



LEGEND

	EXISTING PROPERTY LINE
	EXISTING ADJOINER LINE
	EXISTING SEWER MAIN
	EXISTING WATER MAIN
	PROPOSED SEWER SERVICE LINE
	PROPOSED WATER SERVICE LINE
	EXISTING SEWER MANHOLE
	EXISTING WATER VALVE
	EXISTING OVERHEAD WIRES
	EXISTING UTILITY POLE
	EXISTING CATCH BASIN
	EXISTING FENCE
	PROPOSED CATCH BASIN WITH INLET PROTECTION
	PROPOSED HYDRANT
	PROPOSED WATER VALVE
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER SHUT-OFF VALVE
	PROPOSED CLEAN OUT
	PROPOSED SILT FENCE
	PROPOSED ROOF LEADER
	PROPOSED WET TAP
	PROPOSED RETAINING WALL
	PROPOSED CULVERT
	PROPOSED UNDERDRAIN
	PROPOSED ROOF LEADER PIPE
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED CLEANOUT
	PROPOSED SEWER SERVICE LINE
	PROPOSED WATER SUPPLY LINE
	IMPERVIOUS SURFACE
	PROPOSED RIP RAP
	UTILITY CROSSING LOCATION
	PROPOSED ROOF LEADER LOCATION
	PROPOSED WATER SERVICE LINE
	PROPOSED WATER SHUT-OFF VALVE

PROJECT INFORMATION:

PARCEL OWNER:	PIE DEVELOPMENT COMPANY, INC.
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	53 ELIZA STREET BEACON, NEW YORK 12508
TAX PARCEL ID:	6054-29-031870
PARCEL AREA:	±0.696-ACRE
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL
ZONING DISTRICT:	R-5; R1-7

MAP REFERENCES:

1. EXISTING FEATURES AS SHOWN ON THIS SKETCH PLAN PROVIDED BY A SURVEY BY TEC LAND SURVEYING.

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS, WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL DRAINAGE, SANITARY SEWER, WATER AND GAS LINES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
3. THE PROPOSED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES. AS SUCH, THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE WATER SERVICE LINE SHALL BE 6" DIP.
6. THE SEWER SERVICE LINE SHALL BE 8" SDR-35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF 1/4" PER FOOT SHALL BE MAINTAINED).
7. STREET CLOSURE FOR WATER, SEWER AND GAS SERVICE CONNECTIONS AND DRIVEWAY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS. A PLAN SHALL BE IN PLACE FOR MAINTENANCE AND PROTECTION OF TRAFFIC.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. MAIN STREET AND NORTH ELM STREET SHALL BE KEPT CLEAN AND SWEEP DURING CONSTRUCTION.
9. SUMP PUMPS TO BE PROVIDED FOR FOOTING DRAINS, AS REQUIRED. THE TYPES OF PUMPS AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.
10. THE TOTAL DISTURBANCE ASSOCIATED WITH THE PROJECT HAS BEEN ESTIMATED TO BE 25,716 SQUARE FEET (±0.59 ACRE).
11. THE BUILDING DEPARTMENT SHALL INSPECT THE EXISTING BUILDING TO CONFIRM THAT THERE ARE NOT EXISTING STORMWATER CONNECTIONS TO THE CITY'S SANITARY SEWER SYSTEM PRIOR TO THE MAP BEING SIGNED.
12. THE EXISTING WATER SERVICE LINE SHALL BE CUT, CAPPED AND ABANDONED IN-PLACE.
13. THE EXISTING SEWER SERVICE LATERAL SHALL BE REMOVED AND PLUGGED TO PREVENT ANY GROUNDWATER INFLOW INTO THE CITY SEWER SYSTEM.

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED. ASSOCIATED PIPING SHALL BE INSPECTED ANNUALLY AND ACCUMULATED SEDIMENT SHALL BE REMOVED AS NEEDED.

STORM SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
CB 1	RIM = 137.63 SUMP = 132.70 PIPE 3 INV IN = 133.80 PIPE 4 INV OUT = 133.70
CB 2	RIM = 139.42 SUMP = 134.94 PIPE 2 INV IN = 136.04 PIPE 5 INV IN = 136.04 PIPE 3 INV OUT = 135.94
CB 3	RIM = 140.15 SUMP = 135.80 PIPE 1 INV IN = 136.90 PIPE 2 INV OUT = 136.80
CB 4	RIM = 140.52 SUMP = 136.50 PIPE 1 INV OUT = 137.50
CB 5	RIM = 139.62 SUMP = 135.60 PIPE 5 INV OUT = 136.60
EX. CB	RIM = 137.58 SUMP = 132.60 PIPE 4 INV IN = 133.60

STORM SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
PIPE 1	37 LF	15" Ø CORR HDPE	1.62%
PIPE 2	63 LF	15" Ø CORR HDPE	1.20%
PIPE 3	70 LF	15" Ø CORR HDPE	3.07%
PIPE 4	9 LF	15" Ø CORR HDPE	1.13%
PIPE 5	56 LF	15" Ø CORR HDPE	1.00%

SANITARY SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
SMH 6	RIM = 140.71 PIPE 6 INV OUT = 135.95
SMH 7	RIM = 137.52 PIPE 6 INV IN = 133.00

SANITARY SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
PIPE 6	179 LF	8 inch PVC	1.65%

GRADING AND UTILITY PLAN

SCALE: 1" = 20'

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

DRAWN BY: BY				CHECKED BY: CHECK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/26/19	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely.
New York
800-962-7962
www.digsafelynewyork.org
☐ Call Before You Dig
☐ Wait The Required Time
☐ Confirm Utility Response
☐ Respect the Marks
☐ Dig With Care

OWNER'S CONSENT:

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

PIE DEVELOPMENT

DATE



SEAL



HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

GRADING & UTILITY PLAN

53 ELIZA STREET

53 ELIZA STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-29-031870

JOB #: 2018-032

DATE: 8/28/18

SCALE: 1"=20'

TITLE: GU-1

SHEET: 4 OF 5