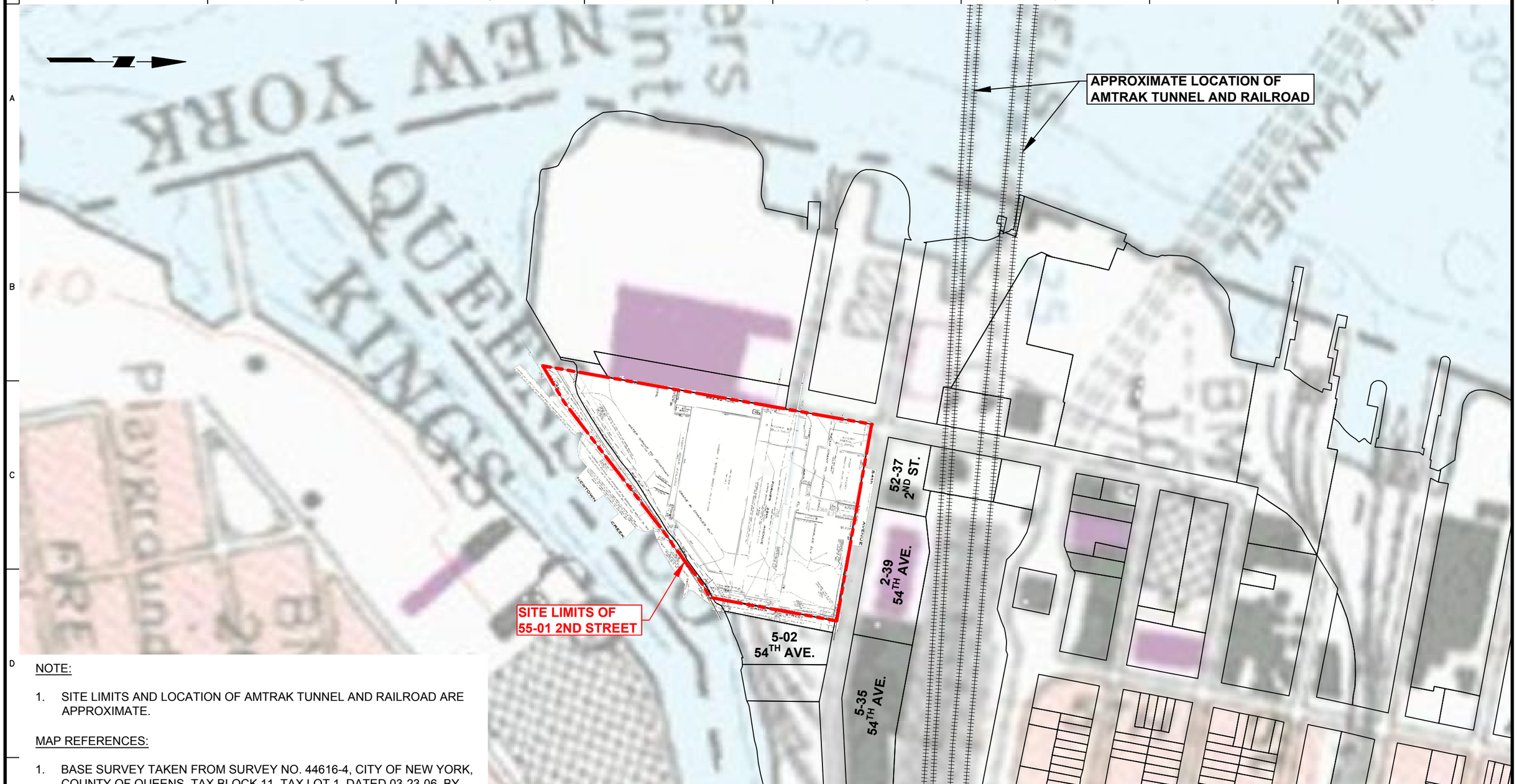
Figure 1: Table of Anticipated Permits/Approvals

Below is a table showing anticipated agency approval types and the estimated length of the approval process. Please note: additional approvals not shown in this table may be required.

Agency	Approval / Permit Type	Estimated Length of Approval Process
New York State Department of Environmental Conservation (NYSDEC)	Tidal Wetlands permit	1 - 2 years
New York State Department of Environmental Conservation (NYSDEC)	SPDES Permit for Construction Activities and Post-Construction Stormwater Managmeent	60 days
New York State Department of Environmental Conservation (NYSDEC)	Coastal Erosion Hazard Area Permit	6 months
US Army Corp of Engineers (USACoE)	Applicable permits for work in/near Newtown Creek	1 - 2 years
New York State Department of State (NYSDOS)	State Coastal Consistency Analysis	45 days
NYC Department of City Planning (NYCDCP)	WRP Consistency Analysis	45 days
New York City Department of Environmental Protection (NYCDEP)	Drainage master plan, site connection, private sewer, internal water main, hydrant installation	1 - 2 year (longest lead)
New York City Fire Department (FDNY)	Site access approval (including placement of hydrants)	6 months – 1 year
Metropolitan Transportation Authority – Long Island Railroad (MTA-LIRR)	Applicable permits for work near LIRR	3 - 6 months (non-invasive work)
New York City Department of Parks and Recreation (NYCDPR) and Department of City Planning (NYCDCP)	Applicable permits to satisfy Parks Department and City Planning (zoning) requirements	6 months – 1 year
New York City Department of Buildings (NYCDOB)	Applicable new building permits and filings	3 – 6 months (permitting)
New York City Office of Environmental Remediation (OER)	E-Designation Notice to Proceed	6 months

DRAFT



NOTE:

1. SITE LIMITS AND LOCATION OF AMTRAK TUNNEL AND RAILROAD ARE APPROXIMATE.

MAP REFERENCES:

1. BASE SURVEY TAKEN FROM SURVEY NO. 44616-4, CITY OF NEW YORK, COUNTY OF QUEENS, TAX BLOCK 11, TAX LOT 1, DATED 03-23-06, BY MONTROSE SURVEYING CO., LLP.
2. USGS QUAD MAP, BROOKLYN, NEW YORK.
3. TAX LINES TAKEN FROM 2008 NYC PLUTO TAX MAP.
4. LOCATION OF AMTRAK TUNNEL AND RAILROAD TAKEN FROM NYC OASIS MAP.

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
55-01 2ND STREET
BLOCK No. 11, LOT No. 1
QUEENS NEW YORK

Drawing Title
SITE LOCATION PLAN

Project No. 170425101	Drawing No. FIGURE 2
Date 05/27/2016	
Scale 1" = 250'	
Drawn By AC / Checked By AP	
Submission Date	

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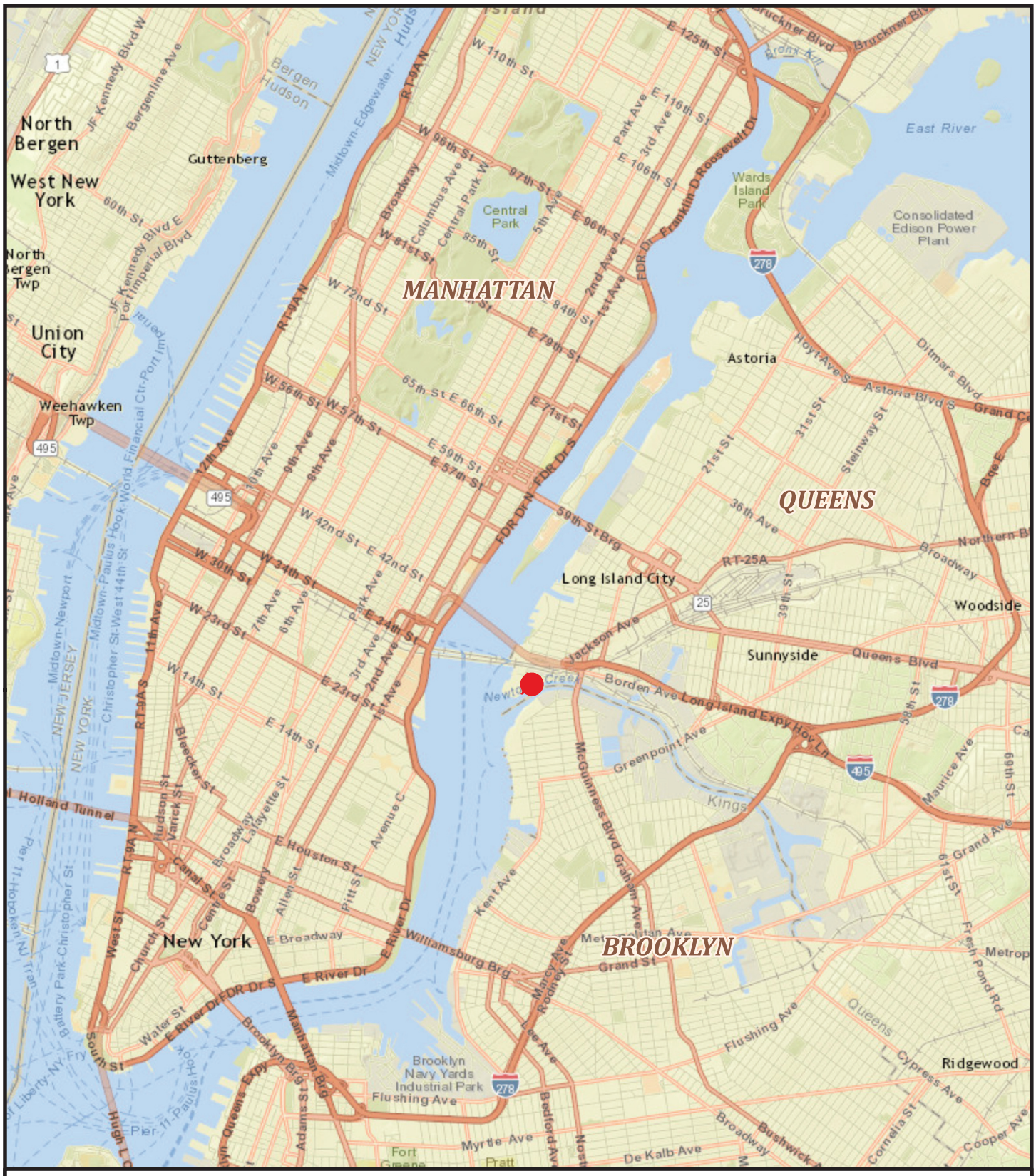

FIGURE 3: REGIONAL LOCATION MAP
55-01 2ND STREET

Subject Property

0 0.5 1 2 Miles

N

LONG ISLAND CITY
QUEENS, NY

Map Reference: ESRI Basemap

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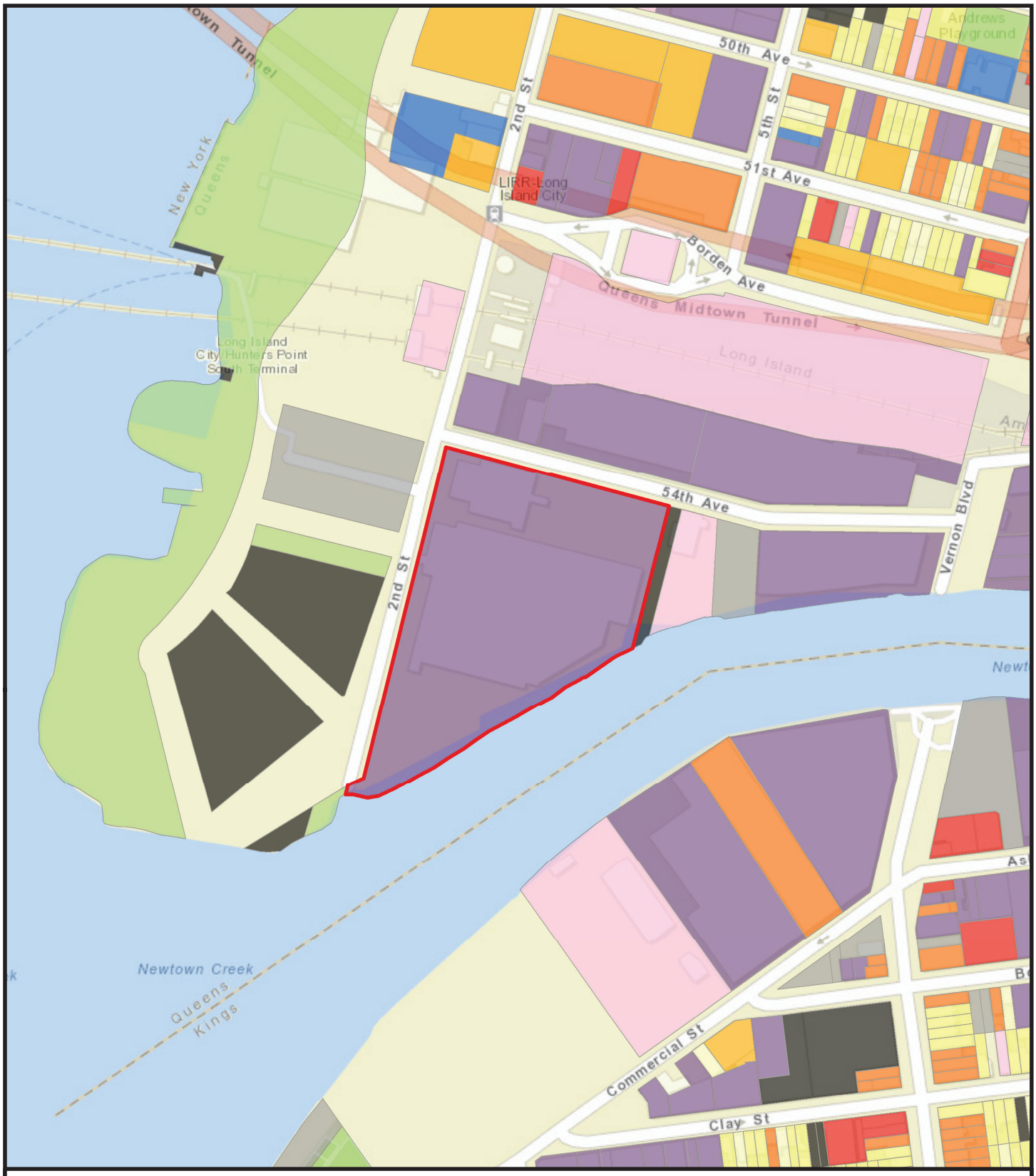

FIGURE 4: LAND USE MAP
55-01 2ND STREET

LONG ISLAND CITY
QUEENS, NY

Map Reference: NYC DCP Map Pluto

Subject Property

0 175 350 700 Feet

N

Land Use

- One & Two Family Residences
- Multi Family Walkup Residences
- Multi Family Elevator Residences
- Mixed Residential/ Commercial
- Commercial Uses
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities/Institutions
- Open Space
- Parking
- Vacant Land

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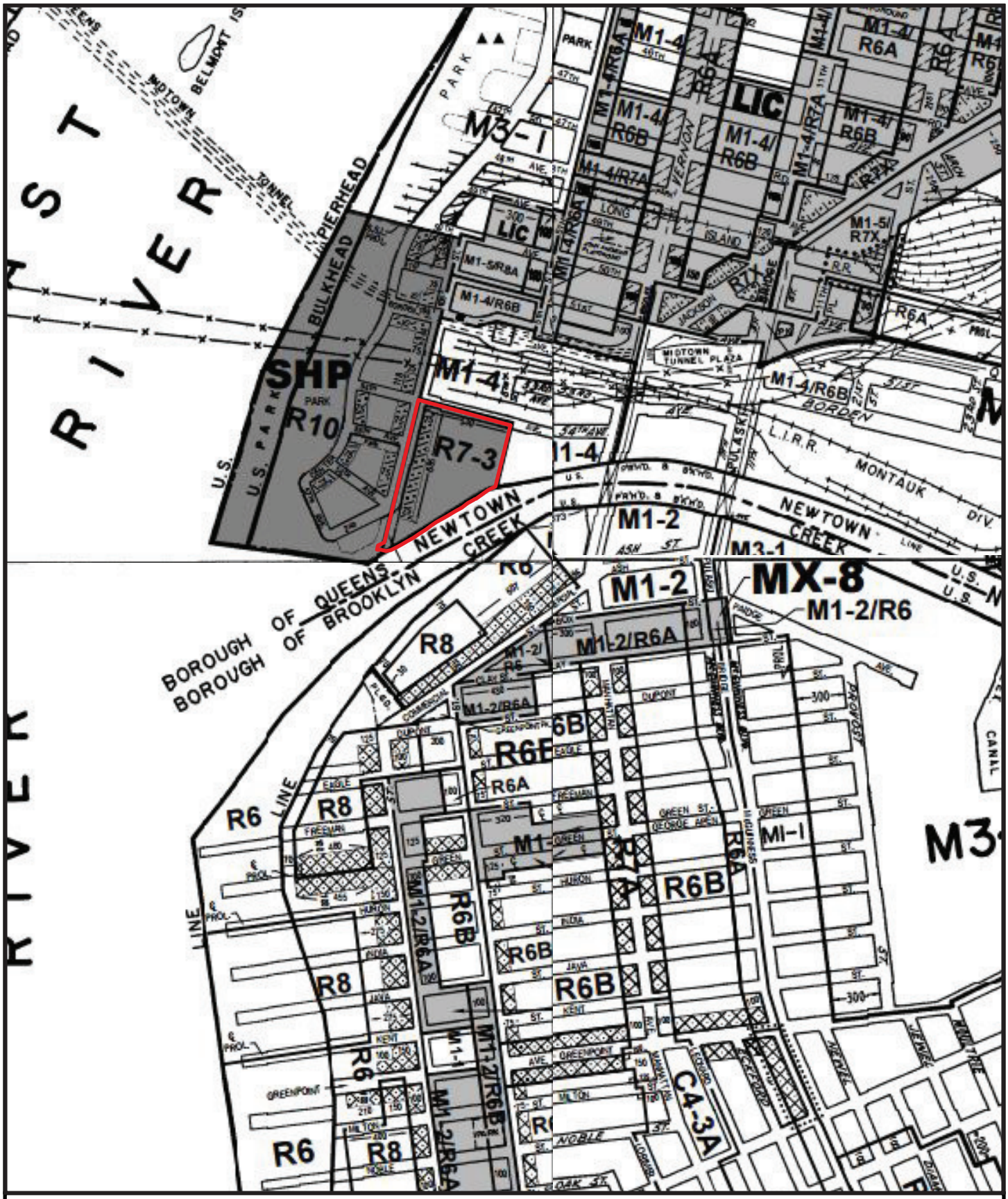

FIGURE 5: EXISTING ZONING MAP
55-01 2ND STREET

LONG ISLAND CITY
QUEENS, NY
Source: NYC Zoning Map (Section #8d, 9b, 12c, and 13a)

Subject Property

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

N

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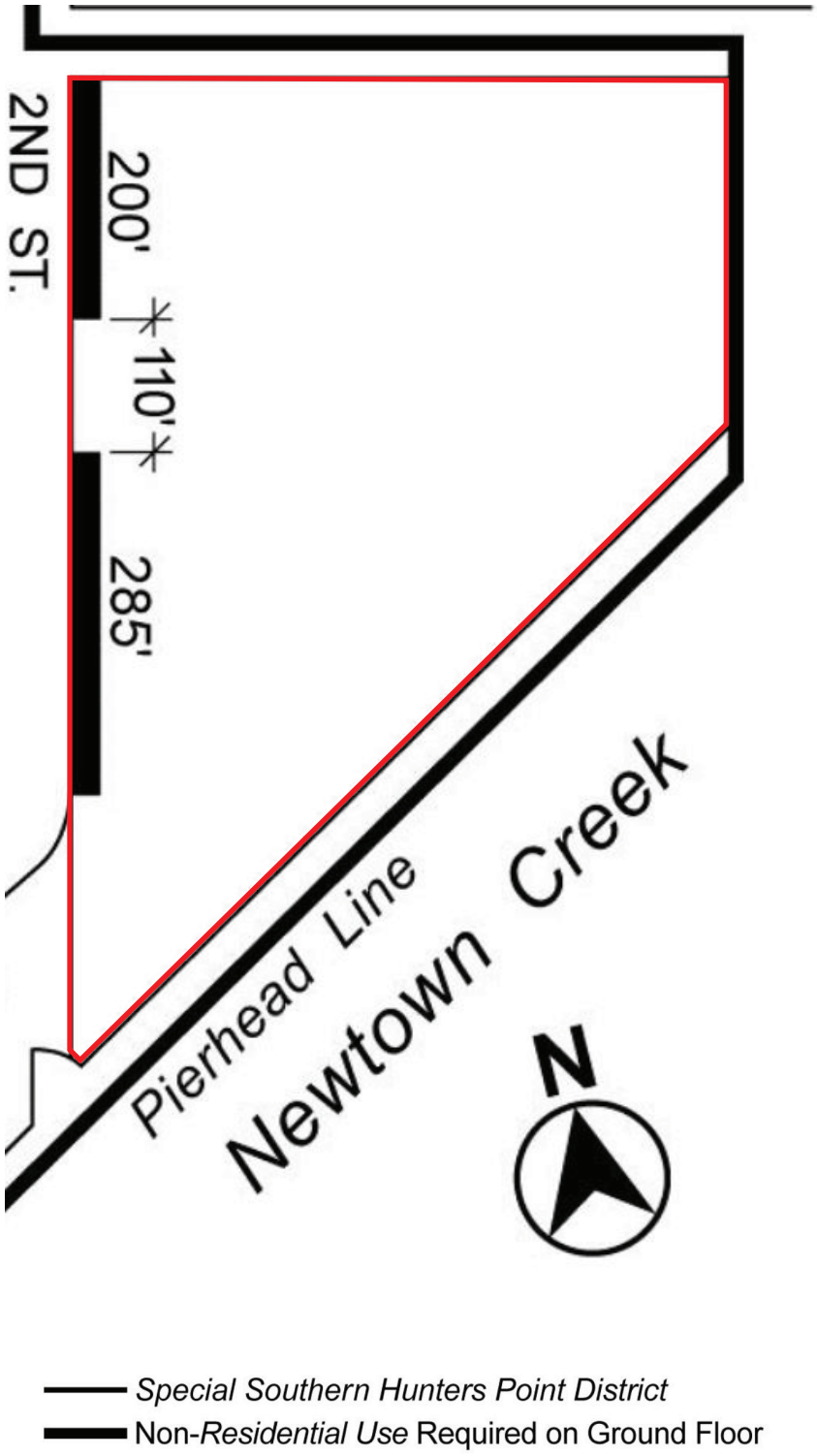

FIGURE 8: SPECIAL GROUND FLOOR USE REGULATIONS
55-01 2ND STREET

Subject Property

LONG ISLAND CITY
QUEENS, NY
Source: NYC Zoning Resolution 125-00, Appendix A, Map 2

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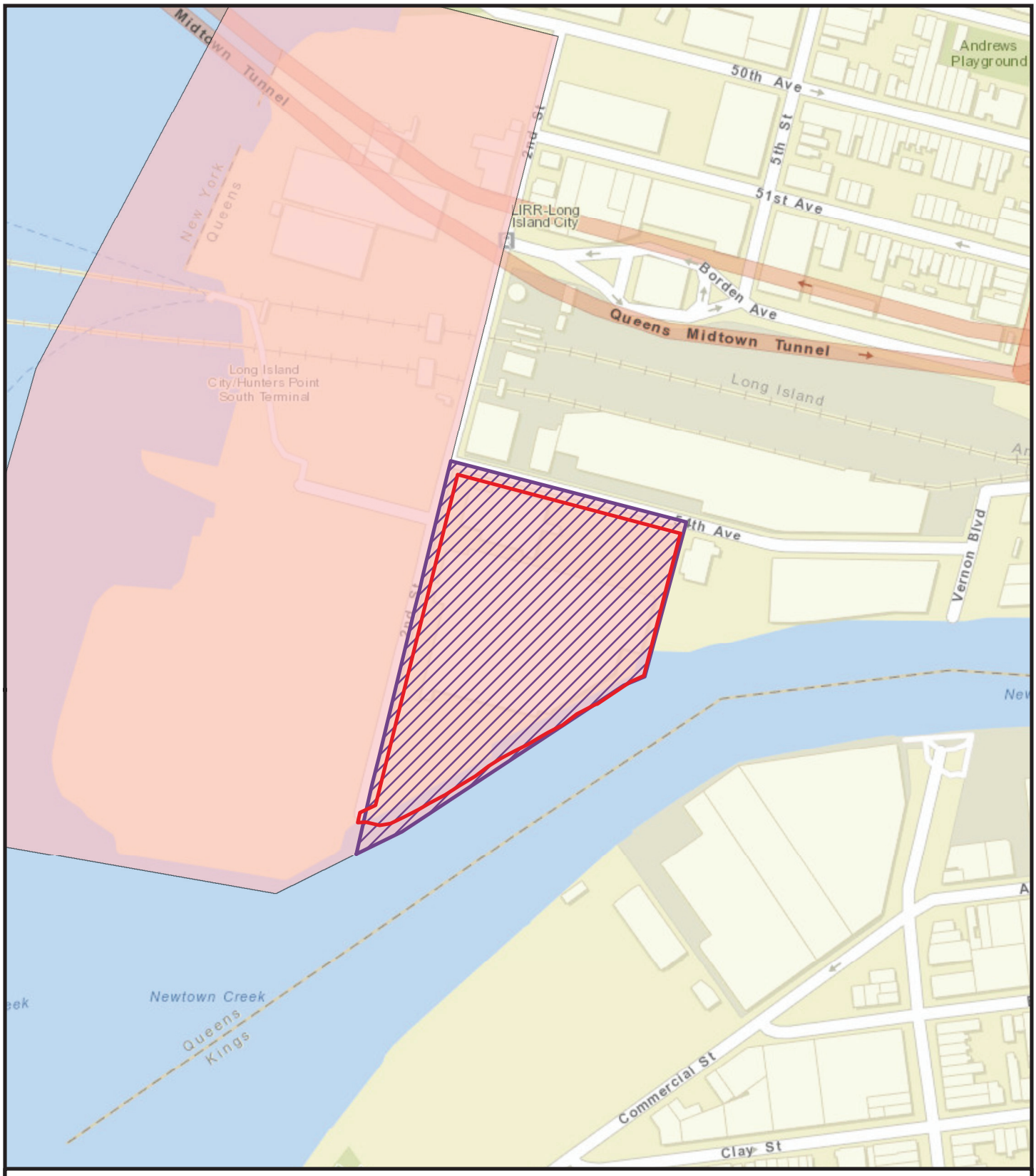

FIGURE 6: SPECIAL SOUTHERN HUNTERS POINT DISTRICT AND NEWTOWN CREEK SUBDISTRICT

55-01 2ND STREET

LONG ISLAND CITY
QUEENS, NY

Map Reference: NYC DCP

0 175 350 700 Feet

N

Subject Property

Newtown Creek Subdistrict

Special Southern Hunters Point District

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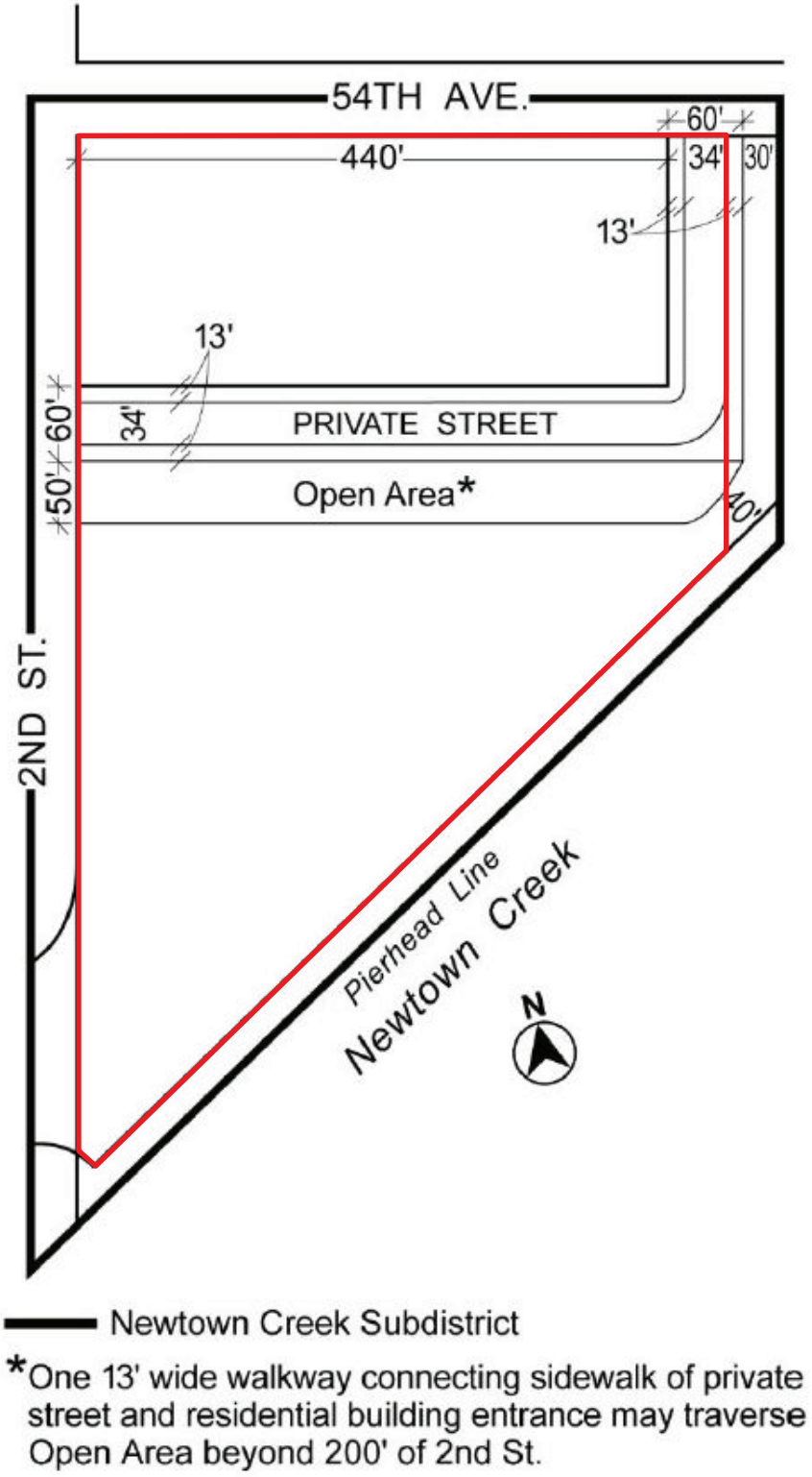

FIGURE 7: PUBLICLY ACCESSIBLE PRIVATE STREET AND OPEN AREA IN NEWTOWN CREEK SUBDISTRICT
55-01 2ND STREET

Subject Property

LONG ISLAND CITY
QUEENS, NY

Source: NYC Zoning Resolution 125-00, Appendix A, Map 8

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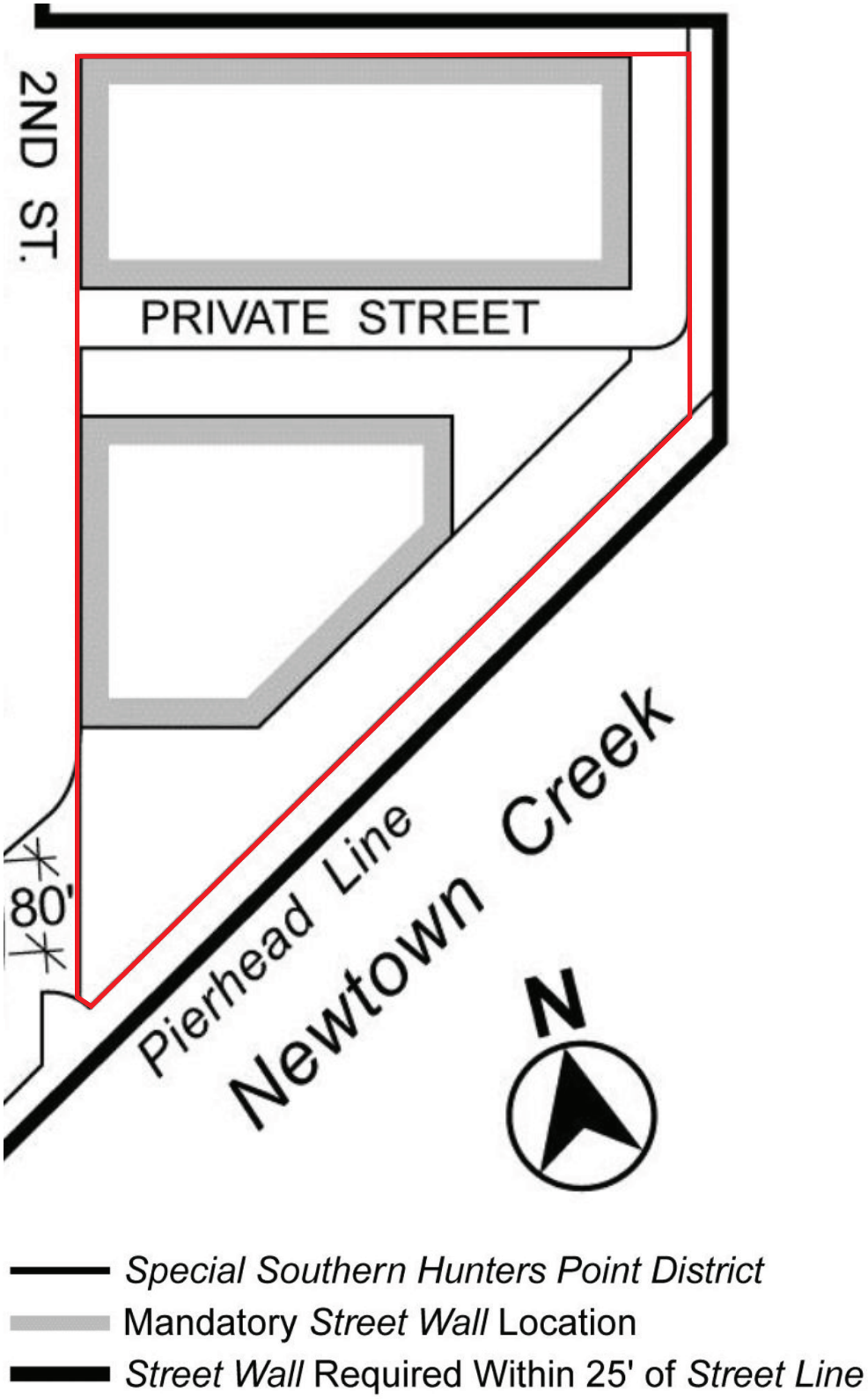

FIGURE 9: STREET WALL LOCATIONS
55-01 2ND STREET

Subject Property

LONG ISLAND CITY
QUEENS, NY
Source: NYC Zoning Resolution 125-00, Appendix A, Map 3

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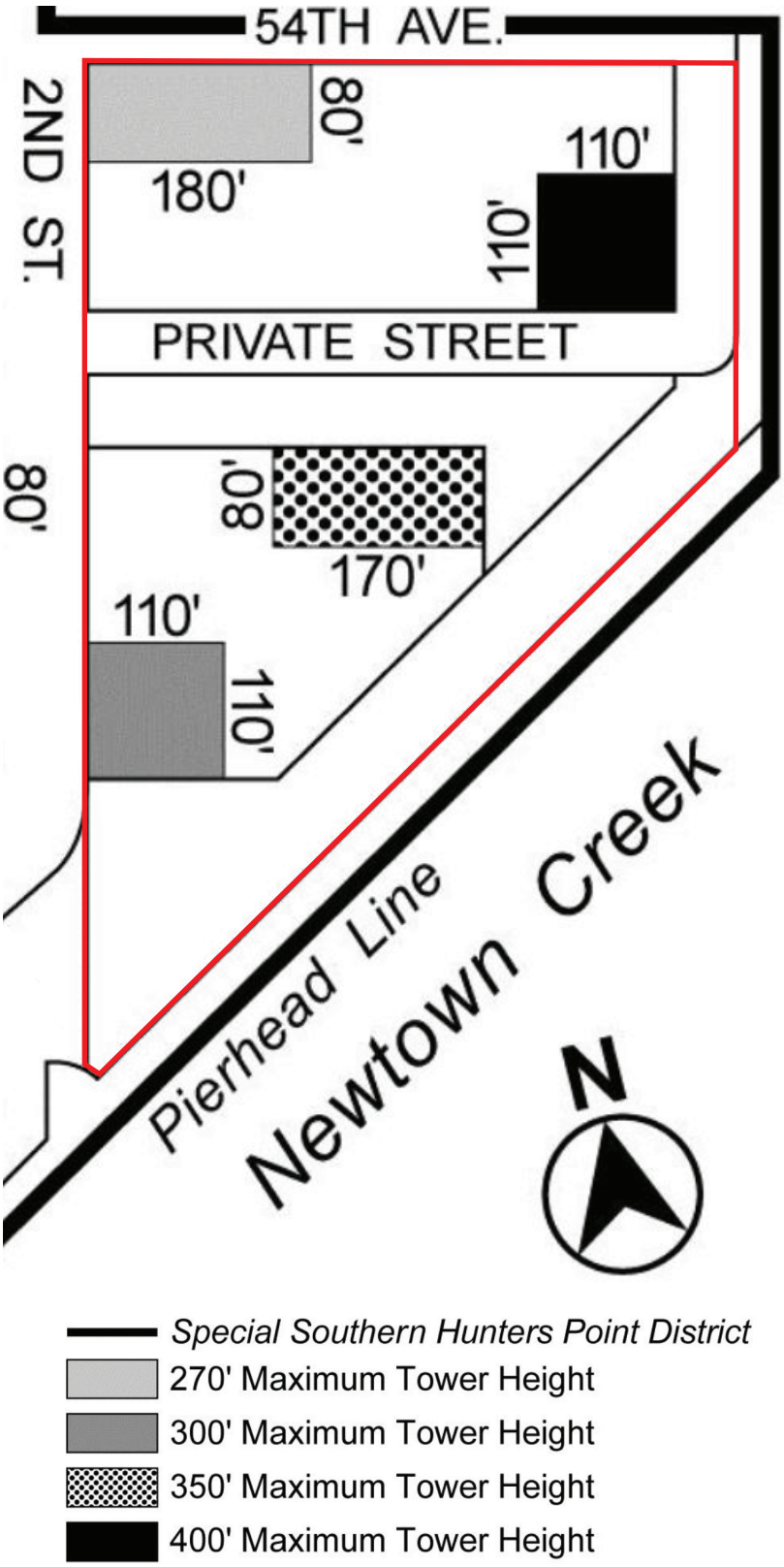

FIGURE 10: TOWER AREAS
55-01 2ND STREET

Subject Property

LONG ISLAND CITY
QUEENS, NY
Source: NYC Zoning Resolution 125-00, Appendix A, Map 6

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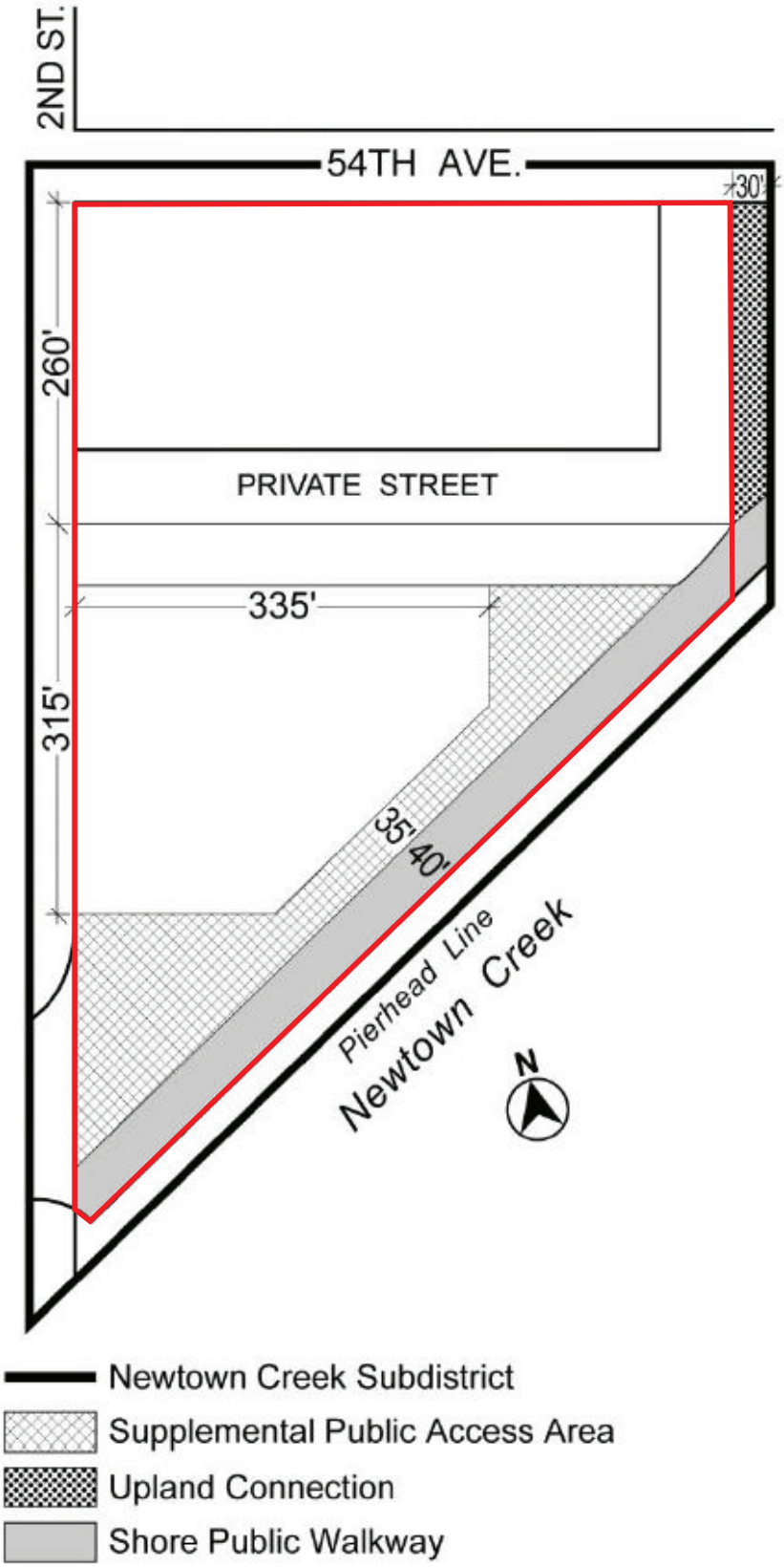

FIGURE 11: NEWTOWN CREEK WATERFRONT ACCESS PLAN (Q-3)
55-01 2ND STREET

Subject Property

LONG ISLAND CITY
QUEENS, NY
Source: NYC Zoning Resolution 125-00, Appendix A, Map 9

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LEGEND:

t — Till. Variable texture (e.g. clay, silt-clay, boulder clay)

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REFERENCE: SURFICIAL GEOLOGIC MAP OF NEW YORK (LOWER HUDSON SHEET), 1991

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Drawing Title: SURFICIAL GEOLOGY MAP

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Drawn By	AC
Checked By	AO
Submission Date	
Drawing No.	FIGURE 12

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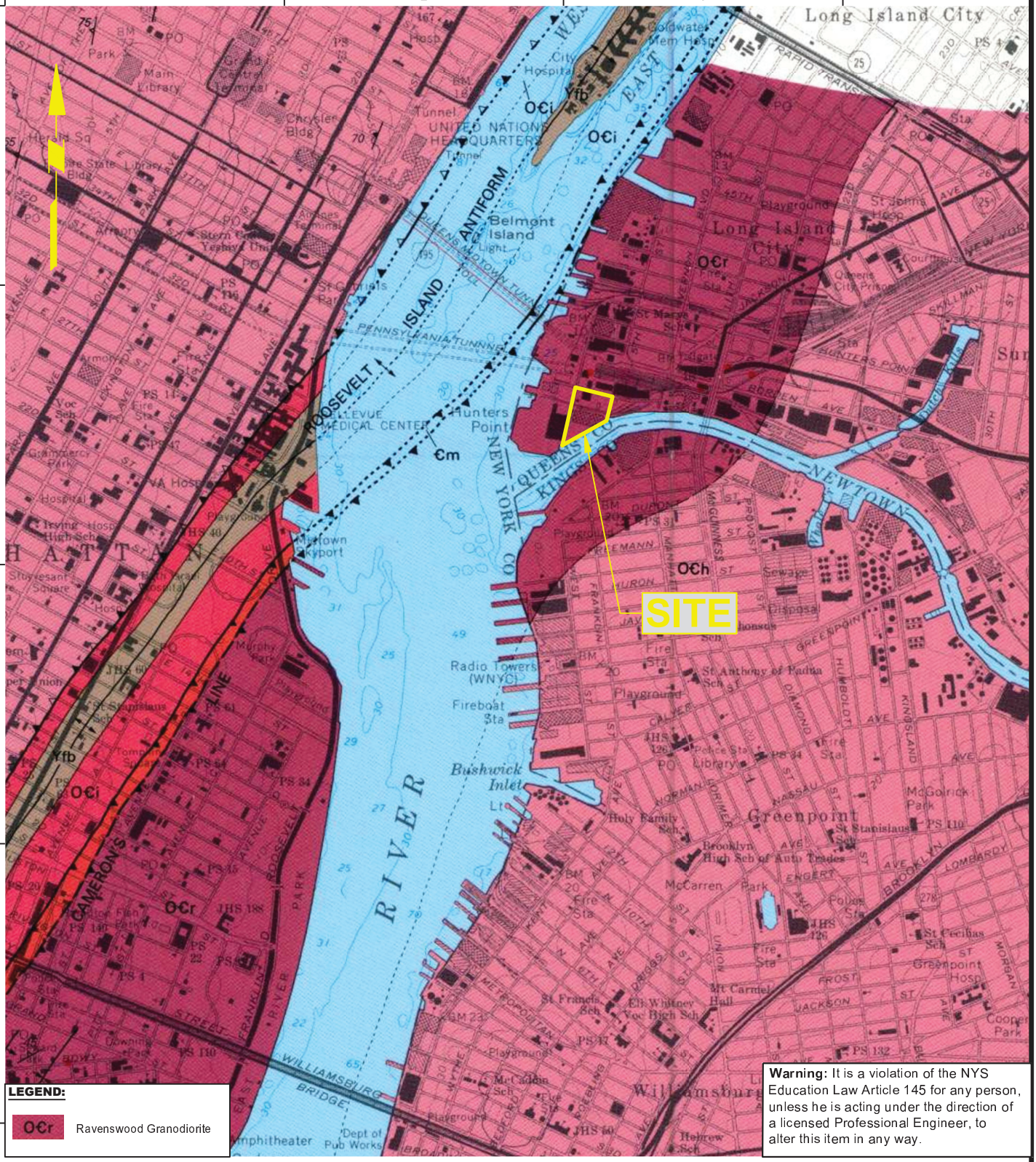

LEGEND:

Ꞓr	Ravenswood Granodiorite

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MAP REFERENCE: BEDROCK AND ENGINEERING GEOLOGIC MAPS OF NEW YORK COUNTY AND PARTS OF KINGS AND QUEEN COUNTIES, NEW YORK AND PARTS OF BERGEN AND HUDSON COUNTIES, NEW JERSEY BY CHARLES A. BASKERVILLE, 1994

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BEDROCK GEOLOGY MAP

Project No. 170425101	Drawing No. FIGURE 13
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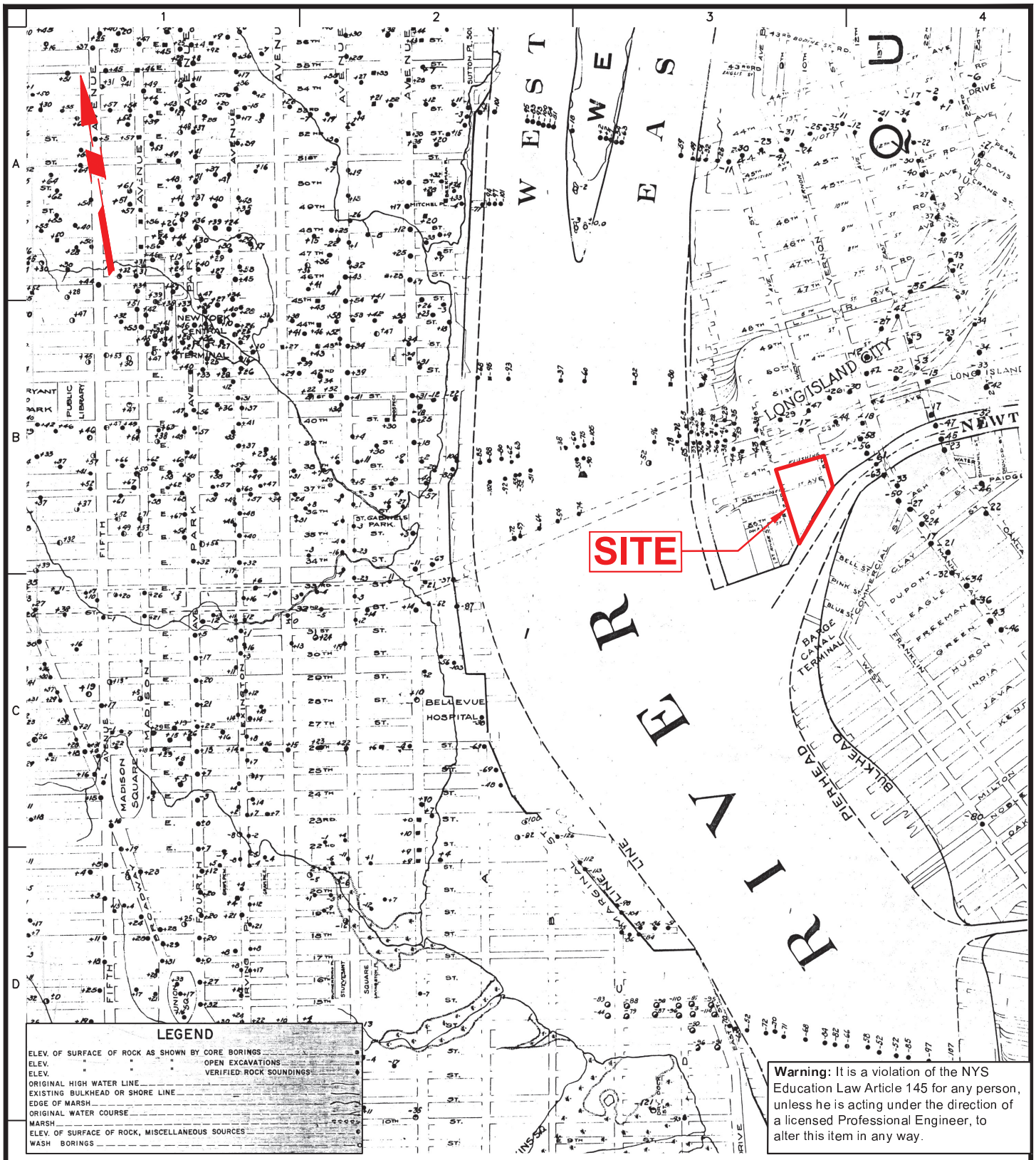

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MAP REFERENCE: ROCK DATA MAP OF MANHATTAN, 1944 THIRD EDITION, REVISED OCTOBER 1973, PREPARED BY TOPOGRAPHICAL BUREAU OF BOROUGH OF MANHATTAN OFFICE OF THE PRESIDENT.

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Drawing Title
ROCK DATA MAP

Project No. 170425101	Drawing No. FIGURE 14
Date 05/27/2016	
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Drawn By AC / Checked By AO	
Submission Date	

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LEGEND

- APPROXIMATE SITE LOCATION
- APPROXIMATE BUILDING LOCATIONS
- FORMER LOCATION OF TWO 4,000-GALLON USTs
- APPROXIMATE LOADING DOCK LOCATION
- B-11 SOIL SAMPLE LOCATION (AES 2006)
- B-10 SOIL AND GROUNDWATER SAMPLE LOCATION (AES 2006)
- SB-8 SOIL AND GROUNDWATER SAMPLE LOCATION (AKRF 2013)

NOTES:

1. BASE MAP TAKEN FROM AUTODESK AUTOCAD CIVIL 3D AEREAL MAP ON MAY 18, 2016.
2. THE FORMER UST AREA LOCATION AND SIZE ARE APPROXIMATE.
3. BORING LOCATIONS ARE APPROXIMATE. BORING LOCATIONS ARE REFERENCED FROM FIGURE 2 (SITE PLAN WITH SAMPLING LOCATIONS) OF THE SUBSURFACE (PHASE II) INVESTIGATION REPORT PREPARED BY AKRF AND DATED NOVEMBER 2013.
4. AES (ASSOCIATED ENVIRONMENTAL SERVICES, LTD.) PERFORMED AN ENVIRONMENTAL SUBSURFACE INVESTIGATION THAT INCLUDED THE COLLECTION OF SOIL AND GROUNDWATER SAMPLES IN FEBRUARY 2006.
5. AKRF PERFORMED AN ENVIRONMENTAL SUBSURFACE INVESTIGATION THAT INCLUDED THE COLLECTION OF SOIL AND GROUNDWATER SAMPLES IN OCTOBER 2013.

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Figure Title
BORING LOCATION PLAN

Project No. 170425101	Figure No. FIGURE 15
Date 05/18/2016	
Scale 1"=150'	
Drawn By JDL / Checked By MLR	
Submission Date	Sheet XX of XX

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FEMA New York City Preliminary FIRM Data Viewer

Details | Legend | Layers | Print | Measure | Share | Find address or place

Preliminary_FIRM_NYC

Flood Hazard Boundaries
- 1 Pct Annual Chance Flood
- Floodway
- 0.2 Pct Annual Chance Flood
- Zone Break
- Limit of Floodway
- Limit of Study

Limit of Moderate Wave Action

Base Flood Elevations

Coastal Transects

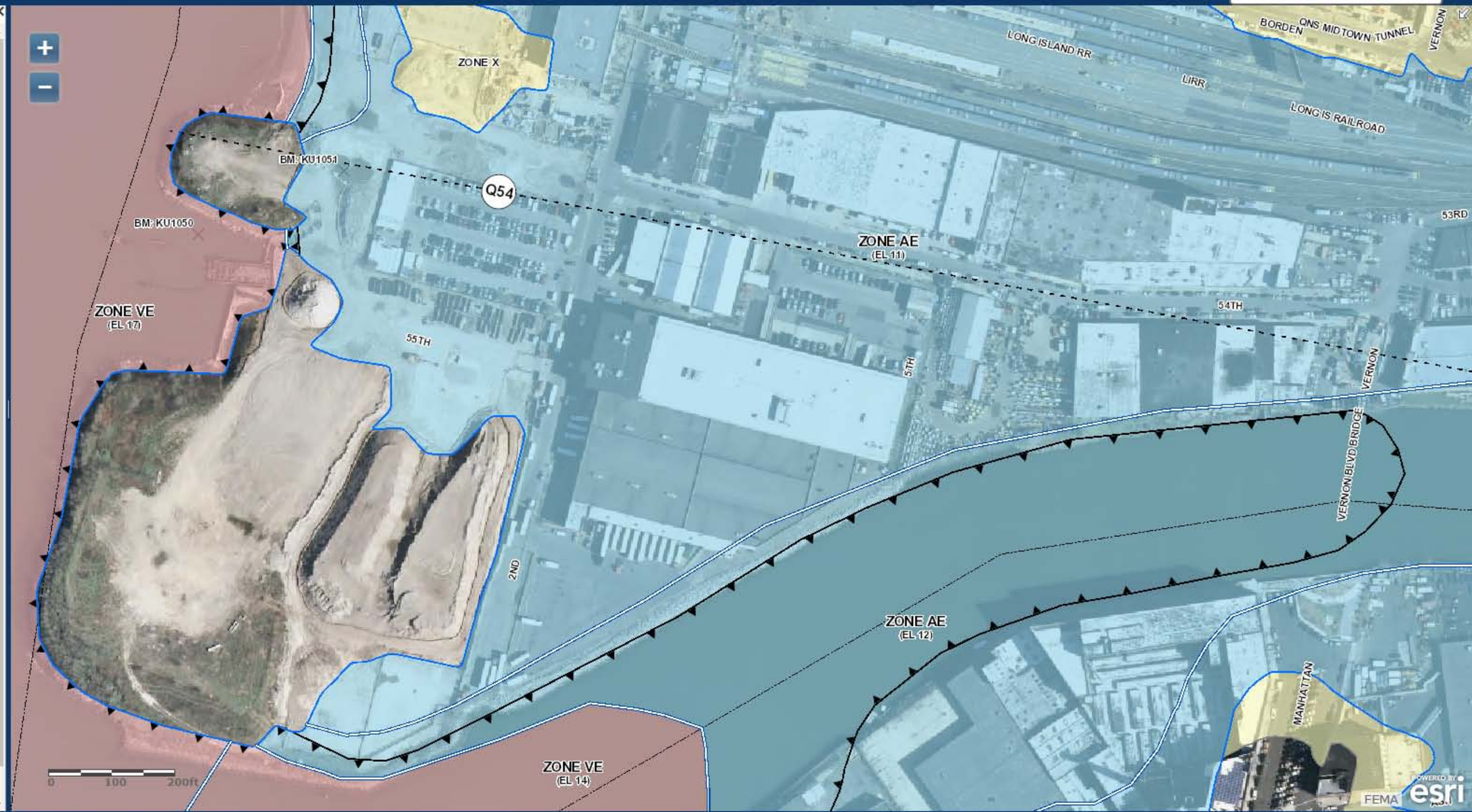
Political Jurisdiction Boundaries
- County
- State

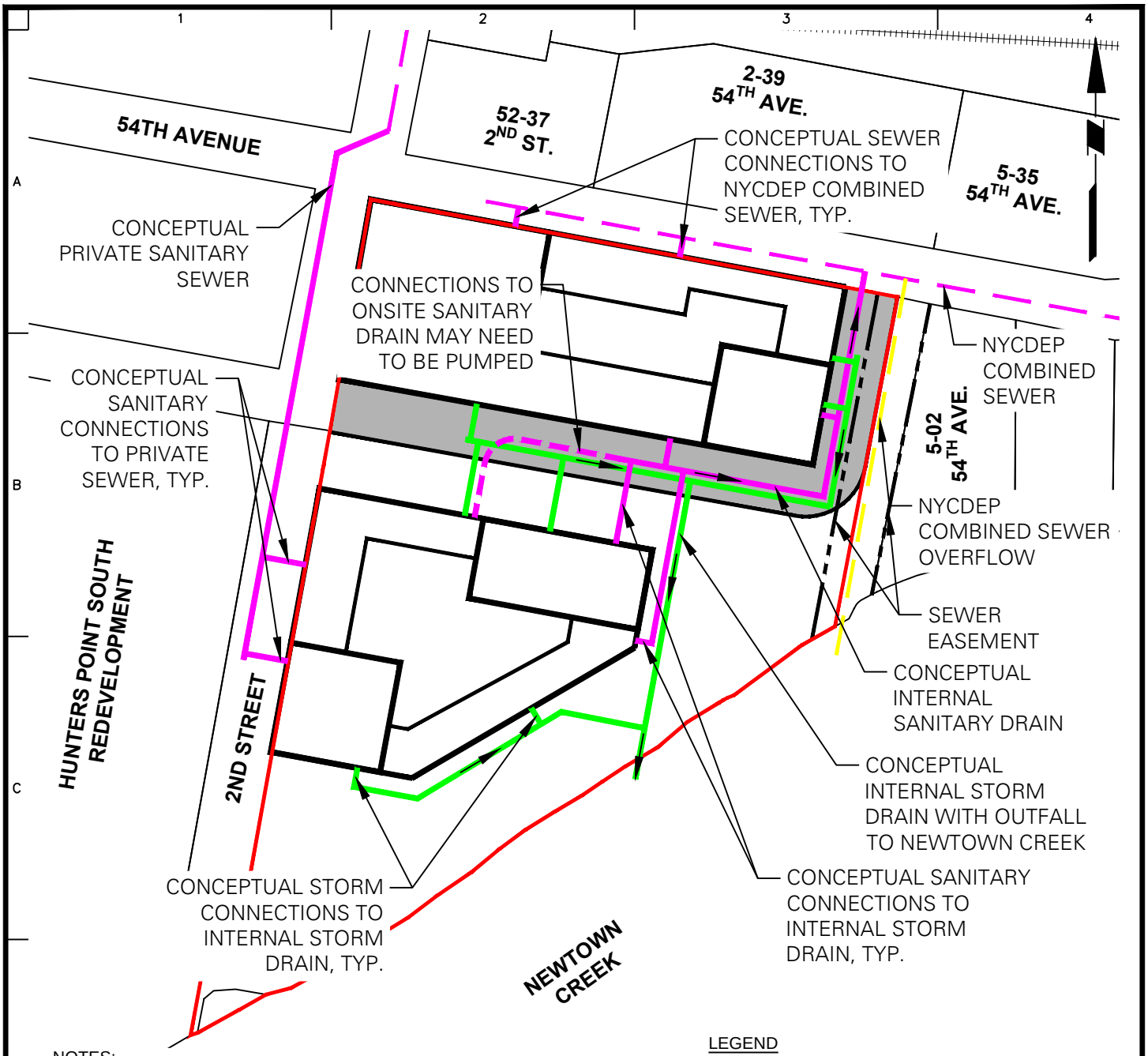
Water Lines

Flood Hazard Zones
- Zone A
- Zone AE
- Zone AO
- Zone VE
- Floodway
- Zone X - 0.2 PCT

FIRM Panels
- COMMUNITY BASED, PANEL PRINTED
- COMMUNITY BASED, PANEL PRINTED (Revised)
- COMMUNITY BASED, NOT PRINTED

Other Layers
- Transportation Labels
- Political Jurisdiction Areas
- Permanent Benchmarks
  - NGS Benchmark





NOTES:

1. TAX LINES TAKEN FROM 2008 NYC PLUTO TAX MAP.
2. WATER AND SEWER INFRASTRUCTURE IN CITY STREETS PER NYCDEP RECORD MAPS RECEIVED MAY 2016.
3. CONCEPTUAL BUILDING LAYOUT FOR REFERENCE ONLY.
4. THIS CONCEPTUAL UTILITY LAYOUT PLAN IS FOR REFERENCE ONLY. REFER TO SITE INFORMATION REPORT, PREPARED BY LANGAN ENGINEERING, FOR MORE INFORMATION.

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LEGEND

- PROJECT SITE
- EASEMENT
- BUILDING LINE
- NYCDEP COMBINED SEWER (EX)
- NYCDEP COMBINED SEWER OVERFLOW (EX)
- NEW SANITARY SEWER/CONNECTIONS
- NEW STORM SEWER/CONNECTIONS

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Project: 55-01 2ND STREET
BLOCK No. 11, LOT No. 1
QUEENS NEW YORK

Drawing Title: CONCEPTUAL SITE UTILITY LAYOUT - SANITARY AND STORM SEWER

Project No.	170425101
Date	05/27/2016
Scale	1" = 150'
Drawn By	WGS
Checked By	TJW
Submission Date	
Drawing No.	FIGURE 17
Sheet	02 of 02

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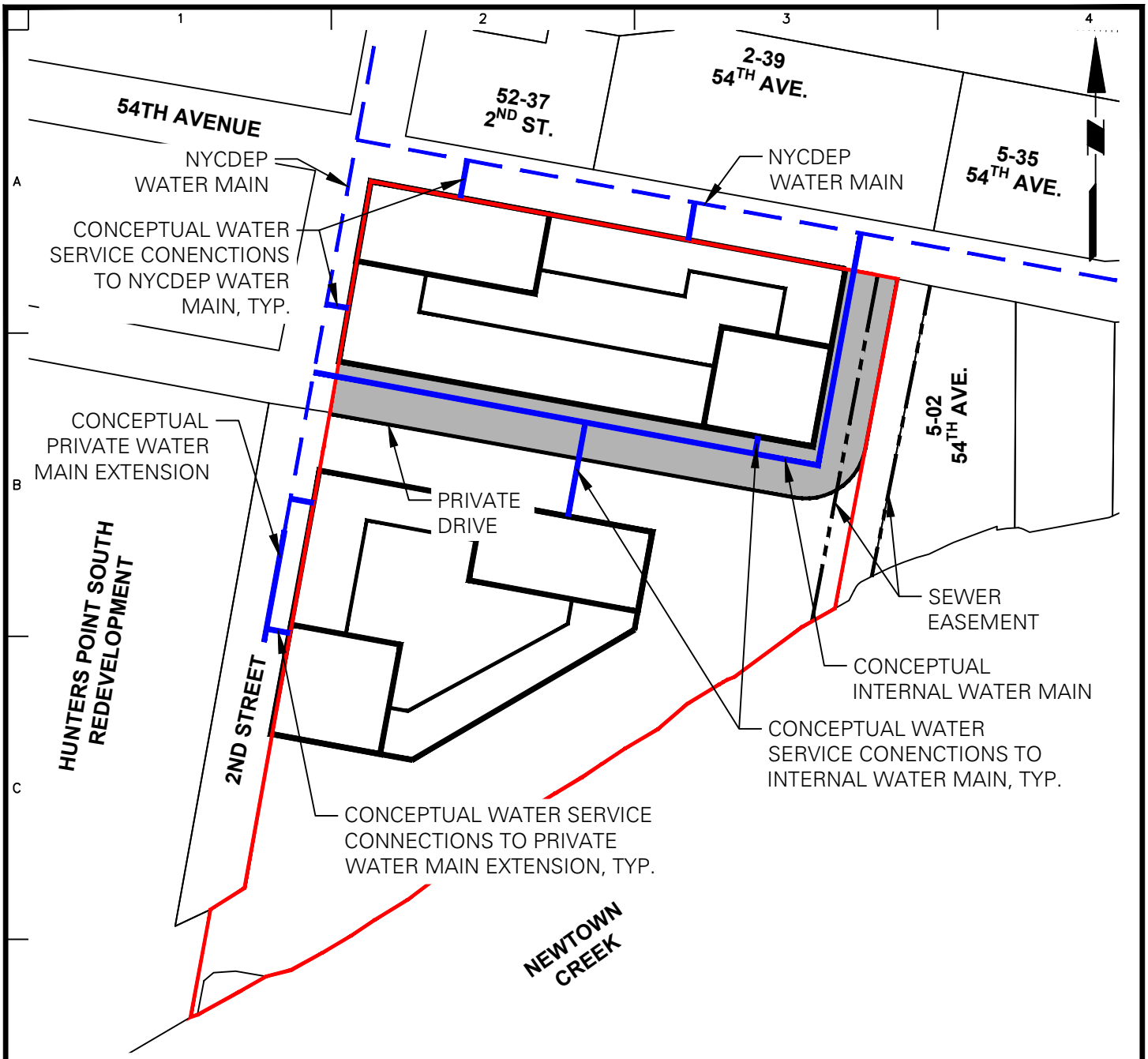

LEGEND

PROJECT SITE
EASEMENT
BUILDING LINE
NYCDEP WATER MAIN (EX)
NEW WATER MAINS/SERVICES

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2. WATER AND SEWER INFRASTRUCTURE IN CITY STREETS PER NYCDEP RECORD MAPS RECEIVED MAY 2016.
3. CONCEPTUAL BUILDING LAYOUT FOR REFERENCE ONLY.
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QUEENS NEW YORK

Drawing Title
CONCEPTUAL SITE UTILITY LAYOUT - WATER SERVICE

Project No.	170425101
Date	05/27/2016
Scale	1" = 150'
Drawn By	WGS
Checked By	TJW
Submission Date	

Drawing No.
FIGURE 18

Sheet 01 of 02

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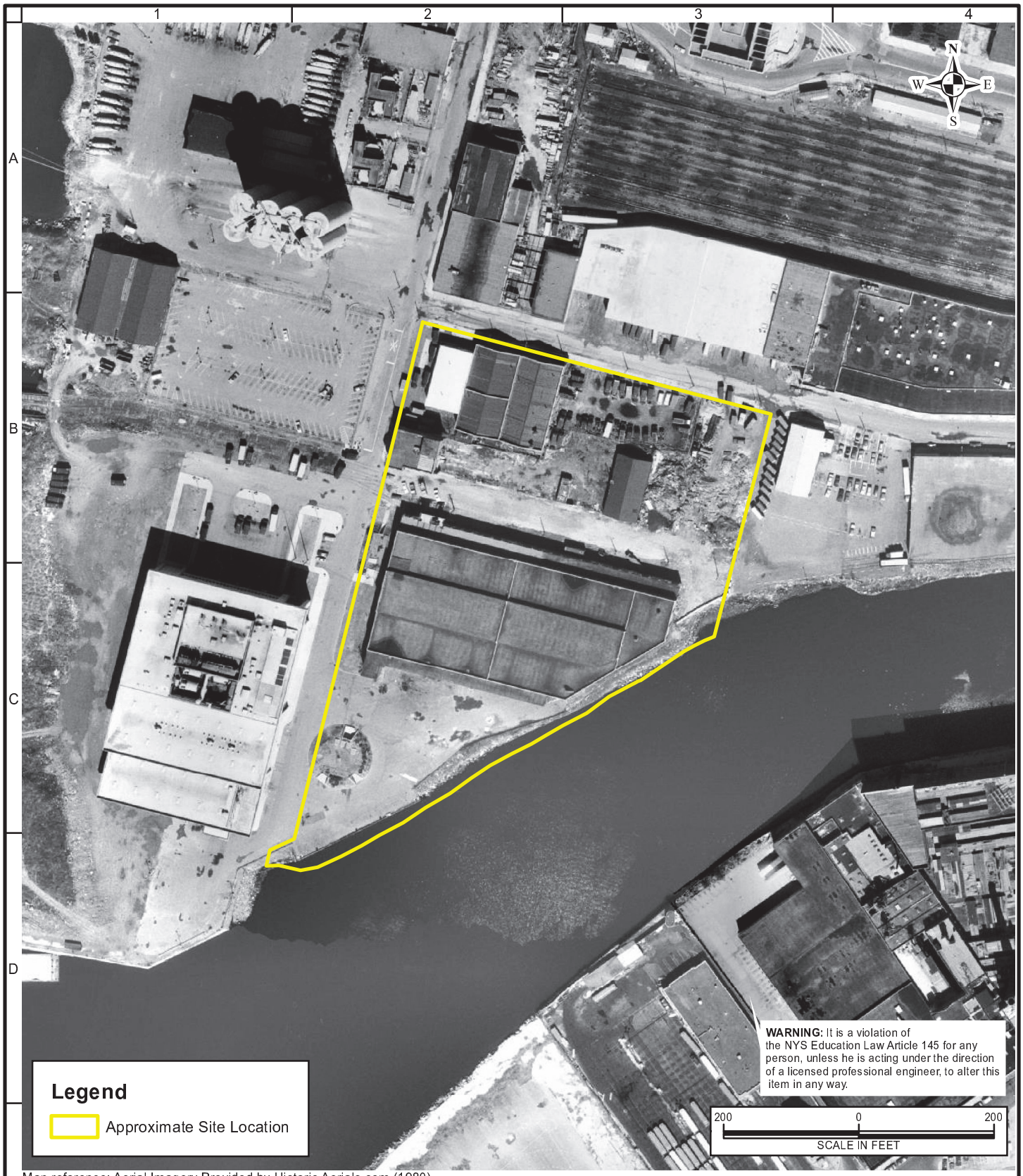

Map reference: Aerial Imagery Provided by Historic Aerials.com (1980)

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55-01 2ND STREET

BLOCK No. 11, LOT No. 1

LONG ISLAND CITY

QUEENS COUNTY NEW YORK

Drawing Title

1980 AERIAL PHOTOGRAPH

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Date	06/02/2016
Scale	1" = 200'
Drawn By	CAA

Figure

FIGURE 19

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Map reference: Aerial Imagery Provided by Historic Aerials.com (1994)

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LONG ISLAND CITY

QUEENS COUNTY NEW YORK

Drawing Title

1994 AERIAL PHOTOGRAPH

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Scale	1" = 200'
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Figure

FIGURE 20

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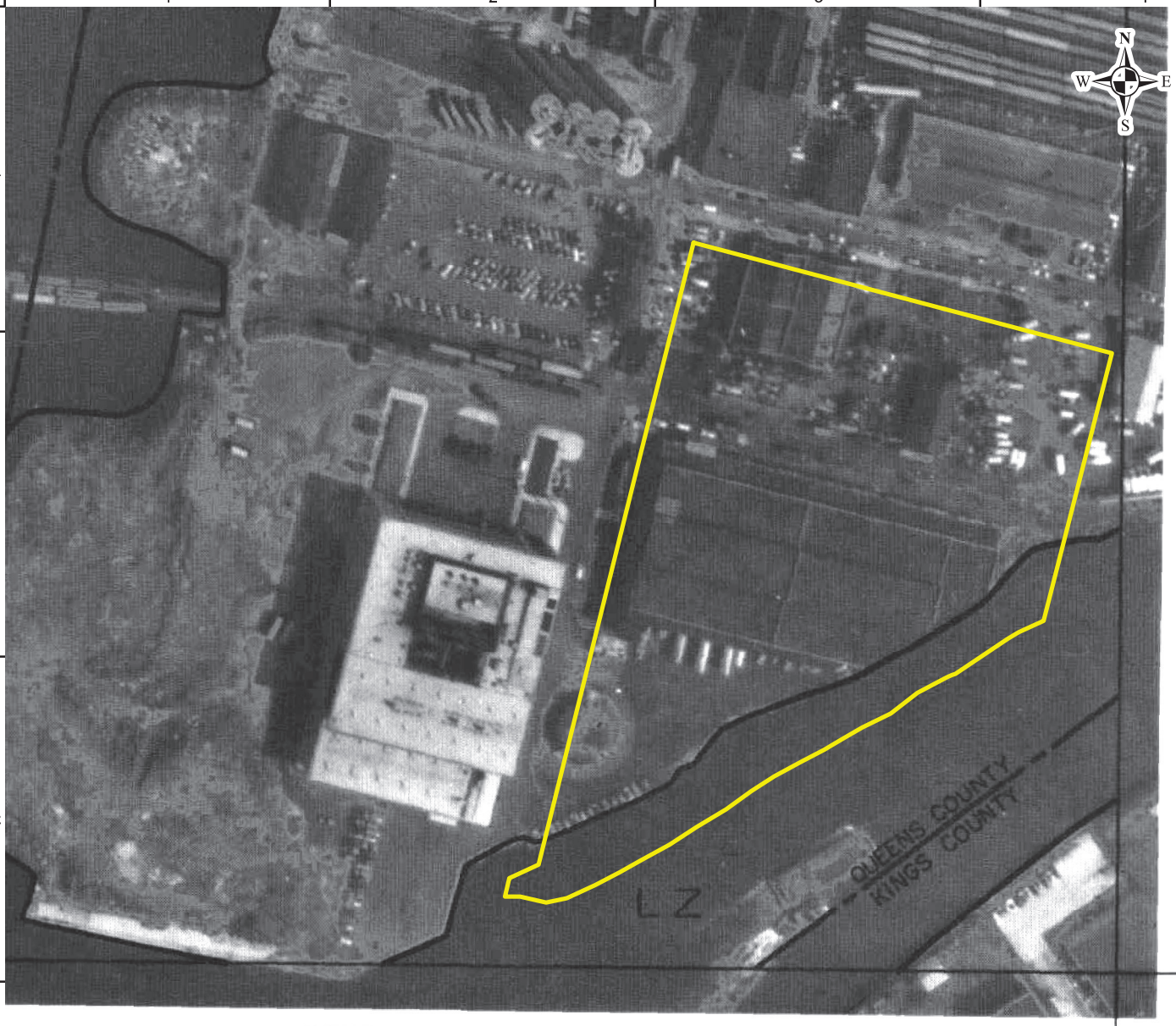

LEGEND

POLITICAL BOUNDARIES:

- State
- County
- Town or City
- Incorporated Village
- Park or Reservation

WETLANDS CATEGORIES:

IM	Intertidal Marsh
HM	High Marsh or Salt Meadow
FM	Coastal Fresh Marsh
SM	Coastal Shoals, Bars and Mudflats
FC	Formerly Connected Tidal Wetlands
ds	Dredge Spoil
LZ	Littoral Zone

- Areas adjacent to tidal wetlands
- Landward extent of tidal wetlands
- Wetlands category boundaries

Legend

Approximate Site Location

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless he is acting under the direction of a licensed professional engineer, to alter this item in any way.

200 0 200
SCALE IN FEET

Map reference: NYSDEC Tidal Wetlands Map - Index 1: Kings, New York and Queens Counties - Sheet No. 586-510 (dated 1974)

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
55-01 2ND STREET
BLOCK No. 11, LOT No. 1
LONG ISLAND CITY
QUEENS COUNTY NEW YORK

Drawing Title
NYSDEC TIDAL WETLANDS MAP

Project No.	170425101
Date	06/02/2016
Scale	1" = 200'
Drawn By	CAA

Figure
FIGURE 21

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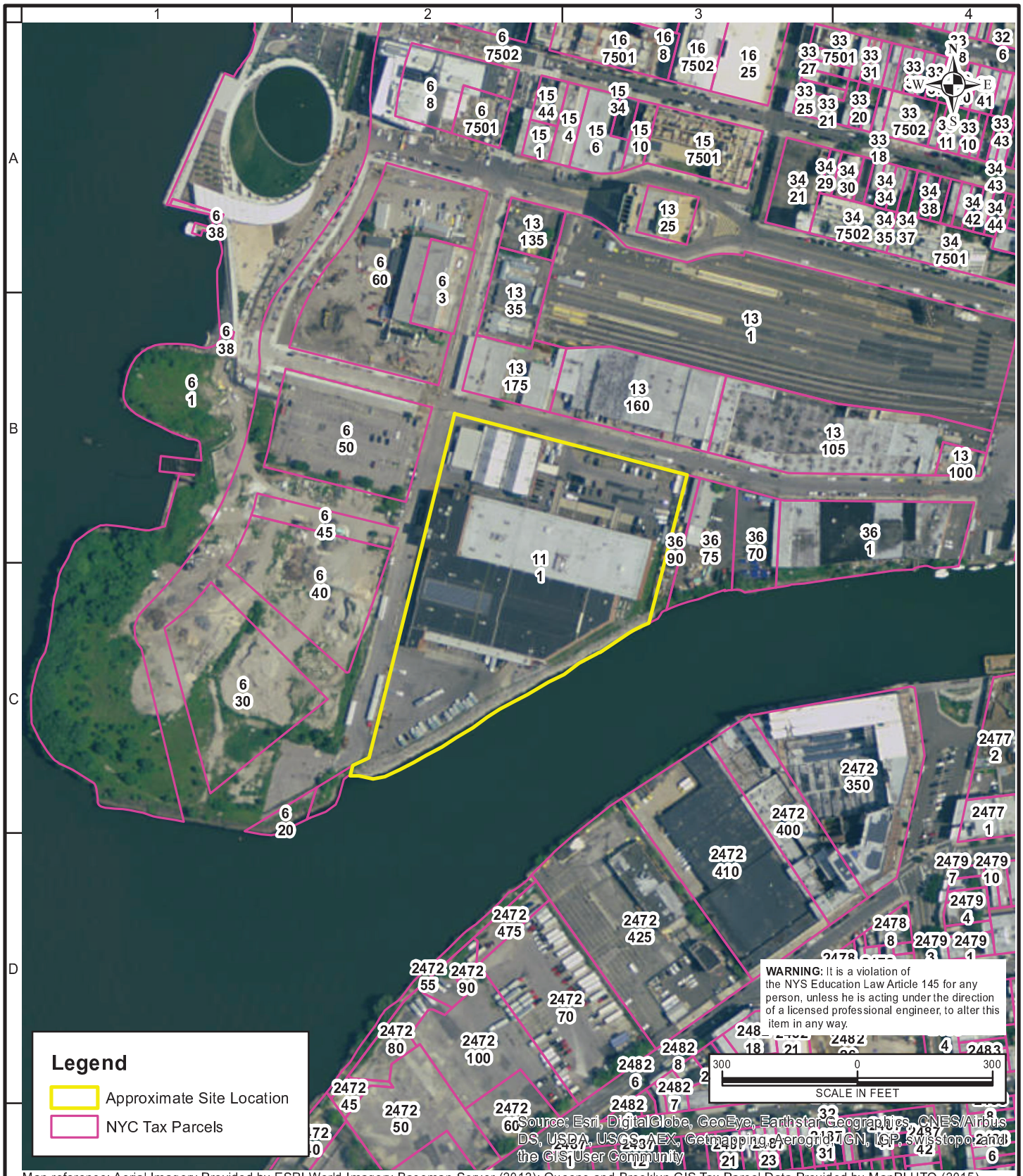

Map reference: Aerial Imagery Provided by ESRI World Imagery Basemap Server (2013); Queens and Brooklyn GIS Tax Parcel Data Provided by MapPLUTO (2015)

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QUEENS COUNTY NEW YORK

Drawing Title
TAX MAP

Project No.	170425101
Date	06/02/2016
Scale	1" = 300'
Drawn By	CAA

Figure
FIGURE 22

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