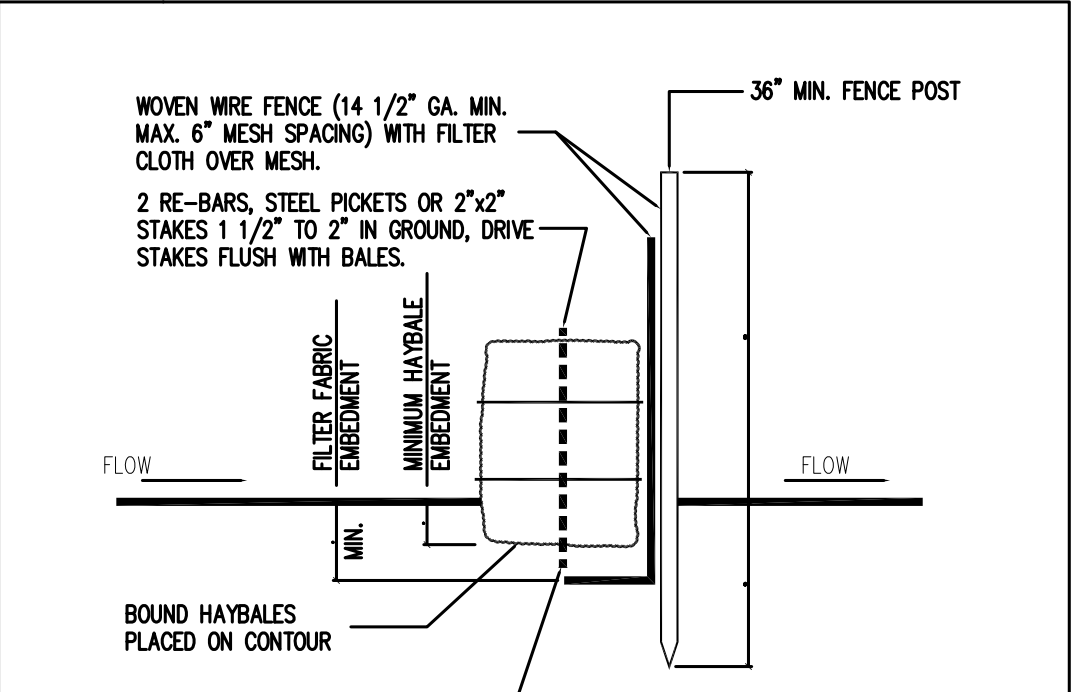
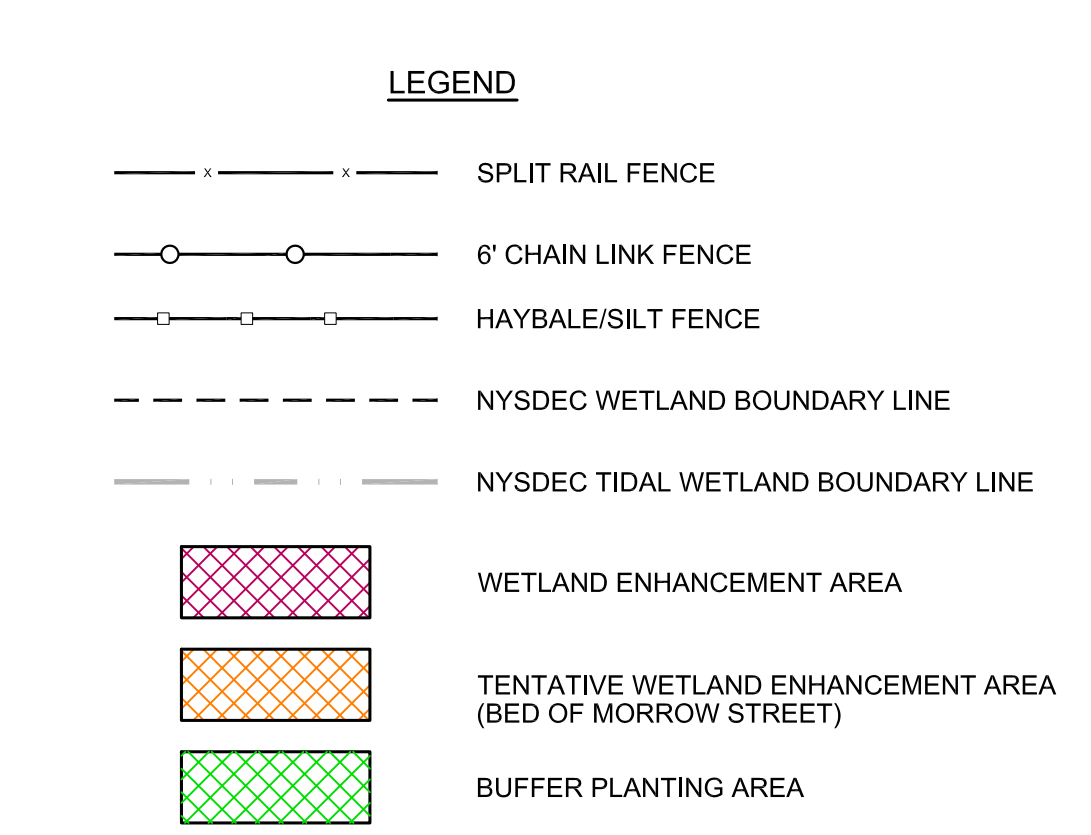


TABLE OF LAND USE		
Zoning District	M1-1	
Zoning Map	20c & 20d	
Tax ID	Block 1701 Lots 1 & 5	
Lot Area	1,210,807 S.F. (27.80 Acres)	
Wetland Area	285,389 S.F. (6.55 Acres)	
Lot Area Without Wetlands	925,418 S.F. (21.25 Acres)	
Permitted Uses (§44-21 and Appendix A)	Use Group 6A (Supermarkets Limited to 10,000 S.F. per Establishment) [1] Use Group 6B (Eating or Drinking Establishments) Use Group 10B (Department Stores) [1] Use Group 16 (Automotive Service Stations) General Large-Scale Development [2] [3]	
Proposed Uses	Retail "A" (Use Group 10B) 15,000 S.F. Retail "B" (Use Group 10B) 15,000 S.F. Retail "C" (Use Group 10B) 117,000 S.F. Retail "D" (Use Group 10B) 70,000 S.F. Gas Station (Use Group 16)	217,000 S.F.
Special Provisions for Bulk Modification (§ 74-74)	(a) For a general large-scale development, which is a development that fills the parameters of footnote [2], below, the City Planning Commission may permit: (1) distribution of total allowable floor area, lot coverage, and total required open space under the applicable district regulations within a general large-scale development without regard for zoning lot lines or district boundaries. (2) location of buildings without regard for the applicable yard, distance between buildings, or height and setback regulations. (3) variation in the location of primary business entrances and show windows along frontages adjacent to zoning lots outside the general large-scale development without regard to regulations applicable near Residence District boundaries.	
Parking Requirement (§44-21 and Appendix A)	Department Stores	PRC-B (1 Space per 300 S.F.)
	Eating or Drinking Establishments	PRC-B (1 Space per 300 S.F.)
	Automotive Service Stations	None
	Food Stores Including Supermarkets	PRC-B (1 Space per 200 S.F.)
Size of Parking Spaces (§ 43-43)	200 S.F. per space inclusive of standing and maneuvering area, but no less than 18 feet long by 8 1/2 feet wide.	
Loading Requirement (§44-52)	For Use Group 10B Only: First 8,000 S.F. of floor area—None Next 17,000 S.F. of floor area—One Required Birth Next 15,000 S.F. of floor area—One Required Birth Next 20,000 S.F. of floor area—One Required Birth Each additional 80,000 S.F. of floor area or fraction thereof—One Required Birth [§ 43-43] All loading spaces on a zoning lot adjacent to the boundary of a Residence District, including lots across a street, are to be screened as specified in the Zoning Resolution.	
Size of Loading Spaces for Commercial Uses (§ 43-43)	33 Feet Long by 12 Feet Wide by 14 Feet Vertical Clearance	
Bulk Regulations (§ 12-10)	The property is a corner lot because it is a zoning lot bounded entirely by streets. The portion of the zoning lot subject to the regulations for corner lots that portion bounded by the interesting street line and lines parallel to and 100 feet from each intersection street line. Any remaining portion of a corner lot is subject to the regulations of a through lot. All yards are front yards because the property is entirely bounded by street lines.	
Handicap Parking Requirements Per New York City Building Code (§ 1106)	5% of the total number of parking spaces provided must be accessible parking. For every 6 or fraction of 6 accessible spaces, at least one space shall be a van-accessible space.	
Maximum Floor Area Ratio (§ 43-12)	1.00	
Parking Within Yards (§ 43-23)	Off-Street Open Accessory Parking Spaces For Automobiles Are Permitted Within Any Yard	
Yards for Buildings	20 on streets less than 75 feet wide; 15 on streets 75 feet wide or greater; 20 feet if the boundary of an adjoining Residence District is located at the center line of a street less than 60 feet wide.	
Front Yard (Feet) (§ 43-43 and 4 43-304)	N/A	
Side Yard (§ 12-10)	N/A	
Rear Yard (§ 12-10)	N/A	
Perimeter Landscaping (§44-45 and §37-921)	All open parking areas with 18 spaces or more or 6,000 square feet or more in area that front upon a street are to be screened at the street line by a perimeter landscaped area at least seven feet in width measured perpendicular to the street line, along with various stormwater management and planting requirements.	
Interior Landscaping (§ 37-922)	All open parking areas of 36 or more parking spaces or at least 12,000 square feet in area such as the proposed project, are to provide at least one tree for every eight parking spaces. The following distribution rules apply: (1) Each end space in a row of five or more parking spaces is to fully abut a planting island or a perimeter landscaped area; (2) No more than 15 parking spaces are permitted between planting islands, or a planting island and a perimeter landscaped area; and (3) For open parking areas at least 150,000 square feet in area, such as the proposed project, in addition to the requirements set forth in paragraphs (a) (1) and (a) (2) of this Section, every other row of parking spaces in which each space does not fully abut a perimeter landscaped area is to abut a planting island. Such planting island is to have a minimum width of eight feet and extend along the entire length of such row of parking spaces. Such planting islands may be traversed by walkways no more than three feet wide and spaced at least 50 feet apart. (4) Planting islands required pursuant to paragraphs (a) (1) and (a) (3) may be discontinued where a pedestrian access lane is provided that serves no more than five parking spaces required by the Americans with Disabilities Act. (5) Compliance with paragraphs (a) (1) and (a) (2) may be waived where the Commissioner of Buildings determines that tree planting in such locations would conflict with loading operations. Such trees are to be planted elsewhere in the open parking area. There are also various stormwater management and planting requirements.	
Street Tree Planting (§ 43-02)	In all Districts, all developments are to provide street trees in accordance with § 26-41.	
Maximum Building Height (§ 43-43)	30 Feet within Front Yard, and 1 Foot Additional in Height Permitted for Every 1 Foot Increase in Building Setback Beyond Front Yard Line	
Description	Permitted per M1-1 District (1955 Z.O.)	Provided
Maximum Building Height (Stories / Feet)		
Retail "A"	100	20
Retail "B"	100	20
Retail "C"	120	40
Retail "D"	215	40
Gas Station	75	15
Maximum Floor Area Ratio	1.00	0.19
Minimum Building Setback (Feet)		
Front Yard	20	40
Side Yard	N/A	N/A
Rear Yard	N/A	N/A
Minimum Parking Requirement	1 per 300 S.F./723 Spaces (3.33 per 1,000 S.F.)	1 per 241 S.F./900 Spaces (4.14 per 1,000 S.F.)
Minimum Loading Spaces		
Retail "A"	1	1
Retail "B"	1	1
Retail "C"	4	4
Retail "D"	4	4
Gas Station	0	0



- HAYBALE CONSTRUCTION SPECIFICATIONS**
- BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS THOROUGHLY ABUTTING THE ADJACENT BALES.
 - EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4 INCHES AND PLACED SO THE BINDINGS ARE HORIZONTAL.
 - BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
 - INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 - BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPED EROSION FLOW OR DRAINAGE.
- SILT FENCE SPECIFICATIONS**
- WOMEN WIRE FENCE TO BE FASTEN SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - FILTER CLOTH TO BE FASTEN SECURELY TO WOMEN WIRE FENCE TIES SPACED EVERY 24" AT TOP AND AT MID SECTION.
 - WHEN TWO SECTIONS OF THE FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOPE IN THE SILT FENCE.
- POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD.
FENCE: WOMEN WIRE 14 GA. WITH 6" MAXIMUM MESH OPENING.
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINA THIN OR APPROVED EQUAL.
PREPARED UNIT: GEOTAB, ENVIRONMENT, OR APPROVED EQUAL.

MITIGATION PLANTING SCHEDULE	
TREES - 1 PER 100 SQ. FT.	
Pin Oak (<i>Quercus palustris</i>)	381 Total
Red Maple (<i>Acer rubrum</i>)	381 Total
Sweetgum (<i>Liquidambar styraciflua</i>)	382 Total
SHRUBS - 1 PER 25 SQ. FT.	
Spicebush (<i>Lindera benzoin</i>)	915 Total
Arrowwood (<i>Viburnum recognitum</i>)	915 Total
Highbush Blueberry (<i>Vaccinium corymbosum</i>)	915 Total
Chokeberry (<i>Aronia arbutifolia</i>)	915 Total
Coastal Sweet Pepperbush (<i>Clethra alnifolia</i>)	916 Total
SEEDS AT .50 LBS. PER 1000 SQ. FT.	
Switchgrass (<i>Panicum virgatum</i>)	3.72 lbs. Total
Ernst Conservation Seeds - FACW Wetland Meadow Mix Species 33.48 lbs. Total	
FACW Wetland Meadow Mix includes: Swamp milkweed (<i>Asclepias incarnata</i>), Zigzag aster (<i>Aster prenanthoides</i>), Purple-stemmed aster (<i>Aster puniceus</i>), Flat-topped white aster (<i>Aster umbellatus</i>), Nodding bur marigold (<i>Bidens cernua</i>), Britny sedge (<i>Carex comosa</i>), Hop sedge (<i>Carex lupulina</i>), Lurid sedge (<i>Carex lurida</i>), Blunt broom sedge (<i>Carex scoparia</i>), Awl sedge (<i>Carex stipitata</i>), Fox sedge (<i>Carex vulpinoidea</i>), Virginia wild eye (<i>Elymus virginicus</i>), Joe pye weed (<i>Eupatorium fistulosum</i>), Boneset (<i>Eupatorium perfoliatum</i>), Cross-leaved Goldenrod (<i>Euthamia graminifolia</i>), Rough oats (<i>Stem maculatum</i>), Rattlesnake grass (<i>Glycyne canadensis</i>), American morningglow (<i>Oxyria grandis</i>), Common sneezeweed (<i>Helianthus annuus</i>), Ox-eye sunflower (<i>Helopsis helianthoides</i>), Soft rush (<i>Juncus effusus</i>), Path rush (<i>Juncus tenuis</i>), Seedbox (<i>Ludwigia alternifolia</i>), Square stemmed monkey flower (<i>Mimulus ringens</i>), Sensitive fern (<i>Onoclea sensibilis</i>), Many-leaved bulrush (<i>Scirpus polyphyllus</i>), Blue vervain (<i>Verbena hastata</i>), Giant ironweed (<i>Veronica gigantea</i>), and Golden Alexanders (<i>Zizia aurea</i>)	
AQUATIC BENCH SEED MIX	SAFETY BENCH SEED MIX
0.59 lbs. Hard-Stem Bulrush (<i>Scirpus acutus</i>)	1.4 lbs. Giant Burr Reed (<i>Sparganium eurycarpum</i>)
0.59 lbs. Duck Potato or Arrowhead (<i>Sagittaria latifolia</i>)	1.4 lbs. Soft-Stem Bulrush (<i>Scirpus validus</i>)
0.59 lbs. Common Three-Square (<i>Scirpus pungens</i>)	1.4 lbs. Sedge (<i>Carex</i>)
0.59 lbs. Soft-Stem Bulrush (<i>Scirpus validus</i>)	

8/16/12 - Revised per NYSDEC Comments
12/13/11 - Revised as per NYSDEC Letter from Uto M. Drescher, Dated 12/7/2011
10/14/11 - Layout Revisions.
09/09/10 - Revised as per NYSDEC Comments.
04/26/10 - Revised NYSDEC Tidal Wetland Line, Basin & Mitigation Planning Schedule.
11/05/09 - Revised Mitigation Planning Schedule.

CARPENTER ENVIRONMENTAL ASSOCIATES, Inc. CEA
CEA ENGINEERS, P.C.

DATE: 02/05/08
JOB # 14027
FILE # 14027_SP_081614
Drawn by: LM
Design by:
Checked by:
Approved by:

REVISIONS:
07/23/08 - Revised Mitigation Planning Schedule.
08/04/08 - "No public access" labels added to drawing.
REFERENCES: 01/09/09 - Storm Water Ponds Created.
JMC John Meyer Consulting, P.C. Armonk, NY, Master Plan, Forest Ave & South Ave Retail Development, Staten Island, New York, Project #1006, DWS. 1006-01-1, Revision Date 8/19/2012.

SITE PLAN
FOREST AVENUE
FOREST AVENUE WETLAND DELINEATION
FOREST AVE., SOUTH AVE., & WEMPLE ST.
STATEN ISLAND, NEW YORK

SHEET REFERENCE NUMBER:
SP1
SHEET 1 OF 1