

SITE DATA
 PROJECT: BOLLA OIL CORP. (MEDFORD).
 APPLICANT: BOLLA OIL CORP.
 TAX MAP No.: DISTRIC 0200, SECTION 734, BLOCK 3,
 LOT(S) 2.3 & 2.4
 EXISTING ZONE: J-2 PROPOSED ZONE: J-5
 LOT AREA: 78,460 S.F.; 1.80 ACRES
 HAMLET: MEDFORD TOWN: BROOKHAVEN
 SCHOOL DISTRICT: PATCHOGUE-MEDFORD UFSD 24
 REQUESTING: SPECIAL PERMITS AND CHANGE OF ZONE FOR
 NEW MOTOR VEHICLE FUELING STATION, ACCESSORY
 CONVENIENCE STORE WAIVER FROM SPECIAL PERMIT
 CRITERIA.
 PREPARED BY: KEVIN PAPSASIAN P.E.

KEY MAP

DOT NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECT CABLE, DETECTOR CABLE, CONDUIT AND ALL UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION.
2. PRIOR TO STARTING ANY WORK AT THIS LOCATION, THE CONTRACTOR SHALL NOTIFY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION THAT A TONE-OUT OF SIGNAL EQUIPMENT IS NEEDED. PLEASE CALL INFORM OPERATOR AT (631) 904-3050.
3. ALL TRAFFIC SIGNALS SHALL BE MAINTAINED IN A TRAFFIC RESPONSIVE OPERATION AND ALL INTERCONNECT, WHERE EXISTING, SHALL BE MAINTAINED. THE CONTRACTOR SHALL PAY A LIQUIDATED DAMAGES CHARGE OF \$500.00 PER CALENDAR DAY IF ACTUATION AND COORDINATION IS NOT MAINTAINED.
4. CONTRACTOR TO CLEAN EXISTING DRAINAGE BASINS ALONG AND IMMEDIATELY ADJACENT TO THE LIE SITE FRONTAGE AT THE COMPLETION OF CONSTRUCTION.
5. REPAIR EXISTING SHOULDER, SIDEWALK AND CURBING AS ORDERED BY STATE ENGINEER.
6. ANY SIDEWALK PANELS OR CONNECTING PAVEMENT THAT HAVE SETTLED WITH A GREATER THAN 1/2" LIP OR CRACK OVER 1/2" WIDE SHALL BE REPLACED TO MEET ADA REQUIREMENTS.
7. NEW SIDEWALK ALONG THE SITE FRONTAGE SHALL FOLLOW DOT SPECIFICATION FOR SIDEWALK, ITEM 608.01050010, CONCRETE SIDEWALKS - UNREINFORCED (GRADING INCLUDED).
8. CONTRACTOR SHALL USE ITEM 608.21000003 CAST IRON EMBEDDED DETECTABLE WARNING UNITS OR ITEM 608.21 EMBEDDED DETECTABLE WARNING UNITS. THEY SHALL BE DARK GREY IN COLOR WHEN INSTALLED IN LIGHT CONCRETE AND BLENDED TRANSITIONS. NATURAL CAST IRON DETECTABLE WARNINGS MAY BE USED. DETECTABLE WARNINGS MUST BE ON THE NYS DOT APPROVED MATERIALS.

TOWN STANDARD NOTES:

1. ALL CONCRETE CURBING, SIDEWALKS AND DRAINAGE STRUCTURES SHALL CONFORM TO PLANNING BOARD STANDARD DETAILS AND SPECIFICATIONS.
2. 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.
3. 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.
4. LOCATION AND GRADES FOR CURBS AND WALKS TO BE VERIFIED WITH THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT, S.C.D.P.W. OR N.Y.S.D.O.T. PRIOR TO CONSTRUCTION.
5. ALL TRAFFIC CONTROL DEVICES, I.E. SIGNALS, SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH GUIDELINES OF THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND AS DIRECTED BY THE TOWN OF BROOKHAVEN, DIVISION OF TRAFFIC SAFETY.
6. 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 SUCH WORK ALONG A TOWN ROAD.
7. ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC (SUFFOLK COUNTY SPECIFICATIONS) UNLESS OTHERWISE NOTED ON PLAN.
8. STOP LINE DISTANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS IN ACCORDANCE WITH A.A.S.H.T.O. REQUIREMENTS.

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES.
2. CONTRACTOR TO SUBMIT WORK SCHEDULE TO BOLLA (14) DAYS PRIOR TO COMMENCEMENT OF WORK, UNLESS OTHERWISE STATED BY BOLLA IN WRITING.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF SITE FOR SAFETY AND SECURITY ISSUES PRIOR TO COMMENCEMENT OF WORK.
4. ALL WORK PERFORMED TO BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, AND LOCAL GOVERNING AUTHORITY REGULATIONS AND TO THE SATISFACTION OF BOLLA.
5. CONTRACTORS TO VERIFY WITH BOLLA ALL ITEMS TO BE REMOVED PRIOR TO COMMENCEMENT OF WORK, AS WELL AS ALL ITEMS TO BE STOCKPILED FOR BOLLA.
6. ALL EXPANSION JOINTS FOR CONCRETE TO MEET HESS SPECIFICATIONS.
7. ALL CONCRETE CURBING, SIDEWALKS AND DRAINAGE STRUCTURES SHALL CONFORM TO TOWN OF BROOKHAVEN PLANNING BOARD AND ENGINEERING STANDARD DETAILS AND SPECIFICATIONS. THE TOWN OF BROOKHAVEN DEPARTMENT OF BUILDING SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ALL CONSTRUCTION.
8. LOCATION AND GRADES FOR CURBS AND WALKS TO BE VERIFIED WITH THE TOWN OF BROOKHAVEN OR N.Y.S.D.O.T. PRIOR TO CONSTRUCTION.
9. ALL TRAFFIC CONTROL DEVICES, I.E. SIGNALS, SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH GUIDELINES OF THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND AS DIRECTED BY THE N.Y.S.D.O.T., DIVISION OF TRAFFIC SAFETY.
10. GASOLINE SERVICE STATION SHALL BE SUPERVISED BY THE OWNER OR EMPLOYEE OF THE OWNER AT ALL TIMES WHEN THE STATION IS OPEN FOR OPERATION.
11. ALL EMERGENCY SHUT-OFF SWITCHES SHALL BE INSTALLED FACING ISLANDS BEING SERVED.
12. "NO SMOKING, STOP ENGINE" SIGNS SHALL BE INSTALLED AT 7'-5" ABOVE ISLANDS.
13. FIRE SUPPRESSION IS REQUIRED, DRAWINGS WILL BE SUPPLIED BY THE CONTRACTOR AND INSTALLED ACCORDING TO THE TOWN FIRE MARSHAL REQUIREMENTS.
14. DEPTH TO GROUND WATER 25± FEET BASED PER U.S.G.S. RECORDS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECT CABLE, DETECTOR CABLE, CONDUIT AND ALL UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION.
16. PRIOR TO STARTING ANY WORK AT THIS LOCATION SHALL NOTIFY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION THAT A TONE-OUT OF SIGNAL EQUIPMENT IS NEEDED.
17. ALL TRAFFIC SIGNALS SHALL BE MAINTAINED IN A TRAFFIC RESPONSIVE OPERATION AND ALL INTERCONNECT, WHERE EXISTING, SHALL BE MAINTAINED. THE CONTRACTOR SHALL PAY A LIQUIDATED DAMAGES CHARGE OF \$500.00 PER CALENDAR DAY IF ACTUATION AND COORDINATION IS NOT MAINTAINED.
18. ALL WORK WILL BE COORDINATED WITH OUR CAPITAL PROJECT PIN 0016.27 WHICH IS CURRENTLY SCHEDULED FOR CONSTRUCTION THE FALL OF 2018.
19. REPAIR EXISTING SHOULDER, SIDEWALK AND CURBING AS ORDERED BY STATE ENGINEER.
20. TOPSOIL MAY NOT BE REMOVED AND SHALL REMAIN ON SITE FOR LANDSCAPING PURPOSES.
21. REFER TO COVER SHEET FOR THE APPROVED TOWN OF BROOKHAVEN "DECLARATION OF COVENANTS & RESTRICTIONS".
22. REFER TO COVER SHEET FOR TOWN OF BROOKHAVEN "PLANNING BOARD CONDITIONS".

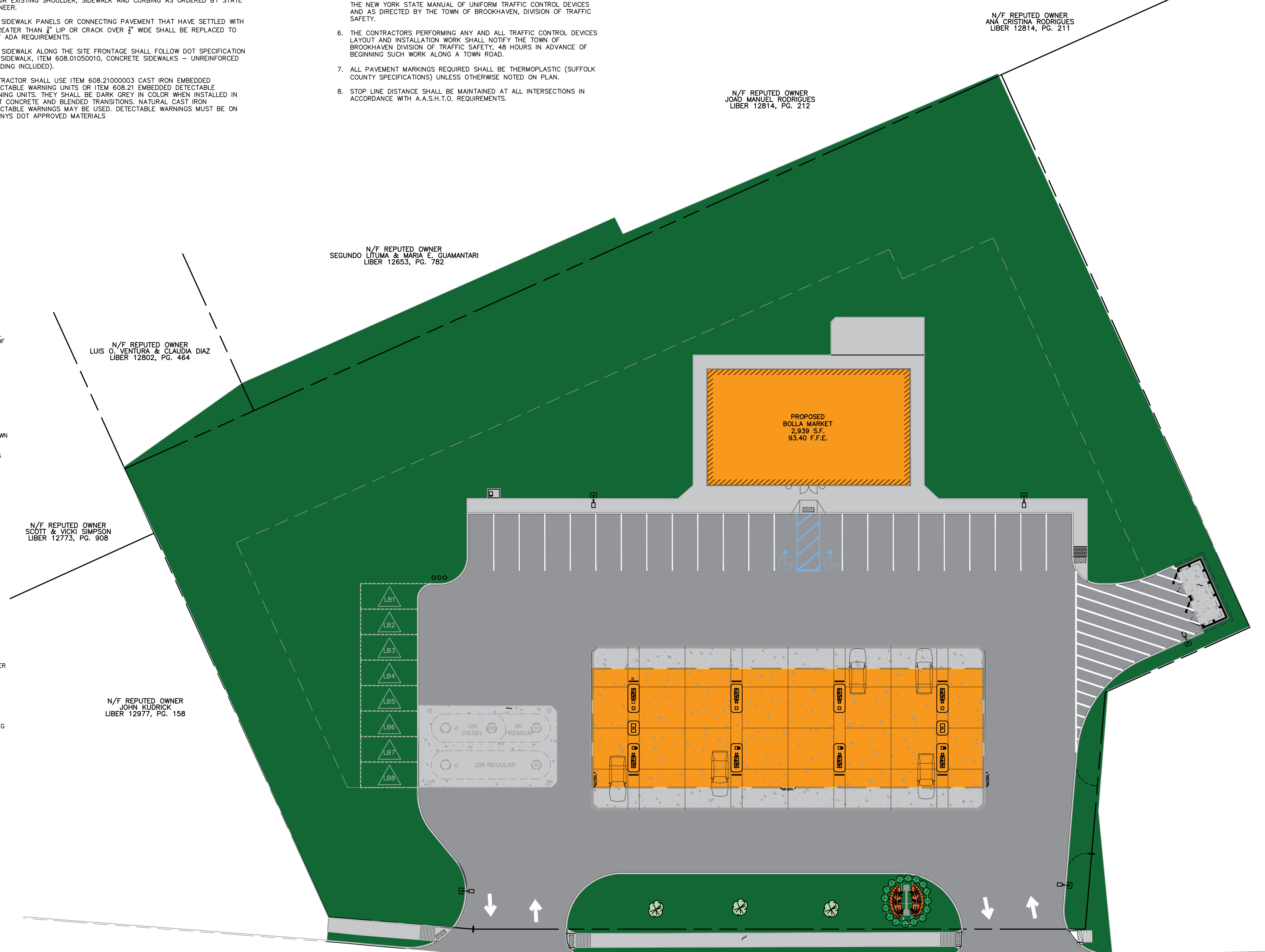
ESTIMATE OF QUANTITIES TABLE

ITEM	QUANTITY	UNIT
1. CONCRETE CURB (IN SITE)	745.4	L.F.
2. ASPHALT CURB	N/A	
3. SIDEWALKS (IN SITE)	2,439.3	S.F.
4. SIDEWALKS (ROW)	942	S.F.
5. PAVING (ASPHALT & CONCRETE)	29,239.3	S.F.
6. TRASH ENCLOSURE	295.1	S.F.
7. HVAC	439	S.F.
8. TANK FIELD	2,044.6	S.F.
9. LEACHING BASIN	TBD	
10. CATCH BASIN	TBD	
11. STOCKADE FENCE	TBD	
12. PICKET FENCE	TBD	
13. SCREEN PLANTING	TBD	
14. SHRUBS	N/A	
15. TREES	N/A	
16. SEEDING/LAWN AREA	N/A	
17. RECHARGE BASIN EXCAVATION	N/A	
18. RECHARGE BASIN PLANTING	N/A	

* #5. INCLUDES CONC. AREA UNDER CANOPY

PROPOSED SITE PLAN

DIST. 0200, SEC. 734, BLOCK 03, LOT 2.3 & 2.4
 EXISTING ZONE: J-2



LEGEND	
SYMBOL	DESCRIPTION
A	INSTALL SELF CONTAINED AIR TOWER ON CONC. PAD
ADA	NEW ADA PARKING STALL SIGN
B	STAINLESS STEEL INVERTED "U" BUMPER POSTS; SEE DETAIL
BP	BITUMINOUS PAVING - SEE SPECIFICATIONS
BOLLA*	BOLLA SYMBOL/DECORATIVE WALL
CC	4000 P.S.I. CONCRETE CURBING (MIN. 6" ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED) MEETING REQUIREMENTS OF ALL AUTHORITIES. PROVIDE EXPANSION JOINTS AT 20'-0" MAXIMUM. SEE DETAILS AND SPECIFICATION FOR AIR ENTRAINMENT, REINFORCEMENT, ETC.
CF	12" HIGH, 12 GAUGE STAINLESS STEEL CURB FASCIA.
CR	CURB RAMP MEETING REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
EJ	FULL DEPTH EXPANSION JOINT. PROVIDE SEALER AND BACKER ROD AT ALL 6" THICK AND 9" THICK CONCRETE MATS. SEE SPECIFICATIONS.
TNK	TWO (2) NEW DOUBLE WALL FIBERGLASS UNDERGROUND STORAGE TANKS: 1) 20,000 GALLON REGULAR TANK 2) 20,000 GALLON COMPARTMENT TANK: 8K PREMIUM, 12K REGULAR
BOLLA	CANOPY FACADE SIGNS (3 TOTAL @ 12 S.F. EACH)
BOLLA MARY*	BOLLA MARY SIGN/DECORATIVE 20 S.F. BOLLA SIGN FOR BUILDING (SEE BUILDING ELEVATIONS)
ID #1	INSTALL NEW FIXED IDENTIFICATION SIGN FURNISHED BY BOLLA 64 S.F., 16" HIGH ON NEW CONCRETE FOUNDATION.
L	NEW LANDSCAPING
MTE	MASONRY TRASH ENCLOSURE
P	PREMIUM UNLEADED GASOLINE.
PL	PLUS UNLEADED GASOLINE.
RC4	4" THICK 4000 P.S.I. CONCRETE REINFORCED WITH 1 LAYER OF #6-W2.0W2.0 WELDED WIRE MESH SET 2-1/2" BELOW TOP. SEE SPECIFICATIONS FOR AIR ENTRAINMENT, ETC.
RC5	5" THICK 4000 P.S.I. CONCRETE REINFORCED WITH 1 LAYER OF #6-W2.0W2.0 WELDED WIRE MESH SET 2-1/2" BELOW TOP. SEE SPECIFICATIONS FOR AIR ENTRAINMENT, ETC.
RC6	6" THICK 4000 P.S.I. CONCRETE REINFORCED WITH 1 LAYER OF #6-W2.0W2.0 WELDED WIRE MESH SET 2-1/2" BELOW TOP. SEE SPECIFICATIONS FOR AIR ENTRAINMENT, ETC.
RC8	8" THICK 4000 P.S.I. CONCRETE REINFORCED WITH 1 LAYER OF #6-W4.0W4.0 WELDED WIRE MESH SET 2-1/2" BELOW TOP. SEE SPECIFICATIONS FOR AIR ENTRAINMENT, ETC.
R	REGULAR UNLEADED GASOLINE.
TF	TOE FOOTING
V	NEW VENTS (MINIMUM 12' - 0" ABOVE FINISHED GRADE). SEE TANK INSTALLATION DRAWING.
YL	INSTALL AND PAINT GRAY, NEW HARDOUGH & POLE (FURNISHED BY HESS) ON NEW CONCRETE BASE. SEE DETAIL SHEET.
Handicap Symbol	HANDICAP PARKING PAVEMENT MARKING
S 10' 10" 10" W 100.00	PROPERTY LINE W/ BEARING AND DISTANCE
Parking Space Symbol	PARKING SPACE
Curb Ramp Symbol	CURB RAMP W/ DETECTABLE WARNING TRUNCATED DOMES (NOT DRAWN TO SCALE ON PLAN, SEE DETAIL SHEETS)

N/F REPUTED OWNER
 DUAHARI REALTY CORP.
 LIBER 12077, PG. 420

APPLICANT

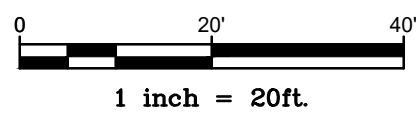
BOLLA OIL CORP.
 809 STEWART AVENUE.
 GARDEN CITY, NY 11530
 (516) 512-6552

SITE DATA

TOTAL SITE AREA:	78,460 S.F.	
BUILDING AREA:	EXISTING	PROPOSED
CANOPY #1 AREA:	N/A	2,939 S.F.
TOTAL =	N/A	5,798 S.F.
ACTUAL FLOOR AREA RATIO =	N/A	0.11
* PAV. & CONC.:	41,487 S.F.	29,341 S.F.
LANDSCAPING/	32,697 S.F.	40,384 S.F.
NATURAL AREA:		
REQUIRED PARKING: (1/100)	32	TOTAL REQUIRED
+2 (FUELING STATION)		
PROVIDED =		23
LANDBANKED =		8
TOTAL =		31
TOTAL REQUIRED		34

* INCLUDES TRASH ENCLOSURE AND SIDEWALKS. EXCLUDES AREA BENEATH CANOPY & BUILDING.
 * "PAV. & CONC." DOES NOT ACCOUNT FOR AREA UNDER CANOPY

GRAPHIC SCALE



NEW YORK STATE ROUTE 112

(A.K.A. PATCHOGUE-PORT JEFFERSON HIGHWAY)
 (A.K.A. MEDFORD ROAD)
 (A.K.A. MEDFORD AVENUE)
 (VARIABLE WIDTH)

B. THAYER ASSOCIATES
 ARCHITECTURE • ENGINEERING • LANDSCAPE ARCHITECTURE • SURVEYING
 89 SUNNYSIDE BOULEVARD, WOODBURY, NY 11797
 TEL. (516) 364-0660 • FAX (516) 360-0668
 PREPARED BY:

NO.	DATE	REVISION
8		
7		
6		
5		
4		
3		
2	11.01.20	REVISED PER TOWN & CLIENT COMMENTS

PROJECT: BOLLA MARKET (USA)
 2664 NYS ROUTE 112
 MEDFORD, TOWN OF BROOKHAVEN
 COUNTY OF SUFFOLK, STATE OF NEW YORK
 DRAWING TITLE: SITE PLAN

SCALE:	1"=20'
DRAWN BY:	HR
CHECKED BY:	KP
DATE:	05/07/2021
PROJECT NO.:	0981.006.00
DWG. NO.:	01