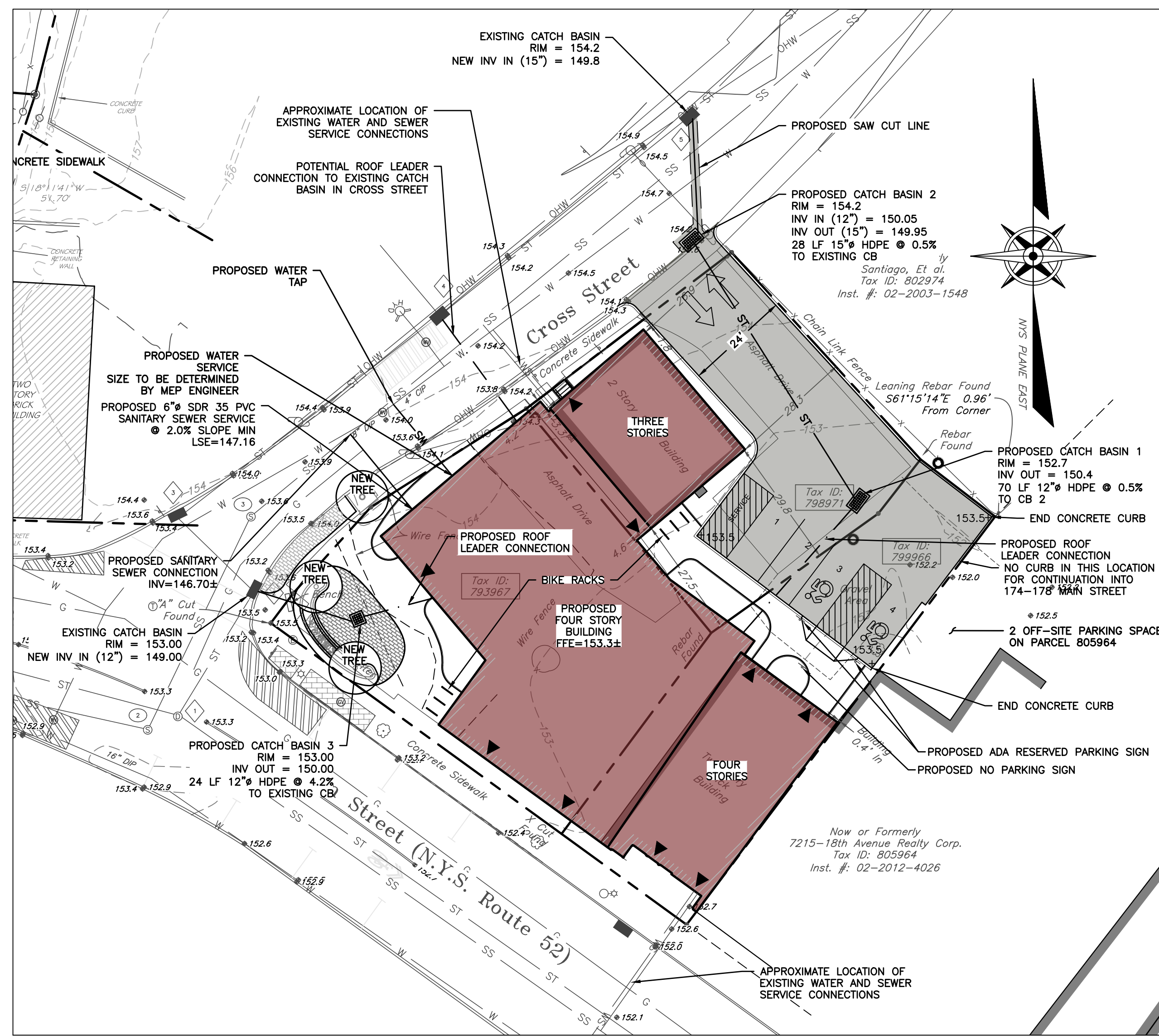




OFFSITE PARKING PLAN
SCALE: 1" = 20'



GRADING AND UTILITY PLAN
SCALE: 1" = 20'

LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ADJOINER LINE
S	EXISTING SEWER MAIN
W	EXISTING WATER MAIN
⊙	EXISTING WATER MANHOLE
⊙	EXISTING WATER VALVE
DHW	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
RL	PROPOSED ROOF LEADER
⊙	PROPOSED WET TAP
---	PROPOSED RETAINING WALL
ST	PROPOSED CURB
---	PROPOSED UNDERDRAIN
---	PROPOSED ROOF LEADER PIPE
121	PROPOSED MINOR CONTOUR
120	PROPOSED MAJOR CONTOUR
+1120.5	PROPOSED SPOT ELEVATION
CO	PROPOSED CLEANOUT
S	PROPOSED SEWER SERVICE LINE
WS	PROPOSED WATER SUPPLY LINE
RE-PAVED SURFACE	RE-PAVED SURFACE
PROPOSED NEW/RENOVATED BUILDING	PROPOSED NEW/RENOVATED BUILDING
UTILITY CROSSING LOCATION	UTILITY CROSSING LOCATION
PROPOSED ROOF LEADER LOCATION	PROPOSED ROOF LEADER LOCATION
WS	PROPOSED WATER SERVICE LINE
⊙	PROPOSED WATER SHUT-OFF VALVE
▲	PROPOSED BUILDING ENTRANCE

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 AND DRAINAGE 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 BUILDING AND ADDITION 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 NEW WATER SERVICE LINE TO THE NEW BUILDING SHALL BE 4" DIP, SUBJECT TO THE MEP ENGINEER'S CALCULATIONS AND VERIFICATION.
6. THE SEWER SERVICE LINE SHALL BE 6" 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 CROSS 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. ALL SUMP PUMPS SHALL DISCHARGE TO DAYLIGHT, OR TO THE CITY OF BEACON DRAINAGE SYSTEM. SUMP PUMPS ARE NOT PERMITTED TO DISCHARGE TO THE CITY OF BEACON SANITARY SEWER SYSTEM.
10. 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. AN INFLOW & INFILTRATION (I&I) STUDY HAS BEEN CONDUCTED ON 2 MAIN STREET, AND 4 CROSS STREET. REFER TO I&I NOTES FOR MITIGATION PROCEDURES.

INFILTRATION AND INFLOW MITIGATION NOTES:

1. THE ROOF LEADERS WITHIN 172 MAIN STREET ARE TIED INTO BUILDING SEWER. IN ADDITION, THERE IS A SUMP PUMP WITHIN THE BASEMENT OF THE BUILDING WHICH IS ALSO TIED INTO THE SEWER SERVICE PIPE. NO ILLEGAL CONNECTIONS WERE FOUND AT 4 CROSS STREET.
2. THE ROOF LEADER AND SUMP PUMP WITHIN 172 MAIN ST. SHALL BE DISCONNECTED FROM THE SANITARY SEWER LINE. NEW ROOFTOP DRAINAGE SHALL BE PER THIS PLAN. ANY NEW SUMP PUMP SHALL BE IN ACCORDANCE WITH SITE SPECIFIC NOTE 9 ON THIS PLAN.

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.

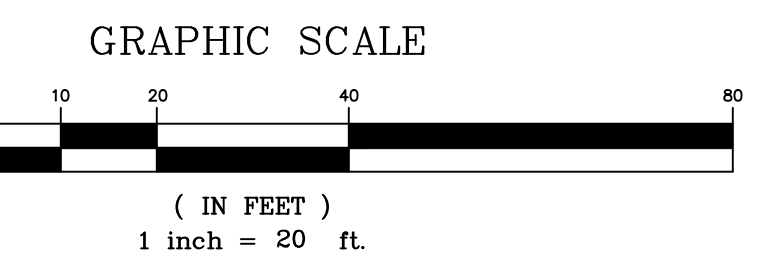
Storm Sewer Information

Top of Structure	Invert	Invert	Invert	Invert
153.3'	144.6" RCP	140.7" RCP	140.5" RCP	36" RCP
153.0'	149.0" RCP	148.9" RCP	148.9" RCP	30" RCP
153.4'	149.3" RCP	149.3" RCP	149.3" RCP	15" CPP
154.2'	149.5" CPP	149.5" RCP	149.5" RCP	15" CPP
154.3'	149.8" CPP	149.7" RCP	149.7" RCP	15" CPP

Sanitary Sewer Information

Top of Structure	Invert	Invert	Invert	Invert
153.0'	144.1" 8" CIP	140.3" 12" ACP*	140.1" 12" ACP*	140.1" 12" ACP*
153.1'	140.3" 12" ACP*	146.4" 12" ACP*	146.3" 12" ACP*	146.3" 12" ACP*
153.6'	146.4" 12" ACP*	148.7" 12" VIP	148.6" 12" VIP	148.6" 12" VIP
155.8'	148.7" 12" VIP	148.6" 12" VIP	148.6" 12" VIP	148.6" 12" VIP

*Pipe material from City of Beacon Sewer mapping.



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.

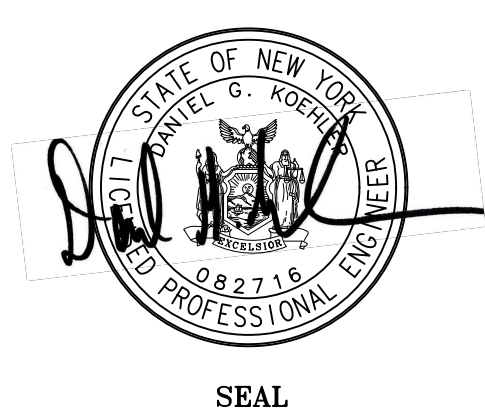
SIGNED THIS _____ DAY OF _____, 20____, BY _____

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				
REVISIONS:							
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY



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
TWO CROSS STREET
172 MAIN STREET; 2 & 4 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966,793967,798971,774986,774997,784996,&777974

JOB #: 2019-036
DATE: 10/29/19
SCALE: 1"=20'
TITLE: GU-1
SHEET: 2 OF 6