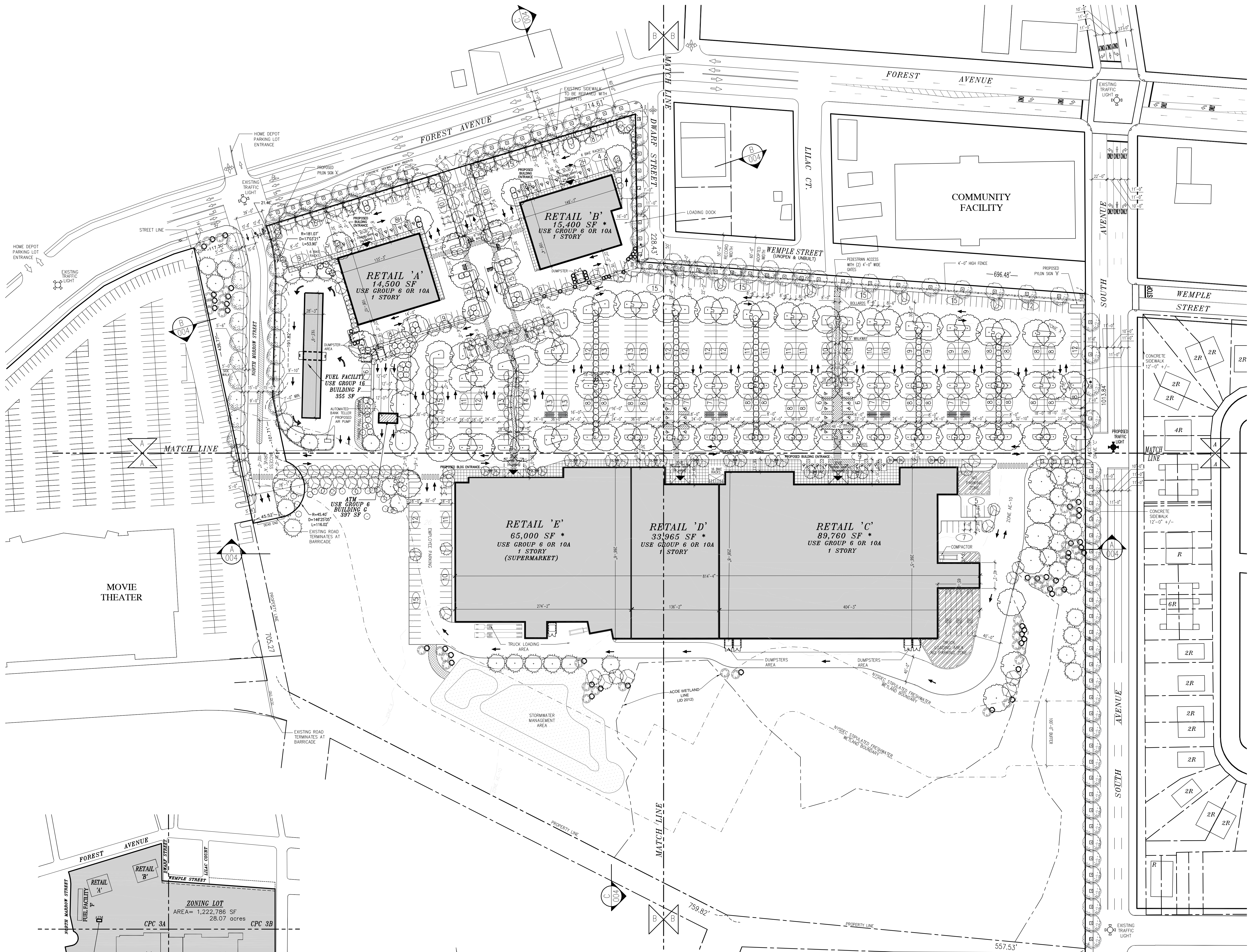


**FLEXIBILITY NOTE:**  
 Floor area shown may vary between Use Groups 6 and 10.  
 The Use Group 6 automated bank teller and the Use Group 10 automotive service station are as-of-right and may vary from sizes shown on plan.  
 Internal divisions among uses are for illustrative purposes only.



**SITE LEGEND**

	Pedestrian Access		Proposed site tree
	4'-0" Wide Gates		Proposed screening perimeter street frontage
	4'-0" High Fence		Proposed street tree
	Street Line		Proposed driveway/walkway tree
	Property Line		
	ADCQ WETLAND LINE (JD 2012)		
	NYSDEC STIPULATED FRESHWATER WETLAND BOUNDARY		
	Site Section Marker		
	Match Line		
	Building Entrance		
	PROPOSED TRAFFIC LIGHT		
	EXISTING TRAFFIC LIGHT		
	Circulation Arrows		
	Cart Caisins		
	Roadway Striping		
	Bike Racks		
	Benches		
	Provide required 4'-0" wide planting strip with densely planted shrubs maintained at a maximum height of 3'-0".		
	Provide decorative planting as per directive by owner.		

**Proposed Interior Site Trees**

	838 parking spaces / 8 = 105 trees, therefore 105 (3") min caliper trees required
	110 interior site trees provided - OK

**Proposed Perimeter Trees**

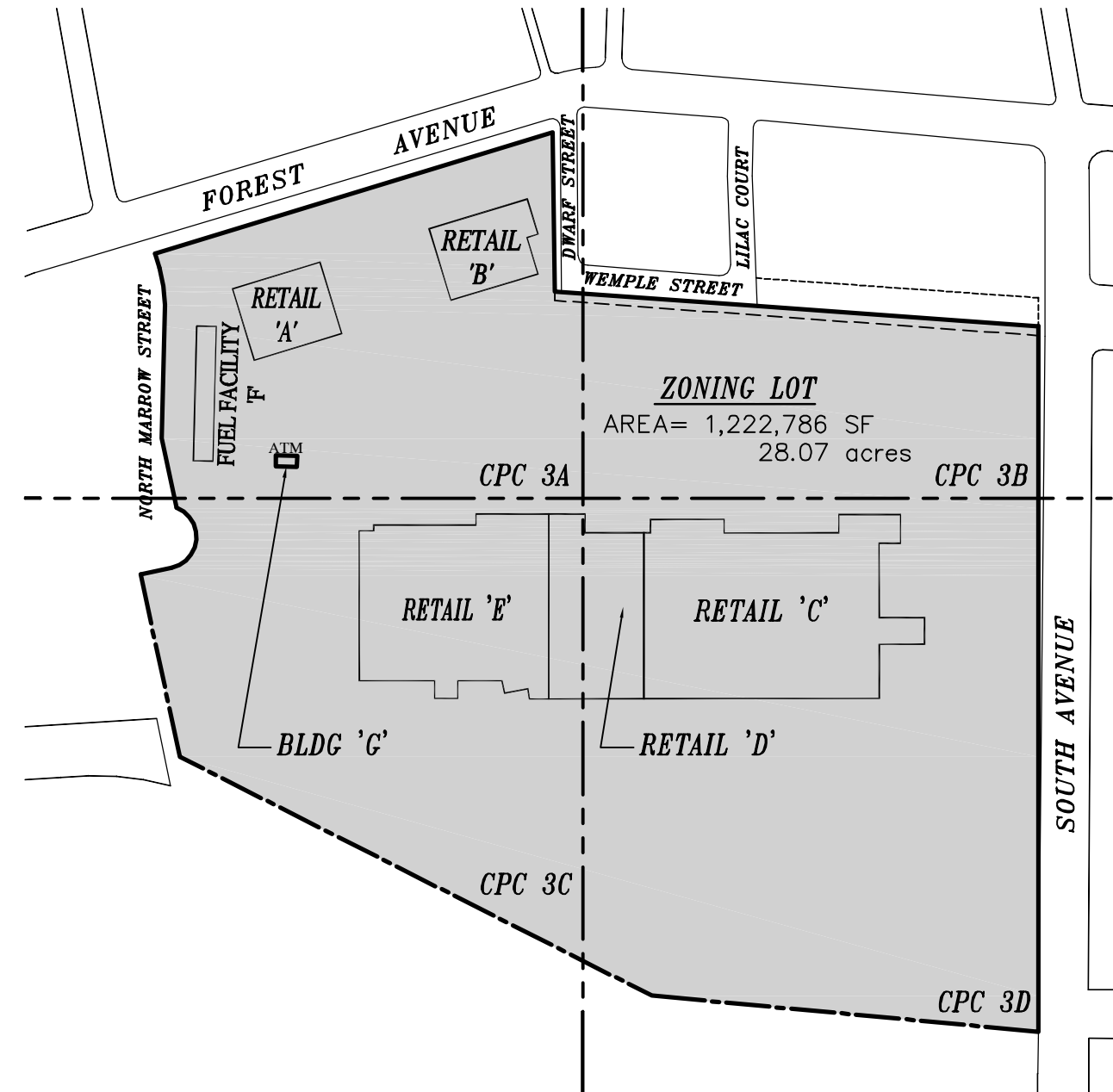
	(1) 2" caliper tree for every 25' of parking lot street frontage
Forest Avenue	610'-0"
Wemple Street	305'-8"
Dewart Street	230'-0"
South Avenue	275'-0"
total	1,420'-8" parking lot street frontage
	1,420'-8" / 25 = 57 perimeter trees required
	60 perimeter trees provided - OK

**Street Trees**

	(1) tree for every 25' of zoning lot street frontage
Forest Avenue	644.37
Wemple Street	305.85
Dewart Street	228.43
South Avenue	1013.84
total	2,192.29
	2,192.29' / 25 = 88 street trees required
	90 street trees provided - OK

**TREE QUANTITY CHART**

	Required	Provided
Interior Site Trees	105	110
Perimeter Trees	57	60
Street Trees	88	90
<b>Total</b>	<b>250</b>	<b>260</b>



**PROPOSED SITE PLAN**  
 SCALE: 1" = 60'-0"

**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  
 Lot Area Total: 1,222,786 SQ. FT.

No.	Revisions	Date
1.	Created scheme 1	04/05/13
2.	Add more retail + parking	04/10/13
3.	Minor clarification	05/08/13
4.	Created scheme 2	01/14/14
5.	Revised Scheme 1&2	02/11/14
6.	Revised Bank drive-in	02/14/14
7.	Updated for meeting	02/28/14
8.	Updated for meeting	03/07/14
9.	Info added to area map. Traffic flow, lights & bus. Cross Access Diagram.	03/07/14
10.	Revised drawings per CPC comments	07/16/14
11.	Revised drawings per CPC comments	11/21/14
12.	Revised drawings per CPC comments	12/30/14
13.	Provided 30'x30' Frontage Space	02/10/15
14.	Revised drawings per CPC comments	03/27/15
15.	Revised drawings to illustrate Wemple Str. widening line	05/01/15
16.	Added crosswalk between Building A and B. Relocated Pylon Sign.	09/10/15
17.	Added a right away as per AKRF Engineering, P.C.	09/28/15
18.	Minor Clarification	01/15/16
19.	Clarify Use Groups	01/20/16
20.	Revised Forest & South intersection	05/03/16
20.	Clarify Record & Adopted 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
25.	Revised drawings as per CPC comment letter May 25, 2017.	05/25/17

DOB Examiner stamp:	DOB Approval:
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Scan job sticker:

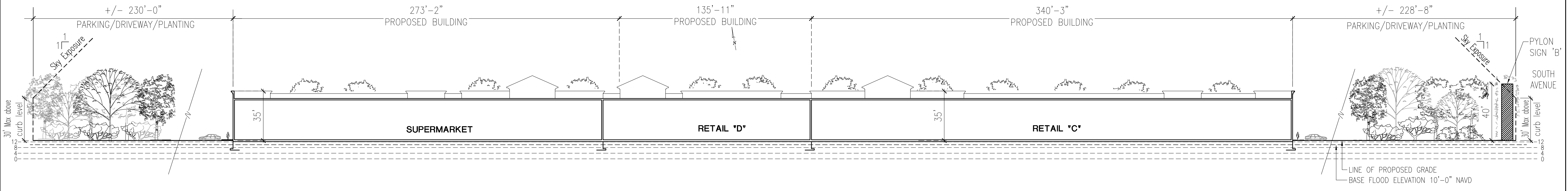
The architect shall not have control or charge of and shall not be responsible for construction means, methods, deviations, techniques, sequences, or procedures, or for safety precautions and programs in connection with the work, for the acts or omissions of the contractor, subcontractors or any other 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.

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

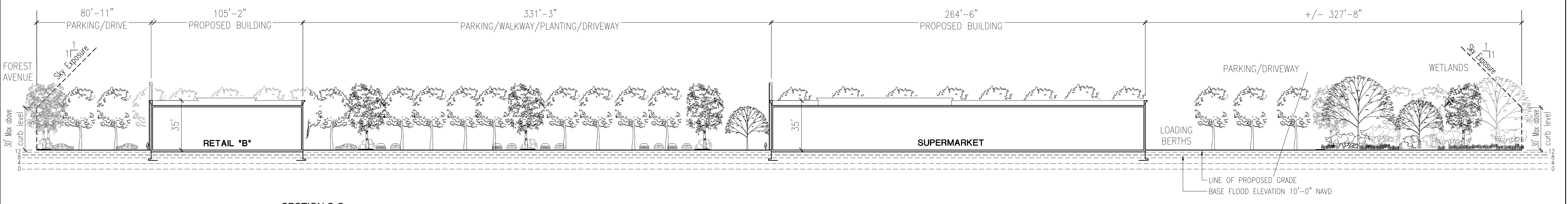
Project title:  
**PROPOSED COMMERCIAL DEVELOPMENT**  
 FOREST AVE & SOUTH AVE  
 STATEN ISLAND, NY

Drawing title:  
**Proposed Site Plan**

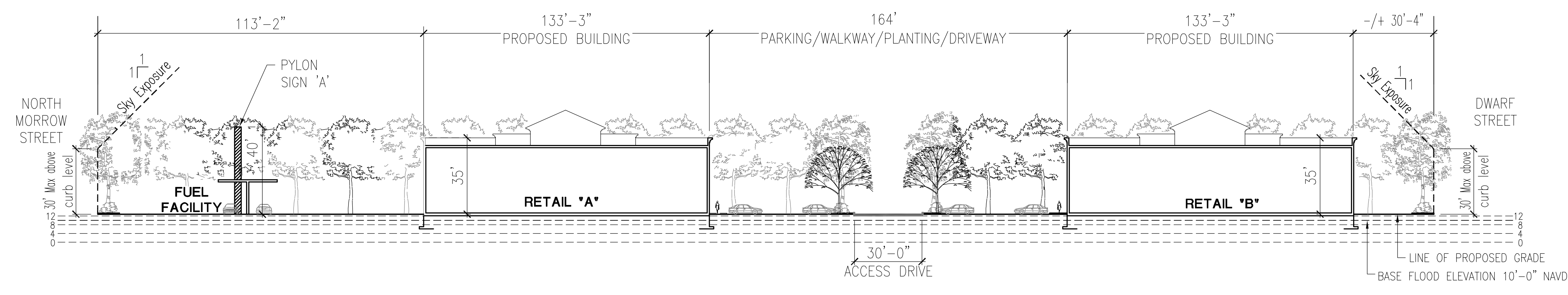
date: 02/20/2014
project #: 13005
drawing by: KA
chk by: JO
dwg #: <b>CPC-003.00</b>
file #: 3 of 9



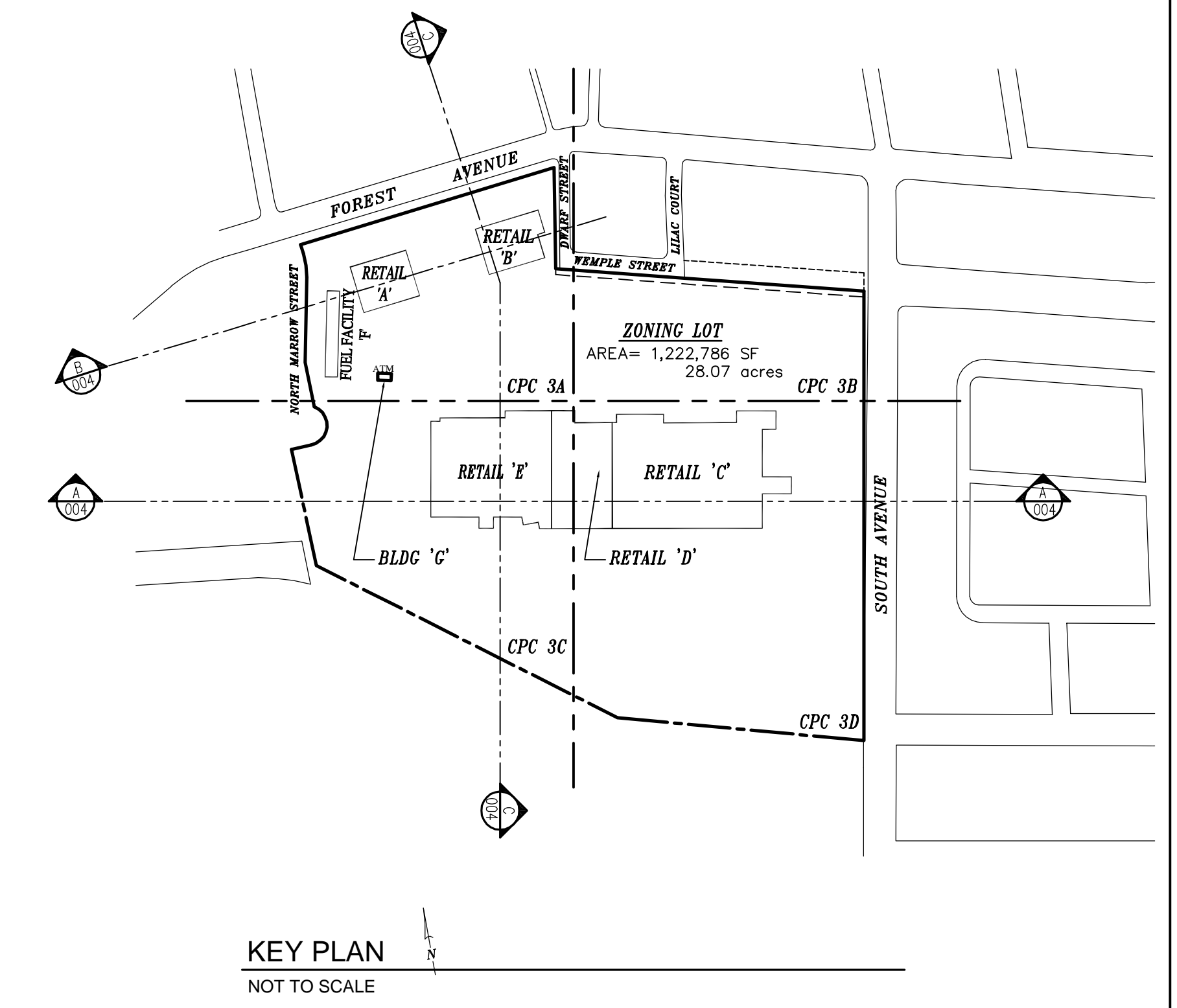
SECTION A-A  
SCALE: 1" = 30'-0"



SECTION C-C  
SCALE: 1" = 30'-0"



SECTION B-B  
SCALE: 1" = 30'-0"



KEY PLAN  
NOT TO SCALE

No.	Revisions	Date
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DOB Approval: \_\_\_\_\_

B-Scan job sticker: \_\_\_\_\_

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

drawing title :  
**Site Sections**

seal & signature: \_\_\_\_\_  
date: 02/20/2014  
project #: 13002  
drawing by: RA  
chk by: JO  
dwg #: **CPC-004.00**  
file #: 8 of 9