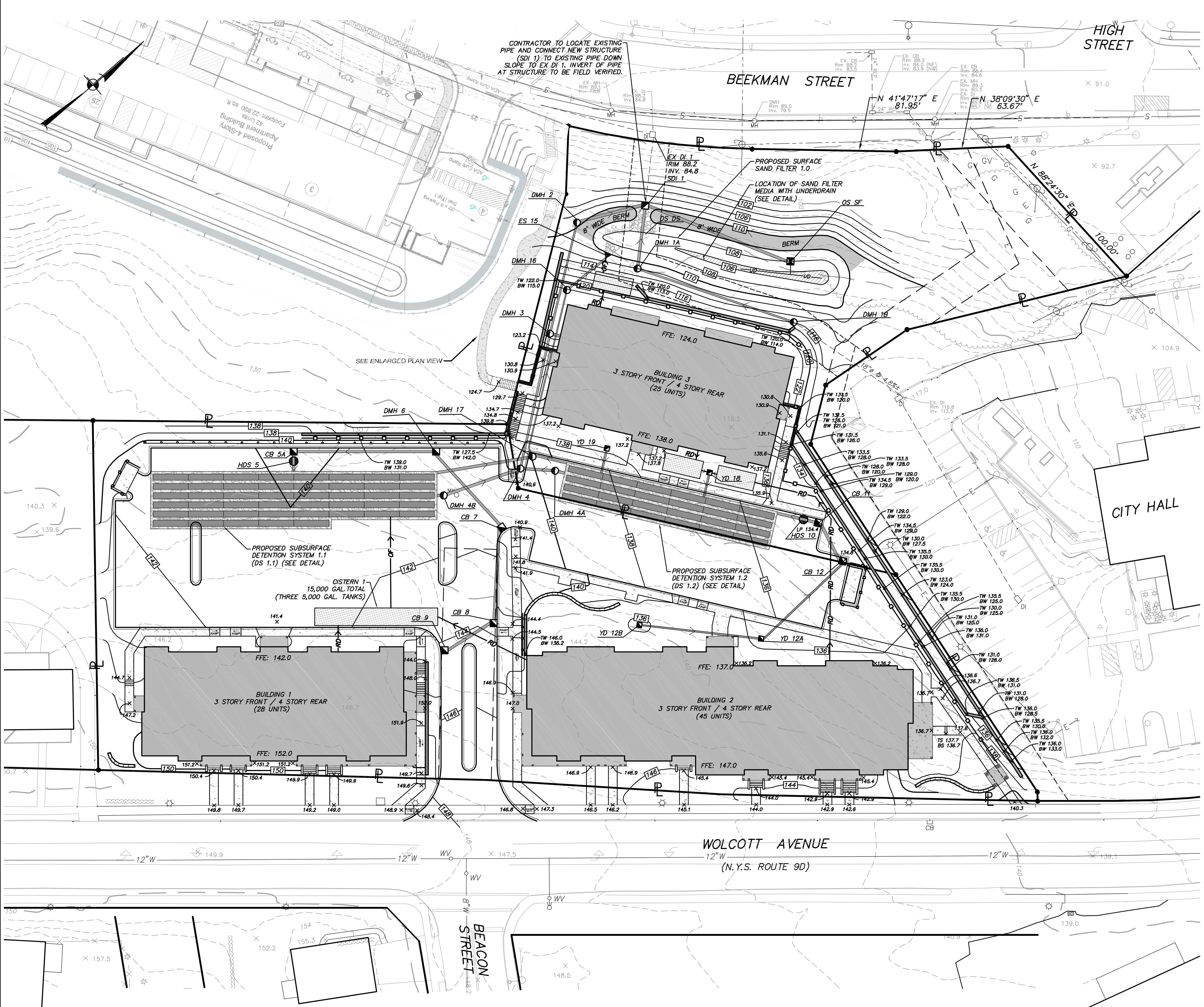


GRADING & DRAINAGE PLAN

SCALE: 1" = 30'

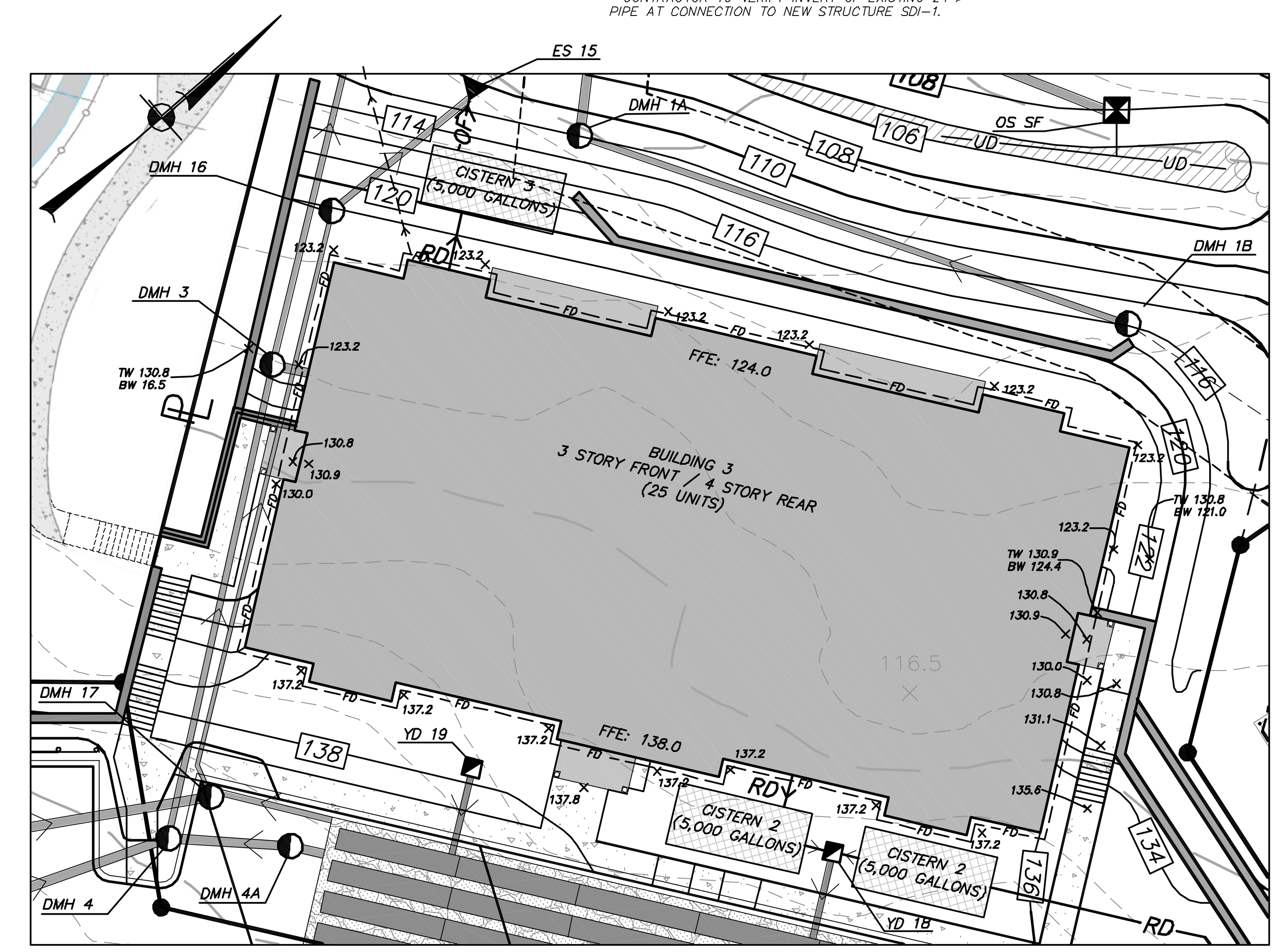
LEGEND

- PROPOSED PROPERTY LINE
- 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
- PROPOSED CURB
- PROPOSED EDGE OF SIDEWALK
- PROPOSED SEATING WALL
- PROPOSED RETAINING WALL
- PROPOSED GUIDERAIL
- PROPOSED FENCE
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE
- PROPOSED HDPE DRAINAGE PIPE (SEE TABLE FOR SIZES)
- PROPOSED 6"ø PVC SDR 35 ROOF DRAIN

DRAINAGE TABLE:

STRUCTURE	RIM.	INV.	PIPE	LENGTH	SLOPE
DS 1.2	–	132.4	6"	5'	20.00%
DMH 4A	139.8	131.4	6"	20'	5.50%
DMH 4	140.5	130.3	12"	79'	18.23%
DMH 3	123.5	115.9	12"	65'	15.69%
DMH 2	108.0	105.7	12"	39'	10.00%
SDI 1	106.0	101.8 *	24"	45'	*
EX DI 1	88.2	84.8			
DS 1.1	–	136.4	12"	5'	8.00%
DMH 4B	141.5	136.0	12"	46'	12.39%
DMH 4	140.5	130.3			
OS SF	109.0	103.0	12"	97'	1.24%
SDI 1	106.0	101.8			
EX DI 2	117.8	114.3	18"	77'	4.80%
DMH 1B	115.0	110.6	18"	92'	6.09%
DMH 1A	112.0	105.0	18"	37'	8.65%
SDI 1	106.0	101.8			
CB 9	144.3	141.3	12"	33'	1.00%
CB 8	144.0	141.0	12"	54'	5.19%
CB 7	141.2	138.2	12"	56'	1.79%
CB 6	140.2	137.2	15"	80'	1.00%
CB 5A	138.8	136.4	15"	5'	2.00%
HDS 5	138.9	INV. IN 136.3 / INV. OUT 136.2	15"	5'	2.00%
DS 1.1	–	136.1			
YD 12B	135.7	133.7	12"	70'	1.71%
YD 12A	135.5	132.5	12"	64'	2.81%
CB 12	134.8	130.7	12"	26'	1.15%
CB 11	134.4	130.4	12"	11'	1.00%
HDS 10	134.6	INV. IN 130.3 / INV. OUT 130.2	12"	14'	2.86%
DS 1.2	–	129.8			
DMH 17	140.0	127.8	8"	97'	8.04%
DMH 16	122.0	120.0	8"	30'	36.67%
ES 15	–	109.0			
DS 1.1	–	133.5	4"	55'	1.09%
DMH 17	140.5	132.9			
DS 1.2	–	128.0	4"	20'	1.00%
DMH 17	140.5	127.8			
YD 18	137.1	135.1	8"	13'	40.77%
DS 1.2		129.8			
YD 19	137.1	135.1	8"	13'	40.77%
DS 1.2		129.8			

* CONTRACTOR TO VERIFY INVERT OF EXISTING 24"ø PIPE AT CONNECTION TO NEW STRUCTURE SDI–1.



ENLARGED PLAN VIEW

SCALE: 1" = 20'

PERMANENT STORMWATER FACILITIES MAINTENANCE SCHEDULE

PRACTICE/FACILITY	MONTHLY	AFTER MAJOR STORM EVENTS	BI-ANNUALLY	YEARLY	EVERY 10 YEARS
SUBSURFACE STORMWATER COLLECTION SYSTEMS	–	–	Inspect & clean	Inspect, clean, repair and/or replace structures. Remove debris.	–
SURFACE SAND FILTER	Ensure contributing areas are clean of debris, no evidence of erosion and mowing is performed	Inspect for erosion, soil permeability and evidence of flow by passing outlet structure	–	Insert and clean accumulated sediment	–

Note: The party responsible for the permanent maintenance schedule is:
Kearney Realty & Development Group
34 Clayton Boulevard
Baldwin Place, NY 10505
or any future owner/operator

GENERAL NOTES:

1. Based on the height of the proposed retaining walls, engineered plans and a structural report shall be prepared for each retaining wall by a licensed engineer in the state of New York and submitted for review.
2. Refer to General Notes on Drawing CS–1 for additional information.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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.

NO.	DATE	REVISION	BY
5	6–12–17	REVISIONS PER CITY CONSULTANT COMMENTS	CTQ
4	5–30–17	REVISIONS PER CITY CONSULTANT COMMENTS	CTQ
3	4–25–17	REVISIONS PER CITY CONSULTANT COMMENTS	CTQ
2	3–28–17	REVISIONS PER CITY CONSULTANT COMMENTS	CTQ
1	1–31–17	REVISIONS FOR PLANNING BOARD SUBMISSION	MEU

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225–9690
(845) 225–9717 fax
www.insite–eng.com

PROJECT:

WEST END LOFTS

WOLCOTT AVENUE, BEACON, NEW YORK 12508

DRAWING:

GRADING & DRAINAGE PLAN

PROJECT NUMBER	16226.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	10–25–16	DRAWN BY	C.T.Q.	SP–2.1	4 / 13
SCALE	1" = 30'	CHECKED BY	J.L.L.		