OFFICE OF THE RICHMOND COUNTY CLERK
130 STUYVESANT PLACE
STATEN ISLAND, NY 10301
HON. STEPHEN J. FIALA
COUNTY CLERK

RCC-175406-218282

RECORDING ENDORSEMENT PAGE

THIS ENDORSEMENT PAGE IS PART OF THE INSTRUMENT PRESENTED FOR RECORDING. THE ENDORSEMENT PAGE AND THE DOCUMENT RECORDED WITH IT HAVE BEEN PREPARED BY THE PARTIES TO THE TRANSACTION AND/OR THEIR AGENTS. THEY ARE SOLELY RESPONSIBLE FOR THE CONTENTS THEREOF. ANY QUESTIONS ABOUT THE CONTENTS SHOULD BE ADDRESSED TO THE PARTIES AND/OR THEIR AGENTS. THE PARTIES AND/OR THEIR AGENTS REQUEST THAT THIS DOCUMENT BE INDEXED ACCORDING TO THE INFORMATION THEY ARE PROVIDING ON THIS ENDORSEMENT PAGE.

DOCUMENT SUBMITTED	SUBMITTED FOR RECORDING BY:	RECORD AND RETURN TO:
OTHER	CTSY 888 EXPRESS ABSTRACT SERVICES, INC... 2047 VICTORY BOULEVARD, SUITE 201 STATEN ISLAND, NY 10314	ADAM ROTHKRUG, ESQ. ROTHKRUG ROTHKRUG & SPECTOR LL... 55 WATERMILL LANE SUITE 200 GREAT NECK, NY11021

PROPERTY DATA BLOCKS: 1 LOTS: 1

BLOCK	LOT	BLOCK	LOT	BLOCK	LOT	BLOCK	LOT
576	25						

PARTIES

NAME	COMPANY	PARTY	NAME	COMPANY	PARTY
	NEW YORK CITY DEPARTMENT OF CITY PLANNING	PARTY A		NEW YORK CITY DEPARTMENT OF CITY PLANNING	PARTY B

INDEXING NOTICE

THE OFFICE OF THE RICHMOND COUNTY CLERK WILL RELY UPON THE INFORMATION PROVIDED ON THIS ENDORSEMENT PAGE (INCLUDING THE SPELLING OF PARTIES' NAMES) FOR INDEXING THIS INSTRUMENT.

THIS ENDORSEMENT PAGE WILL CONTROL IN THE EVENT OF A CONFLICT BETWEEN THE ENDORSEMENT PAGE AND OTHER PARTS OF THE DOCUMENT.

PAYMENT DETAILS (NO PERSONAL CHECKS)

RECORDING FEES:	$132.00	PAYABLE TO "RICHMOND COUNTY CLERK"
NYS RETT:	$0.00	PAYABLE TO "RICHMOND COUNTY CLERK"
NYC RPT:	$0.00	PAYABLE TO "COMMISSIONER OF FINANCE"
MORTGAGE TAX:	$0.00	PAYABLE TO "RICHMOND COUNTY CLERK"

TOTAL CHECK PAYMENTS TO A PAYEE IN EXCESS OF $20,000.00 MUST BE CERTIFIED

REVIEWED BY: GA 03 FEB 2022

SUPERVISOR (IF REQUIRED):

FOR OFFICE USE ONLY:

RECORDED IN RICHMOND COUNTY
FEES PAID
COUNTY CLERK

LAND DOC# 871830
Other
02/03/2022 12:34:45 PM
Receipt: 3506 Fee: $132.00
Richmond County Clerk

CORRECTION OF
AMENDED AND RESTATED
NOTICE OF RESTRICTIONS

THIS CORRECTION OF AMENDED AND RESTATED NOTICE OF RESTRICTIONS is hereby given, on this 14 day of January 2022, that certain real property located in the Borough of the Staten Island County of Richmond, City and State of New York, designated for real property tax purpose as Block 576, Lot 25, known as and by the street address of 252 Victory Boulevard as more particularly described by metes and bounds in the **Exhibit A** attached hereto (the "Subject Property"), is the subject of City Planning Commission ("CPC") approval N210363ZAR and N210364ZAR, pursuant to Article XI Chapter 9 of the New York City Zoning Resolution ("Zoning Resolution").

The Subject Property was the subject of a previous application (N100324ZAR) and related Notice of Restrictions (Land Document 360271) for a specific site plan. This site plan was not developed and is being superseded by the present Notice of Restrictions, which is hereby amended and restated. Please contact the New York City Department of City Planning Staten Island Office for more information.

NOW THEREFORE, Owner gives **NOTICE** to all future owners and to every party having any right, title or interest in the Subject Property and their respective successors, heirs or assigns that the CPC has approved plans for development, grading, and planting of the Subject Property, attached hereto as **Exhibit B**, which plans govern development of the Subject Property as proposed in application no. 210363ZAR. All further development, grading, planting, or removal of natural features on the Subject Property is subject to the requirements of Article XI Chapter 9 of the Zoning Resolution.

In the event that the approval lapses pursuant to Section 11-42 of the Zoning Resolution, this Notice of Restrictions shall automatically become null and void and of no further force or effect with respect to such approval. A duly recorded copy of this **AMENDED AND RESTATED NOTICE OF RESTRICTIONS** and a copy of the plans approved in connection with CPC approval 210363ZAR shall be attached to and submitted with any applications relating to the Subject Property which are filed with DOB or the New York City Department of Transportation.

This CORRECTION OF AMENDED AND RESTATED NOTICE OF RESTRICTIONS is submitted in order to correct that certain Amended and Restated Notice of Restrictions, dated August 31, 2021, and recorded with the Richmond County Clerk on December 3, 2021, Land Document - #862825, which did not include **Exhibit B**.

IN WITNESS WHEREOF, the Owner has has executed this CORRECTION OF AMENDED AND RESTATED NOTICE OF RESTRICTIONS on the date written above.

252 Victory Blvd Realty, LLC

Thomas Cordasco

Name: Thomas Cordasco
Title: Member

ACKNOWLEDGEMENT

State of New York)
) ss.
County of Richmond)

On the 14 day of January in the year 2022 before me, the undersigned, a notary public in and for said state, personally appeared Thomas Cordasco, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

MARTIN M[illegible] FILLER
NOTARY PUBLIC, State of New York
No. 43-4942708
Qualified in Richmond County
Commission Expires October 3, 2023

N

M

L

K

J

I

H

Z.R.	ITEM	PERMITTED/REQUIRED	PROPOSED	COMPLIANCE
ARTICLE 2	**CHAPTER 2: USE REGULATION**			
SEC: 22-12	USE GROUPS PERMITTED IN R6B	1,2,3,4	2,3	COMPLIES
ARTICLE 3	**CHAPTER 2:**			
SEC: 32-00	USE GROUPS PERMITTED IN C1-3	1-6	2,3,6	COMPLIES
ARTICLE 2	**CHAPTER 3: BULK REGULATIONS**			
SEC: 23-011	QUALITY HOUSING PROGRAM	R6B - QH IS REQUIRED	QH	WILL COMPLY
SEC: 23-03 (a)	STREET TREE PLANTING IN RESIDENCE DISTRICTS	STREET TREES ARE REQUIRED FOR DEVELOPMENTS IN ACCORDANCE WITH 26-41. ONE TREE PER EVERY 25' OF SIDEWALK.	220'-7" / 25' = 8.82 TREES 4 EXISTING + 2 PROPOSED. 3 CREDITS REQUIRED. SEE C-006.00 FOR TREE CREDIT INFO.	WILL COMPLY. SEE DRAWING C-006.00 BY AKRF
SEC: 23-153	OPEN SPACE AND FAR FOR QH.	DISTRICT: R6B PERMITTED MAX LOT COVERAGE: 60% MAX FAR: 2.0 LOT AREA: 30,064 SF FAR 2.0 x 30,064 = 60,128 SF ALLOWABLE	PROPOSED: LOT COVERAGE: 14,952SF (49.73%) FAR: 2.12 (63,629 SF) (SEE 23-154 FOR HIGHER FAR)	COMPLIES WITH R6B
SEC: 23-154	INCLUSIONARY HOUSING	(b). INCLUSIONARY HOUSING DESIGNATED AREAS DISTRICT BASE FAR MAX FAR R6B 2.0 2.20 FAR 2.2 X 30,064 SF = 66,140.8 SF ALLOWABLE	FAR PROPOSED: 2.12 OR 63,629 SF (2,511.8 SF REMAINING)	COMPLIES
		INCLUSIONARY HOUSING (d)(3). OPTIONS FOR COMPLIANCE WITH AFFORDABLE HOUSING REQUIREMENT (i). OPTION 1 25% OF RESIDENTIAL FLOOR AREA SHALL BE UTILIZED FOR AFFORDABLE, QUALIFYING HOUSEHOLDS	46 RESIDENTIAL UNITS - 34 MARKET RATE - 12 INCLUSIONARY HOUSING (26%)	COMPLIES
SEC: 23-22	MAXIMUM NUMBER OF DWELLING UNITS FACTOR FOR DETERMINING MAX NUMBER OF DWELLING UNITS: R6B = 680	54,942 SF / 680 = 80 UNITS PERMITTED (RESIDENTIAL FA = 54,942 SF)	46 PROVIDED	COMPLIES
SEC: 23-45	MINIMUM REQUIRED FRONT YARD	R6B - NO REQUIREMENT	NONE	COMPLIES
SEC: 23-462	MINIMUM REQUIRED SIDE YARD	NO SIDE YARDS ARE REQUIRED, HOWEVER IF ONE IS PROVIDED, THEN IT MUST BE 8' WIDE CONTINOUSLY	8' SIDE YARDS ARE PROVIDED	COMPLIES
SEC: 23-47	MINIMUM REQUIRED REAR YARD	NOT LESS THAN 30'-0"	53'-6" PROVIDED	COMPLIES
SEC: 23-55	SPECIAL PROVISIONS FOR ZONING LOTS DIVIDED BY DISTRICT BOUNDARIES	N/A	PROPOSAL TO CHANGE ZONING LOT TO R6B WITH NO BOUNDARIES/DIVISIONS	COMPLIES
SEC: 23-66	HEIGHT AND SETBACK REQUIREMENTS FOR QH BUILDINGS R6-R10	MAYBE MODIFIED FOR INCLUSIONARY HOUSING 23-662(a)(c)	SEE SEC: 23-662(a)	COMPLIES
SEC: 23-661 (a)	STREET WALL LOCATION	STREET WALL SHALL BE LOCATED NO CLOSER TO THE STREET LINE THAN THE CLOSEST STREET WALL OF AN EXISTING ADJACENT BUILDING THAT IS WITHIN 25' OF PROPOSED BUILDING (IF WITHIN 10' OF STREET LINE)	ADJACENT BUILDING BUILT TO STREET LINE. THIS BUILDING WILL BE BUILT TO THE STREET LINE.	COMPLIES
SEC: 23-662 (b)	MAX HEIGHT OF BUILDING AND SETBACK REGULATIONS	DIST. / MIN BASE HEIGHT / MAX BASE HEIGHT / MAX HEIGHT OF BLDG / MAX # OF FLOORS R6B 30' 40' 50' - **R6B* 30' 45' 55' 5** * FOR BUILDINGS WITH QUALIFYING GROUND FLOORS, SEE DEFINITION 12-10	HEIGHT OF BUILDING: 53'-4 1/2" (ABOVE BASE PLANE) # OF FLOORS: 5	COMPLIES (2ND FLOOR GREATER THAN 13' ABOVE SIDEWALK)*
SEC: 23-662 (c) (1)	INITIAL SETBACK SHALL OCCUR NO LOWER THAN THE MIN BASE HEIGHT AND SHALL BE 10'		10' SETBACK AT MIN STREET WALL HEIGHT. (3RD FLOOR AT 30')	COMPLIES

Z.R.	ITEM
SEC: 119-212	HEIGHT AND SETBACK REG
SEC: 119-214	(a) TIER II REQUIREMENTS F
SEC: 119-215	LANDSCAPING CONTROLS TREES, SHRUBS AND GROU
SEC: 119-216	ON SITE TREES (PRE-EXIST PLANTED) SHALL BE PROVI OF 1 TREE FOR EACH 1,000 OR A TOTAL OF 51% OF ALL FOR TREES ORIGINALLY ON
SEC: 119-217	TIER 2 CONTROLS DURING
SEC: 119-311	AUTHORIZATION OF A DEVE ENLARGEMENT OR SITE AL STEEP SLOPE OR STEEP SL
SEC: 119-312	GROUP PARKING OF 30 CAR REQUIRE AUTHORIZATION
	AUTHORIZATION FOR CERT THE SHPD
SEC: 119-33	SPECIAL EROSION & SEDIM PREVENTION REQUIREMEN
SEC: 119-34	SPECIAL SUBMISSION REQU CERTAIN AUTHORIZATIONS PERMITS

BASE PLANE CALCULATIONS

BASE PLANE ELEVATION:
124.6 + 147.7 = 272.3

147.7'

	PERMITTED/REQUIRED	PROPOSED	COMPLIANCE
ULATIONS	TABLE 3 R6 = 70'	PROPOSED BUILDING HEIGHT: 53'-4 1/2"	COMPLIES
FOR DRIVEWAY	PERMITTED: (1) MAX GRADE OF DRIVEWAY SHALL NOT EXCEED 10% (2) PAVED WIDTH SHALL NOT EXCEED 18' (3) MAX LENGTH SHALL NOT EXCEED 50'	PROPOSED: (1) LESS THAN 10% (6.6%) (2) 12' PAVED WIDTH (3) 15' IN LENGTH	 COMPLIES COMPLIES COMPLIES
TO PRESERVE JND COVER			ALL PROVISIONS SHALL BE COMPLIED WITH
ING OR NEWLY DED AT THE RATE SF OF LOT AREA, . TREE CREDITS I SITE.		SEE TREE CHART ON DRAWING C-006.00 BY AKRF	ALL PROVISIONS SHALL BE COMPLIED WITH
CONSTRUCTION	(a) NO CONSTRUCTION EQUIPMENT BEYOND 15 FEET OF THE PERIMETER OF A BUILDING (b) CONSTRUCTION FENCE SHALL BE ERECTED AROUND "AREAS OF NO DISTURBANCE" (c) EXCAVATING FOR FILL SHALL BE PROHIBITED UNLESS THE MATERIAL IS OBTAINED FROM A CUT PERMITTED UNDER AN APPROVED GRADING PLAN (d) STAGE AREA - SEE SITE PLAN (e) TOP SOIL (f) EXPOSED EARTH COVER	SEE DRAWING C-006.00 BY AKRF	WILL COMPLY
ELOPMENT, TERATION ON A LOPE BUFFER		PROPERTY HAS STEEP SLOPE AND MUST COMPLY WITH PROVISIONS OF 119-20	**AUTHORIZATION REQUIRED**
RS OR MORE SHALL	GROUP PARKING OF 30 CARS OR MORE	NUMBER OF SPOTS PROVIDED: 55 RESIDENTIAL + 4 DAYCARE DROP-OFF SPOTS	**AUTHORIZATION REQUIRED**
AIN USES WITHIN	COMMUNITY FACILITY USE: DAYCARE	DAYCARE	
ENTATION TS.	ONE OF THE MEASURES USED IN THIS SECTION MUST BE USED IN ANY SITE SUBJECT TO 119-20. (a) BENCHES AND BERMS. (LEVEL TERRACES) SHALL SET UP TO PROVIDE A RELATIVELY FLAT CONSTRUCTION SITE AND TO REDUCE THE RUNOFF AND EROSION HAZARDS.		WILL COMPLY
JIREMENTS FOR & SPECIAL	(a) A DRAINAGE PLAN AND SOIL REPORT. (b) AN EROSION AND SEDIMENTATION PLAN. (c) A LANDSCAPE PLAN PREPARED BY A REGISTERED LANDSCAPE ARCHITECT.		WILL COMPLY

124.6'

NOTES: 1. CONTRACTORS MUST REVIEW AND REFER TO SPECIFICATIONS FOR ALL WORK.
2. ALL DIMENSIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT, IN WRITING, OF ANY DISCREPANCIES BEFORE ANY WORK BEGINS.
3. ALL COMMUNICATION SHALL BE IN WRITING.

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SEC: 23-892	PLANTED AREA	THE AREA BETWEEN THE STREET LINE AND STREET WALL SHALL BE PLANTED	NONE	COMPLIES
SEC: 23-90	INCLUISONARY HOUSING			
SEC: 23-96 (d)	REQUIREMENTS FOR GENERATING SITES OR MIH SITES	SIZE OF AFFORDABLE HOUSING UNITS 0 BR. 1 BR. 2 BR. 3 BR. 400 SF 575 SF 775 SF 950 SF	ALL UNITS TO COMPLY (SEE PLANS)	COMPLIES
ARTICLE 2	**CHAPTER 5: PARKING**			
SEC: 25-025	APPLICABILITY OF REGULATIONS TO QH.	ANY ZONING LOT CONTAINING QH IN R6B SHALL COMPLY WITH 28-40	FULL COMPLIANCE W/ QUALITY HOUSING	PROPERTY / BUILDING WILL COMPLY
SEC: 25-23	REQUIREMENTS WHERE GROUP PARKING FACILITIES ARE PROVIDED	R6B - 50% OF MARKET RATE DWELLING UNITS SHALL HAVE PARKING: 34 UNITS = 17 PARKING SPOTS REQ. - 25% OF INCLUSIONARY HOUSING SHALL HAVE PARKING: 12 UNITS = 3 PARKING SPOTS REQ. NUMBER OF SPOTS REQUIRED: 20 TOTAL	NUMBER OF PARKING SPOTS PROVIDED: 55 RESIDENTIAL PARKING SPOTS (+ 4 DAY CARE DROP OFF SPOTS).	COMPLIES
SEC: 25-251	PARKING FOR INCOME RESTRICTED HOUSING UNITS.	R6B, 25% OF INCLUSIONARY HOUSING SHALL HAVE PARKING: 12 UNITS = 3 PARKING SPOTS.	SEE 25-23 ABOVE	COMPLIES
SEC: 25-631 (e) (4)	LOCATION AND WIDTH OF CURB CUTS IN CERTAIN DISTRICTS.	(e) 12' MAX CURB CUT SIZE PERMITTED. (2) TWO CURB CUTS ARE PERMITTED (MIN. 60' APART) WHERE THERE ARE MORE THAN 50 CARS. (4) CURB CUTS ARE ONLY PERMITTED FOR BUILDINGS GREATER THAN 40' WIDE.	TWO CURB CUTS OF 12 FEET EACH WITH A DISTANCE OF 104'-7" IN BETWEEN THEM. EACH CURB CUT IS AT LEAST 21'-7" AWAY OF AN ADJACENT LOT'S CURB CUT.	COMPLIES
SEC: 25-634	CURB CUT REGULATIONS FOR COMMUNITY FACILITIES	- CURB CUTS SERVING ONE TRAVEL LANE SHALL HAVE A MAXIMUM WIDTH OF 12 FEET. - CURB CUTS SERVING TWO TRAVEL LANES SHALL HAVE A MAXIMUM WIDTH OF 24 FEET. - A MINIMUM DISTANCE OF 18 FEET FROM ANY OTHER CURB CUT ON THE SAME OR ADJACENT ZONING LOTS SHALL BE MAINTAINED.	TWO CURB CUTS OF 12 FEET EACH WITH A DISTANCE OF 104'-7" IN BETWEEN THEM. EACH CURB CUT IS AT LEAST 21'-7" AWAY OF AN ADJACENT LOT'S CURB CUT.	COMPLIES
ARTICLE 3	**CHAPTER 6:**			
SEC: 36-20	REQUIRED ACCESSORY OFF STREET PARKING FOR COMMERCIAL GENERAL RETAIL = 1 PARKING SPOT / 400SF)	1187/400 = 3 PARKING SPOTS REQUIRED	SEE SEC: 36-231 (NONE PROVIDED)	COMPLIES SEC 36-231
SEC: 36-231	WAIVER OF REQUIREMENTS FOR SPACES BELOW A MINIMUM NUMBER. C1-3 UP TO 25 PARKING SPOTS MAY BE WAIVED.	1,187SF OF COMMERCIAL FLOOR AREA. REQUIRES 3 PARKING SPOTS, WHICH IS LESS THAN 25 AND CAN BE WAIVED.	0 SPOTS PROVIDED	PARKING SPOTS WAIVED
ARTICLE 11	**CHAPTER 9: SPECIAL HILLSIDES PRESERVATION DISTRICT**			
SEC: 119-11	TIER 1 REQUIREMENTS			
SEC: 119-111	TREE PRESERVATION REQUIREMENTS	SEE TREE SCHEDULE ON PAGE C-006.00. ANY TREE W/ A 6" CALIPER OR LARGER THAT IS REMOVED MUST BE REPLACED	71 TREES TO BE REMOVED (6" CALIPER) SEE DRAWING C-006.00 BY AKRF	SEE 119-20 BELOW
SEC: 119-112	TIER 1 TREE PLANTING REQUIREMENTS	SEE TREE SCHEDULE ON PAGE C-006.00. ANY TREE W/ A 6" CALIPER OR LARGER THAT IS REMOVED MUST BE REPLACED	28 TREES TO BE PLANTED (6" CALIPER) 78 TREE CREDIT TO BE PURCHASED SEE DRAWING C-006.00 BY AKRF	SEE 119-20 BELOW
SEC: 119-113	TIER 1 CONTROLS DURING CONSTRUCTION	(a) CONSTRUCTION FENCE SHALL BE ERECTED AROUND "AREAS OF NO DISTURBANCE" (b) STAGE AREA - SEE SITE PLAN (c) TOP SOIL (d) EXPOSED EARTH COVER	SEE DRAWING C-005.00 BY AKRF	WILL COMPLY
SEC: 119-20	TIER II REQUIREMENTS	THIS SITE IS TIER I, BUT HAS STEEP SLOPE AND THEREFORE MUST COMPLY WITH 119-20		COMPLIES

272.3 / 2 = 136.15'

BASE PLANE HIGH POINT:
154.1 + 174 = 328.1
328.2 / 2 = 164.05'

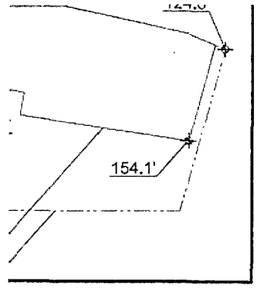


PROPOSED BLDG.

PROPERTY LINE

G F E D C B A

1 2 3 4 5 6 7 8 9 10 11



111 John Street, Suite 200
New York, NY 10038
212.444.0000
Fax 646.998.2828
freyerarchitects.com

DCP FILING SET	2021-04-06
REVISIONS / SUBMISSIONS	DATE

PROJECT

VICTORY BOULEVARD

252 VICTORY BLVD

STATEN ISLAND, NY 10301

ZONING ANALYSIS AND BASE PLANE CALCULATIONS

SEAL & SIGNATURE

REGISTERED ARCHITECT
WARREN FREYER
No. 15365
STATE OF NEW YORK

DATE:	APRIL 2021
PROJECT No:	2020
DRAWING BY:	DL
CHK BY:	AH
DWG No:	

Z-001.00

CAD FILE No:
F: VICTORY BLVD

DOB EMPLOYEE STAMPS & SIGNATURES

DOB BSCAN STICKER

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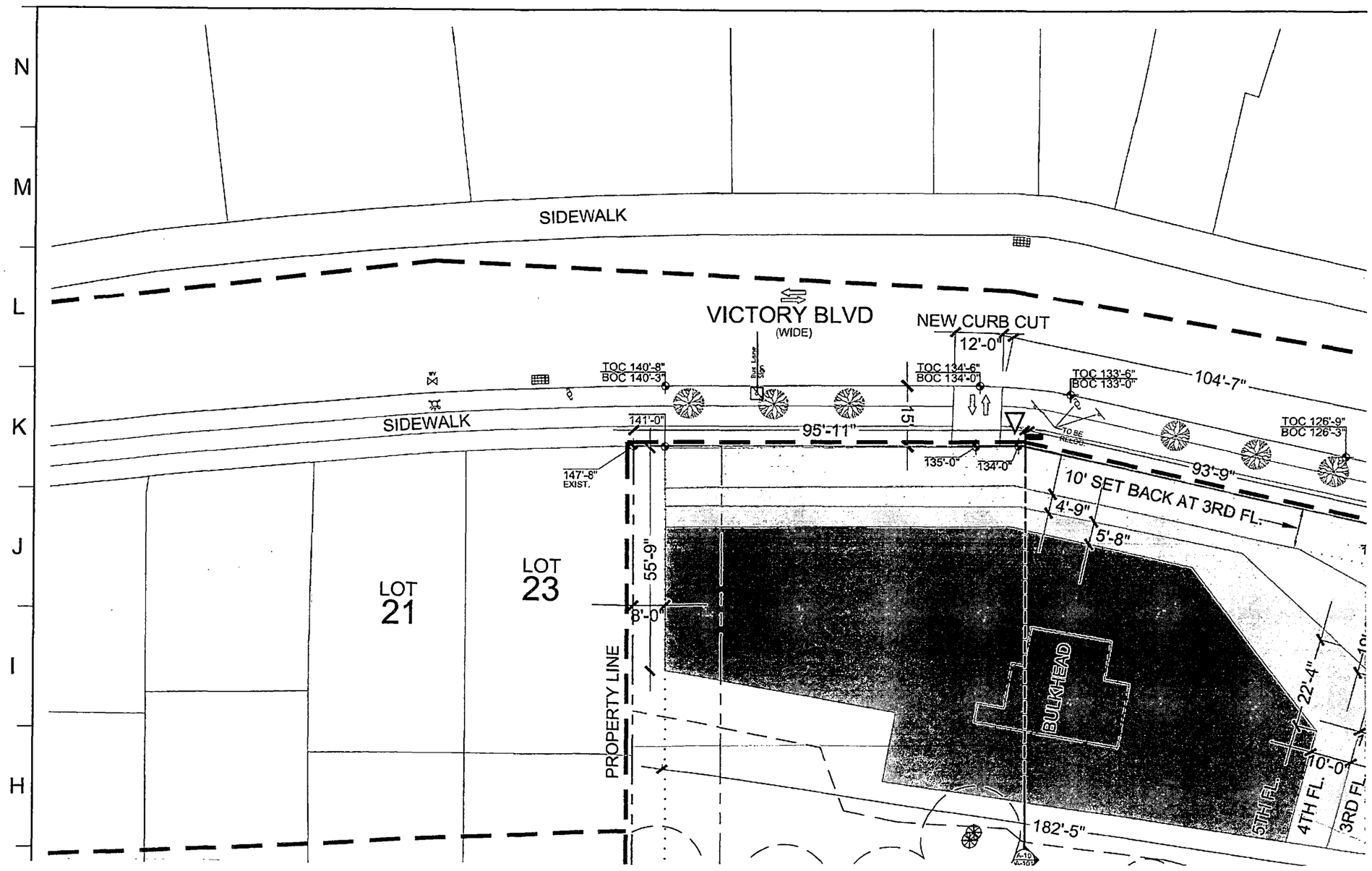
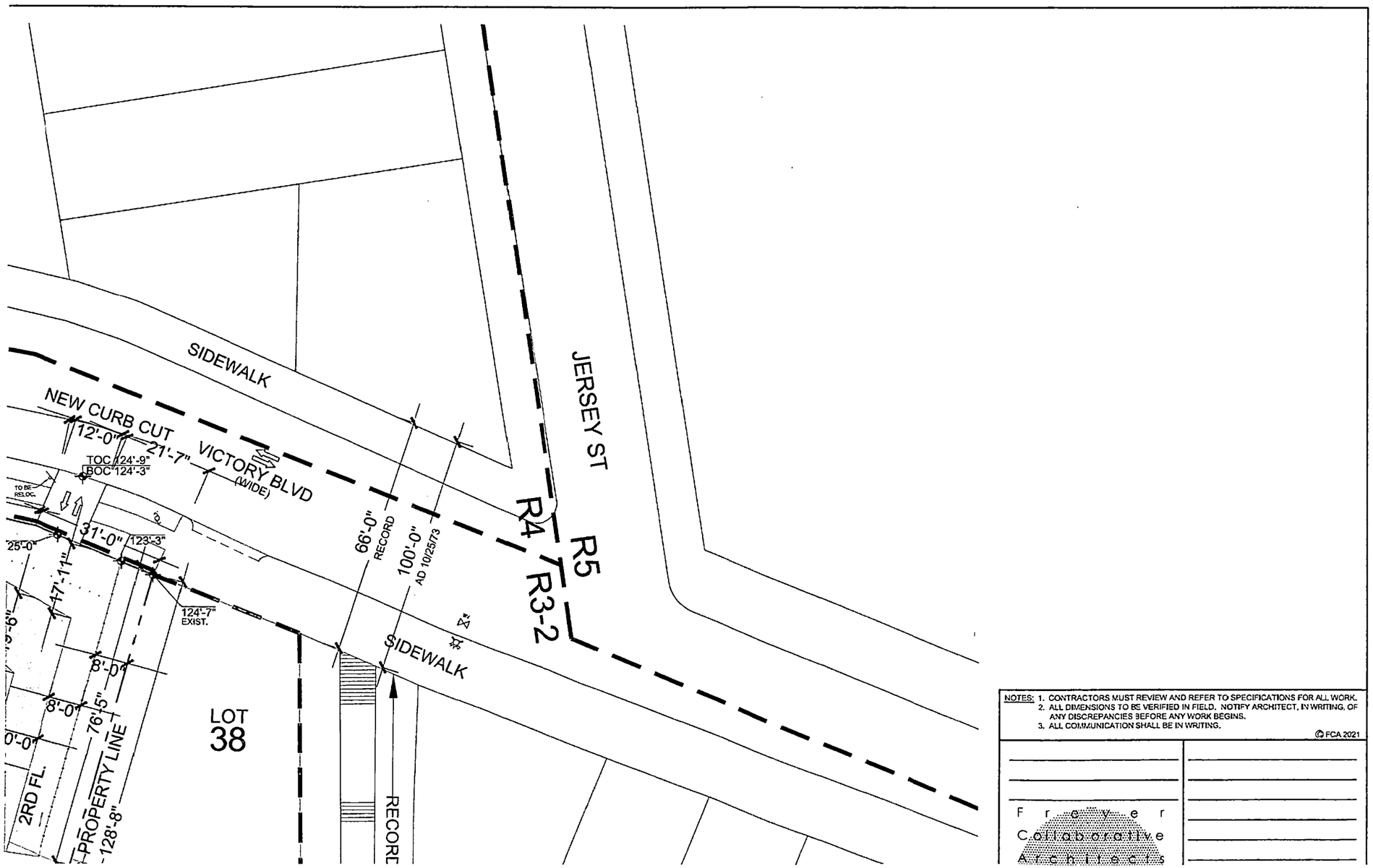

N
M
L
K
J
I
H
SIDEWALK
VICTORY BLVD
(WIDE)
NEW CURB CUT
12'-0"
TOC 140'-8"
BOC 140'-3"
TOC 134'-6"
BOC 134'-0"
TOC 133'-6"
BOC 133'-0"
104'-7"
TOC 126'-9"
BOC 126'-3"
SIDEWALK
141'-0"
95'-11"
15'
TO BE RECONS.
147'-8"
EXIST.
135'-0"
134'-0"
93'-9"
10' SET BACK AT 3RD FL.
4'-9"
5'-8"
LOT
21
LOT
23
55'-9"
8'-0"
PROPERTY LINE
BULKHEAD
22'-4"
10'-0"
5TH FL.
4TH FL.
3RD FL.
182'-5"



NOTES:
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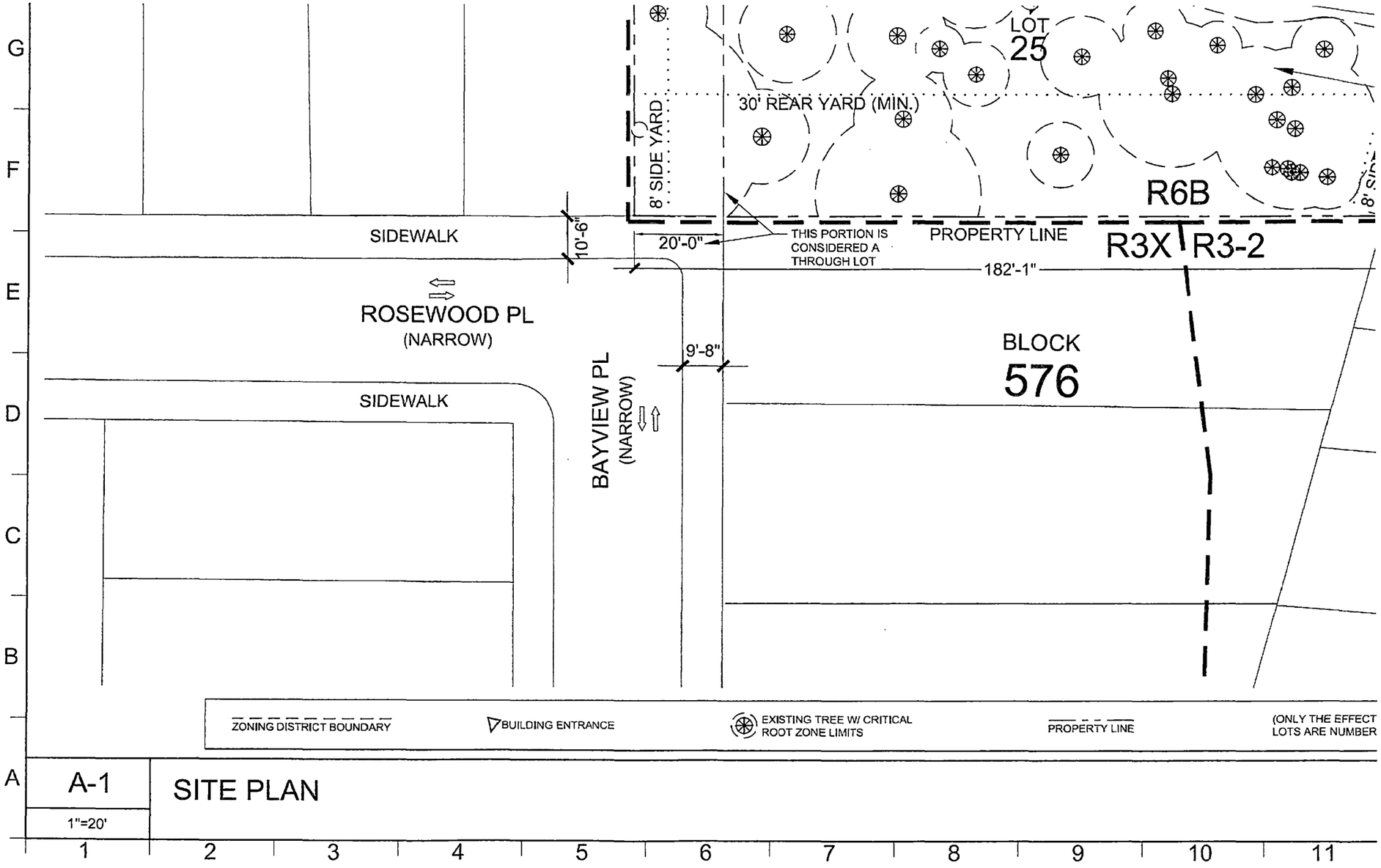
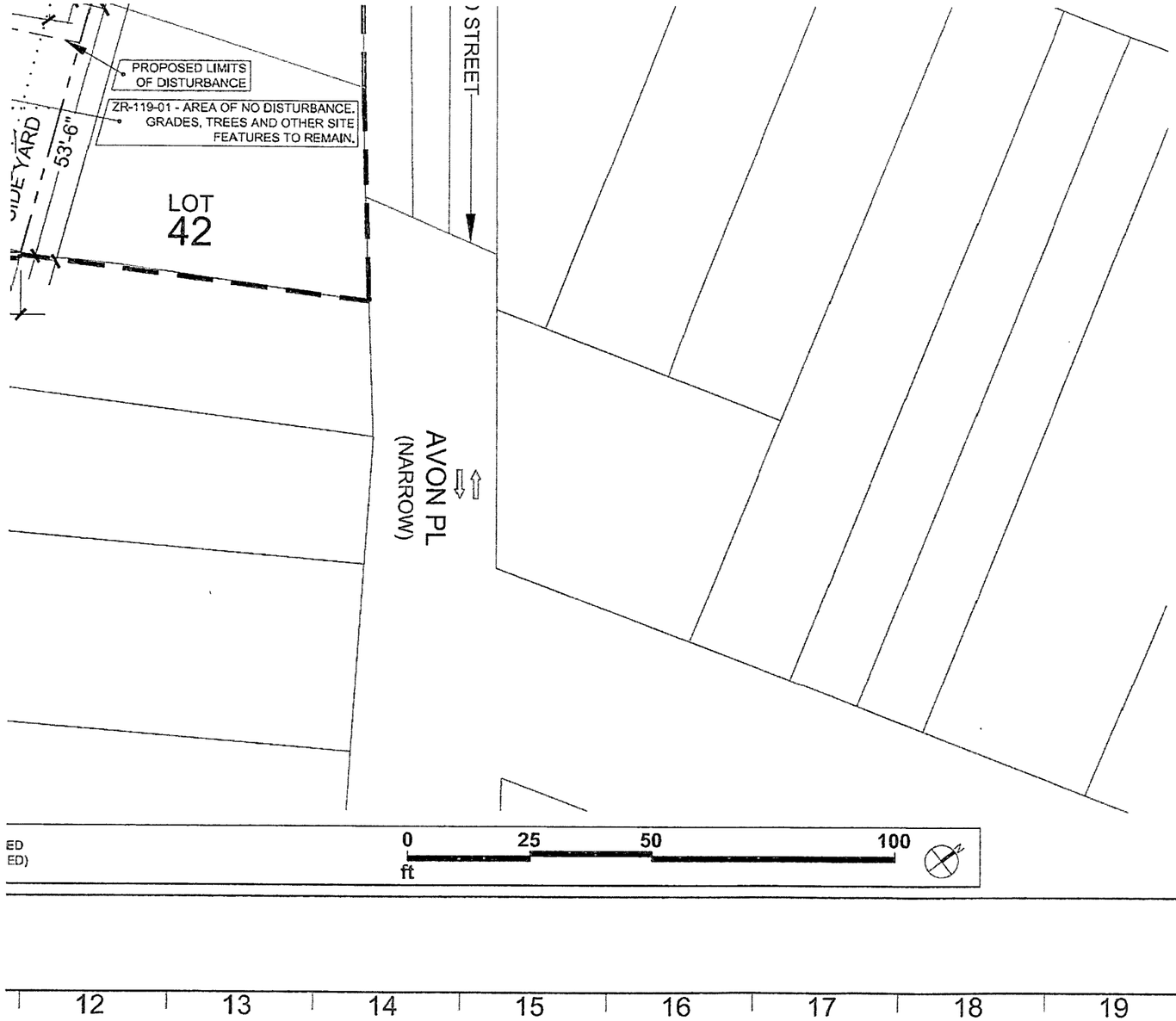


A-1

SITE PLAN

1"=20'



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DCP FILING SET	2021-04-06
REVISIONS / SUBMISSIONS	DATE

PROJECT

VICTORY BOULEVARD

252 VICTORY BLVD
STATEN ISLAND, NY 10301

SITE PLAN

SEAL & SIGNATURE

REGISTERED ARCHITECT WARREN FREYER No. 15365 STATE OF NEW YORK

DATE:	APRIL 2021
PROJECT No:	2020
DRAWING BY:	DL
CHK BY:	AH
DWG No:	A-001.00
CAD FILE No: F: VICTORY BLVD	

DOB EMPLOYEE STAMPS & SIGNATURES

DOB BSCAN STICKER

N

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VICTORY BOULEVARD

NOTES: 1. CONTRACTORS MUST REVIEW AND REFER TO SPECIFICATIONS FOR ALL WORK.
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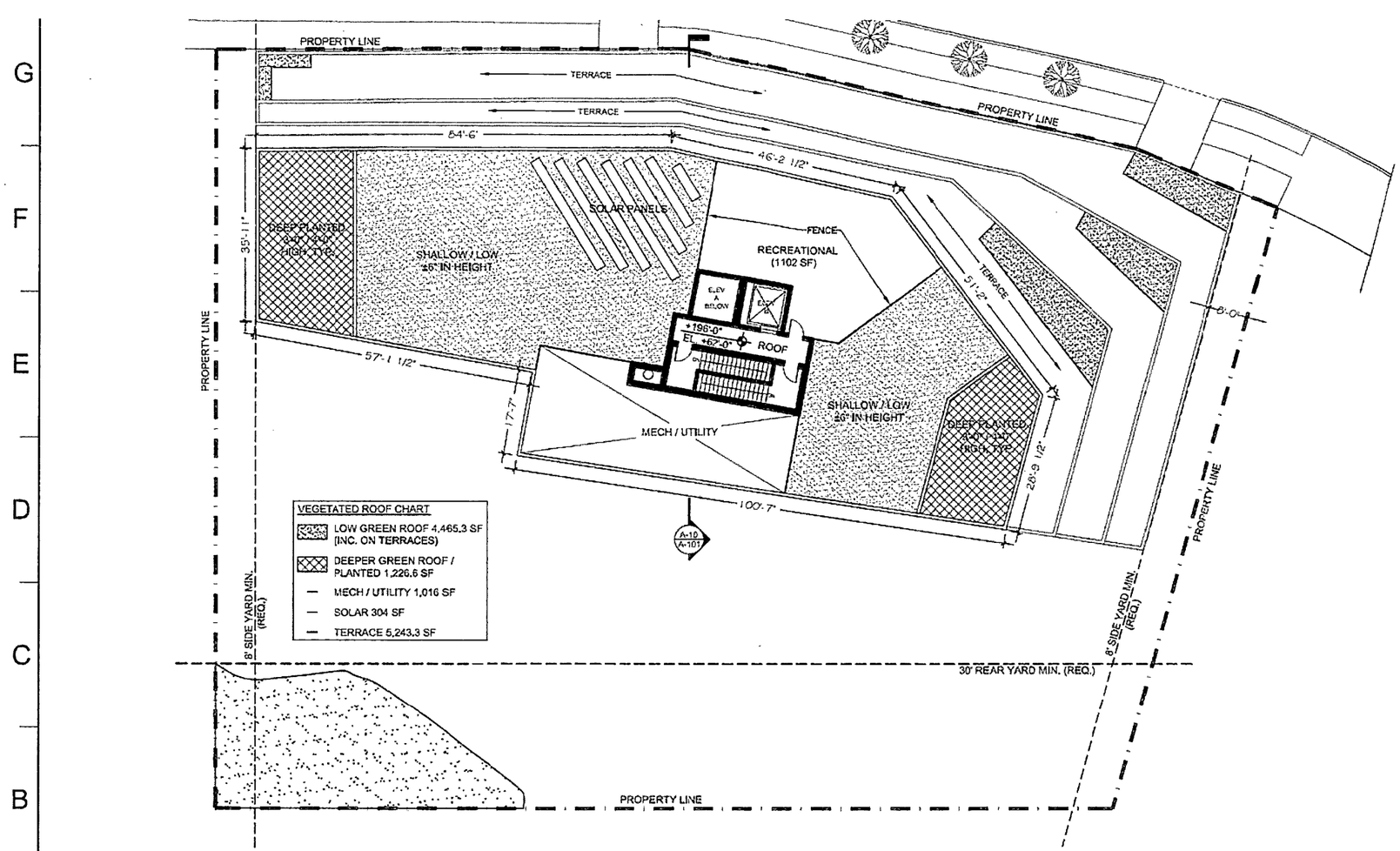
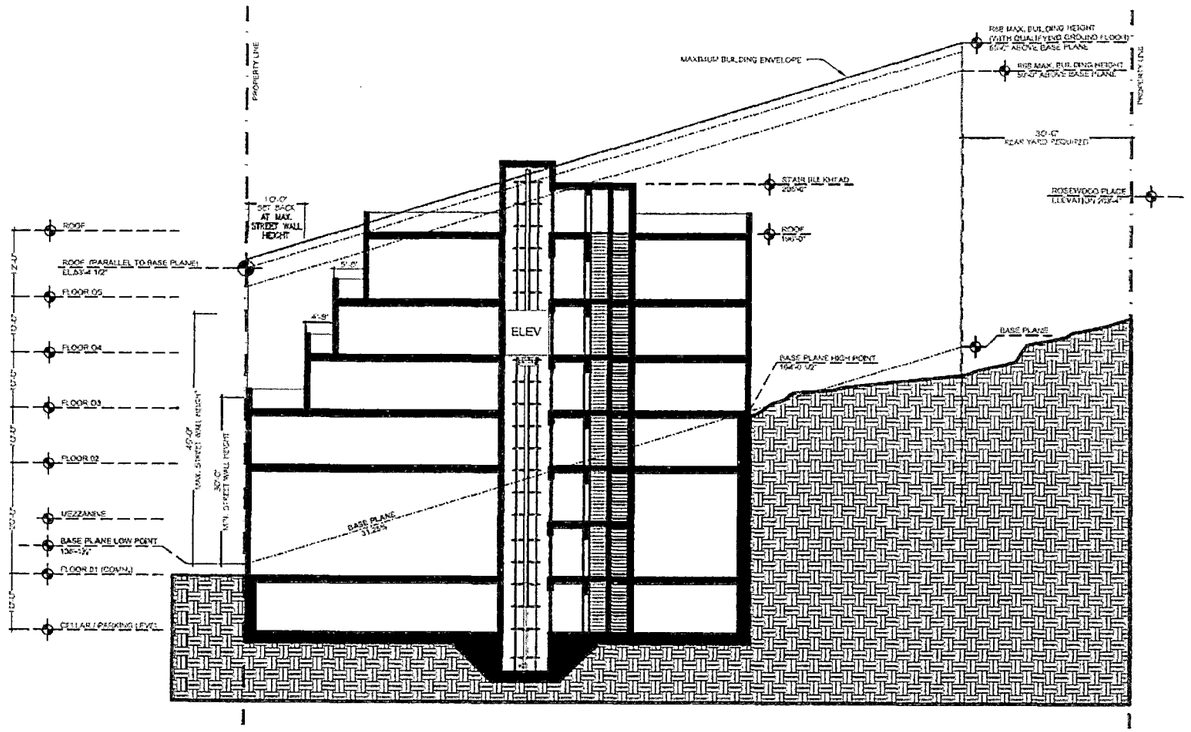


G F E D C B A

A-1	ROOF FLOOR PLAN	A-10	SE
1"=20'	0 10 25 50 ft N	1"=20'	

1 2 3 4 5 6 7 8 9 10 11



ECTION

0 10 25 50
ft

N

12 13 14 15 16 17 18 19

111 John Street, Suite 200
New York, NY 10038
212-598-0900
Fax 598-9028
freyerarchitects.com

DCP FILING SET	2021-04-08
REVISIONS / SUBMISSIONS	DATE

PROJECT

VICTORY BOULEVARD

252 VICTORY BLVD
STATEN ISLAND, NY 10301

ROOF AND SECTION

SEAL & SIGNATURE

REGISTERED ARCHITECT
WARREN FREYER
No. 15865
STATE OF NEW YORK

DATE:	APRIL 2021
PROJECT No:	2020
DRAWING BY:	DL
CHK BY:	AH
DWG No:	A-101.00
CAD FILE No: F: VICTORY BLVD	

DOB EMPLOYEE STAMPS & SIGNATURES

DOB BSCAN STICKER

GENERAL CONSTRUCTION & DEMOLITION NOTES

1. SURVEY INFORMATION SHOWN IS BASED ON TOPOGRAPHIC AND UTILITY SURVEY DATED 12/27/2006 BY ROGERS SURVEYING, PLLC. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO THE BOROUGH OF STATEN ISLAND, AS ESTABLISHED BY THE U.S. COAST & GEODETIC SURVEY BOGART SYSTEM. ALL VALUES SHOWN ARE IN ENGLISH UNITS. EXISTING UNDERGROUND UTILITIES, AS SHOWN ON THIS DRAWING, HAVE BEEN DETERMINED BY STANDARD SURVEY METHODS AND AVAILABLE UTILITY RECORDS. NEITHER THE EXACT LOCATION NOR THE INFORMATION GIVEN FOR THESE EXISTING UTILITIES IS GUARANTEED TO BE COMPLETE OR CORRECT.

2. THE EXISTING UTILITIES SHOWN ON THE SURVEY WERE TAKEN FROM THE BEST AVAILABLE INFORMATION AND ARE NOT GUARANTEED TO BE ACCURATE. FIELD CONDITIONS MAY VARY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE LOCAL UTILITY COMPANIES THAT HAVE SUBSURFACE INSTALLATIONS IN THE AREA OF WORK FOR THIS CONTRACT AND DIRECT THEM TO HAVE THEIR FACILITIES MARKED OUT PRIOR TO COMMENCING WORK. FIELD VERIFICATION OF UTILITIES SUCH AS TEST PITS MAY BE NEEDED (AT CONTRACTOR'S EXPENSE) PRIOR TO COMMENCING WORK.

3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

4. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR, EQUIPMENT, AND MATERIALS AS REQUIRED FOR THE IMPROVEMENT WORK SHOWN WITHIN THE PROJECT AREA.

5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS, NOR FOR ANY CONFLICTS AND/OR REVISIONS WHICH RESULT FROM THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING MEANS AND METHODS OF COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFY THE PROJECT ENGINEER WHEN A CONFLICT IS IDENTIFIED.

6. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGES CAUSED BY HIS OPERATIONS. ALL DAMAGE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR WITHOUT COST TO THE OWNER.

7. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THE SAFETY OF HIS EMPLOYEES AND GENERAL PUBLIC, STRUCTURAL/SITE FEATURES TO REMAIN, ADJACENT PROPERTIES & PUBLIC RIGHT-OF-WAY'S DURING ALL CONSTRUCTION AND REMOVAL ACTIVITIES IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES AND REGULATIONS. THE OWNER AND PROJECT ENGINEER ASSUME NO RESPONSIBILITIES FOR THE CONTRACTOR'S SAFETY PROGRAM AND PROCEDURES IN CONNECTION WITH THE WORK.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS AND OFF ALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE. SHEETING AND EXCAVATION TRENCH SUPPORT SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR.

9. IN THE EVENT THE CONTRACTOR DAMAGES AN EXISTING UTILITY SERVICE CAUSING AN INTERRUPTION IN OR DAMAGED TO SAID SERVICE, THE CONTRACTOR SHALL IMMEDIATELY ARRANGE FOR SERVICE TO BE RESTORED AT THE CONTRACTOR'S EXPENSE AND MAY NOT CONTINUE HIS WORK OPERATION UNTIL SERVICE IS RESTORED, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER.

10. WHERE EXISTING CONCRETE PAVEMENT OR ASPHALT CONCRETE PAVEMENT ARE REMOVED, THE CONTRACTOR SHALL SAWCUT AND NEATLY TRIM EDGE OF REMAINING PAVEMENT BEFORE INSTALLING NEW CONSTRUCTION.

11. PRIOR TO ANY SIDEWALK EXCAVATION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE EXISTENCE OF UNDER-SIDEWALK VAULTS. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE TO THE UNDER-SIDEWALK BUILDING VAULTS AND/OR ITS CONTENTS AND/OR OCCUPANTS DUE TO HIS FAILURE TO VERIFY THE PRE-EXISTING VAULT CONDITION.

12. "REGULATORY" AND/OR "NO PARKING-CONSTRUCTION" SIGNS USED DURING THE CONSTRUCTION PERIOD ARE TO BE FURNISHED BY THE CONTRACTOR, AS REQUIRED. THE CONTRACTOR SHALL INSTALL THESE SIGNS WHERE DIRECTED BY THE PROJECT ENGINEER, AND, WHEN NO LONGER REQUIRED, SHALL CAREFULLY REMOVE THESE SIGNS AND DELIVER THEM TO THE NYCDOT BUREAU OF TRAFFIC.

13. ALL REGULATORY AND WARNING TRAFFIC SIGNS SHALL CONFORM WITH THE NYCDOT BUREAU OF TRAFFIC OPERATIONS STANDARD DRAWINGS AND THEIR STANDARD SIGN LIST.

14. ANY DAMAGE TO THE EXISTING STREET LIGHTING EQUIPMENT, AS A RESULT OF THE CONTRACTORS WORK AND/OR WORK FORCE, SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER/DEVELOPER.

15. ENGINEER OF RECORD NOT RESPONSIBLE FOR SITE SAFETY OR JOB SITE SUPERVISION.

16. SEQUENCE AND COORDINATION OF CONSTRUCTION IS SOLELY THE CONTRACTOR'S RESPONSIBILITY.

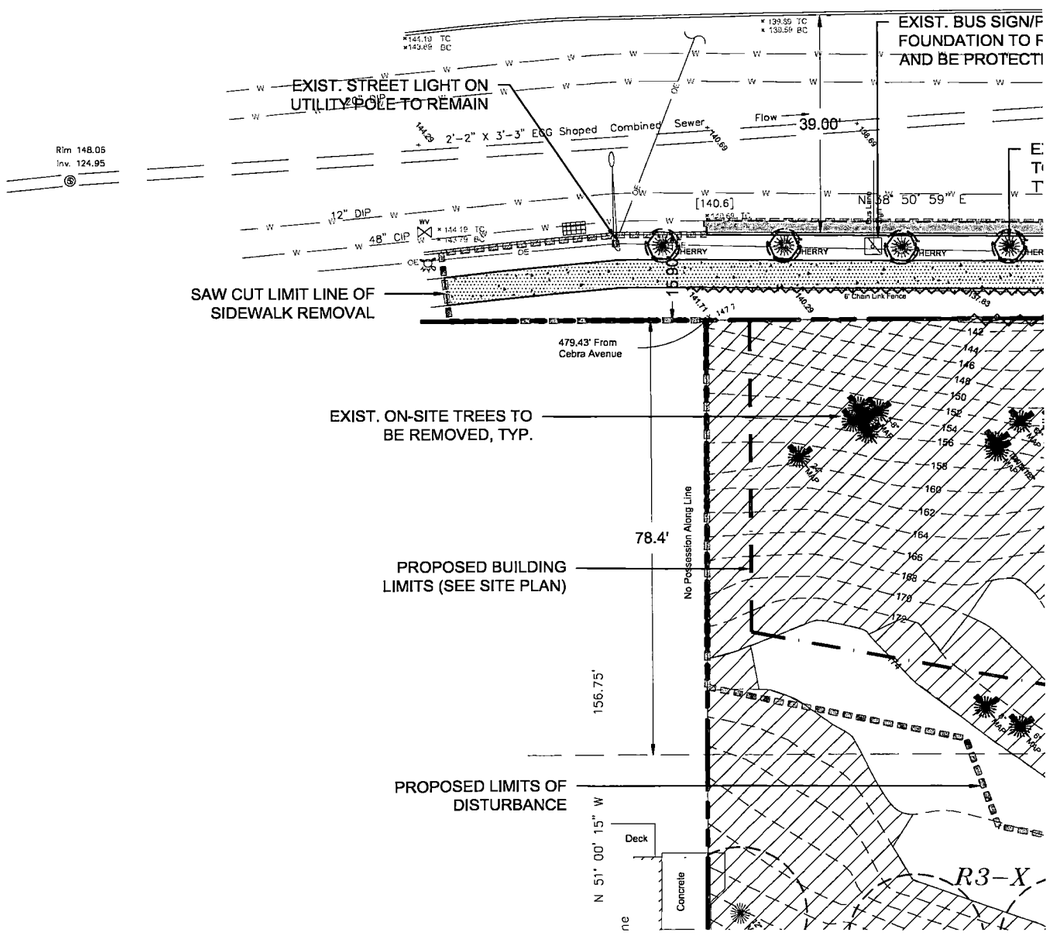
17. THE CONTRACTOR SHALL UNLESS OTHERWISE PROVIDE IN THE CONTRACT DOCUMENTS, SECURE AND PAY FOR REQUIRED INSPECTIONS, PERMIT(S), FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.

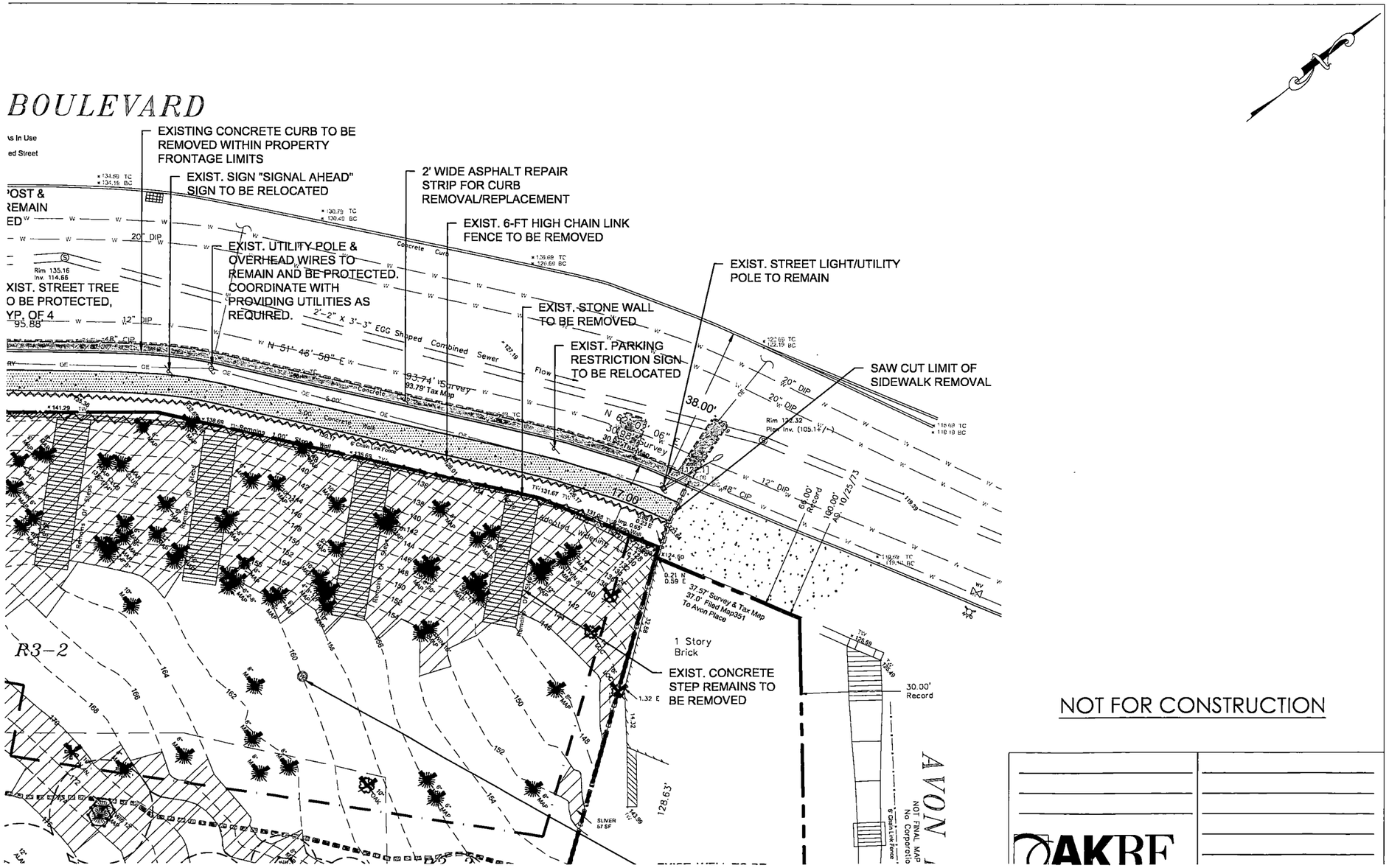
18. HEAVY EQUIPMENT SHALL NOT BE PERMITTED CLOSER THAN 10'-0" TO ANY FOUNDATION WALL.

19. CONTRACTOR TO FIELD-VERIFY ALL REMOVAL QUANTITIES.

20. CONTRACTOR TO NOTIFY ADJACENT PROPERTY OWNERS PRIOR TO DEMOLITION AND CONSTRUCTION OF PAVEMENT, CURB, AND SIDEWALK. CONTRACTOR SHALL MAINTAIN SAFE AND ADEQUATE VEHICULAR AND PEDESTRIAN ACCESS TO ADJACENT PROPERTIES.

21. ALL EXCAVATED SOIL SHALL BE STOCKPILED AND REMOVED IN CONFORMANCE WITH APPLICABLE FEDERAL, STATE




BOULEVARD
EXISTING CONCRETE CURB TO BE REMOVED WITHIN PROPERTY FRONTAGE LIMITS
EXIST. SIGN "SIGNAL AHEAD" SIGN TO BE RELOCATED
2' WIDE ASPHALT REPAIR STRIP FOR CURB REMOVAL/REPLACEMENT
EXIST. 6-FT HIGH CHAIN LINK FENCE TO BE REMOVED
EXIST. UTILITY POLE & OVERHEAD WIRES TO REMAIN AND BE PROTECTED. COORDINATE WITH PROVIDING UTILITIES AS REQUIRED.
EXIST. STREET LIGHT/UTILITY POLE TO REMAIN
EXIST. STONE WALL TO BE REMOVED
EXIST. PARKING RESTRICTION SIGN TO BE RELOCATED
SAW CUT LIMIT OF SIDEWALK REMOVAL
EXIST. CONCRETE STEP REMAINS TO BE REMOVED
XIST. STREET TREE O BE PROTECTED, YP. OF 4
R3-2
1 Story Brick
AVON
NOT FOR CONSTRUCTION

21. ALL EXCAVATED SOIL SHALL BE STOCKPILED AND REMOVED IN CONFORMANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.

22. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.

23. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO THE EXISTING RETAINING WALLS TO REMAIN. ALL UNSUITABLE MATERIAL, DEMOLITION DEBRIS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

24. ALL DEMOLITION AND GRADING PROCEDURES, PERMITS AND APPROVALS WILL BE IN ACCORDANCE WITH APPLICABLE LOCAL CODES AND REGULATIONS AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.

25. EXISTING ELECTRICAL, WATER, AND SEWER/DRAINAGE CONNECTIONS SHALL BE CAPPED AT THE PROPERTY LINE IN ACCORDANCE WITH APPLICABLE LOCAL CODES AND REGULATIONS. ALL ELECTRICAL, WATER, AND SEWER/DRAINAGE APPURTENANCES WITHIN THE PROPERTY LIMITS SHALL BE REMOVED.

26. EXISTING MATERIALS LOCATED BENEATH PROPOSED BUILDING FOOTPRINT AREA TO BE REMOVED TO MEET THE GEOTECHNICAL ENGINEER'S SOIL SPECIFICATIONS FOR THE PROPOSED BUILDING (REFER TO ARCHITECTURAL FOR SPECIFIC SUBGRADE REQUIREMENTS BENEATH THE BUILDING FOUNDATION).

27. ALL EXISTING TREES AND VEGETATION TO REMAIN SHALL BE PROTECTED BY THE CONTRACTOR. ANY DAMAGED TREES AND/OR VEGETATION SHALL BE REPLACED IN KIND AT THE EXPENSE OF THE CONTRACTOR.

28. CONSTRUCTION DEWATERING (WELL POINTS, SUMPS, ETC) MAY REQUIRE A DEWATERING PERMIT FROM NYSDEC AND/OR NYCDEP, THIS SHALL BE OBTAINED BY CONTRACTOR AT THE CONTRACTOR'S EXPENSE, IF REQUIRED.

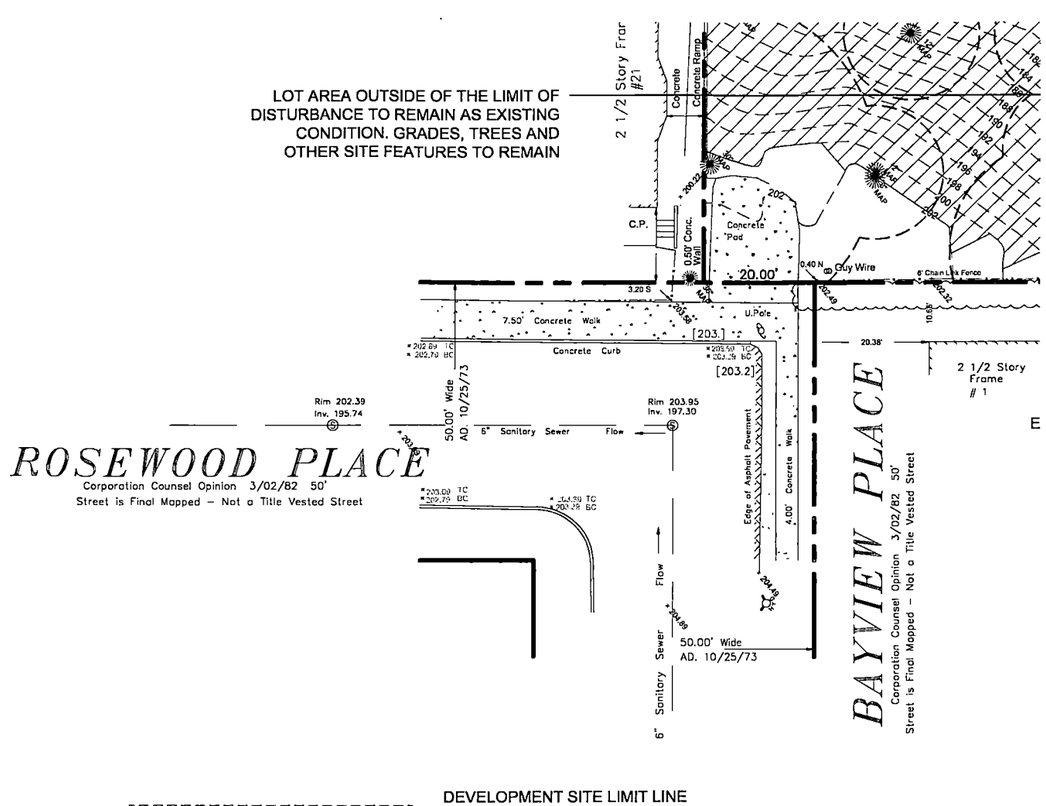
29. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ZONE TRAFFIC CONTROL. ALL WORK ZONE TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF NYCDOT AND THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE. (M.U.T.C.D.).

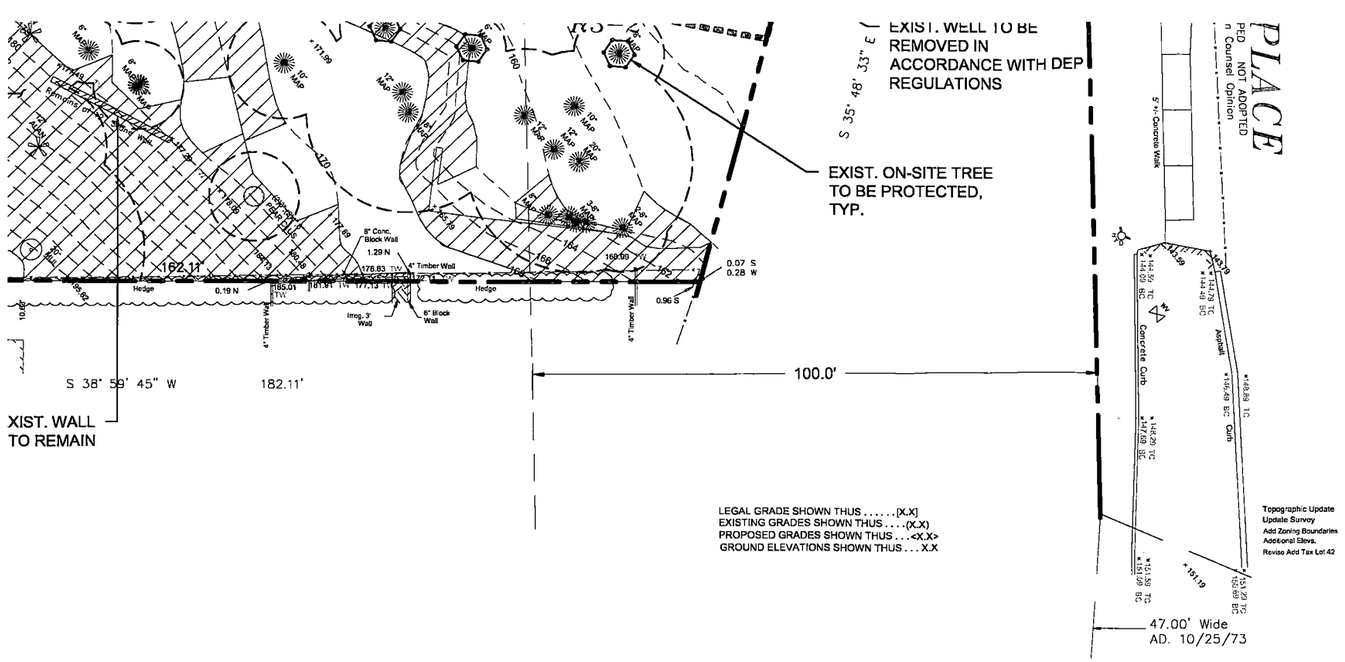
30. SITE EXCAVATION: ALL EXCAVATED SOIL SHALL BE REMOVED FROM THE SITE IMMEDIATELY. ALL NYCDEP, NYSDEC, NYCDOB AND USEPA REGULATIONS FOR REMOVAL OF CONTROLLED FILL SHALL BE ADHERED TO.
   A. HAULERS SHALL BE MADE AVAILABLE FOR EARTH REMOVAL ON A DAILY BASIS. THE CONTRACTOR IS RESPONSIBLE FOR DAILY COORDINATION OF REMOVALS.
   B. HAULERS USED FOR EARTH REMOVAL SHALL BE STAGED ON SITE AND NOT ON THE STREET.
   C. FLAGPERSONS SHALL BE USED TO DIRECT OTHER TYPES OF CONSTRUCTION VEHICLES TO AND FROM THE SITE DURING HIGH VOLUME TRAFFIC PERIODS.

14. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO BUILDINGS AND STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF FOUNDATIONS/ WALLS/ SIDEWALKS AND PAVEMENT TO REMAIN, AND PROVIDE A SAFE WORK AREA.

LEGEND

- PROPERTY LINE
- EXISTING CURB
- EXISTING TREE W/ CRITICAL ROOT ZONE LIMITS
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE PROTECTED
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING CATCH BASIN
- EXISTING SIGN
- STEEP SLOPE AREAS (25% OR GREATER); OBTAIN FROM REFERENCED SURVEY
- DEVELOPMENT SITE LIMIT LINE (LIMIT OF DISTURBANCE)





LEGAL GRADE SHOWN THUS . . . . . [X.X]
EXISTING GRADES SHOWN THUS . . . . (X.X)
PROPOSED GRADES SHOWN THUS . . . <X.X>
GROUND ELEVATIONS SHOWN THUS . . . X.X

HILLSIDE PRESERVATION COMPUTATIONS:

$$S = \frac{I \times L \times 100}{A}$$

S = AVG. SLOPE
I = CONTOUR INTERVAL (FEET)
L = LENGTH OF CONTOUR LINE (FEET)
A = NET LOT AREA (SQ. FT.)

$$S = \frac{2(661) \times 100}{13{,}834}$$

S = 9.56 % SLOPE TIER I

STEEP SLOPE LOT AREA (10% OR GREATER) = 17,088 SF
SITE DESIGNED AS A TIER II CLASSIFICATION

0 10 20 40
SCALE: 1" = 20'

AKRF INC.
440 PARK AVENUE SOUTH
NEW YORK, NY 10016
(212) 696-0670 (PHONE)
(212) 726-0942 (FAX)

DCP FILING SET	2021-04-06
REVISIONS / SUBMISSIONS	DATE

PROJECT

252 VICTORY BOULEVARD

STATEN ISLAND, NY 10301

BLOCK: 576 | LOT: 25

SITE DEMOLITION PLAN

SEAL & SIGNATURE



© FCA 2019

DATE:	MARCH 2021
PROJECT No:	190251
DRAWING BY:	MJG
CHK BY:	RG
DWG No:	C-001.00
CAD FILE No: W: 190251	

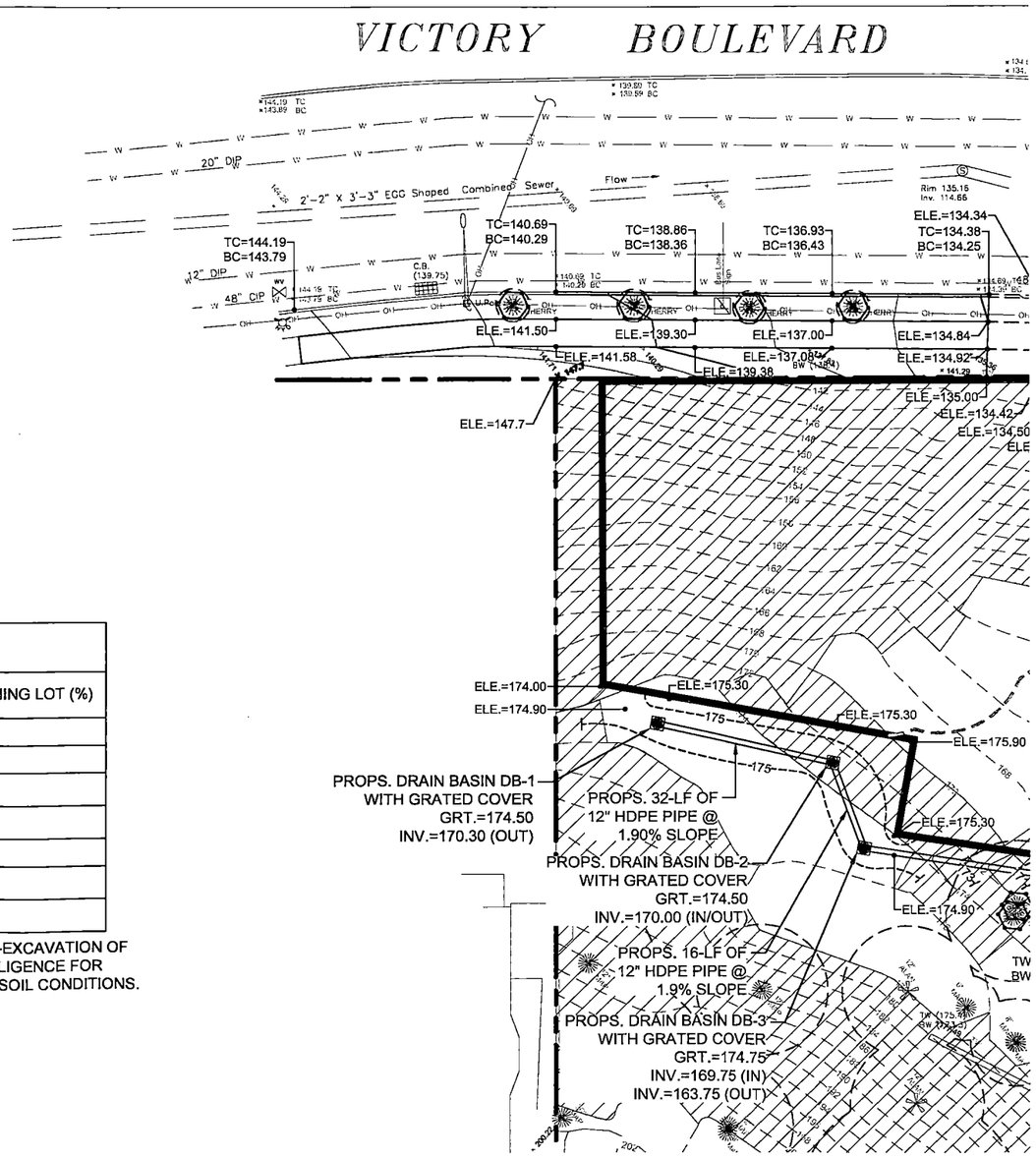
DCP APPROVAL LABEL

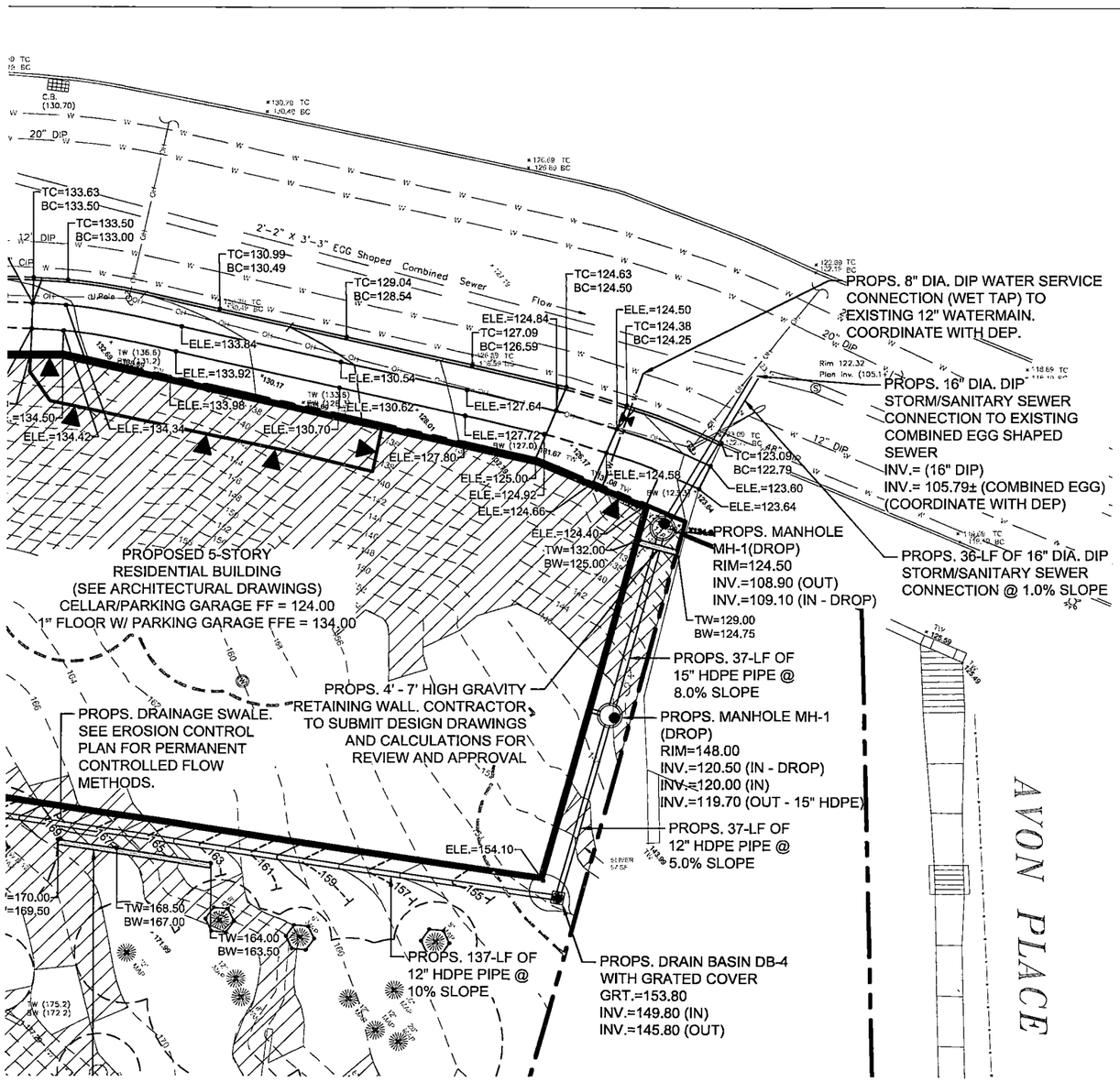
NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH PROPER UTILITY COMPANY OR AGENCY FOR DISCONNECTING SERVICES, RELOCATING SERVICES, AND PROVIDING NEW SERVICES WITHIN THE PROJECT AREA.
2. WHERE CONSTRUCTION, INCLUDING UTILITY LINES, CROSSES OR IS ADJACENT TO EXISTING UTILITY LINES (FUEL, WATER, SEWER, TELECOMMUNICATION, GAS OR ELECTRIC), CONTRACTOR SHALL DIG TEST PITS AND CAREFULLY HAND EXCAVATE SO AS TO LOCATE, MARK, AND PROTECT THE UTILITY LINES AGAINST DISTURBANCE OR DAMAGE.
3. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE CATCH BASINS (WITHIN THE PROJECT AREA) FROM FILLING WITH DEBRIS DURING THE SITEWORK OPERATIONS. IN THE EVENT THE CONTRACTOR'S OPERATION DAMAGES OR BLOCKS THE DRAINAGE SYSTEM, THE CONTRACTOR SHALL AT HIS/HER EXPENSE IMMEDIATELY REPAIR OR RESTORE THE DRAINAGE SYSTEM AS DIRECTED BY THE PROJECT ENGINEER.
4. CONTRACTOR IS RESPONSIBLE TO CONTACT ALL APPLICABLE UTILITY FIRMS TO COORDINATE SERVICE CONNECTION TYPE AND LOCATION (I.E. FIRE DEPARTMENT, CON EDISON ELECTRIC AND GAS, NYCDEP, EMPIRE CITY SUBWAY, ETC.
5. HEAVY EQUIPMENT SHALL NOT BE PERMITTED CLOSER THAN 10'-0" TO ANY FOUNDATION WALL.

*CUT/FILL CALCULATIONS			
	VOLUME (CY)	SURFACE AREA (SF)	PERCENTAGE OF ZONING LOT (%)
ZONING LOT		30,064.0	100.0
BUILDING / DEVELOPMENT SITE		14,952.0	49.7
CUT	19,350.0	-	-
FILL	2,144.0	-	-
STEEP SLOPES		8,873.0	29.5
CUT	10,110.0	-	-
FILL	10.0	-	-

*CUT/FILL CALCULATIONS ASSUME A SHRINK/SWELL FACTOR OF 1 AND ACCOUNTS FOR OVER-EXCAVATION OF BUILDING FOUNDATION DUE TO FROST PROTECTION. CONTRACTOR SHALL PERFORM DUE DILIGENCE FOR QUANTITY TAKE-OFFS. REFER TO SITE GEOTECHNICAL REPORT FOR ANTICIPATED EXISTING SOIL CONDITIONS.





LEGEND

- PROPERTY LINE
- EXISTING CURB
- EXISTING TREE W/ CRITICAL ROOT ZONE LIMITS
- EXISTING TREE TO BE PROTECTED
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING CATCH BASIN
- EXISTING SIGN
- STEEP SLOPE AREAS (25% OR GREATER); OBTAIN FROM REFERENCED SURVEY
- PROPOSED BUILDING LINE
- PROPOSED CURB
- PROPOSED 15' STEEP SLOPE BUFFER

NOT FOR CONSTRUCTION

AKRF

STORMWATER RUNOFF CALCULATIONS
ORIFICE CONTROLLED FLOW

ALLOWABLE & RESTRICTED FLOW:

TOTAL SITE AREA = 30,064 SF
BOROUGH FACTOR (QUEENS) = 24,400
Q_{ALL} = AREA / BOROUGH FACTOR = 1,232 CFS
$Q_{RESTRICTED} = Q_{ALL}$ x 10% = 1.232 x 0.10 = 0.123 < 0.250 CFS
$Q_{RESTRICTED}$ = 0.250 CFS

DEVELOPED FLOW:

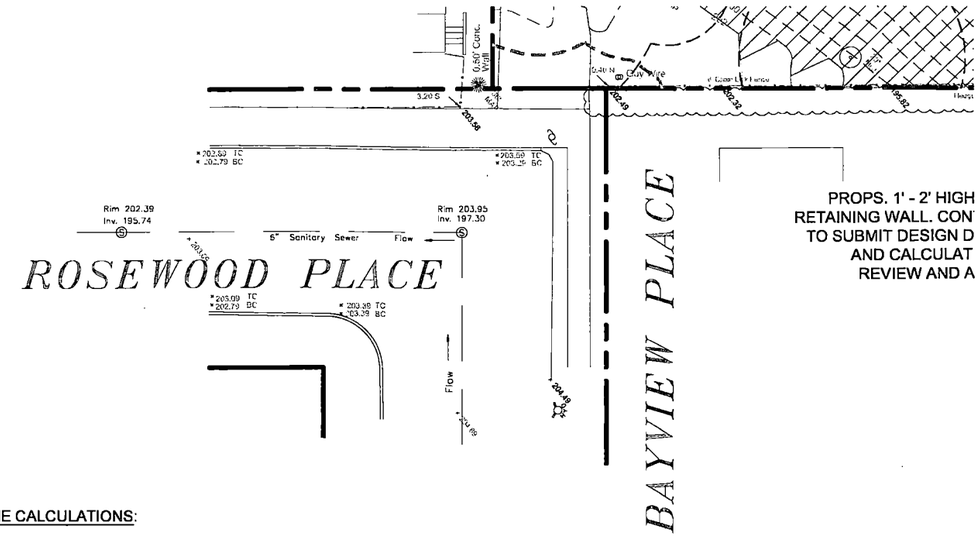
DEVELOPED FLOW = A_T = 30,064 SF = 0.69 ACRES
ROOF AREA = 0.251 ACRES (10,952 SF) ; C = 0.95; R = 5.95 IN/HR
Q_{DEV} (ROOF) = A x C x R = 1.419 CFS
GREEN ROOF AREA = 0.092 ACRES (4,000 SF); C = 0.70; R = 5.95 IN/HR
Q_{DEV} (GREEN ROOF) = A x C x R = 0.382CFS
LANDSCAPE AREA = 0.074 ACRES (3,237 SF); C = 0.20; R = 5.95 IN/HR
Q_{DEV} (LANDSCAPE) = A x C x R = 0.088CFS
UNDEVELOPED AREA = 0.273 ACRES (11,875 SF); C = 0.30; R = 5.95 IN/HR
Q_{DEV} (LANDSCAPE) = A x C x R = 0.487CFS
$Q_{DEV} = \Sigma\ Q_{DEV}$ AREAS = 2.376 CFS

ORIFICE DESIGN CALCULATIONS:

TOP OF STORAGE = ELEV. 123.00
BOTTOM OF STORAGE = ELEV. 116.00
ORIFICE DIAMETER = 0.167 FT (2 IN)
ORIFICE AREA = 0.022 FT²
MAXIMUM H = (123.00-116.00)-(0.167 FT x 0.500) = 6.92 FT
C FOR RE-ENTRANT ORIFICE = 0.52
g = 32.2 FT/SEC²
Q_{DRR} = CA(SQRT(2gH)) = (0.52 x 0.022)(SQRT(2 x 32.2 x 6.92)) = 0.242 CFS

VARIABLE FLOW THROUGH 0.167 FT (2") ORIFICE Q_{DRR} = 0.242 CFS

Q_{DRR} = 0.242 CFS < Q(RESTRICTED) = 0.250 CFS



REQUIRED DETENTION VOLUME CALCULATIONS:

C_{WT} = [(0.251 x 0.95), ROOF + (0.092 x 0.70), GREEN ROOF + (0.074 x 0.20), LANDSCAPE + (0.273 x 0.30), UNDEVELOPED] / 0.69 = 0.579

T_V = [0.27 x SQRT((0.579 x 0.69 x 43560) / 0.242))] - 15 = 57.4 MIN

V_V = [((0.19 x 0.579 x 0.69 x 43,560) / (57.4 + 15)) - (40 x 0.24)] x 57.4 = 2,065 CF

PROVIDED DETENTION VOLUME:

STORAGE TO BE PROVIDED BY DETENTION TANK WITHIN THE BUILDING FOOTPRINT

PROVIDED STORAGE TANK DIMENSIONS = L x W x H = 28FT x 11FT x 7FT
PROVIDED STORAGE VOLUME FROM STORAGE TANK = 2,156 CF

TOTAL STORAGE PROVIDED = 2,156 CF (PROVIDED) > 2,065 CF (REQUIRED)

TOTAL STORM FLOW TO VICTORY BLVD

ORIFICE CONTROLLED FLOW = 0.242 CFS

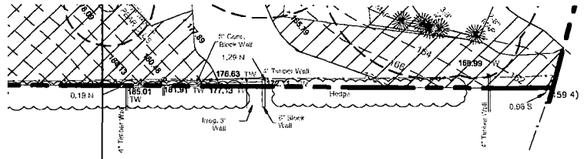
DEVELOPED STORM FLOW OF 2.376 CFS TO VICTORY BLVD WILL E
RESTRICTED TO 0.242 CFS BY MEANS OF DETENTION FACILITIES /
CONTROLLED FLOW DEVICES.

COMBINED SEWER CONNECTION

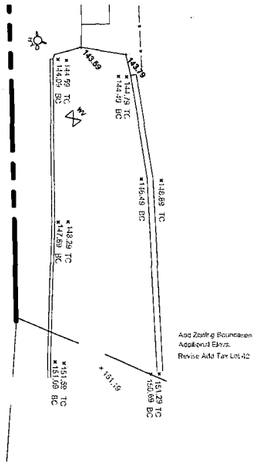
FLOW THROUGH 16" DIA. COMBINED SEWER CONNECTION TO VIC

CAPACITY OF THE DISCHARGE PIPE
Q(CAPACITY) = ((1.49/N) x A x R^⅔ x S^½) =
((1.49/0.013) x (1.40) x ($\frac{16}{12}$ /4)^⅔) x (0.01)^½) = 7.694CFS

7.694 CFS > 0.242 CFS



GRAVITY
TRACTOR
RAWINGS
IONS FOR
PPROVAL



SANITARY CALCULATIONS

AREA OF LOT, A = 0.69 ACRES
ZONING MAP 21C, R3-2, R3X ZONING
50 PERSON/DAY
PEAK FLOW FACTOR = 2

Q(AVERAGE) = (POPULATION DENSITY PERSON/ACRE X AREA ACRE X 150 GAL./PERSON.DAY) / (7.48 GAL/CF X 86,400 S/DAY)
Q(AVERAGE) = (50 X 0.69 X 150) / (7.48 X 86,400) = 0.008 CFS

Q(PEAK) = Q(AVERAGE) X PEAK FLOW FACTOR = 0.008CFS X 2 = 0.016 CFS

INFILTRATION NEGLIGIBLE

FLOW TO DISCHARGE THROUGH PROPOSED 16" DIP CONNECTION TO VICTORY BLVD EXISTING 2'-2" x 3'-3" COMBINED EGG SEWER PIPE.

)

BE
AND

TORY BLVD

0 10 20 40
SCALE: 1" = 20'

AKRF INC.
440 PARK AVENUE SOUTH
NEW YORK, NY 10016
(212) 696-0670 (PHONE)
(212) 726-0942 (FAX)

DCP FILING SET	2021-04-06
REVISIONS / SUBMISSIONS	DATE

PROJECT

252 VICTORY BOULEVARD

STATEN ISLAND, NY 10301
BLOCK: 576 | LOT: 25

GRADING, DRAINAGE & UTILITY PLAN

SEAL & SIGNATURE

STATE OF NEW YORK
ROBERT D. CARAVELLA
LICENSED PROFESSIONAL ENGINEER
No. 089922

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DATE:	MARCH 2021
PROJECT No:	190251
DRAWING BY:	MJG
CHK BY:	RG
DWG No:	C-003.00
CAD FILE No: W: 190251	

DCP APPROVAL LABEL

TREE TABLE

TREES TO BE REMOVED

TREE #	QTY.	COMMON NAME	SIZE	EXIST. CREDITS
1	1	MAPLE	14"	3
2	TWIN	MAPLE	8"	1
3	3	MAPLE	12"	2
4	1	MAPLE	8"	1
5	1	MAPLE	8"	1
6	1	MAPLE	8"	1
7	3	MAPLE	8"	1
8	1	MAPLE	12"	2
9	1	MAPLE	8"	1
10	1	MAPLE	6"	1
11	1	MAPLE	8"	1
12	1	MAPLE	10"	2
13	TWIN	MAPLE	10"	2
14	1	MAPLE	6"	1
15	1	MAPLE	6"	1
16	3	MAPLE	6"	1
17	1	MAPLE	10"	2
18	1	MAPLE	6"	1
19	1	MAPLE	10"	2
20	1	MAPLE	4"	0
21	1	MAPLE	6"	1
22	1	MAPLE	12"	2
23	1	MAPLE	10"	2
24	1	MAPLE	6"	1
25	1	MAPLE	10"	2
26	1	MAPLE	12"	2
27	1	MAPLE	6"	1
28	1	MAPLE	6"	1
29	1	MAPLE	8"	1

TREE TABLE

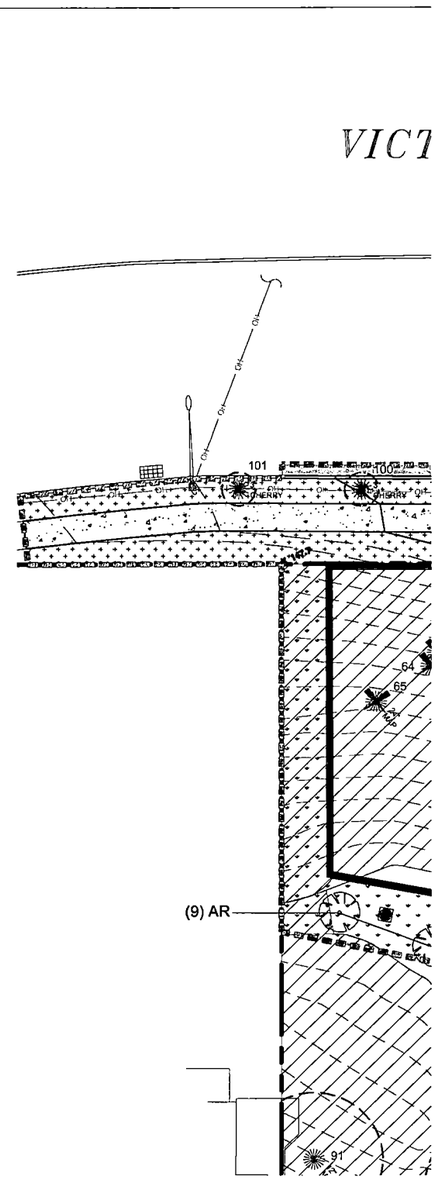
TREES TO BE REMOVED - CONTINUED

TREE #	QTY.	COMMON NAME	SIZE	EXIST. CREDITS
53	1	MAPLE	8"	1
54	1	MAPLE	8"	1
55	TWIN	MAPLE	6"	2
56	1	MAPLE	12"	2
57	1	MAPLE	16"	3
58	1	MAPLE	12"	2
59	TWIN	MAPLE	16"	3
60	1	MAPLE	8"	1
61	1	MAPLE	8"	1
62	1	MAPLE	8"	1
63	1	MAPLE	8"	1
64	1	MAPLE	8"	1
65	1	MAPLE	24"	5
66	1	MUL.	24"	5
67	1	LOC.	14"	3
68	1	OAK	10"	2
86	1	MAPLE	6"	1
87	1	MAPLE	8"	1
93	1	LOC.	10"	2
TOTAL TREES TO BE REMOVED: 71 67 MAPLE; 1 MUL.; 2 LOC. ; 1 OAK				103

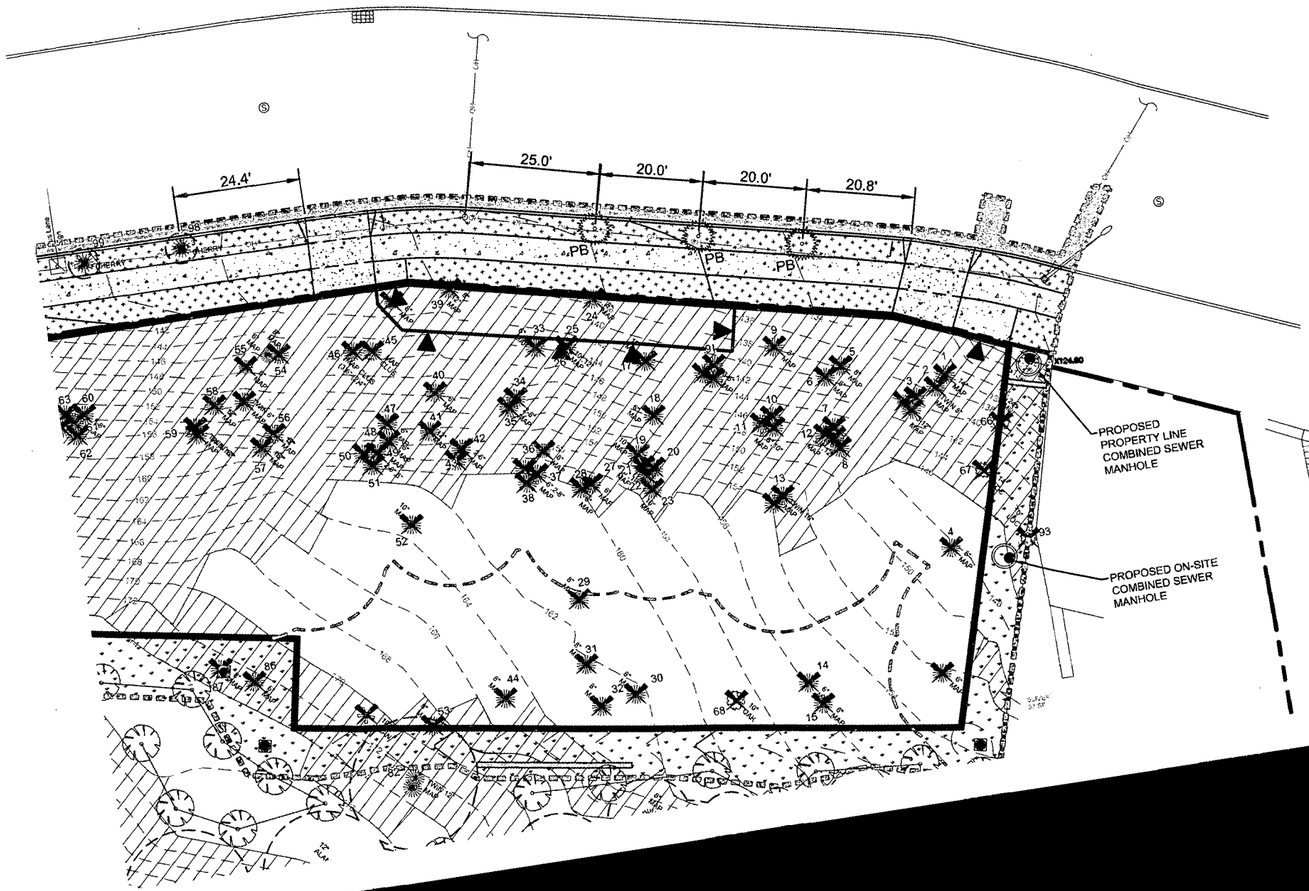
TREE TABLE

TREES TO REMAIN

TREE #	QTY.	COMMON NAME	SIZE	EXIST. CREDITS
69	1	MAPLE	8"	1
70	2	MAPLE	8"	1
71	1	MAPLE	10"	2
72	1	MAPLE	20"	4
73	3	MAPLE	8"	1
74	1	MAPLE	12"	2
75	1	MAPLE	8"	1
76	1	MAPLE	12"	2
77	1	MAPLE	6"	1
78	1	MAPLE	8"	1
79	1	MAPLE	12"	2
80	1	MAPLE	18"	4
81	1	MAPLE	10"	2
82	TWIN	MAPLE	12"	N/A [1]
83	1	MAPLE	8"	1
84	1	MAPLE	8"	1
85	1	MAPLE	6"	1
88	1	MAPLE	12"	2
89	1	MAPLE	12"	2
90	1	MAPLE	8"	1
91	1	MAPLE	12"	2
92	1	MAPLE	30"	7
94	CLUS	PEAR	(X2) 3" 8" (X2) 4"	1
95	1	ALAN	12"	2
96	1	MUL.	20"	4
97	1	ALAN	12"	2
98	1	CHERRY	3"	0
99	1	CHERRY	3"	0
100	1	CHERRY	3"	0



"ORY BOULEVARD



NOT FOR CONSTRUCTION

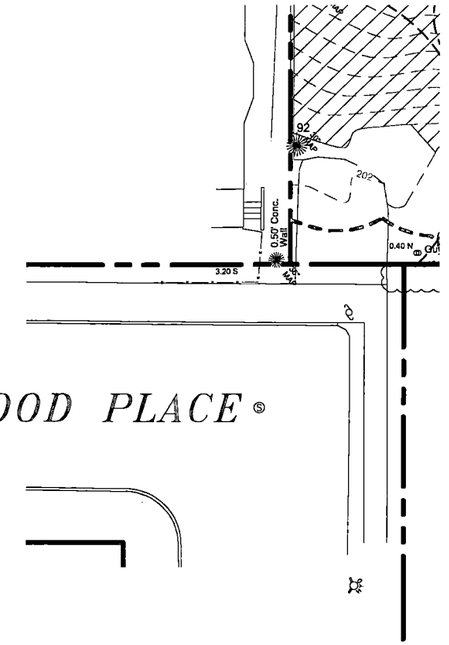
AKRF

30	1	MAPLE	8"	1
31	1	MAPLE	8"	1
32	1	MAPLE	8"	1
33	1	MAPLE	6"	1
34	1	MAPLE	8"	1
35	1	MAPLE	8"	1
36	1	MAPLE	6"	1
37	1	MAPLE	8"	1
38	1	MAPLE	8"	1
39	1	MAPLE	12"	2
40	1	MAPLE	6"	1
41	1	MAPLE	12"	2
42	1	MAPLE	6"	1
43	1	MAPLE	6"	1
44	1	MAPLE	8"	1
45	CLUS	MAPLE	(X3) 6"	1
46	CLUS	MAPLE	(X2) 4"	
47	1	MAPLE	6"	1
48	1	MAPLE	6"	1
49	1	MAPLE	6"	1
50	1	MAPLE	6"	1
51	1	MAPLE	8"	1
52	1	MAPLE	10"	2
101	1	CHERRY	3"	0
TOTAL TREES TO REMAIN: 30				50

1. PRESERVED WITHOUT CREDIT.

LEGEND

- PROPERTY LINE
- EXISTING CURB
- EXISTING TREE W/ CRITICAL ROOT ZONE LIMITS
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE PROTECTED
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING CATCH BASIN
- EXISTING SIGN
- STEEP SLOPE AREAS (25% OR GREATER); OBTAIN FROM REFERENCED SURVEY
- DEVELOPMENT SITE LIMIT LINE (LIMIT OF DISTURBANCE)
- PROPOSED BUILDING LINE
- PROPOSED CURB
- PROPOSED 15' STEEP SLOPE BUFFER
- FULL DEPTH ASPHALT
- 4" CONCRETE SIDEWALK (NYCDOT H-1045 TYPE I)
- 7" CONCRETE SIDEWALK (NYCDOT H-1045 TYPE II)
- PROPOSED LOW MOW SOD
- PROPOSED LOW MOW SEEDING
- PB — PROPOSED STREET TREE (SUBJECT TO NYC PARKS)
- AR — PROPOSED ON-SITE TREE

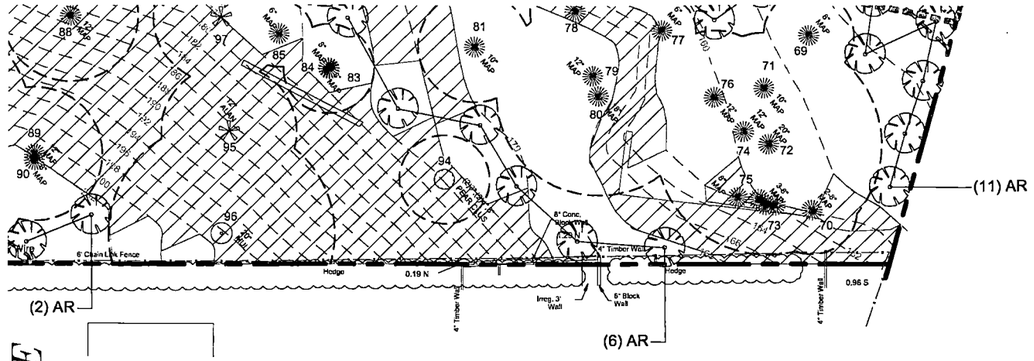


PROPOSED PARKS STREET TREE TABLE - VICTORY BLVD.

*TOTAL NUMBER OF TREES REQUIRED BY NYC DOB/DPR	9
EXISTING TREES TO PROTECT	3
PROPOSED TREES TO REMOVE OR TRANSPLANT	0
PROPOSED TREES TO PLANT ON-SITE	3
TREES TO PLANT OFF-SITE	0
TREES TO PAY INTO TREE FUND AS ON-SITE PLANTINGS	0
TREES TO PAY INTO TREE FUND AS OFF-SITE PLANTINGS	3

*ZONING LOT FRONTAGE = 95.88' + 93.74' + 30.98' (Victory Blvd.) = 220.60'

TOTAL NUMBER OF TREES PER NYCDOB REQUIREMENTS = ZONING LOT FRONTAGE / 25' = 220.60' / 25' = 8.82 → 9 TREES



BAYVIEW PLACE

PROPOSED TREE SCHEDULE							
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING	PROP. CREDITS
AR	28	*Acer rubrum*	Red maple	3" caliper	B&B	SEE PLAN	28
PB	3	*Prunus Blireana*	Flouring Plum	3" caliper	B&B	20' MAX.	N/A

TREE REPLACEMENT TABLE			
§119-216 - TIER II REQUIREMENTS [1]	REQUIRED	EXISTING	PROPOSED
TOTAL NUMBER OF TREES	31 [2A]	121 (30 TO REMAIN)	28 (28 NEW TREES)
TOTAL TREE CREDITS	78 [2B]	153 (50 TO REMAIN)	78 (28 NEW CREDITS)

1. PER ARTICLE XI, CHAPTER 9 OF THE NYC ZONING RESOLUTION, THE SUBJECT PROPERTY IS CLASSIFIED AS A TIER I SITE. STEEP SLOPE LOT AREA (10% OR GREATER) = 17,088 SF; SITE DESIGNED AS TIER II CLASSIFICATION.
2. PER SECTION 119-216, **THE GREATER** OF THE TWO (2) FOLLOWING CALCULATIONS SHALL BE REQUIRED FOR ALL ON-SITE TREES, PRE-EXISTING OR PLANTED:

   A. ONE (1) TREE FOR EACH 1,000 SF OF LOT AREA:
      LOT AREA = 30,064 SF
      REQUIRED NUMBER OF TREES = 30,064 SF x 1 TREE / 1,000 SF = 31 TREES

   B. TOTAL OF 51% OF ALL TREE CREDITS FOR TREES ORIGINALLY ON SITE:
      TOTAL OF ORIGINAL TREE CREDITS = 153 CREDITS
      REQUIRED TREE CREDITS = 0.51 x 153 CREDITS = **78 CREDITS**
      PROPOSED TREE CREDITS = **78 CREDITS (COMPLIES)**

0 10 20 40
SCALE: 1" = 20'

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DCP FILING SET	2021-04-06
REVISIONS / SUBMISSIONS	DATE

PROJECT

252 VICTORY BOULEVARD

STATEN ISLAND, NY 10301
BLOCK: 576 | LOT: 25

LANDSCAPE & PLANTING PLAN

SEAL & SIGNATURE

STATE OF NEW YORK · ROBERT D. CARAVIELLA · LICENSED PROFESSIONAL ENGINEER · 089627

© FCA 2019

DATE:	MARCH 2021
PROJECT No:	190251
DRAWING BY:	MJG
CHK BY:	RG
DWG No:	C-006.00
CAD FILE No: W: 190251	

DCP APPROVAL LABEL