

**LEGEND**

0000 BLOCK NUMBER

# LOT NUMBER

M1-1 EXISTING ZONING DISTRICT

C COMMERCIAL

D DWELLING

R RESIDENCE

2 STORY HEIGHT

2B DWELLING (FRAME BLDG.)

G GARAGE

V VACANT

////// PARK LINE BOUNDARY

50' 100' 50' LOT DIMENSION  
56 57 107 HOUSE NUMBER

[Hatched Box] PROPOSED STRUCTURE

[Solid Box] EXISTING STRUCTURE

[Cross-hatched Box] C2-2 DISTRICT

[Diagonal-hatched Box] C2-1 DISTRICT

[Circle with 'B'] BUS STOP

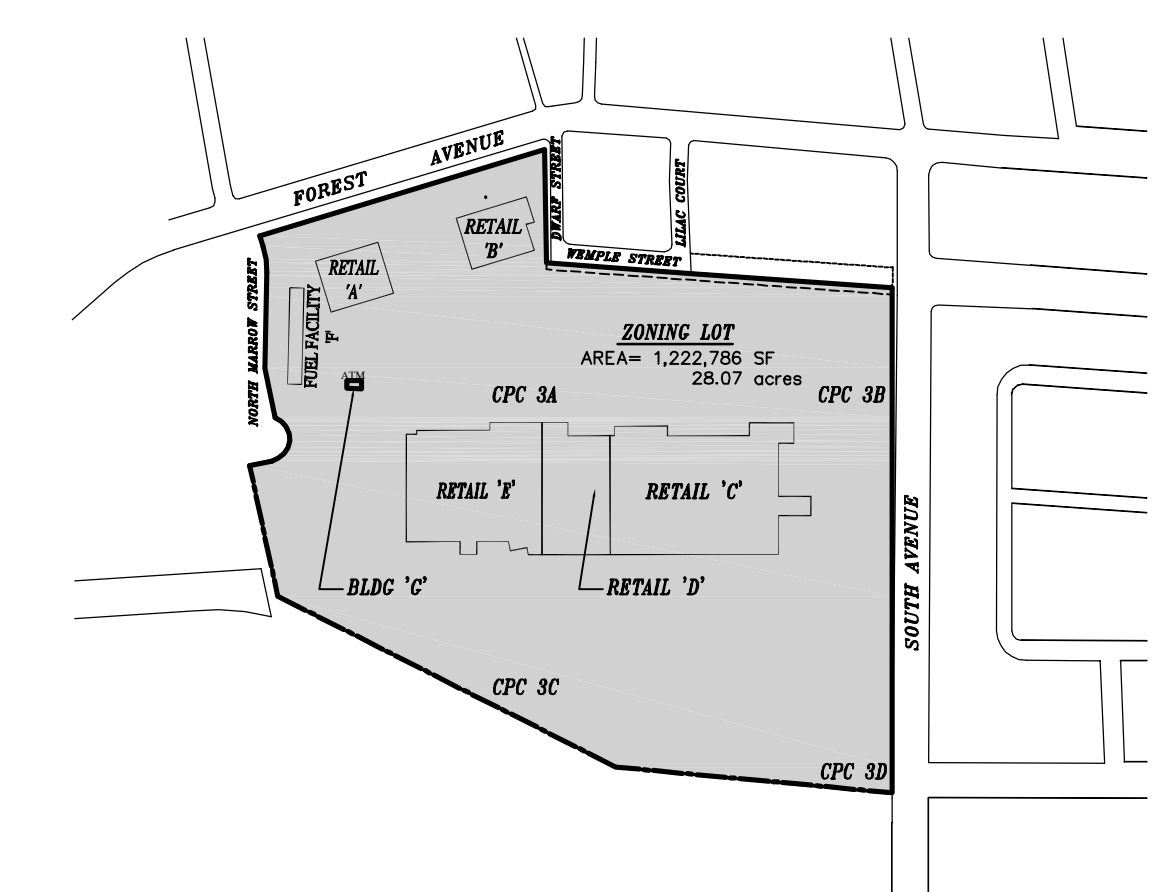
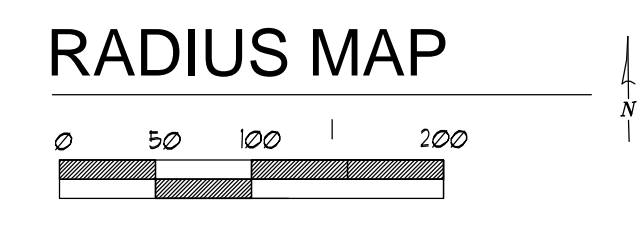
[Circle with 'TL'] PROPOSED TRAFFIC LIGHT

[Circle with 'TL'] EXISTING TRAFFIC LIGHT

--- DISTRICT BOUNDARY LINE

--- PROPERTY LINE

--- STREET LINE



KEY PLAN  
N.T.S.

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24.	Minor Clarifications	04/26/17

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155 3rd Street Staten Island, New York 10308  
718 987-1310 fax 718 987-1565 www.rampulla.net

project title:  
**PROPOSED COMMERCIAL DEVELOPMENT**  
FOREST AVE & SOUTH AVE  
STATEN ISLAND, NY

drawing title:  
**AREA MAP**  
Land use, Zoning Districts,  
traffic flows, traffic lights, bus stops

date: 02/20/2014  
project #: 13002  
drawing by: RA  
chk by: JO  
dwg #: **CPC-001.00**  
file #: 1 of 9

ZONING CHART

Zone: M1-1  
 Block: 1707  
 Lots: 1 & 5 and parts of Morrow St. proposed to be de-mapped  
 Map No: 20C & 20d  
 Community District: 1  
 Address: N/A  
 Existing Lot Area: 1,231,609 SQ. FT.  
 Proposed Lot Area: 1,222,786 SQ. FT.

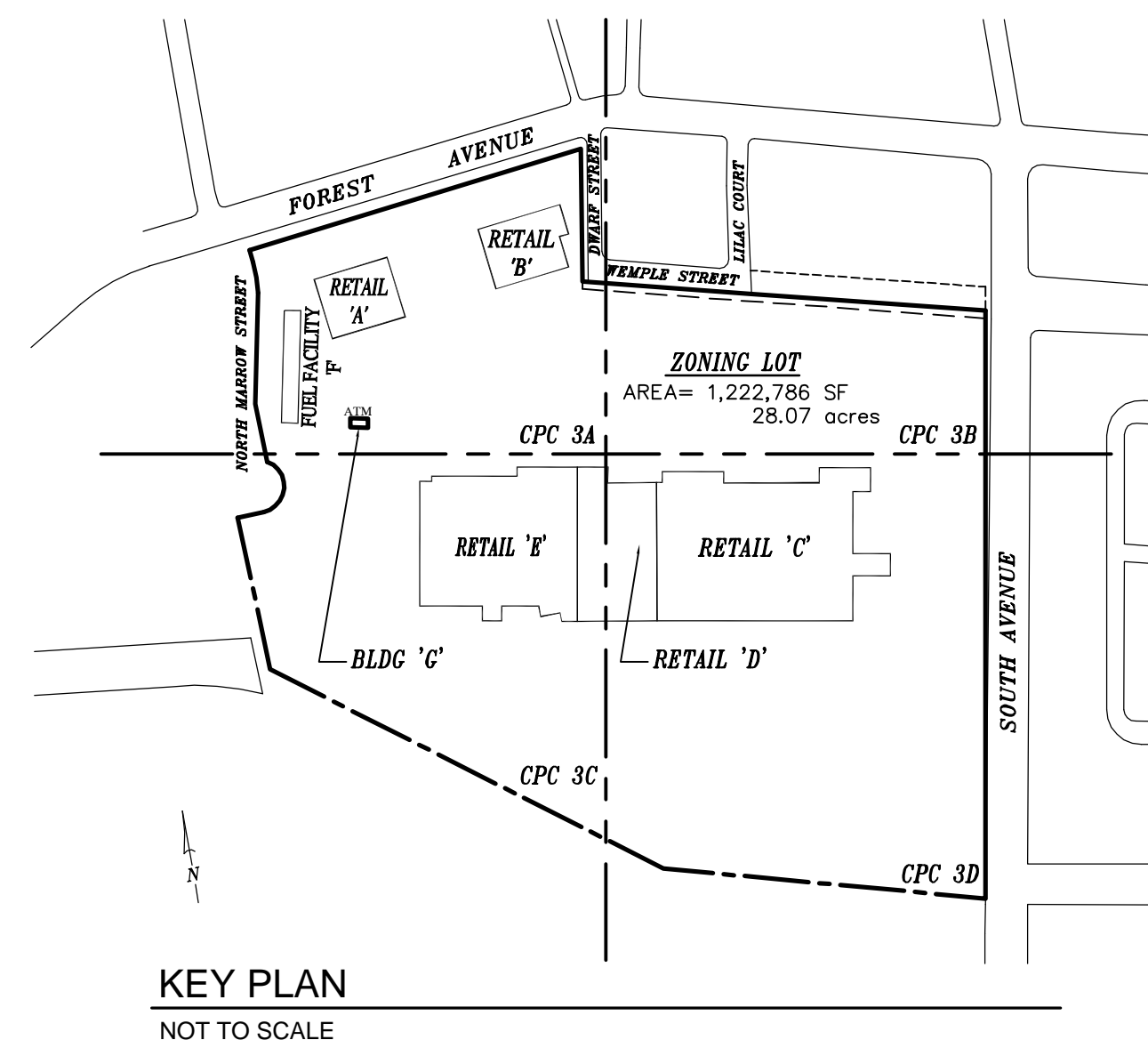
FLOOR AREA:

BUILDING A	- 14,500 SF
BUILDING B	- 15,400 SF
BUILDING C	- 89,760 SF
BUILDING D	- 33,965 SF
BUILDING E	- 65,000 SF
BUILDING F	- 395 SF
BUILDING G	- 397 SF
<b>TOTAL</b>	<b>219,377 SF</b>

ZR USE	ITEMS/DESCRIPTION	PERMITTED/REQUIRED	PROPOSED	COMMENTS/COMPLIANCE
42-0	USES	4-14, 16, 17 Only 6 + 10 limited to 10,000 sf per establishment 6 (limited) 10A (limited)	6, 10A & 16 USE GROUP 6 or 10A - greater than 10,000 SF and any as of right uses.	Use Group 6 and 10A. Retail establishments in excess of 10,000sf. Do not comply with section 42-12 Requires special permit pursuant to section 74-922(A)  * Flexibility Note: Floor area shown may vary between Use Groups 6 and 10. The Use Group 6 automated bank teller and the Use Group 16 automotive service station are as-of-right and may vary from sizes shown on plan. Internal divisions among uses are for illustrative purposes only. Complies
<b>BULK</b>				
43-12	FAR COMMERCIAL	1.0	0.18	Complies
<b>FLOOR AREA (SEE ABOVE)</b>				
43-10	COMMERCIAL	1,222,786 sf	219,377 sf	Complies
<b>YARDS</b>				
43-25	Front yard	None required	Bldg a - 80'-0" Bldg b - 80'-0" and 24'-0" Bldg c - 164'-0" Fuel Facility - 116'-2"	Complies
	Side yard	None required Min. 8' if open area provided	Bldg a - 216'-6" Supermarket - 280'-3" Fuel Facility - 109'-3"	Complies
	Rear yard	20'-0" min	varies 20'-0" min.	Complies
<b>HEIGHT AND SETBACK</b>				
43-43	Initial set back - Max. Height of front wall Height above street line Sky exposure plane	20'-0" narrow street or 15'-0" wide street 30'-0" or 2 stys 30'-0" 1 to 1	15'-0" for both Forest & South ave 30'-0" max. 30'-0" max. 1 to 1	Complies
<b>PARKING</b>				
44-21	Required off-street parking General retail	1 space per 300 sf 154,377 - 413 (Mechanical) 153,964 / 300 = 513 spaces req	513 spaces provided	Complies
	Food stores > 2,000 sf	1 space per 200 sf 65,000 / 200 = 325 spaces	325 spaces provided	Complies
	TOTAL	838 spaces	838 spaces	Complies
44-52	Off street loading requirements	First 8,000 sf - none Next 17,000 sf - 1 Next 15,000 sf - 1 Next 20,000 sf - 1 Next 40,000 sf - 1 Additional 150,000 sf = 1 Total berths required = 5	5 berths provided	Complies
<b>PARKING LOT LANDSCAPING (44-48 see 37-90)</b>				
37-921	PERIMETER LANDSCAPE	Open parking shall be screened with a 7'-0" min landscape buffer adj. To street line	7'-0" landscape buffer provided	Complies
37-921(A)	Grading, drainage & soil	Open parking areas shall be graded to allow storm water to drain into perimeter landscape area. Under drains and storm water detention shall be required of the collected water. Screened with a 7'-0" min landscape buffer adj. To street line	Provided	Complies
37-921(B)(1)	Parking lot frontage	First two feet of planting islands fronting open parking area shall be comprised of much and densely planted groundcover	Provided	Complies
37-921(B)(2)	Sidewalk frontage	Remainder of perimeter landscape area shall be planted with shrubs at a distance 24" on center. Max. Height 3'-0"	Provided	Complies
37-921(B)(3)	TREES	One(1) 3 inch caliper tree shall be provided per 25 linear feet of street frontage, (excluding driveways, easement and adj. Building frontage.	Provided: 19 along Forest Avenue, 38 along South Avenue, 9 along Dwarf Street, and 13 along Wemple Street	Complies
37-921(B)(C)	TREES	Obstructions - utilities, signs and fencing	Provided	Complies

\* Special permits requested pursuant to 74-922 to allow stores with no limitation on floor area, see drawings: CPC-003.00, CPC-003A.00, CPC-003B.00, CPC-003C.00, CPC-003D.00.  
 \* UG 6 or 10A greater than 10,000 sq. ft. and any as-of-right uses.

ZR USE	ITEMS/DESCRIPTION	PERMITTED/REQUIRED	PROPOSED	COMMENTS/COMPLIANCE
<b>PARKING LOT LANDSCAPING</b>				
37-922(A)(1)		Parking shall abut a landscape island or perimeter landscape Area	Provided	Complies
37-922(A)(2)		Parking rows shall not exceed 15 continuous stalls	Provided	Complies
37-922(A)(3)		Parking areas greater than 150,000 sf of a planting island is req'd at every other row of parking	Provided	Complies
37-922(B)	Grading, drainage & soil	Open parking areas shall be graded to allow storm water to drain into planting islands. Under drains and storm water detention shall be required of the collects storm water.	Provided	Complies
37-922(C)	Plantings	Perimeter planting islands shall be mulch and densely planted groundcover to stabilize an inverted slope.	Provided	Complies
37-923	Maintenance	All on-site landscaping shall be maintained and irrigated.	Provided	Complies
<b>PARKING LOT LANDSCAPING</b>				
36-55	Surfacing	Open parking shall be surfaced with asphaltic or portland cement concrete or other hard surfaced dustless material.	Provided	Complies
36-58	Maneuverability and curb cuts regulations	Angle of park'g space - 90 degrees	Provided	Complies
36-58(B)	Dimensional requirements	Min. Length: 18'-0" min. Width: 8'-6" min. Angle: 22'-0"	18'-0" proposed length 8'-6" proposed width 22'-0" 23'-24" proposed travel aisle	Complies
36-58(C)	Curb cuts	Curb cuts serving parking lots with more than 100 parking Spaces are permitted to be a maximum of 30'-0" in width. Larger curb cuts permitted with fdrty approval	morrow street - 30'-0" two way south avenue - 30'-0" two way forest avenue - (2) 17'-0" one way forest avenue - 39'-0" entry way with 3 lanes of traffic	such curb cut may be increased to a width acceptable to fdrty Complies
<b>BICYCLE PARKING (44-60 see 36-70)</b>				
36-711	ENCLOSED BICYCLE PRK SPACES	Retail 1 per 10,000 sf retail 219,313 sf / 10,000 sf = 22 spaces required	22 enclosed bicycle space provided	Complies
36-712	UNENCLOSED BICYCLE PRK SPACES	(a) One bicycle parking space shall be provided for every 10 automobile parking spaces up to 200 automobile parking spaces. Thereafter one bicycle space shall be provide for every 100 automobile parking spaces. (28 min. required)	28 unenclosed bicycle space provided (calculations) 6 -bike rack spaces - Retail "A" 6 -bike rack spaces - Retail "B" 16 -bike rack spaces - Retail "C"	-1 bike space per 100 vehicles, up to 200 vehicles -30" of maneuverable space between rack and access aisle -bike rack must be a maximum of 50" from entrance -bike rack must be a minimum of 2' from every wall Complies
<b>SIGN REGULATION (42-50)</b>				
42-533	Illuminated signs	Illuminated signs other than advertising signs, five lines the street frontage of the zoning lot, in feet, and that the surface area of each sign shall not exceed 500 square feet	Forest avenue pylon sign- 500 sq.ft. sign surface area South avenue pylon sign- 500 sq.ft. sign surface area	Complies
42-543	Height of signs	40'-0" max above curb level 75'-0" max for non-illuminated signs or sign with indirect illumination	complies Forest avenue - 40'-0" High pylon sign	Complies
42-562	Restriction on angle and height above curb level	Within 500 feet of the boundary of a Residence District, any illuminated portion of any sign shall face at an angle of more than 90 degrees away from such residential boundary line and a sign with indirect illumination may extend only to a height of 58 feet above curb level.	complies South Avenue - 40'-0" high pylon sign and facing 90 degrees away from boundary line of a residential district	Complies



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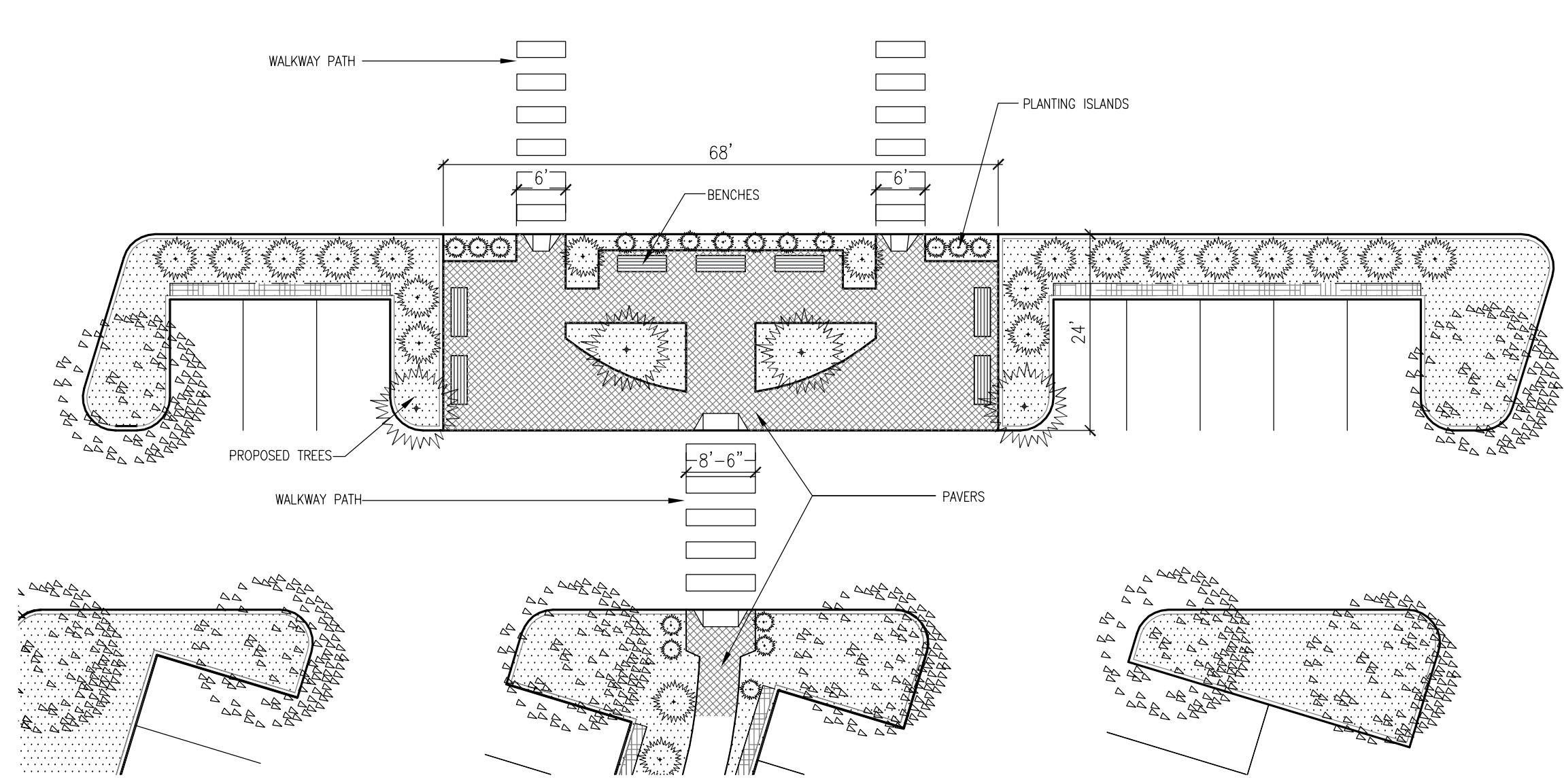
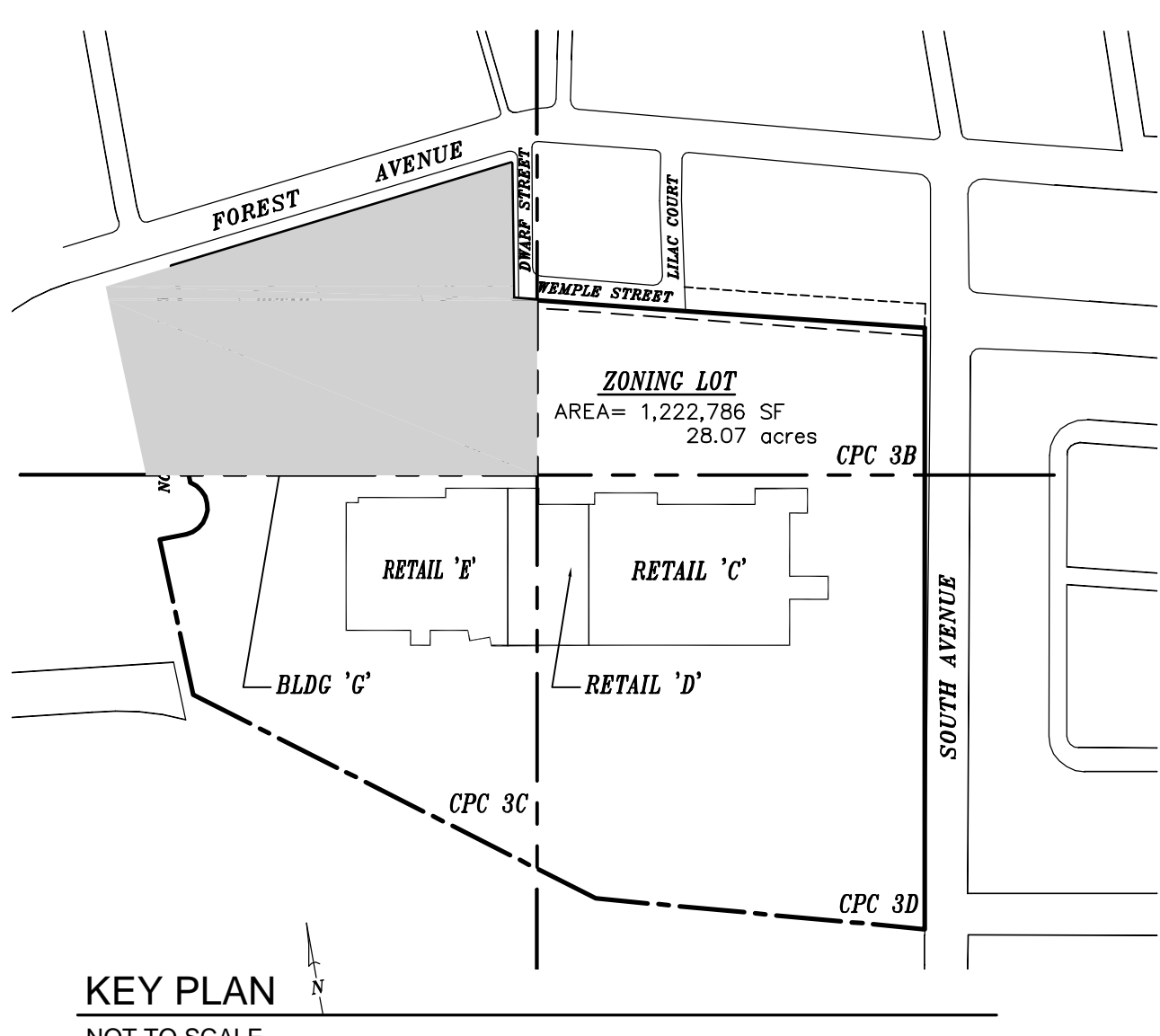
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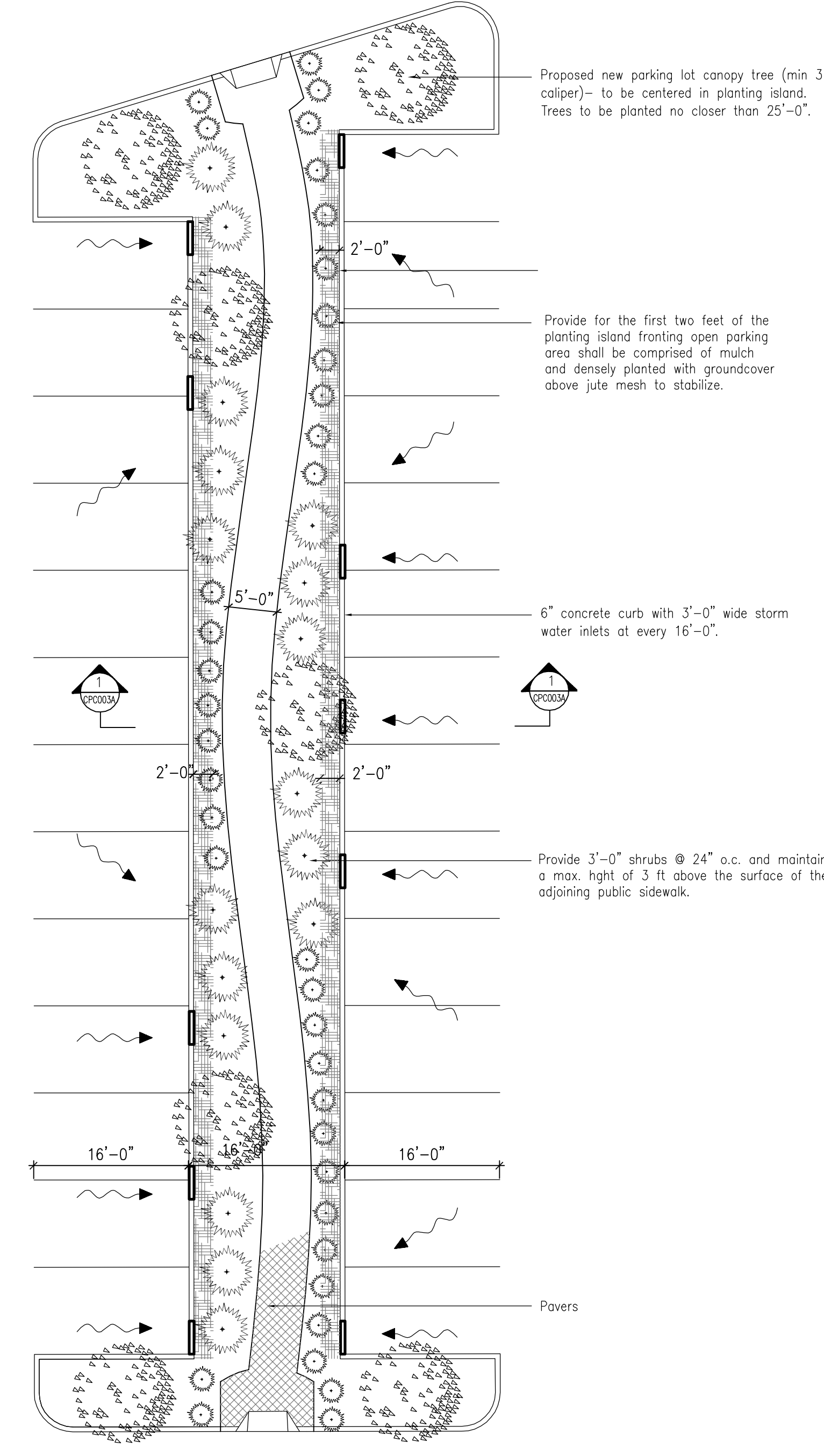
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drawing title :  
**Zoning Analysis Sheet**

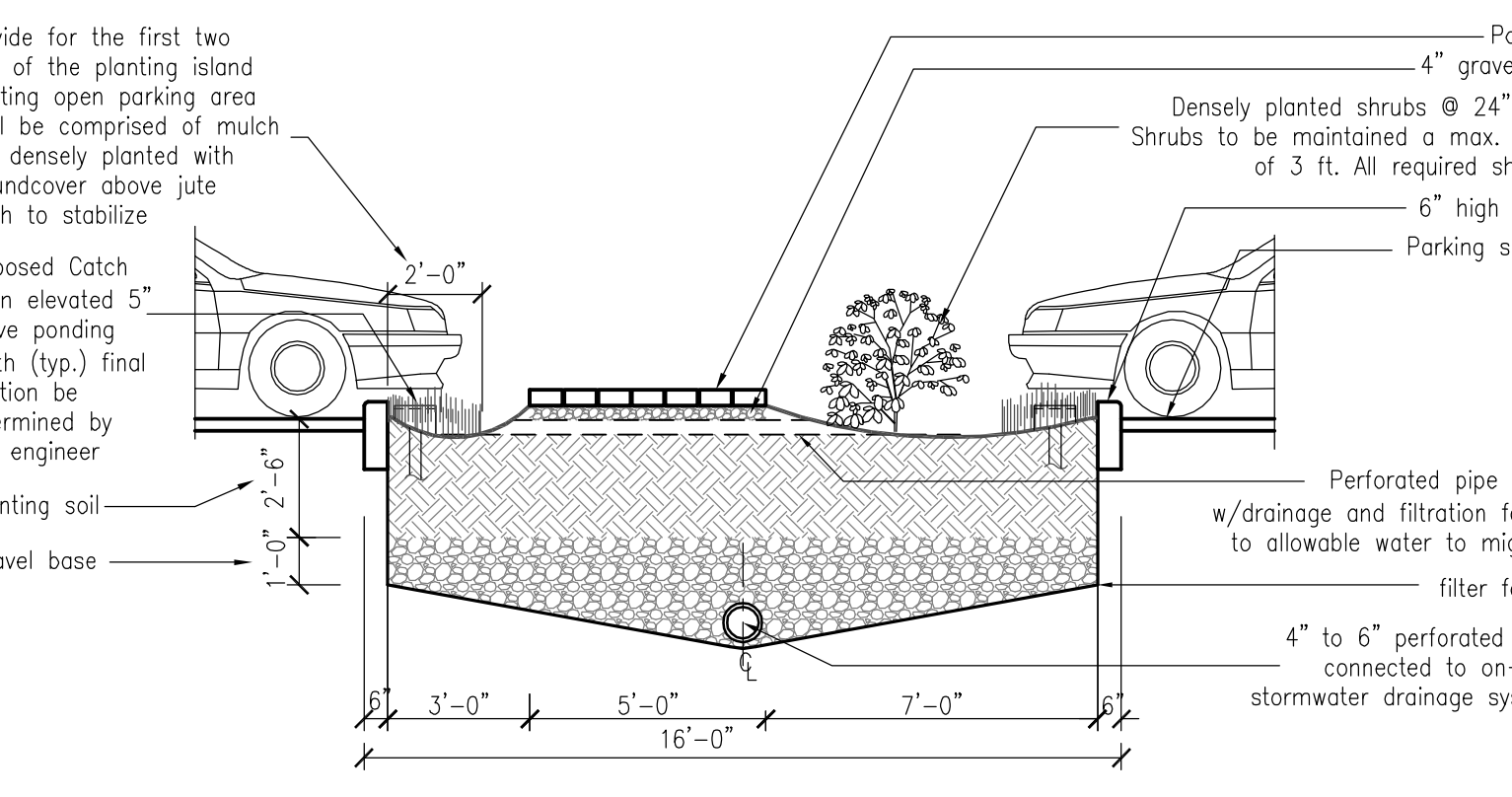
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 date: 02/20/2014  
 project #: 13002  
 drawing by: KA  
 chk by: JO  
 dwg #: **CPC-002.00**  
 file #: 2 of 9



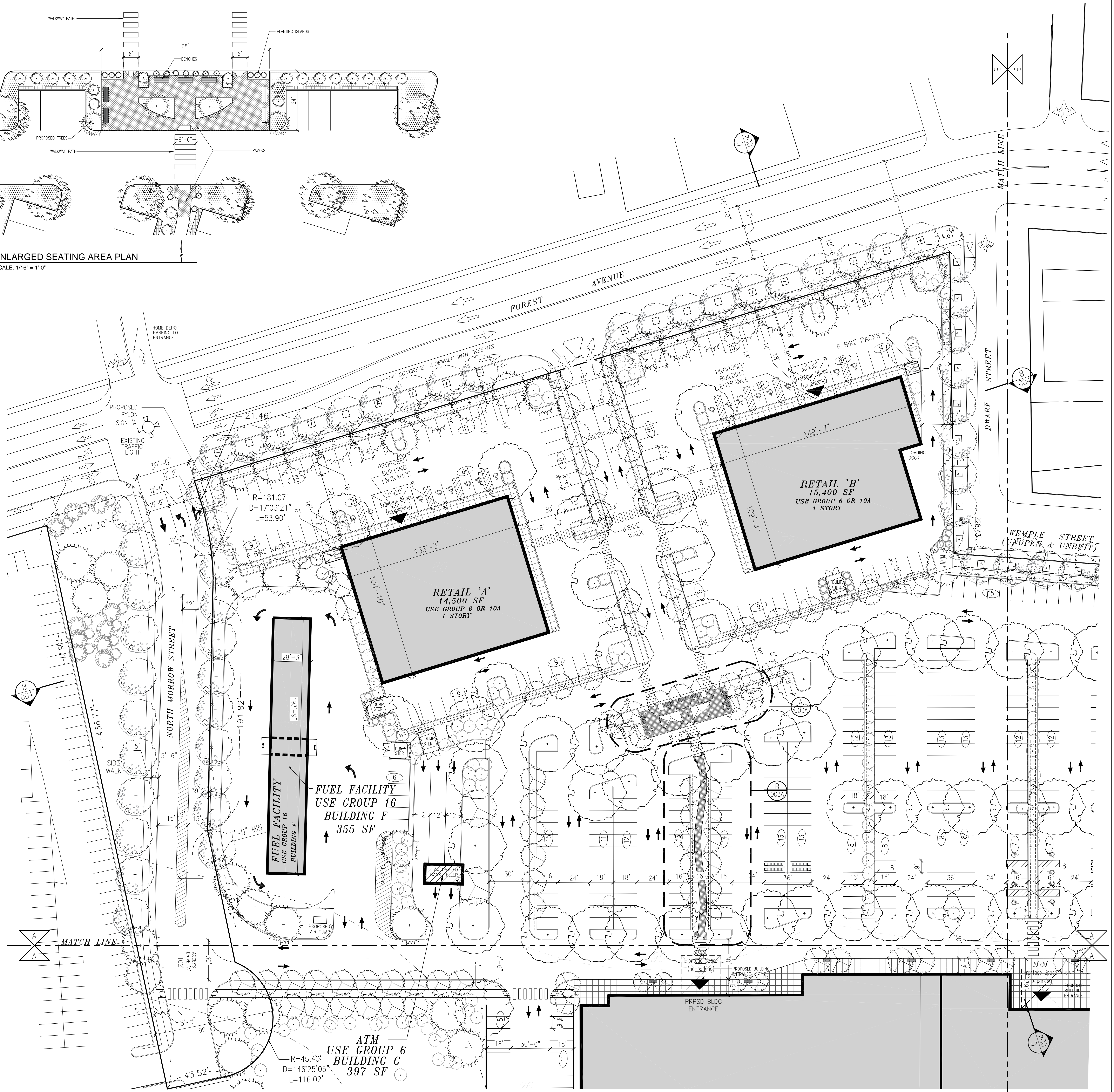
**A ENLARGED SEATING AREA PLAN**  
SCALE: 1/16" = 1'-0"



**B ENLARGED BIOSWALE/WALKWAY PLAN**  
scale 3/32" = 1'-0" (For Illustrative Purposes Only)



**1 SECTION THROUGH BIOSWALE/WALKWAY**  
scale 1/4" = 1'-0" (For Illustrative Purposes Only)



**PROPOSED PARTIAL SITE PLAN**  
SCALE: 1" = 30'-0"

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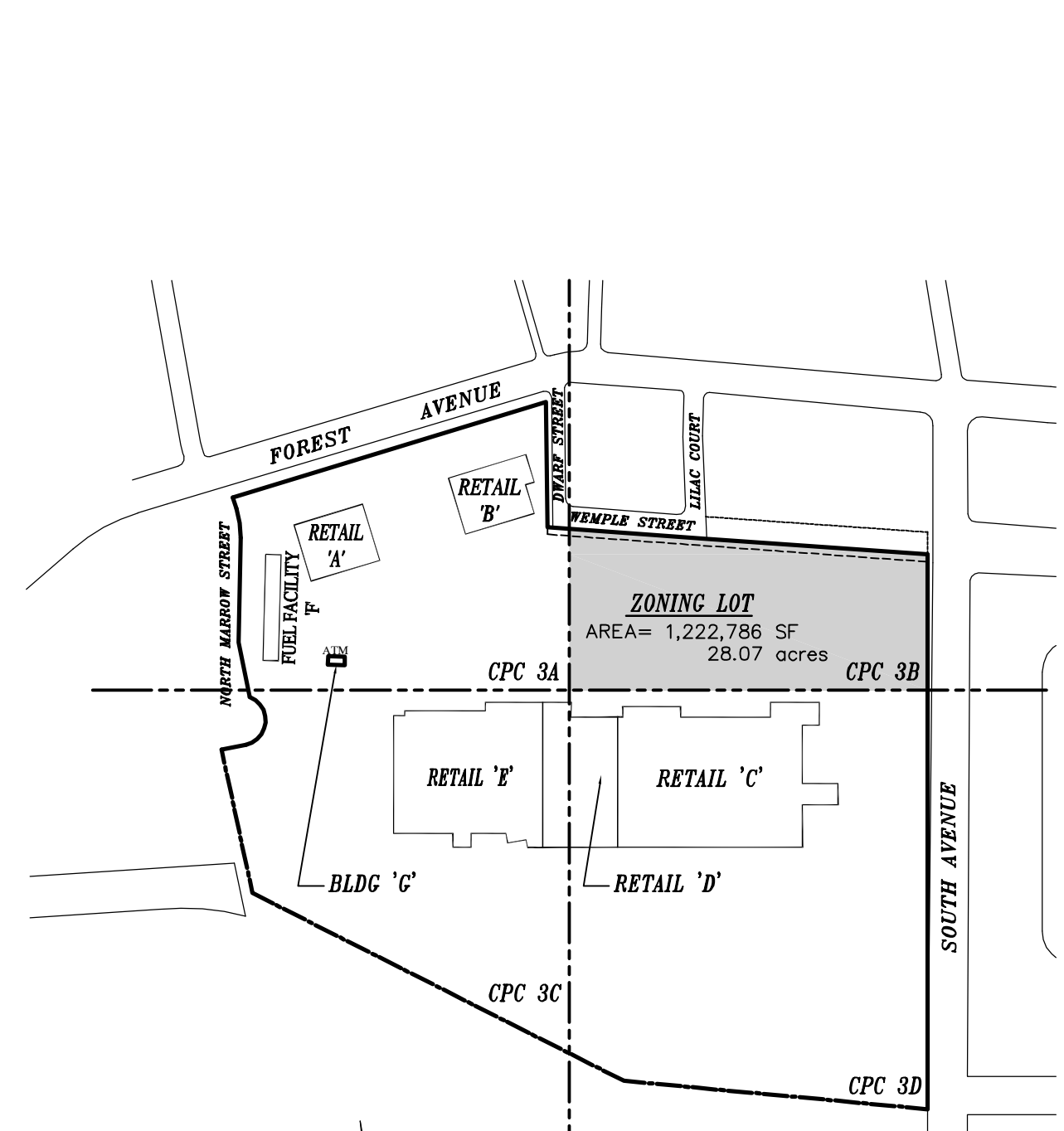
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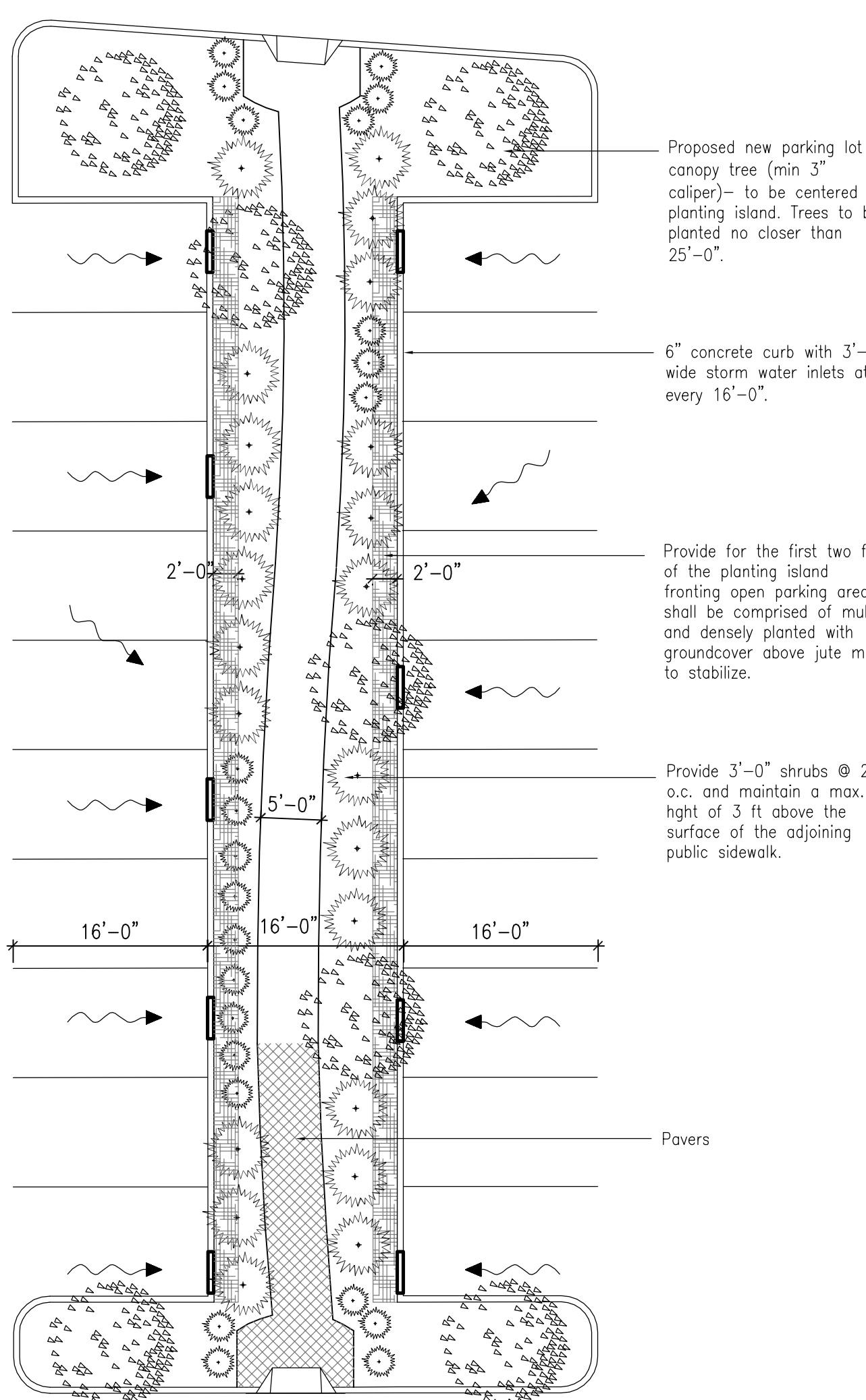
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**PROPOSED COMMERCIAL DEVELOPMENT**  
FOREST AVE & SOUTH AVE  
STATEN ISLAND, NY

drawing title:  
**Proposed Partial Site Plan**

date: 02/20/2014  
project #: 13005  
drawing by: RA  
chk by: JO  
dwg #: **CPC-003A.00**  
file #: 4 of 9



**KEY PLAN**  
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**ENLARGED BIOSWALE/WALKWAY PLAN**  
scale 3/32" = 1'-0"  
(For Illustrative Purposes Only)



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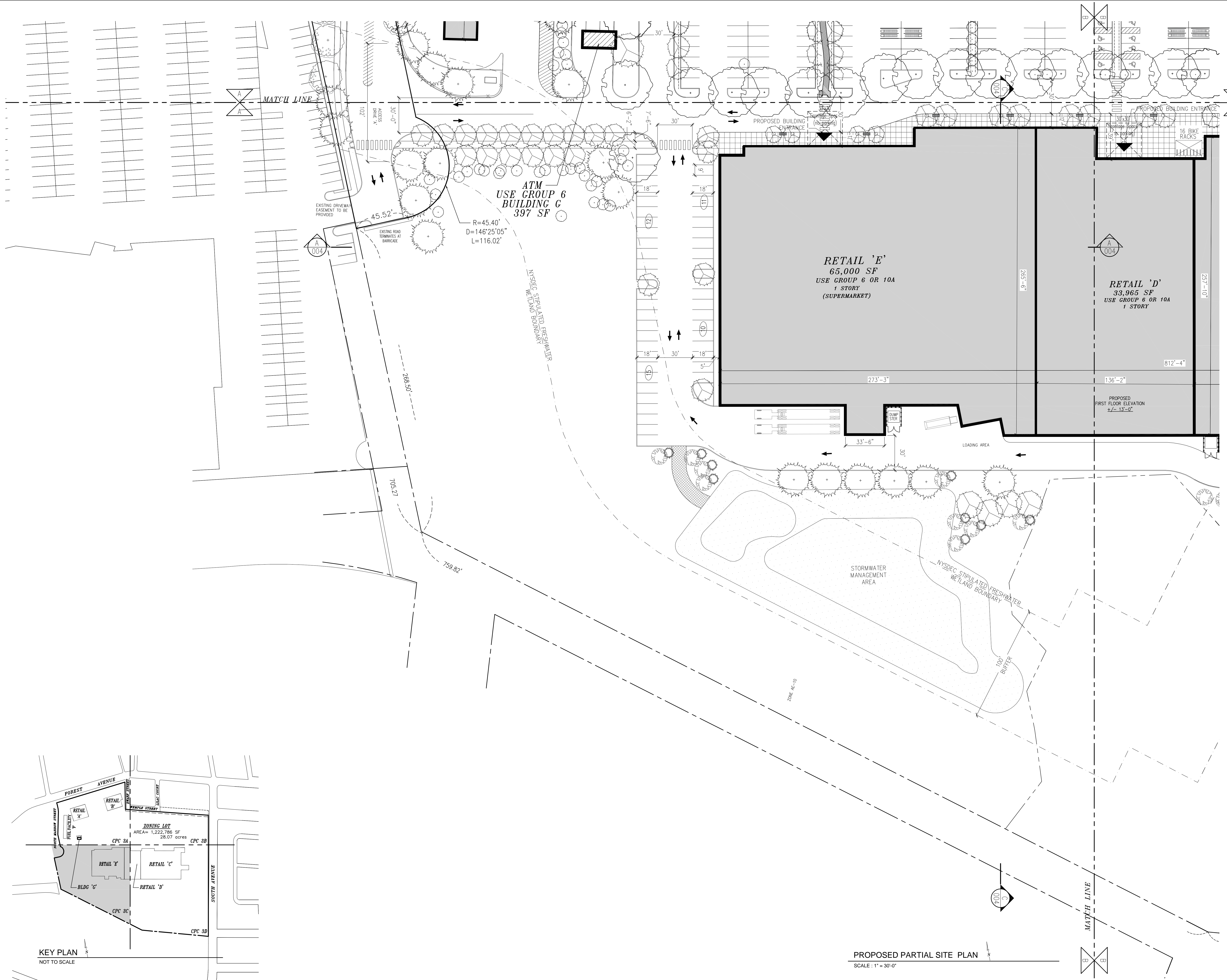
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**Proposed Partial Site Plan**

date:	02/20/2014
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drawing by:	KA
chk by:	JQ
dwg #:	<b>CPC-003B.00</b>
file #:	5 of 9



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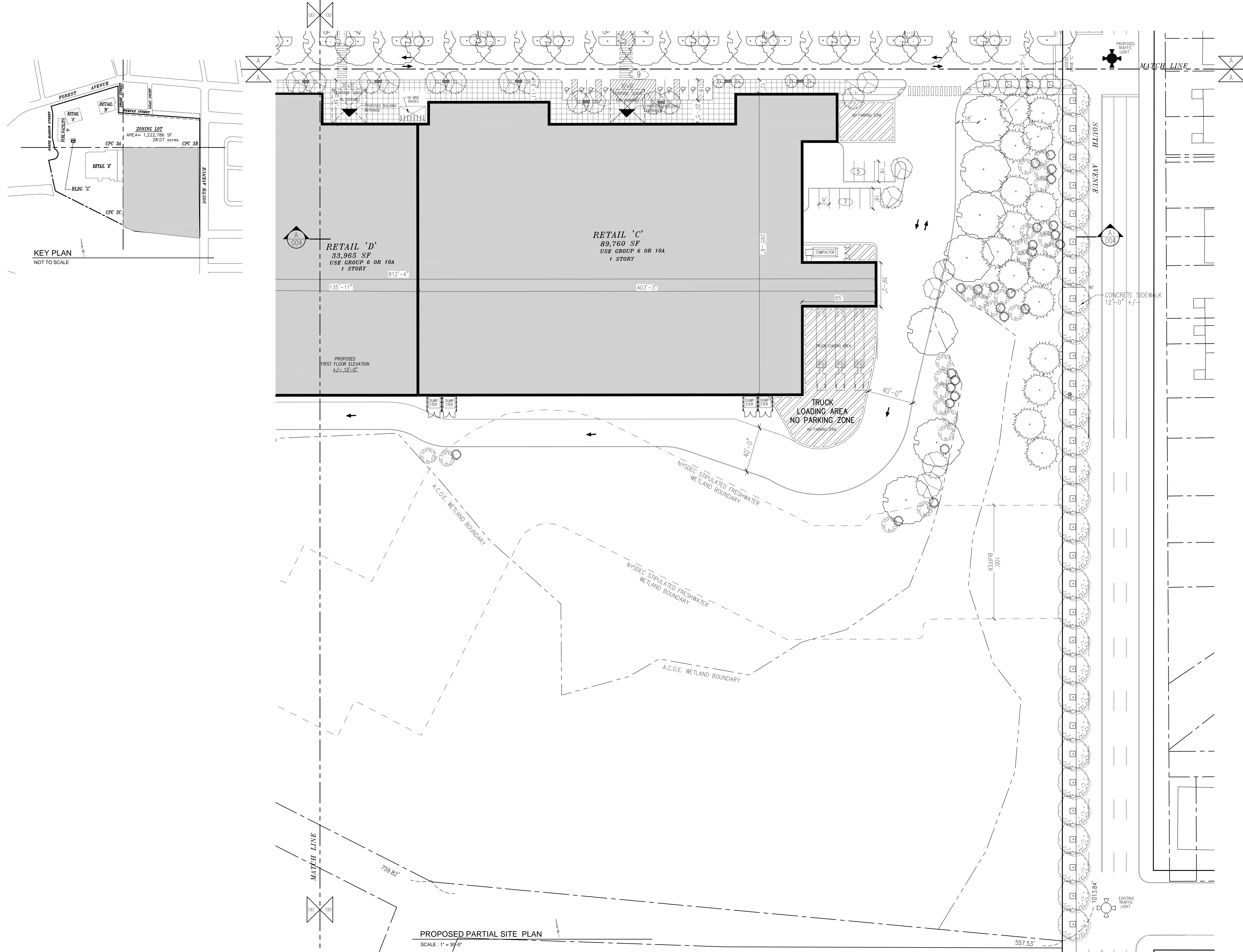
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 drawing by: KA  
 chk by: JO  
 dwg #: **CPC-003C.00**  
 file #: 6 of 9

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20.	Revised Forest & South intersection	05/03/16
20.	Clarify Record & Adapted Width on the Wemple Street	05/19/16
21.	Minor Clarification	06/04/16
21.	Minor Clarification	08/29/16
22.	Added pedestrian access adjacent to Wemple Str.	02/13/17
23.	Minor Clarifications	03/14/17
24.	Minor Clarifications	04/26/17

DOB Examiner stamp:

DOB Approval:

B-Scan job sticker:

The architect shall not have control or charge of and shall not be responsible for construction means, methods, deviations, techniques, sequences, or procedures, or for safety precautions and programs in connection with the work, for the acts or omissions of the contractor, subcontractors or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Always use dimensions as shown. Drawings are not to be scaled.

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project title:  
**PROPOSED COMMERCIAL DEVELOPMENT**  
FOREST AVE & SOUTH AVE  
STATEN ISLAND, NY

drawing title:  
**Proposed Partial Site Plan**

date: 02/20/2014  
project #: 13005  
drawing by: KA  
chk by: JO  
dwg #: **CPC-003D.00**  
file #: 7 of 9