

1182 NORTH AVENUE SITE PLAN AND SPECIAL USE PERMIT

1182 NORTH AVENUE
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK
TAX ID: 5955-19-738049 & 5955-19-747060
LOT AREA: ±0.68 ACRES TOTAL
R1-7.5 ZONING DISTRICT AND HISTORIC
DISTRICT AND LANDMARK OVERLAY

GENERAL NOTES:

- THE PROPOSAL CALLS FOR CONSTRUCTION OF A NEW STRUCTURE ON THE EASTERN LOT, AS MODIFIED BY A CONCURRENT LOT LINE REALIGNMENT APPLICATION. THE STRUCTURE IS GENERALLY BROKEN DOWN AS FOLLOWS:
- 2,272 SQFT OF SINGLE FAMILY RESIDENTIAL.
 - 626 SQFT GARAGE.
 - 646 ACCESSORY APARTMENT.
 - 728 ARTIST STUDIO.
 - 211 SQFT COMMON FOYER.
- SINGLE FAMILY RESIDENTIAL USE IS PERMITTED BY RIGHT IN THE R1-20 ZONING DISTRICT. ACCESSORY APARTMENTS AND ARTIST STUDIOS ARE SPECIALLY PERMITTED USES IN THE HISTORIC OVERLAY AND LANDMARK DISTRICT AND REQUIRES SITE PLAN APPROVAL FROM THE PLANNING BOARD AND SPECIAL USE PERMIT ISSUANCE FROM THE CITY COUNCIL.
- THE ARTIST STUDIO WILL BE LIMITED IN USE BY THE ARTIST, AND WILL NOT BE USED AS A GALLERY FOR EXHIBITS. THE HOURS FOR THE ARTIST STUDIO ARE AS FOLLOWS:
MONDAY THROUGH FRIDAY: 10 AM TO 8 PM
SATURDAY AND SUNDAY: 11 AM TO 8 PM
 - EXISTING PLANIMETRIC INFORMATION FOR THE OVERALL SITE WAS TAKEN FROM A MAP PREPARED BY DECKER SURVEYING, P.C. IN MARCH OF 2019.
 - THE SITE DOES NOT CONTAIN ANY WETLANDS OR FLOODPLAINS PER AVAILABLE GIS MAPPING.
 - THE PROJECT IS SERVICED BY PUBLIC WATER AND SEWER FROM THE CITY OF BEACON WATER AND SEWER DISTRICTS, RESPECTIVELY.

GENERAL CONSTRUCTION NOTES:

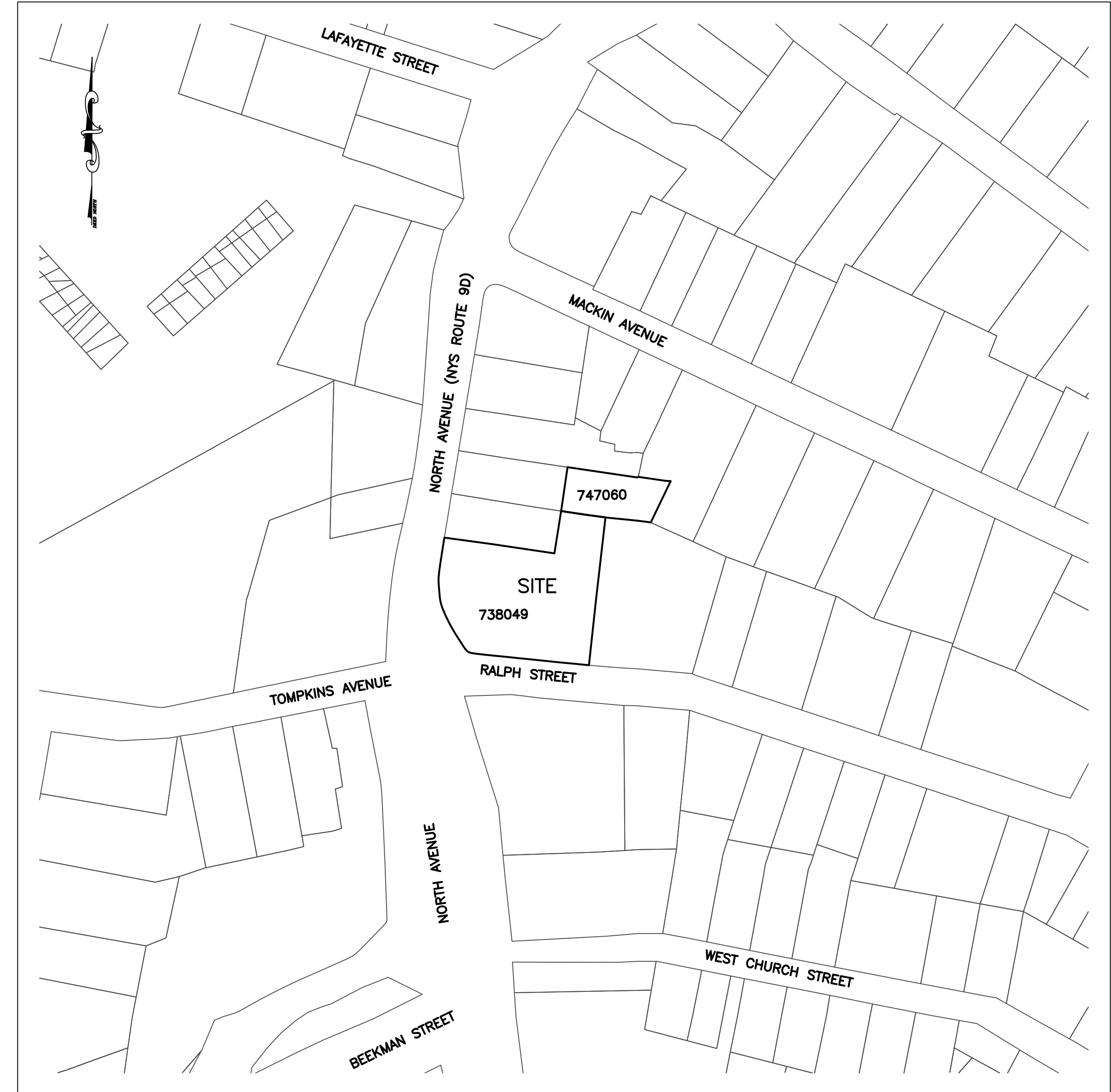
- THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UPPO @ 1-800-962-7962.
- WATER, SEWER AND STORM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED FOLLOWING SITE PLAN APPROVAL. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.
- THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION, DEPTH AND CONDITION OF ALL UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
- THE CONTRACTOR SHALL CONSTRUCT ALL IMPROVEMENTS AS SHOWN ON PLANS. ANY FIELD CONDITIONS THAT MAY RESULT IN A VARIATION FROM THE PLAN SET SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IN WRITING. VARIATIONS FROM THE PLAN WITHOUT APPROVAL FROM THE ENGINEER WILL BE CONSIDERED DEFICIENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ON-SITE OR OFF-SITE DAMAGES TO VEGETATION OR PROPERTY CAUSED BY HIS OPERATIONS. SUCH DAMAGES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS COST TO THE SATISFACTION OF THE ENGINEER, PROPERTY OWNER OR AGENCY HAVING JURISDICTION.
- THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL SECURE THE WORK LIMITS OF THE SITE BY INSTALLATION OF CONSTRUCTION FENCING AND OTHER MEASURES, AS NECESSARY TO PREVENT NON-AUTHORIZED ENTRY.
- THE CONTRACTOR SHALL KEEP THE SITE IN A CLEAN AND ORDERLY MANNER.
- THE CONTRACTOR SHALL NOT INTERRUPT EXISTING ACCESS OR OPERATIONS FOR THE REMAINDER OF THE SITE.
- THERE IS NO DISTURBANCE WITHIN THE RIGHT-OF-WAY OF NYS ROUTE 9D, THEREFORE, THERE ARE NO PERMITS REQUIRED BY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION.

SPECIAL ARTIST STUDIO NOTES:

- THE ARTIST STUDIO SHALL BE INSPECTED EVERY TWO YEARS BY THE BUILDING DEPARTMENT IN ORDER TO DETERMINE WHETHER THE ARTIST STUDIO REMAINS IN COMPLIANCE. UPON SATISFACTORY INSPECTION, THE ARTIST STUDIO OWNER SHALL BE REISSUED A CERTIFICATE OF OCCUPANCY. IN THE EVENT THAT THE ARTIST STUDIO IS NO LONGER IN COMPLIANCE, THE CERTIFICATE OF OCCUPANCY SHALL BE REVOKED UNTIL THE VIOLATIONS ARE CURED.

SPECIAL ACCESSORY APARTMENT NOTES:

- THE OWNER OF THE SINGLE-FAMILY LOT UPON WHICH AN ACCESSORY APARTMENT IS LOCATED SHALL OCCUPY AT LEAST ONE THE DWELLING UNITS.
- THE MINIMUM FLOOR AREA FOR AN ACCESSORY APARTMENT SHALL BE 400 SQFT. THE MAXIMUM FLOOR AREA SHALL BE 650 SQFT, BUT IN NO CASE SHALL THE FLOOR AREA OF THE APARTMENT EXCEED 30% OF THE TOTAL FLOOR AREA OF THE DWELLING BUILDING IN WHICH IT IS LOCATED. THE PROPOSED ACCESSORY APARTMENT IS 646 SQFT, OR APPROXIMATELY 16.7% OF THE TOTAL FLOOR AREA OF THE DWELLING BUILDING (CALCULATION DOES NOT INCLUDE GARAGE FLOOR AREA).
- FOR ACCESSORY APARTMENTS LOCATED IN A DETACHED SINGLE-FAMILY DWELLINGS, THE ENTRY TO SUCH UNIT AND ITS DESIGN SHALL BE SUCH THAT, TO THE DEGREE REASONABLY FEASIBLE, THE EXTERIOR APPEARANCE OF THE BUILDING WILL RETAIN THAT OF A SINGLE-FAMILY RESIDENCE. THE PLAN CALLS FOR A SINGLE ENTRY LEADING TO A COMMON FOYER, THEREBY PROVIDING AN EXTERIOR APPEARANCE OF A SINGLE-FAMILY RESIDENCE.
- THE ACCESSORY APARTMENT SHALL BE INSPECTED BY THE BUILDING DEPARTMENT EVERY TWO YEARS IN ORDER TO DETERMINE WHETHER THE APARTMENT REMAINS IN COMPLIANCE. UPON A SATISFACTORY INSPECTION REPORT, THE ACCESSORY APARTMENT OWNER SHALL BE REISSUED A CERTIFICATE OF OCCUPANCY. IN THE EVENT THAT THE INSPECTION INDICATES THAT THE ACCESSORY APARTMENT IS NOT IN COMPLIANCE, THE CERTIFICATE OF OCCUPANCY SHALL BE REVOKED UNTIL THE VIOLATIONS ARE CURED.



AREA MAP

SCALE: 1" = 100'

OWNER & APPLICANT:
ANDREW MACDONALD
97 ROOSEVELT DRIVE
POUGHQUAG, NY 12570
PHONE: 914-645-4351

PROJECT SURVEYOR:
DECKER SURVEYING
JOHN H. DECKER LS
290 FRALEIGH LANE
RED HOOK, NEW YORK 12571
PH: 845-758-4442

PROJECT ENGINEER:
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926
F: 845-440-6637

PROJECT ARCHITECT:
D M FLORANCE ARCHITECTURE PLLC
DOUGLAS M. FLORANCE R.A A.I.A.
6 GRIFFIN STREET
POUGHQUAG, NY 12570
PH: 845-227-8516

DRAWING INDEX:

- SHEET 1: COVER SHEET: CV-1
SHEET 2: EXISTING CONDITIONS & REMOVALS PLAN: XC-1
SHEET 3: SUBDIVISION & SITE PLAN: SP-1
SHEET 4: EROSION & SEDIMENT CONTROL PLAN & GRADING AND UTILITY PLAN: GU-1
SHEET 5: CONSTRUCTION DETAILS: CD-1
SHEET 6: CONSTRUCTION DETAILS: CD-2

CONSTRUCTION SEQUENCING SCHEDULE:
(FOR STORMWATER MANAGEMENT AND EROSION/SEDIMENT CONTROL PURPOSES)

- ROUGH GRADE AS NECESSARY TO ESTABLISH DRIVEWAY GRADE. PREPARE A STABILIZED CONSTRUCTION ENTRANCE AS SHOWN.
- INSTALL SILT FENCE PER THE PLAN AND AS NEEDED TO PROTECT THE ADJACENT PROPERTIES.
- CONSTRUCT THE HOUSE AND ALL ASSOCIATED UTILITY SERVICE CONNECTIONS. FINE GRADE AROUND THE HOUSE TO ESTABLISH FINISHED GRADES.
- TOPSOIL, SEED AND MULCH THE DISTURBED AREAS TO ESTABLISH VEGETATION.
- REMOVE THE STABILIZED CONSTRUCTION ENTRANCE AND CONSTRUCT THE DRIVEWAY TO FINAL TOP TREATMENT.
- REMOVE SILT FENCE WHEN 80% STABILIZATION IS ACHIEVED.

PARKING NOTES:

- REQUIRED PARKING = 2 SPACES PER SINGLE FAMILY RESIDENTIAL, PLUS 2 SPACES FOR PER ACCESSORY APARTMENT, PLUS 1 SPACE PER 500 SQFT OF ARTISTS STUDIO = 5.5 SPACES REQUIRED.
- THE PROPOSED PARKING ARRANGEMENT CONSISTS OF 6 SPACES IN THE PARKING AREA TO THE NORTH OF THE PROPOSED STRUCTURE AND 2 SPACES IN THE PROPOSED GARAGE FOR A TOTAL OF 8 SPACES TOTAL.

UTILITY NOTES:

- ALL WATER & SEWER CONNECTIONS SHALL COMPLY WITH CITY WATER AND SEWER DISTRICT REQUIREMENTS.
- THE PROPOSED BUILDING SHALL BE SET AT SUCH ELEVATION TO ENSURE GRAVITY FLOW FROM THE RAW SEWER LINE TO THE POINT OF CONNECTION WITH THE EXISTING SEWER MAIN, WHILE MAINTAINING PROPER EARTH COVER ABOVE ALL PIPING.
- NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.

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 SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THIS PLAN.
- 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 DETERMINING 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.

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

- PERMANENT AND TEMPORARY VEGETATION:**
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.
- STABILIZED CONSTRUCTION ENTRANCE:**
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. REGRADE PAD AS NEEDED FOR RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE AS DIRECTED BY PROJECT ENGINEER.
- SILT FENCE:**
INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.
- SOIL STOCKPILE:**
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCKPILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.
- DUST CONTROL:**
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORKS. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20____ SUBJECT TO ALL REQUIREMENTS AS STATED THEREIN.

SIGNED THIS _____ DAY OF _____, 20____ BY _____

CHAIRMAN, CITY PLANNING BOARD _____ DATE _____

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.

ANDREW G. MACDONALD _____ DATE _____

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

BEFORE UNDERTAKING ANY DIGGING, DRILLING, BLASTING OR DISTURBANCE TO THE GROUND IN ANY WAY, FOR ANY REASON, ALL INDIVIDUALS MUST CONTACT
DIG SAFELY NEW YORK
AT
811 OR WWW.CALL811.COM

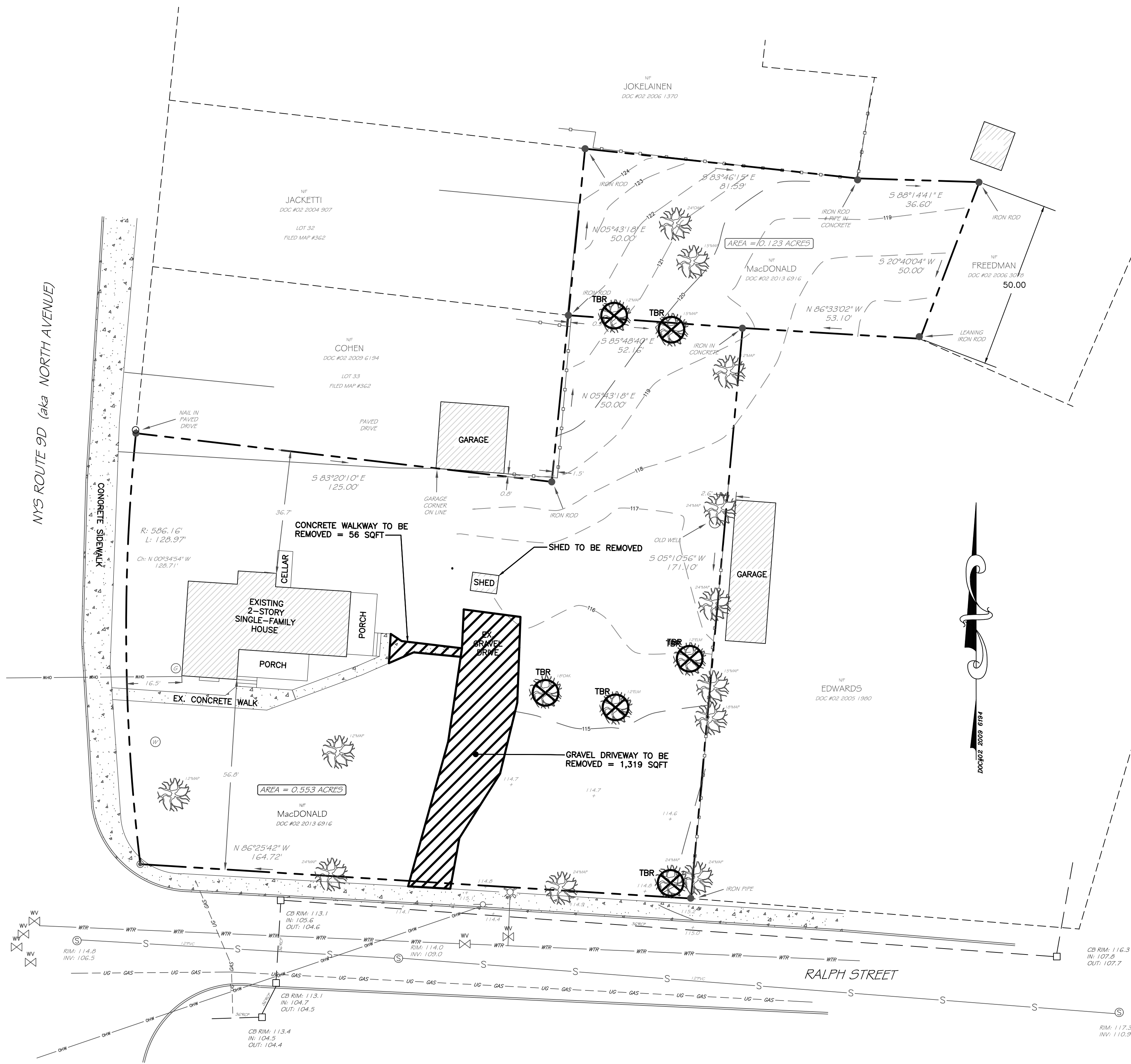


HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
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COVER SHEET

1182 NORTH AVENUE
1182 NORTH AVENUE (NYS ROUTE 9D)
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5955-19-738049 & 5955-19-747060

JOB #:	2019-021
DATE:	10/29/19
SCALE:	AS SHOWN
TITLE:	CV-1
SHEET:	1 OF 6



EXISTING CONDITIONS & REMOVAL PLAN
 SCALE: 1" = 20'
 GRAPHIC SCALE
 (IN FEET)
 1 inch = 20 ft.

LEGEND:

- — — — — EXISTING PROPERTY LINE
- - - - - ADJOINING PROPERTY LINE
- 2.30 — — — — — EXISTING MAJOR CONTOUR
- 2.32 — — — — — EXISTING MINOR CONTOUR
- — — — — EXISTING UTILITY POLE
- — — — — EXISTING OVERHEAD WIRE
- — — — — EXISTING WATER MAIN
- — — — — EXISTING WATER VALVE
- — — — — EXISTING HYDRANT
- — — — — EXISTING SEWER MANHOLE
- — — — — EXISTING SEWER MAIN
- — — — — EXISTING STORMWATER LINE
- ▨ EXISTING BUILDINGS
- ▨ EXISTING SIDEWALK AREA
- ▨ EXISTING BUILDING AREA
- TBR TO BE REMOVED

PROJECT INFORMATION:	
PARCEL OWNER:	ANDREW MACDONALD; 97 ROOSEVELT DRIVE, POUGHQUAG NY 12570
ENGINEER OF RECORD:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
ARCHITECT OF RECORD:	D. M. FLORANCE ARCHITECTURE PLLC, 6 GRIFFIN ST., POUGHQUAG NY 12570
SURVEYOR OF RECORD:	DECKER SURVEYING, 290 FRALEIGH LANE, RED HOOK NY 12571
PROJECT LOCATION:	1182 NORTH AVENUE, BEACON NY 12508
TAX PARCEL ID:	CITY OF BEACON - 5955-19-738049 & 5955-19-747060
PARCEL AREA:	0.68 ACRES TOTAL
ZONING DISTRICT:	R1-7.5 ZONING DISTRICT
POTABLE WATER SUPPLY:	MUNICIPAL WATER
SEWAGE DISPOSAL:	MUNICIPAL SEWER

OWNER'S CONSENT:

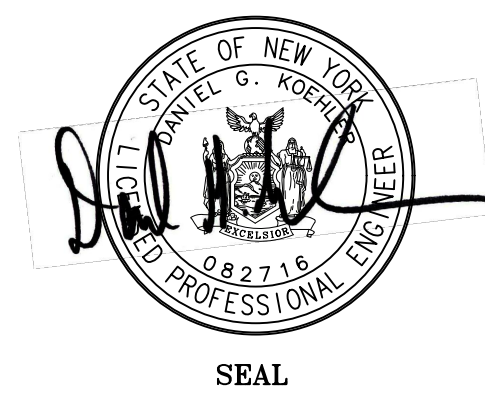
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

ANDREW G. MACDONALD _____ DATE _____

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AS STATED THEREIN.
 SIGNED THIS _____ DAY OF _____, 20____ BY _____
 CHAIRMAN, CITY PLANNING BOARD _____ DATE _____

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

BEFORE UNDERTAKING ANY DIGGING, DRILLING, BLASTING OR DISTURBANCE TO THE GROUND IN ANY WAY, FOR ANY REASON, ALL INDIVIDUALS MUST CONTACT
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EXISTING CONDITIONS & REMOVAL PLAN
 1182 NORTH AVENUE
 1182 NORTH AVENUE
 CITY OF BEACON
 DUTCHESS COUNTY, NEW YORK
 TAX ID: 5955-19-738049 & 5955-19-747060

JOB #: 2019-021
 DATE: 10/29/19
 SCALE: 1" = 20'
 TITLE: XC-1
 SHEET: 2 OF 6

LEGEND:

- PROPOSED PROPERTY LINE
- 100 — PROPOSED MAJOR CONTOUR
- 97 — PROPOSED MINOR CONTOUR
- +112.5 — PROPOSED SPOT ELEVATION
- WS — WS — PROPOSED WATER SERVICE LINE
- W — W — PROPOSED WATER SHUTOFF VALVE
- SS — SS — PROPOSED SEWER SERVICE LINE
- ST — PROPOSED CULVERT
- — — PROPOSED UNDERDRAIN
- — — PROPOSED ROOF LEADER PIPE
- RL — PROPOSED ROOF LEADER LOCATION
- ▭ — ASPHALT AREA
- ▨ — EXISTING SIDEWALK AREA
- ▩ — EXISTING BUILDING AREA

MAP REFERENCES:

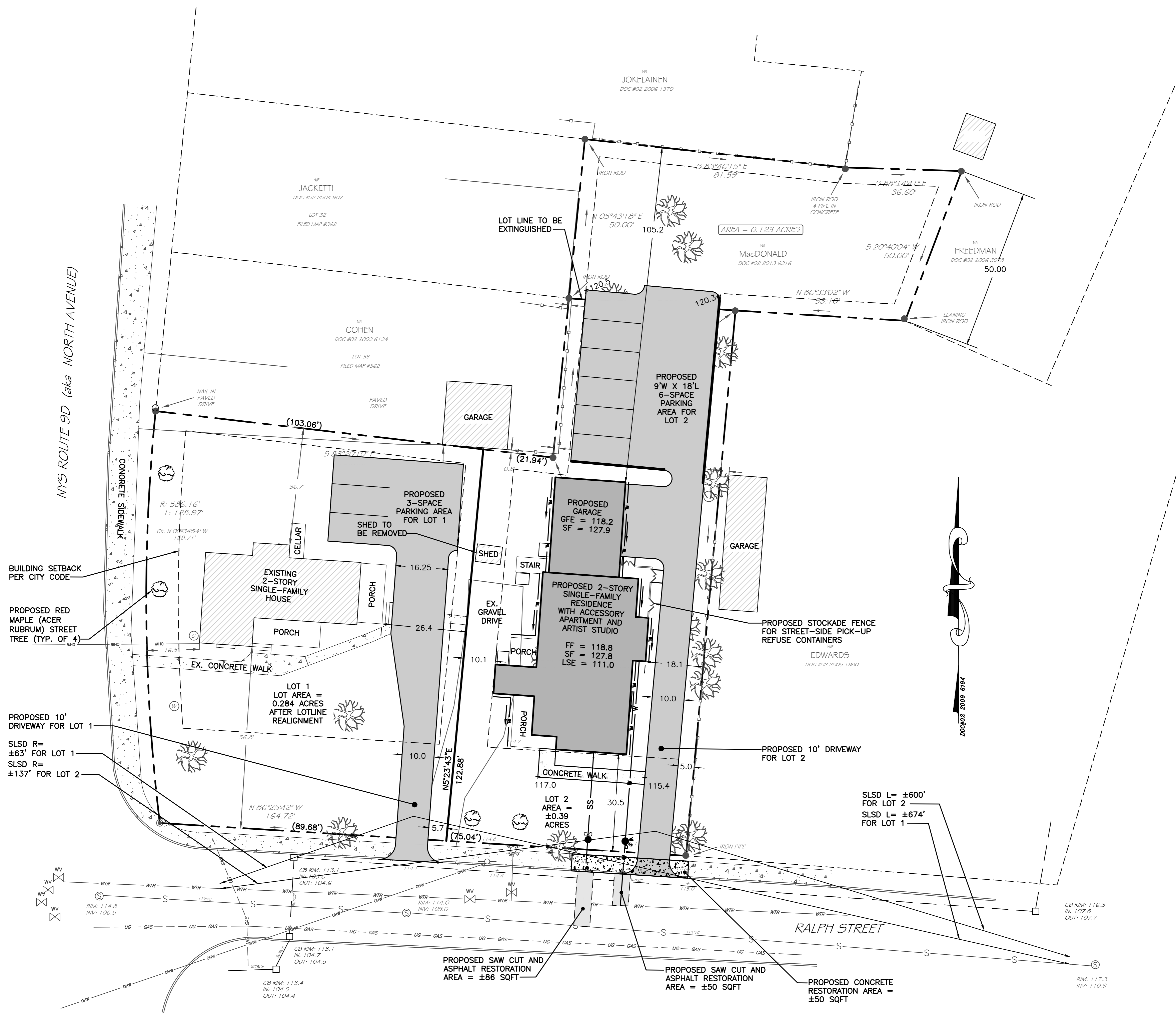
1. EXISTING FEATURES AS SHOWN ON THIS SUBDIVISION PLAN PROVIDED BY MAPPING OBTAINED FROM DECKER SURVEYING, LLC.

SITE SPECIFIC NOTES:

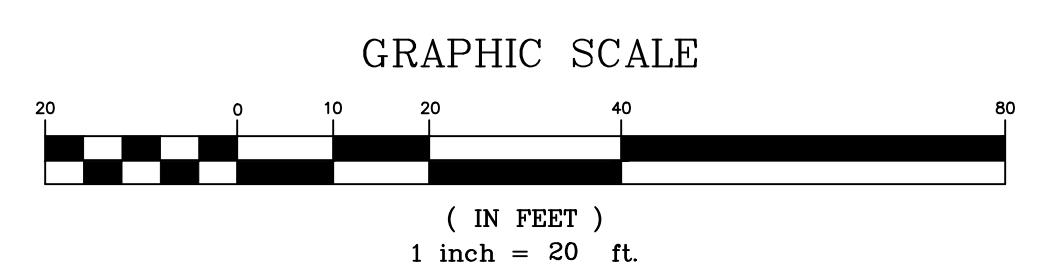
1. THE CONTRACTOR SHALL PERFORM ALL UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS (IF APPLICABLE), WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. 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.
3. THE PROPOSED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
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 3/4" K-COPPER.
6. THE SEWER SERVICE LINE SHALL BE 4" SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF 1" PER FOOT SHALL BE MAINTAINED).
7. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES FOR THE NEW LOT. STREET CLOSURE FOR WATER AND SEWER SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
9. ROOF LEADER CONNECTIONS TO BE MINIMUM 4" PVC OR HDPE @ 2.0% MIN.
10. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAIN, IF NECESSARY. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.
11. THE DRIVEWAY SIGHT DISTANCE MEETS OR EXCEEDS COMPLIANCE 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:
 LOT 1: SLSD LEFT = ±600 FEET (TO INTERSECTION OF RALPH STREET AND DUTCHESS TERRACE)
 SLSD RIGHT = ±137 FEET (TO INTERSECTION OF RALPH STREET AND NYS ROUTE 9D)
 LOT 2: SLSD LEFT = ±674 FEET (TO INTERSECTION OF RALPH STREET AND DUTCHESS TERRACE)
 SLSD RIGHT = ±63 FEET (TO INTERSECTION OF RALPH STREET AND NYS ROUTE 9D)
12. STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE IN EXCESS OF THE REQUIRED 200 FEET WHEN APPROACHING THE PROPOSED DRIVEWAY FOR BOTH LOT 1 AND LOT 2 FROM THE LEFT. SSD FROM THE RIGHT WAS DEFICIENT PER STANDARDS BUT MEASURED TO THE INTERSECTION OF RALPH STREET AND NYS ROUTE 9D. THE SSD AND SLSD RIGHT MEASUREMENTS WERE TAKEN TO THE INTERSECTION OF ROUTE 9D AND RALPH STREET, BUT GOES THROUGH THE INTERSECTION. VEHICLES APPROACHING FROM TOMPKINS AVE ARE STOP CONTROLLED, AND VEHICLES TURNING ONTO RALPH STREET WILL BE ACCELERATING AND NOT AT FULL POSTED SPEED; THEREFORE THE SIGHT DISTANCES ARE DEEMED ACCEPTABLE.
13. VEGETATION ALONG LOT 1 AND LOT 2 FRONTAGE ON RALPH STREET SHALL BE REMOVED TO FACILITATE SIGHT LINE SIGHT DISTANCES FOR THE PROPOSED DRIVEWAYS.
14. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS, STORM SEWER LINES, SANITARY MANHOLES, SEWER LINES, WATERLINES, AND 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.

SCHEDULE OF REGULATIONS (R1-7.5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT 1	LOT 2
LOT AREA:	7,500 S.F.	12,391 S.F.	17,082 S.F.
LOT WIDTH:	75 FT	±101 FEET	±25.1 FEET
LOT DEPTH:	100 FT	±127.8 FEET	±221 FEET
YARD SETBACKS:			
FRONT YARD:	30 FEET MINIMUM	58.8 FEET	30.5 FEET
SIDE YARDS/TOTAL OF 2:	10 FEET MINIMUM/20 FEET	16.5/42.9 FEET	10.1/28.2 FEET
REAR YARD:	30 FEET MINIMUM	36.7 FEET	105.2 FEET
BUILDING COVERAGE:	MAX 30%	11.7%	15.8%



SUBDIVISION & SITE PLAN
SCALE: 1" = 20'



I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON MARCH 3, 2019.

JOHN DECKER, LLS, NYS LIC. #050572

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.

ANDREW G. MACDONALD DATE

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 _____

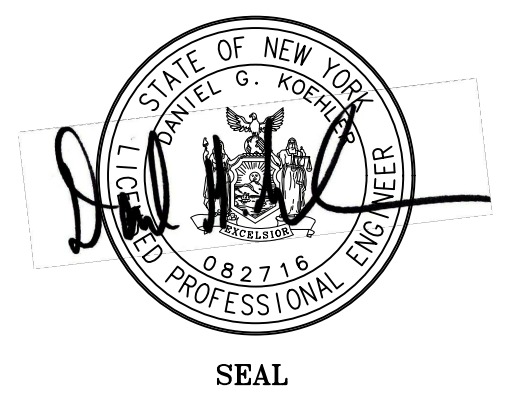
_____ CHAIRMAN

_____ 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: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

BEFORE UNDERTAKING ANY DIGGING, DRILLING, BLASTING OR DISTURBANCE TO THE GROUND IN ANY WAY, FOR ANY REASON, ALL INDIVIDUALS MUST CONTACT
DIG SAFELY NEW YORK
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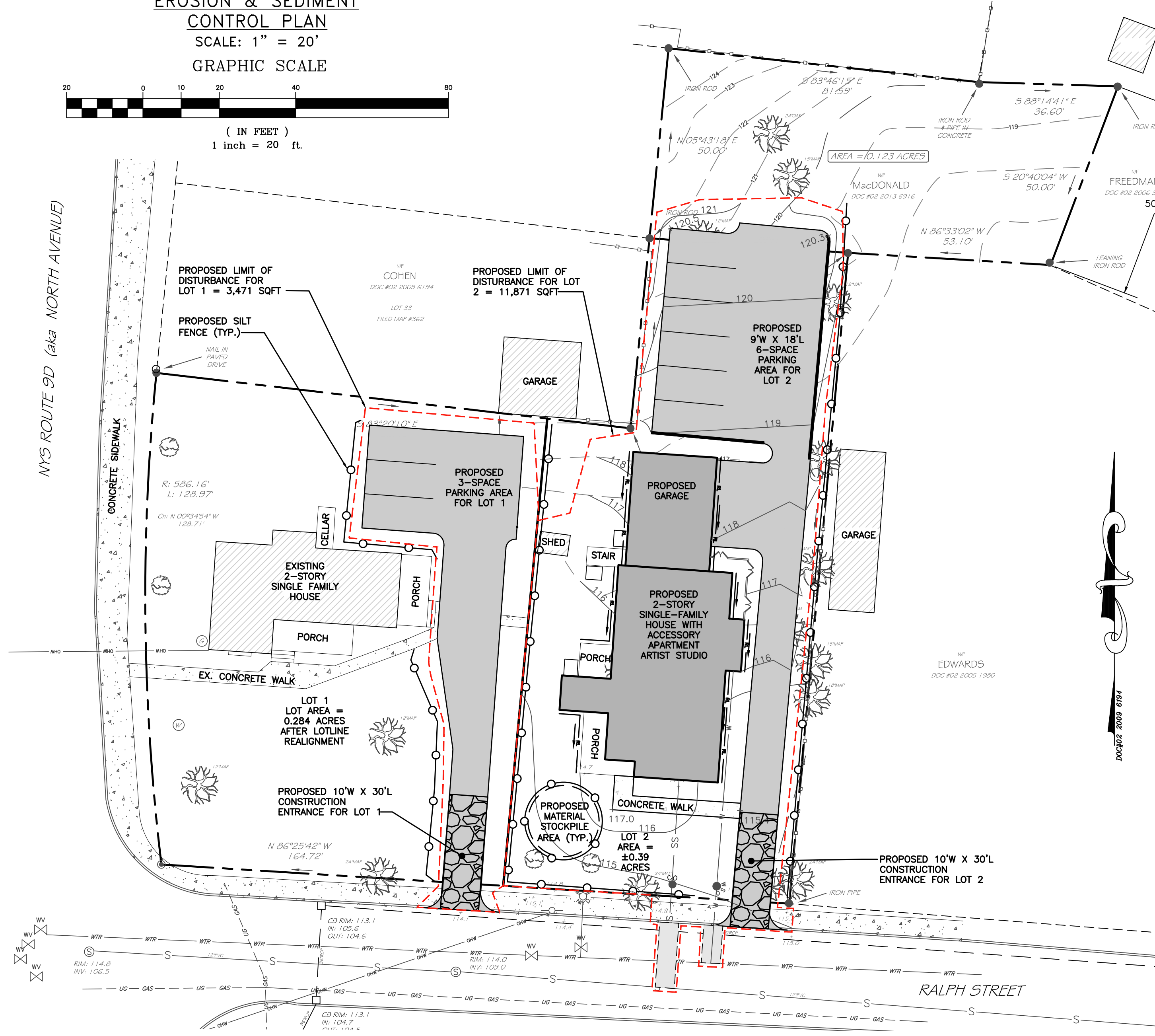
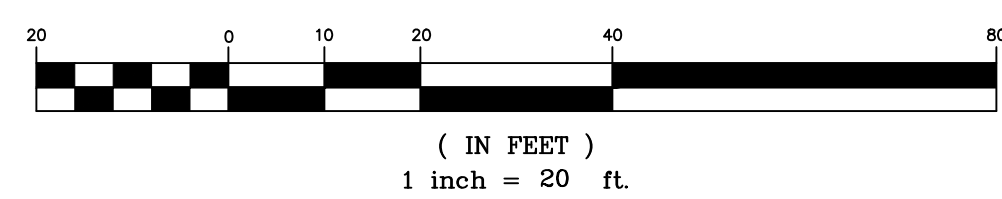
SUBDIVISION & SITE PLAN
1182 NORTH AVENUE
1182 NORTH AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5955-19-738049 & 5955-19-747060

JOB #: 2019-021
DATE: 10/29/19
SCALE: 1" = 20'
TITLE: SP-1
SHEET: 3 OF 6

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

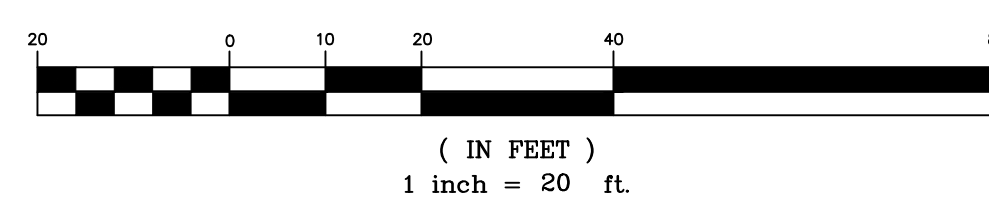
GRAPHIC SCALE



EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

GRAPHIC SCALE



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.

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.

ANDREW G. MACDONALD _____ DATE _____

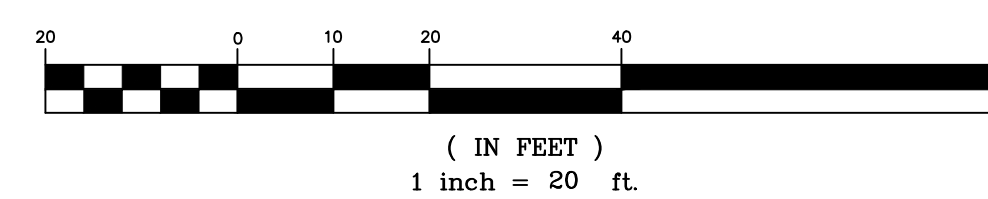
LEGEND:

- 120 --- EXISTING MAJOR CONTOUR
- 121 --- EXISTING MINOR CONTOUR
- +121.17 EXISTING SPOT ELEVATION
- ▣ EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- PROPOSED SILT FENCE
- PROPOSED CATCH BASIN WITH INLET PROTECTION
- IMPERVIOUS SURFACE
- ▨ PROPOSED CONSTRUCTION ENTRANCE
- - - - - PROPOSED LIMIT OF DISTURBANCE

GRADING AND UTILITY PLAN

SCALE: 1" = 20'

GRAPHIC SCALE



PROPOSED ±55 LF 4" SDR-35 SEWER SERVICE LATERAL FOR LOT 2 @ 2.0% MIN INV IN = 109.9

PROPOSED ±78 LF 1/2" K-COPPER WATER SERVICE CONNECTION TO EX. WATER MAIN FOR LOT 2

EXISTING 12" PVC SANITARY SEWER MAIN IN RALPH STREET

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E&S AND GRADING & UTILITY PLAN

1182 NORTH AVENUE

1182 NORTH AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5955-19-738049 & 5955-19-747060

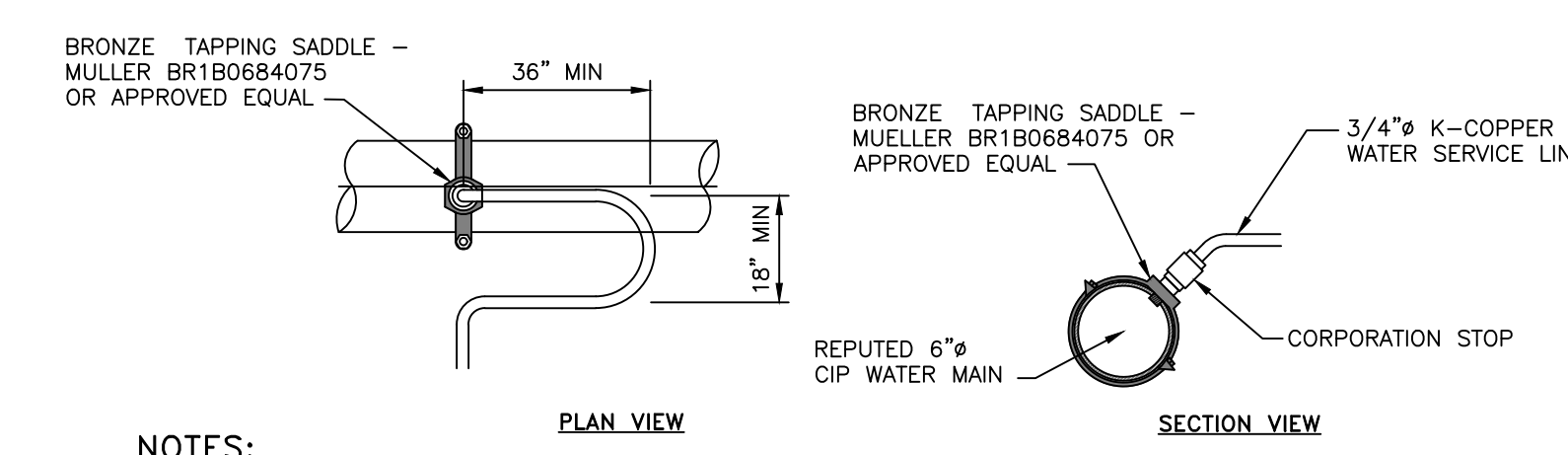
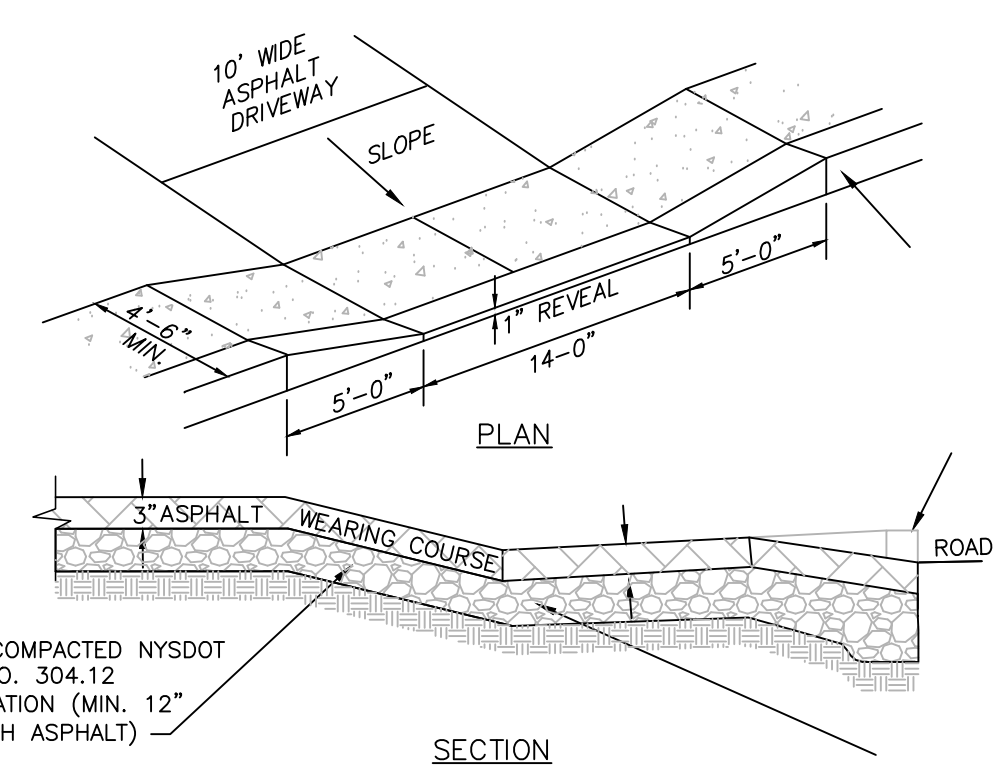
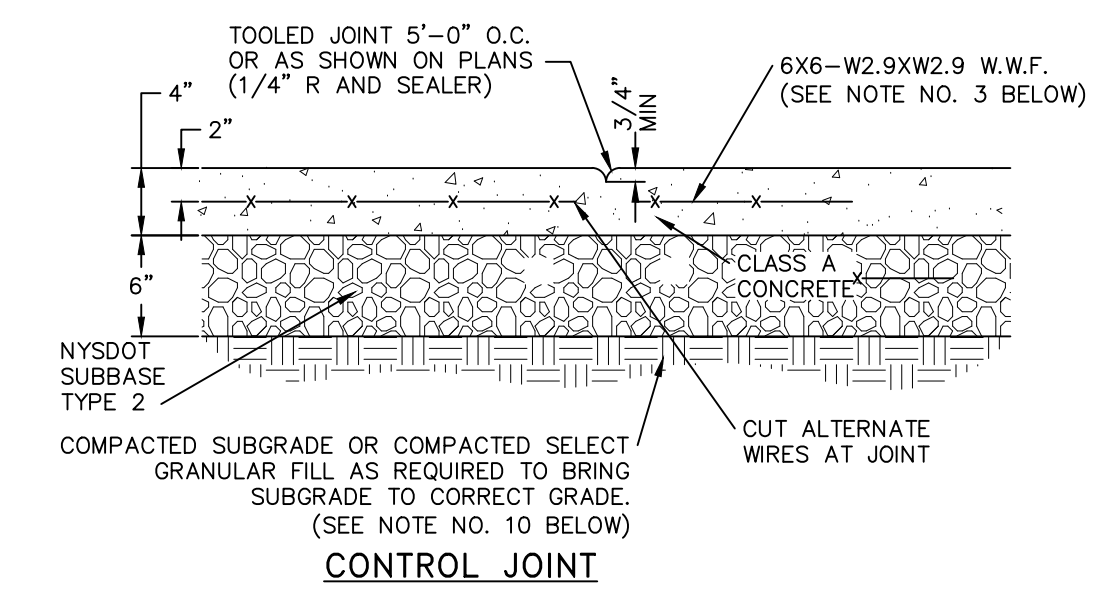
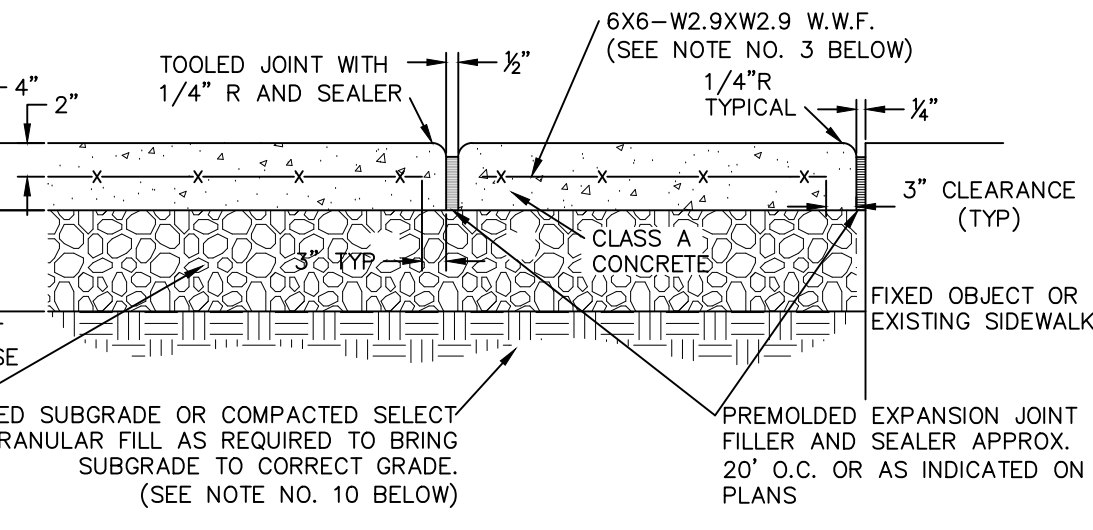
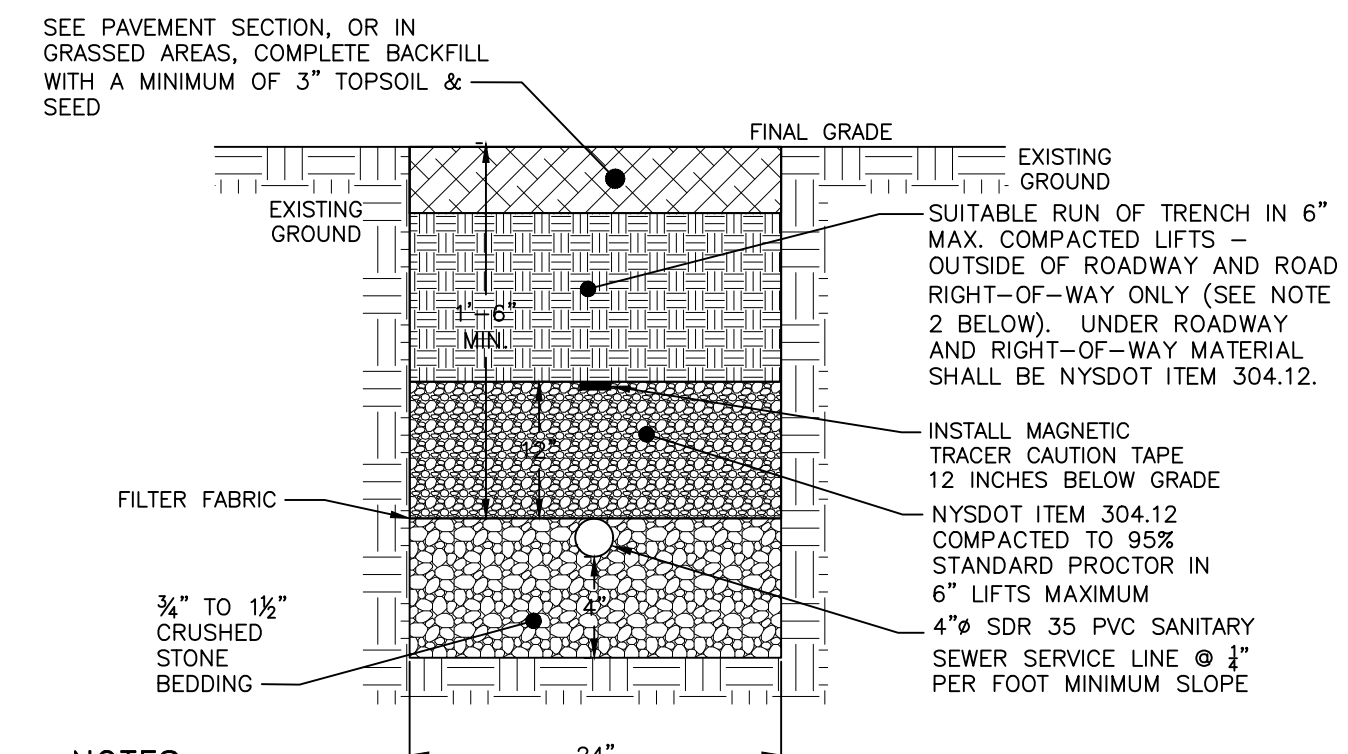
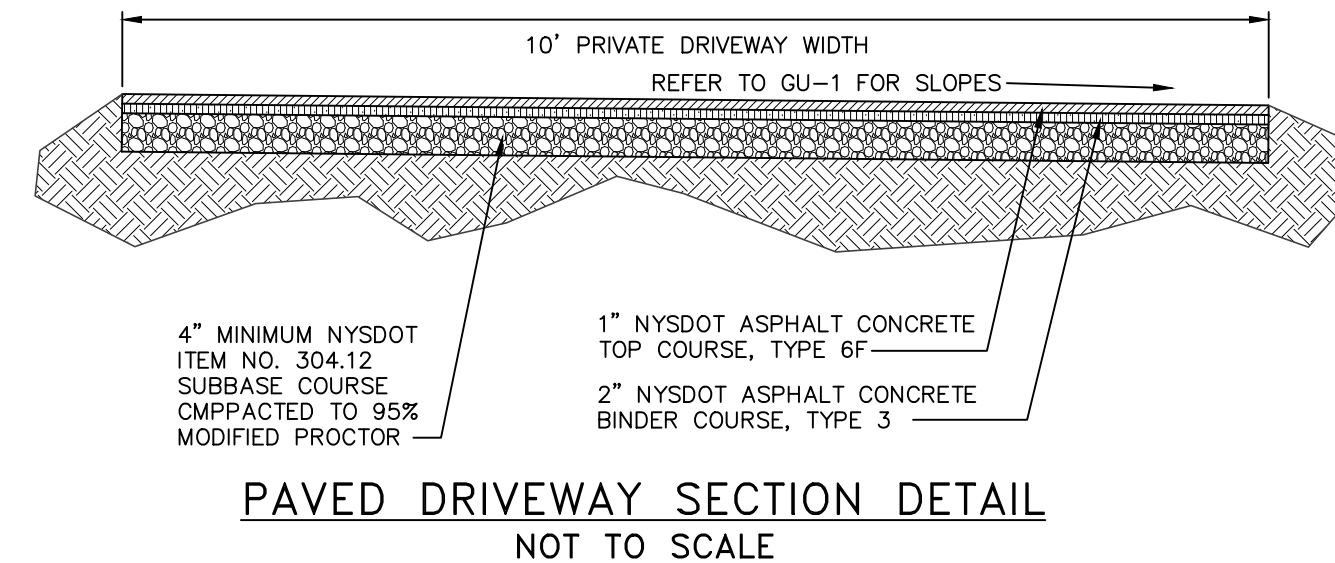
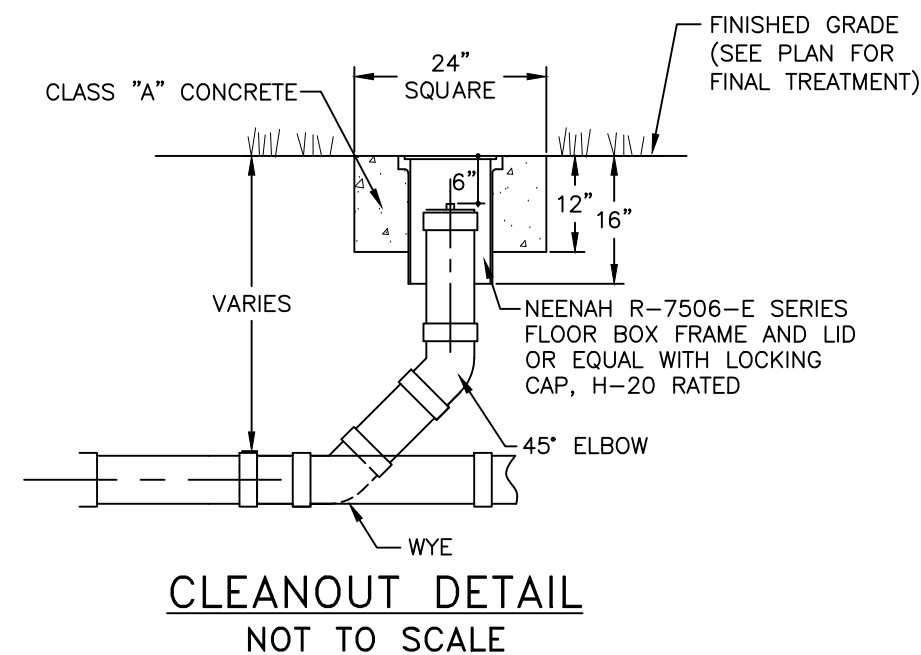
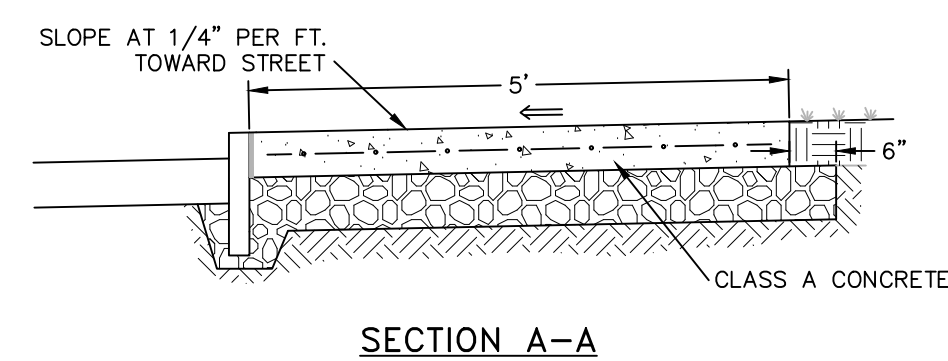
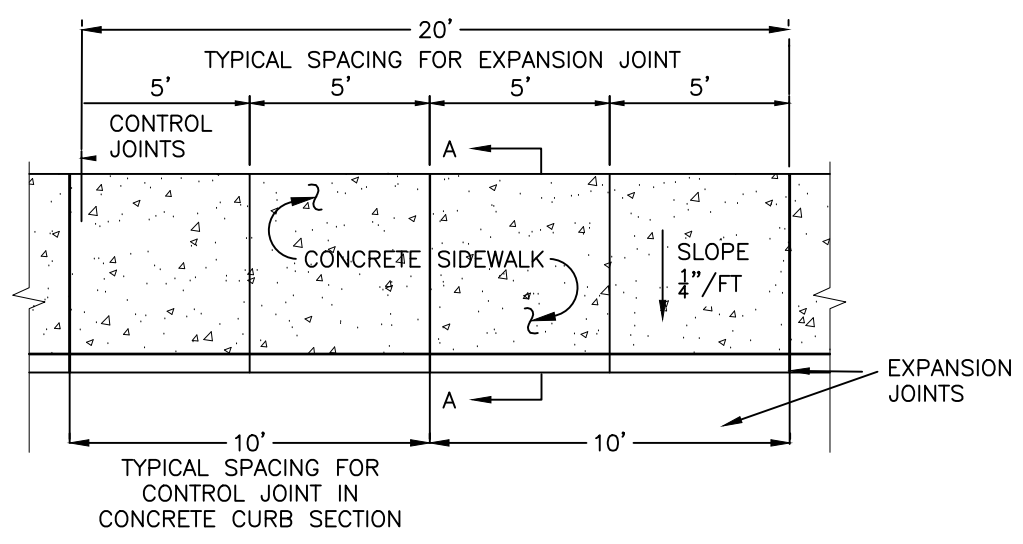
JOB #: 2019-021

DATE: 10/29/19

SCALE: 1" = 20'

TITLE: GU-1

SHEET: 4 OF 6



NOTES:
 1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
 2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

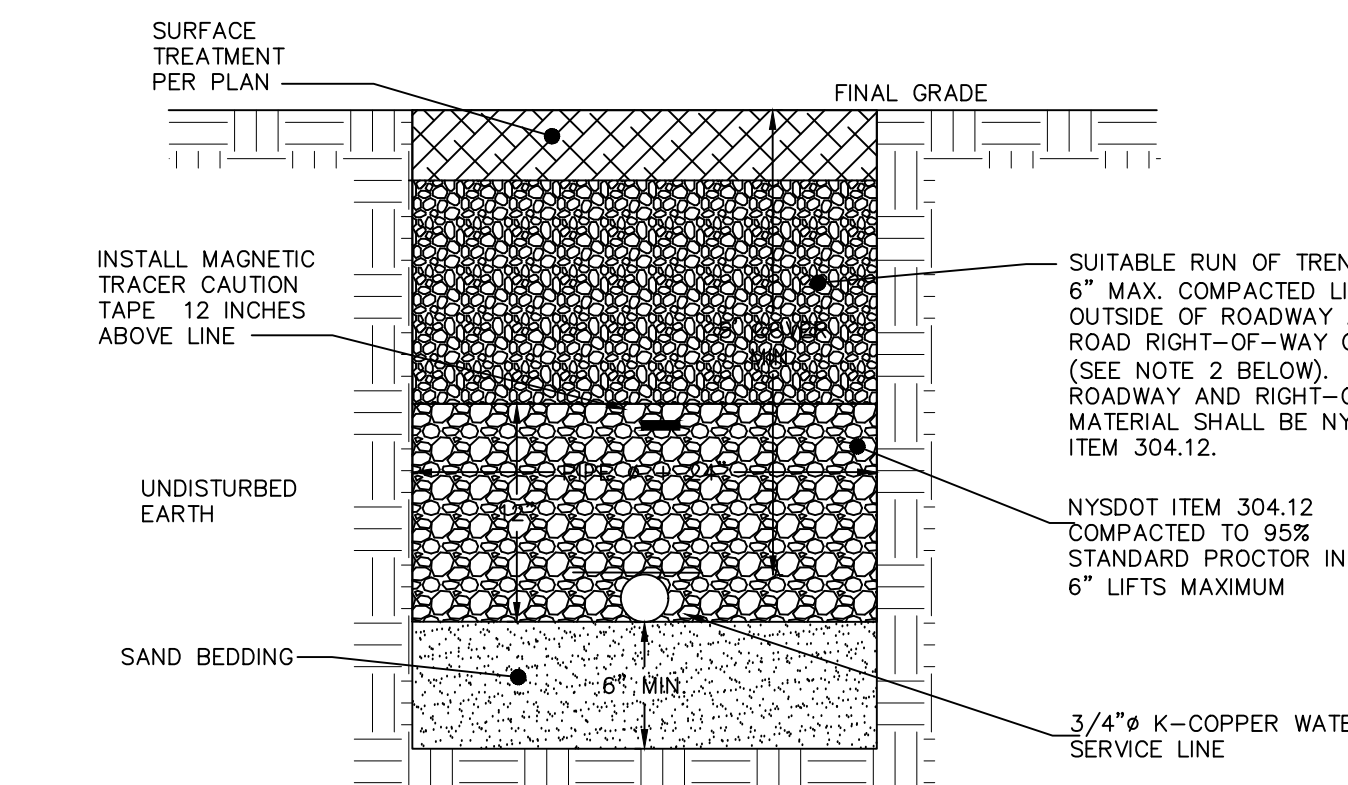
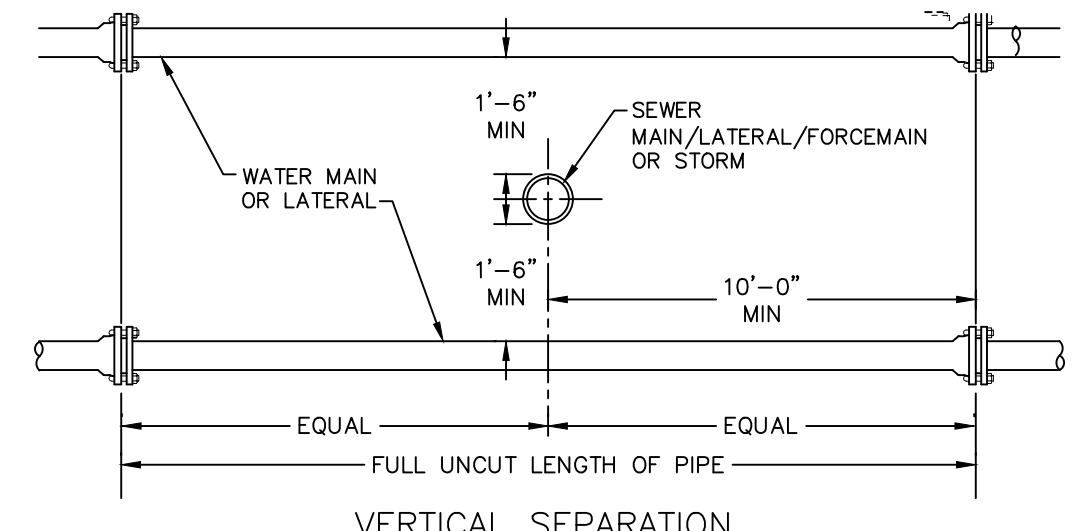
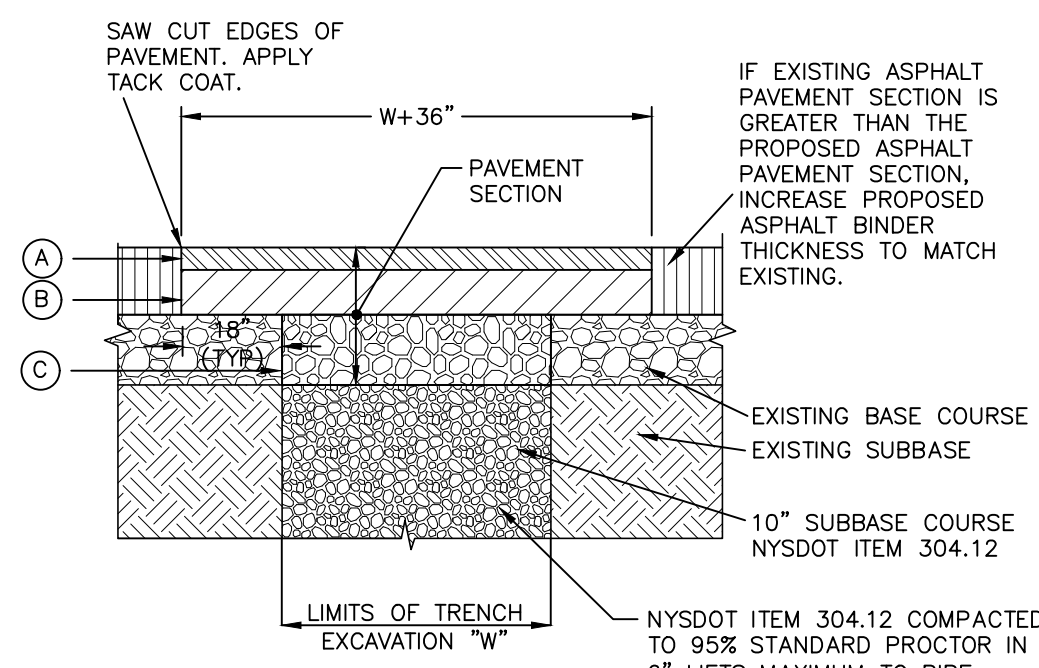
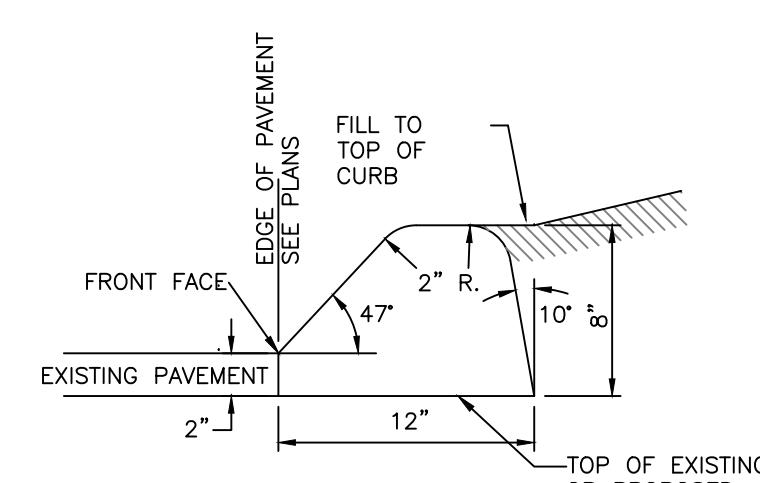
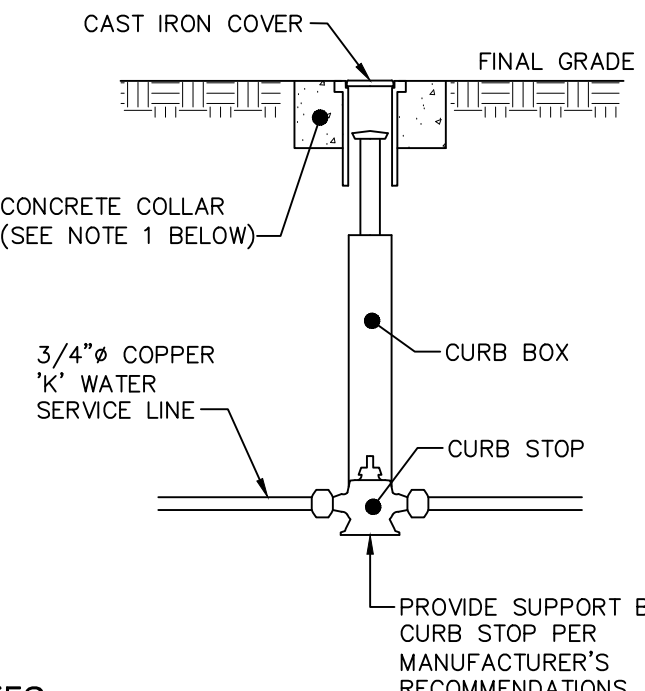
NOTES:
 1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
 2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST REVISION.
 3. ALL CONCRETE SHALL BE 3,500 PSI CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSOT STANDARD SPECIFICATIONS.
 4. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 - REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
 5. ALL EXPOSED SURFACES SHALL HAVE A BROOM TEXTURED FINISH.
 6. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20'-0" ON CENTER, OR AS INDICATED ON PLANS.
 7. JOINTS SHALL NOT BE SAW CUT.
 8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEON" SB-7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.
 9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSOT STANDARD.
 10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSOT STANDARD SPECIFICATIONS.
 11. ALL WORK SHALL CONFORM WITH SECTION 608-SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSOT STANDARD SPECIFICATIONS.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE

LOT 1 & 2 DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE

WATER SERVICE CONNECTION DETAIL
NOT TO SCALE

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:
 1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
 2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
 3. AREA AROUND CURB BOX TO BE BACKFILL WITH GRAVELLY MATERIAL.

NOTE:
 DIMENSIONS SHOWN ARE STANDARD. ADJUSTMENTS TO THE ABOVE DIMENSIONS SHALL BE MADE TO MATCH EXISTING ASPHALT CURB.

LEGEND
 (A) 1.5" ASPHALT CONCRETE TOP COURSE- NYSOT TYPE F1
 (B) 3.0" ASPHALT CONCRETE BINDER COURSE- NYSOT TYPE F9
 (C) 3.0" ASPHALT BASE COURSE- NYSOT TYPE F9

NOTE:
 1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

NOTES:
 1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
 2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLARGED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
 3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.
 4. IF WATER SERVICE AND SEWER SERVICE LINE CROSSINGS ARE NEEDED, PROVIDE 18" OF VERTICAL SEPARATION

WATER SHUT-OFF VALVE DETAIL
NOT TO SCALE

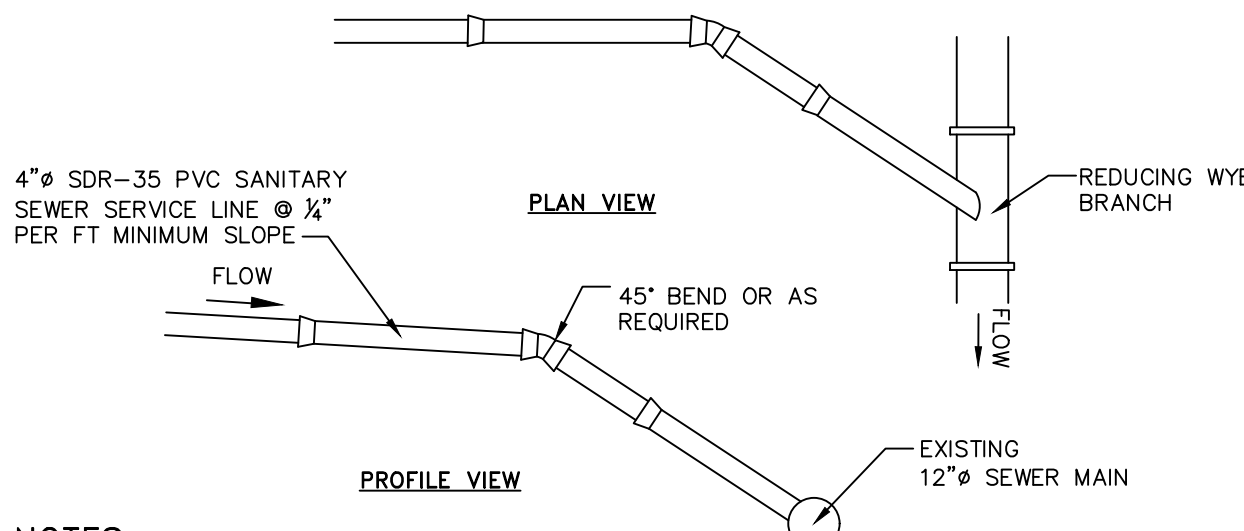
ASPHALT CURB DETAIL
NOT TO SCALE

PAVEMENT RESTORATION DETAIL
NOT TO SCALE

WATER LINE SEPARATION DETAIL
NOT TO SCALE

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE

NOTES:
 1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
 2. FURNISH, PLACE, AND COMPACT SUBBASE.
 3. TACK COAT IN ACCORDANCE WITH NYSOT STANDARD SPEC.
 4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

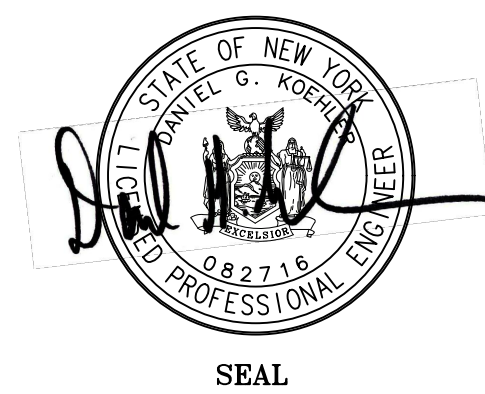


NOTES:
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 3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE A 4" PREDCO HUB TAP SADDLE - MODEL #HTS4/E.

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

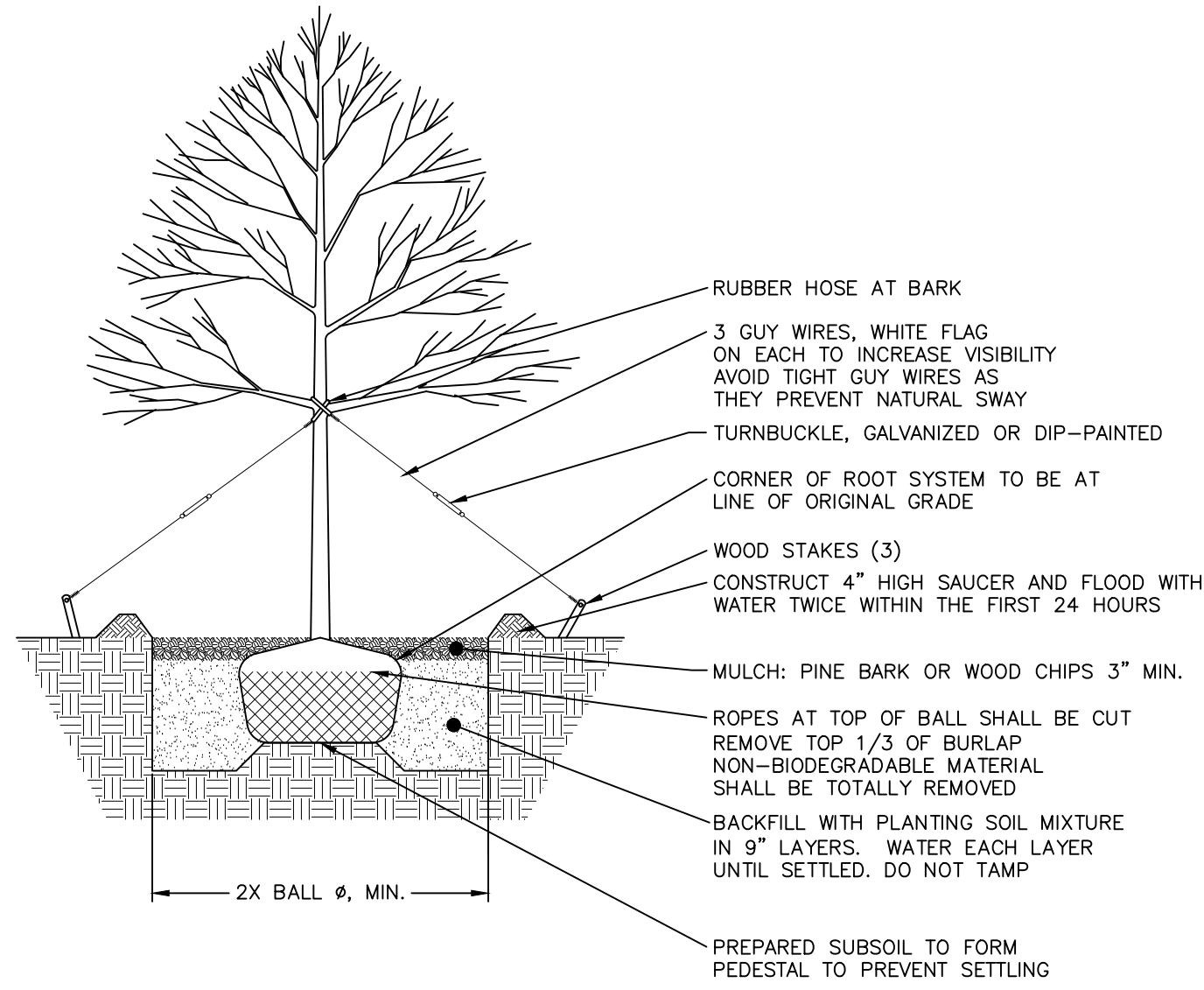
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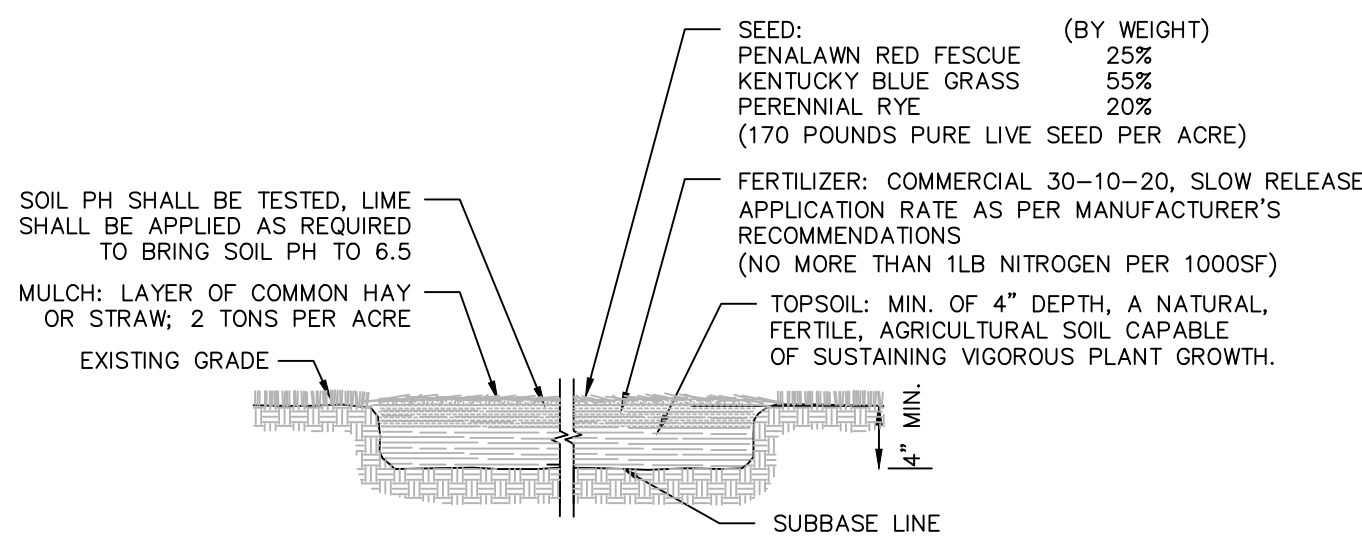
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CONSTRUCTION DETAILS
 1182 NORTH AVENUE
 CITY OF BEACON
 DUTCHESS COUNTY, NEW YORK
 TAX ID: 5955-19-738049 & 5955-19-747060

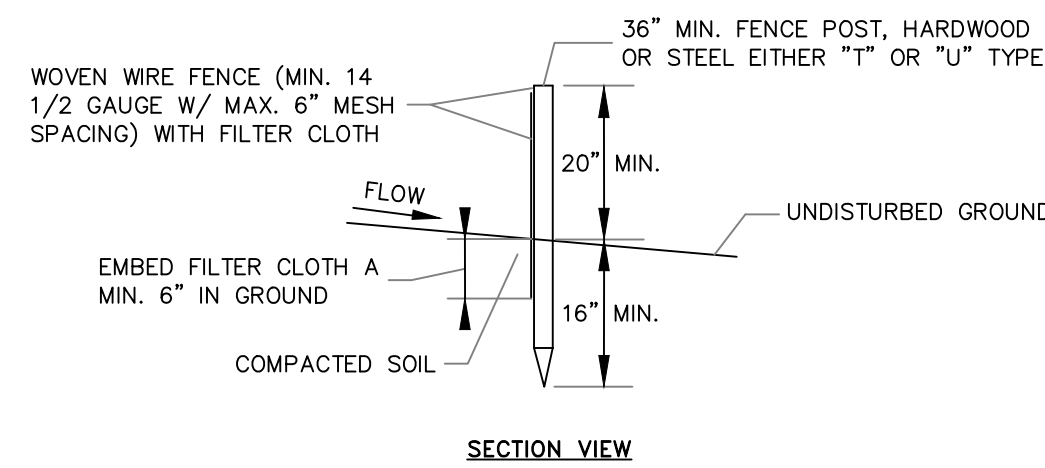
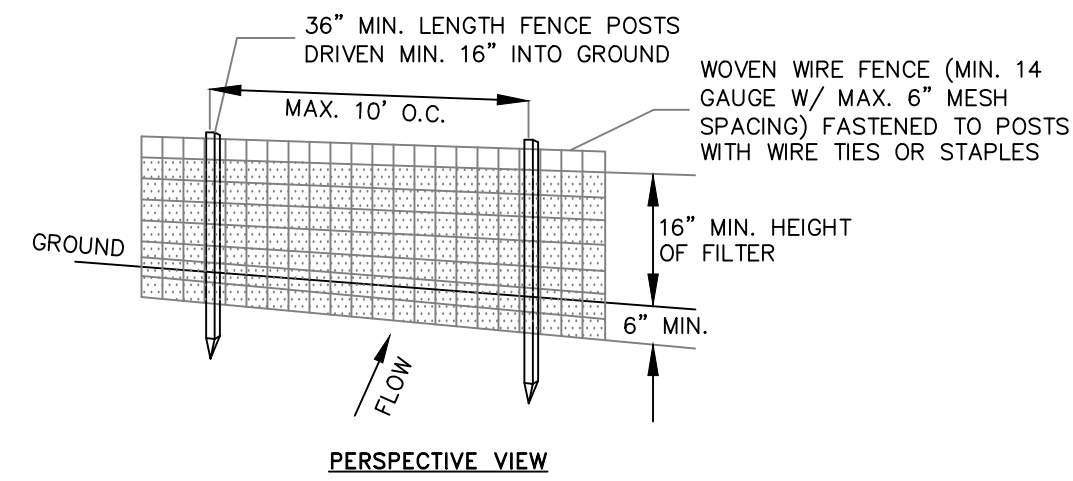
JOB #: 2019-021
 DATE: 10/29/19
 SCALE: AS SHOWN
 TITLE: CD-1
 SHEET: 5 OF 6



TREE DETAIL
NOT TO SCALE

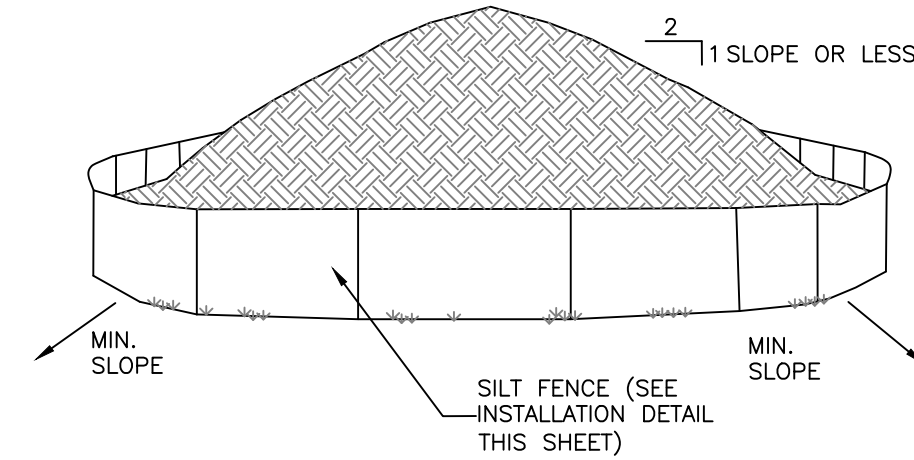


TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE



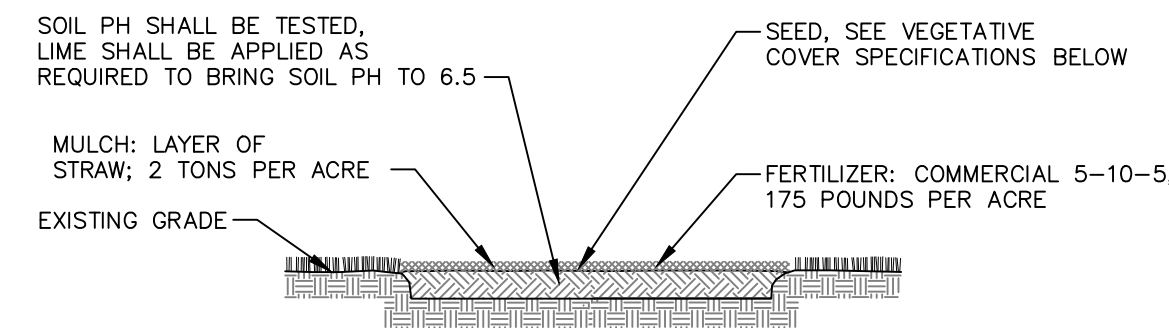
- NOTES:**
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
 3. PREFABRICATED UNITS SHALL BE GEOTAB, ENVIROFENCE OR APPROVED EQUAL.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL
NOT TO SCALE

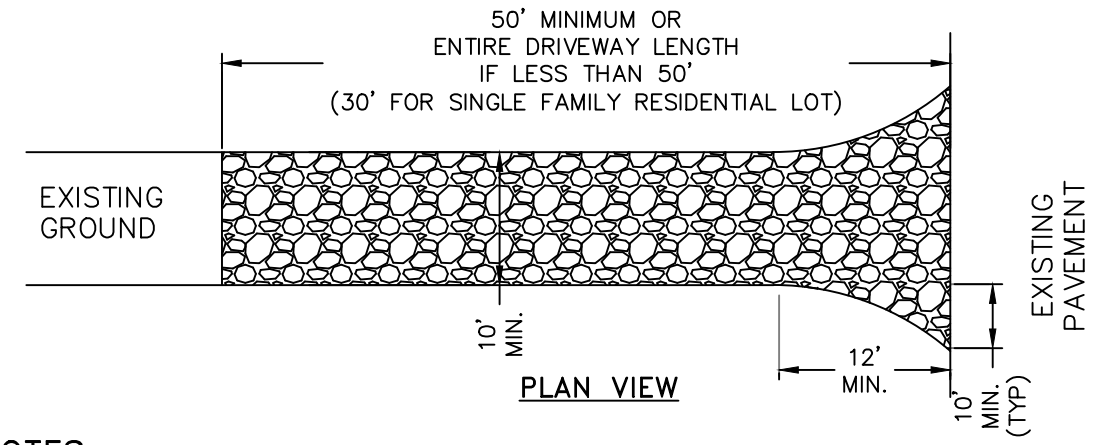


- NOTES:**
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE

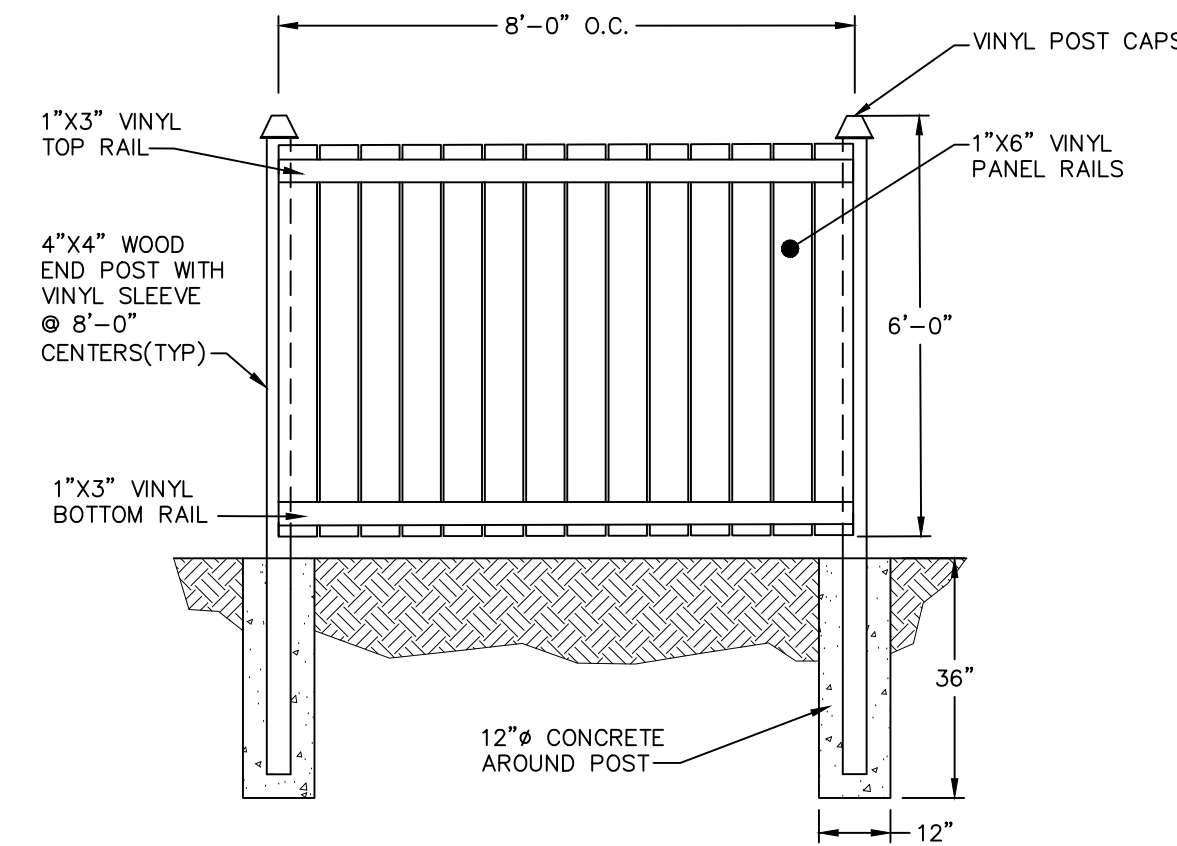


TEMPORARY SEEDING DETAIL
NOT TO SCALE

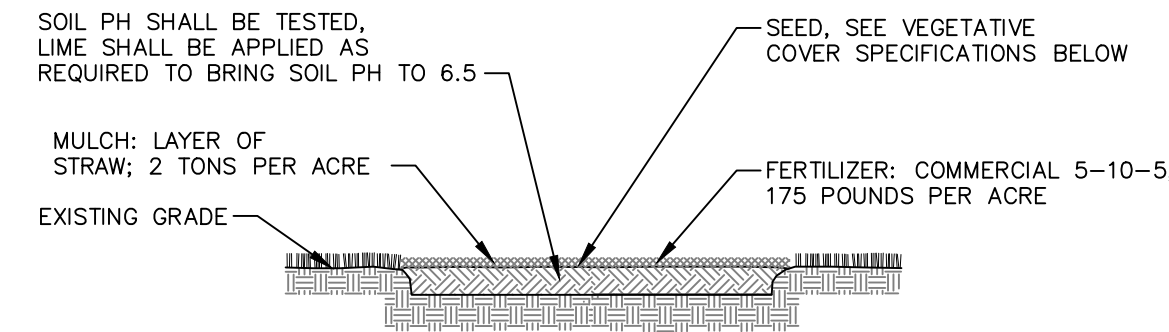


- NOTES:**
1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. THICKNESS - NOT LESS THAN SIX (6) INCHES.
 3. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - 24 FOOT MINIMUM IF SINGLE ENTRANCE TO LARGE COMMERCIAL OR RESIDENTIAL SITE.
 4. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 5. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 7. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



VINYL STOCKADE FENCE DETAIL
NOT TO SCALE



TEMPORARY SEEDING DETAIL
NOT TO SCALE

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AS STATED THEREIN.

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

CHAIRMAN, CITY PLANNING BOARD

DATE

DRAWN BY: CMB

CHECKED BY: DGK

REVISIONS:

REVISIONS:

NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

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SEAL



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CONSTRUCTION DETAILS

1182 NORTH AVENUE

1182 NORTH AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5955-19-738049 & 5955-19-747060

JOB #: 2019-021

DATE: 10/29/19

SCALE: AS SHOWN

TITLE: CD-2

SHEET: 6 OF 6