### SEST MANAGEMENT PRACTICES FOR INDIANA BATS

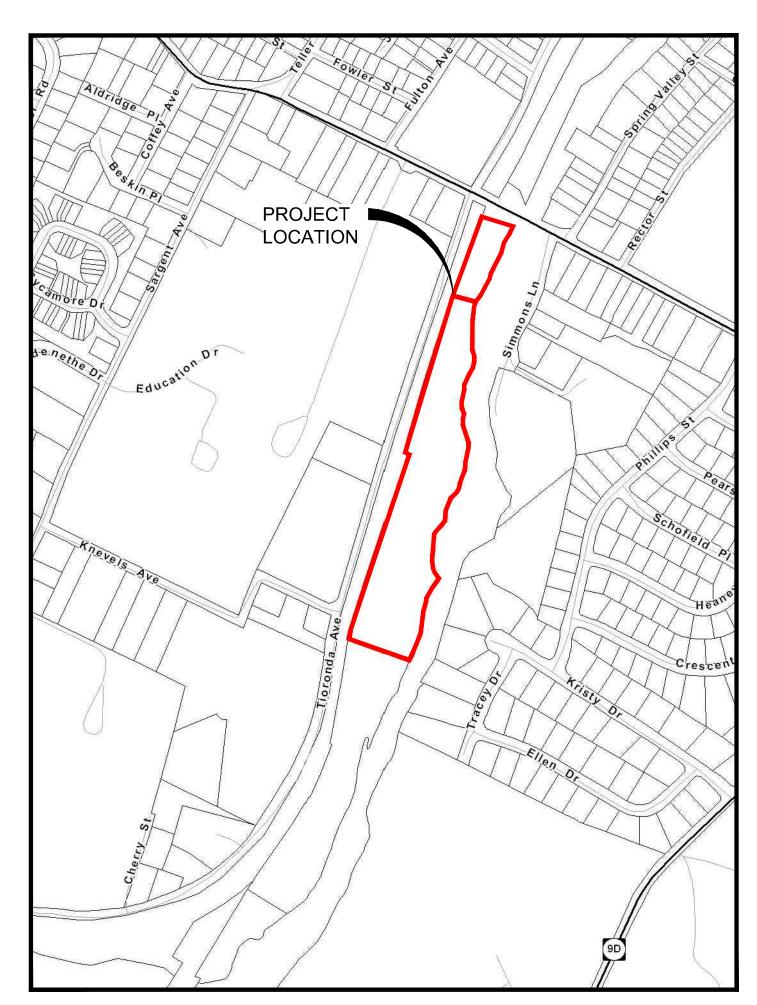
- 1. THE PROJECT WILL AVOID CUTTING TREES TO THE MAXIMUM EXTENT PRACTICABLE. 2.LARGER TREES WILL BE RETAINED. 3. TREE CLEARING LIMITS WILL BE MARKED IN THE FIELD PRIOR TO ANY
- CLEARING, AND CONTRACTORS WILL BE INFORMED ABOUT CLEARING LIMITS PRIOR TO THE INITIATION OF WORK. 4. TREES WILL BE REMOVED BETWEEN OCTOBER 1 AND MARCH 31 IN
- ORDER TO AVOID ANY INCIDENTAL TAKE TO INDIANA BATS, OR OTHE 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.

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

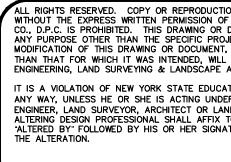
# APPROVED BY RESOLUTION NUMBER

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 PLAT AS APPROVED SHALL VOID THIS APPROVAL. SIGNED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_ 2015.

CHAIRMAN



AREA PARCEL MAP SCALE: 1"=400'





Drawing Name: Z:\projects\81700-81799\81750.00 CHAI Builders B-248\DWG\00\_G001\_81750-00\_TITLE.dwg Xref's Attached: XBASE-ENG\_81750-00; XTB\_81750-00\_36x48 Date Printed: Nov 25, 2019, 4:23pm

# SITE PLAN

# 248 TIORONDA AVE, BEACON NY

# **PREPARED FOR**

# **CHAI BUILDERS**

**CITY OF BEACON DUTCHESS COUNTY, NEW YORK** 

# **SEPTEMBER 2018 LAST REVISED: NOVEMBER 2019**

	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 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.

DA

APPLICANT

OWNER

BULK TABLE			
FISHKILL CREEK DEVELOPMEN	T DISTRI	CT: 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 OVERAL SITE ON PUBLIC STREET ROW	L FCD	50 FT	135'
MINIMUM BUILDING SETBACK FROM EDGE OF PAVEMENT OF PUBLIC AND PRIVATE STREETS		12 FT	700'
MINIMUM SETBACK AND BUFFER ALONG FISHKILL CREEK	WIDTH	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:	PLUS BEDF	ACE PER DWELLING UNIT 5 1/4 SPACE FOR EACH ROOM SPACES	89 SPACES TOTAL (WHICH INCLUDES 15 SURI SPACES, AND 74 SPACES BUILDING)
NON-RESIDENTIAL:	FLOC	ACE PER 200 SF GROSS OR AREA EXCLUDING TY AREAS =127 SPACES	103 SPACES TOTAL
LAND BANKED:	0 SF	PACES	24 SPACES
TOTAL:		SPACES CESSIBLE SPACES REQUIRED	216 SPACES 9 accessible spaces pr

TION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR DUECT, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED. ANY T, OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER L BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ARCHITECTURE CO., D.P.C. ATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN DER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL			Companies	CHAZI Office Loca Dutchess Co 21 Fox Street
NDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION ATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF			Proud to be Employee Owned Engineers Land Surveyors Planners Environmental & Safety Professionals Landscape Architects	Poughkeepsie, Phone: (845) 4 <i>Capital Dis</i> 547 River Stre Troy, New York Phone: (518) 2

### Allowable Residential Units 1 Total lot area

PARKING PROVIDED

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*
*Sub	ject to change with new jurisdictional determinati	on by Army Corps.

### SITE STATISTICS FOR PROPOSED **MULTIFAMILY HOUSING & NON-RESIDENTIAL** MULTIFAMILY HOUSUING & PROPOSED USE NON-RESIDENTIAL ZONING DISTRICT FISHKILL CREEK DEVELOPMENT TOTAL BUILDING 101,602 SF FLOOR AREA (SF) (64 UNITS + NON RESIDENTIAL USE)

216

# RIES (36')

INCLUDES 15 SURFACE 5, AND 74 SPACES BELOW

PACES SSIBLE SPACES PROVIDED

# 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

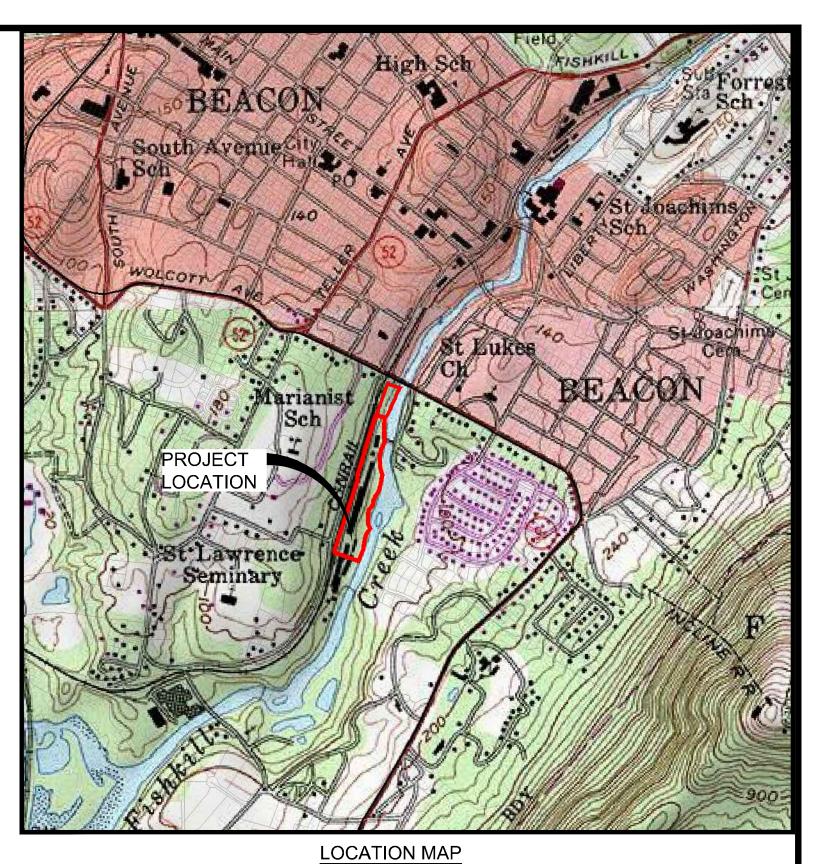
# **DEVELOPMENT NOTE:**

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.

SI CHA LAN 21 PHC	AZ ID F(
PR AB 62 NEW PHC	A A /

PHONE: (845) 454-3980

ZEN ENGIN	EERING, LAND SUR	VEYING	$\square$			$ \supset  \subset $
<u>eations:</u>	✓ LANDSCAPE ARC	HITECTURE CO., D.P.C.				
County Office: 🗸	North Country Office: 20 Elm Street (Suite 110)	Nashville Tennessee Office: 2416 21st Ave S. (Suite 103)	5	04/30/19	REVISED PER PLANNING BOARD COMMENTS	
e, New York 12601 454–3980	Glens Falls, New York 12801	Nashville, Tennessee 37212	4	02/26/19	REVISED PER CITY COUNCIL COMMENTS	
	Phone: (518) 812–0513	Phone: (615) 380–1359	3	01/17/19	REVISED PER CITY COUNCIL COMMENTS	
i <i>strict Office:</i> reet	Westchester NY Office: 1 North Broadway, Suite 803	Chattanooga Tennessee Office:	2	11/26/18	REVISED PER CITY COUNCIL COMMENTS	
ork 12180 273–0055	White Plains, New York 10601	427 E. 5TH ST. (Suite 201) Chattanooga, Tennessee 37403	1	10/12/18	REVISED PER CITY COUNCIL COMMENTS	
	Phone: (914) 997-8510	Phone: (423) 241-6575	rev.	date	description	



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

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

E ENGINEER: AZEN ENGINEERING, LAND SURVEYING, & DSCAPE ARCHITECTURE D.P.C. FOX STREET, POUGHKEEPSIE, NY 12601 ONE: (845) 454-3980

**ROJECT ARCHITECT:** ARCHITEKTEN ALLEN STREET, 2ND FLOOR YORK, NY 10002 DNE: (212) 334–1232

SITE SURVEYOR: CHAZEN ENGINEERING, LAND SURVEYING, & LANDSCAPE ARCHITECTURE D.P.C. 21 FOX STREET, POUGHKEEPSIE, NY 12601

DEVELOPER / APPLICANT: CHAI BUILDERS 120 ROUTE 59, SUITE 201 SUFFERN, NY 10901 (917) 696-4402

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

DUTCHESS COUNTY DEPARTMENT OF HEALTH APPROVAL

THIS IS TO CERTIFY THAT THE PROPOSED ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL OR \_\_\_\_

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.

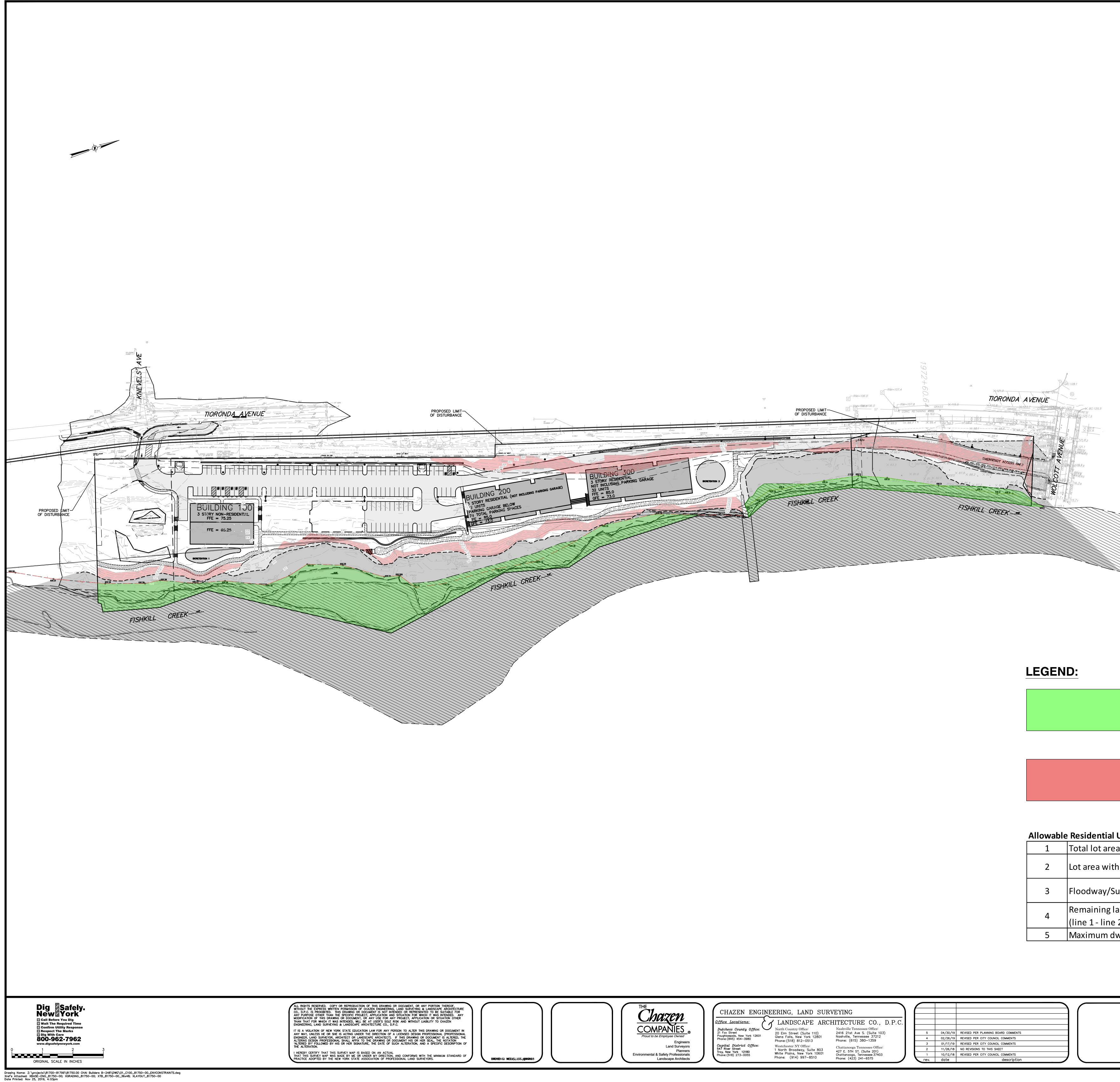
SUPERVISING PUBLIC HEALTH ENGINEER.

designed checked CJL LAB 09/10/18 AS NOTED project no. 81750.00 sheet no. G001

LAB

248 TIORONDA AVE., BEACON, N.Y.

TITLE SHEET



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

EN ENGINE	CERING, LAND SURV	VEYING	f				$\exists \frown$	
tions:	LANDSCAPE ARCH	HITECTURE CO., D.P.C.						
unty Office:	20 Elm Street (Suite 110)	2416 21st Ave S. (Suite 103)		5	04/30/19	REVISED PER PLANNING BOARD COMMENTS		
New York 12601 54–3980	Glens Falls, New York 12801 Phone:(518) 812-0513	Nashville, Tennessee 37212 Phone: (615) 380—1359		4	02/26/19	REVISED PER CITY COUNCIL COMMENTS		
trict Office:	Westchester NY Office:			3	01/17/19	REVISED PER CITY COUNCIL COMMENTS		
et 12180	1 North Broadway, Suite 803	Chattanooga Tennessee Office: 427 E. 5TH ST. (Suite 201)		2	11/26/18	NO REVISIONS TO THIS SHEET		
73–0055	White Plains, New York 10601	Chattanooga, Tennessee 37403		1	10/12/18	REVISED PER CITY COUNCIL COMMENTS		
	Phone: (914) 997–8510	Phone: (423) 241-6575		rev.	date	description	フヘ	





FLOODWAY/SURFACE WATER



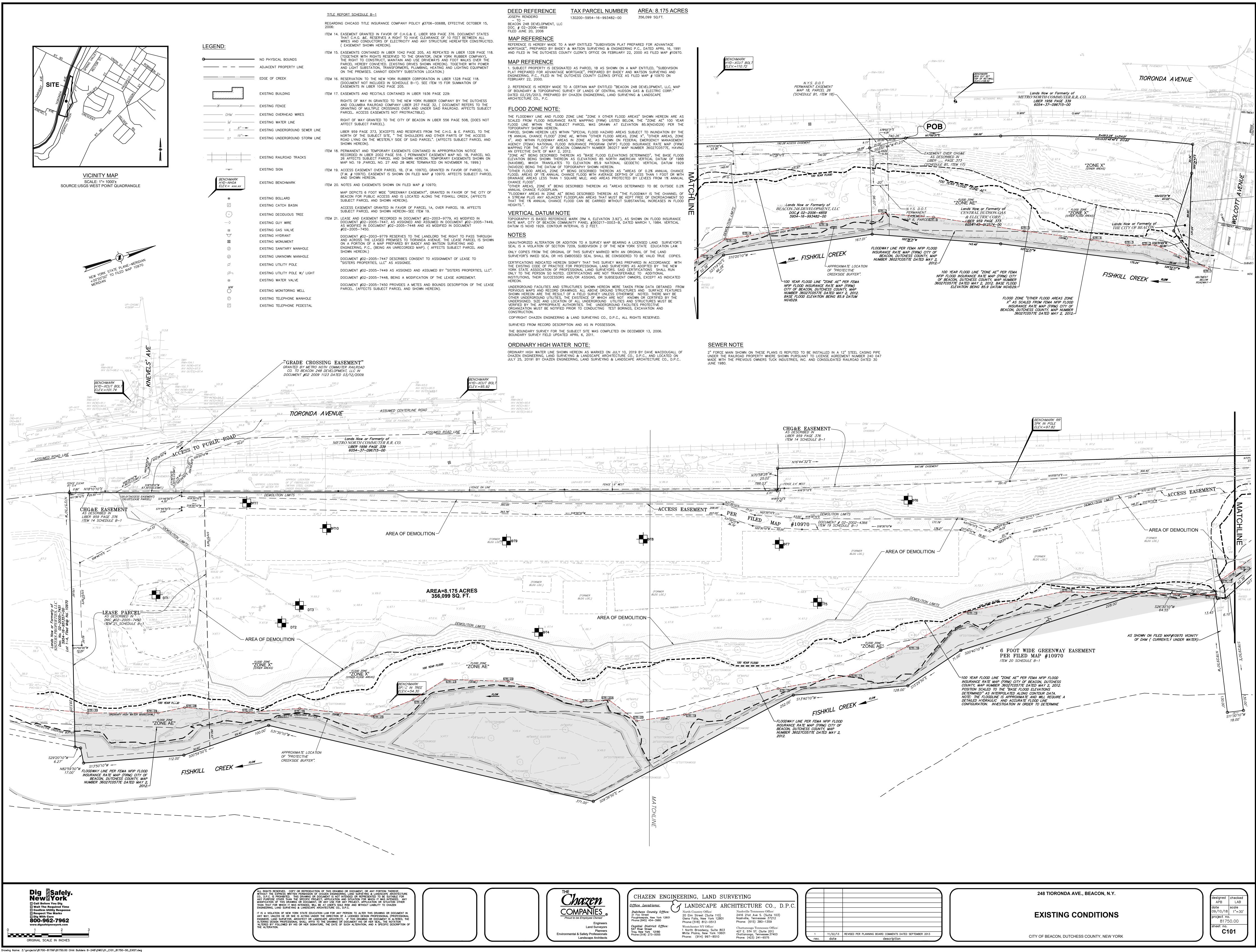
SLOPES > 25% COVERING AN AREA GREATER THAN 10,000 SF

J	n	its	

248 TIORONDA AVE., BEACON, N.Y.

# **ENVIRONMENTAL CONDITIONS/CONSTRAINTS**

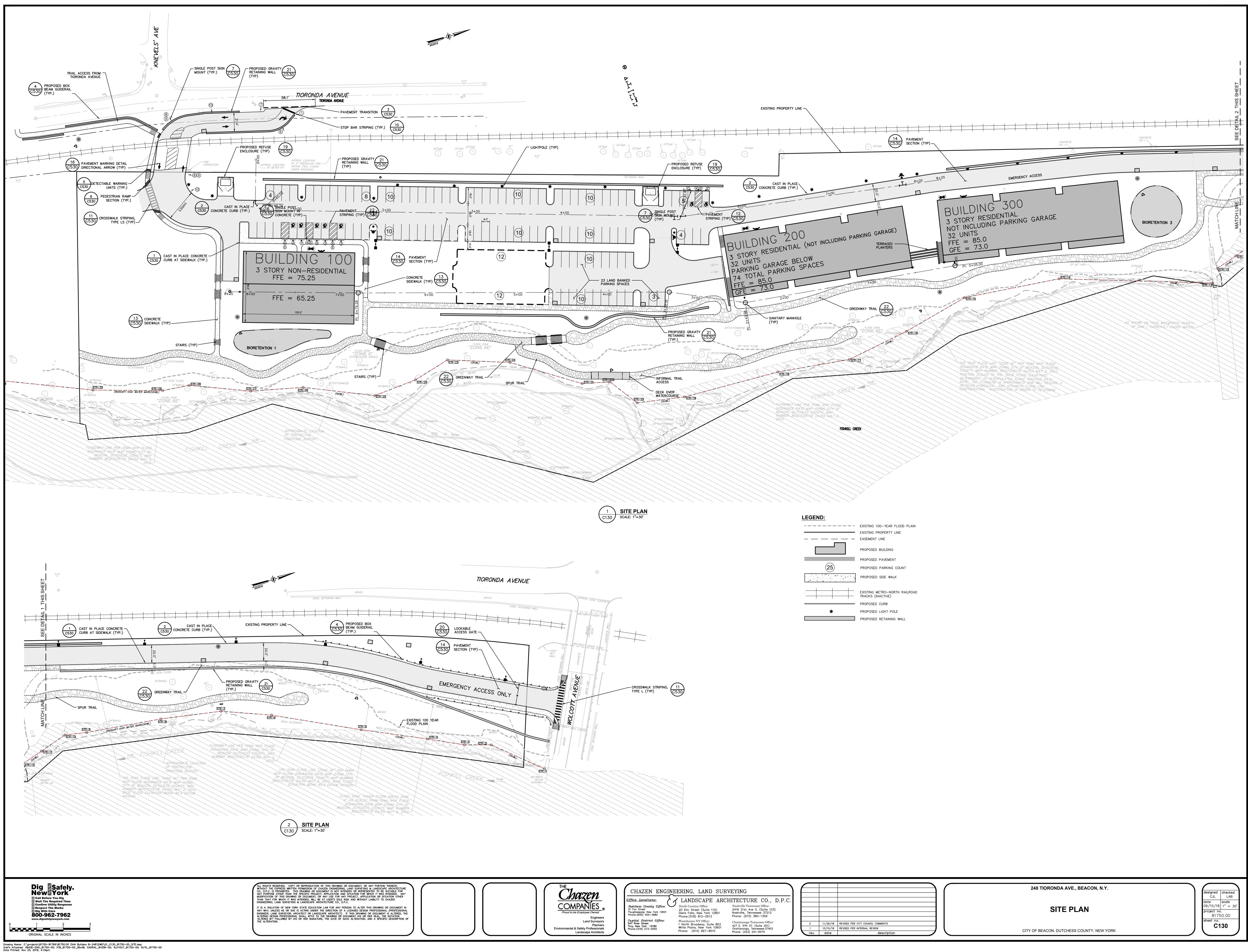
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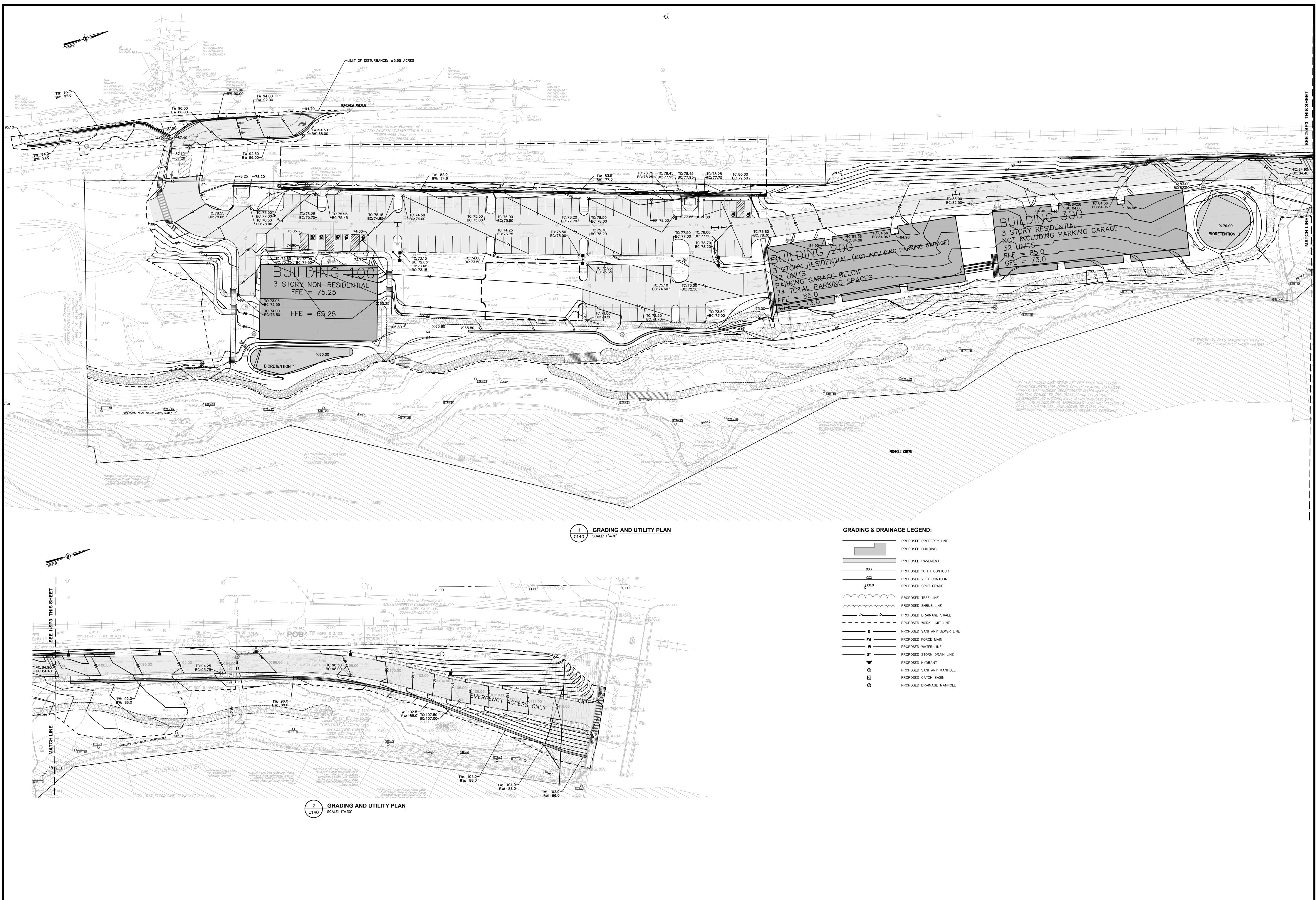
TITIF	REPORT SCHEDULE B-1	DEED REFERENCE	TAX PARCEL NUMBER
		JOSEPH RENDEIRO – TO –	130200-5954-16-993482-00
REGAR 2006:	DING CHICAGO TITLE INSURANCE COMPANY POLICY #3706-00688, EFFECTIVE OCTOBER 15,	BEACON 248 DEVELOPMENT, LLC DOC. # 02-2006-4859 FILED JUNE 20, 2006	
ITEM 1	EASEMENT GRANTED IN FAVOR OF C.H.G.& E. LIBER 959 PAGE 376. DOCUMENT STATES		
	THAT C.H.G. &E. RESERVES A RIGHT TO HAVE CLEARANCE OF 10 FEET BETWEEN ALL WIRES AND CONDUCTORS OF ELECTRICITY AND ANY STRUCTURE HEREAFTER CONSTRUCTED.	MAP REFERENCE	
	( EASEMENT SHOWN HEREON).		A MAP ENTITLED "SUBDIVISION PLAT PREF
ITEM 1	5. 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),		Y & WATSON SURVEYING & ENGINEERING F JNTY CLERK'S OFFICE ON FEBRUARY 22, 2
	THE RIGHT TO CONSTRUCT, MAINTAIN AND USE DRIVEWAYS AND FOOT WALKS OVER THE	MAP REFERENCE	
	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.)		ATED AS PARCEL 1B AS SHOWN ON A MA MORTGAGE", PREPARED BY BADEY AND N
			DUTCHESS COUNTY CLERKS OFFICE AS FIL
ITEM 1	COCUMENT NOT THE NEW YORK RUBBER CORPORATION IN LIBER 1328 PAGE 118.	FEBRUARY 22, 2000.	
	(DOCUMENT NOT INCLUDED IN SCHEDULE $B-1$ ). SEE ITEM 15 FOR SUMMATION OF EASEMENTS IN LIBER 1042 PAGE 205.	2. REFERENCE IS HEREBY MADE T	O A CERTAIN MAP ENTITLED "BEACON 24
			URVEY OF LANDS OF CENTRAL HUDSON G
IIEM 1	7. EASEMENTS AND RECITALS CONTAINED IN LIBER 1936 PAGE 229:		Y CHAZEN ENGINEERING, LAND SURVEYING
	RIGHTS OF WAY IN GRANTED TO THE NEW YORK RUBBER COMPANY BY THE DUTCHESS	ARCHITECTURE CO., P.C.	
	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).	FLOOD ZONE NOTE:	
	, , , , , , , , , , , , , , , , , , ,		ZONE LINE "ZONE X OTHER FLOOD ARE
	RIGHT OF WAY GRANTED TO THE CITY OF BEACON IN LIBER 556 PAGE 508, (DOES NOT AFFECT SUBJECT PARCEL).		E RATE MAPPING (FIRM) LISTED BELOW,
	AFFECT SUBJECT FARCELJ.	TOPOGRAPHY SHOWN HEREON.	ECT PARCEL WAS DRAWN AT ELEVATION
R LINE	LIBER 959 PAGE 373, )EXCEPTS AND RESERVES FROM THE C.H.G. & E. PARCEL TO THE	PARCEL SHOWN HEREON LIES WIT	HIN "SPECIAL FLOOD HAZARD AREAS SUB
M LINE	NORTH OF THE SUBJECT SITE, " THE SHOULDERS AND OTHER PARTS OF THE ACCESS ROAD LYING ON THE WESTERLY SIDE OF SAID PARCEL". (AFFECTS SUBJECT PARCEL AND		E AE, WITHIN "OTHER FLOOD AREAS, ZOT
	SHOWN HEREON).		AS IN ZONE AE, AS SHOWN ON FEDERA D INSURANCE PROGRAM (NFIP) FLOOD IN
	,	MAPPING FOR THE CITY OF BEAC	ON COMMUNITY NUMBER 360217 MAP NU
ITEM 1	B. PERMANENT AND TEMPORARY EASEMENTS CONTAINED IN APPROPRIATION NOTICE RECORDED IN LIBER 2002 PAGE 516. ( PERMANENT EASEMENT MAP NO. 18, PARCEL NO.	AN EFFECTIVE DATE OF MAY 2, 2	
	26 AFFECTS SUBJECT PARCEL AND SHOWN HEREON. TEMPORARY EASEMENTS SHOWN ON		EREON AS "BASE FLOOD ELEVATIONS DE DN AS ELEVATIONS 85 NORTH AMERICAN
	MAP NO. 19 ,PARCEL NO. 27 AND 28 WERE TERMINATED ON NOVEMBER 16, 1999.)	(NAVD88), WHICH TRANSLATES	TO ELEVATION 85.9 NATIONAL GEODE
ITEM 1	9. ACCESS EASEMENT OVER PARCEL 1B, (F.M. 10970), GRANTED IN FAVOR OF PARCEL 1A.	(NGVD29) BEING THE DATUM OF	
	(F.M. # 10970). EASEMENT IS SHOWN ON FILED MAP # 10970. AFFECTS SUBJECT PARCEL		BEING DESCRIBED THEREON AS "AREAS HANCE FLOOD WITH AVERAGE DEPTHS OF
	ÀND SHOWN HEREON.	DRAINAGE AREAS LESS THAN 1	SQUARE MILE; AND AREAS PROTECTED B
ITEM 2	D. NOTES AND EASEMENTS SHOWN ON FILED MAP # 10970;	CHANCE FLOOD".	DESCRIBED THEREON AS "AREAS DETER
	"	ANNUAL CHANCE FLOODPLAIN.	DESCRIBED THEREON AS AREAS DETER
	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		BEING DESCRIBED THEREON AS "THE FLO
	SUBJECT PARCEL AND SHOWN HEREON).	A SIREAM PLUS ANY ADJACENI I THAT THE 1% ANNUAL CHANCE F	FLOODPLAIN AREAS THAT MUST BE KEPT FLOOD CAN BE CARRIED WITHOUT SUBST
		HEIGHTS.".	
	ACCESS EASEMENT GRANTED IN FAVOR OF PARCEL 1A, OVER PARCEL 1B. AFFECTS SUBJECT PARCEL AND SHOWN HEREON-SEE ITEM 19.		
		VERTICAL DATUM NO	
ITEM 2	I. LEASE AND EASEMENT RECORDED IN DOCUMENT #02-2003-9779, AS MODIFIED IN DOCUMENT #02-2005-7447, AS ASSIGNED AND ASSUMED IN DOCUMENT #02-2005-7449,	TOPOGRAPHY IS BASED REFERENCE	E MARK (RM 4, ELEVATION 3.92'), AS SH MUNITY PANEL #360217-0003-B. DATED
	AS MODIFIED IN DOCUMENT #02-2005-7448 AND AS MODIFIED IN DOCUMENT	DATUM IS NGVD 1929. CONTOUR I	
	#02-2005-7450.		
	DOCUMENT #02-2003-9779 RESERVES TO THE LANDLORD THE RIGHT TO PASS THROUGH	<u>NOTES</u>	
	AND ACROSS THE LEASED PREMISES TO TIORANDA AVENUE. THE LEASE PARCEL IS SHOWN	UNAUTHORIZED AI TERATION OR A	DDITION TO A SURVEY MAP BEARING A LI
	ON A PORTION OF A MAP PREPARED BY BADEY AND WATSON SURVEYING AND ENGINEERING, P.C., (BEING AN UNRECORDED MAP). (AFFECTS SUBJECT PARCEL AND		7209, SUBDIVISION 2 OF THE NEW YORK
	SHOWN HEREON.)	ONLY COPIES FROM THE ORIGINAL	. OF THIS SURVEY MARKED WITH AN ORIG
	DOCUMENT #02-2005-7447 DESCRIBES CONSENT TO ASSIGNMENT OF LEASE TO	SURVEYOR'S INKED SEAL OR HIS	EMBOSSED SEAL SHALL BE CONSIDERED
	"SISTERS PROPERTIES, LLC" AS ASSIGNEE.	CERTIFICATIONS INDICATED HEREO	N SIGNIFY THAT THIS SURVEY WAS PREPA
			FOR PROFESSIONAL LAND SURVEYORS AS
нт	DOCUMENT #02-2005-7449 AS ASSIGNED AND ASSUMED BY "SISTERS PROPERTIES, LLC".		DFESSIONAL LAND SURVEYORS. SAID CERT CERTIFICATIONS ARE NOT TRANSFERABLE
	DOCUMENT #02-2005-7448, BEING A MODIFICATION OF THE LEASE AGREEMENT.	INSTITUTIONS, THEIR SUCCESSORS	AND/OR ASSIGNS, OR SUBSEQUENT OWN
	DOCUMENT #02-2005-7450 PROVIDES A METES AND BOUNDS DESCRIPTION OF THE LEASE	HEREON.	
	PARCEL. (AFFECTS SUBJECT PARCEL AND SHOWN HEREON).		RUCTURES SHOWN HEREON WERE TAKEN

Xref's Attached: XBASE-SVY\_81056-00; XTB\_81750-00\_36x48; XBASE-ENG\_81750-00 Date Printed: Nov 25, 2019, 4:03pm

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tions:	LANDSCAPE ARCH	HITECTURE CO., D.P.C.						
unty Office: 💛	North Country Office:	Nashville Tennessee Office					-	
New York 12601 54-3980	20 Elm Street (Suite 110) Glens Falls, New York 12801 Phone:(518) 812–0513	2416 21st Ave S. (Suite 103) Nashville, Tennessee 37212 Phone: (615) 380—1359						
<i>rict Office:</i> et 12180	Westchester NY Office: 1 North Broadway, Suite 803	Chattanooga Tennessee Office: 427 E. 5TH ST. (Suite 201)						
3-0055	White Plains, New York 10601 Phone: (914) 997-8510	Chattanooga, Tennessee 37403 Phone: (423) 241-6575	$ar{}$	1 rev.	11/22/13 date	REVISED PER PLANNING BOARD COMMENTS DATED SEPTEMBER 2013 description	$\mathcal{J}$	
		· · ·		Tev.				

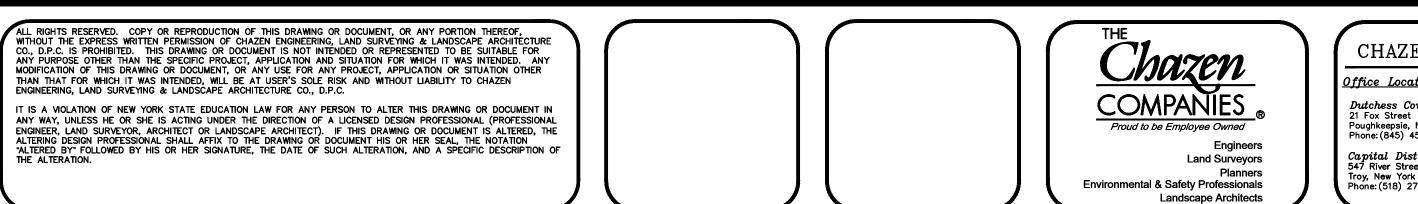


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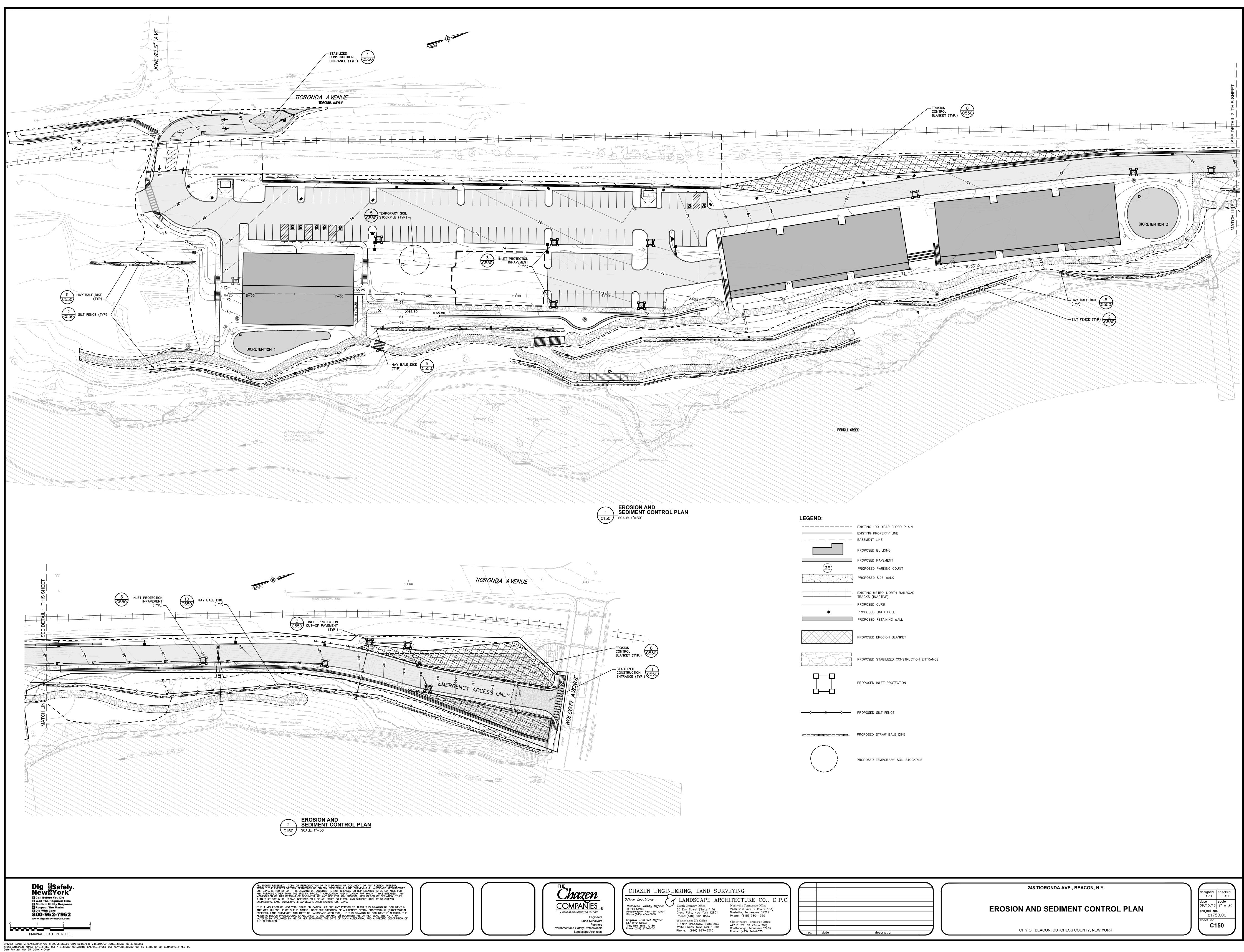
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GE LEGE	END:
PROPOSED	PROPERTY LINE
PROPOSED	BUILDING
PROPOSED	PAVEMENT
PROPOSED	10 FT CONTOUR
PROPOSED	2 FT CONTOUR
PROPOSED	SPOT GRADE
PROPOSED	TREE LINE
PROPOSED	SHRUB LINE
PROPOSED	DRAINAGE SWALE
PROPOSED	WORK LIMIT LINE
PROPOSED	SANITARY SEWER LINE
PROPOSED	FORCE MAIN
PROPOSED	WATER LINE
PROPOSED	STORM DRAIN LINE
PROPOSED	HYDRANT
PROPOSED	SANITARY MANHOLE
PROPOSED	CATCH BASIN

ZEN ENGINEI	ERING, LAND SURV	EYING	) f			
ocations:	LANDSCAPE ARCH	ITECTURE CO., D.P.C.				
c County Office: reet sie, New York 12601 5) 454-3980	North Country Office: 20 Elm Street (Suite 110) Glens Falls, New York 12801 Phone: (518) 812–0513	Nashville Tennessee Office: 2416 21st Ave S. (Suite 103) Nashville, Tennessee 37212 Phone: (615) 380-1359				
<i>District Office:</i> Street York 12180 3) 273—0055	Westchester NY Office: 1 North Broadway, Suite 803 White Plains, New York 10601	Chattanooga Tennessee Office: 427 E. 5TH ST. (Suite 201) Chattanooga, Tennessee 37403	ļţ	1	10/10/18	REVISED PER INTERNAL REVIEW
	Phone: (914) 997-8510	Phone: (423) 241-6575		rev.	date	description

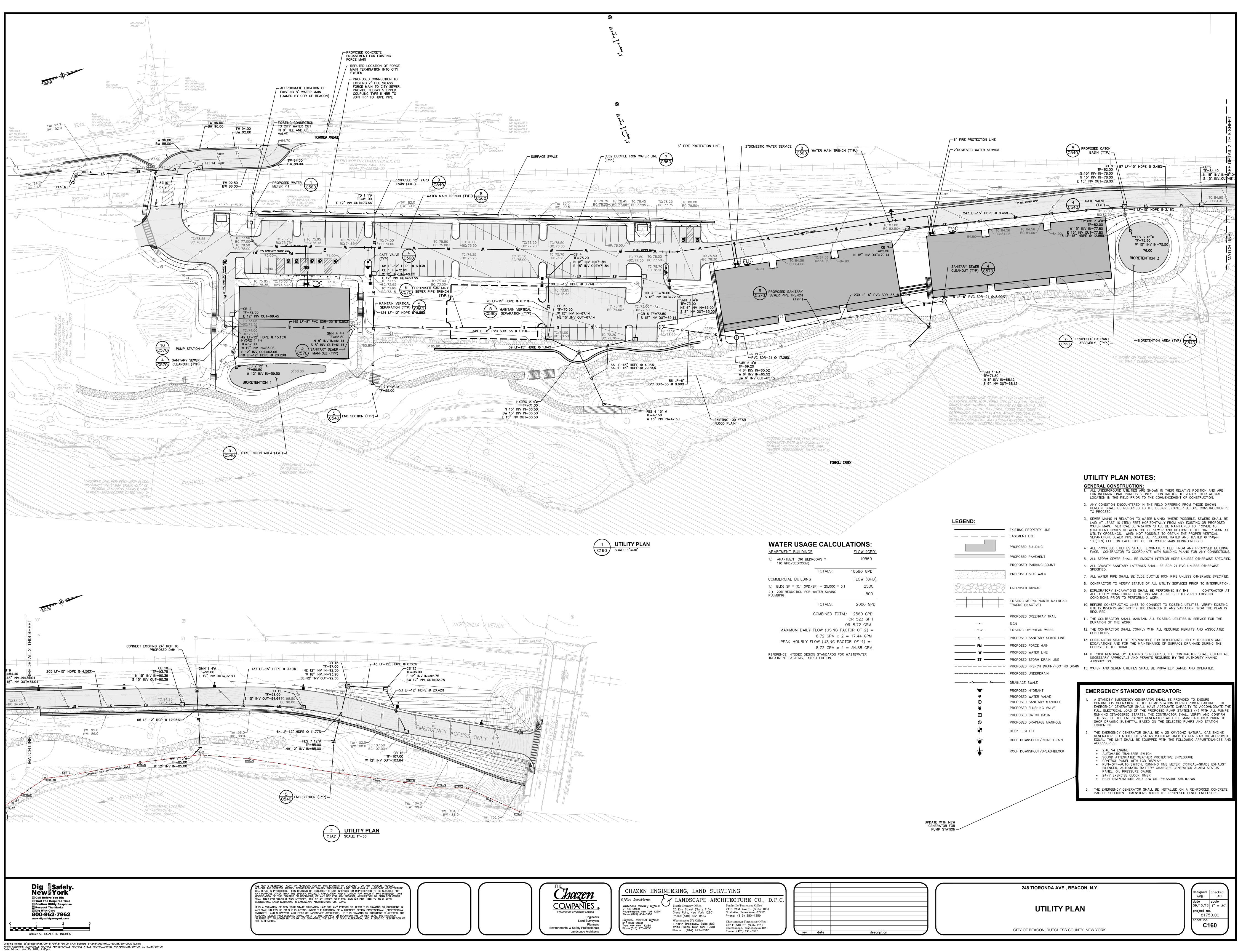
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**GRADING PLAN** 

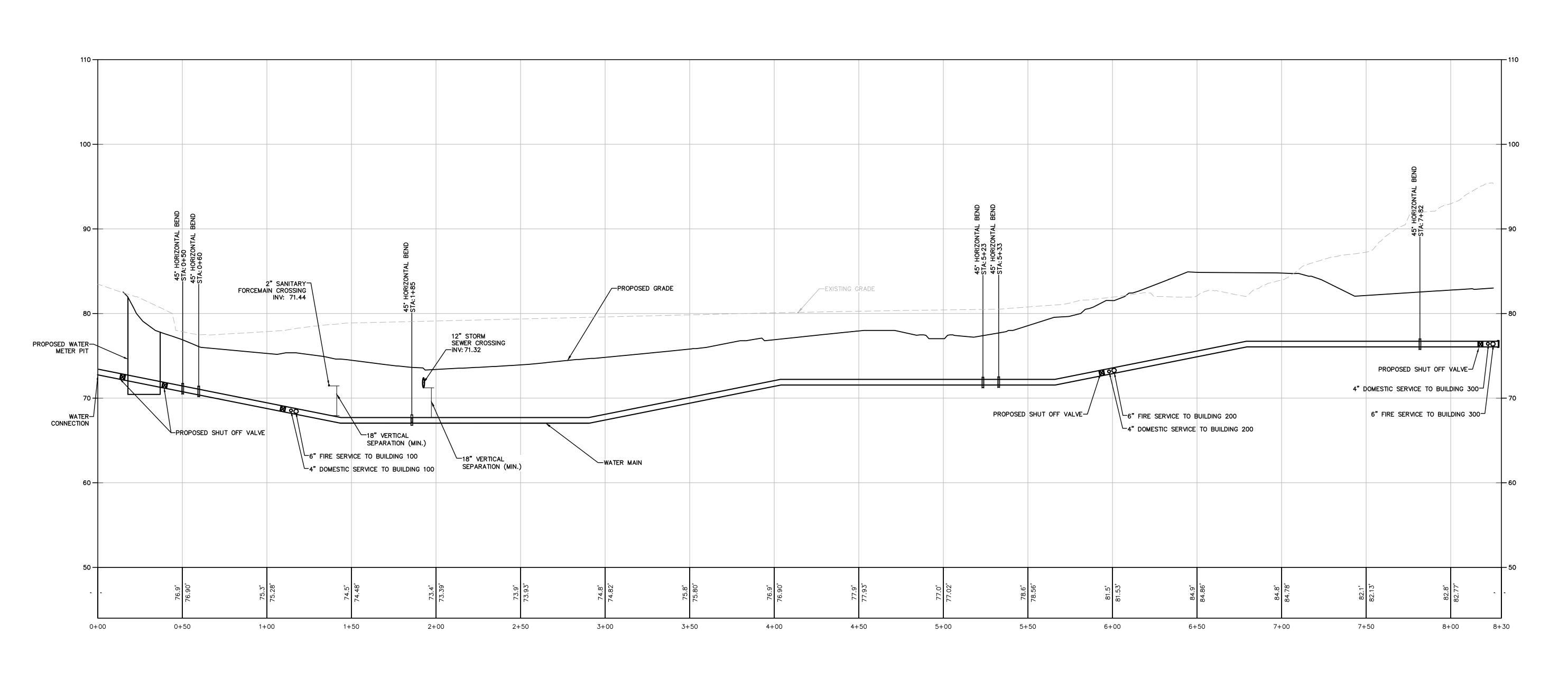


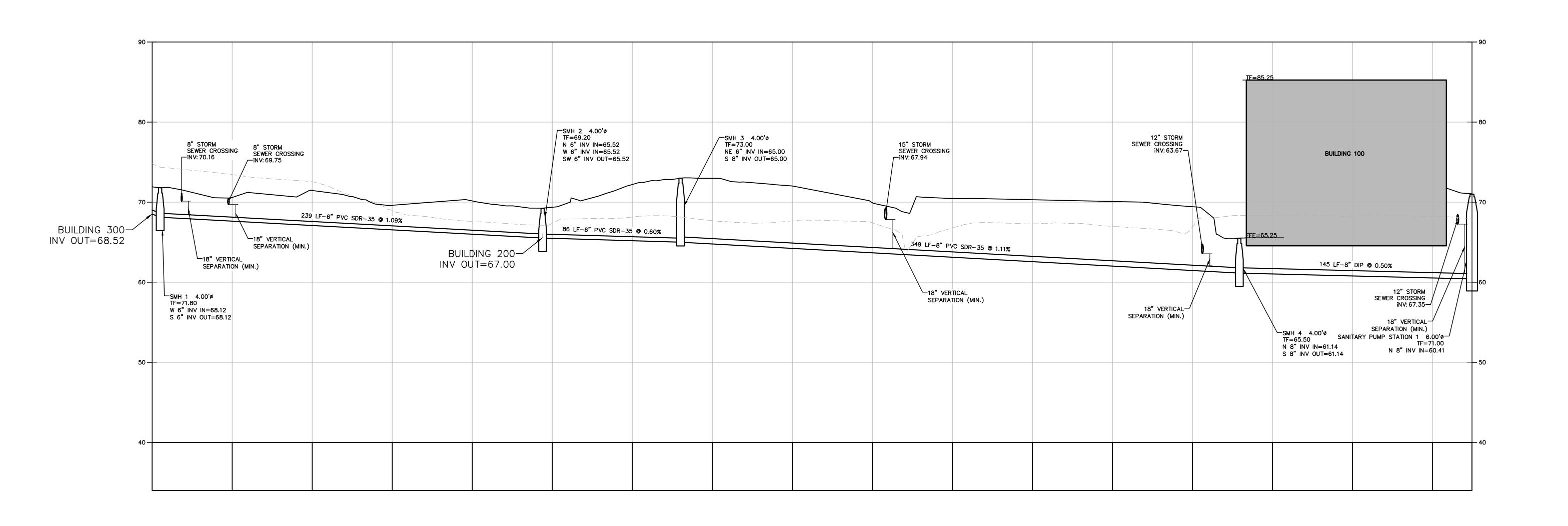
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WATERMAIN PROFILE SCALE: SCALE-H=1"=50' SCALE-V=1"=10'

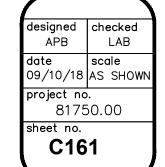
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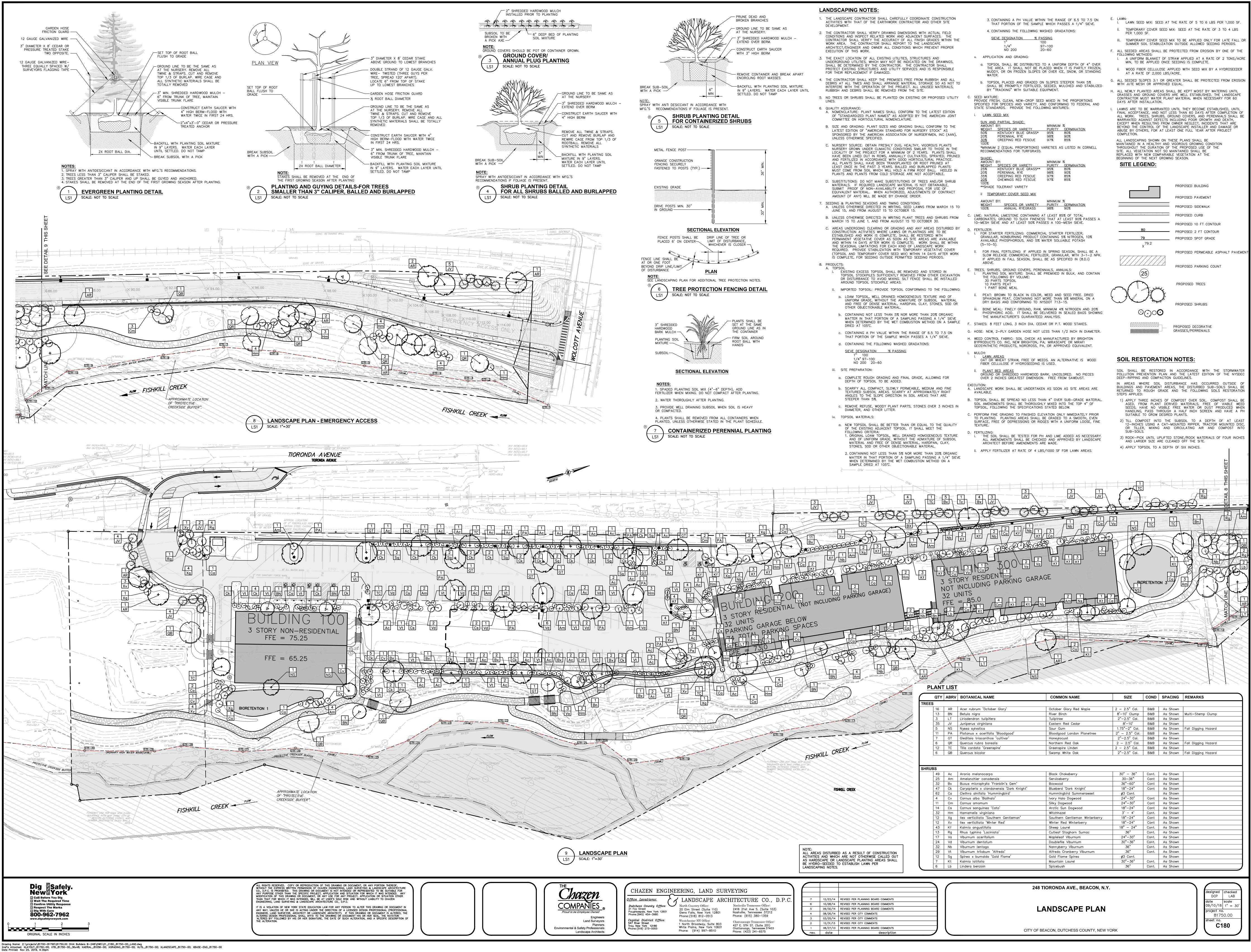
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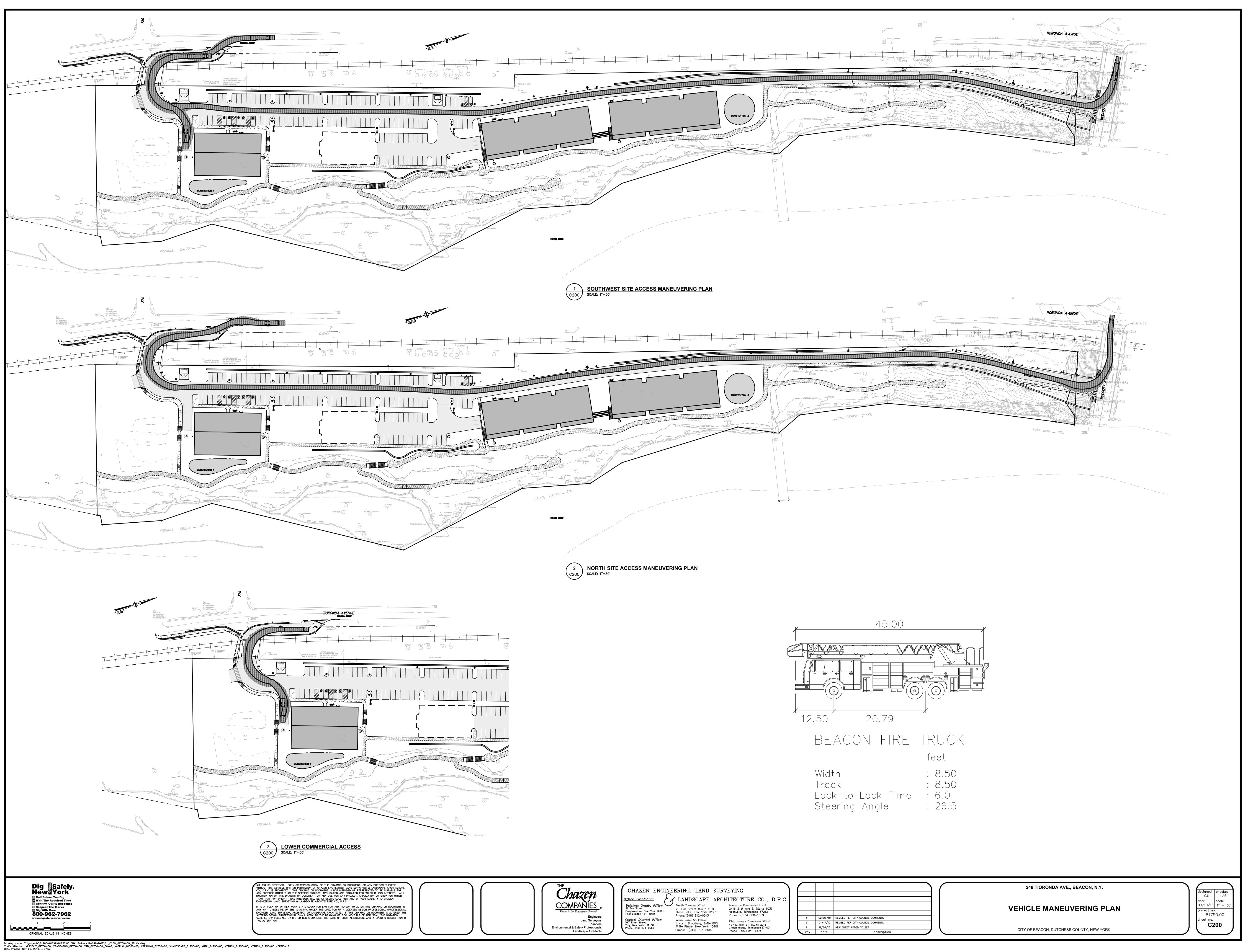
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UTILITY PROFILES

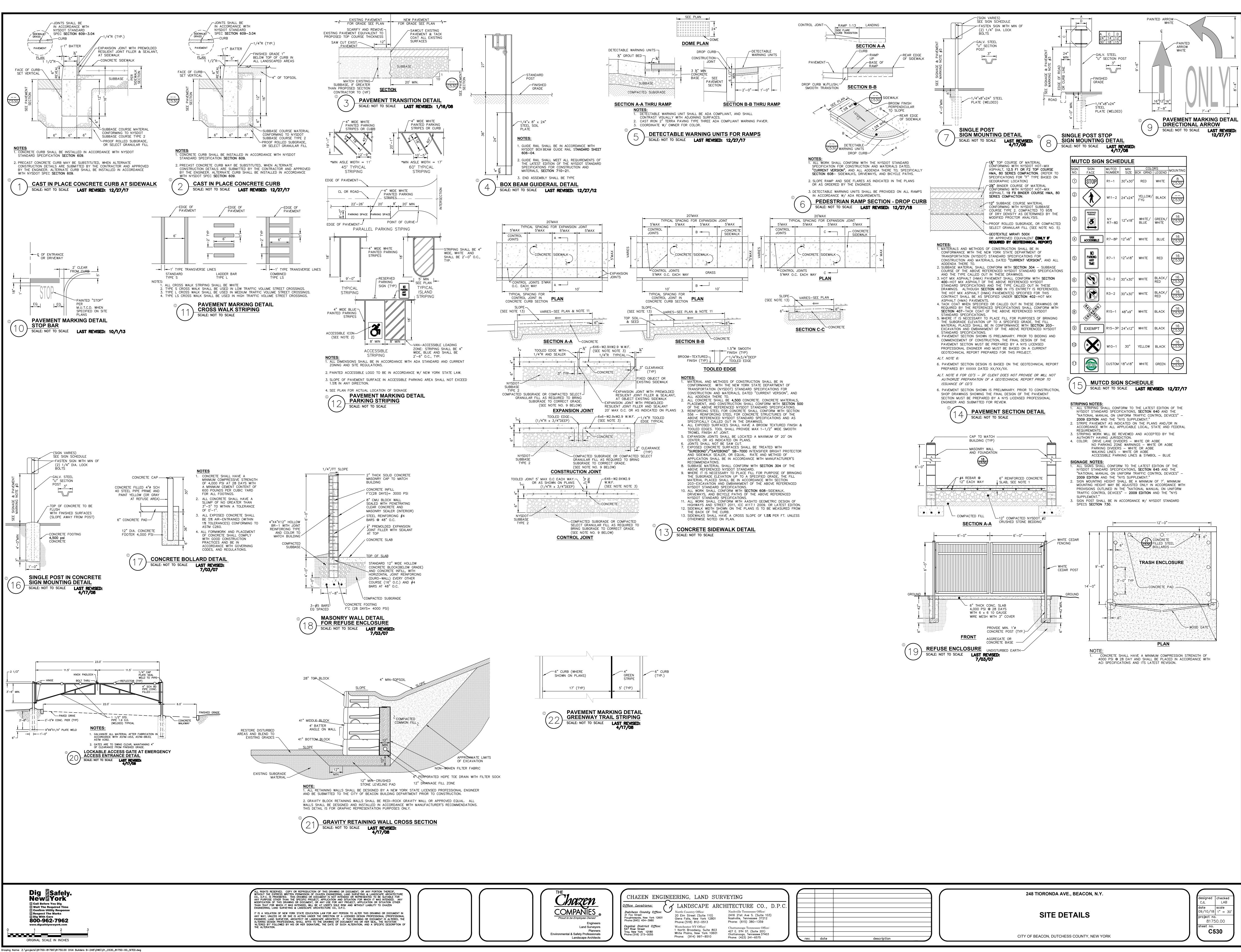




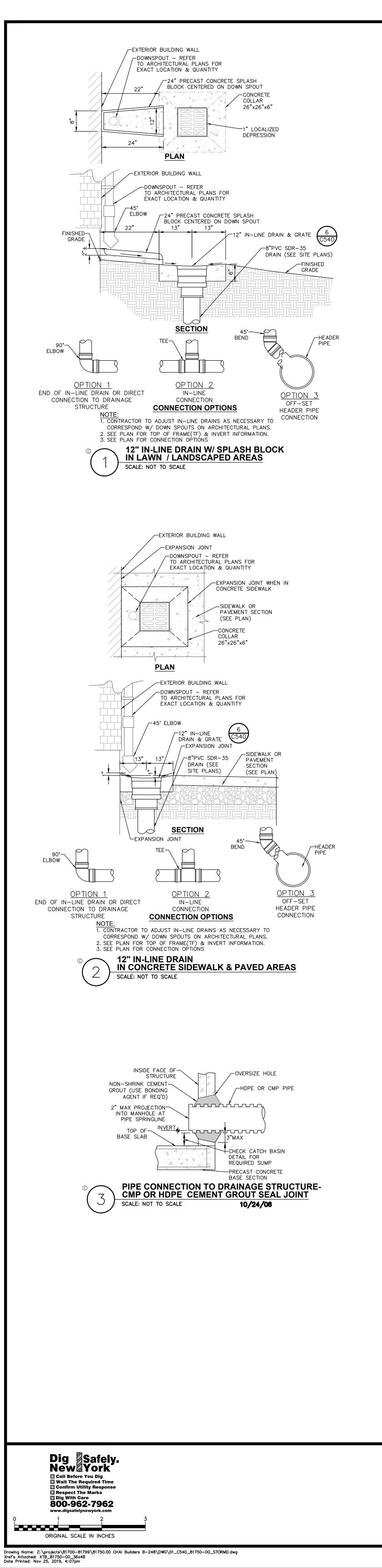
n 'October Glory'	October Glory Red Maple	2 - 2.5" Cal.	B&B	As Shown	
1	River Birch	8'-10' Clump	B&B	As Shown	Multi-Stemp Clump
tulipifera	Tuliptree	2"—2.5" Cal.	B&B	As Shown	
rginiana	Eastern Red Cedar	8'-10'	B&B	As Shown	
tica	Sour Gum	1.75"—2" Cal.	B&B	As Shown	Fall Digging Hazard
acerifolia 'Bloodgood'	Bloodgood London Planetree	2" - 2.5" Cal.	B&B	As Shown	
acanthos 'cultivar'	Honeylocust	2"-2.5" Cal.	B&B	As Shown	
ora borealis	Northern Red Oak	2 – 2.5" Cal.	B&B	As Shown	Fall Digging Hazard
Greenspire'	Greenspire Linden	2 - 2.5" Cal.	B&B	As Shown	
olor	Swamp White Oak	2"—2.5" Cal.	B&B	As Shown	Fall Digging Hazard
inocarpa	Black Chokeberry	30" - 36"	Cont.	As Shown	
canadensis	Serviceberry	30-36"	Cont	As Shown	
ophylla 'Franklin's Gem'	Boxwood	36"-60"	Cont	As Shown	
x clandonensis 'Dark Knight'	Blueberd 'Dark Knight'	18"-24"	Cont	As Shown	
olia 'Hummingbird'	Hummingbird Summersweet	#3 Cont.		As Shown	
'Bailhalo'	Ivory Halo Dogwood	24"-30"	Cont	As Shown	
mum	Silky Dogwood	24"-30"	Cont	As Shown	
juinea 'Cato'	Arctic Sun Dogwood	18"-24"	Cont	As Shown	
virginiana	Witchhazel	3' - 4'	Cont.	As Shown	
ata 'Southern Gentleman'	Southern Gentleman Winterberry	18"-24"	Cont	As Shown	
ata 'Winter Red'	Winter Red Winterberry	18"-24"	Cont	As Shown	
ıstifolia	Sheep Laurel	18" - 24"	Cont.	As Shown	
a 'Laciniata'	Cutleaf Staahorn Sumac	36"	Cont.	As Shown	

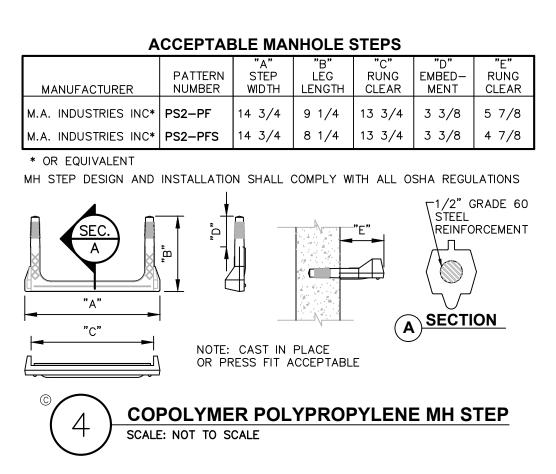


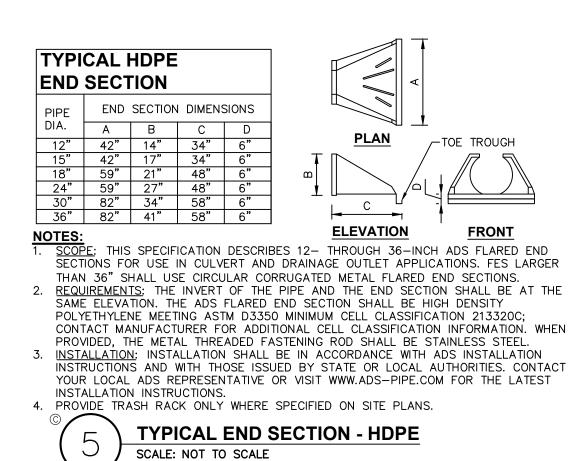
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273_0055 <sup>W</sup>	White Plains, New York 10601	Chattanooga, Tennessee 37403 Phone: (423) 241–6575	1	11/26/18	NEW SHEET ADDED TO SET	1	
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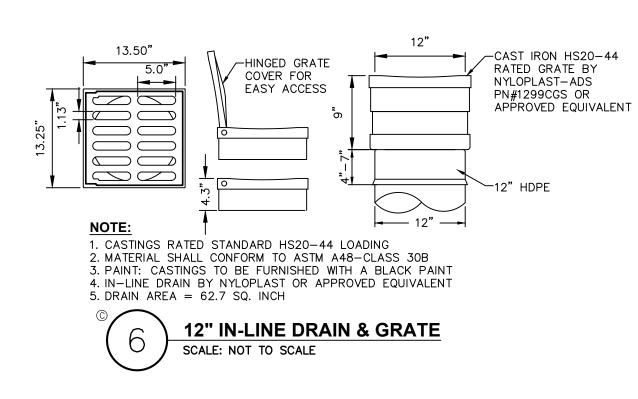


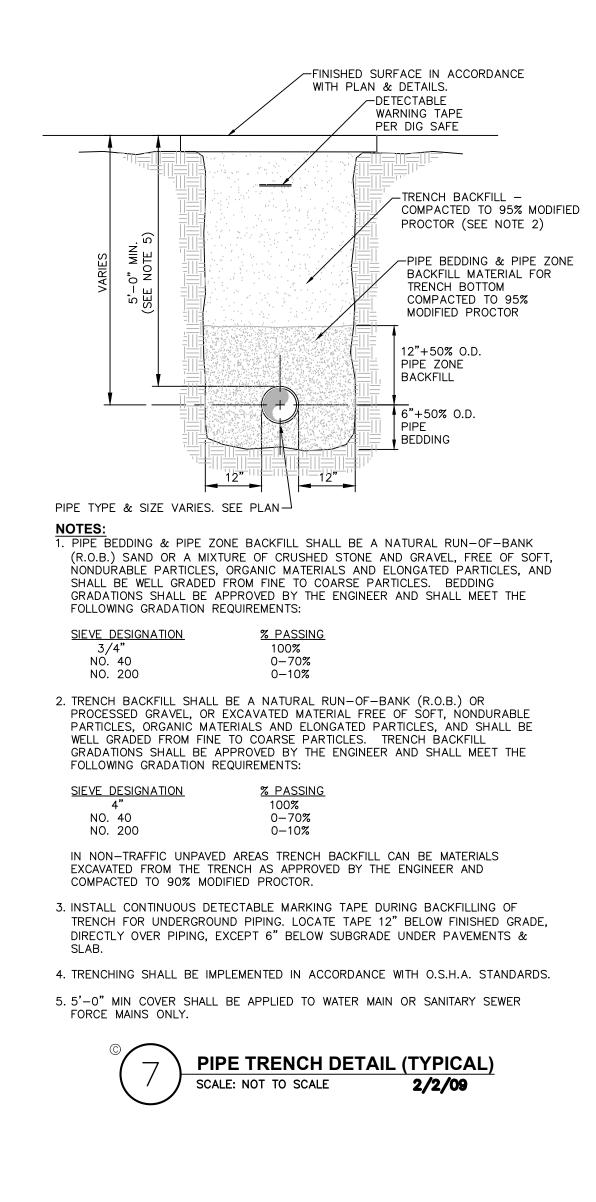
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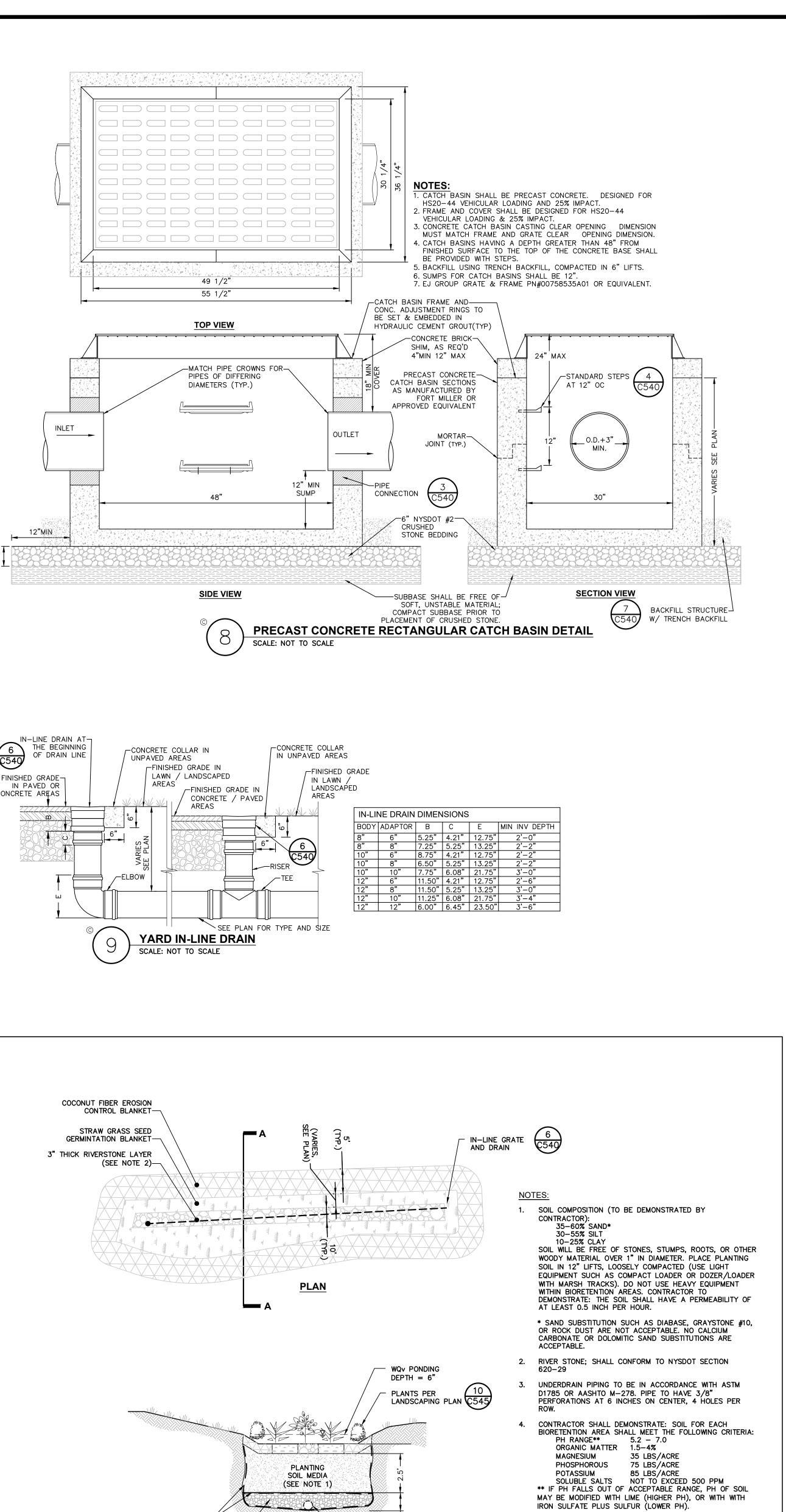


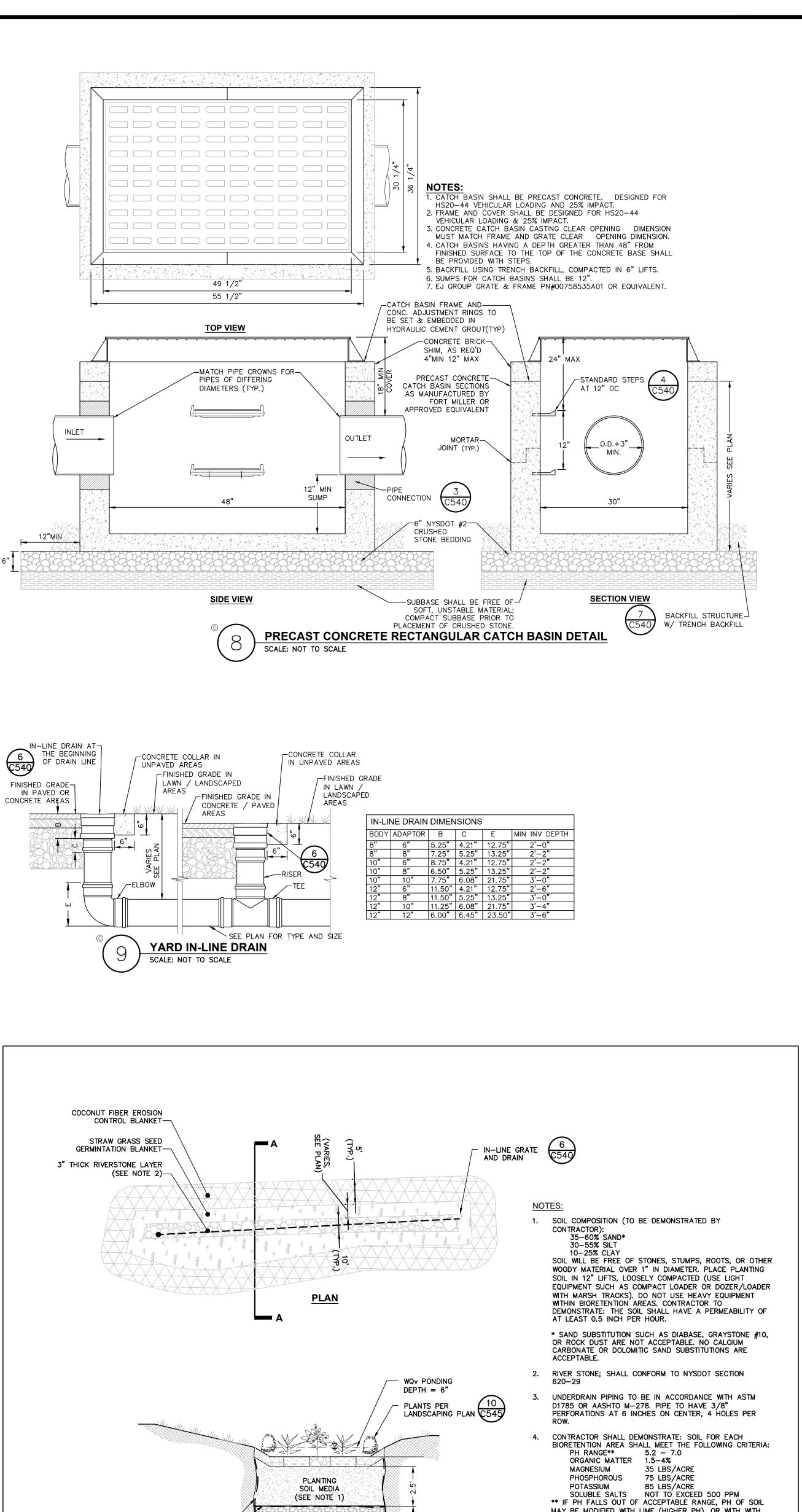


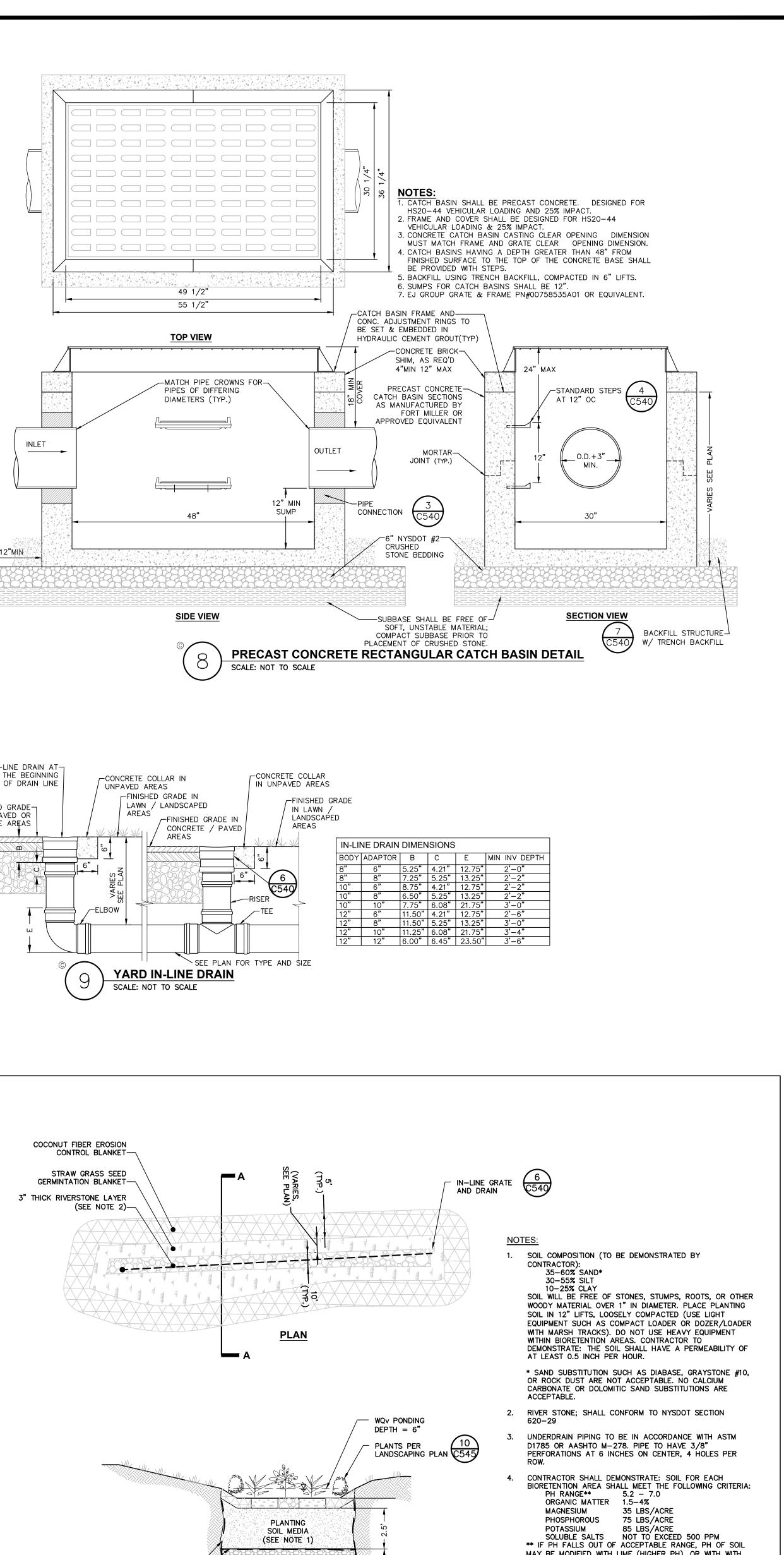




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FILTER FABRIC MIRAFI 140N, OR APPROVED EQUIVALENT 8" OF 0.25"-0.75" DIA. CLEAN WASHED GRAVEL CONFORMING TO AASTO M-43 NO. 67 UNDISTURBED EARTH, OR COMPACTED STRUCTURAL FILL

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	Phone: (914) 997–8510	Phone: (423) 241-6575	rev.	date	description	

PIPE/GRAVEL UNDERDRAIN SYSTEM @ 0.50% MIN. (SEE NOTE 3) **TYPICAL BIORETENTION AREA DETAIL** 

6" RIGID SCH 40 PVC PERFORATED

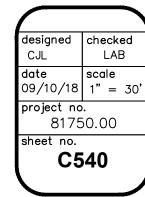
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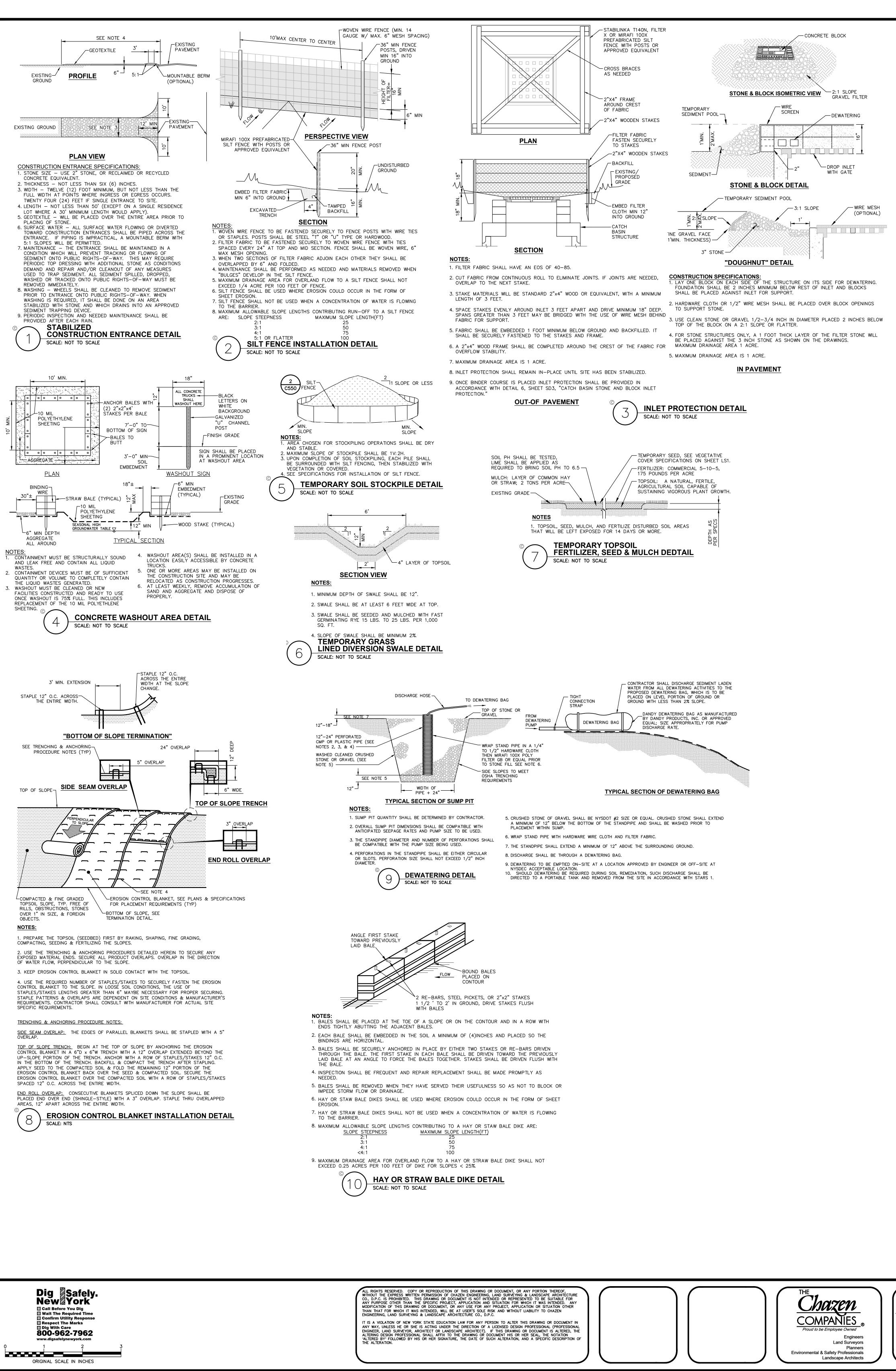
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	IRON SULFATE PLUS SULFUR (LOWER PH).
<b>.</b>	BIORETENTION AREA TO BE SURROUNDED WITH SILT FENCE DURING CONSTRUCTION. ONCE UPSTREAM AREA IS STABILIZED, SILT FENCE TO BE REMOVED AS APPROVED BY PROJECT ENGINEER.



# **STORM SEWER DETAILS**





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SPDES GENERAL PERMIT GP-0-15-002 COMPLIANCE NOTES:

HAVE BEEN SUBMITTED AS A SET. THESE ENGINEERING DRAWINGS ARE CONSIDERED AN INTEGRAL PART OF THE SWPPP, THEREFORE THE PLAN SET IS NOT CONSIDERED COMPLETE WITHOUT THE SWPPP.

1. THIS PROJECT HAS REQUESTED WRITTEN APPROVAL FROM (INSERT NYSDEC OR MUNICIPALITY (IF MS4)) ALLOWING THE DISTURBANCE OF MORE THAN FIVE (5) ACRES OF LAND AT ANY ONE TIME. CONTRACTOR SHALL NOT DISTURB MORE THAN FIVE (5) ACRES UNTIL SUCH TIME THAT THE WAIVER IS GRANTED AND WRITTEN AUTHORIZATION IS RECEIVED FROM NYSDEC.

### CONSTRUCTION SEQUENCING NOTE PRIOR TO COMMENCING ANY CLEARING, GRUBBING, EARTHWORK ACTIVITIES, ETC.AT THE SITE, THE CONTRACTOR SHALL FLAG THE WORK LIMITS AND SHALL

- INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (I.E. SILT FENCES, TREE PROTECTION/BARRIER FENCES, STABILIZED CONSTRUCTION ENTRANCES, STORM DRAIN SEDIMENT FILTERS, DRAINAGE DITCH SEDIMENT FILTERS, ETC.) INDICATED ON THE PROJECT DRAWINGS. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THEIR TRIBUTARY AREAS.
- 2. THE CONTRACTOR SHALL CLEAR AND GRUB THE AREA OF THE STORMWATER MANAGEMENT FACILITIES. THIS AREA SHALL NOT EXCEED FIVE (5) ACRES IN EXTENT WITHOUT TEMPORARY STABILIZATION.
- 3. PRIOR TO COMMENCING CLEARING, GRUBBING AND/OR EARTHWORK ACTIVITIES IN ANY OTHER AREA OF THE SITE, THE CONTRACTOR SHALL INSTALL INLET AND OUTLET PROTECTION MEASURES (RIPRAP OVERFLOW WEIR(S), CULVERT INLET/OUTLET PROTECTION, ETC.) AND SHALL STABILIZE THE AREAS DISTURBED DURING THE CONSTRUCTION OF THE SEDIMENT BASIN
- 4. THE CONTRACTOR SHALL INSTALL TEMPORARY DIVERSION MEASURES WITH ASSOCIATED STABILIZATION MEASURES (I.E., VEGETATIVE COVER, DRAINAGE DITCH SEDIMENT FILTERS, STORM DRAIN SEDIMENT FILTERS, ETC.)TO ASSURE
- THAT STORMWATER RUNOFF IS CONVEYED TO THE TEMPORARY SEDIMENT BASIN. 5. TEMPORARY DIVERSION MEASURES SHALL BE LOCATED IN A MANNER THAT WILL ASSURE THAT THE AREA TRIBUTARY TO EACH DIVERSION DOES NOT EXCEED FIVE (5) ACRES. THESE TEMPORARY DIVERSION MEASURES SHALL BE INSPECTED
- DAILY AND REPAIRED/STABILIZED AS NECESSARY TO MINIMIZE EROSION. 6. THE CONTRACTOR SHALL COMMENCE SITE CONSTRUCTION ACTIVITIES INCLUDING CLEARING & GRADING OF THE PROPOSED AREA OF DISTURBANCE AS REQUIRED. . INSTALL PROTECTIVE MEASURES AT THE LOCATIONS OF ALL GRATE INLETS.
- CURB INLETS, AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES. 8. CONSTRUCT ALL UTILITIES, CURB AND GUTTER, GUTTER INLETS, AREA INLETS, AND STORM SEWER MANHOLES, AS SHOWN ON THE PLANS. INLET PROTECTION MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION. PLACE REQUIRED
- RIP-RAP AT LOCATIONS SHOWN ON THE PLANS. 9. FINALIZE PAVEMENT SUB-GRADE PREPARATION. 10. REMOVE PROTECTIVE MEASURES AROUND INLETS AND MANHOLES NO MORE THAN 24 HOURS PRIOR TO PLACING STABILIZED BASE COURSE. 1. INSTALL SUB-BASE MATERIAL AS REQUIRED FOR PAVEMENT.
- 12. PRIOR TO FINALIZING CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY, ALL CATCH BASINS AND DRAINAGE LINES SHALL BE CLEANED OF ALL SILT AND SEDIMENT 13. UPON COMPLETION OF SITE CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL FINALIZE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY.
- CONTRACTOR SHALL FINISH GRADE THE FORBAY(S), AQUATIC BENCHES, AND WET POOL(S) AND STABILIZE AS INDICATED IN THE PROJECT DRAWINGS. 14. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND IMMEDIATELY ESTABLISH PERMANENT VEGETATION ON
- THE AREAS DISTURBED DURING THEIR REMOVAL.
- EROSION AND SEDIMENT CONTROL MEASURES DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
- 2. AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL
- EXPOSED SOILS. 3. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
- 4. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.

# MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES PERMANENT AND TEMPORARY VEGETATION: NSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY. ABILIZED CONSTRUCTION ENTRANCE: SPECT THE ENTRANCE PAD EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. CHECK

FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND 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

INSPECT FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. I 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 OR HAY BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MÁKE ALL REPAIRS

IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS. BEGINS TO ECOMPOSE, OR IN ANYWAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCK PILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED. CHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS

STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER) STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED ÁREAS EFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

ROSION CONTROL BLANKET: NSPECT THE BLANKET EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. REPLACE WRE STAPLES AS REQUIRED. REPAIR AND RESEED WHERE CRACKS AND DAMAGED VEGETATION S EVIDENT. WHEN DAMAGED BEYOND REPAIR OR NO LONGER FUNCTIONING, THE BLANKET SHALL BE REPLACED.

TEMPORARY SWALE: INSPECT ALL EARTH DIKES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION SHALL BE REPAIRED IMMEDIATELY. STORM DRAIN INLET PROTECTION: INSPECT ALL STORM DRAIN INLET PROTECTION DEVICES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE REPAIRS AS NEEDED, REMOVE SEDIMENT FROM THE POOL AREA AS NECESSARY.

F REQUIRED) - INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES LOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND CONSTRUCT NEW PITS AS

SNOW AND ICE CONTROL: PARKING LOTS, ROADWAYS, AND DRIVEWAYS ADJACENT TO WATER QUALITY FILTERS SHALL NOT BE SANDED DURING SNOW EVENTS DUE TO HIGH POTENTIAL FOR CLOGGING FROM SAND IN SURFACE WATER RUNOFF. USE SALT ONLY FOR SNOW AND ICE

### GENERAL EROSION AND SEDIMENT CONTROL NOTES LL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE

CONTROL.

- WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", NOVEMBER 2016. EXCESS SOIL TO BE STOCKPILED WITHIN THE LIMITS OF SITE DISTURBANCE IF NOT USED IMMEDIATELY FOR GRADING PURPOSES. INSTALL SILT FENCE AROUND SOIL STOCKPILES APPLY SURFACE STABILIZATION AND RESTORATION MEASURES. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS DELAYED, SUSPENDED, OR INCOMPLETE AND WILL NOT BE REDISTURBED FOR 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY
- VEGETATIVE COVER WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED. (SEE SPECIFICATIONS FOR TEMPORARY VEGETATIVE COVER). AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS COMPLETE AND WILL NOT BE REDISTURBED SHALL BE STABILIZED AND RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. (SEE SPECIFICATIONS FOR PERMANENT VEGETATIVE COVER). SEEDING FOR PERMANENT VEGETATIVE COVER SHALL BE WITHIN THE
- SEASONAL LIMITATIONS. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS. 4. SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS
- 5. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION 6. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED
- SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

# AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL

### FOPSOIL SPECIFICATIONS EXISTING EXCESS TOPSOIL SHALL BE REMOVED AND STORED IN TOPSOIL STOCKPILES SUFFICIENTLY REMOVED FROM OTHER EXCAVATION OR DISTURBANCE TO AVOID MIXING. SILT FENCE SHALL BE INSTALLED AROUND TOPSOIL STOCKPILE AREAS.

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

- NEW TOPSOIL SHALL BE BETTER THAN OR EQUAL TO THE QUALITY OF THE EXISTING ADJACENT TOPSOIL. IT SHALL MEET THE FOLLOWING CRITERIA: A. ORIGINAL LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE WITHOUT THE ADMIXTURE OF SUBSOIL 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" SIEVE 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" SIEVE. CONTAINING THE FOLLOWING WASHED GRADATIONS:
- SIEVE DESIGNATION % PASSING 1/4" 97-100 NO 200 20-60

APPLICATION AND GRADING TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH OF 4" OVER THE AREA. IT SHALL NOT BE PLACED WHEN IT IS PARTLY FROZEN, MUDDY, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER 2. TOPSOIL PLACED AND GRADED ON SLOPES STEEPER THAN 5% SHALL BE PROMPTLY FERTILIZED, SEEDED. MULCHED AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT.

- VEGETATIVE COVER SPECIFICATIONS: TEMPORARY VEGETATIVE COVER (DURING CONSTRUCTION)
- SITE PREPARATION (SAME AS PERMANENT VEGETATIVE COVER) SEED MIX: (APPLY AT RATE OF 3 TO 4 LBS PER 1000 SF) AMOUNT BY MINIMUM % 
   WEIGHT
   SPECIES
   OR
   VARIETY

   100%
   ANNUAL
   RYEGRASS
   PURITY GERMINATION 98% 90%
- SEEDING (SAME AS PERMANENT VEGETATIVE COVER)
- PERMANENT VEGETATIVE COVER (AFTER CONSTRUCTION): SITE PREPARATION
- A. BRING AREA TO BE SEEDED TO REQUIRED GRADE. A MINIMUM OF 4" OF TOPSOIL IS REQUIRED B. PREPARE SEEDBED BY LOOSENING SOIL TO A DEPTH OF 4 INCHES. REMOVE ALL STONES OVER 1 INCH IN DIAMETER, STICKS AND FOREIGN MATTER FROM THE SURFACE. D. LIME TO PH OF 6.5.
- FERTILIZER: USE 5-10-5 (NPK) OR EQUIVALENT. APPLY AT RATE OF 4 LBS/1000 SF. INCORPORATE LIME AND FERTILIZER IN THE TOP 4 INCHES OF TOPSOIL. SMOOTH AND FIRM THE SEEDBED. SEED MIXTURE FOR USE ON LAWN AREAS:
- PROVIDE FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS. LAWN SEED MIX: (APPLY AT RATE OF 5 TO 6 LBS PER 1000 SF)

SUN AND PARTIAL SHADE:		
AMOUNT BY:	MINIMUM	%
WEIGHT SPECIES OR VARIETY	PURITY	GERMINATION
50% KENTUCKY BLUE GRASS*	95%	80%
20% PERENNIAL RYE	98%	90%
30% CREEPING RED FESCUE	97%	85%
100%		
*MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES	AS LISTED	IN CORNELL RECOMMENDATIONS FOR
TURFGRASS.		
SHADE:		
AMOUNT BY:	MINIMUM	%
WEIGHT SPECIES OR VARIETY	PURITY	GERMINATION
25% KENTUCKY BLUE GRASS**	95%	80%
20% PERENNIAL RYE	98%	90%
359 OPEEDING DED EESCHE	0797	85%

CREEPING F CHEWINGS RED FESCUE 20% \*\*SHADE TOLERANT VARIETY

A. APPLY SEED UNIFORMLY BY CYCLONE SEEDER CULTI-PACKER OR HYDRO-SEEDER AT RATE INDICATE B. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS: i. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS /ACRE MIN., TO BE APPLIED ONCE SEEDING IS COMPLETE

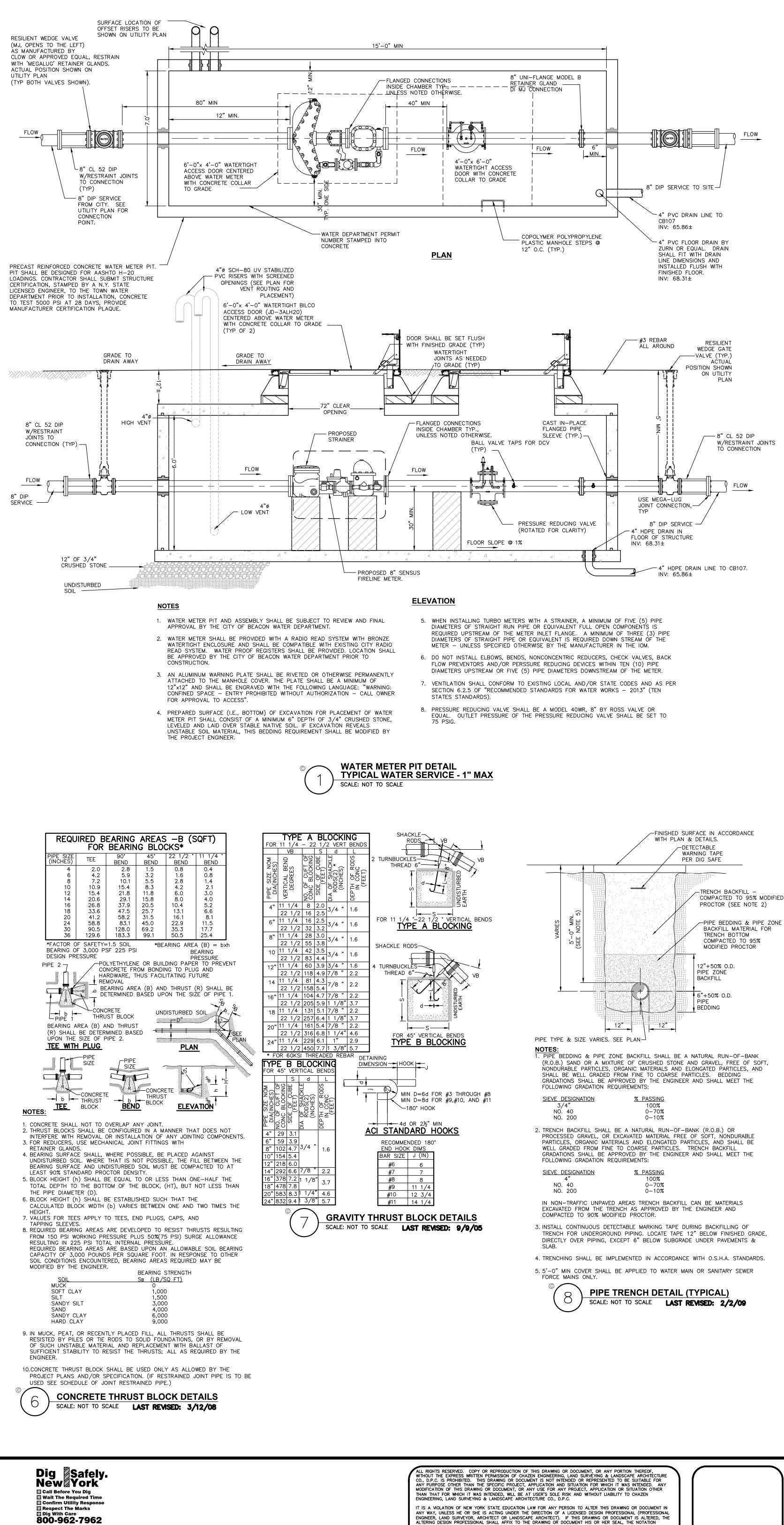
97% 85%

- ii. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY HYDROSEEDER AT RATE OF 2,000 LBS/ACRE
- ALL SEÉDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL. IRRIGATE TO FULLY SATURATE SOIL LAYER, BUT NOT TO DISLODGE PLANTING SOIL. UNLESS OTHERWISE DIRECTED IN WRITING, SEED FROM MARCH 15TH TO JUNE 15TH, AND FROM AUGUST 15TH TO OCTOBER 15TH.

COMPACTION REQUIREMENTS

LOCATION	COMPACTION	TESTING FREQUENCY
PIPE TRENCH BACKFILL (IN PAVED AREAS)	95% ASTM D1557	1 SERIES OF TESTS FOR EACH 150 FT OR LESS OF TRENCH LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE.
PIPE TRENCH BACKFILL (IN UNPAVED AREAS)	90% ASTM D1557	1 SERIES OF TESTS FOR EACH 150 LF OR LESS OF TRENCH LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE.
PIPE BEDDING AND PIPE ZONE BACKFILL	95% ASTM D1557	1 TEST FOR EACH 150 FT OR LESS OF TRENCH LENGTH.
PAVEMENT SUBBASE AND LAST LIFT OF SELECT GRANULAR FILL (FILL BETWEEN SHEET PILES)	95% ASTM D1557	1 TEST FOR EVERY 2,000 SQ FT, OF LIFT AREA BUT NO FEWER THAN TWO TESTS PER LIFT

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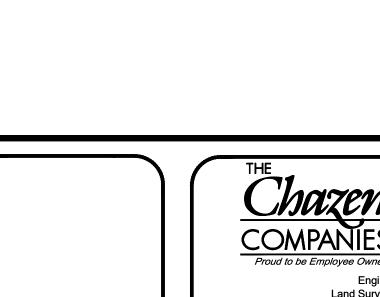


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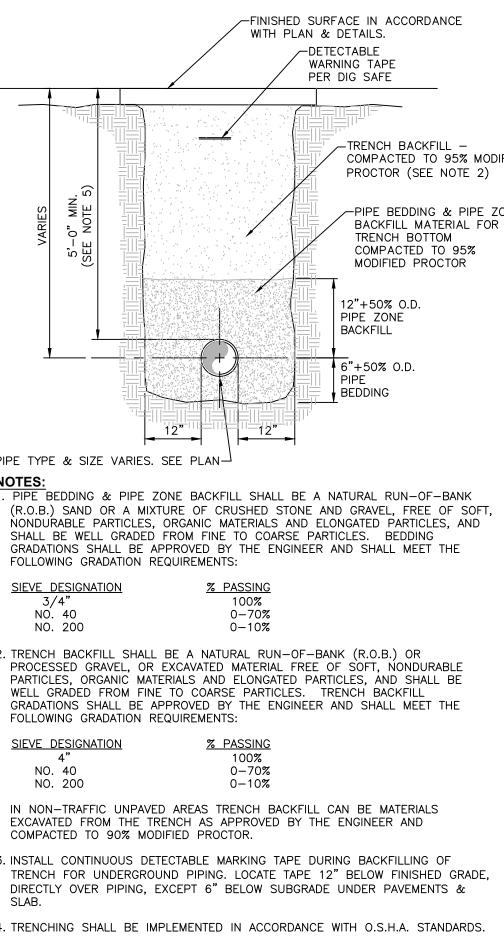
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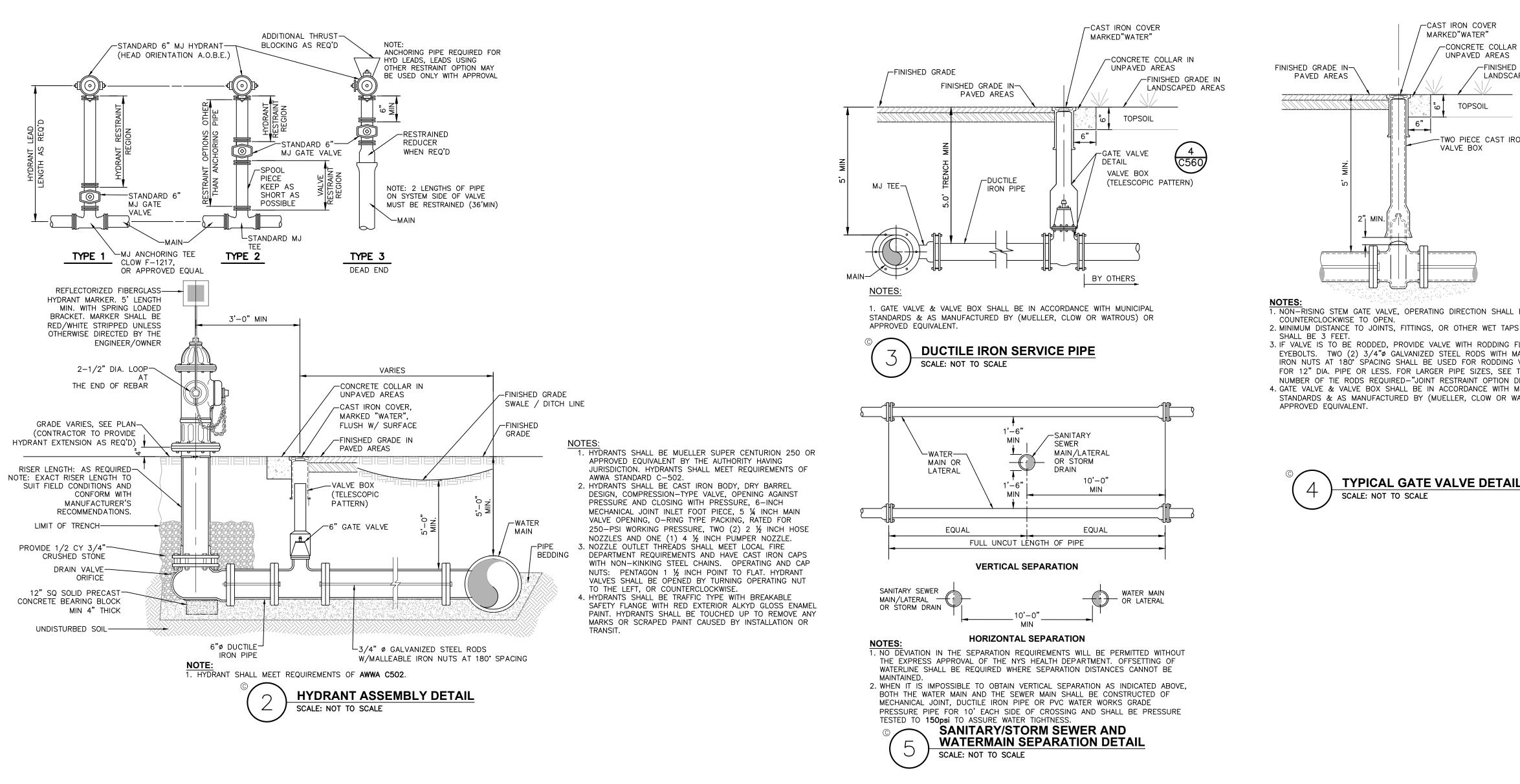
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<u>Office Locations:</u> Dutchess County Office: 1 Fox Street Poughkeepsie, New York 12601 Phone: (845) 454–3980 Capital District Office 547 River Street roy, New York 12180





	SCI	HEDU	JLE	OF	JOI	NT RE	ESTR.	AINT-	- (P'	VC O	R PO	DLYW	RAPF	PED	D
(LENG	TH (	DF F	PIPE	ΕA	СН	SIDE	OF	FITTIN	IG TO	) BE	RES	STRAI	NED	IN F	E
PIPE SIZE			-		-	FITTIN	G TYPI	-							
(INCHES)		45	225	111	TEE	VALVE	DEAD					EDUCE			_
. ,	30		222	114			END	24"	18"	16"	14"	12"	10"	8"	
30"	241	100	48	24	202	206	206	72	130	145	159				
24"	196	82	39	20	163	166	166		72	91	108	123	136		
18"	149	62	30	15	122	125	125			26	49	68	85	99	
16"	134	56	27	14	109	112	112				26	48	67	82	
14"	118	49	24	12	95	98	98					26	47	64	
12"	102	43	21	11	82	85	85						25	45	
10"	86	36	17	9	68	71	71							25	Γ
8"	71	30	15	7	56	59	59								
6"	54	22	11	6	41	44	44								
4"	38	16	8	4	28	31	31								F

A. BEDDING TYPE 2 - FLAT BOTTOM TRENCH, BACKFILL LIGHTLY

CLAYS, SANDY CLAYS, SILTY CLAYS. LEAN CLAYS

CONSOLIDATED TO CENTER LINE OF PIPE.

COURSE PARTICLES [CL & CL-ML] :

CLAYEY FINE SANDS.

F. FACTOR OF SAFETY OF 1.5

BE EVALUATED SEPARATELY.

THRUST BLOCK DETAIL)

SIDE OF THE FITTING.

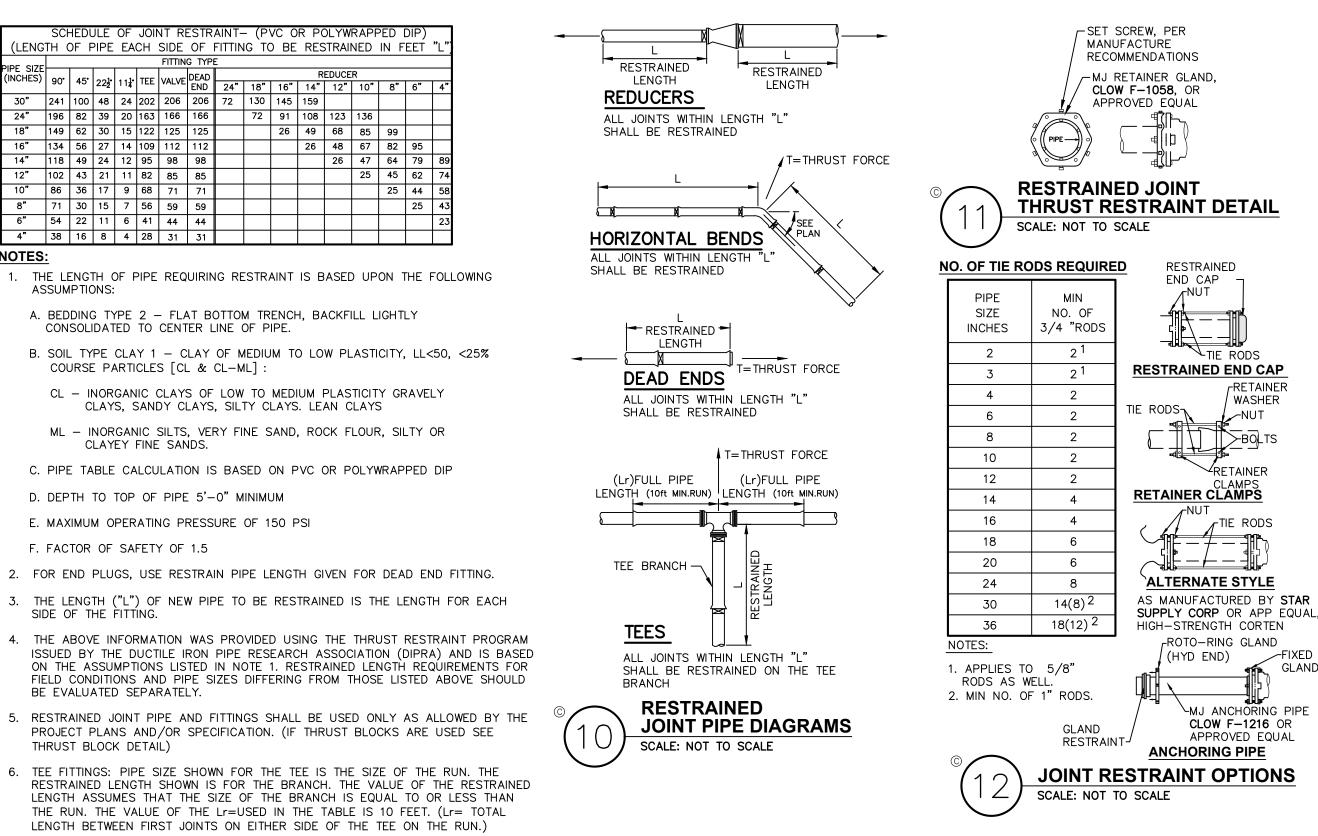
D. DEPTH TO TOP OF PIPE 5'-0" MINIMUM

E. MAXIMUM OPERATING PRESSURE OF 150 PSI

SCALE: NOT TO SCALE

ASSUMPTIONS:

SCHEDULE OF JOINT RESTRAINT– (PVC OR POLYWRAPPED D (LENGTH OF PIPE EACH SIDE OF FITTING TO BE RESTRAINED IN FE															
						FITTIN	G TYP	E							
PIPE SIZE (INCHES)	90.	45'	0.01	1.	TEE	VALVE	DEAD		-		R	EDUCE	R	_	
(	90	+3	22 <mark>2</mark> *	11‡		VALVE	END	24"	18"	16"	14"	12"	10"	8"	
30"	241	100	48	24	202	206	206	72	130	145	159				
24"	196	82	39	20	163	166	166		72	91	108	123	136		Γ
18"	149	62	30	15	122	125	125			26	49	68	85	99	ſ
16"	134	56	27	14	109	112	112				26	48	67	82	Γ
14"	118	49	24	12	95	98	98					26	47	64	Γ
12"	102	43	21	11	82	85	85						25	45	Γ
10"	86	36	17	9	68	71	71							25	Γ
8"	71	30	15	7	56	59	59								Γ
6"	54	22	11	6	41	44	44								Γ
4"	38	16	8	4	28	31	31								



LENGTH ASSUMES THAT THE SIZE OF THE BRANCH IS EQUAL TO OR LESS THAN THE RUN. THE VALUE OF THE Lr=USED IN THE TABLE IS 10 FEET. (Lr= TOTAL LENGTH BETWEEN FIRST JOINTS ON EITHER SIDE OF THE TEE ON THE RUN.) JOINT RESTRAINT SCHEDULE AND NOTES

# WATER MAIN PRESSURE TESTING NOTES

1. THE CONTRACTOR SHALL NOTIFY THE CITY OF BEACON WATER DEPARTMENT, THE CITY ENGINEER AND THE PROJECT ENGINEER 48 HOURS PRIOR TO TESTING THE SERVICE LINES. 2. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR ANY AND ALL PIPE TAPS REQUIRED FOR TESTING AS SPECIFIED.

3. ALL NEW WATER MAIN INSTALLATIONS SHALL BE HYDROSTATICALLY TESTED PER A.W.W.A. STANDARD C600 (LATEST REVISION) AT A PRESSURE OF 150 PSI, OR 1.25 TIMES THE WORKING PRESSURE OF THE SYSTEM AS A MINIMUM. ALLOWABLE LEAKAGE OF THIS TEST SHALL BE AS DEFINED IN SECTION 5.2 OF REFERENCED A.W.W.A. SPECIFICATION. WHERE L = ALLOWABLE LEAKAGE, (GPH)ALLOWABLE LEAKAGE FOR WATER MAIN  $L = \frac{SD\sqrt{P}}{148,000}$  S = LENGTH OF PIPE TESTED (FEET) D = NOMINAL DIAMETER (INCHES)P = AVERAGE TEST PRESSURE (150 PSI)4. PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY, RESULTS OF ALL LEAKAGE TESTING SHALL BE

SUBMITTED TO THE DUTCHESS COUNTY HEALTH DEPARTMENT ALONG WITH ENGINEERS CERTIFICATE OF

CHAZEN ENGINEERING, LAND SURVEYING  $\checkmark$  LANDSCAPE ARCHITECTURE CO., D.P. Nashville Tennessee Office North Country Office 2416 21st Ave S. (Suite 103) 20 Elm Street (Suite 110) Glens Falls, New York 12801 Nashville, Tennessee 37212 Phone: (615) 380–1359 Phone: (518) 812-0513 Westchester NY Office: Chattanooga Tennessee Office 1 North Broadway, Suite 803 427 E. 5TH ST. (Suite 201) White Plains, New York 10601 Chattanooga, Tennessee 37403 Phone: (914) 997-8510 Phone: (423) 241-6575 rev. date descriptic

COMPLETION

THOROUGHLY FLUSHED OUT.

OF 24-HOUR TEST.

# WATER SYSTEM DETAILS

designed checked LAB scale 09/10/18 1" = 30 project no. 81750.00

sheet no.

C560

PART 5 OF THE NEW YORK SANITARY CODE (10NYCRR5)

- NOT BE PLACED INTO SERVICE UNTIL, A "CERTIFICATE OF CONSTRUCTION COMPLIANCE" IS ISSUED UNDER SECTION 19.7 OF ARTICLE 19 OF THE DUTCHESS COUNTY SANITARY CODE.
- INTO SERVICE, UNTIL A "COMPLETED WORKS APPROVAL" IS ISSUED UNDER SECTION 5-1.22(d) OF 2. THAT, NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WASTEWATER COLLECTION SYSTEM SHALL

- NEW DISTRIBUTION SYSTEM. SAMPLING OF SETS SHALL BE 24 HOURS APART. ALL LINES SHALL NOT BE USED UNTIL ALL MICRO BIOLOGICAL SAMPLES ARE ACCEPTED BY THE DUTCHESS COUNTY HEALTH
- ADDITIONAL NOTES FOR RESIDENTIAL

ENGINEER 48 HOURS PRIOR TO DISINFECTING THE SERVICE LINES.

- DEPARTMENT. RESULTS OF ALL MICRO BIOLOGICAL TESTING SHALL BE SUBMITTED TO THE DUTCHESS COUNTY HEALTH DEPARTMENT ALONG WITH ENGINEERS CERTIFICATE OF COMPLETION.

4. WATER SERVICE LINES SHALL BE DISINFECTED AS PER AWWA SECTION C651 WHERE:

- WITH CENTRAL UTILITIES 1. THAT, NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WATER SYSTEM SHALL NOT BE PLACED

5. PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY, A TOTAL OF TWO (2) SETS OF MICRO BIOLOGICAL

SAMPLES SHALL BE COLLECTED. EACH SET SHALL BE FROM BOTH ENDS AND THE MIDDLE OF THE

THE DC EHSD SHALL BE NOTIFIED SIXTY DAYS PRIOR TO ANY CHANGE IN USE; USE CHANGES MAY REQUIRE RE-APPROVAL BY THE DC EHSD. NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WATER SYSTEM SHALL NOT BE PLACED INTO SERVICE, UNTIL A "COMPLETED WORKS APPROVAL" IS USED UNDER SECTION 5-1.22(D) OF PART 5 OF THE NEW YORK STATE SANITARY CODE (10NYCRR5) NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WASTEWATER COLLECTION SYSTEM SHALL NOT BE PLACED INTO SERVICE UNTIL, A "CERTIFICATE OF CONSTRUCTION COMPLIANCE" IS ISSUED UNDER SECTION 19.7 OF

1. APPROVED AND TESTED WATER MAIN SHALL BE DISINFECTED PER A.W.W.A. SECTION C651.

2. THE CONTRACTOR SHALL NOTIFY THE CITY OF BEACON WATER DEPARTMENT AND THE PROJECT

3. DISINFECTED WATER MUST REMAIN IN THE MAINS FOR A MINIMUM OF 24 HOURS BEFORE BEING

B. CHLORINE RESIDUAL SHALL BE NO LESS THAN 10 MG/L AT END OF TEST.

ARTICLE 19 OF THE DUTCHESS COUNTY SANITARY CODE

WATER MAIN DISINFECTION NOTES

THE DATE OF APPROVAL. FOLLOWING THE EXPIRATION OF SAID APPROVAL, THE PLAN(S) SHALL BE RE-SUBMITTED TO THE COMMISSIONER OF HEALTH FOR CONSIDERATION FOR RE-APPROVAL. RE-SUBMISSION OR REVISED SUBMISSION OF PLANS AND/OR ASSOCIATED DOCUMENTS SHALL BE SUBJECT TO COMPLIANCE WITH THE TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES IN EFFECT AT THE TIME OF THE RE-SUBMISSION. NO CELLAR, FOOTING, FLOOR, GARAGE, COOLER OR ROOF DRAINS SHALL BE DISCHARGED INTO THE SEWAGE COLLECTION SYSTEM ALL BUILDINGS SHALL BE CONSTRUCTED AT AN ELEVATION HIGH ENOUGH TO ENSURE GRAVITY FLOW TO THE SEWAGE COLLECTION SYSTEM. ALL REQUIRED EROSION & SEDIMENT CONTROL AND STORMWATER POLLUTION PREVENTION WATER QUALITY & QUANTITY CONTROL STRUCTURES, PERMANENT AND TEMPORARY, ARE SHOWN ON THE PLANS.

ALL SERVICE LINES ARE THE RESPONSIBILITY OF THE OWNER UP TO THE PROPERTY LINE. THE WATER AND SEWER

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS

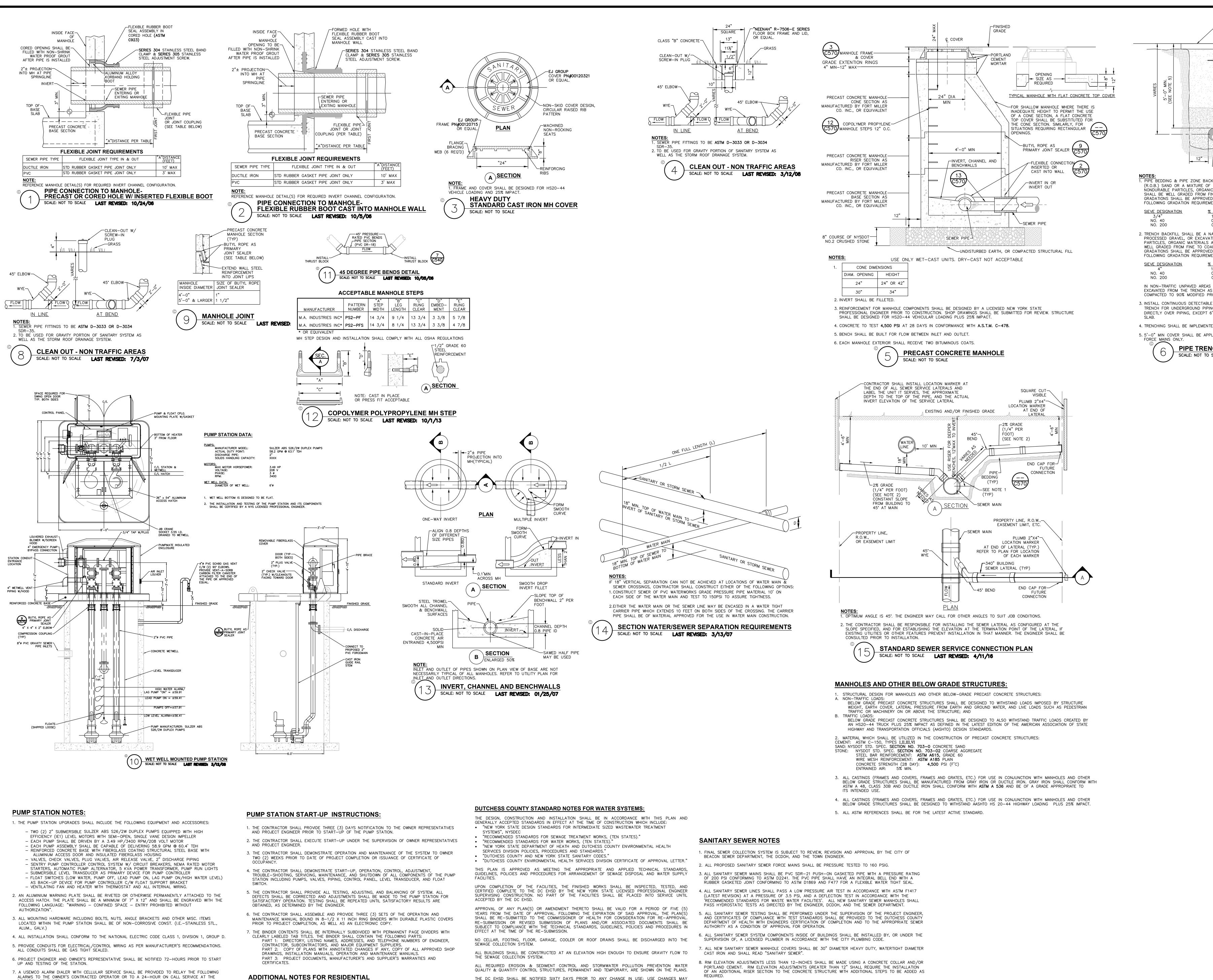
COMPANIES SHALL BE RESPONSIBLE FOR ALL VALVES AND PIPES WHICH ARE NOT ON THE OWNER'S PROPERTY.

CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS STATES HEREON.

A. CHLORINE CONCENTRATION IN WATER LINES SHALL BE NO LESS THAN 50 MG/L AT START

- THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND WATER SUPPLY FACILITIES. UPON COMPLETION OF THE FACILITIES, THE FINISHED WORKS SHALL BE INSPECTED, TESTED, AND CERTIFIED COMPLETE TO THE DC EHSD BY THE NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SUPERVISING CONSTRUCTION. NO PART OF THE FACILITIES SHALL BE PLACED INTO SERVICE UNTIL ACCEPTED BY THE DC EHSD. APPROVAL OF ANY PLAN(S) OR AMENDMENT THERETO SHALL BE VALID FOR A PERIOD OF FIVE (5) YEARS FROM
- "RECOMMENDED STANDARDS FOR SEWAGE TREATMENT WORKS, (TEN STATES)." "RECOMMENDED STANDARDS FOR WATER WORKS, (TEN STATES)." • "NEW YORK STATE DEPARTMENT OF HEATH AND DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION POLICIES, PROCEDURES AND STANDARDS." • "DUTCHESS COUNTY AND NEW YORK STATE SANITARY CODES." • "DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION CERTIFICATE OF APPROVAL LETTER."
- **DUTCHESS COUNTY STANDARD NOTES FOR WATER SYSTEMS** THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE: • "NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS", NYSDEC
- 13. POTABLE WATER LINES IN BUILDING SHALL BE PROTECTED FROM FIRE SERVICE LINES WITH APPROPRIATE BACKFLOW PREVENTION PER DOH, NFPA, OR OTHER APPLICABLE CODE AND SHALL BE APPROVED SEPARATELY FROM THESE PLANS.
- WATER SERVICE LINES SHALL BE CLASS 52 DUCTILE IRON AND ALL 2" DIAMETER WATER SERVICE LINES SHALL BE TYPE K COPPER, UNLESS OTHERWISE NOTED. SERVICE MAIN CONNECTION SIZE SHALL BE AS INDICATED ON THE PLANS 12. REGULATORY AGENCY SHALL BE DEFINED, UNLESS OTHERWISE INDICATED, AS THE CITY OF BEACON WATER DEPARTMENT, THE DUTCHESS COUNTY DEPARTMENT OF HEALTH (DCDOH), AND CITY ENGINEER.
- 10. RELOCATE HYDRANT, WATER VALVES, AND PIPING AS REQUIRED BY FINAL FIELD CONDITIONS AND AS APPROVED BY THE WATER DEPARTMENT. POTENTIAL CONFLICTS WITH PROPOSED DRAINAGE IMPROVEMENTS OR OTHER UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. 11. ALL POTABLE WATERMAIN PIPES SHALL BE 8" DIAMETER-CLASS 52 DUCTILE IRON PIPE. ALL 4" DIAMETER
- ACCEPTED. 8. THE FACILITY WILL BE CONSTRUCTED WITH WATER CONSERVING PLUMBING FIXTURES. 9. THE WATERMAIN IS TO BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH OR LOW POINTS.
- SYSTEM AS A MINIMUM. ALLOWABLE LEAKAGE OF THIS TEST SHALL BE AS DEFINED IN SECTION 5.2 OF SAID AWWA SPECIFICATION. 2. APPROVED AND TESTED WATER MAIN SHALL BE DISINFECTED PER AWWA SECTION C651, AS DIRECTED BY THE WATER DEPARTMENT AND ENGINEER. THE TABLET METHOD FOR DISINFECTION SHALL NOT BE
- JOINT THE PIPE LINES 10' IN EACH DIRECTION. (SEE WATERLINE OFFSET DETAIL FOR FURTHER INFORMATION). 6. ALL NEW WATER MAIN INSTALLATIONS SHALL BE HYDROSTATICALLY TESTED PER AWWA STANDARD C 600(LATEST REVISION) AT A PRESSURE OF 150 PSI, OR 1.25 TIMES THE WORKING PRESSURE OF THE
- SPECIFIED BY THE WATER DEPARTMENT AND ACCORDING TO THE RESTRAINT SCHEDULE HEREIN. ALL WATER PIPING CONSTRUCTION SHALL BE TO THE SPECIFICATIONS OF THE WATER DEPARTMENT. 5. THE WATER LINE MAY BE FLEXED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE CROSSINGS WITH THE SANITARY LINE OCCUR, TO ACHIEVE THE REQUIRED 1.5' VERTICAL SEPARATION DISTANCE. IF THIS DISTANCE CANNOT BE REASONABLY ACHIEVED, THE CONTRACTOR SHALL CUT AND
- THE WATER DEPARTMENT. 4. ALL WATER LINES SHALL BE DUCTILE IRON PIPE, CLASS 52 TYTON PUSH ON GASKETED JOINT BY U.S. PIPE OR EQUAL; UNLESS OTHERWISE SPECIFIED BY OR APPROVED BY THE WATER DEPARTMENT. RESTRAINED JOINTING SHALL EMPLOY "MEGALUG" CONNECTIONS, LOCK-JOINT PIPE, OR AS ALTERNATIVELY
- CONDITION OF EXISTING UTILITIES. 3. THE CONTRACTOR SHALL EXPOSE THE EXISTING WATER MAIN AT THE CONNECTION POINT FOR WATER DEPARTMENT INSPECTION. THE CONTRACTOR SHALL UTILIZE A RESTRAINED JOINT METHOD AS APPROVED BY
- POTABLE WATER NOTES 1. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER DEPARTMENT 48 HOURS BEFORE STARTING WORK AS WELL AS 48 HOURS PRIOR TO CONNECTIONS TO THE CITY WATER SYSTEM. 2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY EXISTING WATER CONNECTION AND ALL PROPOSED UTILITY CROSSINGS AND IF NECESSARY EXCAVATE TEST PITS TO DETERMINE DEPTH AND

- 1. NON-RISING STEM GATE VALVE, OPERATING DIRECTION SHALL BE 2. MINIMUM DISTANCE TO JOINTS, FITTINGS, OR OTHER WET TAPS OR STOPS 3. IF VALVE IS TO BE RODDED, PROVIDE VALVE WITH RODDING FLANGES OR EYEBOLTS. TWO (2) 3/4"Ø GALVANIZED STEEL RODS WITH MALLEABLE IRON NUTS AT 180° SPACING SHALL BE USED FOR RODDING VALVES. FOR 12" DIA. PIPE OR LESS. FOR LARGER PIPE SIZES, SEE TABLE FOR NUMBER OF TIE RODS REQUIRED-"JOINT RESTRAINT OPTION DETAILS.) 4. GATE VALVE & VALVE BOX SHALL BE IN ACCORDANCE WITH MUNICIPAL STANDARDS & AS MANUFACTURED BY (MUELLER, CLOW OR WATROUS) OR
- -CAST IRON COVER MARKED"WATER" -CONCRETE COLLAR IN UNPAVED AREAS FINISHED GRADE IN LANDSCAPED AREAS TOPSOIL TWO PIECE CAST IRON VALVE BOX



- ALARMS TO THE OWNER'S CONTRACTED OPERATOR OR TO A 24-HOUR ON CALL SERVICE AT THE DIRECTION OF OWNER: -PUMP 1 & 2 FAILURE & MALFUNCTION/START LAG PUMP -HIGH WATER LEVEL -LOW WATER LEVEL -LOSS OF POWER
- -COMMUNICATION LINK FAILURE -TRANSDUCER FAILURE

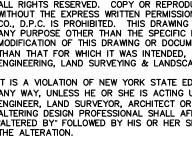
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PART 5 OF THE NEW YORK SANITARY CODE (10NYCRR5) 8. WEATHERPROOF ALARM LIGHT AND ALARM HORN SHALL BE AFFIXED TO THE ENCLOSURE.

WITH CENTRAL UTILITIES



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1. THAT, NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WATER SYSTEM SHALL NOT BE PLACED INTO SERVICE, UNTIL A "COMPLETED WORKS APPROVAL" IS ISSUED UNDER SECTION 5-1.22(d) OF 2. THAT, NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WASTEWATER COLLECTION SYSTEM SHALL NOT BE PLACED INTO SERVICE UNTIL, A "CERTIFICATE OF CONSTRUCTION COMPLIANCE" IS ISSUED UNDER SECTION 19.7 OF ARTICLE 19 OF THE DUTCHESS COUNTY SANITARY CODE.

THE DC EHSD SHALL BE NOTIFIED SIXTY DAYS PRIOR TO ANY CHANGE IN USE; USE CHANGES MAY REQUIRE RE-APPROVAL BY THE DC EHSD.

NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WATER SYSTEM SHALL NOT BE PLACED INTO SERVICE, UNTIL A "COMPLETED WORKS APPROVAL" IS USED UNDER SECTION 5-1.22(D) OF PART 5 OF THE NEW YORK STATE SANITARY CODE (10NYCRR5) NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WASTEWATER COLLECTION SYSTEM SHALL NOT BE PLACED INTO SERVICE UNTIL, A "CERTIFICATE OF CONSTRUCTION COMPLIANCE" IS ISSUED UNDER

SECTION 19.7 OF ARTICLE 19 OF THE DUTCHESS COUNTY SANITARY CODE ALL SERVICE LINES ARE THE RESPONSIBILITY OF THE OWNER UP TO THE PROPERTY LINE. THE WATER AND SEWER COMPANIES SHALL BE RESPONSIBLE FOR ALL VALVES AND PIPES WHICH ARE NOT ON THE OWNER'S PROPERTY. THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS

- REQUIRED 9. ALL SANITARY SEWER LATERALS OUTSIDE OF BUILDING SHALL MEET NYS AND LOCAL PLUMBING CODES.

UNLESS OTHERWISE SHOWN HEREIN.

ADDITIONAL NOTES FOR COMMERCIAL PROJECTS SEWAGE DISPOSAL SYSTEM IS DESIGNED FOR SANITARY SEWAGE ONLY. NO WASTES FROM RESTAURANTS, TAVERNS, DINERS, PIZZERIAS, FOOD SERVICE ESTABLISHMENTS, BAKERIES, DOCTOR'S OFFICES, DENTISTS, HAIR DRESSERS, SALONS, BEAUTY PARLORS, DRY CLEANERS, LAUNDROMATS, LAUNDRIES, PHOTO FINISHERS, METAL PLATERS, OR ANY OTHER PROCESS WASTES ARE ALLOWED.

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STATES HEREON.

- 10. ALL SANITARY SEWER FORCE MAINS SHALL BE SDR11 HDPE UNLESS OTHERWISE NOTED.
- 11. ALL SANITARY SEWER FORCE MAIN JOINTS AND FITTINGS SHALL BE FUSED PER MANF. INSTRUCTIONS

ations:       LANDSCAPE ARCHITECTURE CO., D.P.C.         North Country Office:       Nashville Tennessee Office:         20 Elm Street (Suite 110)       2416 21st Ave S. (Suite 103)         Glens Folls, New York 12801       Nashville, Tennessee 37212         Phone: (518) 812–0513       Phone: (615) 380–1359         Strict Office:       Westchester NY Office:         1 North Broadway, Suite 803       Chattanooga Tennessee Office:         427 E. 5TH ST. (Suite 201)       Chattanooga, Tennessee 37403         White Plains, New York 10601       Chattanooga, Tennessee 37403         Phone: (121) 997–8510       Chattanooga, Tennessee 37403	EN ENG	INEERING, LAND SURV	/EYING				$\subset$
County Office: t t, b, New York 12601 454-3980North Country Office: 20 Elm Street (Suite 110) Glens Falls, New York 12801 Phone: (518) 812-0513Nashville Tennessee Office: 2416 21st Ave S. (Suite 103) Nashville, Tennessee 37212 Phone: (615) 380-1359strict Office: ret rk 12180 273-0055Westchester NY Office: 1 North Broadway, Suite 803 White Plains, New York 10601Chattanooga Tennessee 37403 Chattanooga, Tennessee 37403 Chattanooga, Tennessee 37403			1111.9				
At t t b, New York 12601 454-398020 Elm Street (Suite 110) Glens Falls, New York 12801 Phone: (518) 812-05132416 21st Ave S. (Suite 103) Nashville, Tennessee 37212 Phone: (615) 380-1359strict Office: reet rk 12180 273-0055Westchester NY Office: 1 North Broadway, Suite 803 White Plains, New York 10601 Chattanooga, Tennessee 37403Chattanooga, Tennessee 37403 Chattanooga, Tennessee 37403	ations:	$\mathcal{L}$ LANDSCAPE ARCH	HITECTURE CO., D.P.C.				
reet 1 North Broadway, Suite 803 rk 12180 273-0055 Phone: (914) 997-8510	County Office: et 9, New York 12601 454–3980	20 Elm Street (Suite 110) Glens Falls, New York 12801	2416 21st Ave S. (Suite 103) Nashville, Tennessee 37212				
	strict Office: reet rk 12180 273–0055	1 North Broadway, Suite 803 White Plains, New York 10601	427 E. 5TH ST. (Suite 201)	l rev.	date	description	

	PIPE SIZE (INCHES)         TEE         90°         45°         22 1/2         11 1/4           4         2.0         2.8         1.5         0.8         0.4           6         4.2         5.9         3.2         1.6         0.8           8         7.2         10.1         5.5         2.8         1.4
TRENCH BACKFILL – COMPACTED TO 95% MODIFIED PROCTOR (SEE NOTE 2)	*FACTOR OF SAFETY=1.5 SOIL BEARING OF 3,000 PSF 225 PSI DESIGN PRESSURE PIPE 2 CONCRETE FROM BONDING TO PLUG AND HARDWARE, THUS FACILITATING FUTURE
PIPE BEDDING & PIPE ZONE BACKFILL MATERIAL FOR TRENCH BOTTOM	REMOVAL BEARING AREA (B) AND THRUST (R) SHALL BE DETERMINED BASED UPON THE SIZE OF PIPE 1. *BEARING AREA (B) = 5xh CONCRETE
COMPACTED TO 95% MODIFIED PROCTOR	THRUST BLOCK BEARING AREA (B) AND THRUST (R) SHALL BE DETERMINED BASED UPON THE SIZE OF PIPE 2. TEE WITH PLUG PLAN
PIPE ZONE BACKFILL 6"+50% O.D.	PIPE SIZE SIZE CONCRETE SIZE
	NOTES: 1. CONCRETE SHALL NOT OVERLAP ANY JOINT.
PIPE TYPE & SIZE VARIES. SEE PLAN	<ol> <li>2. THRUST BLOCKS SHALL BE CONFIGURED IN A MANNER THAT DOES NOT INTERFERE WITH REMOVAL OR INSTALLATION OF ANY JOINTING COMPONENTS.</li> <li>3. FOR REDUCERS, USE MECHANICAL JOINT FITTINGS WITH RETAINER GLANDS.</li> <li>4. BEARING SURFACE SHALL, WHERE POSSIBLE, BE PLACED AGAINST UNDISTURBED SOIL. WHERE THAT IS NOT POSSIBLE, THE FILL BETWEEN THE BEARING SURFACE AND UNDISTURBED SOIL MUST BE COMPACTED TO AT</li> </ol>
KFILL SHALL BE A NATURAL RUN-OF-BANK CRUSHED STONE AND GRAVEL, FREE OF SOFT, C MATERIALS AND ELONGATED PARTICLES, AND INE TO COARSE PARTICLES. BEDDING D BY THE ENGINEER AND SHALL MEET THE	<ul> <li>LEAST 90% STANDARD PROCTOR DENSITY.</li> <li>5. BLOCK HEIGHT (h) SHALL BE EQUAL TO OR LESS THAN ONE-HALF THE TOTAL DEPTH TO THE BOTTOM OF THE BLOCK, (HT), BUT NOT LESS THAN THE PIPE DIAMETER (D).</li> <li>6. BLOCK HEIGHT (h) SHALL BE ESTABLISHED SUCH THAT THE CALCULATED BLOCK WIDTH (b) VARIES BETWEEN ONE AND TWO TIMES THE</li> </ul>
ENTS: <u>PASSING</u> 100% 0-70%	<ul> <li>CALCUCATED BLOCK WIDTH (b) VARIES BETWEEN ONE AND TWO TIMES THE HEIGHT.</li> <li>7. VALUES FOR TEES APPLY TO TEES, END PLUGS, CAPS, AND TAPPING SLEEVES.</li> <li>8. REQUIRED BEARING AREAS ARE DEVELOPED TO RESIST THRUSTS RESULTING FROM 150 PSI WORKING PRESSURE PLUS 50%(75 PSI) SURGE ALLOWANCE RESULTING IN 225 PSI TOTAL INTERNAL PRESSURE.</li> </ul>
0–10% IATURAL RUN–OF–BANK (R.O.B.) OR TED MATERIAL FREE OF SOFT, NONDURABLE	REQUIRED BEARING AREAS ARE BASED UPON AN ALLOWABLE SOIL BEARING CAPACITY OF 3,000 POUNDS PER SQUARE FOOT. IN RESPONSE TO OTHER SOIL CONDITIONS ENCOUNTERED, BEARING AREAS REQUIRED MAY BE MODIFIED BY THE ENGINEER. BEARING STRENGTH SOIL SB (LB/SQ FT)
AND ELONGATED PARTICLES, AND SHALL BE ARSE PARTICLES. TRENCH BACKFILL D BY THE ENGINEER AND SHALL MEET THE IENTS:	MUCK         0           SOFT CLAY         1,000           SILT         1,500           SANDY SILT         3,000           SAND         4,000           SANDY CLAY         6,000           HARD CLAY         9,000
<u>PASSING</u> 100% 0-70% 0-10%	9. IN MUCK, PEAT, OR RECENTLY PLACED FILL, ALL THRUSTS SHALL BE RESISTED BY PILES OR TIE RODS TO SOLID FOUNDATIONS, OR BY REMOVAL OF SUCH UNSTABLE MATERIAL AND REPLACEMENT WITH BALLAST OF SUFFICIENT STABILITY TO RESIST THE THRUSTS; ALL AS REQUIRED BY THE ENGINEER.
TRENCH BACKFILL CAN BE MATERIALS S APPROVED BY THE ENGINEER AND ROCTOR. E MARKING TAPE DURING BACKFILLING OF	10.CONCRETE THRUST BLOCK SHALL BE USED ONLY AS ALLOWED BY THE PROJECT PLANS AND/OR SPECIFICATION. (IF RESTRAINED JOINT PIPE IS TO BE USED SEE SCHEDULE OF JOINT RESTRAINED PIPE.)
NG. LOCATE TAPE 12" BELOW FINISHED GRADE, 6" BELOW SUBGRADE UNDER PAVEMENTS & TED IN ACCORDANCE WITH O.S.H.A. STANDARDS.	CONCRETE THRUST BLOCK DETAIL SCALE: NOT TO SCALE LAST REVISED: 10/05/06
PLIED TO WATER MAIN OR SANITARY SEWER	
NCH DETAIL (TYPICAL) Scale Last Revised: 2/2/09	
TESTING GRAVITY SEW	
HAVING JURISDICTION WHEN WORK PERFORMED, EVIDENCE OF COMPLI AUTHORITY HAVING JURISDICTION	
EXFILTRATION OF ALL SANITARY S EXFILTRATION OF THE SANITARY S INTERNAL PIPE DIAMETER PER 100	ID INSPECT FOR ALIGNMENT AND INFILTRATION AND EWERS AND RELATED UTILITY STRUCTURES. INFILTRATION OR EWER SYSTEM SHALL NOT EXCEED 0.80 GAL/INCH OF DO' OF PIPELINE PER HOUR WITH A MINIMUM HYDROSTATIC DF 2 FT, OR AS REQUIRED BY THE AUTHORITY HAVING
JURISDICTION. WHEN INFILTRATION AMOUNT, DEFECTS SHALL BE LOCA 3. INFILTRATION LEAKAGE TESTS SHA	OR EXFILTRATION OCCURS IN EXCESS OF ALLOWABLE
PIPELINE SECTION UNDER TEST SH MANHOLES PLUS THE UPSTREAM M/ 4. EACH MANHOLE-TO-MANHOLE SEC	HALL INCLUDE ALL PIPE AND FITTINGS BETWEEN THE TWO
RUN SIMULTANEOUSLY OVER MORE THE ONLY EXCEPTION ALLOWED: A SECTIONS BASED ON ONE COMBIN	E THAN ONE CONSECUTIVE MANHOLE TO MANHOLE SECTION. ACCEPTING SEVERAL CONSECUTIVE MANHOLE TO MANHOLE ED INFILTRATION TEST INDICATING ZERO INFILTRATION.
DOWNSTREAM MANHOLE OF SECTION SHORTER PERIOD, PROVIDED A ST TEST PERIOD, AND RESULTS PROJ	ON BEING TESTED. TEST DURATION SHALL BE 24 HRS, OR FOR EADY STATE FLOW CONDITION HAS BEEN ACHIEVED IN THE IECTED TO A 24 HR PERIOD.
REACH, INDEPENDENTLY OF ALL C UNDER TEST SHALL INCLUDE ALL UPSTREAM MANHOLE.	JN ON EACH SINGLE MANHOLE TO-MANHOLE SECTION, OR DTHER MANHOLE-TO-MANHOLE SECTIONS. A PIPELINE SECTION PIPE AND FITTINGS BETWEEN THE TWO MAN-HOLES PLUS THE
UPSTREAM MANHOLE 24 HRS AFT IN UPSTREAM MANHOLE SHALL BE GROUNDWATER ELEVATION AT THE SECTION UNDERGOING AN EXFILTR	ADE BY MEASURING THE DROP IN WATER ELEVATION IN THE ER INITIAL WATER LEVEL IS RECORDED. INITIAL WATER LEVEL 2 FEET HIGHER THAN EITHER THE TOP OF PIPE OR DOWNSTREAM MANHOLE. ANY MANHOLE—TO—MANHOLE ATION TEST MUST HAVE THE NEXT ADJACENT SECTIONS, BOTH
HYDROSTATIC PRESSURE PLACED 8. LOW PRESSURE AIR TESTING MAY	Y AND NOT UNDER TEST. THIS PROCEDURE MINIMIZES ON STOPPERS, PLUGS, AND END CAPS. BE ALLOWED IN LIEU OF EXFILTRATION TESTS ONLY. WHEN SO RMED UNDER DIRECTION OF ENGINEER ACCORDING TO ASTM
ONE (1) PSIG PRESSURE DROP TO THAT PRESSURE DROP TO OCCUR	S A COMPARISON OF THE MEASURED TIME NECESSARY FOR O OCCUR, IF AT ALL, WITH MINIMUM ALLOWABLE TIME FOR DETERMINED BY METHODS INDICATED IN ASTM F1417. IF THE CCURS FASTER THAN ALLOWABLE TIME, SECTION IS
OF ALL FOREIGN MATERIAL BY FL	UNTIL SECTION OF LINE TO BE TESTED HAS BEEN CLEANED USHING AND HAS BEEN VISUALLY INSPECTED AND APPROVED MATERIALS PRODUCE MORE CONSISTENT RESULTS WHEN OR TO TESTING.
TESTING SHALL BE PERFORMED OI AND CONDITIONS OF INSTALLATION UNIT OF SURFACE AREA WHICH M	ED FOR LINE ACCEPTANCE, CORROBORATIVE HYDROSTATIC N SEWER INSTALLATION OF THE SAME PIPE SIZE, MATERIAL, N. SEWER SECTIONS WHICH INDICATE RATES OF AIR LOSS PER OST NEARLY APPROXIMATE RATE FOR PIPELINE ACCEPTANCE
TESTED. THE PURPOSE OF THESE ASSUMPTION THAT, IF THESE 3 TE OF PROJECT ALSO MEETS OR EXC	DBORATIVE TESTS. AT LEAST 3 SECTIONS ARE TO BE SO CORROBORATIVE TESTS IS TO PERMIT A REASONABLE EST SECTIONS MEET THE HYDROSTATIC TEST, THE BALANCE EEDS THESE REQUIREMENTS. IF AIR TEST IS NOT SUPPORTED HYDROSTATIC TESTS, COMPLETE HYDRO-STATIC TESTING OF
ALLOWABLE DEFLECTION OF 5% OF	D. ONTRACTOR SHALL TEST ALL MAINLINE PIPE FOR MAXIMUM F OUTSIDE DIAMETER. DEFLECTION TESTS SHALL BE TEEL BALL ON SLED 1/16—INCH IN DIAMETER SMALLER THAN
ALLOWABLE INSIDE DIAMETER OF F OUTSIDE DIAMETER. DEFLECTION T DAYS AFTER DATE OF INSTALLATION	FLEXIBLE PIPE WHEN DEFLECTED A MAXIMUM OF 5% OF ESTING OF ANY PIPE SHALL BE DONE NO SOONER THAN 30 ON OF PIPE SECTION UNLESS WRITTEN EXCEPTION. RAIGHT ALIGNMENT BETWEEN MANHOLES. STRAIGHT ALIGNMENT
SHALL BE CHECKED EITHER USING REQUIREMENTS OF THE AUTHORITY 13.MANHOLES, WHICH CANNOT BE PF	G A LASER BEAM OR LAMPING. TESTING SHALL COMPLY WITH
SHALL COMPLY WITH REQUIREMEN 14.IN AREAS WHERE CONVENTIONAL ENGINEER WHERE EXISTING SERVIC	TS OF THE AUTHORITY HAVING JURISDICTION. TESTING IS IMPRACTICAL (I.E. AREAS DESIGNATED BY ES ARE TIED INTO NEW LINE IMMEDIATELY AND ANY
PIPE SECTION AND CONNECTION IS 15.WHERE SEWERS ARE CONSTRUCTE THAN 18 INCHES VERTICAL SEPAR	D OF PRESSURE-RATED PIPE AND INSTALLED WITH LESS ATION FROM EXISTING OR PROPOSED WATER MAINS, SEWERS
ACCEPTANCE TESTS SHALL BE CO THAT TESTING MAY BE PERFORME 16.IF THE ALLOWABLE RATE OF INFIL	TED AT 150 PSI TO ASSURE WATER TIGHTNESS. HYDROSTATIC ONDUCTED AS SPECIFIED FOR TESTING WATER MAINS, EXCEPT D WITH THE PIPE SECTION PARTIALLY BACK-FILLED. TRATION, EXFILTRATION, OR AIR LEAKAGE IS EXCEEDED, THE
REPAIR, AND BRING SYSTEM UP T CORRECTIVE MEASURES, INCLUDING CONTRACTOR, THE SEWER LINE SE	TS OF EXCESSIVE LEAKAGE AND SHALL PROMPTLY CORRECT, O THE STANDARD. COSTS OF ALL SUCH REPAIRS AND G COSTS OF REPEATED TESTS, SHALL BE BORN BY ECTION (INCLUDING MANHOLES AND BUILDING SERVICES) UNDER NTIL THESE TEST CRITERIA ARE MET.
-	ORCE MAIN TESTING: 6/24/09
	ORCE MAIN TESTING: THE COMPLETE SEWAGE FORCE MAIN INCLUDING VALVES, FITTINGS CONNECTIONS TO PUMPS AND OTHER PIPELINE SYSTEMS SHALL BE TESTED FOR LEAKAGE.
2	. THE SYSTEM SHALL BE PRESSURIZED TO 1.5 TIMES THE PIPE WORKING PRESSURE AT THE LOWEST POINT OF THE MAIN OR 100 PSI, WHICHEVER IS GREATER, . AFTER THIS PRESSURE, ±5 PSI, HAS BEEN MAINTAINED SUCCESSFULLY
	FOR ONE HOUR, THE LEAKAGE TEST SHALL BE PERFORMED FOR A PERIOD OF NO LESS THAN 2 HOURS. HYDROSTATIC TESTS SHALL BE PERFORMED AND SUCCESSFUL TEST RESULTS DERIVED IN ACCORDANCE WITH AWWA C 600-05, SECTION 5. IN NO CASE SHALL THE
	TEST PRESSURE EXCEED THE DESIGN PRESSURE LIMITS FOR ANY PIPE, THRUST RESTRAINT, FITTINGS, VALVES OR OTHER APPURTENANCE OF THE TEST SECTION.
	AMOUNT, MAKE ANY REPAIRS OR REPLACEMENTS NECESSARY TO REDUCE THE LEAKAGE TO THE REQUIRED LIMITS AND RETEST THE SYSTEM.
Т	HE MAXIMUM ALLOWABLE LEAKAGE SHALL BE AS SHOWN IN HE FOLLOWING TABLE: ALLOWABLE LEAKAGE IN GALLONS ER 1000 FT OF PIPELINE (GPH). AVG. TEST PRESSURE NOMINAL PIPE DIAMETER-IN.
	PSI         2         4         6           450         0.29         0.57         0.86           400         0.27         0.54         0.81           350         0.26         0.51         0.76           300         0.24         0.47         0.70
	275       0.23       0.45       0.67         250       0.22       0.43       0.64         225       0.21       0.41       0.61         200       0.19       0.38       0.57         175       0.18       0.36       0.54
	175       0.18       0.36       0.54         150       0.17       0.33       0.50         125       0.15       0.30       0.45         100       0.14       0.27       0.41

-FINISHED SURFACE IN ACCORDANCE

-DETECTABLE

WARNING TAP

REQUIRED BEARING AREAS -B (SQF) FOR BEARING BLOCKS\*

WITH PLAN & DETAILS.

PIPE TREM

SCALE: NOT TO

248 TIORONDA AVE., BEACON, N.Y.

SANITARY SEWER DETAILS

designed checked LAB CJL scale 09/10/18 1" = 30' project no. 81750.00 sheet no. C570