN GROUND LEVEL	16'-4"	1	24 SQ.FT. PER SIGN FACE	12' ABOVE MEAN GROUND LEVEL	9'	1	33.5 SF*
MAX. SIGN HEIGHT ABOVE GRADE:	§ 57A-6 (C)	12' ABOVE MEAN GROUND LEVEL	9'	10' FROM ANY SIDE YARD	124.5'	POSTED SPEED 31-40 MPH = 17' POSTED SPEED > 30 MPH = 12'	NO SIGN PERMITTED WITHIN TRIANGLE FORMED BY INTERSECTION OF PROPERTY LINES AND BASELINE 30 FEET FROM SAID INTERSECTION	PROHIBITED	1 SF PER LF. TO A MAX. OF 12 SF	3 @ 9 SF EACH							

§ 85-467 (C)(7)(g) - AT LEAST ONE PUBLIC FUEL PUMP ISLAND SHALL BE FULL SERVICE FOR USE BY THE GENERAL PUBLIC OR BY THE PHYSICALLY IMPAIRED OR ELDERLY PERSONS BETWEEN THE HOURS OF 8:00 A.M. THROUGH 8:00 P.M. DURING ANY DAYS ON WHICH THE PUBLIC FUELING STATION IS OPEN FOR BUSINESS.

§ 85-467.B.6 - ENCLOSURE HAS ADEQUATE ROOM FOR A DUMPSTER FOR TRASH AND A DUMPSTER FOR CARDBOARD RECYCLING.

* PROPOSED CONDITION REQUIRING VARIANCE/ WAIVER

9. CURB-CUTS AND/OR ACCESS TO HIGHWAYS SHALL BE CERTIFIED BY THE MUNICIPALITY HAVING JURISDICTION.

10. 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.

11. ALL DRYWELLS AND CATCH BASINS SHALL HAVE PRECAST OPENINGS FOR DRAINAGE PIPE(S) AND SHALL CONFORM TO TOWN STANDARDS.

12. 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.

13. THE CONTRACTOR SHALL CLEAN ALL DRAINAGE STRUCTURES IN THE VICINITY OF THE SITE AT THE COMPLETION OF ALL CONSTRUCTION RELATED WORK.

14. THE OWNER/ CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY/ ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATE OF OCCUPANCY ISSUANCE, INCLUDING, BUT NOT LIMITED TO, PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES.

15. 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.

16. 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.

17. NO REPAIR WORK SHALL BE DONE IN THE OPEN (NOT APPLICABLE).

18. THE OVERNIGHT STORAGE OF VEHICLES SHALL ONLY BE PERMITTED BY APPROVAL OF THE TOWN BOARD.

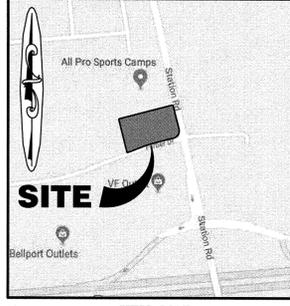
19. REPAIR EXISTING SHOULDER, SIDEWALK, CURBING AS DIRECTED BY TOWN HIGHWAY ENGINEER.

TOWN OF BROOKHAVEN NOTES:

- ALL CONCRETE CURBING, BORDERS, AND DRAINAGE STRUCTURE SHALL CONFORM TO PLANNING BOARD STANDARD DETAIL AND SPECIFICATIONS.
- TOWN OF BROOKHAVEN ENGINEERING INSPECTOR IN THE DEPARTMENT OF PLANNING, ENVIRONMENT AND LAND MANAGEMENT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ALL CONSTRUCTION AT 631-451-6400 BETWEEN THE HOURS OF 9:00AM - 4:30PM MONDAY THROUGH FRIDAY.
- PLEASE CONTACT THE DIVISION OF ENGINEERING AT (631)-451-6400 TO SCHEDULE A PRE-CONSTRUCTION MEETING 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION ACTIVITIES.
- LOCATION AND GRADES FOR CURBS AND WALKS TO BE VERIFIED WITH THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT, SCOPW OF NYSDOT PRIOR TO CONSTRUCTION.
- ALL TRAFFIC CONTROL DEVICES, I.E. SIGNALS, SIGN, AND PAVEMENT MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH THE GUIDELINES OF THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND AS DIRECTED BY THE TOWN OF BROOKHAVEN, DIVISION OF TRAFFIC SAFETY.
- THE CONTRACTORS PERFORMING ANY AND ALL TRAFFIC CONTROL DEVICES LAYOUT AND INSTALLATION WORK SHALL NOTIFY THE TOWN OF BROOKHAVEN DIVISION OF TRAFFIC SAFETY, 48 HOURS IN ADVANCE OF BEGINNING OF SUCH WORK ALONG A TOWN ROAD.
- ALL PAVEMENT MARKING REQUIRED SHALL BE THERMOPLASTIC (SUFFOLK COUNTY SPECIFICATIONS) UNLESS OTHERWISE NOTED ON PLAN.
- STOP LINE DISTANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS IN ACCORDANCE WITH AASHTO REQUIREMENTS.



DISTRICT 200, SECTION 899
BLOCK 5, LOT 1
LANDS N/F OF
FARBER INDUSTRIAL, LLC
LIBER 12378, PG. 687
ZONE: L-1
USE: RECREATION CENTER



LEGEND

(ALL ITEMS EXISTING TO REMAIN UNLESS OTHERWISE NOTED)

---	PROPERTY LINE
---	PROPOSED CURB
---	CURB
w/o	WATER VALVE
c/o	GAS VALVE
○	SOLID MANHOLE COVER
○	INLET
—	OVERHEAD WIRES
—	CHAIN LINK FENCE
—	UTILITY POLE
—	UTILITY POLE/LIGHT POLE
—	GUY WIRE
—	SIGN
○	TREE/ SHRUB
○	PROPOSED STREET TREE
○	PROPOSED CURB RADII
○	PROPOSED CONCRETE PAVEMENT
○	PROPOSED GRASS AREA
○	PROPOSED PVC FENCE

- FACILITY MAINTENANCE PROGRAM**
- LANDSCAPING - THE LANDSCAPING WILL BE MAINTAINED ON A WEEKLY BASIS WHICH WILL INCLUDE WEEDING AND TRIMMING THE BUSHES.
 - PARKING LOT - WILL BE MAINTAINED ON A DAILY BASIS (THIS WILL INCLUDE PICKING UP THE LITTER IN THE PARKING LOT AND AROUND THE DUMPSTER PAD). PARKING LOT WILL BE LINED AND STRIPED EVERY TWO YEARS.
 - WASTE RECEPTACLES - WILL BE DUMPED ON A DAILY BASIS.
 - DUMPSTER - WILL BE PICKED-UP THREE TIMES A WEEK.
 - LIGHTING - LIGHTS WILL BE CHECKED ON A BI-WEEKLY BASIS AND ANY REPAIRS WILL BE DONE ON AS NEEDED BASIS.
 - SNOW REMOVAL - PARKING LOT WILL BE PLOWED AND SANDED WHEN SNOW REACHES 2 INCHES.

