

SITE PLAN

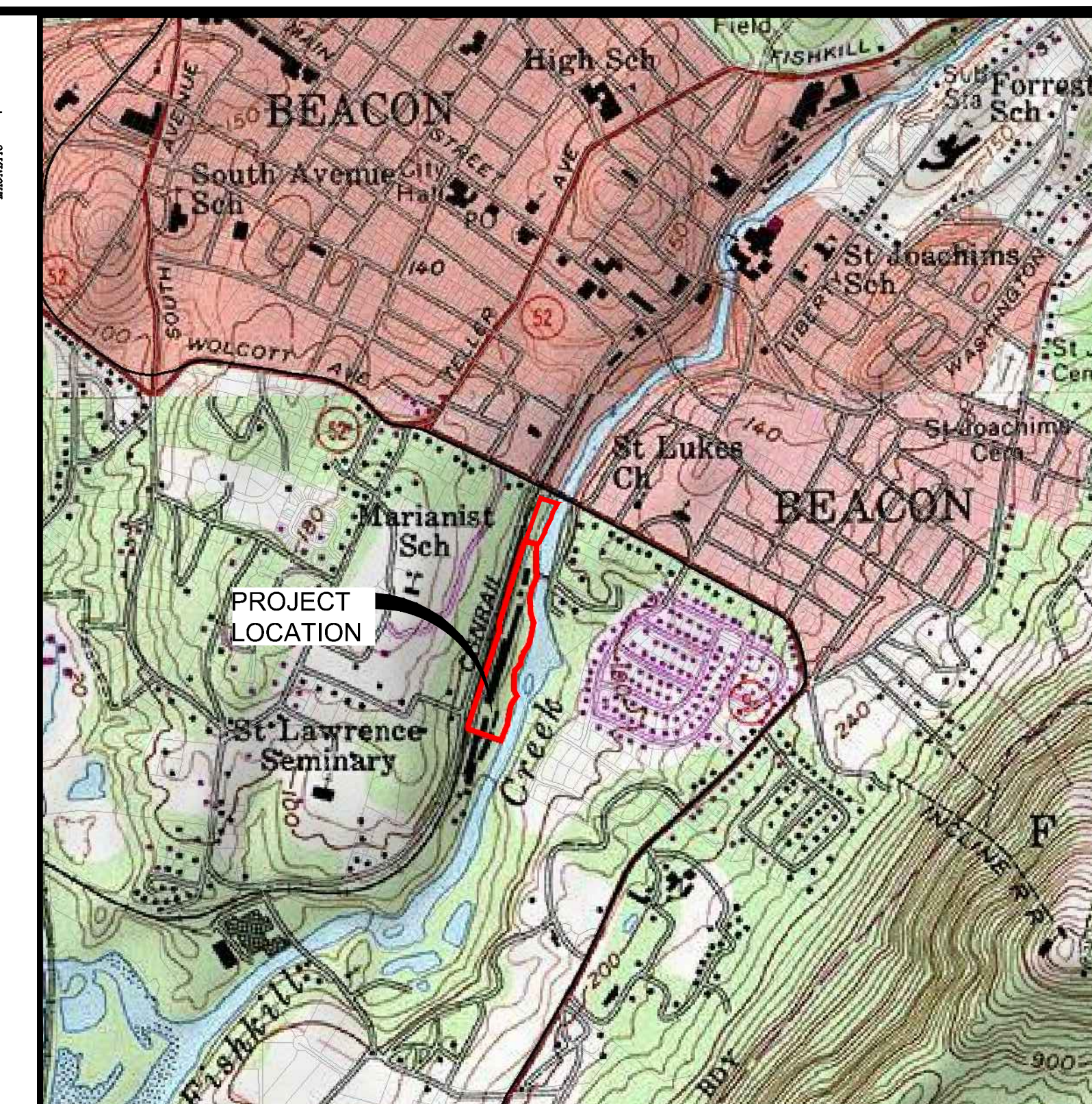
248 TIORONDA AVE, BEACON NY

PREPARED FOR
CHAI BUILDERS
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

SEPTEMBER 2018
LAST REVISED: NOVEMBER 2019

BEST MANAGEMENT PRACTICES FOR INDIANA BATS

1. THE PROJECT WILL AVOID CUTTING TREES TO THE MAXIMUM EXTENT PRACTICABLE.
2. LARGER TREES WILL BE RETAINED.
3. TREE CLEARING LIMITS WILL BE MARKED IN THE FIELD PRIOR TO ANY CLEARING, AND CONTRACTORS WILL BE INFORMED ABOUT CLEARING LIMITS PRIOR TO THE INITIATION OF WORK.
4. TREES WILL BE REMOVED BETWEEN OCTOBER 1 AND MARCH 31 IN ORDER TO AVOID ANY INCIDENTAL TAKE TO INDIANA BATS, OR OTHER BATS THAT MAY USE TREES FOR ROOSTING.
5. ALL SITE LIGHTING ON THE SITE WILL BE FULL CUT-OFF.
6. THERE WILL BE NO USE OF HERBICIDES OR PESTICIDES IN ANY STORMWATER MANAGEMENT BASINS.



LOCATION MAP
SCALE: 1"=1000'
SOURCE: USGS CATSKILL, NY QUADRANGLE
(USGS REF. CODE: WEST POINT-41073-D8-TF-024)

INDEX OF DRAWINGS			
PAGE NO.	SHEET NO.	DATE	DESCRIPTION
1	G001	04/30/19	TITLE SHEET
2	C100	04/30/19	ENVIRONMENTAL CONDITIONS/CONSTRAINTS
3	C101	04/30/19	EXISTING CONDITIONS PLAN
4	C130	04/30/19	SITE PLAN
5	C140	02/26/19	GRADING PLAN
6	C150	02/26/19	EROSION & SEDIMENT CONTROL PLAN
7	C160	02/26/19	UTILITY PLAN
8	C180	02/26/19	LANDSCAPE PLAN
9	C190	02/26/19	PHOTOMETRIC LIGHTING PLAN
10	C200	02/26/19	VEHICLE MANEUVERING PLAN
11	C530	02/26/19	SITE DETAILS
12	C540	02/26/19	STORMWATER DETAILS
13	C550	02/26/19	EROSION & SEDIMENT CONTROL DETAILS & NOTES
14	C560	02/26/19	WATER DETAILS & NOTES
15	C570	02/26/19	SEWER DETAILS & NOTES
16	C580	02/26/19	LANDSCAPE DETAILS & NOTES

**CITY OF BEACON
PLANNING BOARD APPROVAL
CITY OF BEACON, NEW YORK**

APPROVED BY RESOLUTION NUMBER _____
OF THE PLANNING BOARD OF BEACON, NEW YORK ON THE _____ DAY OF _____, 2015, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION, OR REVISION OF THIS PLAN AS APPROVED SHALL VOID THIS APPROVAL. SIGNED THIS _____ DAY OF _____, 2015.

CHAIRMAN _____

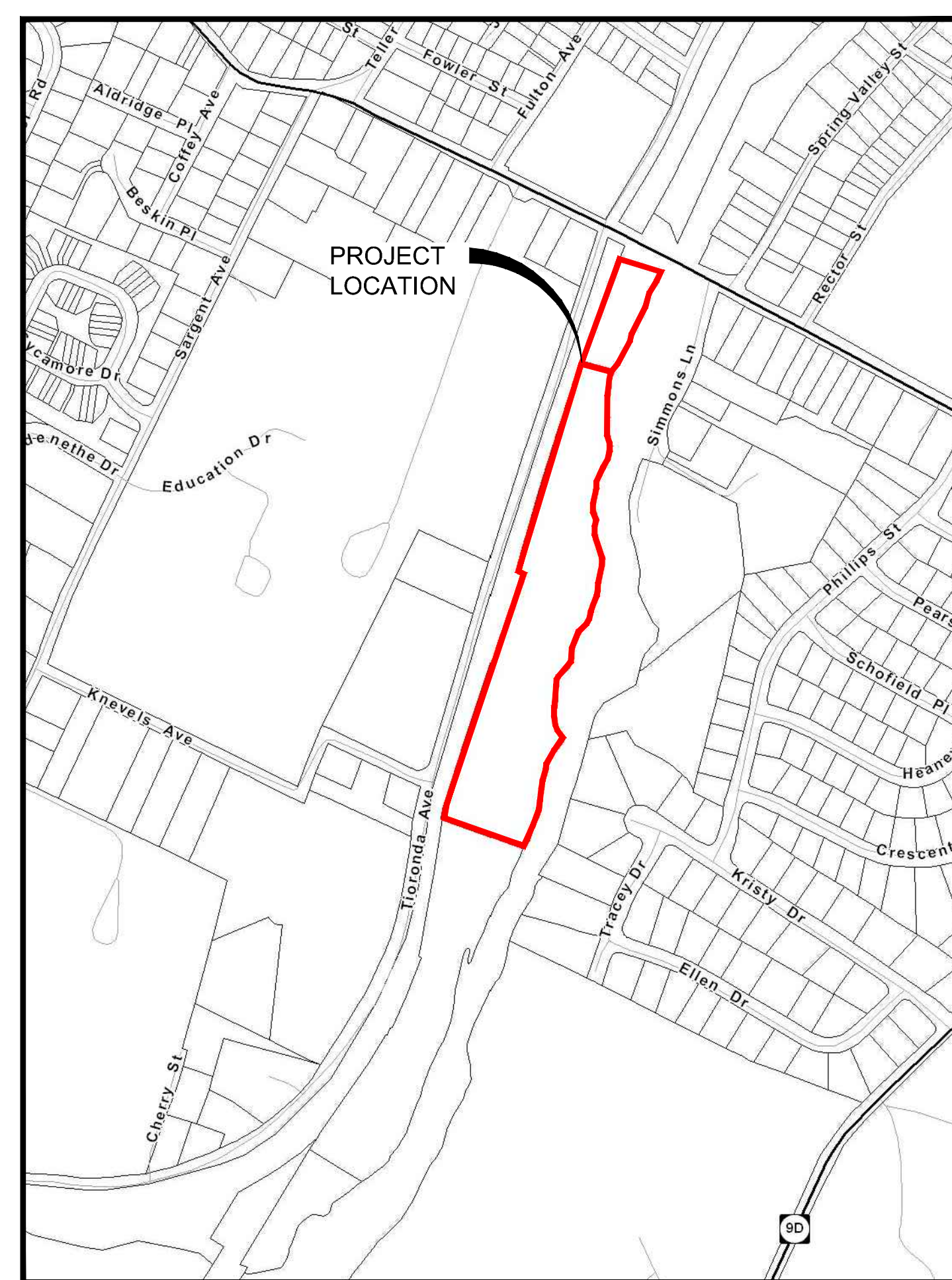
**CITY OF BEACON PLANNING BOARD APPROVAL
OWNER / APPLICANT SIGNATURE**

THE UNDERSIGNED APPLICANT FOR THE PROPERTY AND THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS NOTES AND ITS CONTENTS, AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE CITY TO KEEP THIS SITE AS PER SITE PLAN APPROVAL BY THE CITY PLANNING BOARD UNTIL A NEW OR REVISED SITE PLAN IS APPROVED FOR THE SITE. THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN NOT TO OCCUPY THE PREMISES BEFORE A CO IS ISSUED BY THE TOWN CODE ENFORCEMENT OFFICER.

APPLICANT _____ DATE _____

OWNER _____ DATE _____



AREA PARCEL MAP
SCALE: 1"=400'

BULK TABLE		
FISHKILL CREEK DEVELOPMENT DISTRICT: FCD		
ZONING REQUIREMENTS:	REQUIRED	PROVIDED
MINIMUM LOT AREA	2 ACRES	9.18 ACRES
MAXIMUM # OF DWELLINGS*	64 UNITS	64 UNITS
NON-RESIDENTIAL FLOOR AREA	25,400 SF	25,400 SF
MAXIMUM BUILDING COVERAGE	35%	9.5%
MINIMUM OPEN SPACE	30%	70.8%
MINIMUM FRONTAGE OF OVERALL FCD SITE ON PUBLIC STREET ROW	50 FT	135'
MINIMUM BUILDING SETBACK FROM EDGE OF PAVEMENT OF PUBLIC AND PRIVATE STREETS	12 FT	700'
MINIMUM SETBACK AND BUFFER WIDTH ALONG FISHKILL CREEK	AVG 50 FT MIN 25 FT	AVG = 75 FT MIN. = 45 FT
MAXIMUM BUILDING HEIGHT	3 STORIES (40')	3 STORIES (36')
MINIMUM NUMBER OF PARKING SPACES		
RESIDENTIAL:	1 SPACE PER DWELLING UNIT PLUS 1/4 SPACE FOR EACH BEDROOM = 89 SPACES	89 SPACES TOTAL (WHICH INCLUDES TO SURFACE SPACES, AND 74 SPACES BELOW BUILDING)
NON-RESIDENTIAL:	1 SPACE PER 200 SF GROSS FLOOR AREA EXCLUDING UTILITY AREAS = 127 SPACES	103 SPACES TOTAL
LAND BANKED:	0 SPACES	24 SPACES
TOTAL:	216 SPACES 9 ACCESSIBLE SPACES REQUIRED	216 SPACES 9 ACCESSIBLE SPACES PROVIDED

Allowable Residential Units		
1	Total lot area	9.18 acres
2	Lot area with slopes over 25%, covered by surface water, within a federal regulatory floodway, or within a state or federally regulated wetland	2.98 acres
3	Remaining lands for dwelling unit calculation (line 1 - line 2)	6.2 acres
4	Maximum dwelling units (line 3 x 11)	68 units*

*Subject to change with new jurisdictional determination by Army Corps.

SITE STATISTICS FOR PROPOSED MULTIFAMILY HOUSING & NON-RESIDENTIAL		
PROPOSED USE	MULTIFAMILY HOUSING & NON-RESIDENTIAL	
ZONING DISTRICT	FISHKILL CREEK DEVELOPMENT	
TOTAL BUILDING FLOOR AREA (SF)	101,602 SF	
PARKING PROVIDED	216	

DEVELOPMENT SCHEDULE					
BUILDING	UNITS	1-BR	2-BR	APPROX. SQUARE FT	% OF PROJECT AREA
RES.	64	28	36	76,202	75
NON-RES.	-	-	-	25,400	25
TOTAL	64	28	36	101,602	100

DEVELOPMENT NOTE:

THE PROJECT SHALL NOT EXCEED A TOTAL OF 64 UNITS, IN A MIX OF ONE AND TWO BEDROOM UNITS. TEN PERCENT (10%) OF THE UNITS WILL MEET THE REQUIREMENTS OF ARTICLE 16B, AFFORDABLE-WORKFORCE HOUSING, OF THE ZONING LAW.

SITE ENGINEER:
CHAZEN ENGINEERING, LAND SURVEYING, & LANDSCAPE ARCHITECTURE, D.P.C.
21 FOX STREET, Poughkeepsie, NY 12601
PHONE: (845) 454-3980

PROJECT ARCHITECT:
AB ARCHITECTEN
92 ALLEN STREET, 2ND FLOOR
NEW YORK, NY 10002
PHONE: (212) 334-1232

SITE SURVEYOR:
CHAZEN ENGINEERING, LAND SURVEYING, & LANDSCAPE ARCHITECTURE, D.P.C.
21 FOX STREET, Poughkeepsie, NY 12601
PHONE: (845) 454-3980

DEVELOPER / APPLICANT:
CHAI BUILDERS
120 ROUTE 59, SUITE 201
SUFFERN, NY 10901
(917) 656-4402

OWNER(S) INFORMATION:
BERRY KOHN
BEACON 248 HOLDINGS, LLC
15 SYCAMORE LANE
SUFFERN, NY 10901

TAX MAP INFORMATION:
CITY OF BEACON, NEW YORK
SECTION 5954, BLOCK 10, LOT 993482 (8.18 ACRES)
SECTION 6054, BLOCK 45, LOT 012574 (1 ACRE)

AREA:
TOTAL PROJECT AREA: 9.18± ACRES

ZONING DISTRICT:
FISHKILL CREEK DEVELOPMENT (FCD) ZONING DISTRICT

WATER & SEWER DISTRICT:
CITY OF BEACON

**OWNER'S CERTIFICATION
FOR ALL SHEETS**

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATE THAT HE IS FAMILIAR WITH THIS PLAN, ITS CONTENTS AND LEGENDS AND HEREBY CONSENT TO ALL TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THE PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF DUTCHESS, IF REQUIRED.

OWNER _____ DATE _____

**DUTCHESS COUNTY DEPARTMENT OF HEALTH
APPROVAL**

THIS IS TO CERTIFY THAT THE PROPOSED ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL FOR _____ IN THE _____ WERE APPROVED ON _____ IN ACCORDANCE WITH PLANS ON FILE IN THE OFFICE OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH. CONSENT IS HEREBY GIVEN TO THE FILING OF THE MAP ON WHICH THIS ENDORSEMENT APPEARS IN THE OFFICE OF THE COUNTY CLERK OF DUTCHESS COUNTY IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 TITLE 2 OF THE NEW YORK STATE PUBLIC HEALTH LAW, AND ARTICLE 17 TITLE 15 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW, AND ARTICLE 11 OF DUTCHESS COUNTY SANITARY CODE.

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Engineers
Environmental & Safety Professionals
Landscape Architects

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

Office Locations:

Dutchess County Office: 21 Fox Street Poughkeepsie, New York 12601 Phone: (845) 454-3980	North County Office: 20 Elm Street (Suite 110) Gene Falls, New York 12601 Phone: (845) 812-0013	Nassauville Town Office: 2485 21st Ave S. (Suite 103) Nassauville, Tennessee 37221 Phone: (615) 380-1358
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Digital District Office:
175 New York
New York, NY 10001
Phone: (212) 273-0055
 Westchester NY Office: 1 North Broadway, Suite 803 White Plains, New York 10601 Phone: (914) 997-8500 | **Chattanooga Tennessee Office:** 437 E. 5th St. (Suite 201) Chattanooga, Tennessee 37403 Phone: (423) 241-6275 |

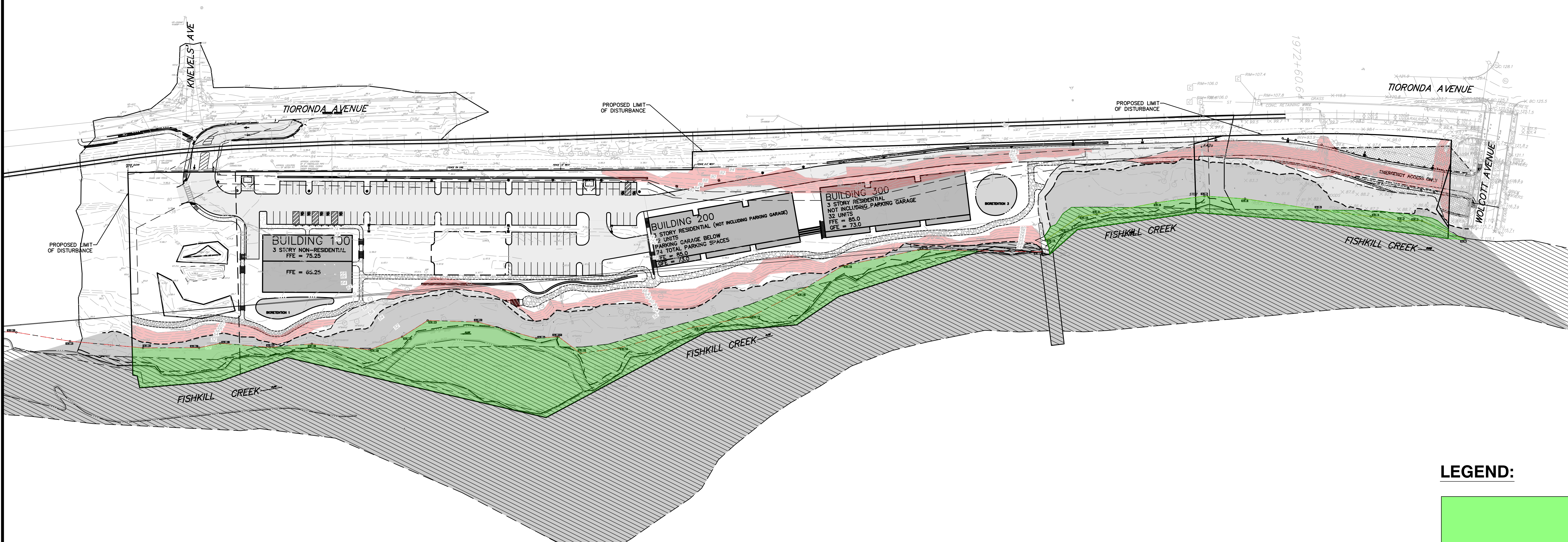
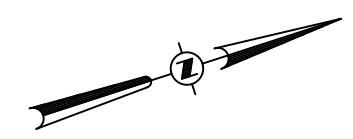
REV.	DATE	DESCRIPTION
5	04/20/19	REVISED PER PLANNING BOARD COMMENTS
4	02/26/19	REVISED PER CITY COUNCIL COMMENTS
3	01/17/19	REVISED PER CITY COUNCIL COMMENTS
2	11/29/18	REVISED PER CITY COUNCIL COMMENTS
1	10/12/18	REVISED PER CITY COUNCIL COMMENTS

248 TIORONDA AVE., BEACON, N.Y.

TITLE SHEET

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	checked
CL	LAB
date	scale
09/10/18	AS NOTED
PROJECT	
\$1750.00	
SHEET NO.	
G001	



LEGEND:

- FLOODWAY/SURFACE WATER
- SLOPES > 25% COVERING AN AREA GREATER THAN 10,000 SF

Allowable Residential Units

Line	Description	Area/Units
1	Total lot area	9.18 acres
2	Lot area with slopes over 25%	1.29 acres
3	Floodway/Surface Water Area	1.69 acres
4	Remaining lands for dwelling unit calculation (line 1 - line 2)	6.2 acres
5	Maximum dwelling units (line 3 * 11)	68.2 units

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 LICENSE NUMBER: 11580
 CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. CONFORMS WITH THE MINIMUM STANDARD OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.
 Office Locations:
 North County Office: 22 Elm Street, Suite 1100, Glen Falls, New York 12801
 Westchester NY Office: 1 North Broadway, Suite 803, White Plains, New York 10601
 Nashville Tennessee Office: 2418 21st Ave S, Suite 1033, Nashville, Tennessee 37212
 Chattanooga Tennessee Office: 437 E. 6th St, Suite 203, Chattanooga, Tennessee 37403
 Phone: (518) 531-3300

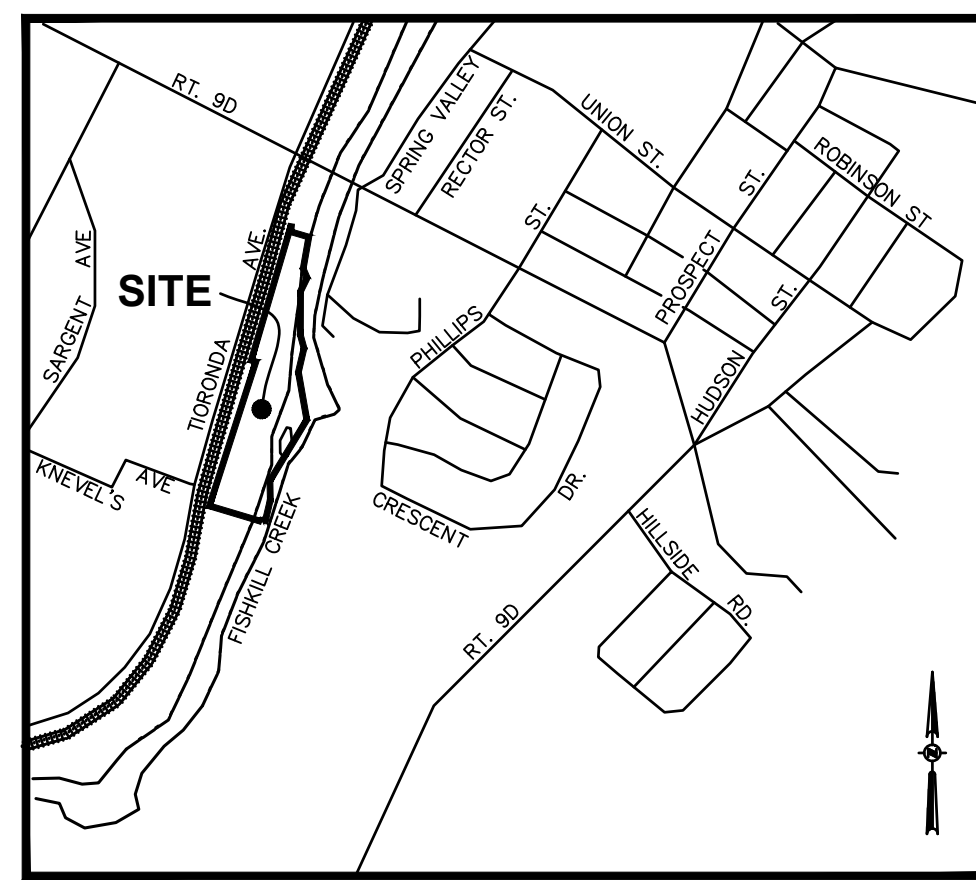
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 Phone: (518) 531-3300

REV.	DATE	DESCRIPTION
5	04/20/19	REVISED PER PLANNING BOARD COMMENTS
4	02/28/19	REVISED PER CITY COUNCIL COMMENTS
3	02/27/19	REVISED PER CITY COUNCIL COMMENTS
2	10/28/18	ADD PERMITS TO THIS SHEET
1	10/27/18	REVISED PER CITY COUNCIL COMMENTS

248 TIORONDA AVE., BEACON, N.Y.
ENVIRONMENTAL CONDITIONS/CONSTRAINTS
 CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	checked
CAL	LAD
date	scale
09/10/18	1"=60'
project no.	
81750.00	
sheet no.	
C100	



LEGEND:

- NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- EDGE OF CREEK
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING OVERHEAD WIRES
- EXISTING WATER LINE
- EXISTING UNDERGROUND SEWER LINE
- EXISTING UNDERGROUND STORM LINE
- EXISTING RAILROAD TRACKS
- EXISTING SIGN
- EXISTING BENCHMARK
- EXISTING BOLLARD
- EXISTING CATCH BASIN
- EXISTING CROCODYUS TREE
- EXISTING GUY WIRE
- EXISTING GAS VALVE
- EXISTING MONUMENT
- EXISTING SANITARY MANHOLE
- EXISTING UNKNOWN MANHOLE
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE W/ LIGHT
- EXISTING WATER VALVE
- EXISTING MONITORING WELL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL

TITLE REPORT SCHEDULE B-1
 REGARDING CHICAGO TITLE INSURANCE COMPANY POLICY #3706-00688, EFFECTIVE OCTOBER 15, 2006:
 ITEM 14. EASEMENT GRANTED IN FAVOR OF CH&E. E. LIBER 959 PAGE 376. DOCUMENT STATES THAT CH&E. RESERVES A RIGHT TO HAVE CLEARANCE OF 10 FEET BETWEEN ALL WIRES AND CONDUCTORS OF ELECTRICITY AND ANY STRUCTURE HEREAFTER CONSTRUCTED (EASEMENT SHOWN HEREON).
 ITEM 15. EASEMENTS CONTAINED IN LIBER 1042 PAGE 205, AS REPEATED IN LIBER 1328 PAGE 118. (TOGETHER WITH RIGHTS RESERVED TO THE GRANTOR, (NEW YORK RUBBER COMPANY). THE RIGHT TO CONSTRUCT, MAINTAIN AND USE DRIVEWAYS AND FOOT WALKS OVER THE PARCEL HEREBY CONVEYED, (EXISTING DRIVES SHOWN HEREON), TOGETHER WITH POWER AND LIGHT SUBSTATION, TRANSFORMERS, PLUMBING, HEATING AND LIGHTING EQUIPMENT ON THE PREMISES, CANNOT IDENTIFY SUBSTATION LOCATION).
 ITEM 16. RESERVATION TO THE NEW YORK RUBBER CORPORATION IN LIBER 1328 PAGE 118. (DOCUMENT NOT INCLUDED IN SCHEDULE B-1). SEE ITEM 15 FOR SUMMATION OF EASEMENTS IN LIBER 1042 PAGE 205.
 ITEM 17. EASEMENTS AND RECITALS CONTAINED IN LIBER 1936 PAGE 229.
 RIGHTS OF WAY GRANTED TO THE NEW YORK RUBBER COMPANY BY THE DUTCHESS AND COLUMBIA RAILROAD COMPANY LIBER 257 PAGE 32. (DOCUMENT REFERS TO THE GRANTING OF MULTIPLE CROSSINGS OVER AND UNDER SAID RAILROAD. AFFECTS SUBJECT PARCEL. ACCESS EASEMENTS NOT PROTRACTIBLE).
 RIGHT OF WAY GRANTED TO THE CITY OF BEACON IN LIBER 556 PAGE 508, (DOES NOT AFFECT SUBJECT PARCEL).
 LIBER 959 PAGE 373, EXCEPTS AND RESERVES FOR THE CH&E. E. PARCEL TO THE NORTH OF THE SUBJECT SITE, "THE SHOULDERS AND OTHER PARTS OF THE ACCESS ROAD LYING ON THE WESTERN SIDE OF SAID PARCEL," (AFFECTS SUBJECT PARCEL, AND SHOWN HEREON).
 ITEM 18. PERMANENT AND TEMPORARY EASEMENTS CONTAINED IN APPROPRIATION NOTICE RECORDED IN LIBER 2000 PAGE 516. (PERMANENT EASEMENT MAP NO. 18, PARCEL NO. 26 AFFECTS SUBJECT PARCEL AND SHOWN HEREON. TEMPORARY EASEMENTS SHOWN ON MAP NO. 19, PARCEL NO. 27 AND 28 WERE TERMINATED ON NOVEMBER 16, 1993.)
 ITEM 19. ACCESS EASEMENT OVER PARCEL 1B, (E.M. # 10970), GRANTED IN FAVOR OF PARCEL 1A. (E.M. # 10970). EASEMENT IS SHOWN ON FILED MAP # 10970. AFFECTS SUBJECT PARCEL, AND SHOWN HEREON.
 ITEM 20. NOTES AND EASEMENTS SHOWN ON FILED MAP # 10970:
 MAP DEPICTS 6 FOOT WIDE "GREENWAY EASEMENT", GRANTED IN FAVOR OF THE CITY OF BEACON FOR PUBLIC ACCESS AND IS LOCATED ALONG THE FISHKILL CREEK, (AFFECTS SUBJECT PARCEL AND SHOWN HEREON).
 ACCESS EASEMENT GRANTED IN FAVOR OF PARCEL 1A, OVER PARCEL 1B, AFFECTS SUBJECT PARCEL AND SHOWN HEREON-SEE ITEM 19.
 ITEM 21. LEASE AND EASEMENT RECORDED IN DOCUMENT #02-2003-9779, AS MODIFIED IN DOCUMENT #02-2005-7447, AS ASSIGNED AND ASSIGNED IN DOCUMENT #02-2005-7449, AS MODIFIED IN DOCUMENT #02-2005-7448 AND AS MODIFIED IN DOCUMENT #02-2005-7450.
 DOCUMENT #02-2003-9779 RESERVES TO THE LANDLORD THE RIGHT TO PASS THROUGH AND ACROSS THE LEASED PREMISES TO TORONDA AVENUE. THE LEASE PARCEL IS SHOWN AS A PORTION OF A MAP PREPARED BY BAESEY AND WATSON SURVEYING AND LANDSCAPE ARCHITECTURE, P.C. (BEING AN UNRECORDED MAP). (AFFECTS SUBJECT PARCEL AND SHOWN HEREON).
 DOCUMENT #02-2005-7447 DESCRIBES CONSENT TO ASSIGNMENT OF LEASE TO "SISTERS PROPERTIES, LLC" AS ASSIGNEE.
 DOCUMENT #02-2005-7449 AS ASSIGNED AND ASSUMED BY "SISTERS PROPERTIES, LLC".
 DOCUMENT #02-2005-7448, BEING A MODIFICATION OF THE LEASE AGREEMENT.
 DOCUMENT #02-2005-7450 PROVIDES A METES AND BOUNDS DESCRIPTION OF THE LEASE PARCEL. (AFFECTS SUBJECT PARCEL AND SHOWN HEREON).

DEED REFERENCE
 JOSEPH RENDRO
 TO
 BEACON 248 DEVELOPMENT, LLC
 DOC. # 02-2006-4859
 FILED JUNE 20, 2006

TAX PARCEL NUMBER
 132000-5954-16-993482-00

AREA 8.175 ACRES
 356,099 SQ.FT.

MAP REFERENCE
 REFERENCE IS HEREBY MADE TO A MAP ENTITLED "SUBDIVISION PLAT PREPARED FOR ADVANTAGE MORTGAGE", PREPARED BY BAESEY AND WATSON SURVEYING & ENGINEERING P.C., DATED APRIL 16, 1991 AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON FEBRUARY 22, 2000 AS FILED MAP # 0970.

MAP REFERENCE
 1. SUBJECT PROPERTY IS DESIGNATED AS PARCEL 1B AS SHOWN ON A MAP ENTITLED "SUBDIVISION PLAT PREPARED FOR ADVANTAGE MORTGAGE", PREPARED BY BAESEY AND WATSON SURVEYING AND ENGINEERING, P.C., FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS FILED MAP # 10970 ON FEBRUARY 22, 2000.
 2. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "BEACON 248 DEVELOPMENT, LLC, MAP OF BOUNDARY & TOPOGRAPHIC SURVEY OF LANDS OF CENTRAL HUDSON GAS & ELECTRIC CORP., DATED 02/25/2013, PREPARED BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., P.C.

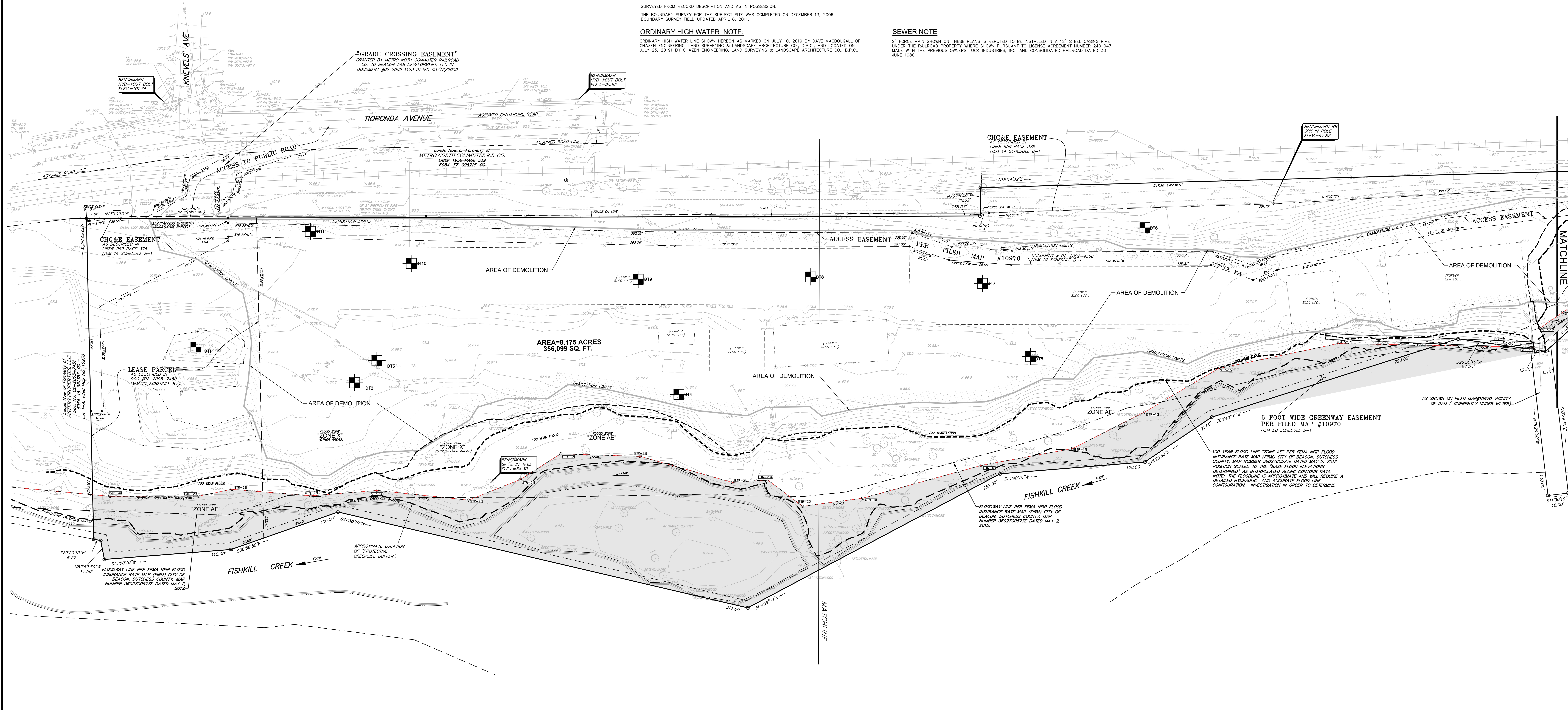
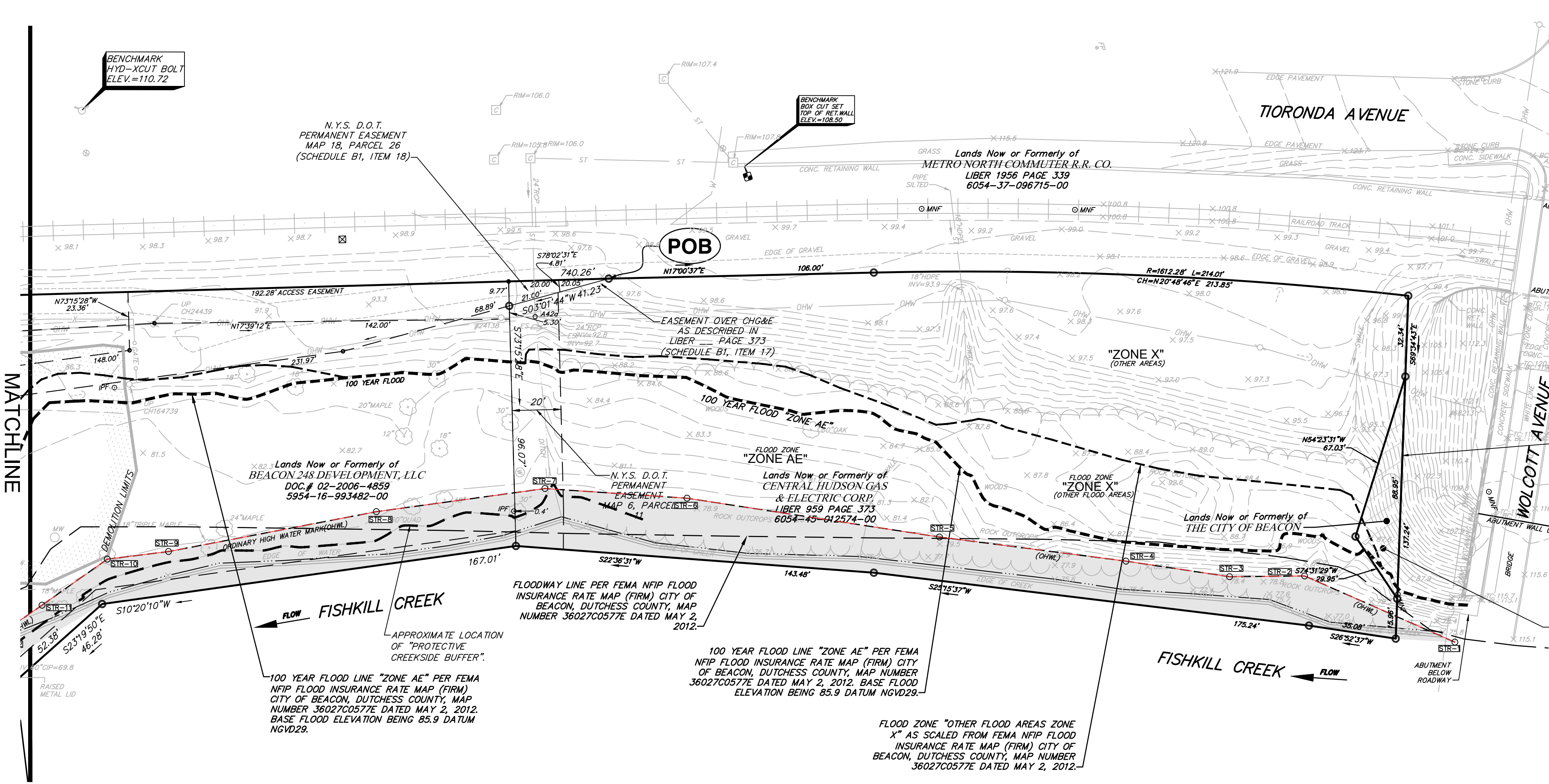
FLOOD ZONE NOTE:
 THE FLOODWAY LINE AND FLOOD ZONE LINE "ZONE X OTHER FLOOD AREAS" SHOWN HEREON ARE AS SCALED FROM FLOOD INSURANCE RATE MAPPING (FIRM) LISTED BELOW. THE "ZONE AE" 100 YEAR FLOOD LINE WITHIN THE SUBJECT PARCEL WAS DRAWN AT ELEVATION 85.90(NVD29) PER THE TOPOGRAPHY SHOWN HEREON.
 PARCEL SHOWN HEREON LIES WITHIN "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" ZONE AE, WITHIN "OTHER FLOOD AREAS, ZONE X", "OTHER AREAS, ZONE X", AND WITHIN FLOODWAY AREAS IN ZONE AE, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) MAPPING FOR THE CITY OF BEACON COMMUNITY NUMBER 3602700576, HAVING AN EFFECTIVE DATE OF MAY 2, 2012.
 "ZONE AE" BEING DESCRIBED HEREON AS "BASE FLOOD ELEVATIONS DETERMINED", THE BASE FLOOD ELEVATION BEING SHOWN THEREON AS ELEVATIONS 85 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), WHICH TRANSLATES TO ELEVATION 80.9 NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29) BEING THE DATUM OF TOPOGRAPHY SHOWN HEREON.
 "OTHER AREAS, ZONE X" BEING DESCRIBED HEREON AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD".
 "OTHER AREAS, ZONE X" BEING DESCRIBED HEREON AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN".
 FLOODWAY AREAS IN ZONE AE" BEING DESCRIBED HEREON AS "THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS".

VERTICAL DATUM NOTE
 TOPOGRAPHY IS BASED REFERENCE MARK (RM 4, ELEVATION 3.92'), AS SHOWN ON FLOOD INSURANCE RATE MAP CITY OF BEACON COMMUNITY PANEL A36027-0003-B, DATED MARCH 1, 1984. VERTICAL DATUM IS NAVD 1929. CONTOUR INTERVAL IS 1.5 FEET.

NOTES
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 UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PERVIOUS MAPS AND RECORD DRAWINGS, ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.
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 SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.
 THE BOUNDARY SURVEY FOR THE SUBJECT SITE WAS COMPLETED ON DECEMBER 13, 2006. BOUNDARY SURVEY FIELD UPDATED APRIL 6, 2011.

ORDINARY HIGH WATER NOTE:
 ORDINARY HIGH WATER LINE SHOWN HEREON AS MARKED ON JULY 10, 2019 BY DAVID MACDOUGALL OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. AND LOCATED ON JULY 25, 2019 BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

SEWER NOTE
 27" FORCE MAIN SHOWN ON THESE PLANS IS REPUTED TO BE INSTALLED IN A 12" STEEL GALVANIZED PIPE UNDER THE RAILROAD PROPERTY WHERE SHOWN PURSUANT TO LICENSE AGREEMENT NUMBER 240 047 MADE WITH THE PREVIOUS OWNERS TUCK INDUSTRIES, INC. AND CONSOLIDATED RAILROAD DATED 30 JUNE 1980.



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1	11/22/23	REVISED FOR PLANNING BOARD COMMENTS DATED SEPTEMBER 2013
2	02/16	description

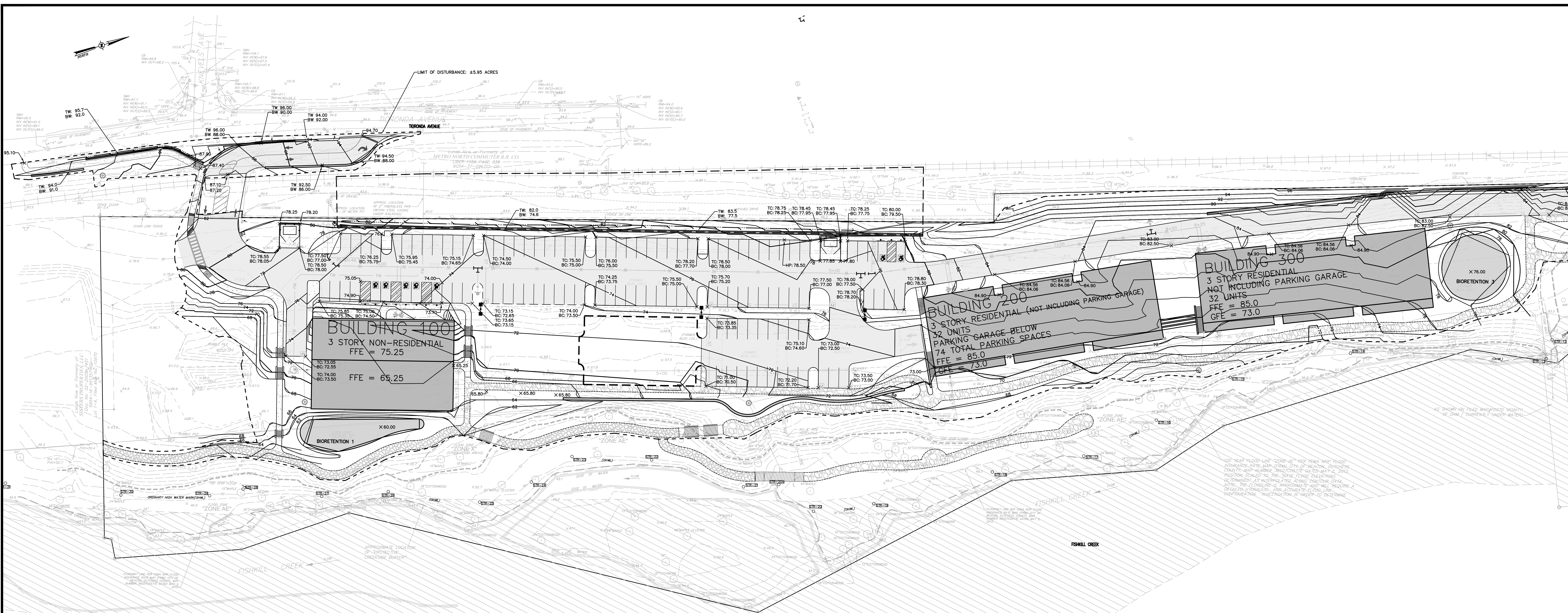
248 TORONDA AVE., BEACON, N.Y.

EXISTING CONDITIONS

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	checked
MB	LAB
date	scale
09/10/18	1"=30'
PROJECT	
81750.00	
SHEET NO.	
C101	

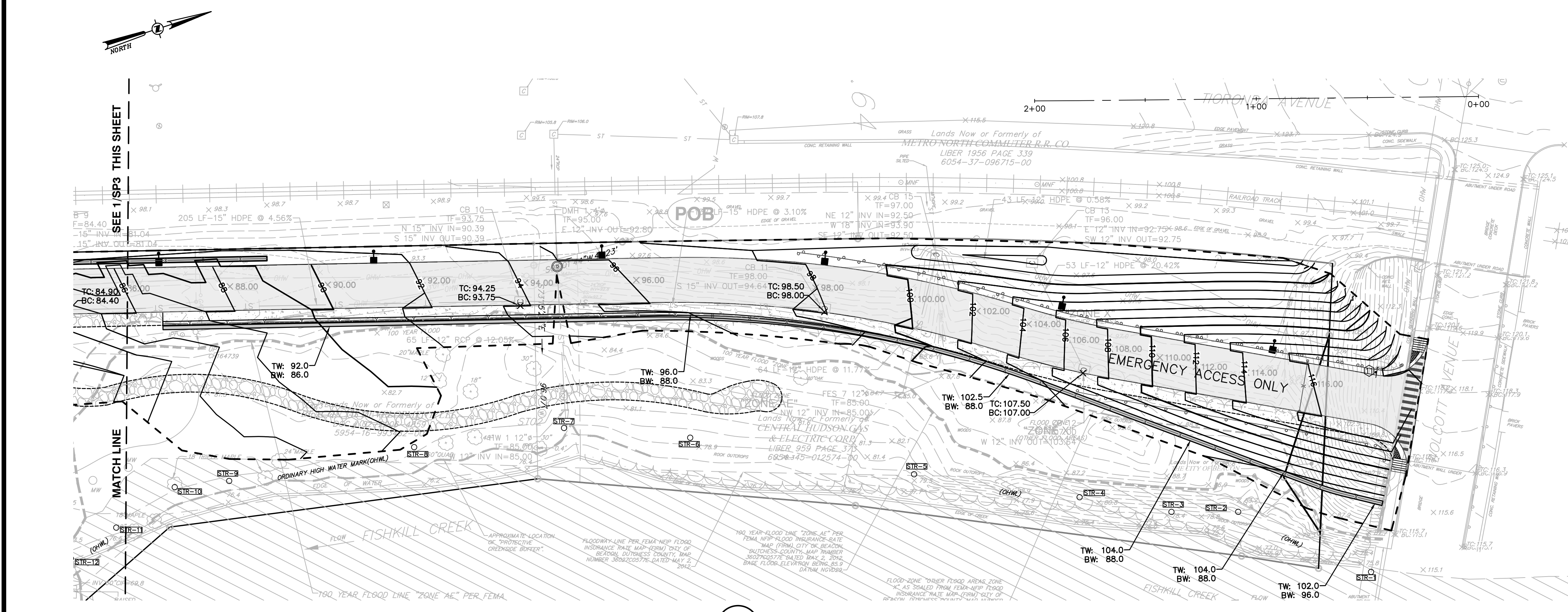
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 Plot Name: 81799-00_8381.dwg
 Date Plotted: Nov 23, 2019, 4:03pm



1 GRADING AND UTILITY PLAN
SCALE: 1"=30'

GRADING & DRAINAGE LEGEND:

- PROPOSED PROPERTY LINE
- ▭ PROPOSED BUILDING
- XXXX PROPOSED PAVEMENT
- PROPOSED 10 FT CONTOUR
- XXX PROPOSED 2 FT CONTOUR
- XXXXX PROPOSED SPOT GRADE
- ~ PROPOSED TREE LINE
- ~ PROPOSED SHRUB LINE
- PROPOSED DRAINAGE SWALE
- PROPOSED WORK LIMIT LINE
- S PROPOSED SANITARY SEWER LINE
- FM PROPOSED FORCE MAIN
- W PROPOSED WATER LINE
- ST PROPOSED STORM DRAIN LINE
- PROPOSED HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE



2 GRADING AND UTILITY PLAN
SCALE: 1"=30'

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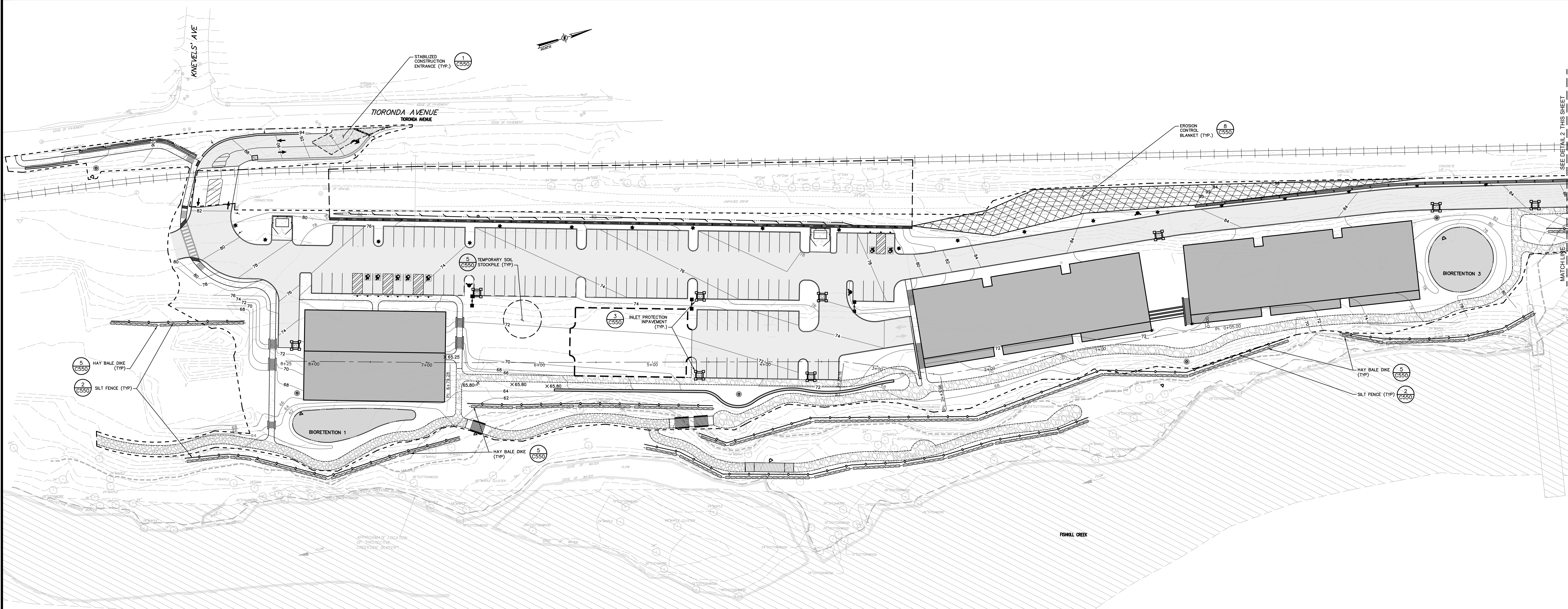
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rev.	date	description
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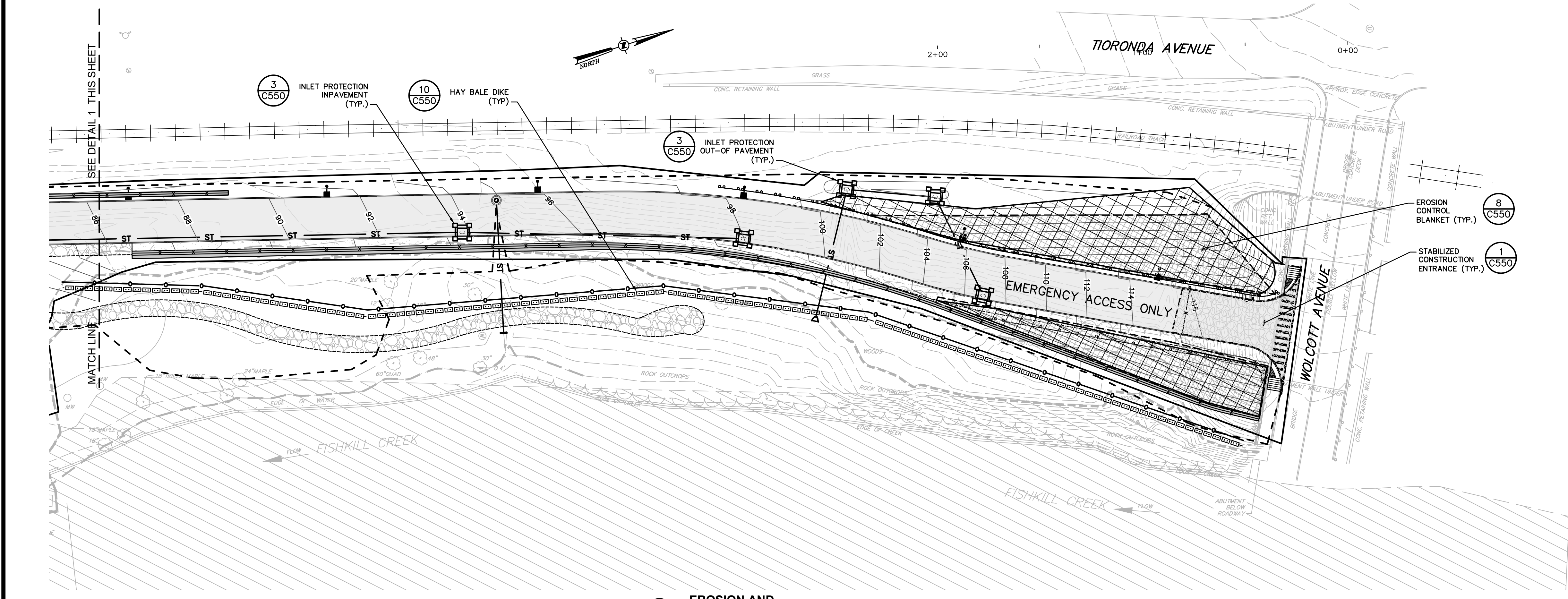
248 TIORONDA AVE., BEACON, N.Y.
GRADING PLAN
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed: C.A.L.
checked: L.A.D.
date: 09/16/18
scale: 1"=30'
project no.: 81750.00
sheet no.: C140



1 EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1"=30'

- LEGEND:**
- EXISTING 100-YEAR FLOOD PLAN
 - EXISTING PROPERTY LINE
 - EASEMENT LINE
 - ▭ PROPOSED BUILDING
 - ▭ PROPOSED PAVEMENT
 - (25) PROPOSED PARKING COUNT
 - ▭ PROPOSED SIDE WALK
 - EXISTING METRO-NORTH RAILROAD TRACKS (INACTIVE)
 - PROPOSED CURB
 - * PROPOSED LIGHT POLE
 - ▭ PROPOSED RETAINING WALL
 - ▭ PROPOSED EROSION BLANKET
 - ▭ PROPOSED STABILIZED CONSTRUCTION ENTRANCE
 - ▭ PROPOSED INLET PROTECTION
 - PROPOSED SILT FENCE
 - ▭ PROPOSED STRAW BALE DIKE
 - PROPOSED TEMPORARY SOIL STOCKPILE



2 EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1"=30'

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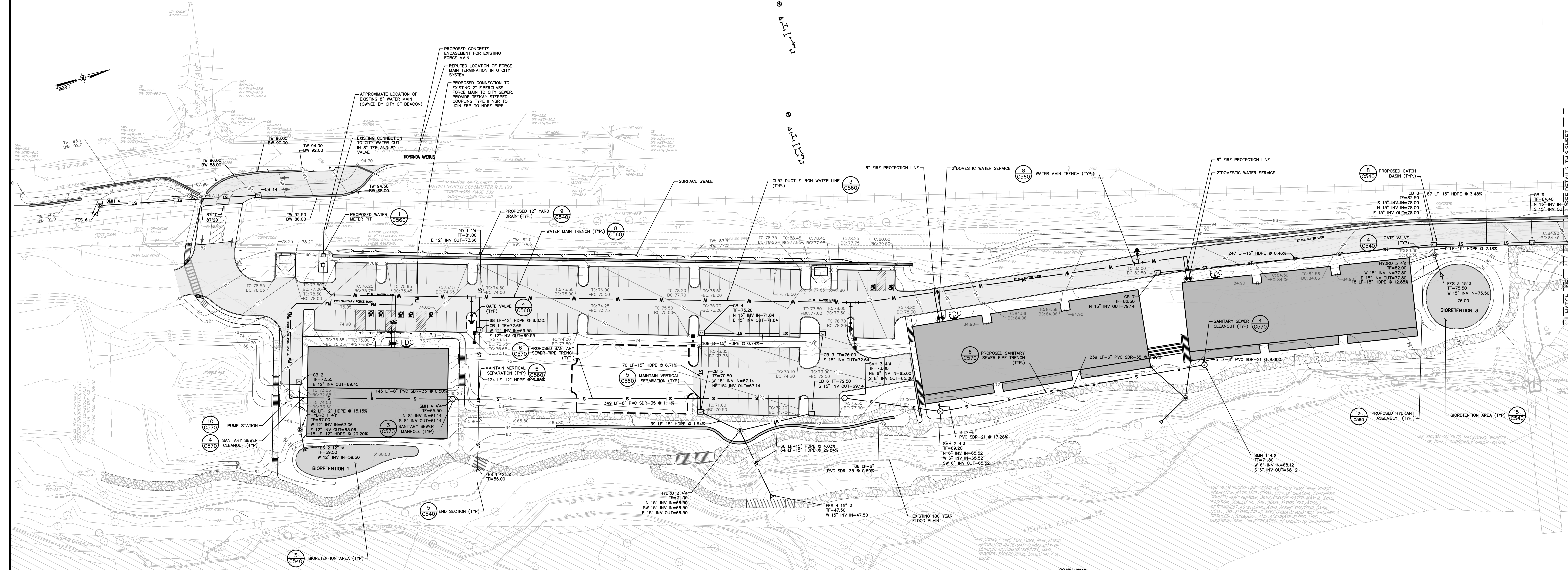
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248 TIORONDA AVE., BEACON, N.Y.

EROSION AND SEDIMENT CONTROL PLAN

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

Designed AFB	Checked LAD
Date 09/10/18	Scale 1" = 30'
Project No. 81750.00	Sheet No. C150



1 UTILITY PLAN
SCALE: 1"=30'

WATER USAGE CALCULATIONS:

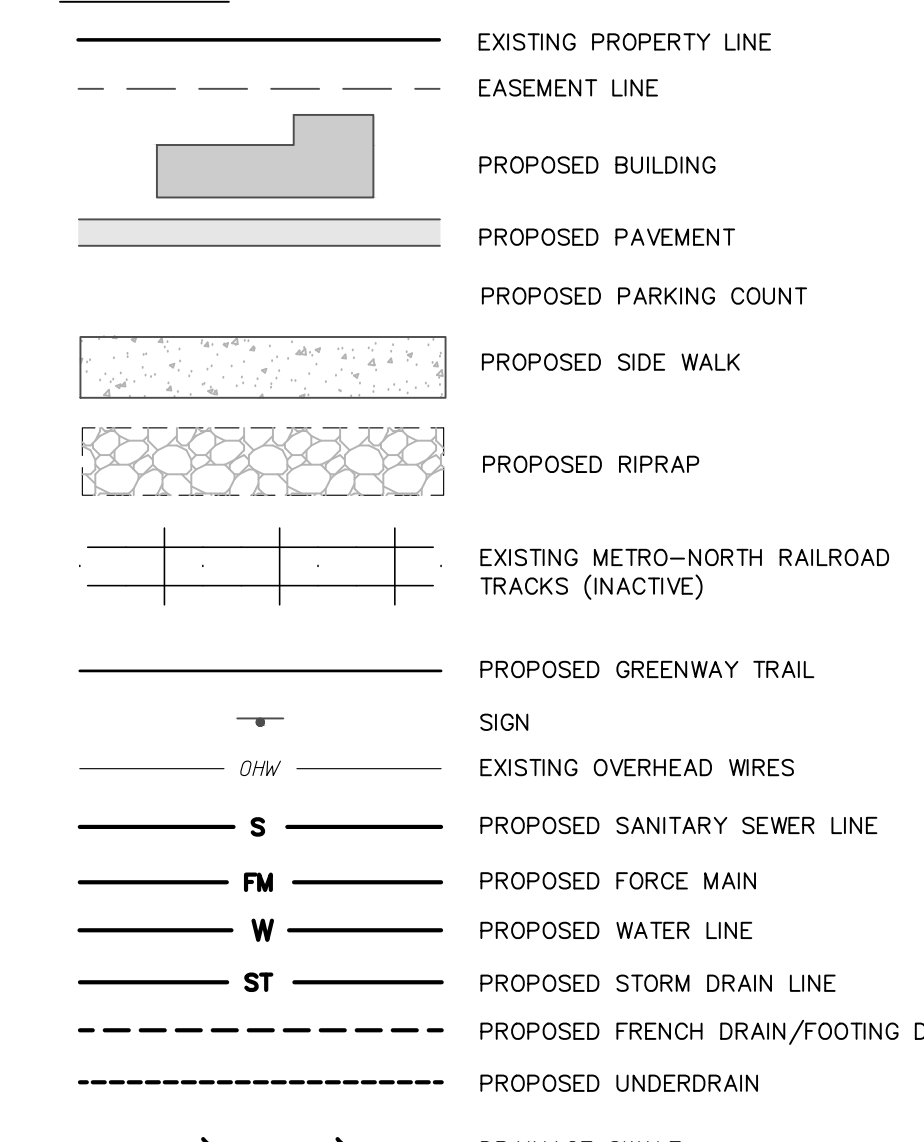
APARTMENT BUILDINGS	FLOW (GPD)
1) APARTMENT (96 BEDROOMS * 110 GPD/BEDROOM)	10560
TOTALS:	10560 GPD
COMMERCIAL BUILDING	FLOW (GPD)
1) BLDG SF * (0.1 GPD/SF) = 25,000 * 0.1	2500
2) 20% REDUCTION FOR WATER SAVING PLUMBING	-500
TOTALS:	2000 GPD
COMBINED TOTAL:	12560 GPD OR 523 GPM OR 8.72 GPM
MAXIMUM DAILY FLOW (USING FACTOR OF 2) =	8.72 GPM x 2 = 17.44 GPM
PEAK HOURLY FLOW (USING FACTOR OF 4) =	8.72 GPM x 4 = 34.88 GPM

REFERENCE: NYSDDES DESIGN STANDARDS FOR WASTEWATER TREATMENT SYSTEMS, LATEST EDITION

UTILITY PLAN NOTES:

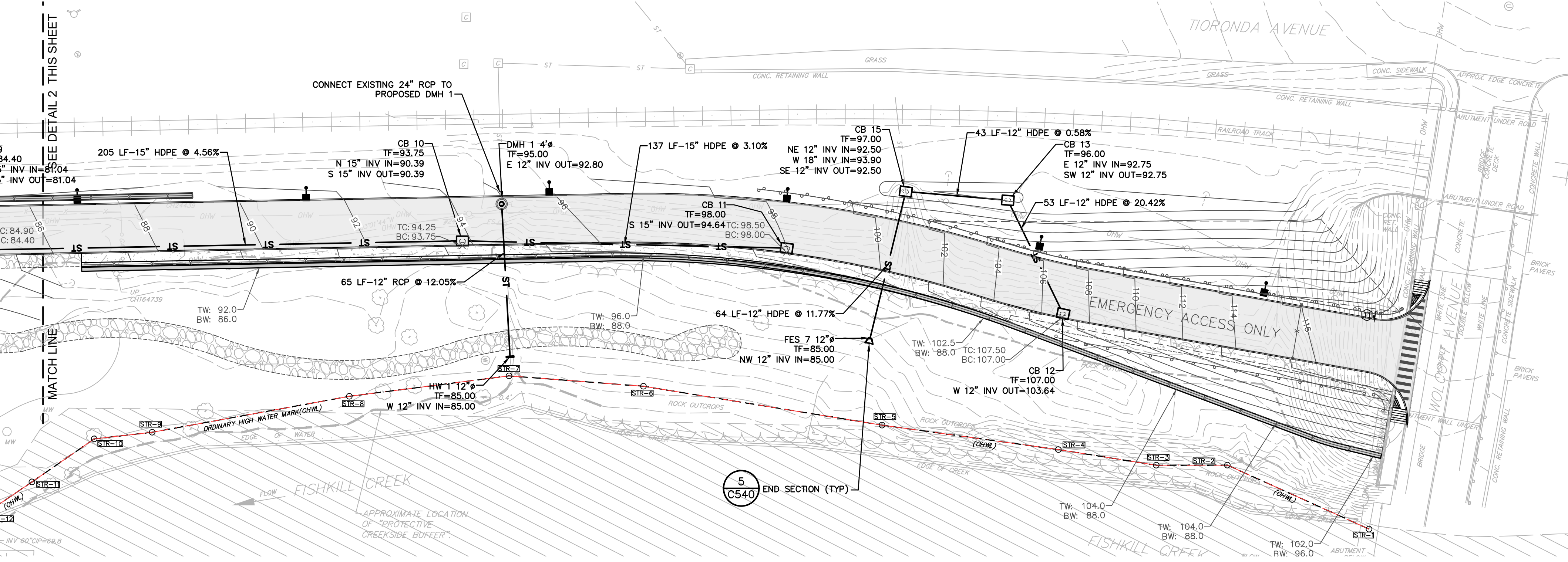
- GENERAL CONSTRUCTION:**
- ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.
 - SEWER MAINS IN RELATION TO WATER MAINS, WHERE POSSIBLE, SEWERS SHALL BE LAID AT LEAST 10 (TEN) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE 18 (EIGHTEEN) INCHES BETWEEN TOP OF SEWER AND BOTTOM OF THE WATER MAIN AT UTILITY CROSSINGS. WHEN NOT POSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, SEWER PIPE SHALL BE PRESSURE RATED AND TESTED @ 150psi, (10 FEET) FEET ON EACH SIDE OF THE WATER MAIN BEING CROSSED.
 - ALL PROPOSED UTILITIES SHALL TERMINATE 5 FEET FROM ANY PROPOSED BUILDING FACE. CONTRACTOR TO COORDINATE WITH BUILDING PLANS FOR ANY CONNECTIONS.
 - ALL STORM SEWER SHALL BE SMOOTH INTERIOR HDPE UNLESS OTHERWISE SPECIFIED.
 - ALL GRAVITY SANITARY LATERALS SHALL BE SDR 21 PVC UNLESS OTHERWISE SPECIFIED.
 - ALL WATER PIPE SHALL BE CLASS DUCTILE IRON PIPE UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR TO VERIFY STATUS OF ALL UTILITY SERVICES PRIOR TO INTERURBAN.
 - EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
 - BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
 - THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES IN SERVICE FOR THE DURATION OF THE WORK.
 - THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DEMARKING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.
 - IF ROCK REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
 - WATER AND SEWER UTILITIES SHALL BE PRIVATELY OWNED AND OPERATED.

LEGEND:

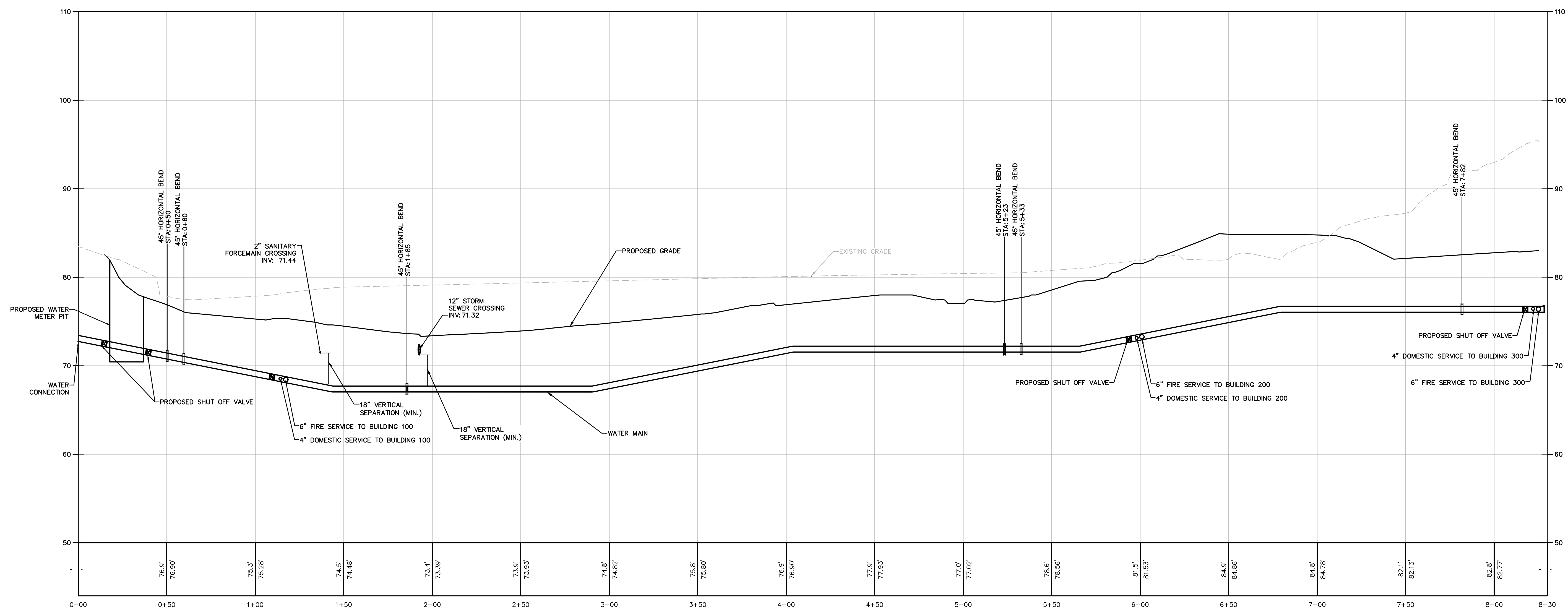


EMERGENCY STANDBY GENERATOR:

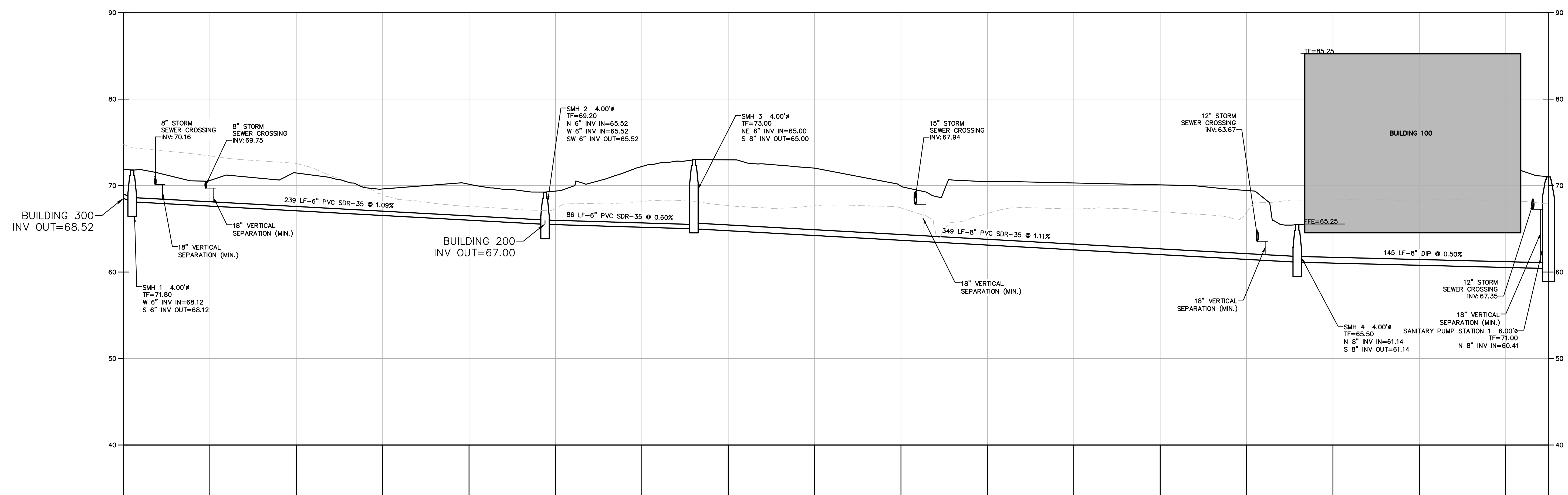
- A STANDBY EMERGENCY GENERATOR SHALL BE PROVIDED TO ENSURE CONTINUOUS OPERATION OF THE PUMP STATION DURING POWER FAILURE. THE EMERGENCY GENERATOR SHALL HAVE ADEQUATE CAPACITY TO ACCOMMODATE THE FULL ELECTRICAL LOAD OF THE PROPOSED PUMP STATIONS (4) WITH ALL PUMPS RUNNING (STAGGERED STARTS). THE CONTRACTOR SHALL VERIFY AND CONFIRM THE SIZE OF THE EMERGENCY GENERATOR WITH THE MANUFACTURER PRIOR TO SHOP DRAWING SUBMITTAL BASED ON THE SELECTED PUMPS AND STATION EQUIPMENT.
- THE EMERGENCY GENERATOR SHALL BE A 25 KW/40HP NATURAL GAS ENGINE GENERATOR SET MODEL G2025A AS MANUFACTURED BY GENERAC OR APPROVED EQUAL THE UNIT SHALL BE EQUIPPED WITH THE FOLLOWING APPURTENANCES AND ACCESSORIES:
 - 2.4L V4 ENGINE
 - AUTOMATIC TRANSFER SWITCH
 - SOUND ATTENUATED WEATHER PROTECTIVE ENCLOSURE
 - CONTROL PANEL WITH LOCAL/REMOTE START/STOP
 - RUN-OFF-AUTO SWITCH, RUNNING TIME METER, CRITICAL-GRADE EXHAUST SILENCER, AUTOMATIC BATTERY CHARGER, GENERATOR ALARM STATUS PANEL, OIL PRESSURE GAUGE
 - 24/7 EXPOSURE CLOCK TIMER
 - HIGH TEMPERATURE AND LOW OIL PRESSURE SHUTDOWN
- THE EMERGENCY GENERATOR SHALL BE INSTALLED ON A REINFORCED CONCRETE PAD OF SUFFICIENT DIMENSIONS WITHIN THE PROPOSED FENCE ENCLOSURE.



2 UTILITY PLAN
SCALE: 1"=30'



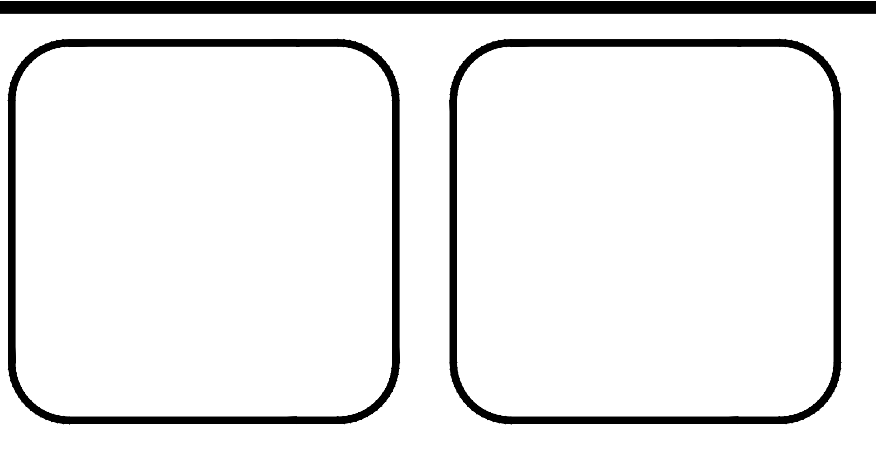
1 WATERMAIN PROFILE
 SCALE: HORIZ=1"=50'
 SCALE: VERT=1"=10'



2 SANITARY PROFILE
 SCALE: HORIZ=1"=50'
 SCALE: VERT=1"=10'

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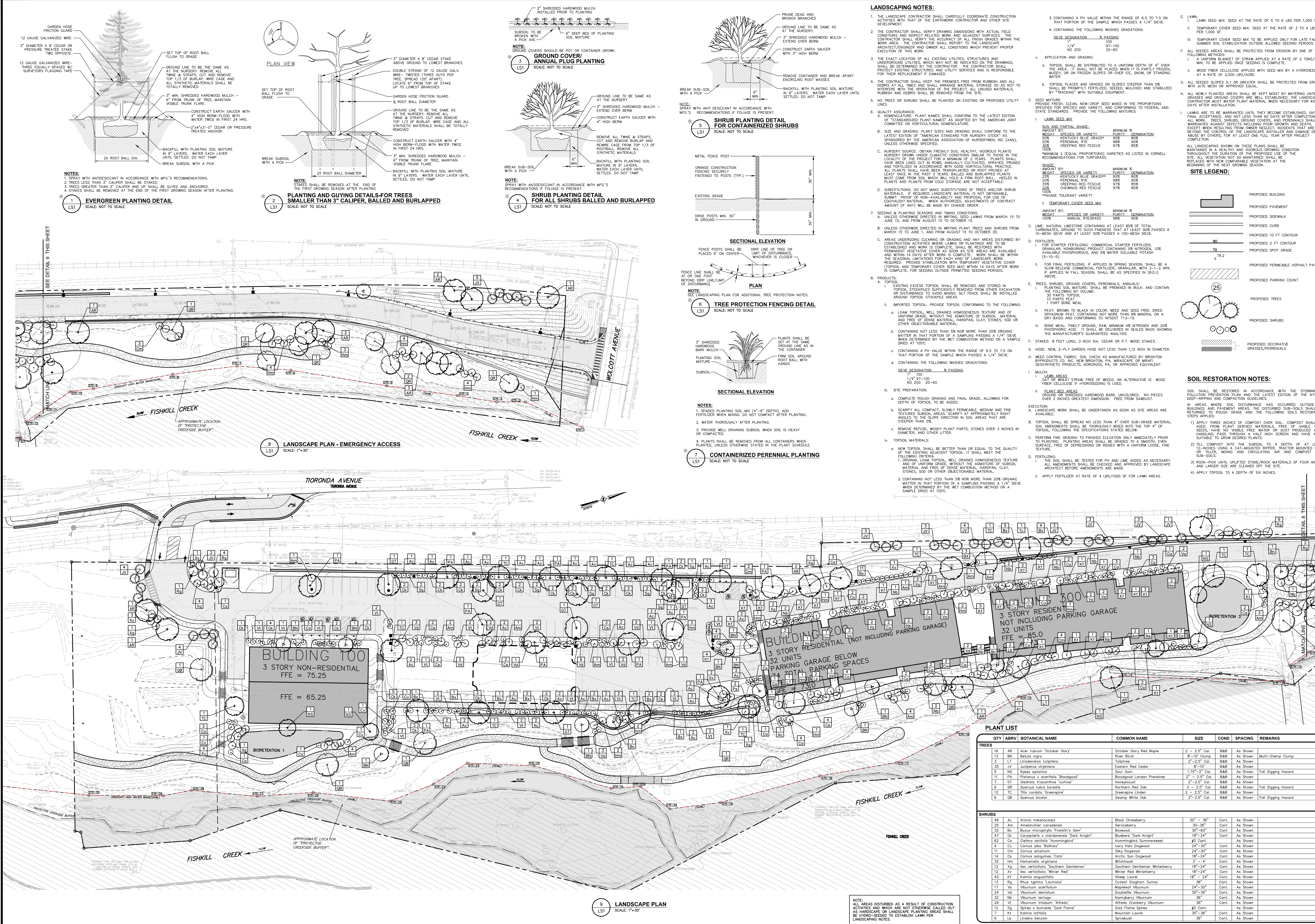
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rev.	date	description

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UTILITY PROFILES
 CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

Designed	checked
APB	LAD
Date	scale
09/10/18	AS SHOWN
Project no.	
81750.00	
Sheet no.	
C161	



- ### LANDSCAPING NOTES:
- THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
 - THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT/ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.
 - THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES WHICH MAY BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITIES SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
 - THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AND GRADING AND SHORING MATERIALS STORED ON THE PREMISES SHALL INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
 - NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.
 - QUALITY ASSURANCE:
 - NON-INDICATED PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
 - SIZE AND GRADING PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
 - NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN UNED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL BE TRANSPORTED AND ROOT PRUNED AT LEAST ONCE IN THE LAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. SEELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ALLOWED.
 - SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED SUBSTITUTIONS ARE NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY AND PROPOSE AN EQUIVALENT MATERIAL. WHEN AUTHORIZED, ADJUSTMENTS OF CONTRACT AMOUNT OF ANY WILL BE MADE BY CHANGE ORDER.
 - SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
 - UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
 - UNLESS OTHERWISE DIRECTED IN WRITING, PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 30.
 - AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE LAWNS OR PLANTINGS ARE TO BE ESTABLISHED AND WORK IS COMPLETE, SHALL BE RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. WORK SHALL BE WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER (TOPSOIL AND TEMPORARY COVER SEED MIX) WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
 - PRODUCTS:
 - EXISTING EXCESS TOPSOIL SHALL BE REMOVED AND STORED IN TOPSOIL STOCKPILES. EXCESS TOPSOIL SHALL BE REMOVED FROM OTHER EXCAVATION OR DISTURBANCE TO AVOID MIXING. SALT FENCE SHALL BE INSTALLED AROUND TOPSOIL STOCKPILE AREA.
 - IMPORTED TOPSOIL: PROVIDE TOPSOIL CONFORMING TO THE FOLLOWING:
 - LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADDITIVES OF SUBSOL MATERIAL AND FREE OF GENE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
 - CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SEIVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.
 - CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SEIVE.
 - CONTAINING THE FOLLOWING WASHED GRADATIONS:

SEIVE DESIGNATION	% PASSING
1/4" (97-100)	100
20# (2.0)	20-60
 - SITE PREPARATION:
 - COMPLETE ROUGH GRADING AND FINAL GRADE, ALLOWING FOR DEPTH OF TOPSOIL TO BE ADDED.
 - SCARIFY ALL COMPACT, SLOWLY PERMEABLE, MEDIUM AND FINE TEXTURED SUBSOIL AREAS. SCARIFY AT APPROXIMATELY RIGHT ANGLES TO THE SLOPE DIRECTION IN SOIL AREAS THAT ARE STEEPER THAN 5%.
 - REMOVE REFUSE, WOODY PLANT PARTS, STONES OVER 3 INCHES IN DIAMETER, AND OTHER LITTER.
 - TOPSOIL MATERIALS:
 - NEW TOPSOIL SHALL BE BETTER THAN OR EQUAL TO THE QUALITY OF THE EXISTING ADJACENT TOPSOIL. IT SHALL MEET THE FOLLOWING CRITERIA:
 - ORIGINAL LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADDITIVES OF SUBSOL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
 - CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SEIVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.
 - CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SEIVE.
 - CONTAINING THE FOLLOWING WASHED GRADATIONS:

SEIVE DESIGNATION	% PASSING
1/4" (97-100)	100
20# (2.0)	20-60
- LAWN AREAS:
 - CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SEIVE.
 - CONTAINING THE FOLLOWING WASHED GRADATIONS:

SEIVE DESIGNATION	% PASSING
1/4" (97-100)	100
20# (2.0)	20-60
 - APPLICATION AND GRADING:
 - TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH OF 4" OVER THE AREA. IT SHALL NOT BE COVERED WHEN IT IS PARTLY FROZEN, MUDDY, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER.
 - TOPSOIL PLACED AND GRADED ON SLOPES STEEPER THAN 5% SHALL BE PROMPTLY FERTILIZED, SEEDED, MULCHED AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT.
 - SEED MIXTURE:
 - PROVIDE FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS. PROVIDE THE FOLLOWING MIXTURES:

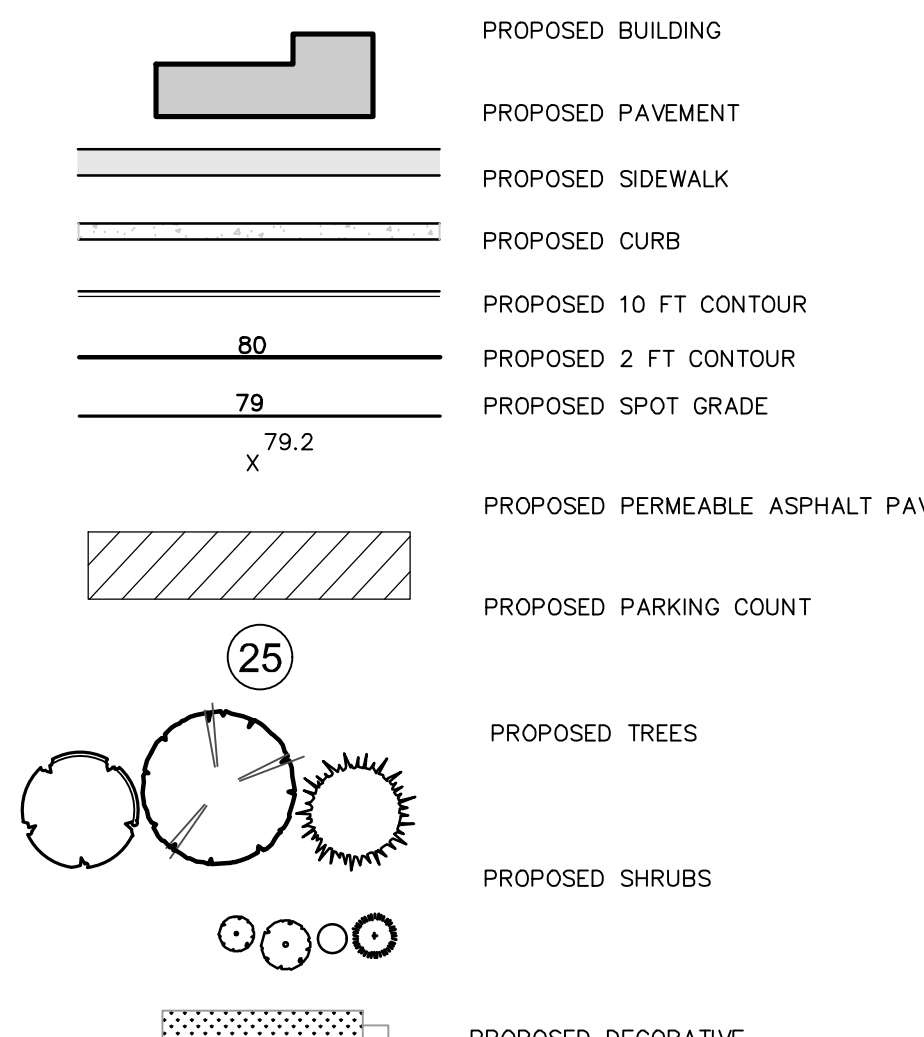
LAWN SEED MIX	SUN AND PARTIAL SHADE	MINIMUM % PURITY	SEMINATION
50% PERENNIAL RYE	50% PERENNIAL RYE	98%	90#
20% PERENNIAL RYE	20% PERENNIAL RYE	98%	90#
20% PERENNIAL RYE	20% PERENNIAL RYE	98%	90#
20% PERENNIAL RYE	20% PERENNIAL RYE	98%	90#
 - MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.
 - TEMPORARY COVER SEED MIX:

SEIVE DESIGNATION	% PASSING
1/4" (97-100)	100
20# (2.0)	20-60
 - AMOUNT BY WEIGHT SPECIES OR VARIETY, MINIMUM % PURITY, SEMINATION:

SEIVE DESIGNATION	% PASSING
1/4" (97-100)	100
20# (2.0)	20-60
 - TIME: NATURAL LIMESTONE CONTAINING AT LEAST 85% OF TOTAL CARBONATES. GROUND TO SUCH FINENESS THAT AT LEAST 80% PASSES A 10-MESH SEIVE AND AT LEAST 50% PASSES A 100-MESH SEIVE.
 - FERTILIZER:
 - FOR STARTER FERTILIZING: COMMERCIAL STARTER FERTILIZER, GRANULAR, NON-BURNING, PRODUCT CONTAINING 5% NITROGEN, 10% AVAILABLE PHOSPHORUS, AND 5% WATER SOLUBLE POTASH (5-10-5).
 - FOR FINAL FERTILIZING: IF APPLIED IN SPRING SEASON, SHALL BE A SLOW RELEASE COMMERCIAL FERTILIZER, GRANULAR, WITH 3-1-2 NPK. IF APPLIED IN FALL SEASON, SHALL BE AS SPECIFIED IN (8.D.1) ABOVE.
 - TREES, SHRUBS, GROUND COVERS, PERENNIALS, ANNUALS:
 - PLANTING SOIL MIXTURE SHALL BE PREPARED IN BULK, AND CONTAIN 10% ORGANIC MATTER, CONTAINING NOT MORE THAN 1% MINERAL ON A DRY BASIS AND CONFORMING TO NYSDOT 713-15.
 - BONE MEAL: FINELY GROUND, RAW, MINIMUM 4% NITROGEN AND 20% PHOSPHORUS. IT SHALL BE DELIVERED IN SEALED BAGS SHOWING THE MANUFACTURER'S GUARANTEED ANALYSIS.
 - STAKES: 8 FEET LONG, 3 INCH DIA, CEDAR OR P.T. WOOD STAKES.
 - HOSE: NEW, 2-PLY GARDEN HOSE NOT LESS THAN 1/2 INCH IN DIAMETER.
 - WEED CONTROL FABRIC: SOLID CHECK AS MANUFACTURED BY BRIGHAM BYPRODUCTS, INC. NEW BRITAIN, PA. MESH SIZE OR MESH GAPS SYNTHETIC PRODUCTS, NORRORS, PA, OR APPROVED EQUIVALENT.

SITE LEGEND:

- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED CURB
- PROPOSED 10 FT CONTOUR
- PROPOSED 2 FT CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED PERMEABLE ASPHALT PAVEMENT
- PROPOSED PARKING COUNT
- PROPOSED TREES
- PROPOSED SHRUBS
- PROPOSED DECORATIVE GRASSES/PERENNIALS



SOIL RESTORATION NOTES:

SOIL SHALL BE RESTORED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE LATEST EDITION OF THE NYSDC DEEP-RIPPING AND COMPACTION GUIDELINES.

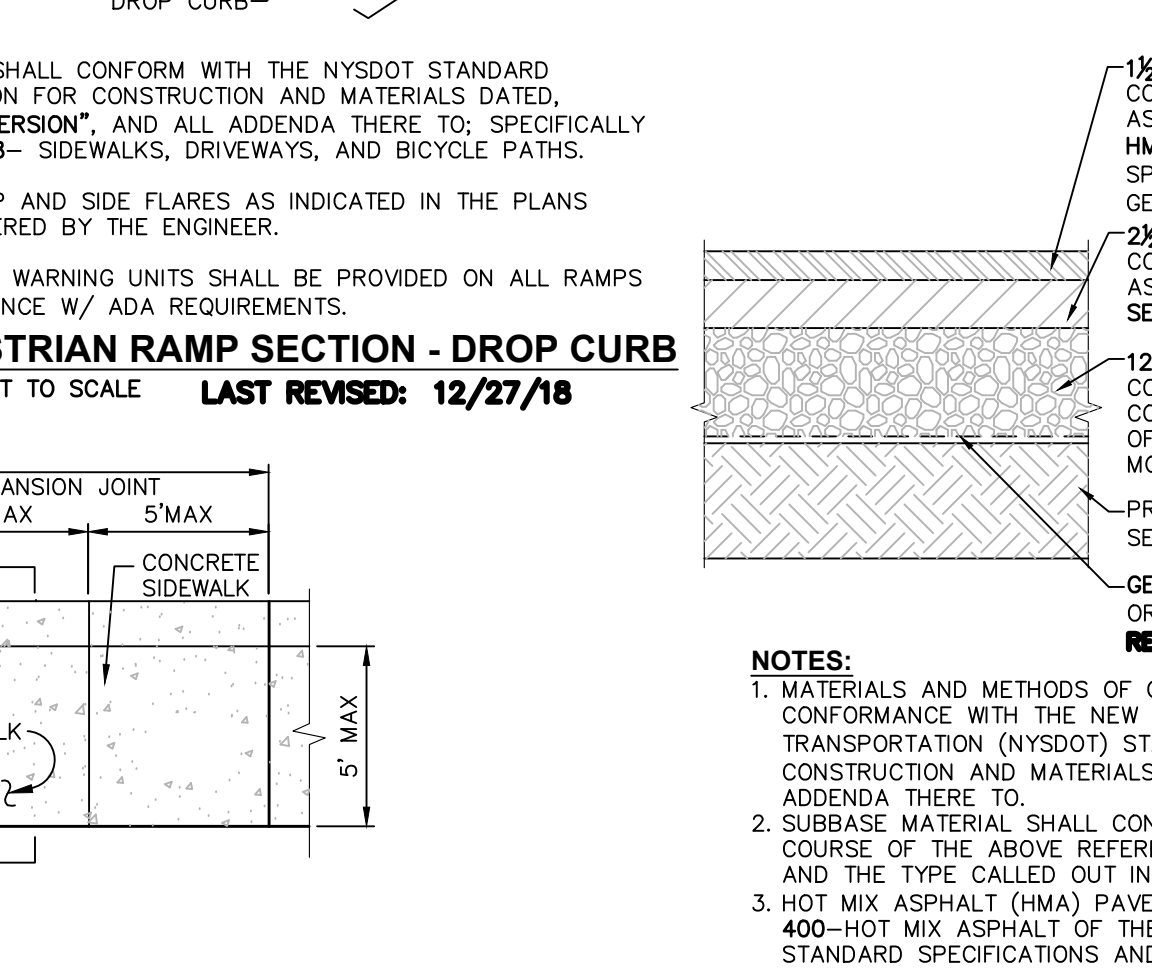
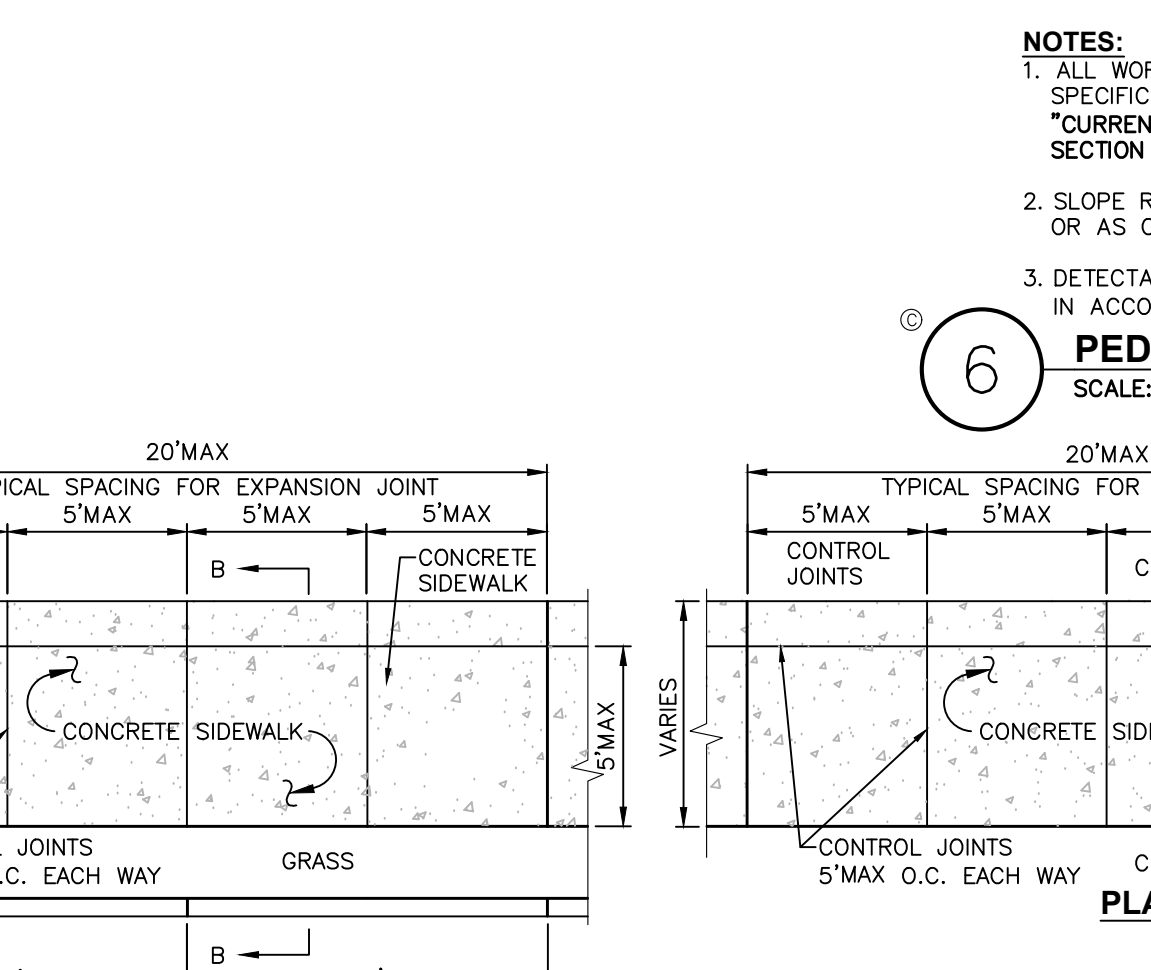
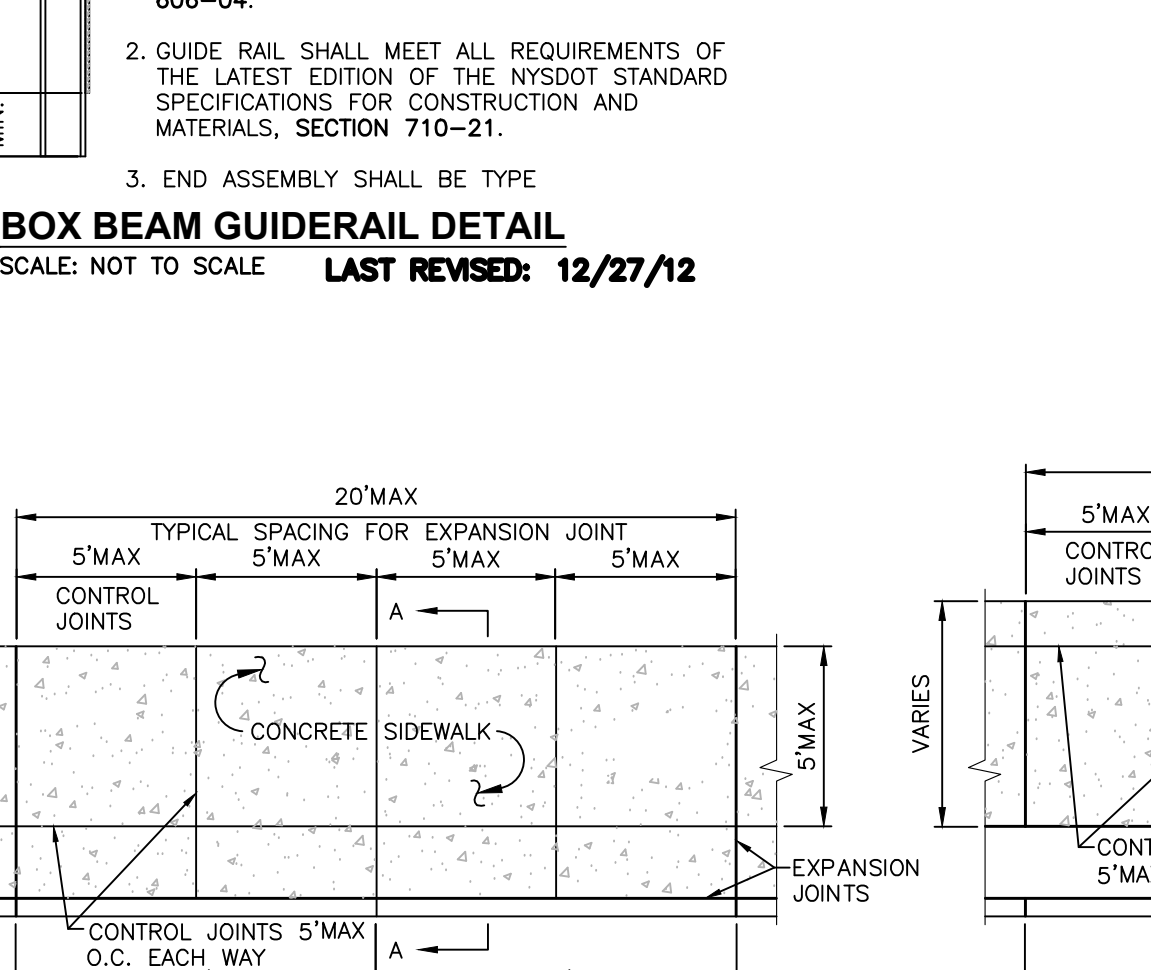
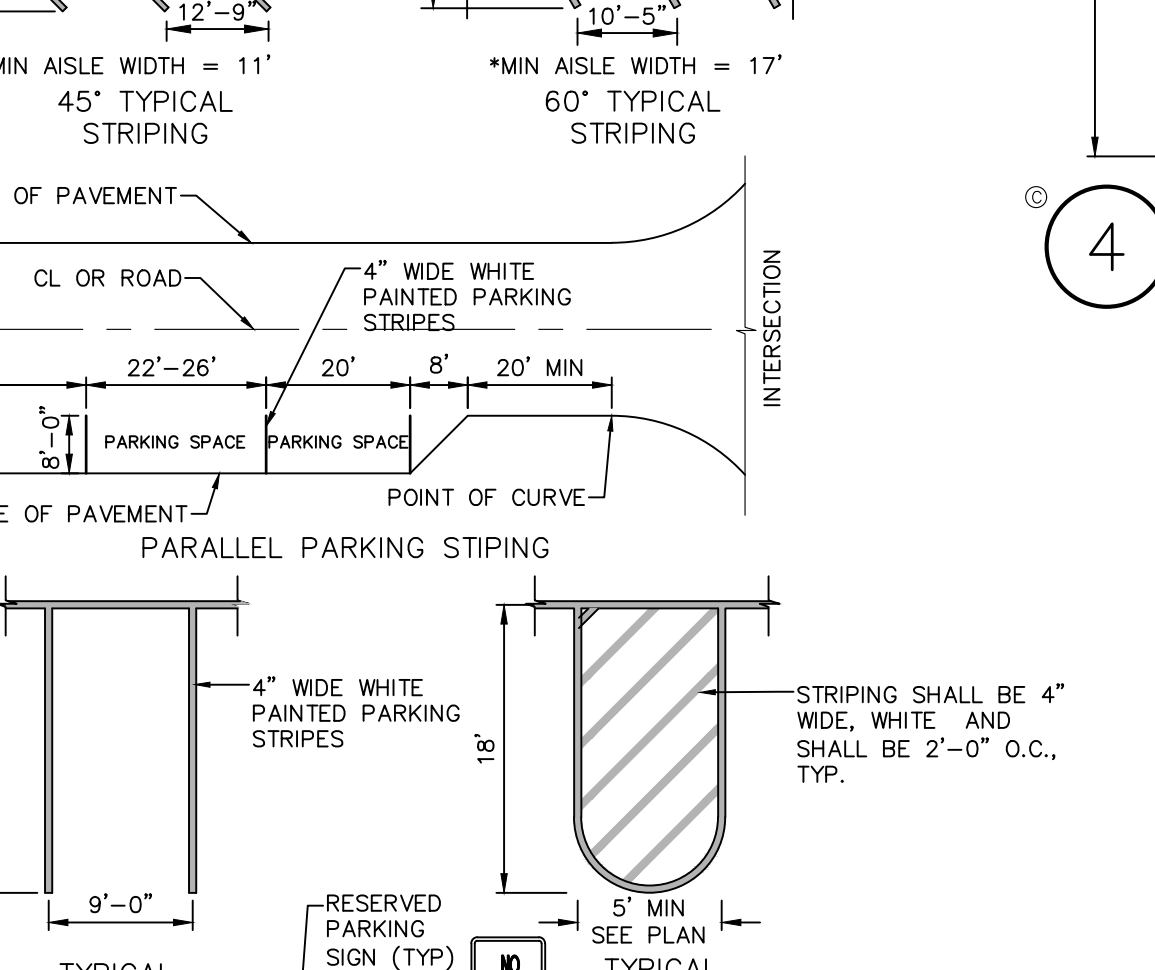
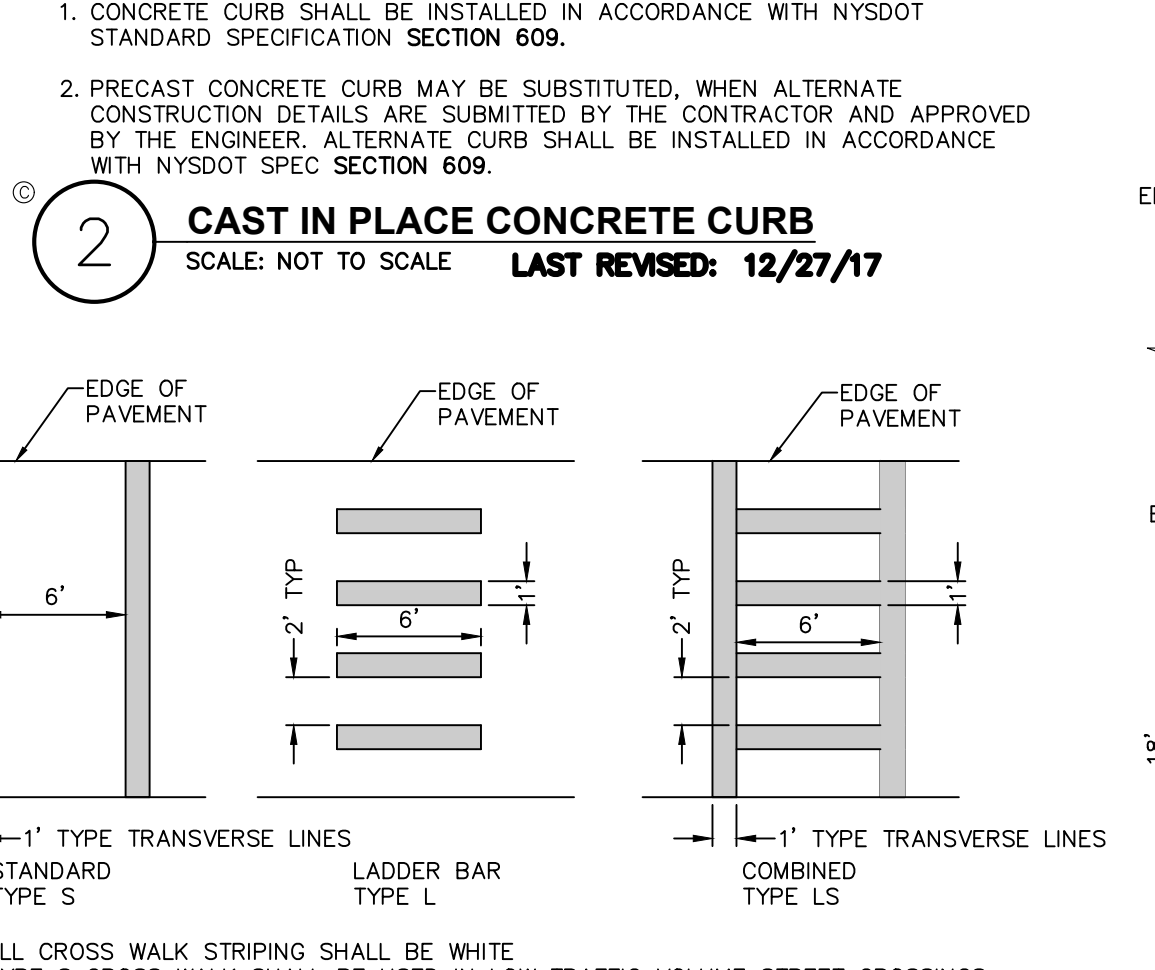
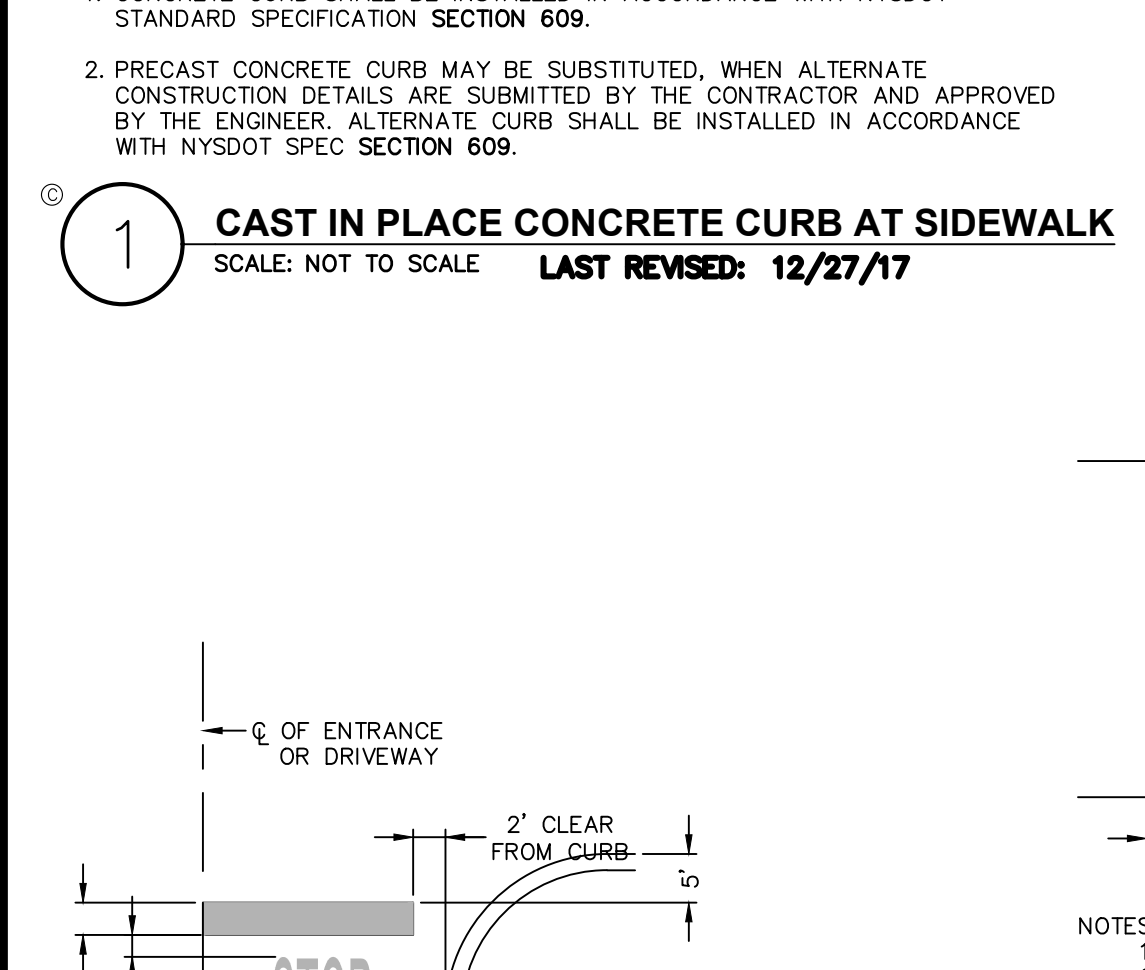
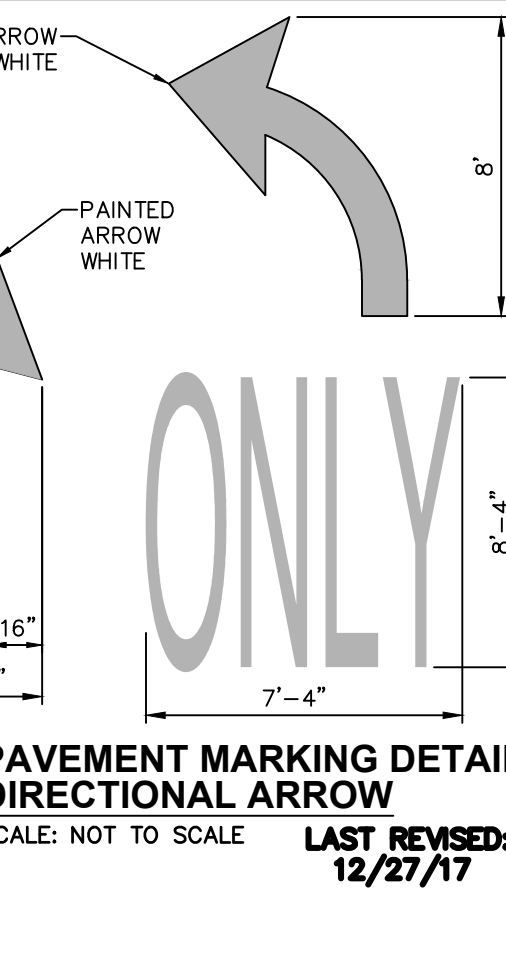
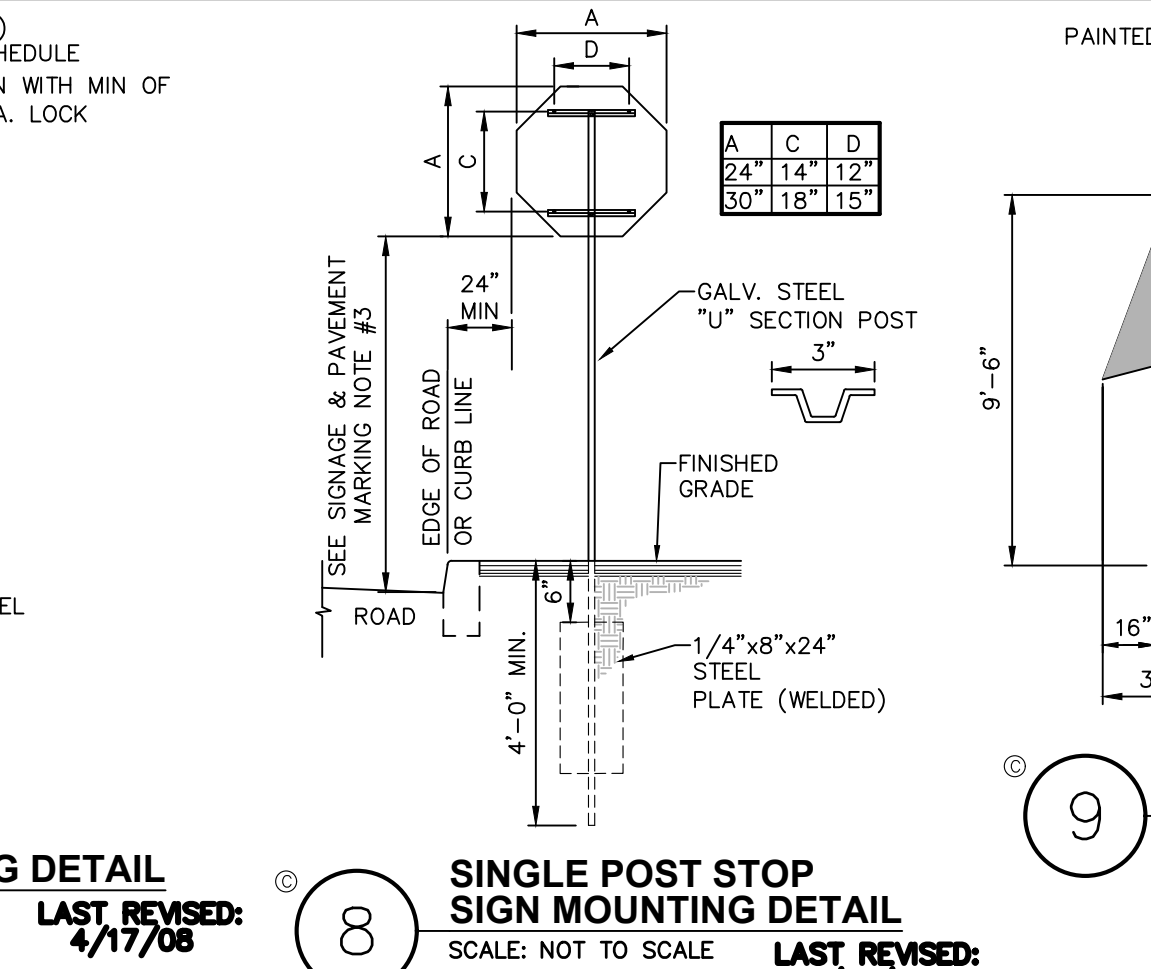
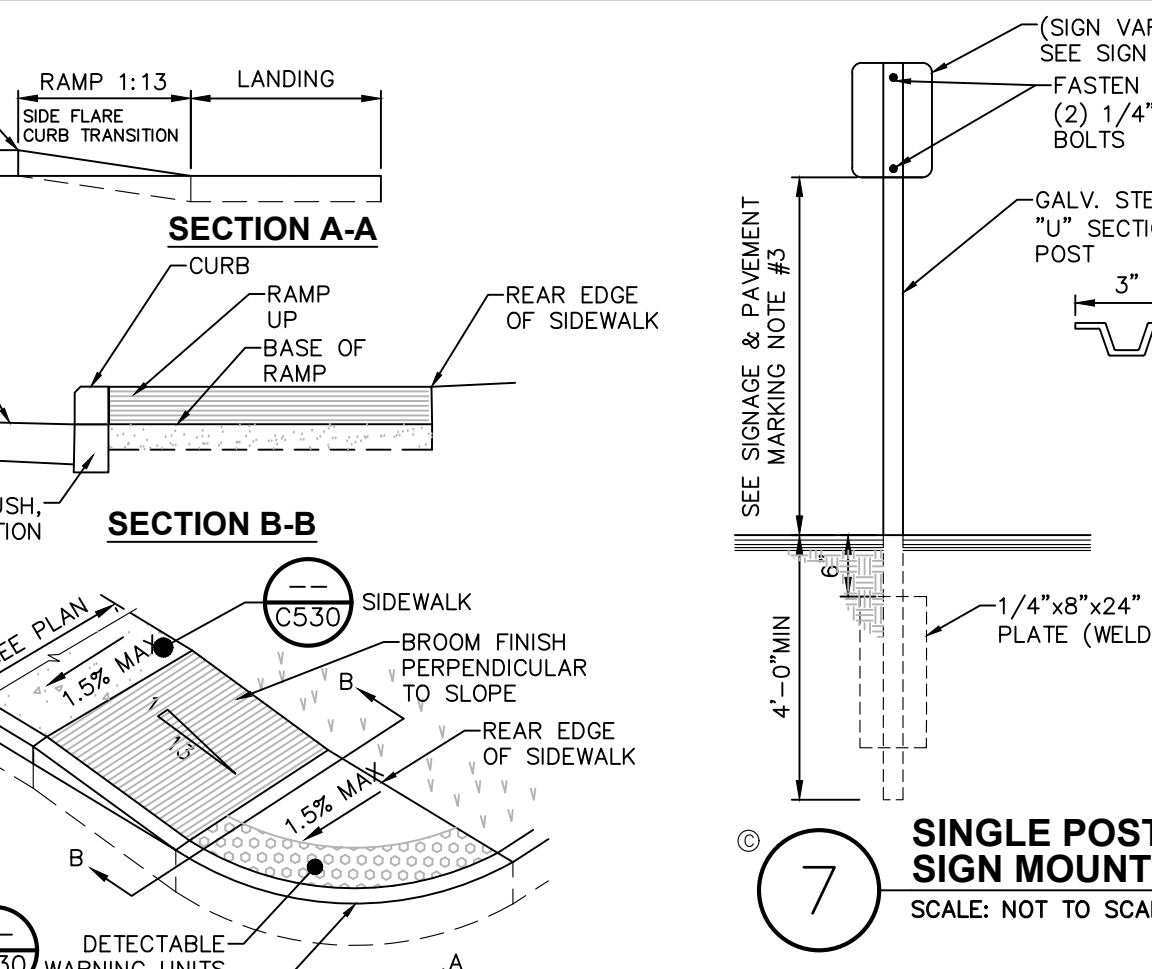
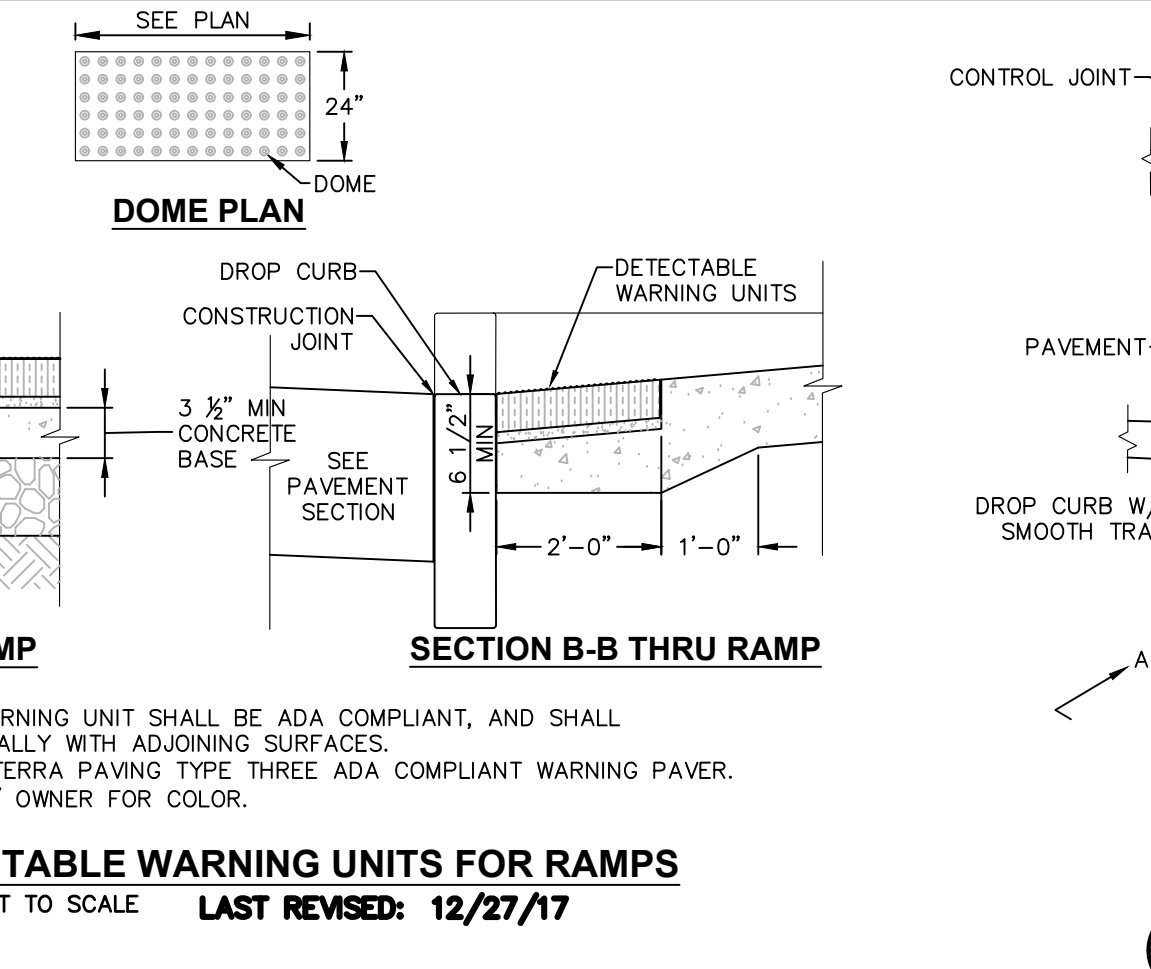
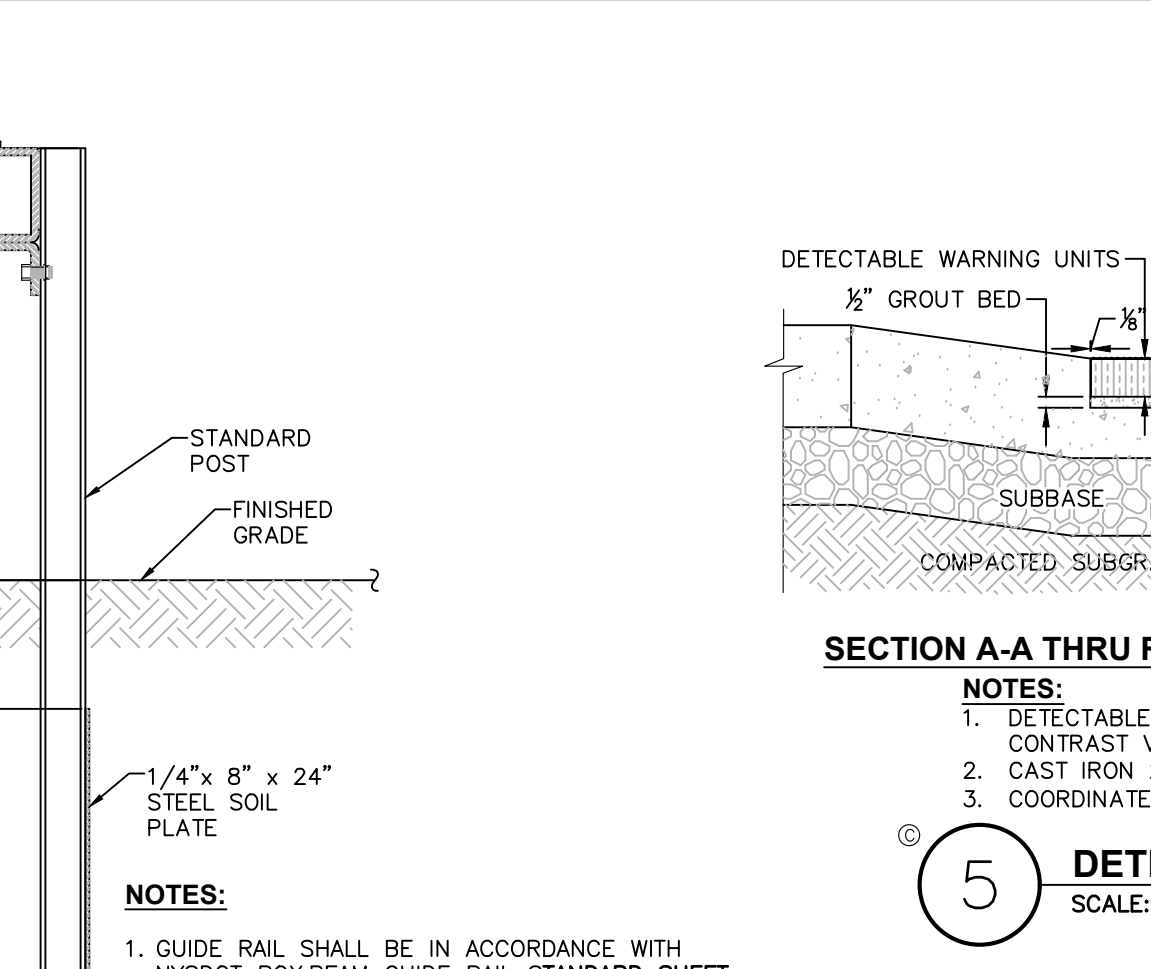
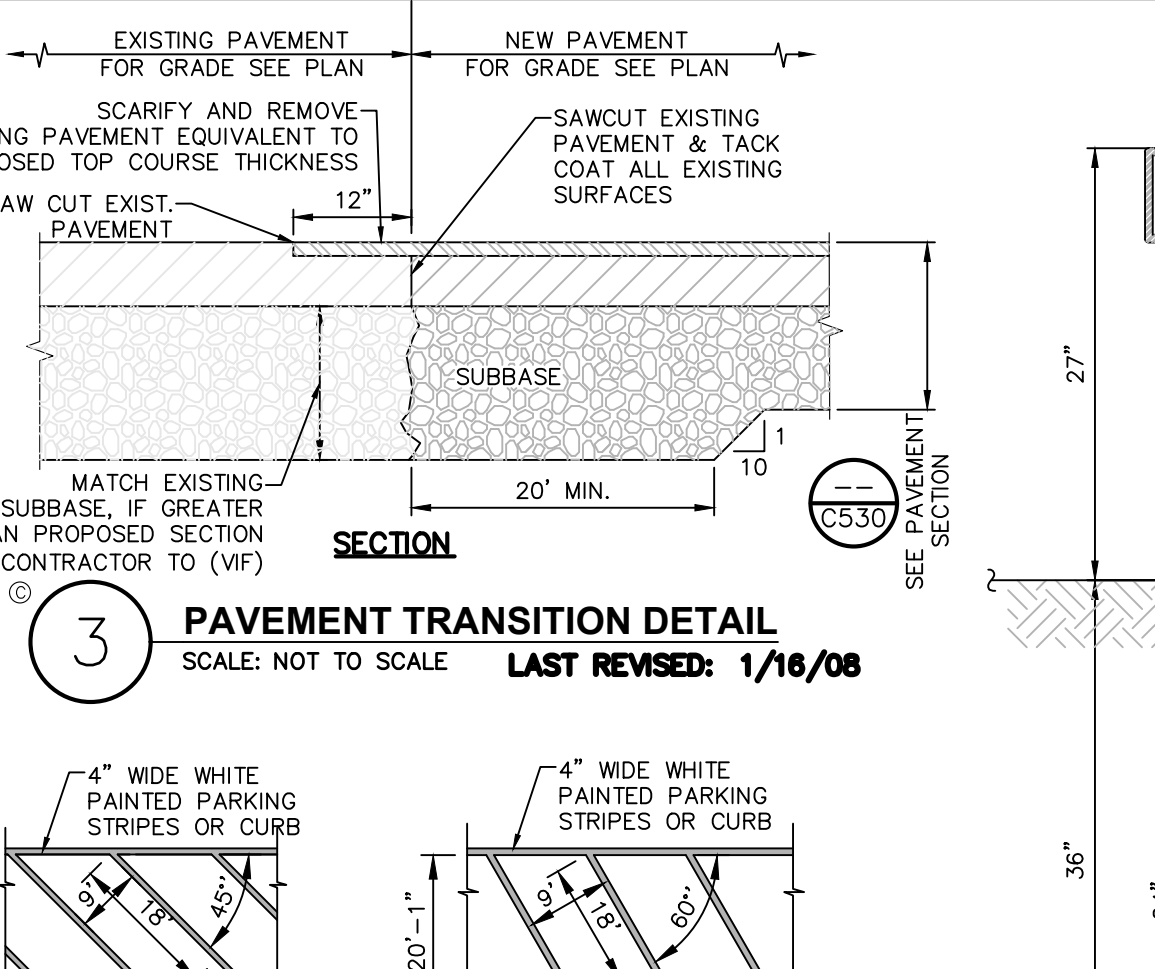
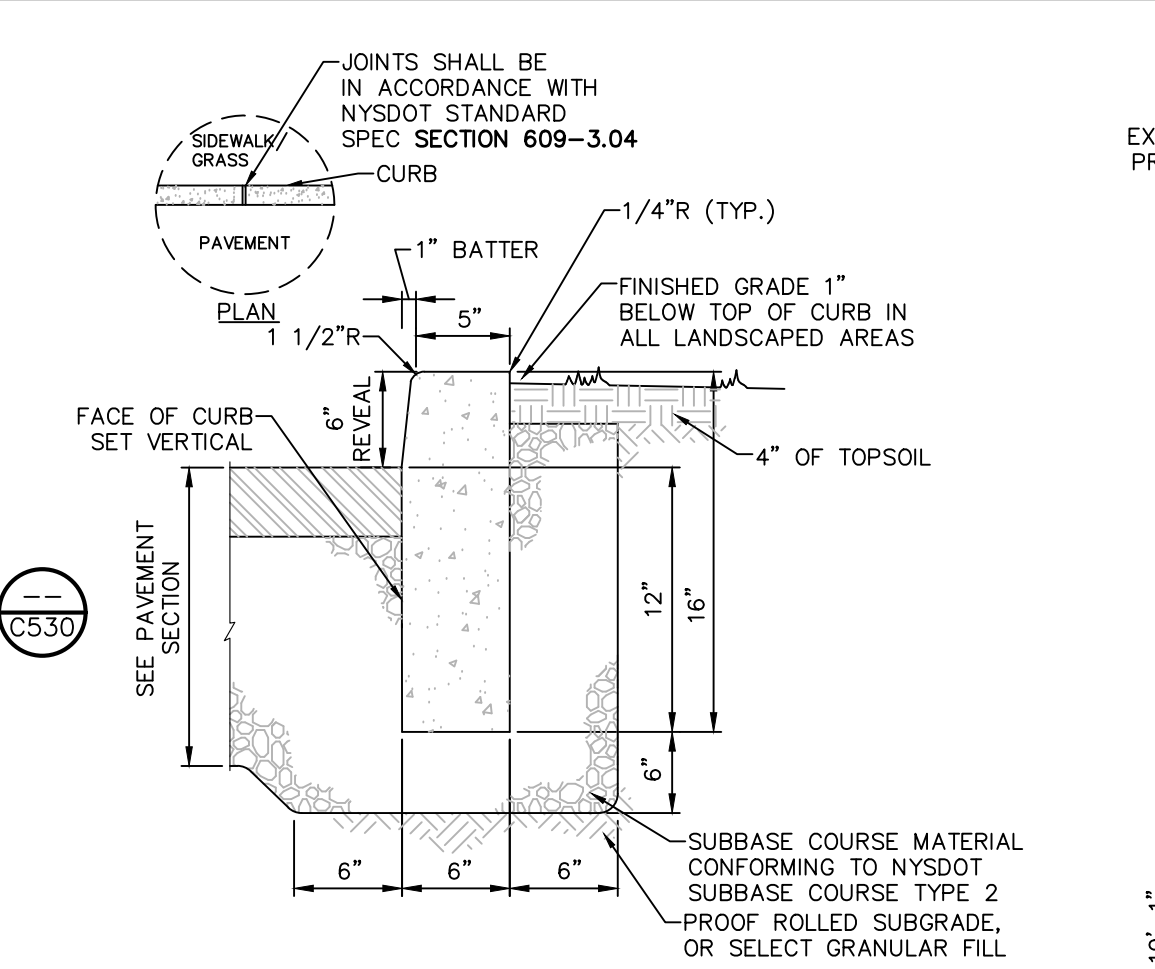
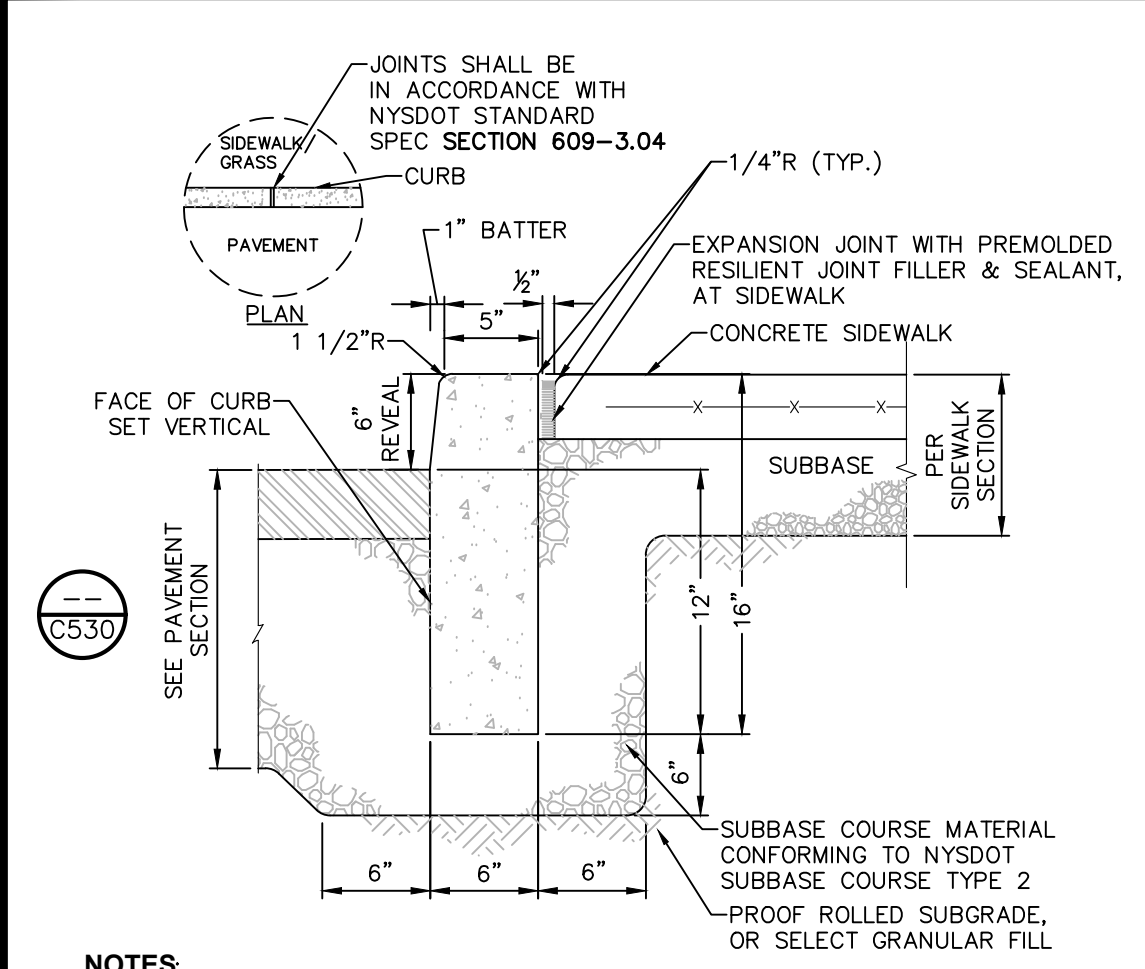
IN AREAS WHERE SOIL DISTURBANCE HAS OCCURRED OUTSIDE OF BUILDINGS AND PAVEMENT AREAS, THE DISTURBED SUB-SOILS SHALL BE RETURNED TO ROUGH GRADE AND THE FOLLOWING SOIL RESTORATION STEPS APPLIED:

- APPLY THREE INCHES OF COMPOST OVER SOIL. COMPOST SHALL BE SIZED FROM PLANT DERIVED MATERIALS. FREE OF VISIBLE WEED SEEDS, NOT VISIBLE FREE WATER OR RUST PRODUCED WHEN HANDLING. PASS THROUGH 1/2" HALF INCH SCREEN AND HAVE A PH SUITABLE TO GROW DESIRED PLANTS.
- ILL COMPOST INTO THE SUBSOIL TO A DEPTH OF AT LEAST 12-INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, ROLLER, MIXING AND CIRCULATING AIR AND COMPOST INTO SUB-SOILS.
- ROCK-POCK UNITS UNLESS STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
- APPLY TOPSOIL TO A DEPTH OF SIX INCHES.

PLANT LIST

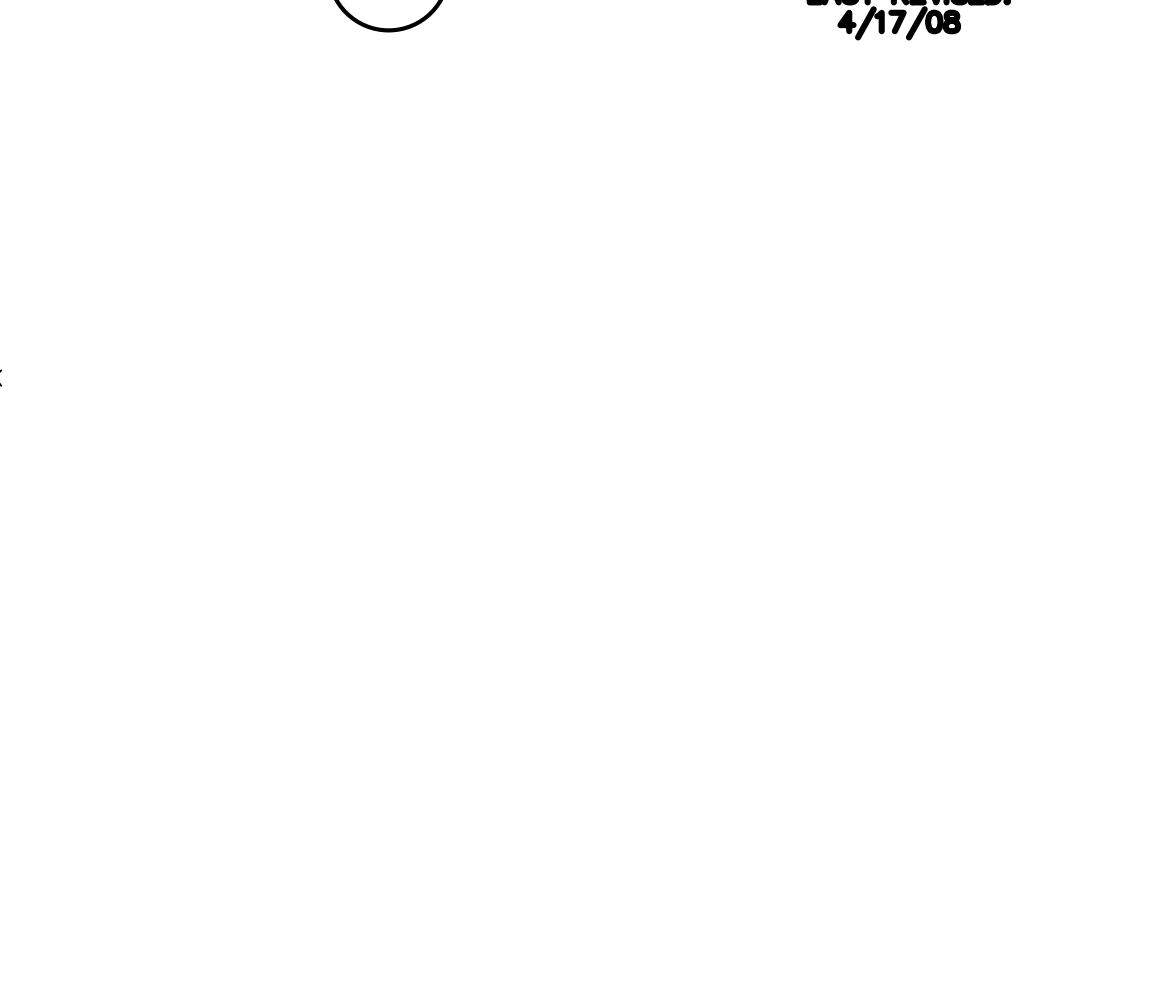
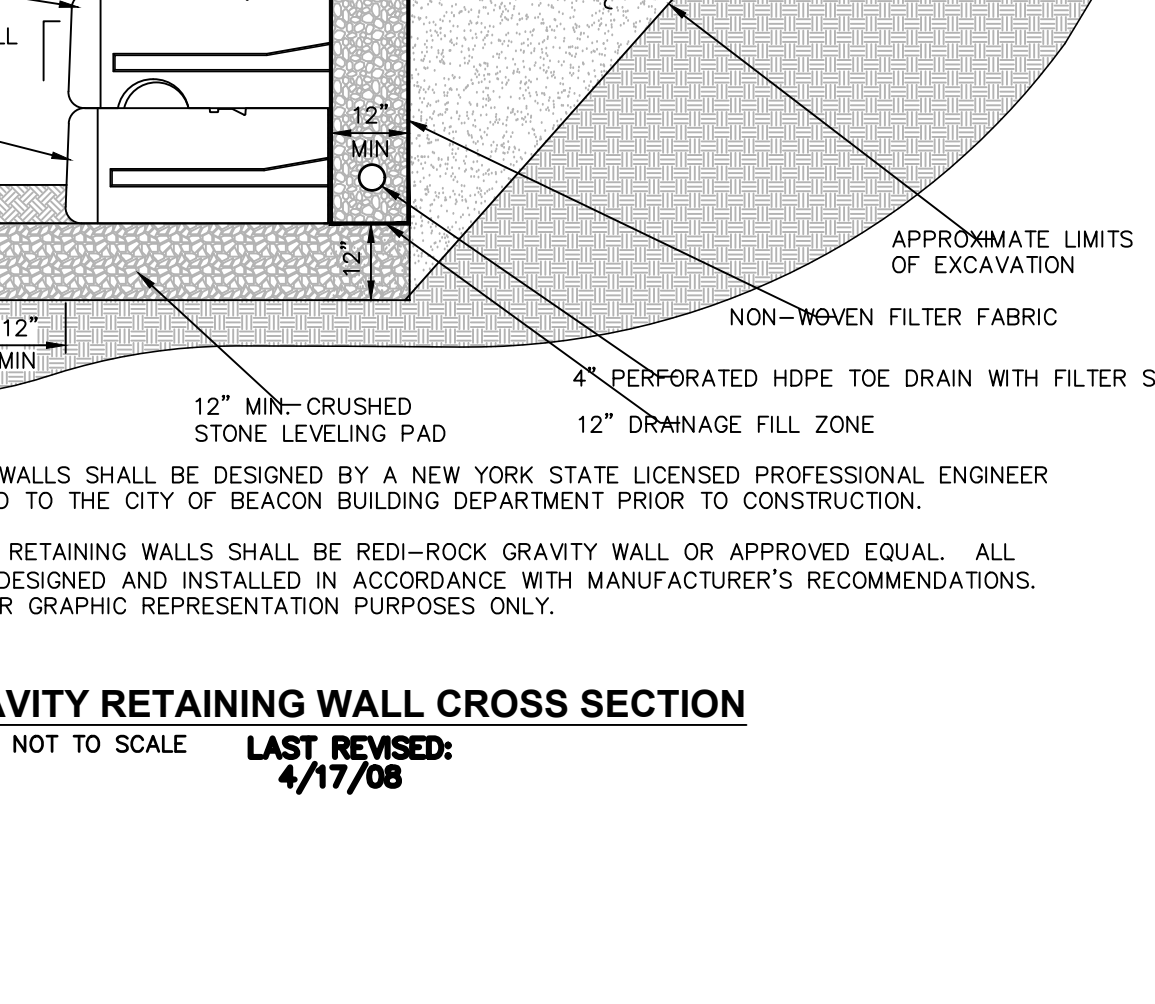
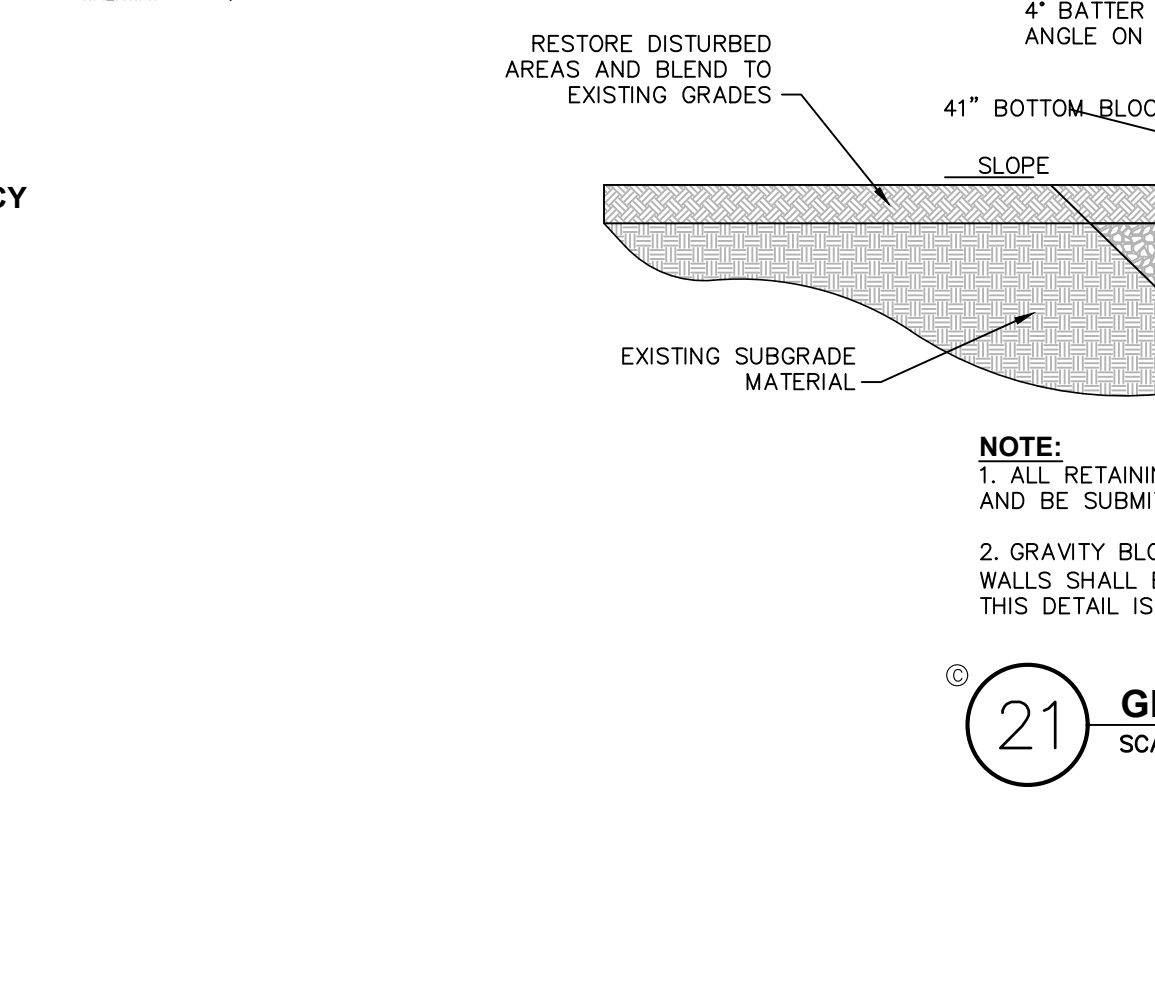
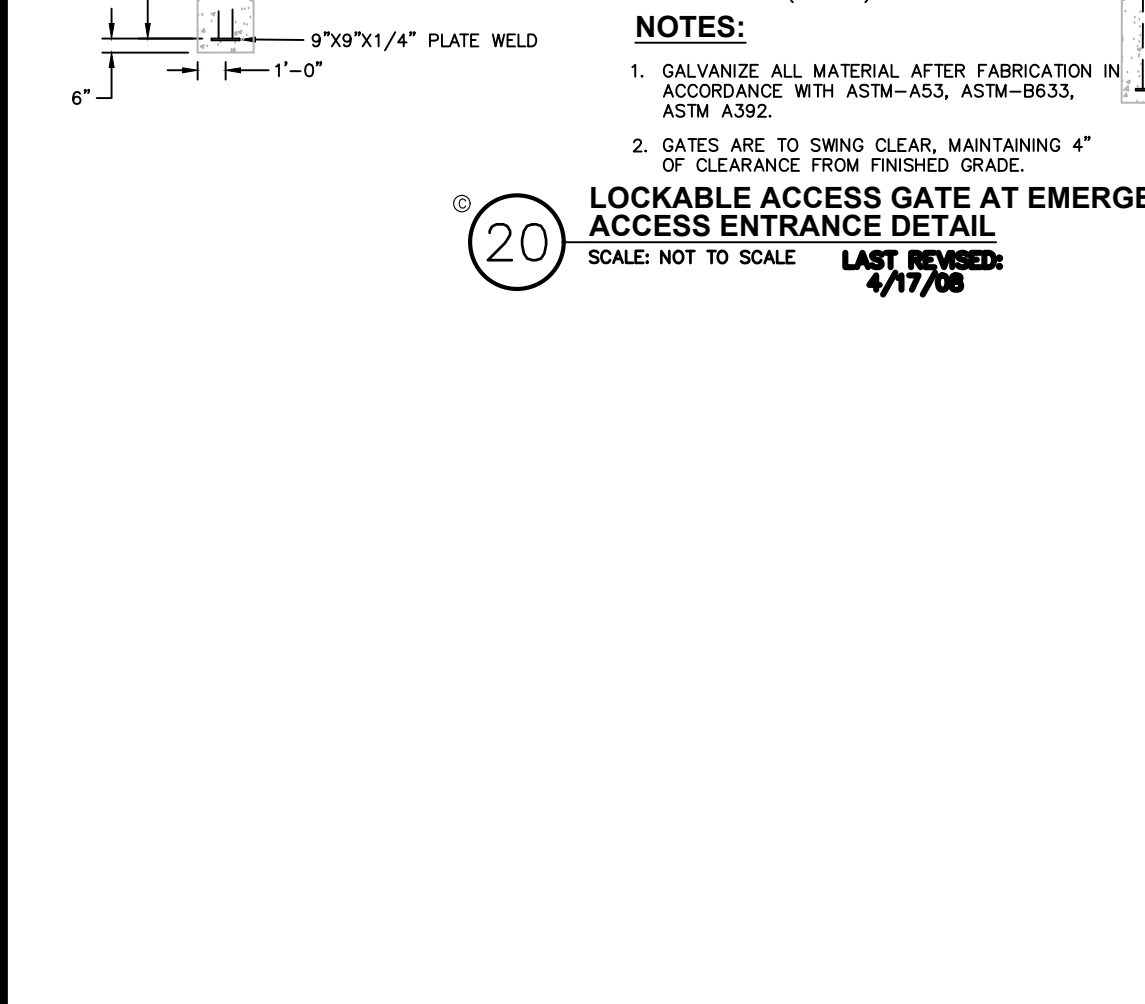
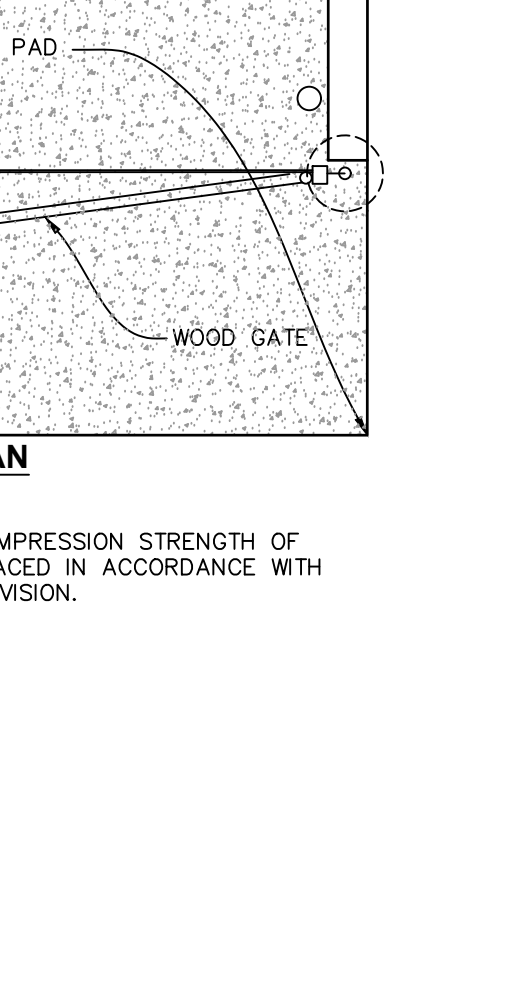
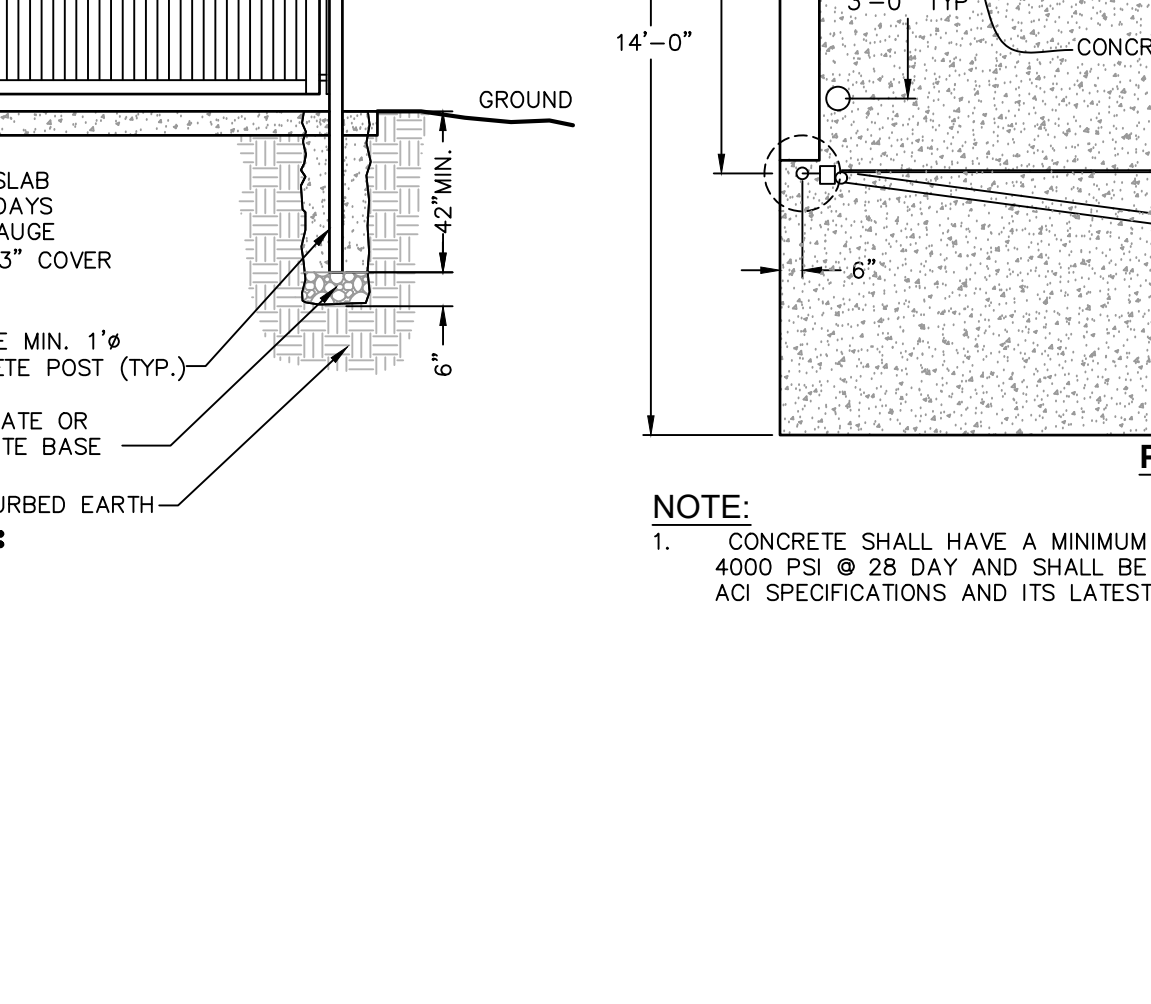
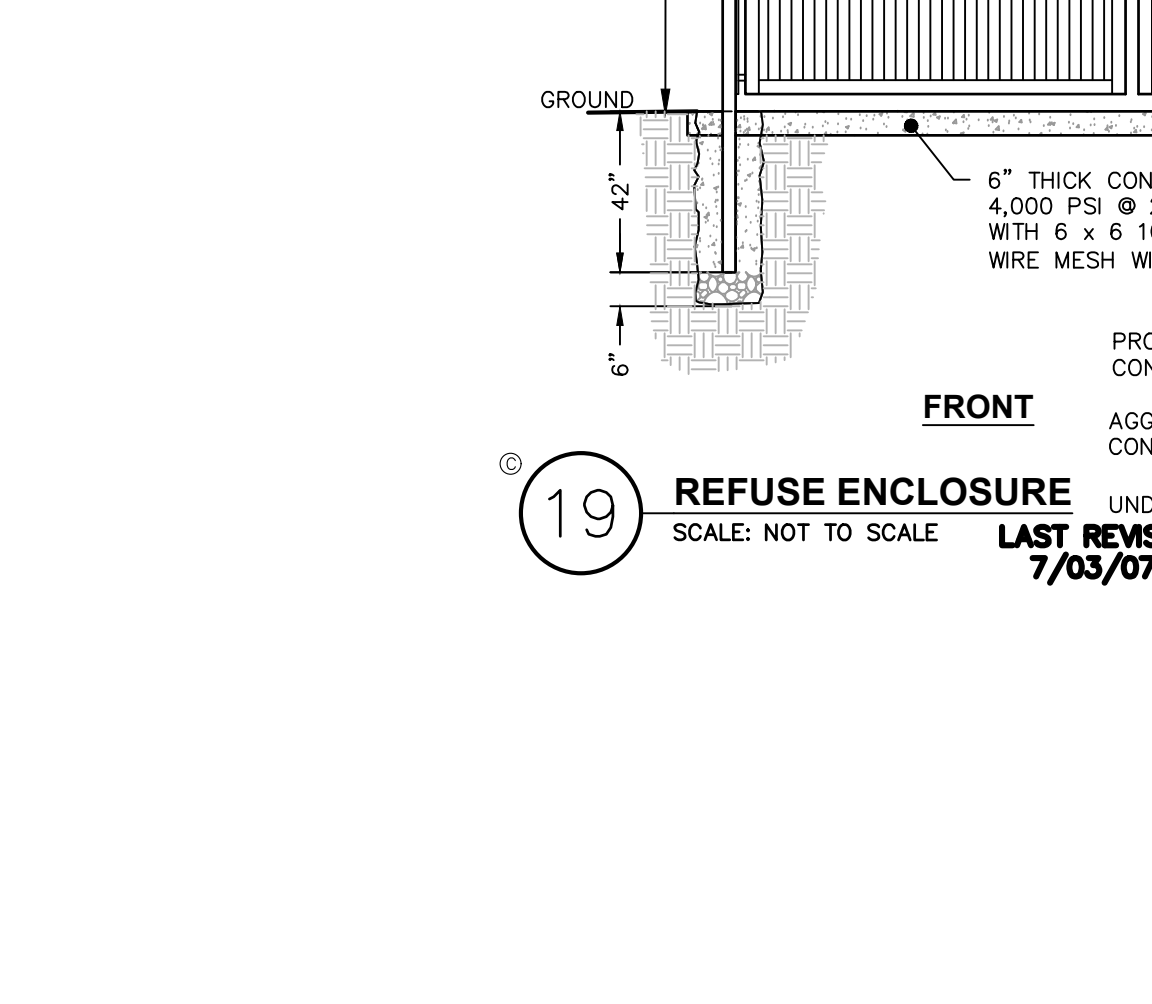
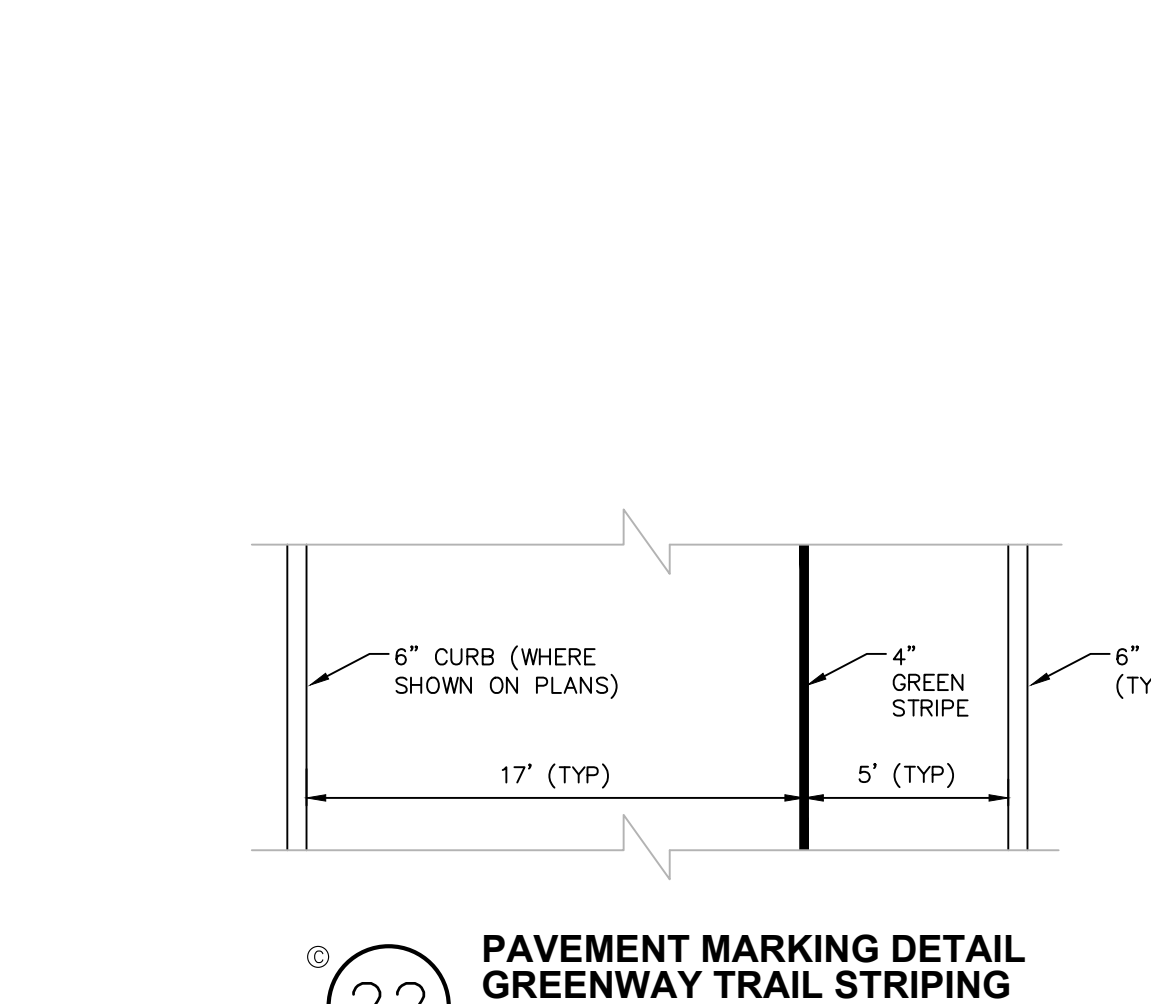
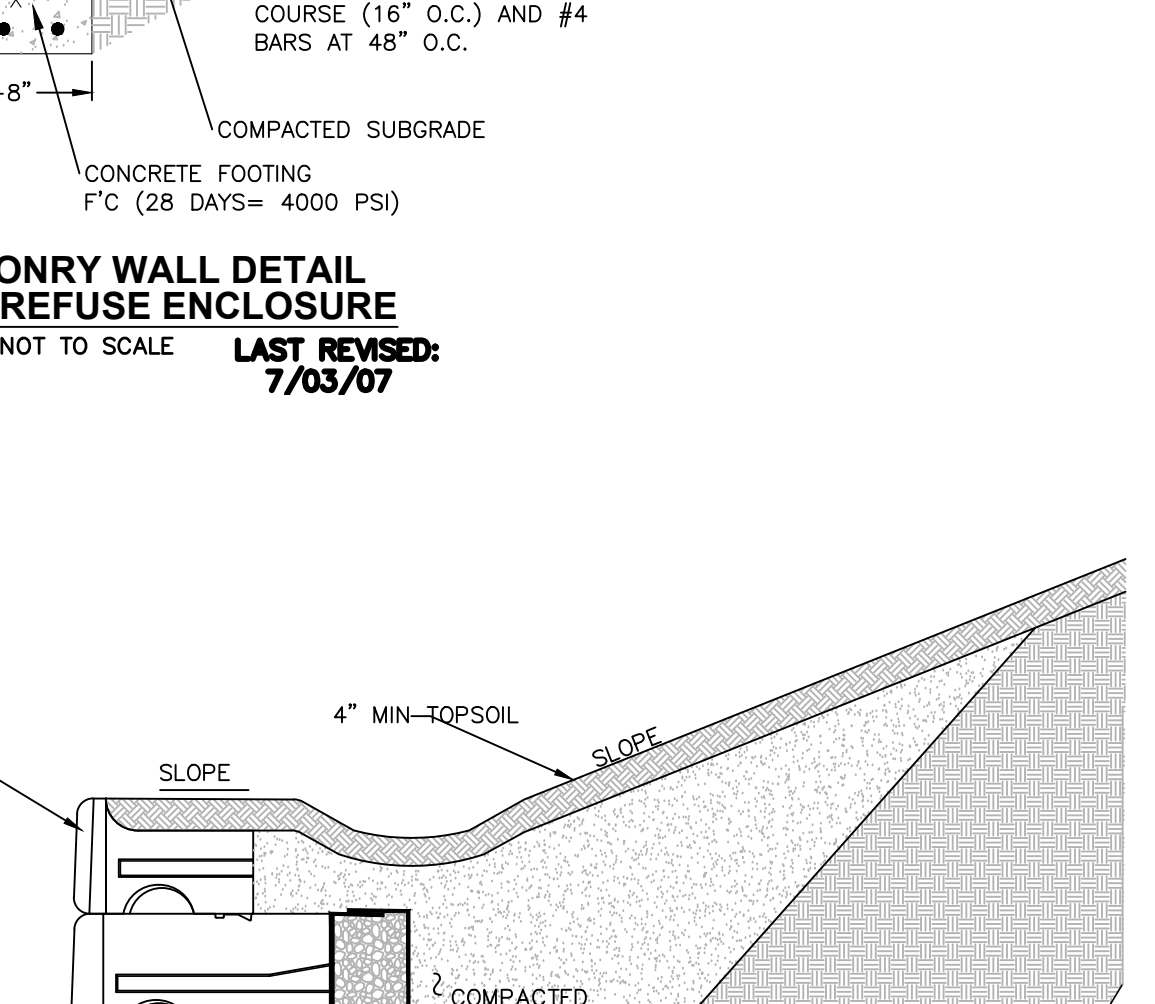
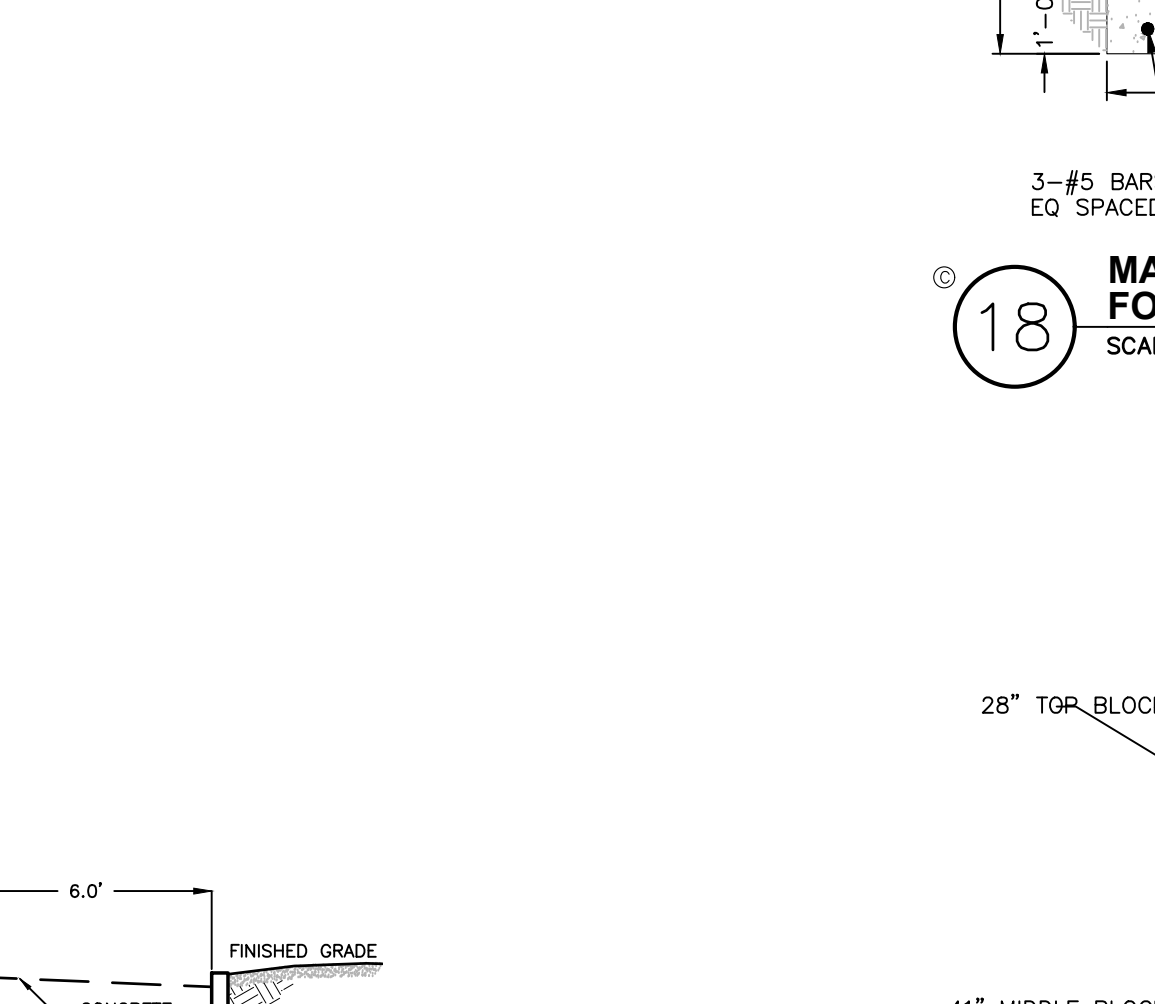
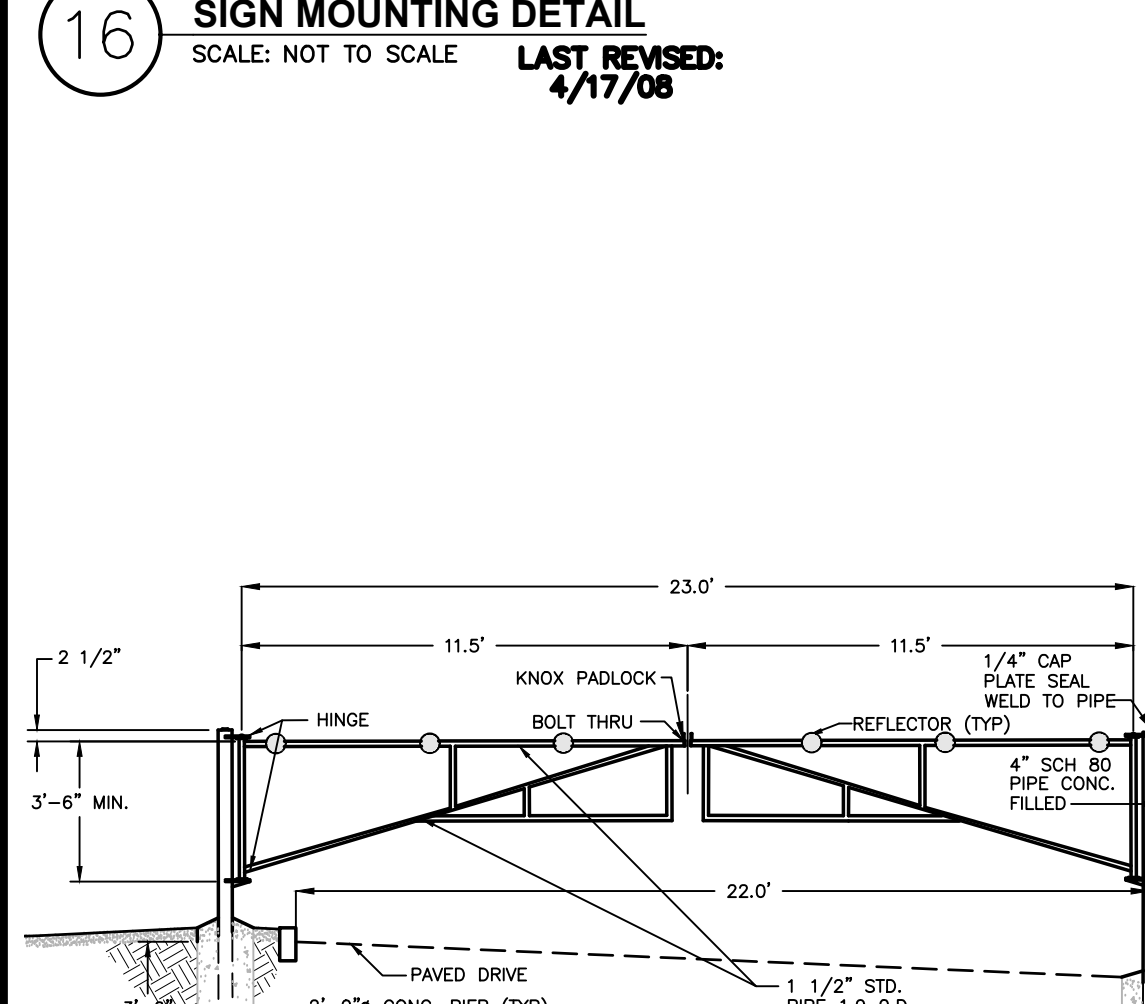
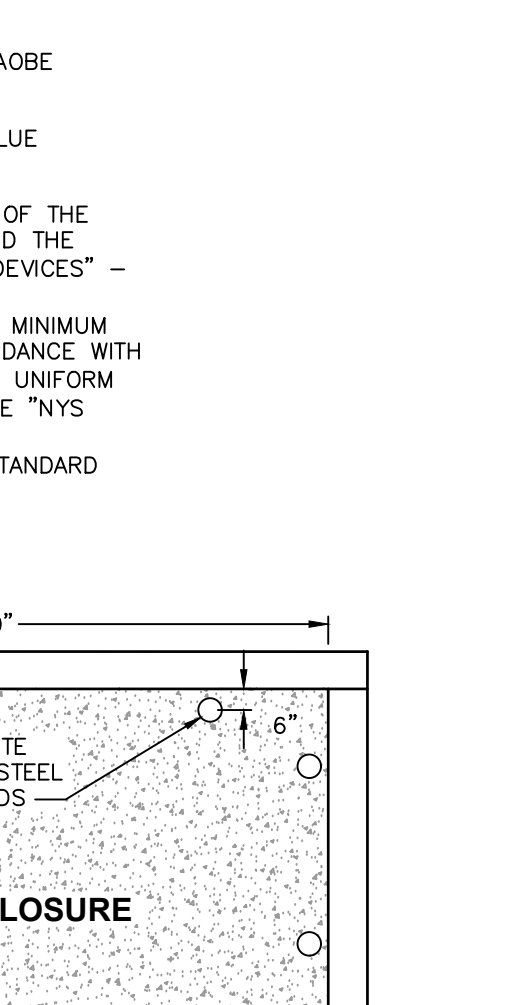
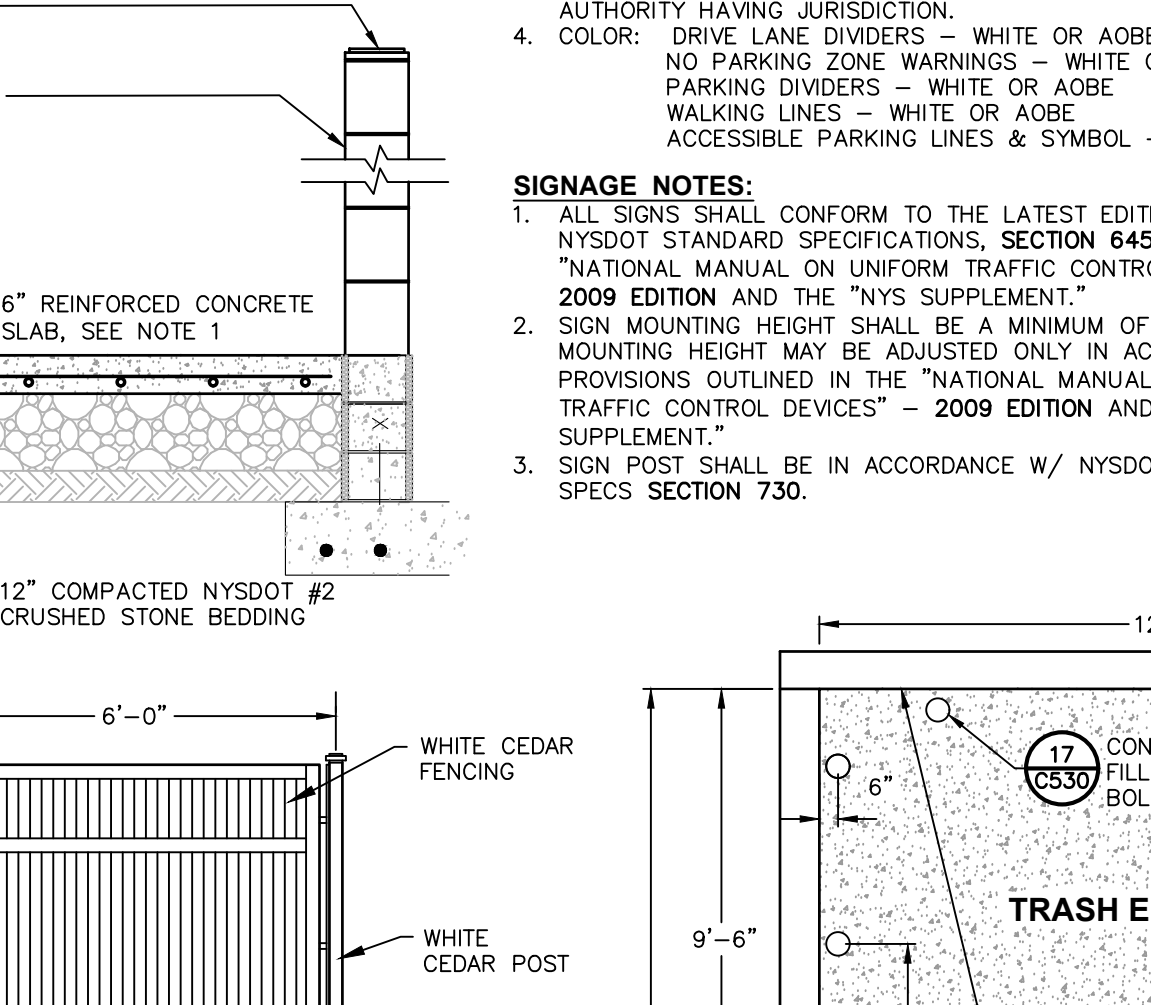
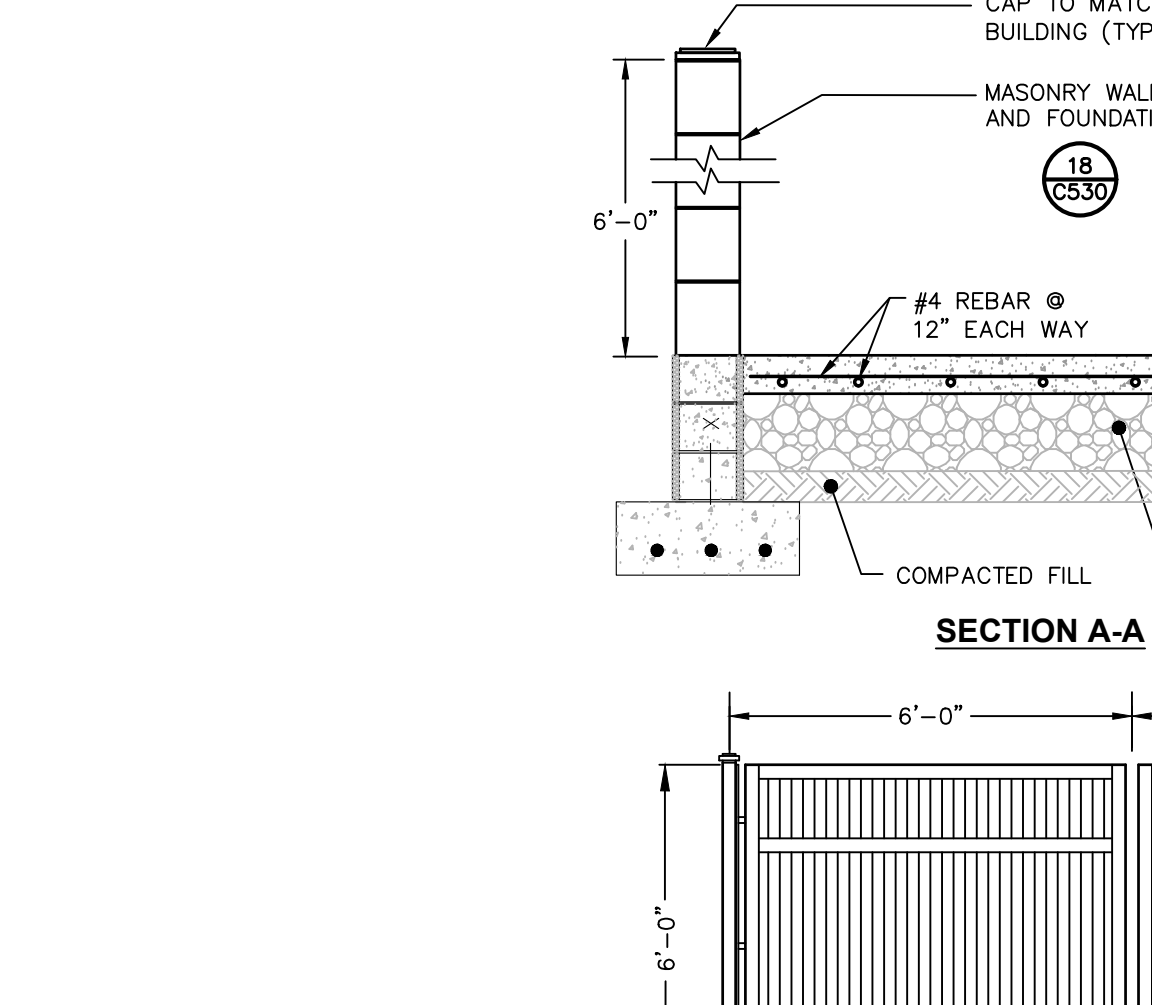
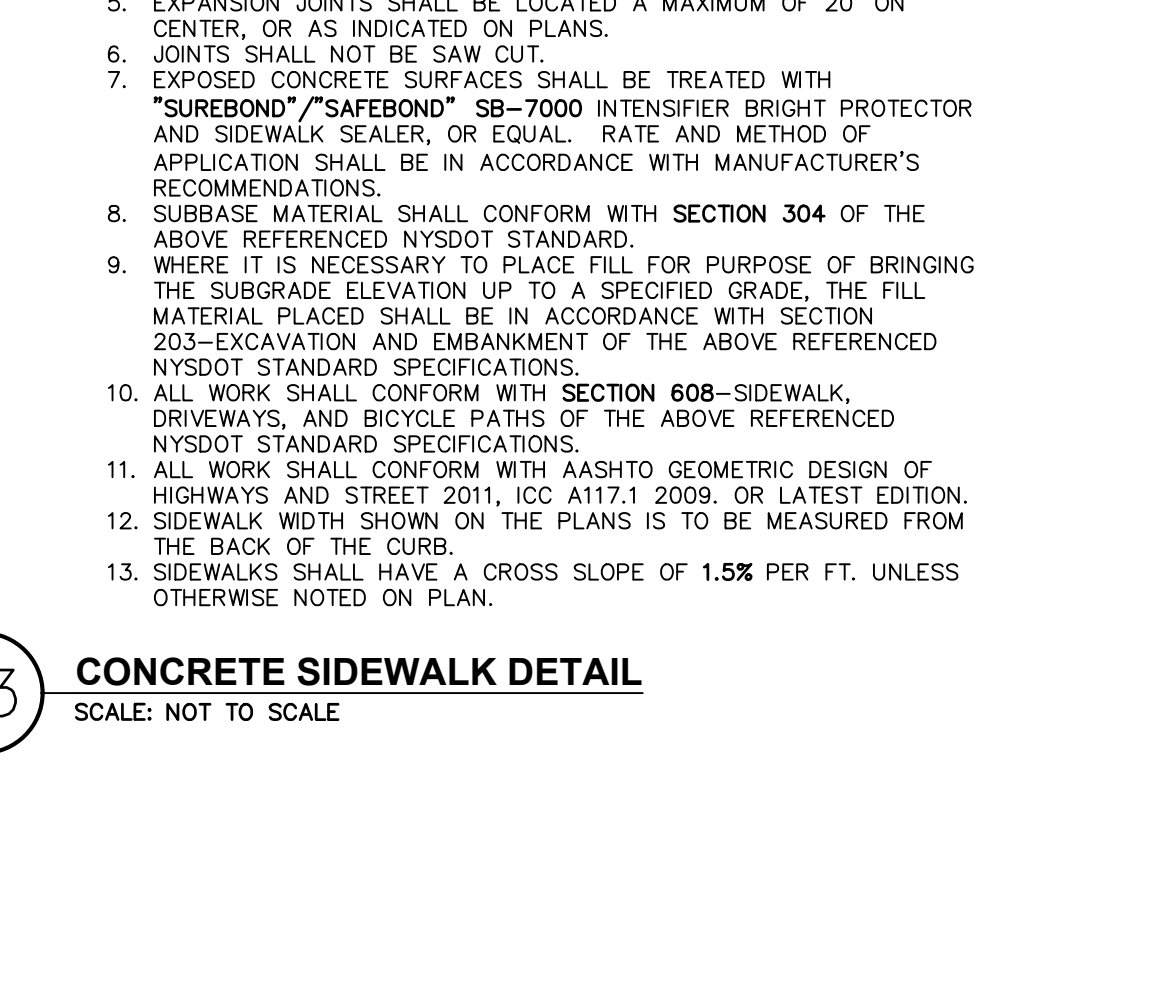
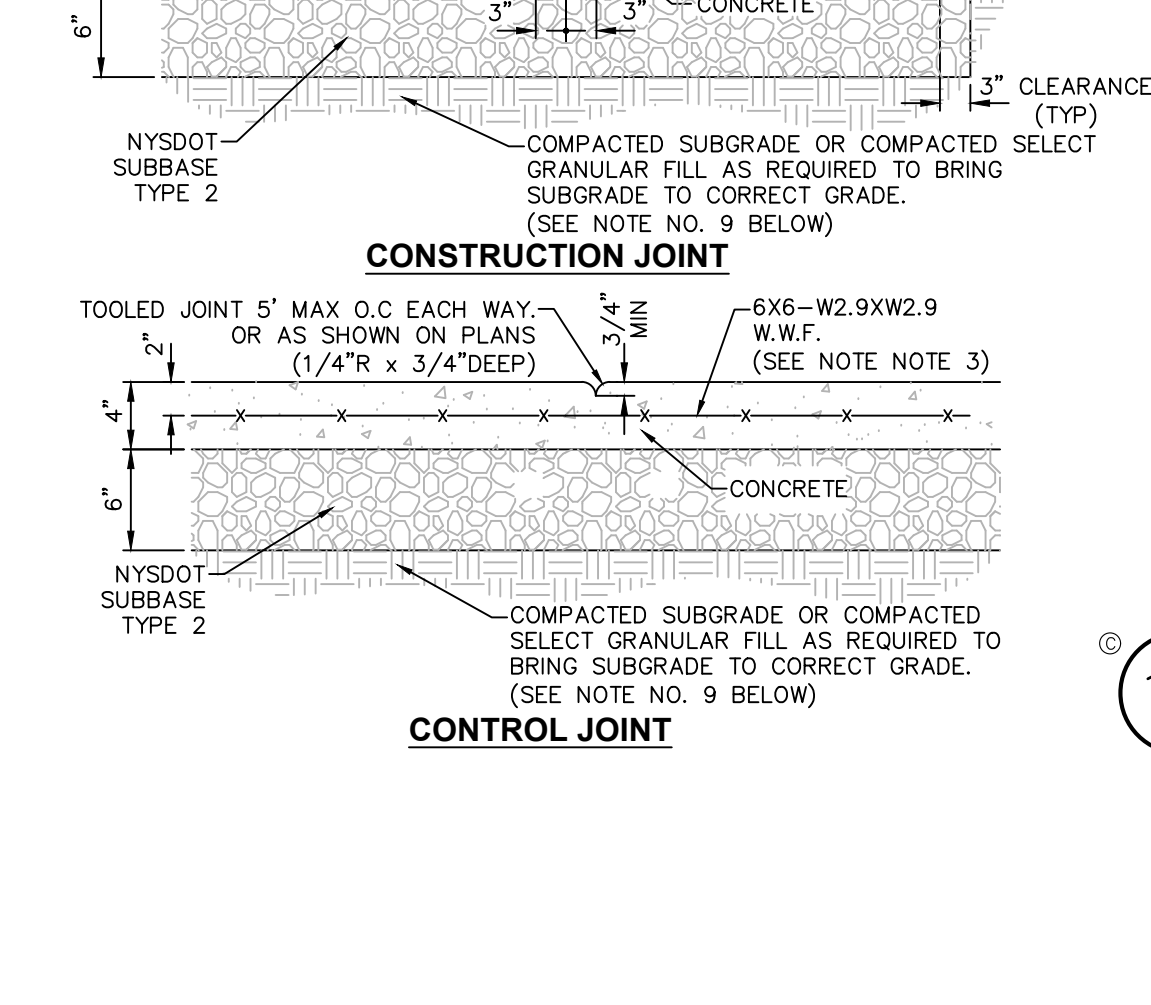
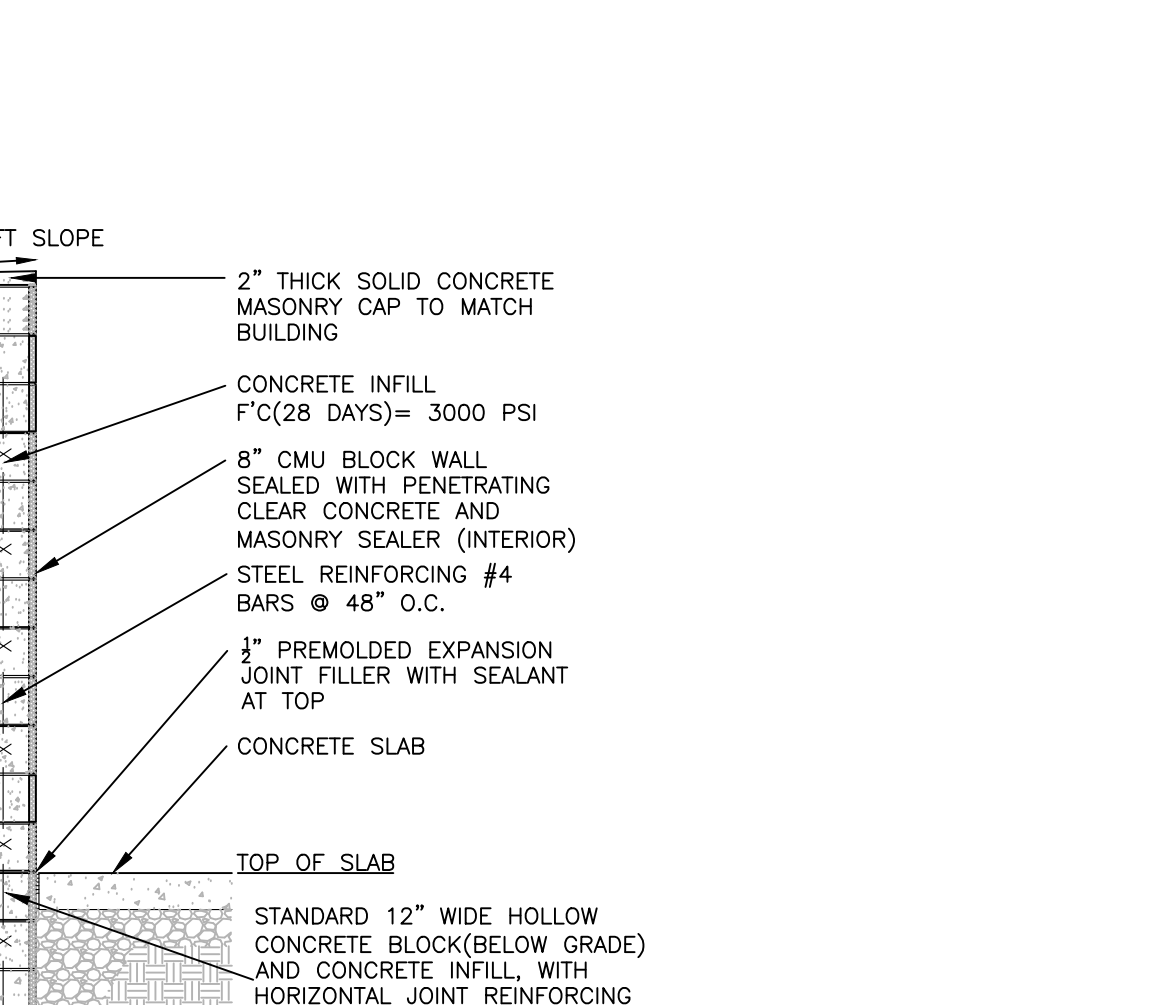
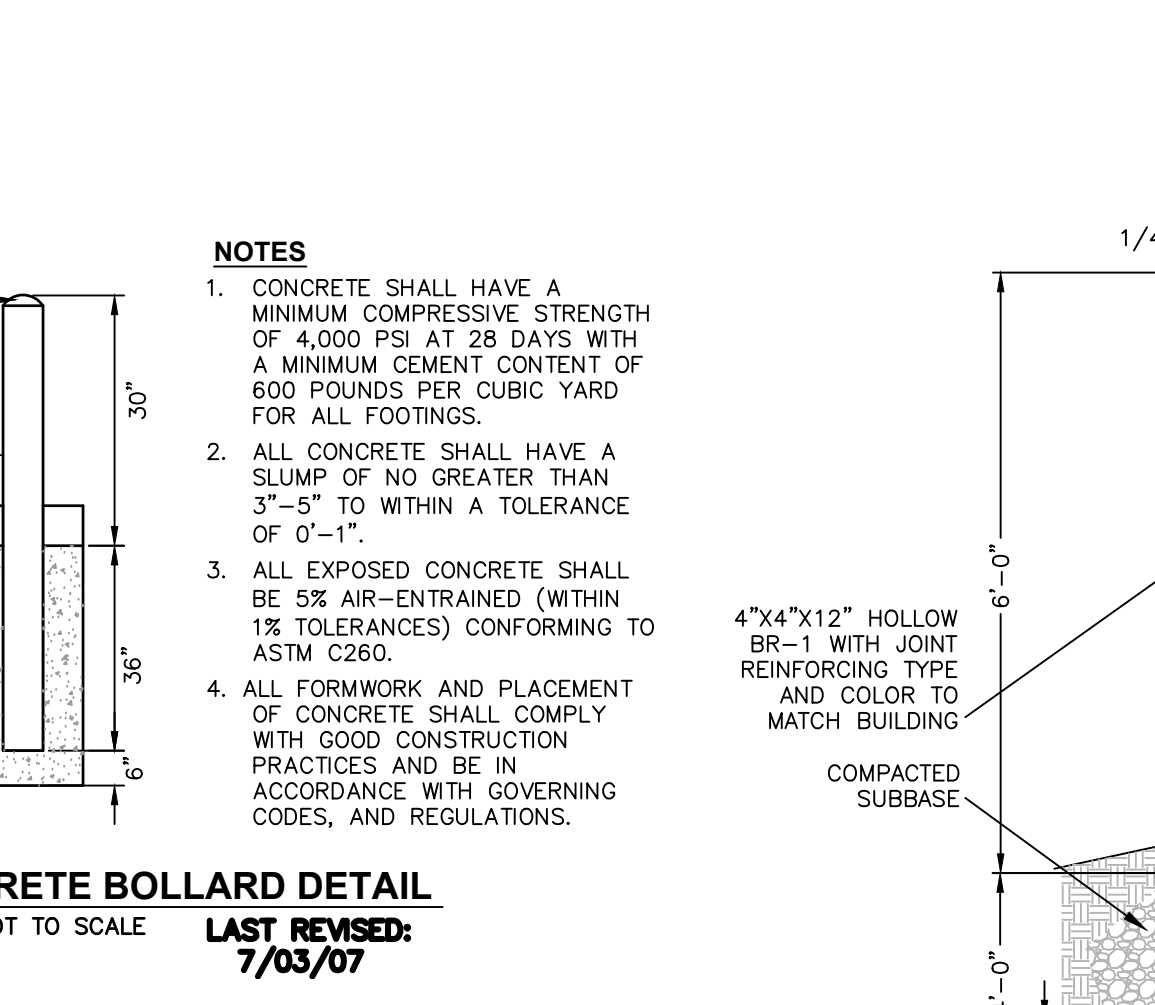
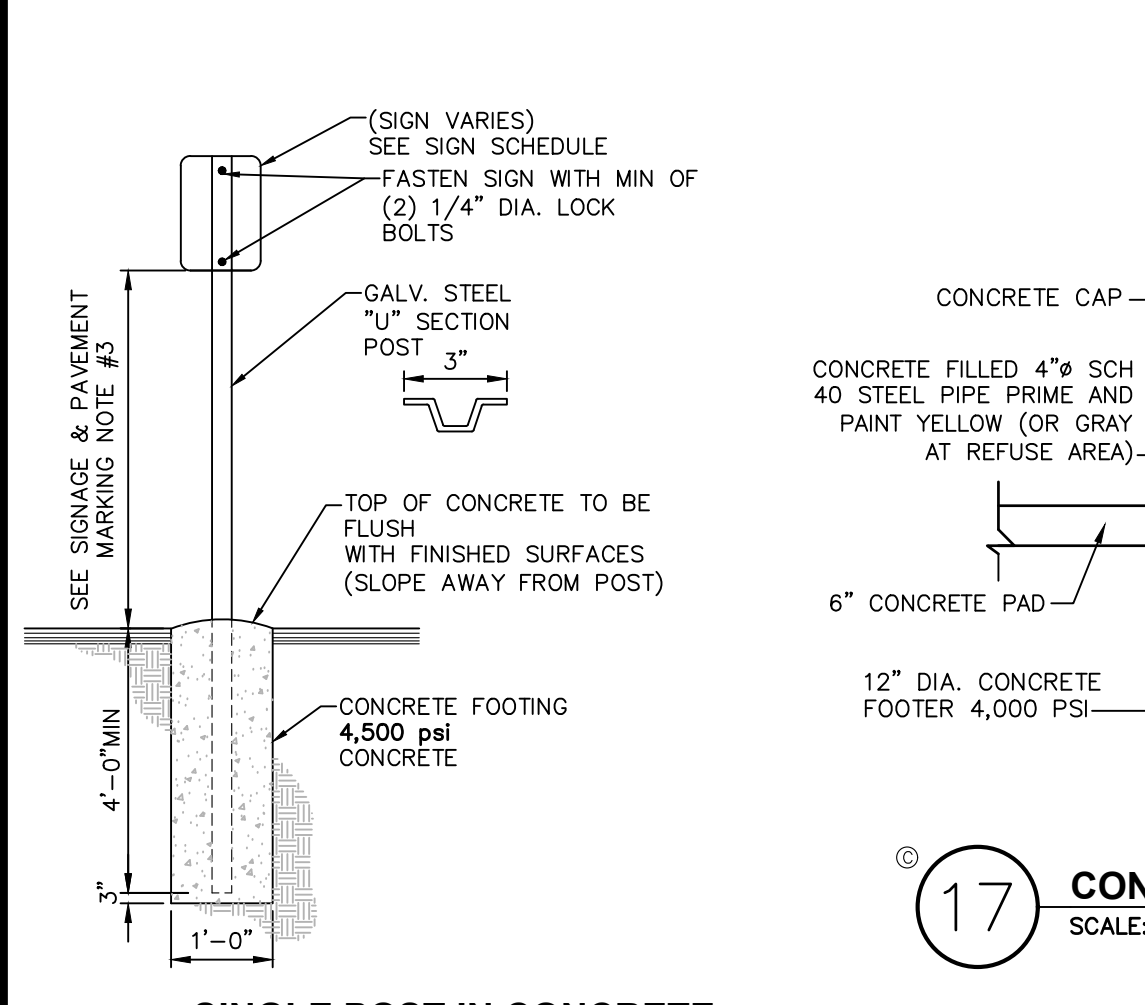
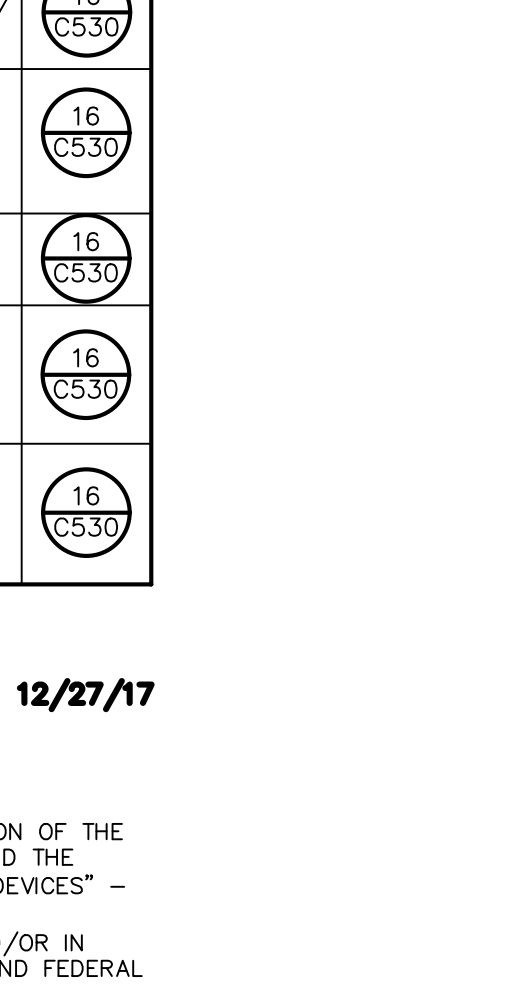
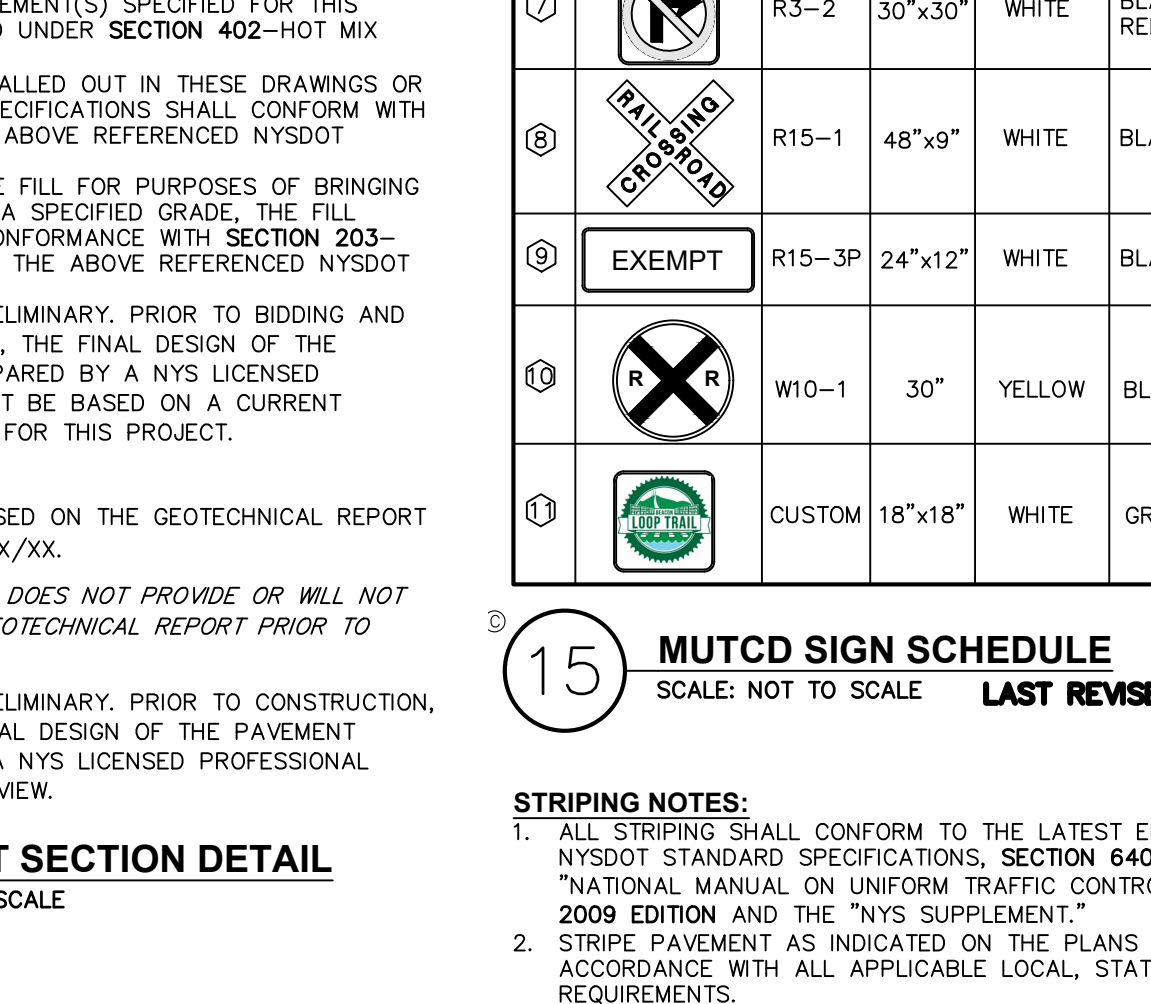
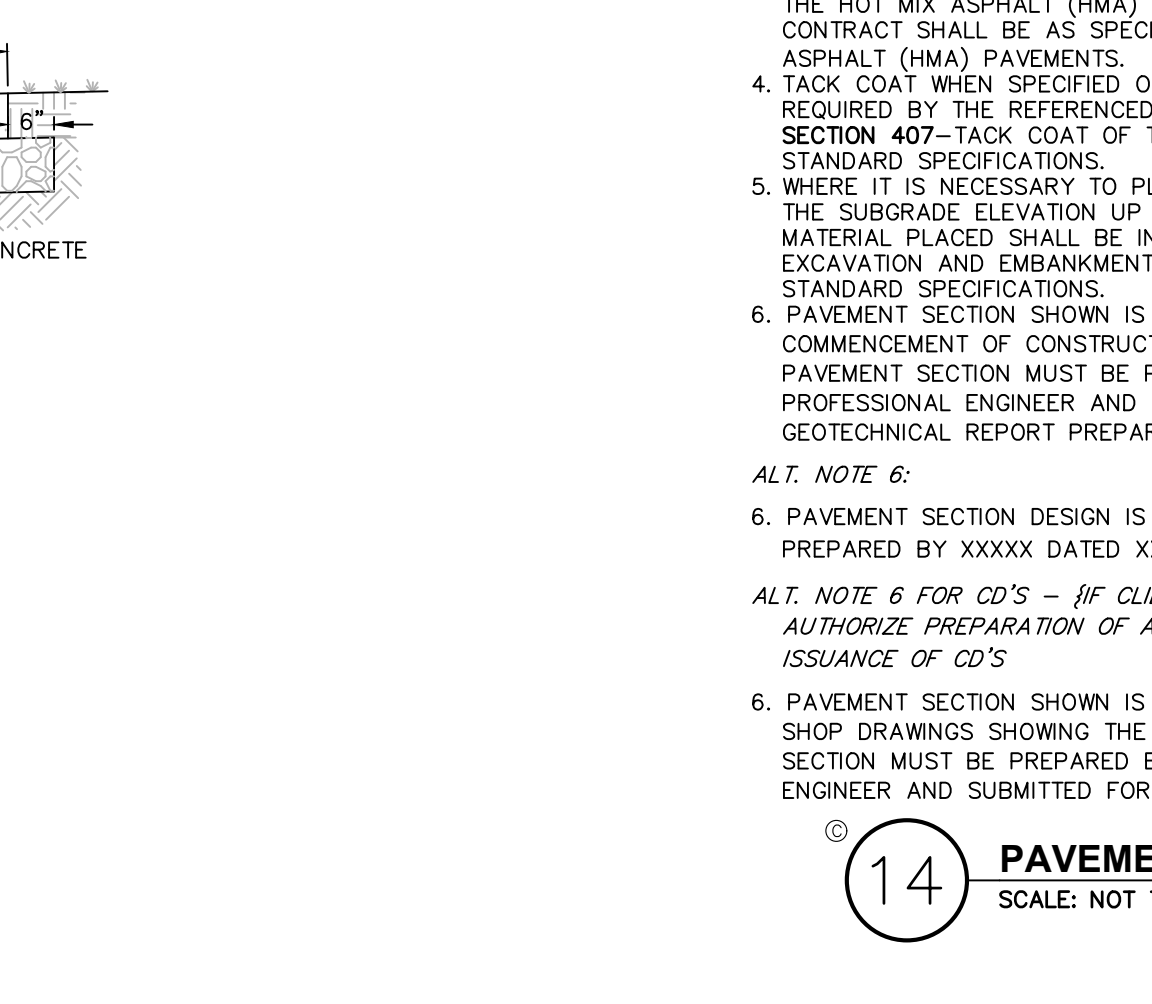
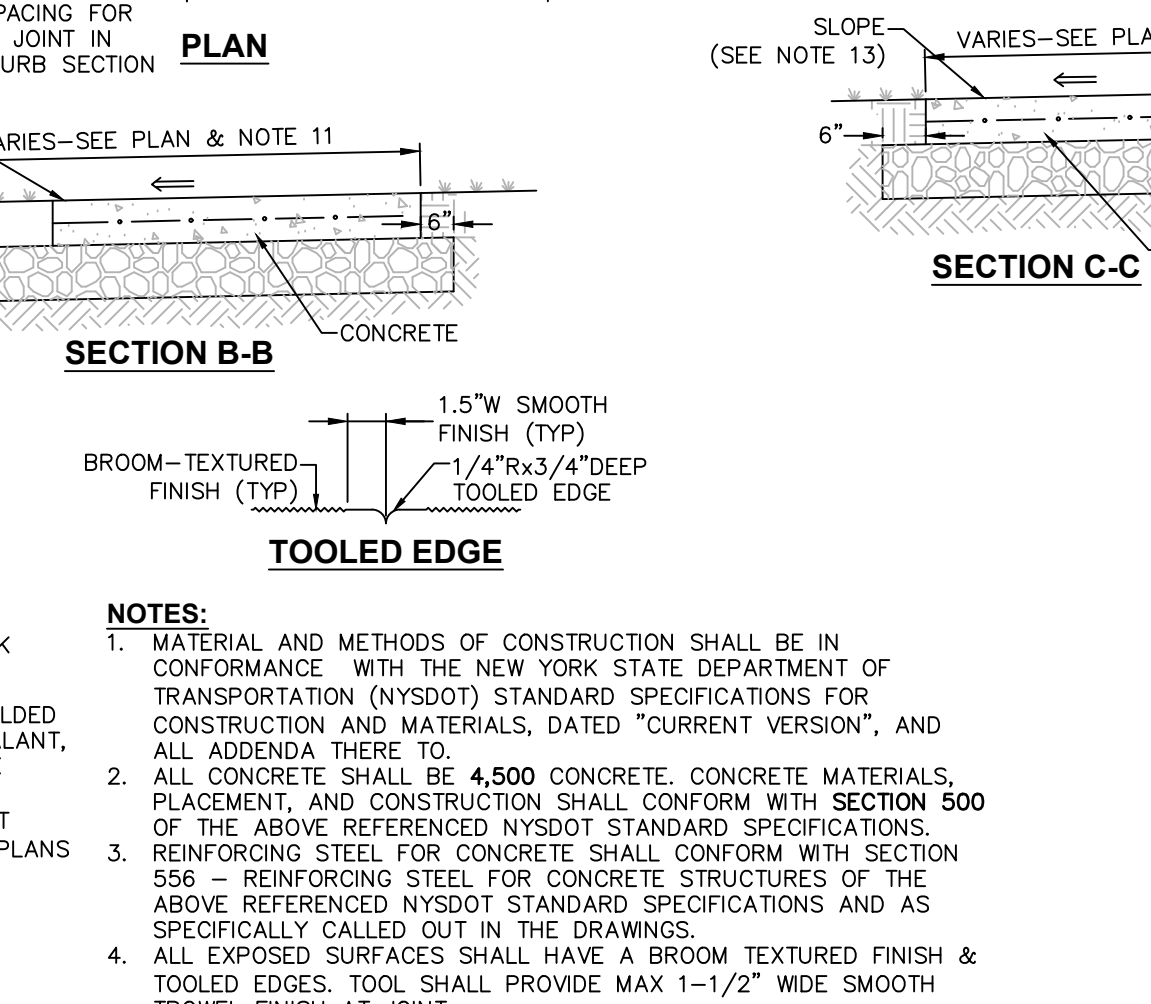
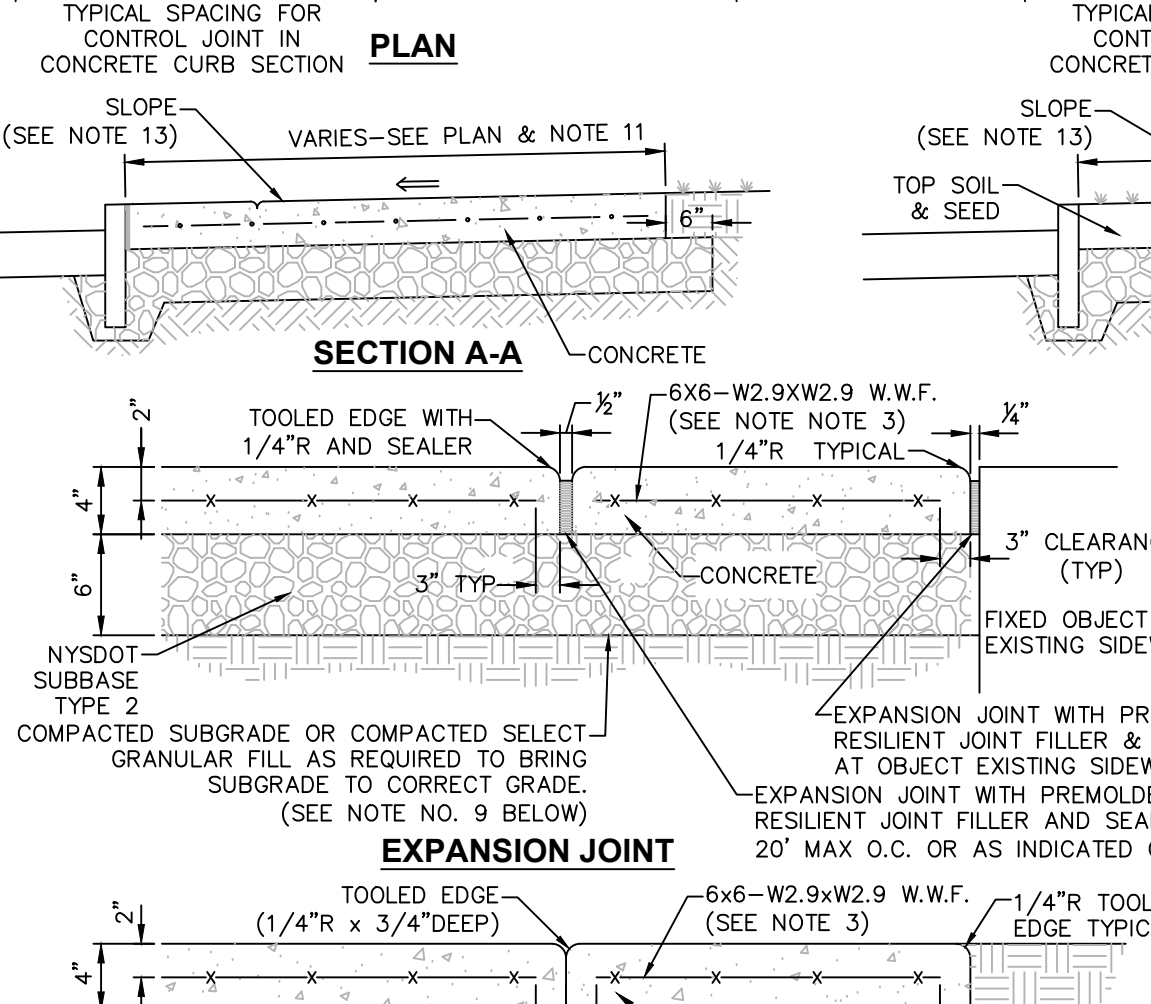
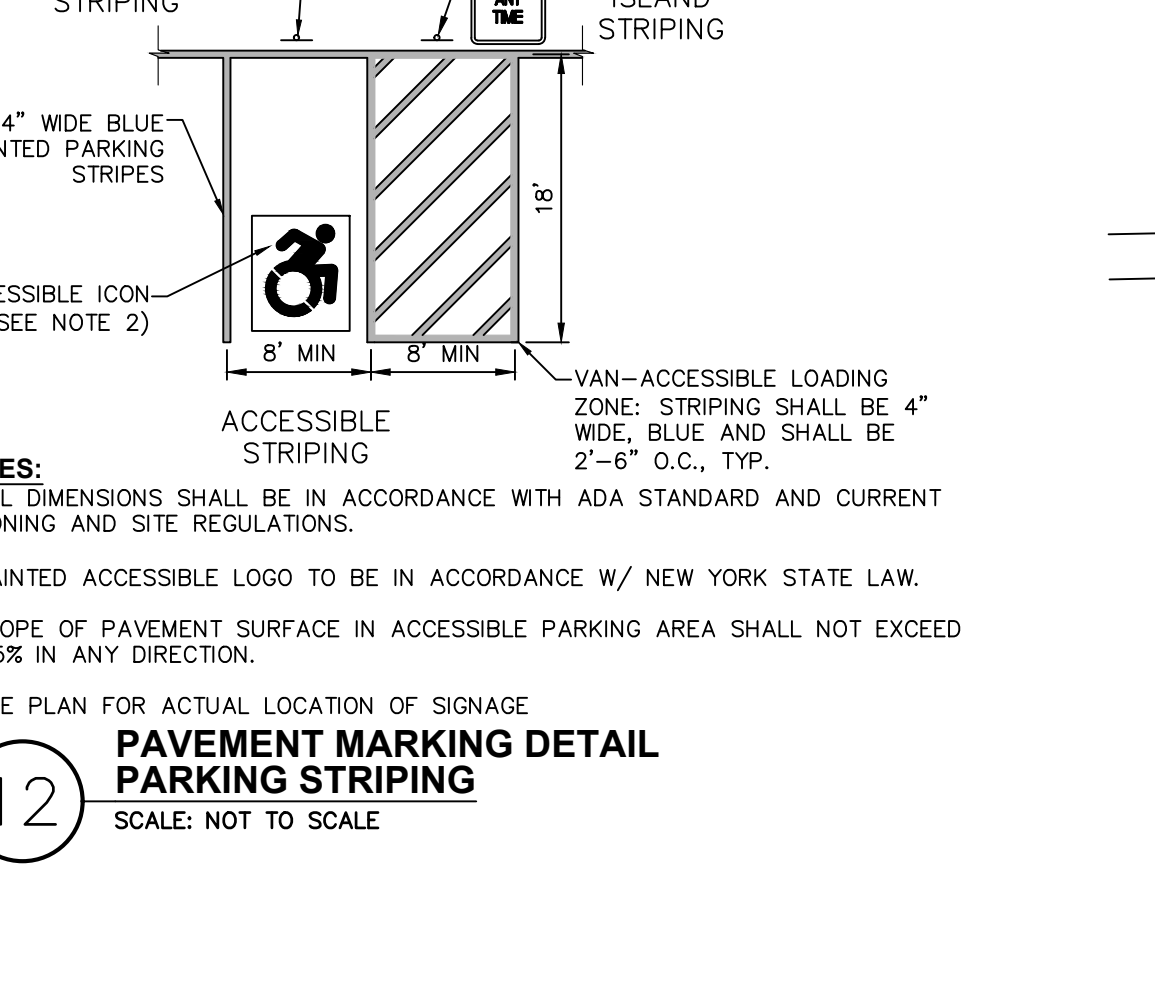
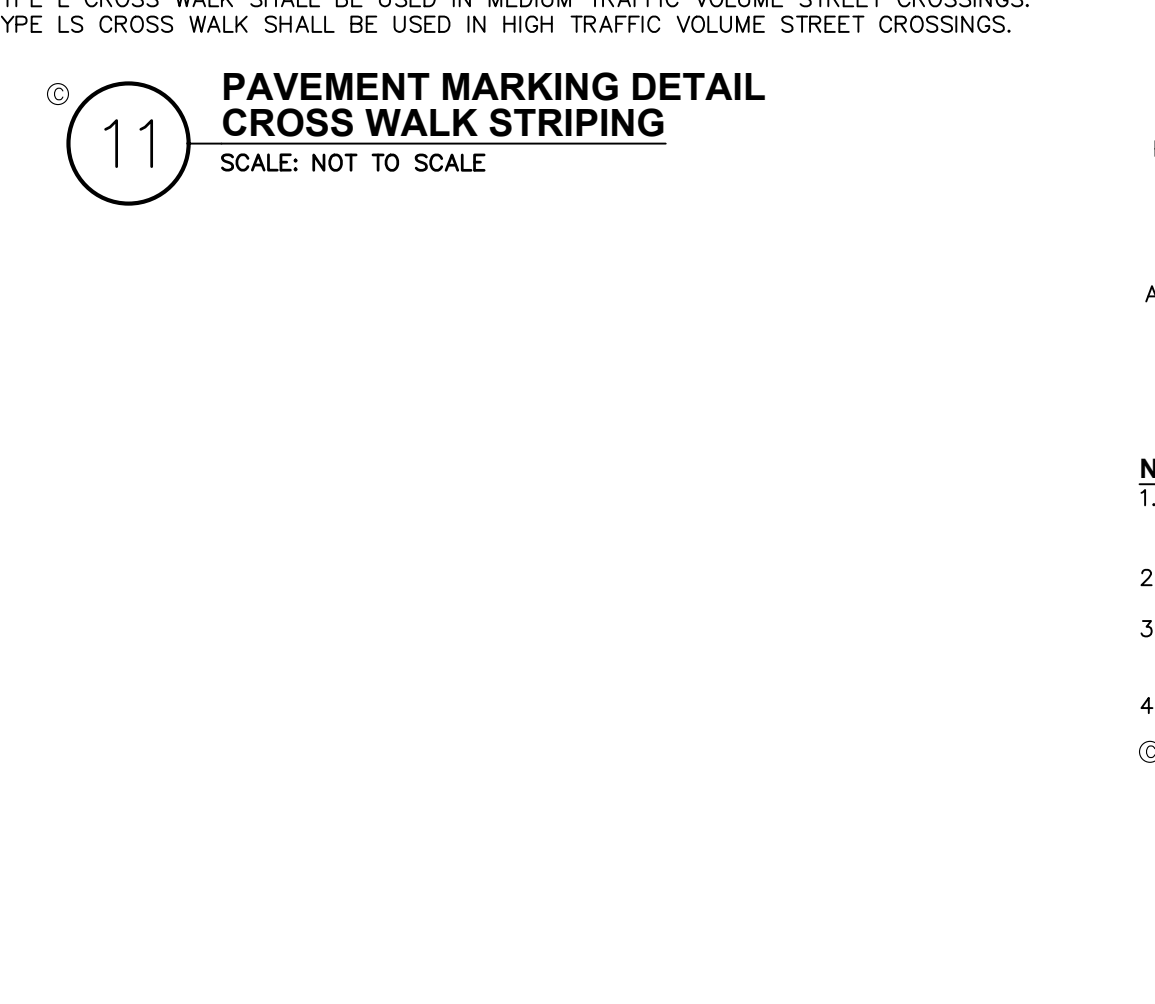
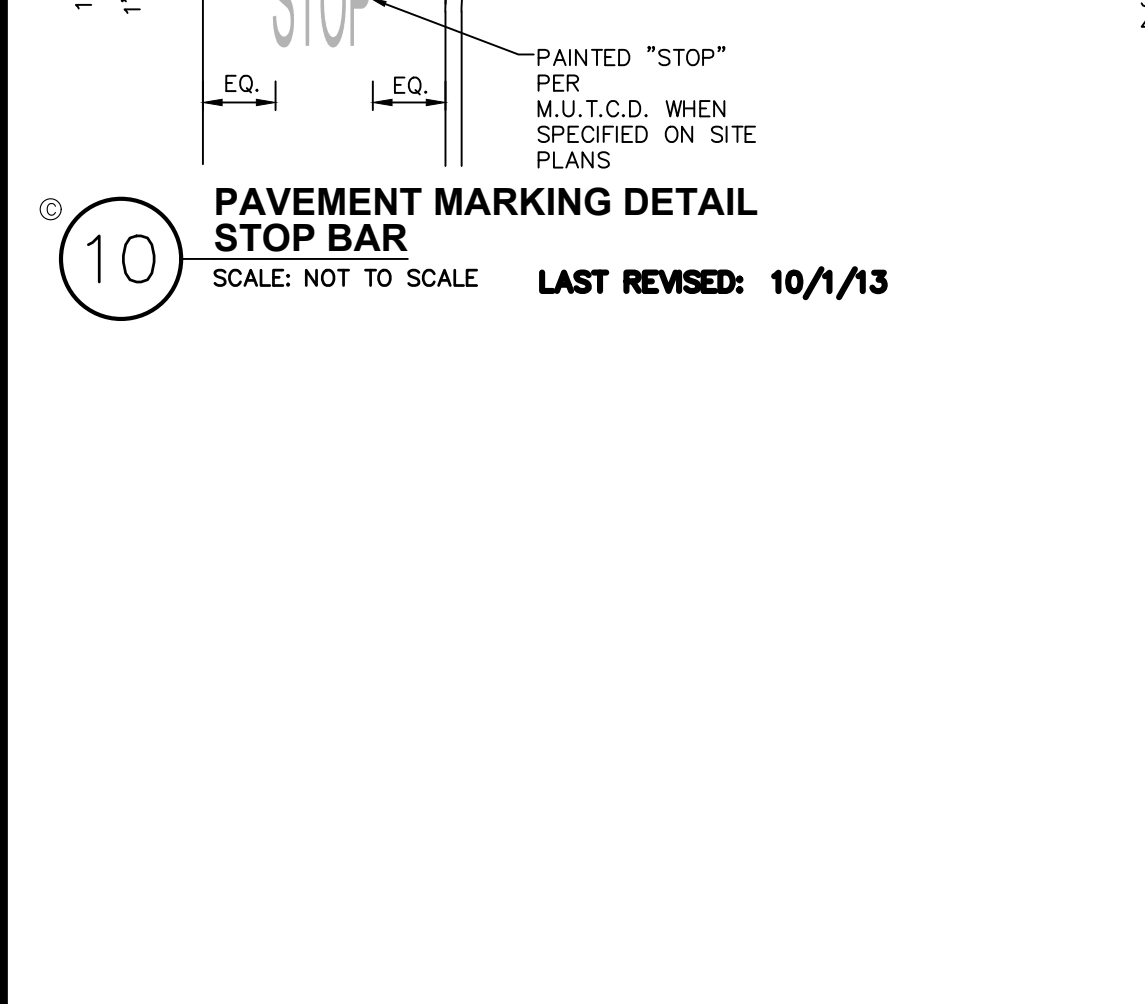
QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
16	AR	Acer rubrum 'October Glory'	Common Glory Red Maple	2 - 2.5" Col.	BAB	As Shown	
13	BN	Betula nigra	River Birch	8"-10" Clump	BAB	As Shown	Multi-Stamp Clump
3	LT	Liriodendron tulipifera	Tuliptree	2"-2.5" Col.	BAB	As Shown	
35	VJ	Viburnum virginiana	Eastern Red Cedar	8"-10"	BAB	As Shown	
5	NS	Nyssa sylvatica	Sour Gum	1.75"-2" Col.	BAB	As Shown	Fall Digging Hazard
11	PA	Photinia x acerifolia 'Bloodgood'	Bloodgood London Planetree	2" - 2.5" Col.	BAB	As Shown	
7	CO	Cornus alternifolia 'Winter White'	Winter White Dogwood	2"-2.5" Col.	BAB	As Shown	
6	QR	Quercus rubra	Northern Red Oak	2" - 2.5" Col.	BAB	As Shown	Fall Digging Hazard
12	TC	Tilia cordata 'Greenstar'	Greenspire Linden	2" - 2.5" Col.	BAB	As Shown	
6	GB	Quercus bicolor	Swamp White Oak	2"-2.5" Col.	BAB	As Shown	Fall Digging Hazard

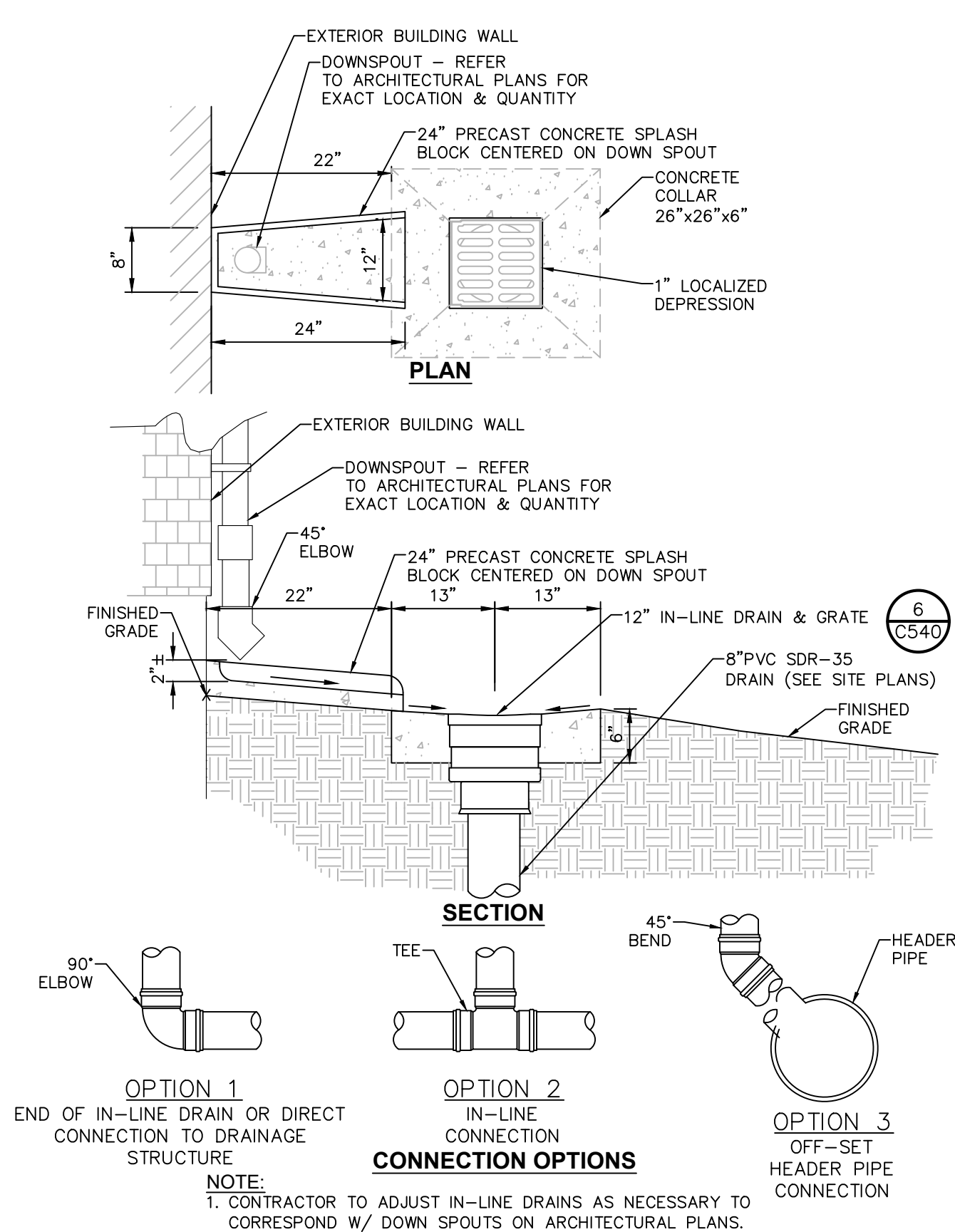
QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
25	AC	Aronia melanocarpa	Black Chokeberry	30" - 36"	Cont.	As Shown	
25	AM	Ametanther canadensis	Sericeberry	30"-36"	Cont.	As Shown	
32	BX	Buxus microphylla 'Franklin's Gem'	Boxwood	36"-60"	Cont.	As Shown	
47	CK	Corylus x glauca 'Dark Knight'	Blackhawk 'Dark Knight'	18"-24"	Cont.	As Shown	
62	CA	Celastrus albidus 'Hummingbird'	Hummingbird Summerweet	#3 Cont.	As Shown		
4	CV	Cornus alternifolia 'Winter White'	Ivory Halo Dogwood	24"-30"	Cont.	As Shown	
11	CM	Cornus amomum	Silk Dogwood	24"-30"	Cont.	As Shown	
14	CA	Cornus sericea 'Coco'	Arctic Sun Dogwood	18"-24"	Cont.	As Shown	
32	HM	Hemamelis virginiana	Witch Hazel	3" - 4"	Cont.	As Shown	
12	IK	Ilex verticillata 'Southern Gentleman'	Southern Gentleman Winterberry	18"-24"	Cont.	As Shown	
12	IK	Ilex verticillata 'Winter Red'	Winter Red Winterberry	18"-24"	Cont.	As Shown	
43	KI	Kalmia angustifolia	Sheep Laurel	18" - 24"	Cont.	As Shown	
13	RI	Rhus typhina 'Laciniata'	Cutleaf Staghorn Sumac	24"-30"	Cont.	As Shown	
17	VJ	Viburnum acerifolium	Magnolia Viburnum	24"-30"	Cont.	As Shown	
24	VD	Viburnum dentatum	Doublefile Viburnum	30"-36"	Cont.	As Shown	
32	NB	Nyctaginia flexilis	Nonparberry Viburnum	36"	Cont.	As Shown	
29	VI	Viburnum trilobum 'Alfreds'	Alfreds Creanberry Viburnum	36"	Cont.	As Shown	
12	SP	Spiraea x bumalda 'Gold Flame'	Gold Flame Spirea	#3 Cont.	As Shown		
7	KI	Kalmia latifolia	Mountain Laurel	30"-36"	Cont.	As Shown	
6	LS	Lindera benzoin	Spicetum	36"	Cont.	As Shown	



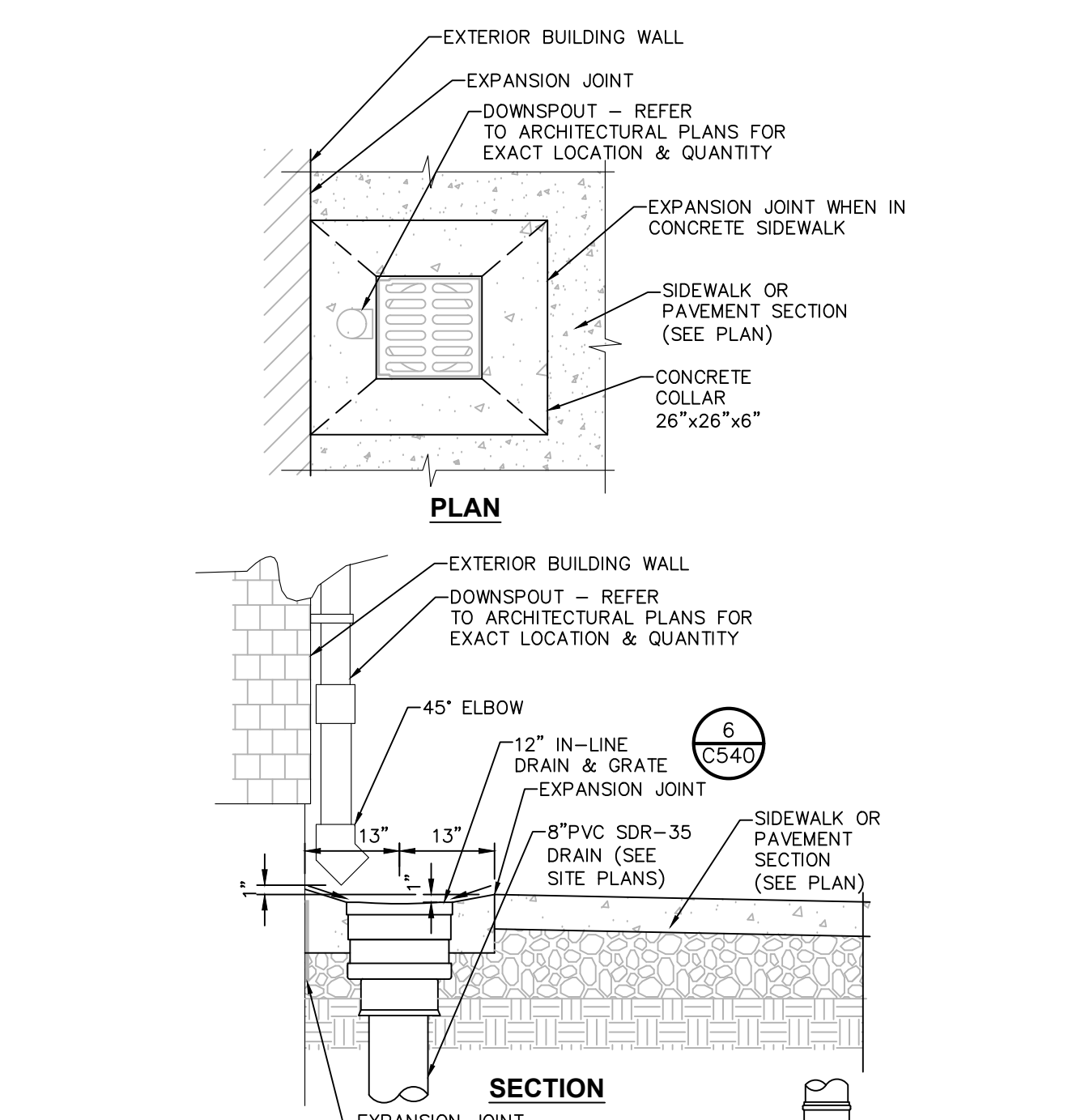
MUTCD SIGN SCHEDULE

SIGN NO.	SIGN FACE	MUTCD NUMBER	MIN. SIZE	COLORS	MOUNTING
1	STOP	R1-1	30"x30"	RED / WHITE	(R) (S) (T)
2	YIELD	W1-1	24"x24"	YELLOW / WHITE	(S) (T)
3	NO PARKING	NY R7-80	12"x18"	WHITE / BLUE	(R) (S) (T)
4	NO PARKING	R7-8P	12"x6"	WHITE / BLUE	(R) (S) (T)
5	NO PARKING	R7-1	12"x18"	WHITE / RED	(R) (S) (T)
6	NO PARKING	R3-2	30"x30"	WHITE / BLACK / RED	(R) (S) (T)
7	NO PARKING	R3-2	30"x30"	WHITE / BLACK / RED	(R) (S) (T)
8	NO PARKING	R15-1	48"x9"	WHITE / BLACK	(R) (S) (T)
9	EXEMPT	R15-3P	24"x12"	WHITE / BLACK	(R) (S) (T)
10	EXEMPT	W10-1	30"	YELLOW / BLACK	(R) (S) (T)
11	EXEMPT	CUSTOM	18"x18"	WHITE / GREEN	(R) (S) (T)

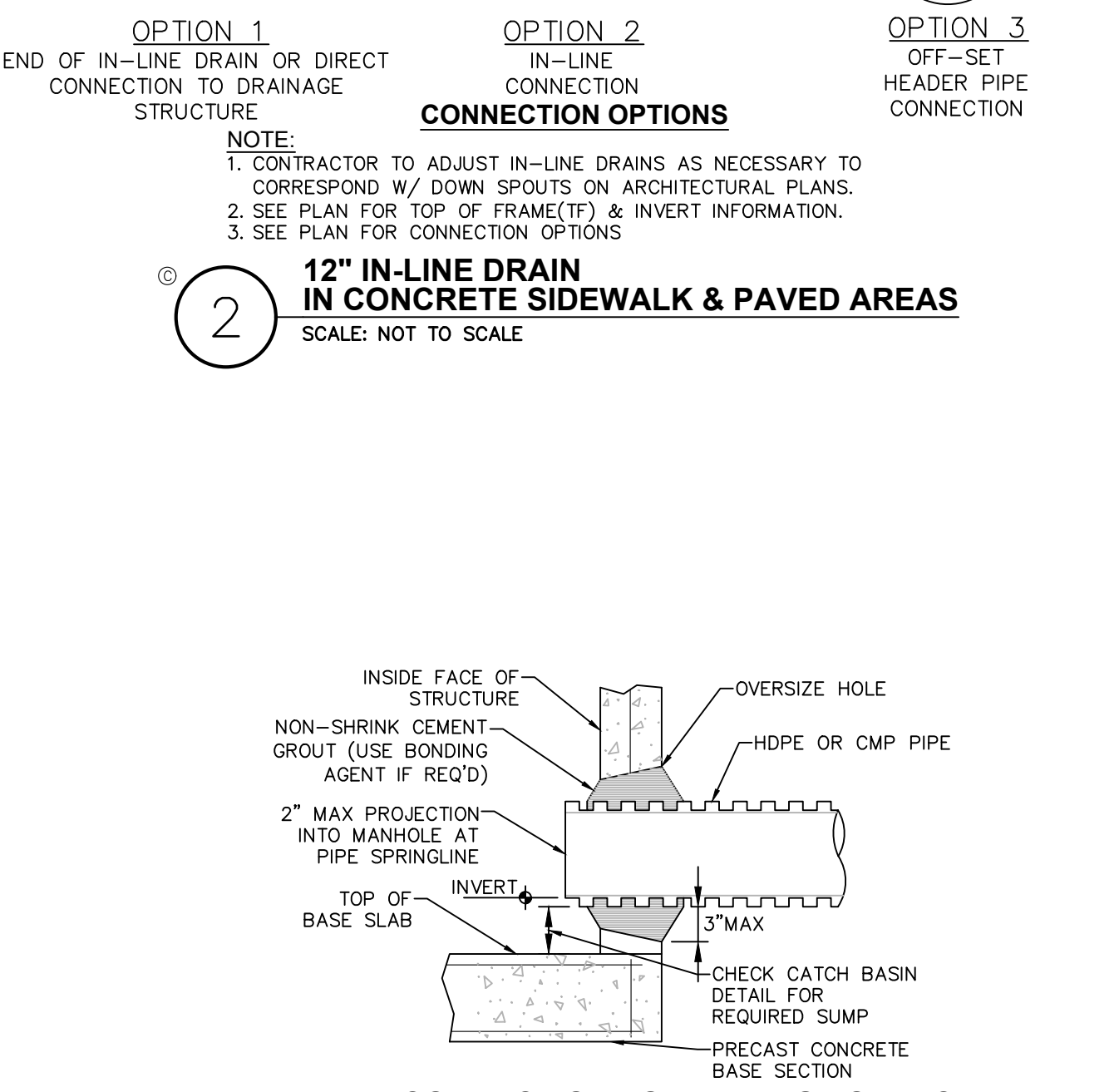




12\"/>



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PIPE CONNECTION TO DRAINAGE STRUCTURE - CMP OR HDPE CEMENT GROUT SEAL JOINT
SCALE: NOT TO SCALE
10/24/08

ACCEPTABLE MANHOLE STEPS

MANUFACTURER	PATTERN NUMBER	W/TH WIDTH	W/TH LENGTH	W/TH CLEAR	W/TH RING CLEAR	W/TH RING CLEAR
M.A. INDUSTRIES INC*	PS2-PF	14 3/4	9 1/4	13 3/4	3 3/8	5 7/8
M.A. INDUSTRIES INC*	PS2-PS	14 3/4	8 1/4	13 3/4	3 3/8	4 7/8

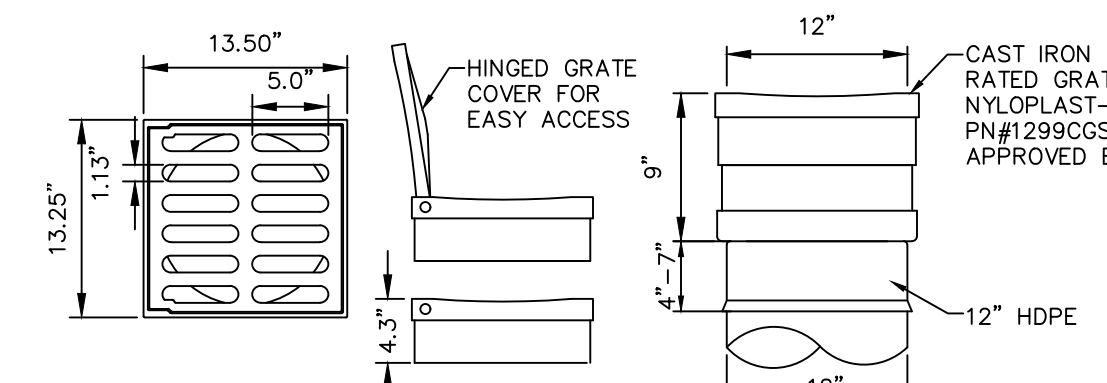
* OR EQUIVALENT
MH STEP DESIGN AND INSTALLATION SHALL COMPLY WITH ALL OSHA REGULATIONS

4 COPOLYMER POLYPROPYLENE MH STEP
SCALE: NOT TO SCALE

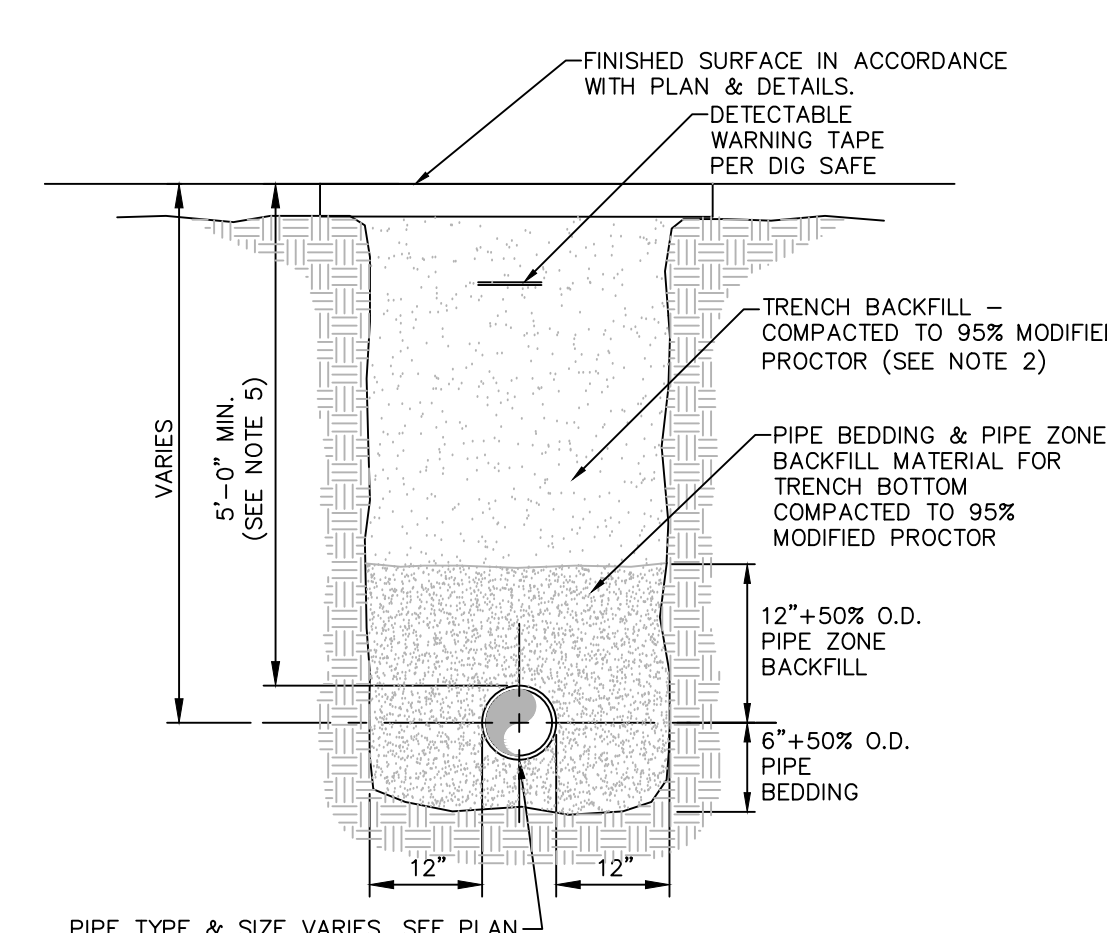
TYPICAL HDPE END SECTION

PIPE DIA.	E	F	G
12"	42"	14"	34"
15"	42"	17"	34"
18"	52"	23"	48"
24"	52"	23"	48"
30"	62"	34"	58"
36"	82"	41"	58"

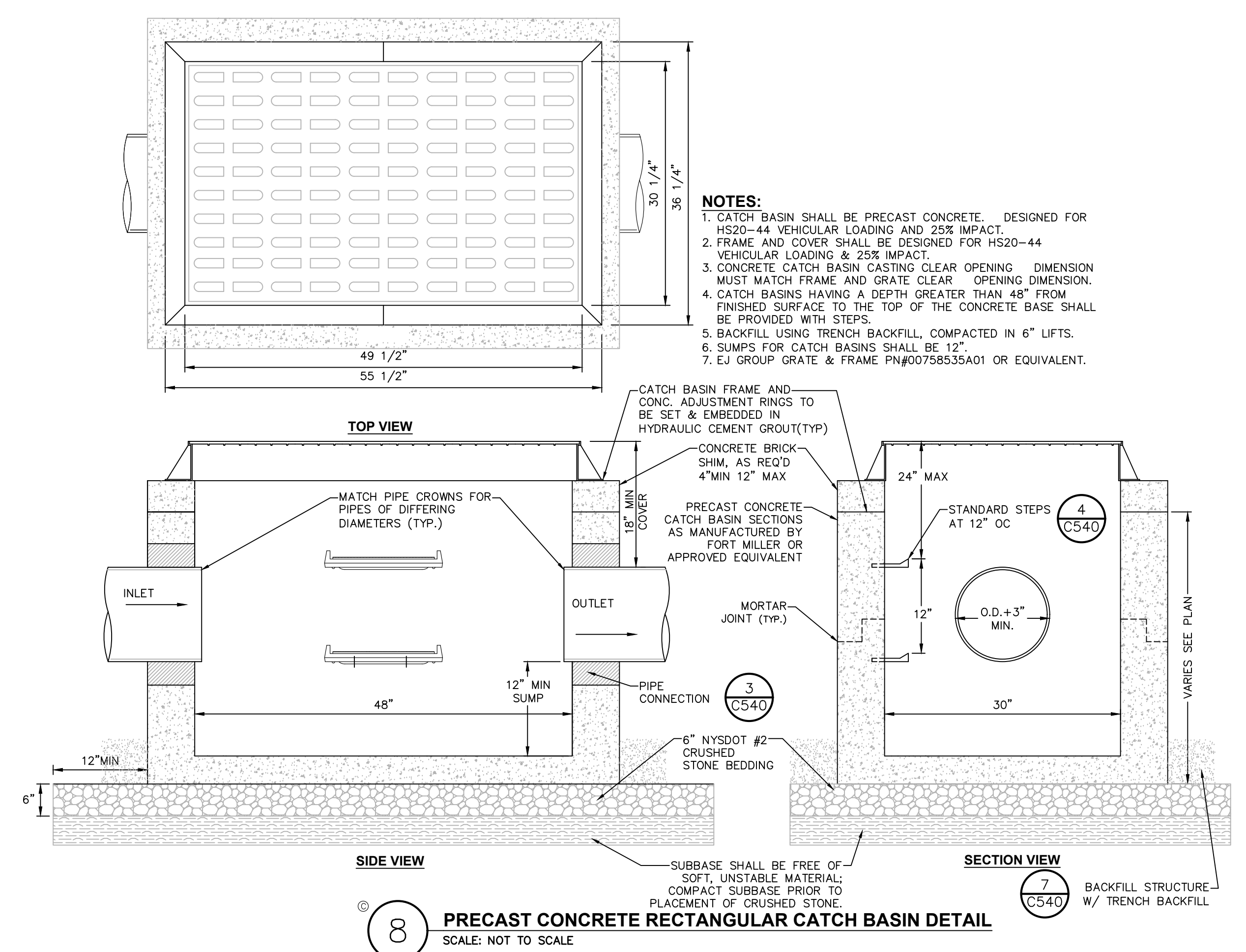
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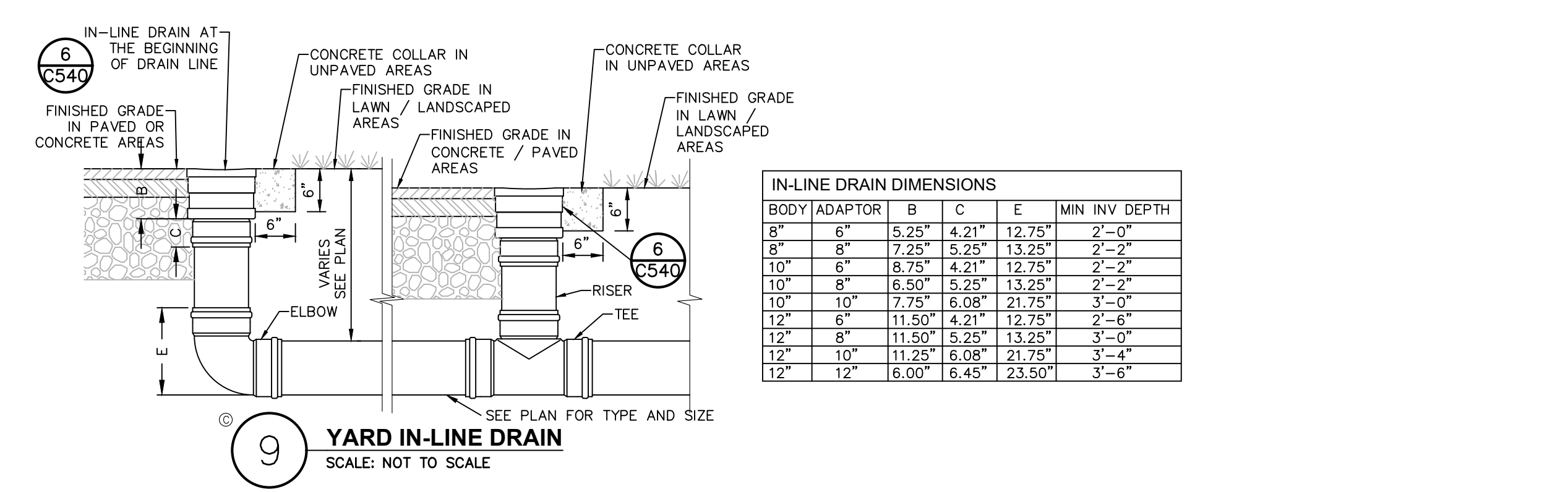
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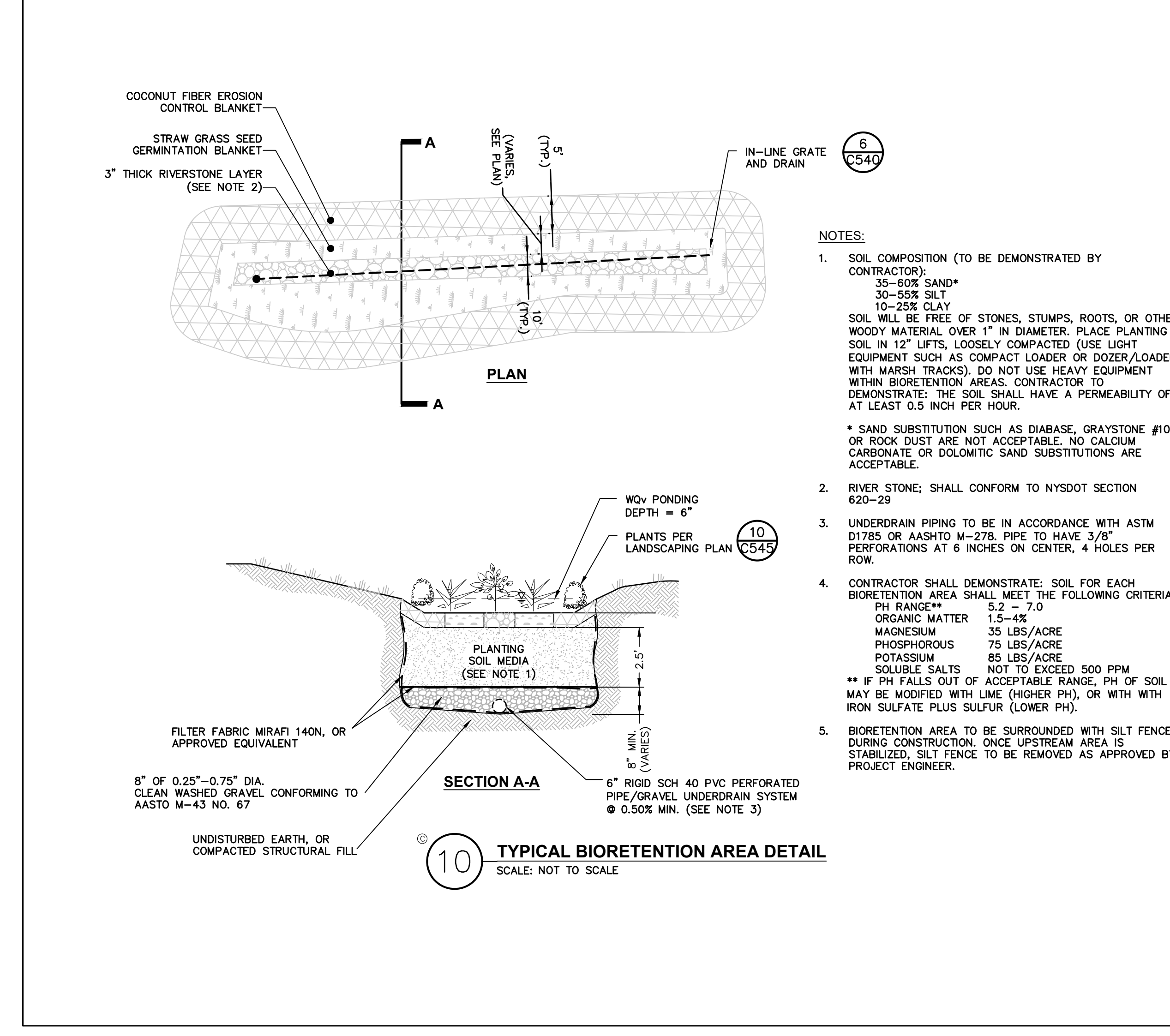
7 PIPE TRENCH DETAIL (TYPICAL)
SCALE: NOT TO SCALE
2/7/09



8 PRECAST CONCRETE RECTANGULAR CATCH BASIN DETAIL
SCALE: NOT TO SCALE



9 YARD IN-LINE DRAIN
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10 TYPICAL BIORETENTION AREA DETAIL
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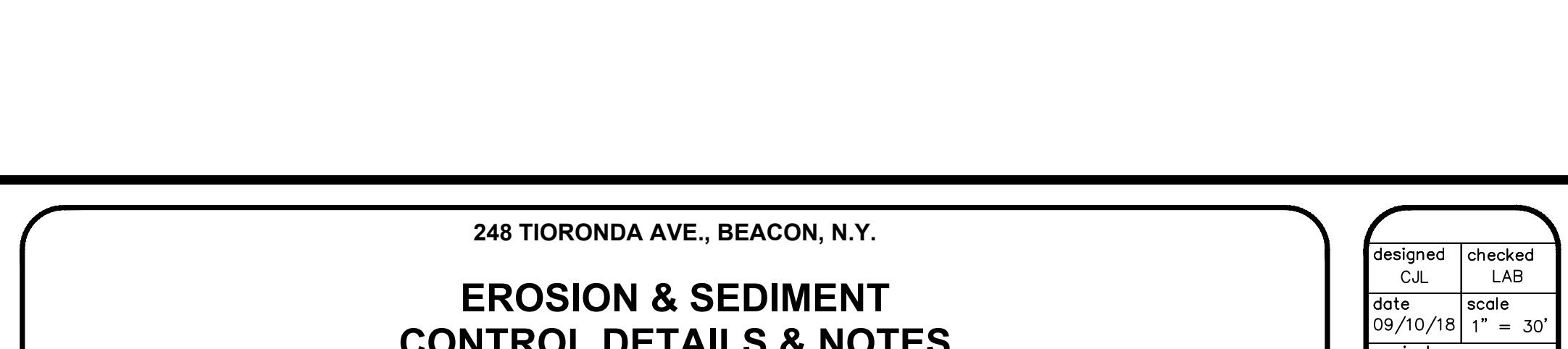
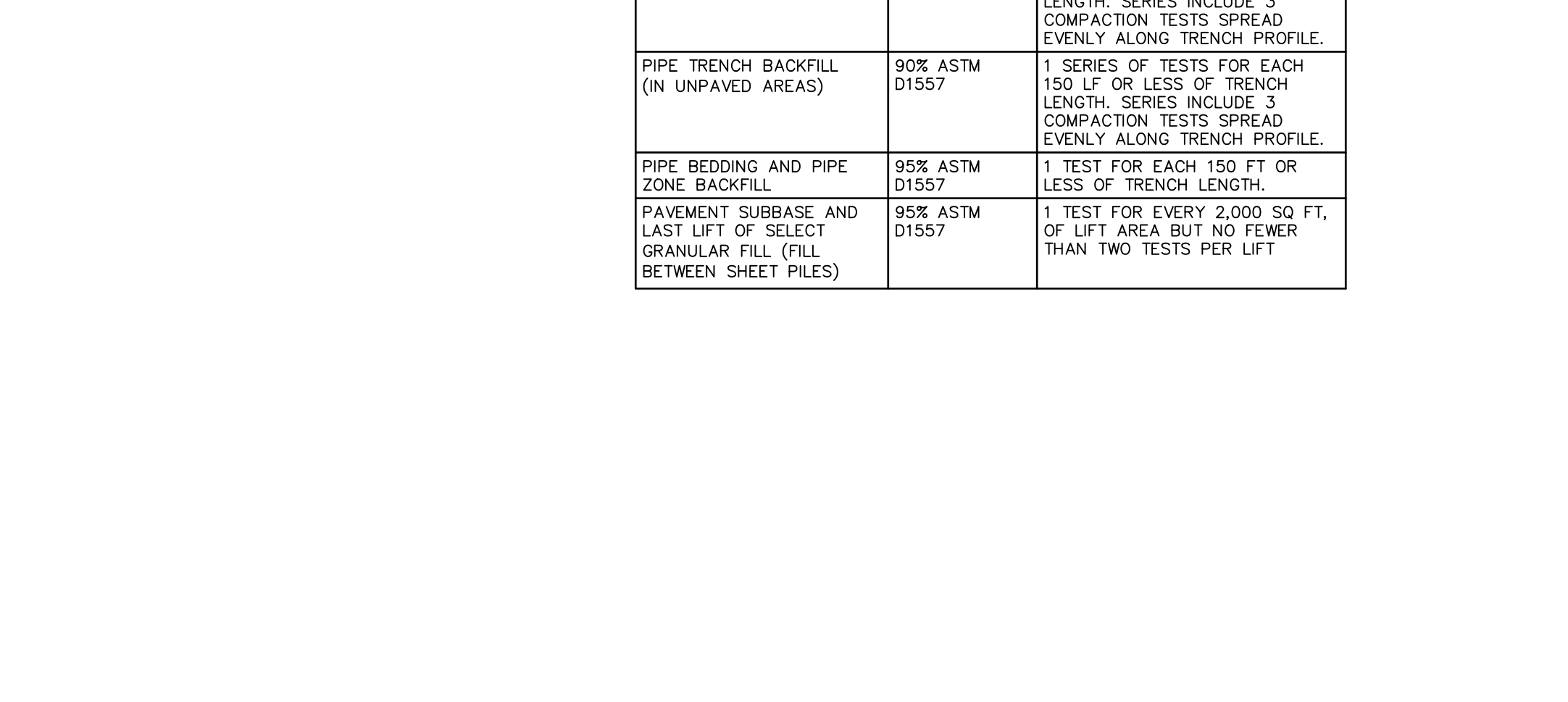
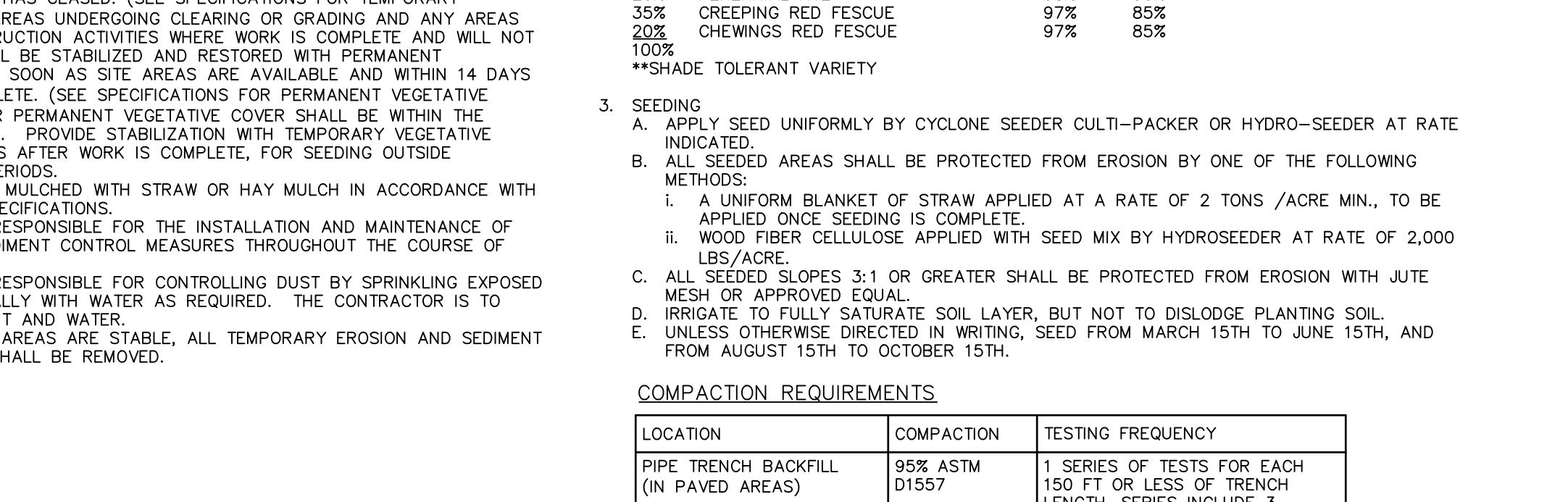
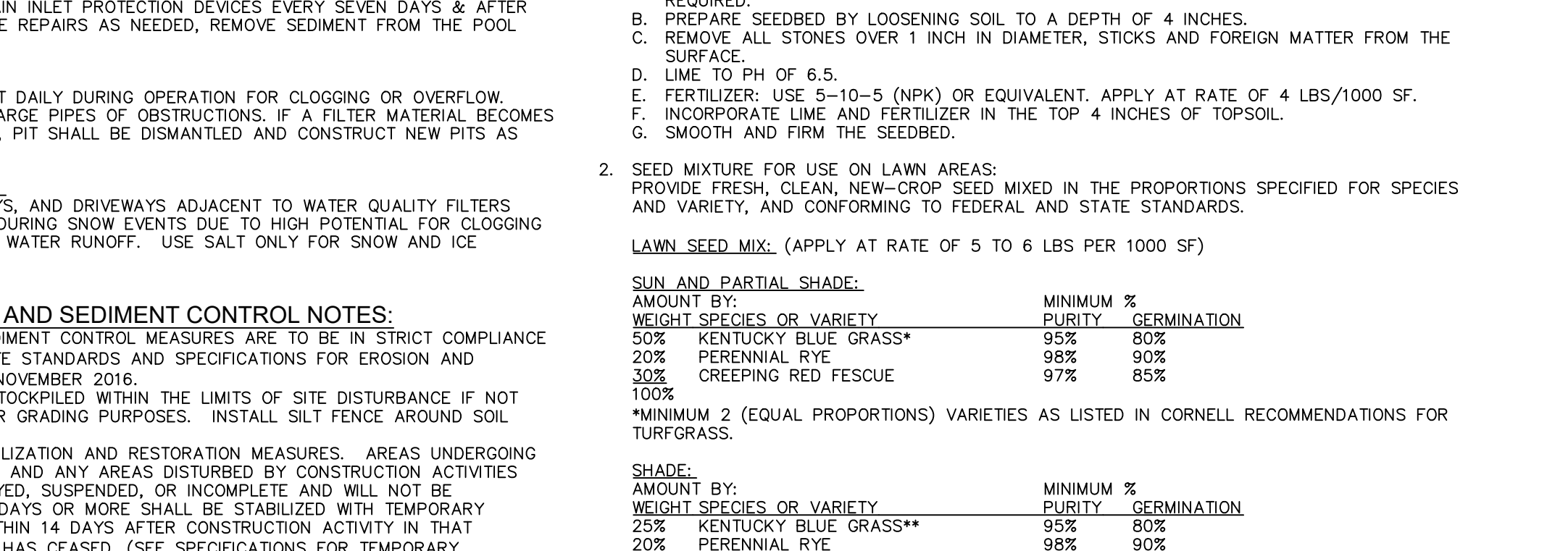
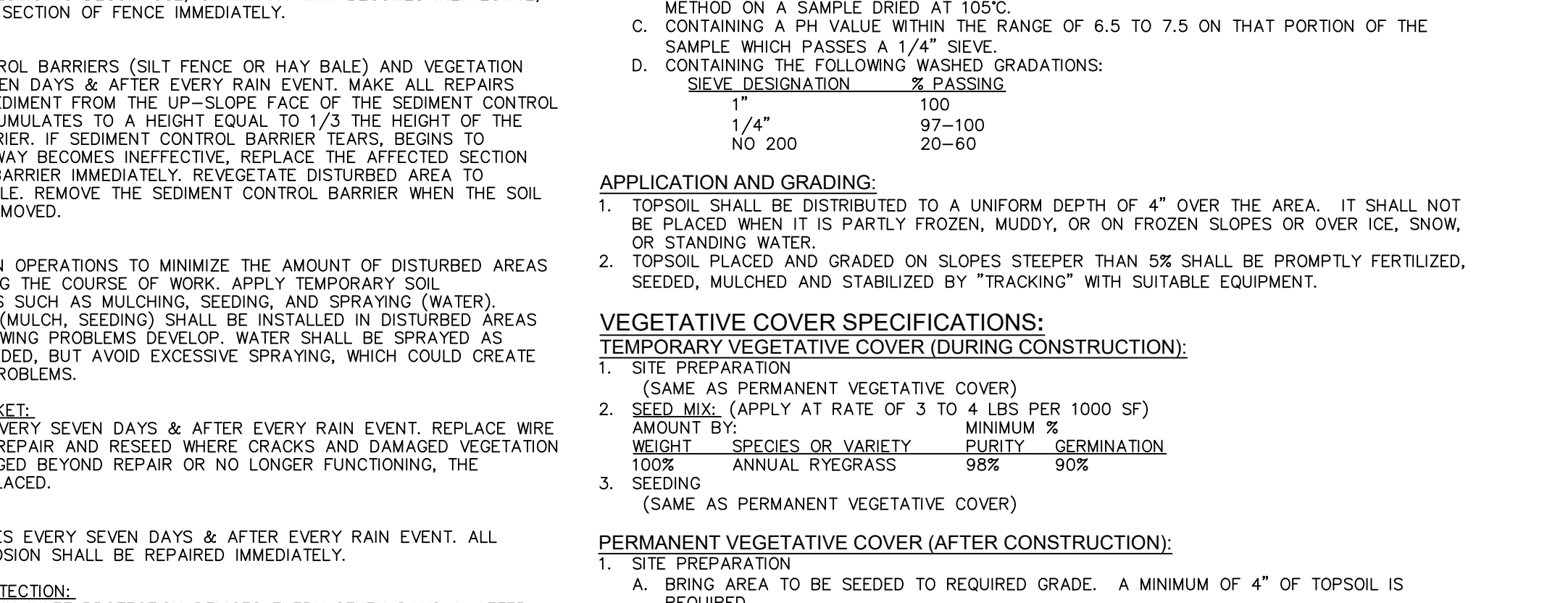
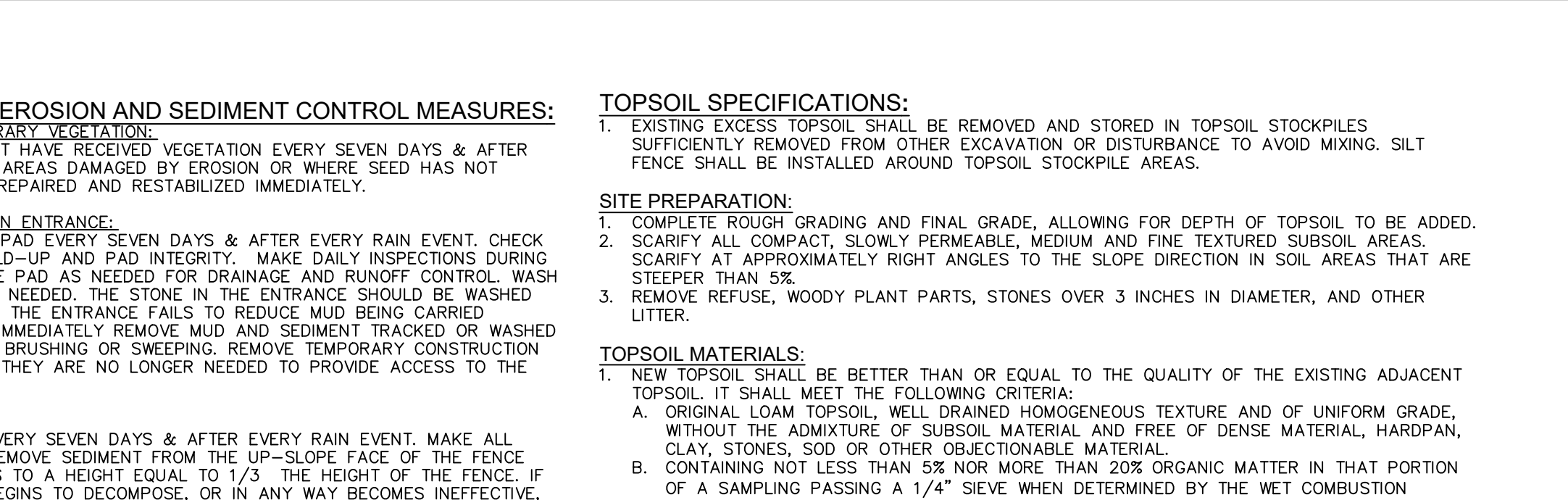
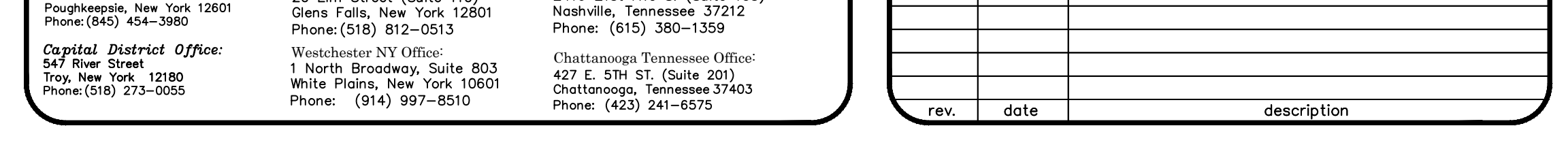
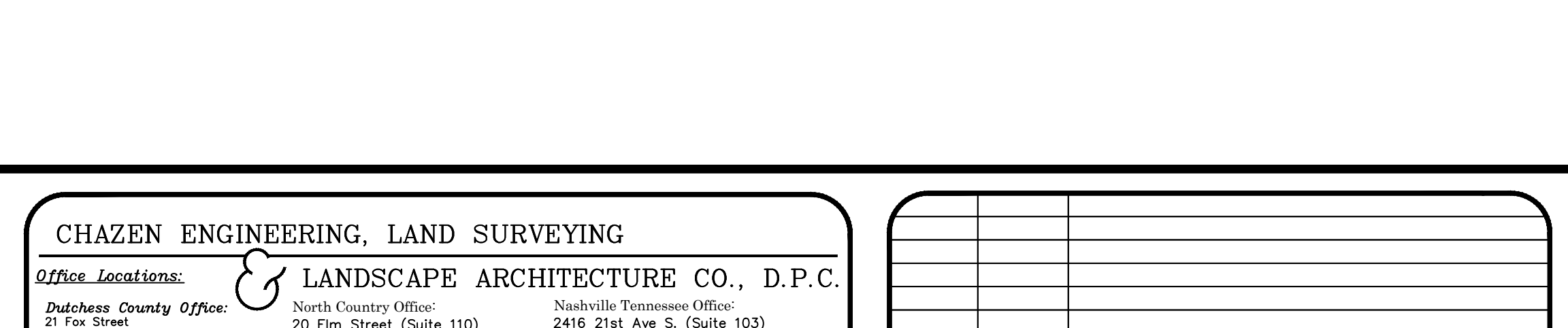
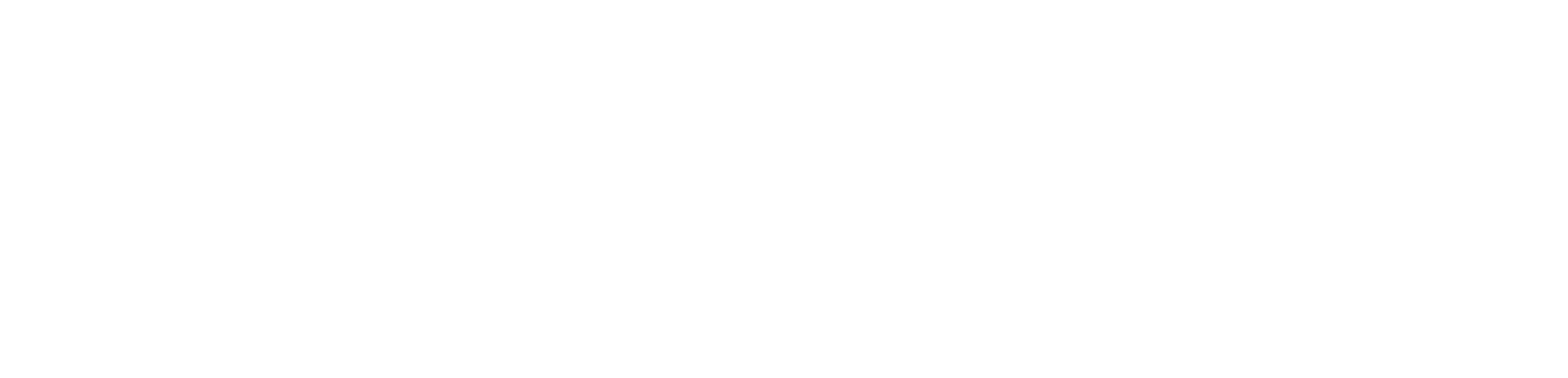
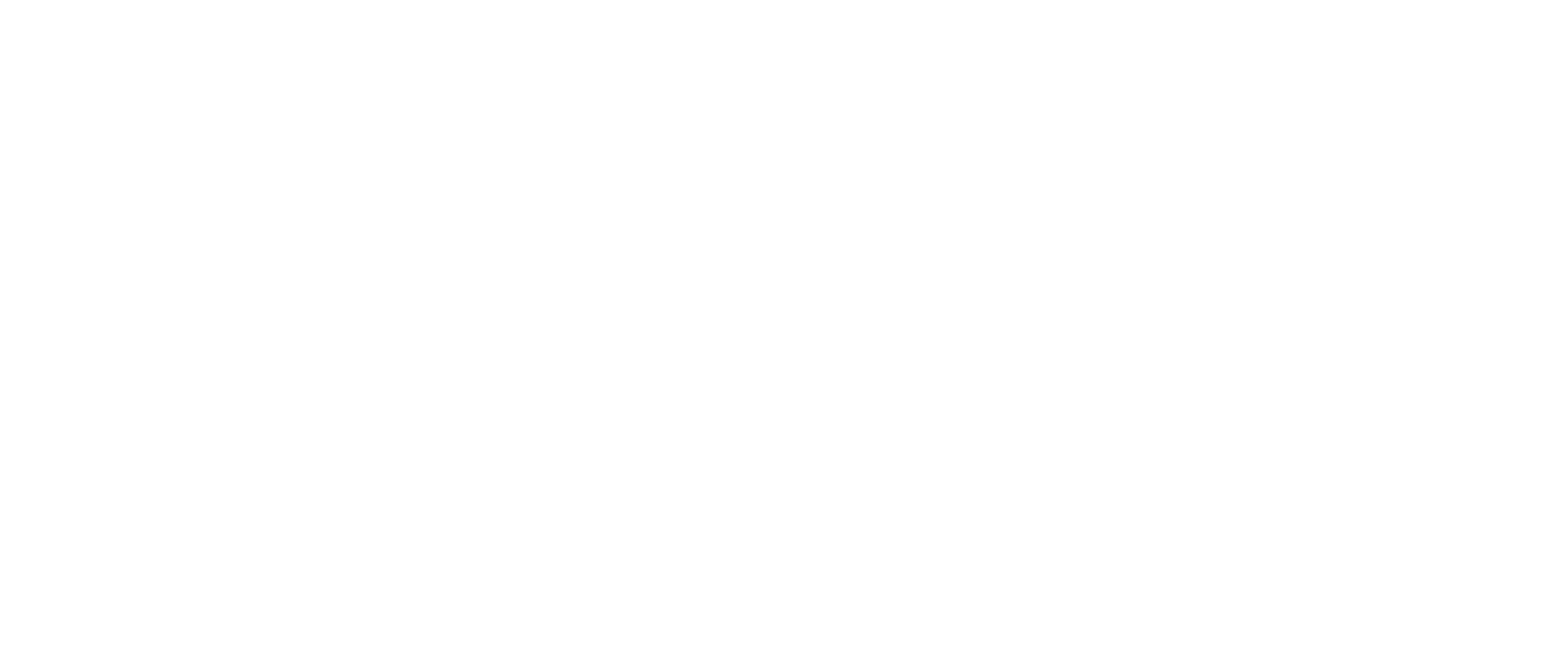
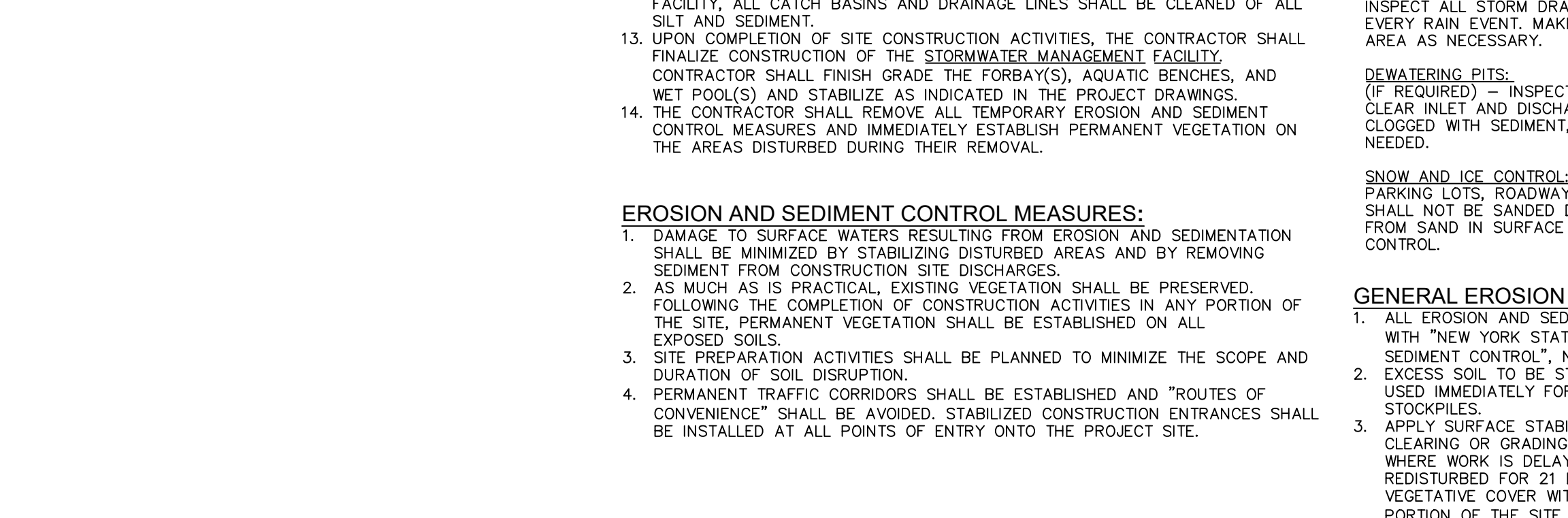
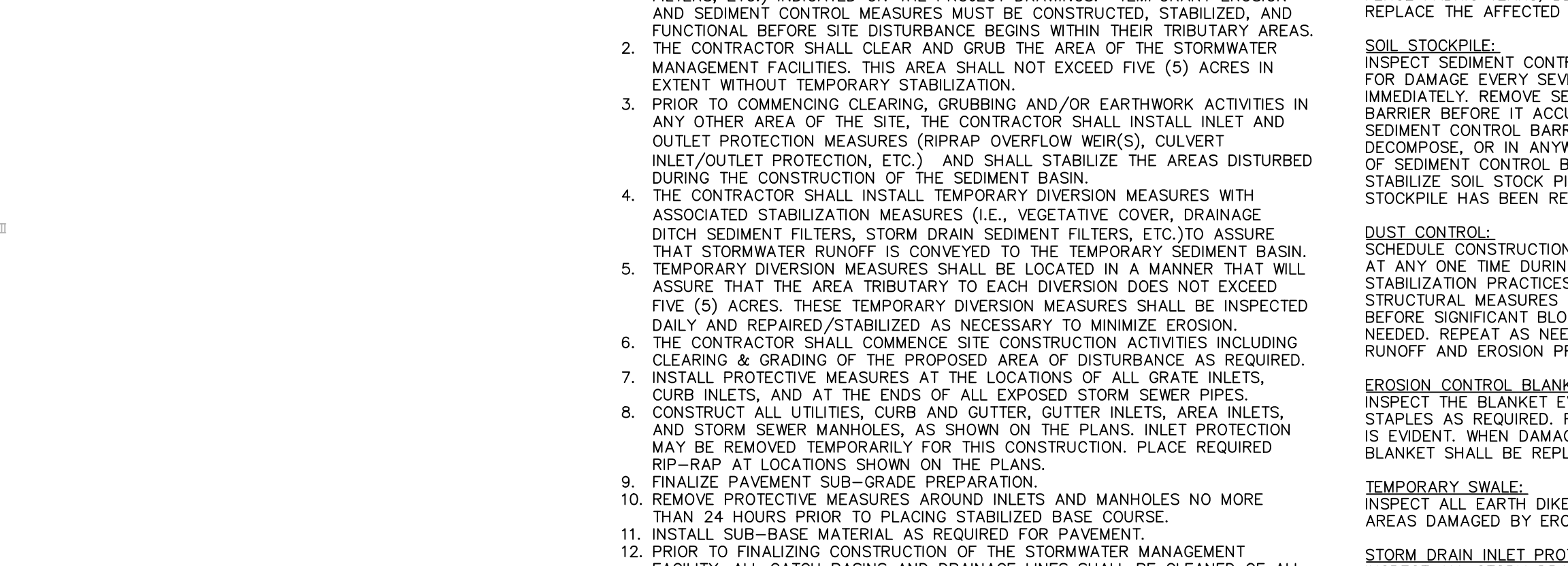
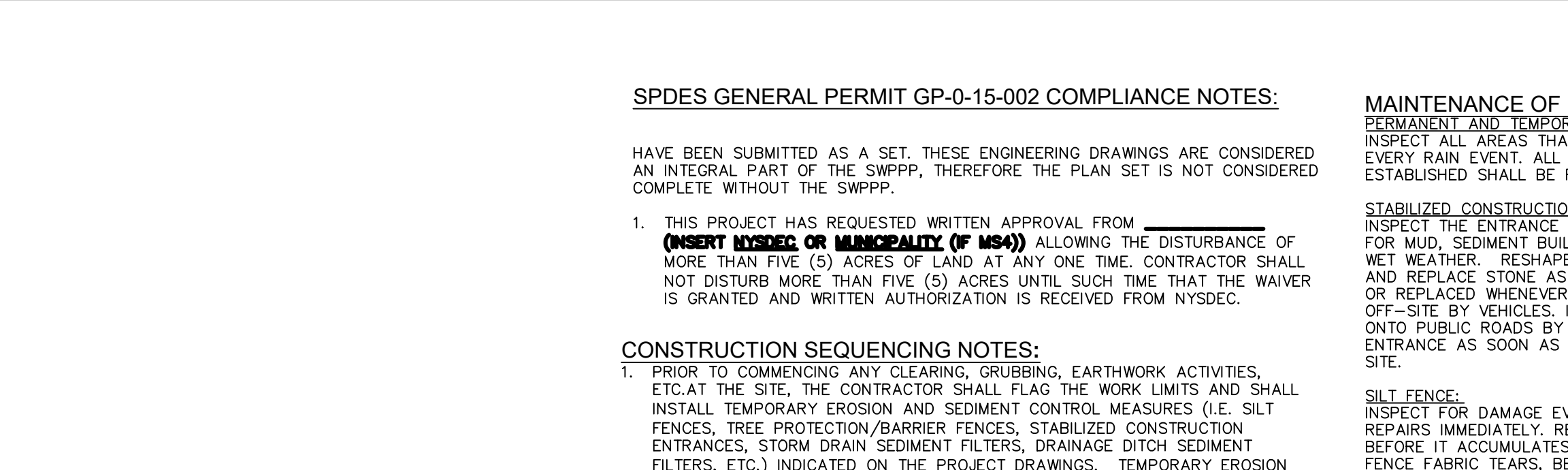
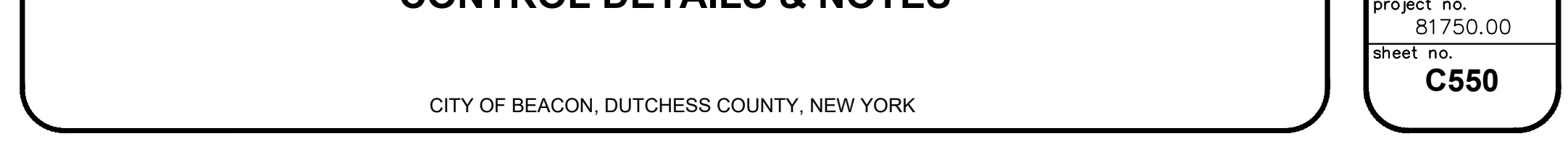
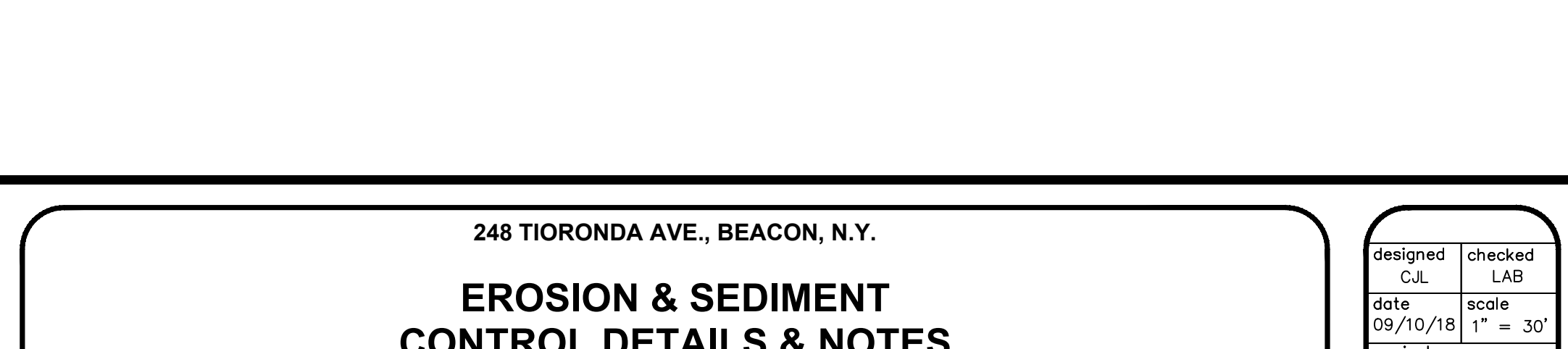
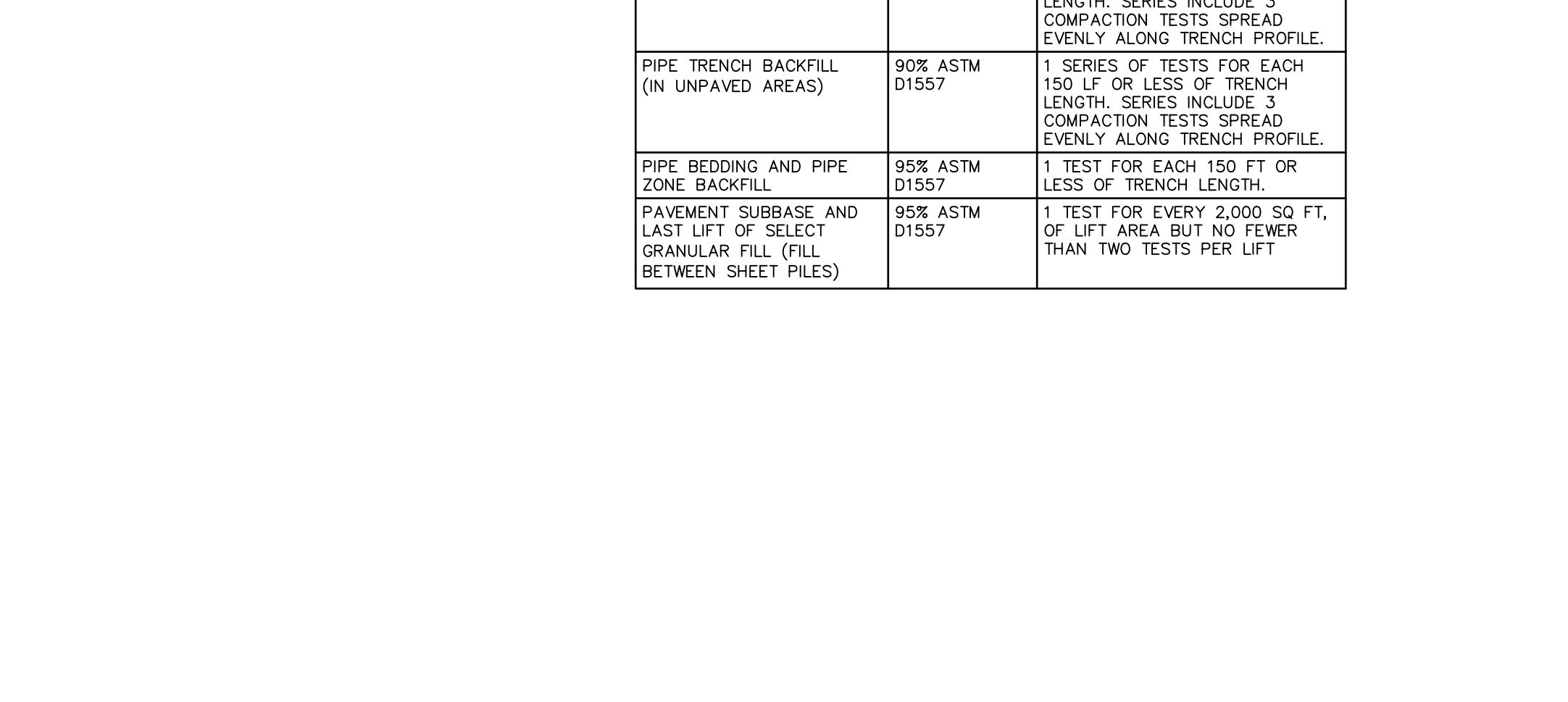
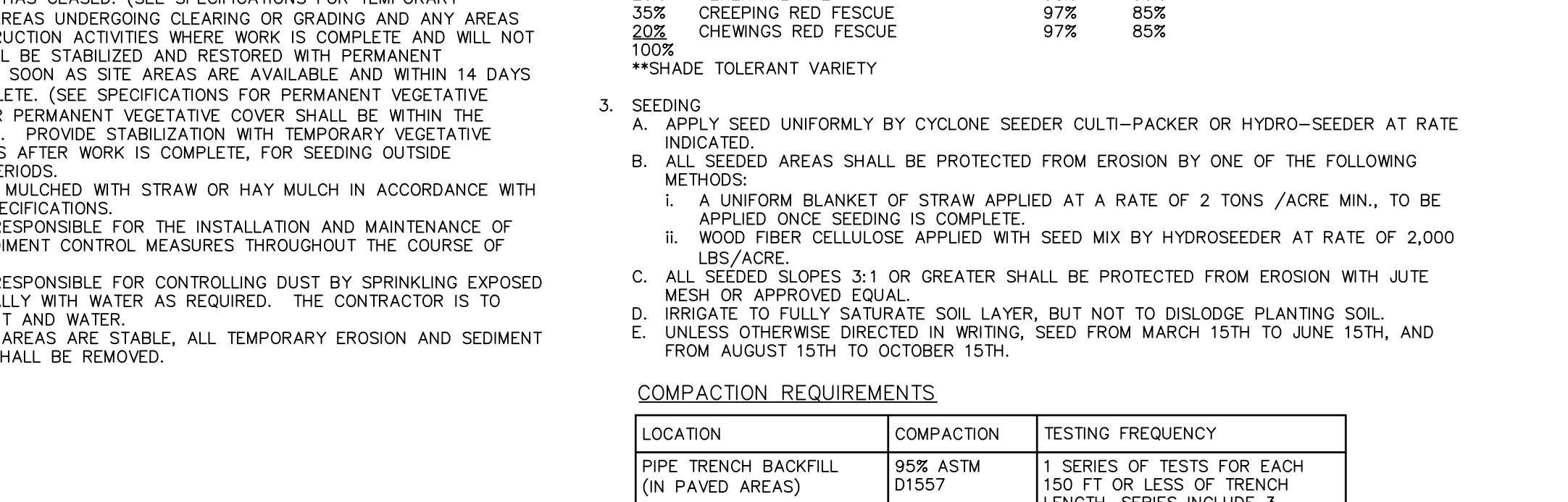
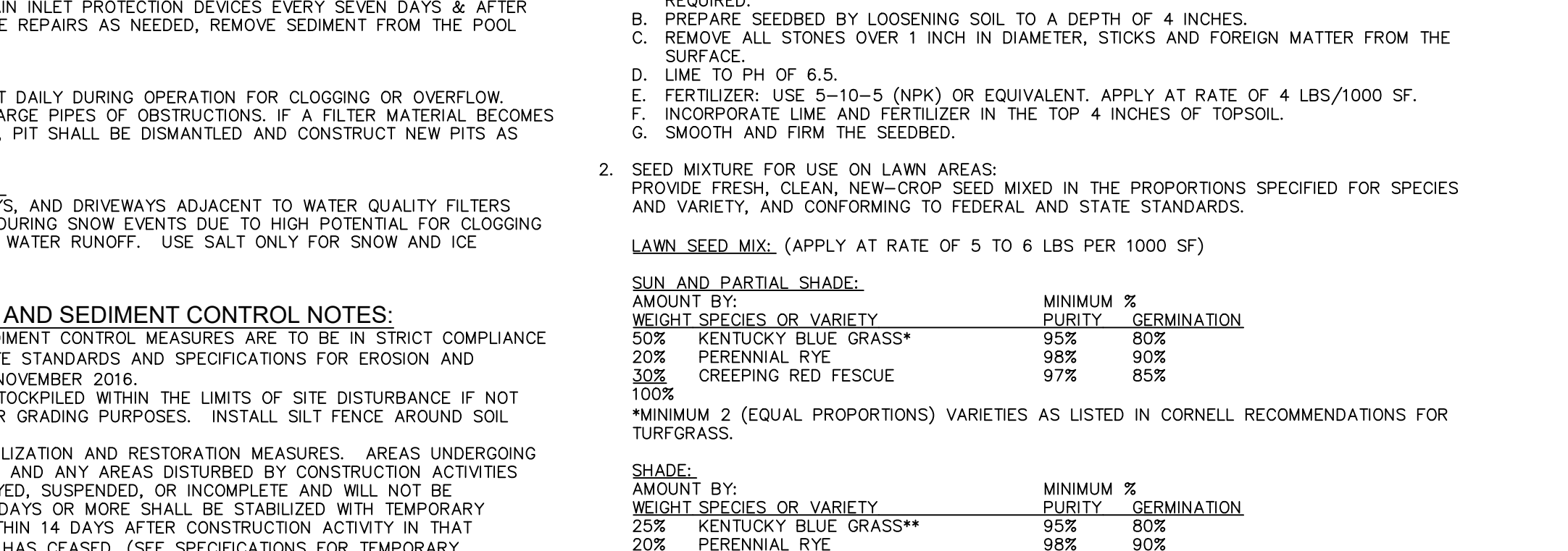
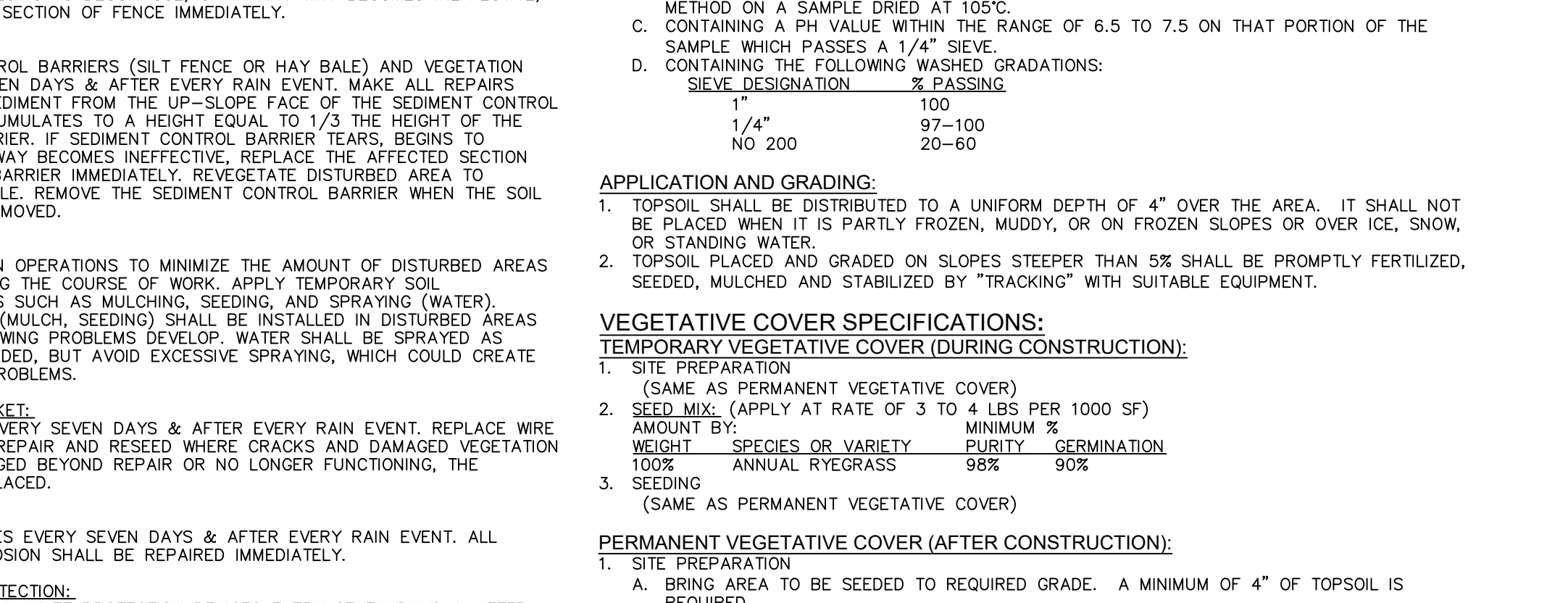
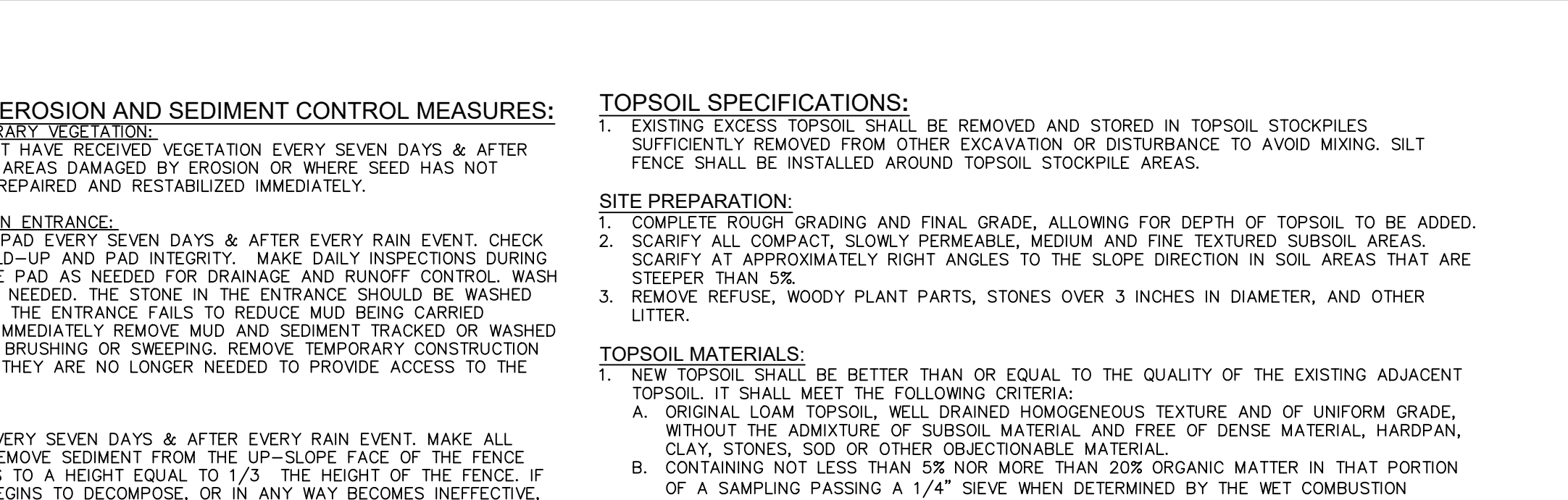
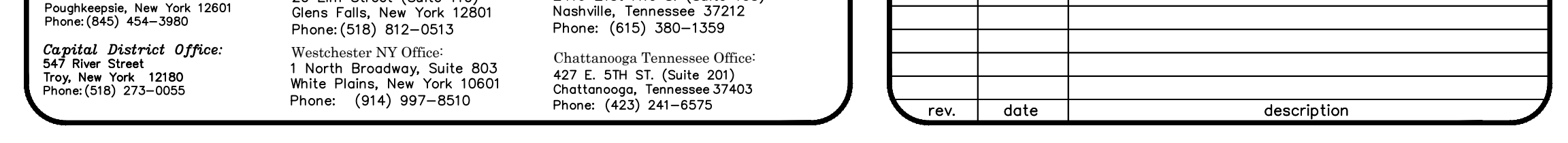
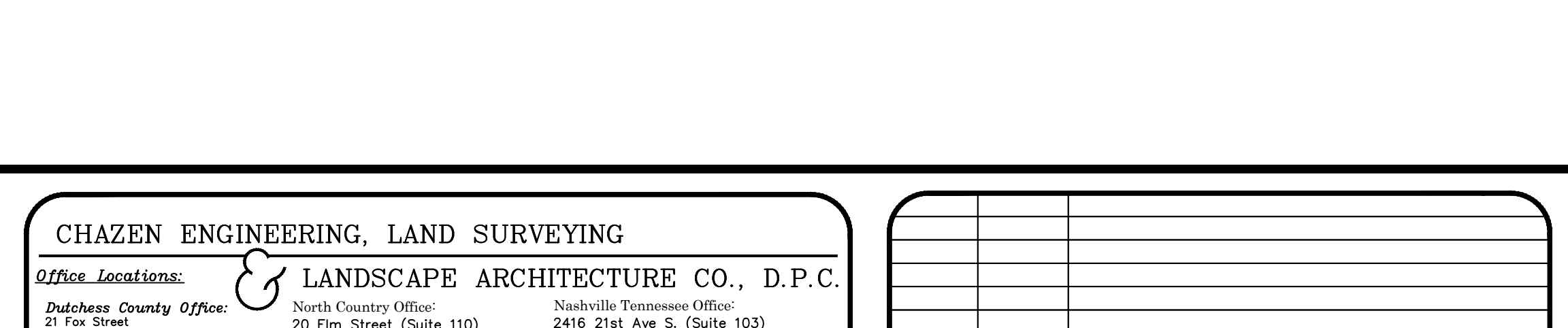
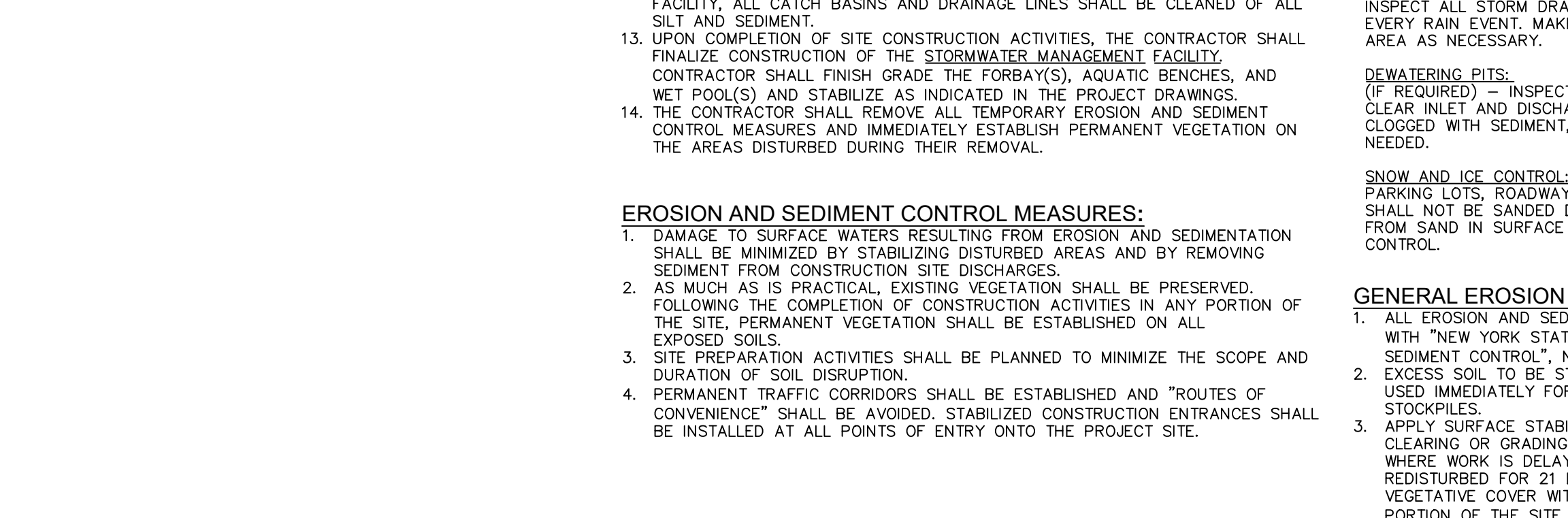
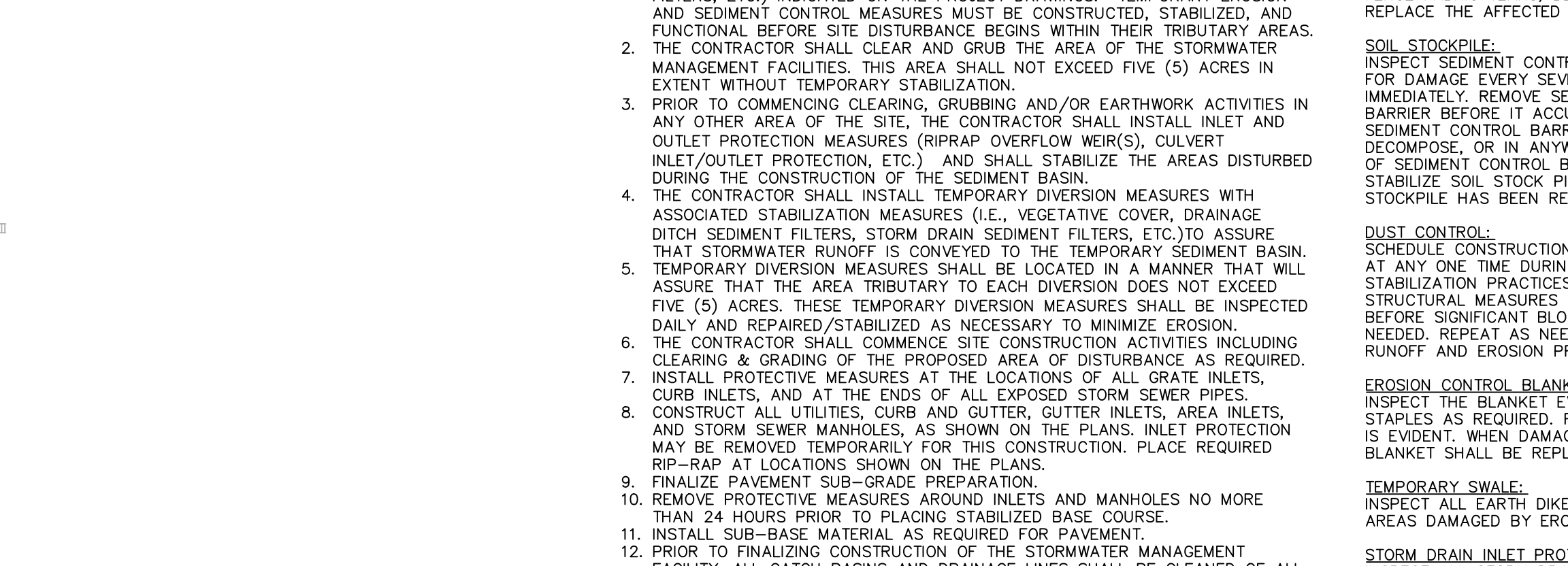
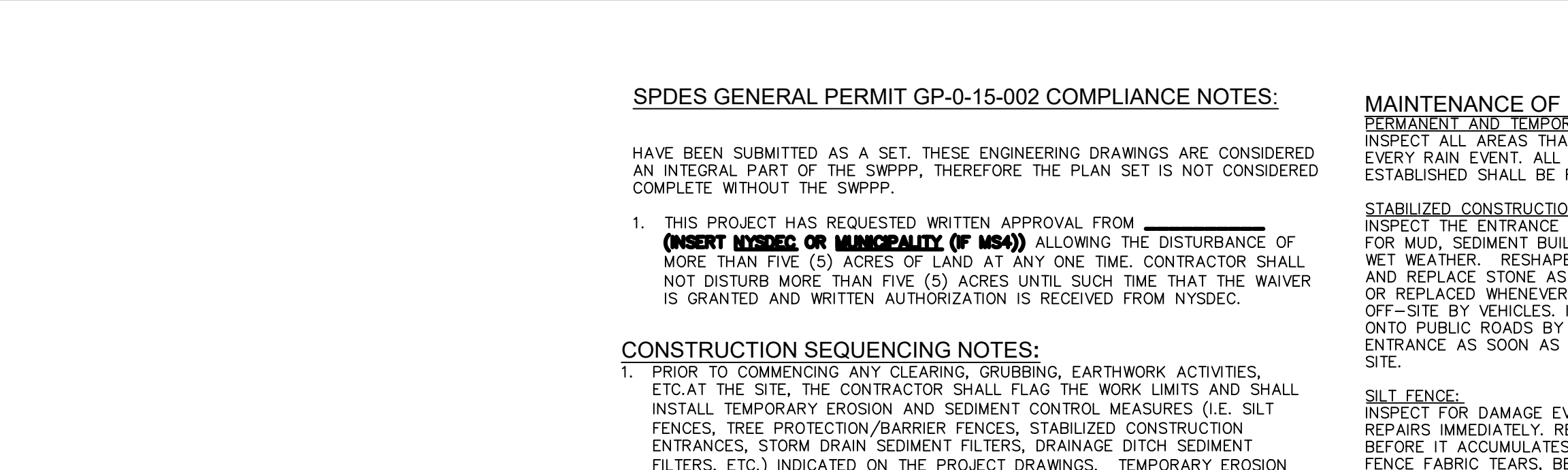
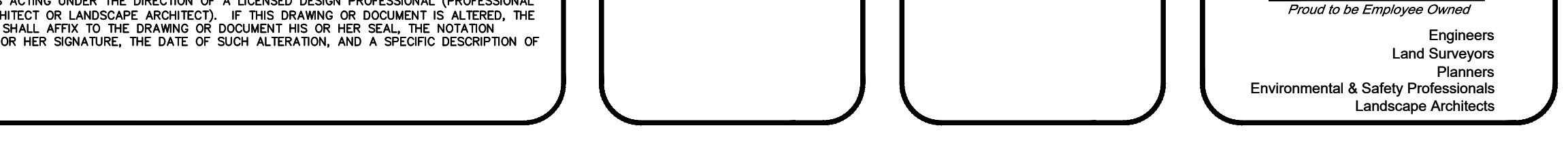
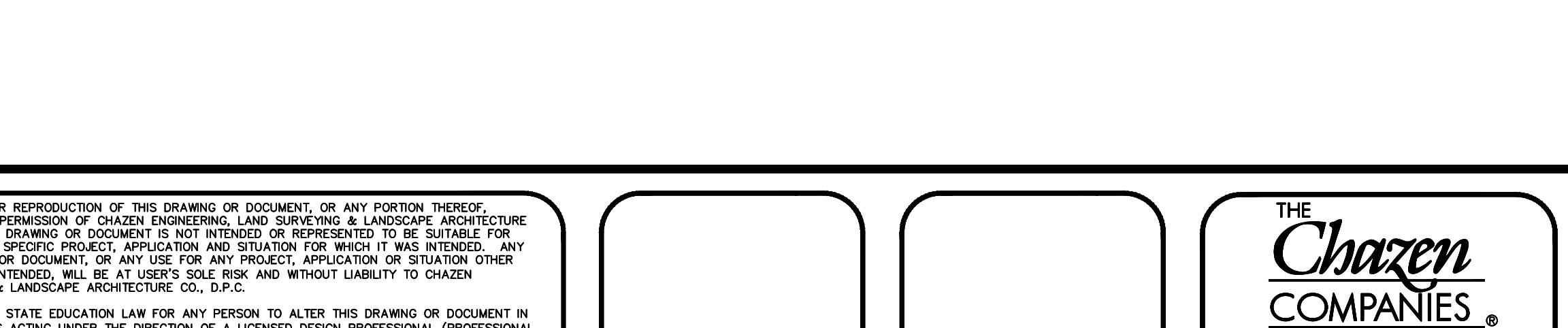
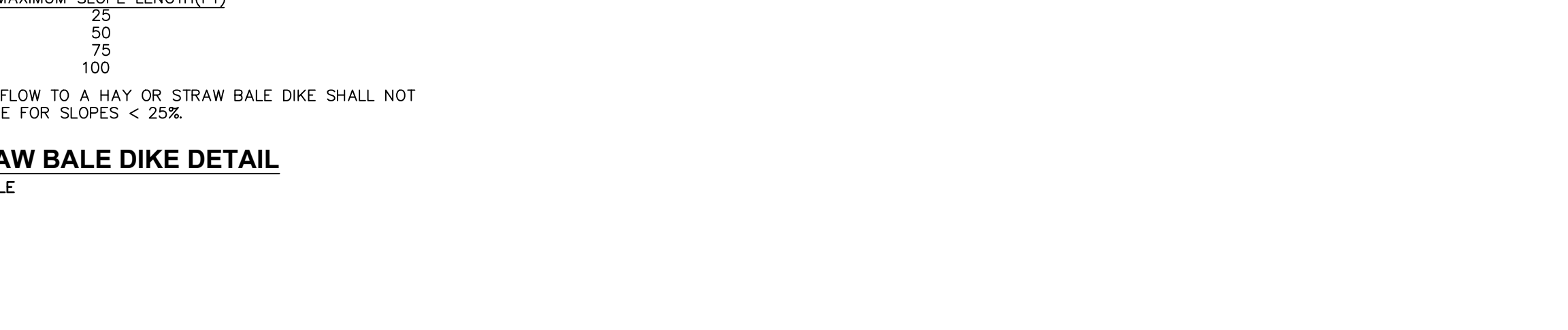
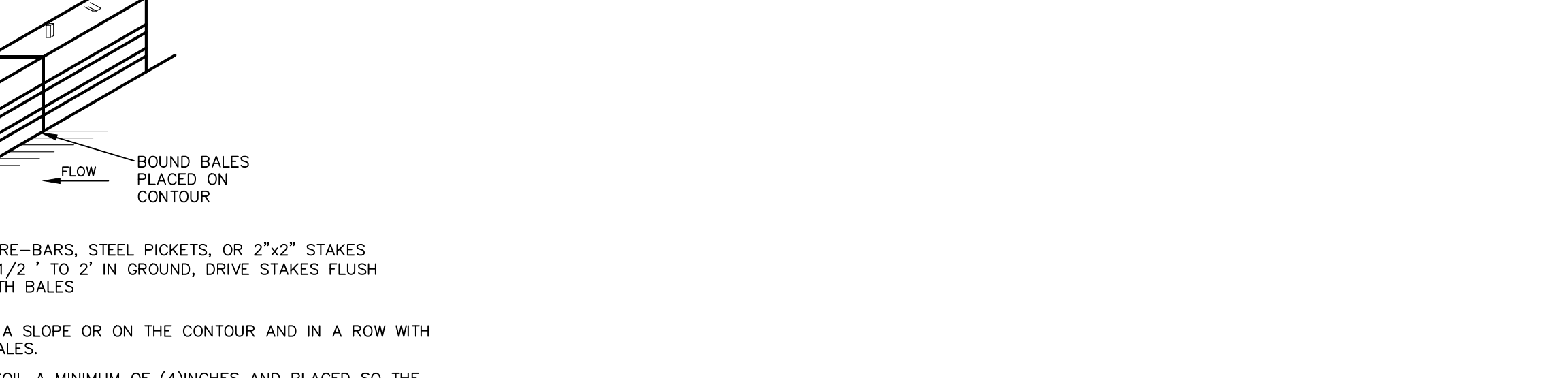
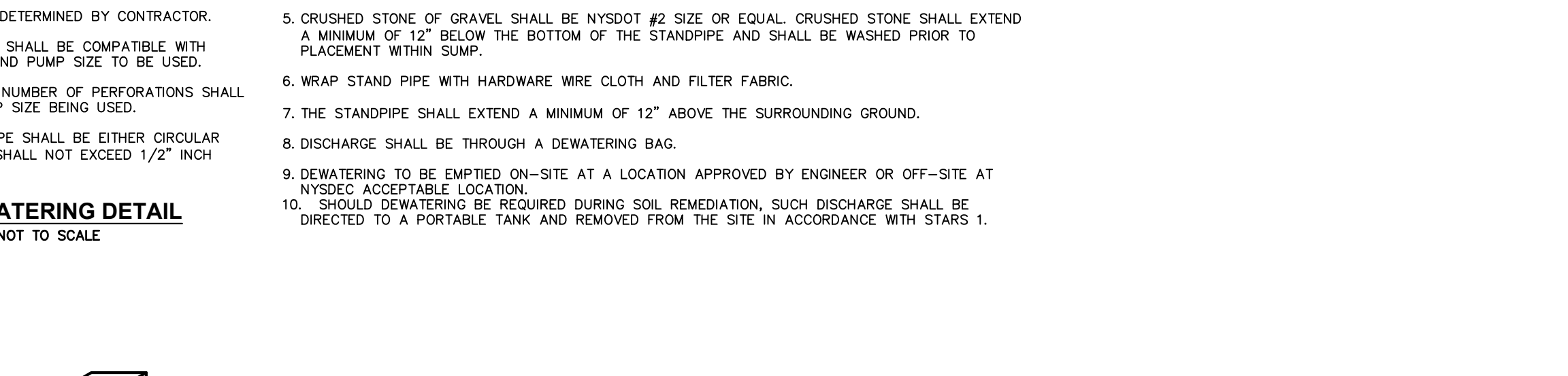
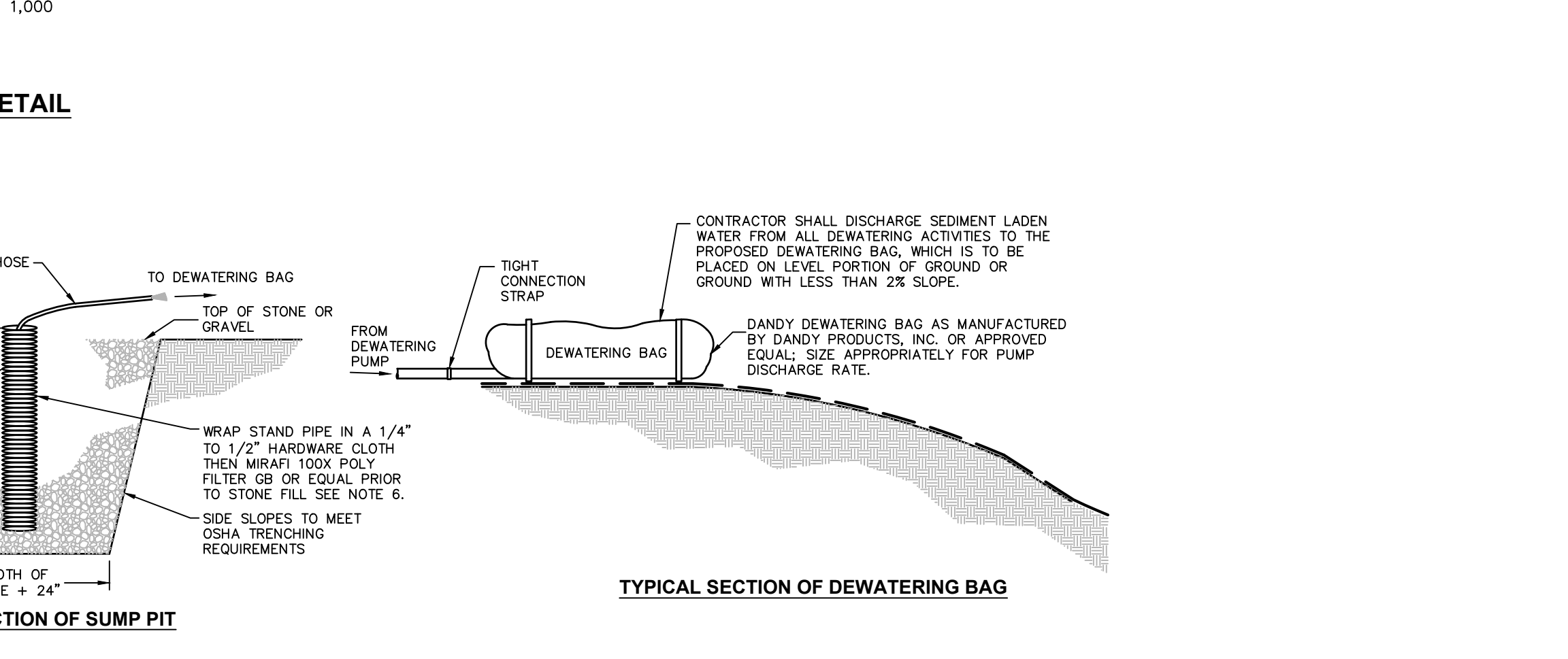
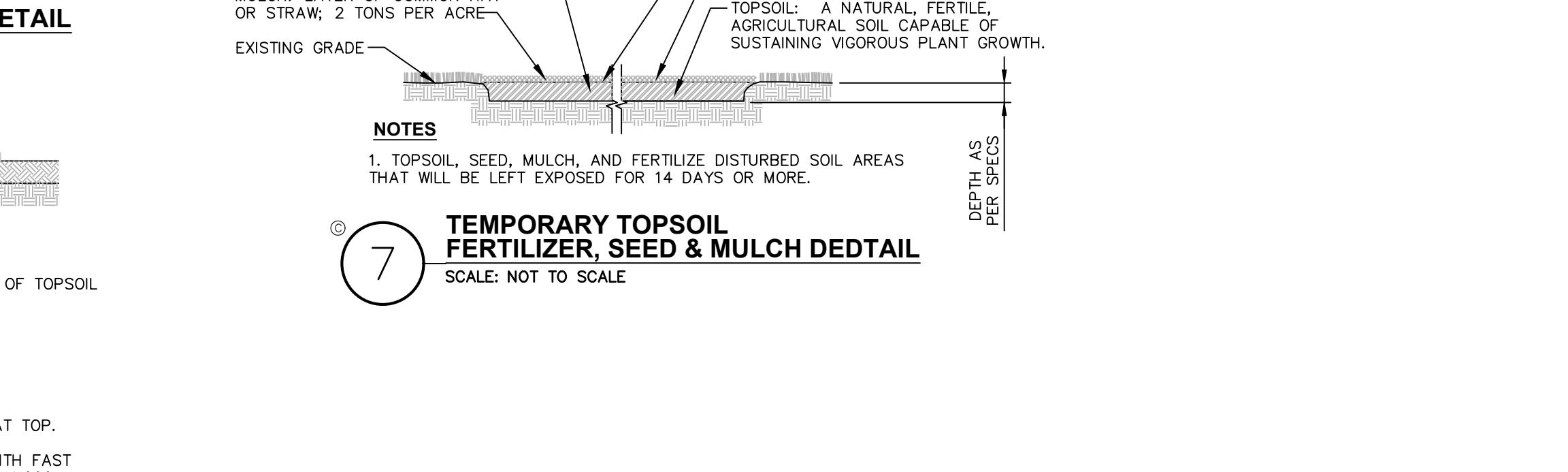
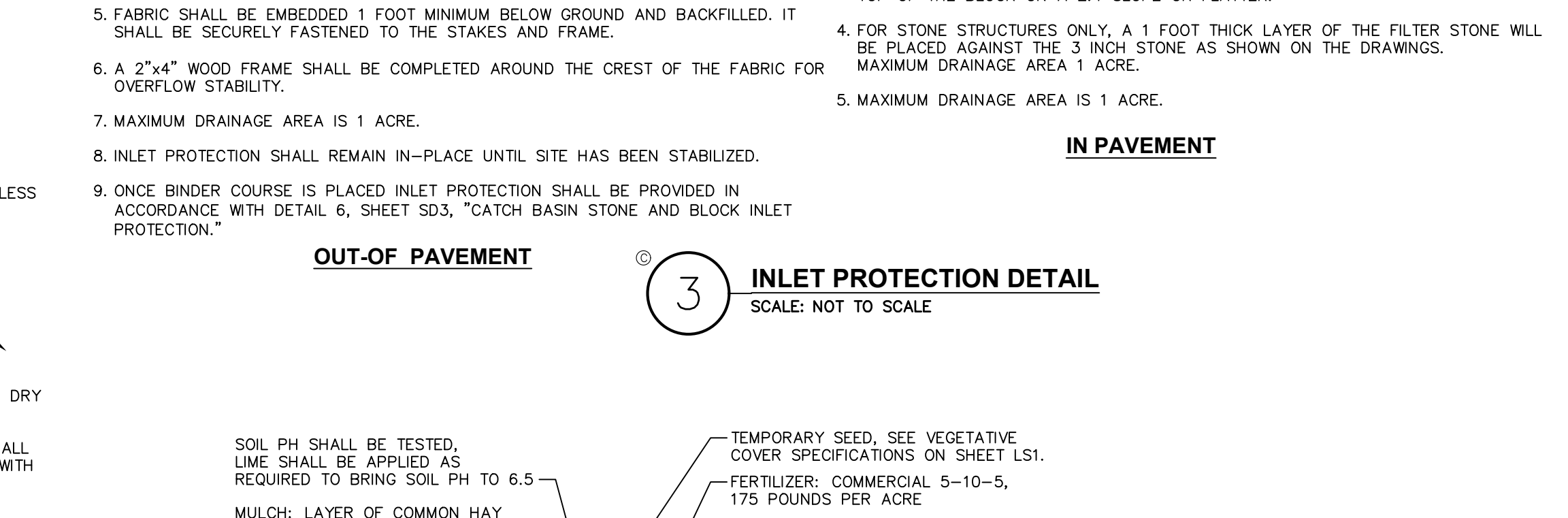
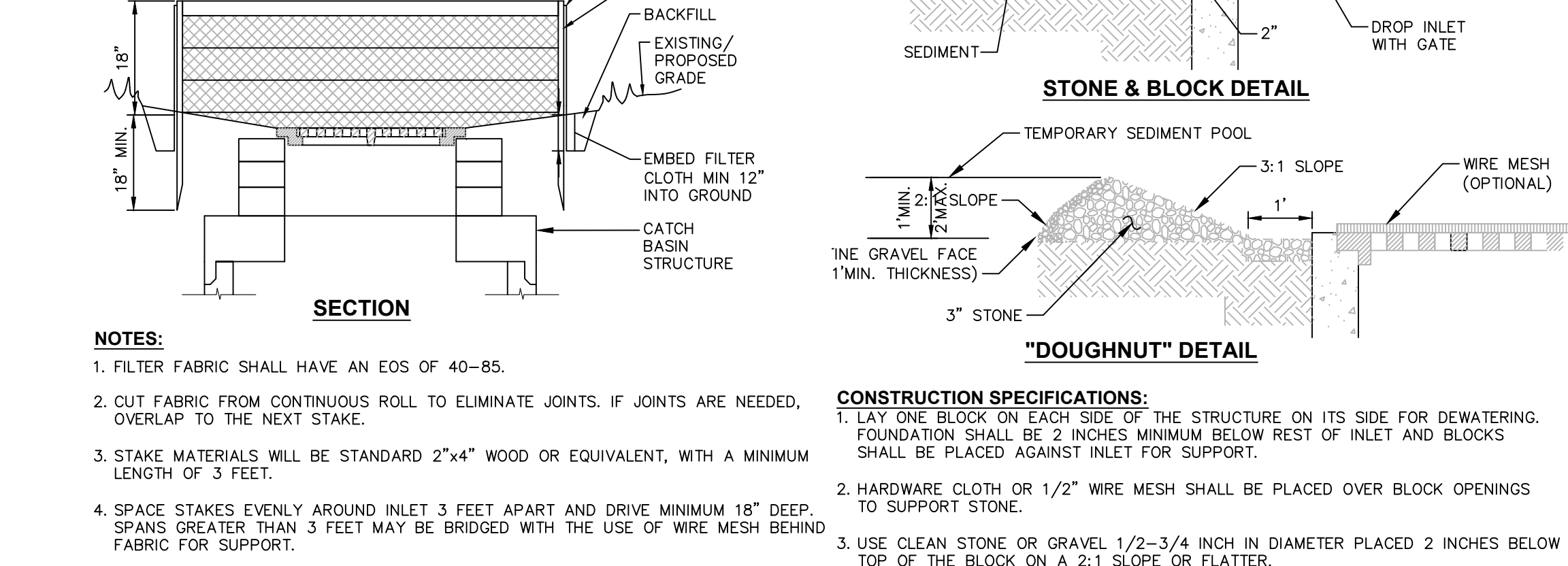
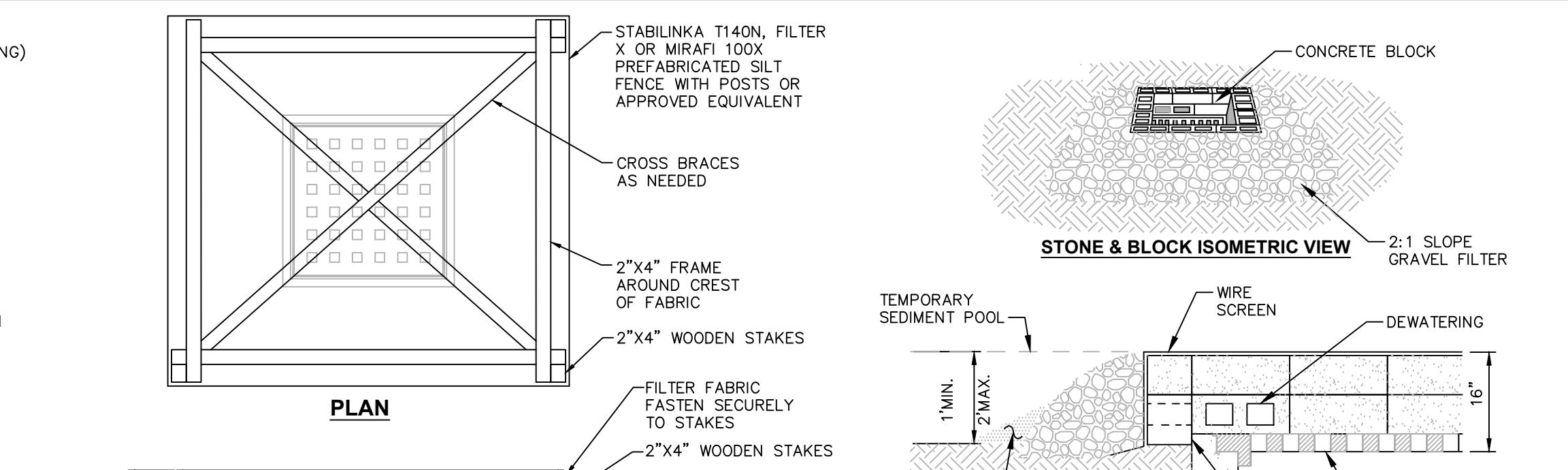
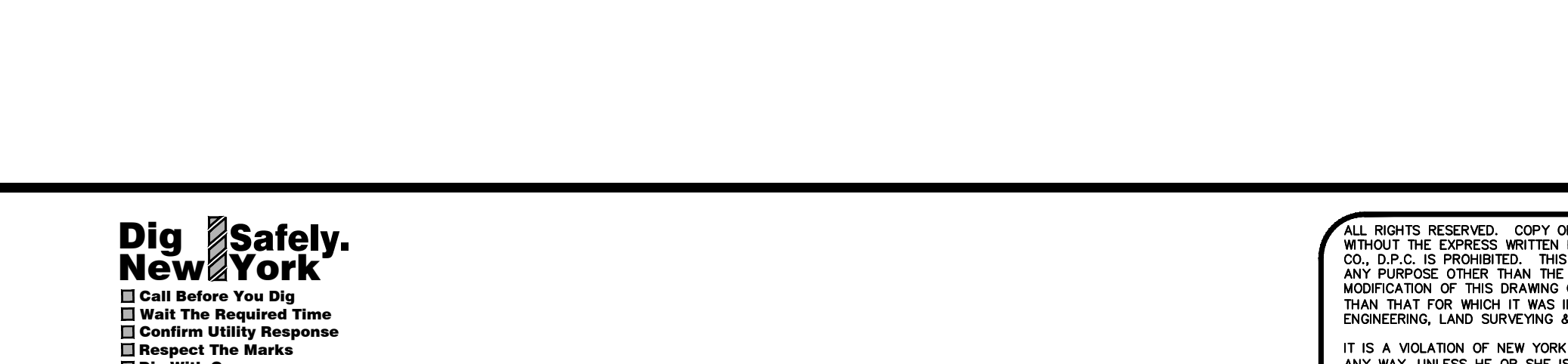
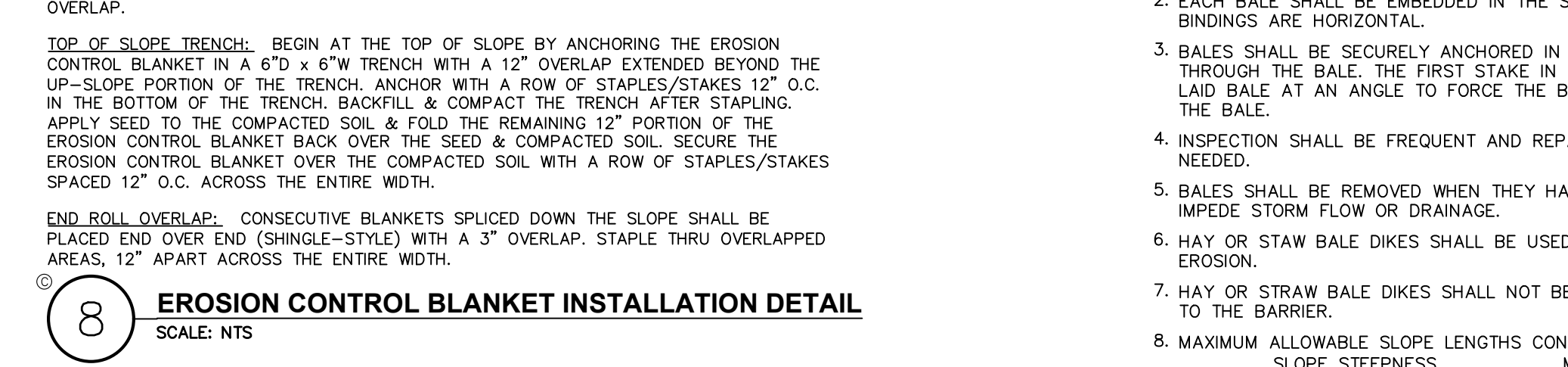
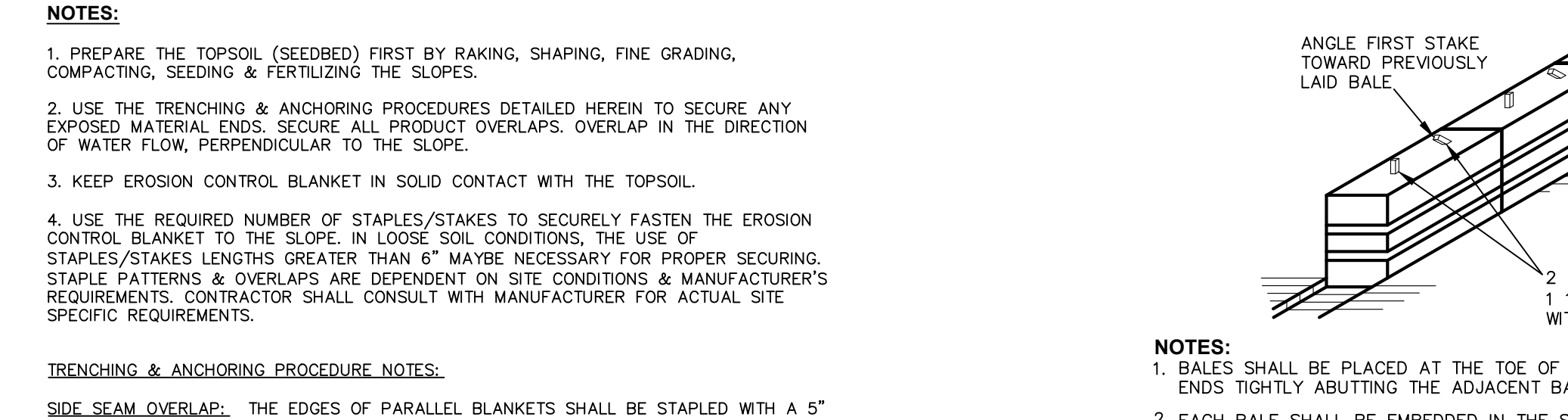
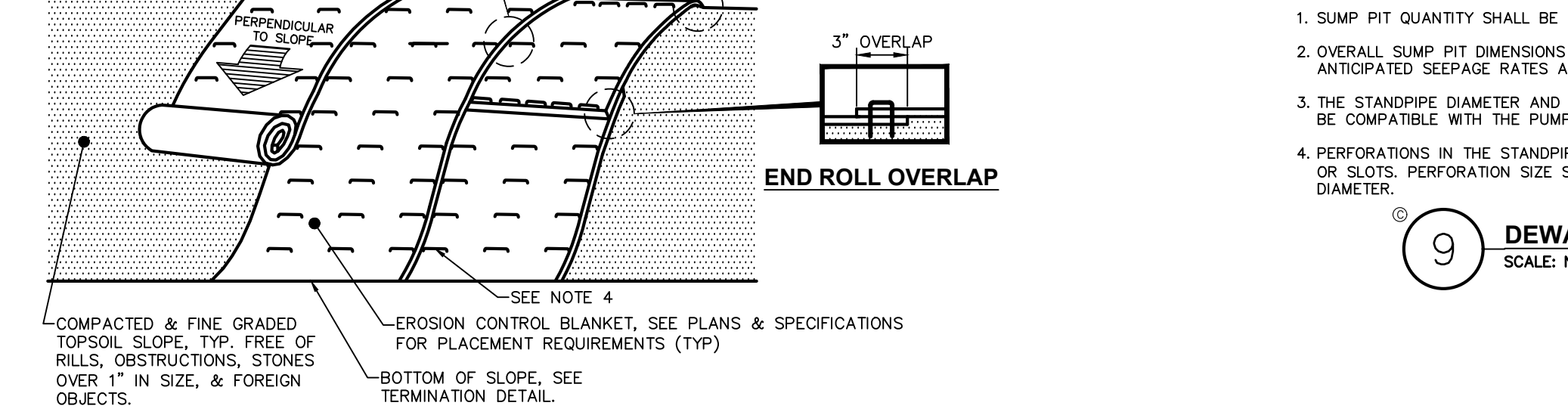
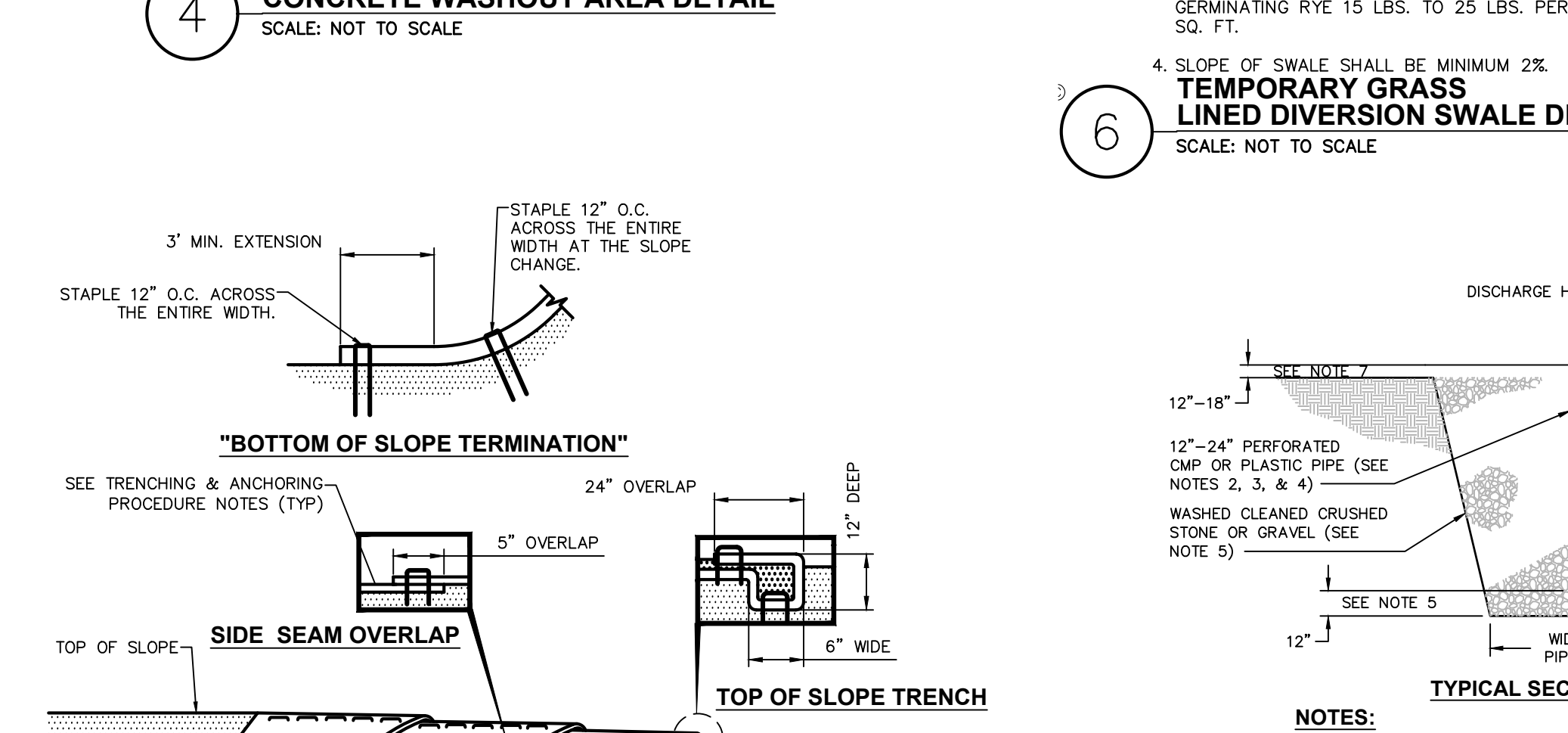
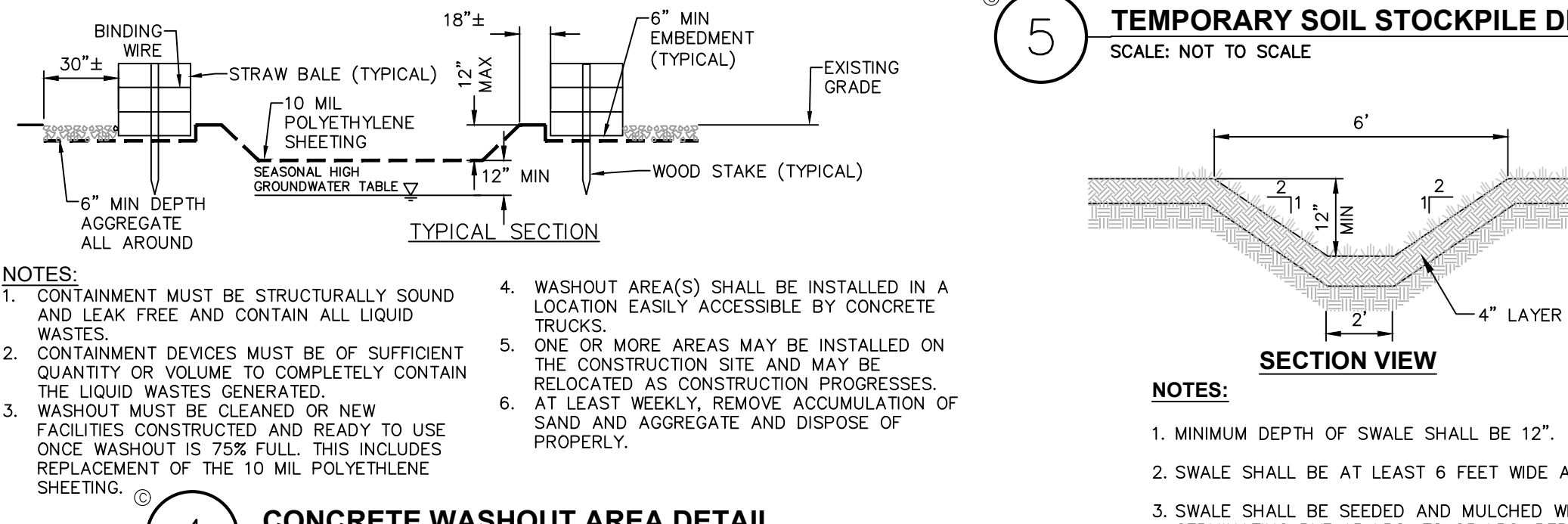
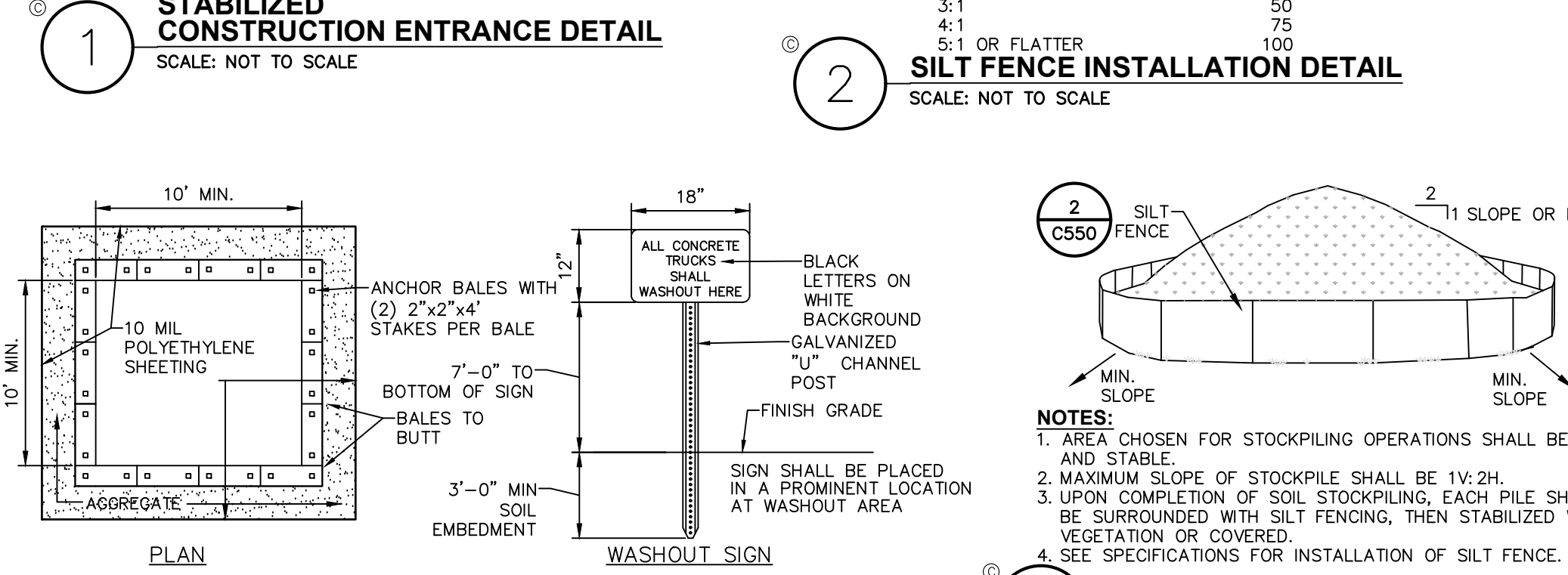
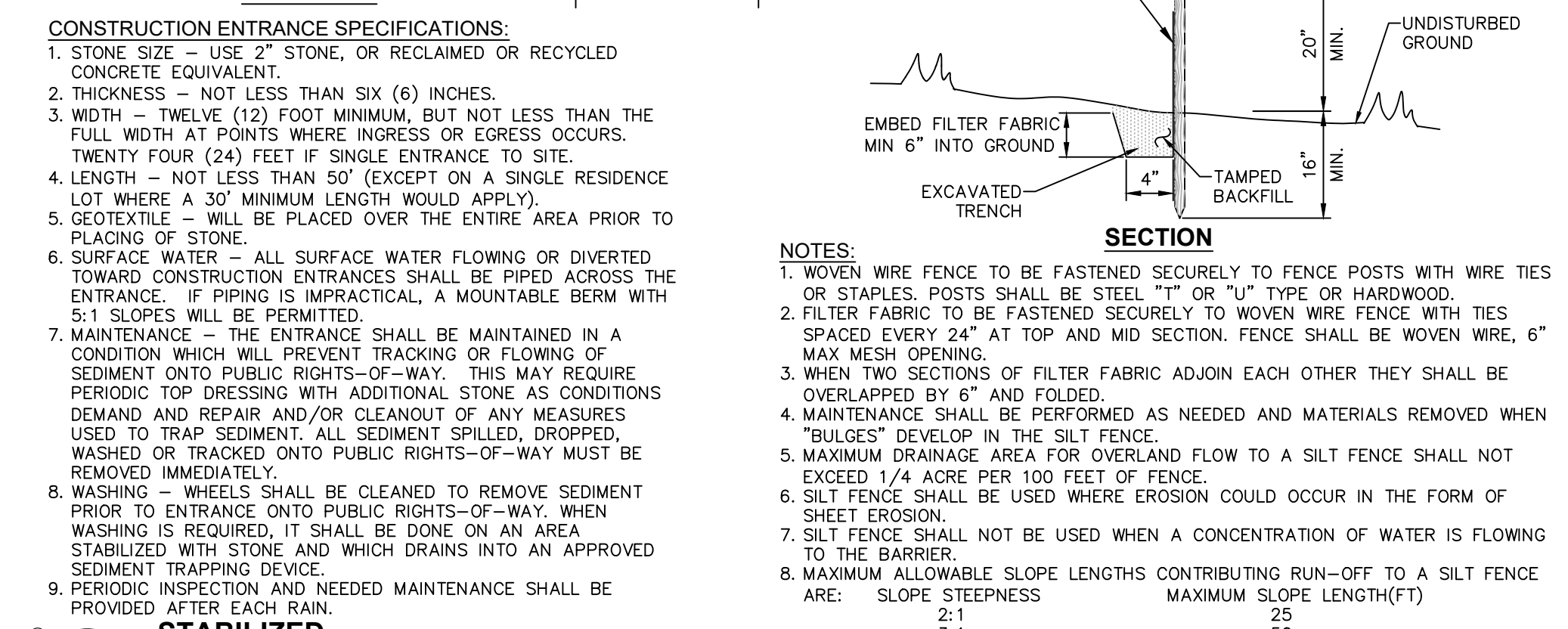
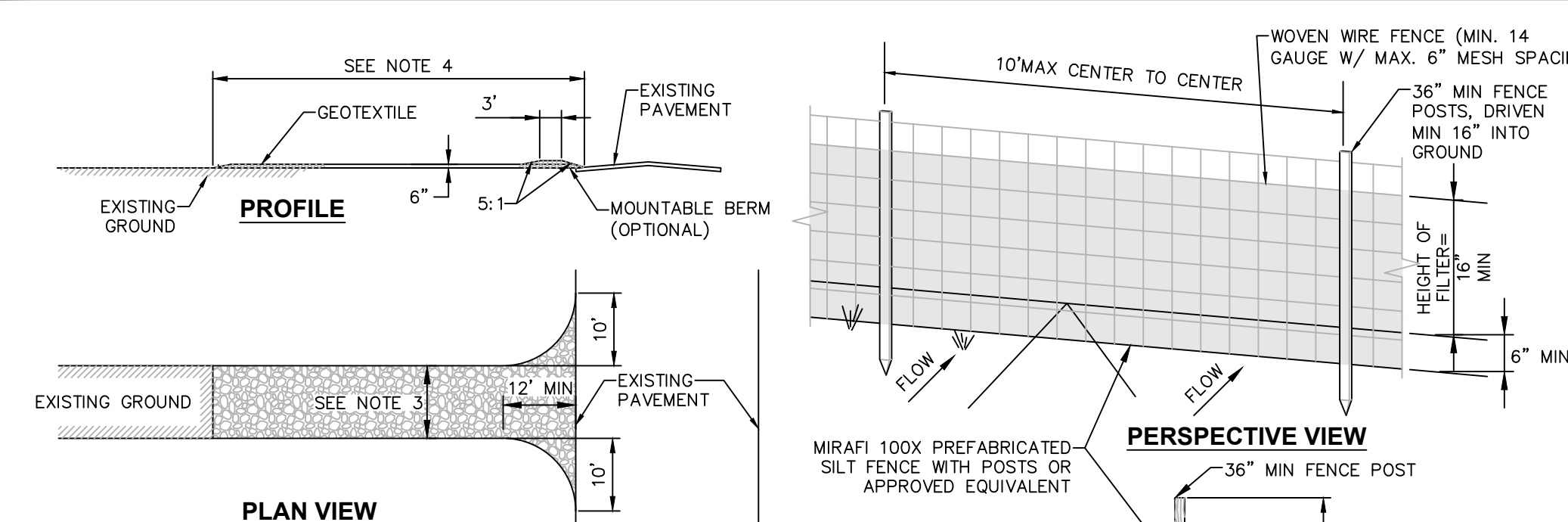
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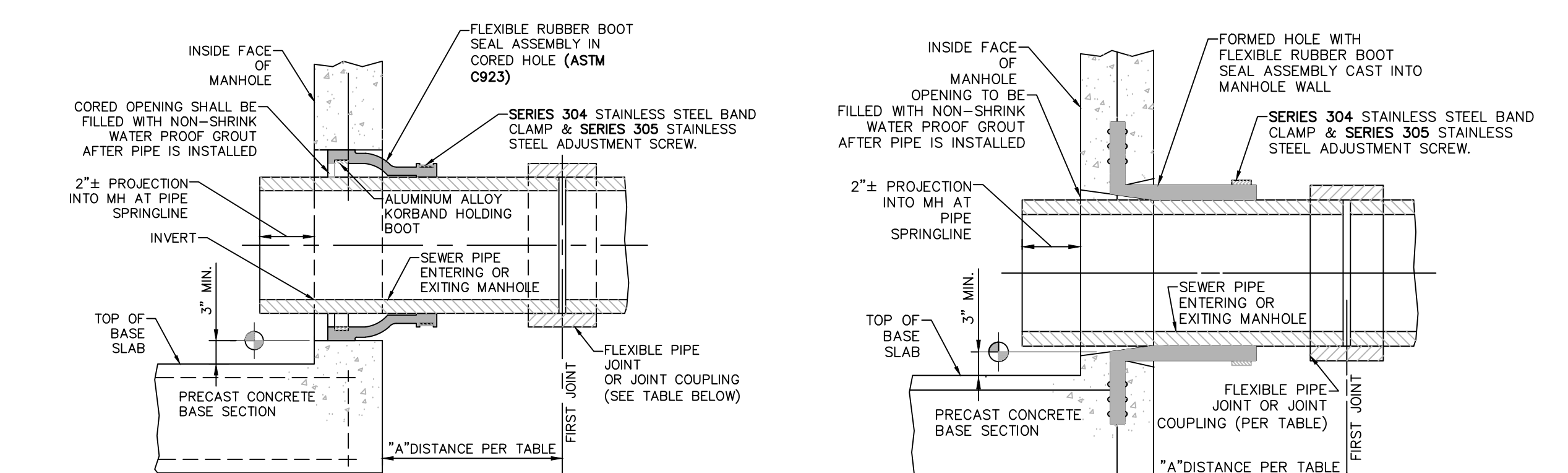
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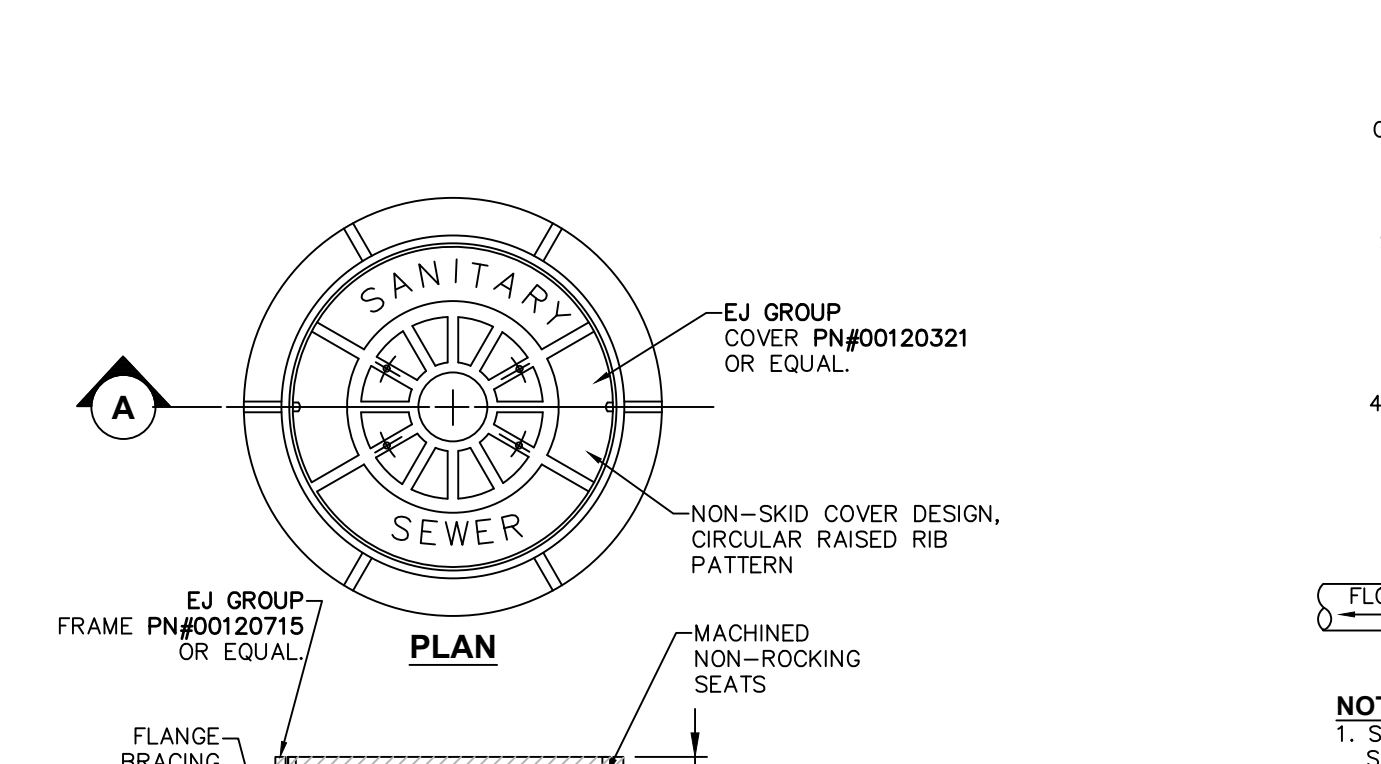
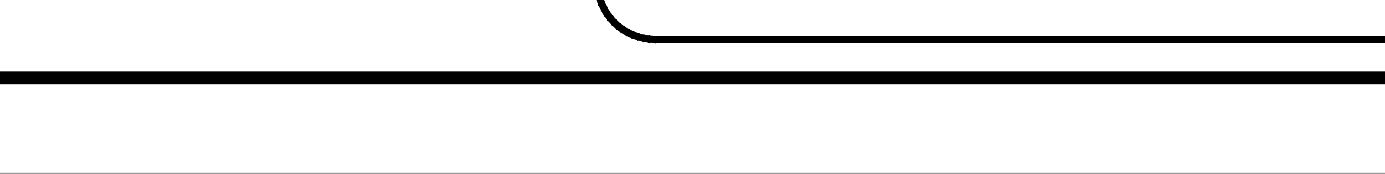
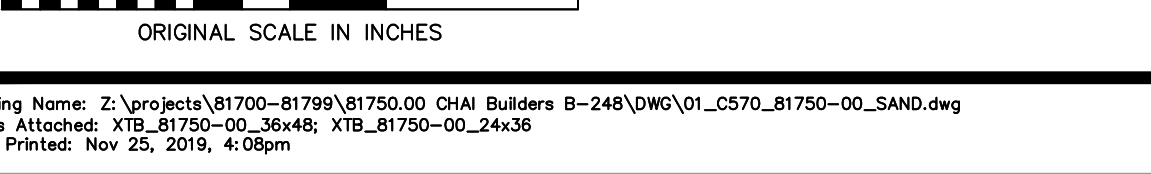
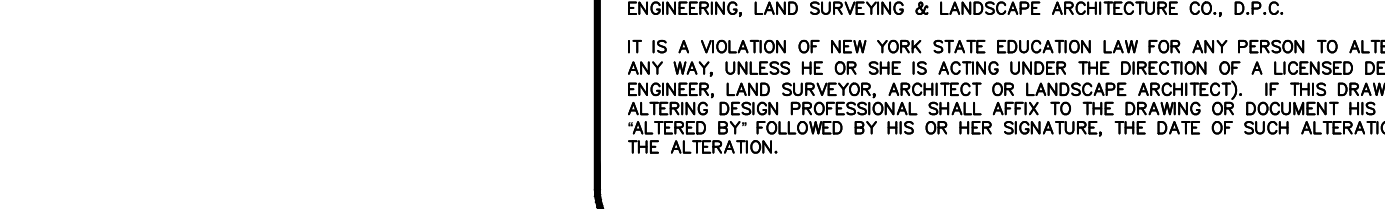
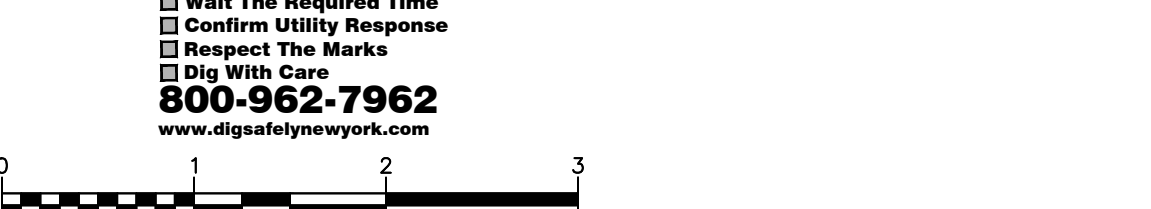
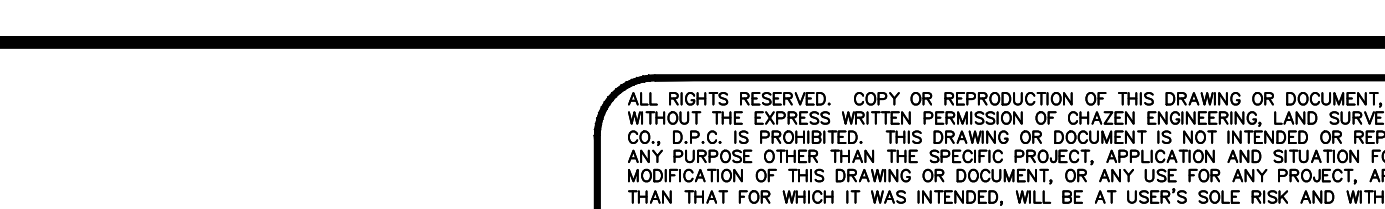
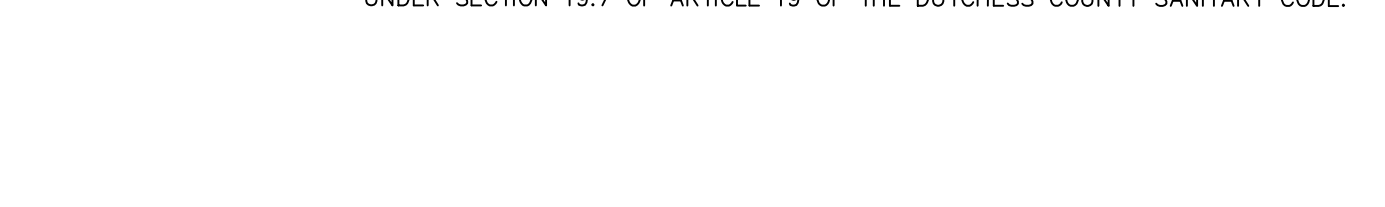
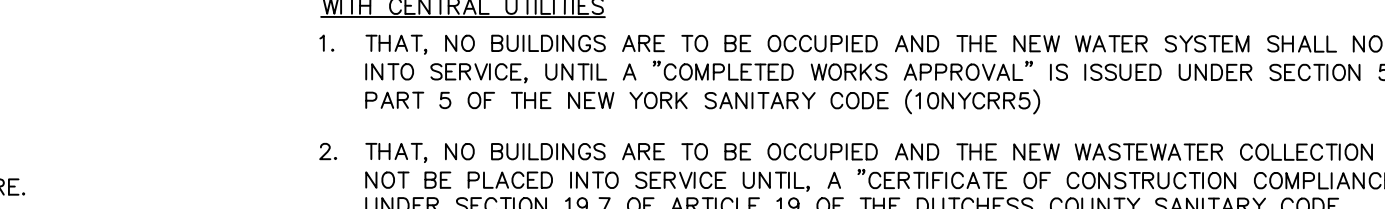
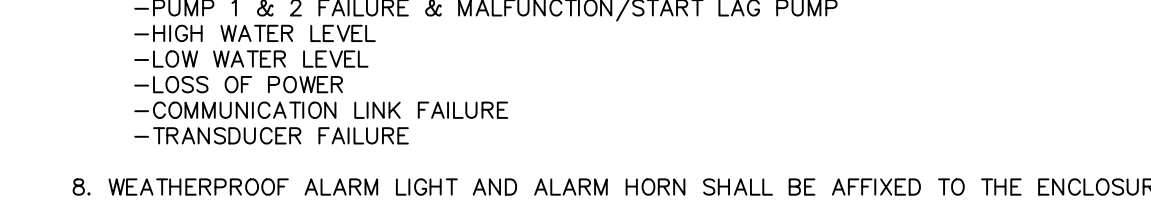
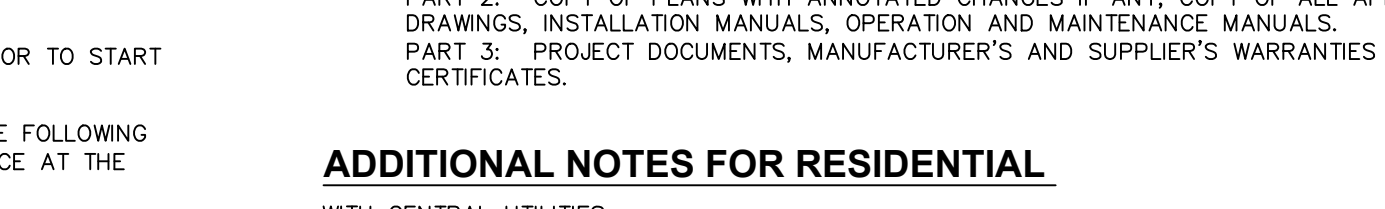
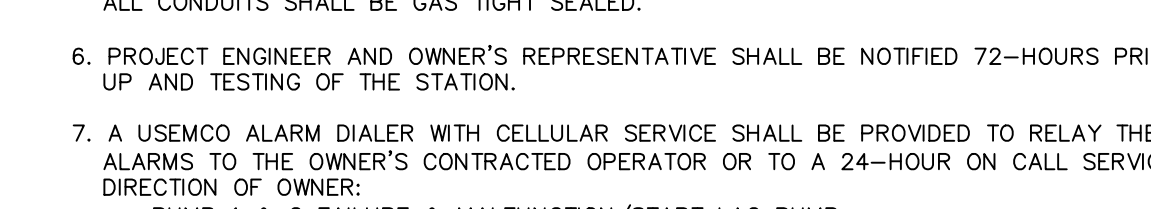
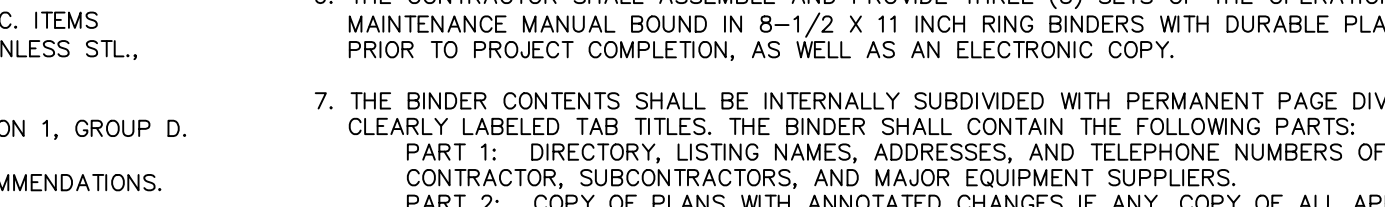
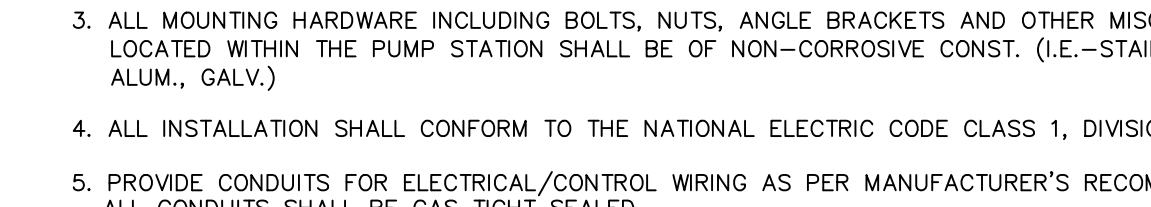
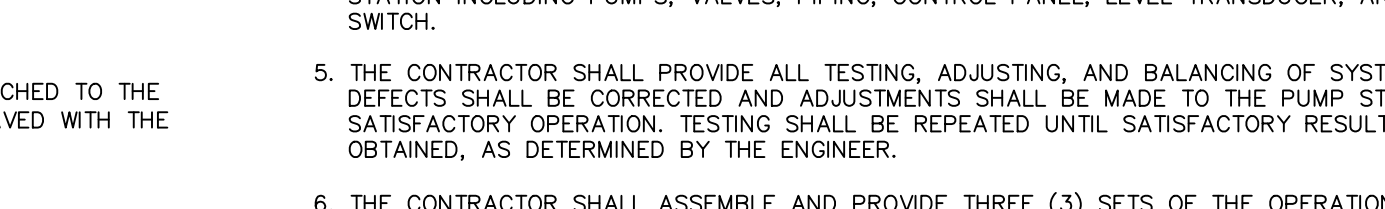
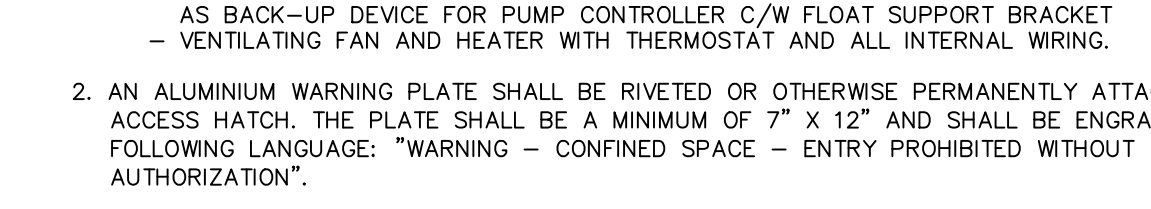
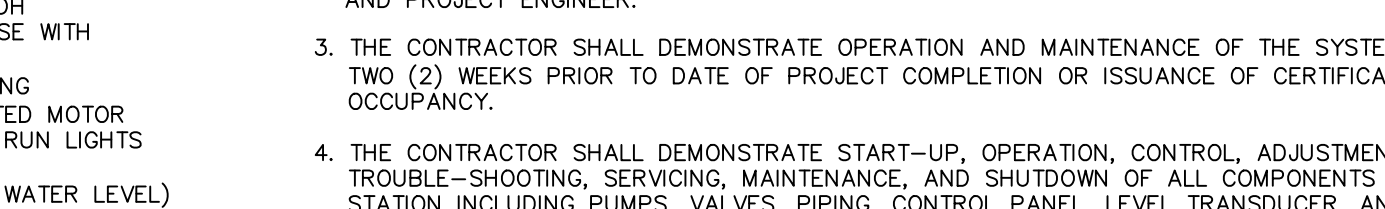
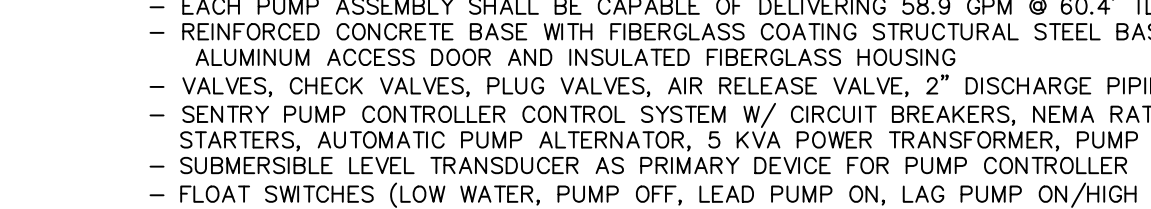
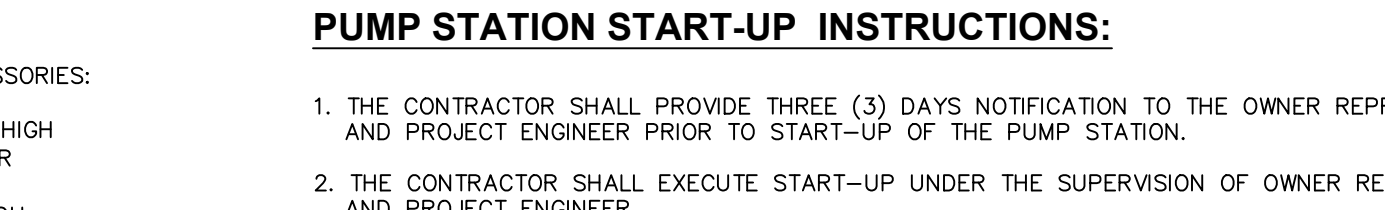
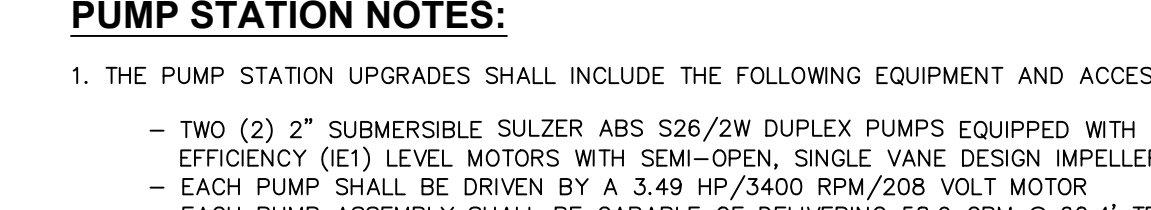
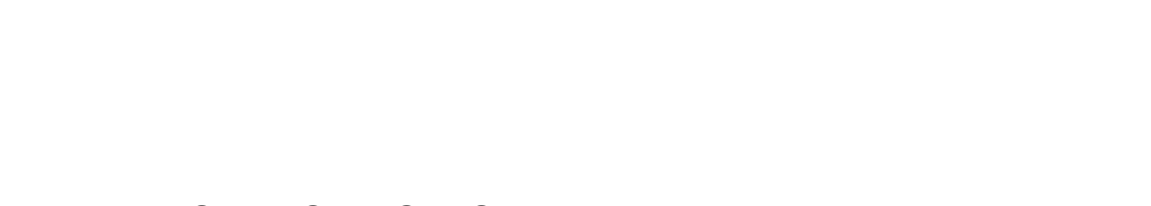
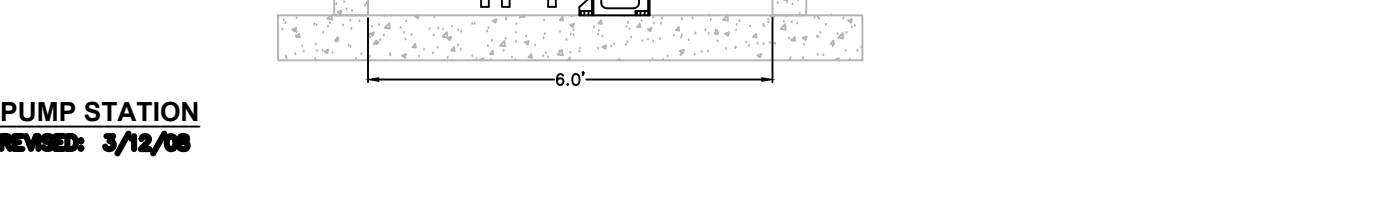
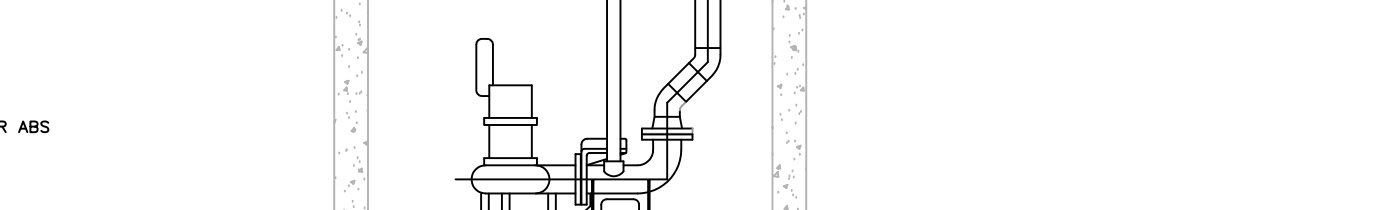
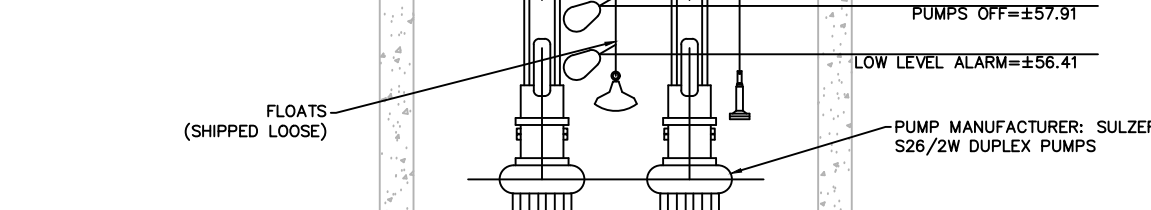
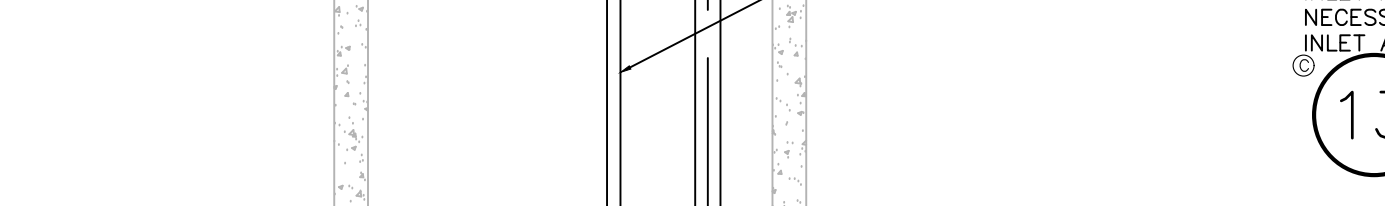
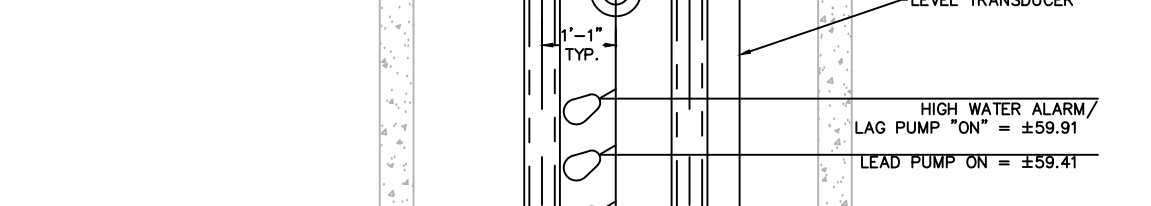
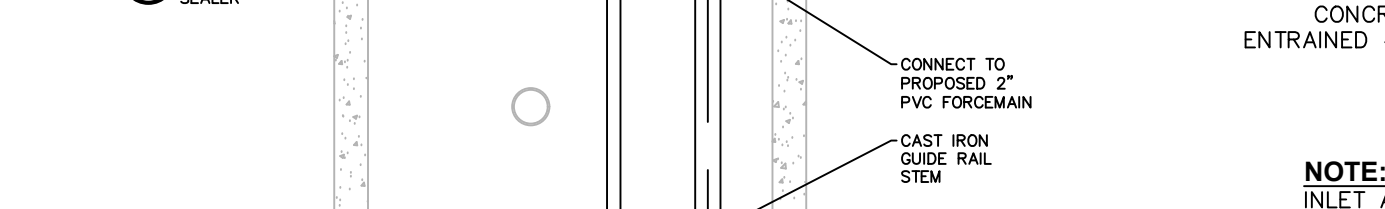
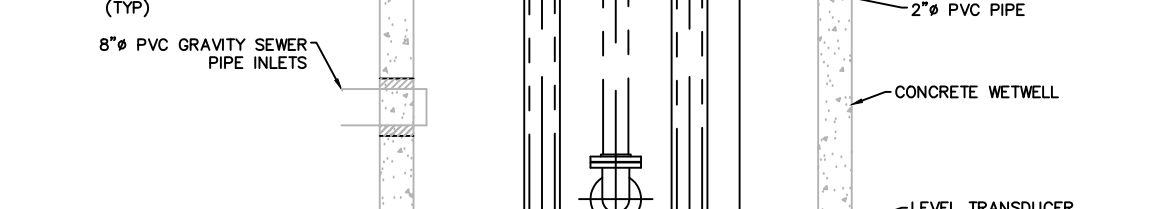
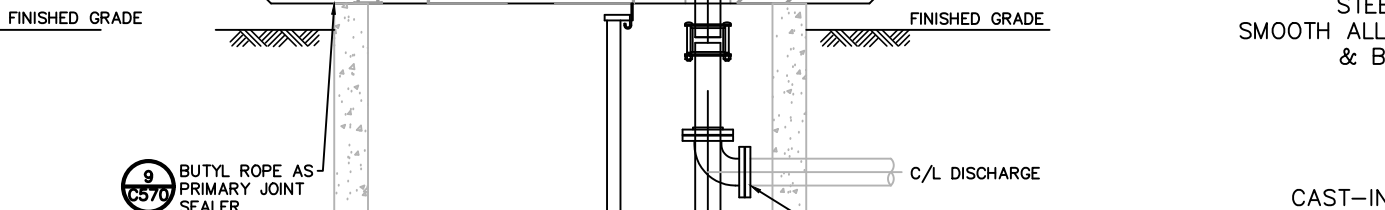
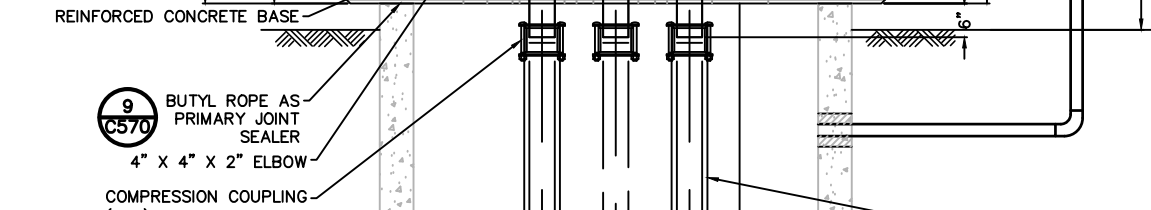
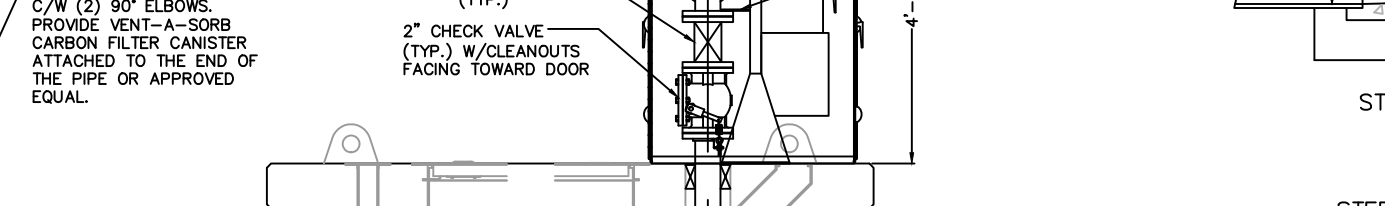
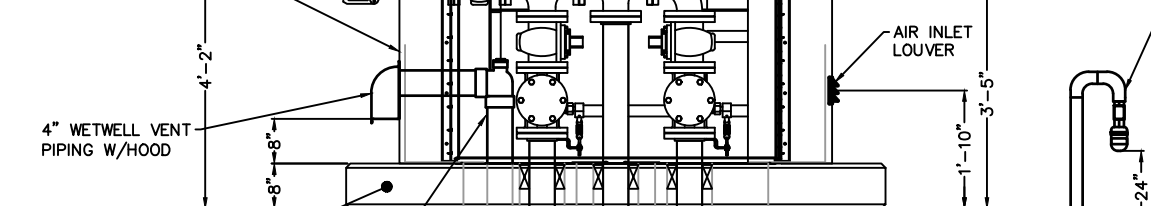
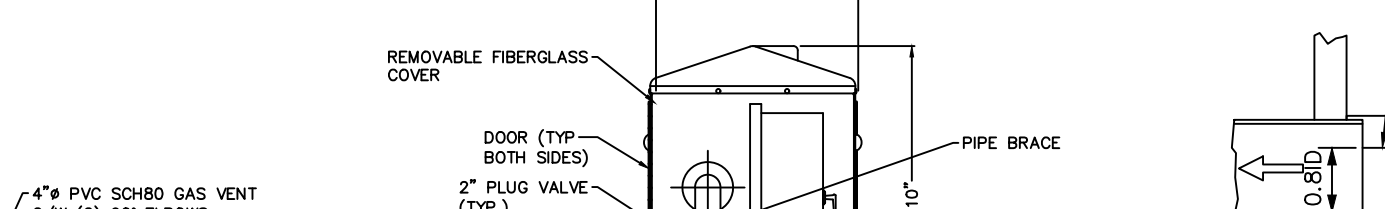
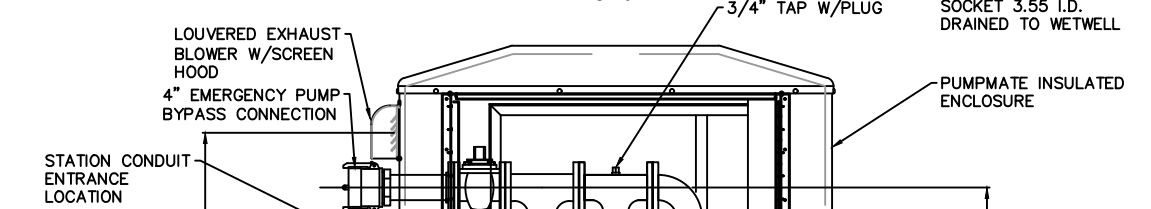
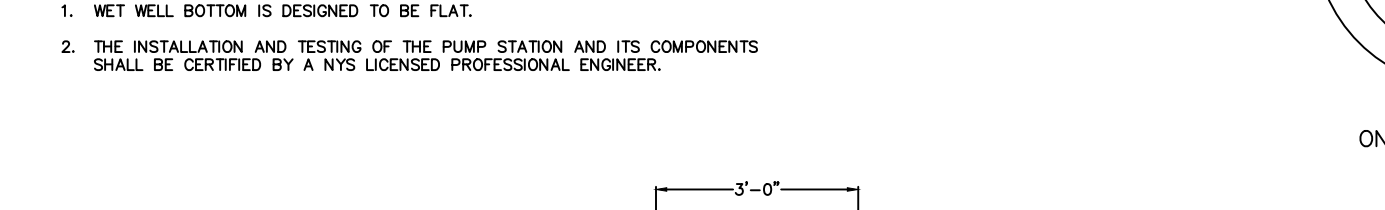
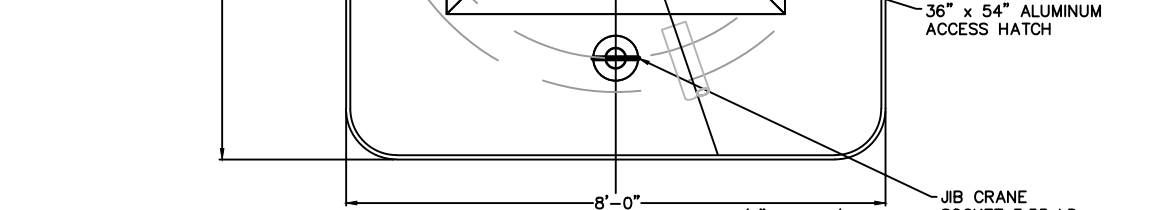
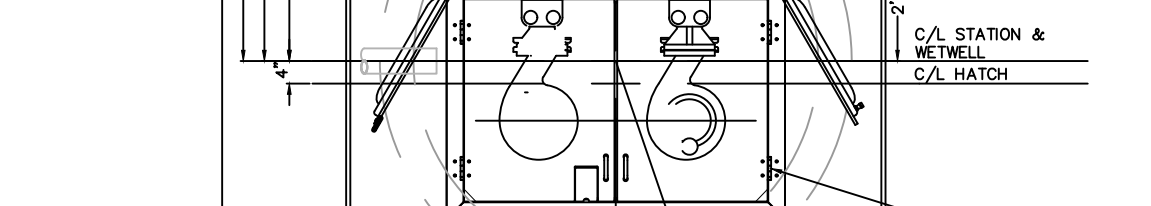
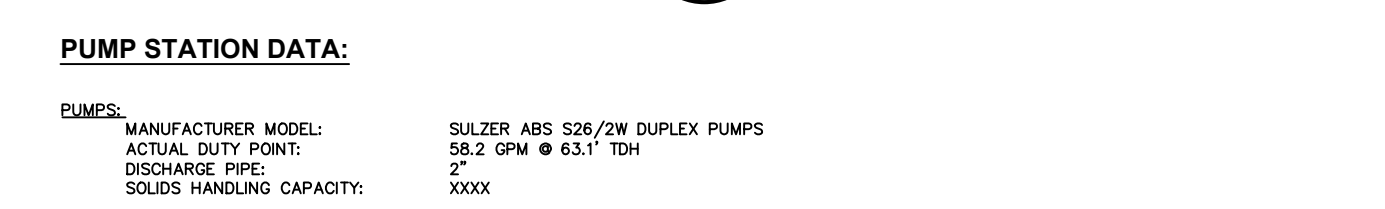
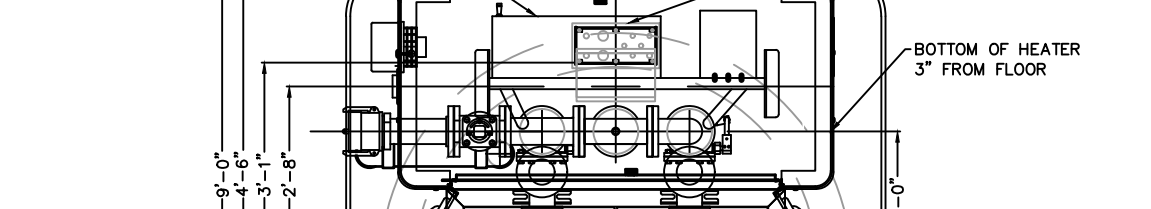
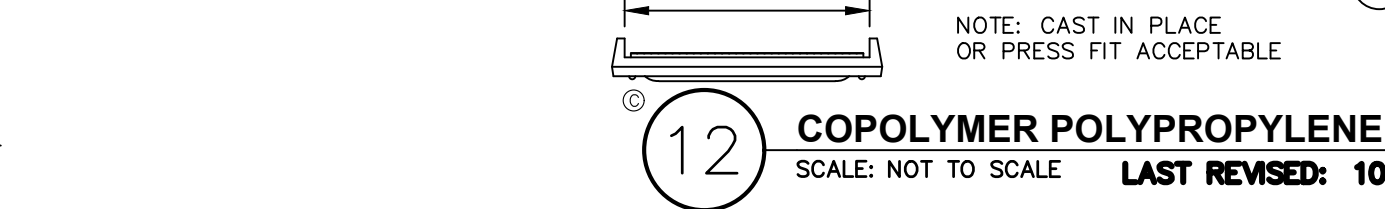
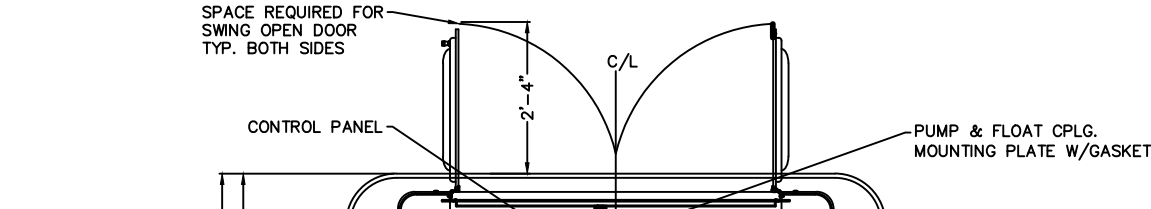
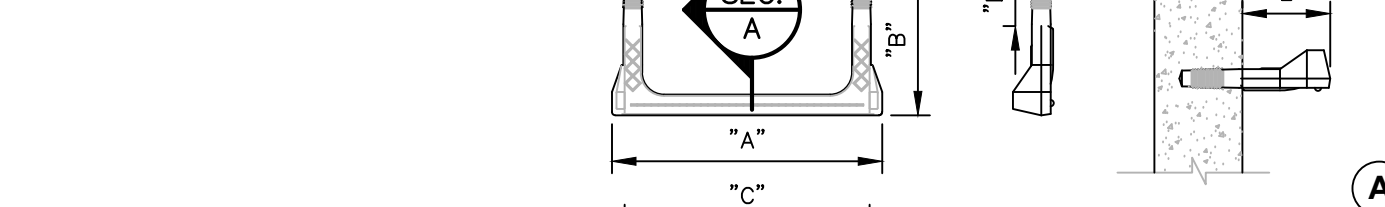
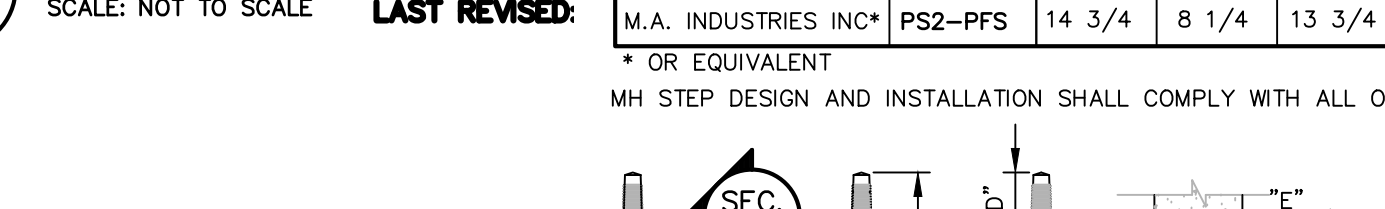
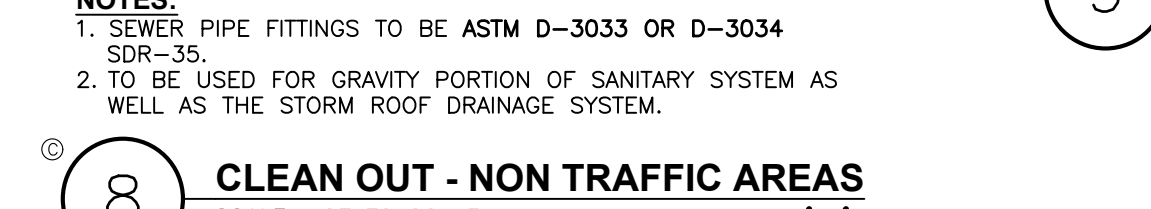
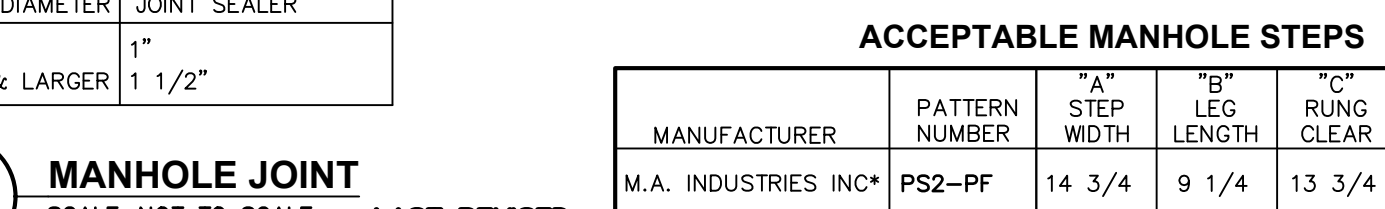
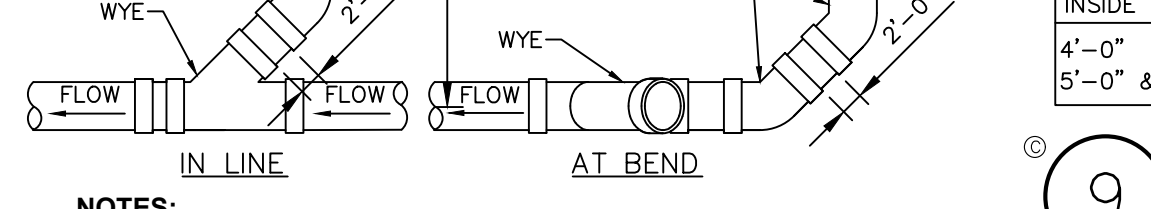
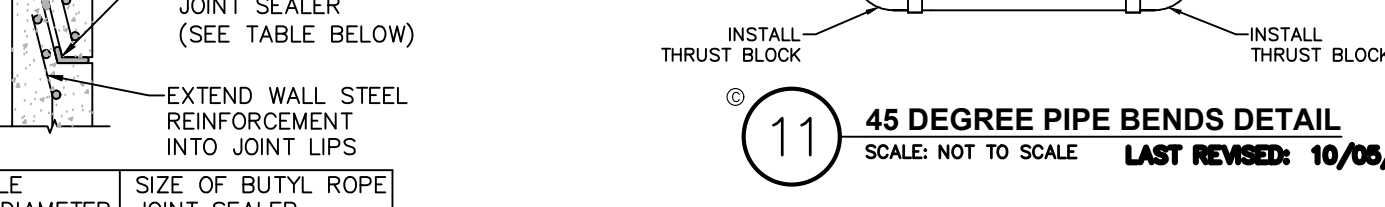
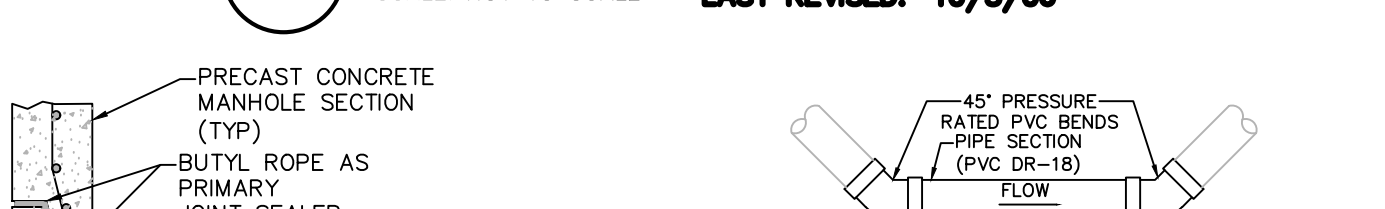
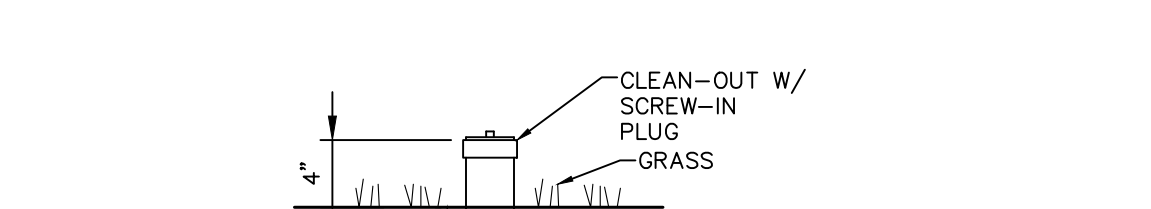
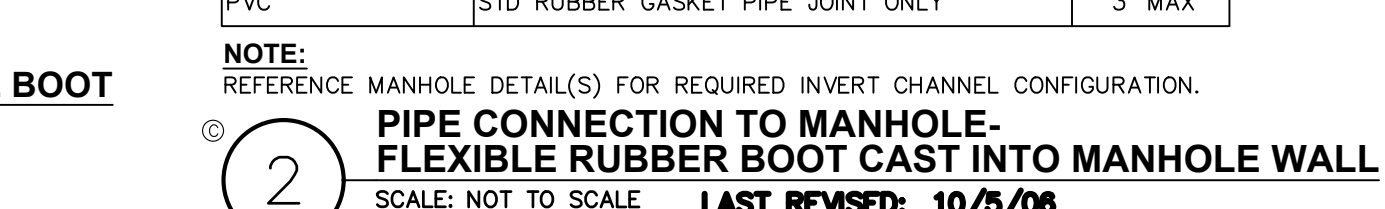
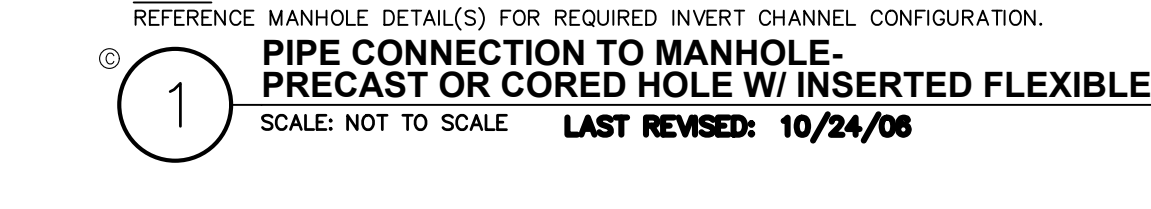
SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A" DISTANCE (FEET)
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10' MAX
PVC	STD RUBBER GASKET PIPE JOINT ONLY	3' MAX

NOTE: REFERENCE MANHOLE DETAILS FOR REQUIRED INVERT CHANNEL CONFIGURATION.

FLEXIBLE JOINT REQUIREMENTS

SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A" DISTANCE (FEET)
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10' MAX
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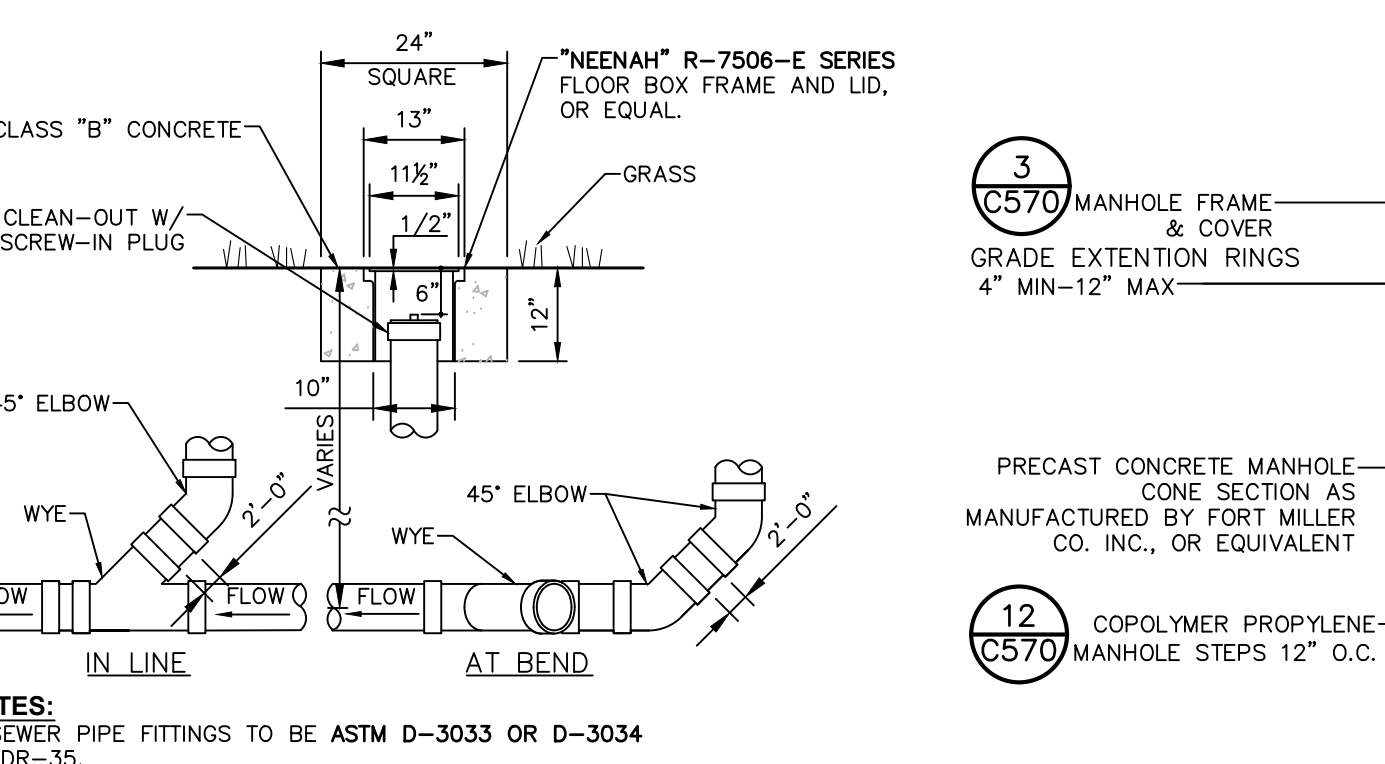
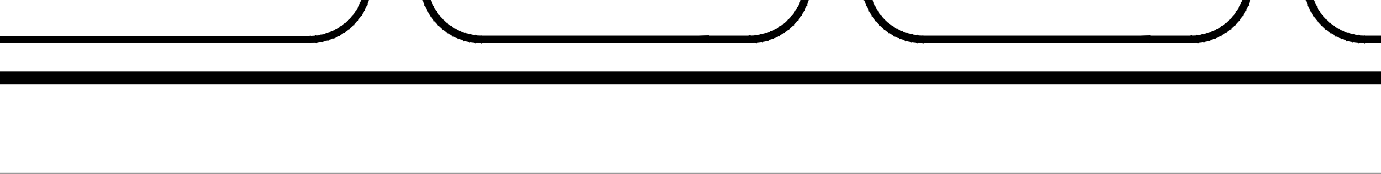
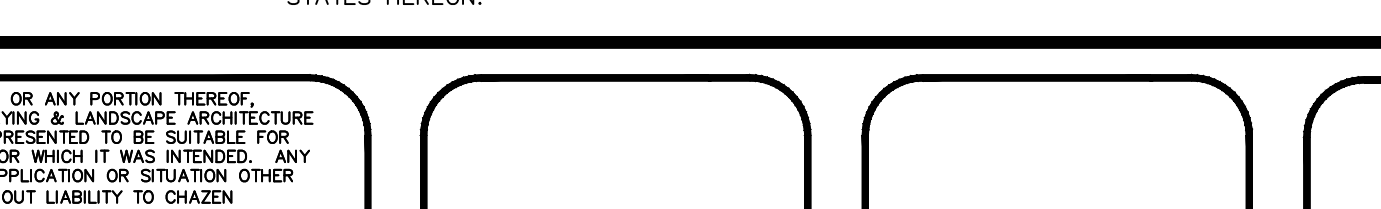
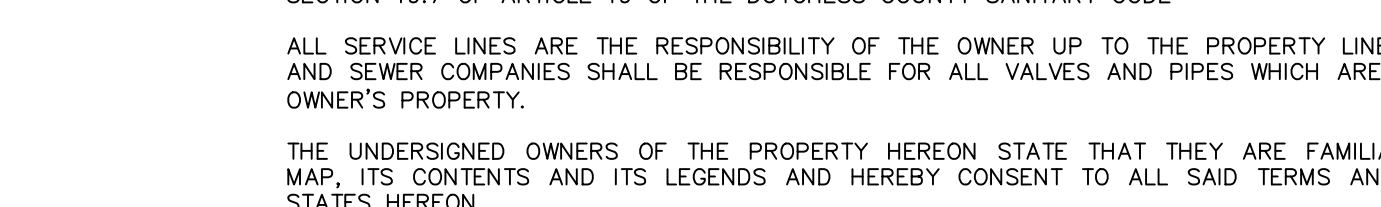
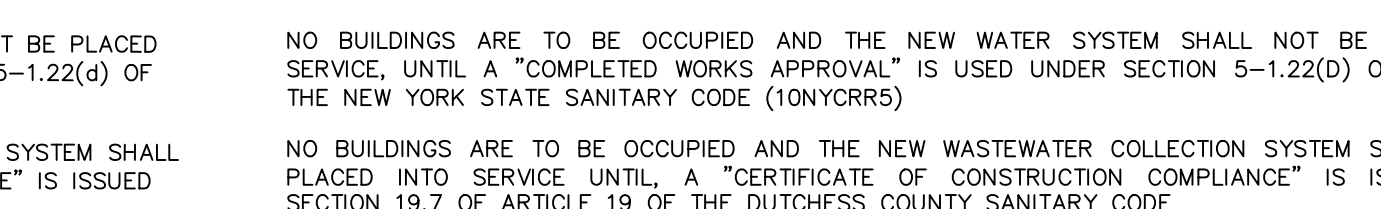
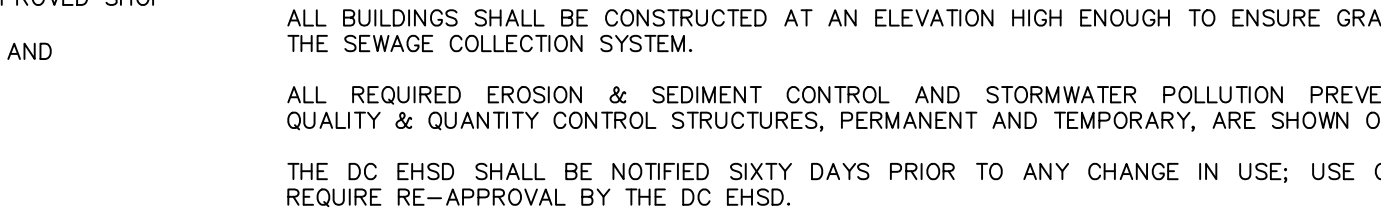
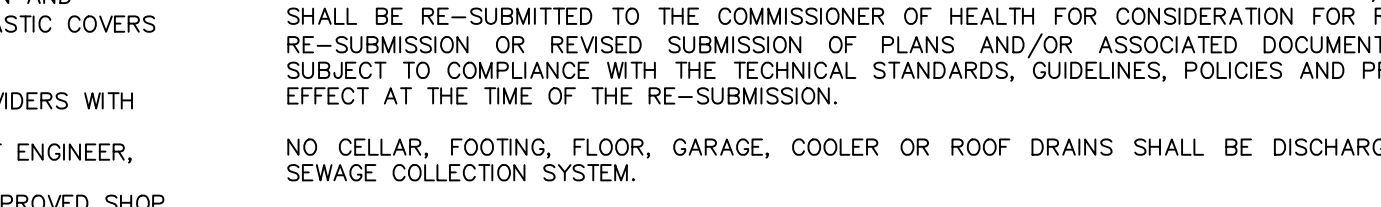
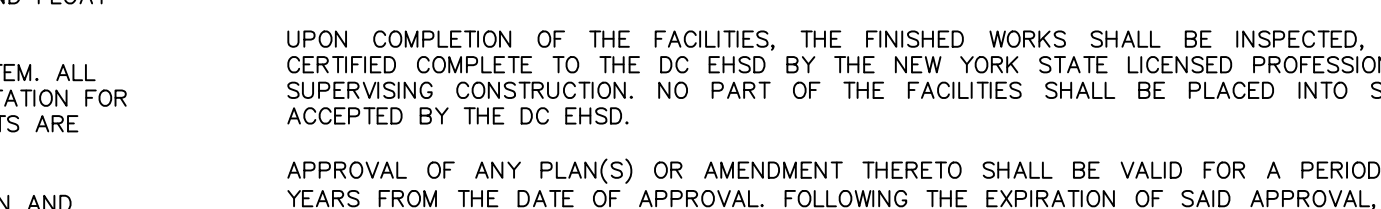
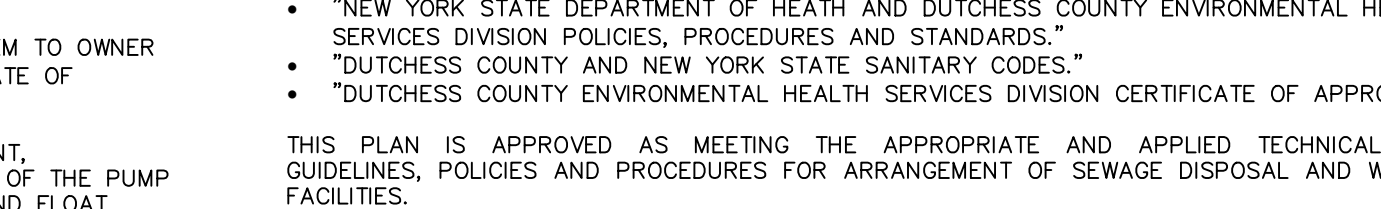
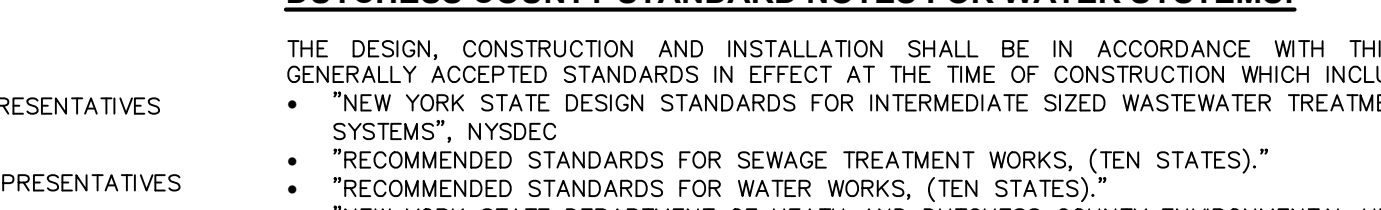
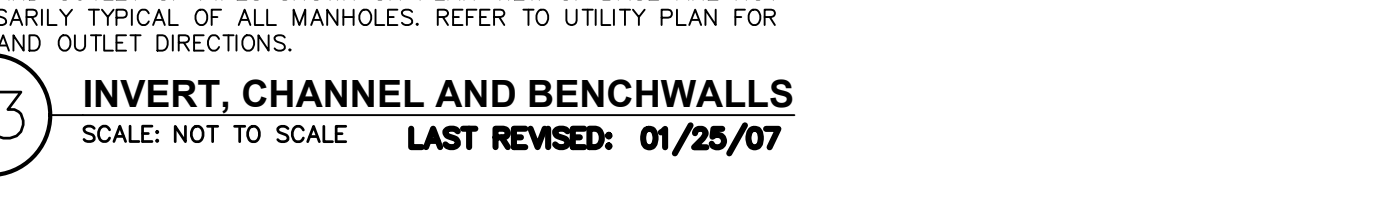
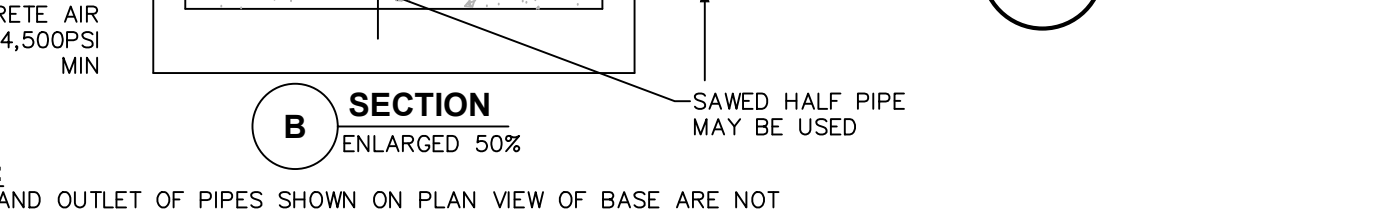
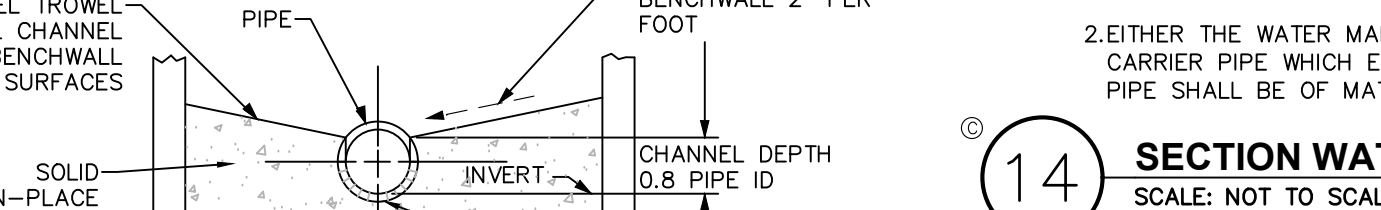
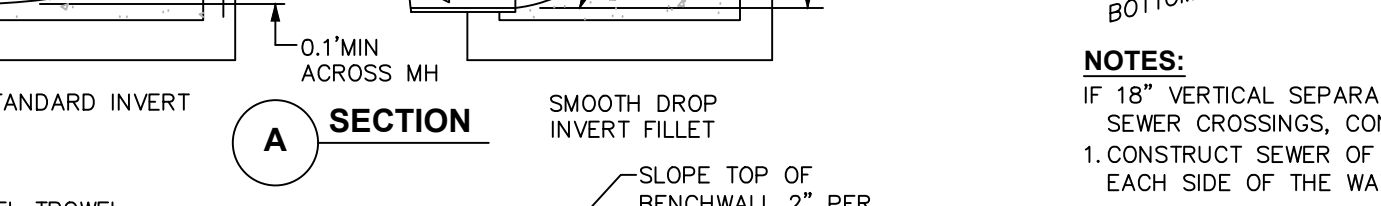
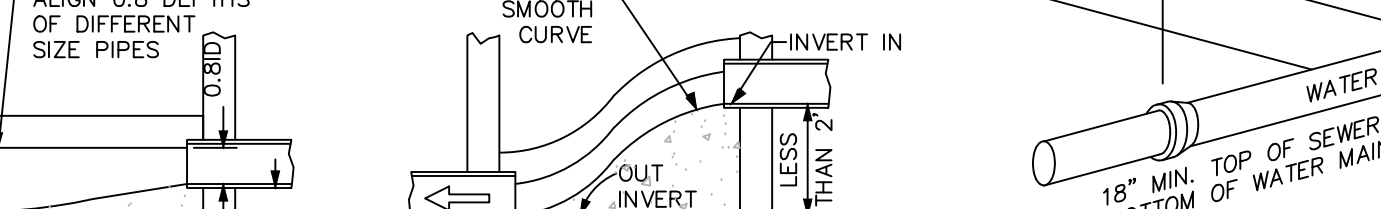
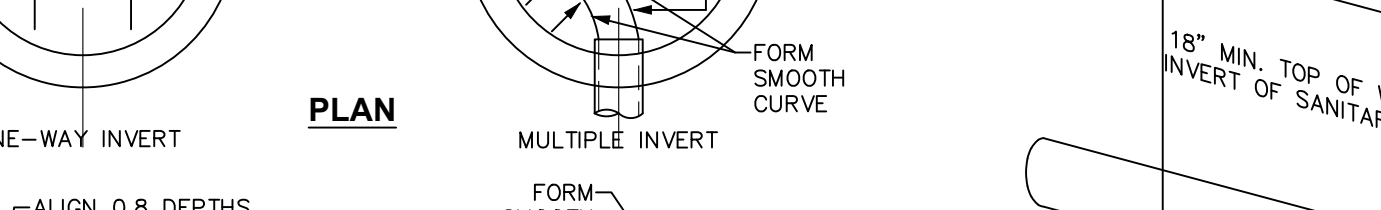
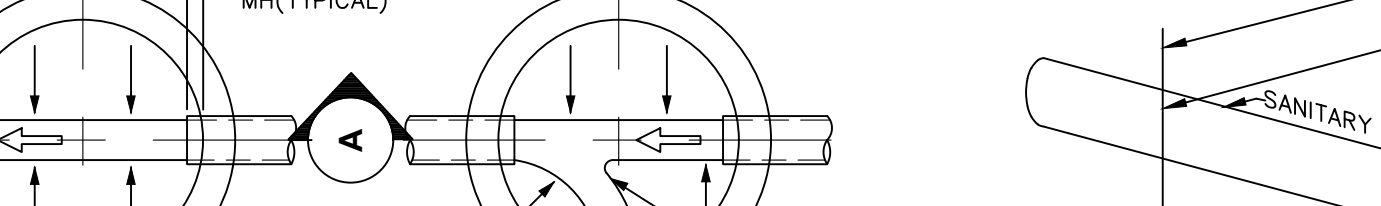
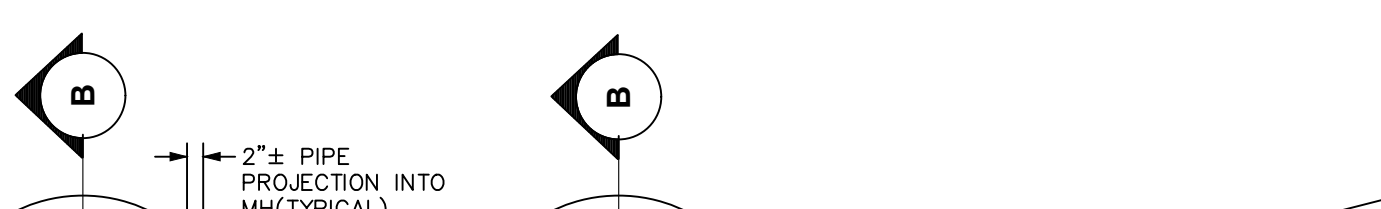
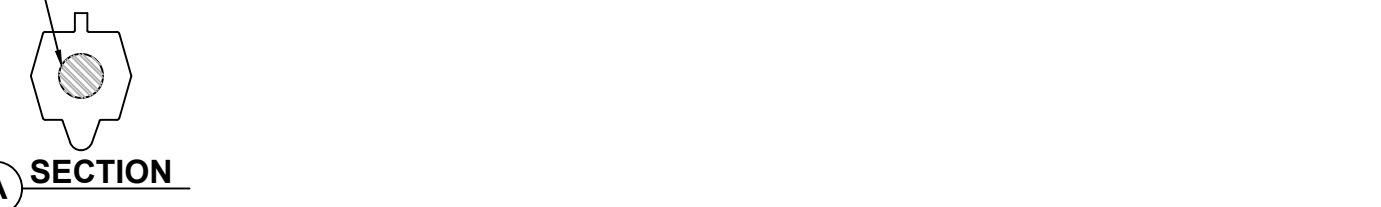
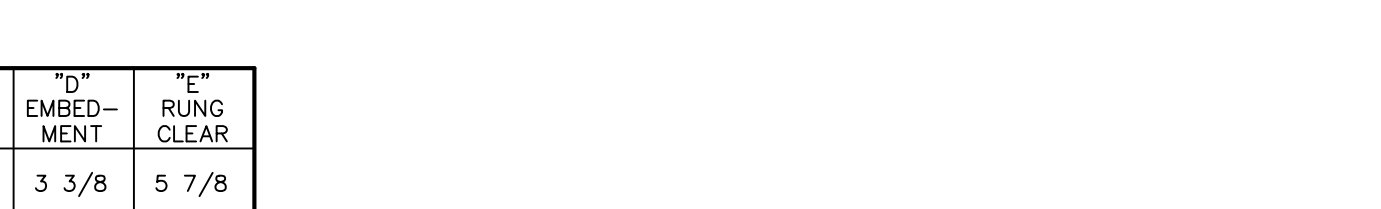
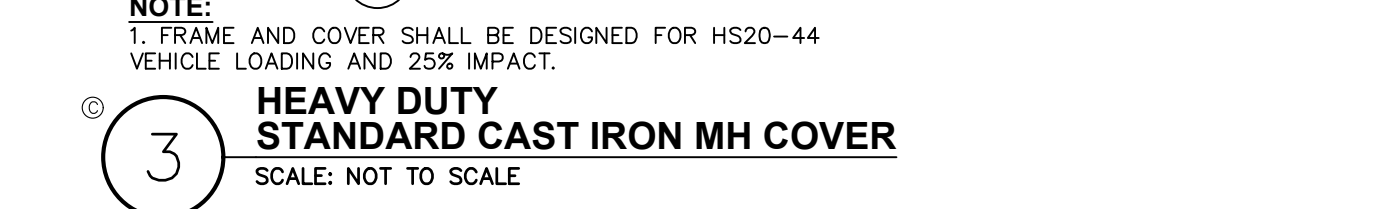
NOTE: REFERENCE MANHOLE DETAILS FOR REQUIRED INVERT CHANNEL CONFIGURATION.



FLEXIBLE JOINT REQUIREMENTS

SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A" DISTANCE (FEET)
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10' MAX
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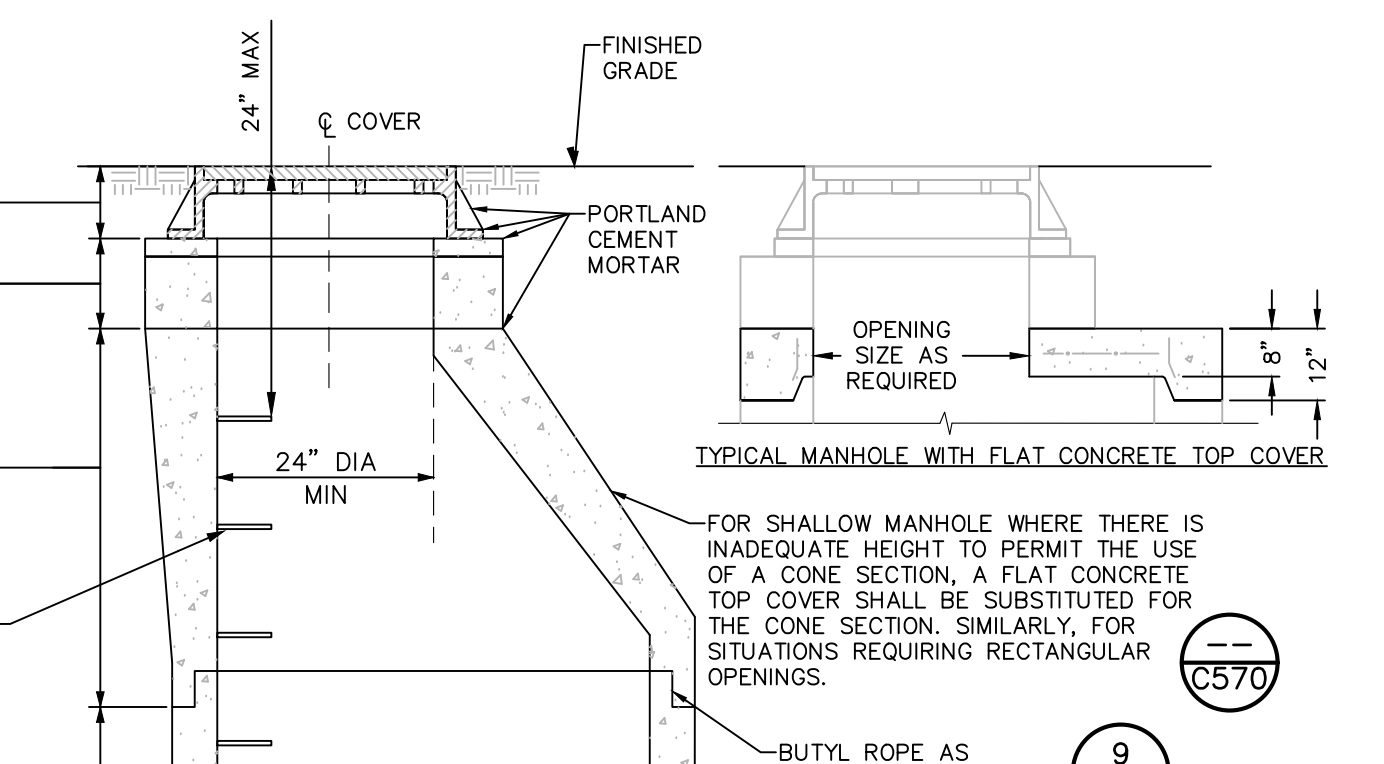
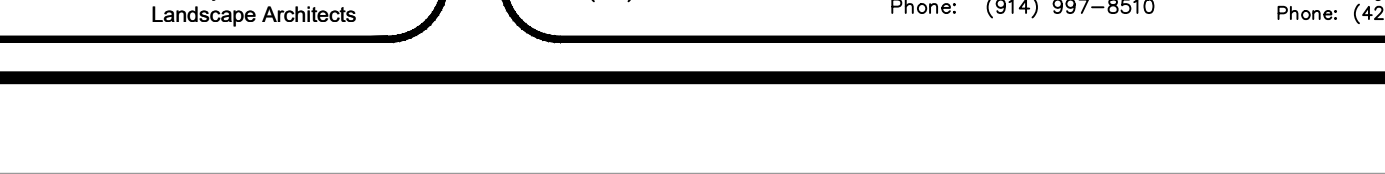
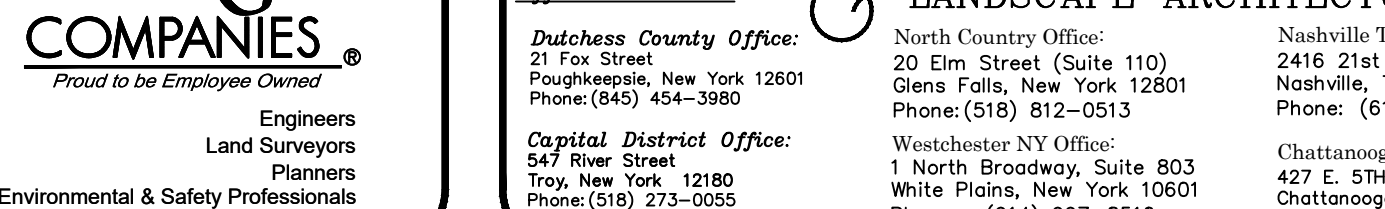
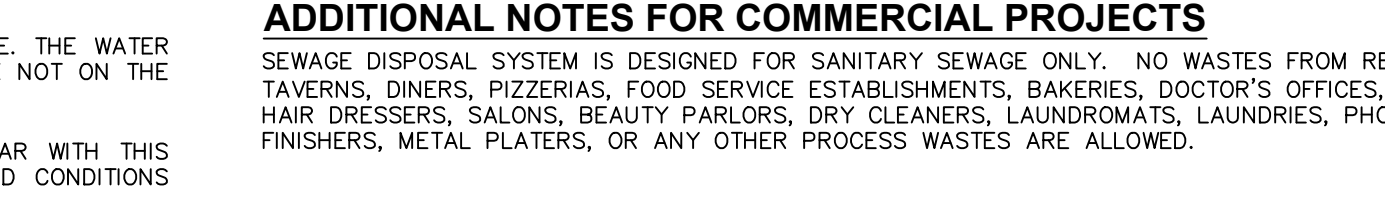
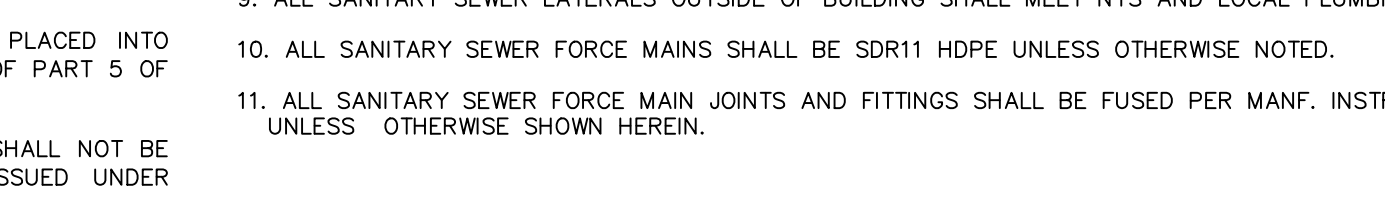
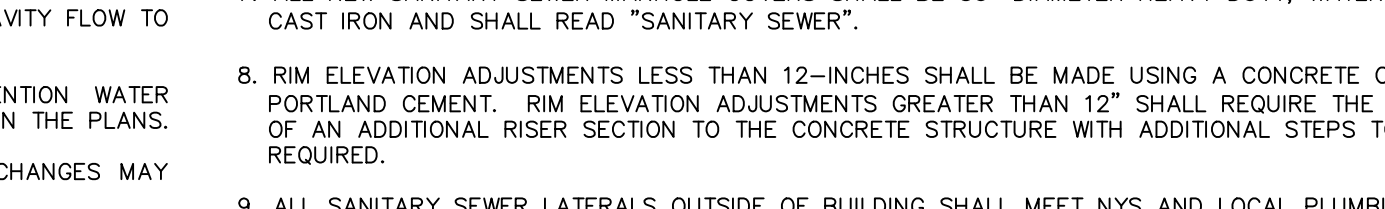
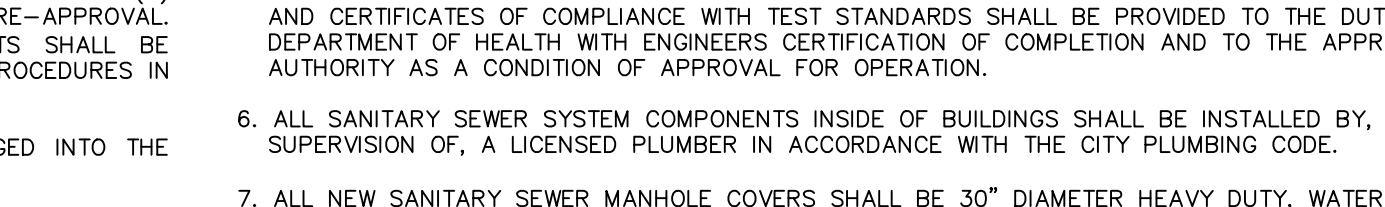
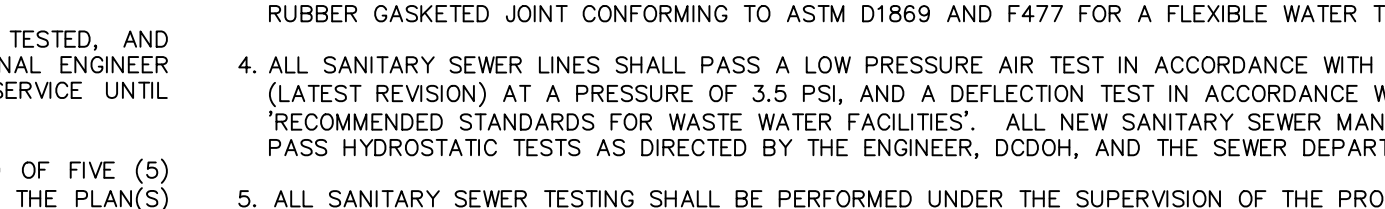
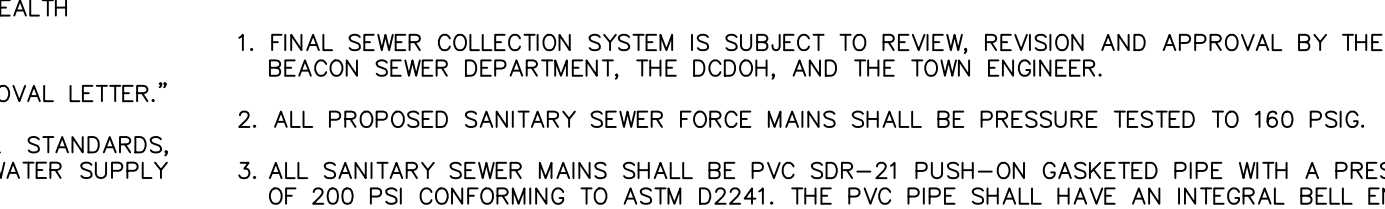
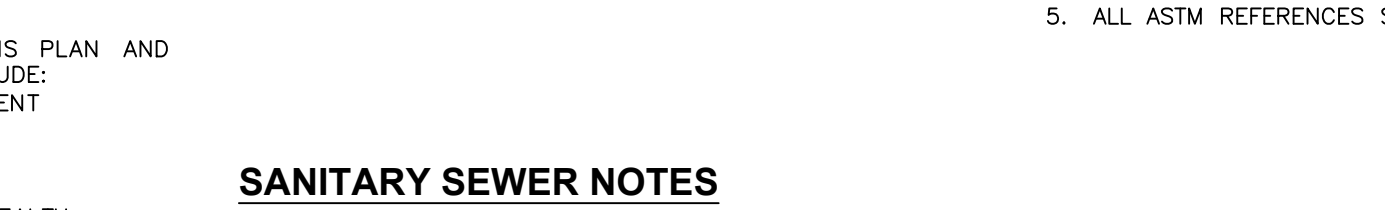
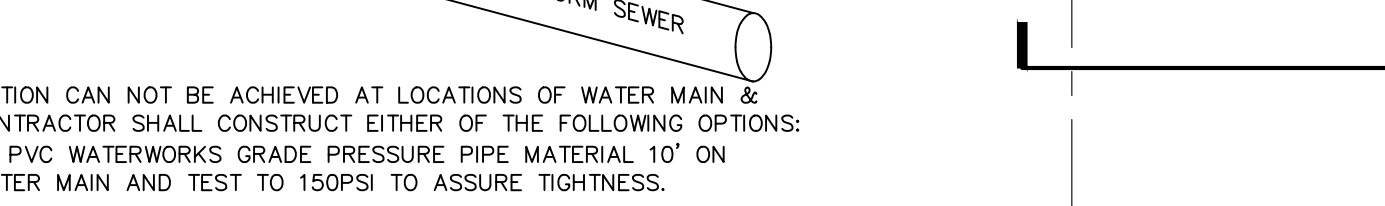
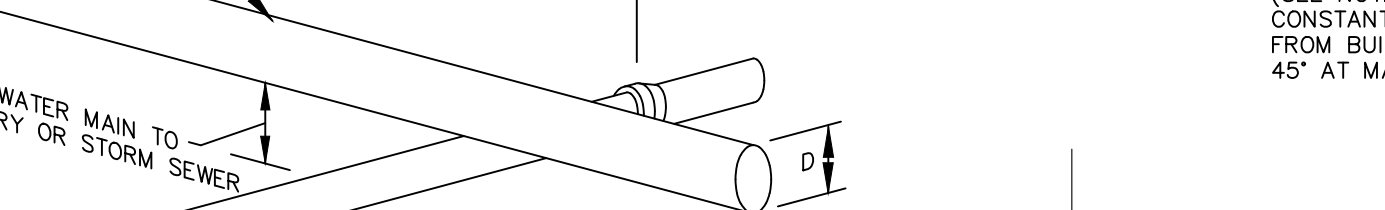
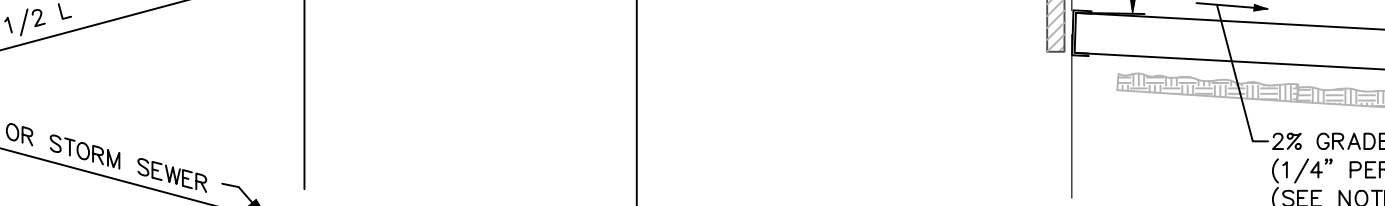
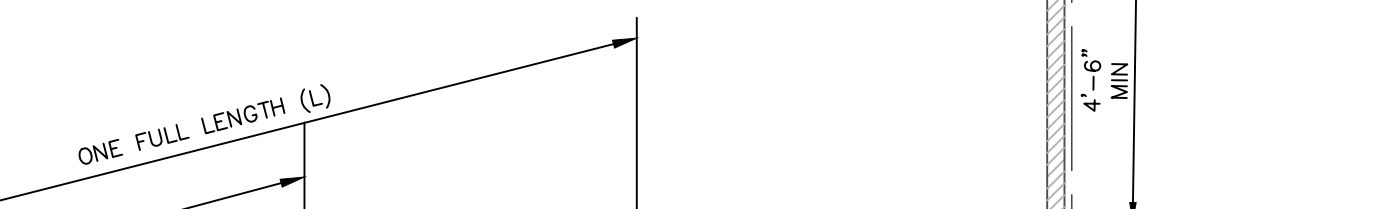
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