



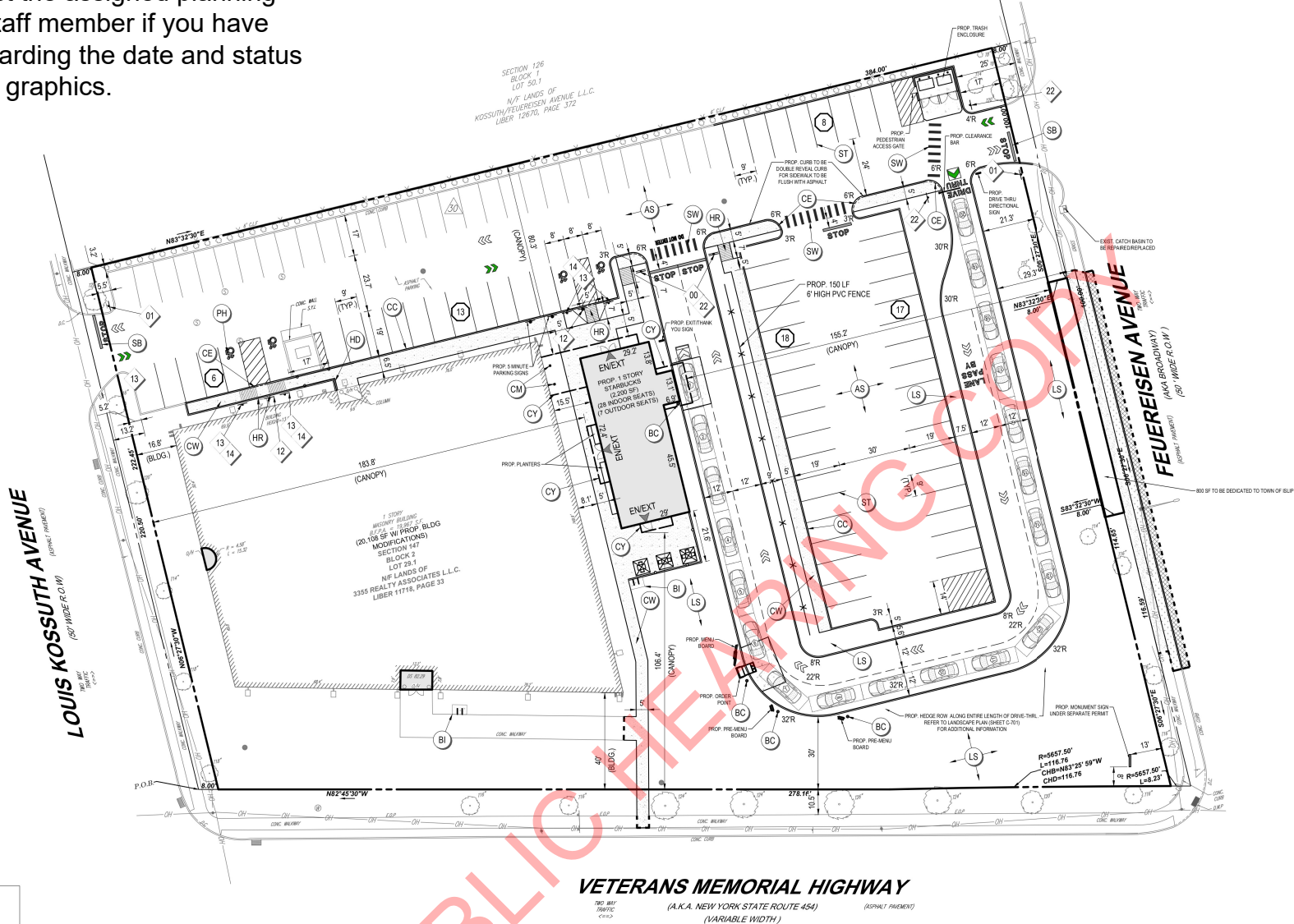
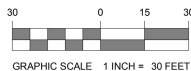
The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.

LEGEND	
EXISTING	PROPOSED
PROPOSED KEY DESCRIPTIONS	
AS	ON-SITE ASPHALT PAVEMENT
BC	CONCRETE FILLED BOLLARD
B	BIKE RACK
CC	CONCRETE CURB
CE	FLUSH CURB
CH	CANOPY COLUMN
CW	CONCRETE SIDEWALK
CY	CANOPY
HD	HANDRAIL (CONFORMING TO FEDERAL ADA REQUIREMENTS)
HR	ACCESSIBLE RAMP
LS	LANDSCAPED AREA
PH	ACCESSIBLE PARKING STALL
SB	PAINTED STOP BAR
ST	PAINTED STRIPING
SW	PAINTED PEDESTRIAN CROSSWALK
PROPOSED SIGN DESCRIPTIONS	
00	'STOP' SIGN MUTCD R-1
01	'DO NOT ENTER' SIGN MUTCD R-5.1
01	'STOP' SIGN MUTCD R-1
12	'NO PARKING ANY TIME' SIGN (GENERAL) MUTCD R-7.1 (MOD.)
13	'RESERVED PARKING' SIGN (WITHOUT ARROW) MUTCD R-7.4 (MOD.)
14	'VAN ACCESSIBLE' SIGN MUTCD R-7.4p
22	'YIELD HERE TO PEDESTRIANS' SIGN MUTCD R-1-5

HATCH LEGEND	
HATCH	DESCRIPTION
	PROP. CONCRETE WALK
	PROP. CONCRETE PAVEMENT IN THE RIGHT-OF-WAY
	PROP. CONCRETE PAVEMENT
	PROP. ASPHALT PAVEMENT IN THE RIGHT-OF-WAY
	PROP. 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 SPECIFICATIONS, 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 SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



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

SITE LAYOUT NOTES

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS 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 FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
- ALL DIRECTIONAL TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.
- THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE. STAKE OUT LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.
- WHEN APPLICABLE, OWNER/OPERATOR MUST FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE AND/OR REQUIRED TIMEFRAMES BASED UPON THE DEBRIED START OF CONSTRUCTION, LAND DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN, PER NYSDOT REQUIREMENTS). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
- ALL WEATHERED/EXPOSED CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS. DETAILS AND/OR GEOTECHNICAL REPORT.
- THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT.
- BUILDING AND FREESTANDING IDENTIFICATION SIGNS TO BE FILED UNDER 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 & KOSSUTH AVENUE MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE TOWN OF ISLIP HIGHWAY DEPARTMENT.

SPECIAL PERMIT REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
OUTSIDE SEATING	§ 68-46B.1-G	OUTSIDE SEATING SHALL BE PERMITTED FOR DINING PURPOSES ONLY.	COMPLIES
		EXTERIOR LIVE ENTERTAINMENT OR DANCING OF ANY KIND SHALL NOT BE PERMITTED.	COMPLIES
		OUTSIDE SEATING SHALL ONLY BE PERMITTED TO OPERATE BETWEEN THE HOURS OF 8:00 A.M. AND 11:00 P.M.	COMPLIES
		OUTSIDE SEATING SHALL BE PERMITTED ADJACENT TO THE BUILDING ONLY, PROVIDED IT DOES NOT ENCRUMB ONTO ANY SIDEWALK ADJACENT TO A PARKING LOT BY MORE THAN 50%, AND FURTHER PROVIDED THERE IS A MINIMUM UNOBSTRUCTED SIDEWALK AREA OF EIGHT FEET.	COMPLIES
OUTSIDE SEATING	§ 68-46B.1-G	THE OUTDOOR AREA SHALL BE LOCATED A MINIMUM OF 150 FEET FROM ANY SINGLE-FAMILY RESIDENCE.	COMPLIES

ZONING TABLE

ZONE: INDUSTRIAL CORRIDOR DISTRICT
USE: FAST FOOD RESTAURANT & OUTDOOR SEATING (REQUIRES SPECIAL PERMIT FROM PLANNING BOARD PER §68-46B.1)

APPLICANT INFORMATION

OWNER:	EB AT VETS HIGHWAY, LLC 300 JERICHO TURNPIKE, SUITE 100 JERICHO, NY 11753
APPLICANT:	EB AT VETS HIGHWAY, LLC 300 JERICHO TURNPIKE, SUITE 100 JERICHO, NY 11753

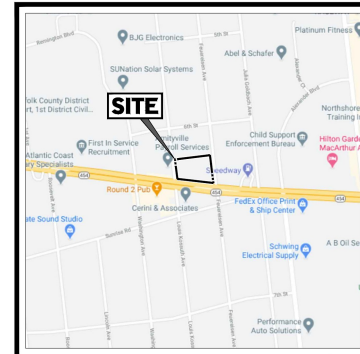
BULK REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. LOT AREA DEDICATED TO USE (FAST FOOD RESTAURANT & OFFICE)	§ 68-47D.	N/A	104,091 SF EXIST. 103,291 SF AFTER PROCP. DEDICATION
MIN. FRONTAGE ON VETERANS MEMORIAL HIGHWAY	§ 68-47D.	150'	394.92' 222.45' (LOUIS KOSSUTH AVENUE)
MIN. FRONTAGE ON SECONDARY ROAD	§ 68-47D.	150'	314.65' (FEUERISEN AVENUE)
MIN. FRONT YARD	§ 68-47A.	100' (VETERANS MEMORIAL HIGHWAY) 50' (LOUIS KOSSUTH AVENUE) 50' (FEUERISEN AVENUE)	40' (EXISTING BLDG.) 106.4' (PROPOSED BLDG.) 16.8' (EXISTING BLDG.) 183.8' (PROPOSED BLDG.) 211.5' (EXISTING BLDG.) 155.2' (PROPOSED BLDG.)
MIN. SIDE YARD	§ 68-47A.	25'	N/A
MIN. REAR YARD	§ 68-47A.	25'	73.4' (EXISTING BLDG.) 80.3' (PROPOSED BLDG.) 13.6' (EXISTING BLDG.) 20.3' (PROPOSED BLDG.)
MAX. BUILDING HEIGHT	§ 68-46B.A.	60'	30' (PROPOSED ON-SITE) (EXISTING ON-SITE)
MAX. FAR	§ 68-46B.A.	0.35	0.22
MIN. PARKING SETBACK TO PROPERTY LINE	§ VI-Q-3.1	5'	3.2' (EXISTING)
MIN. LANDSCAPE AREA (EXCLUDING BUFFER)	§ VI-Q-3.1	20% (20,685.20 SF)	30.89% (32,152 SF)
MIN. LANDSCAPE AREA IN FRONT YARD	§ VI-Q-3.1	50% OF TOTAL REQUIRED (10,329.10 SF)	27,196.50 SF
MIN. LANDSCAPE DEPTH ALONG VETERANS MEMORIAL HIGHWAY	§ 68-47A.	40' (10' MAX. MAY BE LOCATED IN R.O.W.)	30' (PROPOSED ON-SITE) (EXISTING ON-SITE) 10.5' (N.R.O.W.)
MIN. LANDSCAPE DEPTH ALONG LOUIS KOSSUTH AVENUE	§ 68-47A.	25'	13.2' (PRE-DEDICATION) 5.2' (POST DEDICATION)
MIN. LANDSCAPE DEPTH ALONG FEUERISEN AVENUE	§ 68-47A.	25'	25' (PRE-DEDICATION) 17' (POST-DEDICATION)
MIN. REQUIRED STREET TREES	§ VI-Q-3.5	TREES SHALL BE MAINTAINED TWENTY (20) FEET ON CENTER	COMPLIES (SEE LANDSCAPE PLAN, C-701)

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	§ VI-L-7.1	9' x 19'	9' x 19'
MIN. AISLE WIDTH	§ VI-L-7.1	23'	23.7'
MIN. NUMBER OF STALLS	§ 68-40B.A.	123	82
MIN. DRIVE-THRU QUEUE	§ 68-40B.A.	12 PER DRIVE-THRU WINDOW = 12 CARS	20
REQUIRED FOR RESTAURANT USE = 1 STALL / 2 SEATS -OR- 1 STALL / 100 SF OF GFA, WHICHEVER GREATER REQUIRED; 35 SEATS x 1/2 = 17.5 STALLS REQUIRED: 2,200 GFA x 1/100 = 22.00 STALLS REQUIRED FOR OFFICE USE = 1 STALL / 200 SF OF GFA REQUIRED: 20,108 SF x 1/200 = 100.54 STALLS TOTAL REQUIRED STALLS: 22.00 + 100.54 = 122.54 = 123 STALLS TOTAL PROVIDED STALLS: 82 STALLS (INCLUSIVE OF 4 ACCESSIBLE STALLS)			
VARIANCE REQUIRED			

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



SITE LOCATION MAP

(N.T.S.)
Google Image
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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
4	6/23/2021	CLIENT REVISIONS	ML	MB
5	12/8/2021	UPDATED SIGNAGE	AS	MB
6	9/13/2022	CLIENT REVISIONS	AS	MB
7	10/18/2022	UPDATED SITE LAYOUT	AS	MB
8	11/29/2022	CLIENT REVISIONS	AS	MB
9	1/19/2023	ARCHITECTURAL COORDINATION	AS	MB
10	1/24/2023	CLIENT REVISIONS	AS	MB
11	2/2/2023	CLIENT REVISIONS	AS	MB
12	4/12/2023	ENGINEERING COMMENTS	ML	MB



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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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PROJECT NO.: N20303
DRAWN BY: ML
CHECKED BY: MB
DATE: 03/04/2021
CAD ID.: N20303-SPP-12B

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

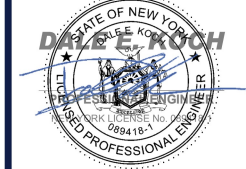
ENGEL BURMAN

PROPOSED DEVELOPMENT

3355 VETERANS MEMORIAL HIGHWAY
RONKONKOMA, NY 11779
TOWN OF ISLIP
SUFFOLK COUNTY
SCTMH: 500 - 147 - 2 - 28 & 29.1

BOHLER

275 BROAD HOLLOW ROAD
MELVILLE, NY 11747
Phone: (631) 738-1200
Fax: (631) 285-6464
www.BohlerEngineering.com



SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

C-301

REVISION 12 - 4/12/2023