

LEGEND
(ALL ITEMS EXISTING TO REMAIN UNLESS OTHERWISE NOTED)

---	PROPERTY LINE
—○—	OVERHEAD WIRE
—	GUARDRAIL
—X—X—	CHAIN LINK FENCE
○	UTILITY POLE
□	WATER VALVE
□	GAS VALVE
○	MONITORING WELL
○	SOLID MANHOLE COVER
○	INLET
○	ELECTRIC METER
○	SIGN ON POST
□	AREA LIGHT
○	PIPE BOLLARD
○	TRAFFIC SIGNAL
○	TREE
---	CONCRETE CURB
---	DEPRESSED CONCRETE CURB
---	PROP. CONCRETE CURB
---	PROP. DEPRESSED CONCRETE CURB
---	PROP. PARKING STALL COUNT
---	PROP. CURB RADI
---	PROP. CONCRETE MAT/ WALK
---	PROP. 7" CONCRETE TANK MAT
---	PROPOSED ASPHALT PAVEMENT
---	PROP. SAWCUT LINE

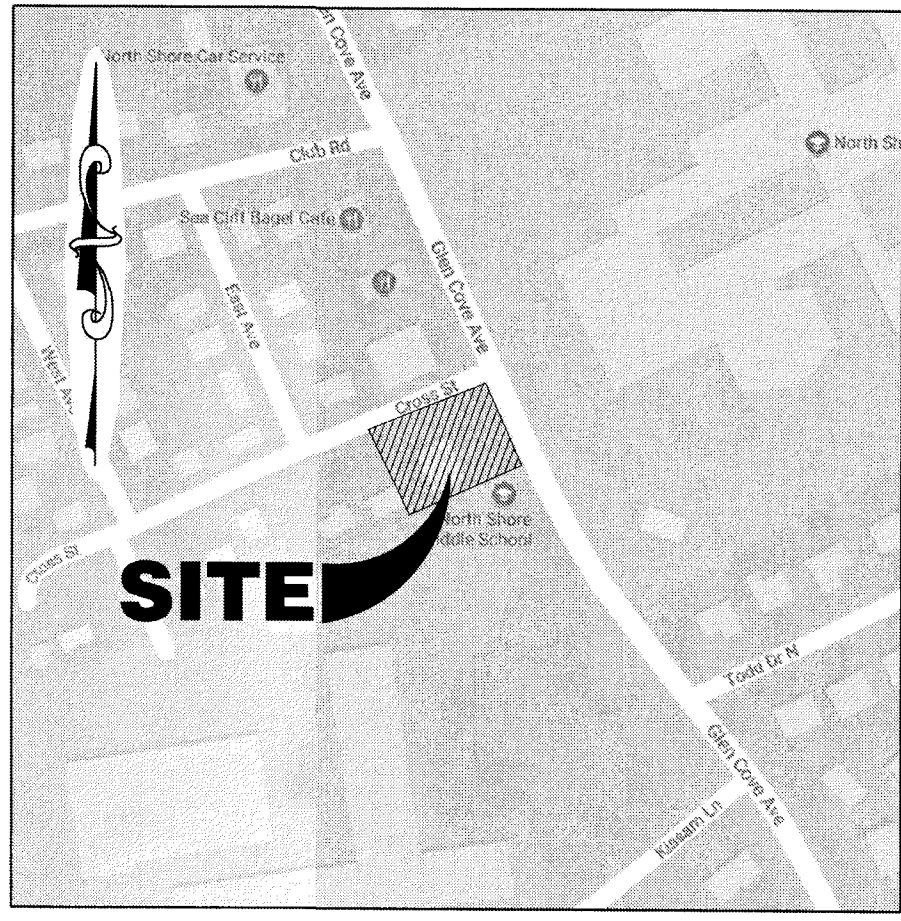
GENERAL NOTES

- THIS PLAN REFERENCES A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY: GALLAS SURVEYING GROUP DATED: 1/28/19
- PROPERTY OWNER: BLUE HILLS FUELS, LLC 2900 TELESTAR COURT FALLS CHURCH, VA 22042
- OPERATOR: BP PRODUCTS NA, INC. P.O. BOX 6038 ARTESIA, CA 90702
- APPLICANT: HIGH POINT ENGINEERING 521 CONKLIN STREET FARMINGDALE, NY 11735
- ZONE: BUSINESS B GASOLINE SERVICE STATION WITH MOTOR VEHICLE REPAIR SHOP USE APPROVED UNDER SPECIAL PERMIT ISSUED ON 3/2/21
- BULK REQUIREMENTS:

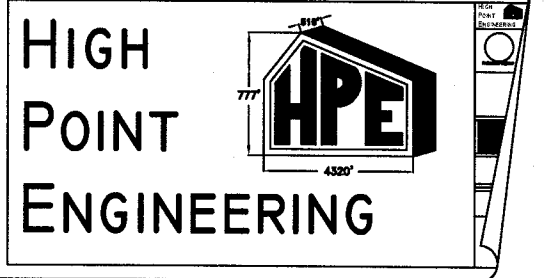
	CODE SECTION:	REQUIRED:	PROVIDED:
MIN. LOT AREA:	138-905	15,000 SF	13,860 SF (0.321 ACRES)*
MIN. WIDTH:	138A1	N/A	98.46'
MIN. FRONT YARD PROPERTY LINE:	138-907	100'	100'
MAX. LOT COVERAGE:	138-906	40%	10.9% (1,509 SF BLDG.)
MAX. GROSS FLOOR AREA:	138-A1	N/A	10.9% (1,509 SF)
MAX. BUILDING HEIGHT:	139-914	35' OR 3 STORIES	18'± (BUILDING)
FRONT YARD SETBACK:	138-908	15'	GLEN COVE AVE. 66' (BLDG.) CROSS ST. 38.1' (BLDG.)
MIN. SIDE YARD:	138-912	0' (10' IF PROVIDED)	8.7' (BLDG.)*
MIN. REAR YARD:	138-9.3	20'	43.3' (BLDG.)
MIN. BUFFER AT STREET FRONTAGE:	138-917.B	5'	0.0' (GLEN COVE AVE.)* 0.0' (CROSS ST.)*
MIN. BUFFER AT RESIDENTIAL:	138-917.A	20'	20'
- PARKING/ LOADING REQUIREMENTS:

MIN. SETBACK TO FRONT LOT LINE:	138-1007.E	15'	18' (GLEN COVE AVE.) 3.9' (CROSS ST.)*
MIN. SETBACK TO SIDE/ REAR LOT LINE:	138-1007.E	5' (NON-RES. BOUNDARY) 20' (RES. BOUNDARY)	1.8' 20'
PARKING:			
MIN. STALL SIZE:	138-1006.A	9'X20'	9'X20' 8'X20' ADA PARKING STALLS**
MIN. # OF STALLS:	138-1002.S	TBD VIA PLANNING BOARD SITE PLAN REVIEW	6 (INCL. 1 ADA STALL)
LOADING:			
MIN. STALL SIZE:	138-1006.B	12'X40'	N/A
MIN. # OF STALLS:	138-1004	TBD VIA PLANNING BOARD SITE PLAN REVIEW	0

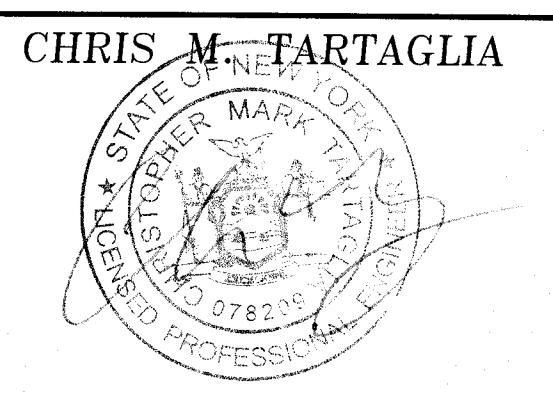
- * INDICATES EXISTING LEGAL NON-CONFORMING CONDITION TO REMAIN.
** INDICATES PROPOSED NON-CONFORMING CONDITION APPROVED BY THE BZA ON 3/3/21.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.
 - ALL 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.
 - ALL CATCH BASINS ALONG SITE FRONTAGES TO BE CLEANED AFTER CONSTRUCTION IS COMPLETED.
 - 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.
 - 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.
 - ANY BROKEN OR HAZARDOUS SIDEWALK, DRIVEWAY APRONS OR CURB ADJACENT TO THE SUBJECT SITE SHALL BE REPLACED IN ACCORDANCE WITH CURRENT STANDARDS.
 - 20' BUFFER ALONG SHARED PROPERTY LINE WITH RESIDENTIAL USE SHALL BE MAINTAINED AND KEPT CLEAR OF VEHICLES, EQUIPMENT, SUPPLIES, RUBBISH, ETC. PER SPECIAL PERMIT ISSUED ON 3/2/21.



KEY MAP
N.T.S.



521 CONKLIN STREET
FARMINGDALE, NY 11735
(516) 777-4320 FAX: (516) 777-4321
ALL PHASES OF ENGINEERING DESIGN,
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ZONING ANALYSIS & BID SPECIFICATION
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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	7/13/21	PER VILLAGE/ CLIENT COMMENTS

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:
BP STATION #66382
700 GLEN COVE AVENUE
VILLAGE OF SEA CLIFF
NASSAU COUNTY, NY 11578

SECTION: 21
BLOCK: M
LOTS: 79-84

SCALE: 1" = 10' HPE #: BPN18-51
DATE: 3/9/20 DWG #: BPN18-51-SP.1
DRAWN BY: GG CHECKED BY: AS

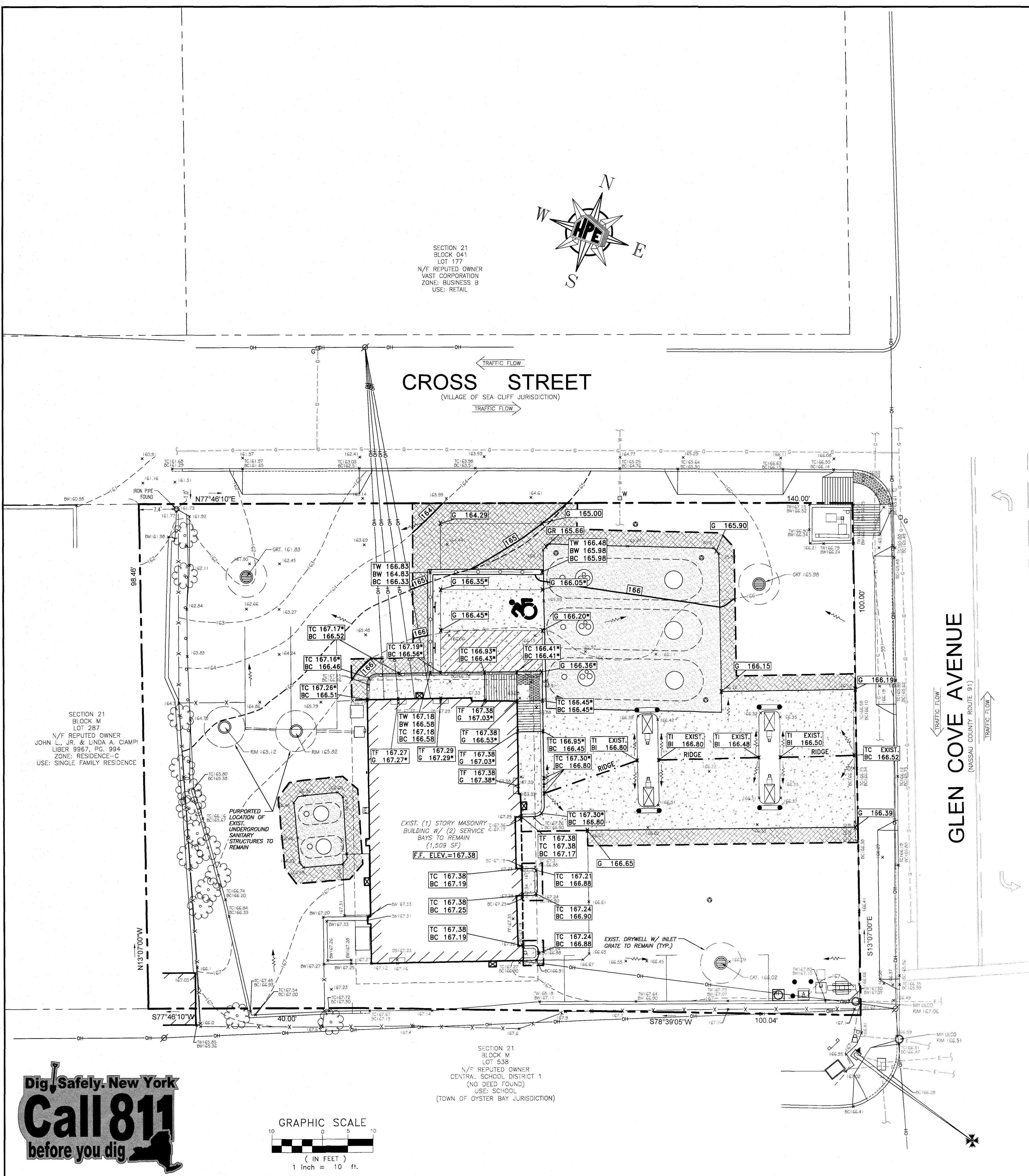
TITLE:

SITE PLAN

SHEET NO:

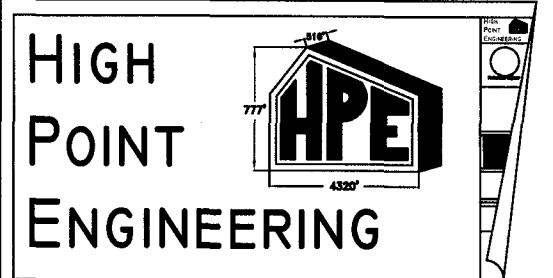
SP-1





GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHY AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR IS TO ENSURE 1% MIN. SLOPE AGAINST ALL GUTTERS TO PREVENT PUDDING. ANY DISCREPANCIES SHALL BE PROVIDED TO THE ENGINEER IN WRITING IMMEDIATELY.
- LOCATION OF EXISTING AND PROPOSED UTILITY SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES AND MARKED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER OF RECORD. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST POINTS. CROSSINGS WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR'S COORDINATION RESPONSIBILITY EXTENDS TO VERIFICATION OF ALL UTILITY CROSSING POINTS WITHIN SHOWN ON THESE PLANS OR AS A RESULT OF UTILITY PATH CHANGES.
- THE SUITABILITY OF EXCAVATED MATERIAL FOR USE AS BACKFILL SHALL BE DETERMINED BY THE CONTRACTOR'S ENGINEER.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, TO ENSURE THAT THE AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS.
- ALL CURVES TO HAVE 6" REVEAL UNLESS OTHERWISE NOTED.
- CONTRACTOR TO MAINTAIN MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS AT HANDICAP PARKING AREA AND 5% MAXIMUM RUNNING / 2% MAXIMUM CROSS SLOPE ALONG ADA PATH IN COMPLIANCE WITH ADA REQUIREMENTS.
- PROPOSED DISPENSER ISLANDS SHALL BE LEVEL WITH 6" MAX. REVEAL & 3" MIN. REVEAL.
- ALL ELEVATIONS SHOWN ARE BASED OFF NASSAU COUNTY DATUM REFERENCE BENCHMARK NO. 082020Z, ELEVATION = 177.75 FEET (REFER TO SURVEY PREPARED BY GALLAS SURVEYING GROUP, DATED: 1/28/19).



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CHRIS M. TARTAGLIA



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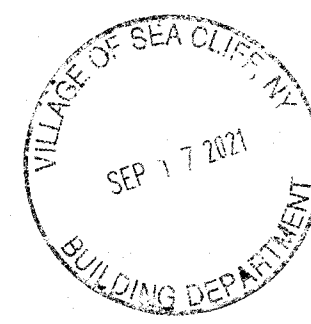
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REV. NO.	DATE	REVISION
1	7/13/21	PER VILLAGE/CLIENT COMMENTS

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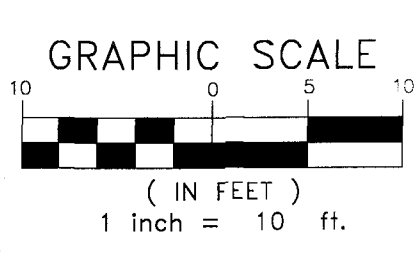
GRADING &
UTILITY PLAN

SHEET NO:

SP-2

REV. 1 OF 4

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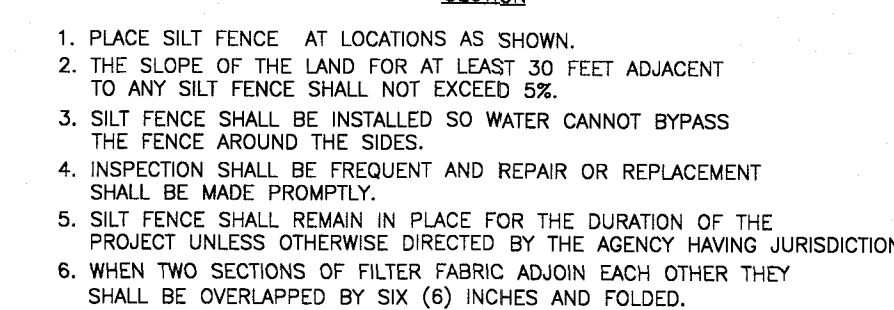
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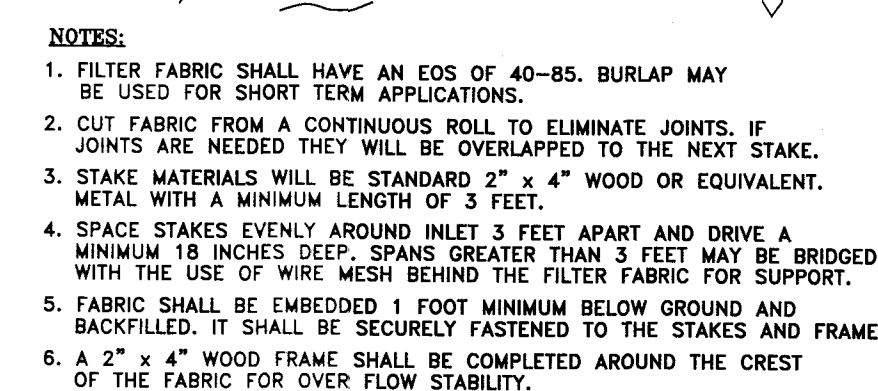


SP-3

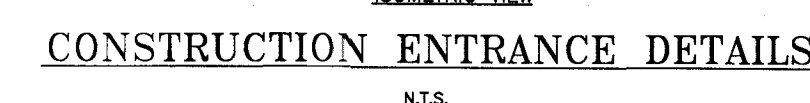
OF 4



N.T.S.
(ITEM #209.02000010



N.T.



TRAFFIC FLOW

PROP. S
FENCE
(TYP.) -

PROP. INLET PROTECTION (TYP.)

PROP. SILT FENCE

TRAFFIC FLOW

GLEN COVE AVENUE

This plan view shows a proposed inlet protection structure (hatched area) and a proposed silt fence (line with cross-ticks) located south of Glen Cove Avenue. A north arrow indicates traffic flow is towards the top of the page.

TO: SAC, NEW YORK

TRAFFIC FLOW

SECTION 21
BLOCK M
LOT 287
N/F REPUTED OWNER
JOHN L. JR. & LINDA A. CIAMP
LIBER 9967, PG. 994
ZONE: RESIDENCE-C
USE: SINGLE FAMILY RESIDENCE

EXIST. (1) STORY MASONRY
BUILDING W/ (2) SERVICE
BAYS TO REMAIN
(1.509 SF)

SECTION 21
BLOCK M
LOT 538
N/F REPUTED OWNER
CENTRAL SCHOOL DISTRICT 1
(NO DEED FOUND)
USE: SCHOOL
(TOWN OF OYSTER BAY JURISDICTION)

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

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