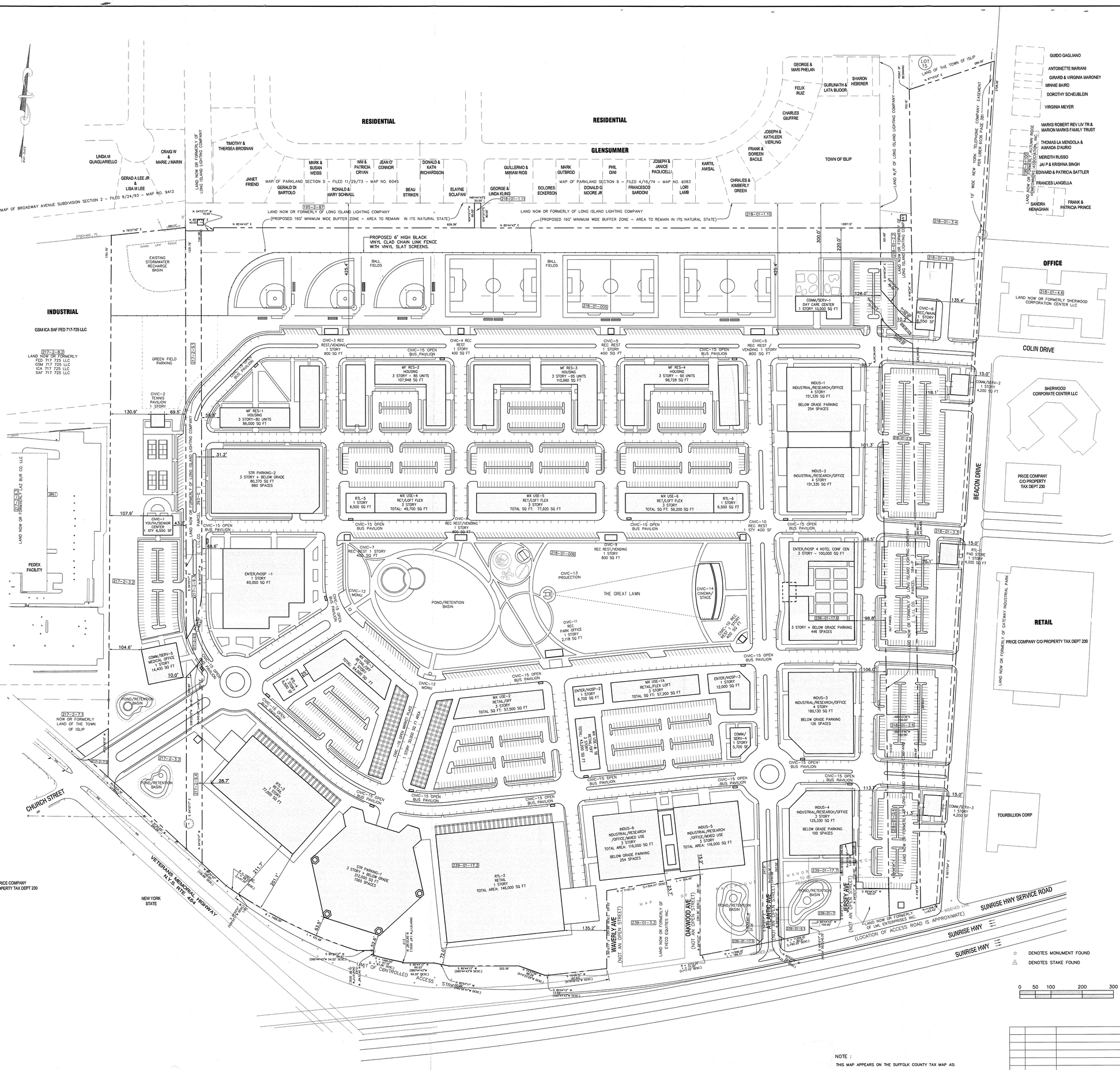

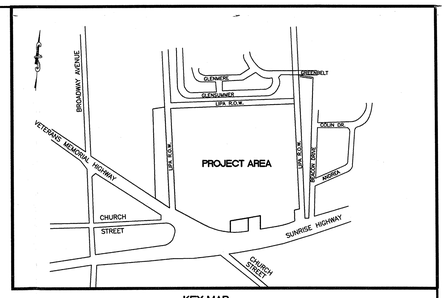

KEY MAP
SCALE 1"=1000'

A. OVERALL PROJECT AREA

1.) SEROTA PROPERTY	=	135.74 ACRES
2.) LIPA PROPERTY	=	6.93 ACRES
3.) P/O TOWN OF ISLIP PROPERTY	=	0.18 ACRES
4.) ATLANTIC & P/O JERSEY AVENUE	=	0.38 ACRES
TOTAL PROJECT AREA	=	143.23 ACRES (6,239,225 SQ FT)

B. FLOOR AREA RATIO (FAR) CALCULATIONS

TOTAL DEVELOPABLE AREA = 136.30 ACRES (5,937,228 SQ FT)

TOTAL BUILDING SQ FT (HABITABLE SPACE ONLY) = 2,136,742 SQ FT

TOTAL BUILDING SQ FT (INCLUDING PARKING GARAGES) = 2,529,112 SQ FT

FAR: (HABITABLE SPACE ONLY) = 2,136,742 SQ FT / 5,937,228 SQ FT = 0.36
FAR: (INCLUDING PARKING GARAGES) = 2,529,112 SQ FT / 5,937,228 SQ FT = 0.43

C. IMUPDD ZONING INFORMATION CHART - CONCEPTUAL MASTER PLAN

	PERMITTED	PROVIDED
BUILDING HEIGHT	60 FT.	60 FT.
MAXIMUM FLOOR AREA RATIO (F.A.R.)	0.50	0.43
FRONT YARD SETBACK (SUNRISE HIGHWAY)	25 FT.	52.6 FT.
FRONT YARD SETBACK (VETERANS HIGHWAY)	25 FT.	211.7 FT.
FRONT YARD SETBACK (OAKWOOD AVENUE)	15 FT.	15.2 FT.
FRONT YARD SETBACK (BEACON DRIVE)	15 FT.	15 FT.
REAR YARD SETBACK	10 FT.	220.0 FT.
SIDEYARD SETBACK – MIN./TOTAL MIN.	10 FT./20 FT.	10 FT./26.3 FT.
MINIMUM SETBACK (LIPA PROPERTY)	10 FT.	10 FT.
MINIMUM DISTANCE BETWEEN BUILDINGS	10 FT.	25 FT.
MINIMUM SETBACK FROM INTERNAL ROADWAY	10 FT.	20 FT.

D. PARKING CALCULATIONS

COMMERCIAL SERVICES
(BOTH WITHIN MIXED USE BUILDINGS AND FREE STANDING ONE STORY BUILDINGS)

TOTAL COMMERCIAL = 61,300 SQ FT

TOTAL PARKING REQUIRED
COMMERCIAL SERVICES 3.3 SPACES/1,000 SQ FT = 203 SPACES

ENTERTAINMENT/HOSPITALITY

TOTAL GROSS MULTIPLEX CINEMA THEATERS AREA	=	60,000 SQ FT
TOTAL GROSS RESTAURANTS FLOOR AREA	=	30,800 SQ FT
TOTAL GROSS HOTEL/CONFERENCE FLOOR AREA	=	100,000 SQ FT
TOTAL GROSS ENTERTAINMENT/HOSPITALITY	=	190,800 SQ FT

SUBTOTAL PARKING REQUIRED
MULTIPLEX CINEMA THEATERS
1,800 SEATS @ 0.3 SPACES/1SEAT = 540 SPACES

SUBTOTAL PARKING REQUIRED
RESTAURANTS 4 SPACES/1000 SQ FT = 123 SPACES

SUBTOTAL PARKING REQUIRED
HOTEL/CONFERENCE 1.5 SPACES/GUEST UNIT
= 300 SPACES + 250 SPACES (STAFF AND SERVICES) CONFERENCE = 550 SPACES

TOTAL PARKING REQUIRED
ENTERTAINMENT HOSPITALITY = 1,214 SPACES

RETAIL

TOTAL GROSS GROUND FLOOR RETAIL AREA = 339,700 SQ FT

TOTAL PARKING REQUIRED
RETAIL @ 4 SPACES/1000 SQ FT = 1,359 SPACES

FLEX LOFT OFFICE (WITHIN MIXED USE BUILDINGS)

TOTAL GROSS FLEX LOFT/OFFICE FLOOR AREA = 302,820 SQ FT

TOTAL PARKING REQUIRED
FLEX LOFT–OFFICE 3.3 SPACES/1,000 SQ FT = 1,000 SPACES

INDUSTRIAL/RESEARCH/OFFICE

TOTAL GROSS INDUSTRIAL/RESEARCH FLOOR AREA = 818,130 SQ FT

TOTAL PARKING REQUIRED
INDUSTRIAL/RESEARCH 1 SPACE/1,000 SQ FT = 819 SPACES

PARKING STRUCTURES

TOTAL GROSS PARKING STRUCTURE AREA = 392,370 SQ FT
TOTAL PARKING SPACES = 2,445 SPACES

MF HOUSING – RESIDENTIAL

WORKFORCE HOUSING – 250 UNITS
MARKET RATE HOUSING – 100 UNITS

TOTAL GROSS RESIDENTIAL HOUSE AREA = 402,774 SQ FT

TOTAL PARKING REQUIRED
RESIDENTIAL @ 1.5 SPACES/UNIT–350 UNITS = 525 SPACES
NOTE: SWING/TIMED PARKING IS CONSIDERED IN DESIGN

CIVIC

TOTAL GROSS CIVIC BUILDINGS & PARK MAINTENANCE FLOOR AREA = 21,218 SQ FT

OPEN MARKET PLACE = 30,000 SQ FT

TOTAL PARKING REQUIRED
CIVIC 2.5 SPACES/1,000 SQ FT = 54 SPACES

PARKING SUMMATION

REQUIRED:

RETAIL PARKING	=	1,359 SPACES
INDUSTRIAL/RESEARCH PARKING	=	819 SPACES
COMMERCIAL SERVICES PARKING	=	203 SPACES
FLEX/LOFT OFFICE PARKING	=	1,000 SPACES
ENTERTAINMENT HOSPITALITY PARKING	=	1,214 SPACES
RESIDENTIAL PARKING	=	525 SPACES
CIVIC PARKING	=	54 SPACES
TOTAL REQUIRED PARKING	=	5,174 SPACES

PROPOSED:

STRUCTURED PARKING	=	2,420 SPACES
BELOW GRADE PARKING	=	1,168 SPACES
DEDICATED LOT PARKING	=	2,020 SPACES
ON STREET PARKING	=	1,128 SPACES
TOTAL PROPOSED SPACES ON SITE	=	6,736 SPACES (INCLUDING 136 HANDICAP SPACES) 6,736 > 5,174

NOTE: SWING/TIMED PARKING IS CONSIDERED IN DESIGN AS IS ACCESS TO CONNECTIONS TO MASS–TRANSPORTATION VIA A NEW SHUTTLE SERVICE TO MACARTHUR AIRPORT & RONKONKOMA RR STATION

APPLICANT:
SEROTA ISLIP LLC
70 EAST SUNRISE HIGHWAY
SUITE 610
VALLEY STREAM, NY 11581
PHONE: (516) 561-9500

PLANNER:
JOHN DeFAZIO, AIA
ARCHITECT
4720 CENTER BOULEVARD
SUITE 216
LONG ISLAND CITY, NY 11109
PHONE: (718) 606-1676

NOTE:
Under N.Y.S. Education Law Sec. 7209 Sub. 2, it is illegal for any person, unless acting under the direction of a LICENSED Professional Engineer, to alter any item on this material in any way. If any item is so altered, the Professional Engineer who so alters or who directs another to so alter, shall affix to the items his seal and the notation "altered by" followed by his signature, a description of the alteration and a specific description of the alteration.

REVISED CONCEPTUAL SITE LAYOUT PLAN

ISLIP PINES

TOWN OF ISLIP, NEW YORK

BOWNE AEST GROUP
Where Experience Empowers Vision

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www.bownegroup.com

NO.	DATE	REVISION	BY

DESIGNED BY:	DRAFTED BY:	CHECKED BY:	PROJECT NO:	DWG. C-1R
DK	RDH	-	11083139	

SCALE:
PLAN: 1"=100'
PROFILE: HORIZ: N/A VERT: N/A
DATE: MARCH 2013

NOTE :
THIS MAP APPEARS ON THE SUFFOLK COUNTY TAX MAP AS:
DIST. 0500 – SECTION 217 – BLOCK 02 – LOT 3.2 & 9.3
DIST. 0500 – SECTION 218 – BLOCK 01 – LOTS 1.11, 2.5, 2.6, 3.3, 3.4, 4.19, 5 & 6
DIST. 0500 – SECTION 239 – BLOCK 01 – LOTS 6.1, 7, 17.2, 17.5, 17.6 & 17.7