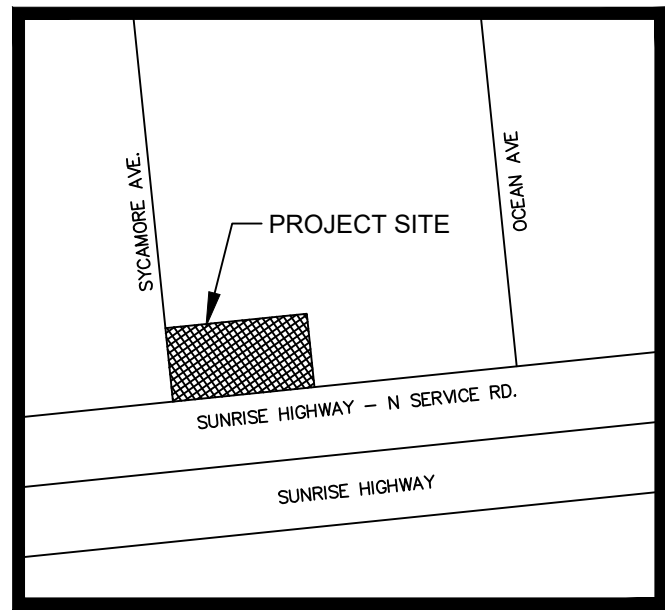
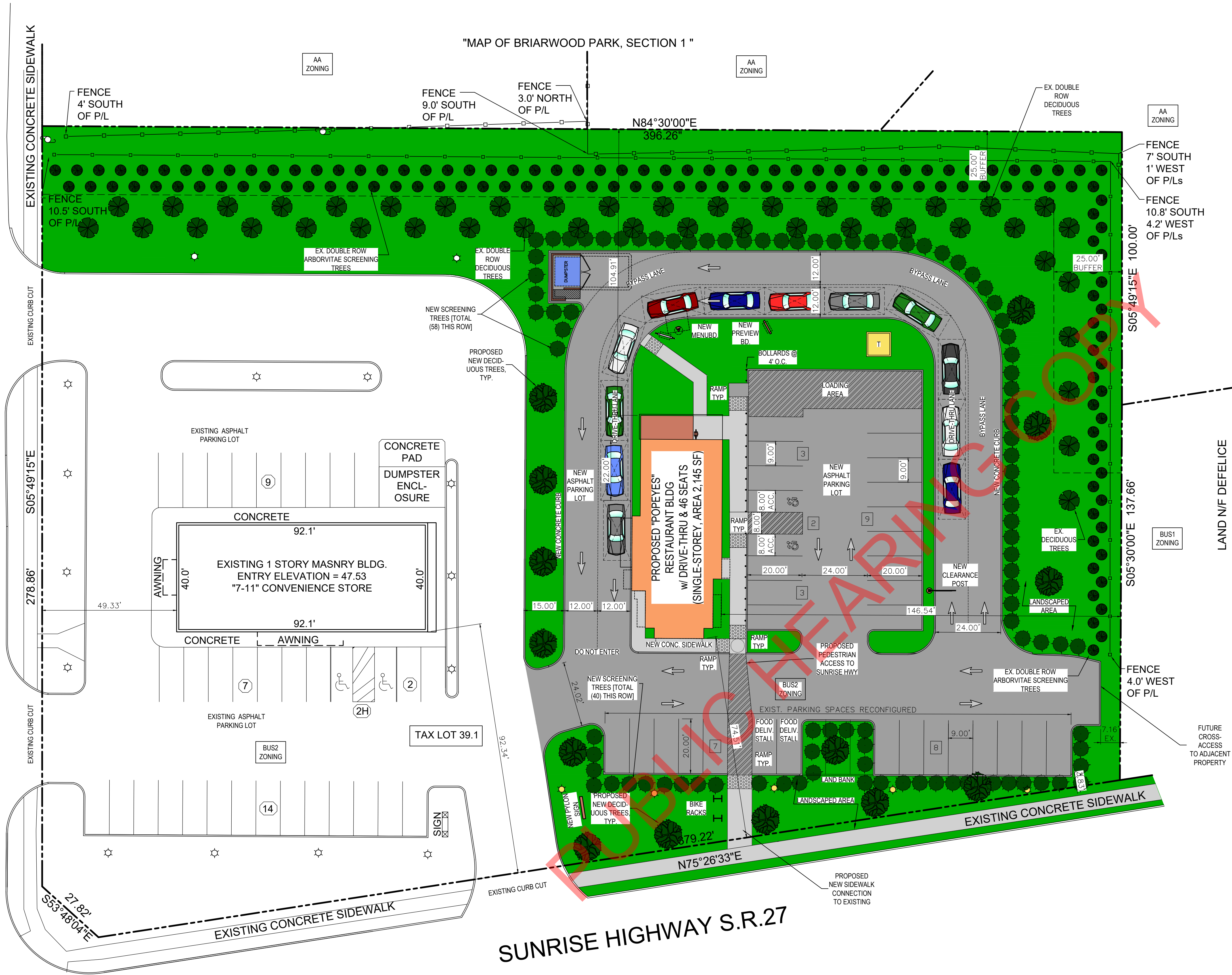


SYCAMORE AVENUE

"MAP OF BRIARWOOD PARK, SECTION 1"



LOCATION MAP
SCALE: NTS

SITE DATA:

AREA OF SITE:	106,323.9719 S.F. (2.441 ACRES)
EXISTING ZONING:	BUSINESS 2
PROPOSED USE:	BUSINESS 2
EXISTING USE:	COMMERCIAL / RETAIL / VACANT
PROPOSED USE:	COMMERCIAL / RETAIL / RESTAURANT
S.C.T.M. NO.:	0500-278.00-02.00-039.001
SCHOOL DISTRICT:	CONNETQUOT CSD
WATER DISTRICT:	ISLIP
FIRE DISTRICT:	BOHEMIA
POST OFFICE:	BOHEMIA
AREA OF BUILDING:	2,145 S.F.
FLOOR AREA RATIO:	3688.3 EX. + 2145 PROPOSED 5833.3 / 106,323.9719 = 0.0549

PARKING REQUIREMENTS
TOWN OF ISLIP SUBDIVISION and LAND DEVELOPMENT REGULATIONS
APPENDIX E - TABLE OF MINIMUM PARKING SPACES

RETAIL ESTABLISHMENT, UNATTACHED - PARKING REQUIRED:
1 PER 150sq.ft. OF GFA
3688.3 / 150 = 24.59 = 25 REQUIRED
34 PROVIDED

RESTAURANT BUILDING w/ DRIVE-THRU PARKING REQUIRED:
1 PER (2) SEATS, OR 1 PER 100sf OF GROSS FLOOR AREA, WHICHEVER IS GREATER
1 PER (2) SEATS = 46 SEATS / 2 SF = 23
2 PER 200 SF = 2145 SF / 200 SF = 10.725 x 2 = 21.45 = 21
1 PER (4) PERSONS LEGALLY ACCOMMODATED
46 SEATS + 8 QUEUE + 8 EMPLOYEE = 62
62 / 4 = 15.5 = 16
TOTAL PARKING REQUIRED: 23 SPACES
PARKING PROVIDED: 30 SPACES PROVIDED (30 + 2HC = 32)
+3 ADDITIONAL FUTURE LAND BANK SPACES

LOADING SPACE: 1 PROVIDED
DRIVE-THRU QUEUING SPACES 22L, (12) PROVIDED

CONCEPT SITE PLAN - COLOR
1"=20'

SITE PLAN BASED ON SITE SURVEY BY:
SURVEY SOLUTIONS, INC.
PLANNERS | ENGINEERS | LAND SURVEYORS
46 HUNTING HILL DRIVE
DIX HILLS, NY 11746
(631) 585-1675

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.

TAX MAP NO.:	0500-278.00-02.00-039.001	PROJECT:	POPEYES RESTAURANT 4595 Sunrise Highway, Bohemia, NY Town of Islip, Suffolk County	NO.:	02-04-2022	DATE:	02-04-2022
CLIENT NAME:	PN RESTAURANTS	DRAWING TITLE:	CONCEPT SITE PLAN - COLOR	REVISION / DESCRIPTION:	ARL	CHECKED BY:	TMQ
ADDRESS:	100 Menlo Park Mall Suite 500 Edison, NJ 08837	DRAWING NO.:	SP-1C	DATE:	02-04-2022	PROJECT NO.:	C20015-PopeyesCoram
SHEET NO.:	1 of 1	AS NOTED	AS NOTED	AS NOTED	AS NOTED	AS NOTED	AS NOTED