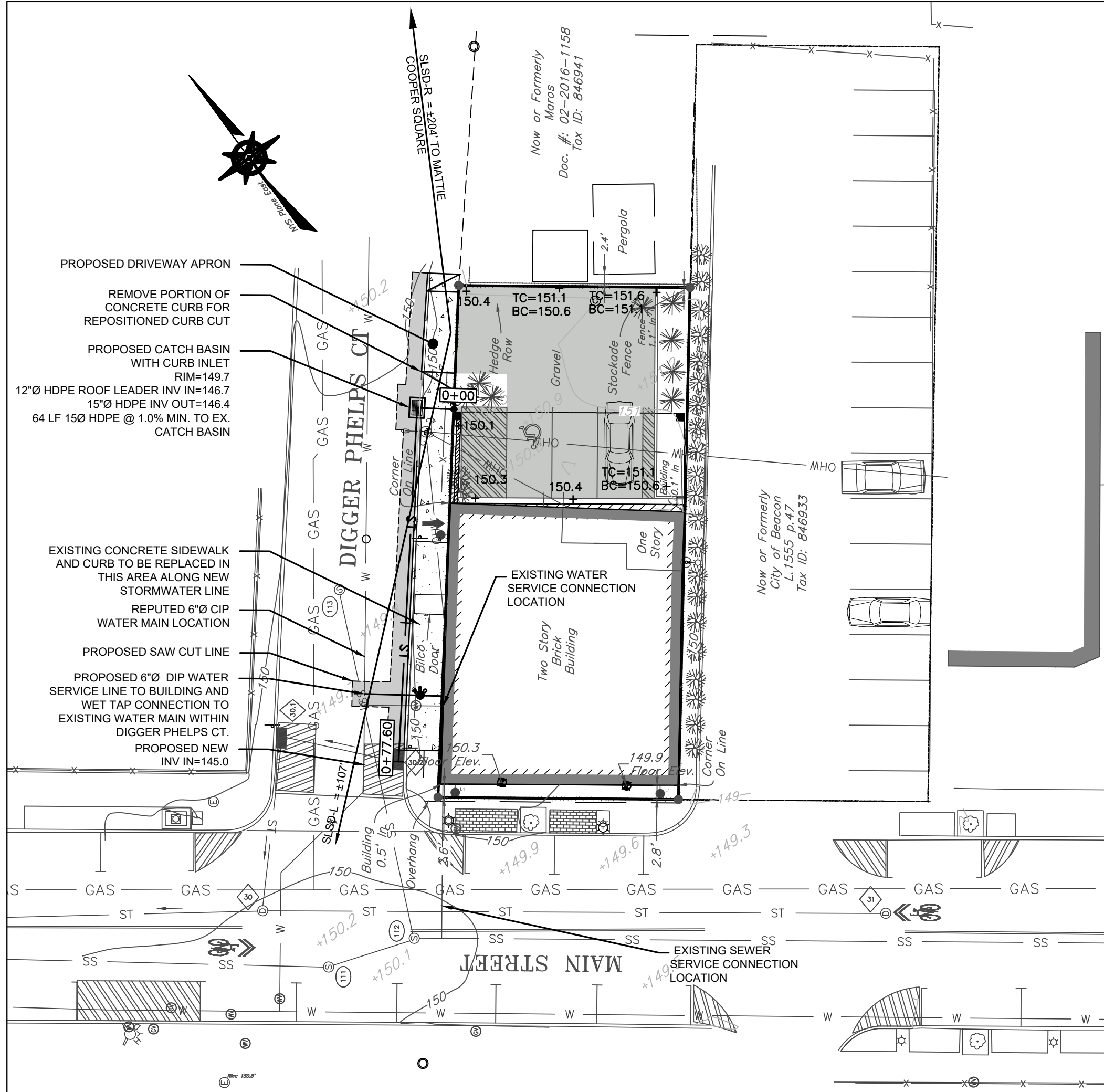
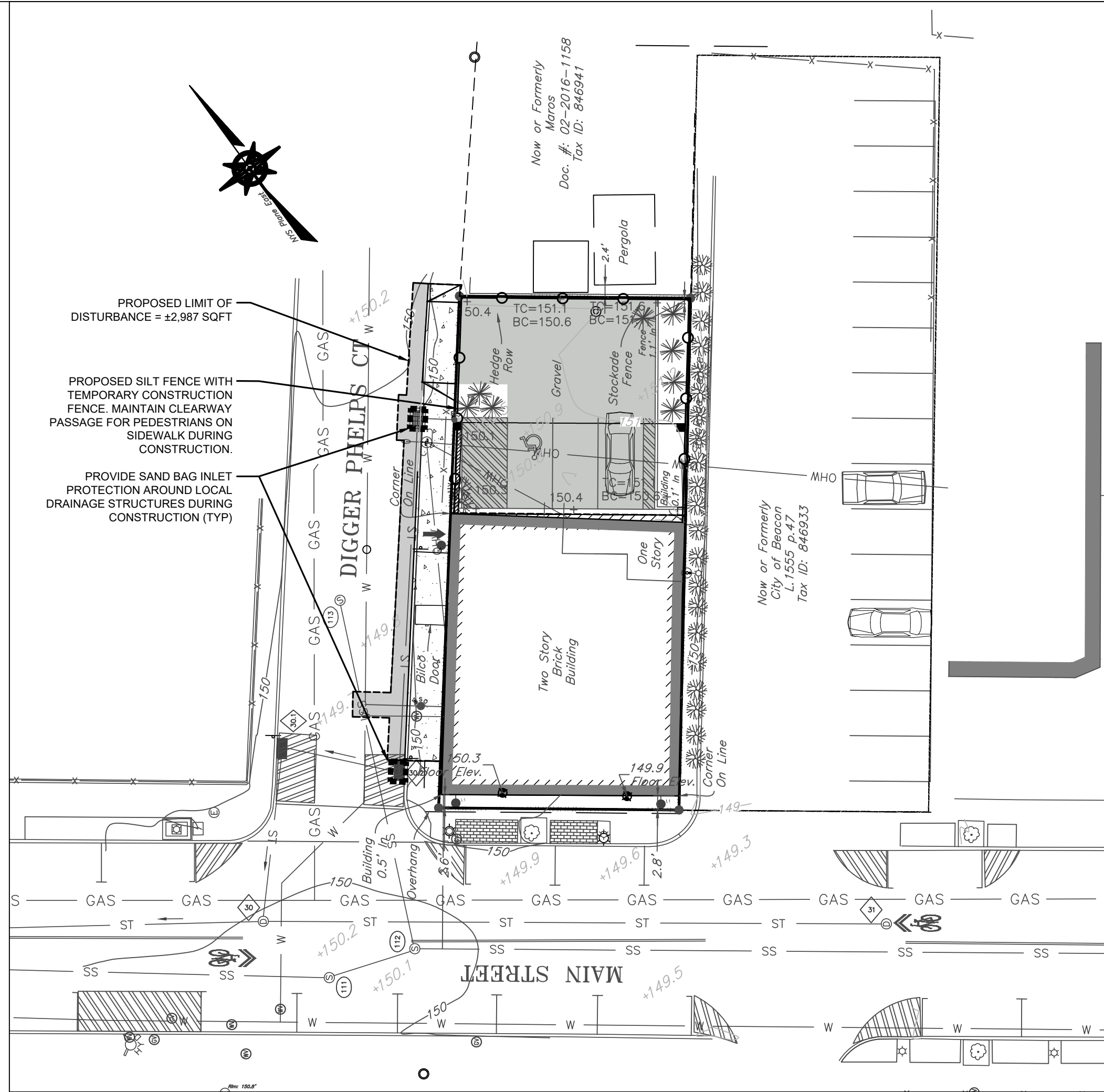




GRADING & UTILITY PLAN
SCALE: 1" = 20'



EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 20'

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJOINER LINE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- PROPOSED SEWER SERVICE LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED WATER SHUT-OFF VALVE
- PROPOSED CLEAN OUT
- PROPOSED SILT FENCE

Sanitary Sewer Information				
Station	Top of Structure	Invert	Invert	Invert
101	150.1'	139.5' 10" PVC	139.5' 10" PVC	
102	150.1'	139.8' 10" PVC	139.5' 8" PVC	139.4' 10" PVC
103	149.9'	140.6' 10" PVC	140.5' 10" PVC	

Storm Sewer Information				
Station	Top of Structure	Invert	Invert	Invert
101	150.0'	143.5' 24" RCP	143.9' 18" RCP	143.6' 24" RCP
102	149.5'	144.7' 18" RCP	144.9' 18" RCP	
103	149.5'	144.8' 18" RCP		

SITE SPECIFIC NOTES:

- 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.
- 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.
- 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.
- THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
- THE WATER SERVICE LINE SHALL BE 6" DIP.
- THE SEWER SERVICE FOR THE BUILDING ADDITION SHALL TIE INTO EXISTING PLUMBING WITHIN THE BUILDING. IF IT IS DETERMINED THAT A NEW SEWER LINE IS REQUIRED, THE PIPE SHALL BE 6" SDR-35 PVC PIPE WITH A MINIMUM OF 1/4" PER FOOT TO THE CITY SEWER MAIN.
- 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.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. MAIN STREET DIGGER PHELPS COURT SHALL BE KEPT CLEAN AND SWEEPED DURING CONSTRUCTION.
- 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.
- THE TOTAL DISTURBANCE ASSOCIATED WITH THE PROJECT HAS BEEN ESTIMATED TO BE 2,040 SQUARE FEET (±0.05 ACRE).
- 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.
- THE EXISTING WATER SERVICE LINE SHALL BE CUT, CAPPED AND ABANDONED IN-PLACE.
- THE EXISTING SEWER SERVICE LATERAL SHALL BE REMOVED AND PLUGGED TO PREVENT ANY GROUNDWATER INFLOW INTO THE CITY SEWER SYSTEM.
- THE PROPOSED DRIVEWAY ENTRANCE IS LOCATED IN THE EXISTING CURB CUT FOR THE PARCEL. EXISTING SIGHT DISTANCES WERE MEASURED AT THE LOCATION IN ACCORDANCE WITH THE CITY OF BEACON'S 192-9(B) CODE AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT. THE MEASURED SIGHT DISTANCE IS AS FOLLOWS:

STOP LINE SIGHT DISTANCE (SLSD) RIGHT = ±204 FEET (TO INTERSECTION WITH MATTIE COOPER SQUARE).

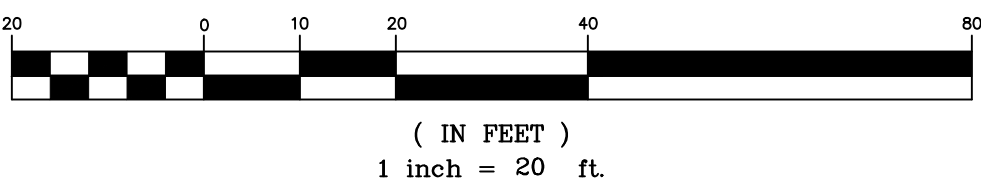
STOP LINE SIGHT DISTANCE (SLSD) LEFT = ±107 FEET (TO INTERSECTION WITH MAIN ST).

STOPPING SIGHT DISTANCE (SSD) RIGHT = ±204 FEET (TO INTERSECTION WITH MATTIE COOPER SQUARE).

STOPPING SIGHT DISTANCE (SSD) LEFT = ±107 FEET (TO INTERSECTION WITH MATTIE COOPER SQUARE).

ALTHOUGH THE MEASURED SIGHT DISTANCE IS LESS THAN WHAT IS REQUIRED, THE SIGHT DISTANCE IS CLEAR THROUGH BOTH INTERSECTIONS TO THE REQUIRED DISTANCE; HOWEVER, THE INTERSECTIONS ARE CONTROLLED WITH STOP SIGNS. THEREFORE, APPROACHING VEHICLES WILL NOT BE TRAVELING AT THE DESIGN SPEED THROUGH THE INTERSECTIONS, AND WHEN TURNING INTO DIGGER PHELPS CT. FROM MAIN ST. OR MATTIE COOPER SQ..

GRAPHIC SCALE



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 REMOVED 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.

GENERAL CONSTRUCTION NOTES:

- ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED PRIOR TO CONSTRUCTION. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.
- THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.
- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS & STORM SEWER LINES, SANITARY MANHOLES & SEWER LINES, WATERLINES AND OTHER UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS.
- PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERTIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF SEWER MAINS (AND SERVICE LATERALS).

EROSION AND SEDIMENT CONTROL NOTES:

- ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
- ALL STORMWATER MANAGEMENT STRUCTURES (E.G. CATCH BASINS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF ONE-HALF THE AVAILABLE SUMP DEPTH.
- ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
- ANY PILE OF POTENTIALLY EROSION MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
- PERMANENT SEEDING AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THIS SHEET.
- AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
- ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
- THE CITY ENGINEER AND PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
- THE CITY AND/OR ITS REPRESENTATIVES MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE PROJECT ENGINEER SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS.
- IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
- WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.
- STORMWATER SUMPS SHALL BE PROPERLY MAINTAINED BY WEEDING AND TRIMMING THE DROUGHT TOLERANT SPECIES TWICE A YEAR. MULCH SHALL BE REPLACED WHEN SEDIMENT BUILDUP OBSERVED AND THE INFILTRATIVE CAPACITY OF THE SUMP IS DIMINISHED.
- STORMWATER SUMP OVERFLOW WEIR SHALL BE INSPECTED ANNUALLY, OR AFTER ANY LARGE STORM EVENTS. SEDIMENT ACCUMULATION SHALL BE MONITORED AND REMOVED FROM RIP RAP AS REQUIRED. DEBRIS SHALL BE REMOVED WHEN BUILD-UP HAS ACCUMULATED TO APPROXIMATELY 10% TO 20% OF WEIR CAPACITY.

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____, BY _____

CHAIRMAN

SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

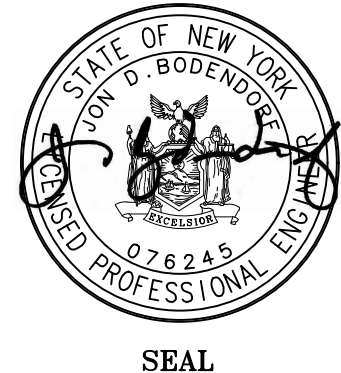


DRAWN BY: CMB		CHECKED BY: MAB		JOB NO.: 2018:013	
REVISIONS:					
NO.	DATE	DESCRIPTION			BY
1	5/29/18	PER CITY OF BEACON COMMENTS			CMB
2	6/26/18	PER CITY OF BEACON COMMENTS			CMB

GRADING, UTILITY AND EROSION & SEDIMENT CONTROL PLAN

208 MAIN STREET

208 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-39-349638
SCALE: AS NOTED
APRIL 24, 2018



JON D. BODENDORF, P.E.
NYS LICENSE NO. 076245
DANIEL G. KOHLER, P.E.
NYS LICENSE NO. 082716

EXISTING UNDERGROUND UTILITY NOTES:

- CONTRACTOR SHALL DIG TEST PITS TO VERIFY LOCATION, SIZE AND PIPE MATERIAL OF EXISTING UNDERGROUND UTILITIES. IF ANY EXISTING UTILITIES ARE NOT IN THE LOCATION WHERE THEY ARE SHOWN ON THE PLAN, IT SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY.