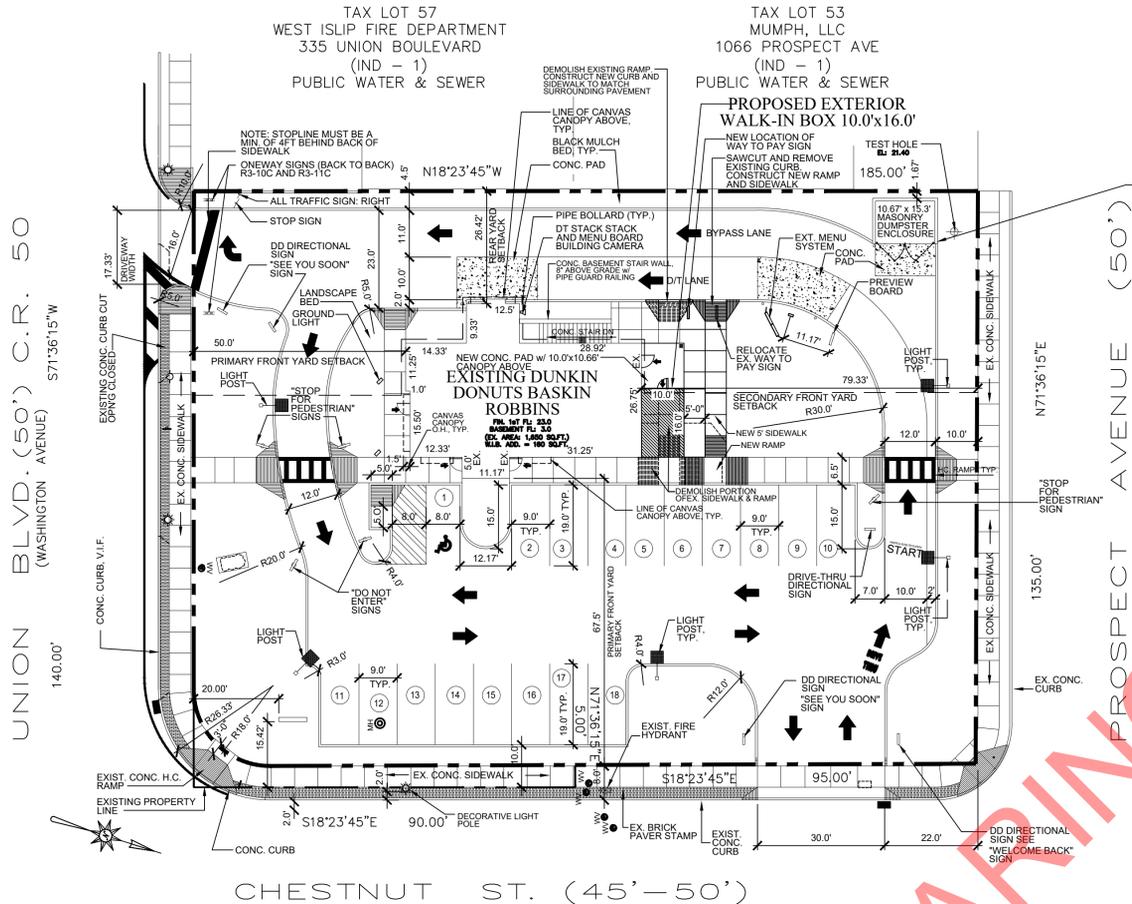


ISLIP TOWN NOTES:
 -CONTACT THE ENGINEERING INSPECTOR (631-224-5360) AT LEAST 48 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE TOWN ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE.
 -COORDINATE AND COMPLETE ALL UTILITY RELOCATIONS. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.
 -OBTAIN A TOWN RIGHT-OF-WAY WORK PERMIT PRIOR TO CONSTRUCTION WITHIN THE TOWN RIGHT-OF-WAY (631-224-5610).
 -CLEARING LIMIT LINES SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR, AND EITHER SNOW FENCING OR CONSTRUCTION FENCING SHALL BE ERRECTED 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 RETAINING WALLS, DUMPING OF MATERIAL, EXCAVATION, MINING, OR SIMILAR DISTURBANCE OF LAND REQUIRES AN APPROVED SITE PLAN. COMMENCEMENT OF ANY LEGAL ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.
 -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.
 -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 NYSDEC REGISTERED OR PERMITTED CONSTRUCTION AND DEMOLITION (C&D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360.16.1 OF ENYCCR 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 2BF OR ITEM 2SB.
 -ALL CONSTRUCTION & DEMOLITION MATERIAL EXPORTED FROM THE SUBJECT PARCEL SHALL BE TRANSFERRED TO AN APPROVED NYSDEC FACILITY. LOAD/TRANSFER TICKETS TO BE RETAINED AND COPIES PROVIDED TO THE TOWN OF ISLIP ENGINEERING INSPECTOR FOR THE RECORD.
 -THE TOWN OF ISLIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION P, 5 SHALL BE FOLLOWED.
 -APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE SHALL FOLLOW THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL PAGES 5A.75 AND 5A.76. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR USE WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
 -REFUSE FACILITIES SHALL BE MAINTAINED BY THE APPLICANT/OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND/OR FUMES. APPLICANT/OPERATOR SHALL MAINTAIN REFUSE ENCLOSURE GATES IN A CLOSED POSITION EXCEPT AT TIMES UNITS ARE BEING ACCESS FOR LOADING OR UNLOADING OF DUMPSTERS.
 -PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE DEDICATION(S) TO THE TOWN OF ISLIP MUST BE RECORDED WITH THE SUFFOLK COUNTY CLERK.
 -PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE LIGHTING CONTRACTOR OR ELECTRICIAN SHALL PROVIDE AN UNDERWRITER'S LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED.



SCHMATIC SITE PLAN
 SCALE: 1" = 20'-0"

PARKING CALCULATIONS:
 TABLE OF MINIMUM REQ'D PARKING SPACES, APPENDIX E
 TOWN OF ISLIP TABLE OF MIN. REQ'D PARKING SPACES

Restaurant, Minor
 (1) per (2) seats of permanent seating
 -or-
 (1) per 100sq.ft. of GFA
 -or-
 (1) per (4) persons legally accommodated
 whichever is greater.

(1) per (2) seats of permanent seating
 (10) seats provided = (5) stalls req'd
 -or-
 (1) per 100sq.ft. of GFA = 1950sq.ft. / 100 = 19.50 =
 (20) stalls req'd
 -or-
 (1) per (4) persons legally accommodated =
 (10) seats + (8) queue + (7) employees = (15) seats =
 (4) stalls req'd

Basement Area = Basement Non-Habitable - No Parking Req'd

TOTAL STALLS REQUIRED = (20)
 Total Provided = (18) Stalls
 *VARIANCE REQ'D FOR (2) STALLS

SITE DATA TABLE

SCTM#: 0500-245.00-03.00-049.001, 050.000
 ZONE: BUSINESS 3 DISTRICT (B3)
 USE: RESTAURANT, MINOR, w DRIVE-THRU
 TOTAL LOT AREA: 24,825 sq.ft. (0.57 ACRES)
 TOTAL BUILDING AREA (GFA): 1,950sq.ft.

DESCRIPTION	REQUIREMENT/ALLOWED	PROPOSED
MAXIMUM BUILDING HEIGHT	\$68-306 35.0 FT	25.35 FT +/-
MAXIMUM FLOOR AREA RATIO (F.A.R.)	\$68-307 0.25	0.077
MINIMUM LOT AREA	\$68-308C 20,000 SF	24,825 SF
MINIMUM WIDTH OF LOT	\$68-310(B) 100.0 FT	135.0 FT
MINIMUM FRONT YARD SETBACK	\$68-311(B) 15.0 FT	67.5 FT
MINIMUM SIDE YARD SETBACK	\$68-312 10.0 FT	50.0 FT
MINIMUM REAR YARD SETBACK	\$68-312 10.0 FT	26.42 FT

F. A. R. MAXIMUM ALLOWED 25% = 24825 x .25 = 6,206.25 SF

COVERED AREA:
 MINOR RESTAURANT USE = 1,650 SF EXISTING
 MINOR RESTAURANT USE = 160 SF PROPOSED ADDITION
 MINOR RESTAURANT USE = 1,810 SF TOTAL

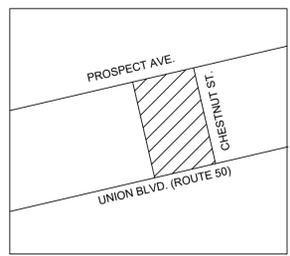
BASEMENT (NON-HABITABLE):
 1,650 SF BASEMENT
 35 SF EXISTING

OUTDOOR CANOPIES:
 35 SF EXISTING

PROPOSED TOTAL AREA FOR F. A. R. :
 1,810sq.ft. + AWNINGS (8.7 + 10.2 + 15.75) 34.65 = 1844.65
 F. A. R. % = 1,844.65 / 24,825 = 0.07431 = 7.4%

NOTE:
 ELEVATIONS ARE IN NAV 88 DATUM

PLAN ORIENTATION
 PLAN SCALE: 1" = 20'-0"



KEY MAP
 N.T.S.

NOTE:
 SITE PLAN IS EXISTING WHICH WAS APPROVED BY TOWN OF ISLIP & CO ISSUED. THE ONLY WORK PROPOSED IS 10'x16' WALK-IN BOX ADDITION & NEW 10.0' x10.66' CANOPY w MINOR SIDEWALK RELOCATION / MODIFICATION TO ALLOW SPACE FOR PROPOSED ADDITION

NOTE:
 EXISTING IRRIGATION SYSTEM TO BE CHECKED & SERVICED AS REQUIRED

NOTE:
 SITE PLAN IS BASED UPON SITE SURVEY BY:
 DONALD L. MALM, JR. LAND SURVEYOR
 61 NASSAU AVE., ISLIP, NY 11751
 631-581-0003
 DATE: JAN. 2012
 FINAL: NOV. 2017
 AMENDED: DEC. 2017

TEST HOLE
 MADONALD GEOSCIENCE
 BOX 1000
 SOUTHOLD, N.Y. 11971
 07-24-2014

EL: 21.4	DESCRIPTION
20.5	ASPHALT
20.4	MIXED SAND AND LOAM
18.4	BROWN SILTY SAND (SM)
17.4	GREYISH BROWN CLAY (CL)
11.5	PALE BROWN FINE TO COARSE SAND (SW)
4.4	WATER IN PALE BROWN FINE TO COARSE SAND (SW)

COMMENT:
 WATER ENCOUNTER AT 9.5' BELOW SURFACE

SITE PLAN APPLICATION #:
 XXXX

TOWN APPROVAL STAMP

DATE: _____
 PROJECT NO.: C24046-DunkinWestIslip
 AS SHOWN
 Scale: _____
 Checked By: TMQ
 Drawn By: VJG / ARL
 DATE: 2025-06-07

STATE OF NEW YORK
 TAHIR QURESHI
 LICENSED PROFESSIONAL ENGINEER
 071333

PROJECT: PROPOSED DUNKIN DONUT 343 Union Blvd., West Islip, NY 11795
 DRAWING TITLE: SCHEMATIC SITE PLAN

Long Island Engineering & Architecture
 TAHIR QURESHI, PE
 27 Casey Lane, Mount Sinai, New York 11766
 Phone No.: (631) 732-3150 | Email: tahirq@optonline.net

TAX MAP NO.: 0500-455-01-059.001
 CLIENT NAME: MULTIBRANDS MANAGEMENT CORP.
 ADDRESS: 7 Coiswold Drive Centerport, New York 11721
 Phone: 631-278-1881
 DRAWING NO.: _____
 SHEET NO.: SP-1 1 of 3

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.