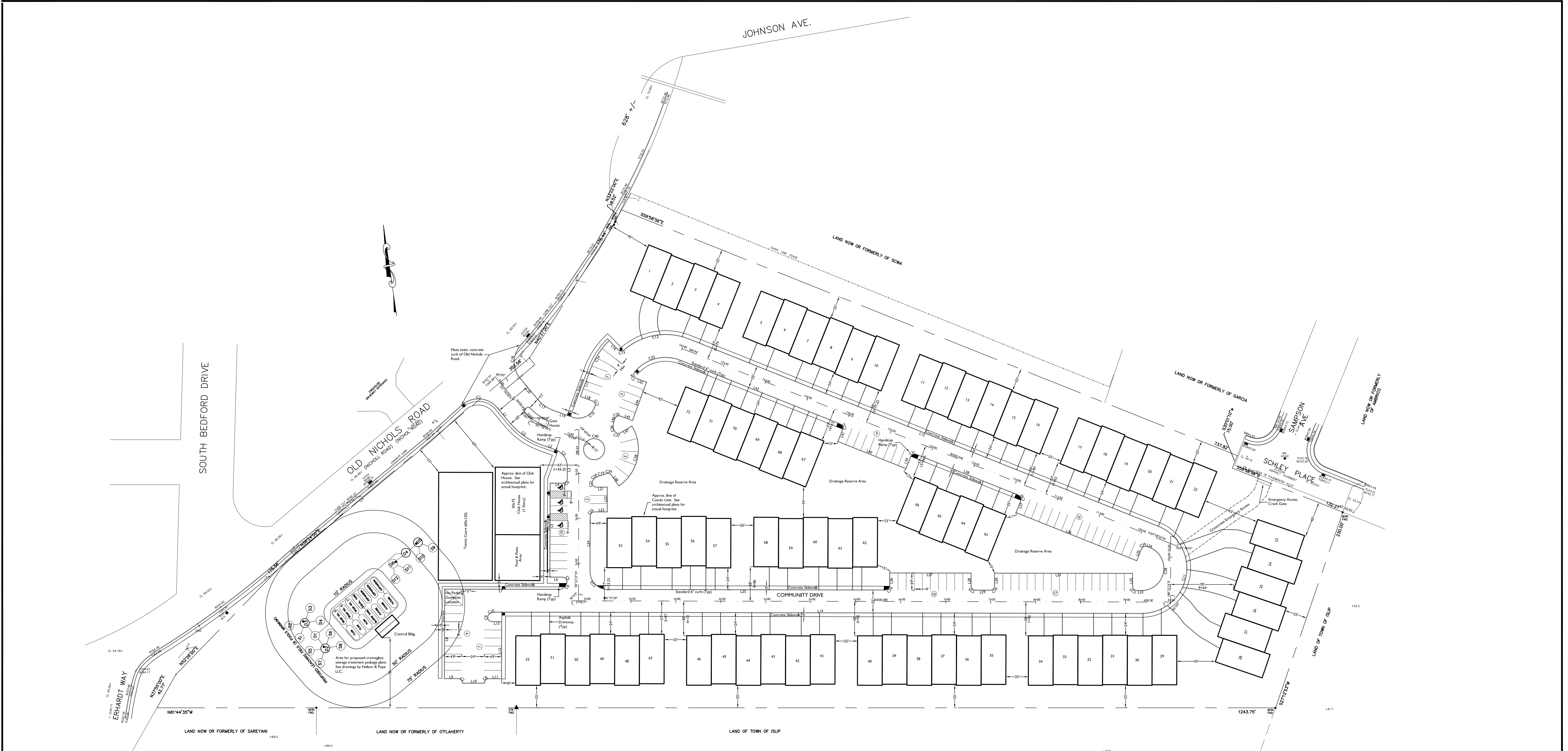




Line Data			Line Data			Curve Data		
Length (ft)	Bearing		Length (ft)	Bearing		Radius (ft)	Length (ft)	
L1 21.94	S31°36'00"E		L25 308.76	S81°37'39"E		C1 28	45.24	
L2 17.21	S61°56'49"E		L26 14.00	N8°22'21"E		C2 80	42.37	
L3 13.67	S8°22'21"W		L27 90.00	S81°37'39"E		C3 20	24.55	
L4 14.03	N81°32'34"W		L28 14.00	S8°22'21"W		C4 5	7.86	
L5 104.00	S8°27'26"W		L29 16.48	S81°37'39"E		C5 5	7.85	
L6 14.00	S81°32'34"E		L30 14.00	N8°22'21"E		C6 9	14.12	
L7 126.94	N81°37'39"W		L31 153.00	S81°37'39"E		C7 5	7.85	
L8 99.00	S8°22'21"W		L32 14.00	S8°22'21"W		C8 5	7.85	
L9 15.00	S81°37'39"E		L33 5.33	S81°37'39"E		C9 5	13.00	
L10 24.00	S81°37'39"E		L34 3.43	N59°58'56"W		C10 12	6.49	
L11 14.00	S81°37'39"E		L35 14.00	S30°1'4"W		C11 50	138.19	
L12 63.00	N8°22'21"E		L36 144.00	N59°58'56"W		C12 70	76.70	
L13 10.61	N81°37'39"W		L37 14.00	N30°1'4"E		C13 5	7.52	
L14 718.71	S81°37'39"E		L38 122.29	N59°58'56"W		C14 89	39.39	
L15 561.97	N59°58'56"W		L39 14.00	S30°1'4"W		C15 5	7.85	
L16 14.17	N36°35'10"W		L40 81.00	N59°58'56"W		C16 20	31.30	
L17 30.80	S28°23'43"W		L41 14.00	N30°1'4"E		C17 40	21.19	
L18 14.00	S61°9'15"E		L42 191.26	N59°58'56"W		C18 28	40.14	
L19 22.41	N61°56'49"W		L43 11.63	S61°9'15"E		C19 30	5.00	
L20 31.30	N31°36'00"W		L44 45.00	S28°23'43"W		C20 12	9.88	
L21 11.81	S81°37'39"E		L45 13.96	N61°9'15"W				
L22 27.00	S8°22'21"W		L46 3.97	S28°23'43"W				
L23 14.00	N81°37'39"W		L47 14.33					
L24 61.74	S8°22'21"W		L48 14.36					

Zoning Table		
Village of Islandia Zone District MF w/ Other Classification		
Use = Mixed Age Residential Owner - Occupied Condominium		
Proposed Density = 72 Units / 10.12 Acres = 7.1 Units / Acre		
	Allowed / Required	Proposed
Minimum plot area (square feet)	20,000	441,130
Minimum plot width (feet)	100	764.87
Maximum height of buildings (stories / ft)	2 / 35	2 / 35
Minimum front yard depth (feet)	25	45
Minimum side yard width (feet)	15	25
Minimum rear yard depth (feet)	25	25
Maximum floor area ratio (FAR)	0.35	0.39
Parking (1.75 / unit + 1 for each bedroom>2)	151	151
Note : 25 units w/ 3 bedrooms		
47 units w/ 2 bedrooms		
Community building parking (1 / 200 sf)	19	19
Accessory Building Or Structure		
Percentage of total lot area	0.10	0.017 (Tennis Ct. & Chromaglass Bldg.)
Percentage of rear yard		
Maximum height (ft)	16	16 (Chromaglass Bldg.)
Minimum front yard (ft)	50	33 (Tennis Ct. Variance Required)
Minimum side yard (ft)		
Minimum rear yard (ft)	4	78 (Chromaglass Bldg.)
	4	883 (Tennis Court)

Floor Area Ratio Calculations		
End Units GFA	= 2,330 sq. ft. x 26 Units	= 60,580 sq. ft.
Interior Units 1/2 B GFA=	2,250 sq. ft. x 23 Units	= 51,750 sq. ft.
Interior Units 1/2 C GFA =	2,400 sq. ft. x 23 Units	= 55,200 sq. ft.
Clubhouse (50x 75) GFA =	3,750 sq. ft. x 1	= 3,750 sq. ft.
Chromaglass system control bldg.		= 300 sq. ft.
Total GFA		= 171,580 sq. ft.
F.A.R. = 171,580 sf / 441,130 sf = 0.389 (0.35 permitted) Variance required.		

SCTM : 504-17-03-07&08

1	07/09/08	ACCESSORY STRUCTURE INFO. ADDED TO TABLE. VARIANCE ADDED.
REV.NO	DATE	DESCRIPTION
DRAWING NAME		
PROJECT		
The Preserve at Islandia Site Plan		
APPLICANT		
Islandia Partners LLC 399 West John Street Hicksville, New York 11801		
PREPARED BY		
R&W / Engineers, P.C. 132 East Main Street, Bay Shore, New York 11706 Ph (631) 969-8535 Fax (631) 969-8518		
DRAWN BY	DESIGN BY	PROJECT NO.
MLW	MLW	ip101
CHECKED BY	DATE	
LAR	NOV. 2007	
SIGNED:		SP4.0