



LEGEND

- — — — — EXISTING PROPERTY LINE
- — — — — EXISTING ADJOINER LINE
- S — — — — — EXISTING SEWER MAIN
- W — — — — — EXISTING WATER MAIN
- S — — — — — PROPOSED SEWER SERVICE LINE
- W — — — — — 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
- S — — — — — PROPOSED SEWER SERVICE LINE
- W — — — — — PROPOSED WATER SUPPLY LINE
- — — — — — IMPERVIOUS SURFACE
- — — — — — PROPOSED RIP RAP
- ⊙ — — — — — UTILITY CROSSING LOCATION
- ⊙ — — — — — PROPOSED ROOF LEADER LOCATION
- WS — — — — — PROPOSED WATER SERVICE LINE
- ⊙ — — — — — PROPOSED WATER SHUT-OFF VALVE

INFILTRATION AND INFLOW MITIGATION NOTES:

1. THE FLOOR DRAIN IN THE REAR BUILDING WILL BE REMOVED AND PLUGGED.
2. THE TWO ROOF LEADERS AT THE REAR BUILDING WILL BE DISCONNECTED FROM THE SANITARY SEWER LINE.
3. THE FRONT BUILDING WILL BE DEMOLISHED TO ALLOW FOR CONSTRUCTION OF THE PROPOSED BUILDINGS. THE EXISTING SEWER LATERAL CONNECTION WILL BE CUT AND PLUGGED.

CONDOMINIUM ASSOCIATION NOTES

1. A CONDOMINIUM ASSOCIATION SHALL BE FORMED FOR MAINTENANCE OF THE COMMON AREAS WITHIN THE PARCEL.
2. THE 6" WATER SERVICE SERVING THE PROJECT IS THE RESPONSIBILITY OF THE CONDO ASSOCIATION STARTING AT ITS CONNECTION TO THE EXISTING MUNICIPAL GRAVITY SEWER SYSTEM WITHIN ELIZA STREET, ALONG WITH THE SEWER LINE, SEWER STRUCTURES AND SEWER LATERALS LOCATED ON THE PROJECT SITE.
3. THE 6" SEWER LINE SERVING THE PROJECT IS THE RESPONSIBILITY OF THE CONDO ASSOCIATION STARTING AT ITS CONNECTION TO THE EXISTING MUNICIPAL GRAVITY SEWER SYSTEM WITHIN ELIZA STREET, ALONG WITH THE SEWER LINE, SEWER STRUCTURES AND SEWER LATERALS LOCATED ON THE PROJECT SITE.
4. THE CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR SNOW REMOVAL FROM THE SIDEWALKS ALONG ELIZA STREET AND THE PARCEL FRONTAGE.

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

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 FOR EACH UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE WATER SERVICE MAIN SHALL BE 6" DIP.
6. THE SEWER SERVICE MAIN SHALL BE 6" SDR-35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF 1/8" 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 ACRES).
11. THE BUILDING DEPARTMENT SHALL HAVE THE RIGHT TO 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.
14. THE REQUIRED SIGHT DISTANCE SHALL MEET OR EXCEED 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 (SLSD) OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT, AND 200 FEET IN BOTH DIRECTIONS FOR STOPPING SIGHT DISTANCE (SSD). THE MEASURED SLSD AND SSD AT THE PROPOSED ENTRANCE IS AS FOLLOWS:

SLSD LEFT = ±405 FEET (MEASURED AT FRONT OF BUILDING ± 11 FEET FROM ROAD EDGE TO AVOID ADJACENT WOOD FENCE)
 SLSD LEFT = ±288 FEET (MEASURED AT ± 5 FEET FROM ROAD EDGE TO AVOID PARKED CARS ON EAST SIDE OF ELIZA STREET)
 SLSD RIGHT = ±317 FEET (MEASURED AT FRONT OF BUILDING ± 11 FEET FORM ROAD EDGE TO INTERSECTION WITH VERPLANK AVENUE)
 SSD LEFT = ±615 FEET (TO INTERSECTION WITH MAIN STREET)
 SSD RIGHT = ±296 FEET (TO INTERSECTION WITH VERPLANK AVENUE)

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

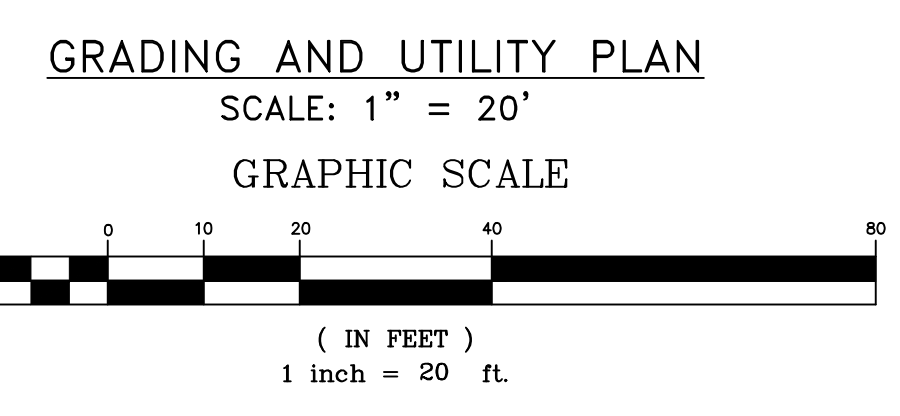
ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED. ASSOCIATED PIPING SHALL BE INSPECTED ANNUALLY AND ACCUMULATED SEDIMENT 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 = 139.05 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 = 139.43 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 5	57 LF	15" Ø CORR HDPE	0.98%	
Pipe 1	37 LF	15" Ø CORR HDPE	1.62%	
Pipe 2	71 LF	15" Ø CORR HDPE	1.06%	
Pipe 3	62 LF	15" Ø CORR HDPE	3.47%	
Pipe 4	9 LF	15" Ø CORR HDPE	1.13%	

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 = 129.70

SANITARY SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
PIPE 6	179 LF	8 inch PVC	3.50%



DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:							
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/26/19	PER PLANNING BOARD COMMENTS	CMB				
2	3/26/19	PER PLANNING BOARD COMMENTS	CMB				
3	4/30/19	PER PLANNING BOARD COMMENTS	CMB				
4	5/28/19	PER PLANNING BOARD COMMENTS	ESR				
5	6/25/19	PER PLANNING BOARD COMMENTS	AG				



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 _____



HUDSON LAND DESIGN
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GRADING & UTILITY PLAN
 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: 6 OF 13