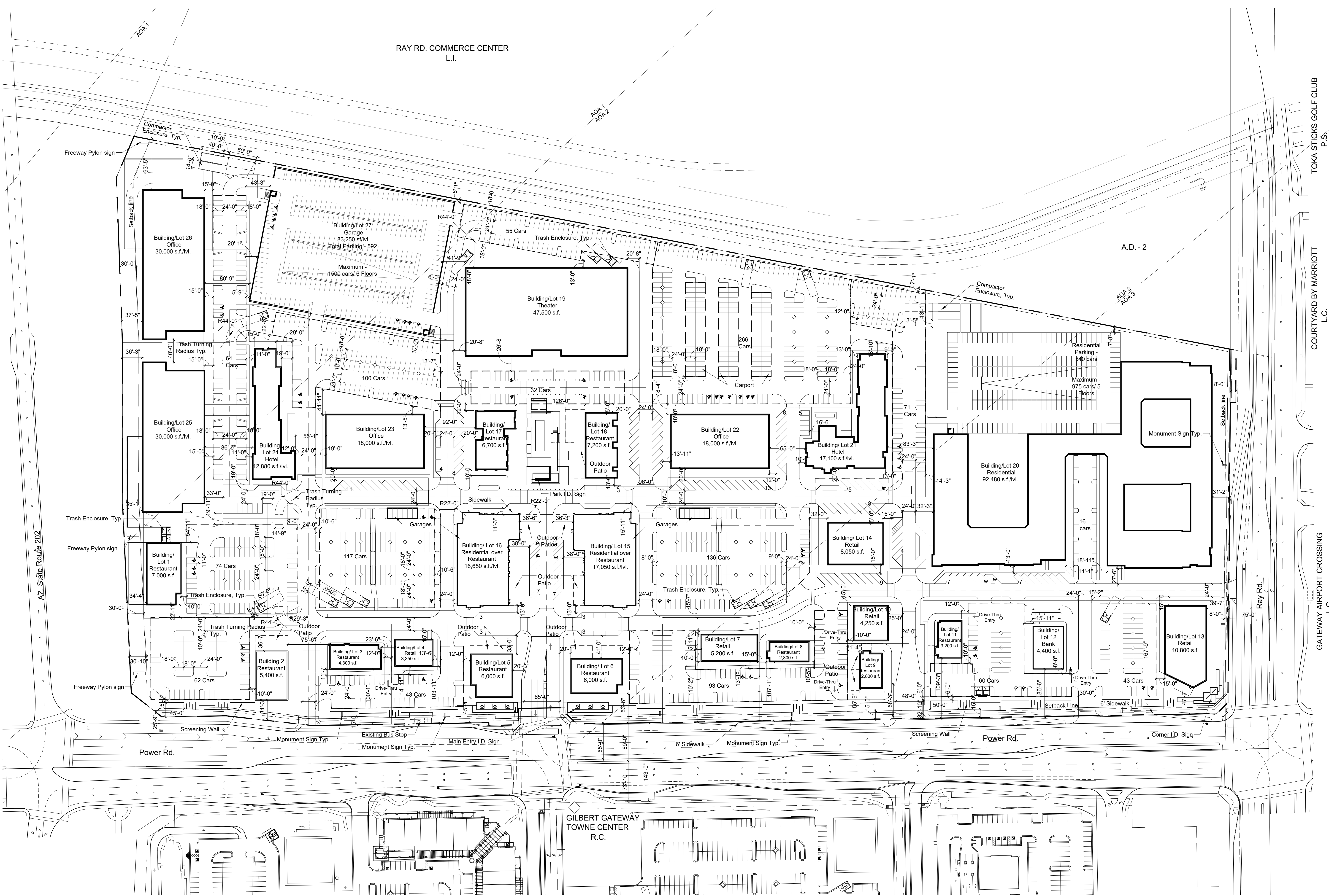


RAY RD. COMMERCE CENTER
L.I.

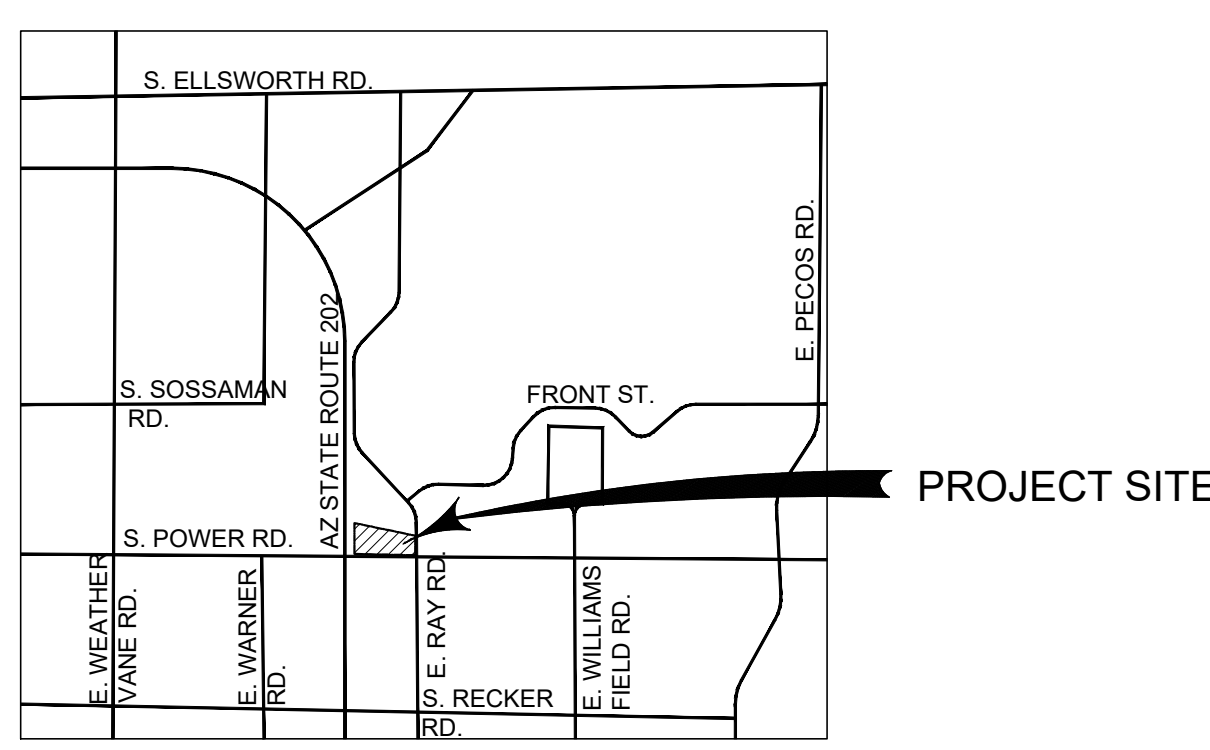
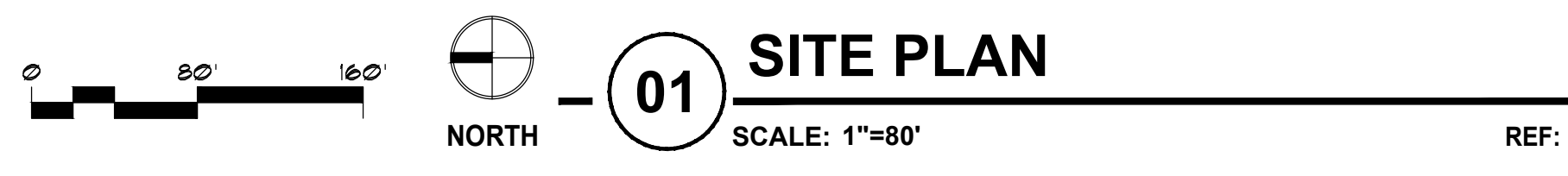


Site Summary	
Gross Acreage	57.752 Acres (2,515,669 S.F.)
Net Acreage	40.227 Acres (1,752,278 S.F.)
Existing Zoning	A.D. 2
Proposed Zoning	LC (Limited Commercial), A.F. (Airfield Overlay), PAD

Area/Parking Tabulations				
Uses	Area (SF)	No. of Rooms/Keys	Parking	
			MZO	Proposed*
Commercial Restaurant	51,000		Spaces (Ratio) 730 (@13.33/1000 for indoor & 5/1000 for outdoor space)	
Restaurant (With Drive-Thru)	18,500		198 (@10/1000 for indoor & 5/1000 for outdoor space)	
Retail	39,450		105 (@2.66/1000) 467 (for 35,000 s.f. assembly space @75% eff.) (@13.33/1000 s.f. Assembly Space)	
Theater	47,500		280 (@1/Key)	
Hotel	149,900	280 Keys	928 (@2.66/1000)	
Office	348,000			
Residential				
Apartments	369,920	420 Units	882 (@ 2.1/DU)	
Condos	79,600	39 Units	82 (@2.1/DU)	
Subtotal (Commercial)	654,350		2,708	1,800
Subtotal (Residential)	449,520		964	690
Total	1,103,870		3,672	2,490
Total Landscape Area	303,980			

Proposed Parking* (Shared Parking Model)		
Commercial (1,800 Spaces)		
Structured Surface		592
Surface		1,208
Residential (690 Spaces @1.5/D.U.)		
Structured Surface		540
Garage		40
Surface		110
Total		2,490

Building/Lot Data			
Lot No. (Land Use)	Area (SF)	Heights (Max. Allowed)	Lot Area
Building 1 (Restaurant)	7,000	40'	61,770.27 S.F. 1.42 AC.
Building 2 (Restaurant w/ Drive-Thru)	5,400	40'	54,563.10 S.F. 1.25 AC.
Building 3 (Restaurant w/ Drive-thru)	4,300	35'	27,594.00 S.F. 0.63 AC.
Building 4 (Restaurant)	3,350	35'	18,405.84 S.F. 0.42 AC.
Building 5 (Restaurant)	6,000	40'	32,937.19 S.F. 0.76 AC.
Building 6 (Restaurant)	6,000	40'	38,175.26 S.F. 0.88 AC.
Building 7 (Retail)	5,200	35'	31,551.14 S.F. 0.72 AC.
Building 8 (Restaurant w/ Drive-Thru)	2,800	35'	27,017.51 S.F. 0.62 AC.
Building 9 (Restaurant w/ Drive-Thru)	2,800	35'	19,574.56 S.F. 0.45 AC.
Building 10 (Retail)	4,250	35'	13,742.20 S.F. 0.32 AC.
Building 11 (Restaurant w/ Drive-Thru)	3,200	35'	38,956.52 S.F. 0.89 AC.
Building 12 (Bank w/ Drive-Thru)	4,400	35'	35,172.81 S.F. 0.81 AC.
Building 13 (Retail)	10,800	40'	58,847.59 S.F. 1.35 AC.
Building 14 (Retail)	8,050	35'	54,501.70 S.F. 1.25 AC.
Building 15 (Condos over Commercial)	51,150	85'	75,719.43 S.F. 1.74 AC.
Building 16 (Condos over Commercial)	49,950	85'	100,404.48 S.F. 2.30 AC.
Building 17 (Restaurant)	6,700	85'	26,105.68 S.F. 0.60 AC.
Building 18 (Restaurant)	7,200	85'	27,712.67 S.F. 0.64 AC.
Building 19 (Theater)	47,500	85'	110,127.75 S.F. 2.53 AC.
Building 20 (Residential)	369,920	85'	278,142.02 S.F. 6.39 AC.
Building 21 (Hotel 1)	85,500	85'	95,283.35 S.F. 2.19 AC.
Building 22 (Office)	54,000	85'	131,152.59 S.F. 3.01 AC.
Building 23 (Office)	54,000	100'	78,261.65 S.F. 1.80 AC.
Building 24 (Hotel 2)	64,400	100'	49,554.32 S.F. 1.14 AC.
Building 25 (Office)	120,000	100'	70,495.30 S.F. 1.62 AC.
Building 26 (Office)	120,000	100'	80,354.84 S.F. 1.84 AC.
Building 27 (Parking)		100'	97,809.87 S.F. 2.25 AC.
Lot 28 (Park)			18,341.62 SF. 0.42 AC.
Total	1,103,870		1,752,275.29 S.F. 40.23 AC.



Date
MARCH 06, 2019

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Project No.
318214

AS - 101
SITE PLAN