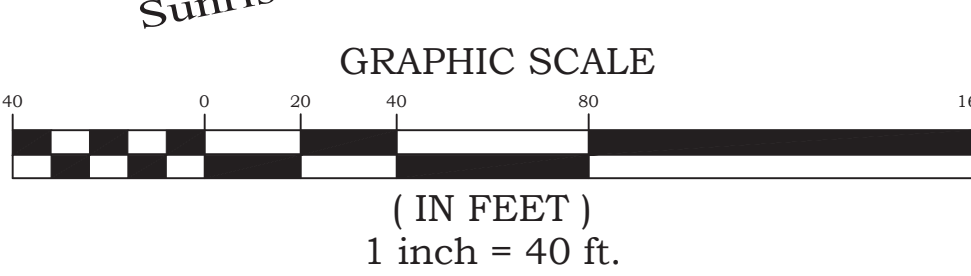


**PROPOSED ONE-STORY UNCLE GIUSEPPE'S MARKETPLACE WITH NO BASEMENT**  
**38,156 SF BUILDING (EXISTING)**  
**3,800 SF MEZZANINE (PROPOSED)**  
**1,990 SF CANOPY (PROPOSED)**  
**43,946 SF G.F.A.**

**EXISTING ONE-STORY RETAIL NO BASEMENT (10,000 SF)**  
**EXISTING ONE-STORY PANERA RESTAURANT NO BASEMENT (5,000 SF) (164 SEATS)**  
**EXISTING ONE-STORY RETAIL NO BASEMENT (2,953 SF)**  
**EXISTING ONE-STORY RETAIL NO BASEMENT (12,249 SF)**  
**EXISTING ONE-STORY CHOPOTLE NO BASEMENT (2,300 SF) (50 SEATS)**  
**EXISTING ONE-STORY MEDICAL NO BASEMENT (2,500 SF)**  
**EXISTING ONE-STORY CHOPOTLE NO BASEMENT (4,500 SF)**  
**EXISTING ONE-STORY RETAIL NO BASEMENT (18,846 SF)**



### BULK ZONING TABLE

ZONING DISTRICT: BUSINESS 3 (BUS3)

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
PERMITTED USE	§68-301.1	RETAIL STORE	SUPERMARKET
MAXIMUM BUILDING HEIGHT	§68-306.1	NO BUILDING OR STRUCTURE SHALL BE ERRECTED OR ALTERED TO A HEIGHT IN EXCESS OF 35 FEET	20.9 FT (NO CHANGE)
MAXIMUM FAR	§68-307A	THE TOTAL BUILDING AREA, INCLUDING ALL BUILDINGS, SHALL NOT EXCEED AN FAR OF 0.25	108,464 SF / 411,018 SF = 26.39% INCLUDING 3,800 SF MEZZANINE & 5,140 SF BUILDING CANOPY [v]
MINIMUM LOT AREA	§68-308C	THE MINIMUM REQUIRED LOT AREA FOR BUSINESS USES, SHALL BE 20,000 SF	411,018 SF (9.44 ACRES) (NO CHANGE)
MINIMUM LOT WIDTH	§68-310A.2	THE MINIMUM WIDTH OF LOT FOR ALL PERMITTED BUILDINGS SHALL BE 65 FEET	497.1 FT (NO CHANGE)
MINIMUM FRONT YARD	§68-311A	MINIMUM FRONT YARD SETBACK OF 25 FEET FROM ALL STREETS	57.3 FT (JOHNSON AVENUE) 431.5 FT (SUNRISE HIGHWAY) (NO CHANGE)
MINIMUM SIDE YARD	§68-312A	SIDE YARDS SHALL BE 10 FEET	10.7 FT (NO CHANGE)
MINIMUM REAR YARD	§68-313A	ALL MAIN BUILDINGS HEREFTER ERRECTED SHALL HAVE A MINIMUM REAR YARD OF NOT LESS THAN 10 FEET	48.8 FT (NO CHANGE)
MINIMUM BUFFER	§68-315C	A MINIMUM BUFFER AREA OF 25 FEET IN WIDTH IN ACCORDANCE WITH TOWN STANDARDS SHALL BE PROVIDED AND MAINTAINED ADJACENT TO ANY RESIDENTIAL ZONE OR USE.  (1) DUMPSTERS SHALL BE SCREENED FROM VIEW, WITH PLANTINGS DIRECTED BY DEPARTMENT OF PLANNING. (2) DUMPSTER ENCLOSURE SHOULD BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD DETAIL. (3) MASONRY STRUCTURE THAT COMPLIES WITH OTHER ARCHITECTURAL ELEMENTS.  (4) 20% MIN. LOT AREA LANDSCAPED EXCLUDING BUFFERS (82,233 SF MINIMUM REQUIRED)  (5) 50% MIN. OF LANDSCAPE LOCATED WITHIN PRIMARY OR SECONDARY FRONT YARD (82,233 SF / 2 = 41,116.5 SF MINIMUM REQUIRED)  (6) 8' MIN. LANDSCAPE DEPTH AREA ALONG ALL STREET FRONTAGES  (7) 25' MIN. LANDSCAPE WIDTH SHALL BE REQUIRED WHENEVER A COMMERCIAL, INDUSTRIAL, OR SERVICE USE ADJOINS A RESIDENTIAL USE OR ZONE.  (8) BUFFERS SHALL CONSIST OF A CHAIN LINK FENCE WITH ATTACHED STOCKADE OR HIGHER GRADE MATERIAL LOCATED 4' MIN. FROM PROPERTY LINE. BUFFERS SHALL TAKE INTO CONSIDERATION EXISTING CONDITIONS, AND MAY REQUIRE THE NATURAL VEGETATION BE SUPPLEMENTED, OR INSTALLATION OF COMPLETE LANDSCAPE SCHEME INCLUDING INDIGENOUS, NATIVE LONG ISLAND SHRUBS & TREES WITHIN ENTIRE BUFFER.  (9) ALL PARKING AREAS, LOADING AREAS, DUMPSTERS AND STORAGE AREAS SHALL BE SCREENED FROM VIEW THROUGH SCREEN PLANTINGS, A HEDGE, DECORATIVE FENCE AND/ OR WALL OR BERM.	24 FT LANDSCAPE BUFFER PROVIDED WITH 6' HIGH VINYL SOUND ATTENUATION FENCE AND A DOUBLE ROW OF LEYLAND CYPRESS (NO CHANGE) [v]  REPLACE COMPACTOR WITH NEW COMPACTOR ADJACENT TO BUILDING SCREENED BY EXISTING BUFFER  67,900 SF / 411,018 SF = 16.52% (NO CHANGE)  42,446 SF / 82,233 SF = 51.6% (NO CHANGE)  COMPLIES (NO CHANGE)  COMPLIES (NO CHANGE)
DUMPSTERS	S.D.L.R. V.H.K.		24 FT LANDSCAPE BUFFER PROVIDED WITH 6' HIGH VINYL SOUND ATTENUATION FENCE AND A DOUBLE ROW OF LEYLAND CYPRESS (NO CHANGE) [v]
LANDSCAPE DESIGN COMMERCIAL STANDARDS	S.D.L.R. V.I.Q-3.1		COMPLIES (NO CHANGE)
LANDSCAPE BUFFERS	S.D.L.R. V.I.Q-3.2		COMPLIES (NO CHANGE)
SCREENING	S.D.L.R. V.I.Q-3.5		COMPLIES (NO CHANGE)
LANDSCAPE	S.D.L.R. V.I.Q-3.6		25 FT FROM FRONT PROPERTY LINE TO INTERIOR PARKING (NO CHANGE)

(g) TOWN OF ISLIP PLANNING BOARD DECISION AND CONDITIONS OF 11/09/2022  
 S.D.L.R. TOWN OF ISLIP - SUBDIVISION & LAND DEVELOPMENT REGULATIONS

### PARKING CALCULATIONS

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
MINIMUM ASIDE WIDTH & STALL SIZE	S.D.L.R. V.H-7.1	9' x 19' STALL SIZE (90° PARKING) WITH 23' ASIDE WIDTH 10' x 19' STALL SIZE (90° PARKING) WITH 20' ASIDE WIDTH	9' x 19' STALLS (MIN) WITH 25' WIDE DRIVE AISLES (MIN) (NO CHANGE)
ACCESSIBLE PARKING	IBC NYS 1106.1	9' x 19' STALL PLUS ADJACENT 8' x 19' TRANSFER AREA OR 2% OF TOTAL STALLS FOR REQUIRED ACCESSIBLE STALLS (WHEN 501 TO 1,000 STALLS)	NO CHANGE
DRIVEWAY SLOPE	S.D.L.R. V.H-4	DRIVEWAY SLOPES MUST BE BETWEEN 1% AND 8%	NO CHANGE
DRIVEWAY SETBACK	S.D.L.R. V.H-8	4' MIN. SETBACK SHALL BE MAINTAINED BETWEEN ALL DRIVEWAYS AND ADJACENT SIDE AND/OR REAR YARD(S)	NO CHANGE
MINIMUM NUMBER OF STALLS	S.D.L.R. APPENDIX E	PROPOSED UNCLE GIUSEPPE'S MARKETPLACE (41,956 SF INCLUDING 3,800 SF MEZZANINE) 1 STALL PER 175 SF OF GFA 41,956 SF x 1 STALL / 175 SF = 239.7 STALLS EXISTING RETAIL (48,548 SF) INCLUDING 545 SF GYM (0.028 SF) 1 STALL PER 175 SF OF GFA 48,548 SF x 1 STALL / 175 SF = 277.4 STALLS EXISTING PANERA (164 SEATS) 1 STALL PER 2 SEATS 164 SEATS x 1 STALL / 2 SEATS = 82.0 STALLS EXISTING CHOPOTLE (50 SEATS) 1 STALL PER 2 SEATS 50 SEATS x 1 STALL / 2 SEATS = 25.0 STALLS EXISTING MEDICAL OFFICE (2,500 SF) 1 STALL PER 150 SF OF GFA 2,500 SF x 1 STALL / 150 SF = 16.7 STALLS  TOTAL REQUIRED = 239.7 + 277.4 + 82.0 + 25.0 + 16.7 = 651.8 = 652 TOTAL STALLS REQUIRED  A PARKING RELAXATION FROM 650 PARKING STALLS REQUIRED TO 508 PARKING STALLS INCLUDING 75 LANDBANKED STALLS PER HARBOR FENING APPROVAL 11/09/22  TOTAL EXISTING STALLS = 431 STANDARD STALLS & 75 LANDBANKED STALLS (508 TOTAL STALLS) EXISTING PARKING DEFICIT = 144 STALLS (22.2%) [v]	429 STANDARD STALLS 75 LANDBANKED STALLS TOTAL = 504 STALLS  A LOSS OF 3 STANDARD PARKING STALLS IS PROPOSED TO ACCOMMODATE PROPOSED CART CORRALS. AN ADDITION OF ONE STANDARD PARKING STALL IS PROPOSED IN THE REAR.  A NET LOSS OF 2 PARKING STALLS IS PROPOSED.  PARKING DEFICIT = 152 STALLS (23.17%)

(h) TOWN OF ISLIP PLANNING BOARD DECISION AND CONDITIONS OF 11/09/2022  
 IBC NYS 2020 INTERNATIONAL BUILDING CODE (AS ADOPTED BY NEW YORK STATE)  
 S.D.L.R. TOWN OF ISLIP - SUBDIVISION & LAND DEVELOPMENT REGULATIONS

### GENERAL SITE NOTES

- UNDESIRABLE MATERIAL, CONSTRUCTION DEBRIS, EXCESS SOILS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.
- THE CONTRACTOR IS RESPONSIBLE TO TAKE EROSION CONTROL MEASURES NECESSARY IN ACCORDANCE WITH NYS STANDARD SPECIFICATIONS FOR EROSION CONTROL AND SEEDING TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT ROADWAYS AND PROPERTIES.
- ALL ON-SITE CONSTRUCTION SHALL BE IN CONFORMANCE WITH A.C.I. PROVISIONS. ALL CURBING SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
- RELOCATION AND/OR REMOVAL OF EXISTING UTILITY POLES, TRAFFIC SIGNS, ETC., SHALL BE COORDINATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING THEIR PRESENCE.
- WORK WITHIN THE R.O.W. OF SUNRISE HIGHWAY (S.R. 27) AND JOHNSON AVENUE (C.R. 112) SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS OF THE NEW YORK STATE DOT AND SUFFOLK COUNTY DPW HIGHWAY STANDARDS.
- ALL TRAFFIC CONTROL DEVICES, I.E. SIGNALS, SIGNS, AND PAVEMENT MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH THE GUIDELINES OF THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND AS DIRECTED BY THE TOWN OF ISLIP DIVISION OF TRAFFIC SAFETY. ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC IN ACCORDANCE WITH SPECIFICATIONS UNLESS OTHERWISE NOTED ON PLAN.
- CONTRACTOR SHALL SAWCUT TO THE FULL DEPTH OF EXISTING PAVEMENT WITH A STRAIGHT-VERTICAL EDGE FREE FROM IRREGULARITIES WHENEVER NEW PAVEMENT JOINS EXISTING PAVEMENT. CONTRACTOR SHALL DETERMINE EXACT LOCATION AND DEPTH OF THE EXISTING PAVERING IN ORDER TO PERFORM THE WORKSCOPE DEFINED ON THE PLANS. TWO (2) MINIMUM FROM CURBS, PADS, WALKS, AND WALLS TO PERFORM PROPER COMPACTION OF THE REPLACED SURFACES.
- REMOVAL INCLUDES, BUT IS NOT LIMITED TO, CURBING, PAVEMENT UNDESIRABLE MATERIALS AND UNDERGROUND PIPING. QUESTIONABLE ITEMS (UNLOCATED ABOVE AND/OR BELOW GRADE) SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD IMMEDIATELY IN WRITING BEFORE REMOVAL OR DISTURBANCE.
- THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO EXISTING FOUNDATIONS AND OTHER STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF EXPOSED AND/OR BELOW GRADE FOUNDATIONS AND STRUCTURES TO REMAIN AND PROVIDE A SAFE WORK AREA. ANY DAMAGE OR DISTURBANCE DUE TO SUBJECT WORKSCOPE SHALL BE REPAIRED TO LIKE AND CONDITIONS AS THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC DURING REMOVAL ACTIVITIES. ANY TRAFFIC CONTROL, ACCESS AND SAFETY PREVISIONS WITHIN THE R.O.W. AND ACCESS ROADS (E.G. ACCESSIBLE RAMP, PEDESTRIAN CROSSWALK, SIGNAGE, PAVEMENT STRIPING, ETC.) SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL DETERMINE APPROPRIATENESS OF REMOVAL ACTIVITIES AND PROVIDE TEMPORARY MEASURES FOR THE PROTECTION AND SAFETY OF THE PUBLIC. UTILITY PERMANENT COMPONENTS/REPLACEMENTS CAN BE INSTALLED.
- IF SHORING AT A DEPTH GREATER THAN 5' IS REQUIRED TO ACCOMMODATE CONSTRUCTION ACTIVITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RETAIN A LICENSED PROFESSIONAL ENGINEER TO DESIGN THE REQUIRED SHEETING AND SHORING DETAILS. SHEETING SHALL BE IN CONFORMANCE WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF UTILITIES (PIPES, DRIVEN PILES, ETC.) PRIOR TO THE START OF ANY WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO ENSURE THAT ALL UTILITIES ARE PROPERLY AND COMPLETELY MARKED OUT IN THE FIELD PRIOR TO ANY WORK AT THE SITE. ANY DISCREPANCIES BETWEEN THE FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IN WRITING IMMEDIATELY. THE CONTRACTOR IS ADVISED THAT UTILITY INFORMATION SHOWN ON THE PLAN IS A COMPILED LIST OF FIELD LOCATIONS ABOVEGROUND STRUCTURES THAT ARE VISIBLE AND ACCESSIBLE TO THE FIELD AND RECORD DRAWINGS AVAILABLE AT THE TIME OF THE SURVEY AND WILL NOT BE CONFIRMED ACCORDINGLY. THE CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTION WITH THE APPLICABLE UTILITY COMPANIES PRIOR TO REMOVAL ACTIVITIES. THE CONTRACTOR IS ALSO ADVISED THAT ALL SUB-CATEGORIES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE REMOVAL OF STRUCTURES AND FOUNDATIONS WITH SOIL CONSISTING OF MATERIALS FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED SHALL NOT BE LARGER THAN 3" IN ANY DIMENSION. PRIOR TO THE PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTIONS IN ORDER TO ENSURE THAT AREA TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROSTING MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 8 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 90% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONDITIONS AND PROVIDE SURFACE DRAINAGE. REFER TO GEOLOGICAL REPORT IF PROVIDED FOR FURTHER RECOMMENDATIONS. REFER TO GRADING PLAN FOR PROPOSED SURFACE ELEVATIONS.
- UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, SHALL BE EMPTIED, CLEANED AND REMOVED FROM THE SITE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, AND LOCAL REQUIREMENTS.
- PROPOSED TREE PROTECTION FENCE TO BE INSTALLED BEFORE THE START OF REMOVAL ACTIVITIES AND TO BE REMOVED AFTER CONSTRUCTION IS COMPLETE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES REGARDING MATING AND INSTALLATION OF THE REQUIRED PERMITS, SIGN OFFS, AND CONSTRUCTION INSPECTIONS. ACCORDING TO GOVERNING BUILDING CODES AND DISPOSAL OF ALL MATERIAL IN ACCORDANCE WITH STATE AND LOCAL LAW.
- SIDEWALKS, CURBS, OR OTHER EXISTING SITE APPURTENANCES DAMAGED BY CONSTRUCTION SHALL BE REPAIRED OR REPLACED AND UNLESS NOTED OTHERWISE (AND, WHENEVER SPECIFIED ON THIS PLAN OR IN THE SOLE COST OF THE CONTRACTOR).
- THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS.
- SEQUENCE AND COORDINATION OF CONSTRUCTION IS SOLELY THE CONTRACTOR'S RESPONSIBILITY.
- PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN A TOWN OF ISLIP RIGHT-OF-WAY THE CONTRACTOR/OWNER/DEVELOPER/CONTRACTOR MUST OBTAIN A RIGHT-OF-WAY WORK PERMIT FROM THE TOWN OF ISLIP DEPARTMENT OF PUBLIC WORKS.
- ANY UTILITIES INCLUDING POLES REQUIRED TO BE RELOCATED DUE TO THE INSTALLATION OF THE REQUIRED IMPROVEMENTS SHALL BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR/OWNER/DEVELOPER/CONTRACTOR.
- ALL TRAFFIC ROAD MARKINGS, ROAD SIGNS, AND LIGHT SIGNALS THAT MAY HAVE BEEN MOVED OR DAMAGED IN THE PROCESS OF CONSTRUCTION SHALL BE RESTORED AT THE APPLICANT'S EXPENSE TO AT LEAST THE SAME QUALITY AND CHARACTERISTICS THAT EXISTED BEFORE CONSTRUCTION BEGAN. THE APPLICANT SHALL BE RESPONSIBLE TO REPAIR OR RESTORE THE MARKINGS, SIGNS AND SIGNALS ADJACENT TO THE CONSTRUCTION SITE. THESE MARKINGS, SIGNS AND SIGNALS ARE TO BE MAINTAINED THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION, IF REPLACEMENT OR UPGRADE IS REQUIRED, SAME MUST BE APPROVED BY THE TOWN OF ISLIP DEPARTMENT OF ENGINEERING SERVICES, DIVISION OF TRAFFIC SAFETY AND TRANSPORTATION PLANNING.
- ALL ACCESSIBLE PARKING, CURB RAMPINGS AND OTHER APPURTENANCES OF ACCESSIBLE ROADS ARE TO MEET THE REQUIREMENTS OF THE 2020 NYS BUILDING CODE CHAPTER 11-ACCESSIBILITY, AND ICANS 117.1 - 2017.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODE.
- THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST O.S.H.A. STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS TO MEET THE PERFORMANCE CRITERIA OF O.S.H.A., AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
- THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEAN-OUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
- IN CASE OF DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS, IMMEDIATELY NOTIFY THE PROJECT ENGINEER IN WRITING OF ANY CONFLICTS.
- THE CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL STORAGE AND DISPOSAL. FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO PROJECT ENGINEER AND OWNER PRIOR TO INITIATING WORK.
- CONTRACTOR SHALL NOTIFY WITH PHOTOS, CRITICAL STAGES OF CONSTRUCTION AND PROVIDE TO ENGINEER OF RECORD AT END OF CONSTRUCTION.
- THE CONTRACTOR SHALL PERFORM THE WORK AS SHOWN ON THE PLANS AND SPECIFIED HEREIN. THE PLANS SHOW THE GENERAL SCOPE OF THE WORK AND DO NOT NECESSARILY SHOW ALL DETAILS REQUIRED FOR COMPLETION OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS AND LABOR AS NECESSARY FOR THE PROTECTION OF COMPLETE WORKING SYSTEMS.
- ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
- ALL EXCAVATIONS SHALL BE BACKFILLED AT THE END OF EACH WORK DAY OR PROTECTED WITH TEMPORARY FENCING IN CONFORMANCE WITH OSHA REQUIREMENTS.
- WEATHERING IF REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL & STATE REGULATIONS, AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY NECESSARY ASSOCIATED DISCHARGE PERMITS.

### TOWN OF ISLIP SITE PLAN NOTES

- CONTACT THE ENGINEERING INSPECTOR (813-242-5850) AT LEAST 48 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTOR SHALL BE CERTIFIED TO THE TOWN ENGINEER'S SATEISFACTION 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 (813-224-5610).
- CLEARING LIMIT LINES SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR OR 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 MARSHAL'S OFFICE (813-241-5471) 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 ALONG 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 WHOLESALER REGISTERED OR PERMITTED TO SELL SUCH MATERIALS. (C&D) DEBRIS PROCESSING FACILITY AS SPECIFIED IN SECTION 360-16.1 OF ENVCOR PART 360. "SOLID WASTE MANAGEMENT FACILITIES"
- LOAD TRUCKS REQUIRED FOR ALL FILL MATERIALS BROUGHT ON SITE, IDENTIFYING THE SOURCE AND QUANTITY OF MATERIALS, ALL FILL TO SATISFY THE REQUIREMENTS OF §15M §36 OF TITLE 28B.
- ALL CONSTRUCTION & DEMOLITION MATERIAL EXPORTED FROM THE SUBJECT PARCEL, SHALL BE TRANSPORTED TO AN APPROVED NYSDC FACILITY. LOADTRANSFER TRUCKS 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 9 SHALL BE FOLLOWED.
- APPLICATIONS REQUIRING THE PROVISION OF A STABILIZED CONSTRUCTION ENTRANCE SHALL FOLLOW THE CONSTRUCTION SPECIFICATIONS AS STATED WITHIN NEW YORK STATE REGULATIONS AND SPECIFICATIONS FOR EROSION AND SEEDMENT CONTROL, PAGES 5A.75 AND 5A.76. CONSTRUCTION AND DEMOLITION DEBRIS MATERIALS SHALL NOT BE CONSIDERED FOR WORK WITH STABILIZED CONSTRUCTION ENTRANCE INSTALLATIONS.
- REFURBISHED FACILITIES SHALL BE MAINTAINED BY THE APPLICANT/OWNER SO AS NOT TO OFFER ANY NOXIOUS OR OFFENSIVE ODORS AND/OR FUMES. APPROPRIATE OPERATOR SHALL MAINTAIN FACILITIES UNDER LOCK AND KEY IN A CLOSED POSITION EXCEPT AT TIMES UNITS ARE BEING ACCESS FOR LOADING OR UNLOADING OF DUMPSTERS.
- ALL DILAPIDATED AND BROKEN FENCING ON THE PROPERTY SHALL BE REPAIRED/REPLACED. INCLUDING THE EXISTING FENCING IN THE SOUTHEAST CORNER OF THE PROPERTY NEAR THE DOLLAR TREE TO ELIMINATE ANY ABILITY OF A CUT-THROUGH TO WALK ON/CLIMB OVER THE SUBJECT PROPERTY.
- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE LIGHTING CONTRACTOR OR ELECTRICAL SHALL PROVIDE AN UNDERWRITERS LABORATORY CERTIFICATE AND LETTER STATING THE LIGHTS HAVE BEEN ENERGIZED.



### PROJECT DATA

OWNER: SAVILLE PLAZA DEVELOPMENT, LLC  
 500 OLD COUNTRY ROAD  
 GARDEN CITY, NY 11530  
 (516) 741-7400

APPLICANT: UNCLE GIUSEPPE'S MARKETPLACE  
 225 OLD COUNTRY ROAD, N. WING SUITE 2  
 MELVILLE, NY 11724  
 (516) 626-9533

TAX MAP NUMBER: Dist. 500, Sect. 235, Block 2, Lot 20.9

SITE AREA: 411,018 SF (9.44 Acres)

CURRENT ZONING: BUSINESS 3 (BUS3)

CURRENT TENANT USE: VACANT RETAIL (PRIOR BABIES R' US)

PROPOSED TENANT USE: SUPERMARKET (UNCLE GIUSEPPE'S MARKETPLACE)

EXISTING TOTAL FOOTPRINT: TOTAL BUILDINGS: 99,524 SF  
 TOTAL CANOPY: 3,150 SF  
 TOTAL GFA: 102,674 SF

PROPOSED TOTAL FOOTPRINT: PROPOSED MEZZANINE: 3,800 SF  
 PROPOSED CANOPY: 1,990 SF  
 TOTAL BUILDINGS: 99,524 SF  
 TOTAL GFA: 108,464 SF

LANDSCAPE/NATURAL (PREVIOUS) AREA: 67,900 SF (16.52% OF LOT AREA) (NO CHANGE)

PAVEMENT/CONCRETE (IMPERVIOUS) AREA: 343,118 SF (83.48% OF LOT AREA) (NO CHANGE)

NO.	DATE	BY	DESCRIPTION
REVISIONS			

### CIVIL ENGINEERING

664 BLUE POINT ROAD, UNIT B  
 HOLTSVILLE, NEW YORK 11742  
 (631) 961-0606  
 www.KeyCivilEngineering.com

PROJECT NAME: UNCLE GIUSEPPE'S MARKETPLACE

5181 SUNRISE HIGHWAY  
 BOHEMIA, NY 11716  
 TOWN OF ISLIP, COUNTY OF SUFFOLK  
 DIST.: 500, SECT.: 235, BLOCK: 2, LOT: 20.9  
 ZONE: BUSINESS 3 (BUS3)

DRAWING TITLE: OVERALL SITE PLAN

DATE: 10/31/2024

SCALE: 1" = 40'

PROJECT NUMBER: 24206

DRAWING BY: JAC

CHECKED BY: JP

APPROVED BY: JP

SEAL & SIGNATURE: JACLYN PERANTEAU, P.E.  
 NEW YORK STATE PROFESSIONAL ENGINEER #89397

ALTERNATION OR ADDITION TO THIS DOCUMENT EXCEPT AS A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 2206, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

DRAWING NO.: C-1

PAGE NO.: 1 OF 1

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