



DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF WATER & SEWER OPERATIONS

SITE CONNECTION PROPOSAL FORM  
VALID FOR TWO (2) YEARS

[SC / ]



DOB ID #1837

A. PROJECT DATA:

Borough of QUEENS Building Dept. No (s) 420655954  
Tax Block 437 Lot (s) 5 Zoning C5-3 Map No. 9B  
Project Location 23-15 44 DRIVE (AKA 2 COURT SQUARE) FACING 23R STREET, 44TH ROAD AND 44TH DRIVE  
Applicant Douglas C. Mass / Cosentini Associates  
Address Two Pennsylvania Plaza, 3rd Fl, New York, NY Zip 10121 Phone ( 212 ) 615-3600  
Owner PARK PLACE ESTATE, LLC  
Address 132-03 35TH AVE, FLUSHING, NY Zip 11354 Phone ( 718 ) 321-8652

B. PROJECT USE:

TYPE: ☐ 1, 2, 3, Family ☒ Multiple Dwelling ☐ Commercial  
Number of Buildings 1 Total Number of Dwelling Units 753  
Ownership: ☒ Fee Simple ☐ Condominium ☐ Home Owner Association ☐ Other.....

C. SITE CONNECTIONS REQUESTED:

Total Developed Site Storm Flow 4.93 cfs  
Allow. Storm Flow to the Sewers 1.04 cfs  
☒ Detention ☐ Retention

	Sanitary	Storm	Comb.	Drywells
No. Requested	<u>1</u>		<u>1</u>	<u>XXXXXXX</u>
Size	<u>15"</u>		<u>15"</u>	<u>XXXXXXX</u>
Material (s)	<u>DI</u>		<u>DI</u>	<u>XXXXXXX</u>
Total Q (s)	<u>0.536</u>		<u>0.35</u>	

Note: The property owner is responsible for plugging all inactive pre-existing sewer connections

D. CONNECTION INFO:

- ☐ Connection to exist:  
☐ Spur ☐ Riser ☐ Curb Connection
- ☐ Proposed New Riser
- ☐ Fold Spur in
- ☐ Drill in
- ☒ M.H. Conn. ☒ Exist. ☐ Prop.
- ☐ Reuse Plugged Connections

E. PRIVATE SEWER/DRAIN DATA:

- P.D. Plan No. NA Date Approved NA Expiration Date NA
- Date Construction Permit Was Issued NA
- Date Sewer Was Accepted By DEP NA
- Sanitary Discharge Tributary to:

		Location
Private Sewage Treatment Plant	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
Private Pumping Station	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
Private Sewer	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

F. LOCATION PLAN:

- ☐ As Shown Below ☒ See Attached Location Plan Attachment "F"  
(8 1/2 x 14 Size)

STORM FLOW OF 4.93 CFS WILL BE RESTRICTED TO 0.25 CFS BY MEANS OF  
DETENTION TANK WITH PUMPING SYSTEM.

G. SUPPORT DOCUMENTS:

*1. Site Plan – 6 copies with hydraulic calculations	ATTACHED	
*2. Survey – 3 copies with watercourse note	ATTACHED	
*3. Tentative Lot Number Request Form – Attached	x	Not Applicable
**4. Owner’s Consent for STP/PS Connection – Attached		Not Applicable x
5. Department of Health Approval – Attached		Not Applicable x
6. Department of Buildings Amendment – Attached		Not Applicable x
***7. Condo/HOA Prospectus or Affidavit – Attached		Not Applicable x
8. Industrial Waste Approval – Attached		Not Applicable x
9. Associated Mapping/Demapping Action – Attached		Not Applicable x
10. Builders Pavement Plan – Attached		Not Applicable x
11. Boring Logs – Attached		Not Applicable x
12. Other (Specify)	NA	Attached

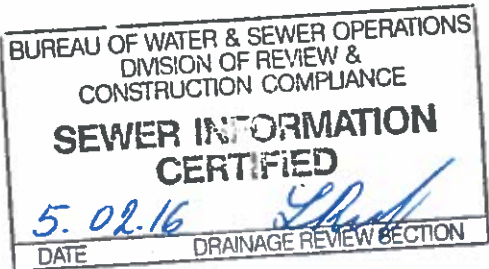
- \* Requires PE/RA Stamp and Original Signature (L.S. for Survey)
- \*\* Must Be Notarized and have Corporate Seal
- \*\*\* Must be Notarized

SEWER INFORMATION CERTIFIED BY DEP

		PUBLIC	PRIVATE
1. There <del>(is)</del> (is not) a sanitary sewer fronting the property available for connections.	SIZE		
2. There <del>(is)</del> (is not) a storm sewer fronting the property available for connections.	SIZE		
3. There (is) <del>(is not)</del> a combined sewer fronting the property available for connections.	SIZE 15"; 24"	✓	
4. Sanitary discharge tributary to:			
City Treatment Plant -	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	Location Bowery Bay	
Private Sewage Treatment Plant -	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		
Private Pumping Station -	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		
5. Distance to, and location of nearest allowable drainage plan sewer:			
a) Sanitary Outlet	N/A		
b) Storm Outlet	"		
c) Combined Outlet	"		

CERTIFICATION, RESTRICTIONS, SPECIAL CONDITIONS:

No sewer connection permits will be issued until after the Building Department certifies that the storm flow detention facilities have been satisfactorily built.



IA #1837

THIS CERTIFICATION IS VALID FOR TWO (2) YEARS ONLY

NO SEWER CONNECTION PERMITS WILL BE ISSUED UNTIL LOCAL LAW 103-89 REQUIREMENTS ARE MET TO THE SATISFACTION OF THE DEPARTMENT OF BUILDINGS.

ADDITIONAL INFORMATION, COMMENTS BY DEP OFFICE:

- 1. Topo Map No. \_\_\_\_\_ Watercourse shown: ☐ YES ☐ NO
- 2. Comments:

# LEGEND

—	EXISTING UTILITY LINE
—	NEW UTILITY LINE
○	EXISTING SEWER MANHOLE
---	PROPERTY LINE
A.F.G.	ABOVE FINISHED GRADE
A.F.F.	ABOVE FINISHED FLOOR
F.A.I.	FRESH AIR INLET



## DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER AND SEWER OPERATIONS SITE PLAN - HOUSE CONNECTION PROPOSAL

### STORM CALCULATION FOR 15" STORM SEWER:

TOTAL SITE AREA = 37,998 (SQ. FT.) @ 0.95 RUNOFF COEFFICIENT (OR 0.872 ACRE)

$$Q_{all} = 190 \times 100/18,200 = 1.04 \text{ CFS}$$

$$C_{all} = \frac{37,998 \times 0.95}{37,997.1} = 0.95$$

$$Q_{dev} = \frac{37,998 \times 0.95}{7,320} = 4.93 \text{ CFS}$$

$$Q_{sum} = 0.25 \text{ CFS}$$

### DETENTION TANK CALCULATION BASED ON CONSTANT OUTFLOW BY MEANS OF PUMPING SYSTEM:

$$T_c = 0.23 \sqrt{(C_w \cdot A_r / Q_{dev})} - 15 = 0.23 \sqrt{(0.95 \cdot 37,998 / 0.25)} - 15 = 72.4 \text{ MINUTES}$$

$$V_c = (0.19 \cdot C_w \cdot A_r / (T_c + 15)) - 57 Q_{sum} \cdot T_c = (0.19 \cdot 0.95 \cdot 37,998 / (72.4 + 15)) - 57 \cdot 0.25 \cdot 72.4 = 4,650 \text{ CU. FT.}$$

DESIGN DETENTION TANK SHALL BE 25.6'W X 31.5'L X 14.0'H WITH MAXIMUM OF 7.87' HEIGHT AVAILABLE FOR STORM WATER STORAGE, WHICH EQUATES TO A TOTAL VOLUME OF 6340 CU. FT. (REQUIRED DETENTION VOLUME).

### NOTES:

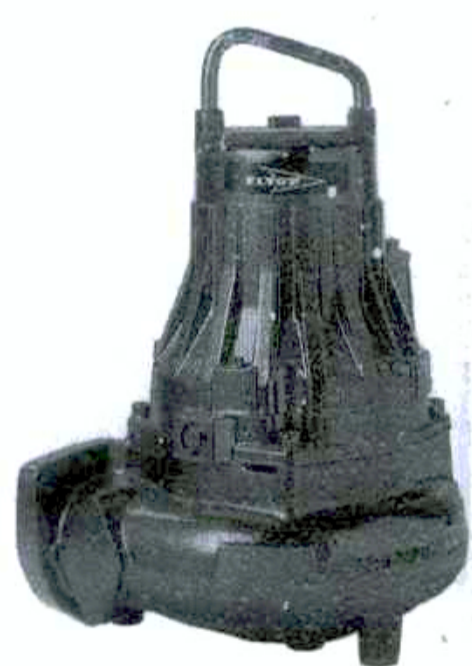
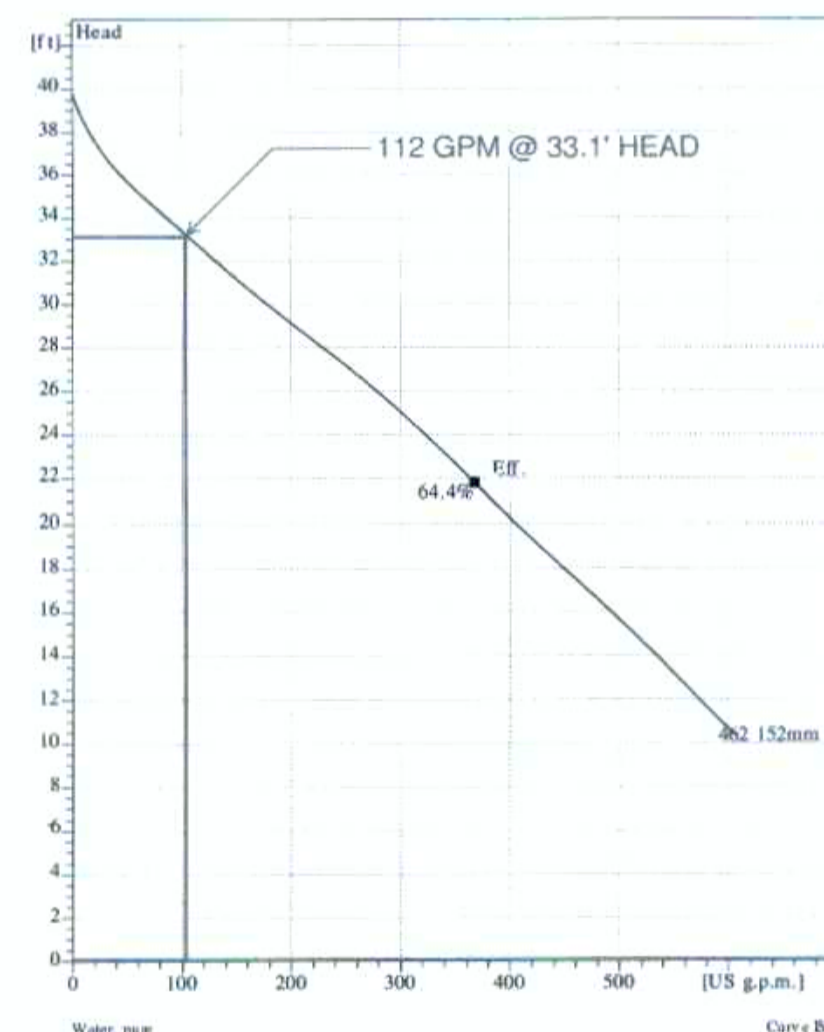
- ALL ELEVATIONS SHOWN ON THIS PLAN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS ESTABLISHED AND MAINTAINED BY THE NATIONAL GEODETIC SURVEY OF THE NATIONAL OCEAN SERVICE, NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION OR SUCCESSOR AGENCY, WHICH IS HEREBY ESTABLISHED AS THE CITY DATUM BY LOCAL LAW 96 OF 2013.
- NO EXISTING SEWER CONNECTIONS HAVE BEEN FOUND AT THE VISUAL SURVEY OF THE SITE. SHOULD THE EXCAVATION UNCOVER ANY EXISTING DRAINAGE CONNECTIONS THE CONTRACTOR SHALL PLUG PIPE AT THE CURB LINE.
- STREET UTILITIES SHOWN BASED ON UTILITY INFORMATION OBTAINED FROM TOPOGRAPHICAL AND UTILITY SURVEY PREPARED BY TRUE NORTH SURVEYORS, P.C. ALL OTHER UNDERGROUND UTILITIES (ELECTRIC, TELEPHONE, DUCT BANKS GAS PIPING, ETC.) ARE SHOWN ON SURVEY PLANS.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL REQUEST CODE 53 OF THE AREA. ONCE ALL EXISTING UTILITIES ARE MARKED CONTRACTOR SHALL HAVE MEETING WITH ALL INVOLVED UTILITY AGENCIES, SUCH AS CON EDISON, NEW YORK TELEPHONE DEP, ETC., TO REVIEW HIS EXCAVATION PROCEDURES IN AND AROUND THESE EXISTING FACILITIES.
- NEW MANHOLE CONNECTION TO THE SEWER TO BE MADE IN ACCORDANCE WITH DEP RULES.

Fitting Losses as Equivalent Lengths in ft. Based on Pipe Dia. in Inches					
Type Fitting	Loss	# in	Type Fitting	Loss	# in
Pipe Dia.	Pipe Dia.	System	Pipe Dia.	Pipe Dia.	System
Strainer	320		Medium Sweep Elbow	27	
Globe Valve, Open	340		Long Sweep Elbow	20	
Angle Valve, Open	170		45° Elbow	15	1
Swing Check Valve, Open	80	1	Flow through Wye	30	
Gate Valve, Open	7		Tee - Flow thru Run	20	
Ball Valve, Open	4	1	Standard Tee - Side to Run	65	1
Standard Elbow	32	4	Tee - Side to Run, With Throat	45	
Elev. Pump On 4.00	Elev. Pump Off 2.00		Elev. F.M.Dsch. 14.00	Det. Vol.-ft. 4650	Det. Area-ft. 806
F.M.Dia.-in. 2.0	F.M.Lgth.-ft. 42.00		Max. Pmp. Rt.-gpm 112	Min. Pmp. Rt.-gpm 102	Hazen-Williams C 130
Equivalent length of pipe in ft. for fittings: 49			Prov. Strg. Dpth.-ft. 5.77		
Min. Hd. Ls.-ft. 33.85			Max. Hd. Ls.-ft. 33.19		
			Max. Rtcfs 0.249		
			Min. Rtcfs 0.227		
			Avg. Rtcfs 0.238		
			V <sup>2</sup> /2g (ft.) 2.03		

BASED ON THE FRICTION LOSS CALCULATION ABOVE, THE PUMPING SYSTEM WILL BE PROVIDED WITH DUPLEX PUMPS RATED FOR 112 GPM @ 33.1' HEAD. ONLY ONE PUMP WILL BE OPERATING AT THE TIME, BASED ON LEAD-LAG SET-UP. IF WATER IN THE DETENTION TANK EXCEEDS DETENTION CAPACITY REQUIRED BY DEP, THE SECOND PUMP WILL COME ONLINE AND ALARM WILL SOUND TO INFORM OF A CRITICAL CONDITION. THE PUMPING SYSTEM WILL BE PROVIDED WITH EMERGENCY POWER.

## xylem DTP-1

NZ 3085 MT 3- Adaptive 462  
Technical specification



Note: Picture might not correspond to the current configuration.

General  
Patented self-cleaning semi-open channel impeller. Ideal for pumping in waste water applications. Possible to be upgraded with Gutter plug for even better clogging resistance. Modular based design with high adaptation grade.

Impeller  
Impeller material: Grey cast iron  
Discharge Flange Diameter: 1 1/8 inch  
Inlet diameter: 1 1/8 inch  
Inlet diameter N: 152 mm  
Number of blades: 2

Motor  
Motor # N3085 900 15-10-4AS-D 1E3 3.3hp  
Stator voltage: 60 Hz  
Frequency: 208 V  
Number of poles: 4  
Phase Rated: 3.3 hp  
Power Rated: 9.6 A  
Current Starting: 64 A  
Current Rated: 1800 rpm  
Efficiency: 0.84  
1/2 Load: 0.77  
3/4 Load: 0.65  
Efficiency: 28.6 %  
1/2 Load: 89.4 %  
3/4 Load: 84.3 %

Configuration

### TOTAL SITE SANITARY CALCULATION:

MAP NO. = 9-B  
ZONING = C5-3 = R8  
POPULATION DENSITY = 785 PERSONS/ACRE

$$Q_{SAN} = \frac{785 \cdot A \cdot 150 \text{ GAL/DAY/PERSON} \cdot 4 (\text{PEAK FACTOR})}{7.48 \cdot 86,400} = 0.636 \text{ CFS}$$

$$Q_{SAN} = \frac{375 \cdot 0.872 \cdot 150 \cdot 4}{7.48 \cdot 86,400} = 0.636 \text{ CFS}$$

### CONNECTION #1 (COMBINED)

CONNECTION #1 SHALL BE 15" DUCTILE IRON COMBINED SEWER CONNECTING TO THE EXISTING MANHOLE. THIS SEWER WILL DISCHARGE ALL OF THE SITES STORM WATER AND A PORTION (0.1 CFS) OF SITES SANITARY LOAD:

#### COMBINED FLOW =

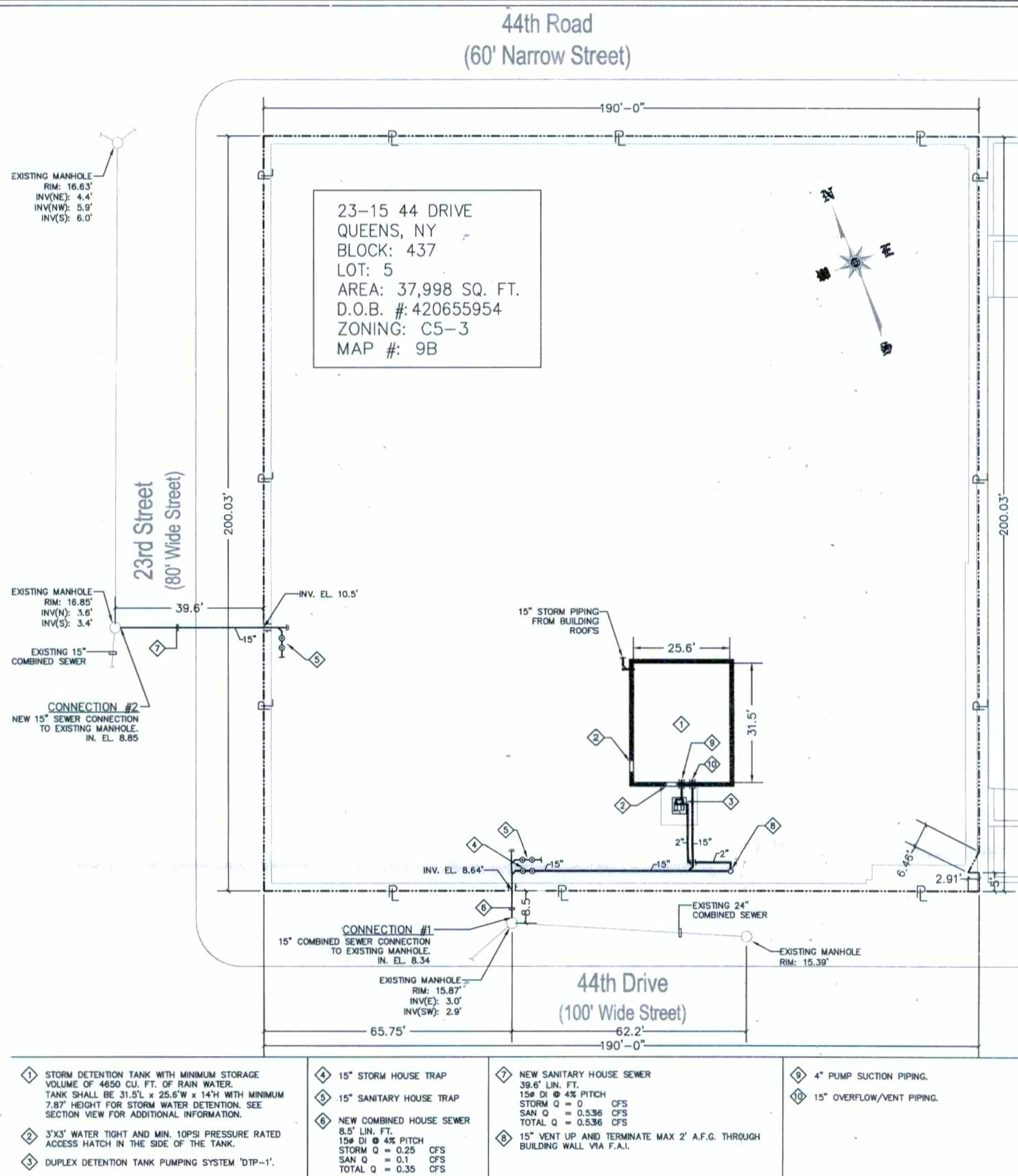
$$Q_{TOTAL} = Q_{DEV} + 0.1 = 0.25 + 0.1 = 0.35 \text{ CFS}$$

### CONNECTION #2 (SANITARY)

CONNECTION #2 SHALL BE 15" DUCTILE IRON SANITARY SEWER CONNECTING TO THE EXISTING MANHOLE. THIS SEWER WILL DISCHARGE REMAINING PORTION OF THE SANITARY FLOW:

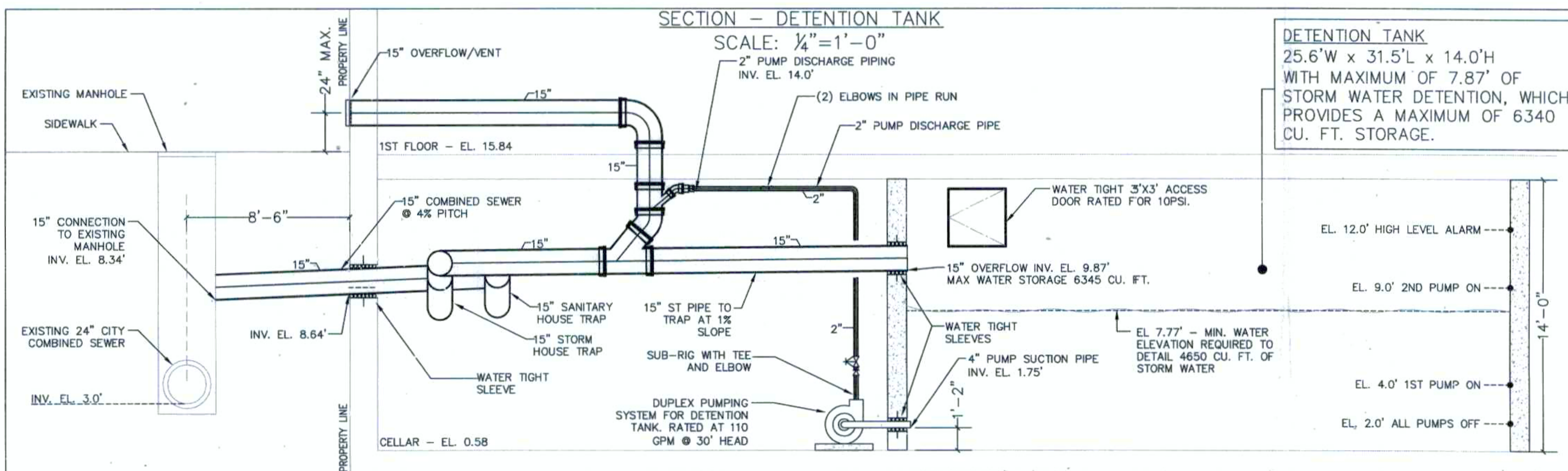
#### SAN FLOW =

$$Q_{TOTAL} = Q_{SAN} - 0.1 = 0.636 - 0.1 = 0.536 \text{ CFS}$$



## SITE PLAN

SCALE: 1"=20'-0"



## PROJECT INFORMATION

BOROUGH: QUEENS  
ADDRESS: 1837 23-15 44 DRIVE (AKA 2 COURT SQUARE)  
BLOCK: 437  
PRESENT LOTS: 5, 7, 8, 9, 10, 11, 13, 15 & 20  
TENTATIVE LOTS: 5  
EXISTING ZONING: C5-3 MAP 9B  
PROPOSED ZONING:  
DEVELOPMENT TYPE: RESIDENTIAL  
OWNERSHIP TYPE: FEE SIMPLE  
STORM FLOW DETENTION NOTES (IF APPLICABLE): DEVELOPED STORM FLOW OF 4.93 CFS WILL BE RESTRICTED TO 0.25 CFS BY MEANS OF DETENTION FACILITIES AND CONTROLLED PUMPING SYSTEM.  
SANITARY FLOW: 0.636 CFS  
NAME OF CITY TREATMENT PLANT:

DATUM: ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), WHICH IS 1.645 FEET BELOW THE QUEENS BOROUGH SEWER DATUM.  
OWNER'S NAME AND ADDRESS: PARK PLACE ESTATE, LLC  
134-03 35TH AVE  
FLUSHING, NY 11354  
(718)321-8652

## APPLICANT INFORMATION

NAME: DOUGLAS C. MASS  
FIRM/ORGANIZATION: COSENTINI ASSOCIATES  
ADDRESS: TWO PENNSYLVANIA PLAZA  
3RD FLOOR  
NEW YORK, NY 10121  
TELEPHONE: (212)615-3600

*Cosentini Associates*  
CONSULTING ENGINEERS  
TWO PENNSYLVANIA PLAZA, NEW YORK, N.Y. 10121

Alterations or additions to this engineering document by an unlicensed person is a violation of Chapter 16, Title VIII, Article 145 § 7209.2 of the New York State Education Law.



## REVISIONS

3RD SUBMISSION  
2ND SUBMISSION  
1ST SUBMISSION  
04-21-2016  
ISSUED FOR DEP REVIEW AND APPROVAL

## CERTIFICATION BOX (DEP USE ONLY)

1837-23-15 44 Drive  
BUREAU OF WATER & SEWER OPERATIONS  
DIVISION OF REVIEW & CONSTRUCTION COMPLIANCE  
SEWER INFORMATION  
CERTIFIED  
5.02.16  
DATE: DISAPPROVAL SECTION

THIS CERTIFICATION IS VALID FOR TWO (2) YEARS ONLY



New York City Department of Finance • Property Division • Tax Map Office

## APPLICATION FOR MERGERS OR APPORTIONMENTS

**Instructions:** Please complete this application and submit in person to: Department of Finance, Property Division - Tax Map Office, 66 John Street, 13th floor, New York, NY 10038. Please read the instructions for further details before completing this form. Print clearly.

## SECTION A: PROPERTY INFORMATION

Borough: QUEENS Block: 437 Present Lot(s): 5,7,8,9,10,11,13,15,20

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

☒ Merger ☐ Apportionment Number of Lots Requested 1

New Lot Number: 5

☐ Air ☐ Subterranean

New Lot(s) Usage (check one) ☐ Residential Building Gross Sq/Ft: \_\_\_\_\_ ☐ Commercial Building Gross Sq/Ft: \_\_\_\_\_ ☐ Mix (Residential & Commercial) Building Gross Sq/Ft: \_\_\_\_\_

Property Owner's Name: Park Place Estate, LLC

LAST NAME

FIRST NAME

Property Address: 23-02 44th RD, LONG ISLAND CITY, NY 11101

NUMBER AND STREET

CITY

STATE

ZIP CODE

## SECTION B: APPLICANT INFORMATION

1. Architect/Engineer/Applicant's Name: HILL L. STEPHEN

LAST NAME

FIRST NAME

2. Address: 11 BROADWAY, 17TH FLOOR NEW YORK NY 10004

NUMBER AND STREET

CITY

STATE

ZIP CODE

3. Telephone Number: 212-213-8007 4. Email Address: LSHILL@GHWARCHITECTS.COM

## SECTION C: CERTIFICATION

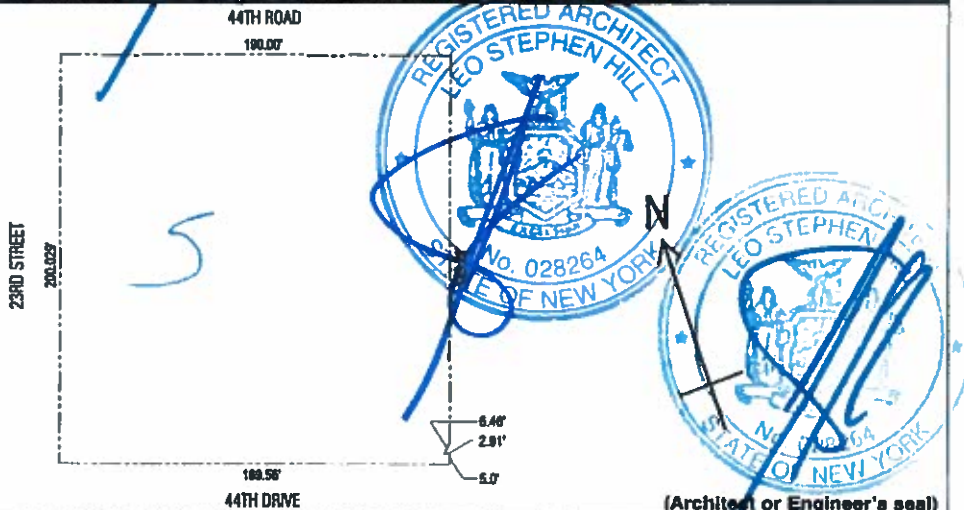
The applicant hereby certifies that, in making this application for merger/apportionment, s/he is the owner, or acting under the direction of the owner.

Signature of Architect/ Engineer/Applicant: \_\_\_\_\_

Date: 12/22/15

TAX MAP CHANGE WILL NOT BE MADE UNTIL PRESENTATION OF REQUIRED DOCUMENTS (see reverse for the required documents)

DRAW SKETCH TO SCALE 1" = 50', IF POSSIBLE INDICATE NORTH ARROW



(Architect or Engineer's seal)

Lot(s) issued: 4, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 Date: 12/24/15 New Lot(s): 5 Lot(s) Affected: 7, 8, 9, 10, 11, 13, 15, 20 Lot(s) Dropped: 1, 2, 3, 4, 6, 12, 14, 16, 17, 18, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Please note: Map changes will not be made until presentation of all required documents is reviewed and approved by the Cartographer.

Map Updated: \_\_\_\_\_

Tax Map Cartographer: \_\_\_\_\_ Date: \_\_\_\_\_

ALL ELEVATIONS SHOWN ON THIS PLAN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS ESTABLISHED AND MAINTAINED BY THE NATIONAL GEODETIC SURVEY OF THE NATIONAL OCEAN SERVICE, NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION OR SUCCESSOR AGENCY, WHICH IS HEREBY ESTABLISHED AS THE CITY DATUM BY LOCAL LAW 96 OF 2013.

# LEGEND

EXISTING UTILITY LINE  
NEW UTILITY LINE  
EXISTING SEWER MANHOLE  
PROPERTY LINE  
A.F.G. ABOVE FINISHED GRADE  
A.F.F. ABOVE FINISHED FLOOR  
F.A.I. FRESH AIR INLET

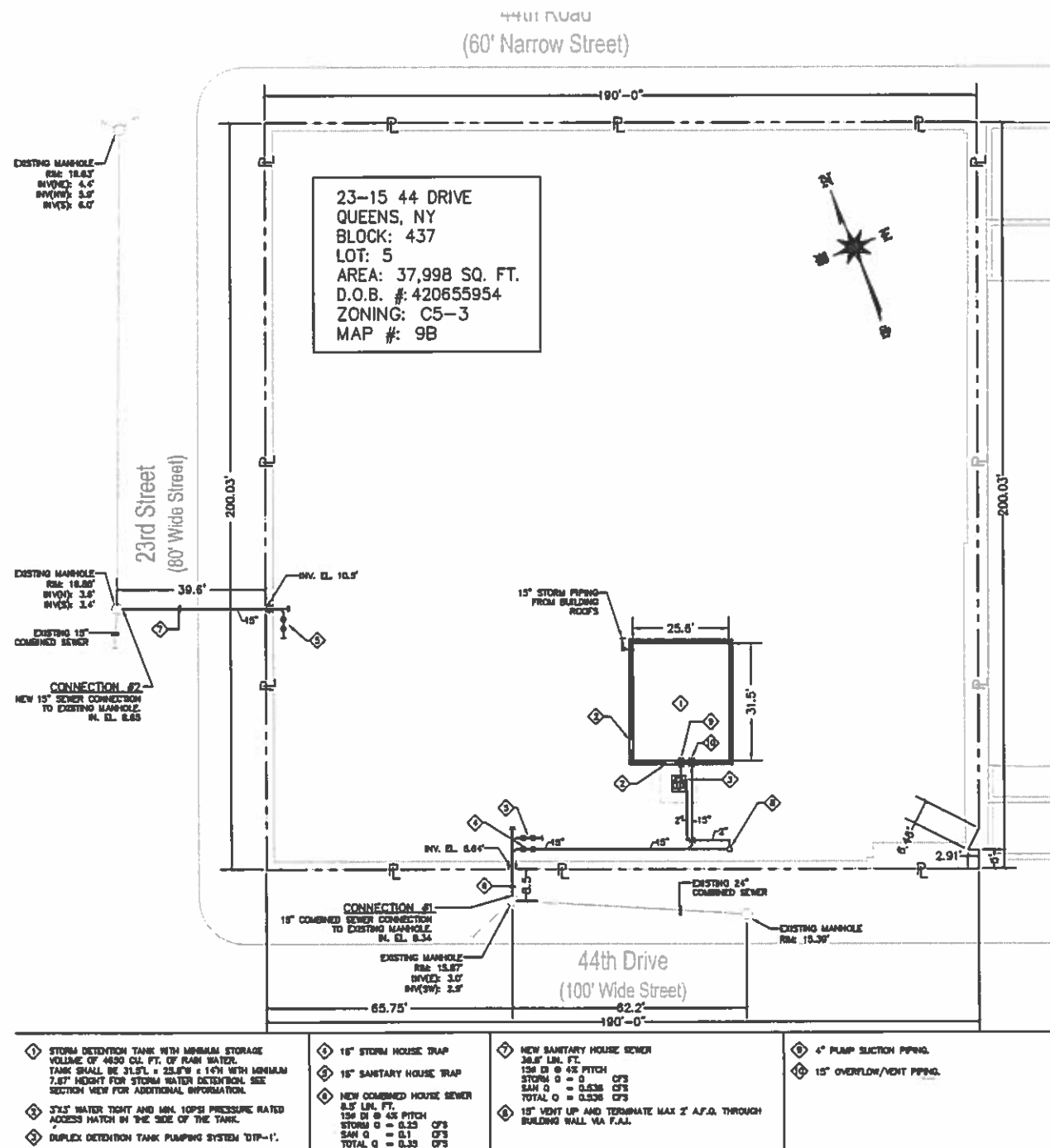
Alterations or additions to this engineering document by an unlicensed person is a violation of Chapter 16, Title VIII, Article 145 § 7209.2 of the New York State Education Law.

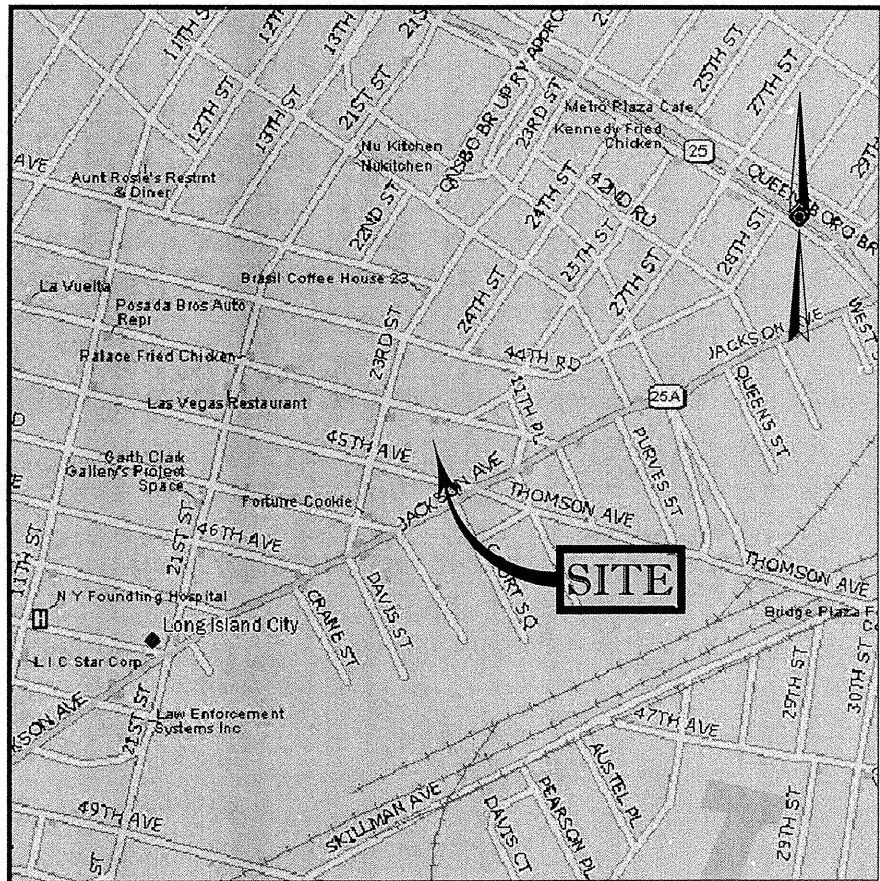


THIS CERTIFICATION IS VALID FOR TWO (2) YEARS ONLY

TR#1837

PROJECT: 23-15 44 DRIVE (AKA 2 COURT SQUARE) QUEENS, NY BLOCK: 437 LOT: 5		DATE: 04-20-2016	DESCRIPTION:  ATTACHMENT F	SCALE  N.T.S.
		JOB NO.: 150318		SKETCH NO.  SKP-F1
		DRAWN: AZ		
		CHECKED: AZ		
		ISSUE FOR DEP REVIEW AND APPROVAL	04-20-2016	<i>Casentini</i> ASSOCIATES CONSULTING ENGINEERS TWO PENNSYLVANIA PLAZA, NEW YORK, NY 10121
NO.	BY	REVISION	DATE	





VICINITY MAP  
© 2008 DeLorme Street Atlas USA

#### NOTES:

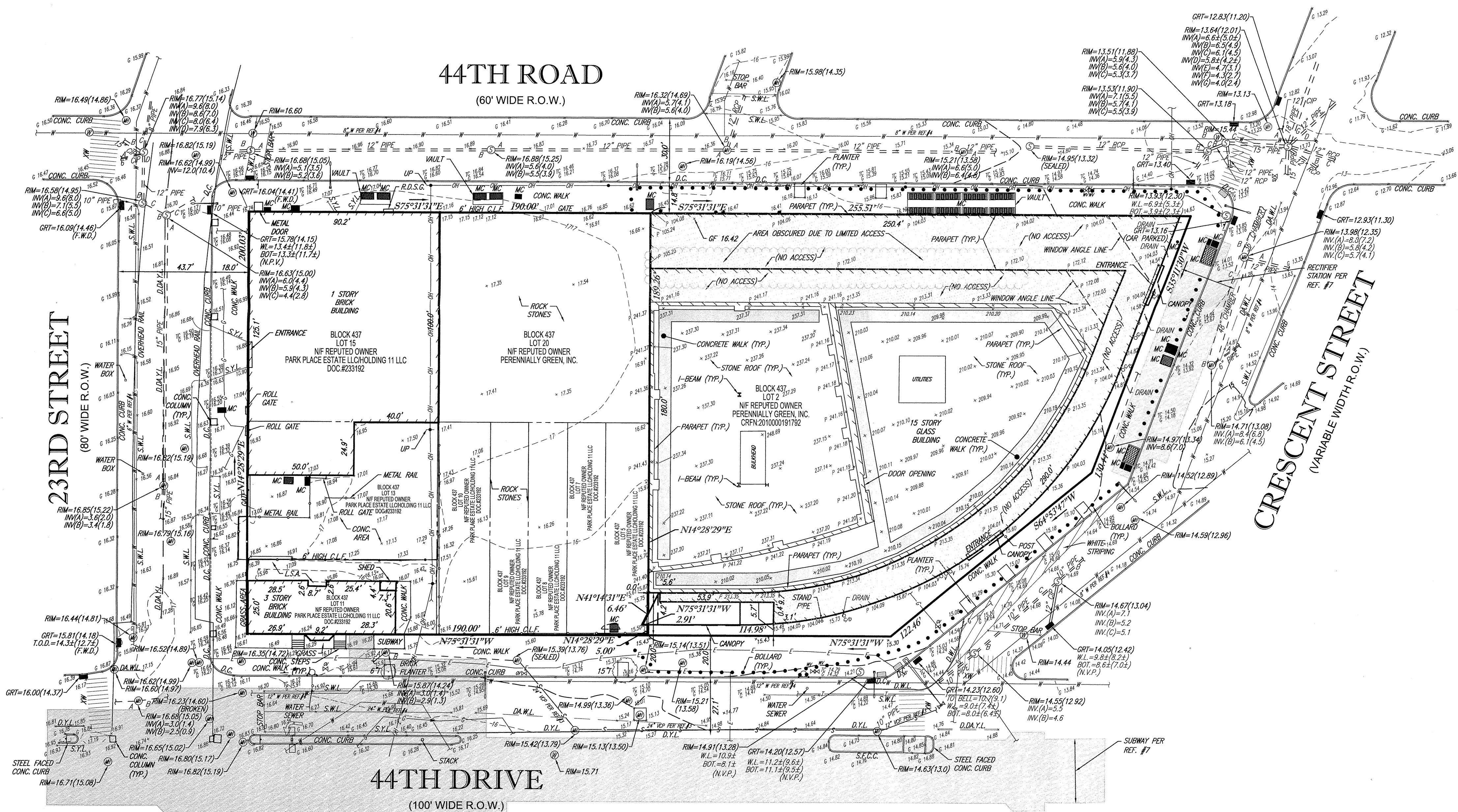
- THE PURPOSE OF THIS SURVEY IS TO DEPICT CERTAIN EXPOSED BUILDING WALL FACADES ADJACENT TO THE PROPERTY OF LOTS 2, 5, 7, 9, 10, 11, 13, 15, & 20, BLOCK 37 IN THE BOROUGH OF QUEENS, LONG ISLAND CITY, STATE OF NEW YORK.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), PER REF. #2.
- INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM A GROUND SURVEY PERFORMED BY CONTROL POINT ASSOCIATES UTILIZING A LEICA P20 SCANNER ON 3-8-2016.
- IF ANY UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS MADE CONTROL POINT ASSOCIATES WILL NO LONGER BE HELD RESPONSIBLE.
- THIS PLAN IS TO BE USED FOR GENERAL SPACE PLANNING ONLY. IF ANY MAJOR CONSTRUCTION PROJECT IS PLANNED FOR THIS BUILDING AND/OR SITE, AN ARCHITECT OR ENGINEER SHOULD BE CONSULTED PRIOR TO DESIGN.
- LASER SCANNER WORKS ON LINE OF SIGHT. THEREFORE, FROM ANY SINGLE SCANNER LOCATION THERE WILL BE SHADOWS (I.E. DATA THAT WILL NOT BE COLLECTED ON OBJECTS WHICH ARE HIDDEN FROM LASER). IN ORDER TO MINIMIZE THESE SHADOWS, MULTIPLE SCANNER LOCATIONS WILL BE UTILIZED. IT IS EXPECTED, HOWEVER, THAT EVEN WITH "BEST EFFORT", THERE WILL BE AREAS WHERE SOME AMOUNT OF DATA IS UNATTAINABLE. THESE AREAS WILL BE NOTED WITH A REVISION BALLOON ON THE PLAN.

#### REFERENCES:

- THE NEW YORK CITY DIGITAL TAX MAP OF THE BOROUGH OF QUEENS, QUEENS COUNTY, CITY AND STATE OF NEW YORK.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS AND KINGS COUNTIES," PANEL 202 OF 457, MAP NUMBER 360497/0202F, MAP REVISED: SEPTEMBER 5, 2007.
- SEWER MAPPING PROVIDED BY THE NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER AND SEWER OPERATIONS.
- WATER MAPPING PROVIDED BY THE NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER AND SEWER OPERATIONS.
- FIRE MAPPING PROVIDED.
- "MAP OF PROPERTY" PROVIDED BY HAYNES LAND SURVEYORS.
- MAP ENTITLED "COURT SQUARE - 2 LONG ISLAND CITY, NEW YORK TISHMAN SPEYER PROPERTIES NEW YORK NEW YORK," MAP FILE NUMBER 10044, MAP DATED 10-06-04.

#### LEGEND

124	EXISTING CONTOUR
125	EXISTING SPOT ELEVATION
X 123.45	EXIST. TOP OF CURB ELEVATION
X 123.45	EXIST. GUTTER ELEVATION
X 123.45	EXISTING PARAPET ELEVATION
---	APPROX. LOC. UNDERGROUND GAS LINE
---	APPROX. LOC. UNDERGROUND ELEC. LINE
---	APPROX. LOC. UNDERGROUND DRAINAGE LINE
---	APPROX. LOC. UNDERGROUND SAN. LINE
---	APPROX. LOC. UNDERGROUND TEL. LINE
---	APPROX. LOC. UNDERGROUND WATER LINE
---	DEPRESSED CURB
HYDRANT	HYDRANT
WATER VALVE	WATER VALVE
GAS VALVE	GAS VALVE
GAS BOX	GAS BOX
DMH	DRAINAGE/STORM MANHOLE
SMH	SANITARY/SEWER MANHOLE
UMH	UNKNOWN MANHOLE
UTP	UTILITY POLE
UTLP	UTILITY POLE/LIGHT POLE
STREET LIGHT	STREET LIGHT
TRAFFIC SIGNAL POLE	TRAFFIC SIGNAL POLE
SIGN	SIGN
CATCH BASIN OR INLET	CATCH BASIN OR INLET
DEPRESSED CURB	DEPRESSED CURB
TYPICAL	TYPICAL
OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
AREA OF SUBWAY AND RECTIFIER STATION	AREA OF SUBWAY AND RECTIFIER STATION



#### PREPARED BY:

**CONTROL POINT ASSOCIATES INC. PC**  
14 PENN PLAZA, 225 WEST 34TH STREET  
NEW YORK, NY 10122  
646.780.0411 • 908.668.9595 FAX  
WWW.CPASURVEY.COM  
WARREN, NJ 908.668.0099  
CHALFONT, PA 215.712.9800  
SOUTHBOROUGH, MA 508.948.3000  
MT. LAUREL, NJ 609.857.2099

NO.	DATE	BY	DESCRIPTION	APPROVED
1	3-28-2016	M.H.S.	REVISE TO ADD ROOF FEATURES	G.J.S.

#### REVISIONS

#### PROJECT NAME

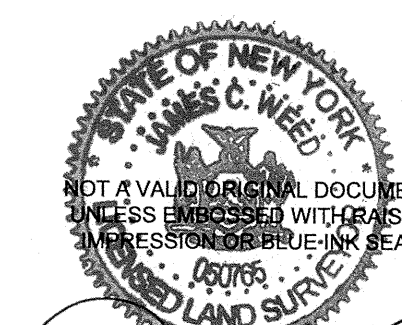
### COURT SQUARE-2

LOTS 2, 5, 7, 9, 10, 11, 13, 15, & 20, BLOCK 37  
LONG ISLAND CITY, BOROUGH & COUNTY OF QUEENS,  
CITY AND STATE OF NEW YORK

#### DRAWING TITLE

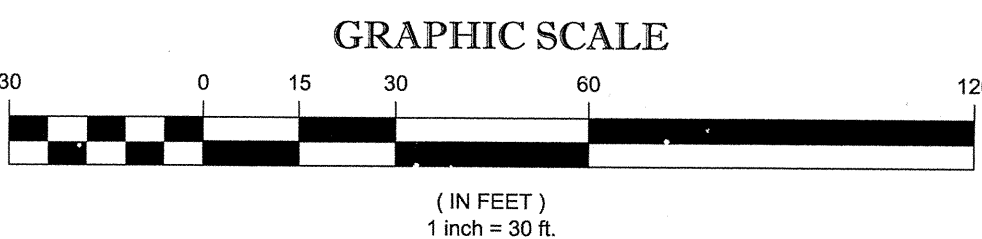
### BOUNDARY & TOPOGRAPHIC SURVEY

#### SEAL & SIGNATURE



*James C. Weed*  
3-28-2016  
DATE  
JAMES C. WEED  
NEW YORK PROFESSIONAL LAND SURVEYOR #16002-00

FIELD DATE:	3-8-2016
FIELD BK:	16-02
F. B. PAGE:	15-46
DATE:	2-25-2016
SCALE:	1"=30'
PROJECT No:	01-16002-00
DRAWING BY:	M.H.S.
CHK BY:	G.J.S.
APPROVED BY:	J.C.W.
DWG No:	V-001.0
CAD FILE No:	01-16002-00
PAGE No:	1 OF 1



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