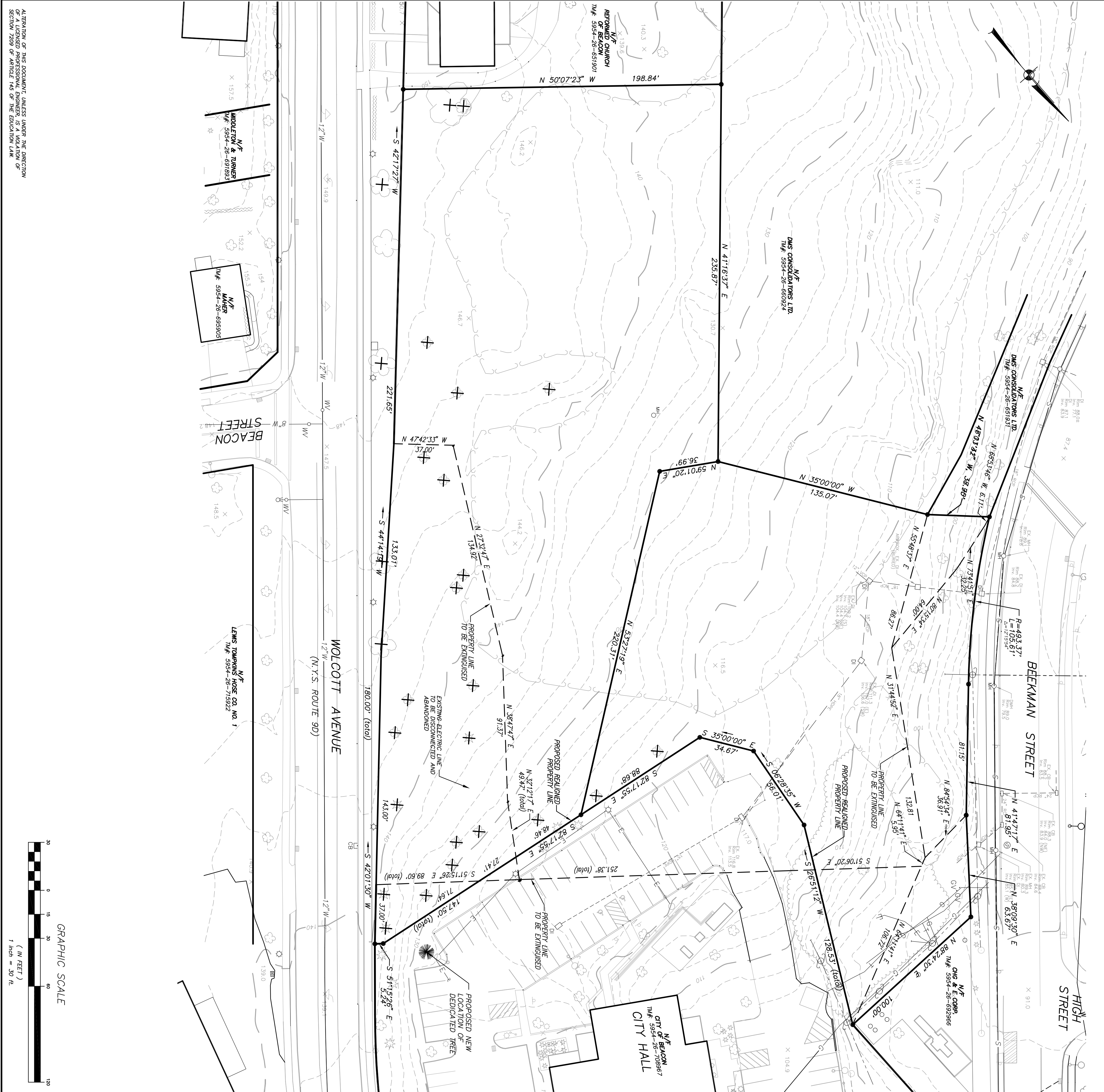


GENERAL NOTES:

- Property line shown hereon is based on contract of sale and requires a lot line redignment with the city parcel to the north.
- No special flood areas are associated with this project parcel.
- Topography shown hereon is based upon aerial photography dated April 14, 2003 and is photogrammetrically compiled. Elevations shown hereon conform to the North American Vertical Datum of 1988 (N.A.V.D., 1988) as derived by GPS observation. The contour interval is 2'.
- Refer to General Notes on Drawing SP-1 for additional information.

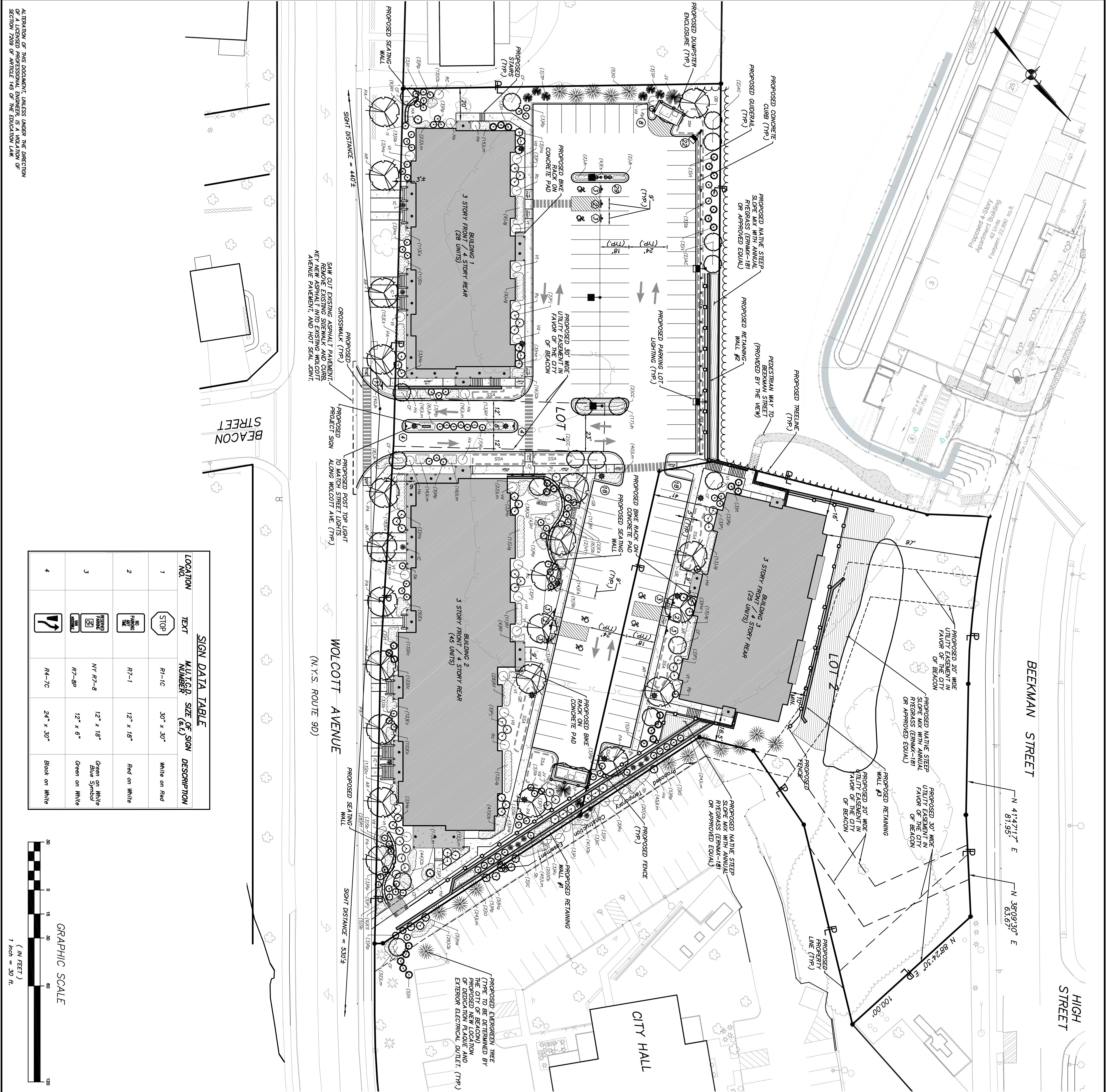
LEGEND	
---	EXISTING PROPERTY LINE TO BE EXTINGUISHED
---	PROPOSED PROPERTY LINE
---	EXISTING CONCRETE CURB
---	EXISTING TREE LINE
✖ ✖	EXISTING TREES TO BE REMOVED
✖ ✖	EXISTING FENCE
---	EXISTING 10' CONTOUR
---	EXISTING 2' CONTOUR
---	EXISTING UTILITY POLES WITH OVERHEAD WIRES
---	EXISTING GAS LINE
---	EXISTING WATER MAIN
---	EXISTING DRAINAGE PIPE
---	EXISTING DRAINAGE STRUCTURE
---	EXISTING SINKER MAIN
---	EXISTING LIGHT POLE
---	EXISTING ELECTRIC LINE



Site Plan	
Approved by resolution of the Beacon Planning Board on the _____ day of _____, 20____.	
Chairman, City Planning Board	Date

DRAWING: EXISTING CONDITIONS & REMOVALS	
PROJECT NUMBER	16226, 100
DATE	1-31-17
SCALE	1" = 30'
PROJECT:	WEST END LOFTS
DRAWING NO.	EX-1
SHEET	2
13	

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.



LINKAGE DISTRICT REQUIREMENTS:

Substack:	REQUIRED	PROPOSED
Min./Max. Front:	0 ft. Min. / 20 ft. Max.	3 ft. / 17 ft. ±
Min. Rear:	25 ft.	102 ft. ±
Min./Max. Side:	0 ft. Min. / 30 ft. Max.	16 ft. / 24 ft. ±
Min./Max. Building Height:	2 Stories Min. / 4 Stories Max.	3 1/2 Stories
Min. Landscape Area:	15%	40%

PARKING REQUIREMENTS:

1 per Dwelling Unit x 98 units = 98 spaces Required
95 Spaces Provided *

* Where requested based on proximity to train station & Main Street area.

West End Lofts, Beacon, NY - Unit Breakdown			
Building #	1 Br. Apartment	2 Br. Apartment	Totals
	743 s.f.	969 s.f.	
1	0	14	28
2	3	14	45
3	0	14	25
TOTALS	3	42	98
# of Units	2239	4098	82,200

(*) Units will be Handicap Adapted for mobility impaired tenants per ICC/ANSI 117.1 (2003) (5%)
(*) Units will be AV adapted (2% of unit total)
All units are suitable and adaptable, some are adapted.

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING CONCRETE CURB
- EXISTING TREE LINE
- EXISTING TREES
- EXISTING FENCE
- PROPOSED CONCRETE CURB
- PROPOSED EDGE OF SIDEWALK
- PROPOSED SEATING WALL
- PROPOSED RETAINING WALL
- PROPOSED QUERAIL
- PROPOSED FENCE
- PROPOSED LANDSCAPING
- PROPOSED TREELINE
- PROPOSED POLE MOUNTED LIGHTS
- PROPOSED PUMP AND DROP CURB AREA
- PROPOSED SNOW STORAGE AREA

PLANT LIST

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT
10	AR	SHADE TREES		
4	GB	Acer rubrum / Red Maple	3"-3 1/2" C.A.L.	B & B
8	PA	Chicago bluffs / Chicago	3"-3 1/2" C.A.L.	B & B
8	PA	Platanus occidentalis 'Bloodgood' / London Planetree	3"-3 1/2" C.A.L.	B & B
2	JV	EMERALD TREES		
10	IC	Juniperus virginiana / Eastern Redcedar	7"-8" HT.	B & B
15	IO	Ilex cornuta 'Sky Pencil' / Sky Pencil Japanese Holly	4"-5" HT.	B & B
7	TP	Ilex opaca / American Holly	7"-8" HT.	B & B
7	TP	Thuja plicata / Western Arborvitae	6"-7" HT.	B & B
5	AC	FLOWERING/SEMI-DECIDUOUS TREES		
4	CC	Amandorcher canadensis / Shadblow Serviceberry	10"-12" HT.	B & B
9	CF	Cornus canadensis / Eastern Redbud	2'-2 1/2" C.A.L.	B & B
44	HO	SHRUBS		
7	IT	Hydrangea arborescens / Smooth Hydrangea	21"-24" HT.	#2 CONT.
32	IT	Hibiscus syriacus / Rose of Sharon	3'-4" HT.	B & B
33	PJ	Ilex virginica 'Henry's Cornet' / Snowglobe	15"-18" SHR.	#2 CONT.
11	RP	Pieris japonica / Japanese Andromeda	24"-30" HT.	#2 CONT.
49	RP	Rhododendron cataractae / Catalpa Rhododendron	30"-38" HT.	#2 CONT.
40	SV	Rhododendron x 'PJM' / PJM Rhododendron	18"-24" HT.	#2 CONT.
8	VA	Spiraea bumalda 'Gold Mound' / Gold Mound Spiraea	18"-24" SHR.	#2 CONT.
12	V1	Viburnum tomentosum / Doublefile Viburnum	2'-3" HT.	#2 CONT.
226	CB	PERENNIALS/GROUNDCOVERS/GRASSES		
44	DC	Cornus canadensis / Bunchberry	3'-4" HT.	#2 CONT.
80	ES	Desmodium illinoense / Tufted Hair Grass	4" POT.	18" O.C.
75	JB	Eragrostis spectabilis / Purple Lovegrass	#1 CONT.	24" O.C.
52	UG	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Juniper	15"-18" SHR.	#2 CONT.
237	LM	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper	15"-18" SHR.	#2 CONT.
86	RF	Liriodendron tulipifera 'Vanguard' / Vanguard Liriodendron	18" O.C.	18" O.C.
		Rudbeckia hirta 'Goldstrum' / Black-eyed Susan	#1 CONT.	24" O.C.

GENERAL NOTES:

- Should snow storage areas shown herein become full with snow, the owner/operator shall remove excess snow from the site to ensure all on-site parking is available for residents.
- All landscaping proposed within the Route 9 right-of-way shall be maintained by the project owner.
- Refer to General Notes on Drawing EX-1 for additional information.
- The removal shall take place between October 31st and March 31st during the winter months. The removal of trees being utilized by the Indian Bites on existing trees.

Site Plan

Approved by resolution of the Beacon Planning Board on the _____ day of _____, 20____.

Chairman, City Planning Board _____ Date _____

INSITE

ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

3 Garrett Place
Beacon, NY 12508
(845) 225-9890
(845) 225-9177 fax
www.insite-eng.com

PROJECT: WEST END LOFTS

DRAWING: LAYOUT & LANDSCAPE PLAN

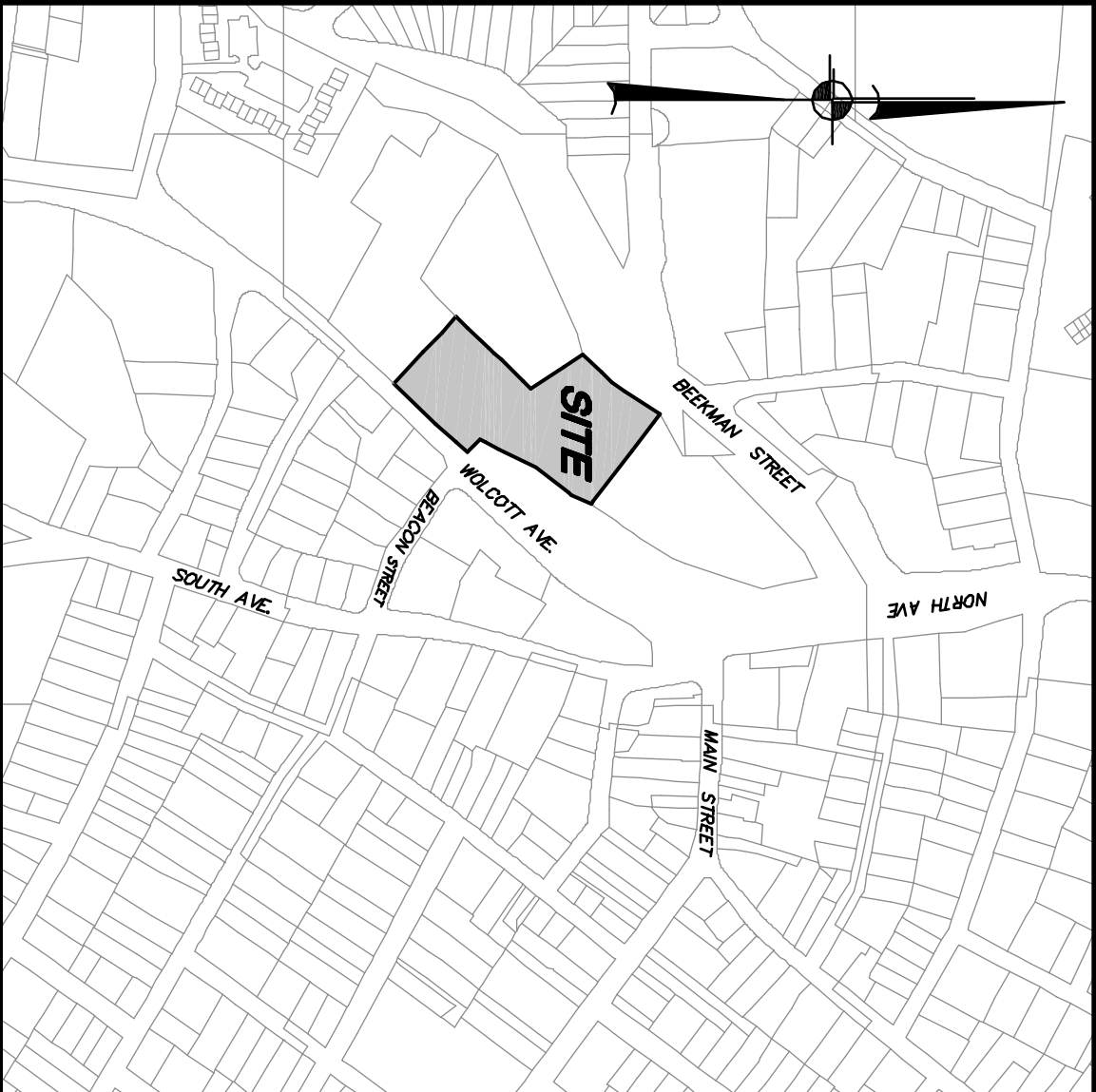
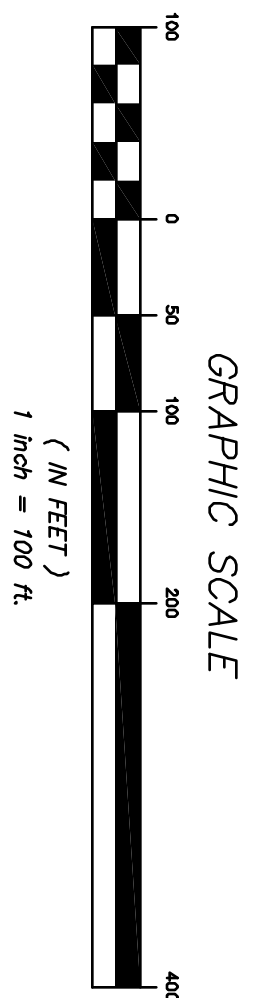
PROJECT NUMBER: 16226.100 PROJECT MANAGER: J.L.C.

DATE: 10-25-16 DRAWN: C.T.O.

SCALE: 1" = 30' CHECKED: J.L.L.

SHEET: SP-1 3 / 13

WEST END LOFTS
WOLCOTT AVENUE
CITY OF BEACON, NY



LOCATION MAP
SCALE: 1" = 400'±

OWNER:
CITY OF BEACON
100 N. MAIN STREET
BEACON, NY 12508

SITE DATA:
Zone: L (LINKAGE DISTRICT)
Total Acreage: 3.10 AC.
Tax Map No.: 583-20-68937

APPLICANT:
KEARNEY REALTY & DEVELOPMENT GROUP
34 CLAYTON BOULEVARD
BALDWIN PLACE, NY 10505

SITE PLAN DRAWING LIST		
DRAWING NO.	DRAWING NAME	SHEET NO.
CS-1	COVER SHEET	1
EX-1	EXISTING CONDITIONS & REMOVALS PLAN	2
SP-1	LAYOUT & LANDSCAPE PLAN	3
SP-21	GRADING & DRAINAGE PLAN	4
SP-22	UTILITIES PLAN	5
SP-3	EROSION & SEDIMENT CONTROL PLAN	6
S-1	SECTIONS	7
LP-1	LIGHTING PLAN	8
D-1	DETAILS	9
D-2	DETAILS	10
D-3	DETAILS	11
D-4	DETAILS	12
D-5	DETAILS	13

Site Plan

Approved by resolution of the Beacon Planning Board on the _____ day of _____, 20____.

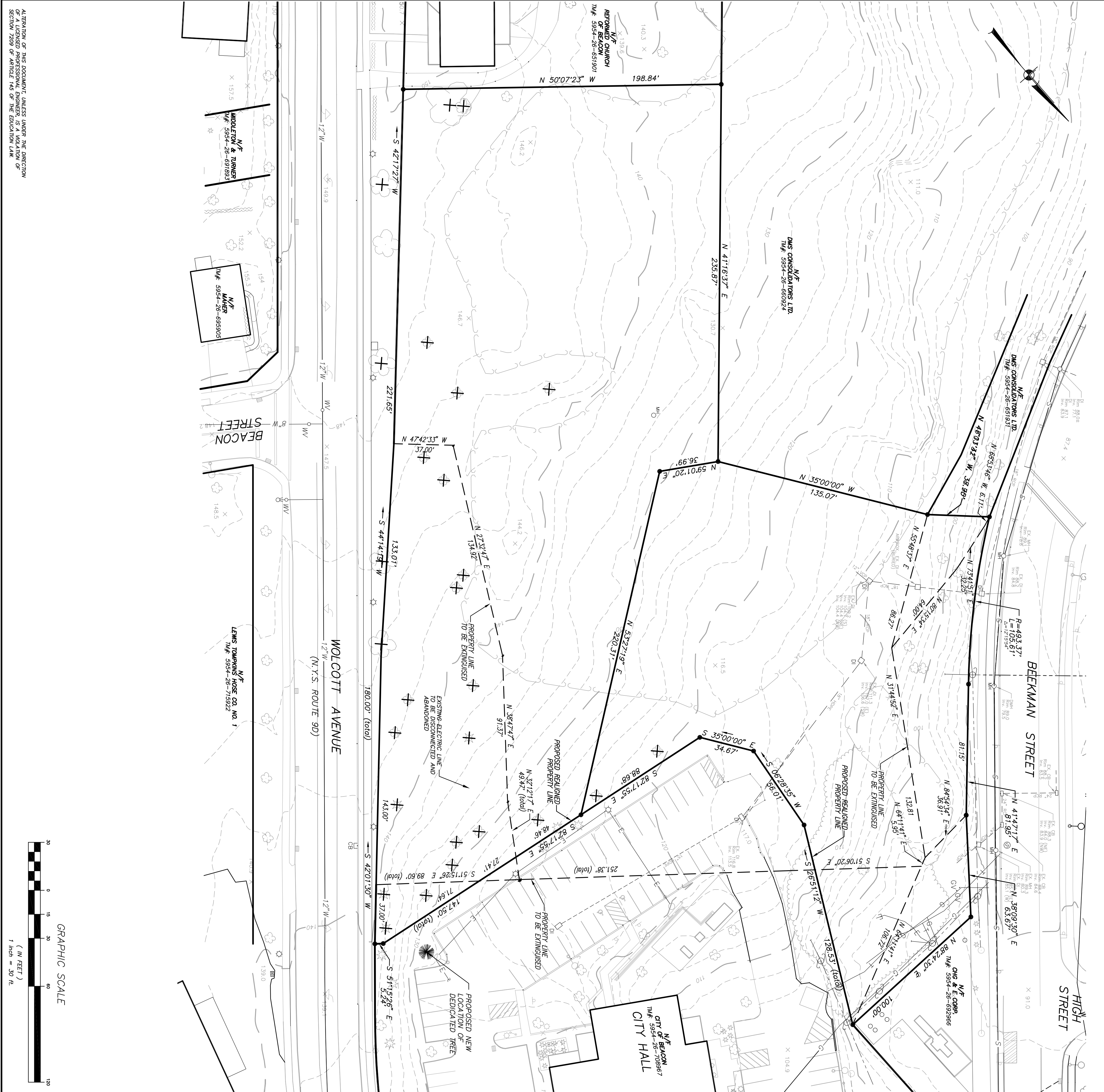
Chairman, City Planning Board _____ Date _____

2	5-30-17	REVISIONS PER CITY CONSULTANT COMMENTS	C/O
1	4-25-17	REVISIONS PER CITY CONSULTANT COMMENTS	C/O
NO.	DATE	REVISION	BY
INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C. 3 Garrett Place Beacon, NY 12508 (845) 225-8880 (845) 225-9177 fax www.insite-eng.com			
PROJECT: WEST END LOFTS			
DRAWING: COVER SHEET			
PROJECT NUMBER	16226.100	PROJECT MANAGER	J.L.C.
DATE	3-28-17	DRAWN BY	C.T.O.
SCALE	1" = 100'	CHECKED BY	J.L.L.
DRAWING NO.			SHEET 1 / 13
CS-1			13

GENERAL NOTES:

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- No special flood areas are associated with this project parcel.
- Topography shown hereon is based upon aerial photography dated April 14, 2003 and is photogrammetrically compiled. Elevations shown hereon conform to the North American Vertical Datum of 1988 (N.A.V.D., 1988) as derived by GPS observation. The contour interval is 2'.
- Refer to General Notes on Drawing SP-1 for additional information.

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---	EXISTING CONCRETE CURB
---	EXISTING TREE LINE
---	EXISTING TREES
---	EXISTING TREE TO BE REMOVED
---	EXISTING FENCE
---	EXISTING 10' CONTOUR
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---	EXISTING WATER MAIN
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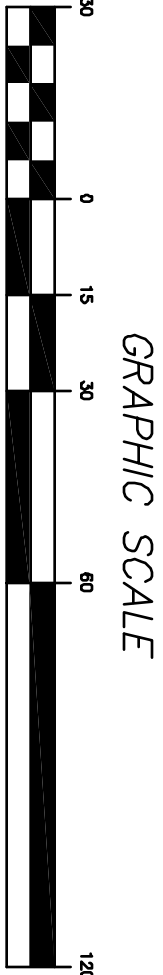
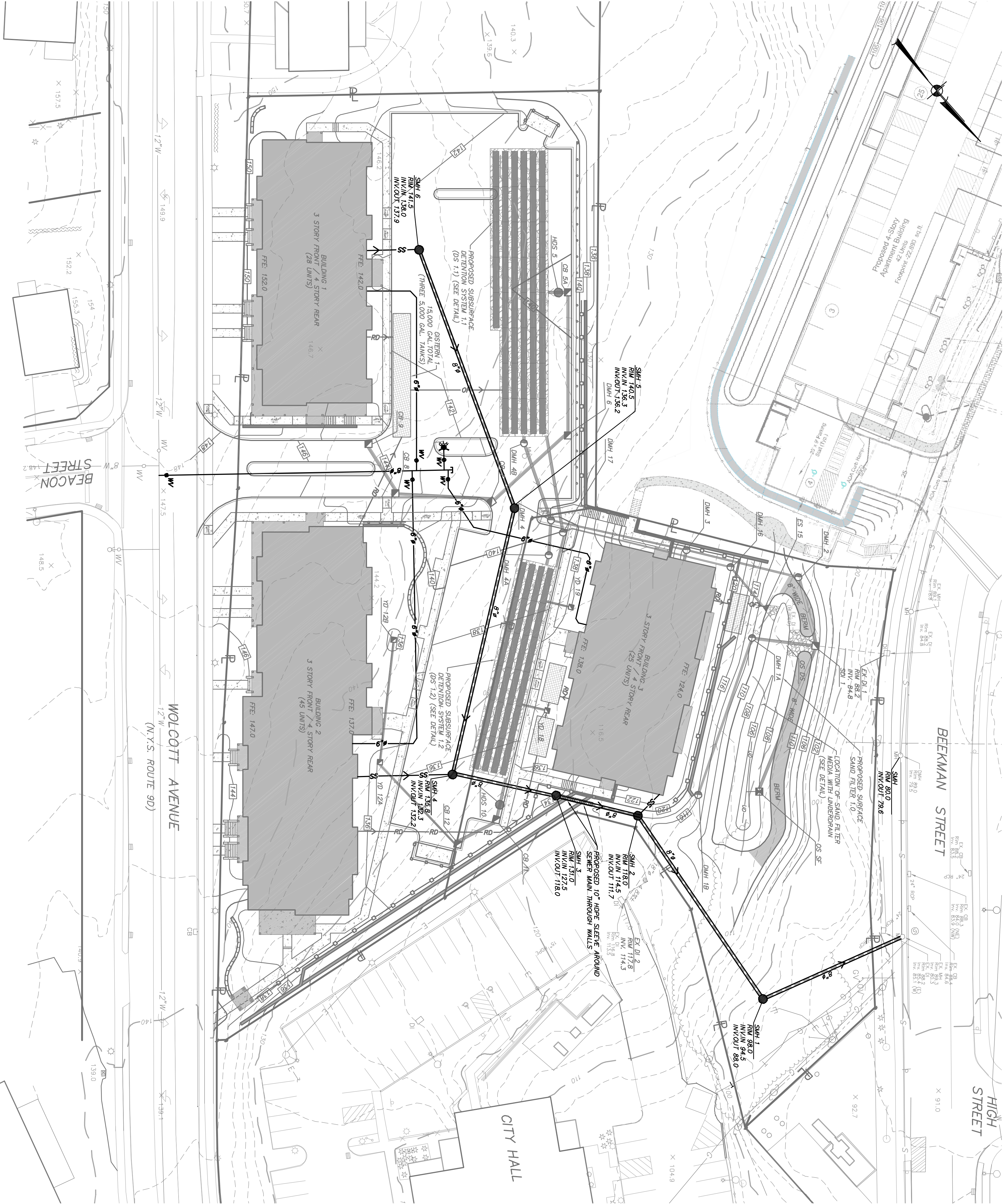


Site Plan	
Approved by resolution of the Beacon Planning Board on the _____ day of _____, 20____.	
Chairman, City Planning Board	Date

DRAWING: EXISTING CONDITIONS & REMOVALS	
PROJECT NUMBER	16226, 100
DATE	1-31-17
SCALE	1" = 30'
PROJECT:	WEST END LOFTS
DRAWING NO.	EX-1
SHEET	2
13	

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

LEGEND	
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	EXISTING CONCRETE CURB
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING FENCE
	EXISTING UTILITY POLES WITH OVERHEAD WIRES
	EXISTING GAS LINE
	EXISTING WATER MAIN
	EXISTING DRAINAGE PIPE
	EXISTING DRAINAGE STRUCTURE
	EXISTING SEWER MAIN
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	PROPOSED CURB
	PROPOSED EDGE OF SIDEWALK
	PROPOSED RETAINING WALL
	PROPOSED GUTTERFALL
	PROPOSED FENCE
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED CATCH BASIN
	PROPOSED DRAINAGE MANHOLE
	PROPOSED SEWER MANHOLE
	PROPOSED DRAINAGE PIPE
	PROPOSED ROOF DRAIN



ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7809 OF ARTICLE 174 OF THE EDUCATION LAW.

NO.	DATE	REVISION	REVISIONS PER CITY CONSULTANT COMMENTS	BY
4	5-30-17		REVISIONS PER CITY CONSULTANT COMMENTS	CTO
3	4-25-17		REVISIONS PER CITY CONSULTANT COMMENTS	CTO
2	3-28-17		REVISIONS PER CITY CONSULTANT COMMENTS	CTO
1	1-31-17		REVISIONS FOR PLANNING BOARD SUBMISSION	MEU
REVISION				

PROJECT:		WEST END LOFTS	
DRAWING:		UTILITIES PLAN	
PROJECT NUMBER		16226.100	
DATE		10-25-16	
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PHASE 1 – Construction Sequence

- All erosion and sediment control practices will be inspected in accordance with General Permit 02-0-15-002 or superseding General Permit. Needed repairs shall be made within seven (7) days after construction activity has temporarily or permanently ceased.
- Install silt fence and erosion control measures in general locations indicated on the plan.
- Remove trees within the limits of disturbance as shown on the plans for the entire project.
- Begin grubbing operations within the limits of entire project. See Erosion and Sediment Control Notes for additional details.
- Install temporary sediment trap in location of future dirt road in accordance with the detail within the limits of the project. See Erosion and Sediment Control Notes for additional details.
- Construct driveway entrance and install stabilized construction entrance/out-tracking pad at the project entrance off of Wolcott Ave.
- Establish Phase 1 Staging Area in location shown on plan.
- Site layout from Phase 1 and stockpile for later use in lawn and landscaped areas. See Erosion and Sediment Control Notes for additional detail.
- Begin excavation for foundation and site grading for Building 2 and the associated improvements.
- Begin installation of proposed retaining wall within the limits of the Phase.
- Install water and sewer connections necessary to service Building 2 within the limits of the Phase.
- Install drainage structures and piping as shown on the plans. Install detention system before detention system 1,1 shall be plugged until contributing area to the detention system is completely stabilized.
- Upon completion of grading operations, install driveway pavement base course.
- Building 1, landscaping along the eastern side of the entrance drive, and landscaping associated with retaining wall #1.
- Regrade topsoil, seed and mulch areas outside pavement to achieve final stabilization in accordance with the notes and details on the project plans. Landscaping around Building 1 in accordance with Drawing SP-1.

PHASE 2 – Construction Sequence


- Install silt fence and erosion control measures in general locations indicated on the plan.
- Establish Phase 2 Staging Area in location shown on plan.
- Site layout from Phase 2 and stockpile for later use in lawn and landscaped areas. See Erosion and Sediment Control Notes for additional detail.
- Install temporary swales to direct stormwater runoff from disturbed areas within the limits of the project. See Erosion and Sediment Control Notes for additional detail.
- Begin excavation for foundation and begin site grading for Building 1 and the associated improvements.
- Begin installation of proposed retaining wall west of the parking area.
- Install water and sewer connections necessary to service Building 2 within the limits of the Phase.
- Install drainage structures and piping as shown on the plans. Install detention system 1,1 and all associated piping within the limits of the phase. Terminal drainage structure before detention system 1,1 shall be plugged until contributing area to the detention system is completely stabilized.
- Upon completion of grading operations, install driveway pavement base and top courses.
- Install landscaping surrounding Building 2, landscaping along Wolcott Avenue in front of Building 2, landscaping along the western side of the entrance drive, and landscaping associated with retaining wall #2 and the adjacent parking lot.
- Regrade topsoil, seed and mulch areas outside pavement to achieve final stabilization in accordance with the notes and details on the project plans. Landscaping around Building #1 and the walls to the northwest should be installed in accordance with Drawing SP-1.

PHASE 3 – Construction Sequence

- Install silt fence and erosion control measures in general locations indicated on the plan.
- Site layout from Phase 3 and stockpile for later use in lawn and landscaped areas. See Erosion and Sediment Control Notes for additional detail.
- All runoff from disturbed areas should be directed to the temporary sediment trap during construction of this Phase.
- Begin excavation for foundation and begin site grading for Building 3 and the associated improvements.
- Begin installation of proposed retaining wall west of Building 3.
- Install water and sewer connections necessary to service Building 3 within the limits of the Phase.
- Install landscaping surrounding Building 3, and all remaining landscaping.
- Regrade topsoil, seed and mulch areas outside pavement to achieve final stabilization in accordance with the notes and details.
- Upon stabilization of all previously disturbed areas convert the temporary sediment trap to the swale should be disposed during the construction of the swale with a plug in Drainage Manhole 17. Swale to be stabilized in accordance with the notes and details. Upon establishment of final vegetation, remove plugs in DMH 17 and allow low flows to restore to the swale.
- Remove all temporary erosion and sediment control devices, and stabilize any remaining west should be installed in accordance with Drawing SP-1.

Refer to Drawing D-3 for all Notes and Other Information
Refer to Drawing EX-1 for Additional Information.

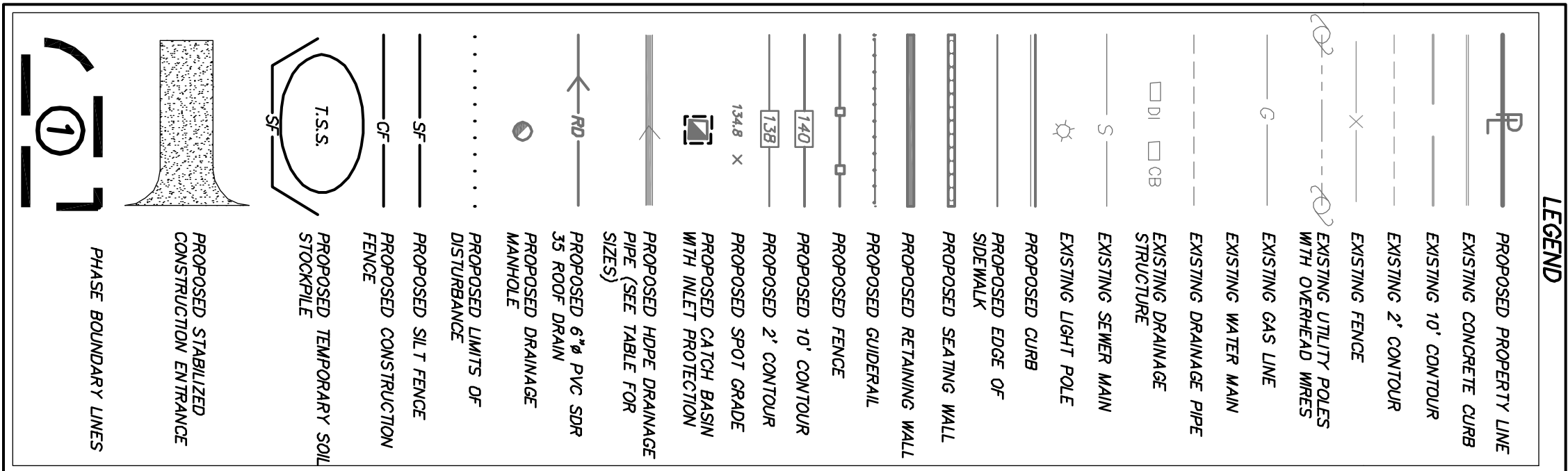
4	5-30-17	REVISIONS PER CITY CONSULTANT COMMENTS	C70
3	4-25-17	REVISIONS PER CITY CONSULTANT COMMENTS	C70
2	3-28-17	REVISIONS PER CITY CONSULTANT COMMENTS	C70
1	1-31-17	REVISIONS FOR PLANNING BOARD SUBMISSION	MEU
NO.	DATE	REVISION	BY



INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Garrettsville, OH 44820
(440) 225-9880
(440) 225-9777 fax
www.insite-eng.com

PROJECT:
WEST END LOFTS
WOLCOTT AVENUE, BEACON, NEW YORK 12008

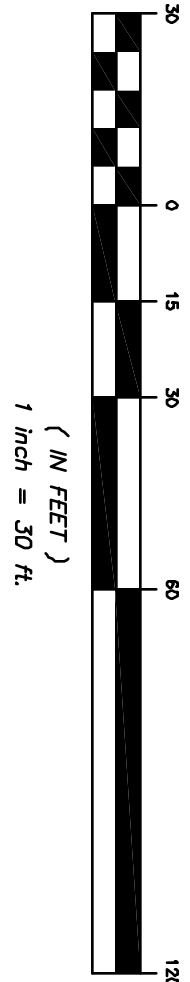
PROJECT NUMBER	16226.100	PROJECT MANAGER	J.L.C.	DRAWING NO.	SP-3	SHEET	6
DATE	10-25-16	DRAWN BY	C.T.O.	CHECKED BY	J.L.L.		13
SCALE	1" = 30'						



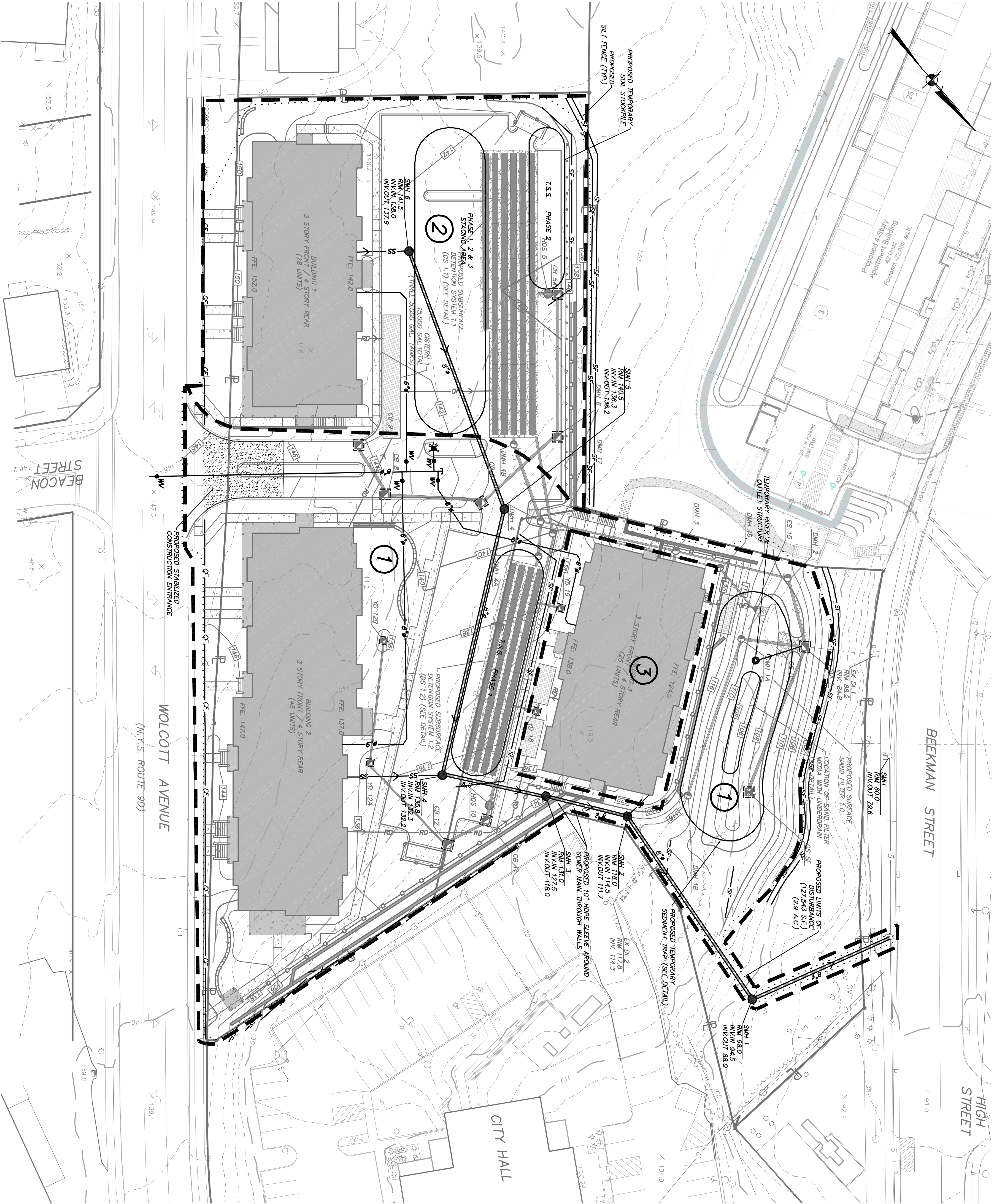
PHASE	EARTHWORK
	CUT VOLUME (cubic yards)
	FILL VOLUME (cubic yards)
1	2,300
2	2,500
3	300
	3,000

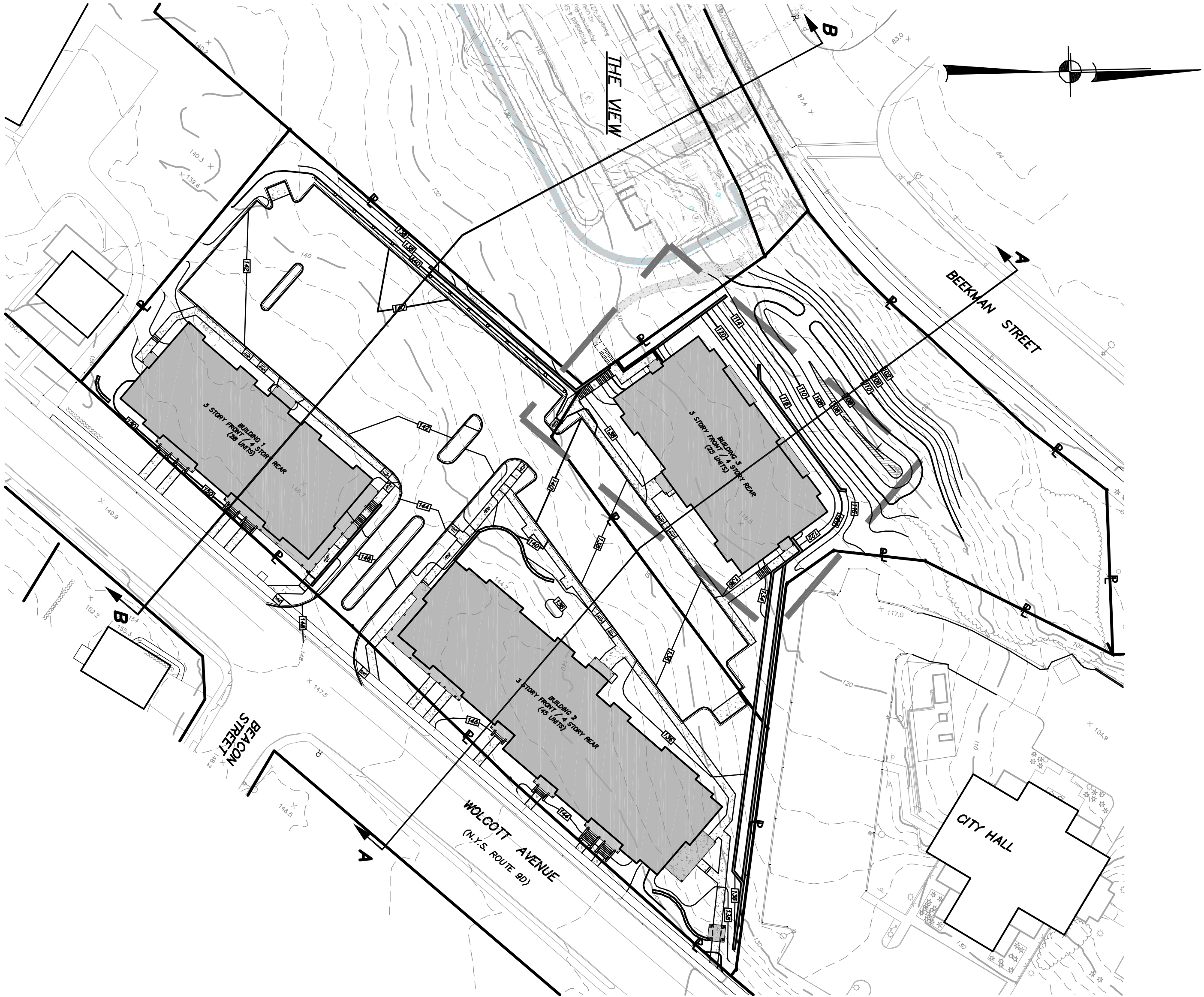
- Notes:
- Material needed for Phase 1 will be from an on-site source.
 - Excavated material from Phases 2 and 3 will be stockpiled for use in Phase 3.
 - Fill material needed to complete Phase 3 in addition to the Phase 2 excess will be from an on-site source.

GRAPHIC SCALE

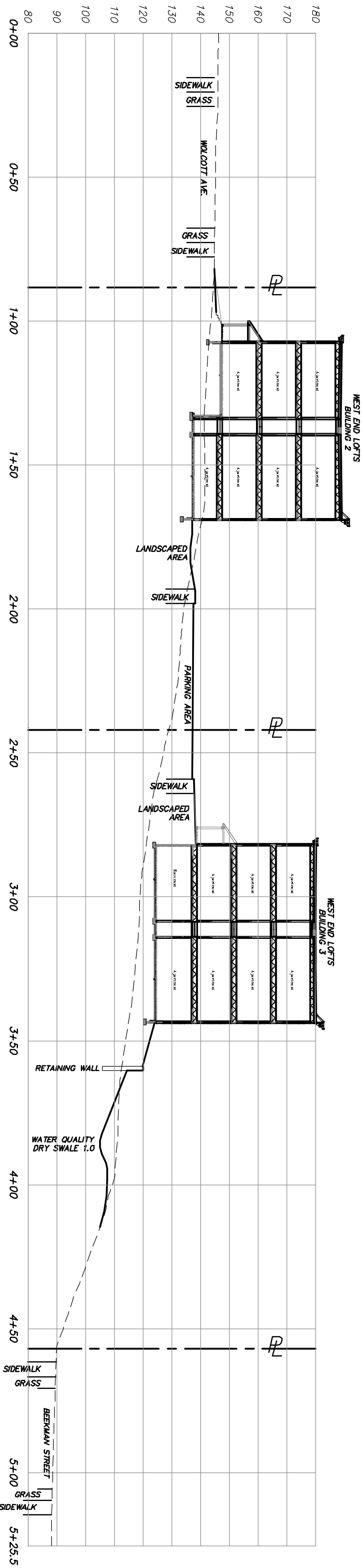


- GENERAL NOTES:**
- Refer to Drawing D-3 for all Notes and Other Information Pertaining to Erosion and Sediment Control. Refer to Drawing EX-1 for Additional Information.
 - For clarity, the landscaping with each Phase of construction is not shown on this drawing. Refer to the construction sequence on this drawing and the Landscape Plan, Drawing SP-1 for additional detail.

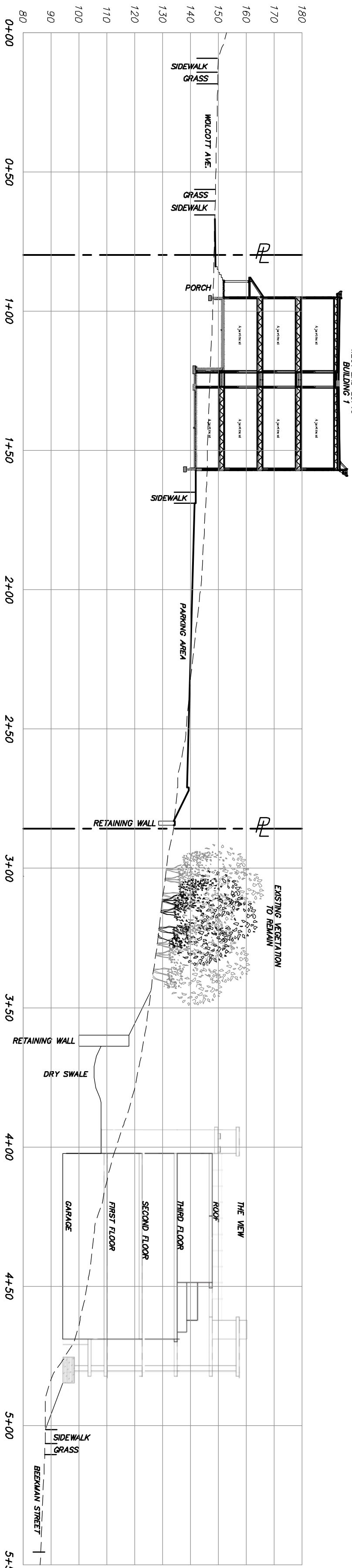




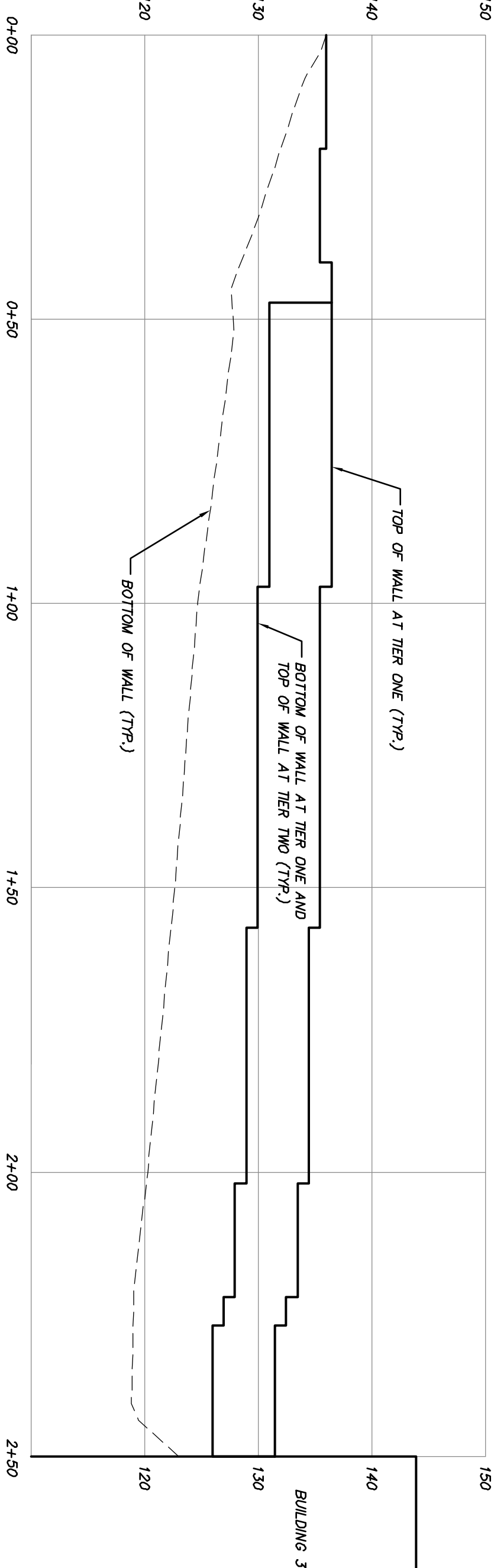
MAP
SCALE: 1" = 50'



SECTION A-A (1)
SCALE: 1" = 30'



SECTION B-B (1)
SCALE: 1" = 30'



PROPOSED RETAINING WALL #1
ELEVATION LOOKING SOUTH
SCALE: 1" = 20' HORIZ.
1" = 10' VERT.

NO.	DATE	REVISION	REVISIONS PER CITY CONSULTANT COMMENTS	BY
3	5-30-17		REVISIONS PER CITY CONSULTANT COMMENTS	CTD
2	4-25-17		REVISIONS PER CITY CONSULTANT COMMENTS	CTD
1	3-29-17		REVISIONS PER CITY CONSULTANT COMMENTS	CTD

INSITE	3 Garrett Place Garrett, NJ 08520 (609) 225-9500 (609) 225-9717 fax www.insite-eng.com
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.	

PROJECT: WEST END LOFTS

DRAWING: WOLCOTT AVENUE, BEACON, NEW YORK 12508

SECTIONS

PROJECT NUMBER	PROJECT MANAGER	DRAWING NO.	SHEET
16226.100	J.J.C.	S-1	7
DATE	DRAWN BY		13
1-24-17	C.T.O.		
SCALE	AS SHOWN	CHECKED BY	J.L.L.

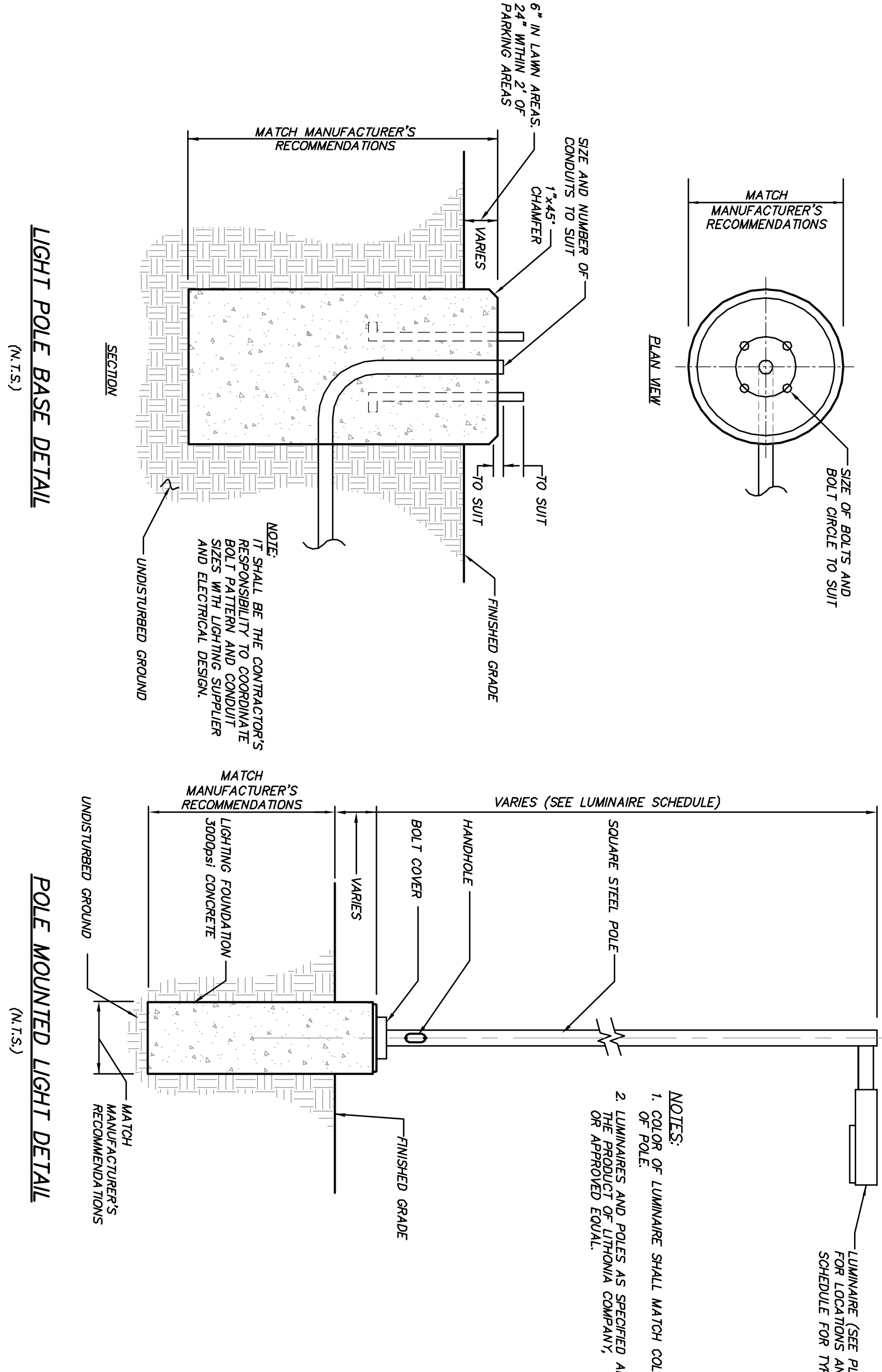



LEGEND	
	PROPOSED PROPERTY LINE
	EXISTING CONCRETE CURB
	EXISTING TREE LINE
	EXISTING TREES
	EXISTING FENCE
	PROPOSED CURB
	PROPOSED EDGE OF SIDEWALK
	PROPOSED RETAINING WALL
	PROPOSED GUIDEWAY
	PROPOSED FENCE
	PROPOSED LIGHTS

LUMINAIRE SCHEDULE			
Symbol	Qty	Description	Notes
A	3	D500 LED 20C TYPE 3 MEDIUM OPTICS WITH HOUSE-SIDE SHIELD, DARK BRONZE COLOR AND FINISH	20 LEDS 72.0 20'-0"
B	3	D500 LED 20C TYPE 3 MEDIUM OPTICS, DARK BRONZE COLOR AND FINISH	20 LEDS 72.0 20'-0"
C	12	MRF LED 42C MOUNTED TOP LIGHT 42 LEDS 520 MA DRIVE DISTRIBUTION, DARK BRONZE COLOR AND FINISH	42 LED MOUNTED 75.0 14'-0"
D	34	R400 LED 120 R400 LED 120 SPECIALLY FINISH	LED 10.0 10'-0"

STATISTICS			
DESCRIPTION	SYMBOL	Avg	MAX MIN AVG/MAX
Project Lighting		0.9	1.0 0.8 1.0 1.8

- LIGHTING NOTES:**
- All lighting shall be as noted on the plan or approved equal.
 - Style and finish of all luminaires and poles to be selected by owner.
 - Calculation values shown in this plan are taken on a horizontal plane at ground level using a 0.30 light loss factor for LEDs. Topographical information and landscaping have not been accounted for in these calculations.
 - All fixtures shall be shielded to prevent lighting of the night sky.





D-Series Size 0 LED Area Luminaire


Specifications

EPK	0.65 ft
Length	24"
Width	12"
Height	7"
Weight	14 lbs
Input	72W

Introduction

The modern styling of the D-Series is striking yet understated - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series took the benefits of the latest in LED technology into a high performance, high energy luminaire. The result is a luminaire that provides uniformity, greater pole loading and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 60% and expected service life of over 100,000 hours.



MRP LED Area Luminaire


Specifications

EPK	1.135 ft
Height	6.38"
Overall Height	22"
Overall Diameter	24"
Weight	37.5 lbs

Introduction

The MRP luminaire blends a traditional round design with contemporary, low profile styling to accent architectural elements in a variety of applications.

The MRP LED combines the latest in LED technology with the elegant aesthetics of the Omneer™ luminaire. High-conformance illuminance test pass. The MRP LED is ideal for replacing 100-250W metal halide in area lighting applications with typical energy savings of 60% and expected service life of over 100,000 hours.



RV6 LED

FEATURES & SPECIFICATIONS

INTRODUCTION — Lithonia's new RV6 LED is a high intensity, high efficiency, high performance luminaire. It is designed to provide uniform, high quality lighting for a wide range of applications. The RV6 LED is a high intensity, high efficiency, high performance luminaire. It is designed to provide uniform, high quality lighting for a wide range of applications.

INTRODUCTION — Lithonia's new RV6 LED is a high intensity, high efficiency, high performance luminaire. It is designed to provide uniform, high quality lighting for a wide range of applications. The RV6 LED is a high intensity, high efficiency, high performance luminaire. It is designed to provide uniform, high quality lighting for a wide range of applications.

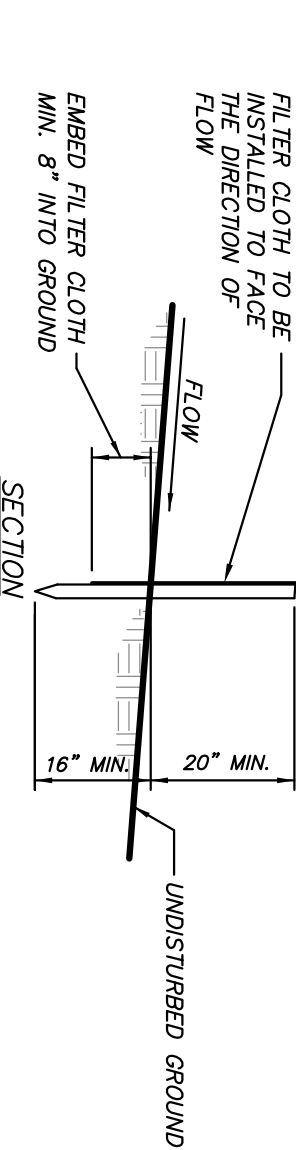
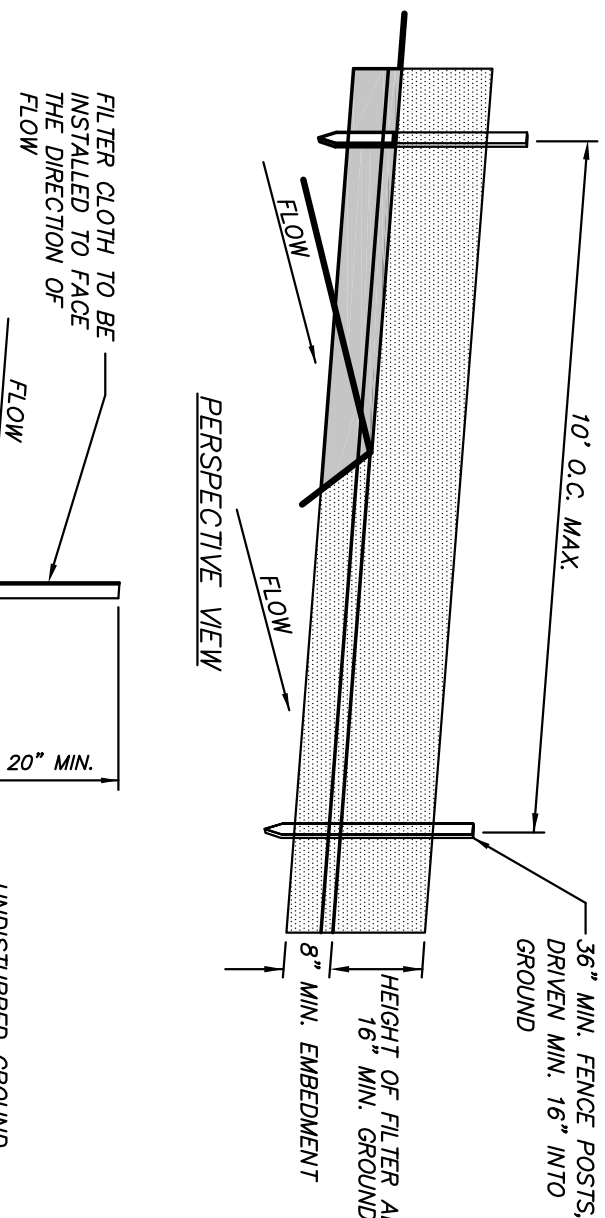
INTRODUCTION — Lithonia's new RV6 LED is a high intensity, high efficiency, high performance luminaire. It is designed to provide uniform, high quality lighting for a wide range of applications. The RV6 LED is a high intensity, high efficiency, high performance luminaire. It is designed to provide uniform, high quality lighting for a wide range of applications.

PROJECT INFORMATION			
PROJECT NUMBER	16226, 100	PROJECT MANAGER	J.L.C.
DATE	1-30-17	DRAWN BY	C.T.O.
SCALE	1" = 30'	CHECKED BY	J.L.C.

REVISIONS			
NO.	DATE	REVISION	BY
1	1-30-17	REVISIONS PER CITY CONSULTANT COMMENTS	C.T.O.
2	1-30-17	REVISIONS PER CITY CONSULTANT COMMENTS	C.T.O.
3	1-30-17	REVISIONS PER CITY CONSULTANT COMMENTS	C.T.O.

DRAWING INFORMATION			
PROJECT	WEST END LOFTS	PROJECT MANAGER	J.L.C.
DRAWING	LIGHTING PLAN	DRAWING NO.	LP-1
SCALE	1" = 30'	SHEET	8

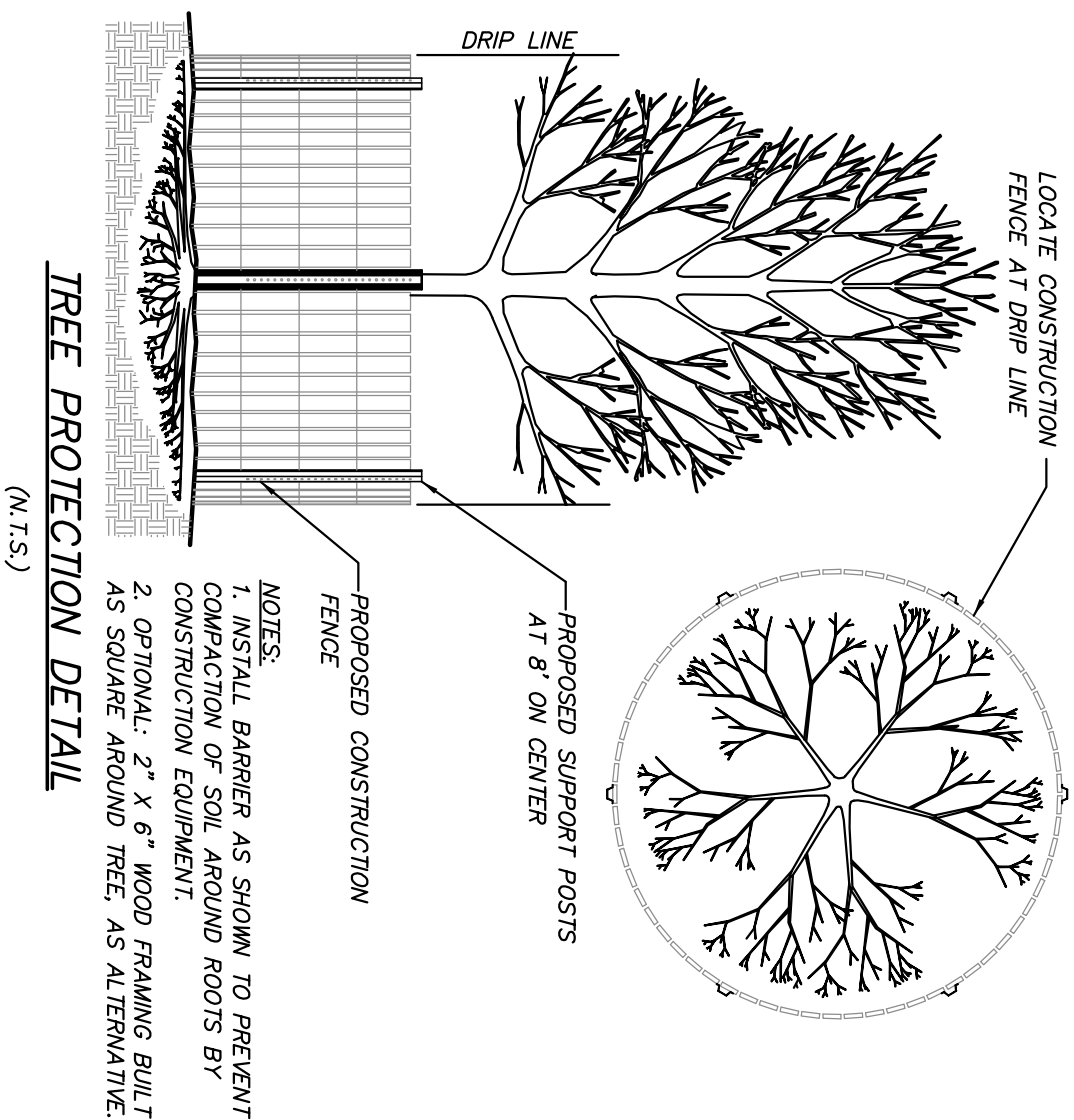
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7809 OF ARTICLE 145 OF THE EDUCATION LAW.



- | CONSTRUCTION NOTES FOR FABRICATED SLIT FENCE | |
|---|--|
| 1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS AT TOP AND MID SECTION. | POSTS: STEEL EITHER T OR U TYPE |
| 2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN, SECTIONS MUST BE OVERLAPPED BY 3 INCHES AND FASTENED TOGETHER. | OR 2" X4 WOOD |
| 3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SLIT FENCE. | FILTER CLOTH: FILTER X MARIAN T004, STABILINKA T140N |
| | PREFABRICATED LINKS: 60" X 60" X 12 GA. GALV. STEEL |
| | ENVIRONMENT, OR APPROVED EQUAL |

SILT FENCE DETAIL

(N.T.S.)

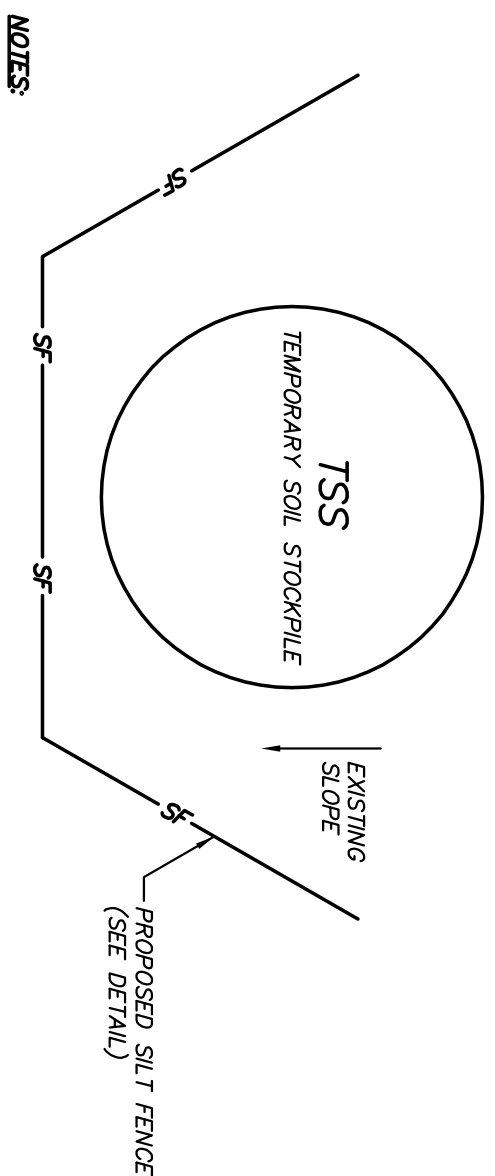


TREE PROTECTION DETAIL

(N.T.S.)

- TREE PROTECTION NOTES:

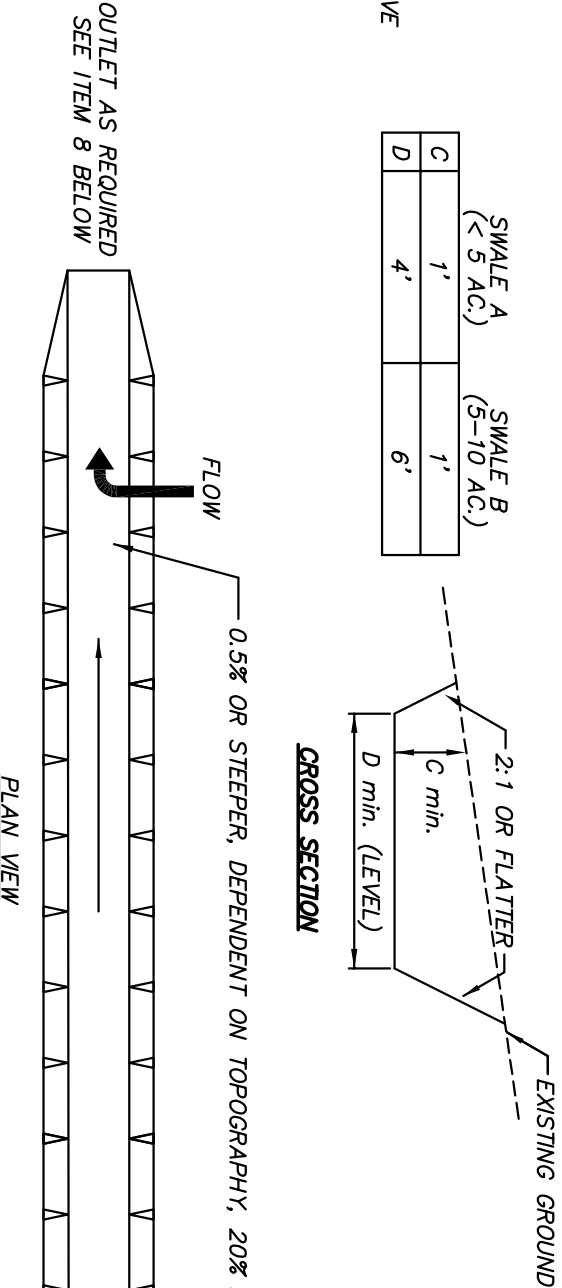
1. Trees to be preserved in proximity to disturbance areas shall be marked in the field by the Landscape Architect prior to start of construction.
2. Install tree protection measures prior to start of site clearing & construction.
3. No construction equipment shall be parked and no earth or construction materials shall be stockpiled or stored under the canopy of trees to be preserved.
4. During tree removal operations associated with construction, do not drop debris from trees to remain. Lower limbs and tree trunks do not touch adjacent trees.
5. Carefully back any tree branches that conflict with construction equipment.
6. Where trenching for utilities is required within a root zone, tunneling or trenchless methods shall be used. If trenching is required, trees that are encountered immediately adjacent to the location of new construction and relocation is not practical, the roots shall be hand pruned under the supervision of a Certified Arborist, and the Landscape Architect to 6" back appropriate treatment prior to backfilling.
7. If tree protection fencing to protect the root zone is not possible, six to eight inches of weed cloth mulch and 3/4" and plywood shall be placed over the entire affected root zone area to prevent soil compaction.
8. Any tree damaged during construction activities shall be immediately replaced by a qualified arborist at no additional cost to the owner.



1. AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF SOIL STOCKPILING SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE IMMEDIATELY SEEDED WITH K31 PERENNIAL TALL FESCUE.
4. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNDRAINAGE SIDE.

TEMPORARY SOIL STOCKPILE DETAIL

(N.T.S.)



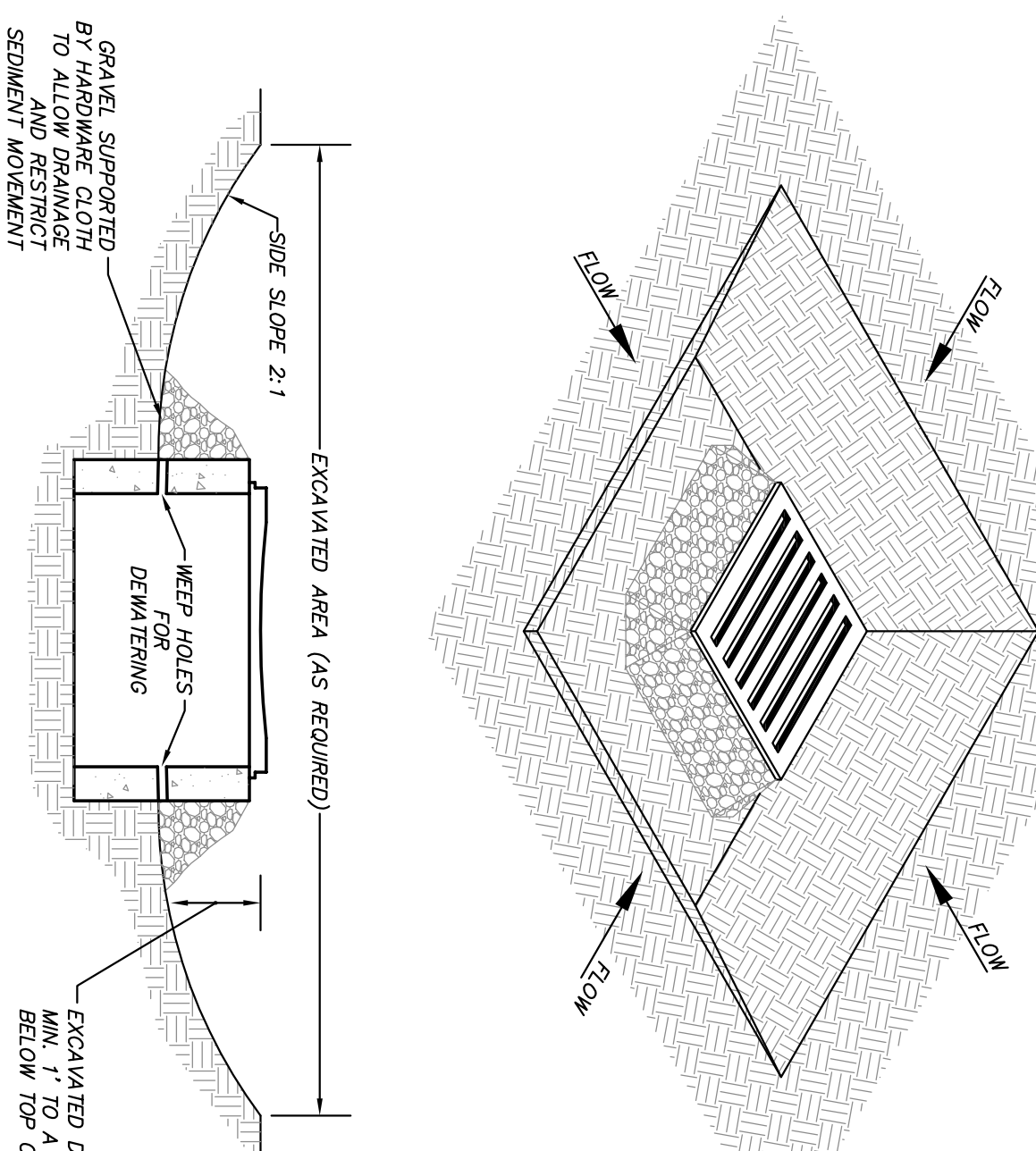
CONSTRUCTION SPECIFICATIONS

1. ALL TEMPARY SCAFFS SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
2. DIVERSED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
3. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT DURATION AND NO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
4. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBSTACLES TO CONSTRUCTION SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO AFFECT THE STABILIZATION OF THE DISTURBED AREA.
5. THE SLOPE SHALL BE EXPOSED OR SHARED TO LIVE GRASS AND GRASS SEEDS SHALL BE APPLIED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROTECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPROVE NORMAL FLOW.
6. FILLS SHALL BE COMPACTED BY EARTH MOVED EQUIPMENT.
7. ALL EARTH REMOVED AND NOT NEEDED ON CONSTRUCTION SHALL BE Hauled OFF SITE AND NOT INTERFERED WITH THE FUNCTIONS OF THE SLOPE.
8. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.
9. STABILIZATION SHALL BE AS PER THE CHART BELOW.

TRE TREATMENT	GRADE GRADE	A (3-AC OR LESS)	B (3-10 AC.)
1	0.5-3.0%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.1-5.0%	SEED AND STRAW MULCH	SEED USING JUTE OR EXCERSON
3	5.1-8.0%	SEED WITH JUTE OR EXCERSON, SDO	LINED RP-RAP 4-8" NEO EQUIVALENT
4	8.1-20%	LINED 4-8" RP-RAP	ENGINEERED DESIGN

TEMPORARY SWALE DETAIL

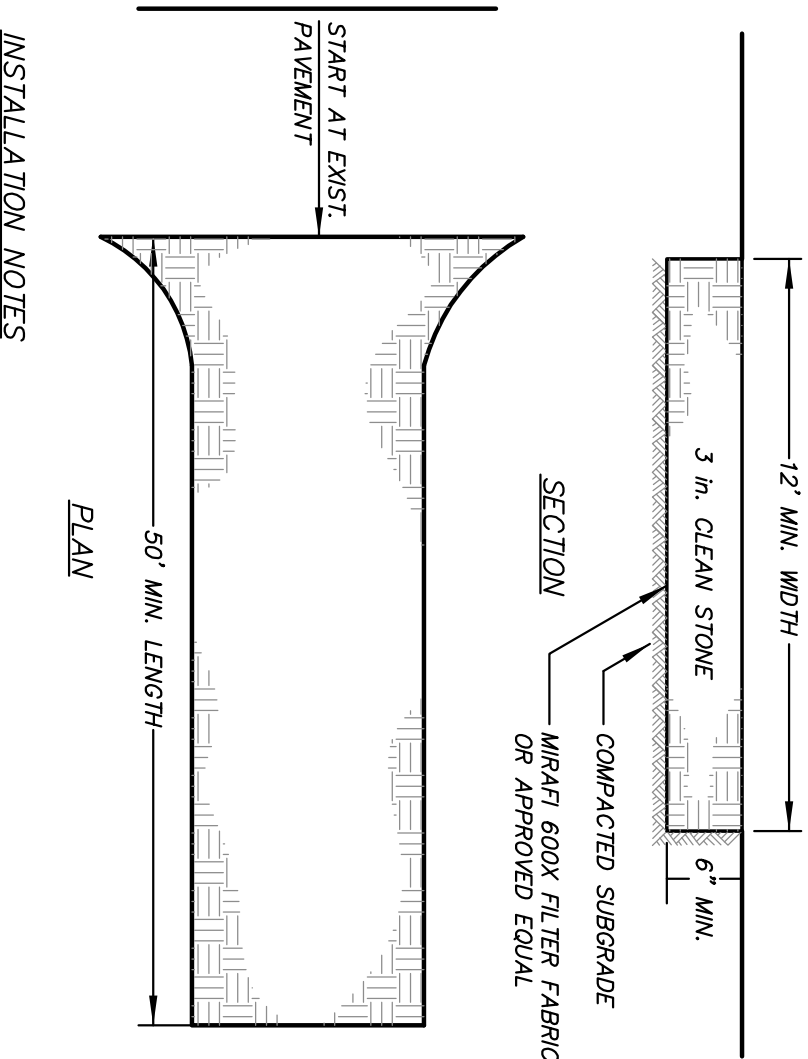
(N.T.S.)



EXCAVATED DROP INLET PROTECTION DETAIL

(N.T.S.)

1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN
3. WEED HOLDS SHALL BE PROTECTED BY GRAVEL
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL HOLES, FILL EXCAVATION WITH STABLE SOIL TO FINAL GRADE, COMPACT IF PROPER, AND STABILIZE WITH PERMANENT SEEDING
5. MAXIMUM DRAINAGE AREA = 1 ACRE



- ## INSTALLATION NOTES

1. STROKE SIZE - USE 3" STROKE
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESERVE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.)
3. THICKNESS - NOT LESS THAN 3/4" INCHES
4. WIDTH - 12" FLOOR WIDEN, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE NARROW OR EGRESS OCCUR.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA, PRIOR TO PLACING STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD ANY EXISTING OR PROPOSED DRIVEWAY SHALL BE COLLECTED AND DRAINAGE IS IMPROVED OR A MODIFIABLE BERM WILL BE MAINTAINED. IF 5" STOKES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOWING OR SEDIMENT ONTO PUBLIC RIGHT OF WAY. EXISTING DRIVEWAYS SHALL BE MAINTAINED AND ALL SURFACES USED FOR PUBLIC TRAFFIC SHALL BE KEPT CLEAR OF ALL OBSTRUCTIONS. ALL PUBLIC TRAFFIC WILL BE REDIRECTED IMMEDIATELY DROVEWAY WASHED OR TRACKED ON TO PUBLIC RIGHT OF WAY.
8. ENTRANCE AND PUBLIC RIGHT OF WAY - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN EGRESS.
9. PRECIPITATION INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION

(N.T.S.)

REQUIRED EROSION CONTROL SWPPP CONTENTS:

REQUIRED POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICE COMPONENTS:

- a. Pursuant to the NYSDCE "SPECS General Permit for Stormwater Discharges from Construction Activity" (GP-0-01-0202), all construction projects needing approval from the Department must comply with the following minimum standards for stormwater management practices designed in conformance with the most current version of the technical standard, New York State Stormwater Management Design Manual ("Design Manual"). Where post-construction stormwater management practices are not required by the Department's Stormwater Management Design Manual, the applicant must demonstrate equivalence to the technical standard. The following list of SWMP components is provided in accordance with Part III.B.2(a)-(c) and III.B.3:
 - i. Identification of all post-construction stormwater management practices to be constructed as part of the project; This plan, and details/notes shown hereon serve to satisfy this SWMP requirement.
 - ii. A site map/construction drawings showing the specific location, and size of each post-construction stormwater management practice. This plan, and details/notes shown hereon serve to satisfy this SWMP requirement.
 - b. A Stormwater Modeling and Analysis Report including pre-development conditions, demonstrating that each practice has been designed in conformance with the siting and identification of any design criteria that are not required. The required analysis will be provided in a Preliminary Stormwater Pollution Prevention Plan.
 - c. Siting testing results and locations. This report will be provided in the Preliminary Stormwater Pollution Prevention Plan.
 - d. Infiltration testing results. This SWMP requirement will be provided in the Preliminary Stormwater Pollution Prevention Plan.
 - e. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each post-construction stormwater management practice. The plan shall identify the entity that will be responsible for the long term operation and maintenance of each post-construction stormwater management practice. These responsibilities shall be provided on these plans solely to satisfy this requirement.
2. Enhanced Phosphorus Removal Standards – Beginning on September 30, 2008, all construction projects identified in Table 2 of Appendix B that are located in the watersheds identified in Appendix C shall prepare a SWMP that includes water quality sensitive stormwater management practices designed in conformance with the Enhanced Phosphorus Removal Standard set forth in the Department's Stormwater Management Design Manual. Stormwater management practices designed in conformance with the technical standard, New York State Stormwater Management Design Manual, At a minimum, the post-construction stormwater management practice component of the SWMP shall include the following information:
 - a. A list of all stormwater management practices to be installed as part of the project.
 - b. Details of item 2.(a) - 2.(f) above. These standards do not apply to the subject project.

EROSION & SEDIMENT CONTROL NOTES:

1. The Erosion and Sediment Control Plan is only to be referred to for the installation of erosion and sediment control measures. For all other construction related activities, including, but not limited to, grading and utilities, refer to the appropriate drawings.
2. Each contractor or subcontractor responsible for soil disturbance shall have a MNSDEC permit. They will be responsible to comply with the stormwater pollution prevention plan and the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction. The MNSDEC trained contractor shall sign a certification statement required by 60-0-315-006.
3. All construction activities involving the removal or disposition of soil are to be performed in accordance with the MNSDEC erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with New York Standards and Specifications For Erosion and Sediment Control, latest edition.
4. Whenever feasible, natural vegetation should be protected and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 3.5 percent of the site shall be exposed at any one time unless prior authorization is granted by the MNS.
5. When land is exposed during development, the exposure shall be kept to the shortest practical period of time, but in no case more than 7 days after the construction activity in that portion of the site has ceased. Disturbance shall be minimized in the areas required to perform construction.
6. All construction vehicles shall be kept clear of the watercourses and wetland control areas outside the areas of proposed development. Soil fence and orange construction fence shall be installed in the areas where the grading is in close proximity of the watercourses or wetland control areas.
7. The stabilized construction entrance and soil fence shall be installed as shown on the plans prior to beginning any clearing, grading or earthwork.
8. All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded with a pre grass mixture having a quick germination time.
9. Any graded areas not subject to further disturbance or construction traffic shall, within 7 days of final grading, receive permanent vegetation cover in combination with a suitable mulch. Refer to Site Seeding Notes for additional detail and construction notes.
10. Grass seed mix may be applied by either mechanical or hydroseeding methods, or by hand seeding. For performance and application information, refer to the MNSDEC Standard Specification, Construction and Materials, Section 610-3.02, Method No. 1-7.
11. Cut or fill (all) slopes steeper than 3:1 shall be stabilized immediately after grading with the appropriate erosion control blanket, straw mulch, or other approved method.
12. Paved roadways shall be kept clean of all things.
13. The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
14. All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
15. Stormwater from disturbed areas must be passed through erosion control barriers

EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE				
MONITORING REQUIREMENTS			MAINTENANCE REQUIREMENTS	
PRACTICE	DAILY	WEEKLY	AFTER RAINFALL	
SILT FENCE BARRIERS	–	Inspect	Inspect	Clean/Replace
STABILIZED CONSTRUCTION ENTRANCE	Inspect	–	Inspect	Clean/Replace Stone and Fabric
DUST CONTROL	Inspect	–	Inspect	Mulching/ Spraying Water
VEGETATIVE ESTABLISHMENT	–	Inspect	Inspect	Water/Fertilize/ Remove
INLET PROTECTION	–	Inspect	Inspect	Clean/Repair/ Replace
SOIL STACKPLES	–	Inspect	Inspect	Mulching/ Silt Fence/Repair
SWALES	–	Inspect	Inspect	Clean/Mulch/ Repair
CHECK DAMS	–	Inspect	Inspect	Clean/Repair Stones/Repair
CONCRETE DRAINAGE STRUCTURES	–	Inspect	Inspect	Clean/Repair/ Remove Debris/ Repair/Jacking
DRAINAGE PIPES	–	Inspect	Inspect	Clean/Repair
ROAD & PAVEMENT	–	Inspect	Inspect	Clean

*** Permanent vegetation is considered stabilized when 80% of the plant density is established. Erosion control measures shall remain in place until all disturbed areas are permanently stabilized.**

Note: The party responsible for implementation of the maintenance schedule during and after construction is:

KEARNEY REALTY & DEVELOPMENT GROUP
34 CLAYTON BOULEVARD
BALDWIN PLACE, NY 10505
and/or the current owner(s) of the subject property.

SOIL RESTORATION REQUIREMENTS^{1,2}

(CRS/IE, SCS & WITHIN THE LIMIT OF DISTURBANCE BELONG TO THE HAPPOORS, SCS, GROUP (HSP, B)			
TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT	COMMENTS/EXAMPLES	
No soil disturbance	Restoration not required	Preservation of Natural features	
Minimal soil disturbance	HSG A & B	Cleaning and grubbing	
Areas where topsoil is stripped only – no change in grade	Apply 6" of topsoil	Protect area from any ongoing construction activities	
Areas of cut or fill	HSG A & B		
	Apply 6" of topsoil		
Heavy traffic areas on 50' x 25' feet around a zone buildings but not within a 5 foot perimeter around foundation walls)	Apply full Soil Restoration ¹ and compost enhancement ²		
Areas where runoff or erosion or soil infiltration problems are applied	Restoration not required, but topsoil applied for appropriate practices	Keep construction equipment from creating these areas to protect newly installed practices from any ongoing construction a single phase operation hence area.	
Redevelopment projects	Soil restoration is required on redevelopment projects in areas that will be converted to pervious areas		

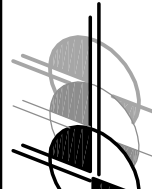
1. **Table tent:** Chapter 5 of the "New York State Stormwater Management Design Manual" items struck out on the table are items that are not applicable to this project. Revisions applying to items that are not applicable are indicated by a "D" in the margin. The table is revised to be narrower still in the soil, a roller with many spikes moving interstentions in the soil, or prongs which functions like a mini-scraper.
2. **Deep ripping and steam injection, JEC 2008:** The disturbed soils are returned to rough grade and the following Soil Restoration steps applied:
3. **Apply 3 inches of compost without**
4. **Apply 3 inches of compost without**
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4	5-30-17	REVISIONS PER CITY CONSULTANT COMMENTS	
3	4-25-17	REVISIONS PER CITY CONSULTANT COMMENTS	
2	3-28-17	REVISIONS PER CITY CONSULTANT COMMENTS	
1	1-31-17	REVISIONS FOR PLANNING BOARD SUBMISSION	
NO.	DATE	REVISION	

PROJECT:

WEST END LOFTS

WALCOTT AVENUE, BRACKEN, NEW YORK 12508



INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.

DRAWING:		
<u>DETAILS</u>		
PROJECT NUMBER 16222, 100	PROJECT NUMBER J.L.C.	DRAWING NO. D-3
DATE 10-25-16	DRAWN BY C.T.O.	11 /
SCALE AS SHOWN	CHECKED BY J.L.L.	

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SEWER TESTING PROCEDURES

TESTS FOR NON-PRESSURE PIPELINES FOR TRANSPORT OF SEWAGE

The leakage shall be determined by exfiltration, infiltration or low pressure air.

- A. Exfiltration Testing
1. Exfiltration tests shall be made by filling a section of pipeline with water and measuring the quantity of leakage.

2. The head of water at the beginning of the test shall be at least 2 feet above the highest pipe within the section being tested.

a. Should groundwater be present within the section being tested, the head of water for the test shall be 2 feet above the hydraulic gradient of the groundwater.

b. Should the requirement of 2 feet of water above the highest pipe subject any joint of the lower end of the test section to a differential head of water less than 1.5 feet, another method of testing shall be employed.
- B. Infiltration Testing
1. Infiltration tests will be allowed only when the water table gauges determine the water table is at least 2 feet or more above the highest pipe of the section being tested.

2. Infiltration test shall be made by measuring the quantity of water leaking into a section of pipeline.

3. Measurement of the infiltration shall be by means of a calibrated weir constructed at the outlet of the section being tested.
- C. Allowable Leakage for Non-Pressure Pipelines
1. The allowable leakage (exfiltration or infiltration) for non-pressure pipelines shall be determined by the following formula: $Q = 128,000 \frac{LD}{T}$ where:
 Q = quantity of leakage water, in gallons per hour
 D = nominal diameter of the pipe, in inches
 P = average test pressure during the hydrostatic test, in pounds per square inch (gauge)
 L = length of pipe, in feet
 T = time of test, in hours

2. Ductile iron – mechanical or push-on joints
Cast iron – mechanical or push-on joints
Cast iron – gasketed joints
Polypropylene, thermoplastic or fiberglass with rubber joints
Culverts and pipe
3. Repairs of the above allowable leakage, any spurling leaks detected shall be repaired and retested.

D. Low Pressure Air Testing

1. Air testing for acceptance shall not be performed until the backfilling has been completed.

2. Low pressure air tests shall conform to ASTM F1417-92, Section 8.2.2, and shall be made by the use of 0.2 p.s.i.g. air, except as specified herein and shall not be limited to pipe or structures of 36" or larger.

3. All sections of pipelines shall be cleaned and flushed prior to testing.

4. The air test shall be based on the standing pressure of 3.5 to 4.0 p.s.i.g. and shall be maintained for a minimum of 15 minutes. The test shall be computed based on the test and length of the test section by the Engineer.

5. The equipment required for air testing shall be furnished by the Contractor. The equipment shall be capable of maintaining a constant pressure and shall allow for the monitoring of the pressure, release of pressure and a separable test gauge.

a. The test gauge shall be sized to allow for the measuring of the 0.5 p.s.i.g. loss allowed during the test period and shall be on a separate line to the test section.

E. Deflection Testing

1. Deflection testing shall be performed 30 days after backfilling. The test shall be made by passing a ball or cylinder no less than 55% of the pipe diameter devices, the pipe. The test shall be performed without mechanical pulling devices.

F. Manhole Testing

1. General

a. Each manhole shall be tested by either exfiltration, infiltration or vacuum testing.

b. A manhole will be acceptable if the leakage does not exceed an allowance of one gallon per vertical foot of depth for 24 hours, permanently stopped.

2. Exfiltration tests shall be performed after backfilling. The test shall be made by filling the manhole with water and observing the level for a minimum of eight hours.

3. Infiltration tests shall be performed after backfilling when the groundwater level is above the joint of the top section of a precast manhole.

4. Vacuum testing shall be performed after backfilling in accordance with the latest revision of ASTM C1244-11 as follows:

a. The test head shall be placed at the top of the manhole in accordance with the manufacturer's recommendations.

b. A vacuum of 10 in. of mercury shall be drawn on the manhole, the valve on the vacuum line of the test head closed, and the vacuum maintained for a minimum of 15 minutes.

c. The manhole shall pass if the time for the vacuum reading to drop from 10 in. of mercury to 9 in. of mercury meets or exceeds the values indicated below.

Minimum Test Times for Various Manhole Diameters in Seconds.

Depth (ft)	Diameter (inches)	48	60
8 or less	20	26	33
10	25	33	40
12	30	39	46
14	35	45	52
16	40	51	58
18	45	57	64
20	50	63	70
- DUCTILE IRON PIPE WATER TESTING PROCEDURES
- TESTS ON PRESSURE PIPING FOR TRANSPORT OF WATER
- A. Hydrostatic Pressure Test

1. Hydrostatic testing shall be performed in accordance with the revision of ASTM C600, Section 5.2, Hydrostatic Testing.

1. Test pressure shall be as scheduled or, where no pressure is scheduled, shall be 150 p.s.i. or 1.25 times the static operating pressure, whichever is higher.

2. Test pressure shall be held on the piping for a period of at least 2 hours, unless a longer period is requested by the Engineer.

3. The test medium shall be water.

B. Hydrostatic Leakage Test

1. The leakage test shall be conducted concurrently with the pressure test.

2. The rate of leakage shall be determined at 15-minute intervals by means of a calibrated measuring device. The test shall be continued until the pressure below an allowable value, for three consecutive 15-minute intervals. After this, the test pressure shall be maintained for at least another 15 minutes.

a. At the completion of the test, the pressure shall be released at the furthest point from the point of application.

3. All exposed joints shall be examined during the test and all leaks, defective material or joints will be required or replaced before repeating the tests.

4. The allowable leakage will be determined by the following formula:
 $Q = 128,000 \frac{LD}{T}$ where:
 Q = quantity of leakage water, in gallons per hour
 D = nominal diameter of the pipe, in inches
 P = average test pressure during the hydrostatic test, in pounds per square inch (gauge)
 L = length of pipe, in feet
 T = time of test, in hours

C. Dye Penetration Test

1. All work under this section shall be performed in the presence of the Design Engineer, and a representative of the public health authority having jurisdiction, as required.

2. Observation shall be scheduled such that sampling and lighting will be performed during daylight hours. The test shall be performed on all supply water to prevent any potential backflow contamination or cross connection.

3. Observation shall be by the use of a solution of water and liquid chlorine, sodium hypochlorite or sodium hydroxide and the solution shall be contained in the pipe or structure as specified.

4. Prior to application, all dirt and foreign matter shall be removed by a thorough cleaning and flushing of the pipeline or structure.

5. The chlorine solution shall be introduced to pipeline through corporation stops extending directly into the structure, or other approved methods.

6. The application of the chlorine solution shall be by means of a controlled solution feed device. The rate of chlorine solution flow shall be in such proportion to the rate of water entering the pipe or structure that the resulting free chlorine residual shall be between 25 and 50 parts per million (ppm) or milligrams per liter (mg/L).

7. The chlorine residual water shall be retained in the pipe or structure at least 24 hours, unless otherwise directed. During the retention period, all valves and hydrants within the treated sections shall be operated.

8. The chlorine residual shall be not less than 10 ppm (or mg/L) at any point in the pipe or structure at the end of the 24-hour retention period.

9. When making repairs to, or when specified, structures and portions of pipelines shall be chlorinated by a concentrated chlorine solution containing not less than 200 ppm (mg/L) free chlorine. The rate of chlorine solution flow shall be in such proportion to the rate of water entering the pipe or structure that the resulting free chlorine residual shall be between 25 and 50 parts per million (ppm) or milligrams per liter (mg/L). The chlorine solution shall remain in contact with the strong chlorine solution for at least 30 minutes.

10. After the required retention of chlorinated water in the pipe or structures, they shall be flushed and backflow prevention shall be proven equal to water quality served by the public from the existing water supply system.

11. The disposal of chlorinated water from any pipe or structure shall be such that it will not cause damage to any vegetation, fish, or animal life.

12. The Contractor shall make all arrangements for the testing of water quality by an approved independent laboratory. Two acceptable bacteriological test, taken at one set from the end of the line and at least one set from each branch. The test shall be made by the Design Engineer and the public health authority having jurisdiction.

13. All water quality requirements shall be fulfilled prior to the passage of any water through the new system to a public supply or the use of the new system.

THRUST BLOCK SCHEDULE									
PIPE SIZE	CAST IRON	24"	30"	36"	42"	48"	54"	60"	72"
THRUST BLOCK SIZE	18"	24"	30"	36"	42"	48"	54"	60"	72"
THRUST BLOCK WEIGHT	150 lbs	200 lbs	250 lbs	300 lbs	350 lbs	400 lbs	450 lbs	500 lbs	600 lbs

TAPPING SLEEVE, VALVE, AND THRUST BLOCK DETAIL

WATER LINE CROSSING UNDER SANITARY SEWER LINE OR STORM DRAIN LINE

WATER LINE CROSSING DETAIL

SEWER SERVICE LINE TRENCH DETAIL

4	5-30-17	REVISIONS PER CITY CONSULT COMMENTS	C/O
3	4-25-17	REVISIONS PER CITY CONSULT COMMENTS	C/O
2	3-28-17	REVISIONS PER CITY CONSULT COMMENTS	C/O
1	1-31-17	REVISIONS FOR PLANNING BOARD SUBMISSION	MEU
NO.	DATE	REVISION	BY

ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

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PROJECT: WEST END LOFTS

DRAWING: DETAILS

PROJECT NUMBER: 16226.100

DATE: 10-25-16

SCALE: AS SHOWN

PROJECT MANAGER: J.L.C.

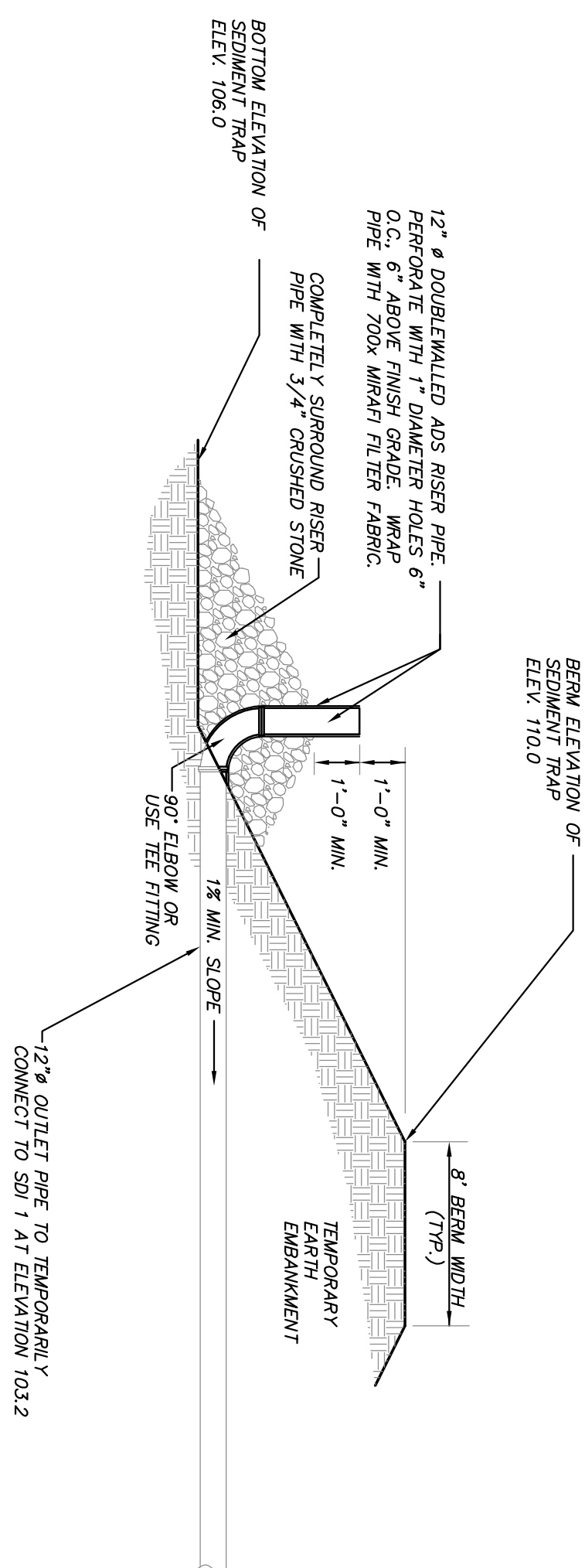
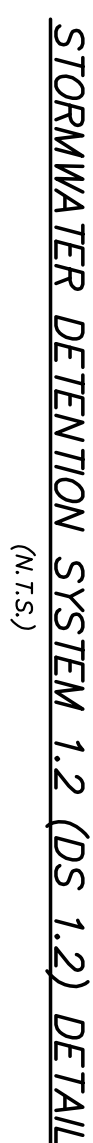
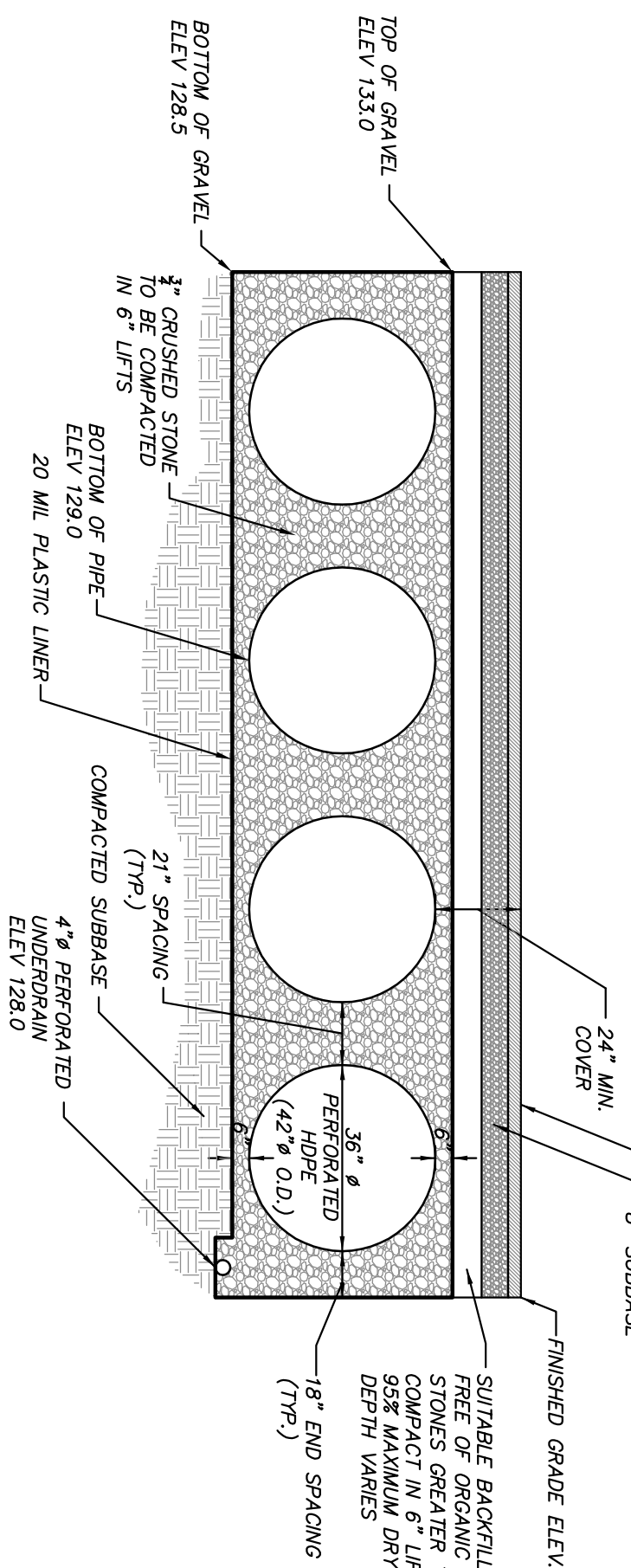
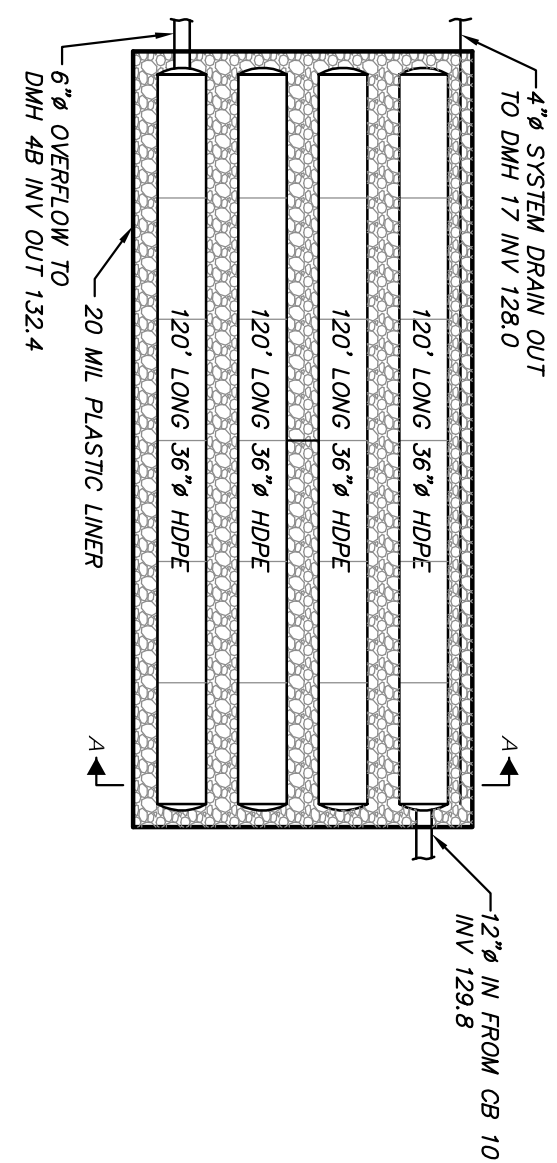
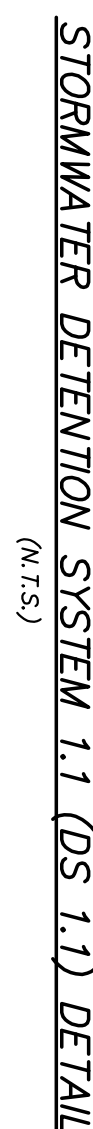
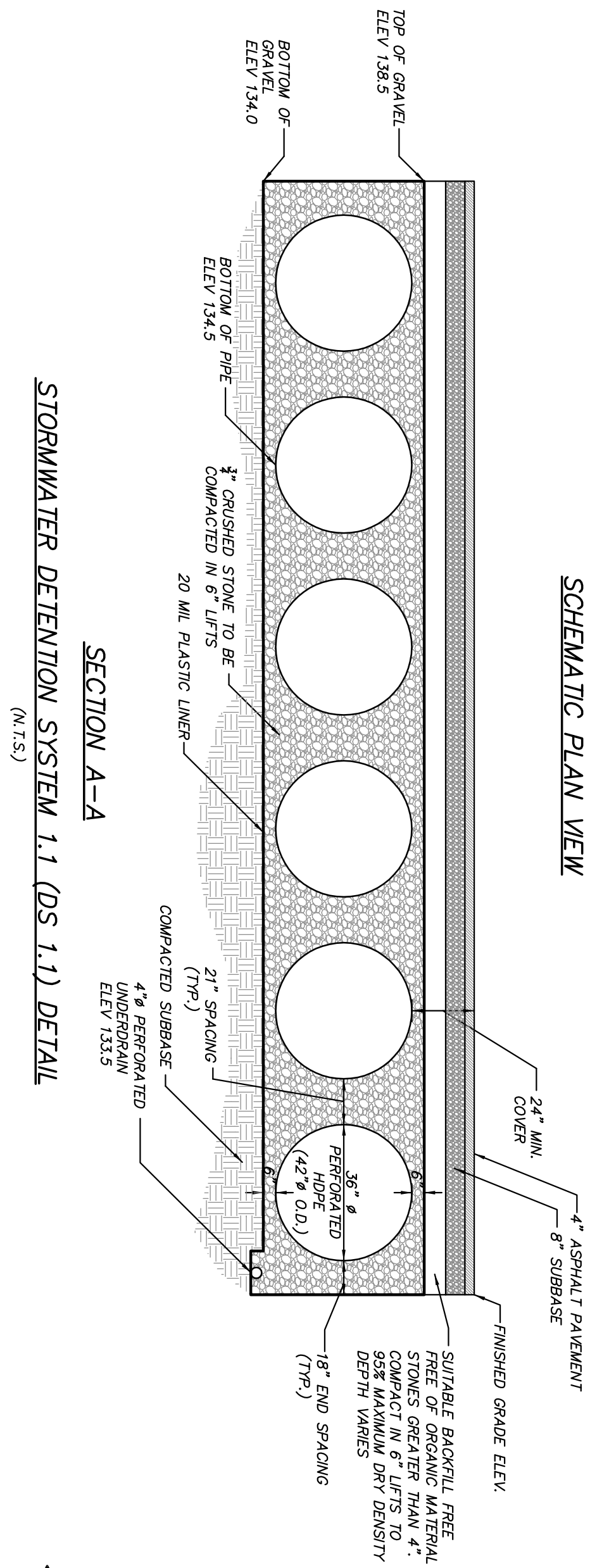
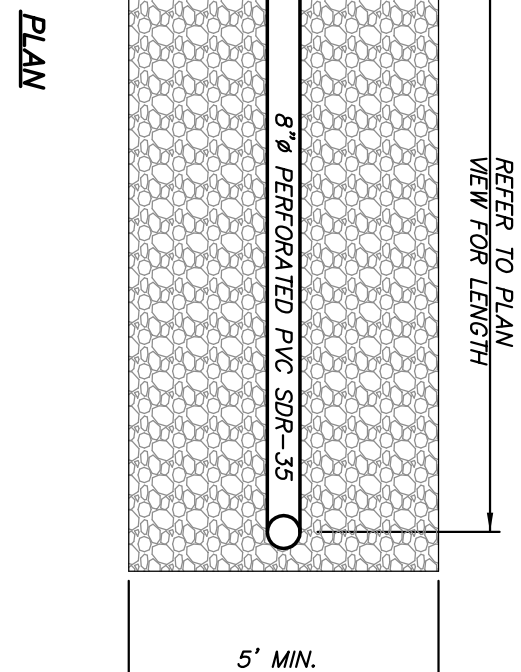
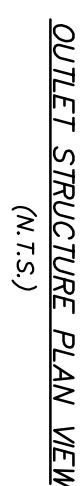
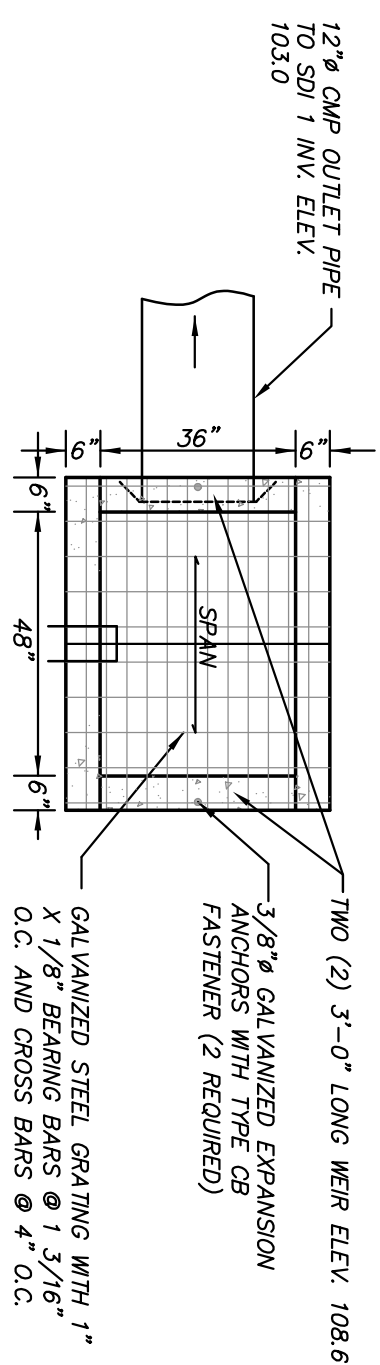
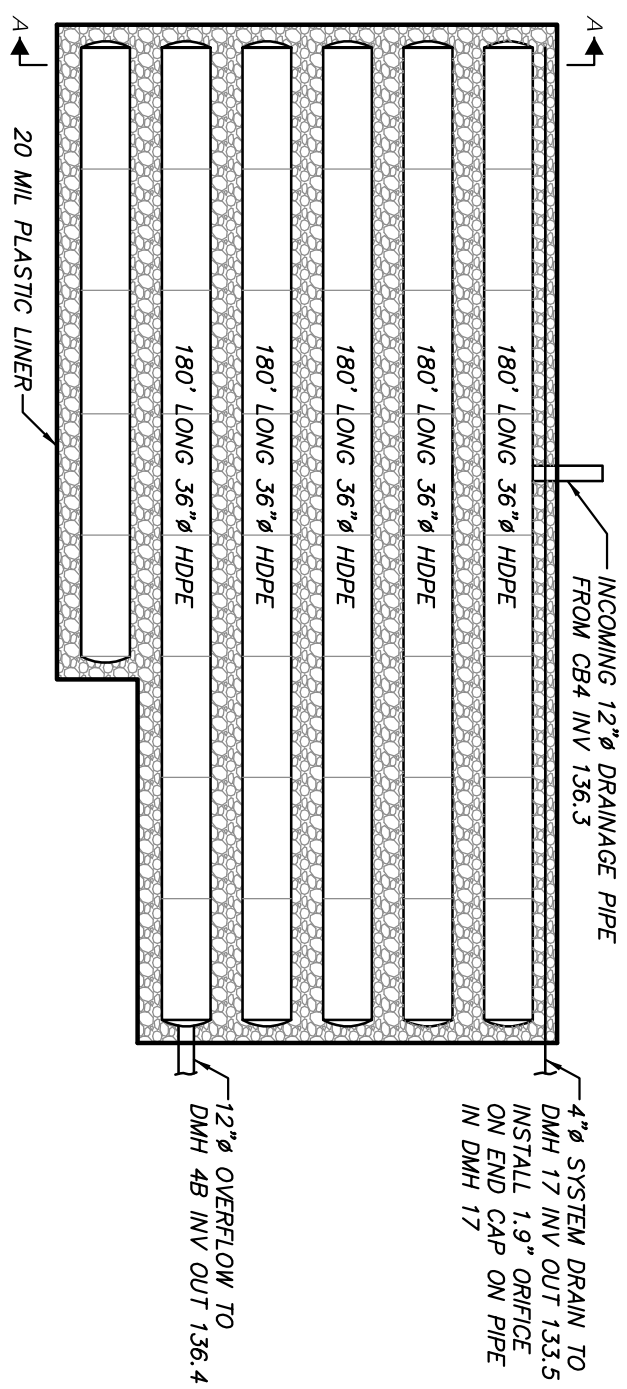
DRAWN: C.T.O.

CHECKED: J.L.L.

DRAWING NO. D-4

SHEET 12 OF 13

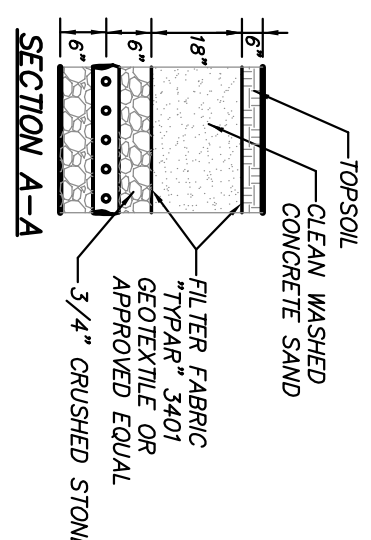
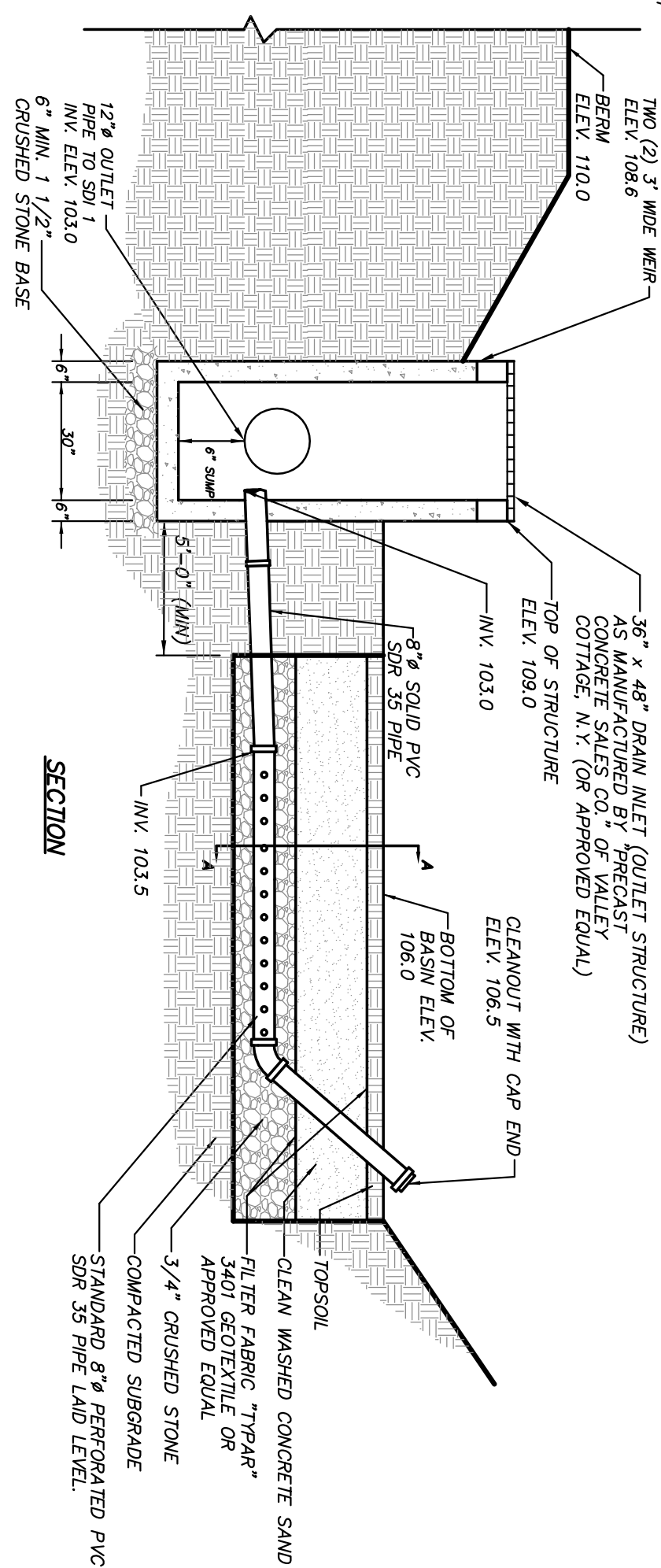
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.



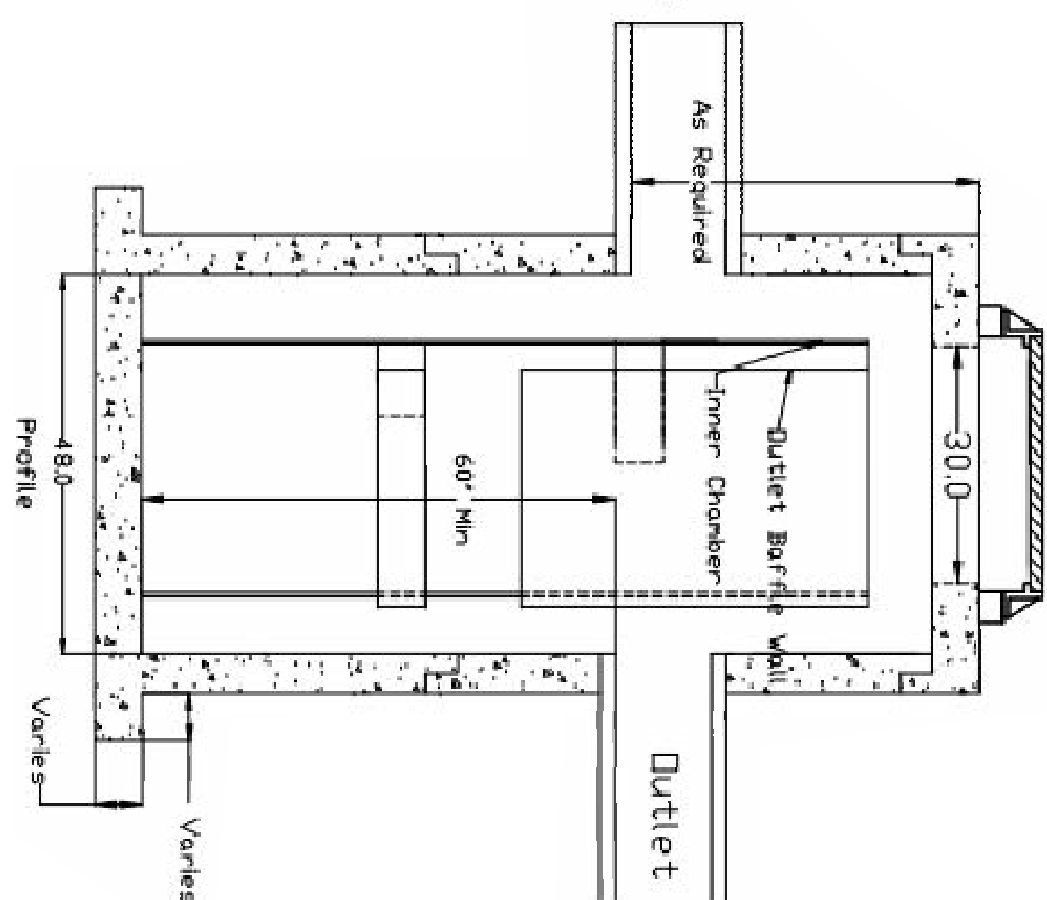
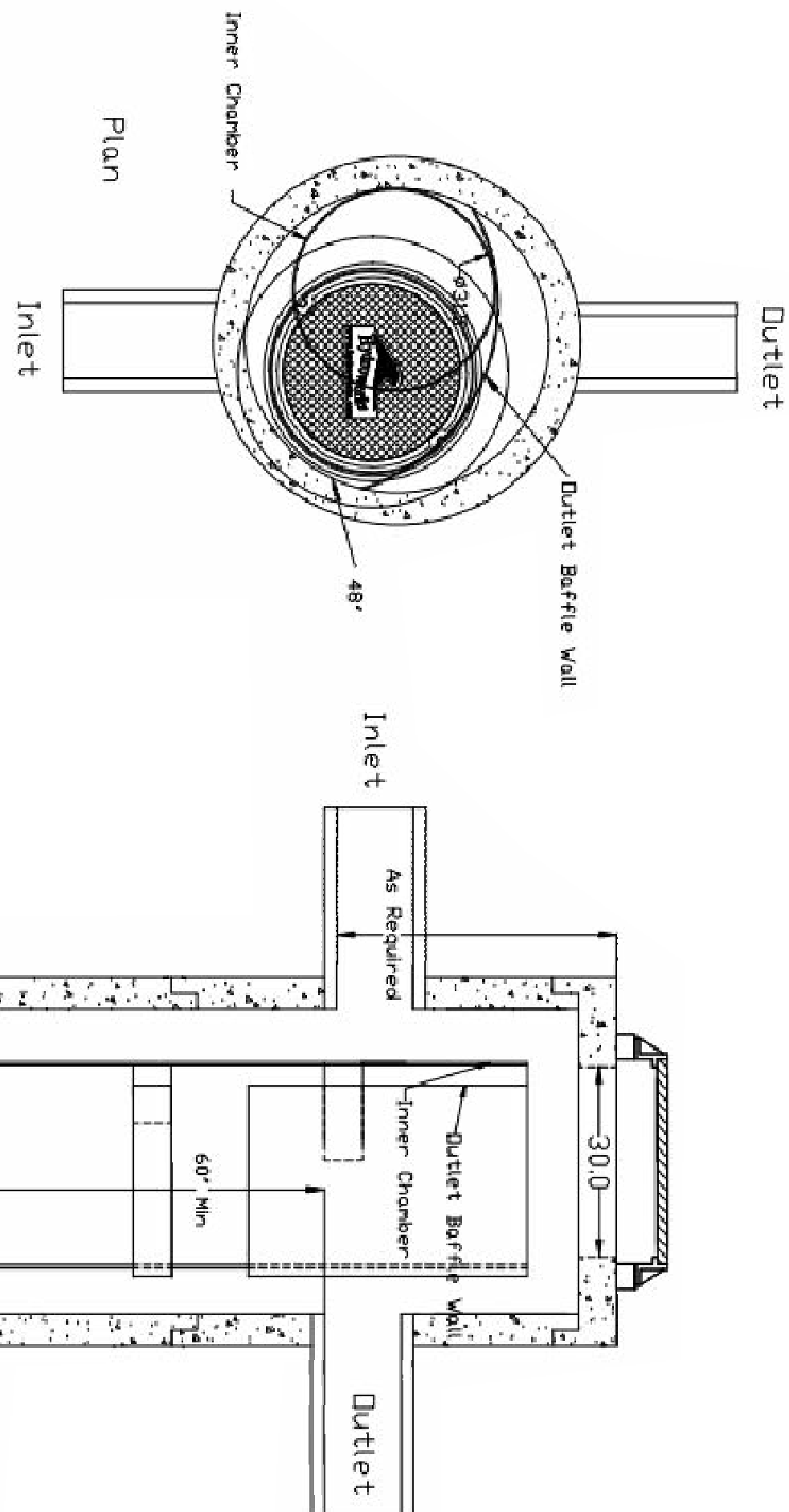
NOTE:
1. THE PERMANENT DRY SWALE IS NOT INSTALLED UNTIL ALL PHASES ON CONSTRUCTION ARE COMPLETE.
SEE EROSION CONTROL PLAN FOR ADDITIONAL DETAIL REGARDING THE TIMING OF INSTALLATION AND
REMOVAL / CONVERSION TO DRY SWALE.

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

TEMPORARY SEDIMENT TRAP RISER DETAIL (N.T.S.)



SAND FILTER 1.0P (NYSDEC DESIGN F-1) OUTLET STRUCTURE (OS SF) DETAIL
(N.T.S.)

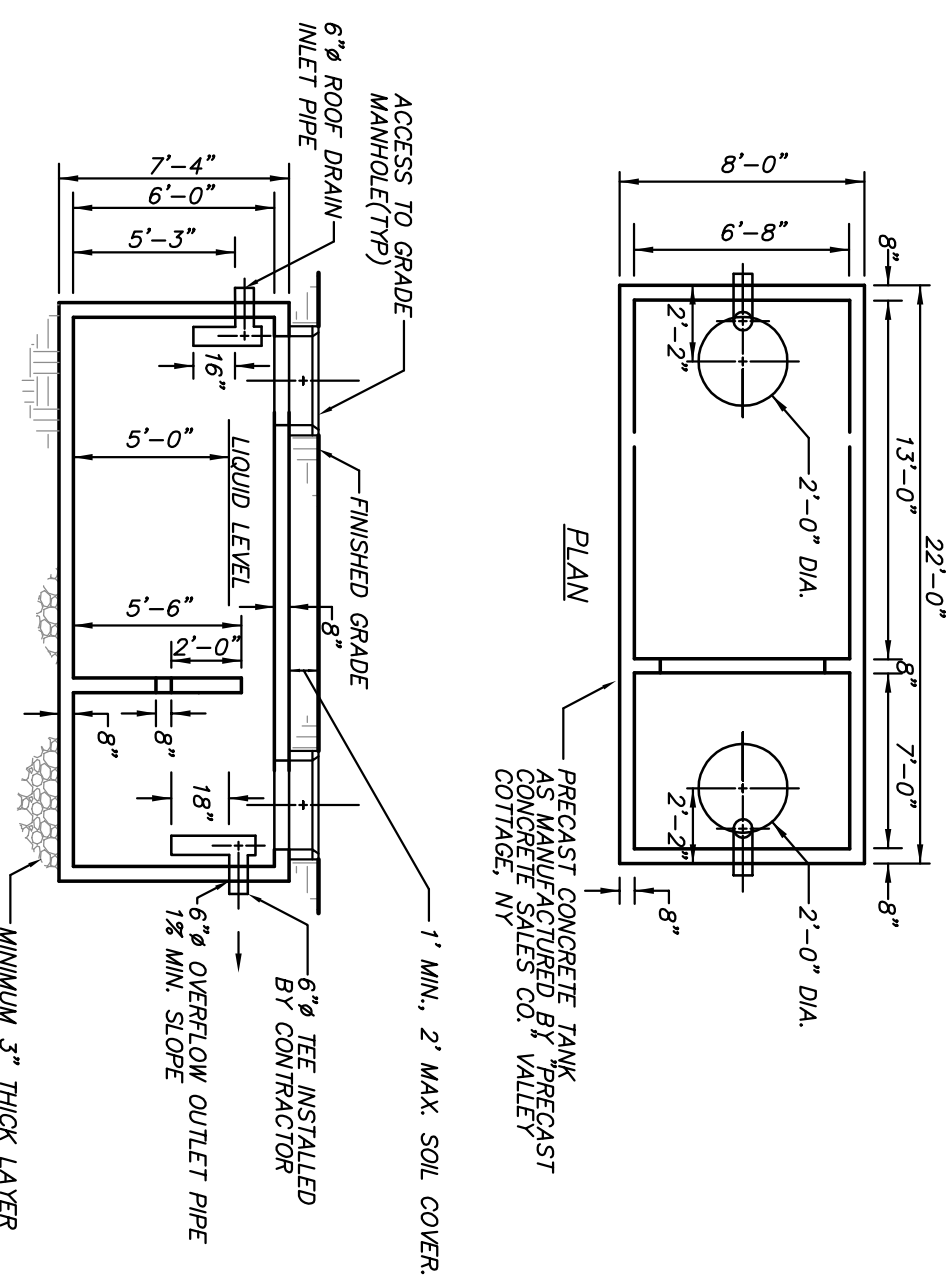


U.S. Patent No. 6,951,619

The hydrograph should be inspected once per year for stabilized sites.

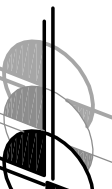
Inspection will determine the maintenance frequency (normal maintenance or once every two years typical for annual maintenance) and the need for additional maintenance. Sites with unstable conditions (exposed soil or materials storage) will require more frequent inspection and maintenance.

HYDROGUARD HG-4 HYDRODYNAMIC SEPARATORS (HDS 5 & 10),
(N.T.S.)



5,000 GALLON CISTERN DETAIL
(TO BE DESIGNED FOR H-20 LOADING)
(N.T.S.)

1	5-30-17	REVISIONS PER CITY COMMENTS	CTO
2	4-25-17	REVISIONS PER CITY CONSULTANT COMMENTS	CTO
NO.	DATE	REVISION	BY

 INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.	3 Garrett Place Cornell, NY 10512 (845) 225-9890 Fax (845) 225-9891 www.insite-mfg.com
	PROJECT: WEST END LOFTS

DRAWING: WICKCOTT AVENUE, BEACON, NEW YORK 12508	PROJECT 1622E, 100 NUMBER DATE 3-28-17 SCALE AS SHOWN PROJECT MANAGER DRAWN BY CHECKED BY J.L.L.
DETAILS	DRAWING NO. D-5
	SHEET 13 / 13