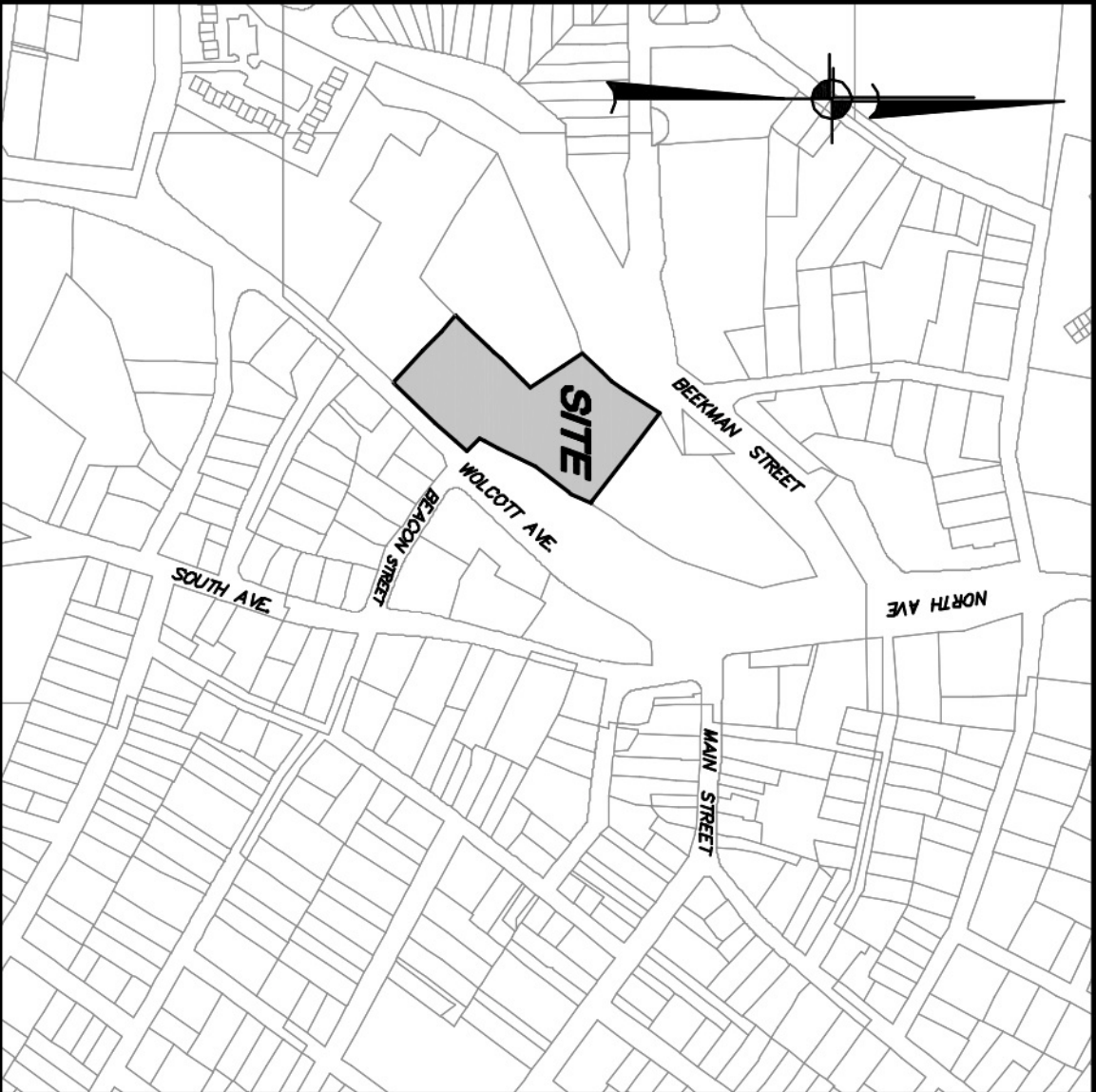
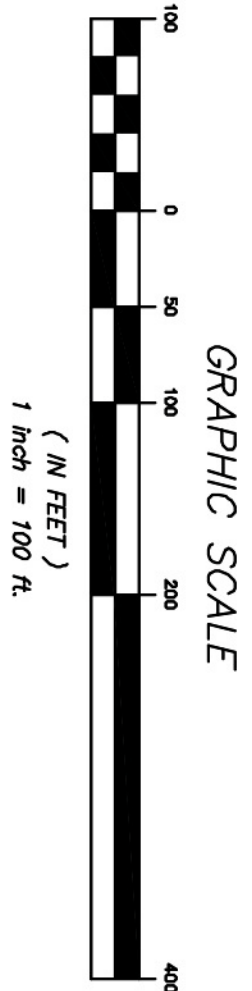


WEST END LOFTS
WOLCOTT AVENUE
CITY OF BEACON, NY



LOCATION MAP
SCALE: 1" = 400'

OWNER:
CITY OF BEACON
100 CROFTON
BEACON, NY 12508

SITE DATA:
Zone: Average 310 AC
Total Map No.: 5854-26-68837

APPLICANT:
KEANEY 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
PR-1	UTILITY PROFILES	7
S-1	SECTIONS	8
LP-1	LIGHTING PLAN	9
D-1	DETAILS	10
D-2	DETAILS	11
D-3	DETAILS	12
D-4	DETAILS	13
D-6	DETAILS	14

5	6-28-17	REVISIONS PER CITY CONSULTANT COMMENTS	BD
4	7-28-17	REVISIONS PER CITY CONSULTANT COMMENTS	EG
3	6-27-17	REVISIONS PER CITY CONSULTANT COMMENTS	SAC
2	5-30-17	REVISIONS PER CITY CONSULTANT COMMENTS	CTO
1	4-28-17	REVISIONS PER CITY CONSULTANT COMMENTS	CTO
NO.	DATE	REVISION	BY

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LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Garrett, NY 10512
(845) 225-9717 fax
www.insite-eng.com

PROJECT:

WEST END LOFTS

DRAWING:
WOLCOTT AVENUE, BEACON, NEW YORK 12508

COVER SHEET

PROJECT NUMBER	PROJECT MANAGER	J.L.C.	DRAWING NO.	SHEET
16226-100	BY	C.T.O.	CS-1	1
DATE	3-28-17	BY		14
SCALE	1" = 100'	CHECKED	J.L.L.	

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

GENERAL NOTES:

- Property line shown hereon is based on contract of sale and requires a lot line readjustment 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 not geographically compiled. Elevation 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

□ □

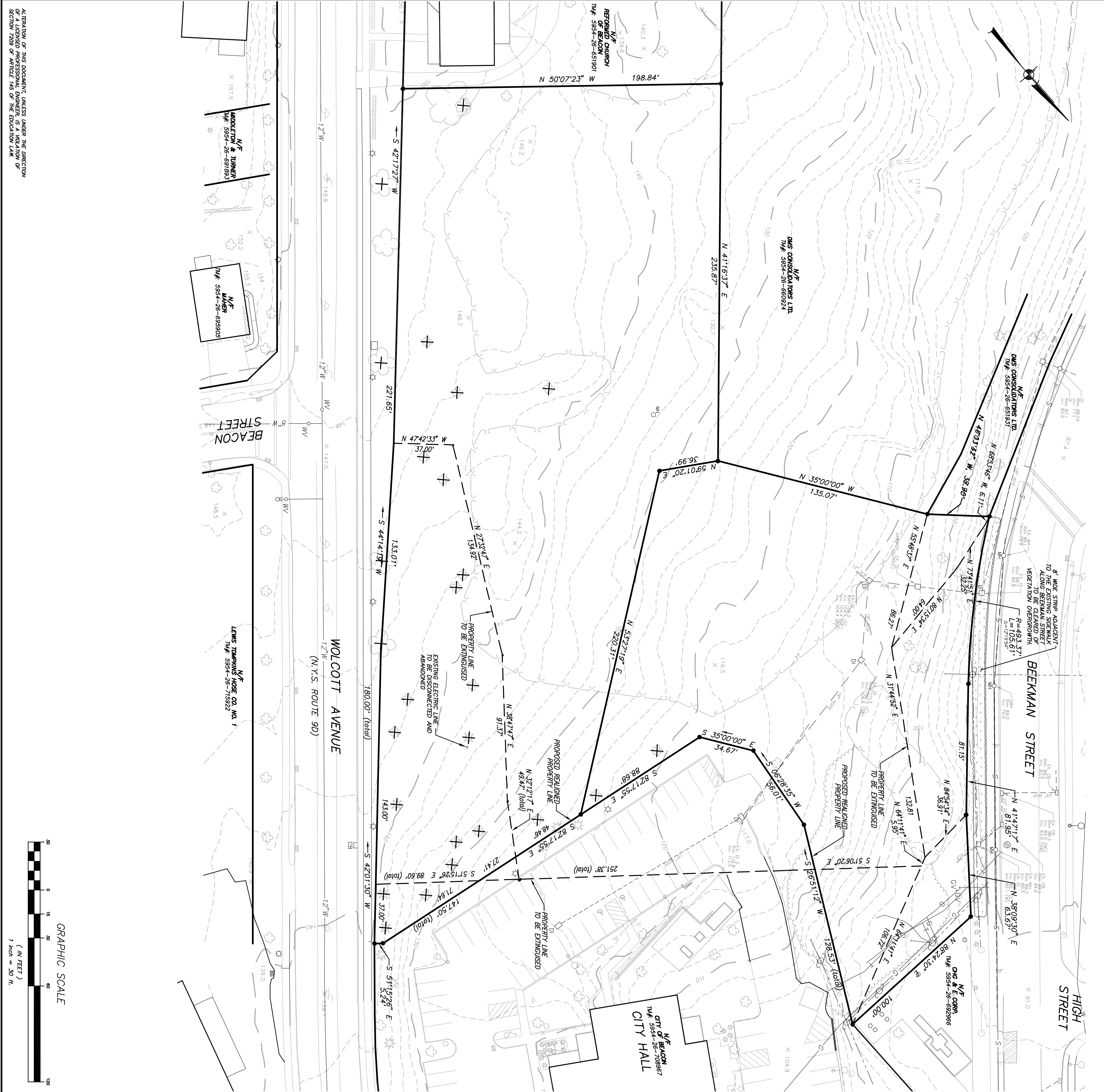
EXISTING DRAINAGE STRUCTURE

EXISTING SEWER 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 _____

6	B-29-17	REVISIONS PER CITY CONSULTANT COMMENTS	BD
5	7-25-17	REVISIONS PER CITY CONSULTANT COMMENTS	EG
4	6-27-17	REVISIONS PER CITY CONSULTANT COMMENTS	SJC
3	5-30-17	REVISIONS PER CITY CONSULTANT COMMENTS	CTD
2	4-25-17	REVISIONS PER CITY CONSULTANT COMMENTS	CTD
1	3-28-17	REVISIONS PER CITY CONSULTANT COMMENTS	CTD
NO.	DATE	REVISION	BY

INSITE

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3 Garrett Place
Great Neck, NY 11040
(516) 225-4800
(516) 225-9717 fax
www.insite-eng.com

DRAWING:
EXISTING CONDITIONS & REMOVALS
PLAN

PROJECT:
WEST END LOFTS
WOLCOTT AVENUE, BEACON, NEW YORK 12508

PROJECT NO. 16226.100
PROJECT MANAGER J.L.C.
DATE 1-31-17
SCALE 1" = 30'

DRAWING NO. EX-1
SHEET 2
14

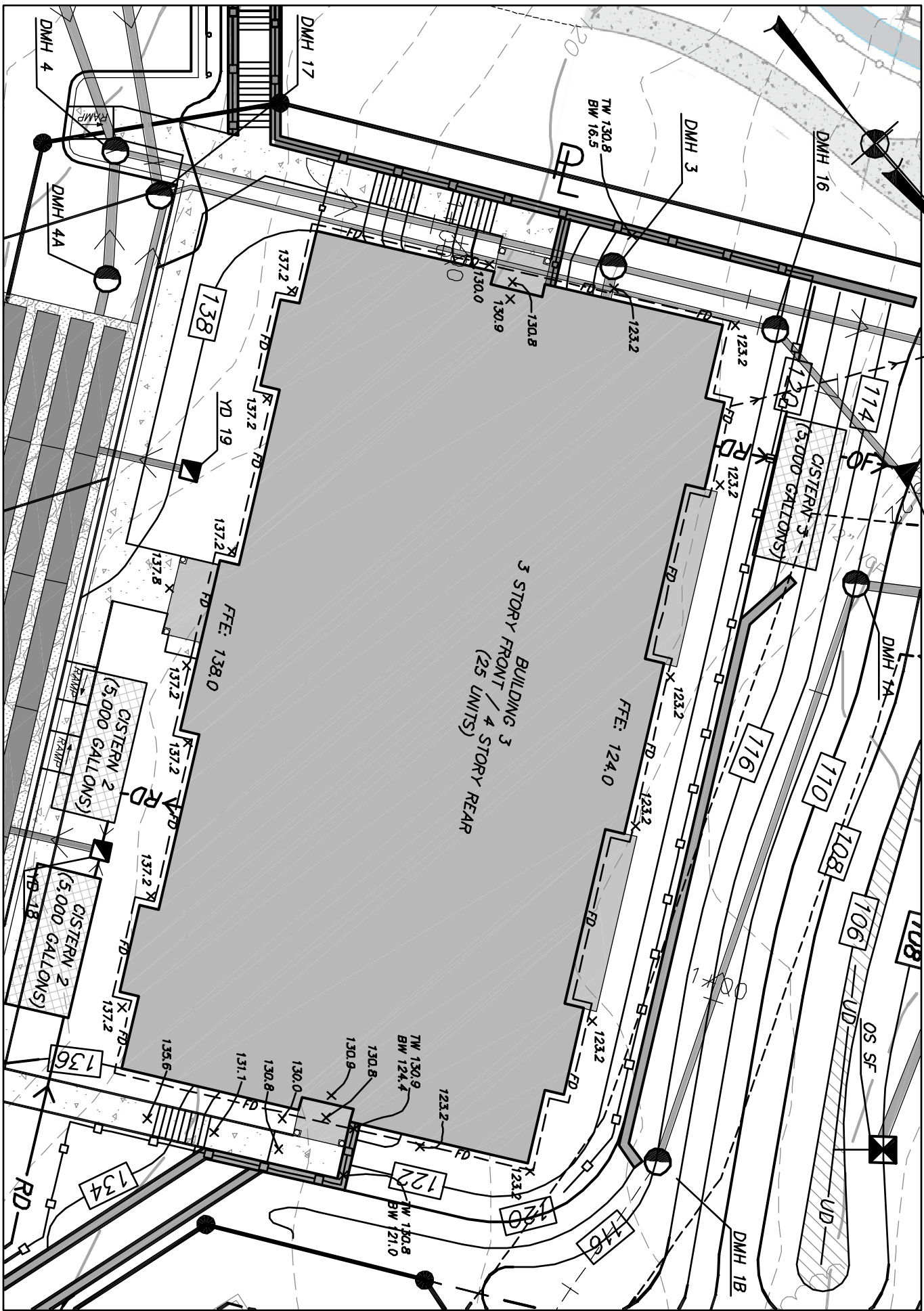
ALTERNATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7809 OF ARTICLE 146 OF THE EDUCATION LAW.

Drainage Table

STRUCTURE	INLET	INVERT	PIPE	LENGTH	SLOPE
OS 1,2	—	123.4	6"	5'	20.00%
DMH 4A	139.8	131.4	6"	20'	5.00%
DMH 4	140.5	130.3	6"	20'	5.00%
DMH 3	123.5	119.9	12"	79'	18.28%
DMH 2	108.0	105.7	12"	65'	15.65%
SD 1	106.0	101.8	12"	39'	10.00%
EX 20 1	88.2	84.8	24"	45'	*
OS 1,1	—	136.4	12"	5'	6.00%
DMH 4B	141.5	130.3	12"	46'	12.35%
DMH 4	140.5	130.3	12"	—	—
OS 5*	109.0	103.0	12"	97'	1.24%
SD 1	106.0	101.8	12"	—	—
EX 20 2	116.8	113.5	18"	77'	4.80%
DMH 1B	115.0	109.8	18"	92'	5.21%
DMH 1A	112.0	109.0	18"	37'	6.65%
SD 1	106.0	101.8	18"	—	—
CG 9	144.3	141.3	12"	33'	1.00%
CG 8	144.0	141.0	12"	54'	1.93%
CG 7	141.2	138.2	12"	56'	1.79%
CG 6	140.2	137.2	12"	80'	1.00%
CG 5A	138.8	136.4	19"	5'	2.00%
HDS 5	138.9	136.4	19"	5'	2.00%
OS 1,1	—	136.1	16"	—	—
YD 12B	135.7	133.7	12"	70'	1.71%
YD 12A	135.5	132.5	12"	61'	2.85%
CG 12	134.8	130.7	12"	26'	1.15%
CG 11	134.4	130.4	11"	11'	1.81%
HDS 10	134.6	130.1	15"	14'	2.95%
OS 1,2	—	129.8	15"	—	—
DMH 17	140.0	127.8	8"	97'	6.04%
DMH 16	122.0	115.0	8"	31'	19.35%
ES 15	—	108.0	8"	—	—
OS 1,1	—	131.5	4"	55'	1.00%
DMH 17	140.5	132.9	4"	—	—
OS 1,2	—	129.0	20"	1,000'	—
DMH 17	140.5	127.8	8"	—	—
OS 1,2	—	129.0	8"	—	—
YD 19	137.1	135.1	13"	40.77%	—
OS 1,2	137.1	130.1	6"	13'	40.77%
YD 12	137.1	130.8	6"	—	—

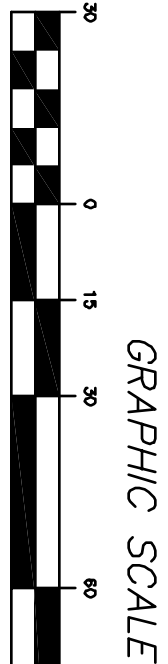
* CONTRACTOR TO VERIFY INSET OF EXISTING 24" PIPE AT CONNECTION TO NEW STRUCTURE SD-1-1

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 SIDE WALK
PROPOSED SEALING WALL
PROPOSED RETAINING WALL
PROPOSED GUIDRAIL
PROPOSED 10' CONTOUR
PROPOSED 2' CONTOUR
PROPOSED SPOT GRADE
PROPOSED CATCH BASIN
PROPOSED DRAINAGE
PROPOSED HATCHED DRAINAGE AREA (SEE TABLE FOR SIZES)
PROPOSED 6% PVC SDR 35 FLOOD DRAIN



ENLARGED PLAN VIEW

SCALE: 1" = 20'



GRAPHIC SCALE

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3 Garrett Place
Great Neck, NY 11042
(949) 225-9980
www.insite-eng.com

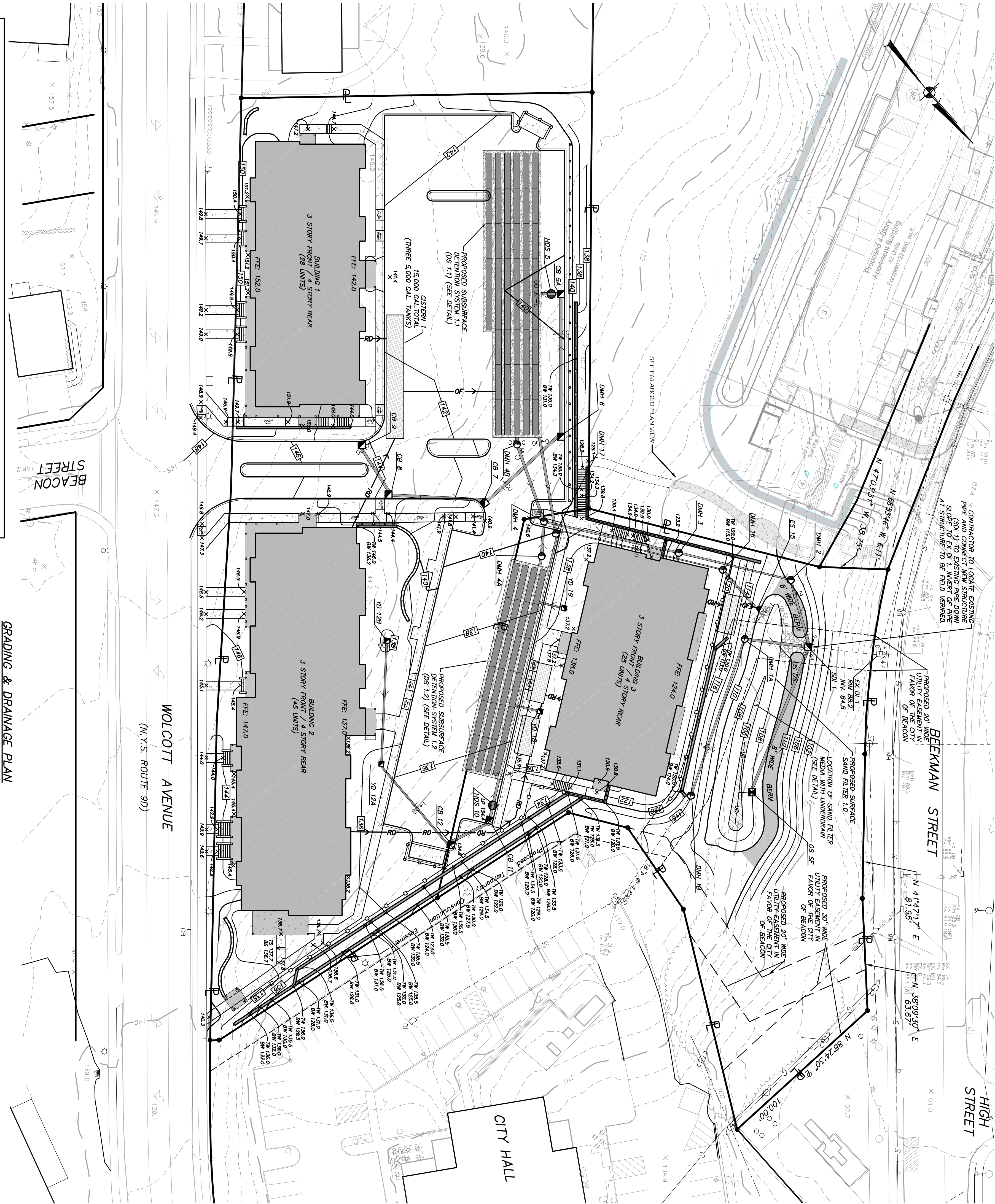
PROJECT: WEST END LOFTS

PROJECT: 16226, 100

GRADING & DRAINAGE PLAN

NO.	DATE	REVISION	BY
8	8-29-17	REVISIONS PER CITY CONSULTANT COMMENTS	BD
7	7-25-17	REVISIONS PER CITY CONSULTANT COMMENTS	EG
6	6-27-17	REVISIONS PER CITY CONSULTANT COMMENTS	SJC
5	6-12-17	REVISIONS PER CITY CONSULTANT COMMENTS	CJO
4	5-30-17	REVISIONS PER CITY CONSULTANT COMMENTS	CJO
3	4-25-17	REVISIONS PER CITY CONSULTANT COMMENTS	CJO
2	3-28-17	REVISIONS PER CITY CONSULTANT COMMENTS	CJO
1	1-31-17	REVISIONS FOR PLANNING BOARD SUBMISSION	WEJ
NO.	DATE	REVISION	BY

PROJECT:	PROJECT:	PROJECT NO.	SHEET
WOLCOTT AVENUE, BEACON, NEW YORK 12808	16226, 100	U.L.C.	4
DRAWING:	10-25-16	DRAWING	SP-2.1
	BY	C.L.O.	14
	CHECKED	U.L.L.	
	SCALE	1" = 30'	



GRADING & DRAINAGE PLAN

SCALE: 1" = 30'

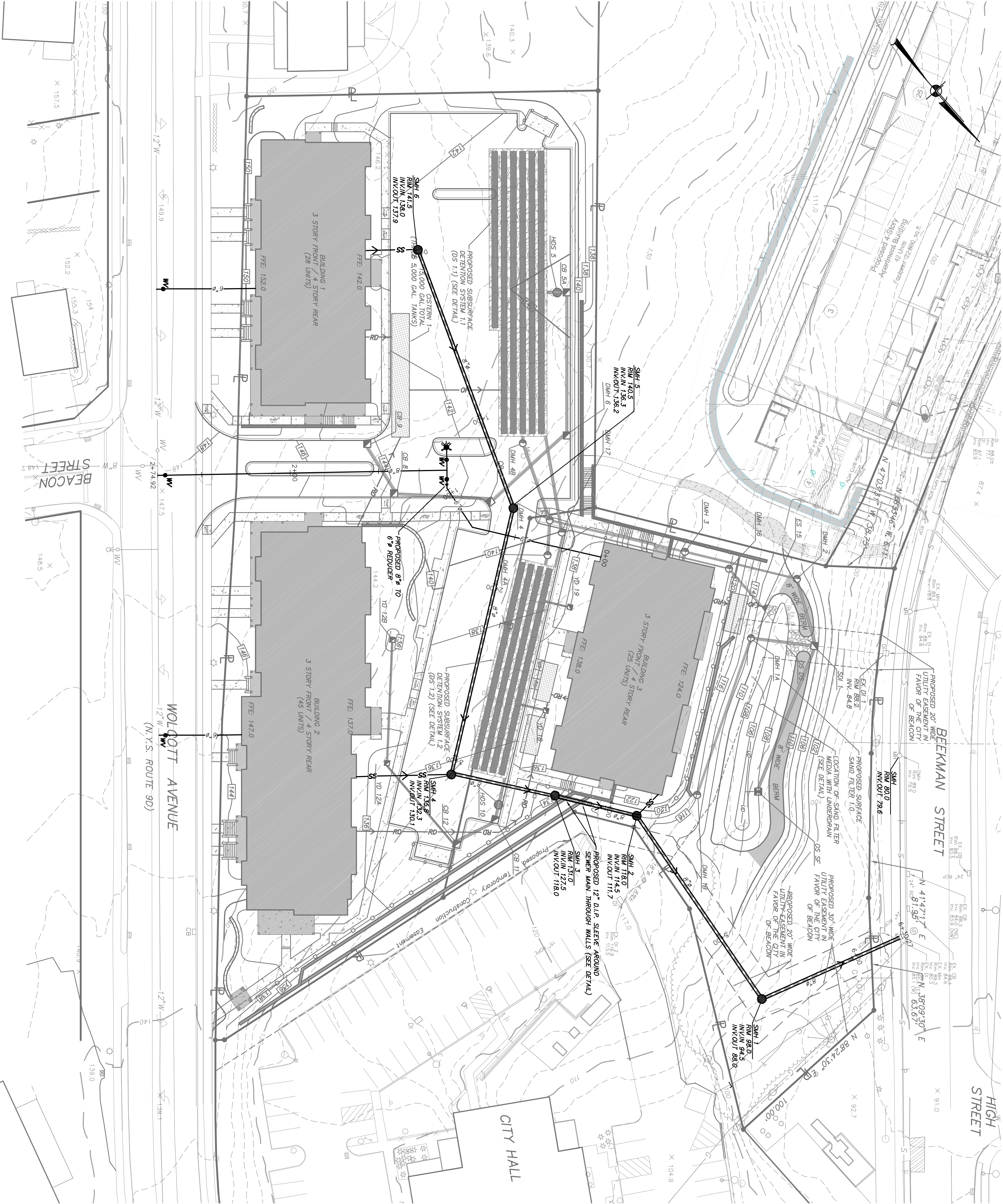
PERMANENT STORMWATER FACILITIES MAINTENANCE SCHEDULE

PRACTICE/FACILITY	MONTHLY	AFTER MAJOR STORM EVENTS	BI-ANNUALLY	YEARLY	EVERY 10 YEARS
SURFACE STORMWATER COLLECTION SYSTEMS	—	—	Inspect & clean	Inspect, clean, repair and/or replace	—
SURFACE SAND FILTER	Ensure contributing areas are clean of debris, no evidence of erosion, and proper inlet structure	Inspect for erosion, soil permeability and proper inlet structure	—	Inspect and clean accumulated sediment	—
STORMWATER SYSTEMS	Inspect and debris & obstructions for lines or debris overtopping pipes or functioning as designed for functionality	Inspect catchers to ensure debris & obstructions, inspect for evidence of sediment deposition, inspect roof for debris or obstructions	Inspect catchers for evidence of sediment deposition, inspect roof for debris or obstructions	Inspect catchers for evidence of sediment deposition, inspect roof for debris or obstructions	—

ALTERNATE OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7808 OF ARTICLE 166 OF THE EDUCATION LAW.

Note: The party responsible for the permanent maintenance schedule is: Agency, Realty & Development Group, 300 Madison Avenue, New York, NY 10017, or any future owner/operator.

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 MAN
	EXISTING LIGHT POLE
	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
	PROPOSED 35\"/>
	PROPOSED WATER VALVE
	PROPOSED HYDRANT



REVISIONS			
NO.	DATE	REVISIONS PER CITY CONSULTANT COMMENTS	BY
8	8-29-17	REVISIONS PER CITY CONSULTANT COMMENTS	BD
7	7-25-17	REVISIONS PER CITY CONSULTANT COMMENTS	EG
6	6-27-17	REVISIONS PER CITY CONSULTANT COMMENTS	SJC
5	6-12-17	REVISIONS PER CITY CONSULTANT COMMENTS	JL
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

PROJECT INFORMATION			
PROJECT:		WEST END LOFTS	
DRAWING:		UTILITIES PLAN	
PROJECT NUMBER:		16226.100	PROJECT MANAGER
DATE:		10-25-16	DRAWN BY
SCALE:		1" = 30'	CHECKED BY

PROJECT INFORMATION		DRAWING NO.	
PROJECT NUMBER:		16226.100	PROJECT MANAGER
DATE:		10-25-16	DRAWN BY
SCALE:		1" = 30'	CHECKED BY

PROJECT INFORMATION		DRAWING NO.	
PROJECT NUMBER:		16226.100	PROJECT MANAGER
DATE:		10-25-16	DRAWN BY
SCALE:		1" = 30'	CHECKED BY

ALTERNATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 146 OF THE EDUCATION LAW.

