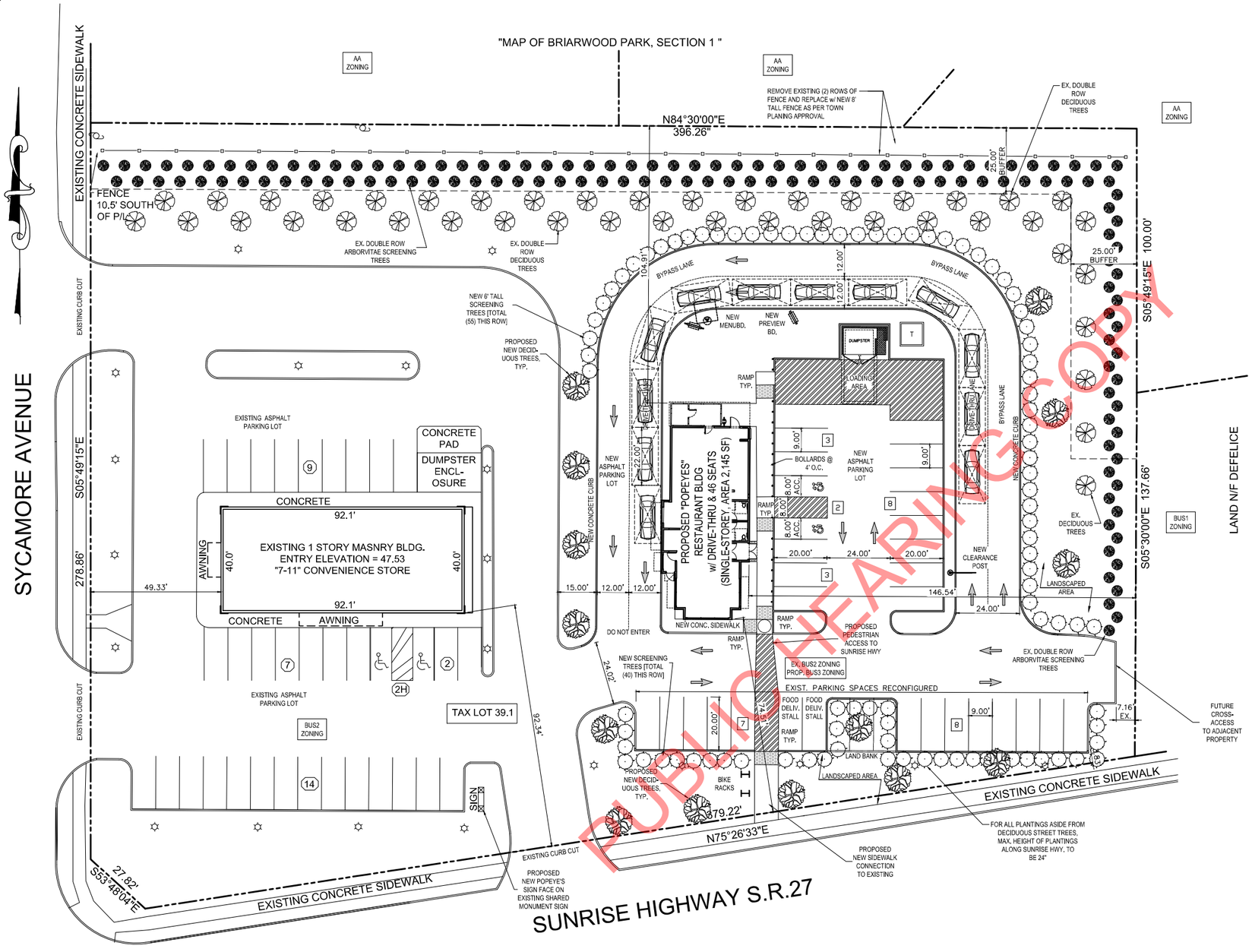
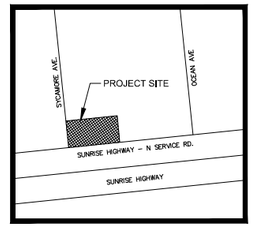


CONCEPT SITE PLAN
1"=20'



LOCATION MAP
SCALE: NTS

SITE DATA:

AREA OF SITE:	106,323.9719 S.F. (2.441 ACRES)
EXISTING ZONING:	BUSINESS 2
PROPOSED USE:	BUSINESS 3 w/ SPECIAL PERMIT
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:	2145s.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 ACCOMODATED
46 SEATS + 8 QUEUE + 8 EMPLOYEE = 62
62 / 4 = 15.5 = 16
TOTAL PARKING REQUIRED: 23 SPACES
PARKING PROVIDED: 31 SPACES PROVIDED (29 + 2HC = 31)
+3 ADDITIONAL FUTURE LAND BANK SPACES

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

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.

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

PUBLIC HEARING COPY

NO.	DATE:	REVISION / DESCRIPTION	Drawn By:	Checked By:	Scale:	Project No.:	DATE
	03-31-2022		ARL	TMQ	AS NOTED	C20015-PopeyesCoram	

PE SEAL:

PROJECT: POPEYES RESTAURANT
4535 Sunrise Highway, Bohemia, NY
Town of Islip, Suffolk County

DRAWING TITLE: CONCEPT SITE PLAN

Long Island Engineering & Architecture
27 Casey Lane, Mount Sinai, New York 11766
HASAN BAHAR, RA
Phone No.: (631) 732-3150
Fax No.: (631) 389-2585
Email: tahiro@optonline.net

TAX MAP NO.: 0500-278.00-02.00-039.001
CLIENT NAME: PN RESTAURANTS
ADDRESS: 100 Menlo Park Mall Suite 500 Edison, NJ 08837
DRAWING NO.: SP-1
SHEET NO.: 1 of 1