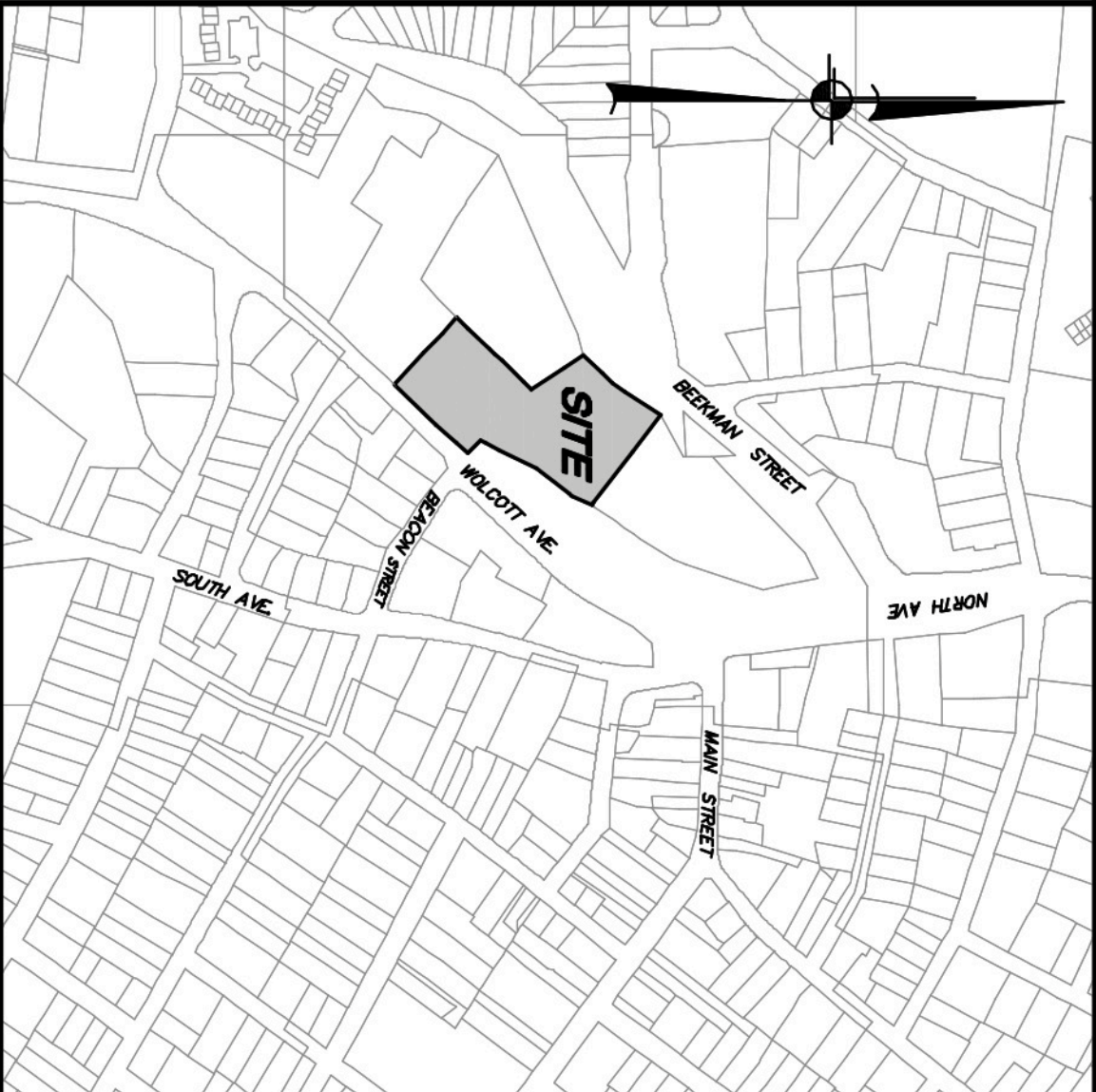
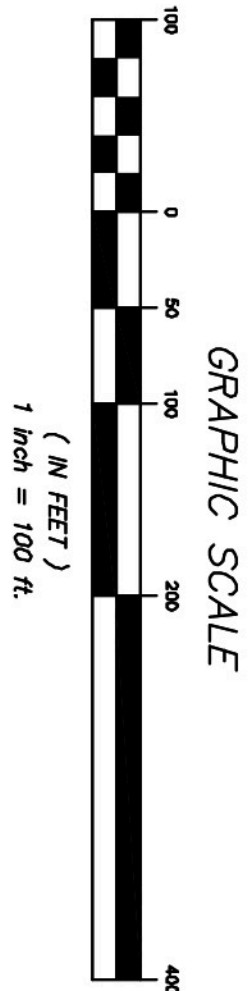


WEST END LOFTS
WOLCOTT AVENUE
CITY OF BEACON, NY



LOCATION MAP
SCALE: 1" = 400'

OWNER:
CITY OF BEACON
100 WOLCOTT AVENUE
BEACON, NY 12508

SITE DATA:
Zone: L (URBAGE DISTRICT)
Total Acreage: 3.10 AC
Tax 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-5	DETAILS	14
D-6	DETAILS	15

7	1-30-18	REVISIONS PER CITY CONSULTANT AND DC BOARD COMMENTS	EAP
6	1-5-18	REVISIONS PER CITY CONSULTANT COMMENTS	MEU
5	8-28-17	REVISIONS PER CITY CONSULTANT COMMENTS	BD
4	7-28-17	REVISIONS PER CITY CONSULTANT COMMENTS	ENG
3	6-27-17	REVISIONS PER CITY CONSULTANT COMMENTS	SAC
2	5-30-17	REVISIONS PER CITY CONSULTANT COMMENTS	CTO
1	4-25-17	REVISIONS PER CITY CONSULTANT COMMENTS	CTO
NO.	DATE	REVISION	BY

INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Beacon, NY 12508
(845) 225-9717 fax
www.insite-eng.com

PROJECT:

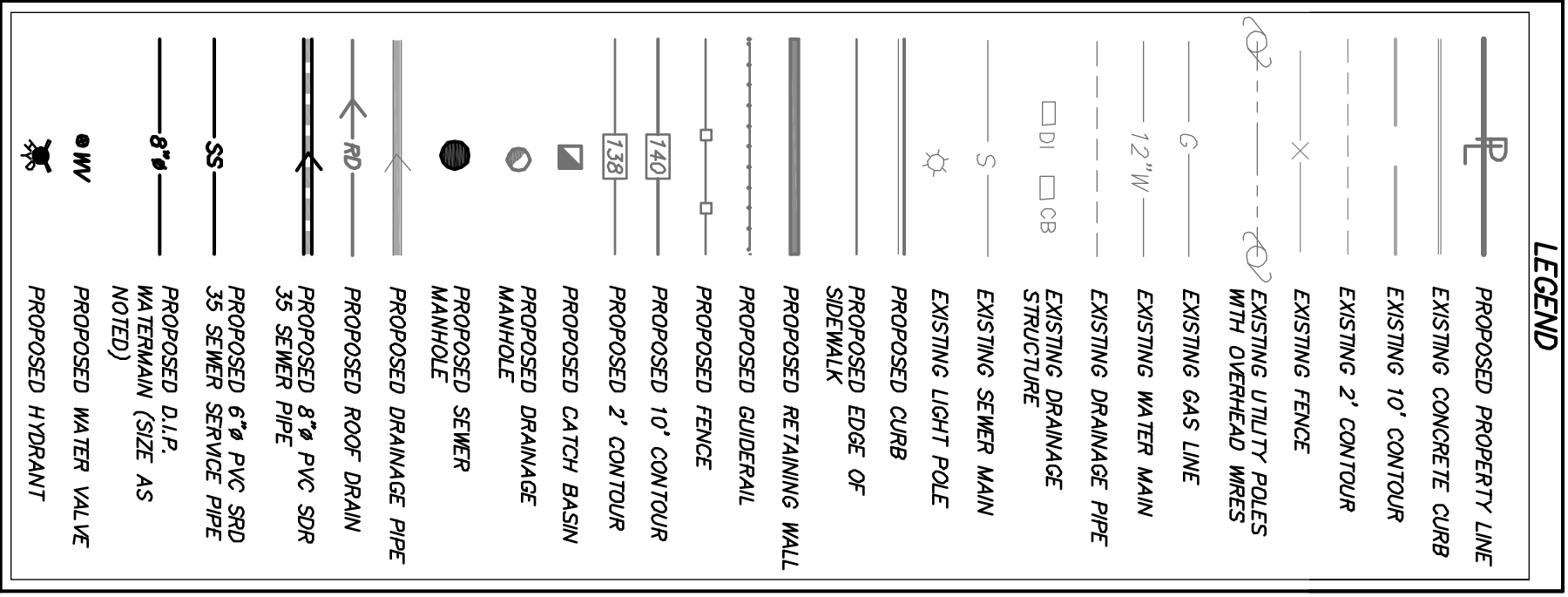
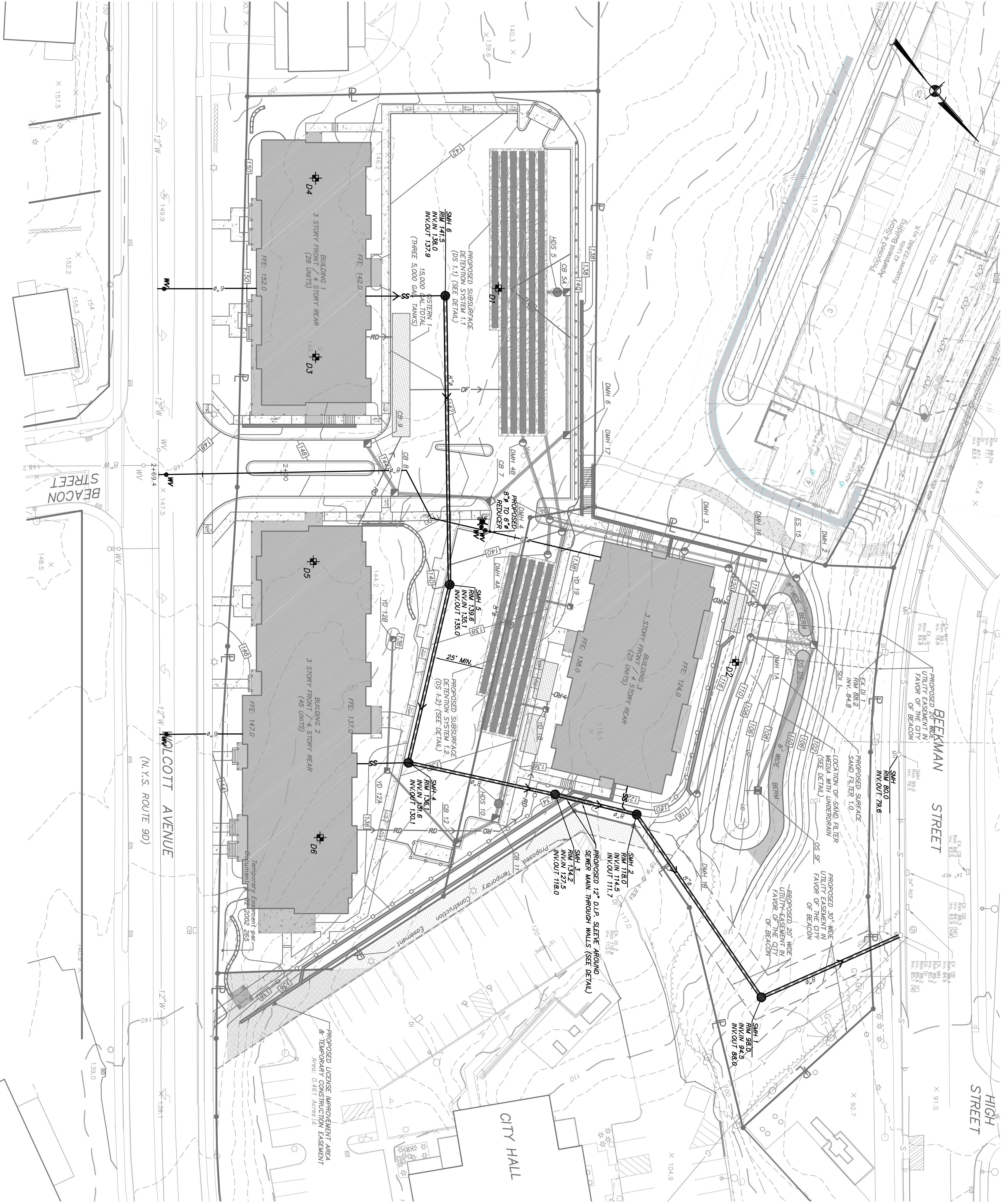
WEST END LOFTS

DRAWING:
WOLCOTT AVENUE, BEACON, NEW YORK 12508

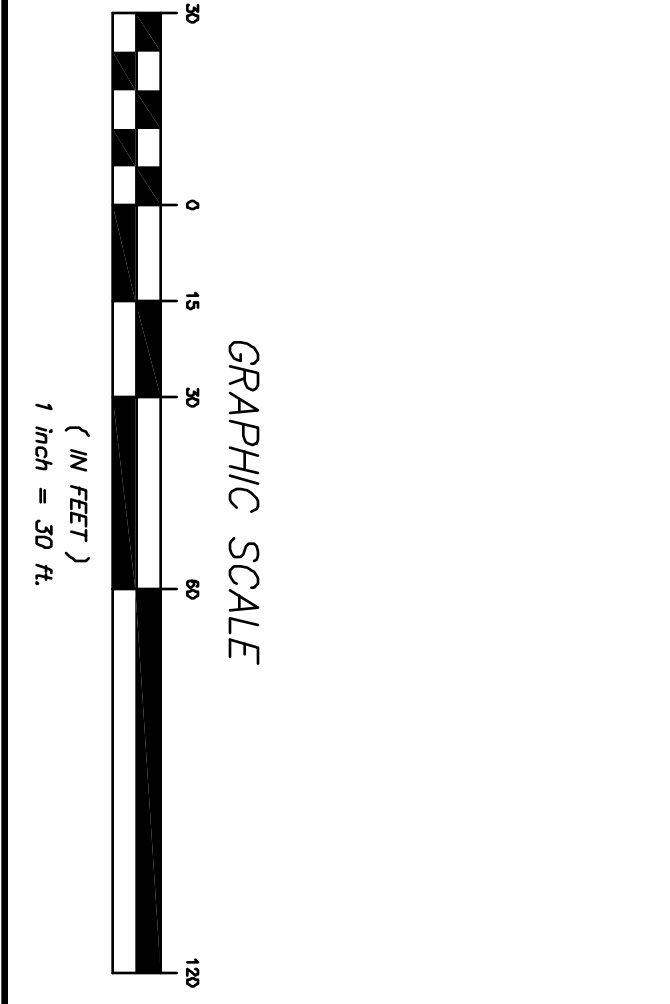
COVER SHEET

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

PROJECT NUMBER	16226-100	PROJECT MANAGER	J.L.C.	DRAWING NO.	CS-1	SHEET NO.	1 of 15
DATE	3-28-17	DRAWN BY	C.T.O.	CHECKED BY	J.L.L.	FOR THE CITY	1/5
SCALE	1" = 100'						



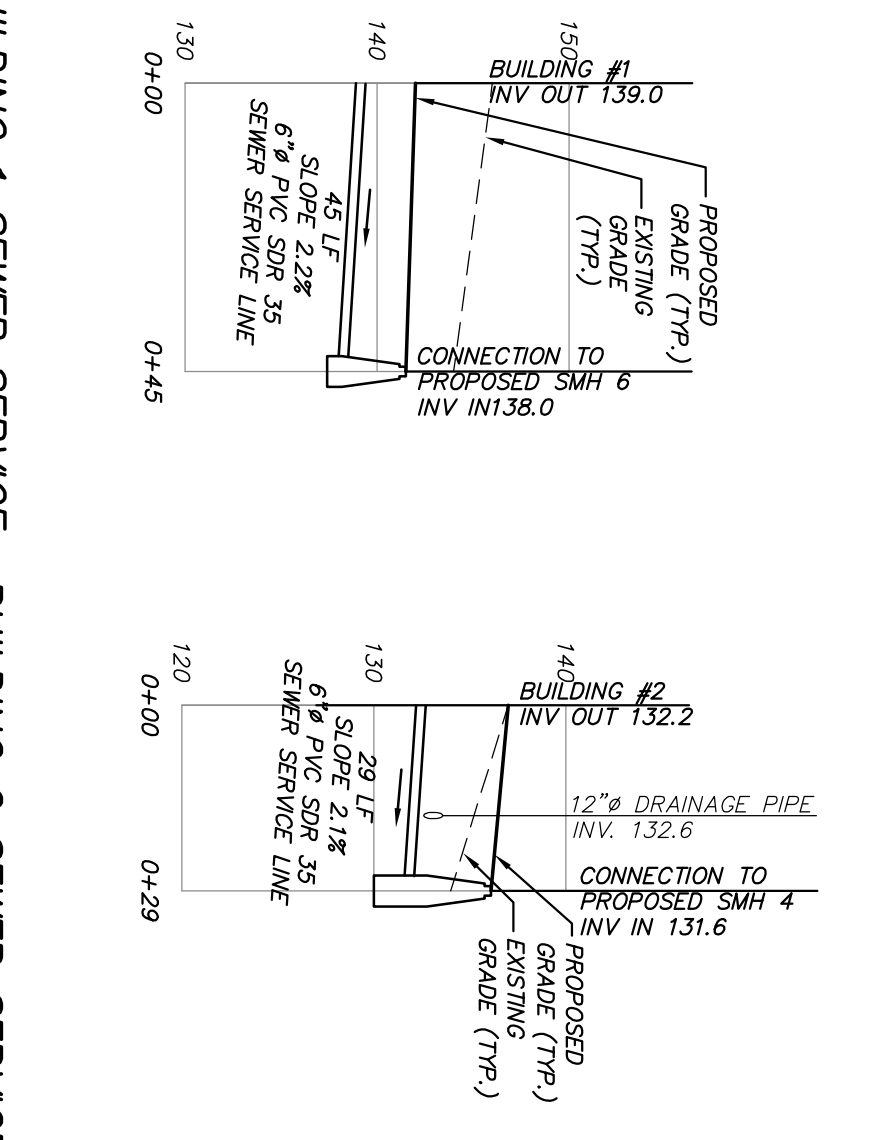
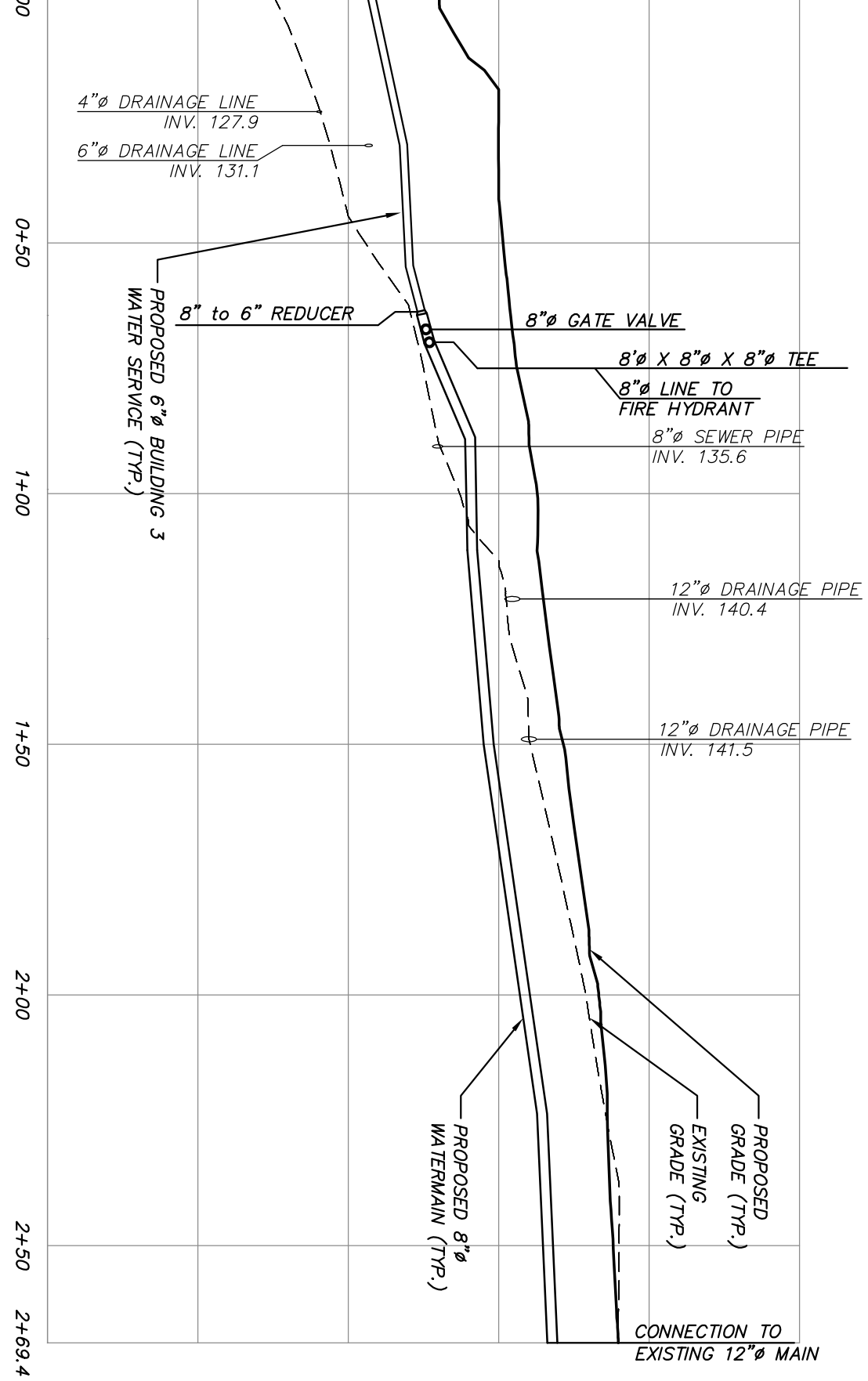
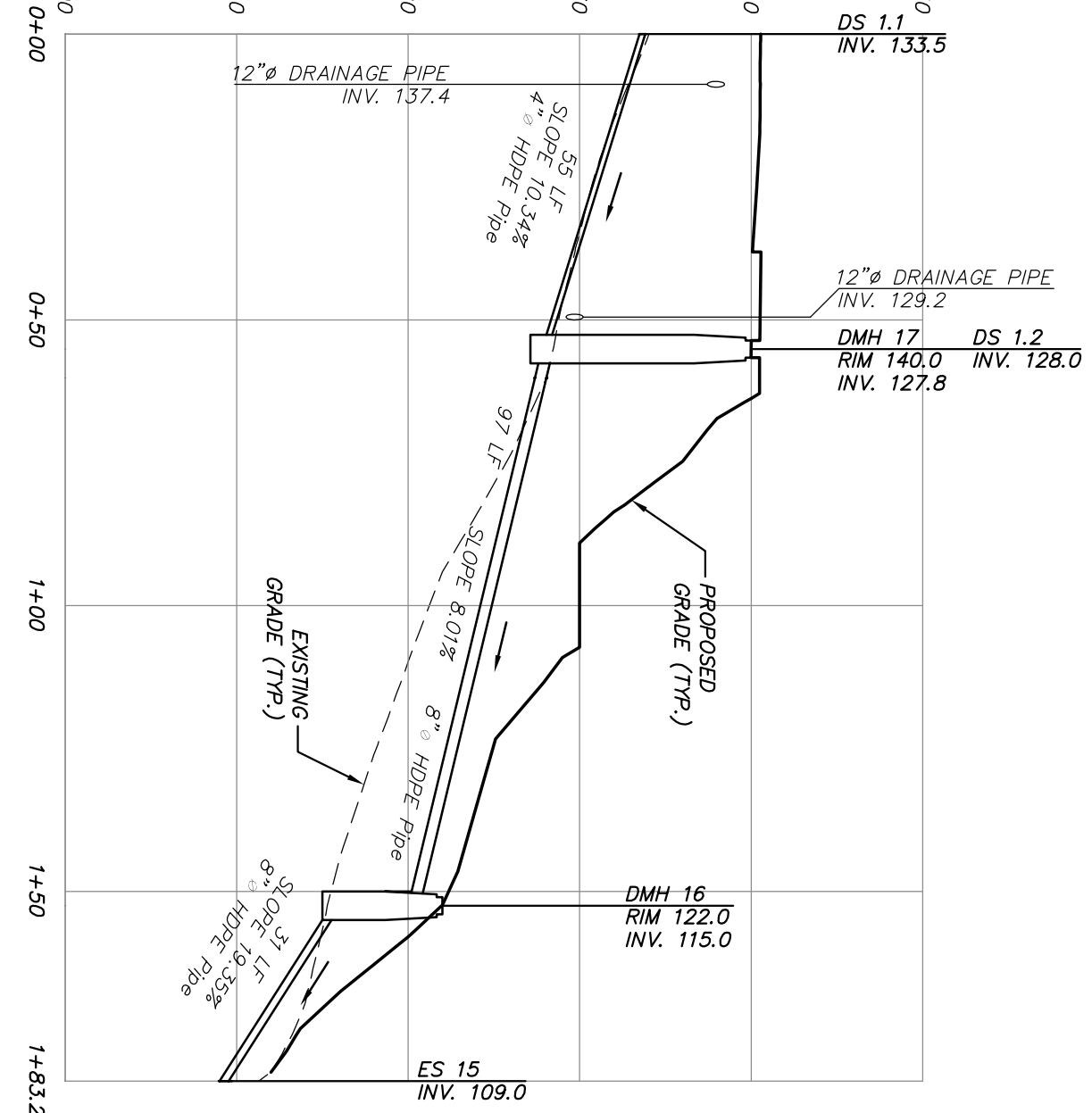
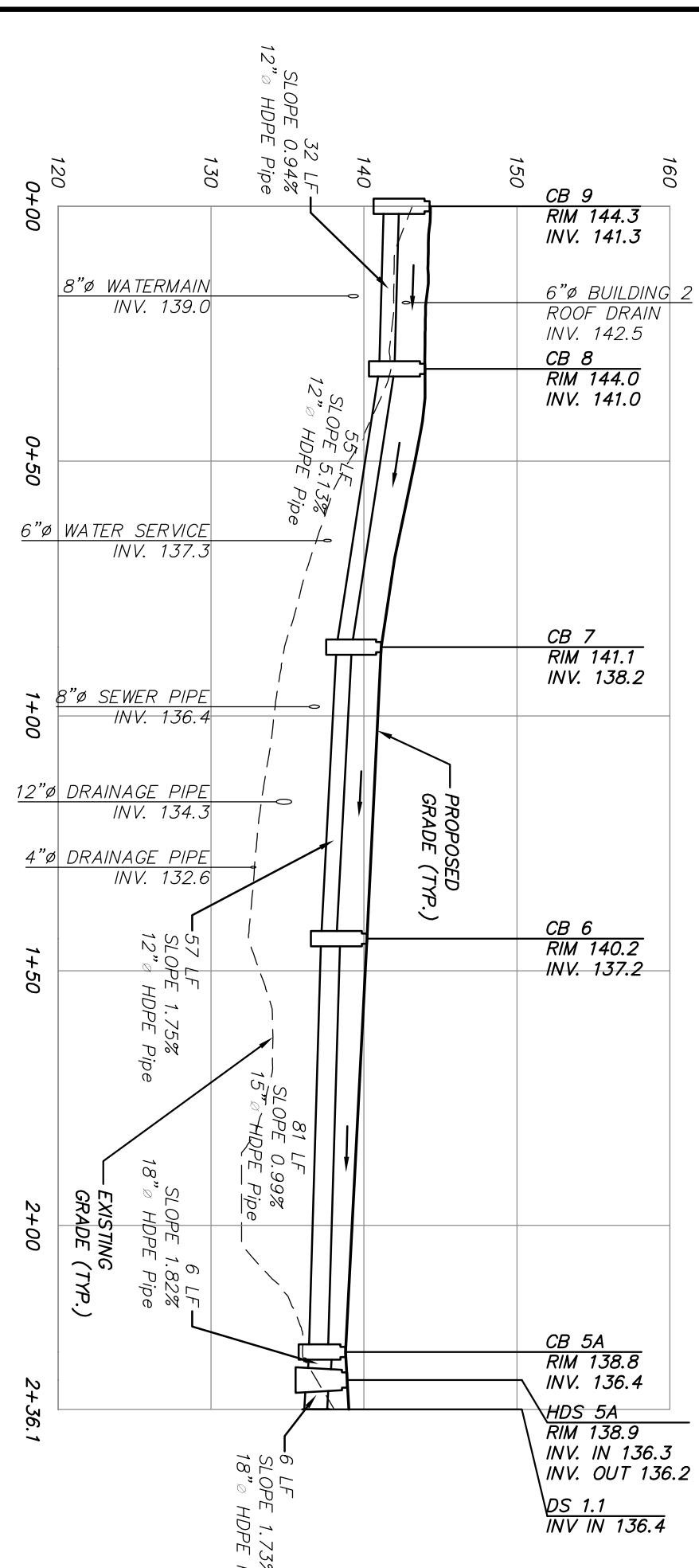
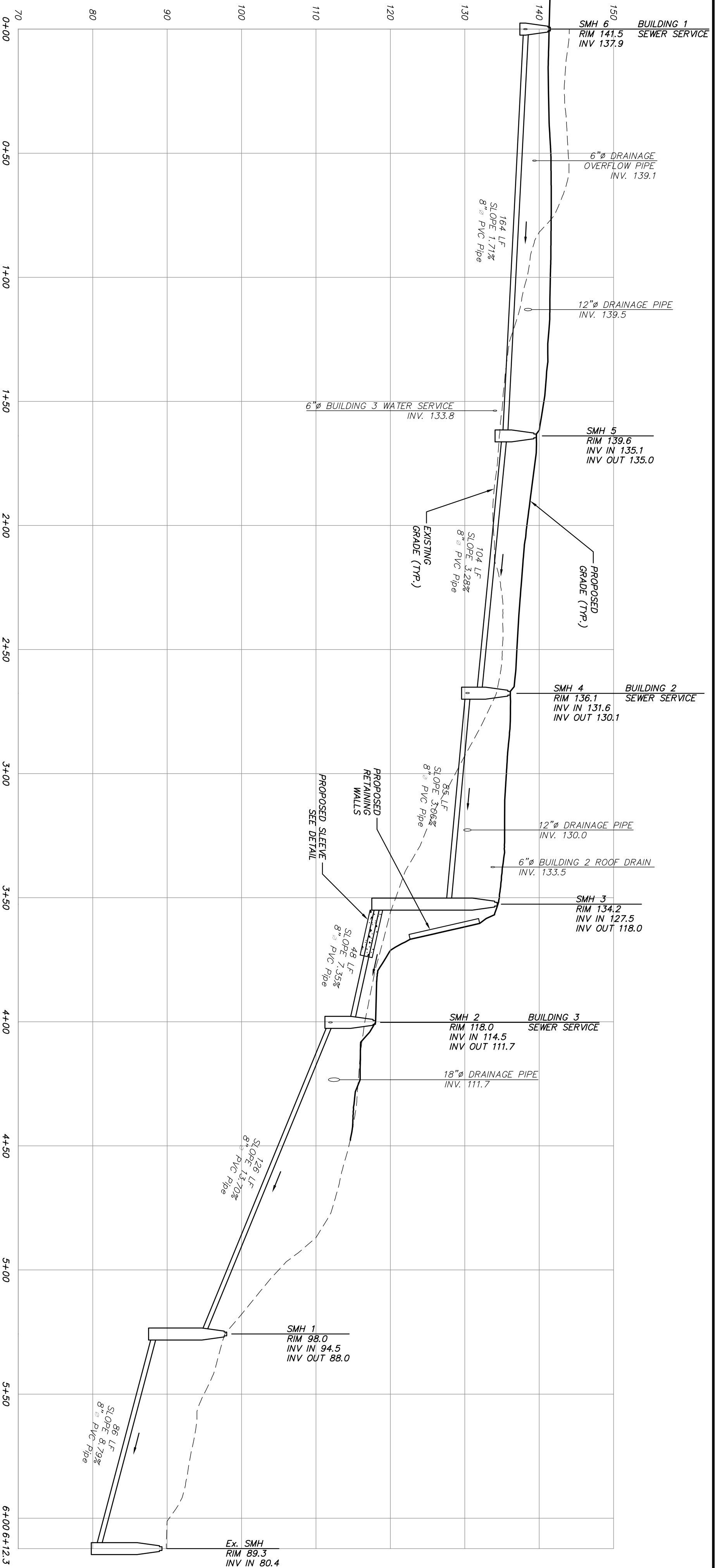
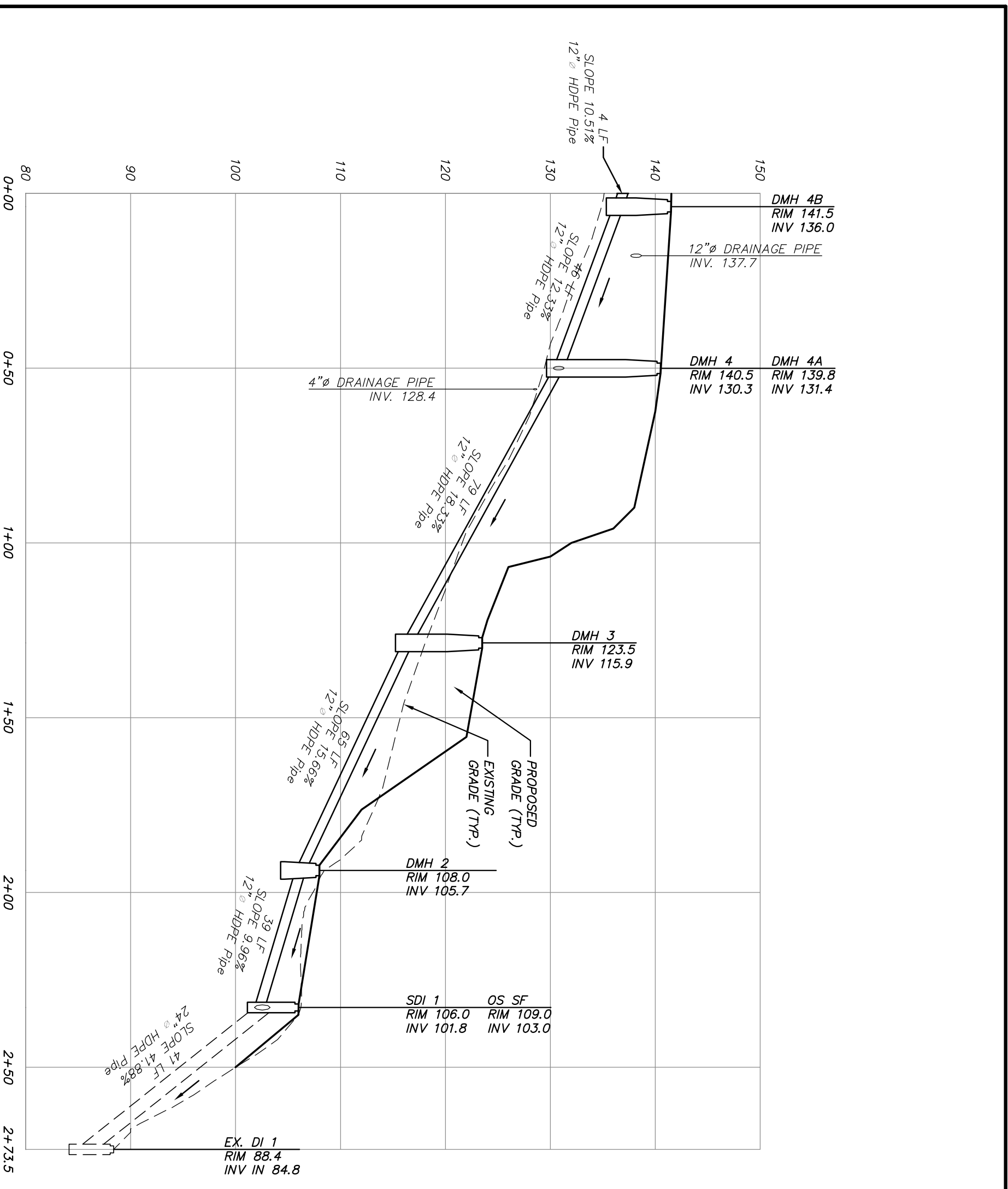
- DEEP HOLE TEST RESULTS:**
DEEP TESTS OBSERVED BY ZACHARY M. PEARSON, P.E., NISTE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C. ON 10/25/17. TESTS WERE CONDUCTED AT THE FOLLOWING LOCATIONS AND DEPTHS:
- D-1: 0'-2" TOPSOIL, 2'-48" BROWN SANDY LOAM, 48"-72" LOOSE SHALE ROCK, NO GROUNDWATER.
 - D-2: 0'-2" TOPSOIL, 2'-42" MISC. ASPHALT, AND CONCRETE FROM FORMER ROAD MATERIALS, ROCK AT 42", NO GROUNDWATER.
 - D-3: 0'-3" TOPSOIL, 3'-72" BROWN SANDY LOAM WITH MISC. CONSTRUCTION DEBRIS, NO GROUNDWATER.
 - D-4: 0'-4" TOPSOIL, 4'-18" BROWN SANDY LOAM, 18"-48" BROWN SANDY LOAM, 48"-72" LOOSE SHALE ROCK, NO GROUNDWATER.
 - D-5: 0'-3" TOPSOIL, 3'-24" BROWN SANDY LOAM AND LOOSE SHALE ROCK, NO GROUNDWATER.
 - D-6: 0'-3" TOPSOIL, 3'-36" MISC. FILL WITH CONSTRUCTION DEBRIS, NO ROCK, NO GROUNDWATER.



10	1-30-18	REVISIONS PER CITY CONSULTANT AND DC DEPT COMMENTS	E.P.
9	1-5-18	REVISIONS PER CITY CONSULTANT COMMENTS	MEU
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	S.C.
5	6-12-17	REVISIONS PER CITY CONSULTANT COMMENTS	J.L.
4	5-30-17	REVISIONS PER CITY CONSULTANT COMMENTS	CTD
3	4-25-17	REVISIONS PER CITY CONSULTANT COMMENTS	CTD
2	3-28-17	REVISIONS PER CITY CONSULTANT COMMENTS	CTD
1	1-31-17	REVISIONS FOR PLANNING BOARD SUBMISSION	MEU
NO.	DATE	REVISION	BY

PROJECT:		WEST END LOFTS
DRAWING:		UTILITIES PLAN
WOLCOTT AVENUE, BEACON, NEW YORK 12508		
PROJECT NUMBER: 16226.100		PROJECT MANAGER: J.L.C.
DATE: 10-25-16		DRAWN BY: C.T.O.
SCALE: 1" = 30'		CHECKED BY: J.L.L.

INSITE	3 Garrett Place Garrett, NY 12520 (845) 225-9500 (845) 225-9717 fax www.insite-ny.com
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.	

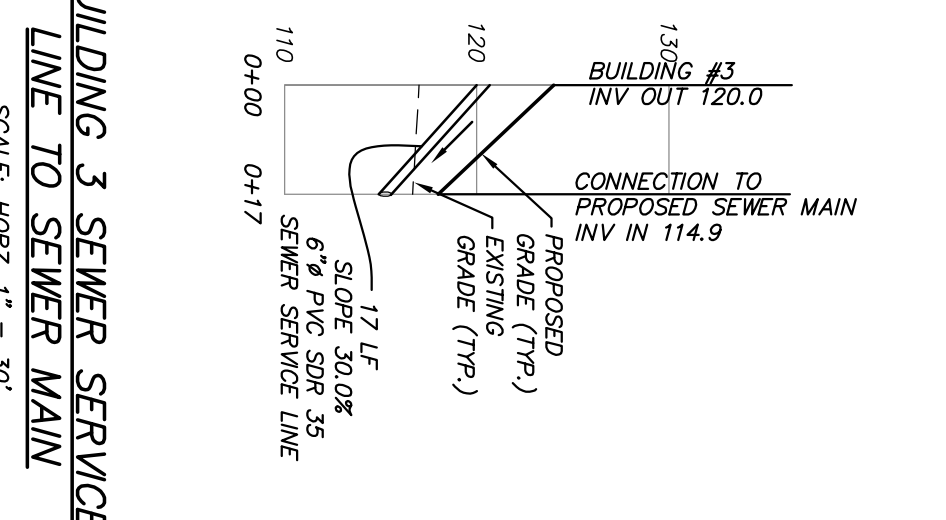
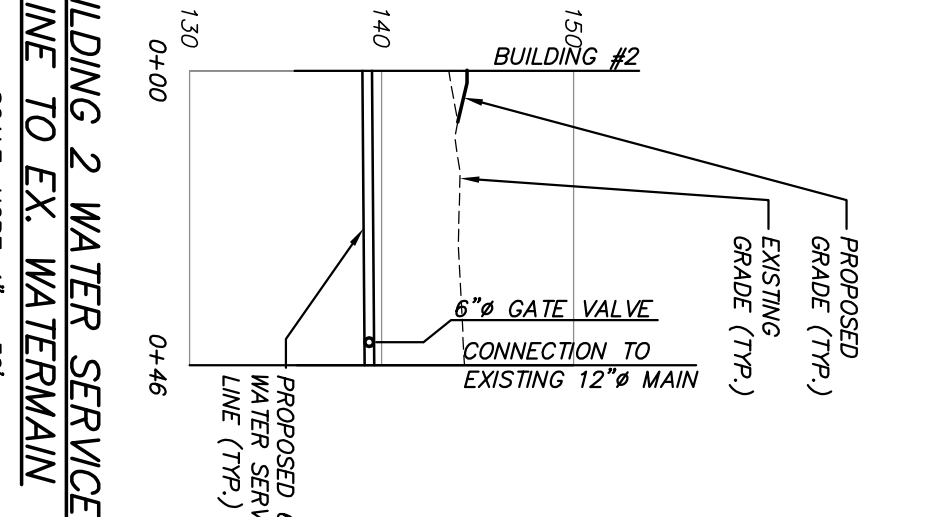
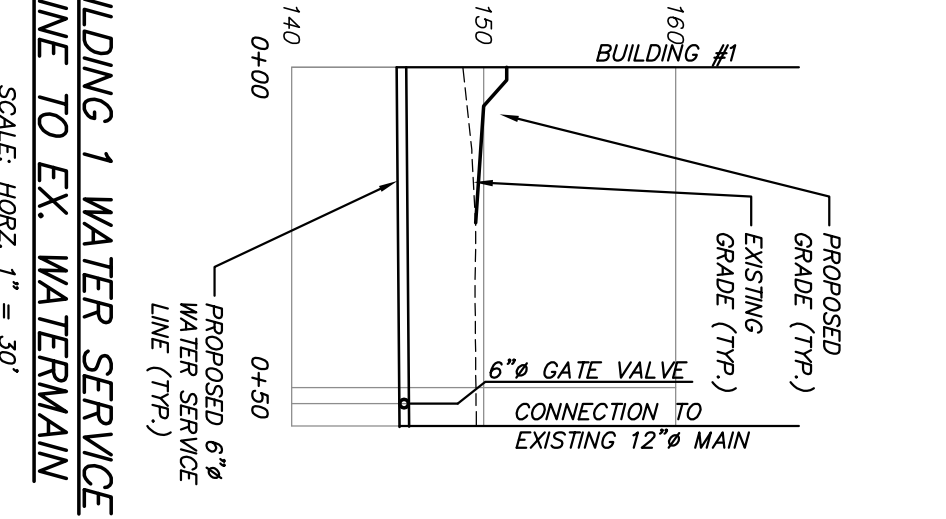
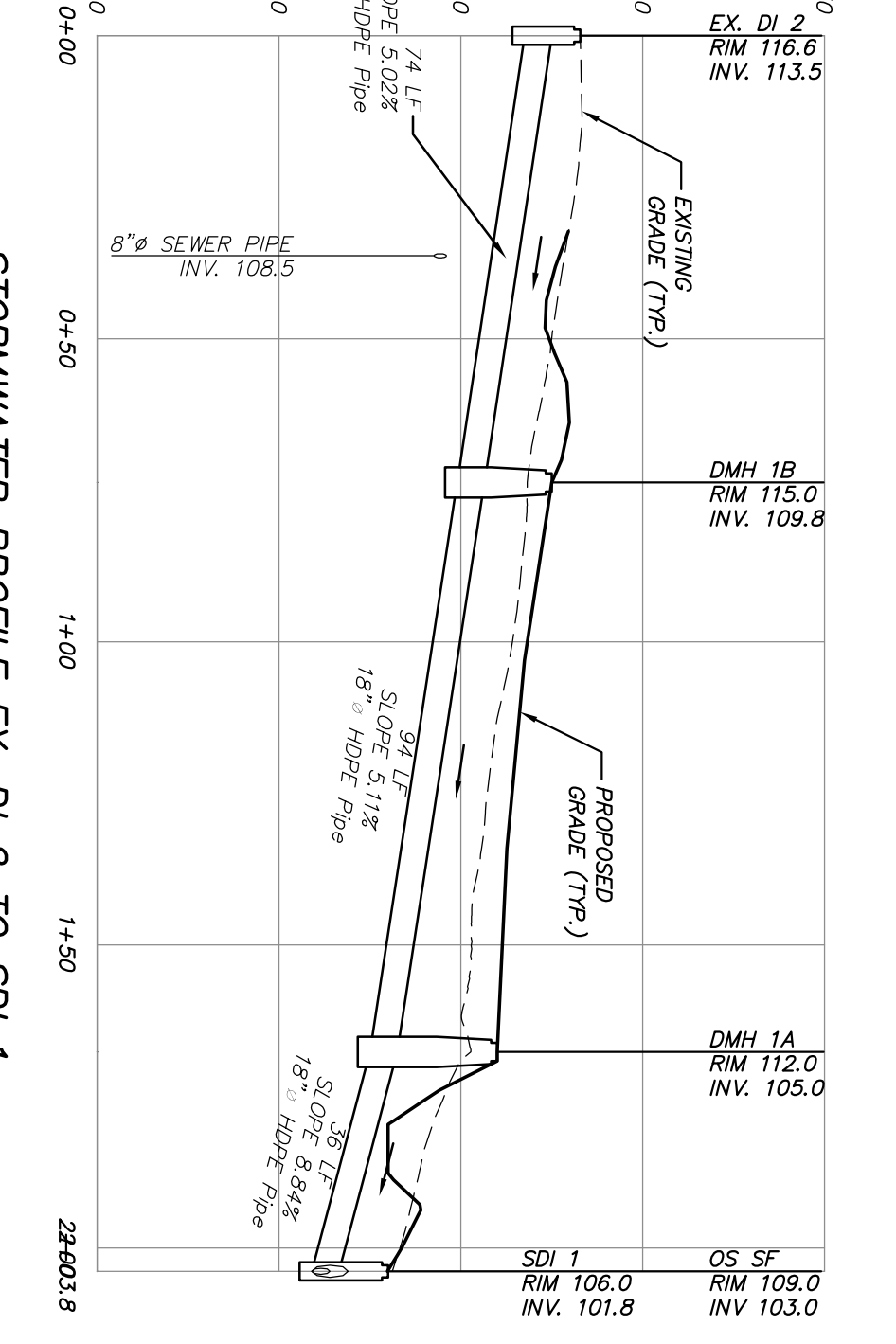
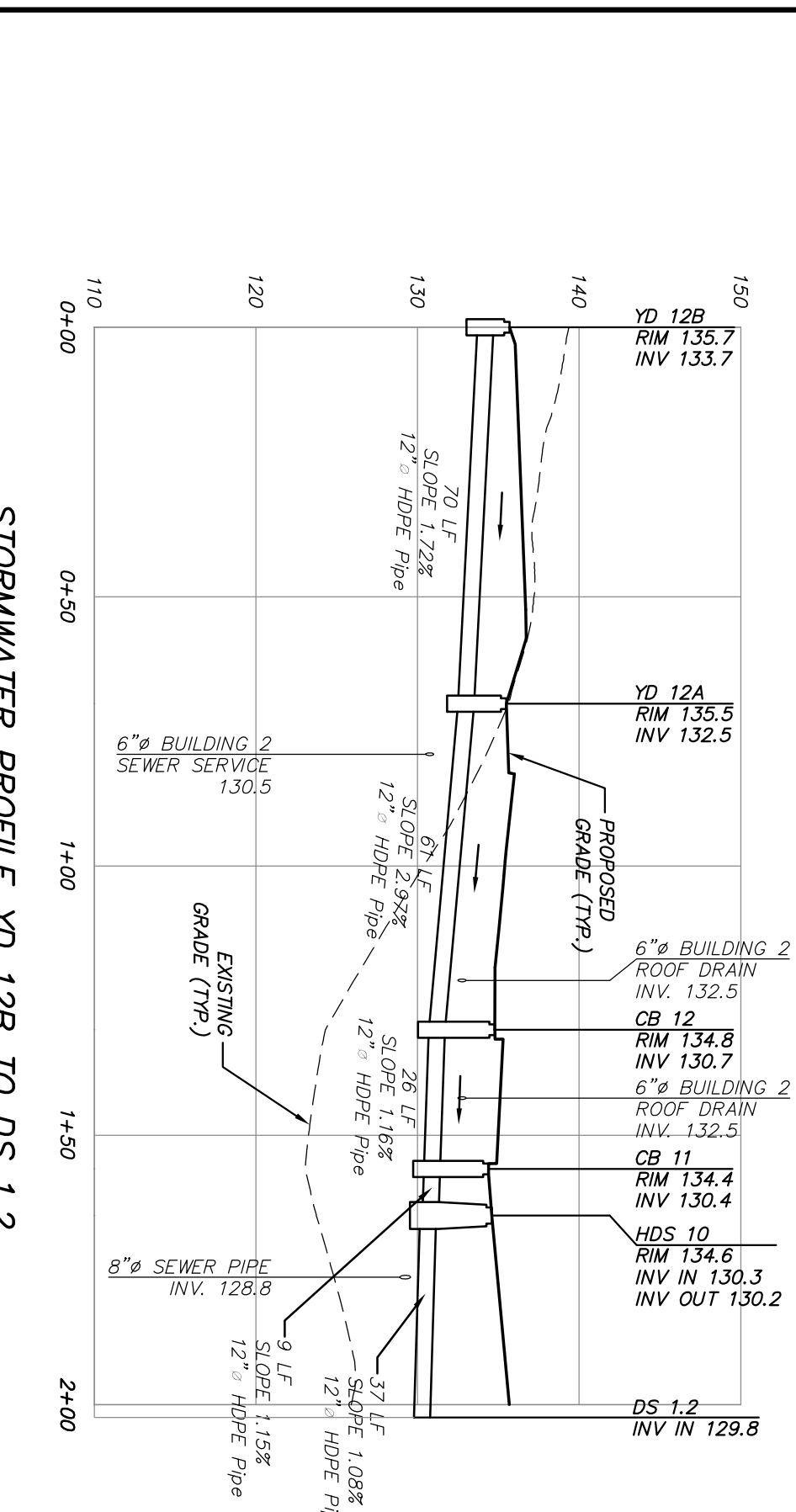


STORMWATER PROFILE CB 9 TO DS 1.1

STORMWATER PROFILE DS 1.1 TO ES 15

BUILDING 3 WATER SERVICE LINE TO EX. WATERMAIN

BUILDING 1 SEWER SERVICE BUILDING 2 SEWER SERVICE LINE TO SEWER MANHOLE 6 LINE TO SEWER MANHOLE 4



2	1-30-18	REVISIONS PER CITY CONSULTANT AND DC DBH COMMENTS	E.P.
2	1-5-18	REVISIONS PER CITY CONSULTANT COMMENTS	MEU
1	8-29-17	REVISIONS PER CITY CONSULTANT COMMENTS	ZUP
NO.	DATE	REVISION	BY
PROJECT: 3 Garrett Place ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE P.C. (949) 225-9890 (949) 225-9177 fax www.insite-eng.com			
PROJECT: WEST END LOFTS 100 COTT AVENUE, BEACON, NEW YORK 12508			
DRAWING: UTILITY PROFILES			
PROJECT NUMBER	16226.100	PROJECT MANAGER	J.L.C.
DATE	7-25-17	DRAWN BY	S.J.C.
SCALE	AS SHOWN	CHECKED BY	PR-1
		SCALE	5/8" = 1'-0"
		SCALE	7/8" = 1'-0"
		SCALE	15/16" = 1'-0"