



City of New York
Parks & Recreation

Central Forestry

Olmsted Center Rm. 47
Flushing Meadows-Corona Park
Flushing, New York 11368

Date: 10-26-15

Re: 17776 (15 Cornelia Place)

Your Parks Site Plan Review is complete. Please find 2 sealed copies of the plan enclosed; one for DOB and one for your records. Please note that having a sealed plan is not a substitute for a tree planting permit. It is recommended that prior to the planting season in which trees will be planted the landscape contractor apply for the planting permits with the PA Forestry Application. Be sure to reference the application number listed above. Should you need additional trees to fulfill the zoning requirement please apply for either off-site planting locations or payment into the tree fund once the project is in construction. The initial application number must be referenced on all future applications. **If your plans involve any work around existing trees or tree removals, you must coordinate for associated permits from the Borough Forestry office immediately.** If you have further questions, please contact this office.

Thank you,

Central Forestry
NYC Parks & Recreation
Olmsted Center
Flushing, NY 11368
TreePlanting.Permits@parks.nyc.gov
Phone: 212-360-TREE (8733)
Fax: 718-760-6640

1. THERE ARE NO STREAMS OR WATER SOURCES LOCATED ON PROPERTY AS PER SURVEY PREPARED BY JOHN L O'HARA LL P.
2. YARDS W/ 3% SLOPE OR LESS TO BE SEEDED YARDS EXCEEDING 3% SLOPE TO BE SOEDDED.
3. SURVEY TO SHOW LOCATIONS AT ALL POINTS WHERE PROPOSED GRADES ARE SHOWN ON 5/16" S1/P PLAN.
4. CONSTRUCTION INSPECTOR TO BE NOTIFIED TO VERIFY COMPLETION OF FLATWORK BEFORE FINAL SURVEY IS TAKEN
5. PROPOSED CONSTRUCTION WILL NOT HAVE AN ADVERSE EFFECT ON ANY EXISTING STRUCTURE OR SURFACE FACILITIES LOCATED ON PROPERTY
6. APPROVED TYPE WATER METER SHALL BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ANY NTC AGENCY HAVING JURISDICTION.
7. THE OWNER/BUILDER OF THE REFERENCED PROPERTY STATES THAT THE WORK TO BE DONE UNDER THIS APPLICATION WILL HAVE NO ADVERSE EFFECT ON ANY SURROUNDING PROPERTIES REGARDING STORM WATER DRAINAGE. HOWEVER HE WILL BE RESPONSIBLE TO MAINTAIN THAT THE EXISTING DRAINAGE SYSTEMS DRAINING THE SURROUNDING PROPERTY WILL BE PROTECTED FROM STORM WATER DAMAGE.
8. NO ON SITE OR OFF-SITE FILL IN EXCESS OF 3000 CUBIC YARDS IS REQUIRED PER DEPARTMENT MEMO 26W242
9. EXISTING FIRE HYDRANT LOCATED WITHIN 250.00' OF ALL BUILDING ENTRANCES AS PER SECTION 21-146B OF THE NTC BUILDING CODE CHAPTER 21-146B.01(1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) (177) (178) (179) (180) (181) (182) (183) (184) (185) (186) (187) (188) (189) (190) (191) (192) (193) (194) (195) (196) (197) (198) (199) (200) (201) (202) (203) (204) (205) (206) (207) (208) (209) (210) (211) (212) (213) (214) (215) (216) (217) (218) (219) (220) (221) (222) (223) (224) (225) (226) (227) (228) (229) (230) (231) (232) (233) (234) (235) (236) (237) (238) (239) (240) (241) (242) (243) (244) (245) (246) (247) (248) (249) (250) (251) (252) (253) (254) (255) (256) (257) (258) (259) (260) (261) (262) (263) (264) (265) (266) (267) (268) (269) (270) (271) (272) (273) (274) (275) (276) (277) (278) (279) (280) (281) (282) (283) (284) (285) (286) (287) (288) (289) (290) (291) (292) (293) (294) (295) (296) (297) (298) (299) (300) (301) (302) (303) (304) (305) (306) (307) (308) (309) (310) (311) (312) (313) (314) (315) (316) (317) (318) (319) (320) (321) (322) (323) (324) (325) (326) (327) (328) (329) (330) (331) (332) (333) (334) (335) (336) (337) (338) (339) (340) (341) (342) (343) (344) (345) (346) (347) (348) (349) (350) (351) (352) (353) (354) (355) (356) (357) (358) (359) (360) (361) (362) (363) (364) (365) (366) (367) (368) (369) (370) (371) (372) (373) (374) (375) (376) (377) (378) (379) (380) (381) (382) (383) (384) (385) (386) (387) (388) (389) (390) (391) (392) (393) (394) (395) (396) (397) (398) (399) (400) (401) (402) (403) (404) (405) (406) (407) (408) (409) (410) (411) (412) (413) (414) (415) (416) (417) (418) (419) (420) (421) (422) (423) (424) (425) (426) (427) (428) (429) (430) (431) (432) (433) (434) (435) (436) (437) (438) (439) (440) (441) (442) (443) (444) (445) (446) (447) (448) (449) (450) (451) (452) (453) (454) (455) (456) (457) (458) (459) (460) (461) (462) (463) (464) (465) (466) (467) (468) (469) (470) (471) (472) (473) (474) (475) (476) (477) (478) (479) (480) (481) (482) (483) (484) (485) (486) (487) (488) (489) (490) (491) (492) (493) (494) (495) (496) (497) (498) (499) (500) (501) (502) (503) (504) (505) (506) (507) (508) (509) (510) (511) (512) (513) (514) (515) (516) (517) (518) (519) (520) (521) (522) (523) (524) (525) (526) (527) (528) (529) (530) (531) (532) (533) (534) (535) (536) (537) (538) (539) (540) (541) (542) (543) (544) (545) (546) (547) (548) (549) (550) (551) (552) (553) (554) (555) (556) (557) (558) (559) (560) (561) (562) (563) (564) (565) (566) (567) (568) (569) (570) (571) (572) (573) (574) (575) (576) (577) (578) (579) (580) (581) (582) (583) (584) (585) (586) (587) (588) (589) (590) (591) (592) (593) (594) (595) (596) (597) (598) (599) (600) (601) (602) (603) (604) (605) (606) (607) (608) (609) (610) (611) (612) (613) (614) (615) (616) (617) (618) (619) (620) (621) (622) (623) (624) (625) (626) (627) (628) (629) (630) (631) (632) (633) (634) (635) (636) (637) (638) (639) (640) (641) (642) (643) (644) (645) (646) (647) (648) (649) (650) (651) (652) (653) (654) (655) (656) (657) (658) (659) (660) (661) (662) (663) (664) (665) (666) (667) (668) (669) (670) (671) (672) (673) (674) (675) (676) (677) (678) (679) (680) (681) (682) (683) (684) (685) (686) (687) (688) (689) (690) (691) (692) (693) (694) (695) (696) (697) (698) (699) (700) (701) (702) (703) (704) (705) (706) (707) (708) (709) (710) (711) (712) (713) (714) (715) (716) (717) (718) (719) (720) (721) (722) (723) (724) (725) (726) (727) (728) (729) (730) (731) (732) (733) (734) (735) (736) (737) (738) (739) (740) (741) (742) (743) (744) (745) (746) (747) (748) (749) (750) (751) (752) (753) (754) (755) (756) (757) (

BLOCK	649
ZONE	R3A
MAP NO	21d
USE GROUP	1
OCCUPANCY GROUP	R-3
CONSTRUCTION CLASS	V-A

INSIDE FIRE DISTRICT

OUTSIDE WETLANDS, HILLSIDE NATURAL AREA, SOUTH RICHMOND DOWNS, AND FLOOD ZONE

NOTE THIS PROJECT DOES NOT INVOLVE MODULAR CONSTRUCTION

JOB #1 & JOB #2

LOT AREA	2500 SF
LOT COVERAGE	COVERED BY YARD REGULATIONS
BASEMENT AREA	692.00 SF - 446.25 SF(GAR.) + 30 SF(MECH.) = 46.48 SF + 109.71 SF
1st FLOOR AREA	682.50 SF
2nd FLOOR AREA	101.25 SF
TOTAL FLOOR AREA	1444.52 SF
FLOOR AREA RATIO	1444.52 SF / 2500 SF = .54 = 60 %

SPECIAL INSPECTIONS

1. CONCRETE CAST-IN-PLACE
2. SUBGRADE INSPECTION
3. FIRE-RESISTANT PENETRATIONS AND JOINTS
4. SUBSURFACE INVESTIGATIONS (BORINGS/TEST PITS)
5. PRITE ON-SITE WATER DRAINAGE DISPOSAL SYSTEMS AND DETENTION FACILITIES INSTALLATION
6. SOIL PERCOLATION TEST - PRIVATE ON-SITE STORM WATER DRAINAGE DISPOSAL SYSTEMS AND DETENTION FACILITIES
7. BORINGS FOR DRYWELLS

PROGRESS INSPECTION ITEMS

1. FOOTING & FOUNDATION
2. STRUCTURAL WOOD FRAME
3. ENERGY CODE COMPLIANCE INSPECTIONS
4. FIRE-RESISTANCE RATED CONSTRUCTION

ONE STREET TREE REQUIRED PER
25 FEET OF STREET FRONTAGE

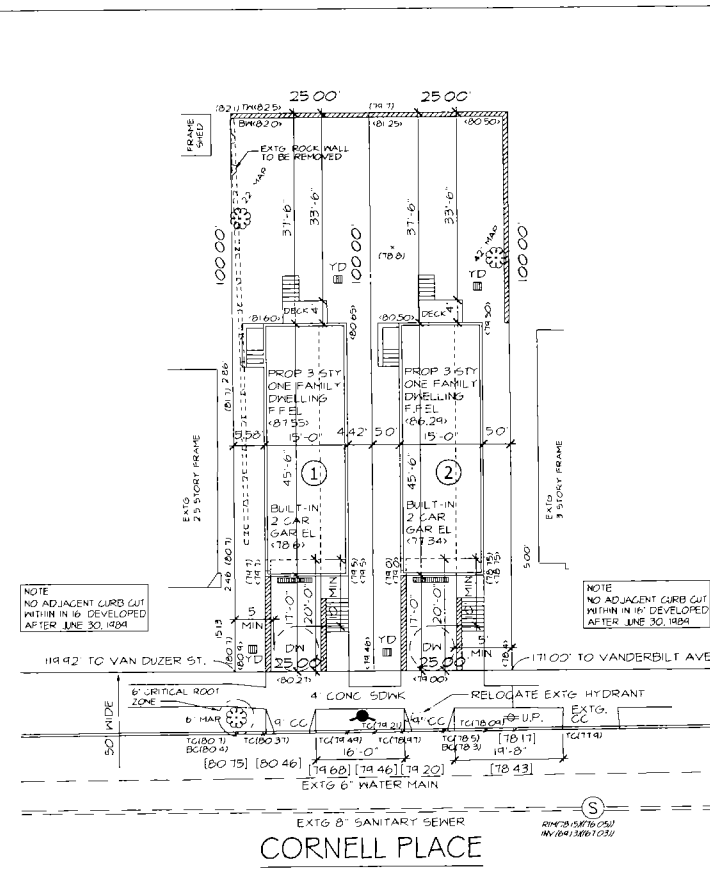
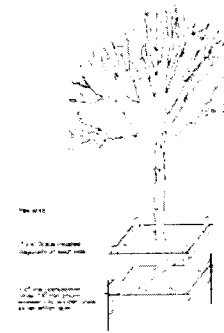
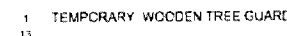
JOB No. 1

25 LIN FT / 25 = 1 TREE REQ'D
1 EXTG TREE, THEREFORE OK

JOB No. 2

25 LIN FT / 25 = 1 TREE REQ'D
1 TREE TO BE PLANTED OFF-SITE, THEREFORE O.K.

	LEGAL GRADE
	EXISTING GRADE
	PROP. GRADE
	PROP. LEADER W/ PIPING
	EXIST'G SANITARY PIPING
	PROP. YARD DRAIN
	UTILITY POLE
	FIRE HYDRANT
	PROP. CURB WALL
	PROP. DRYWELL
	JOB NUMBER
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	NEW TREE



Premises: 15 CORNELL PLACE
BLOCK: 648, LOT: 5
520233220

JOB NO	I	2
HSE NO	II	15
LOT NO	0	5
Bd. Appl. No	520233221	520233220
BASE PLANE	(74.60)	(78.87)
GRADE PLANE	(80.07)	(78.82)
FIN. 1st FLR EL	(87.55)	(86.29)
FIN BAS. EL	(78.86)	(77.34)
LOT AREA	2,500.00 SF	2,500.00 SF

NOTE
BUILDINGS TO BE FULLY
FIRE SPRINKLERED

NOTE ELEVATIONS ARE REFERENCED TO NAVD 83

JOSEPH M. MORACE
A.I.A. ARCHITECT

3195 RICHMOND ROAD
STATEN ISLAND, NY 10306
T: 718-979-3066 F: 718-979-3129

PROPOSED ONE FAMILY DWELLINGS

CORNELL PLACE
 STATEN ISLAND, NY 10304
 RICHMOND COUNTY

REV: 10/21/14	REV: 02/02/14
REV: 11/26/14	REV: 02/02/14
REV: 12/08/14	REV: 02/02/14
REV: 02/02/14	REV: 02/02/14
REV: 02/02/14	REV: 02/02/14

STREET TREE PLAN

09:03/1

A-110.00

JOB# 1087
CHECK: JM
SHEET 1 OF 1
BY: RPM



SCALE: 1" = 15'-0"

- 1 THERE ARE NO STREAMS OR WATER COURSES LOCATED ON PROPERTY AS PER SURVEY PREPARED BY: WOLM & O'HARA, LLP
- 2 YARDS W/ 3% SLOPE OR LESS TO BE SEEDED. YARDS EXCEEDING 3% SLOPE TO BE SODDED
- 3 FINAL SURVEY TO SHOW GRADES AT ALL POINTS WHERE PROPOSED GRADES ARE SHOWN ON THIS SITE PLAN
- 4 CONSTRUCTION INSPECTOR TO BE NOTIFIED TO VERIFY COMPLETION OF FLATWORK BEFORE FINAL SURVEY IS TAKEN
- 5 PROPOSED CONSTRUCTION WILL NOT HAVE ANY ADVERSE EFFECT ON ANY EXISTING STRUCTURE OR SURFACE FACILITIES LOCATED ON ADJACENT PROPERTIES
- 6 APPROVED TYPE WATER METER SHALL BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ANY NYC AGENCY HAVING JURISDICTION
- 7 THE OWNER/ BUILDER OF THE REFERENCED PROPERTY STATES THAT THE WORK TO BE DONE UNDER THIS APPLICATION WILL HAVE NO ADVERSE EFFECT ON ANY SURROUNDING PROPERTIES REGARDING STORM WATER DRAINAGE. MOREOVER, HE WILL BE RESPONSIBLE TO MAKE CERTAIN THAT WHILE THE WORK IS BEING DONE THE SURROUNDING PROPERTY WILL BE PROTECTED FROM STORM WATER DAMAGE.
- 8 NO ON SITE OR OFF-SITE FILL IN EXCESS OF 300 CUBIC YARDS IS REQUIRED PER DEPARTMENT MEMO 26/82
9. EXISTING FIRE HYDRANT, LOCATED WITHIN 250.00' OF ALL BUILDING ENTRANCES AS PER SECTION 27.44B OF THE NYC BUILDING CODE.
- 10 CURB CUTS AS PER PLAN WITH ALL CUTS HAVING (2)-18" SPLATS AND A MINIMUM 16'-0" BETWEEN ALL CURB CUTS
- 11 PARKING PADS TO BE 8'-6" x 5'-0" x 4" THICK CONCRETE SLAB ON GRAVEL BASE OR AS PER PLAN

BLOCK	649
ZONE	93A
MAP NO	218
USE GROUP	1
OCCUPANCY GROUP	R-3
CONSTRUCTION CLASS	V-A
INSIDE FIRE DISTRICT	
OUTSIDE WETLANDS, HILLSIDE, NATURAL AREA, SOUTH RICHMOND, DOES, AND FLOOD ZONE	
NOTE THIS PROJECT DOES NOT INVOLVE MODULAR CONSTRUCTION	

JOE #1 JCB #2

LOT AREA	2500 SF
LOT COVERAGE	GVERNED BY YARD REGULATIONS
BASEMENT AREA	652 50 SF - 446 25 SF (GAR) - 50 SF (MECH) - 46 40 SF = 104 71 SF
1st FLOOR AREA	663 50 SF
2nd FLOOR AREA	701 25 SF
TOTAL FLOOR AREA	1,444 52 SF
FLOOR AREA RATIO	1,444 52 SF / 2500 SF = 54 % 60 % OK

JOB No.	1	2
HSE No.	11	15
LOT No.	6	5
Bd Appl No	520233211	520233220
BASE PLANE	(74.60)	(78.81)
GRADE PLANE	(80.01)	(78.62)
FIN 1st FLR EL	(81.55)	(86.24)
FIN BAS. EL	(78.61)	(77.34)
LOT AREA	2,500.00 SF	2,507.00 SF

NOTE ELEVATIONS ARE REFERENCED TO NAVD 88

CORNELL PLACE
STATEN ISLAND, NY 10304
RICHMOND COUNTY

SPECIAL INSPECTIONS

1. CONIC - CAST-IN-PLACE
2. SUBGRADE INSPECTION
3. FIRE-RESISTANT PENETRATIONS AND JOINTS
4. SURFACE INVESTIGATIONS (BORINGS/TEST PITS)
5. PRIVATE ON-SITE STORM WATER DRAINAGE DISPOSAL SYSTEM AND COLLECTION FACILITIES INSTALLATION
6. SOIL PERCOLATION TEST - PRIVATE ON-SITE STORM WATER DRAINAGE DISPOSAL SYSTEMS AND DETENTION FACILITIES
7. BORINGS FOR DRYWELLS

PROGRESS INSPECTION ITEMS

1. FOOTING & FOUNDATION
2. STRUCTURAL WOOD FRAME
3. ENERGY CODE COMPLIANCE INSPECTIONS
4. FIRE-RESISTANCE RATED CONSTRUCTION

ONE STREET TREE REQUIRED PER
25 FEET OF STREET FRONTAGE

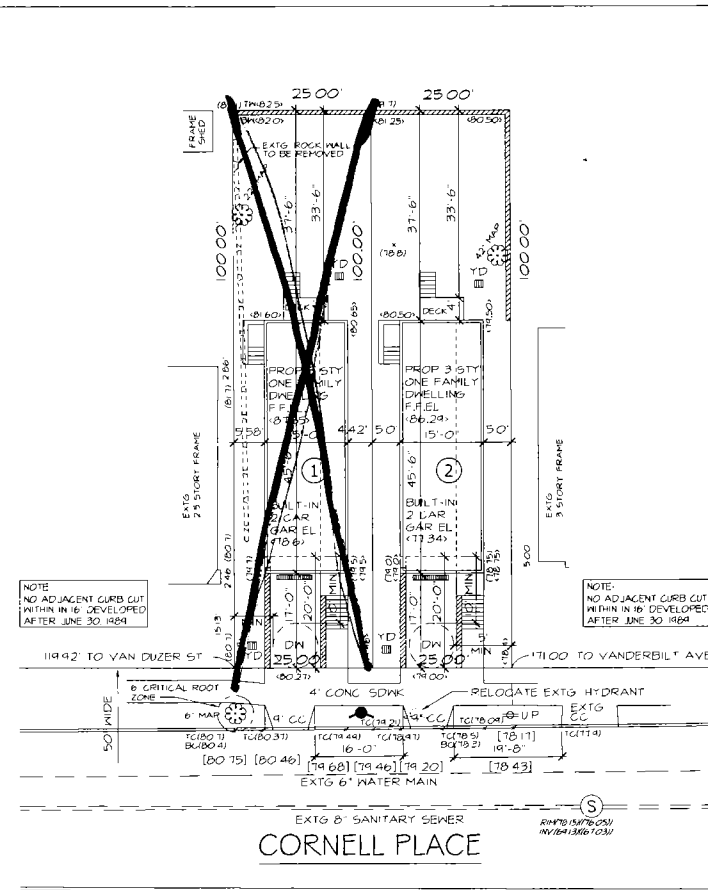
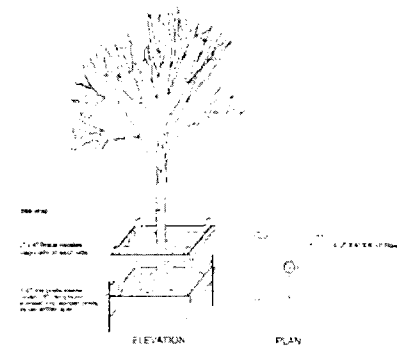
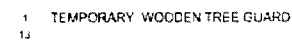
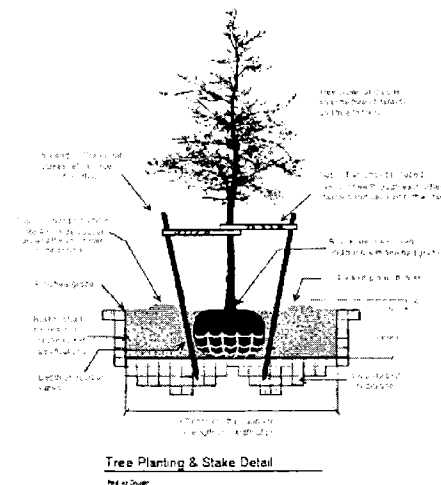
JOB No. 1

25 LIN FT / 25 = 1 TREE REQ'D.
1 EXTG TREE THEREFORE OK

JOB No. 2

25 LIN FT / 25 = 1 TREE REQ'D
1 TREES TO BE PLANTED OFF-SITE, THEREFORE OK

[]	LEGAL GRADE
{ }	EXISTING GRADE
< >	PROP GRADE
— — —	PROP LEADER W/ PIPING
	EXIST'G SANITARY PIPING
	PROP YARD DRAIN
⊙	UTILITY POLE
⊙	FIRE HYDRANT
	PROP CURB WALL
(DN)	PROP DRYWELL
①	JOB NUMBER
⊙	EXISTING TREE TO REMAIN
⊙	EXISTING TREE TO BE REMOVED
⊙	NEW TREE



LOT # 6 - 11 CORNELL PLACE - JOB#

What is a **Warrant**? It's a legal document that allows law enforcement to search for evidence related to a crime. It's typically issued by a judge or magistrate based on a sworn statement from a law enforcement officer. Warrants are used to authorize searches of homes, vehicles, and other locations where evidence might be found. They are also used to authorize the arrest of individuals suspected of a crime.

What is a **Search Warrant**? It's a specific type of warrant that authorizes law enforcement to search for and seize evidence related to a crime. It's typically issued by a judge or magistrate based on a sworn statement from a law enforcement officer. Search warrants are used to authorize searches of homes, vehicles, and other locations where evidence might be found. They are also used to authorize the arrest of individuals suspected of a crime.

What is a **Subpoena**? It's a legal document that requires a person to appear in court or produce evidence. It's typically issued by a judge or magistrate based on a sworn statement from a law enforcement officer. Subpoenas are used to ensure that all relevant parties are present in court and that all relevant evidence is produced. They are also used to ensure that all relevant parties are present in court and that all relevant evidence is produced.

What is a **Grand Jury**? It's a group of citizens who are sworn to investigate and return indictments on behalf of the state. They are typically composed of 12-24 members and are presided over by a judge. Grand juries are used to determine if there is enough evidence to prosecute a crime. They are also used to determine if there is enough evidence to return a verdict in a criminal trial.

What is a **Prosecutor**? It's a lawyer who represents the state in criminal cases. They are responsible for investigating crimes, gathering evidence, and presenting the case to the court. Prosecutors are also responsible for negotiating plea deals and representing the state in appeals. They are typically employed by the state or local government.

What is a **Defense Attorney**? It's a lawyer who represents the accused in criminal cases. They are responsible for investigating the crime, gathering evidence, and presenting the case to the court. Defense attorneys are also responsible for negotiating plea deals and representing the accused in appeals. They are typically employed by the accused or the state or local government.

What is a **Judge**? It's a person who presides over criminal trials and makes legal decisions. They are responsible for ensuring that the trial is conducted fairly and that the law is applied correctly. Judges are typically appointed by the state or federal government and are sworn to uphold the law.

What is a **Verdict**? It's a decision made by a jury or judge regarding the guilt or innocence of the accused. It is typically reached after a trial and is based on the evidence presented. Verdicts can be either guilty or not guilty, and they can also include recommendations regarding sentencing.

What is a **Sentence**? It's a punishment imposed on a person convicted of a crime. It is typically determined by a judge and can include imprisonment, fines, probation, or a combination of these. Sentences are designed to punish the offender, deter others from committing the same crime, and rehabilitate the offender.

What is a **Appeal**? It's a legal process by which a person convicted of a crime can challenge their conviction and sentence. It is typically filed with a higher court and is based on legal arguments regarding errors made during the trial. Appeals are used to ensure that the legal system is fair and that the law is applied correctly.

What is a **Parole**? It's a program that allows a person convicted of a crime to be released from prison before the end of their sentence. It is typically granted by a parole board and is based on the person's behavior in prison and their likelihood of reoffending. Parole is designed to help rehabilitate the offender and reintegrate them into society.

What is a **Probation**? It's a program that allows a person convicted of a crime to be supervised in the community instead of being imprisoned. It is typically granted by a judge and is based on the person's behavior and their likelihood of reoffending. Probation is designed to help rehabilitate the offender and reintegrate them into society.

What is a **Restorative Justice**? It's a process that focuses on repairing the harm caused by a crime and restoring the relationships between the offender and the victim. It typically involves the offender, the victim, and a mediator. Restorative justice is designed to help the offender understand the impact of their crime and to help the victim heal from the trauma of the crime.

What is a **Victim's Rights**? It's a set of legal rights that protect the interests of victims of crime. These rights typically include the right to be heard in court, the right to be treated with respect and dignity, and the right to receive information about the progress of the case. Victims' rights are designed to ensure that victims are treated fairly and that their voices are heard in the criminal justice system.

What is a **Witness Protection**? It's a program that provides protection for witnesses who are at risk of retaliation from the offender or their associates. It typically involves the witness being relocated to a new location and being provided with a new identity. Witness protection is designed to ensure that witnesses can provide their testimony without fear of harm.

What is a **Capital Case**? It's a criminal case in which the punishment is death. These cases are typically the most serious crimes and are handled with the utmost care. Capital cases are typically heard by a jury and are subject to a rigorous review process.

What is a **Life Sentence**? It's a punishment in which the offender is sentenced to spend the rest of their life in prison. It is typically imposed on individuals convicted of serious crimes, such as murder. Life sentences are designed to protect the public and to ensure that the offender is held accountable for their actions.

What is a **Minimum Sentence**? It's the lowest sentence that can be imposed on a person convicted of a crime. It is typically determined by the law and is based on the severity of the crime. Minimum sentences are designed to ensure that all individuals convicted of the same crime receive a similar punishment.

What is a **Maximum Sentence**? It's the highest sentence that can be imposed on a person convicted of a crime. It is typically determined by the law and is based on the severity of the crime. Maximum sentences are designed to ensure that all individuals convicted of the same crime receive a similar punishment.

What is a **Indeterminate Sentence**? It's a sentence in which the length of the punishment is not fixed. Instead, the offender is sentenced to a range of years, and the actual length of the sentence is determined by a parole board. Indeterminate sentences are designed to allow for rehabilitation and to ensure that the offender is held accountable for their actions.

What is a **Fixed Sentence**? It's a sentence in which the length of the punishment is fixed. The offender is sentenced to a specific number of years in prison. Fixed sentences are designed to ensure that all individuals convicted of the same crime receive a similar punishment.

What is a **Probation Sentence**? It's a sentence in which the offender is sentenced to be supervised in the community instead of being imprisoned. It is typically granted by a judge and is based on the person's behavior and their likelihood of reoffending. Probation sentences are designed to help rehabilitate the offender and reintegrate them into society.

What is a **Parole Sentence**? It's a sentence in which the offender is sentenced to be released from prison before the end of their sentence. It is typically granted by a parole board and is based on the person's behavior in prison and their likelihood of reoffending. Parole sentences are designed to help rehabilitate the offender and reintegrate them into society.

What is a **Life Sentence**? It's a sentence in which the offender is sentenced to spend the rest of their life in prison. It is typically imposed on individuals convicted of serious crimes, such as murder. Life sentences are designed to protect the public and to ensure that the offender is held accountable for their actions.

What is a **Capital Case**? It's a criminal case in which the punishment is death. These cases are typically the most serious crimes and are handled with the utmost care. Capital cases are typically heard by a jury and are subject to a rigorous review process.

What is a **Witness Protection**? It's a program that provides protection for witnesses who are at risk of retaliation from the offender or their associates. It typically involves the witness being relocated to a new location and being provided with a new identity. Witness protection is designed to ensure that witnesses can provide their testimony without fear of harm.

What is a **Victim's Rights**? It's a set of legal rights that protect the interests of victims of crime. These rights typically include the right to be heard in court, the right to be treated with respect and dignity, and the right to receive information about the progress of the case. Victims' rights are designed to ensure that victims are treated fairly and that their voices are heard in the criminal justice system.

What is a **Restorative Justice**? It's a process that focuses on repairing the harm caused by a crime and restoring the relationships between the offender and the victim. It typically involves the offender, the victim, and a mediator. Restorative justice is designed to help the offender understand the impact of their crime and to help the victim heal from the trauma of the crime.

What is a **Appeal**? It's a legal process by which a person convicted of a crime can challenge their conviction and sentence. It is typically filed with a higher court and is based on legal arguments regarding errors made during the trial. Appeals are used to ensure that the legal system is fair and that the law is applied correctly.

What is a **Parole**? It's a program that allows a person convicted of a crime to be released from prison before the end of their sentence. It is typically granted by a parole board and is based on the person's behavior in prison and their likelihood of reoffending. Parole is designed to help rehabilitate the offender and reintegrate them into society.

What is a **Probation**? It's a program that allows a person convicted of a crime to be supervised in the community instead of being imprisoned. It is typically granted by a judge and is based on the person's behavior and their likelihood of reoffending. Probation is designed to help rehabilitate the offender and reintegrate them into society.

What is a **Restorative Justice**? It's a process that focuses on repairing the harm caused by a crime and restoring the relationships between the offender and the victim. It typically involves the offender, the victim, and a mediator. Restorative justice is designed to help the offender understand the impact of their crime and to help the victim heal from the trauma of the crime.

What is a **Victim's Rights**? It's a set of legal rights that protect the interests of victims of crime. These rights typically include the right to be heard in court, the right to be treated with respect and dignity, and the right to receive information about the progress of the case. Victims' rights are designed to ensure that victims are treated fairly and that their voices are heard in the criminal justice system.

What is a **Witness Protection**? It's a program that provides protection for witnesses who are at risk of retaliation from the offender or their associates. It typically involves the witness being relocated to a new location and being provided with a new identity. Witness protection is designed to ensure that witnesses can provide their testimony without fear of harm.

What is a **Capital Case**? It's a criminal case in which the punishment is death. These cases are typically the most serious crimes and are handled with the utmost care. Capital cases are typically heard by a jury and are subject to a rigorous review process.

What is a **Life Sentence**? It's a sentence in which the offender is sentenced to spend the rest of their life in prison. It is typically imposed on individuals convicted of serious crimes, such as murder. Life sentences are designed to protect the public and to ensure that the offender is held accountable for their actions.

What is a **Minimum Sentence**? It's the lowest sentence that can be imposed on a person convicted of a crime. It is typically determined by the law and is based on the severity of the crime. Minimum sentences are designed to ensure that all individuals convicted of the same crime receive a similar punishment.

What is a **Maximum Sentence**? It's the highest sentence that can be imposed on a person convicted of a crime. It is typically determined by the law and is based on the severity of the crime. Maximum sentences are designed to ensure that all individuals convicted of the same crime receive a similar punishment.

What is a **Indeterminate Sentence**? It's a sentence in which the length of the punishment is not fixed. Instead, the offender is sentenced to a range of years, and the actual length of the sentence is determined by a parole board. Indeterminate sentences are designed to allow for rehabilitation and to ensure that the offender is held accountable for their actions.

What is a **Fixed Sentence**? It's a sentence in which the length of the punishment is fixed. The offender is sentenced to a specific number of years in prison. Fixed sentences are designed to ensure that all individuals convicted of the same crime receive a similar punishment.

What is a **Probation Sentence**? It's a sentence in which the offender is sentenced to be supervised in the community instead of being imprisoned. It is typically granted by a judge and is based on the person's behavior and their likelihood of reoffending. Probation sentences are designed to help rehabilitate the offender and reintegrate them into society.

What is a **Parole Sentence**? It's a sentence in which the offender is sentenced to be released from prison before the end of their sentence. It is typically granted by a parole board and is based on the person's behavior in prison and their likelihood of reoffending. Parole sentences are designed to help rehabilitate the offender and reintegrate them into society.

What is a **Life Sentence**? It's a sentence in which the offender is sentenced to spend the rest of their life in prison. It is typically imposed on individuals convicted of serious crimes, such as murder. Life sentences are designed to protect the public and to ensure that the offender is held accountable for their actions.

What is a **Capital Case**? It's a criminal case in which the punishment is death. These cases are typically the most serious crimes and are handled with the utmost care. Capital cases are typically heard by a jury and are subject to a rigorous review process.

What is a **Witness Protection**? It's a program that provides protection for witnesses who are at risk of retaliation from the offender or their associates. It typically involves the witness being relocated to a new location and being provided with a new identity. Witness protection is designed to ensure that witnesses can provide their testimony without fear of harm.

What is a **Victim's Rights**? It's a set of legal rights that protect the interests of victims of crime. These rights typically include the right to be heard in court, the right to be treated with respect and dignity, and the right to receive information about the progress of the case. Victims' rights are designed to ensure that victims are treated fairly and that their voices are heard in the criminal justice system.

What is a **Restorative Justice**? It's a process that focuses on repairing the harm caused by a crime and restoring the relationships between the offender and the victim. It typically involves the offender, the victim, and a mediator. Restorative justice is designed to help the offender understand the impact of their crime and to help the victim heal from the trauma of the crime.

What is a **Appeal**? It's a legal process by which a person convicted of a crime can challenge their conviction and sentence. It is typically filed with a higher court and is based on legal arguments regarding errors made during the trial. Appeals are used to ensure that the legal system is fair and that the law is applied correctly.

What is a **Parole**? It's a program that allows a person convicted of a crime to be released from prison before the end of their sentence. It is typically granted by a parole board and is based on the person's behavior in prison and their likelihood of reoffending. Parole is designed to help rehabilitate the offender and reintegrate them into society.

What is a **Probation**? It's a program that allows a person convicted of a crime to be supervised in the community instead of being imprisoned. It is typically granted by a judge and is based on the person's behavior and their likelihood of reoffending. Probation is designed to help rehabilitate the offender and reintegrate them into society.

What is a **Restorative Justice**? It's a process that focuses on repairing the harm caused by a crime and restoring the relationships between the offender and the victim. It typically involves the offender, the victim, and a mediator. Restorative justice is designed to help the offender understand the impact of their crime and to help the victim heal from the trauma of the crime.

What is a **Victim's Rights**? It's a set of legal rights that protect the interests of victims of crime. These rights typically include the right to be heard in court, the right to be treated with respect and dignity, and the right to receive information about the progress of the case. Victims' rights are designed to ensure that victims are treated fairly and that their voices are heard in the criminal justice system.

What is a **Witness Protection**? It's a program that provides protection for witnesses who are at risk of retaliation from the offender or their associates. It typically involves the witness being relocated to a new location and being provided with

LOT # 5 - 15 CORNELL PLACE - JOB# 2

[illegible]

TRUE
NORTH

A circular compass rose with a vertical line and a horizontal line intersecting at the center. A thick black arrow points from the center towards the top of the circle, indicating the direction of True North.

520233 220

SITE NOTES

1. THERE ARE NO STREAMS OR WATER COURSES LOCATED ON PROPERTY AS PER SURVEY PREPARED BY JOHN J. OMARA L.L.P.
2. YARDS IN 3% SLOPE OR LESS TO BE SEEDED YARDS EXCEEDING 3% SLOPE TO BE SODDED
3. FINAL SURVEY TO SHOW GRADES AT ALL POINTS WHERE PROPOSED GRADES ARE SHOWN ON THIS SITE PLAN
4. CONSTRUCTION INSPECTOR TO BE NOTIFIED TO VERIFY COMPLETION OF PLANTING BEFORE FINAL SURVEY IS TAKEN
5. PROPOSED CONSTRUCTION WILL NOT HAVE ANY ADVERSE EFFECT ON ANY EXISTING STRUCTURE OR SURFACE FACILITIES LOCATED ON ADJACENT PROPERTIES
6. APPROVED TYPE WATER METER SHALL BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ANY NYC AGENCY HAVING JURISDICTION
7. THE OWNER/BUILDER OF THE REFERENCED PROPERTY STATES THAT THE WORK TO BE DONE UNDER THIS APPLICATION WILL HAVE NO ADVERSE EFFECT ON ANY SURROUNDING PROPERTIES REGARDING STORM WATER DRAINAGE. MOREOVER, HE WILL BE RESPONSIBLE TO MAKE CERTAIN THAT WHILE THE WORK IS BEING DONE THE SURROUNDING PROPERTY WILL BE PROTECTED FROM STORM WATER DAMAGE
8. NO ON SITE OR OFF-SITE FILL IN EXCESS OF 300 CUBIC YARDS IS REQUIRED PER DEPARTMENT MEMO 26442
9. EXISTING FIRE HYDRANT LOCATED WITHIN 250.00' OF ALL BUILDING ENTRANCES AS PER SECTION 21-44B OF THE NYC BUILDING CODE
10. CURB CUTS AS PER PLAN WITH ALL CUTS HAVING (21'-6") SPLAYS AND A MINIMUM 6'-0" BETWEEN ALL CURB CUTS
11. PARKING PAVES TO BE 8'-0" X 18'-0" X 4" THICK CONCRETE SLAB ON GRAVEL BASE OR AS PER PLAN

REQUIRED INSPECTIONS

SPECIAL INSPECTIONS

1. CONC. - CAST-IN PLACE
2. SUBGRADE INSPECTION
3. FIRE-RESISTANT PENETRATIONS AND JOINTS
4. SUBSURFACE INVESTIGATIONS (BORINGS/TEST PIT/S)
5. PRIVATE ON-SITE STORM WATER DRAINAGE DISPOSAL SYSTEMS AND DETENTION FACILITIES INSTALLATION
6. SOIL PERCOLATION TEST - PRIVATE ON-SITE STORM WATER DRAINAGE DISPOSAL SYSTEMS AND DETENTION FACILITIES

PROGRESS INSPECTION ITEMS

1. FOOTING & FOUNDATION
2. STRUCTURAL WOOD FRAME
3. ENERGY CODE COMPLIANCE INSPECTIONS
4. FIRE RESISTANCE RATED CONSTRUCTION

STREET TREE CALCULATIONS

ONE STREET TREE REQUIRED PER 25 FEET OF STREET FRONTAGE

JOB NO. 1

25 LIN FT / 25 FT TREE REQ'D

1 EXTG TREE THEREFORE OK

JOB NO. 2

25 LIN FT / 25 FT TREE REQ'D

1 TREE TO BE PLANTED OFF-SITE THEREFORE OK

LEGEND

- 1 LEGAL GRADE
- 2 EXISTING GRADE
- 3 PROP. GRADE
- 4 PROP. LEADER IN PIPING
- 5 EXISTG SANITARY PIPING
- 6 PROP. VARD DRAIN
- 7 UTILITY POLE
- 8 FIRE HYDRANT
- 9 PROP. HYDRANT WALL
- 10 PROP. DRYWELL
- 11 JOB NUMBER
- 12 EXISTING TREE TO REMAIN
- 13 EXISTING TREE TO BE REMOVED
- 14 NEW TREE

REFERENCE DATA

BLOCK	644
ZONE	R2A
MAP NO.	210
USE GROUP	1
OCCUPANCY GROUP	R-3
CONSTRUCTION CLASS	V-A

INSIDE FIRE DISTRICT
OUTSIDE WETLANDS HILLSIDE, NATURAL AREA, SOUTH RICHMOND
DOES AND FLOOD ZONE

NOTE: THIS PROJECT DOES NOT INVOLVE MODULAR CONSTRUCTION

ZONING COMPUTATIONS

JOB # 1 & JOB # 2

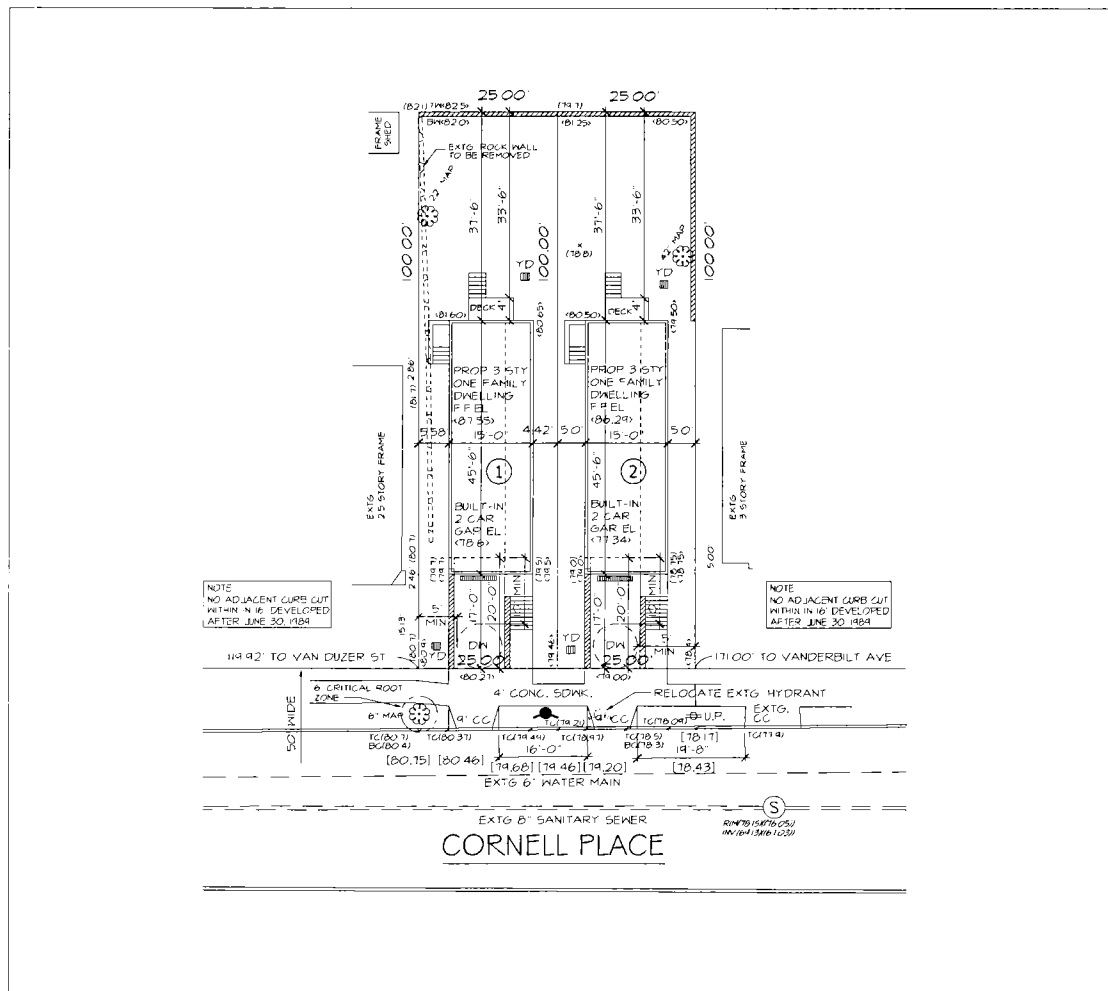
LOT AREA	2500 SF
LOT COVERAGE	GOVERNED BY YARD REGULATIONS
BASEMENT AREA	652.50 SF - 446.25 SF (S16K) - 50 SF (S16K) - 46.48 SF - 104.77 SF
1st FLOOR AREA	652.50 SF
2nd FLOOR AREA	101.25 SF
TOTAL FLOOR AREA	1489.52 SF
FLOOR AREA RATIO	1489.52 SF / 2500 SF = 59.18% OK

Premises: 15 CORNELL PLACE
BLK: 649 LOT: 5

JOB NO.	1	2
HSE NO.	11	12
LOT NO.	6	5
Bldg Appl No	520233211	520233220
BASE PLANE	(19.60)	(19.61)
GRADE PLANE	(19.61)	(19.62)
FIN. 1st FLOOR EL.	(19.61)	(19.62)
FIN. 2nd FLOOR EL.	(19.61)	(19.62)
LOT AREA	2500.00 SF	2500.00 SF

NOTE: BUILDINGS TO BE FULLY FIRE SPRINKLERED

NOTE: ELEVATIONS ARE REFERENCED TO NAVD 83



PROPOSED ONE FAMILY DWELLINGS
CORNELL PLACE
STATEN ISLAND, NY 10304
RICHMOND COUNTY

REV: 10/21/14	REV: 02/02/14
REV: 11/26/14	REV: 02/02/14
REV: 12/08/14	REV: 02/02/14
REV: 02/02/14	REV: 02/02/14
REV: 02/02/14	REV: 02/02/14

STREET TREE PLAN

08/03/14

A-110.00

JOB# 1087

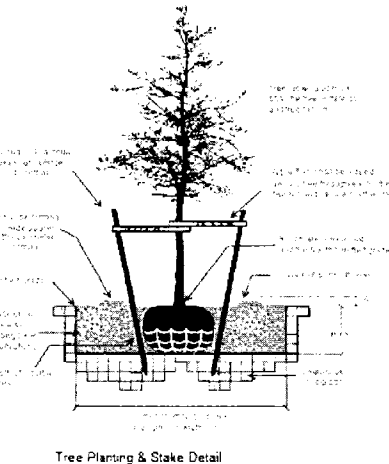
CHECK: JM

SHEET 1 OF 1

BY: RPM

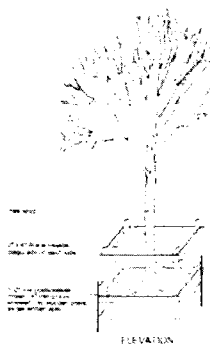
TRUE NORTH

SCALE: 1" = 15'-0"



Tree Planting & Stake Detail

1 TEMPORARY WOODEN TREE GUARD



ELEVATION

PLAN

LOT # 6 - 11 CORNELL PLACE - JOB# 1

11/13/2013 (13) - This plan was prepared for the purpose of showing the proposed construction of a new one-family dwelling on Lot # 6 - 11 Cornell Place. The plan shows the proposed construction of a new one-family dwelling on Lot # 6 - 11 Cornell Place. The plan shows the proposed construction of a new one-family dwelling on Lot # 6 - 11 Cornell Place.

1. EXISTING GRADE	1.1
2. EXISTING GRADE	2.1
3. EXISTING GRADE	3.1
4. EXISTING GRADE	4.1
5. EXISTING GRADE	5.1

LOT # 5 - 15 CORNELL PLACE - JOB# 2

11/13/2013 (13) - This plan was prepared for the purpose of showing the proposed construction of a new one-family dwelling on Lot # 5 - 15 Cornell Place. The plan shows the proposed construction of a new one-family dwelling on Lot # 5 - 15 Cornell Place. The plan shows the proposed construction of a new one-family dwelling on Lot # 5 - 15 Cornell Place.

1. EXISTING GRADE	1.1
2. EXISTING GRADE	2.1
3. EXISTING GRADE	3.1
4. EXISTING GRADE	4.1
5. EXISTING GRADE	5.1