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LEGEND	
EXISTING	PROPOSED

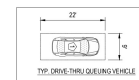
PROPOSED KEY DESCRIPTIONS

(AS) ON-SITE ASPHALT PAVEMENT
(BS) CONCRETE FILL/ROAD BOLLARD
(C) BUREAU
(CS) CONCRETE CURB
(F) FLUSH CURB
(G) CANOPY COLUMN
(H) CONCRETE SIDEWALK
(I) CANOPY
(J) HANDRAIL (CONFORMING TO FEDERAL ADA REQUIREMENTS)
(K) ACCESSIBLE RAMP
(L) LANDSCAPED AREA
(M) ACCESSIBLE PARKING STALL
(N) PAINTED STOP BAR
(O) PAINTED STRIPING
(P) PAINTED SIDEWALK CROSSWALK
(Q) PROPOSED SIGN DESCRIPTIONS

(R) "STOP" SIGN MUTCD R1-1
(S) "NO PARKING ANY TIME" SIGN (GENERAL) MUTCD R1-10
(T) RESERVED PARKING SIGN (WITHOUT ARROWS) MUTCD R1-10
(U) "NO ACCESSIBLE SIGN" MUTCD R1-10
(V) YIELD HERE TO PEDESTRIANS SIGN MUTCD R1-6

HATCH LEGEND	
HATCH	DESCRIPTION
	PROF. CONCRETE WALK
	PROF. CONCRETE PAVEMENT IN THE RIGHT-OF-WAY
	PROF. CONCRETE PAVEMENT
	PROF. ASPHALT PAVEMENT IN THE RIGHT-OF-WAY
	PROF. GRASS AREA IN ROW

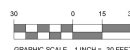
THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING INSTRUMENTS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHERE SUCH ALTERATIONS ARE MADE. THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE INSTRUMENTS. SEE EDUCATION LAW SECTION 2205(2).



TOWN OF ISLIP NOTES

- CONTACT THE ENGINEERING INSPECTOR (813-224-5900) 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 RELOCATED BELOW GROUND.
- OBTAIN A TOWN RIGHT OF WAY WORK PERMIT.
- CLEARING LIMIT LINES SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR, AND EITHER SHOWING 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 PERMANENT WALLS, DUMPING OF MATERIAL, EXCAVATION, MINING, OR SIMILAR ESTABLISHMENT OF LAND REQUIRES AN APPROVED SITE PLAN. COMMENCEMENT OF ANY ACTION OR UNLAWFUL ACTIVITY WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
- CONTRACTOR SHALL CONTACT THE FIRE MARSHAL'S OFFICE PRIOR TO INSTALLATION OF ANY FIRE SERVICE WATER LINES TO PROVIDE FOR PROPER INSPECTION/COORDINATION.
- ALL EXISTING OR PROPOSED SUBURBAN ELECTRIC, TELEPHONE OR CABLE SERVICES SHALL BE INSTALLED IN APPROPRIATE CONDUIT OR SEWERS WHEN PERMANENT IMPROVED SURFACES ARE PROPOSED OVER THE RIGHT-OF-WAY.
- ALL RICA AND FILL MATERIALS ARE TO BE FROM AN APPROVED SOURCE. RECYCLED PORTLAND CEMENT CONCRETE AGGREGATE (RICA) IS TO BE CERTIFIED DOCUMENTATION IS TO BE PROVIDED SHOWING THAT THE MATERIAL OBTAINED IS FROM A WASTIC RECYCLED RICA PROVIDER. CONSTRUCTION AND DEMOLITION (C&D) DEMBRING PROCESSING FACILITY AS SPECIFIED IN SECTION 160.16.1 OF NEW YORK PART 360, "SOLID WASTE MANAGEMENT FACILITIES".
- LOAD TICKETS REQUIRED FOR ALL MATERIALS BROUGHT ON SITE, IDENTIFYING THE SOURCE AND QUANTITY OF MATERIAL. ALL FILL TO SATISFY THE REQUIREMENTS OF SECTION 2205.08 OF NEW YORK.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



VETERANS MEMORIAL HIGHWAY (A.K.A. NEW YORK STATE ROUTE 454) (VARIABLE WIDTH)

SITE LAYOUT NOTES

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THE ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE LIABILITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SIGN, BARRIERS, AND ANY NECESSARY POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SITE EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOSS OF SOILS FROM WASHING OFF THE CONSTRUCTION SITE. THE CONTRACTOR MUST COORDINATE THE LOCATION OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS AND SCHEMATIC PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE TOWN OF ISLIP AND/OR THE PROJECT. ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING. ALL DIMENSIONS ARE TO BE FIELD-VERIFIED. STAKE OUT THE LOCATIONS OF ALL SIGNS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS VALUES NOTED CLOSELY OTHERWISE.
- WHEN APPLICABLE, OWNER OPERATOR MUST FILE THE NOC FOR IMPROVED PAVEMENTS AND/OR REQUIRED IMPROVED PAVEMENTS BASED UPON THE DESIGN STAGE OF CONSTRUCTION. LAND DISTURBANCE ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES INCLUDING TOWN ENGINEER'S PRELIMINARY PLAN REVIEW REQUIREMENTS. THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS.
- ALL WEATHERED/REPRODUCED CONCRETE MUST BE AN ENHANCED AND INCLUDE THE MANUFACTURER'S SPECIFIC INSTRUCTIONS FOR PROTECTION AND MAINTENANCE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
- THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND RISK, ALL SIGNAGE, CURBS AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT.
- ALL SIGNAGE AND PRE-EXISTING IDENTIFICATION SIGNS TO BE FIELD-VERIFIED SEPARATE APPLICATIONS.
- WORK WITHIN THE RIGHT-OF-WAY OF VETERANS MEMORIAL HIGHWAY MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION.
- WORK WITHIN THE RIGHT-OF-WAY OF FEUERISEN AVENUE AND KOSKUTH AVENUE MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE TOWN OF ISLIP PUBLIC WORKS DEPARTMENT.

SPECIAL PERMIT REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
OUTSIDE SEATING	08-406.1-C	OUTSIDE SEATING SHALL BE PERMITTED FOR DINING PURPOSES ONLY.	COMPLIES
		EXTERIOR LIVE ENTERTAINMENT OR DANCING OF ANY KIND SHALL NOT BE PERMITTED TO OPERATE BETWEEN THE HOURS OF 9:00 A.M. AND 11:00 P.M.	COMPLIES
OUTSIDE SEATING	08-406.1-C	OUTSIDE SEATING SHALL NOT BE PERMITTED ADJACENT TO THE BUILDING UNLESS PROVIDED IT DOES NOT ENCRUMB OR DISTRIBUTE ANY SIDEWALK ADJACENT TO A PARKING LOT BY MORE THAN SIX FEET, AND FURTHER PROVIDED THERE IS A MINIMUM UNOBSTRUCTED SIDEWALK AREA OF EIGHT FEET.	COMPLIES
		THE OUTDOOR AREA SHALL BE LOCATED A MINIMUM OF 150 FEET FROM ANY SINGLE-FAMILY RESIDENCE.	COMPLIES

ZONING TABLE			
ZONING: INDUSTRIAL CORRIDOR DISTRICT			
USE: FAST FOOD RESTAURANT & OUTDOOR SEATING (REQUIRES SPECIAL PERMIT FROM PLANNING BOARD PER 08-406.1-C)			
APPLICANT INFORMATION			
OWNER:	EB AT VETERANS HWY, LLC 300 JERICO TURNPIKE, SUITE 100 JERICO, NY 11753		
APPLICANT:	EB AT VETERANS HWY, LLC 300 JERICO TURNPIKE, SUITE 100 JERICO, NY 11753		
BULK REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
MIN. LOT AREA DEDICATED TO USE (FAST FOOD RESTAURANT & OUTDOOR SEATING)	08-470D	N/A	104,891 SF EXIST. 103,292 SF AFTER PROP. EROSION
MIN. FRONTAGE ON VETERANS MEMORIAL HIGHWAY	08-470D	150'	394.92'
MIN. FRONTAGE ON SECONDARY ROAD	08-470D	150'	314.87' (FEUERISEN AVENUE)
MIN. FRONT YARD	08-470A	0'	106.4' (PROPOSED BLDG.)
MIN. SIDE YARD	08-470A	0'	163.2' (PROPOSED BLDG.)
MIN. REAR YARD	08-470A	25'	211.6' (EXISTING BLDG.)
MIN. BUILDING HEIGHT	08-406A	07'	35.2' (PROPOSED BLDG.)
MAX. FAR	08-406A	0.35	0.22
MIN. PARKING SETBACK TO PROPERTY LINE	10-0-5.1	5'	3.2' (EXISTING)
MIN. LANDSCAPE AREA (INCLUDING BUFFER)	10-0-5.1	20%	30.89% (20,652.10 SF)
MIN. LANDSCAPE AREA IN FRONT YARD	10-0-5.1	50% OF TOTAL REQUIRED (10,326.10 SF)	27,166.90 SF
MIN. LANDSCAPE DEPTH ALONG VETERANS MEMORIAL HIGHWAY	08-470A	40' (15' MAX MAY BE LOCATED IN P.O.R.)	30' (PROPOSED ON-SITE)
MIN. LANDSCAPE DEPTH ALONG LOUIS KOSKUTH AVENUE	08-470A	25'	13.2' (PROPOSED ON-SITE)
MIN. LANDSCAPE DEPTH ALONG FEUERISEN AVENUE	08-470A	25'	13.2' (PROPOSED ON-SITE)
MIN. REQUIRED STREET TREES	10-0-5.1	TREES SHALL BE MAINTAINED TWENTY (20) FEET ON CENTER	COMPLEX (SEE LANDSCAPE PLAN C)
PARKING REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	10-0-1.1	9' x 19'	9' x 19'
MIN. AVAILABLE WIDTH	10-0-1.1	25'	23.7'
MIN. NUMBER OF STALLS	08-406A	123	92
MIN. DRIVE-THRU GUIDE	08-406A	12 PER DRIVE-THRU WINDOW = 12 CARS	20
REQUIRED FOR RESTAURANT USE: 1 STALL, 12 SEATS OR 1 STALL, 100 SF OF GRA, WHICHEVER GREATER REQUIRED FOR OFFICE USE: 1 STALL, 200 SF OF GRA REQUIRED 30 SEATS x 10' x 10' = 25 STALLS REQUIRED 30 SEATS x 10' x 10' = 25 STALLS REQUIRED 20 100 SF x 10' = 20 STALLS OF GRA REQUIRED 20 100 SF x 10' = 20 STALLS OF GRA			
TOTAL REQUIRED STALLS: 22 @ 1100 x 125 = 125 STALLS + 20 STALLS			
TOTAL PROVIDED STALLS: 92 STALLS (INCLUDING 12 ACCESSIBLE STALLS)			
LANDSCAPE PLAN C			

TOI SITE PLAN # TBD
PLANNING BOARD # TBD
HEALTH DEP. REF. # TBD

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENGINEERING
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DESIGNED BY
6	12/28/2021	UPDATED SIGNAGE	AS
5	9/13/2021	CLIENT REVISIONS	AS
4	10/18/2021	UPDATED SITE LAYOUT	AS
3	11/29/2021	CLIENT REVISIONS	AS
2	11/29/2021	CLIENT REVISIONS	AS
1	12/2/2021	CLIENT REVISIONS	AS
11	2/2/2022	CLIENT REVISIONS	AS
12	4/12/2022	ENGINEERING COMMENTS	MB
13	8/3/2023	PLAZA ADDITION	MB

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT: 202303
DRAWN BY: MB
CHECKED BY: MB
DATE: 03/04/2023
CAD ID: 202303-001-1A

PROJ. SITE PLAN DOCUMENTS

FOR

ENGL BURMAN
PROPOSED DEVELOPMENT
3355 VETERANS MEMORIAL HIGHWAY
RONKONOMA, NY 11779
TOWN OF ISLIP
SUFFOLK COUNTY
SCTM# 500-147-2-28 & 29.1

BOHLER
275 BROAD HOLLOW ROAD
MELVILLE, NY 11747
PHONE: (631) 738-3200
FAX: (631) 285-6464
www.BohlerEngineering.com

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NUMBER:
C-301

REVISION 15 - 8/3/2023