

# SITE PLAN

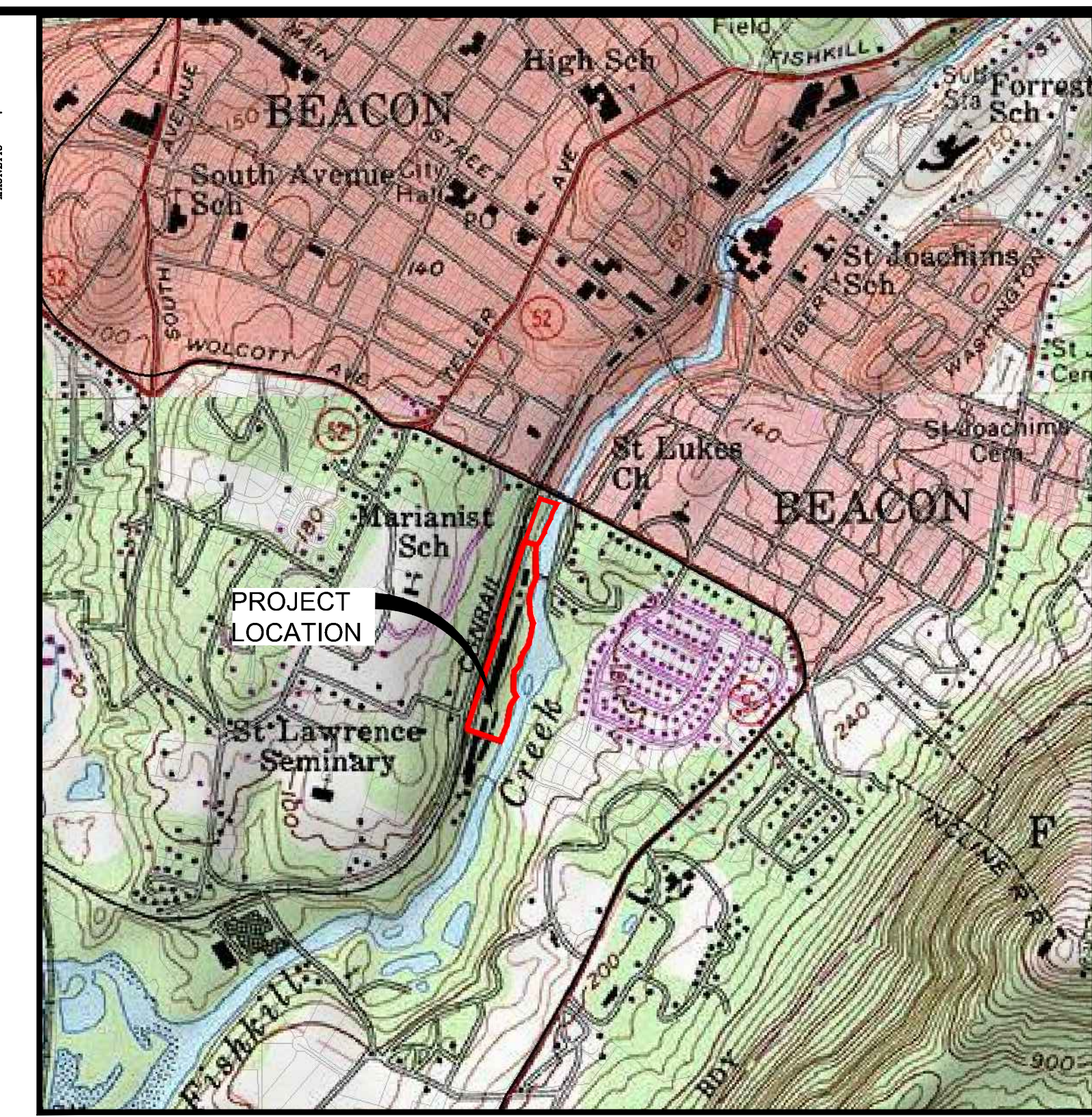
# 248 TIORONDA AVE, BEACON NY

## PREPARED FOR CHAI BUILDERS

### CITY OF BEACON DUTCHESS COUNTY, NEW YORK

SEPTEMBER 2018  
LAST REVISED: DECEMBER 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)

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14	C560	12/20/19	WATER SYSTEM DETAILS & NOTES
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16	C580	12/20/19	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 \_\_\_\_\_

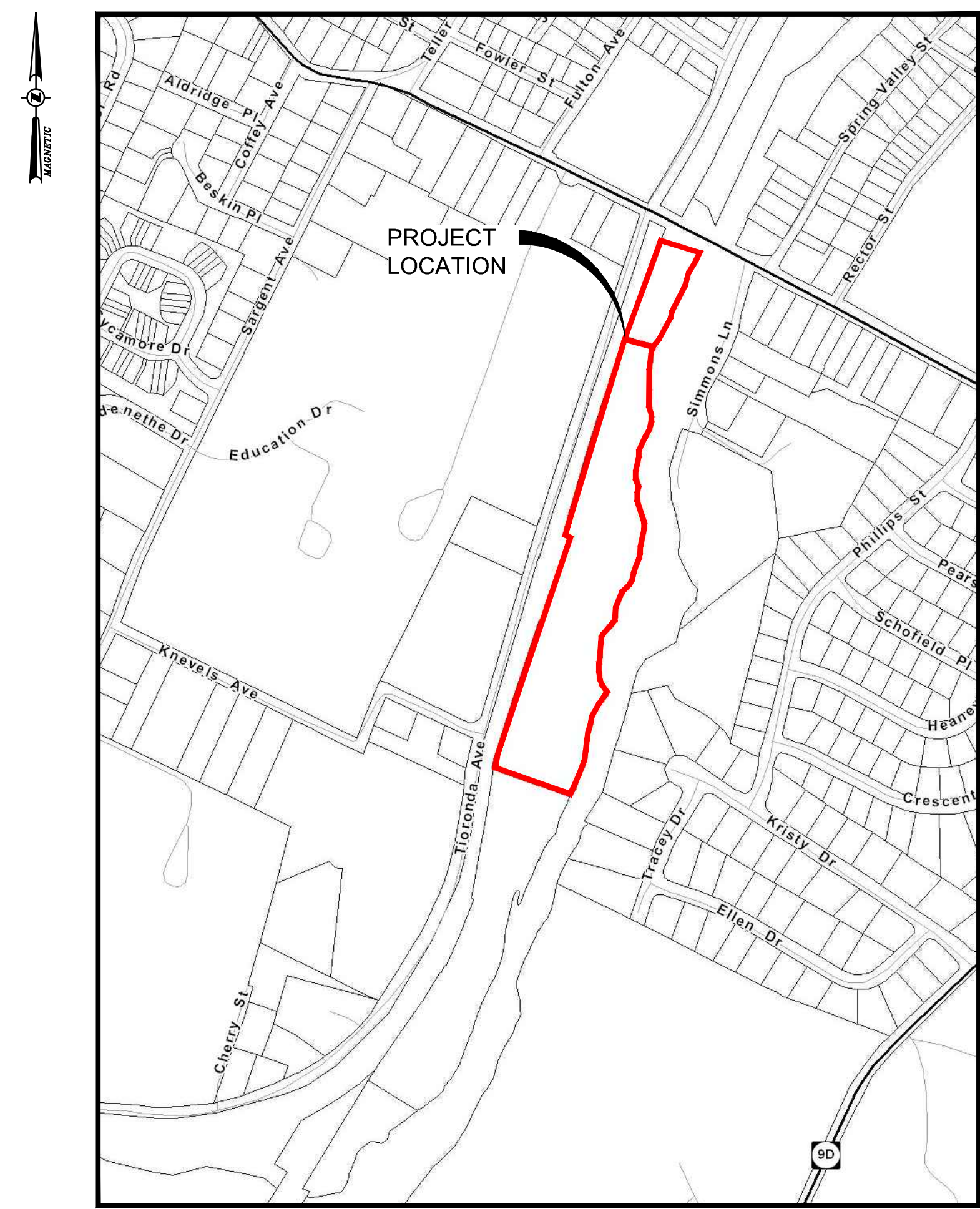
CITY OF BEACON PLANNING BOARD APPROVAL  
OWNER / APPLICANT SIGNATURE

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 16 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 4 OF 9 ACCESSIBLE SPACES BELOW RESIDENTIAL BUILDING

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)	(64 UNITS + NON RESIDENTIAL USE)	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.

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.

\_\_\_\_\_  
SUPERVISING PUBLIC HEALTH ENGINEER

**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  
62 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) 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 5054, 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

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- Westchester NY Office: 100 New York Street, White Plains, New York 10601 Phone: (914) 997-8500
- Southville Tennessee Office: 2416 21st Ave S, Suite 1033, Nashville, Tennessee 37212 Phone: (615) 380-1358
- Chattanooga Tennessee Office: 437 E. 5th St, Suite 203, Chattanooga, Tennessee 37403 Phone: (423) 241-6275

**LANDSCAPE ARCHITECTURE CO., D.P.C.**

8 12/20/19 REVISED FOR PLANNING BOARD COMMENTS

5 04/20/19 REVISED FOR PLANNING BOARD COMMENTS

4 02/28/19 REVISED FOR CITY COUNCIL COMMENTS

3 01/27/19 REVISED FOR CITY COUNCIL COMMENTS

2 11/20/18 REVISED FOR CITY COUNCIL COMMENTS

1 10/12/18 REVISED FOR CITY COUNCIL COMMENTS

rev. date description

248 TIORONDA AVE., BEACON, N.Y.

**TITLE SHEET**

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

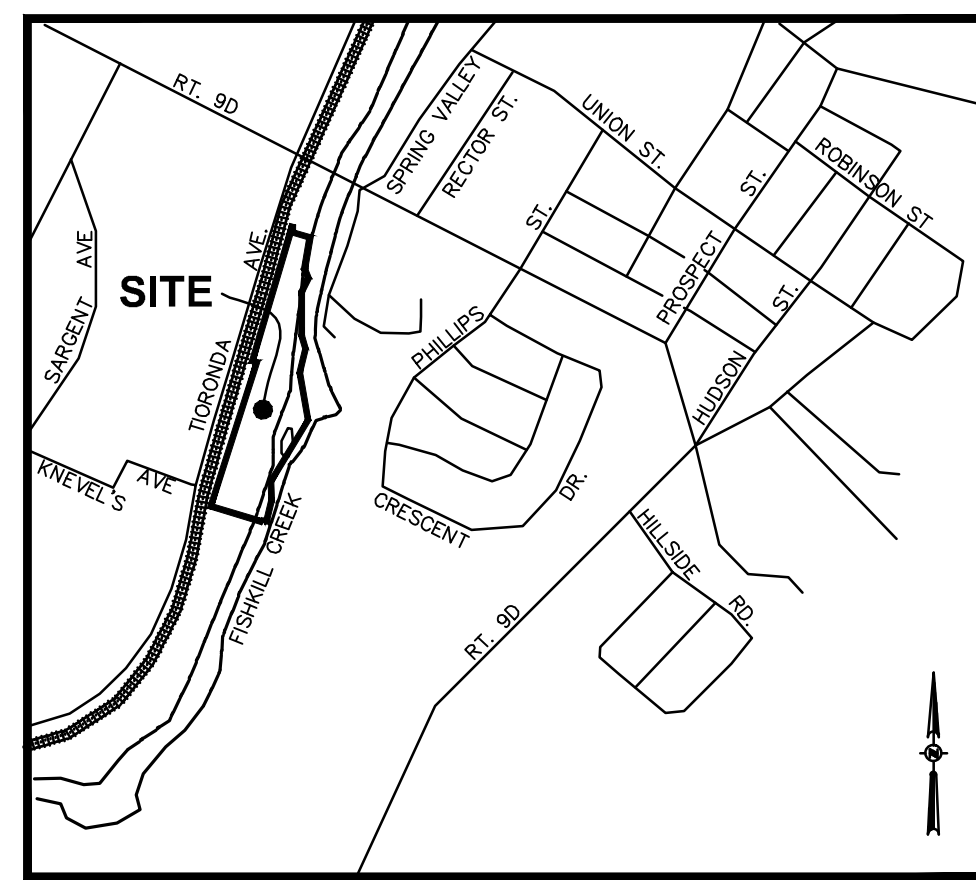
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date: 09/10/18 scale: AS NOTED

project no.: 181750.00

sheet no.: G001

1 of 16



VICINITY MAP  
SCALE: 1" = 1000'  
SOURCE: USGS WEST POINT QUADRANGLE

LEGEND:

- NO PHYSICAL BOUNDS
ADJACENT PROPERTY LINE
EDGE OF CREEK
EXISTING BUILDING
EXISTING FENCE
EXISTING OVERHEAD WIRES
EXISTING UNDERGROUND SEWER LINE
EXISTING UNDERGROUND STORM LINE
EXISTING RAILROAD TRACKS
EXISTING SIGN
EXISTING BENCHMARK
EXISTING BOLLARD
EXISTING CATCH BASIN
EXISTING DECIDUOUS TREE
EXISTING GUY WIRE
EXISTING GAS VALVE
EXISTING HYDRANT
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 CHG&E...
ITEM 15. EASEMENTS CONTAINED IN LIBER 1042 PAGE 205...
ITEM 16. EASEMENTS CONTAINED IN LIBER 1042 PAGE 205...
ITEM 17. EASEMENTS AND RECTALS CONTAINED IN LIBER 1936 PAGE 229...

DEED REFERENCE: JOSEPH RENDERO TO BEACON 248 DEVELOPMENT, LLC...
TAX PARCEL NUMBER: 132200-5954-16-993482-00
AREA: 8.175 ACRES
356,099 SQ.FT.

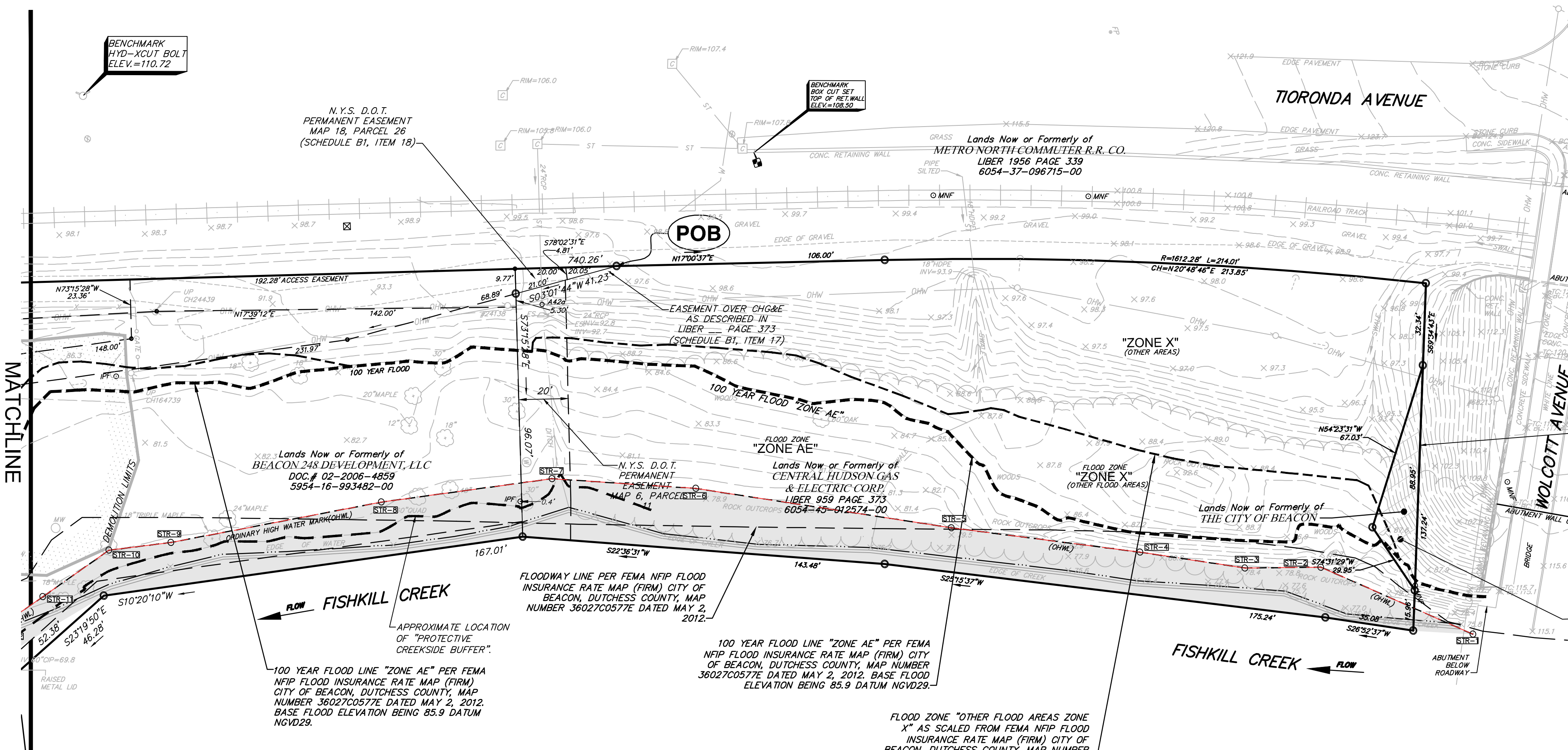
MAP REFERENCE: REFERENCE IS HEREBY MADE TO A MAP ENTITLED "SUBDIVISION PLAT PREPARED FOR ADVANTAGE MORTGAGE"...

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...

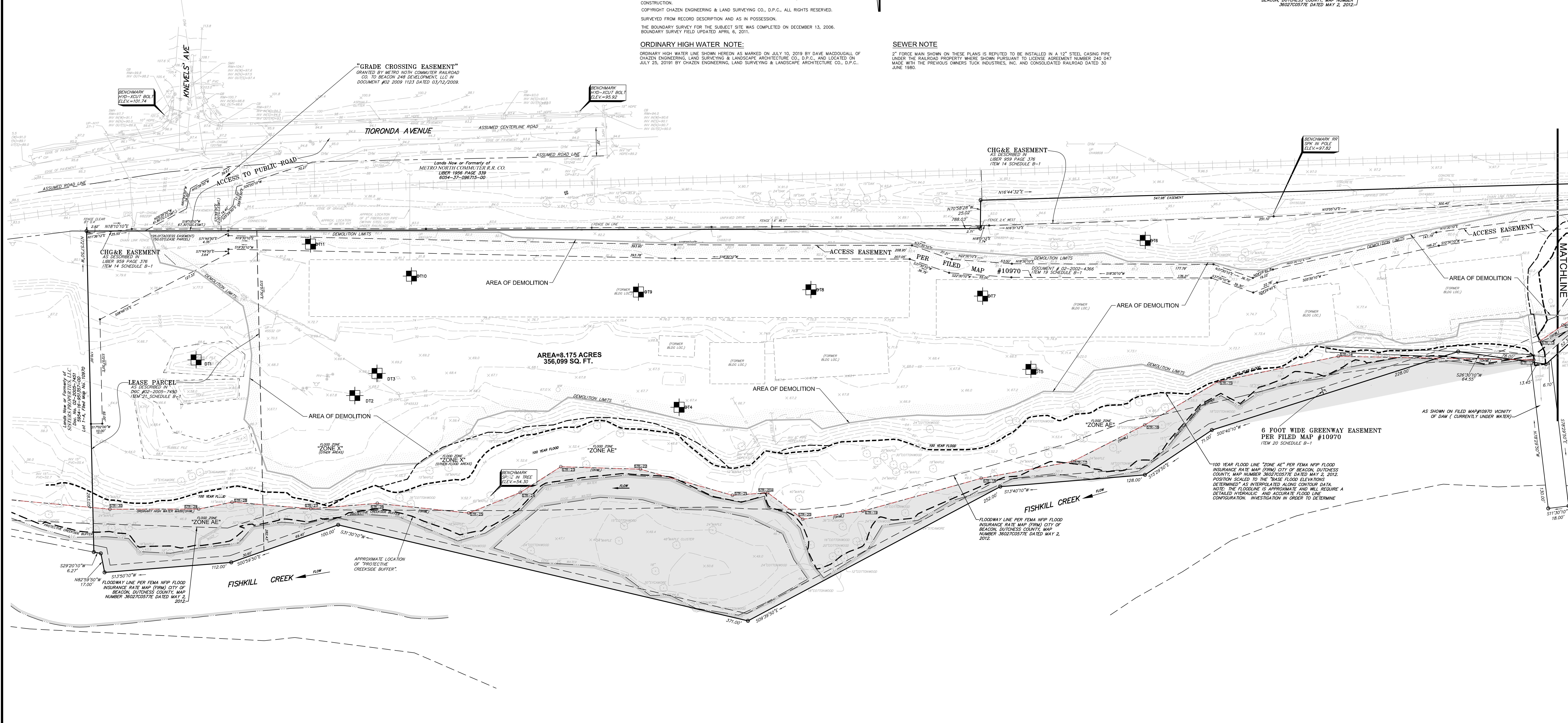
VERTICAL DATUM NOTE: TOPOGRAPHY IS BASED REFERENCE MARK (RM 4, ELEVATION 3.92'), AS SHOWN ON FLOOD INSURANCE RATE MAP CITY OF BEACON INTERMEDIATE PANEL A260271-0003-B, DATED MARCH 1, 1984...

NOTES: UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW...

ORDINARY HIGH WATER LINE SHOWN HEREON AS MARKED ON JULY 10, 2019 BY DAVID MACDONALD 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...



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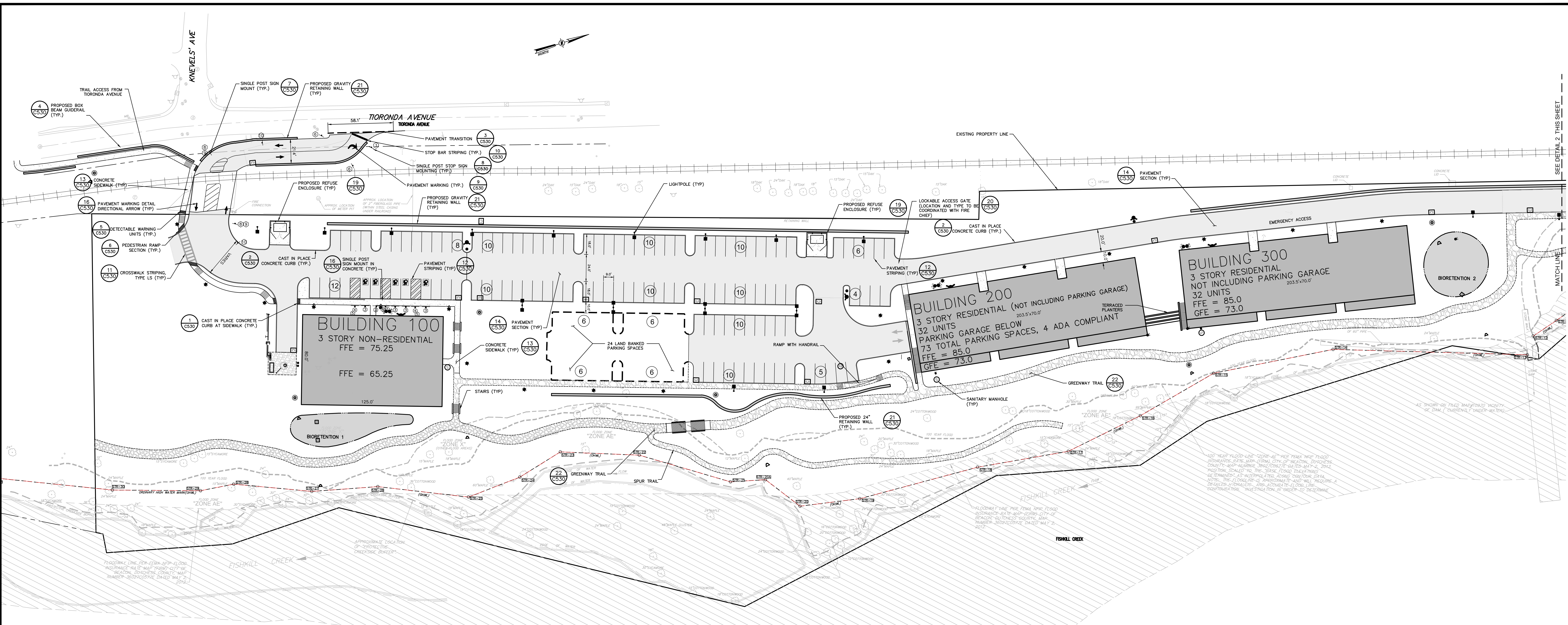
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CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C. Office locations and contact information.

Table with 2 columns: Date and Description. Row 1: 11/22/23 REVISED PER PLANNING BOARD COMMENTS DATED SEPTEMBER 2013.

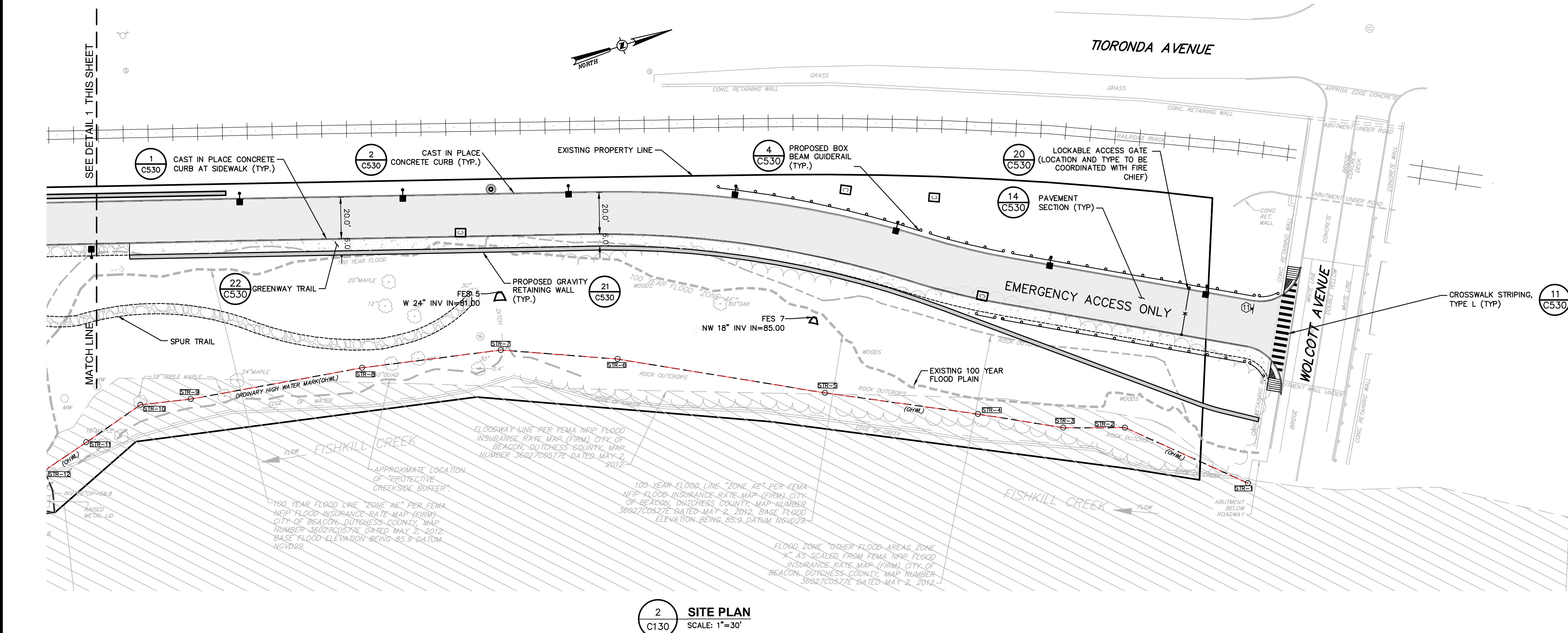
248 TIORONDA AVE., BEACON, N.Y. EXISTING CONDITIONS. CITY OF BEACON, DUTCHESS COUNTY, NEW YORK. Sheet no. C101 of 116.



**1 SITE PLAN**  
SCALE: 1"=30'

- LEGEND:**
- - - - - EXISTING 100-YEAR FLOOD PLAN
  - - - - - EXISTING PROPERTY LINE
  - - - - - EASEMENT LINE
  - ▭ PROPOSED BUILDING
  - ▨ PROPOSED PAVEMENT
  - (25) PROPOSED PARKING COURT
  - ▨ PROPOSED SIDE WALK
  - - - - - EXISTING METRO-NORTH RAILROAD TRACKS (INACTIVE)
  - ▬ PROPOSED CURB
  - ▬ PROPOSED LIGHT POLE
  - ▬ PROPOSED RETAINING WALL
  - ▬ GREENWAY TRAIL

**SITE PLAN NOTES:**  
LAND BANKED PARKING SHALL BE CONSTRUCTED IF REQUIRED PER SECTION 223-26E OF CITY CODE.



**2 SITE PLAN**  
SCALE: 1"=30'

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ORIGINAL SCALE IN INCHES

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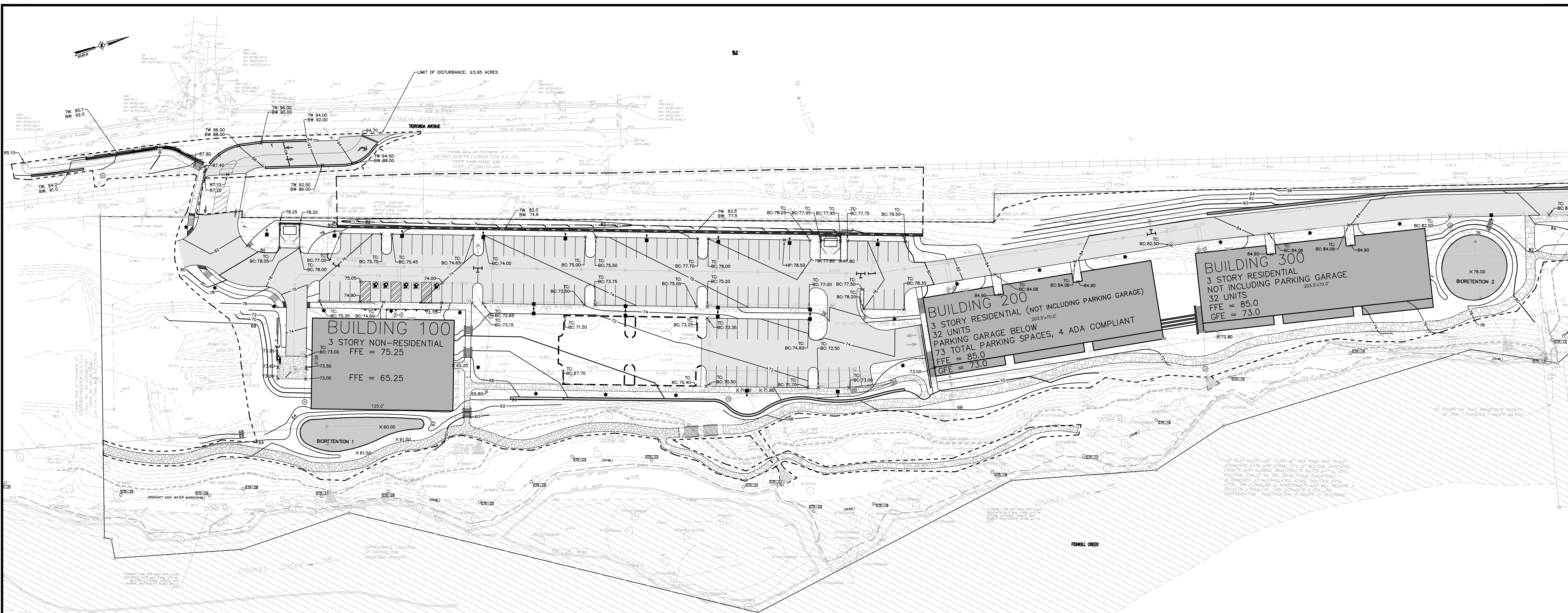
REV.	DATE	DESCRIPTION
1	10/26/18	REVISED PER INTERNAL REVIEW
2	11/26/18	REVISED PER CITY COUNCIL COMMENTS
3	12/20/18	REVISED PER PLANNING BOARD COMMENTS

**248 TIORONDA AVE., BEACON, N.Y.**

**SITE PLAN**

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

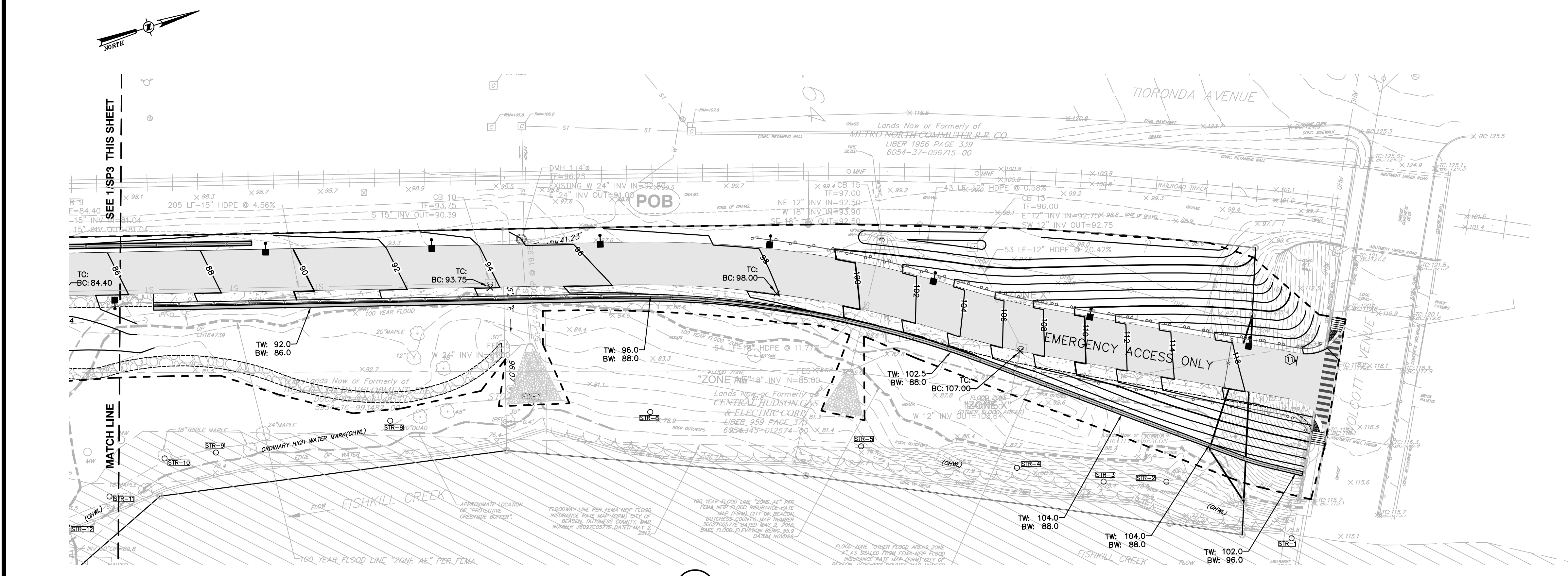
Designed: [ ]  
Checked: [ ]  
Date: 09/10/18  
Scale: 1" = 30'  
Project No.: 81750.00  
Sheet No.: C130  
3 of 16



1 GRADING PLAN  
SCALE: 1"=30'

GRADING & DRAINAGE LEGEND:

- 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
- PROPOSED DRAINAGE MANHOLE



2 GRADING PLAN  
SCALE: 1"=30'

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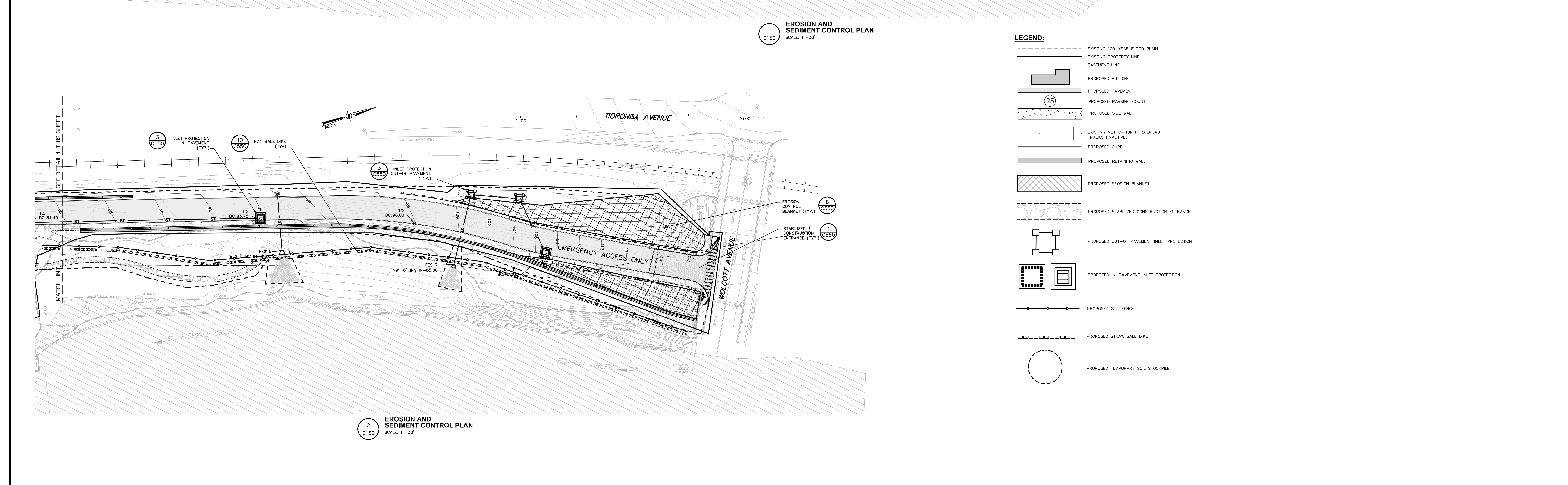
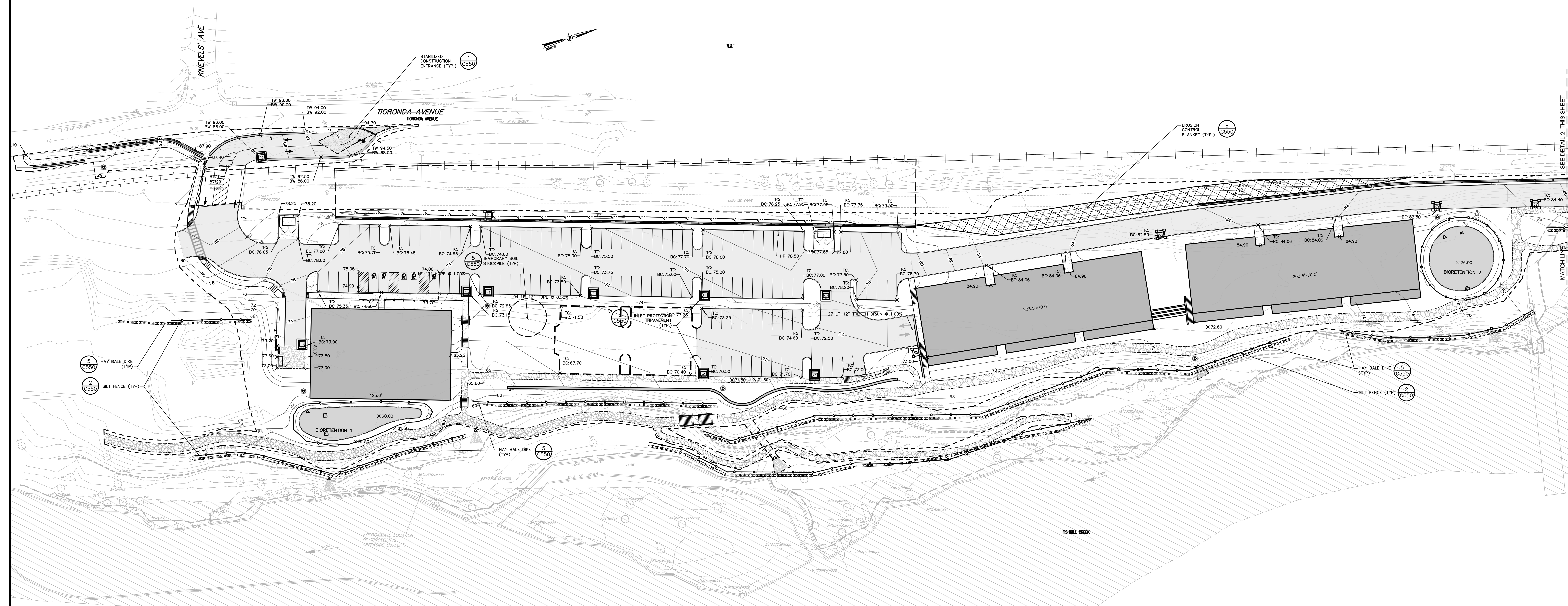
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 Poughkeepsie Office: 100 West Street, Poughkeepsie, NY 12560  
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 Hamilton Office: 100 West Street, Poughkeepsie, NY 12560  
 Westchester Office: 1 North Broadway, Suite 803, White Plains, NY 10601  
 Chazy Office: 437 E. 6th St., Glens Falls, NY 12031  
 Chattanooga Office: 437 E. 6th St., Glens Falls, NY 12031

rev.	date	description
2	12/20/19	REVISED PER PLANNING BOARD COMMENTS
1	10/15/18	REVISED PER INTERNAL REVIEW

248 TORONDA AVE., BEACON, N.Y.  
**GRADING PLAN**  
 CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

Designed: [ ]  
 Checked: [ ]  
 Date: 09/10/18  
 Scale: 1"=30'  
 Project No.: 81750.00  
 Sheet No.: 4 of 16  
**C140**



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

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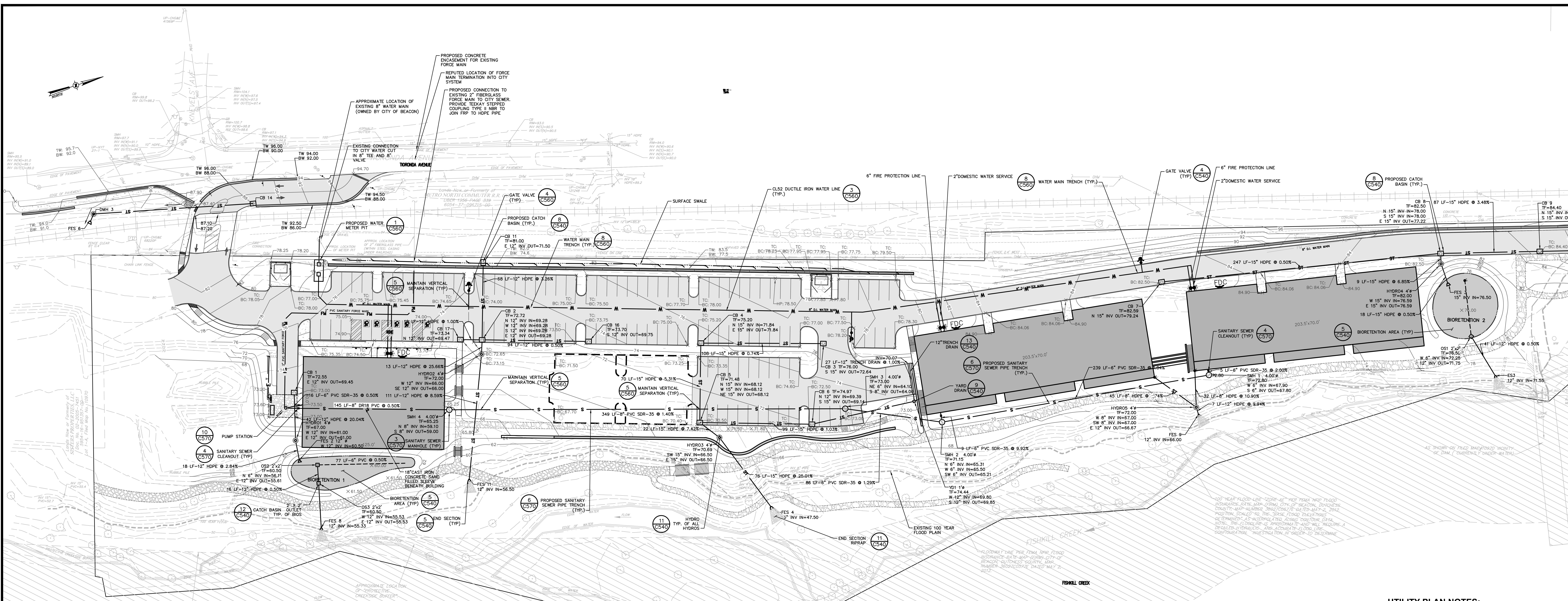
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 437 E 9th St, Suite 203  
 Chattanooga, Tennessee 37403  
 Phone: (423) 241-6275

rev.	date	description

248 TIORONDA AVE., BEACON, N.Y.  
**EROSION AND SEDIMENT CONTROL PLAN**  
 CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	checked
AFB	LAD
date	scale
09/10/18	1" = 30'
project no.	sheet no.
81750.00	C150
	8 of 16



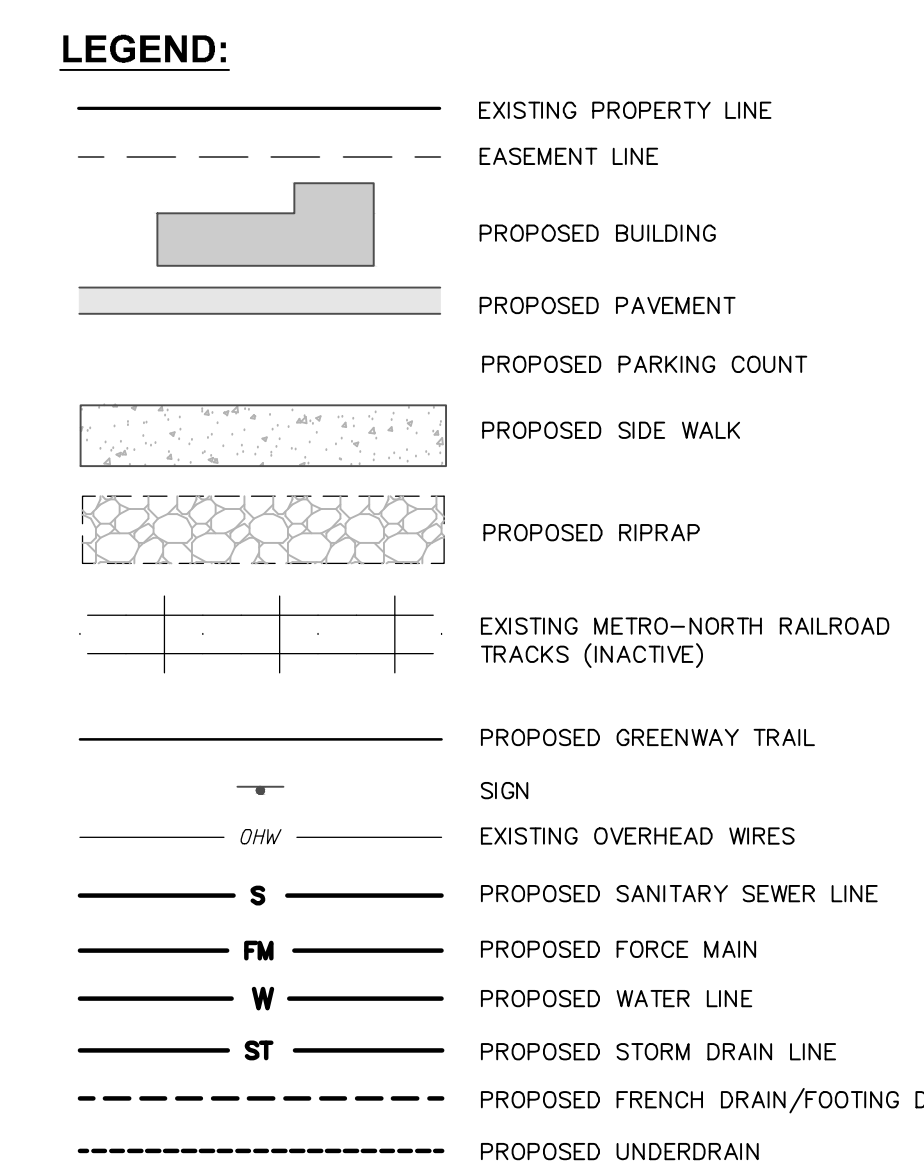
1 UTILITY PLAN  
SCALE: 1"=30'

**WATER USAGE CALCULATIONS:**

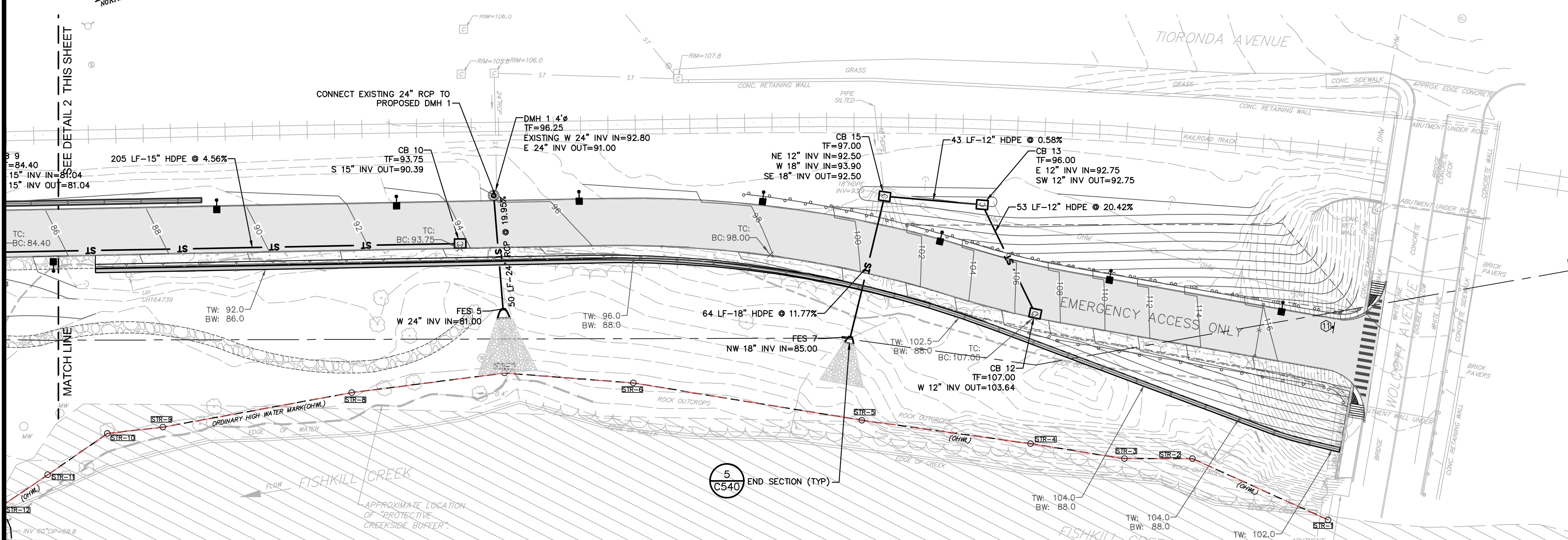
APARTMENT BUILDINGS	FLOW (GPD)
1) APARTMENT (66 BEDROOMS * 110 GPD/BEDROOM)	10560
TOTALS:	10560 GPD
COMMERCIAL BUILDING	FLOW (GPD)
1) BLDG SF * (0.1 GPD/SF) = 25,000 * 0.1	2500
2) 20% REDUCTION FOR WATER SAVING PLUMBING	-500
TOTALS:	2000 GPD
COMBINED TOTAL:	12560 GPD OR 523 GPM OR 8.72 GPM
MAXIMUM DAILY 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: NYSECD DESIGN STANDARDS FOR WASTEWATER TREATMENT SYSTEMS, LATEST EDITION

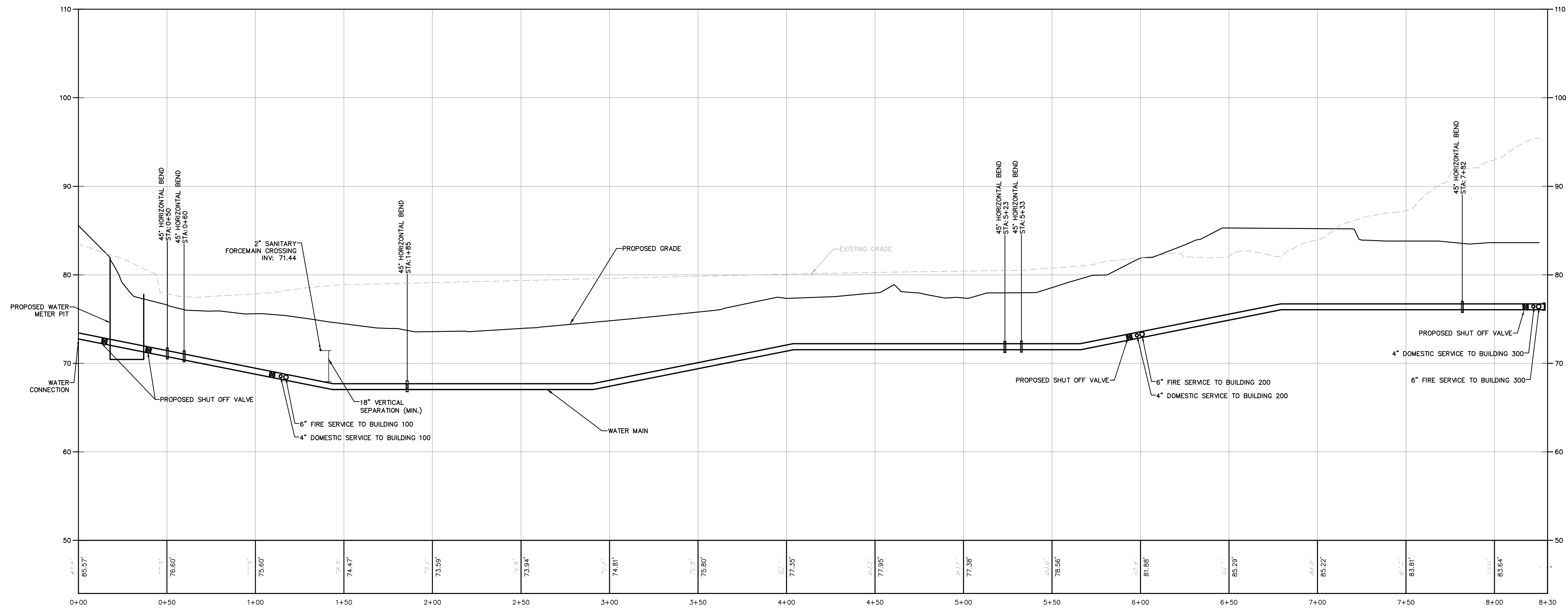
- UTILITY PLAN NOTES:**
- GENERAL CONSTRUCTION:**
- ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
  - ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.
  - SEWER MAINS IN RELATION TO WATER MAINS, WHERE EXISTING, 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 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 INTERFERING.
  - EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT 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 DEWATERING 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.



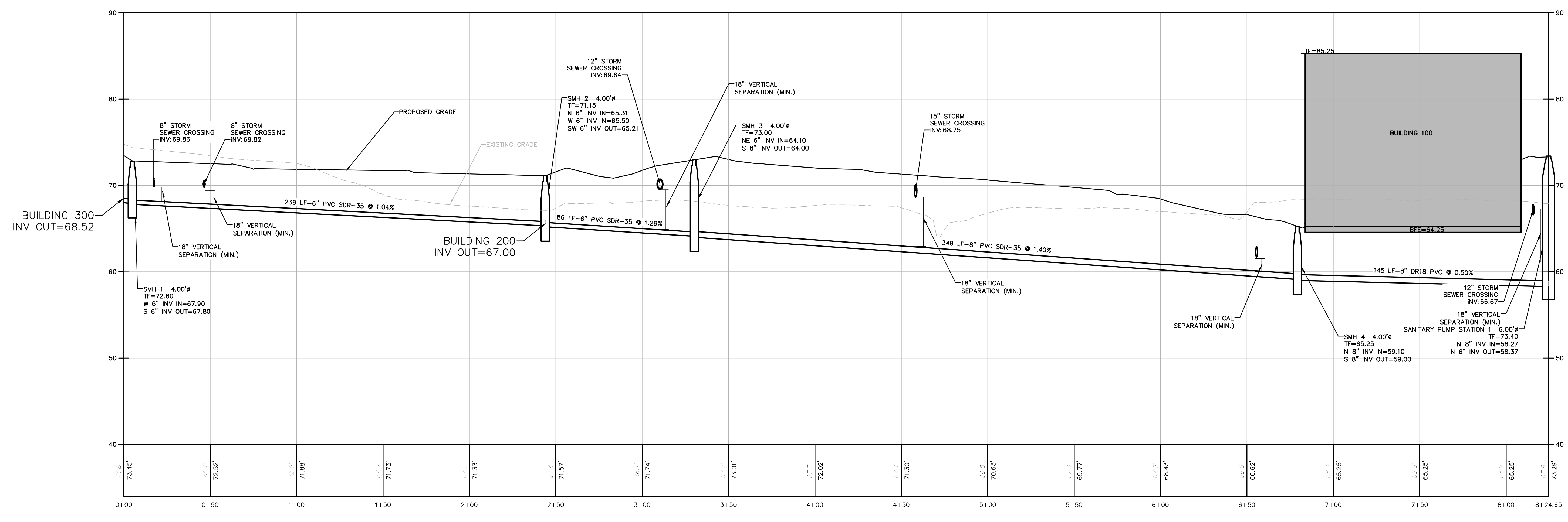
- EMERGENCY STANDBY GENERATOR:**
- A STANDBY EMERGENCY GENERATOR SHALL BE PROVIDED TO ENSURE CONTINUOUS OPERATION OF THE PUMP STATION DURING POWER FAILURE. THE EMERGENCY GENERATOR SHALL HAVE ADEQUATE CAPACITY TO ACCOMMODATE THE FULL ELECTRICAL LOAD OF THE PROPOSED PUMP STATIONS (4) WITH ALL PUMPS RUNNING (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.
    - 2.4L V4 ENGINE
    - AUTOMATIC TRANSFER SWITCH
    - SOUND ATTENUATED WEATHER PROTECTIVE ENCLOSURE
    - CONTROL PANEL WITH DISPLAY
    - 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 A 25 KW/60HZ 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 DISPLAY
    - 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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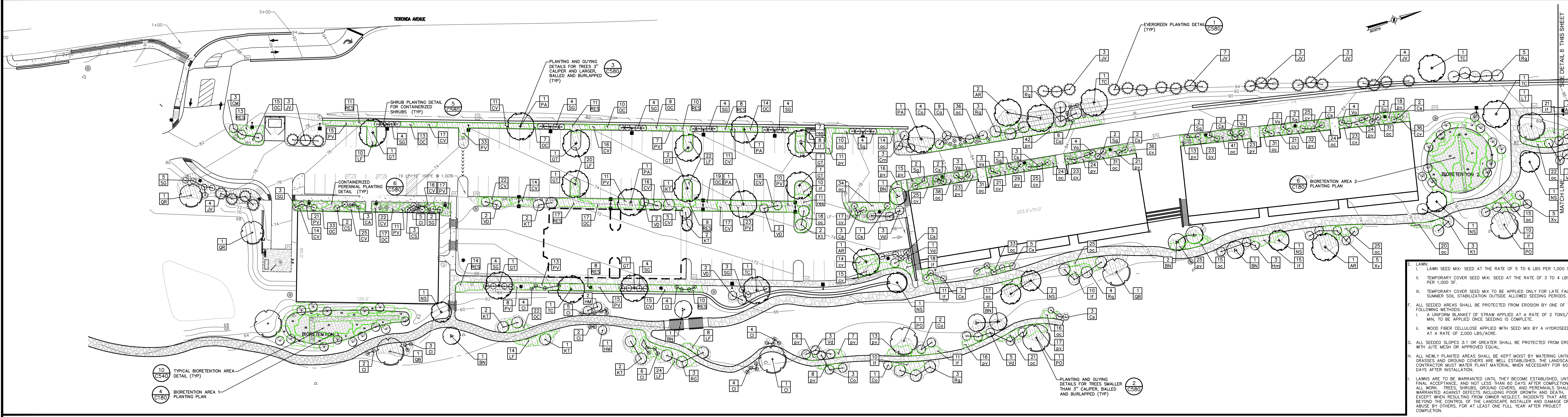
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REV.	DATE	DESCRIPTION
1	12/25/19	REVISED PER PLANNING BOARD COMMENTS

248 TIORONDA AVE., BEACON, N.Y.

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

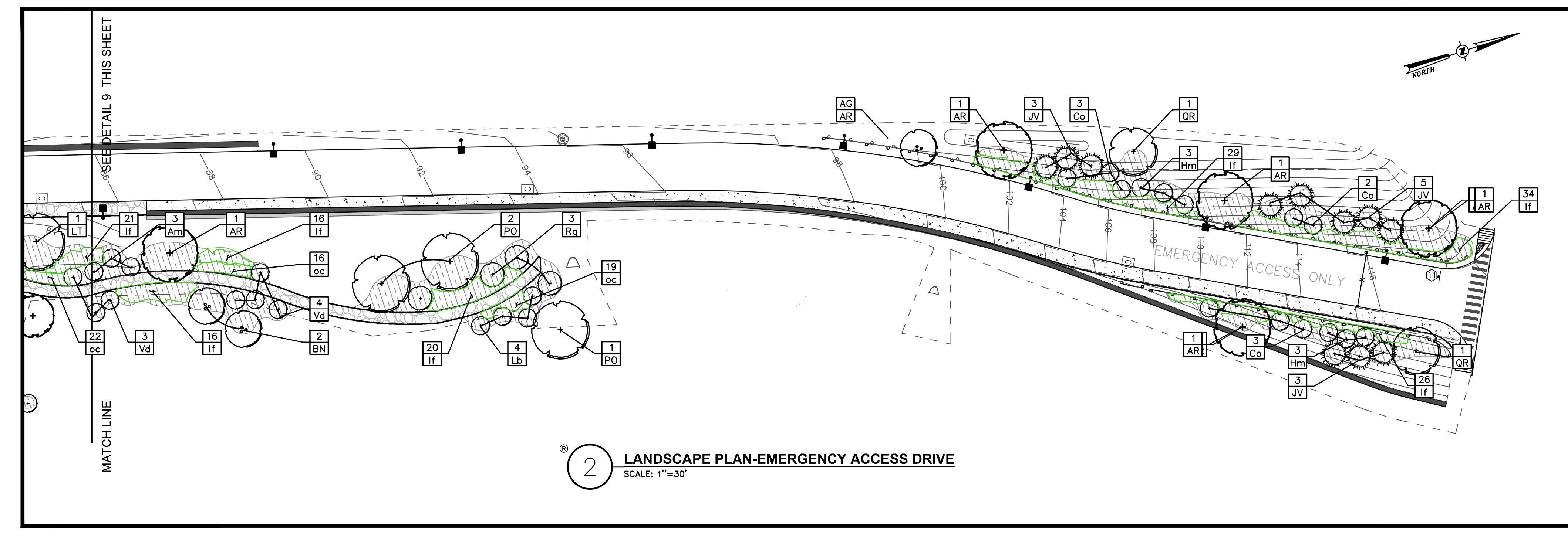
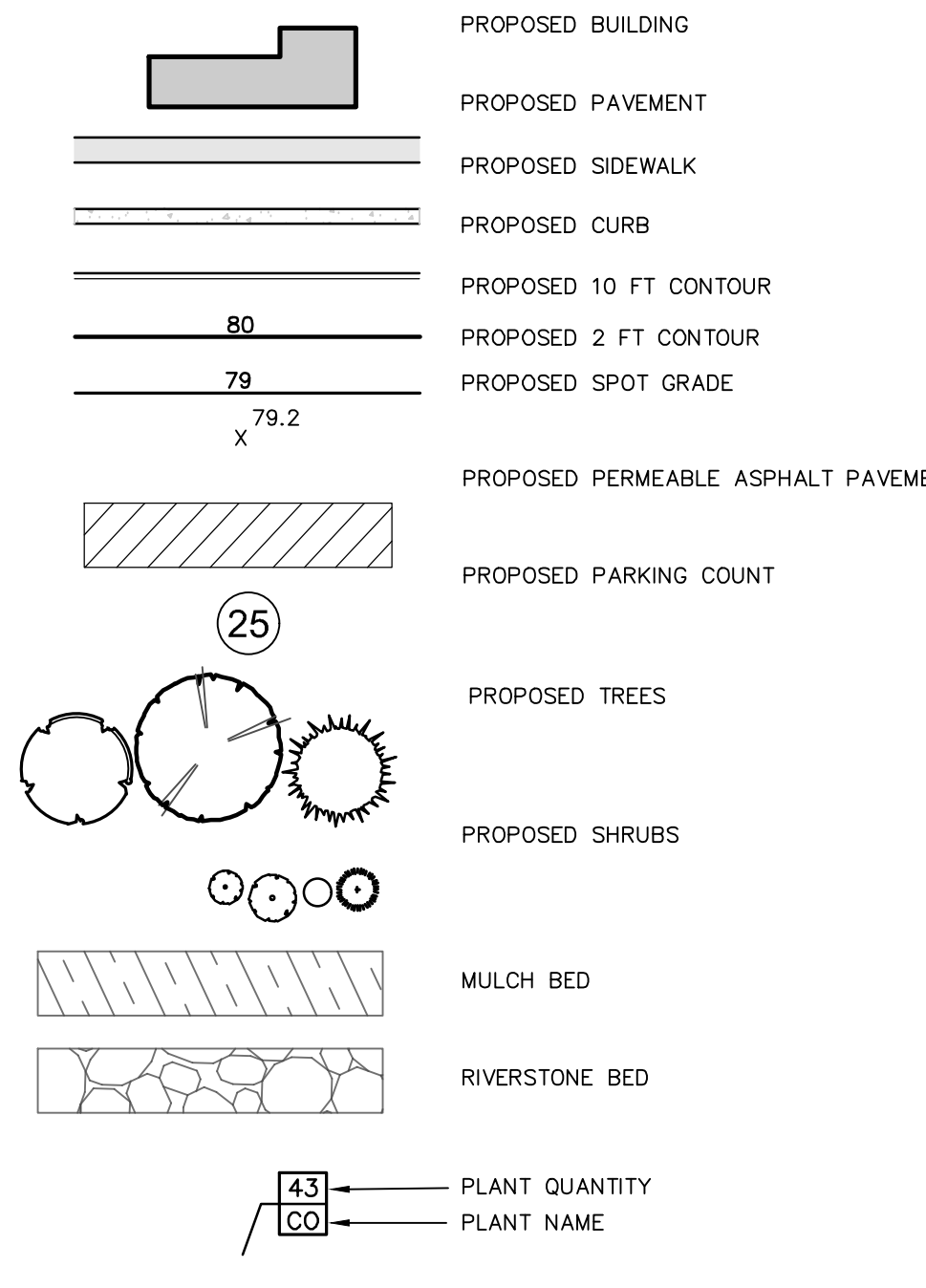
designed: ASB  
 checked: LAD  
 date: 09/10/18  
 scale: AS SHOWN  
 project no.: 81750.00  
 sheet no.: C160  
 of 16



1 LANDSCAPE PLAN  
SCALE: 1"=30'

- LAWN:**
- I. LAWN SEED MIX: SEED AT THE RATE OF 5 TO 6 LBS PER 1,000 SF.
  - II. TEMPORARY COVER SEED MIX: SEED AT THE RATE OF 3 TO 4 LBS PER 1,000 SF.
  - III. TEMPORARY COVER SEED MIX TO BE APPLIED ONLY FOR LATE FALL OR SUMMER SOIL STABILIZATION OUTSIDE ALLOWED SEEDING PERIODS.
  - F. ALL SEEDING 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.
    - II. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY A HYDROSEEDER AT A RATE OF 2,000 LBS/ACRE.
  - G. ALL SEEDING SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH A 6" MESH OR APPROVED EQUAL.
  - H. ALL NEWLY PLANTED AREAS SHALL BE KEPT MOIST BY WATERING UNTIL GRASSES AND GROUND COVERS ARE WELL ESTABLISHED. THE LANDSCAPE CONTRACTOR MUST WATER PLANT MATERIAL WHEN NECESSARY FOR 60 DAYS AFTER INSTALLATION.
  - I. LAWNS ARE TO BE MAINTAINED UNTIL THEY BECOME ESTABLISHED. UNTIL FINAL ACCEPTANCE AND NOT LESS THAN 60 DAYS AFTER COMPLETION OF ALL WORK, TREES, SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE MAINTAINED AGAINST DEFICITS INCLUDING POOR GROWTH AND DEATH, EXCEPT WHEN RESULTING FROM OWNER NEGLECT, INCIDENTS THAT ARE BEYOND THE CONTROL OF THE LANDSCAPE INSTALLER AND DAMAGE OR ABUSE BY OTHERS, FOR AT LEAST ONE FULL YEAR AFTER PROJECT COMPLETION.
- ALL LANDSCAPING SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.

**SITE LEGEND:**

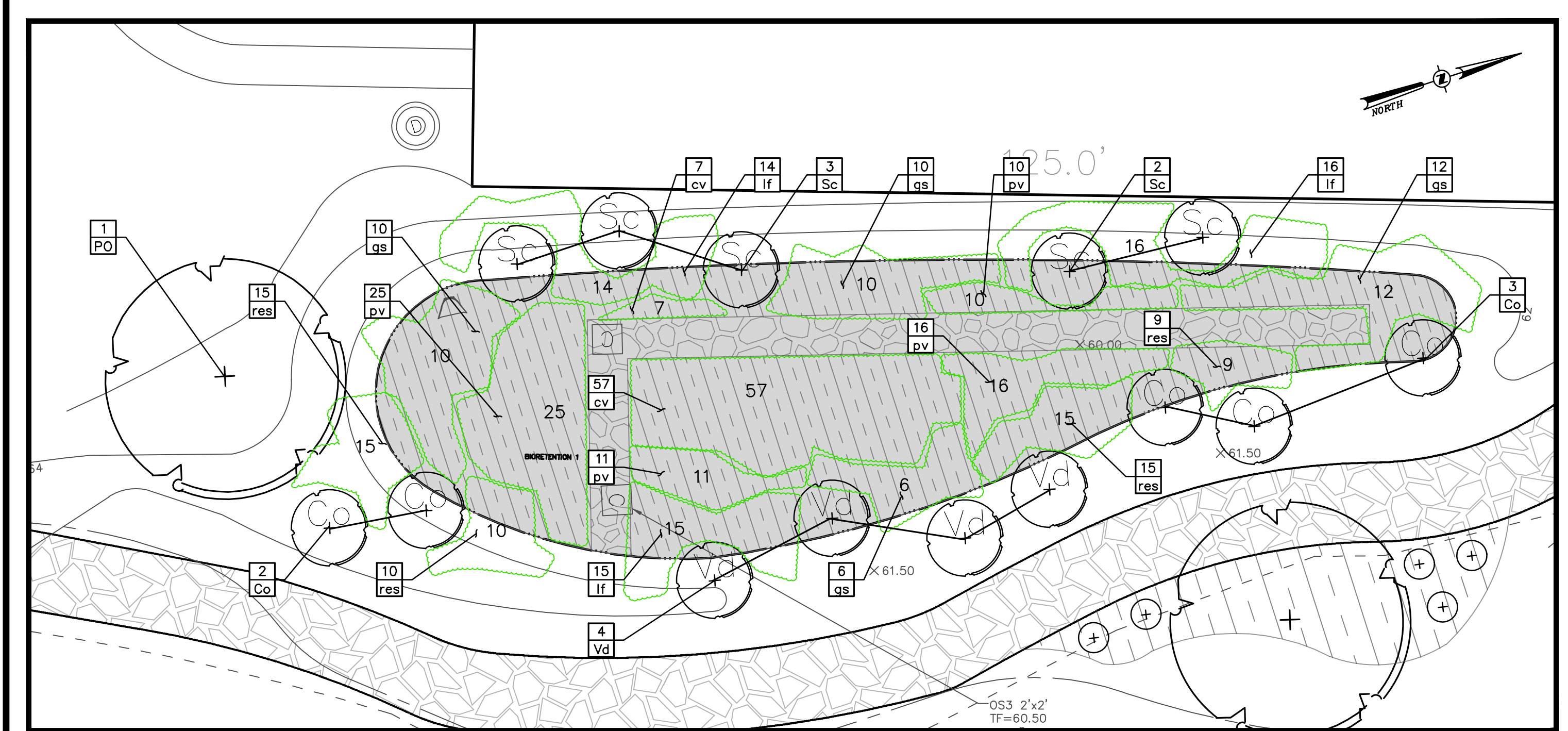


2 LANDSCAPE PLAN-EMERGENCY ACCESS DRIVE  
SCALE: 1"=30'

**PLANT LIST**

QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
<b>TREES</b>							
9	AR	Acer rubrum 'October Glory'	October Glory Red Maple	3" Cal.	B&B	As Shown	
10	BN	Betula nigra	River Birch	8"-10" Clump	B&B	As Shown	Multi-Stem Clump
2	LT	Liriodendron tulipifera	Tulip Tree	3" Cal.	B&B	As Shown	
38	JV	Juniperus virginiana	Eastern Red Cedar	8"-10"	B&B	As Shown	
7	NS	Nyssa sylvatica	Sour Gum	3" Cal.	B&B	As Shown	Fall Digging Hazard
5	PK	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	3" Cal.	B&B	As Shown	
7	PO	Platanus occidentalis	American Sycamore	2 - 2.5" Cal.	B&B	As Shown	
9	OT	Ostrya virginiana 'cutlive'	Honeylocust	3" Cal.	B&B	As Shown	
4	OR	Quercus rubra borealis	Northern Red Oak	3" Cal.	B&B	As Shown	Fall Digging Hazard
5	TC	Tilia cordata 'Greenspire'	Greenspire Linden	3" Cal.	B&B	As Shown	
2	OB	Quercus bicolor	Swamp White Oak	3" Cal.	B&B	As Shown	Fall Digging Hazard
<b>SHRUBS</b>							
3	Am	Amelanchier canadensis	Serviceberry	30"-36"	Cont.	As Shown	
18	Ca	Comptonia pergrana	Sweet Fern	#3 Cont.	As Shown		
6	Cm	Cornus amomum	Silky Dogwood	24"-30"	Cont.	As Shown	
19	Co	Cornus sericea	Red-Osier Dogwood	30"-36"	Cont.	As Shown	
39	Co	Cornus sanguinea 'Cata'	Arclic Sun Dogwood	18"-24"	Cont.	As Shown	
32	Hm	Honanella virginiana	Witchhazel	3" - 4"	Cont.	As Shown	
12	Kl	Kalmia latifolia	Mountain Laurel	30"-36"	Cont.	As Shown	
5	Lb	Lindera benzoin	Spidalash	36"	Cont.	As Shown	
25	Rg	Rhus typhina 'Laciniata'	Cuttlet Staghorn Sumac	36"	Cont.	As Shown	
58	Sg	Spiraea x bumalda 'Gold Flame'	Gold Flame Spiraea	#3 Cont.	As Shown		
27	Vb	Viburnum dentatum	Douglas Viburnum	30"-36"	Cont.	As Shown	
15	Va	Viburnum acerifolium	Mophead Viburnum	24"-30"	Cont.	As Shown	
10	Xv	Vlex verticillata 'Winter Red'	Winter Red Winterberry	18"-24"	Cont.	As Shown	
<b>PERENNIALS/GRASSES</b>							
537	cv	Carex vulpinoidea	Fox Sedge	#1 Cont.	8" O.C.		
361	If	Luzula comiculata	Birdfoot deer-tail	#1 Cont.	16"-18" O.C.		
797	oc	Dianthus chinensis	Chinaman Fern	#1 Cont.	2"-3" O.C.		
594	pv	Phacelia virginiana 'Shanandoah'	Shanandoah Switch Grass	#2 Cont.	2"-3" O.C.		
133	rea	Rubus laciniata	Cuttlet Coneflower	#1 Cont.	18" O.C.		

3 OVERALL PLANT LIST  
SCALE: NTS

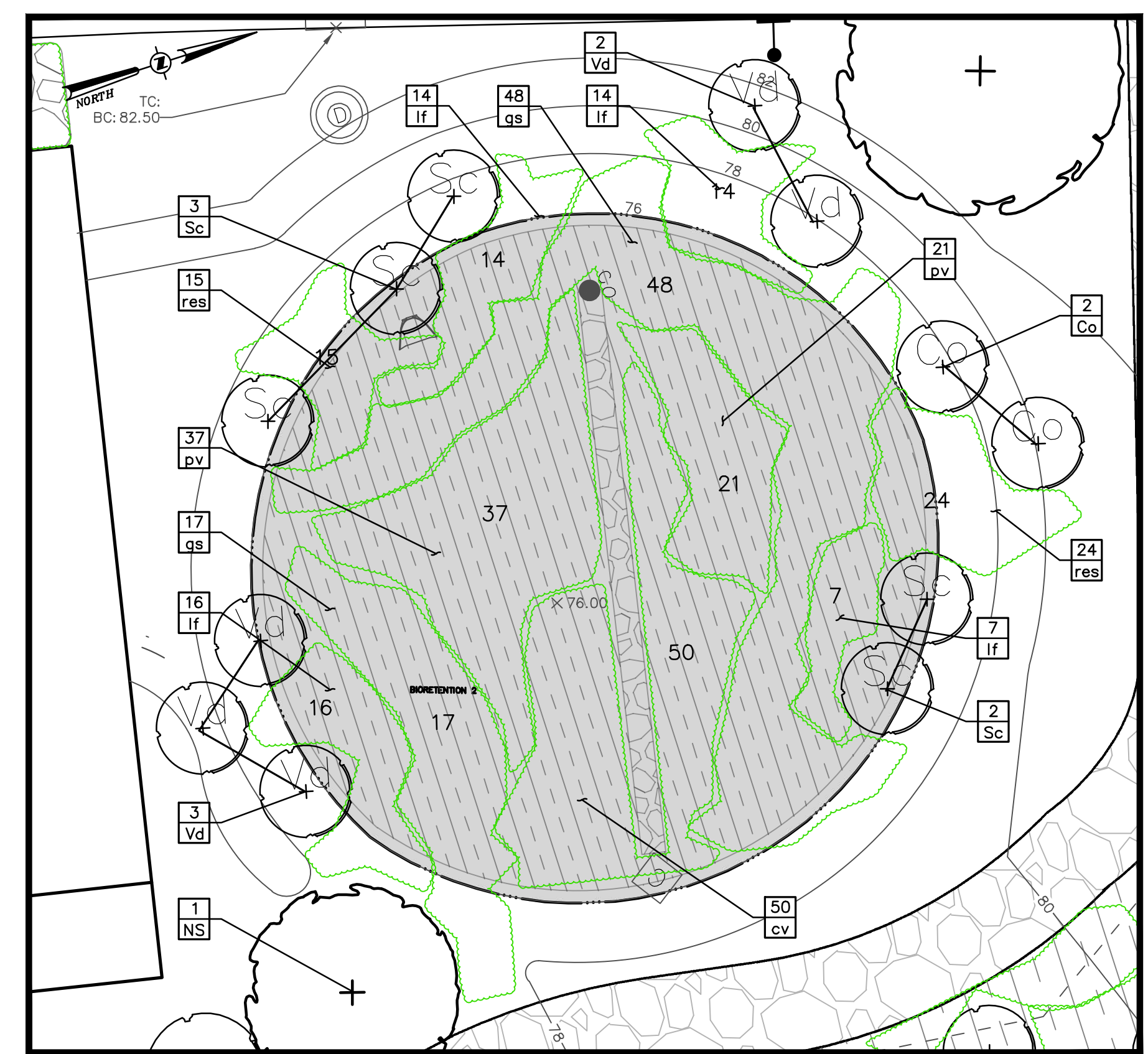


4 BIORETENTION AREA 1 PLANTING PLAN  
SCALE: 1"=10'

**PLANT LIST**

QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
<b>TREES</b>							
1	PO	Platanus occidentalis	American Sycamore	2 - 2.5" Cal.	B&B	As Shown	
<b>SHRUBS</b>							
5	Co	Cornus sericea	Red-Osier Dogwood	30"-36"	Cont.	As Shown	
5	Sc	Sambucus canadensis	Black Elderberry	12" - 18"	Cont.	As Shown	
4	Vb	Viburnum dentatum	Arrowwood Viburnum	30" - 36"	Cont.	As Shown	
<b>PERENNIALS/GRASSES</b>							
58	cv	Carex vulpinoidea	Fox Sedge	#1 Cont.	8" O.C.		
38	sp	Cynara stricta	Fox Moring Grass	#1 Cont.	16"-18" O.C.		
45	If	Luzula comiculata	Birdfoot deer-tail	#1 Cont.	16"-18" O.C.		
17	pv	Phacelia virginiana 'Shanandoah'	Shanandoah Switch Grass	#2 Cont.	2"-3" O.C.		
49	rea	Rubus laciniata	Cuttlet Coneflower	#1 Cont.	18" O.C.		

5 BIORETENTION AREA 1 PLANT LIST  
SCALE: NTS



6 BIORETENTION AREA 2 PLANTING PLAN  
SCALE: 1"=10'

**PLANT LIST**

QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
<b>TREES</b>							
1	NS	Nyssa sylvatica	Sour Gum	2"-3" Cal.	B&B	As Shown	Fall Digging Hazard
<b>SHRUBS</b>							
2	Co	Cornus sericea	Red-Osier Dogwood	30"-36"	Cont.	As Shown	
10	Sc	Sambucus canadensis	Black Elderberry	12" - 18"	Cont.	As Shown	
3	Vb	Viburnum dentatum	Arrowwood Viburnum	30" - 36"	Cont.	As Shown	
<b>PERENNIALS/GRASSES</b>							
108	cv	Carex vulpinoidea	Fox Sedge	#1 Cont.	8" O.C.		
103	sp	Cynara stricta	Fox Moring Grass	#1 Cont.	16"-18" O.C.		
97	If	Luzula comiculata	Birdfoot deer-tail	#1 Cont.	16"-18" O.C.		
124	pv	Phacelia virginiana 'Shanandoah'	Shanandoah Switch Grass	#2 Cont.	2"-3" O.C.		
81	rea	Rubus laciniata	Cuttlet Coneflower	#1 Cont.	18" O.C.		

7 BIORETENTION AREA 2 PLANT LIST  
SCALE: NTS

- SOIL RESTORATION NOTES:**
- APPLY THREE INCHES OF COMPOST OVER SOIL. COMPOST SHALL BE SEED, FROM PLANT DERIVED MATERIALS, FREE OF VISIBLE SEEDS. HAVE NO VISIBLE FREE WATER OR OIL PRESENT WHEN HANDLING. PASS THROUGH A #10 MESH SCREEN AND HAVE A PH SUITABLE TO GROW DESIRED PLANTS.
  - TILL COMPOST INTO THE SUBSOIL TO A DEPTH OF AT LEAST 12-INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, MIXING AND CIRCULATING AIR AND COMPOST INTO SUB-SOILS.
  - ROCK-POCK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
  - APPLY TOPSOIL TO A DEPTH OF SIX INCHES.
- NOTES:**
- BROADCAST DENSITY, MULCHING, AND FIRST & SECOND SEASON MAINTENANCE TO MATCH MANUFACTURER'S RECOMMENDATIONS TO ENSURE PROPER ESTABLISHMENT.
  - OWNER TO FOLLOW GROWING SEASON MAINTENANCE RECOMMENDATIONS AFTER 1 YEAR TO ACHIEVE PROPER ESTABLISHMENT. CONTRACTOR TO INSTALL A 3"-4" SPADE CUT EDGE AT LAWN/MULCH INTERFACES (TYP). CONTRACTOR TO REMOVE ALL STAKE OUT AREA FOR OWNER APPROVAL PRIOR TO GROWING SEASON.
  - ALL AREAS DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES AND WHICH ARE NOT OTHERWISE CALLED OUT AS HARDSCAPE OR LANDSCAPE PLANTING AREAS SHALL BE HYDRO-SEEDED TO ESTABLISH LAWN PER LANDSCAPING NOTES.

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 Westchester NY Office: 437 E 9th St, Suite 203, Chappaqua, Tennessee 37403

248 TIORONDA AVE., BEACON, N.Y.

**LANDSCAPE PLAN**

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed: GCP  
 site: HAD  
 project no.: 81750.00  
 sheet no.: C180  
 of 16

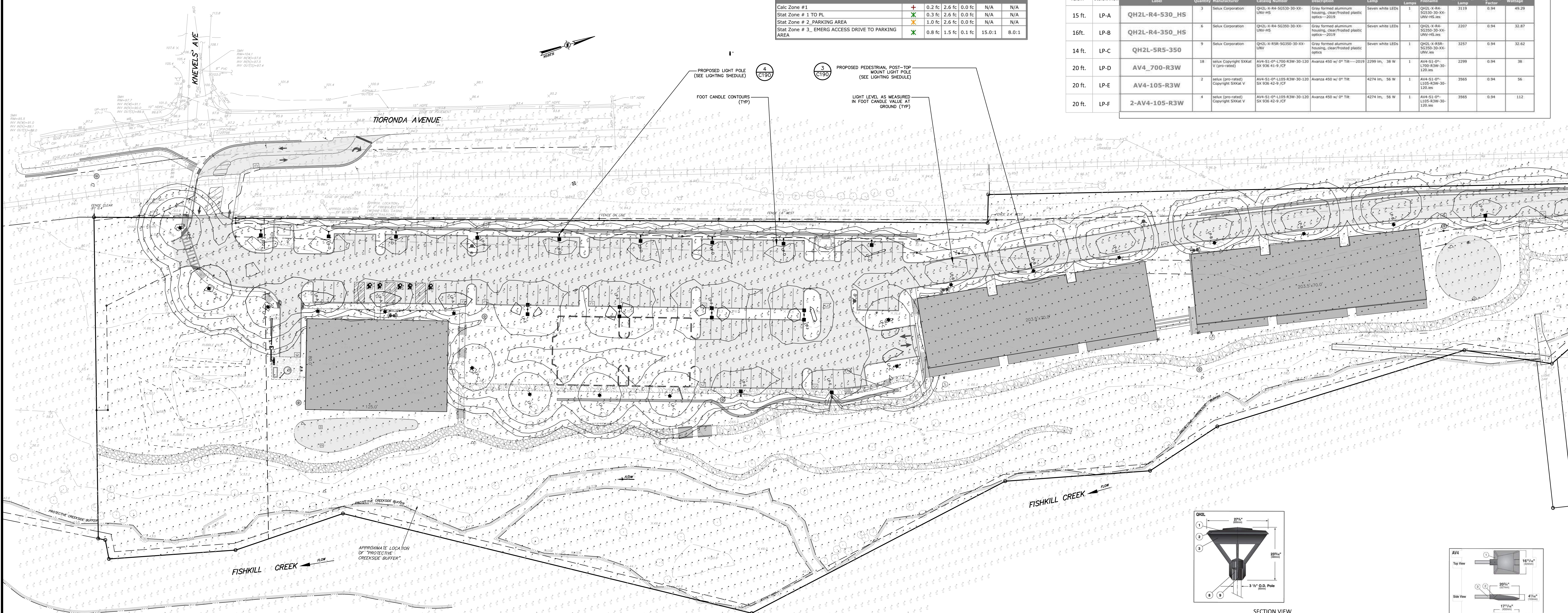


**LIGHTING STATISTICS**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.2 fc	2.6 fc	0.0 fc	N/A	N/A
Stat Zone # 1 TO FL	X	0.3 fc	2.6 fc	0.0 fc	N/A	N/A
Stat Zone # 2 PARKING AREA	X	1.0 fc	2.6 fc	0.0 fc	N/A	N/A
Stat Zone # 3_EMERG ACCESS DRIVE TO PARKING AREA	X	0.8 fc	1.5 fc	0.1 fc	15.0:1	8.0:1

**LIGHTING SCHEDULE**

Mounting Height	Plan Designation	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	File Name	Lumens Per Luminaire	Light Loss Factor	Wattage
15 ft.	LP-A	QH2L-R4-530_HS	3	Selux Corporation	QH2L-R4-530-30-XX-UVW-HS	Gray formed aluminum housing, clear/ frosted plastic optics--2019	Seven white LEDs	1	QH2L-R4-530-30-XX-UVW-HS.mxd	3119	0.94	49.29
16 ft.	LP-B	QH2L-R4-530_HS	6	Selux Corporation	QH2L-R4-530-30-XX-UVW-HS	Gray formed aluminum housing, clear/ frosted plastic optics--2019	Seven white LEDs	1	QH2L-R4-530-30-XX-UVW-HS.mxd	3207	0.94	32.87
14 ft.	LP-C	QH2L-5RS-350	9	Selux Corporation	QH2L-5RS-350-30-XX-UVW-HS	Gray formed aluminum housing, clear/ frosted plastic optics	Seven white LEDs	1	QH2L-5RS-350-30-XX-UVW-HS.mxd	3257	0.94	32.62
20 ft.	LP-D	AV4_700-R3W	18	Selux Corporation	AV4-51-07-1700-R3W-30-120-SX-936-41-9-CT	Avanza 450 w/ 0° Tilt--2019	2299 lm, 58 W	1	AV4-51-07-1700-R3W-30-120-SX-936-41-9-CT.mxd	2299	0.94	38
20 ft.	LP-E	AV4-105-R3W	2	Selux Corporation	AV4-51-07-105-R3W-30-120-SX-936-42-9-CT	Avanza 450 w/ 0° Tilt	4274 lm, 58 W	1	AV4-51-07-105-R3W-30-120-SX-936-42-9-CT.mxd	3963	0.94	58
20 ft.	LP-F	2-AV4-105-R3W	4	Selux Corporation	AV4-51-07-105-R3W-30-120-SX-936-42-9-CT	Avanza 450 w/ 0° Tilt	4274 lm, 58 W	1	AV4-51-07-105-R3W-30-120-SX-936-42-9-CT.mxd	3963	0.94	112



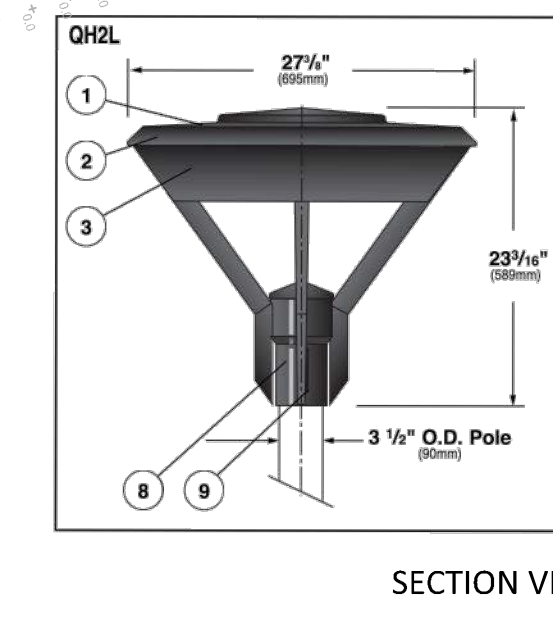
**1 PHOTOMETRIC LIGHTING PLAN**  
SCALE: 1"=30'

**LIGHTING LEGEND:**

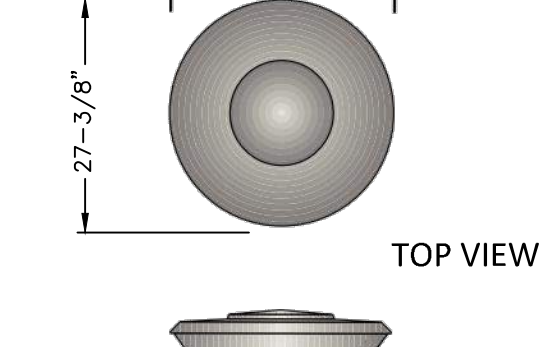
- PROPOSED BUILDING
- POST AND LUMINAIRE
- ★ PENDANT MOUNTED LUMINAIRE / POLE

**LIGHTING NOTES:**

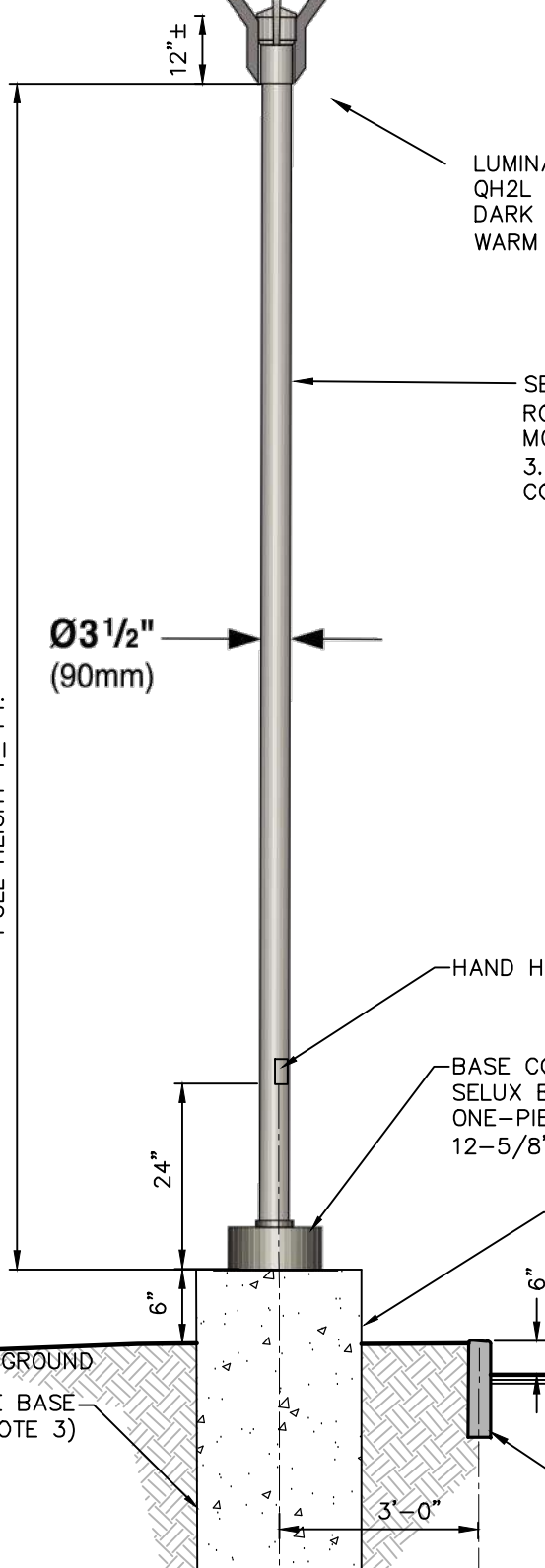
1. PROPOSED LIGHTING AS MANUFACTURED BY SELUX LIGHTING. PROPOSED POLE LENGTHS VARY. SEE LIGHTING CHART.
2. GRID NUMBERS SHOWN REPRESENT FOOT CANDLE VALUES AT GROUND PLANE.
3. THE LIGHTING FIXTURES, SURFACE LOCATIONS AND ASSOCIATED PHOTOMETRIC VALUES ARE IDENTIFIED BY THE CHAZEN COMPANIES. DETAILED DESIGN OF THE LIGHTING SPECIFICATIONS, FOUNDATION DESIGN, LIGHTING CONDUIT, WIRING, AND CONTROL CIRCUITRY SHALL BE BY OTHERS.
4. IF DISCREPANCIES EXIST BETWEEN THE LIGHTING SCHEDULE AND LIGHTING PLAN, THE PLAN SHALL DICTATE.
5. THE EXISTING STREET LIGHTS IN THE RIGHT-OF-WAYS HAVE NOT BEEN INCLUDED IN THIS PHOTOMETRIC ANALYSIS. THE LIGHT LEVELS SHOWN HEREON REFLECT THE PROPOSED LIGHTING ON SITE.



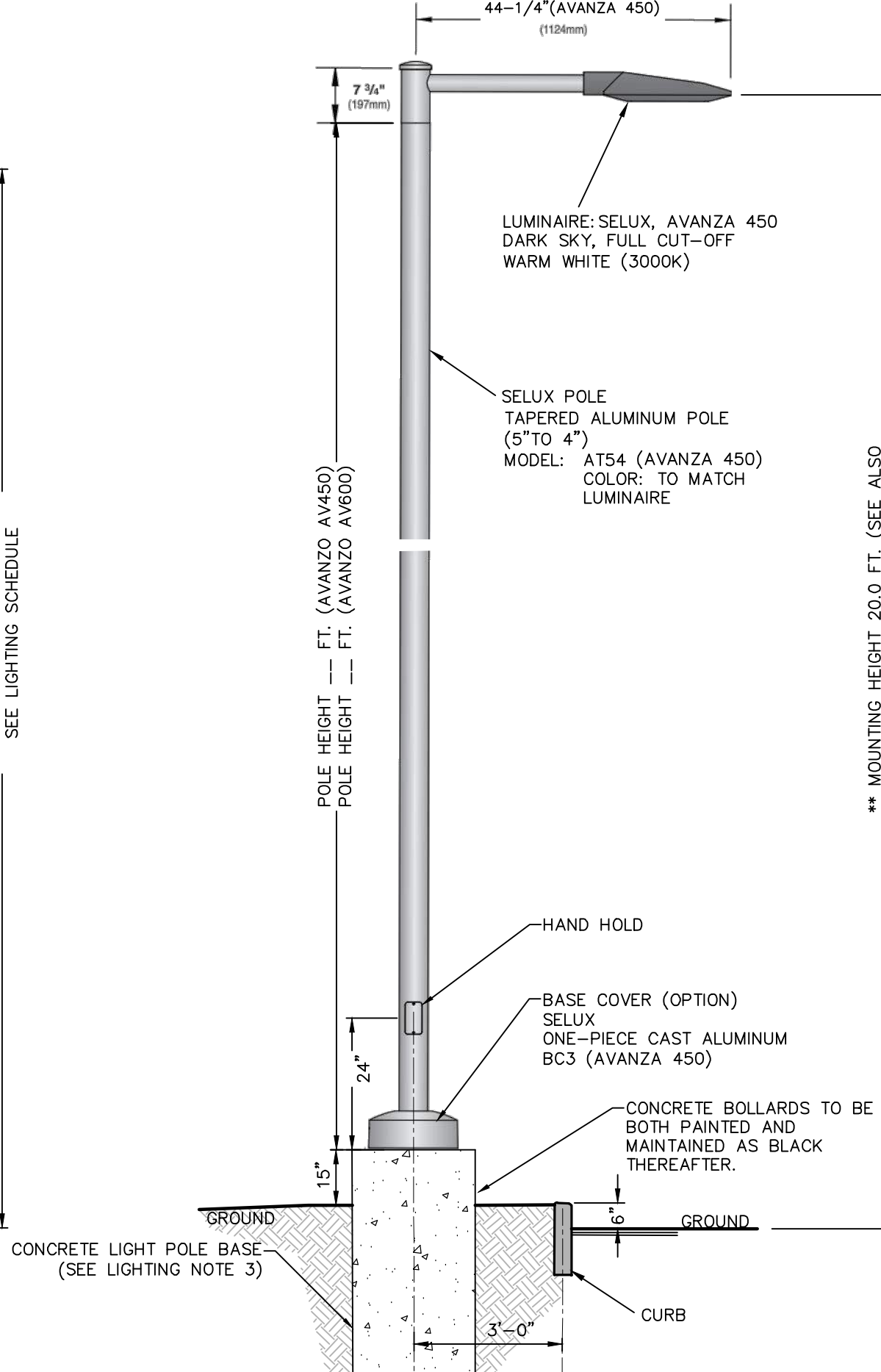
SECTION VIEW



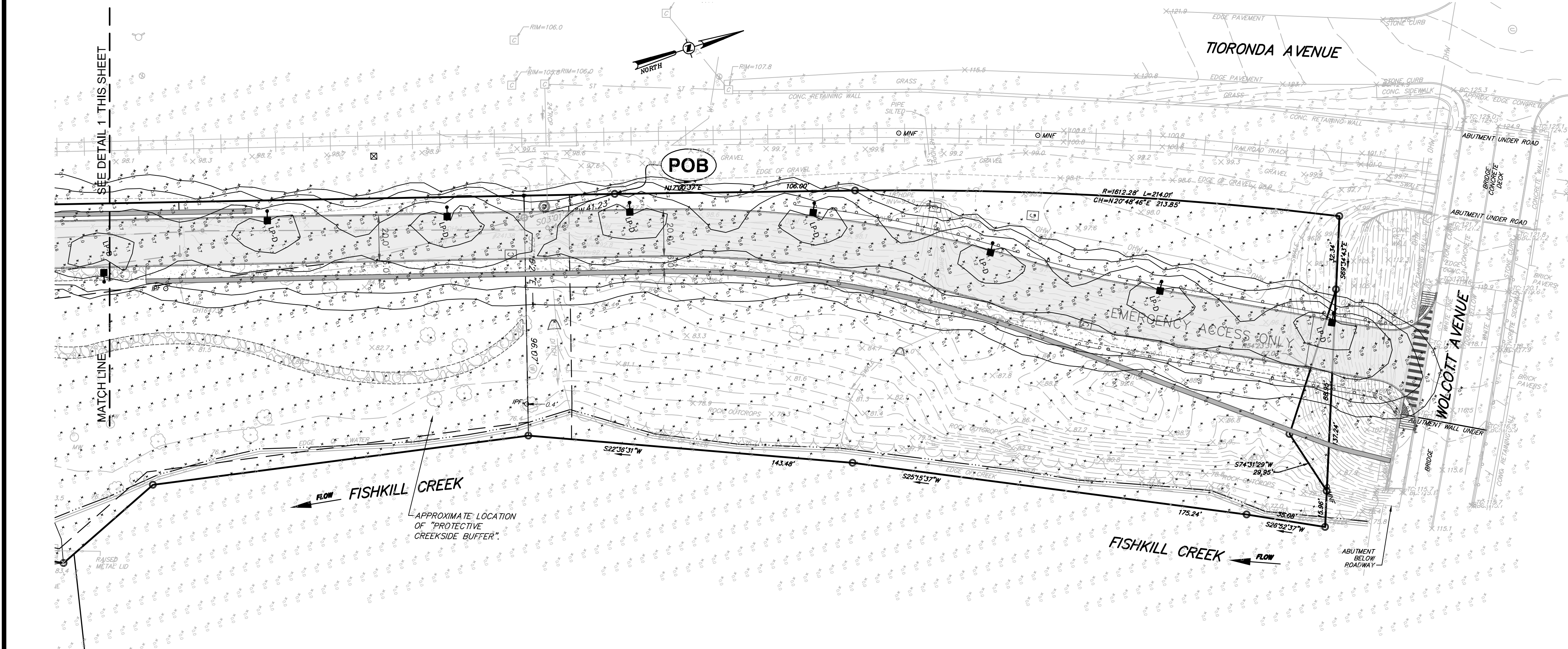
TOP VIEW



3 PEDESTRIAN SCALE LIGHTING FIXTURE DETAIL SCALE: N.T.S.



4 PARKING AREA LIGHTING FIXTURE DETAIL SCALE: N.T.S.



**2 PHOTOMETRIC LIGHTING PLAN**  
SCALE: 1"=30'

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Proud to be Employee Owned

Engineers  
Land Surveyors  
Planners  
Environmental & Safety Professionals  
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248 TORONDA AVE., BEACON, N.Y.

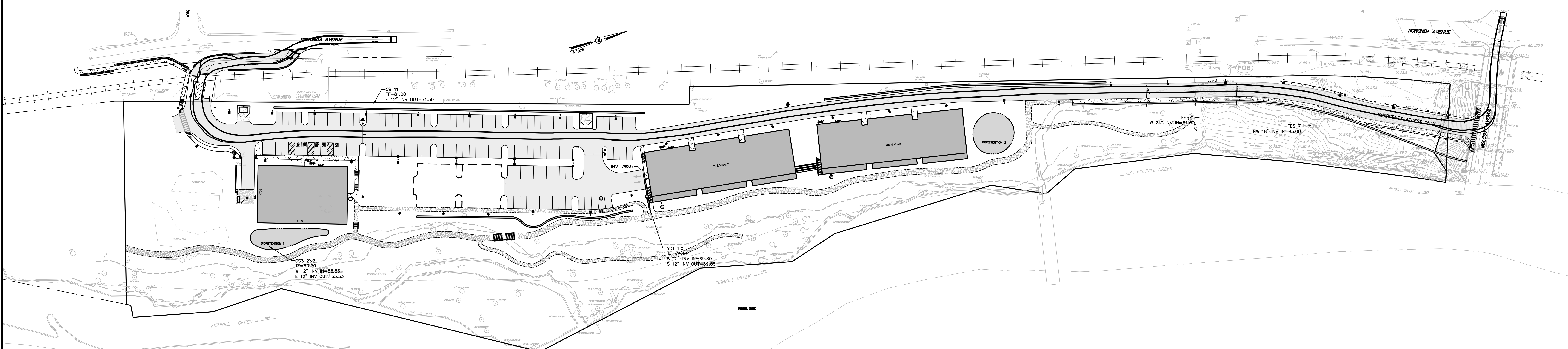
REV.	DATE	DESCRIPTION
1	12/20/19	THIS SHEET ADDED.

Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	File Name	Lumens Per Luminaire	Light Loss Factor	Wattage
15 ft. LP-A	3	Selux Corporation	QH2L-R4-530-30-XX-UVW-HS	Gray formed aluminum housing, clear/ frosted plastic optics--2019	Seven white LEDs	1	QH2L-R4-530-30-XX-UVW-HS.mxd	3119	0.94	49.29

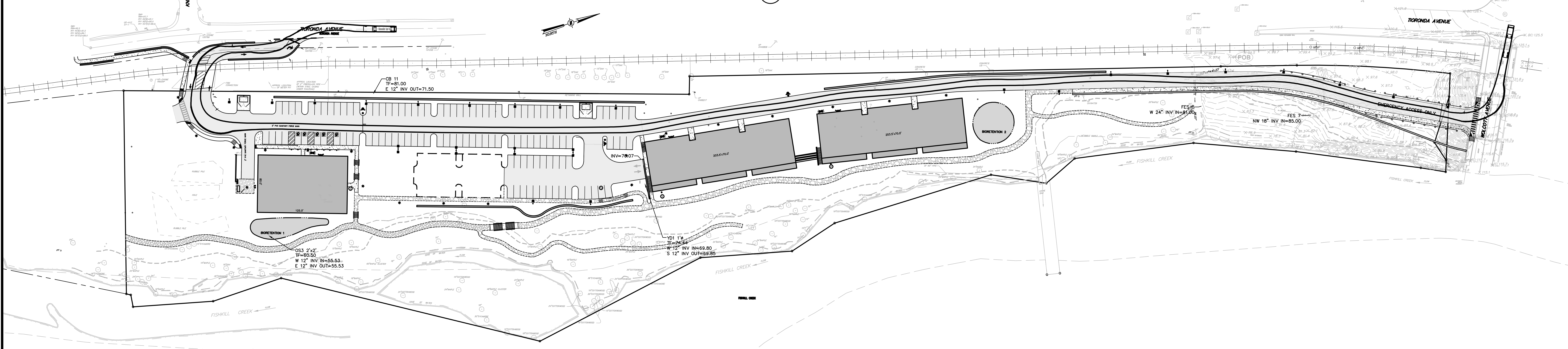
**PHOTOMETRIC LIGHTING PLAN**

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

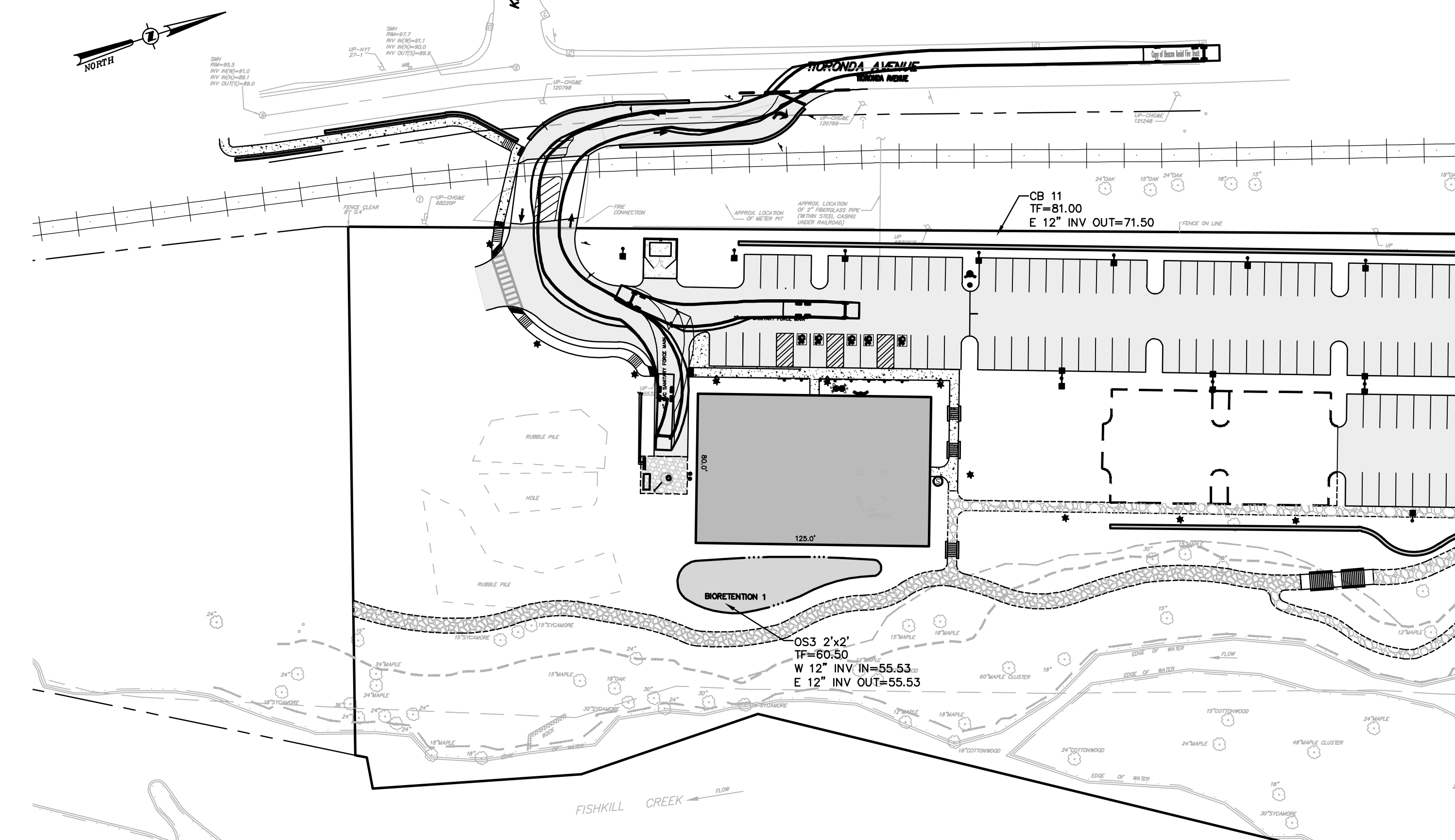
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of 16



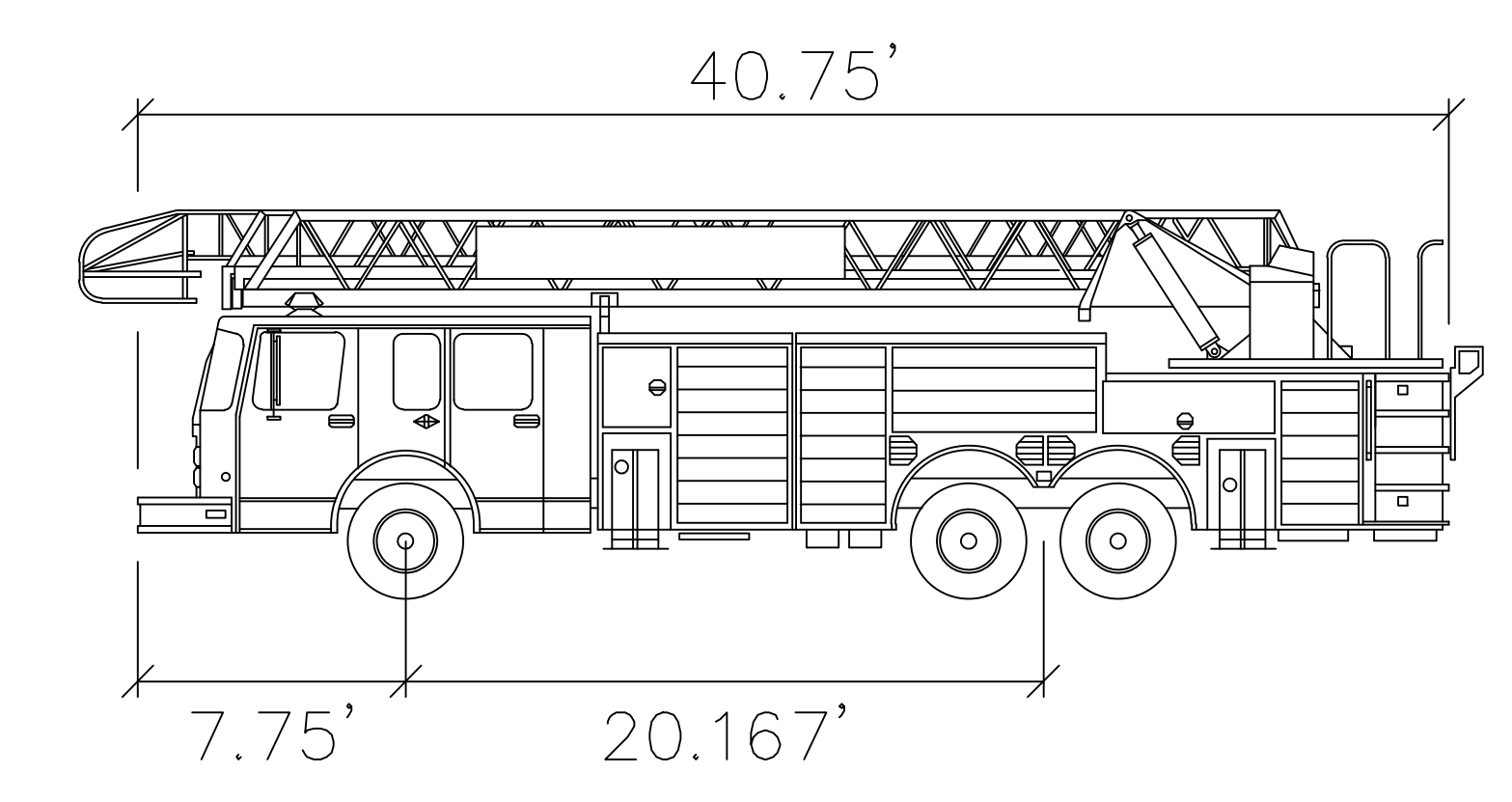
1  
C200  
SOUTHWEST SITE ACCESS MANEUVERING PLAN  
SCALE: 1"=50'



2  
C200  
NORTH SITE ACCESS MANEUVERING PLAN  
SCALE: 1"=50'



3  
C200  
LOWER COMMERCIAL ACCESS  
SCALE: 1"=50'



BEACON FIRE TRUCK

feet

Width : 8.33  
Track : 8.41  
Lock to Lock Time : 6.0  
Steering Angle : 45.0

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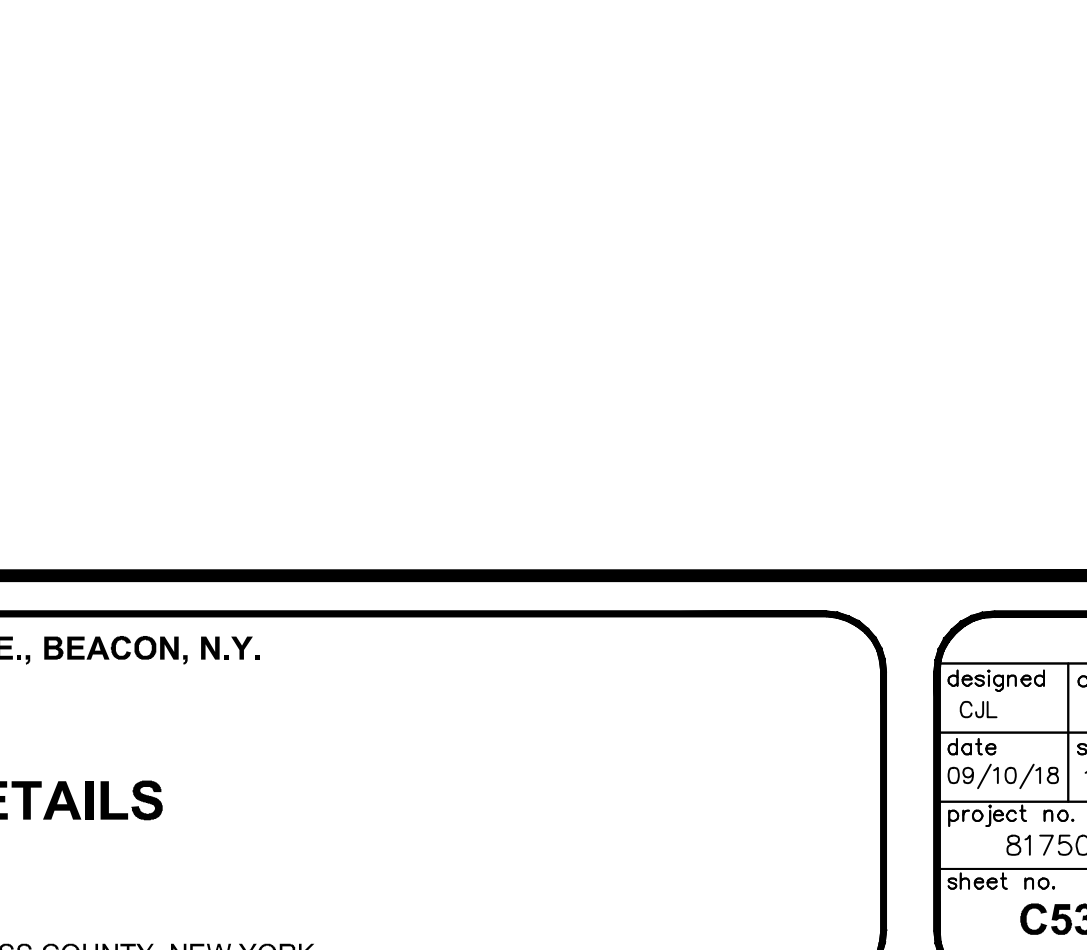
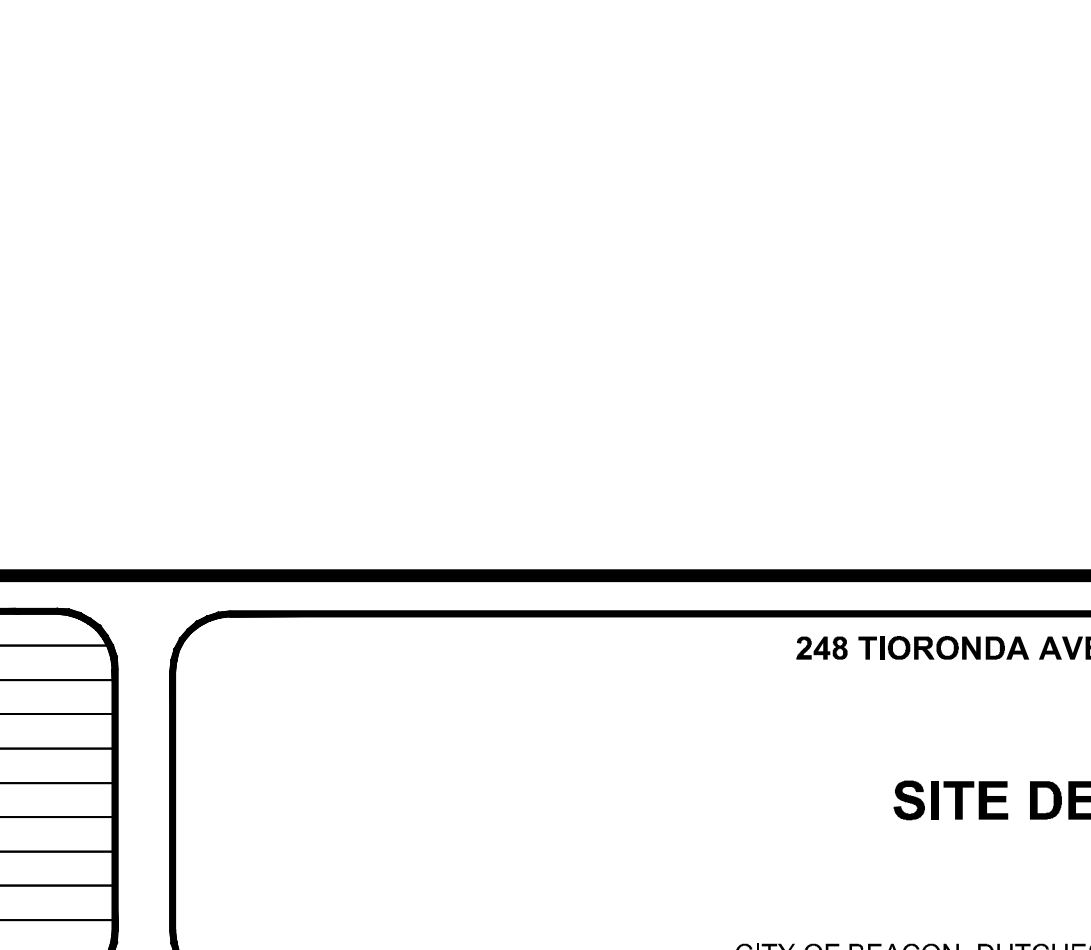
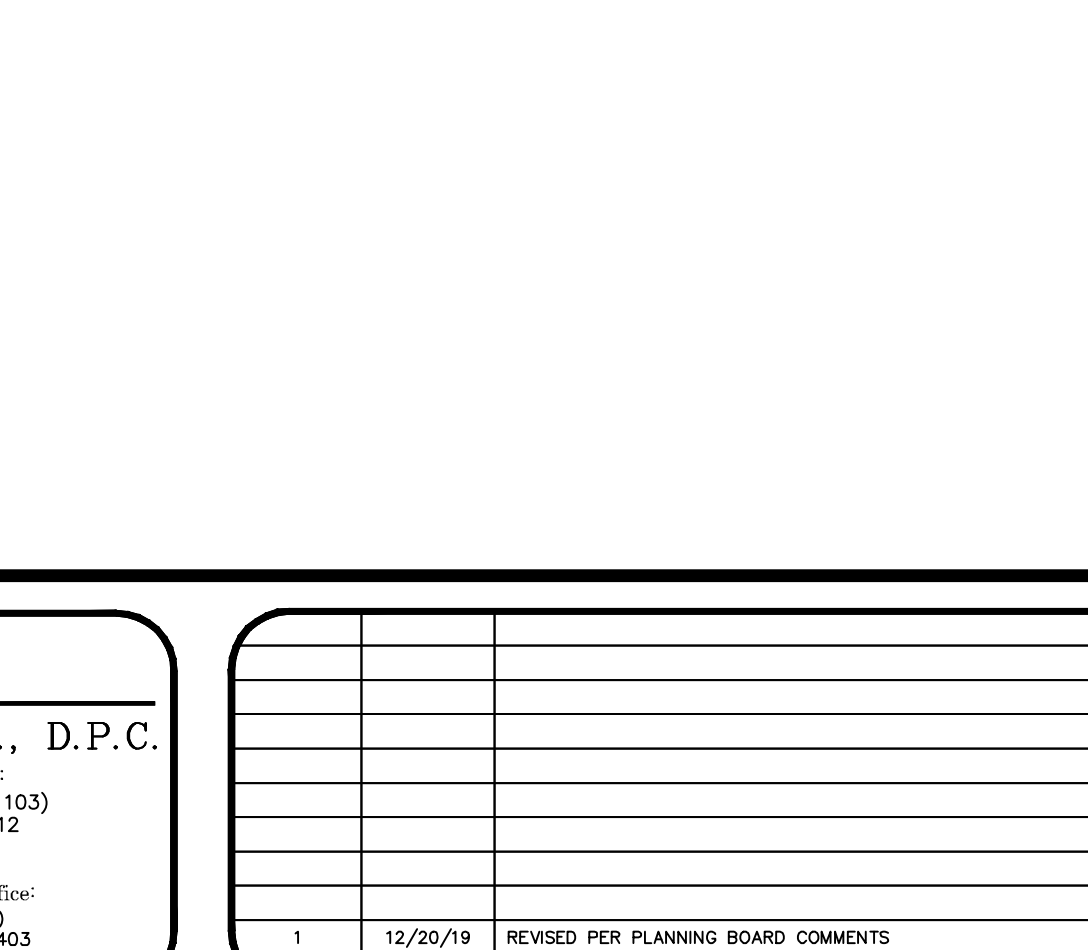
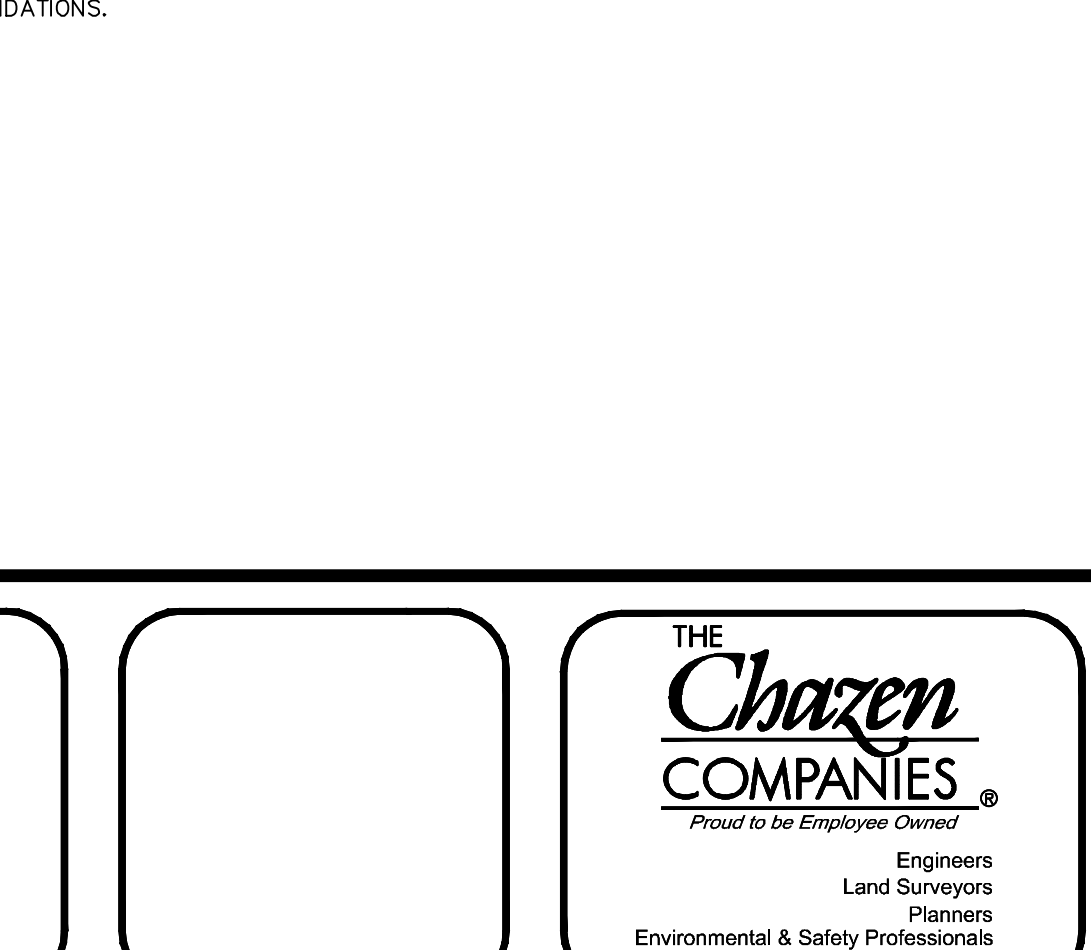
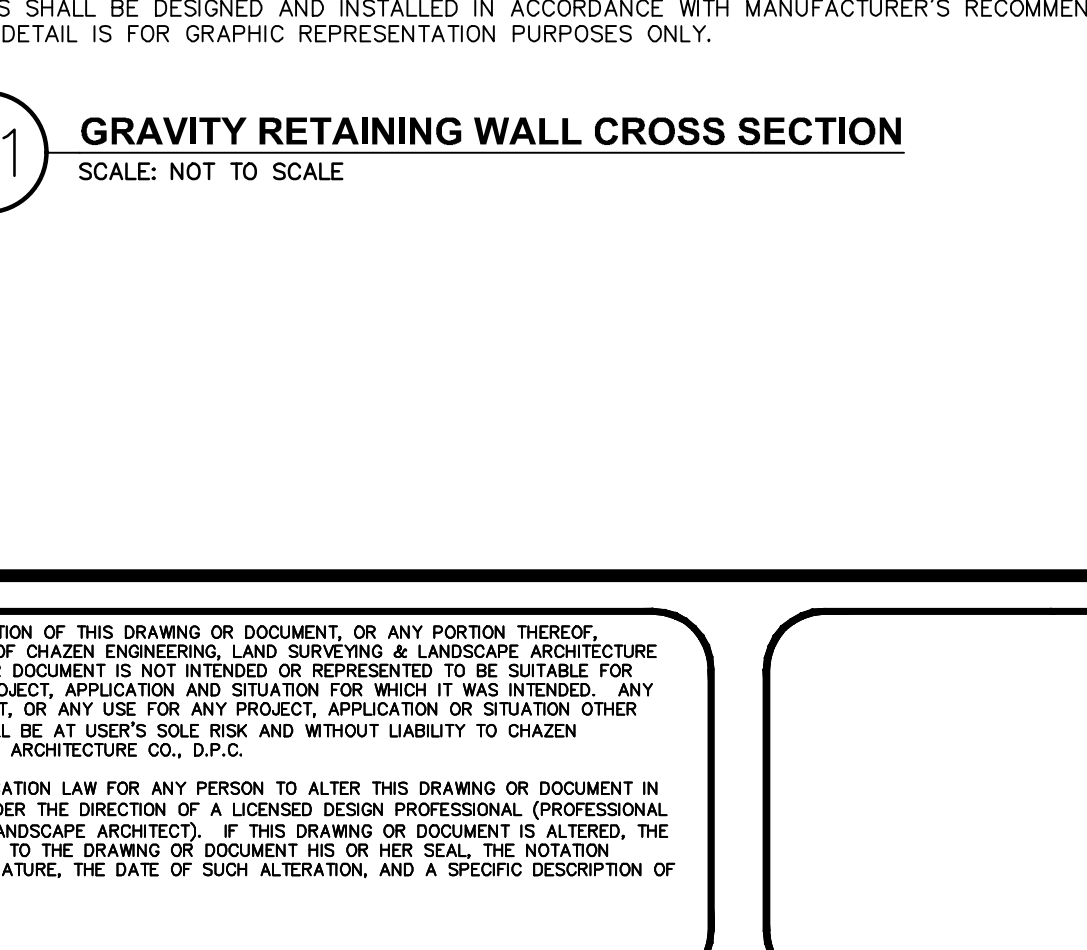
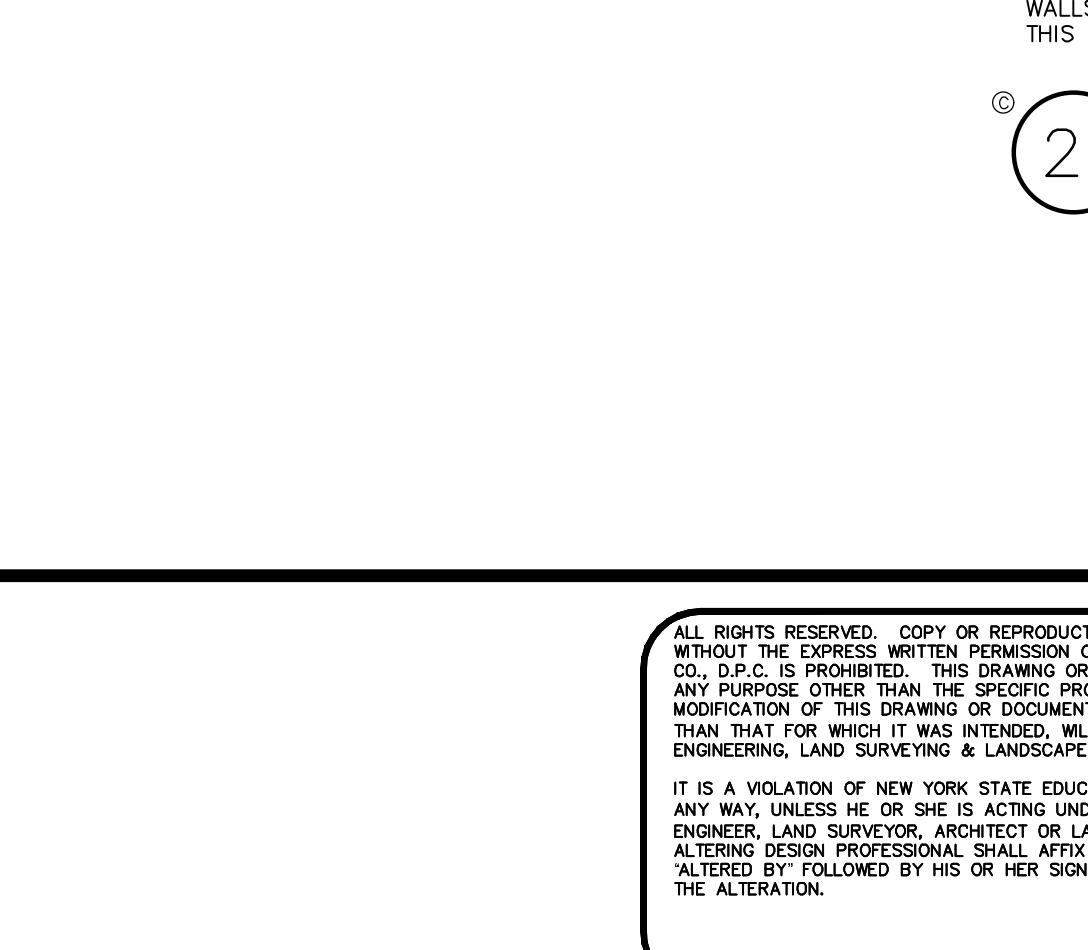
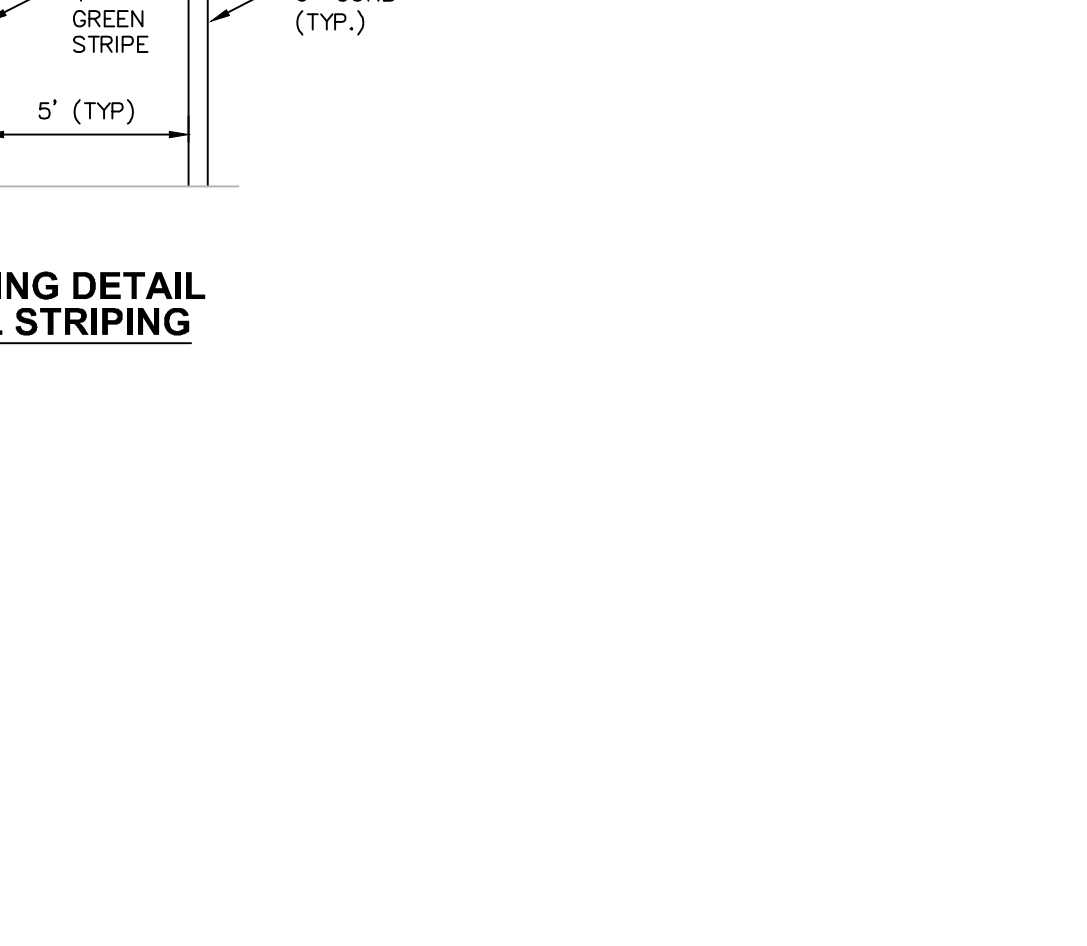
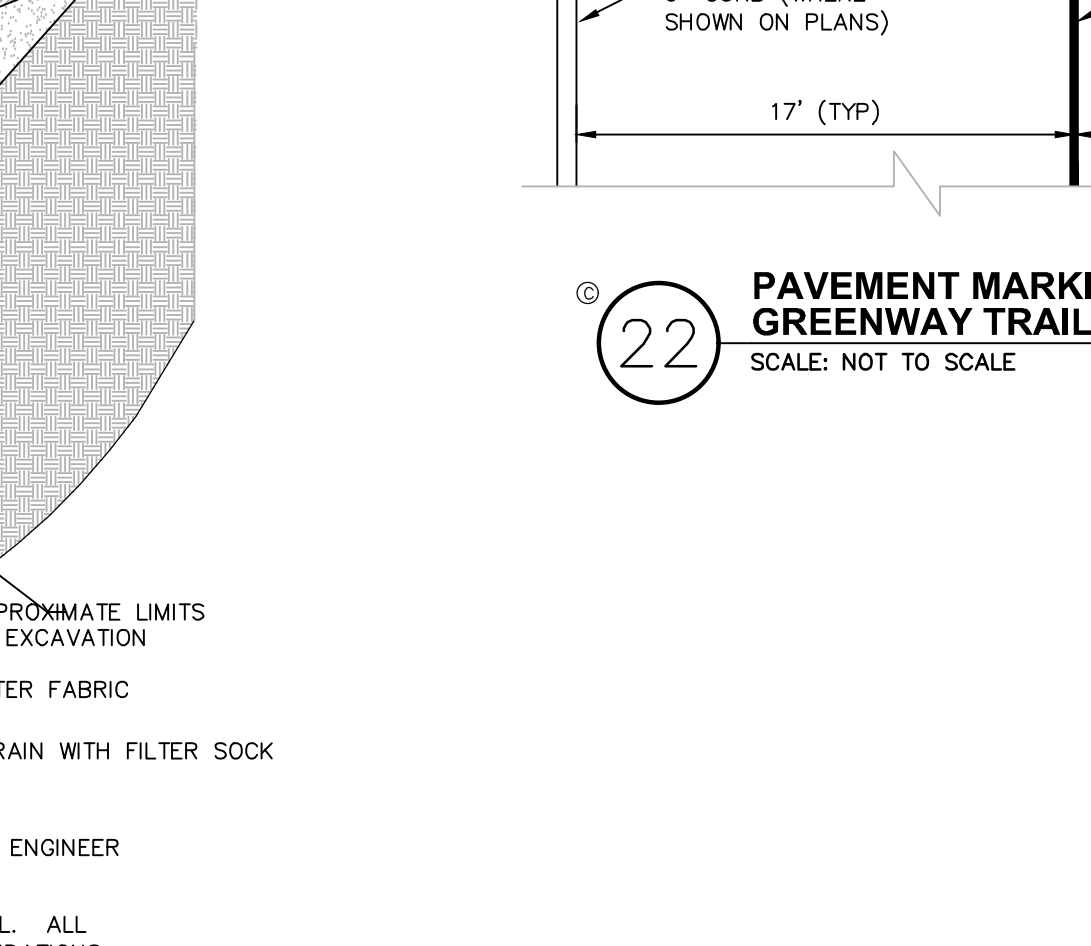
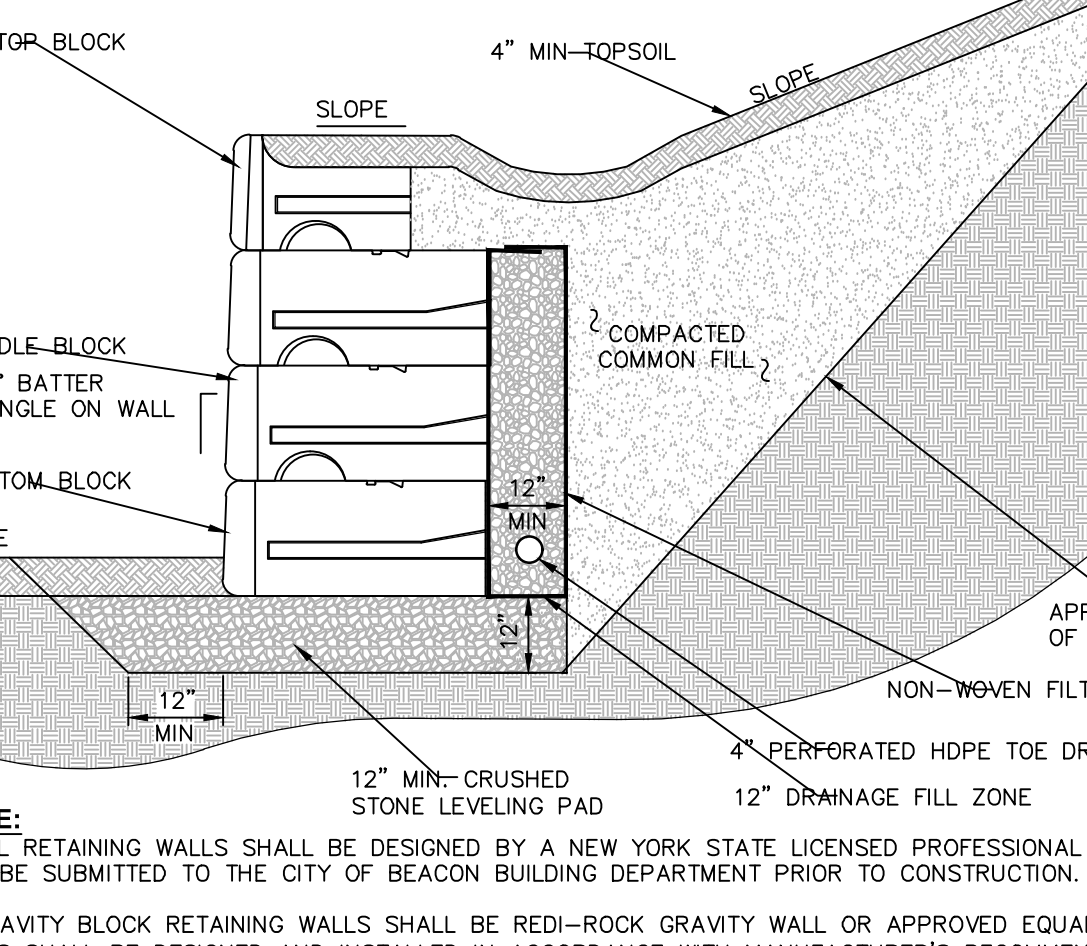
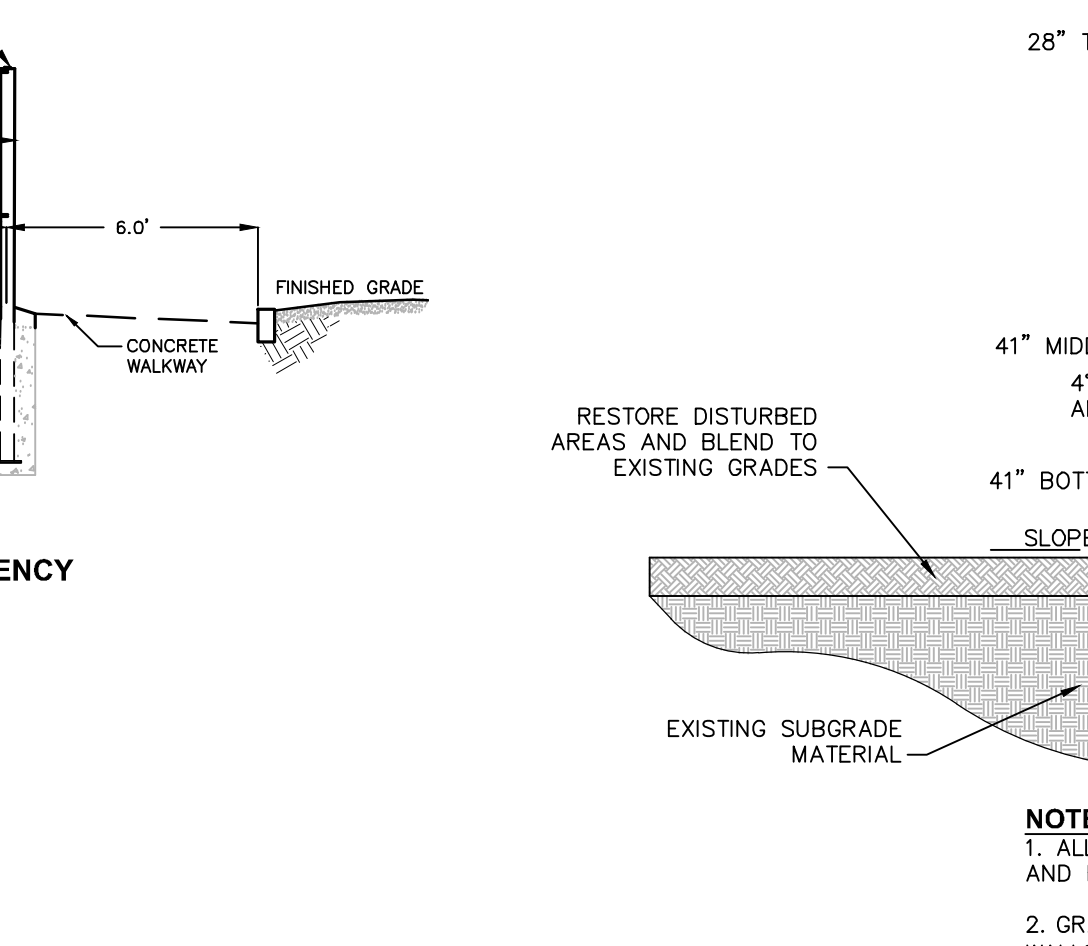
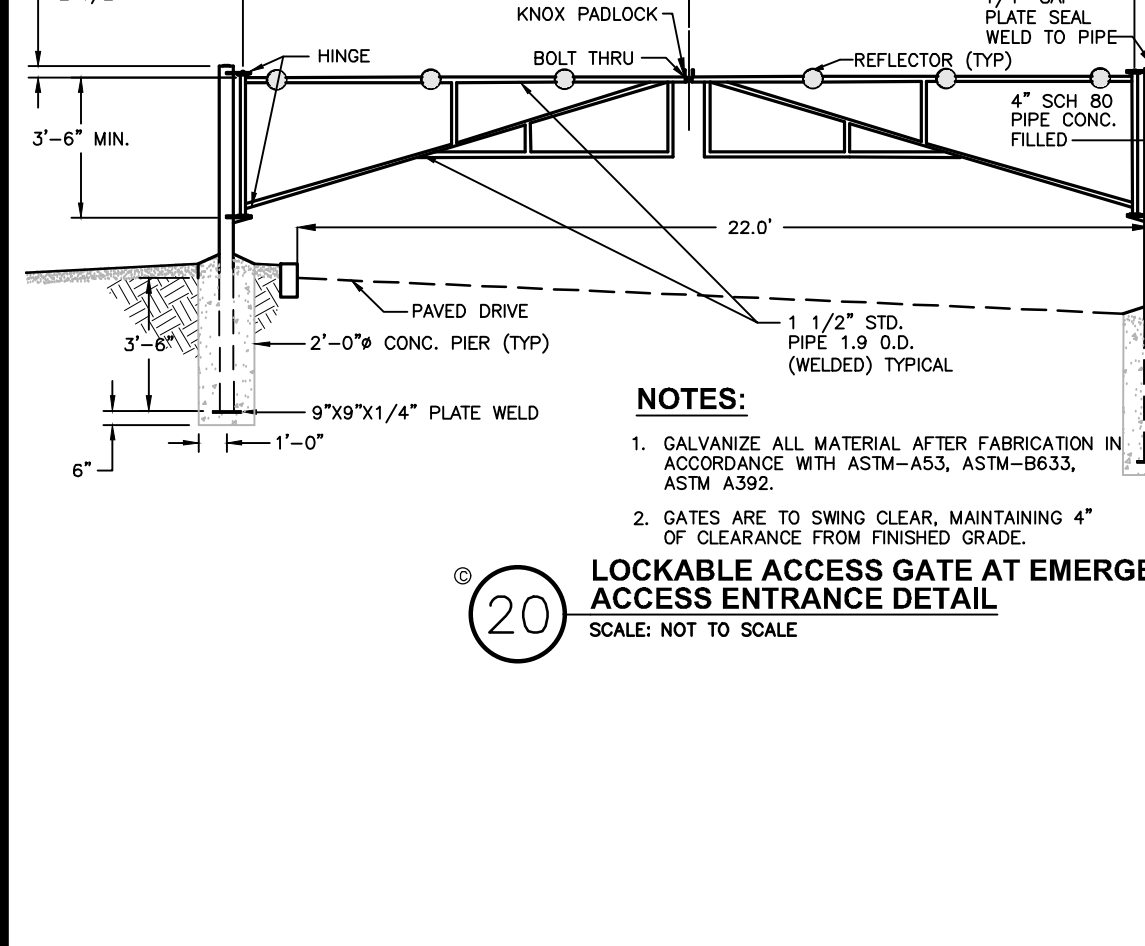
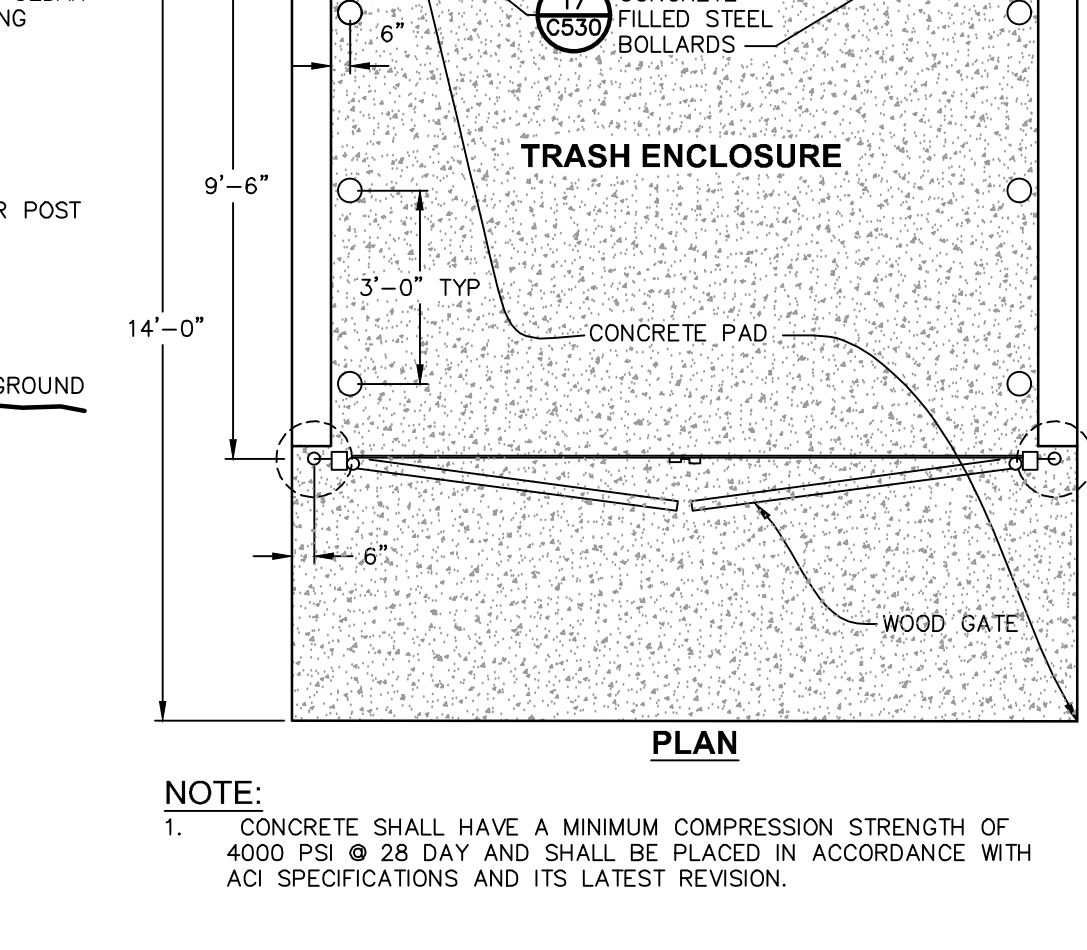
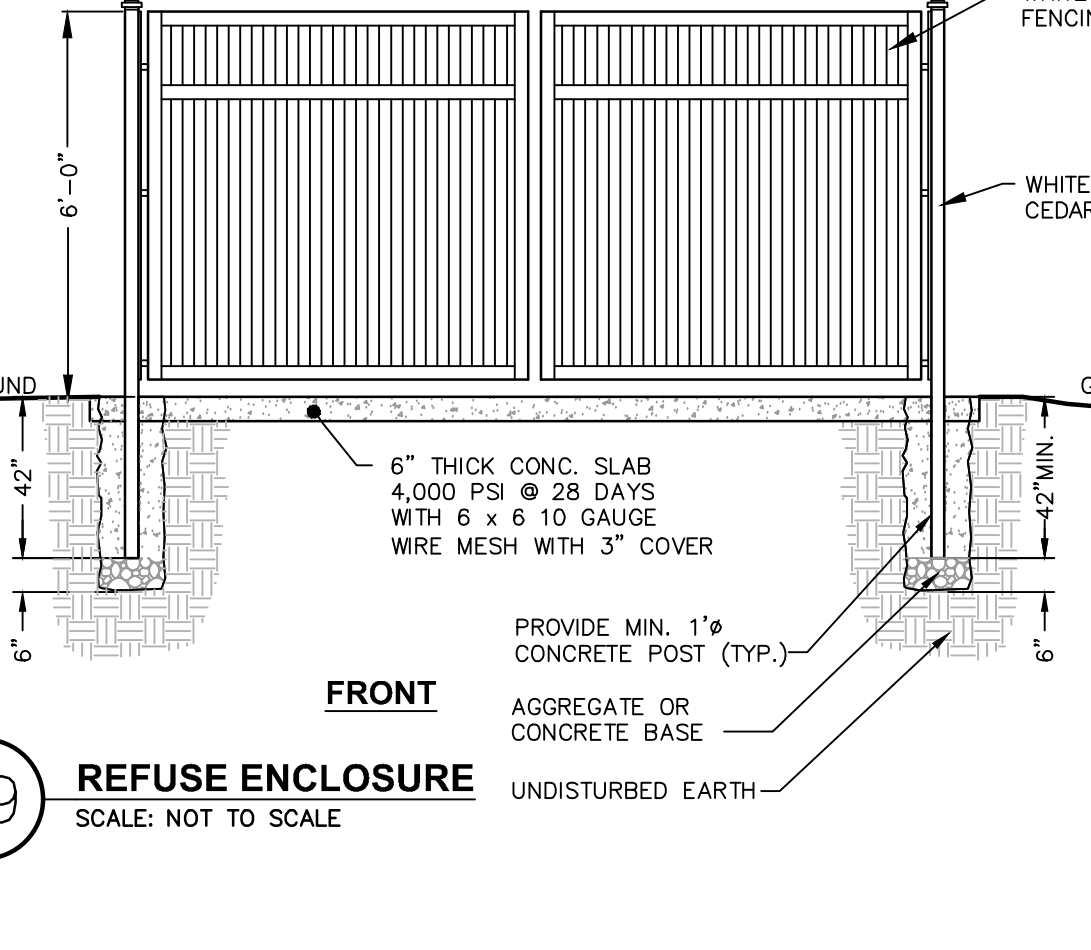
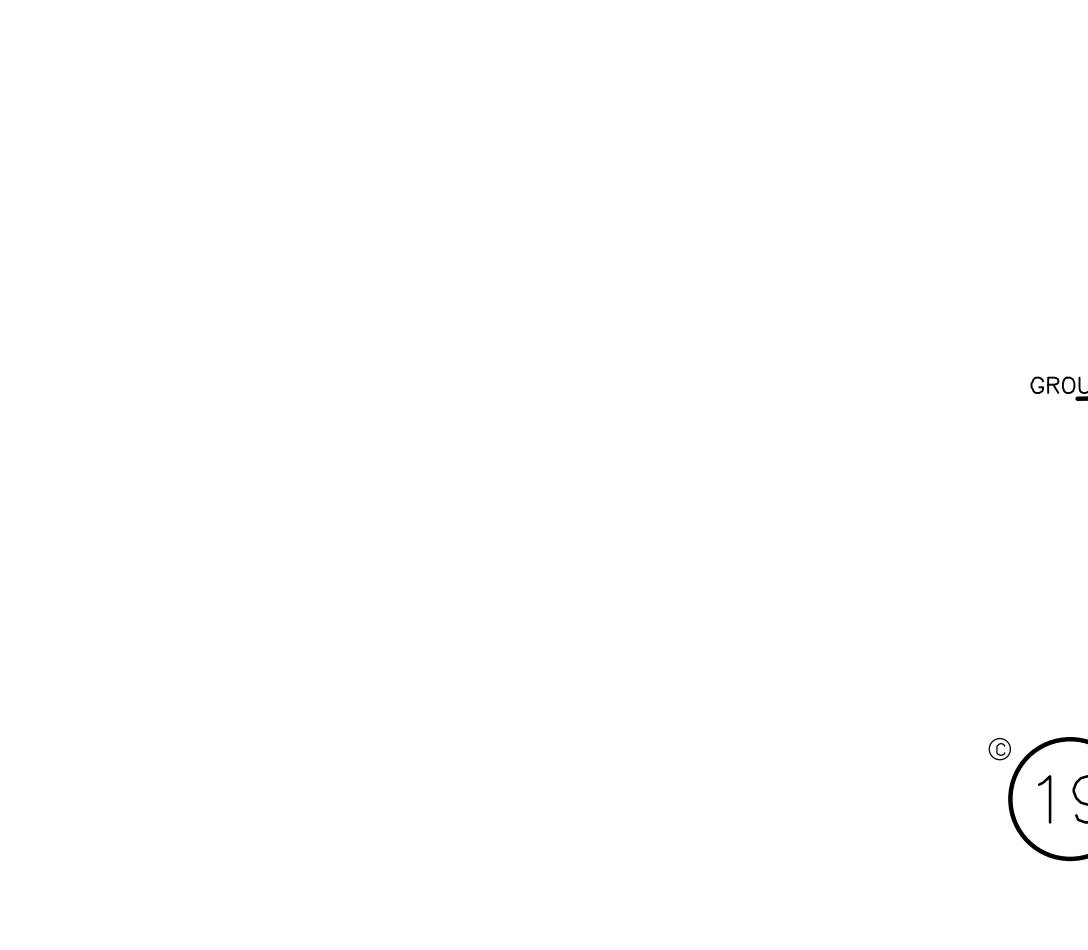
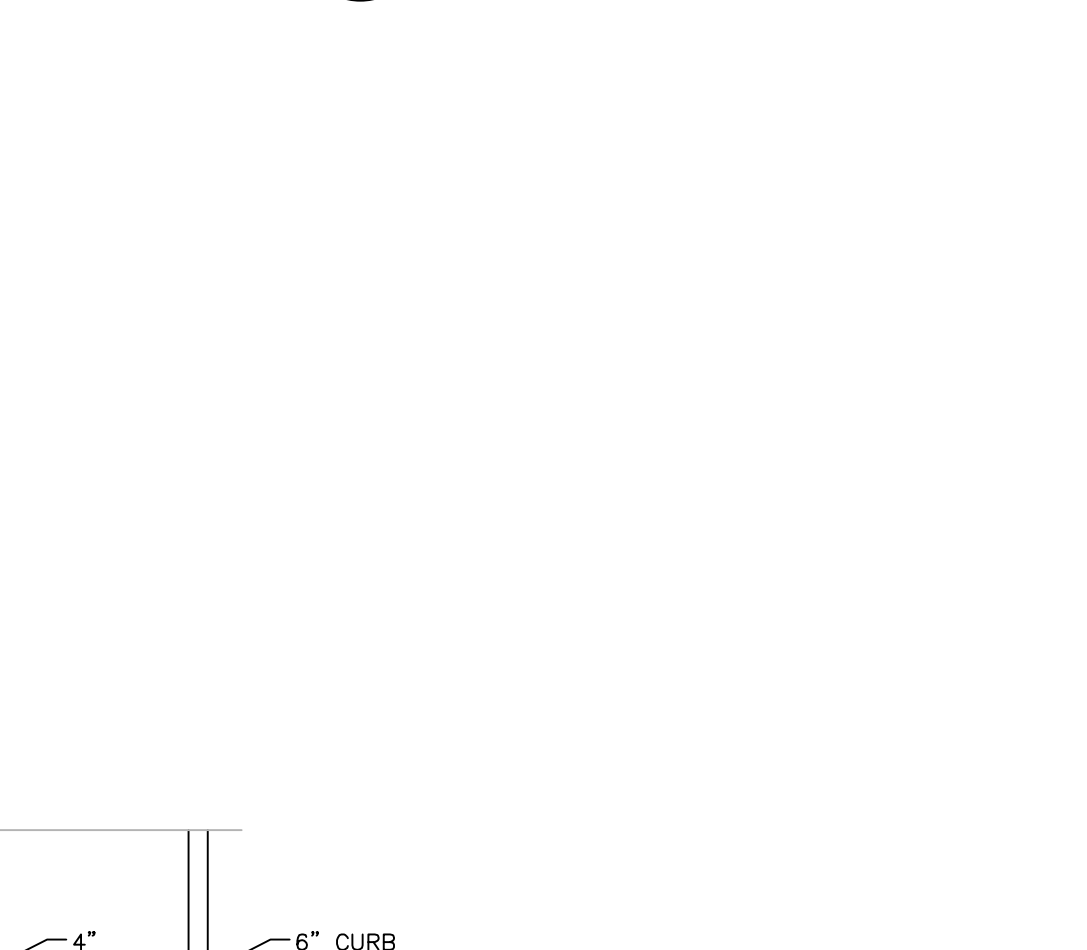
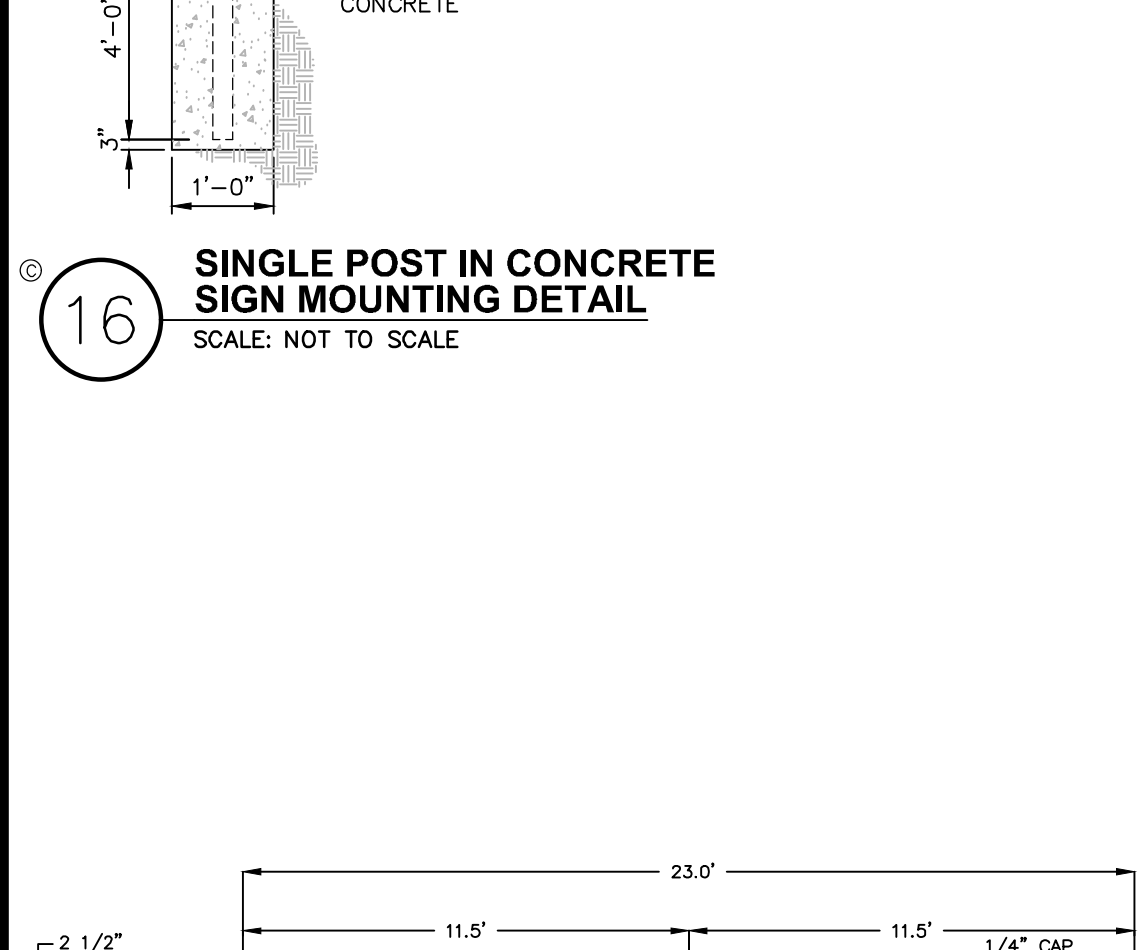
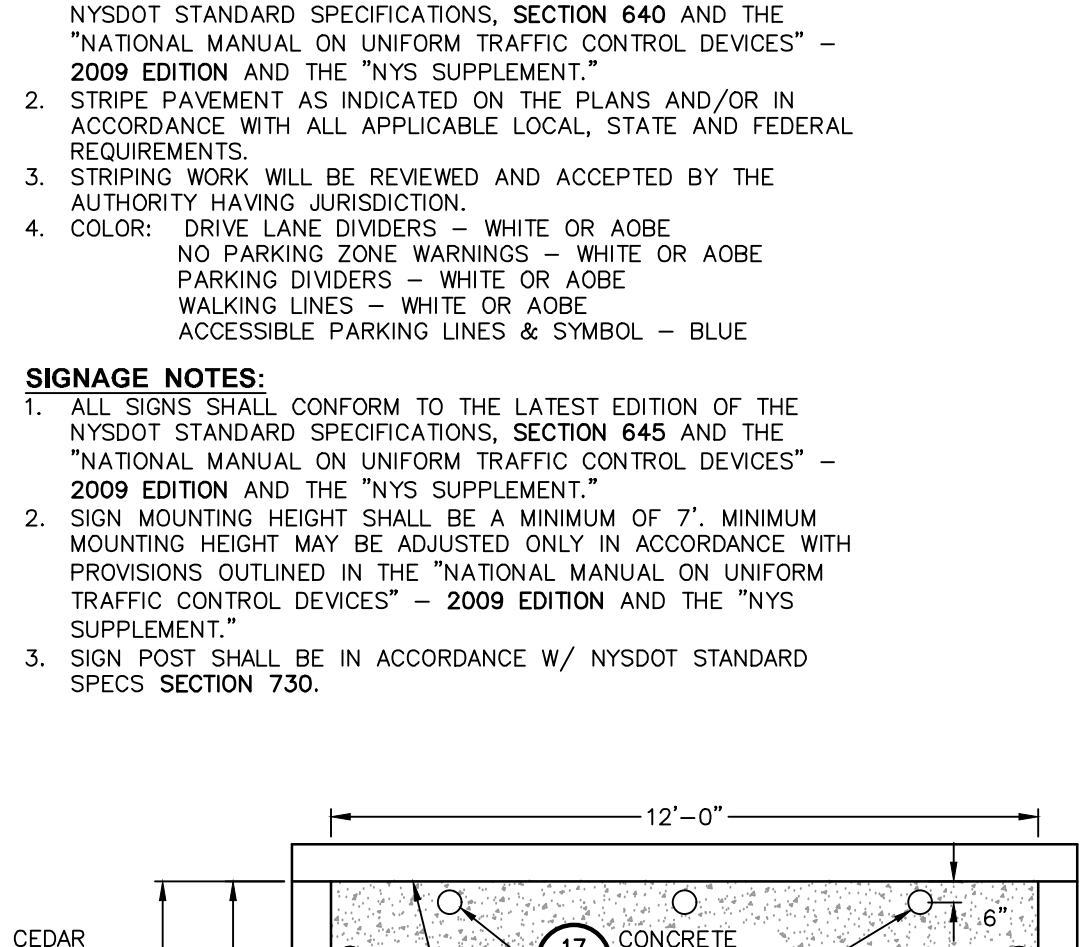
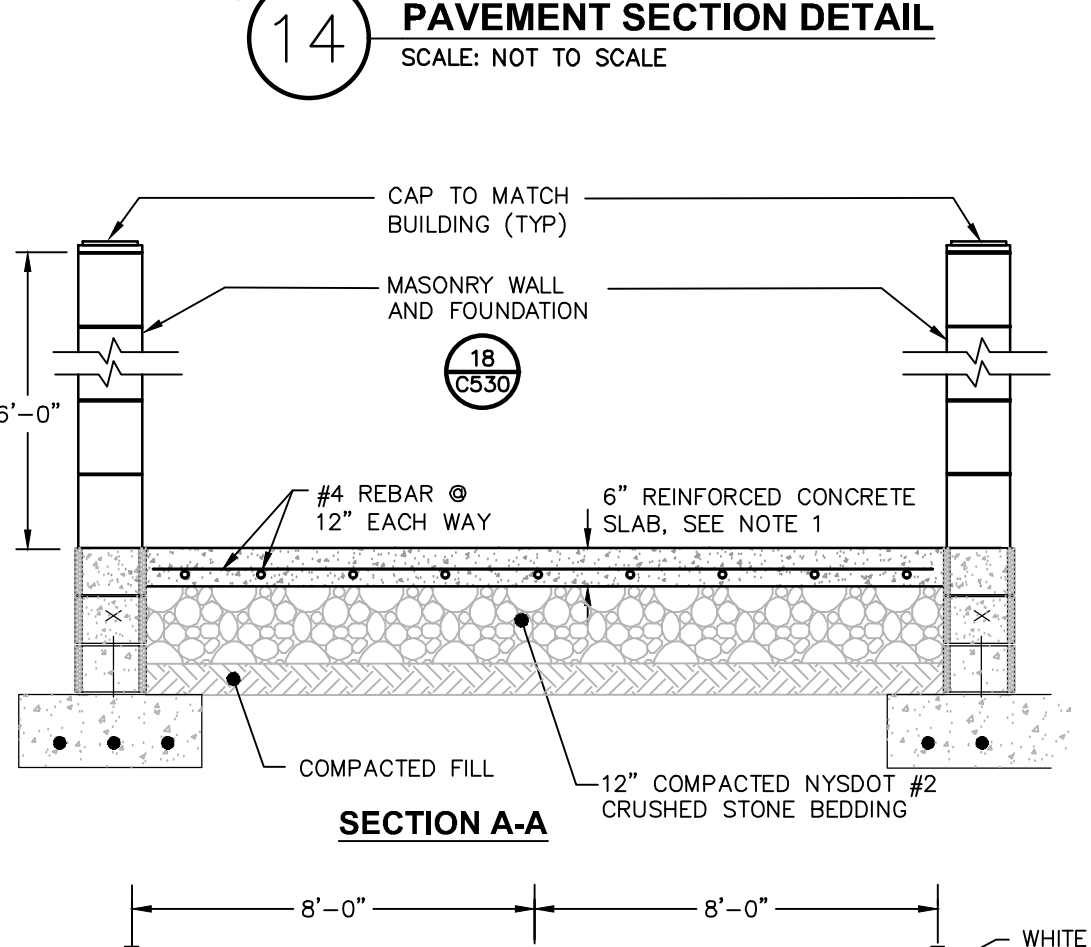
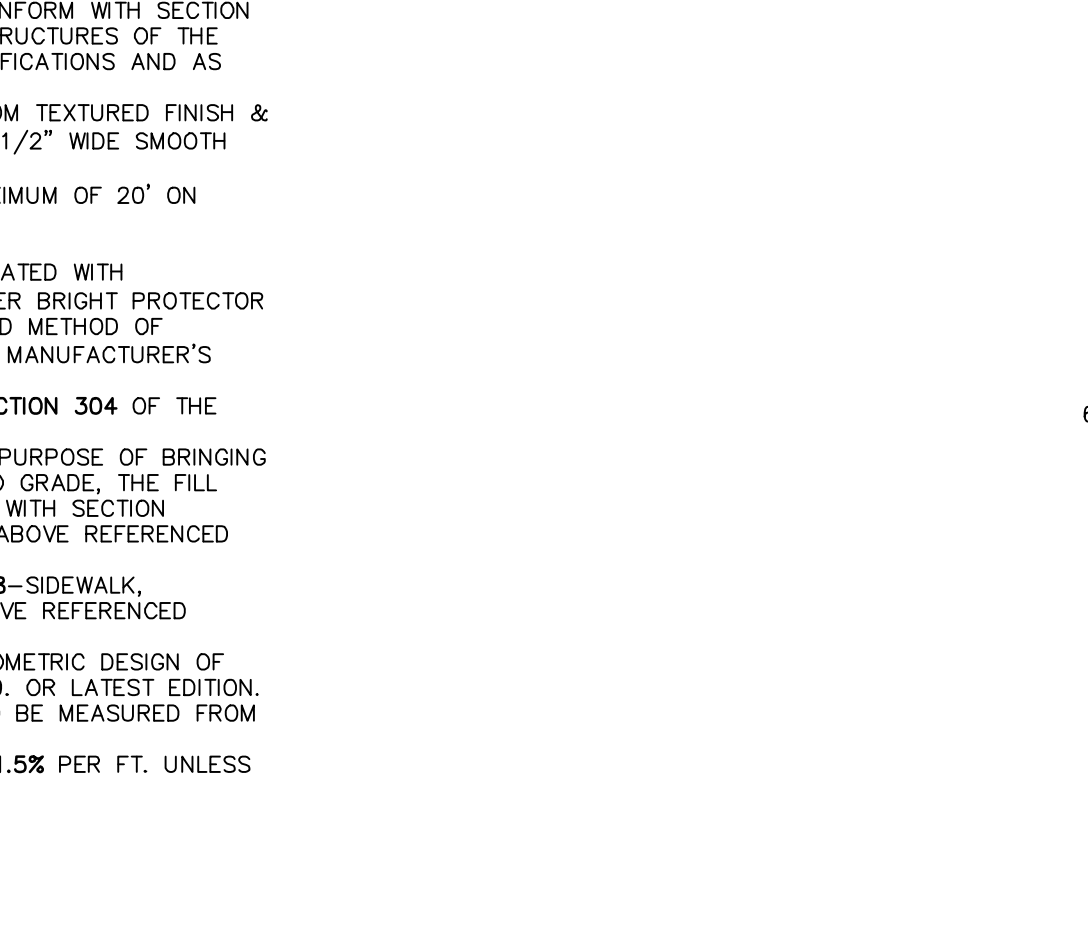
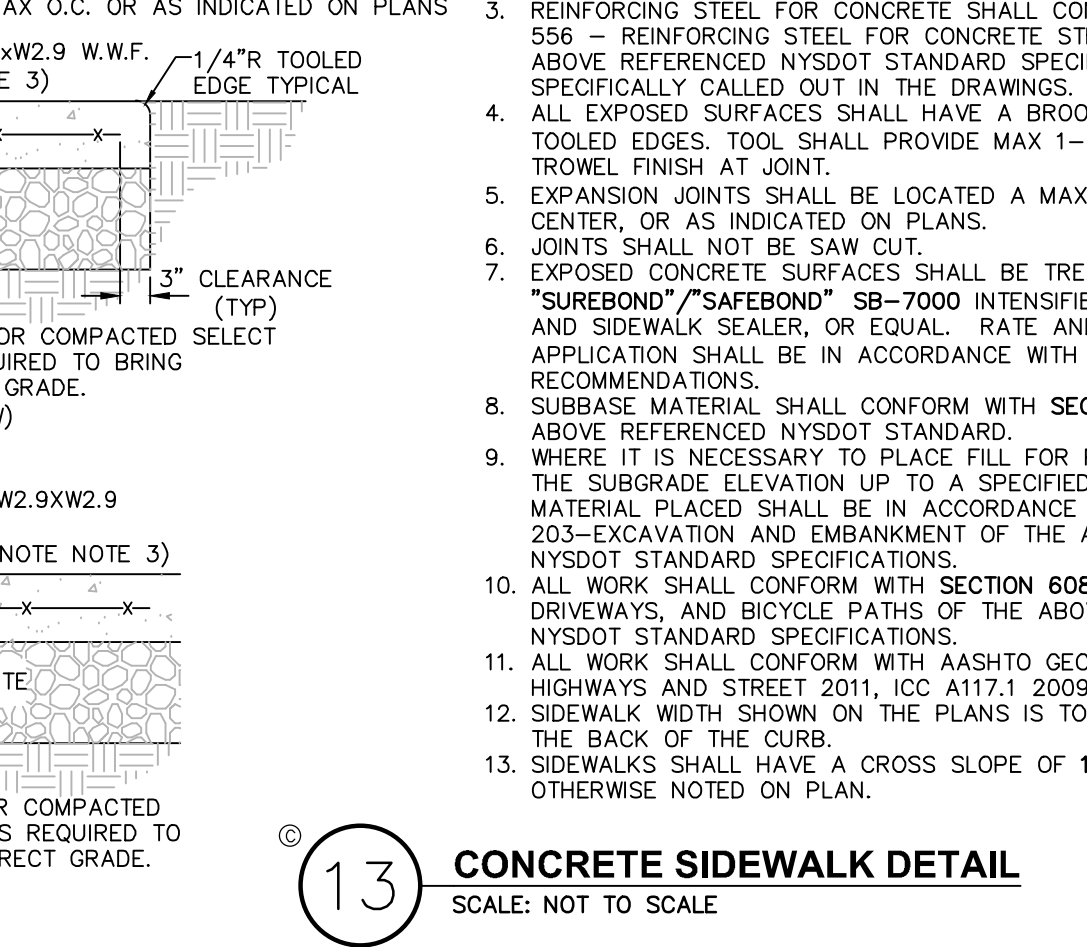
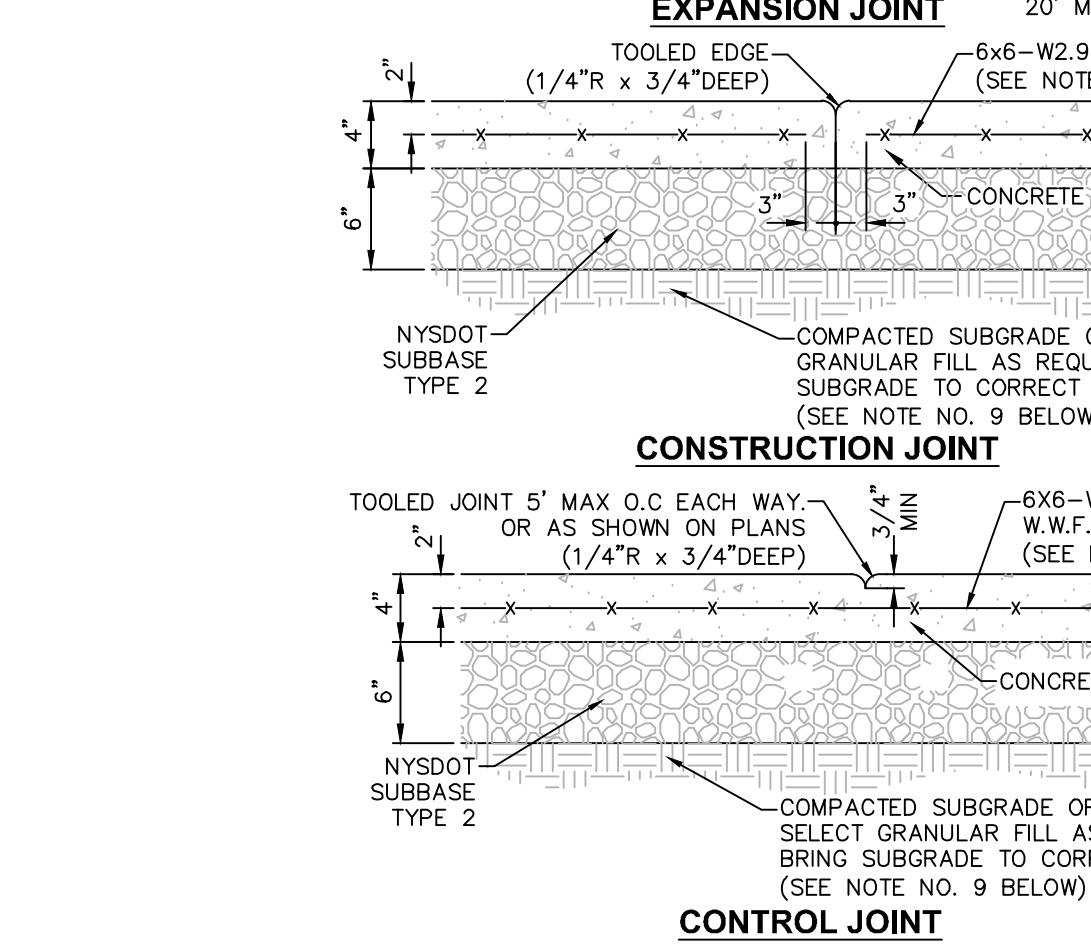
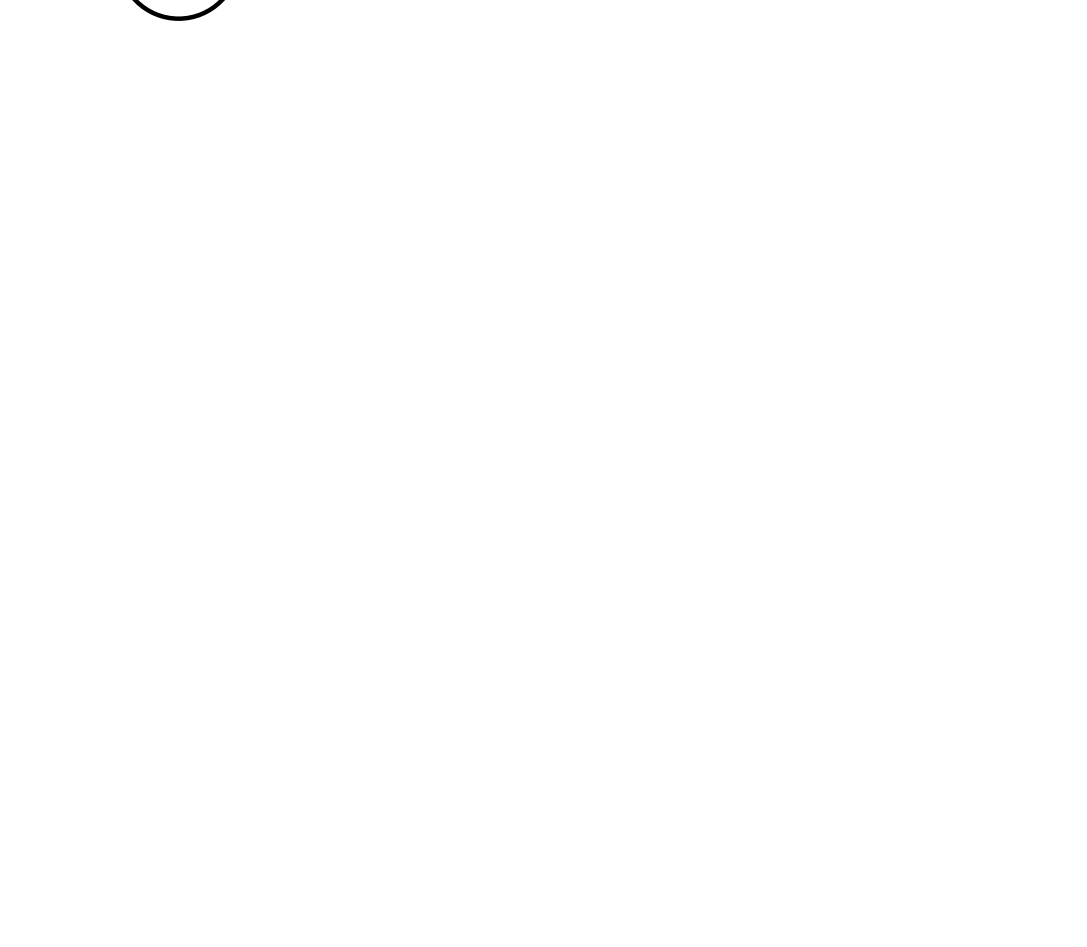
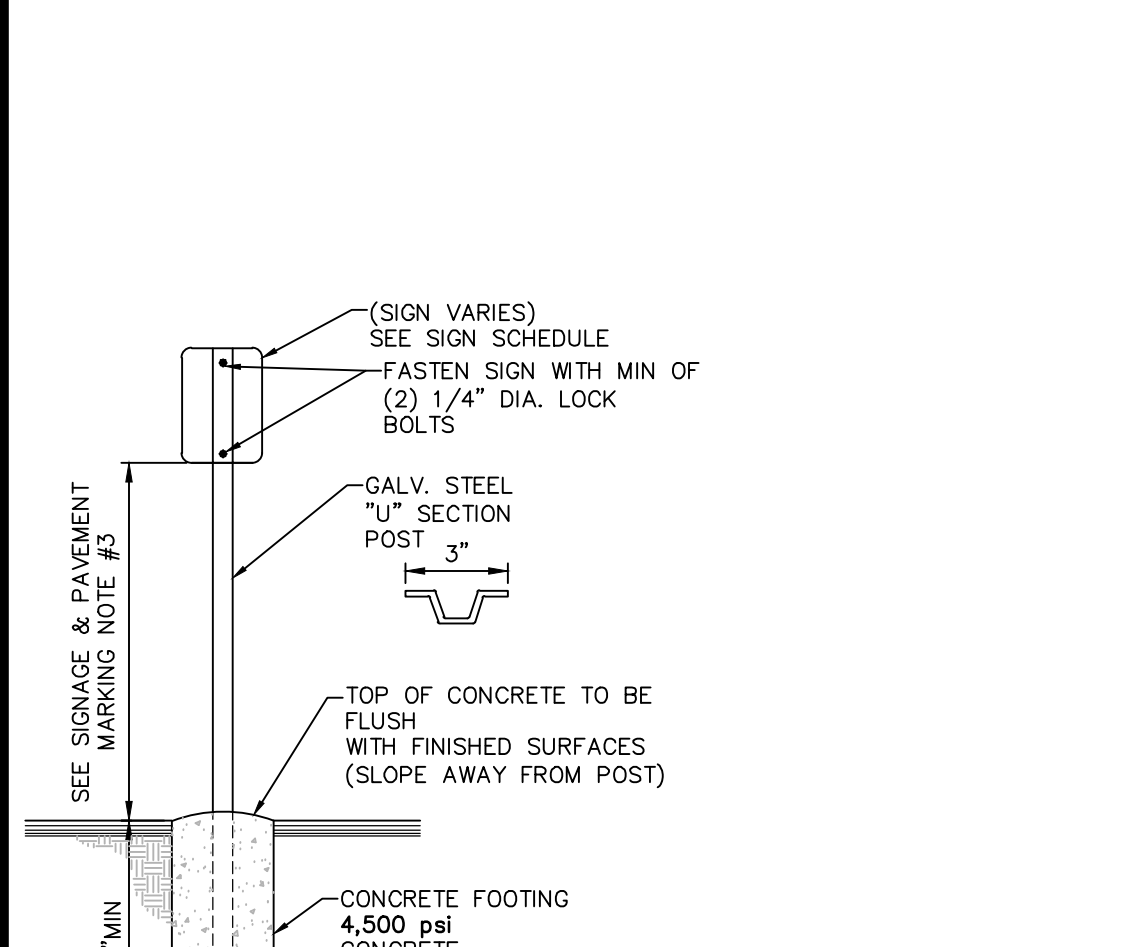
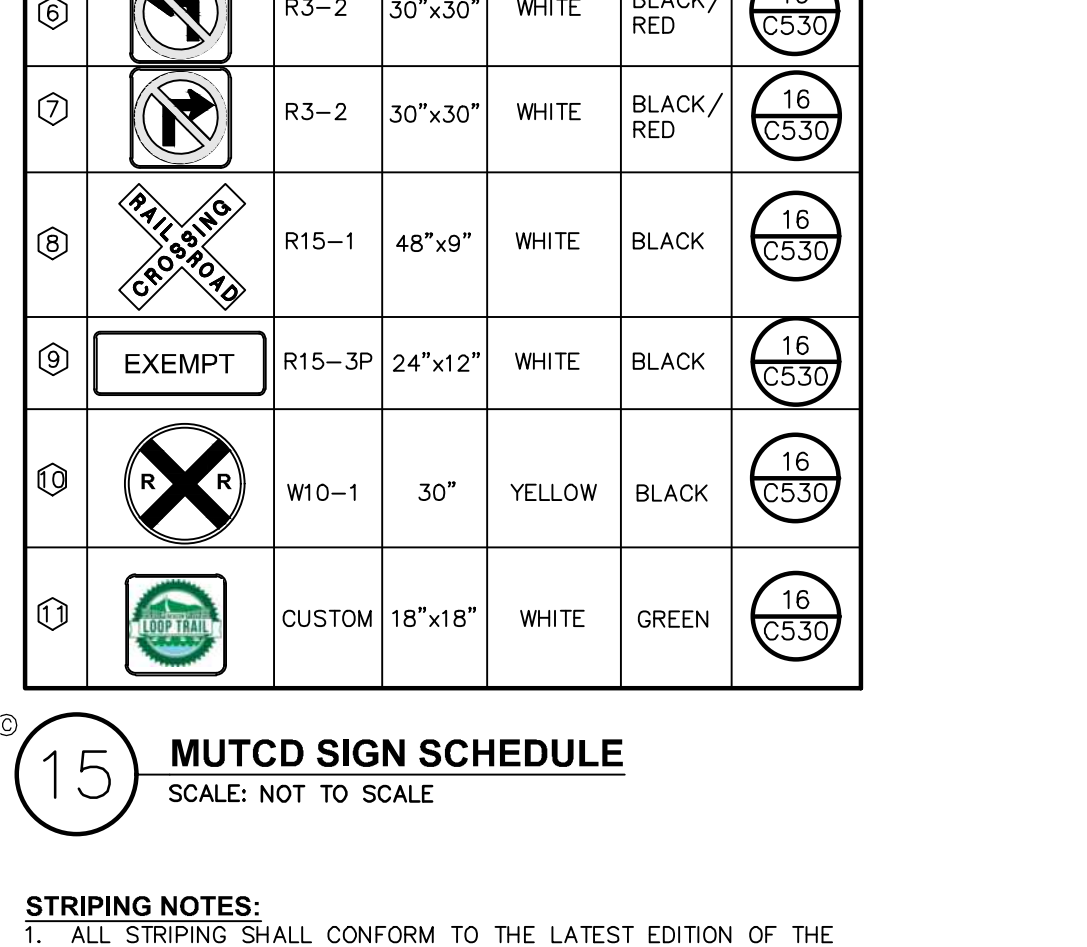
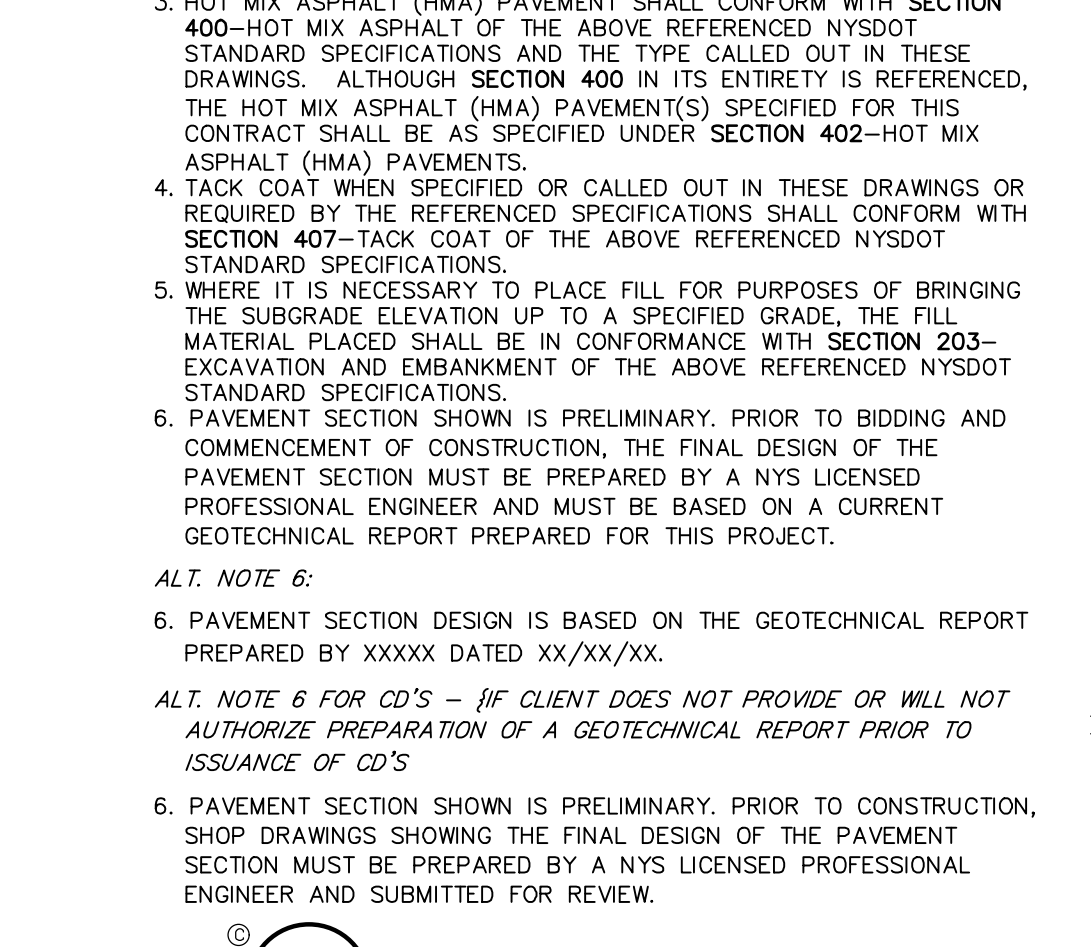
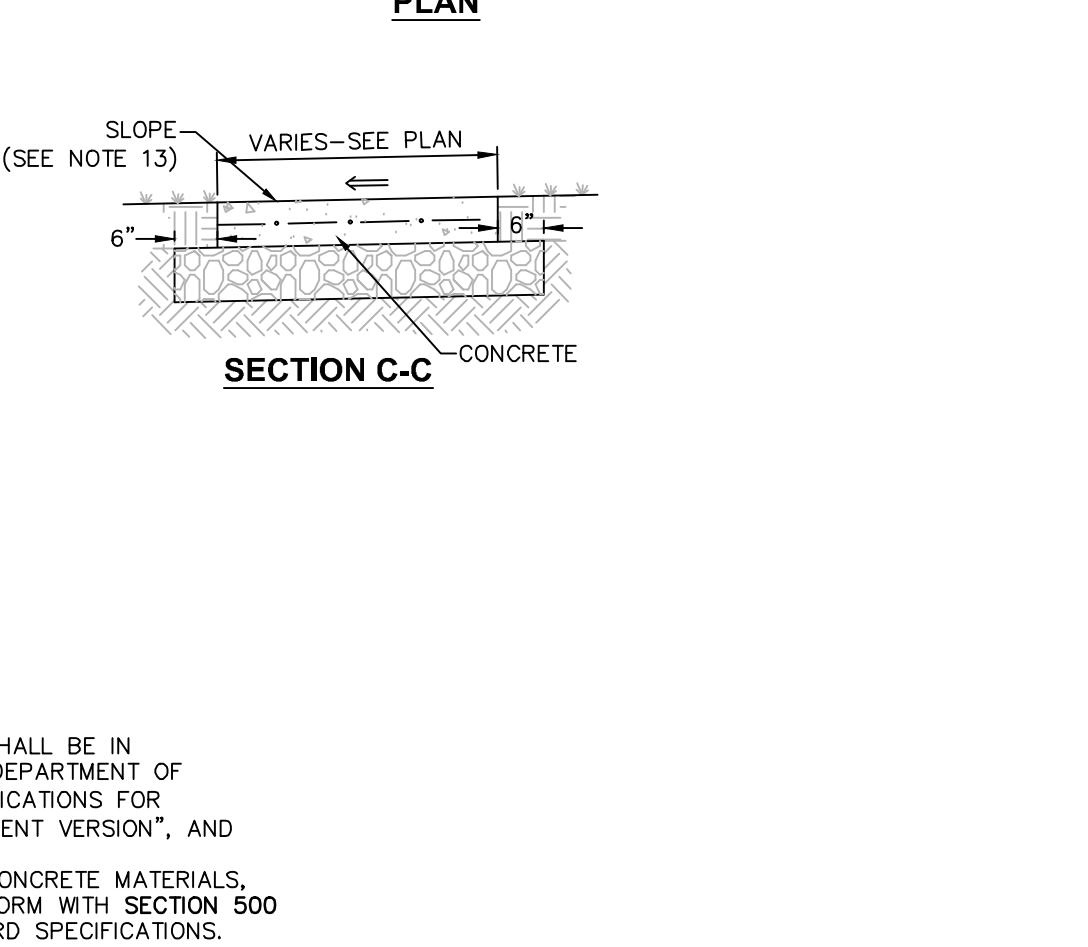
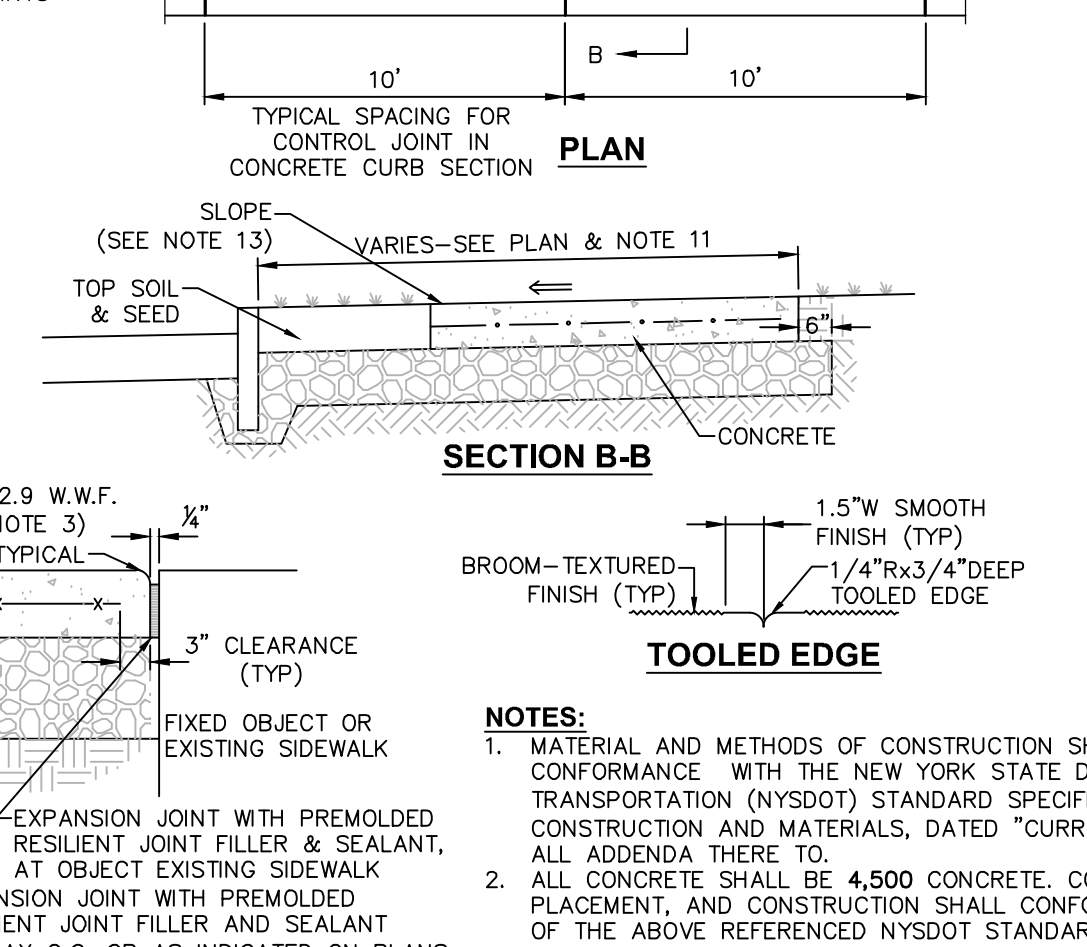
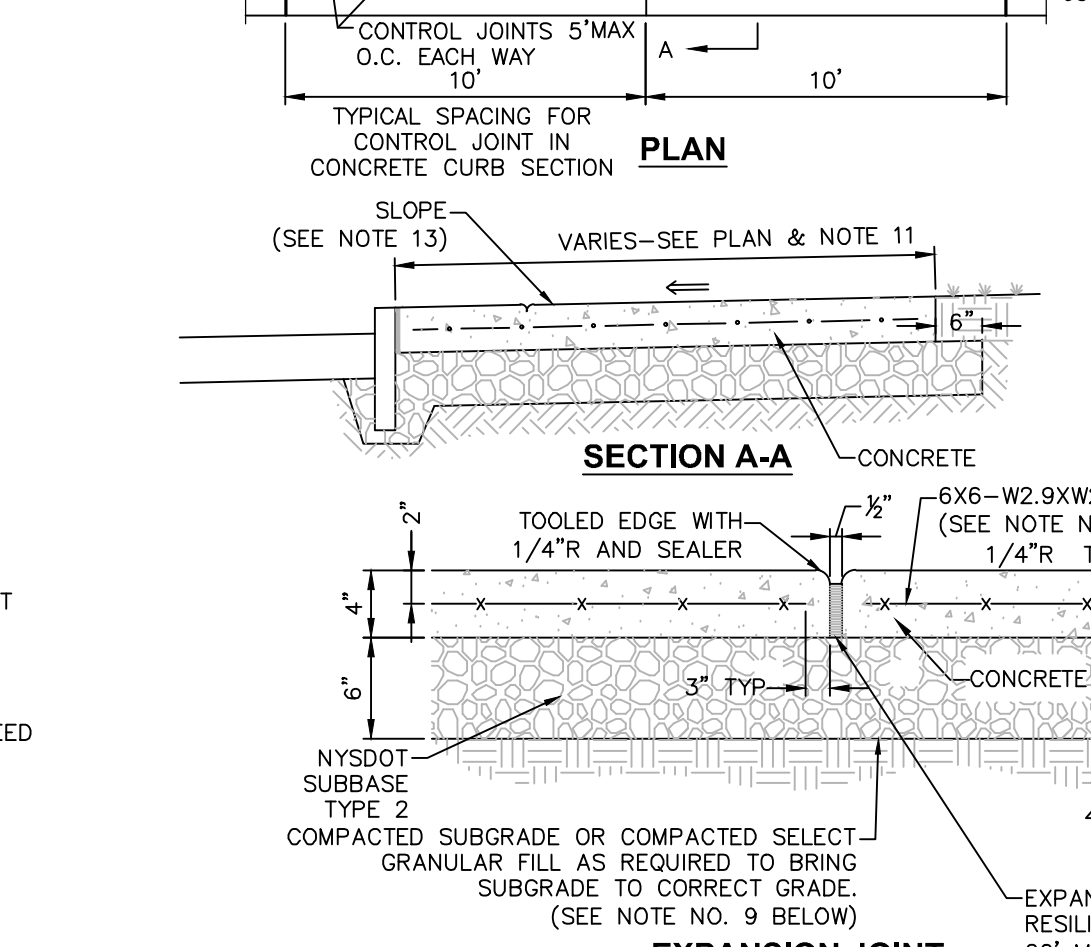
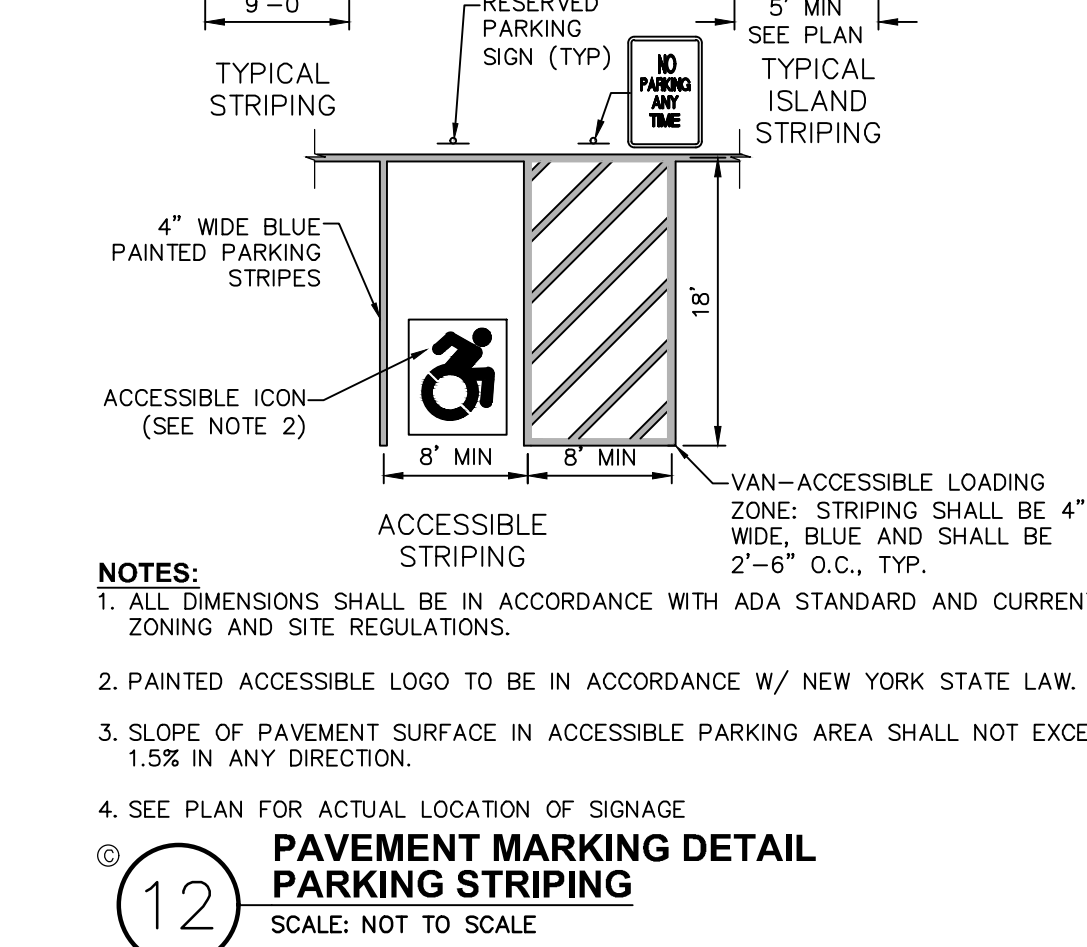
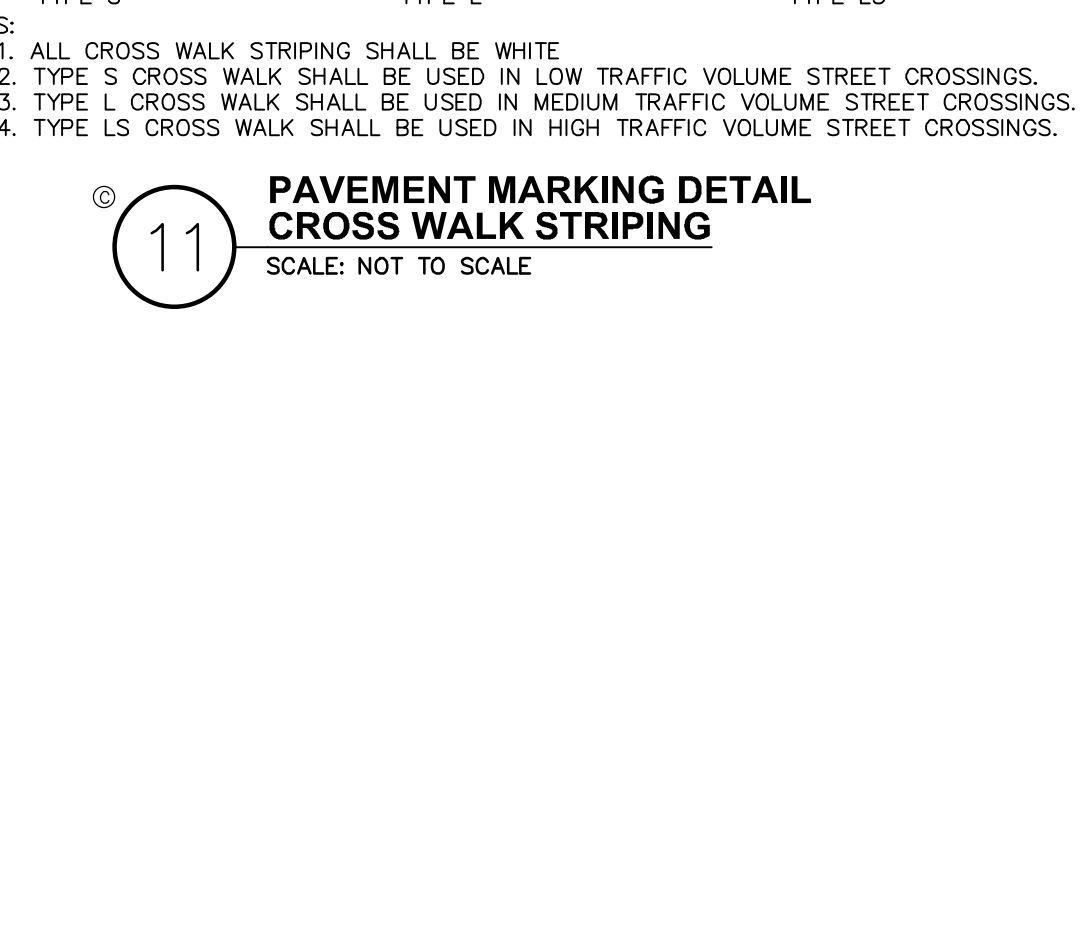
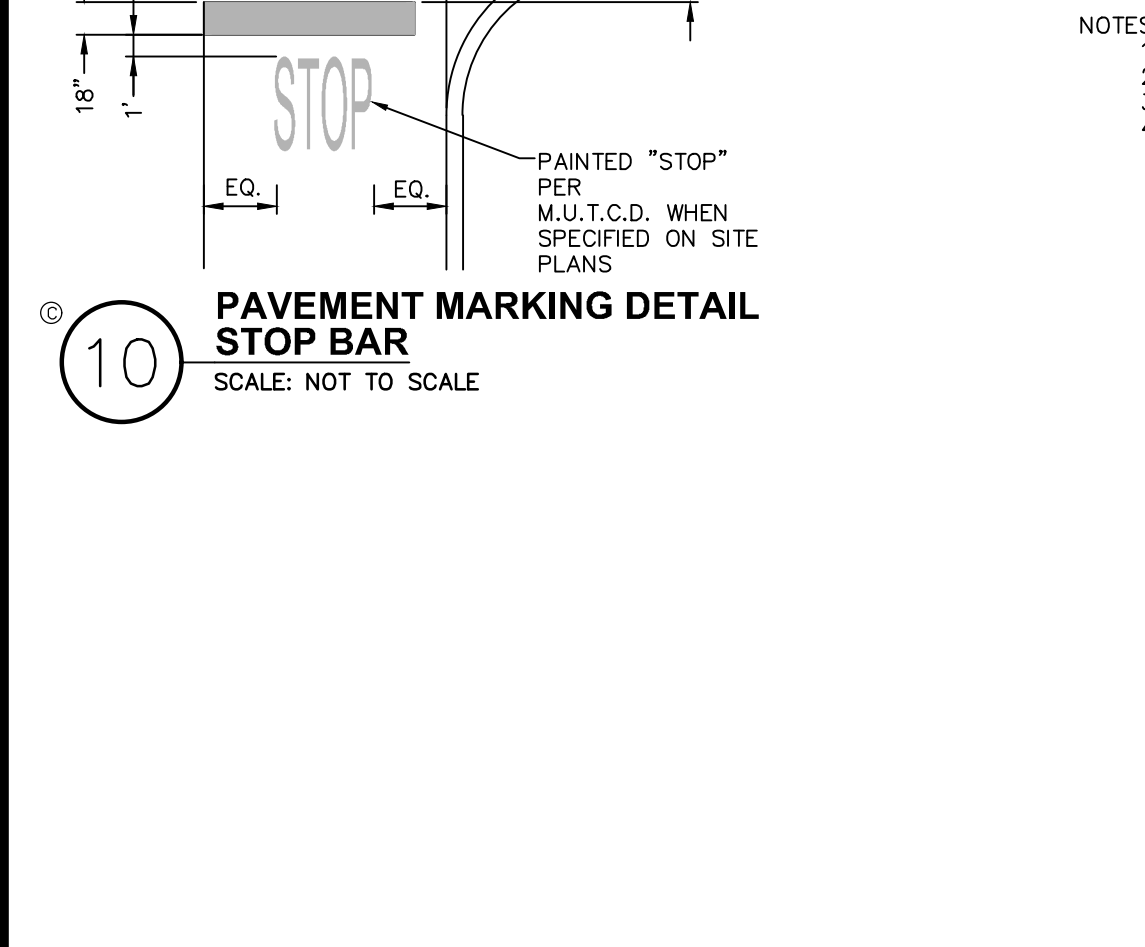
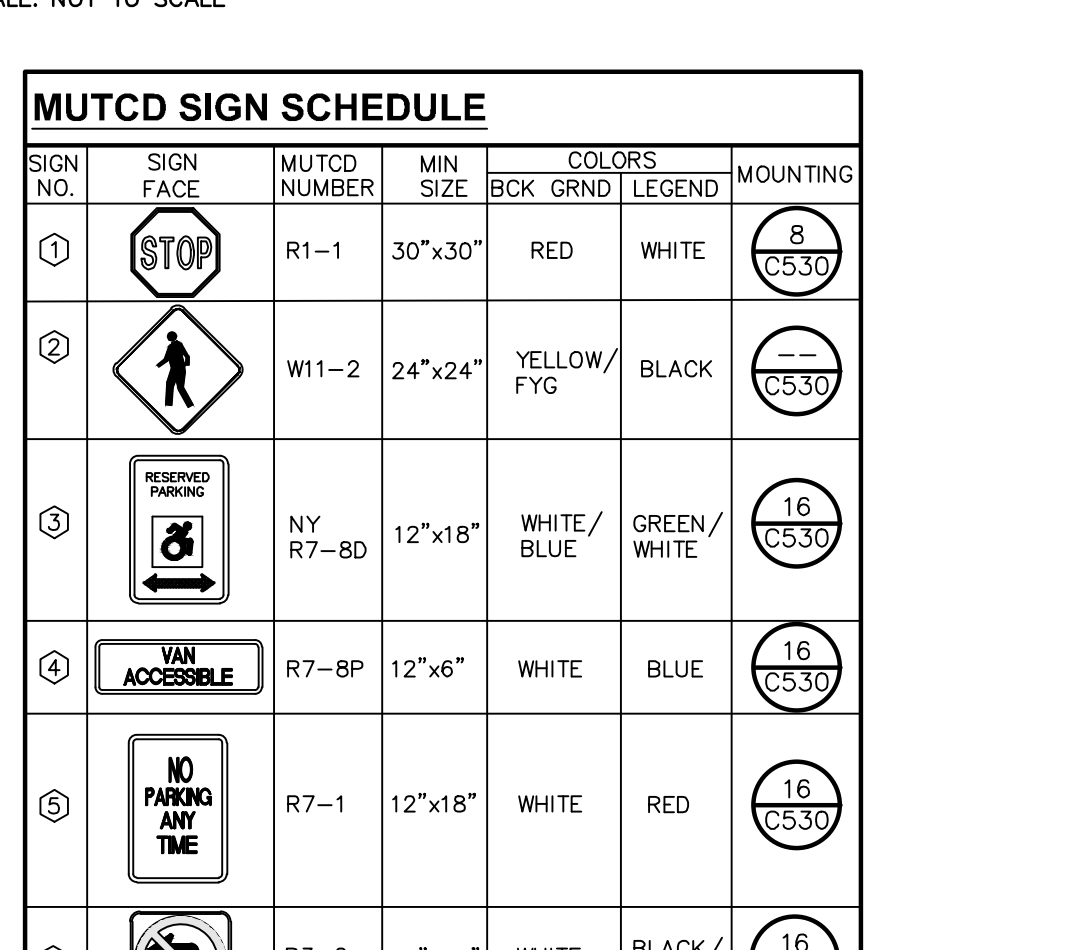
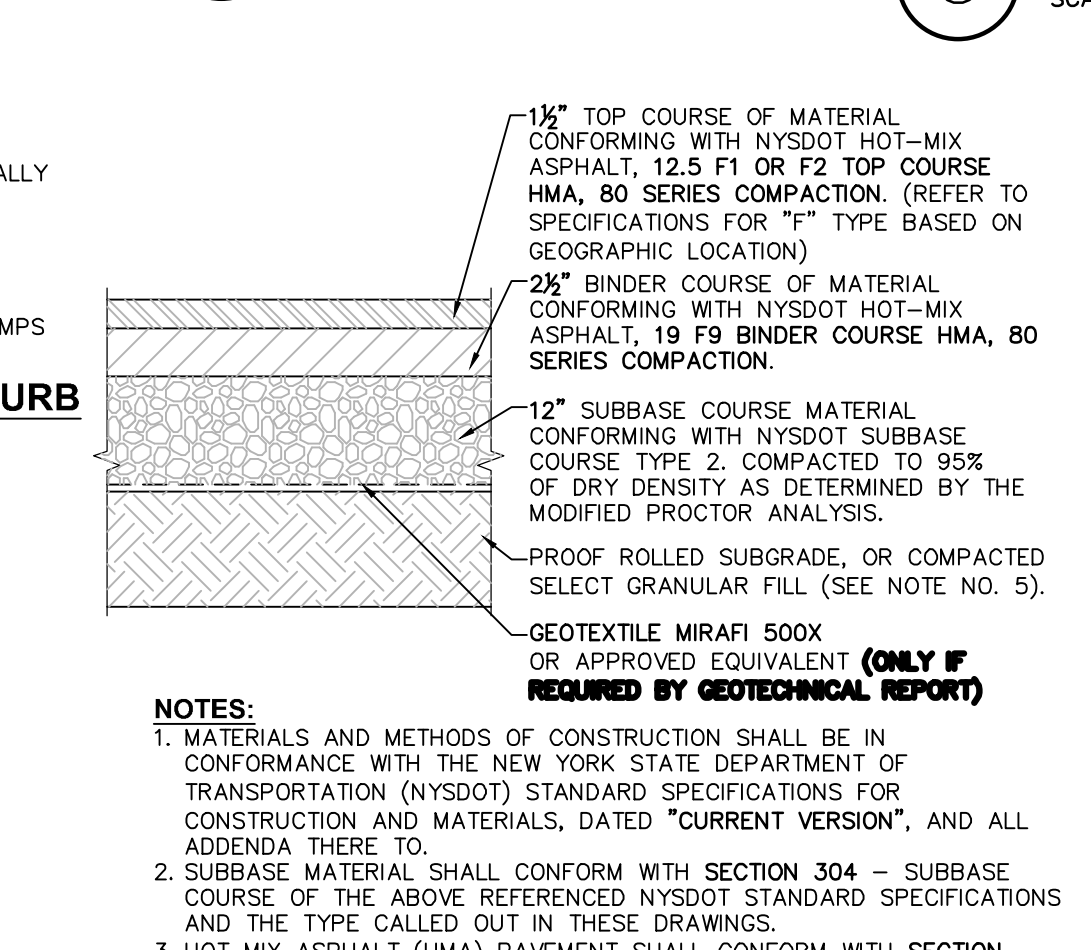
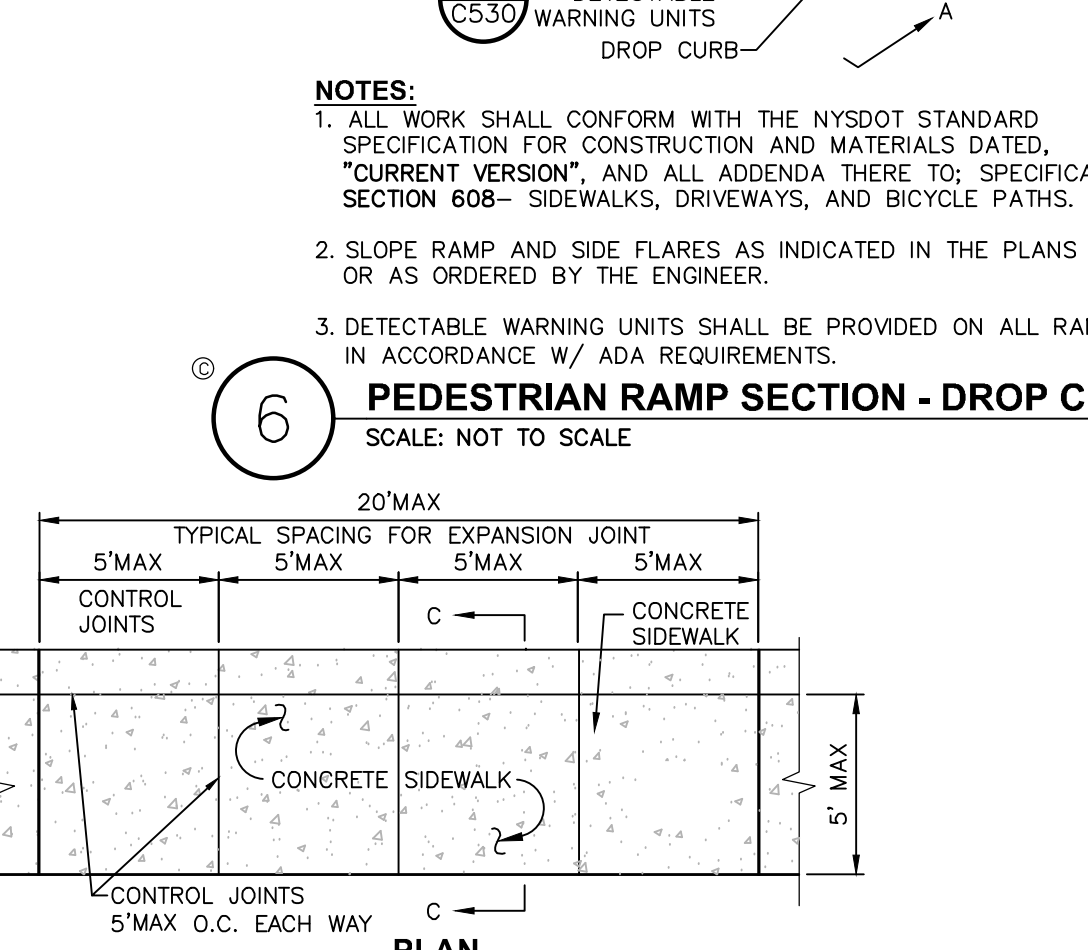
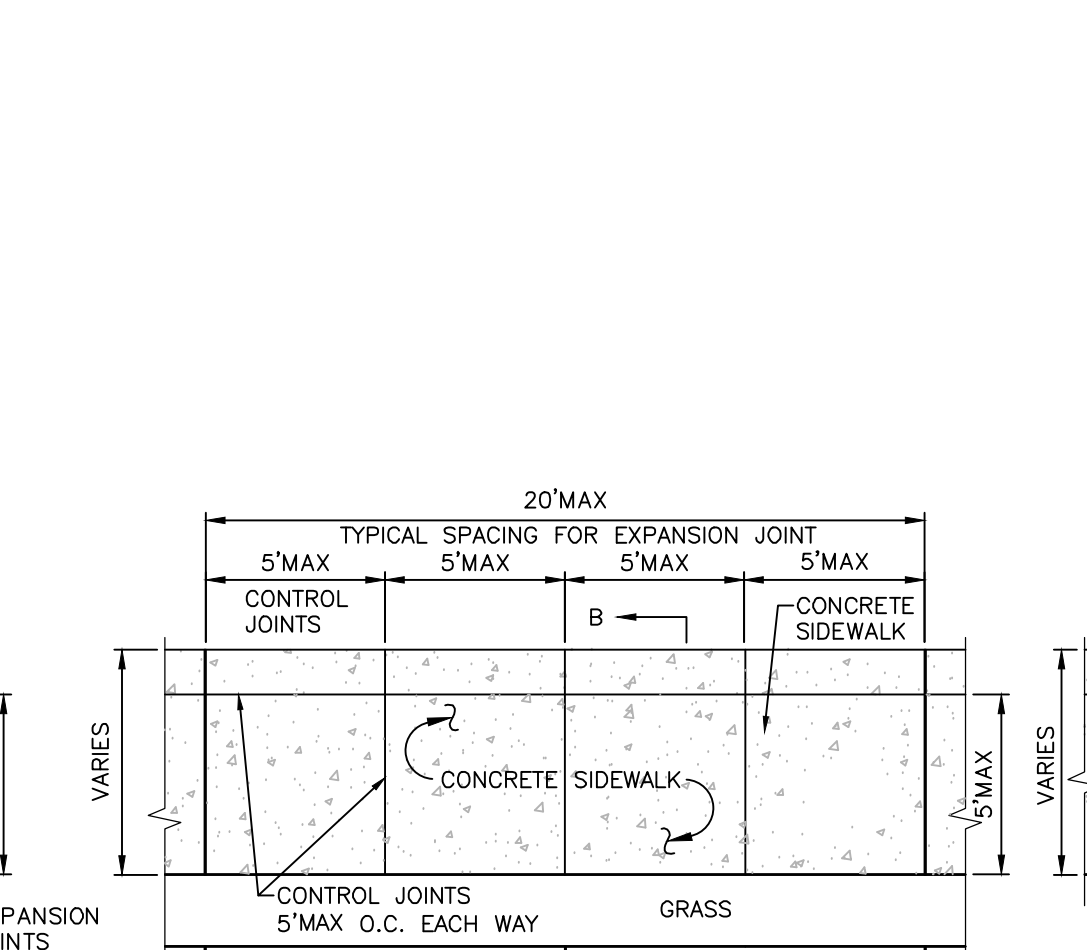
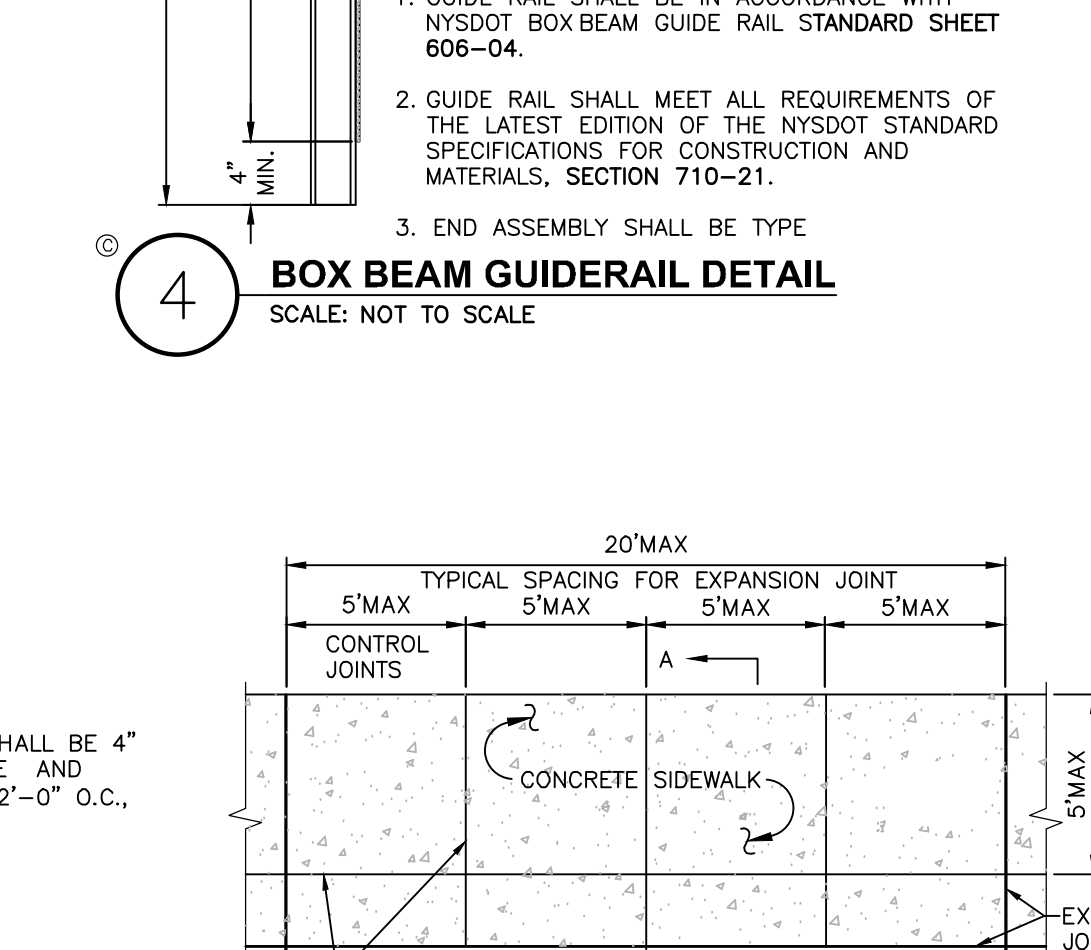
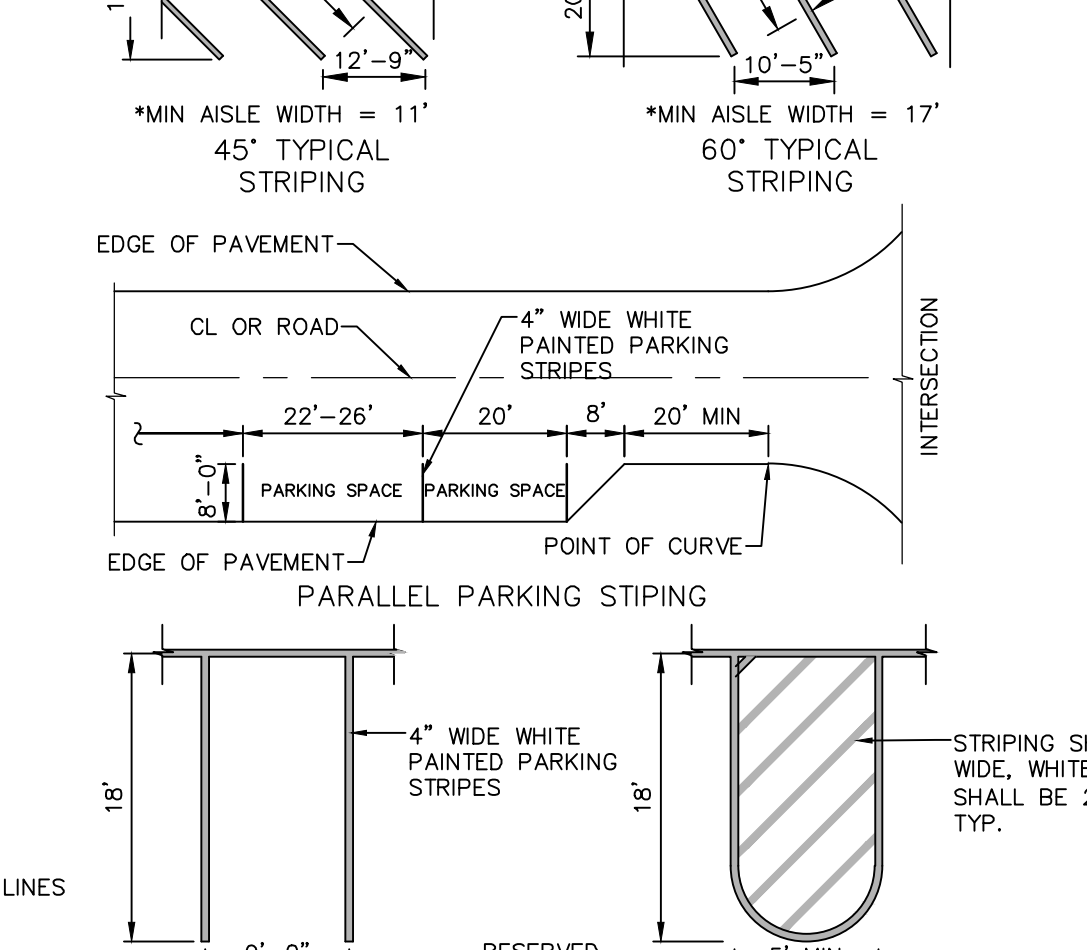
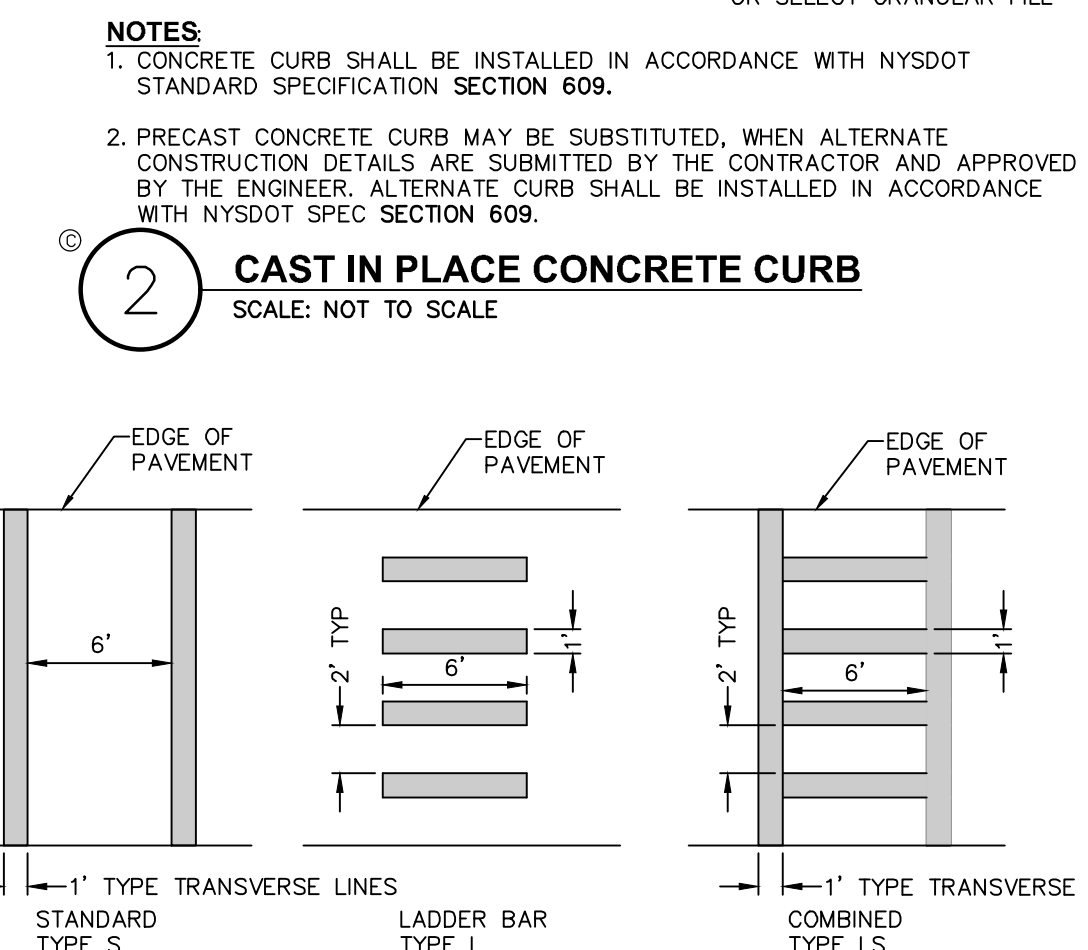
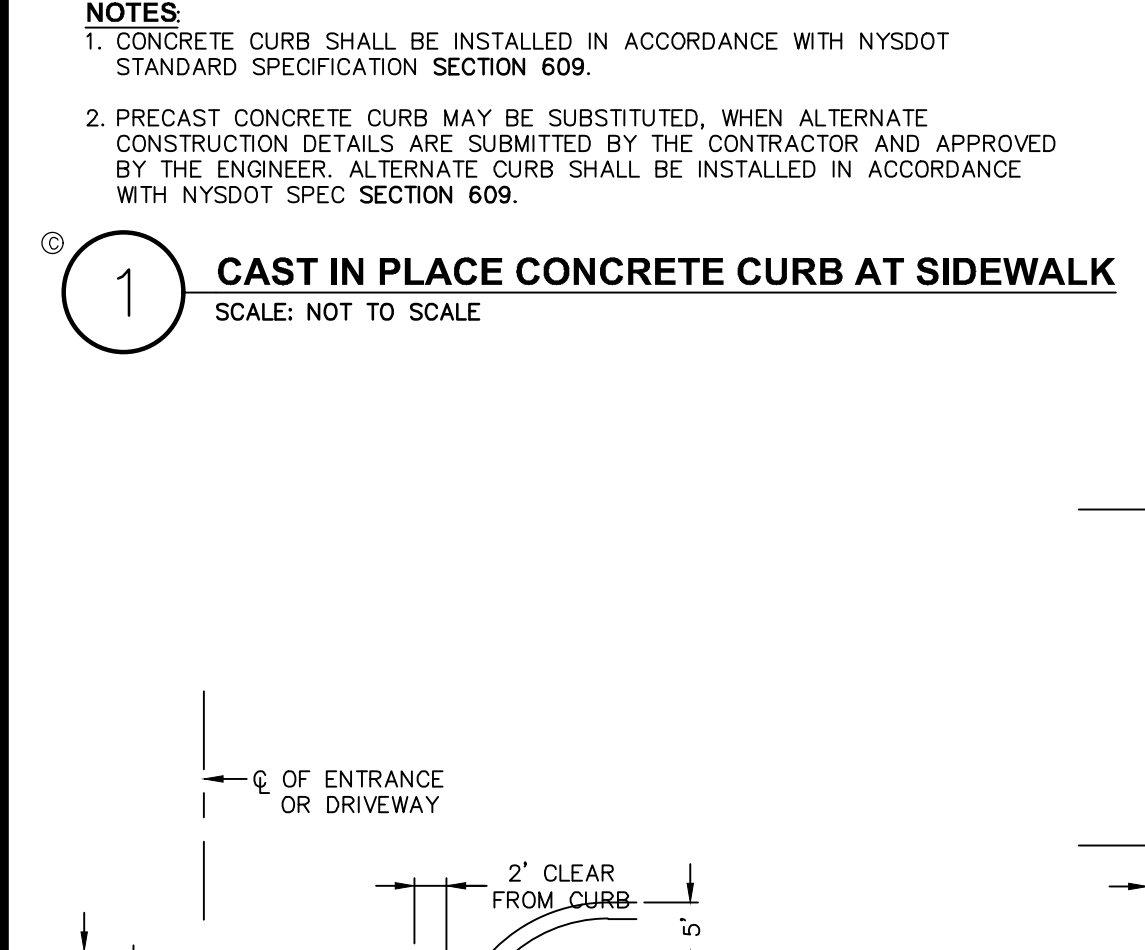
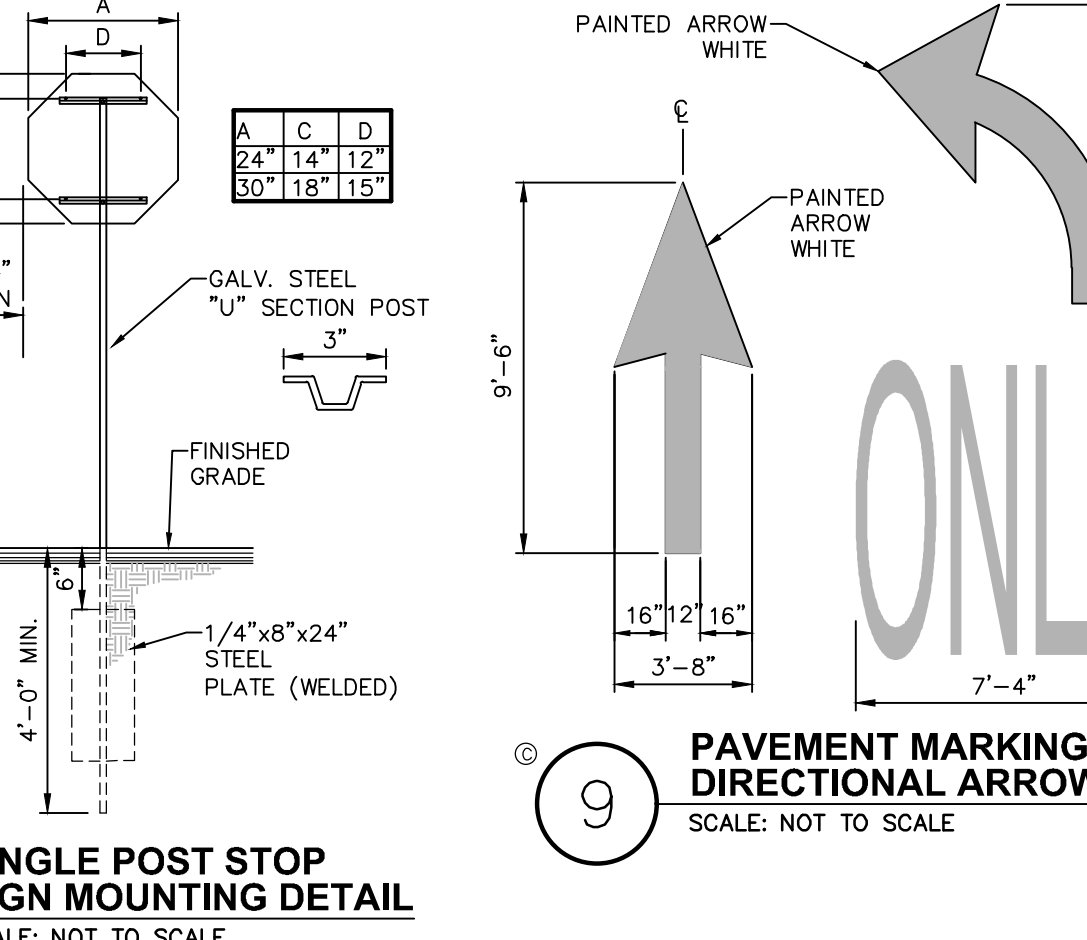
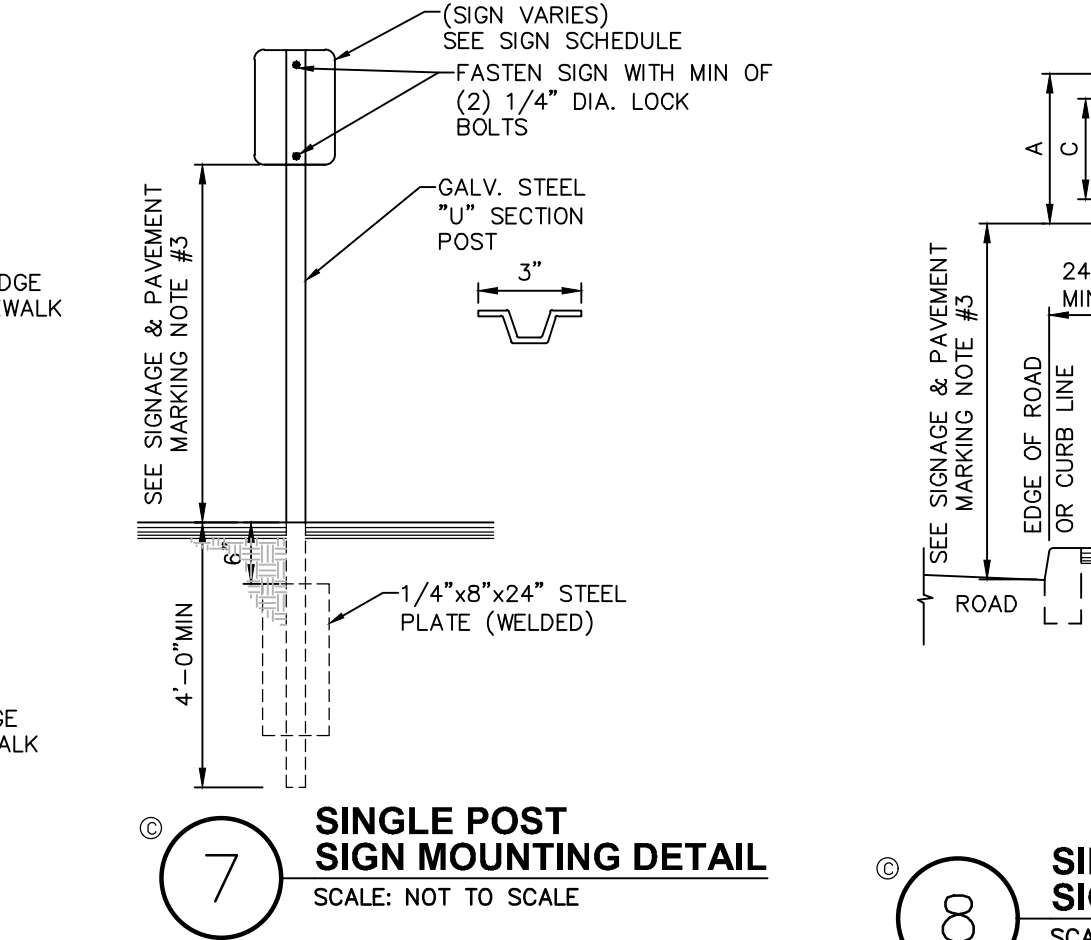
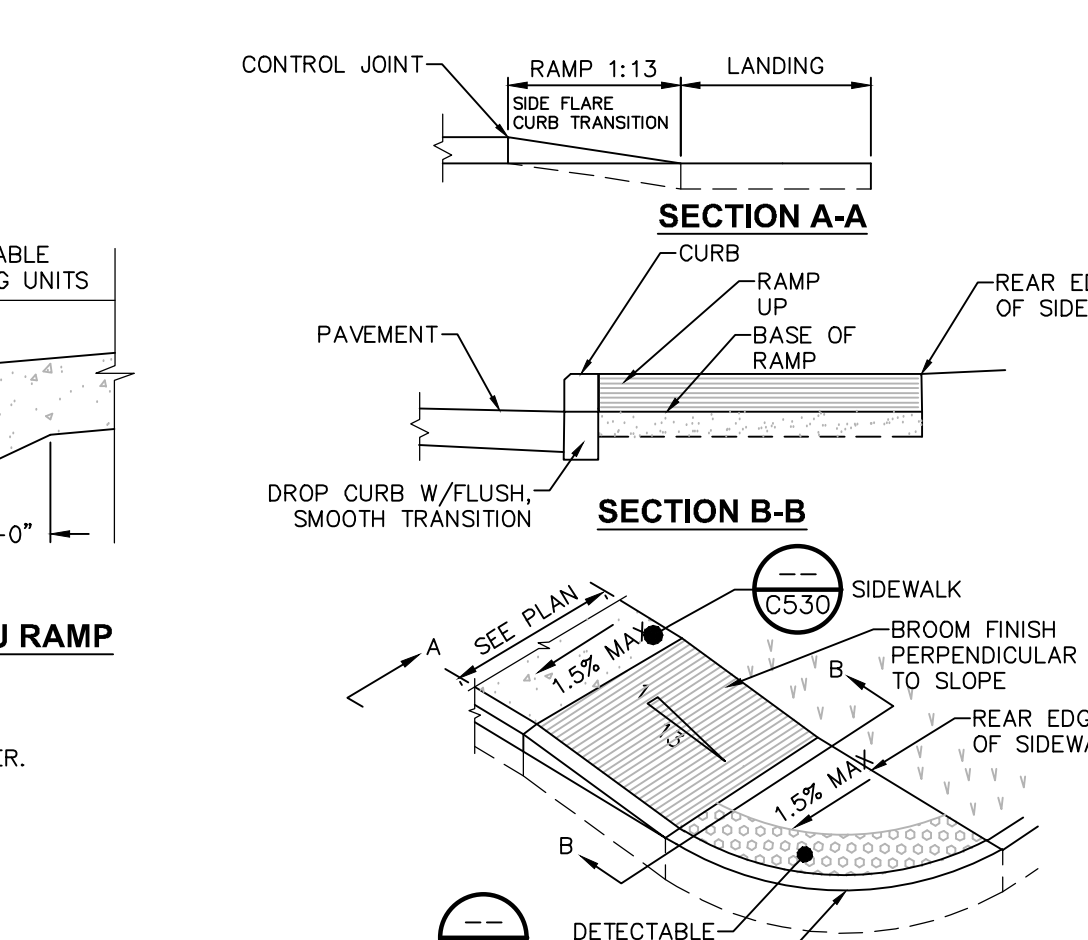
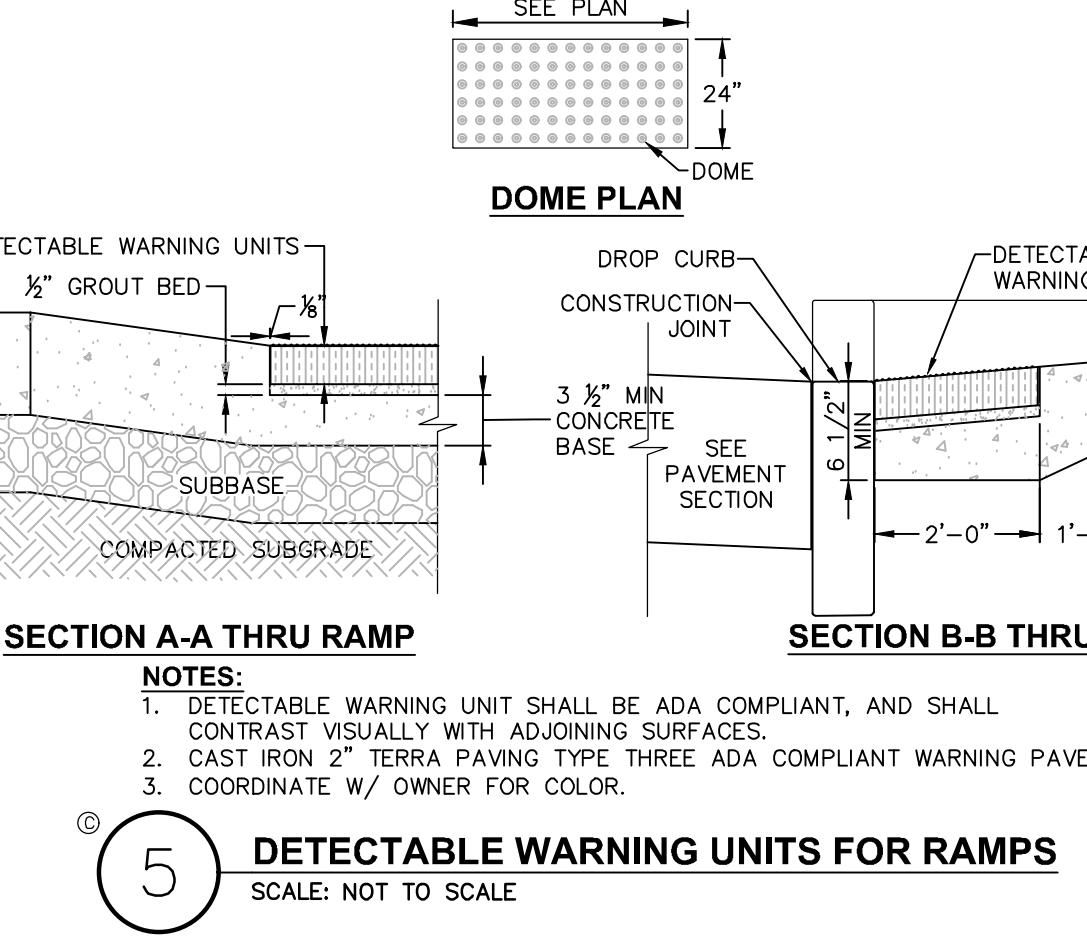
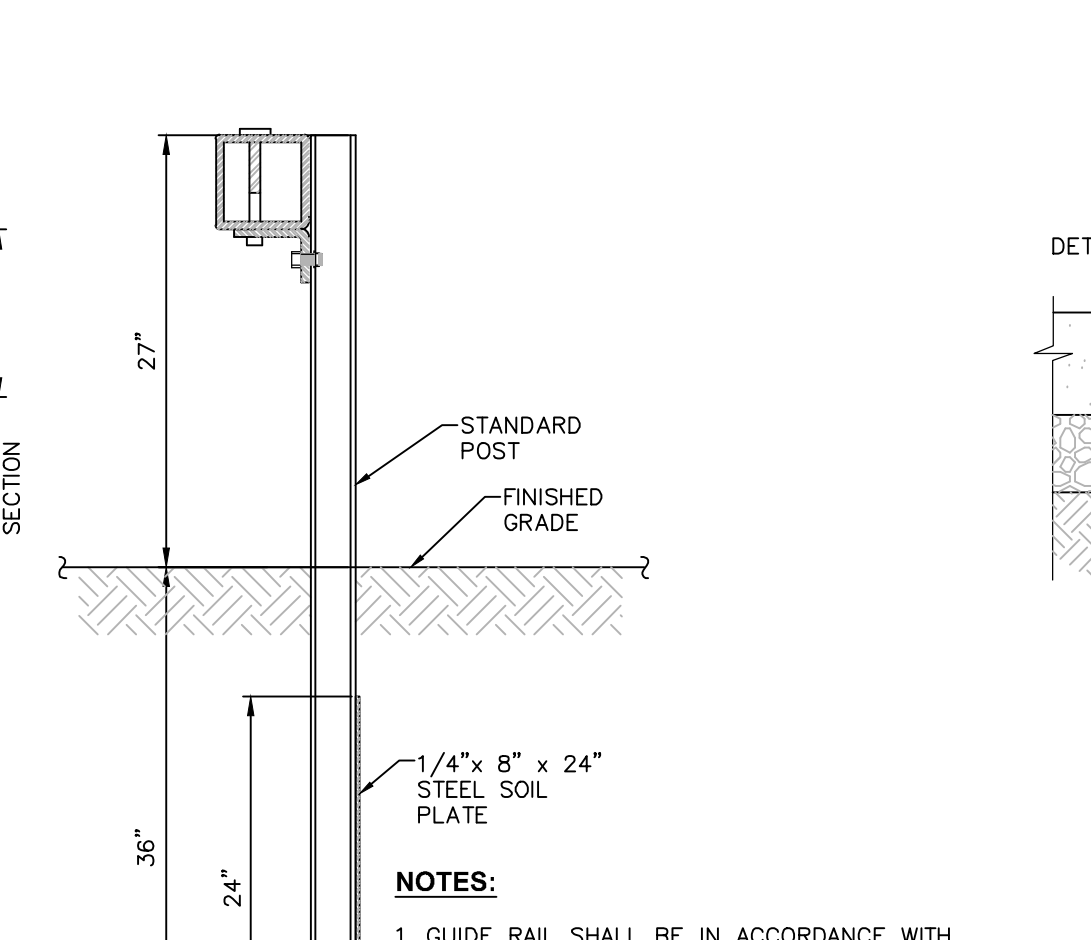
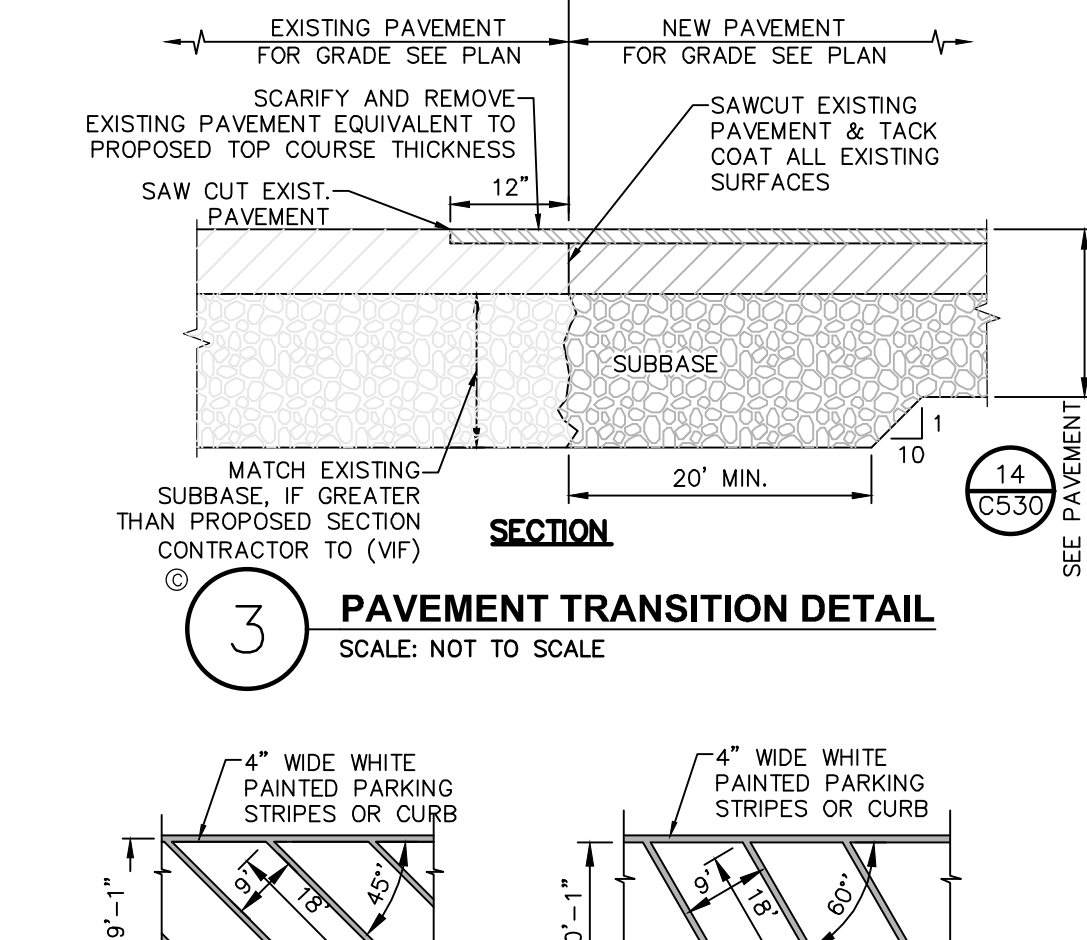
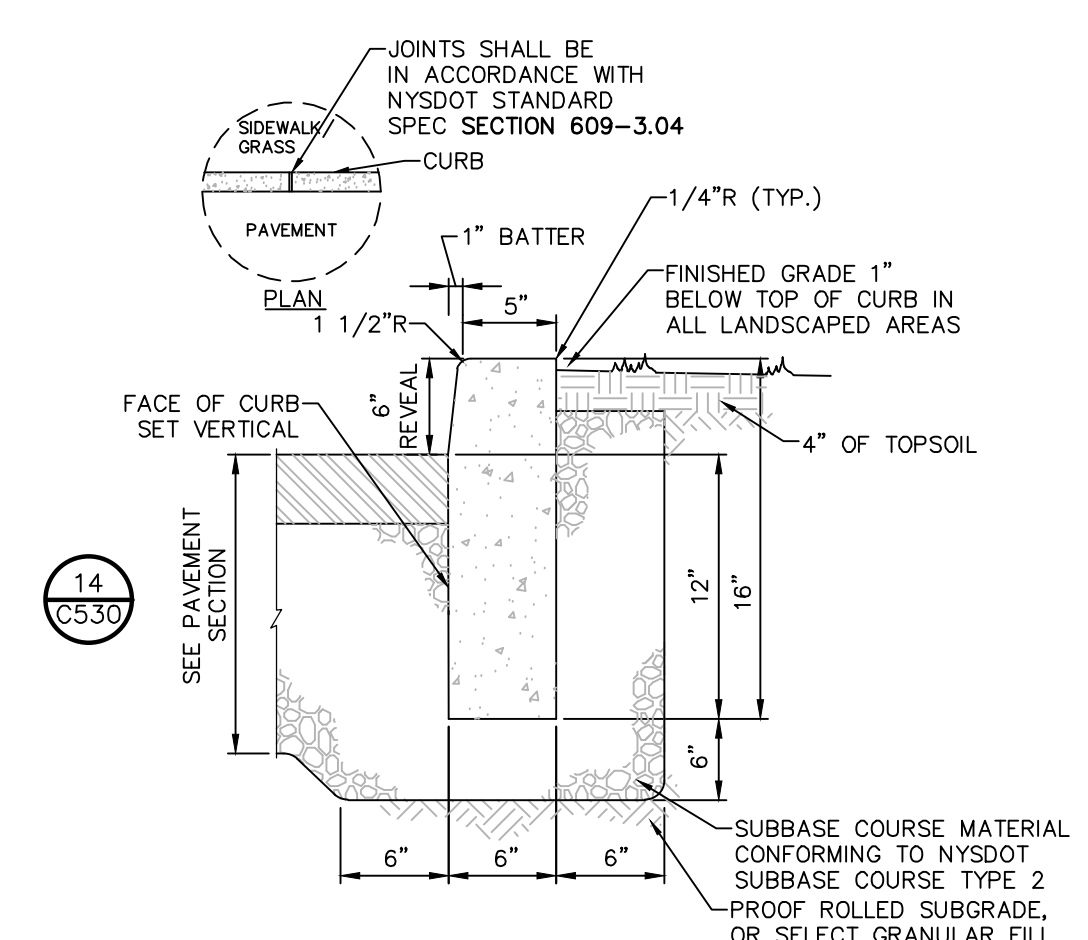
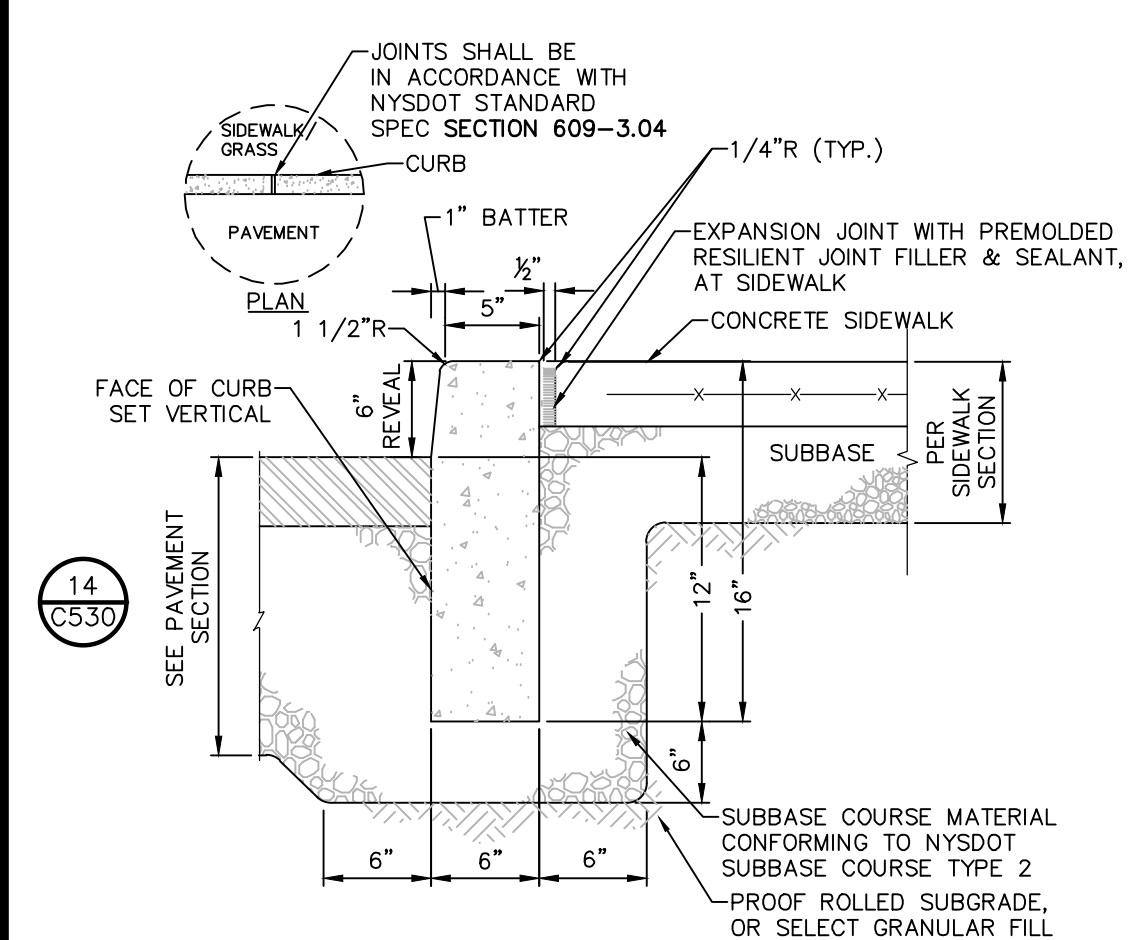
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2	05/17/19	REMOVED FOR CITY COUNCIL COMMENTS
1	11/28/18	NEW SHEET ADDED TO SET

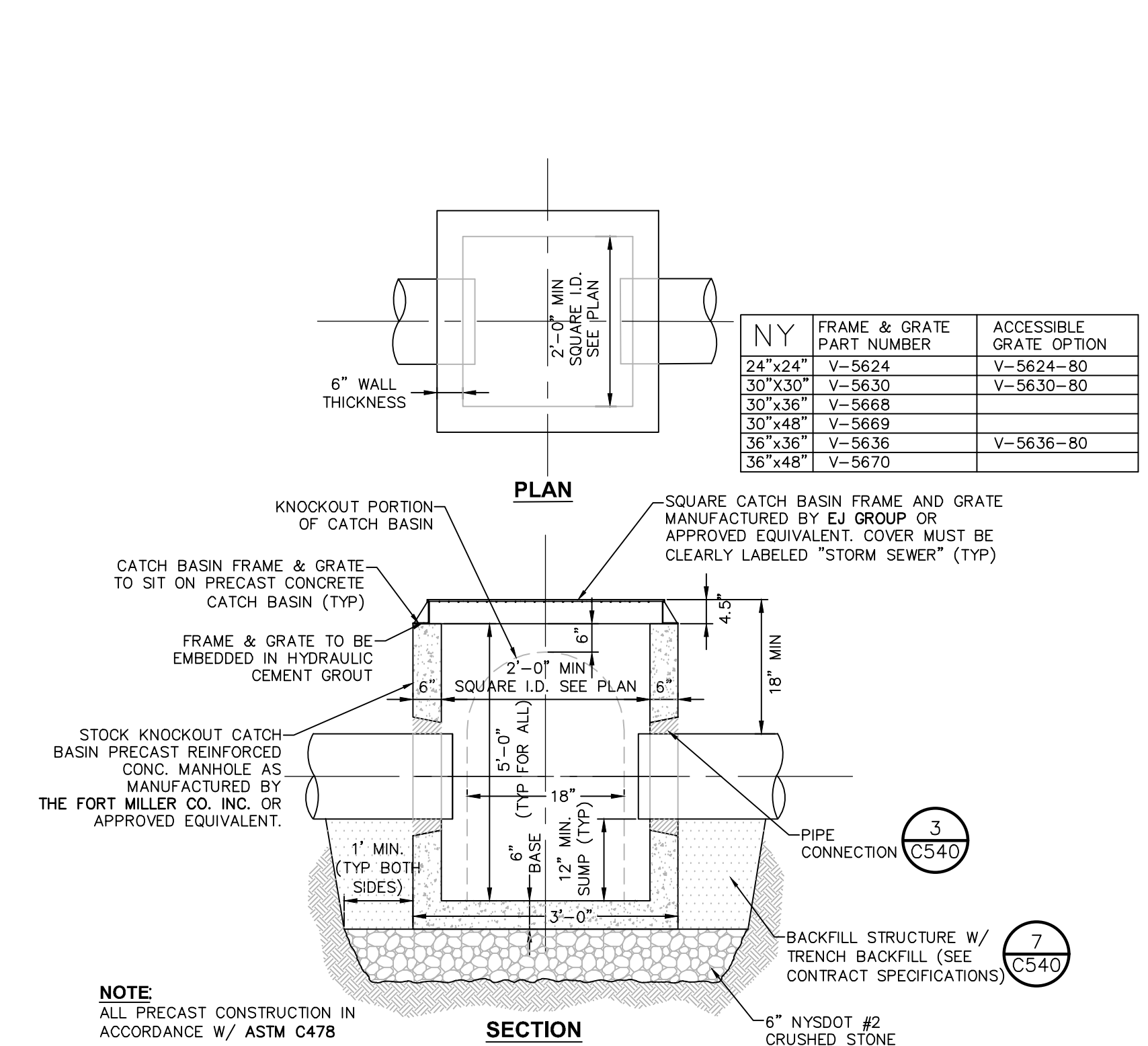
248 TIRONDA AVE., BEACON, N.Y.

**VEHICLE MANEUVERING PLAN**

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	checked
CAL	LAD
date	scale
09/10/18	1" = 30'
project no.	amount
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sheet no.	
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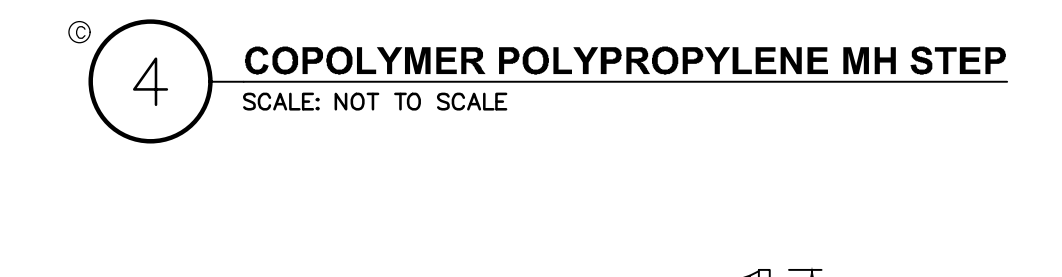


**12 PRECAST CONCRETE SHALLOW CATCH BASIN DETAIL**  
SCALE: NOT TO SCALE

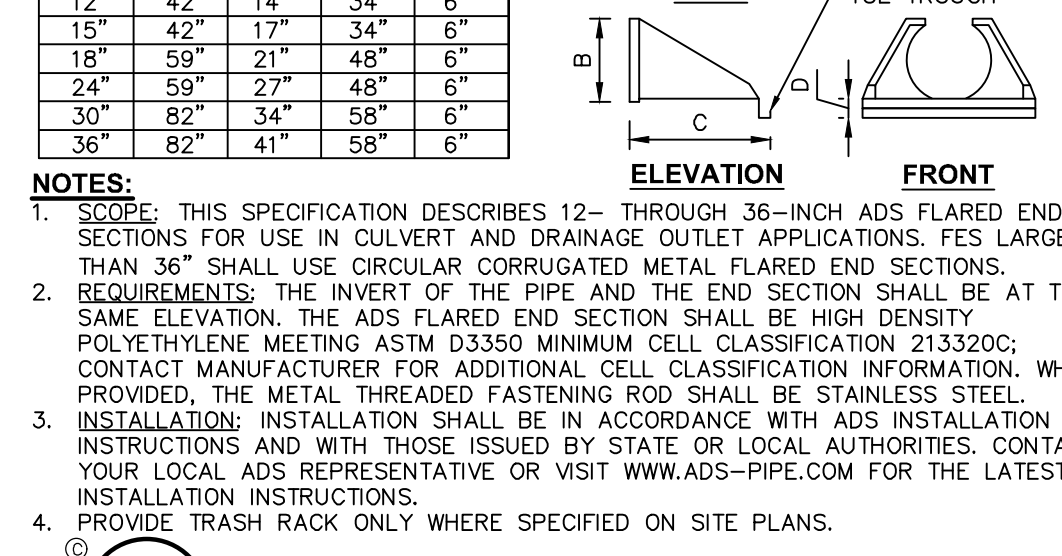
**ACCEPTABLE MANHOLE STEPS**

MANUFACTURER	PATTERN NUMBER	STEP WIDTH	STEP LENGTH	STEP RISE	STEP RUN	STEP FINISH	STEP CLEAR
M.A. INDUSTRIES INC*	PS2-PF	14 3/4	9 1/4	13 3/4	3 3/8	5 7/8	4 7/8
M.A. INDUSTRIES INC*	PS2-PPS	14 3/4	8 1/4	13 3/4	3 3/8	4 7/8	4 7/8

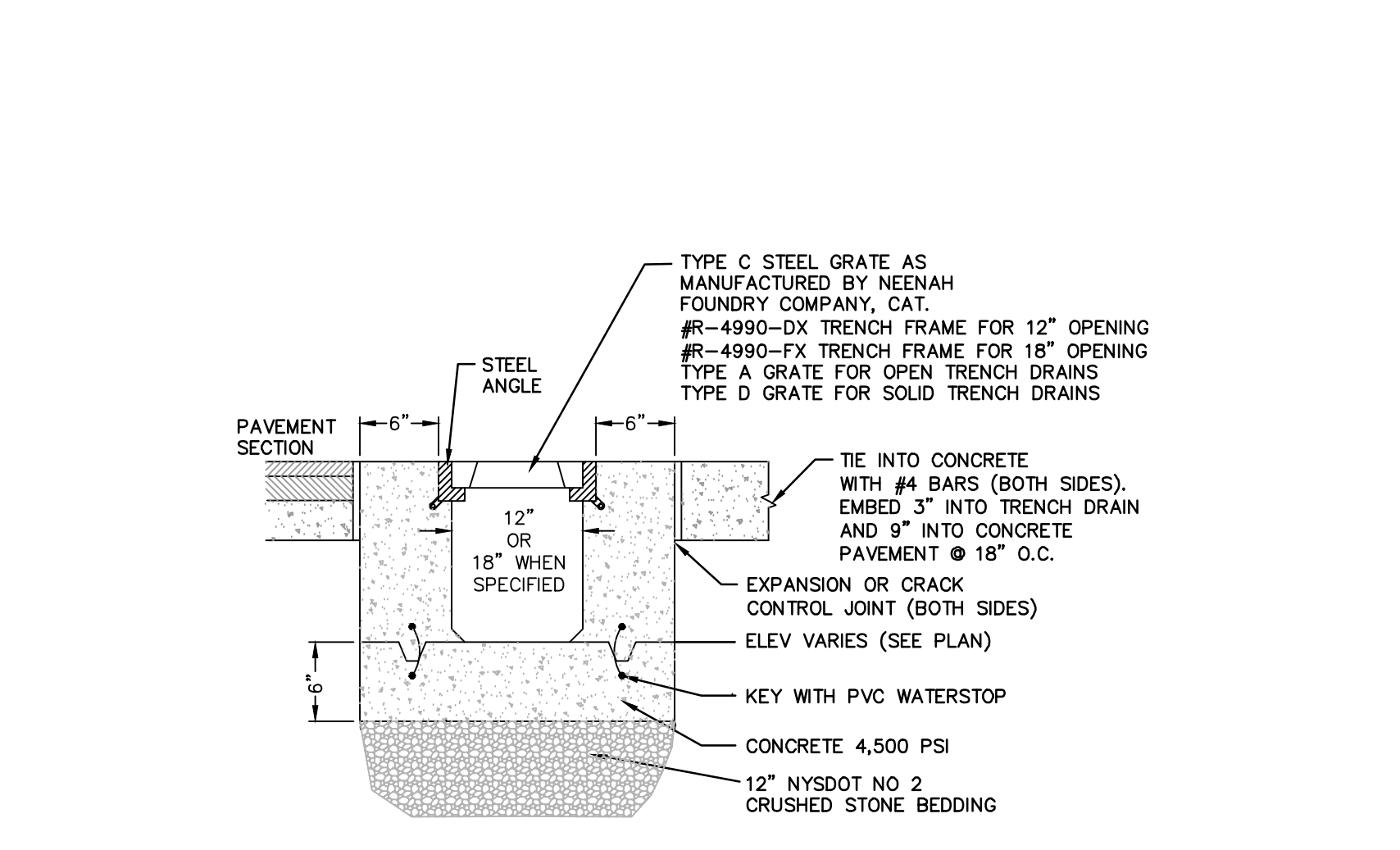
\* OR EQUIVALENT  
MH STEP DESIGN AND INSTALLATION SHALL COMPLY WITH ALL OSHA REGULATIONS



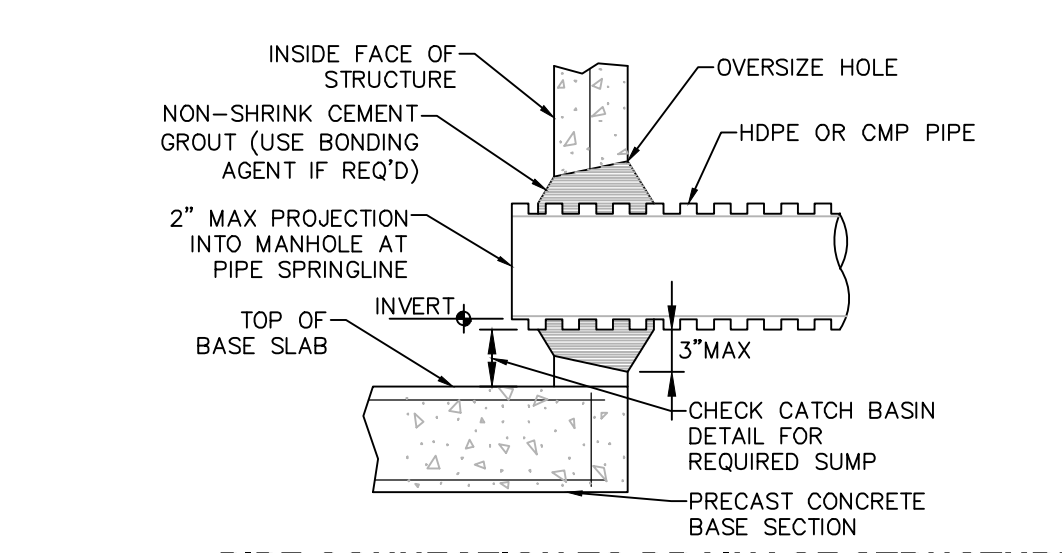
**4 COPOLYMER POLYPROPYLENE MH STEP**  
SCALE: NOT TO SCALE



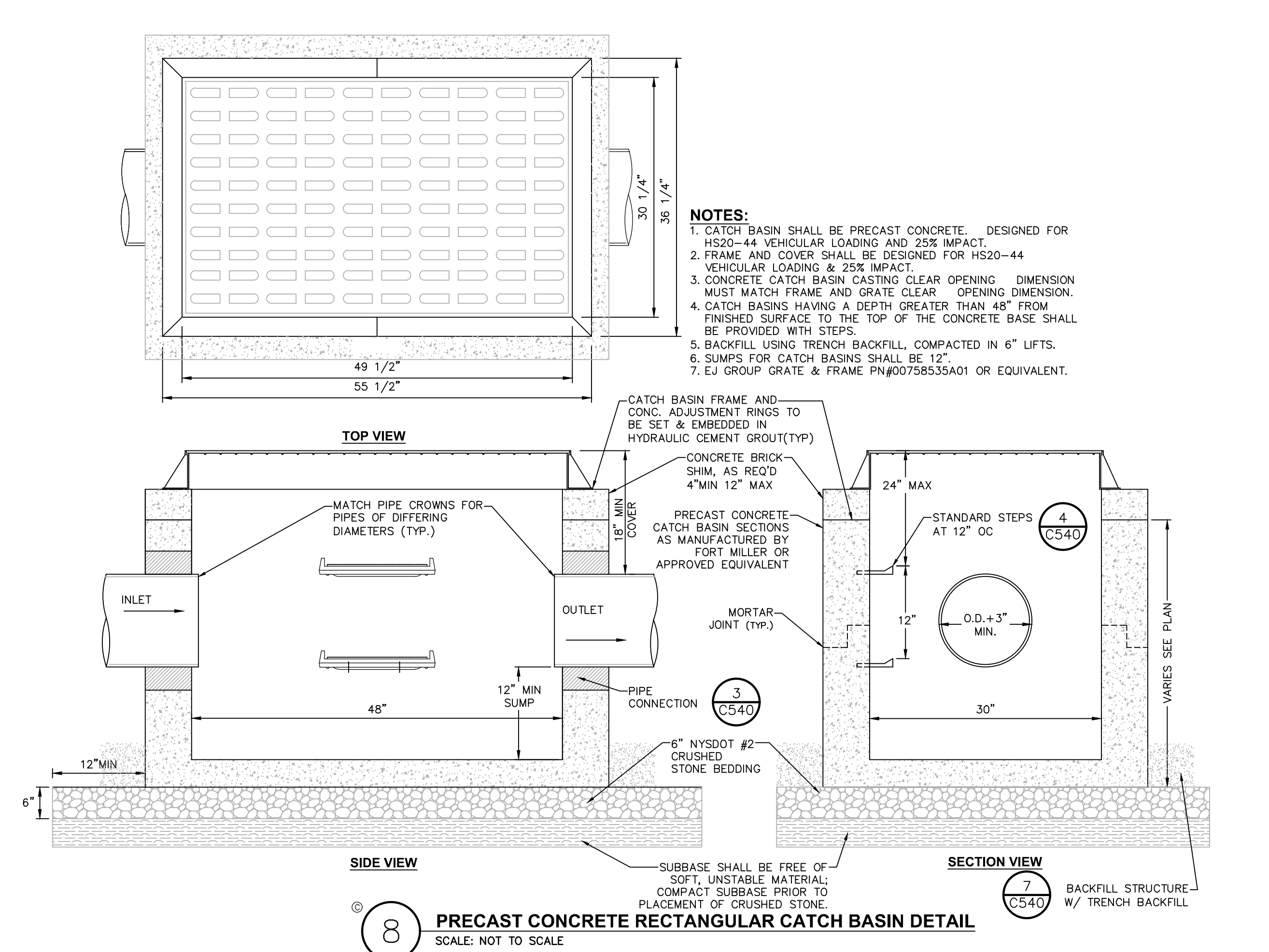
**5 TYPICAL END SECTION - HDPE**  
SCALE: NOT TO SCALE



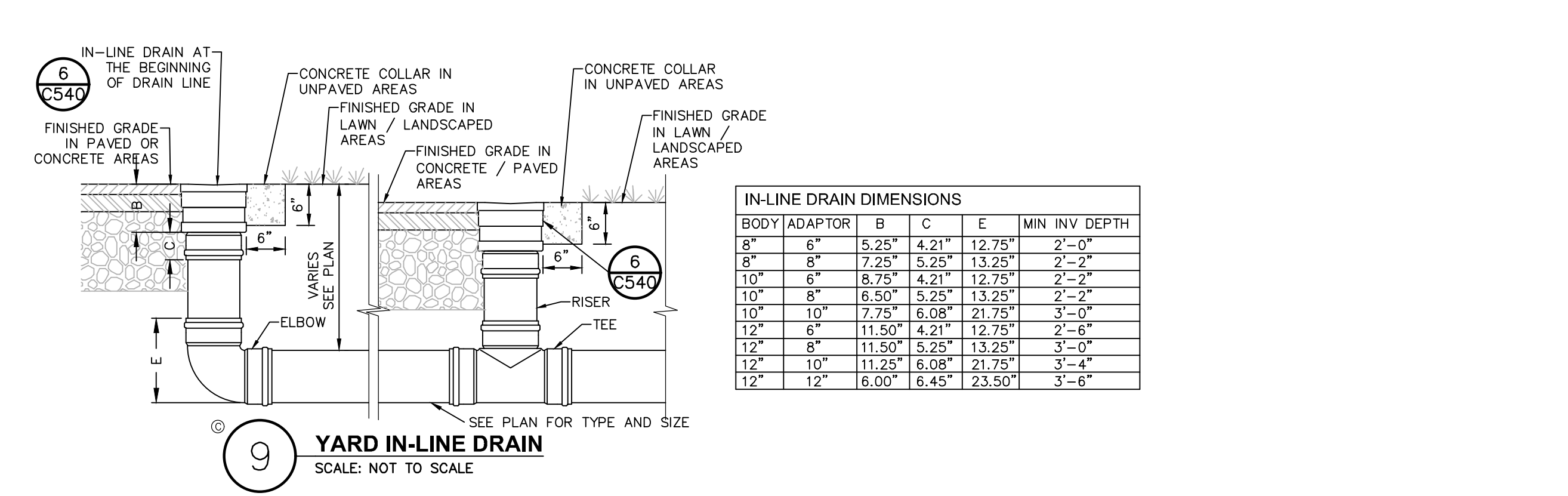
**13 TRENCH DRAIN DETAIL**  
SCALE: NOT TO SCALE



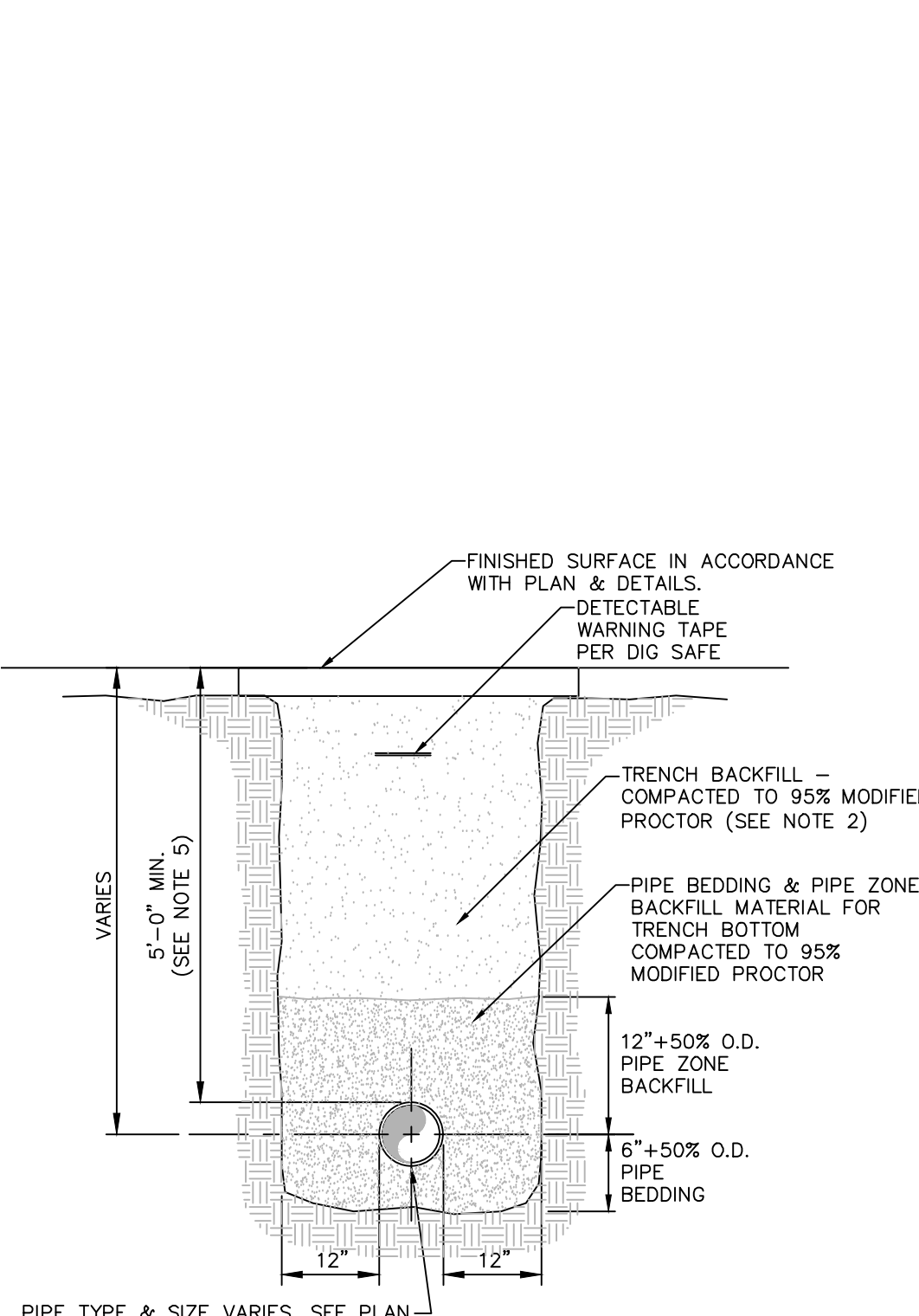
**3 PIPE CONNECTION TO DRAINAGE STRUCTURE - CMP OR HDPE CEMENT GROUT SEAL JOINT**  
SCALE: NOT TO SCALE



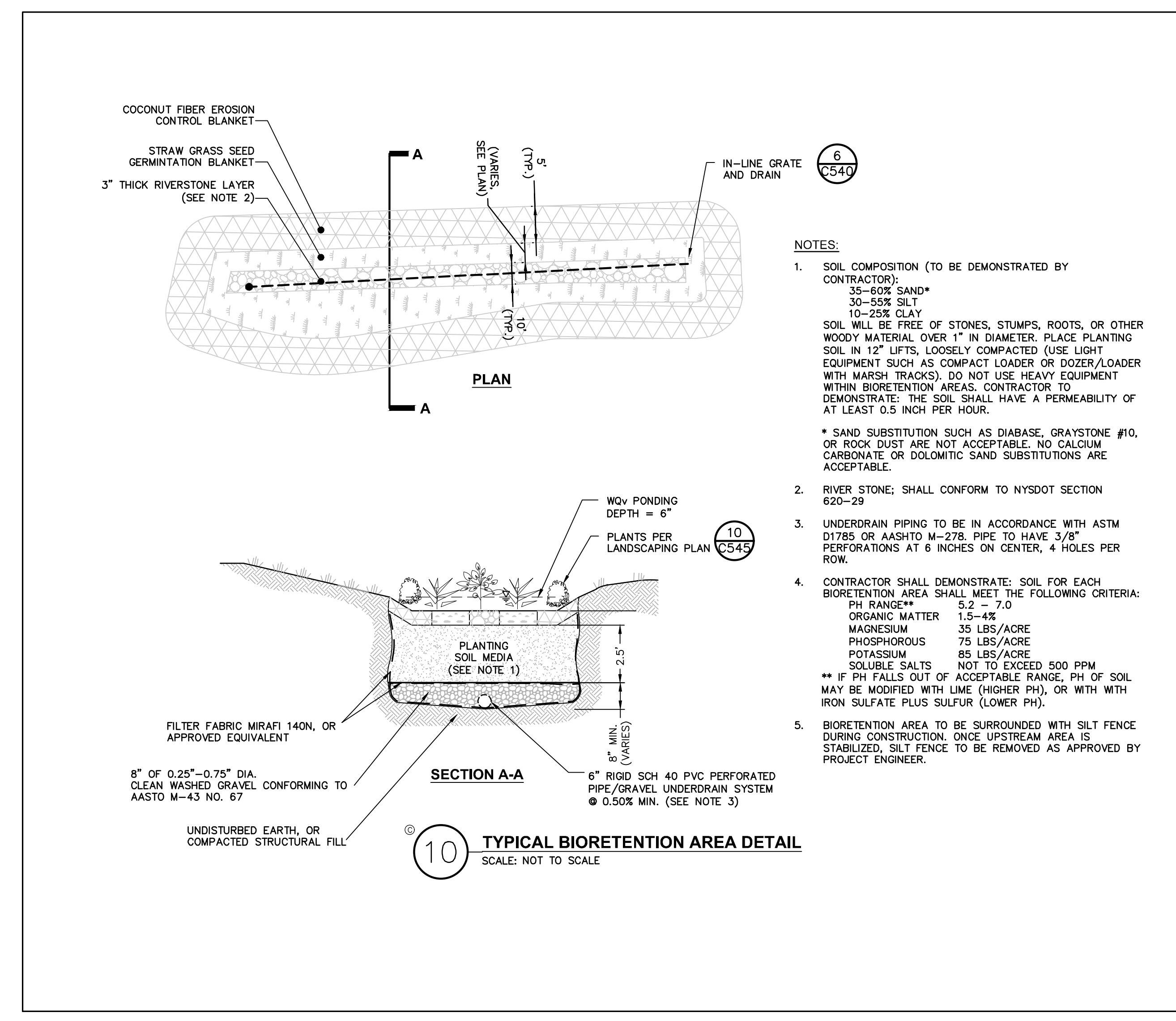
**8 PRECAST CONCRETE RECTANGULAR CATCH BASIN DETAIL**  
SCALE: NOT TO SCALE



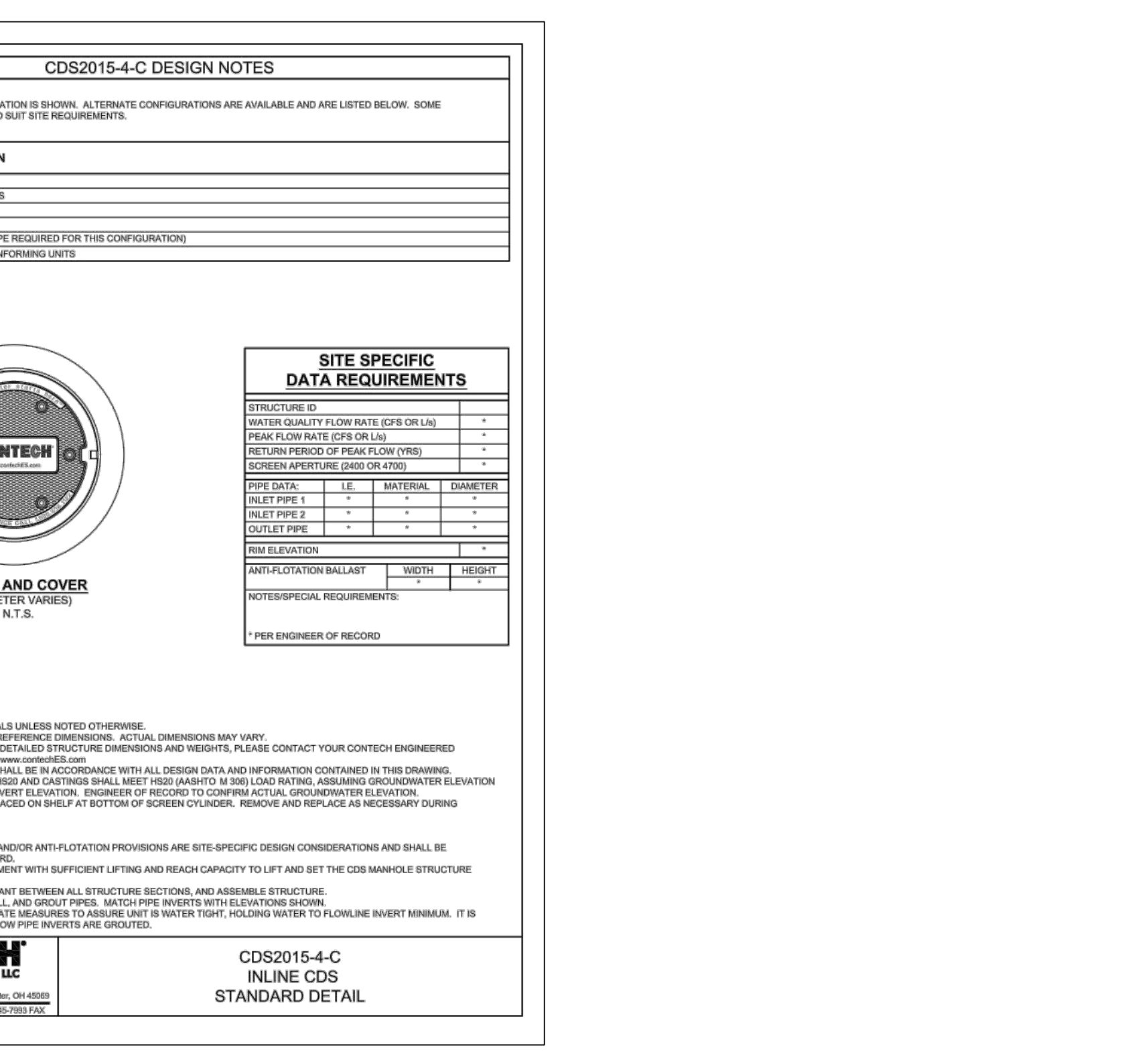
**9 YARD IN-LINE DRAIN**  
SCALE: NOT TO SCALE



**7 PIPE TRENCH DETAIL (TYPICAL)**  
SCALE: NOT TO SCALE



**10 TYPICAL BIORETENTION AREA DETAIL**  
SCALE: NOT TO SCALE



**11 CONTECH HYDRODYNAMIC SEPARATOR 2015-4-C**  
SCALE: NOT TO SCALE

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HYDRODYNAMIC SEPARATORS  
2015-4-C  
STANDARD DETAIL

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STORM SEWER DETAILS

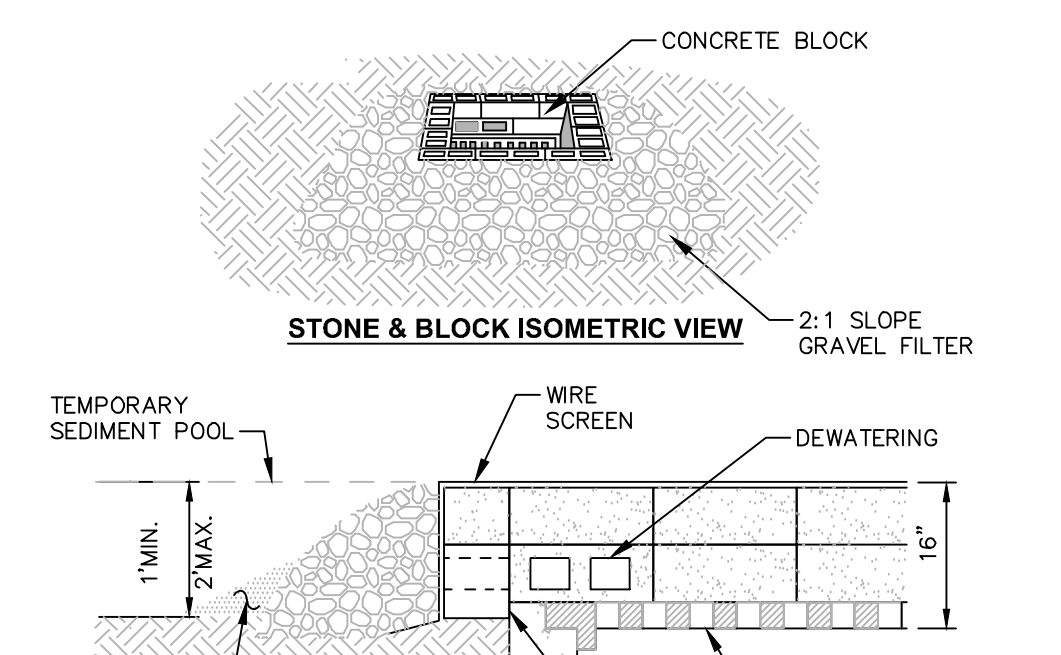
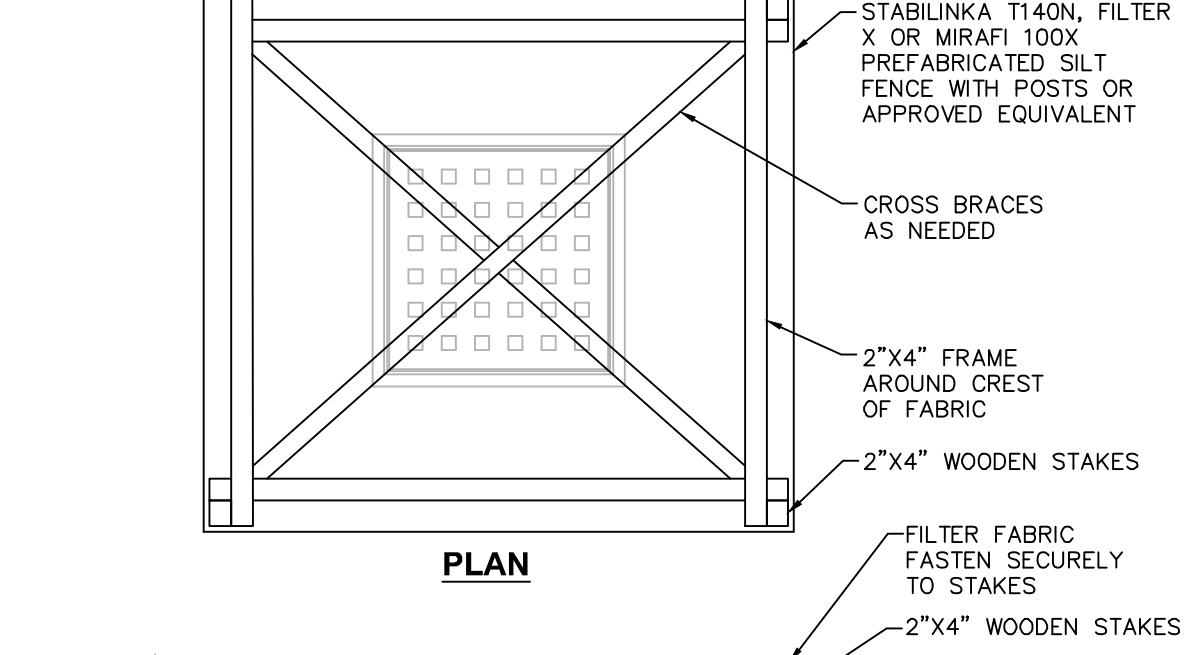
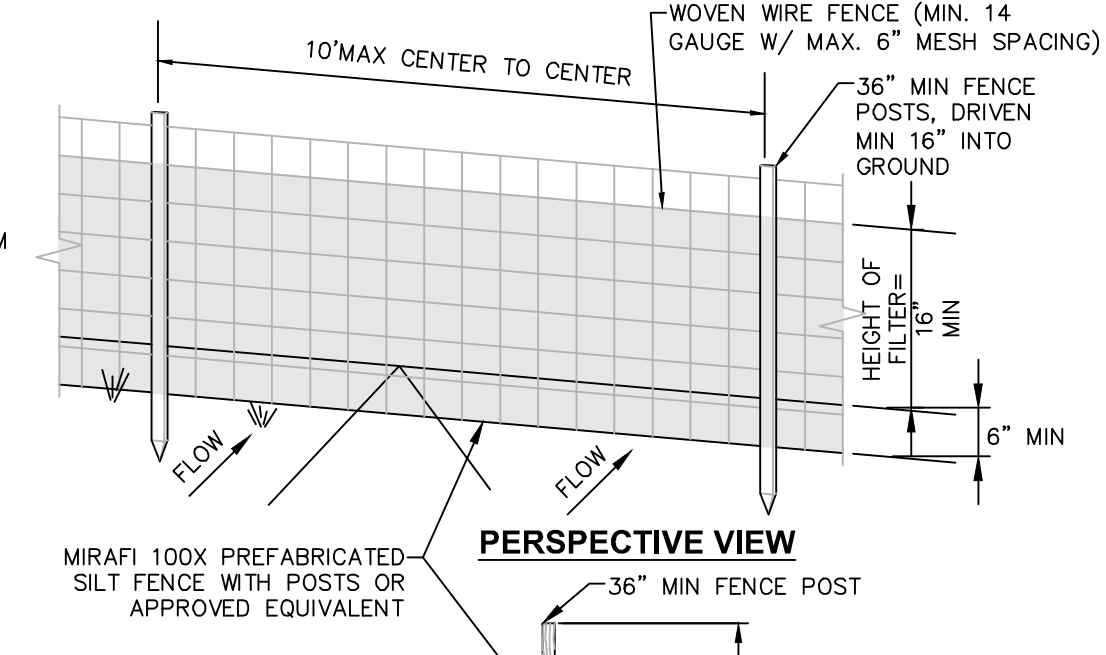
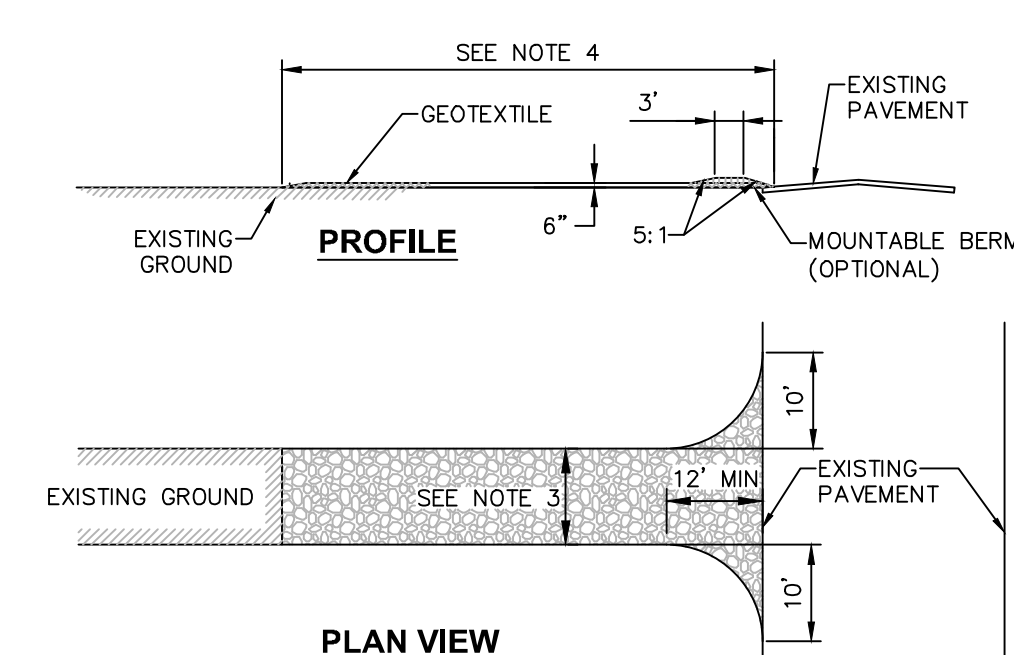
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REV.	DATE	DESCRIPTION
1	12/20/19	REVISED PER PLANNING BOARD COMMENTS

**CHAZEN ENGINEERING, LAND SURVEYING**  
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STORM SEWER DETAILS

Designed: C.S. LAD  
Checked: C.S. LAD  
Date: 09/10/18  
Project No.: 81750.00  
Sheet No.: C540  
12 of 16

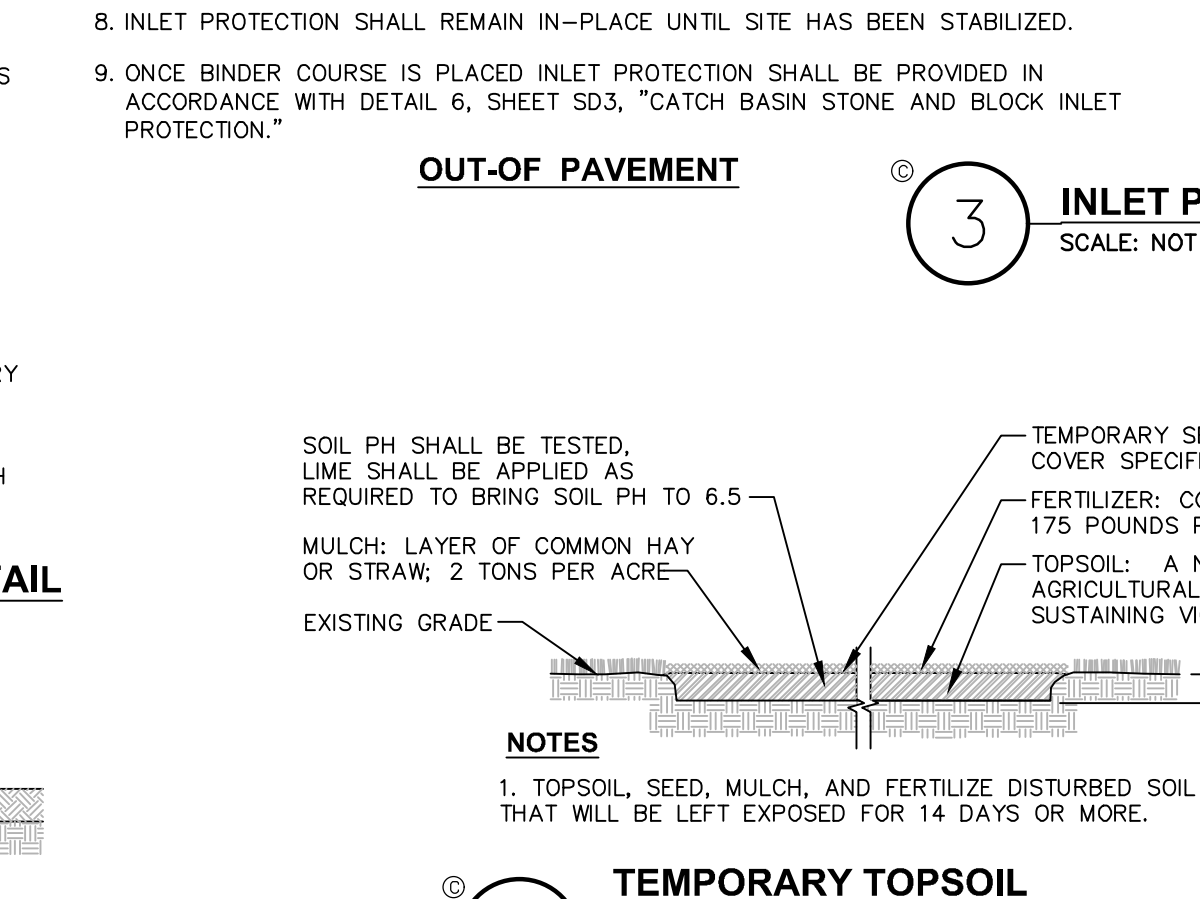
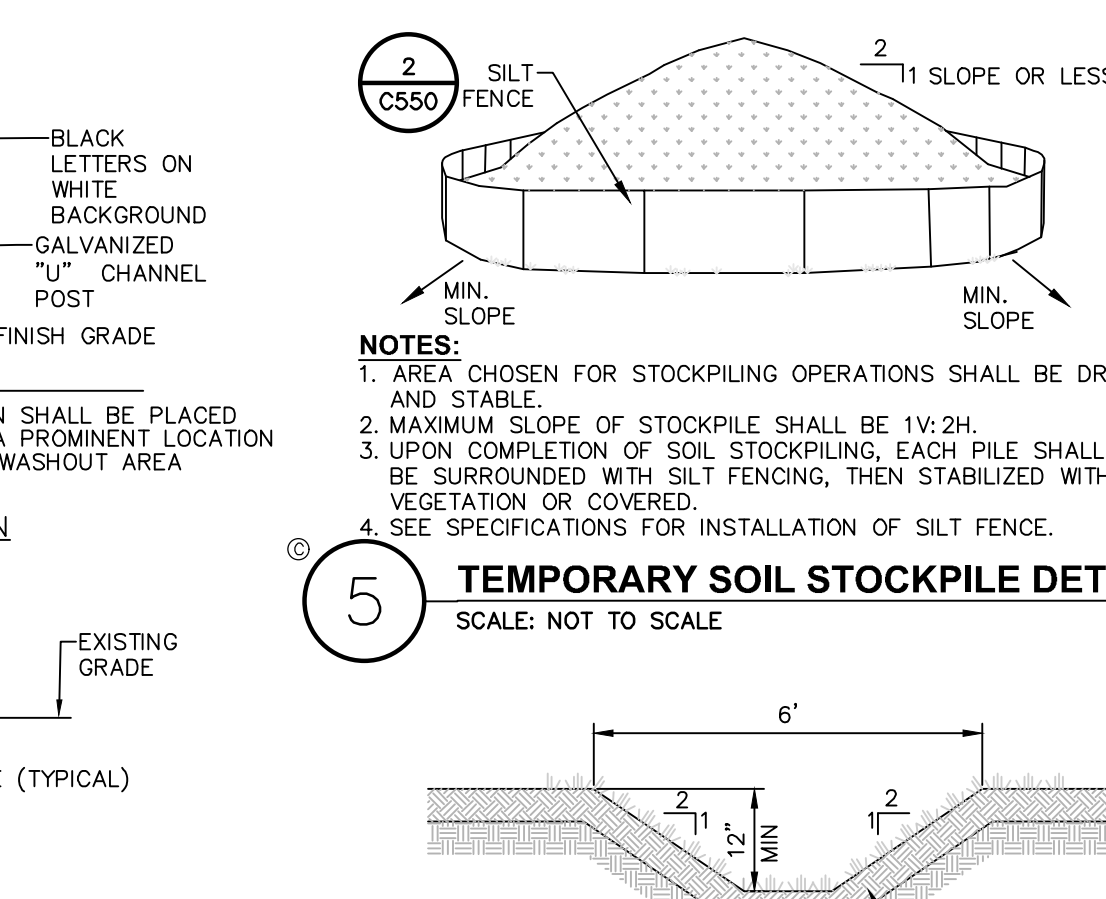
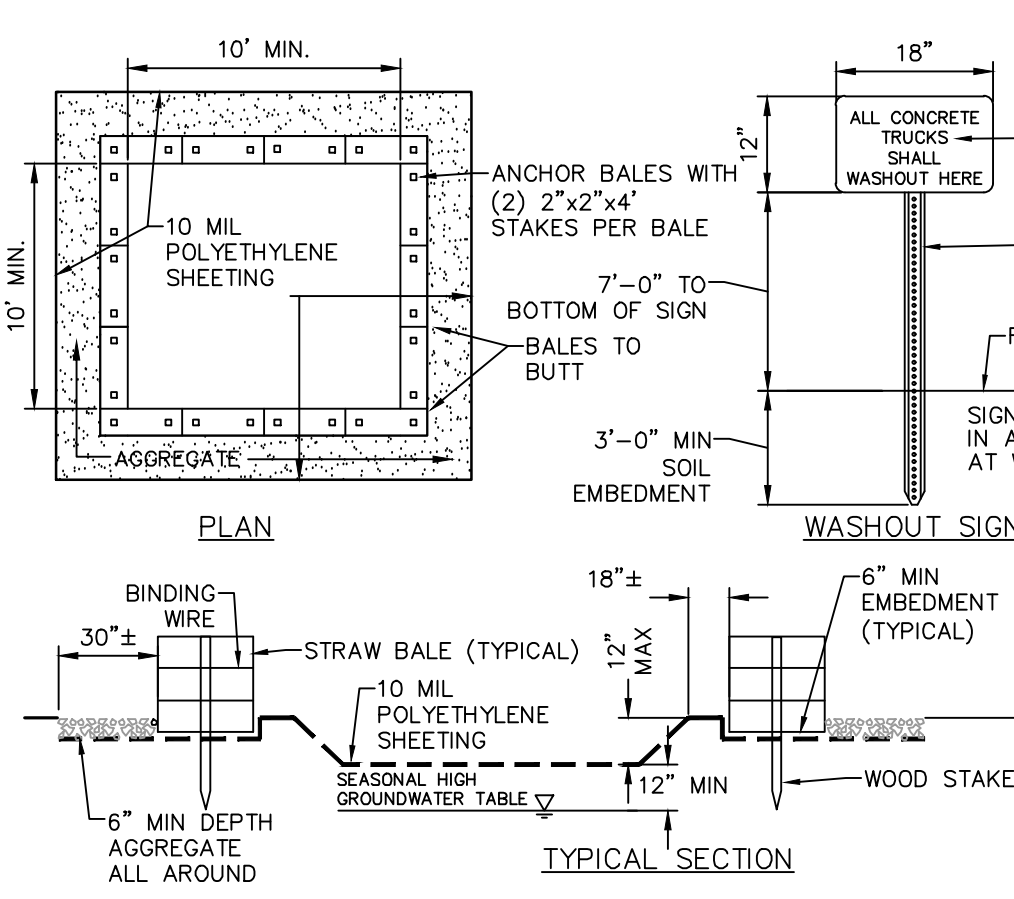
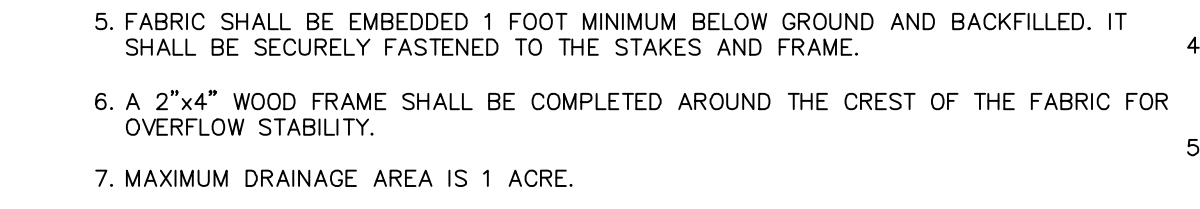


- CONSTRUCTION ENTRANCE SPECIFICATIONS:**
- STONE SIZE - USE 2\"/>

- NOTES:**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. IF BRING IS INCONVENIENT, A MOUNTABLE BERM WITH 5\"/>

- CONSTRUCTION SEQUENCING NOTES:**
- PRIOR TO COMMENCING ANY CLEARING, GRUBBING, EARTHWORK ACTIVITIES, ETC. AT THE SITE, THE CONTRACTOR SHALL LEAD 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.

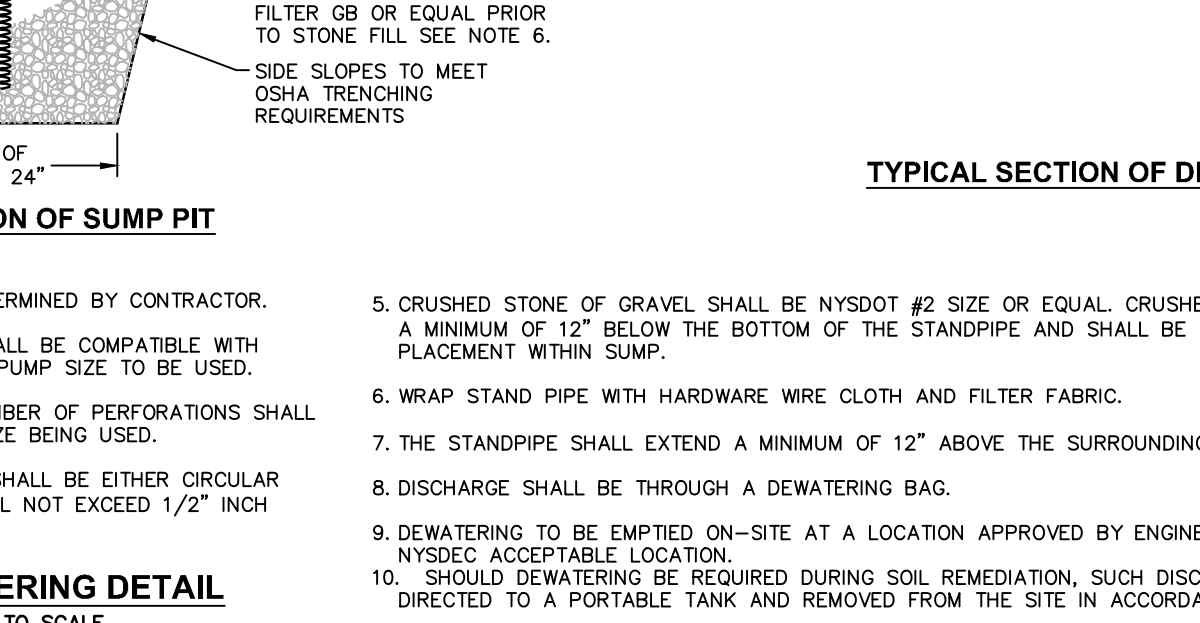
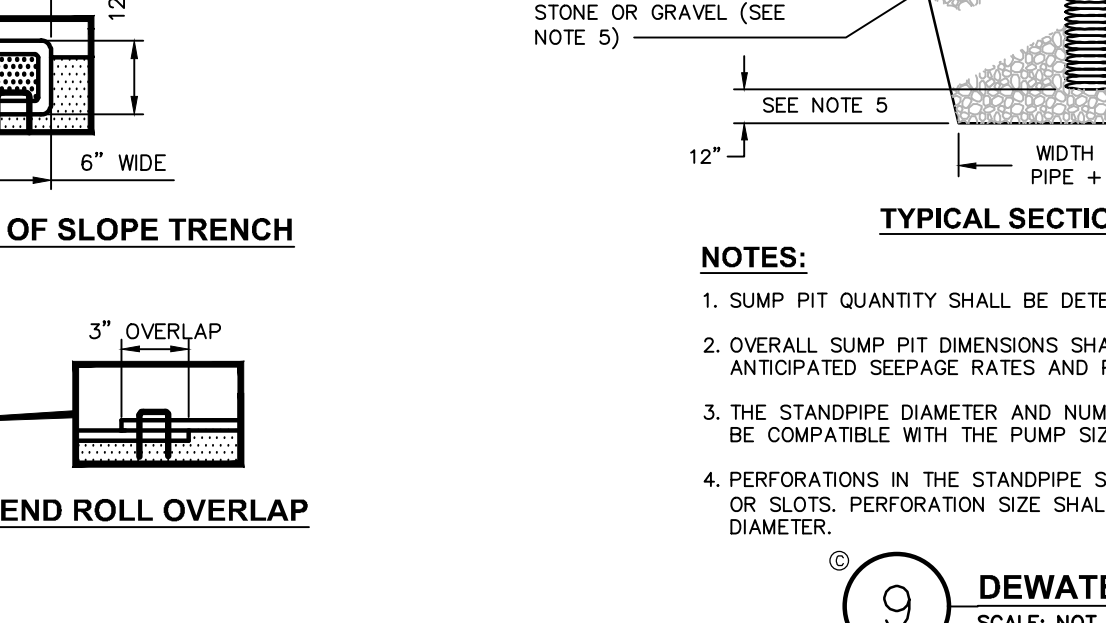
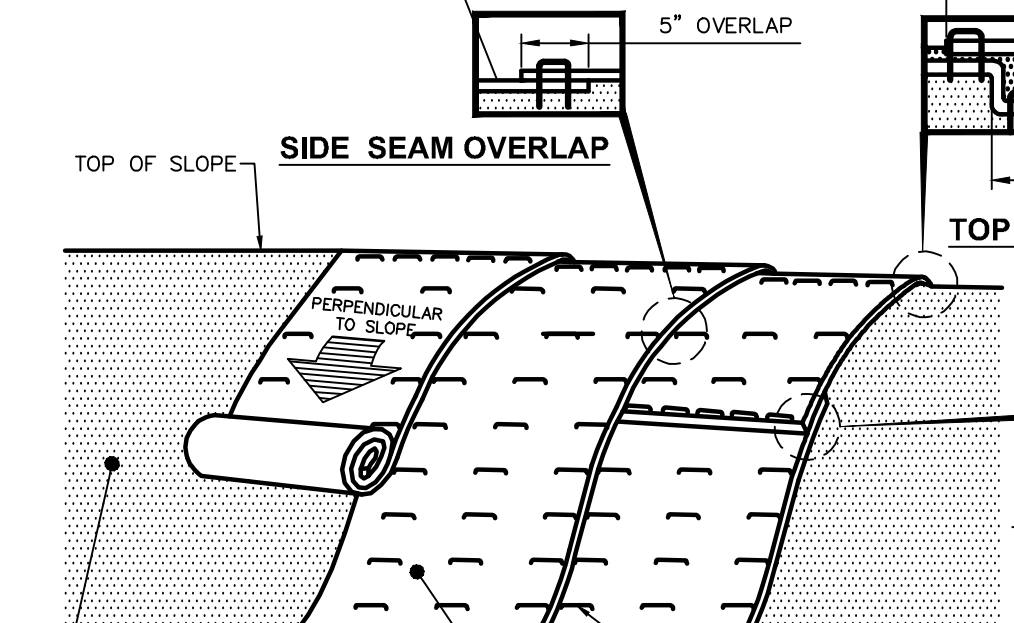
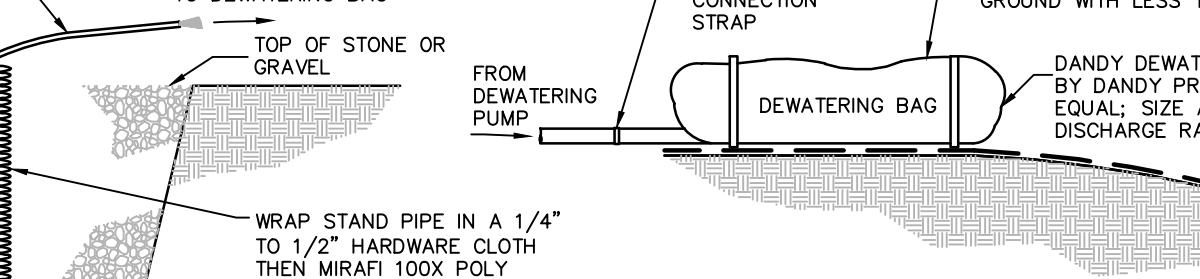
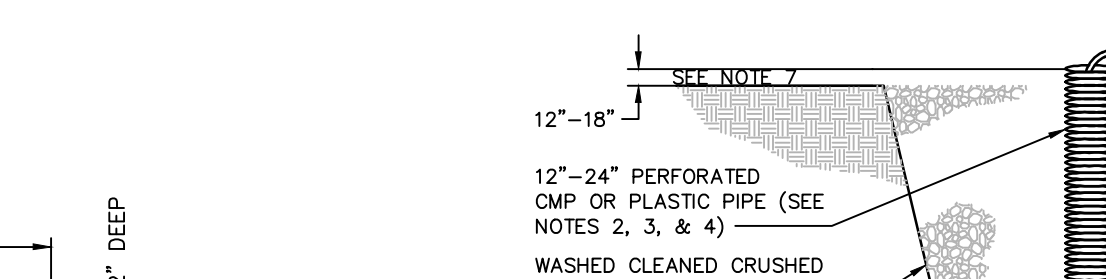
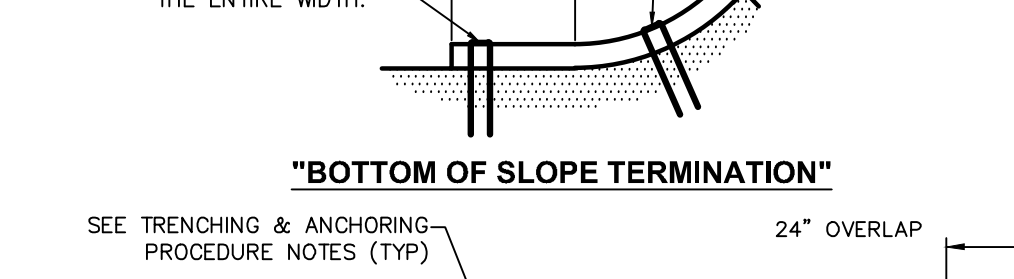
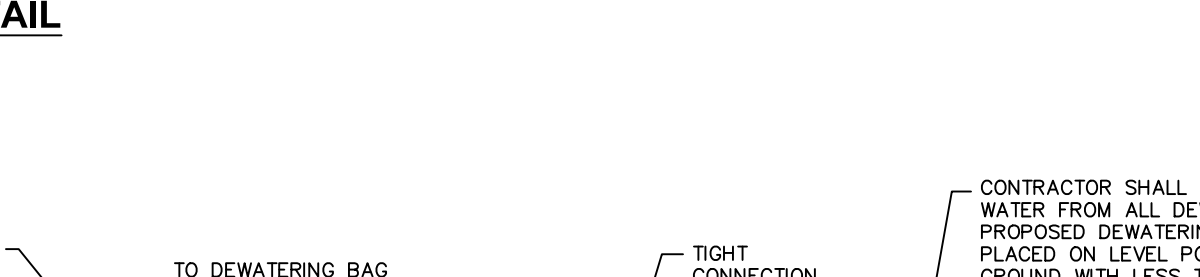
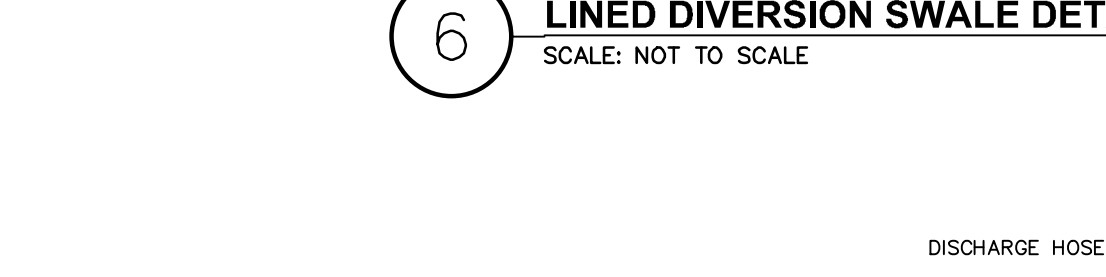
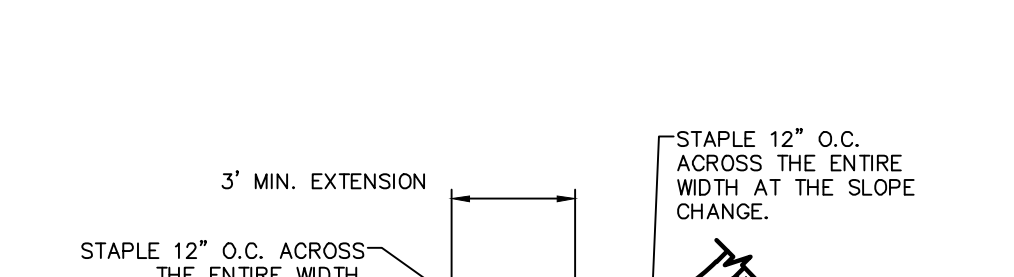
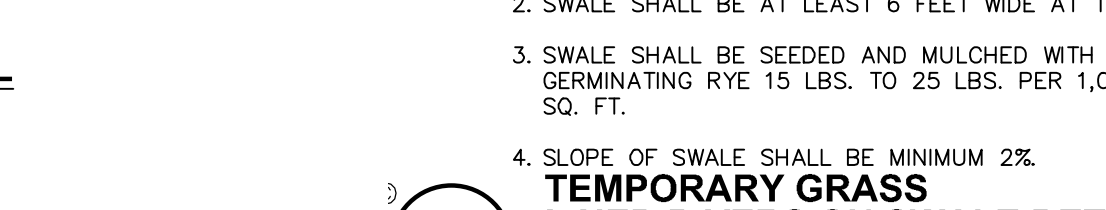
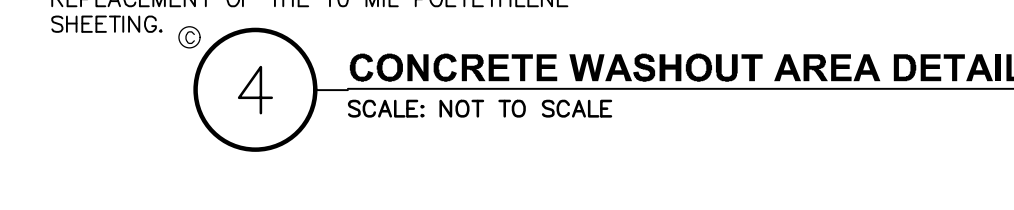
- CONSTRUCTION SEQUENCING NOTES:**
- PRIOR TO COMMENCING ANY CLEARING, GRUBBING AND/OR EARTHWORK ACTIVITIES IN ANY OTHER AREA OF THE SITE, THE CONTRACTOR SHALL INSTALL INLET AND OUTLET PROTECTION MEASURES (RRAP, OVERFLOW WEIRS), OULVERT, INLET/OUTLET PROTECTION, ETC.) AND SHALL STABILIZE THE AREAS DISTURBED DURING THE CONSTRUCTION OF THE SEDIMENT BASIN.



- NOTES:**
- CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.

- NOTES:**
- MINIMUM DEPTH OF SWALE SHALL BE 12\"/>

- NOTES:**
- TOPSOIL, SEED, MULCH, AND FERTILIZER DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.



- NOTES:**
- PREPARE THE TOPSOIL (SEEDBED) FIRST BY BAKING, SHARPING, FINE GRADING, COMPACTING, SEEDING & FERTILIZING THE SLOPES.

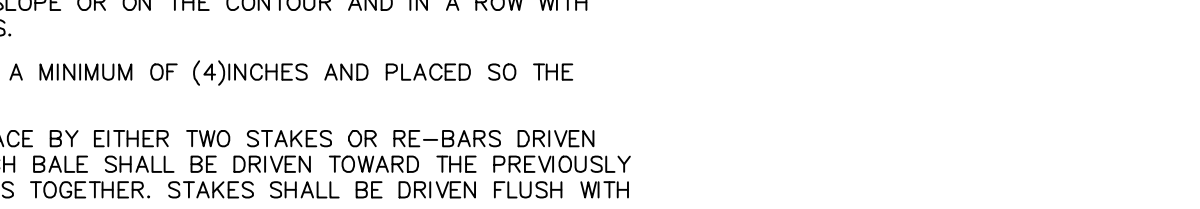
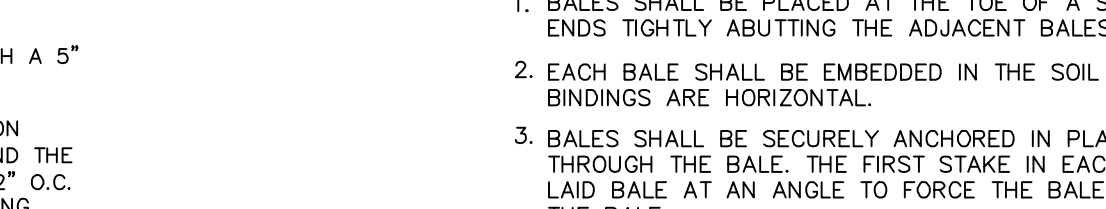
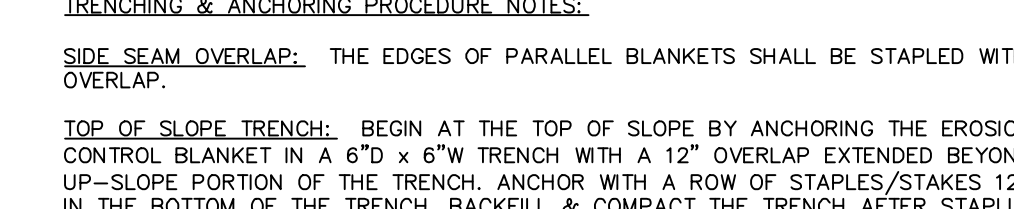
- NOTES:**
- BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ADJUTING THE ADJACENT BALES.

- NOTES:**
- CRUSHED STONE OR GRAVEL SHALL BE WYSCREEN #20 SIZE OR EQUAL. CRUSHED STONE SHALL EXTEND A MINIMUM OF 12\"/>

- TRENCHING & ANCHORING PROCEDURE NOTES:**
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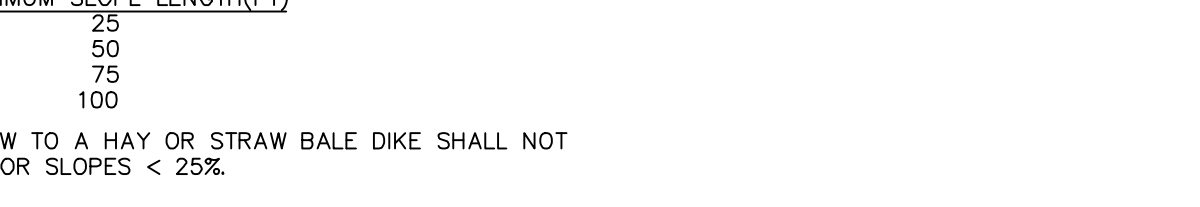
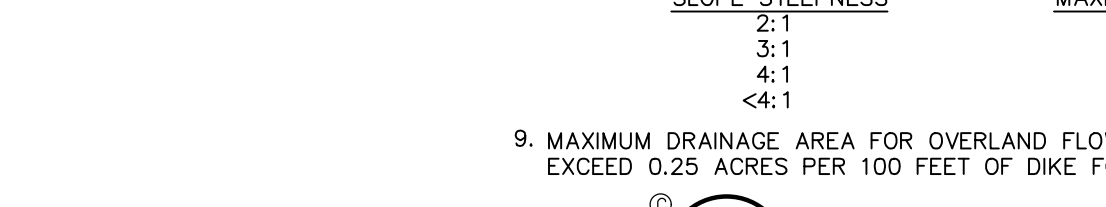
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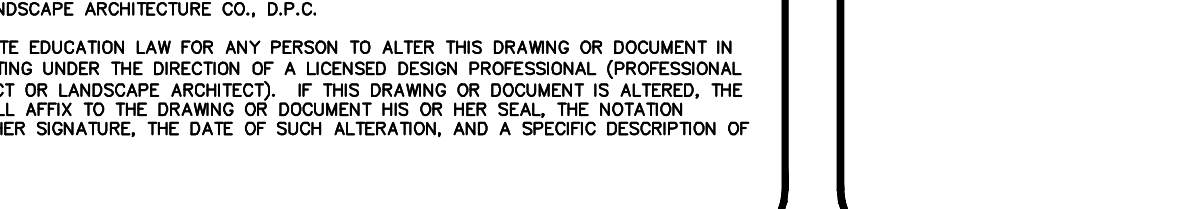
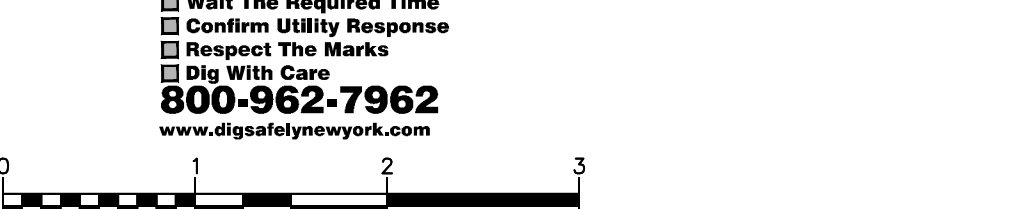
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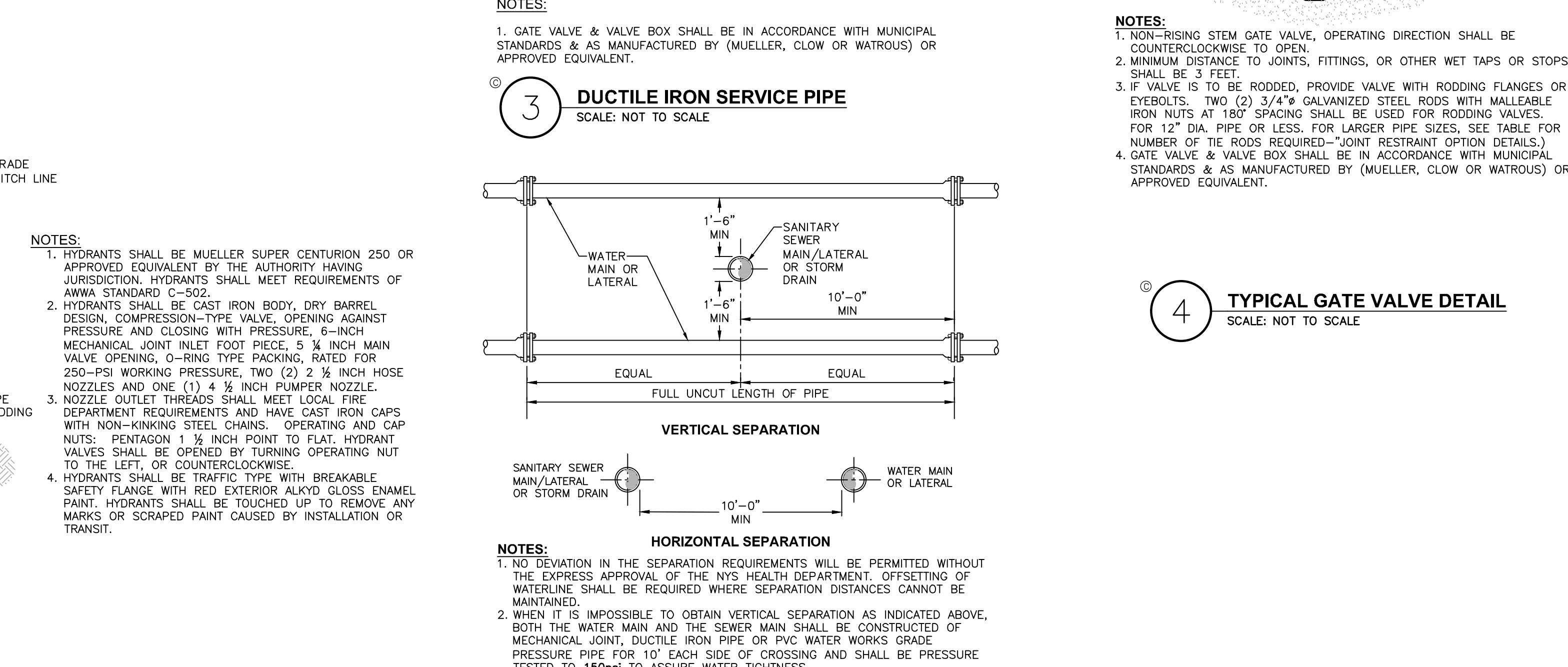
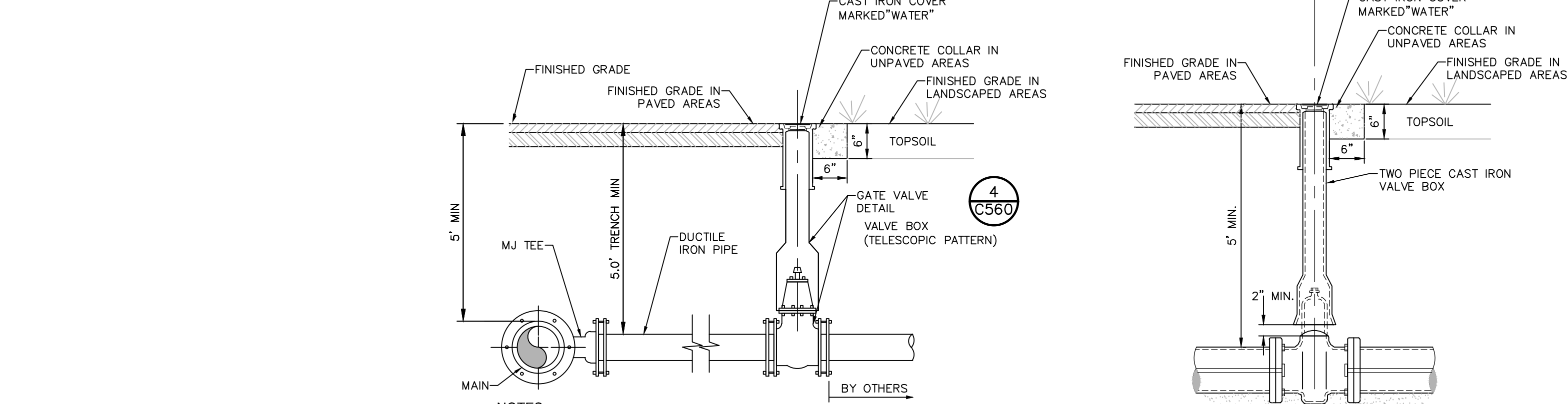
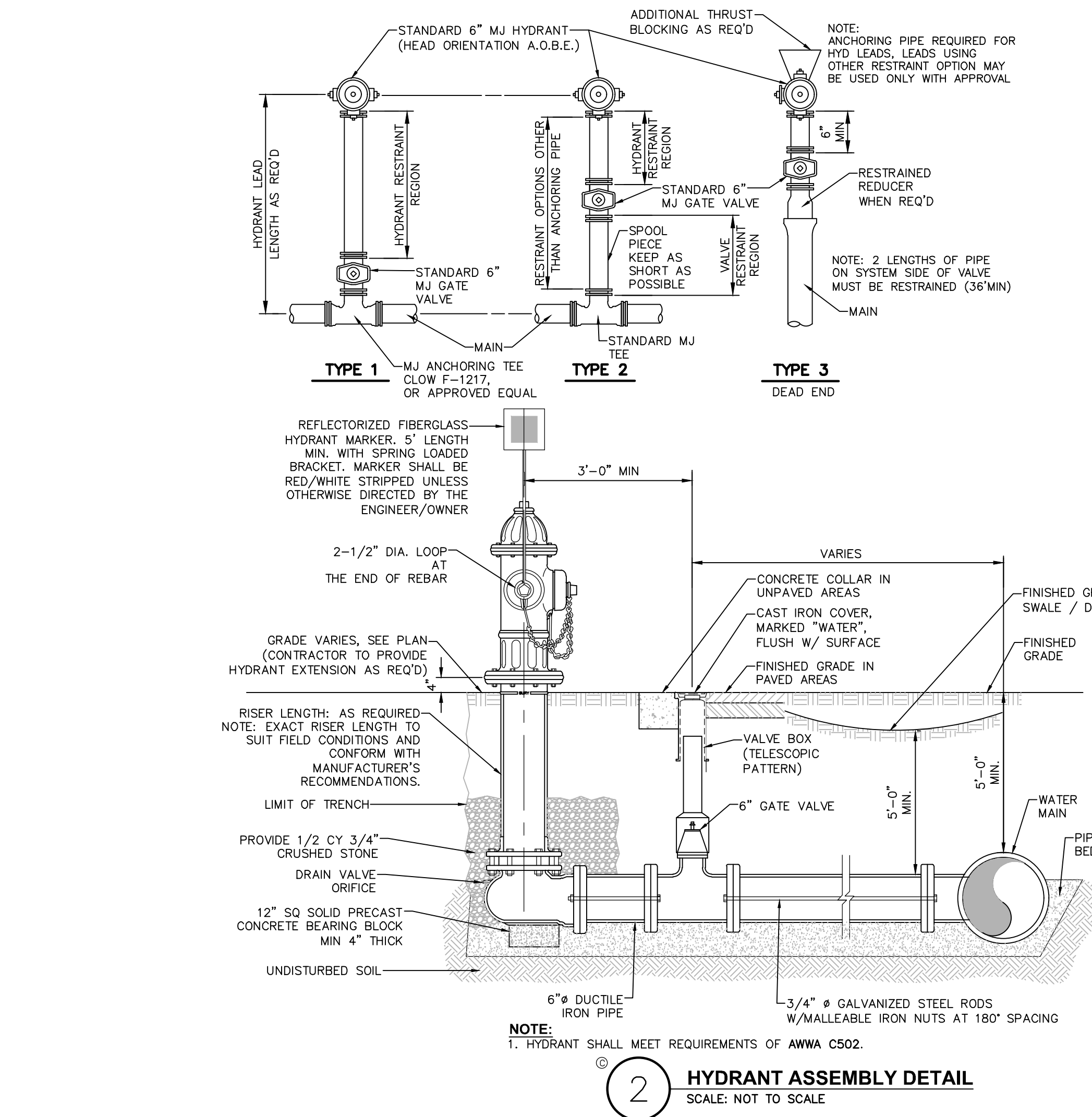
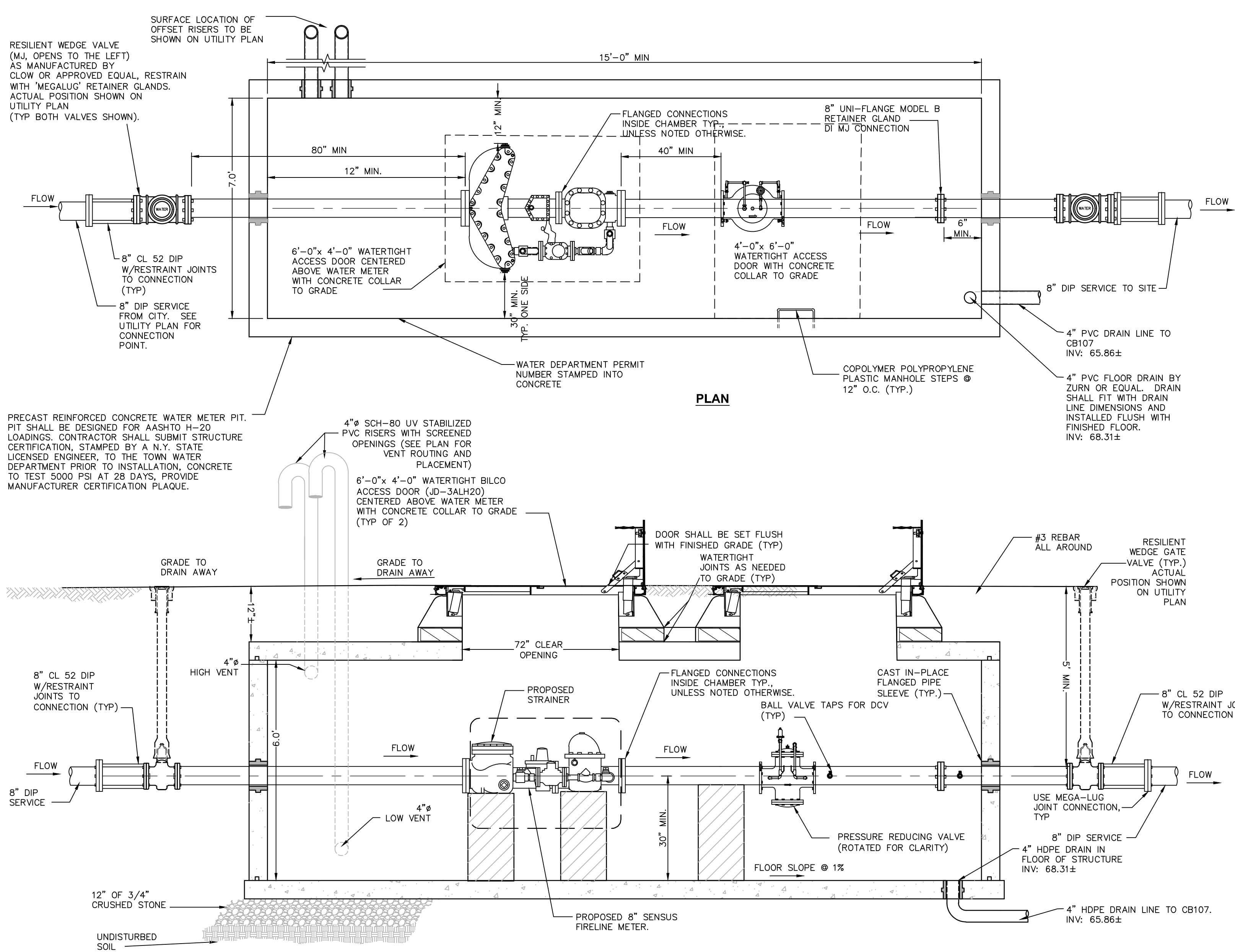
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no.	date	REVISED PER	PLANNING BOARD COMMENTS	description
1	12/20/19			

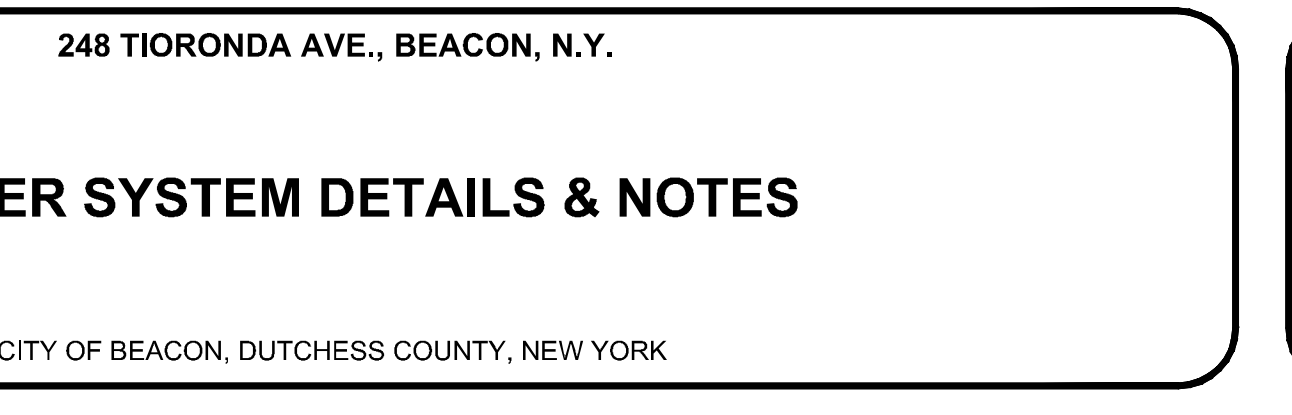
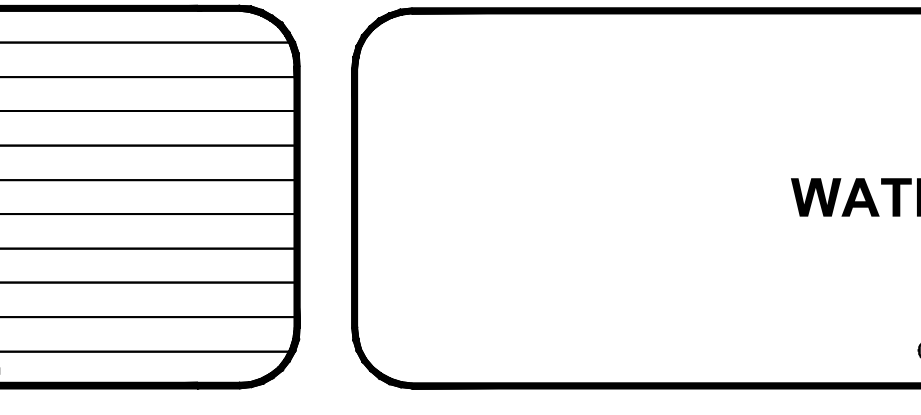
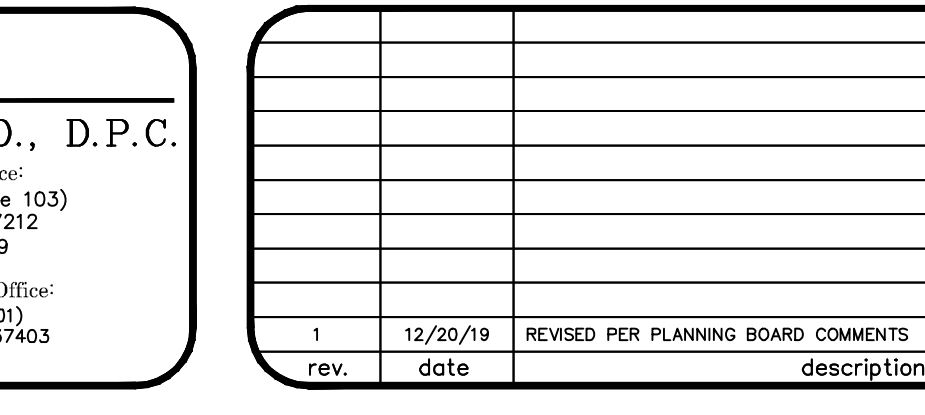
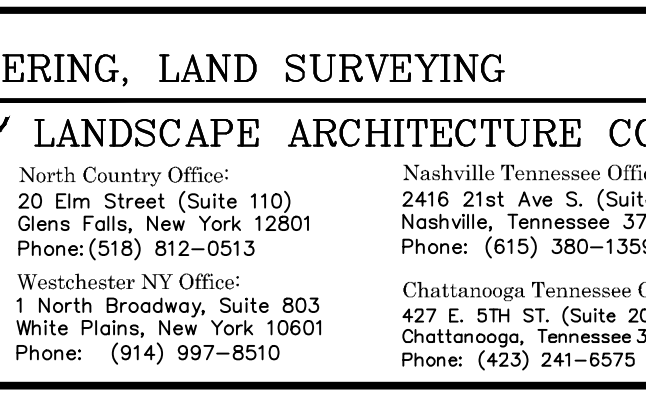
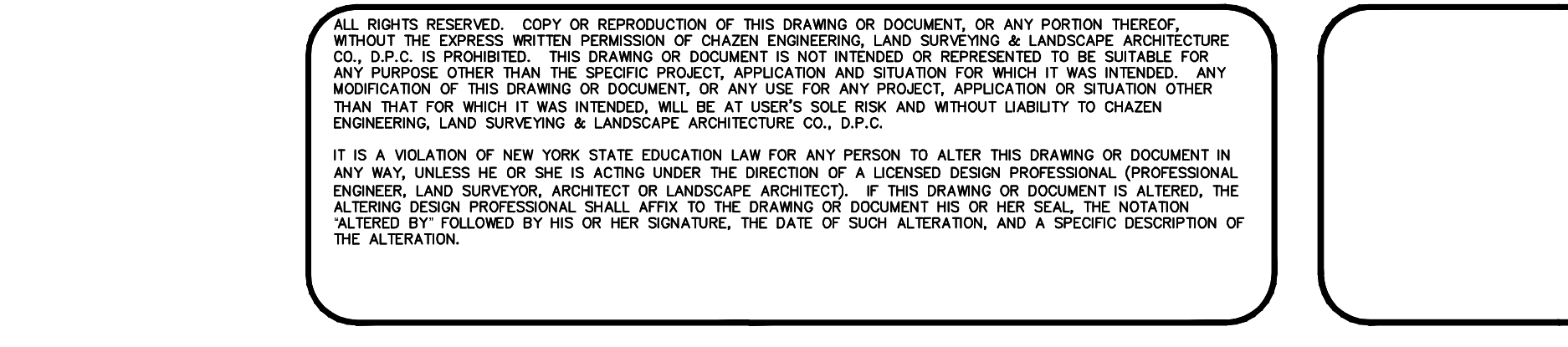
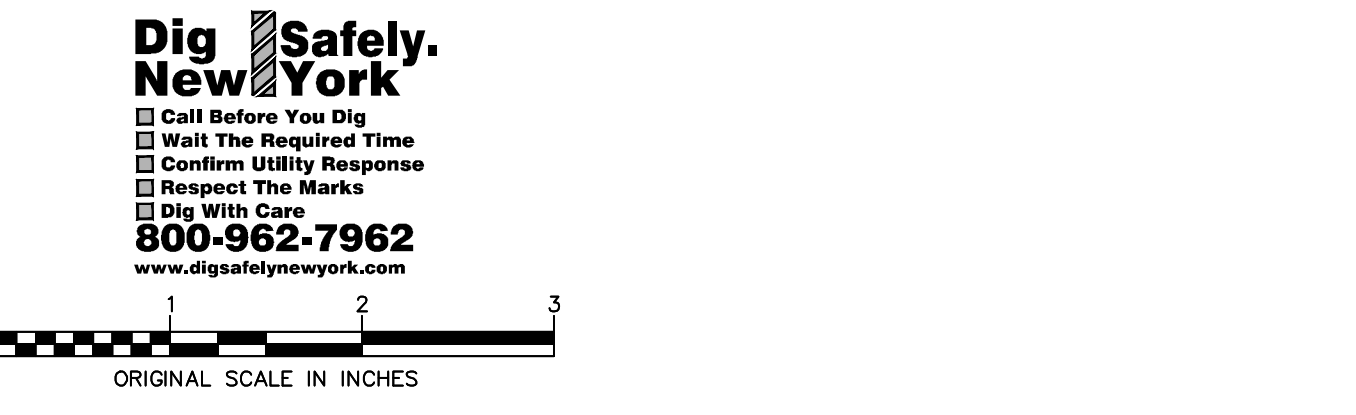
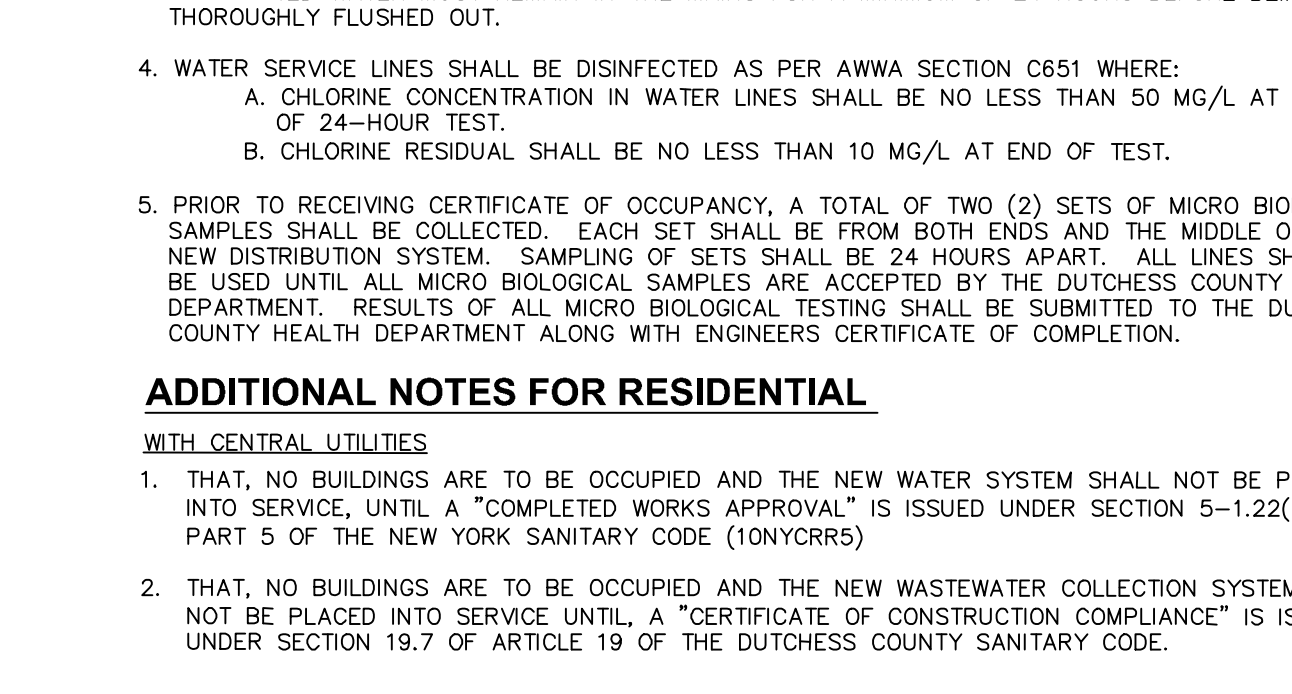
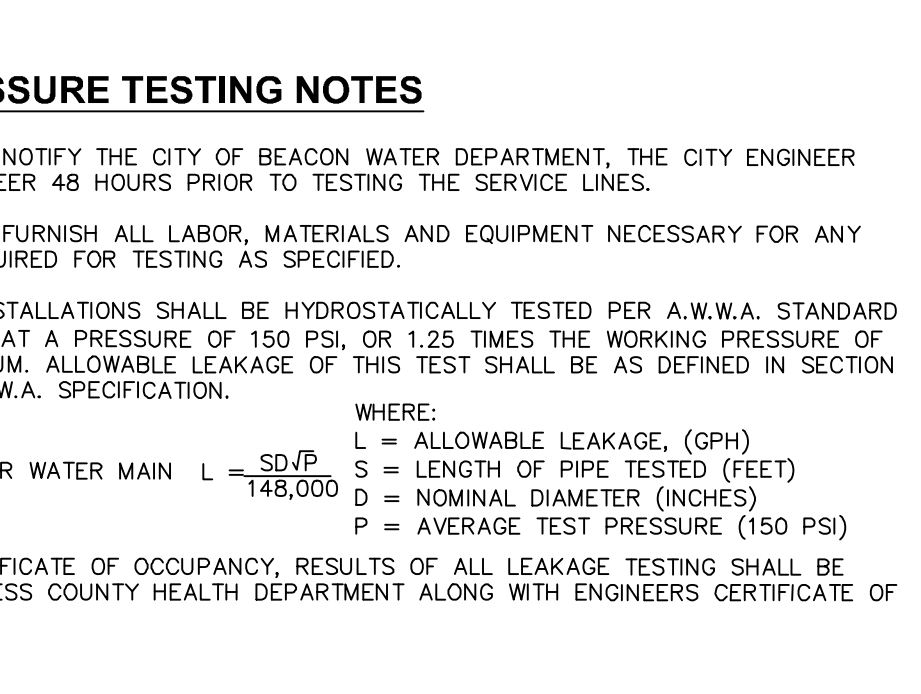
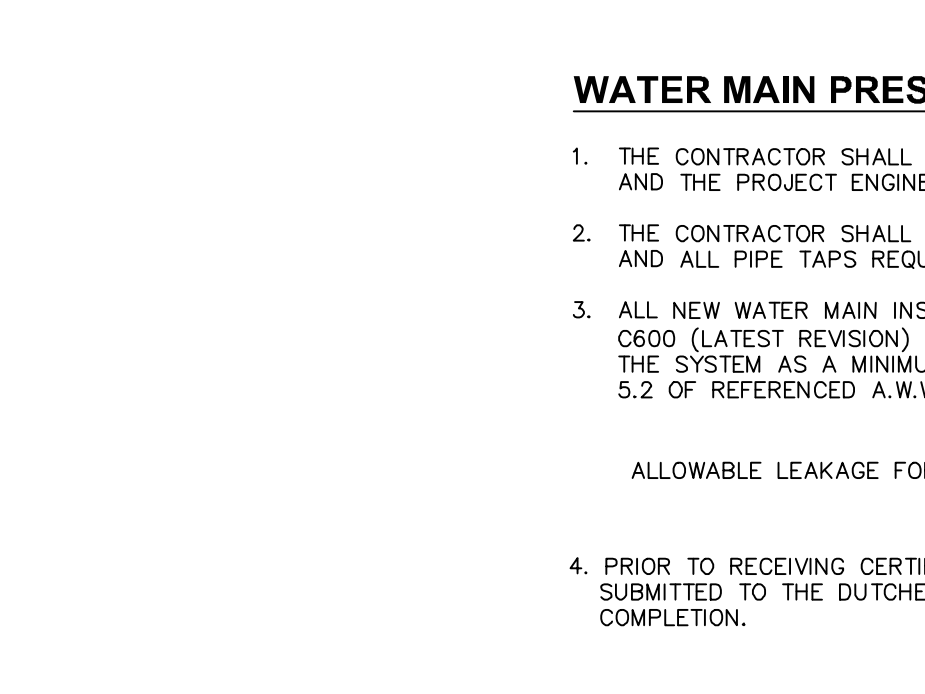
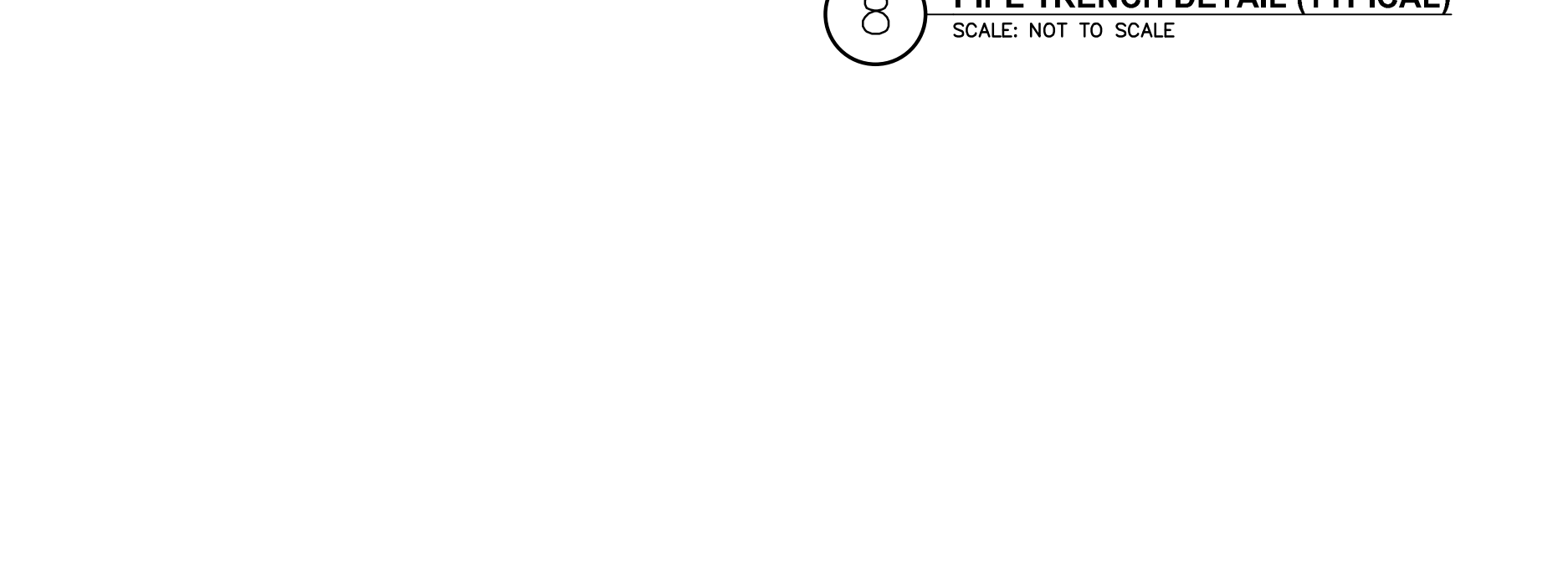
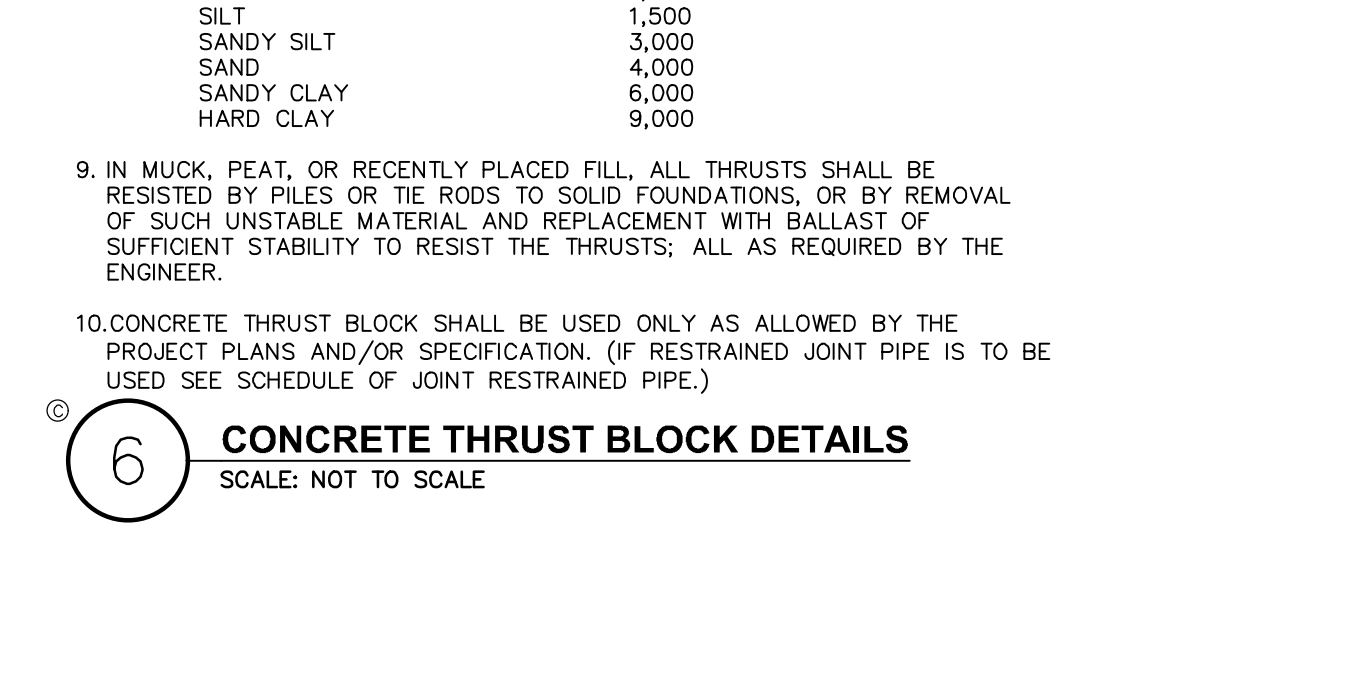
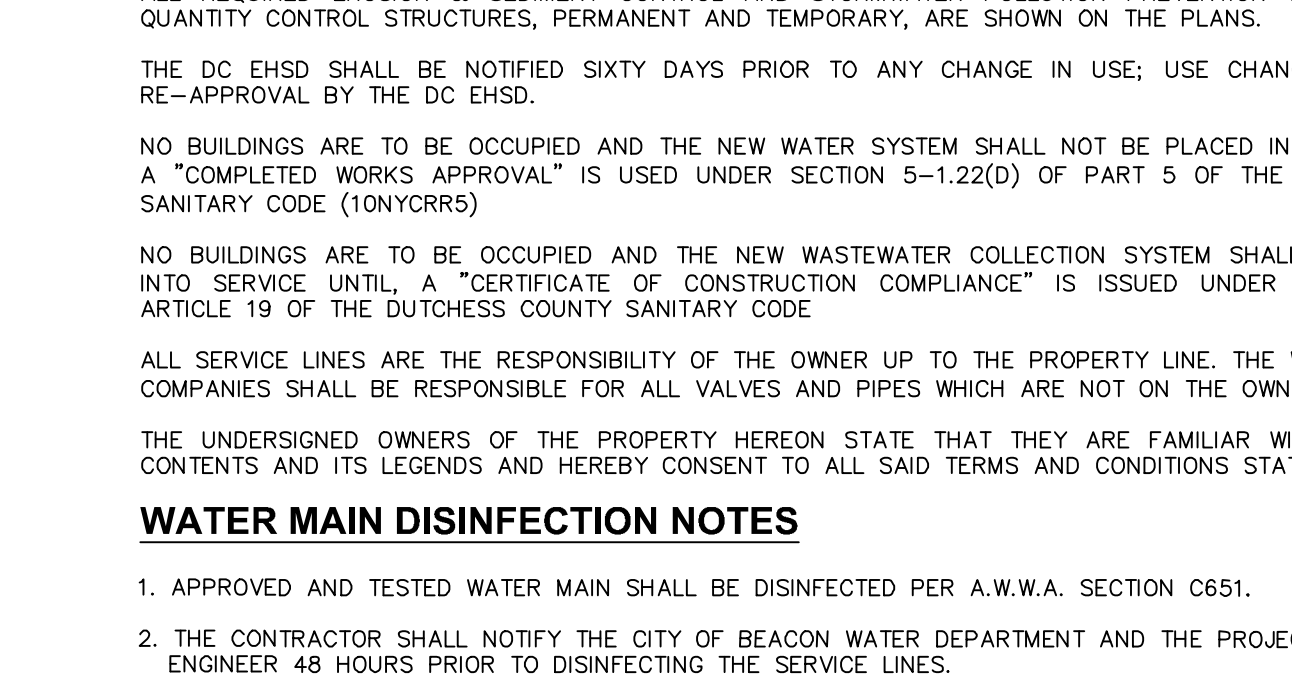
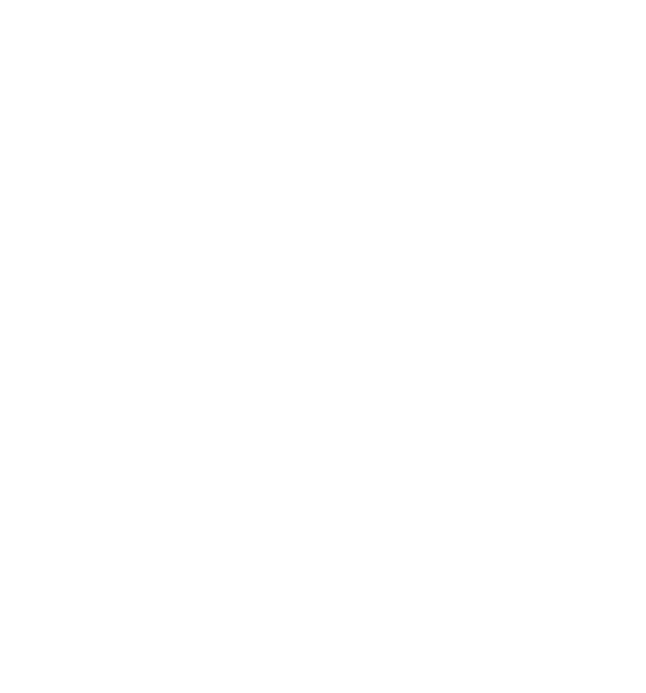
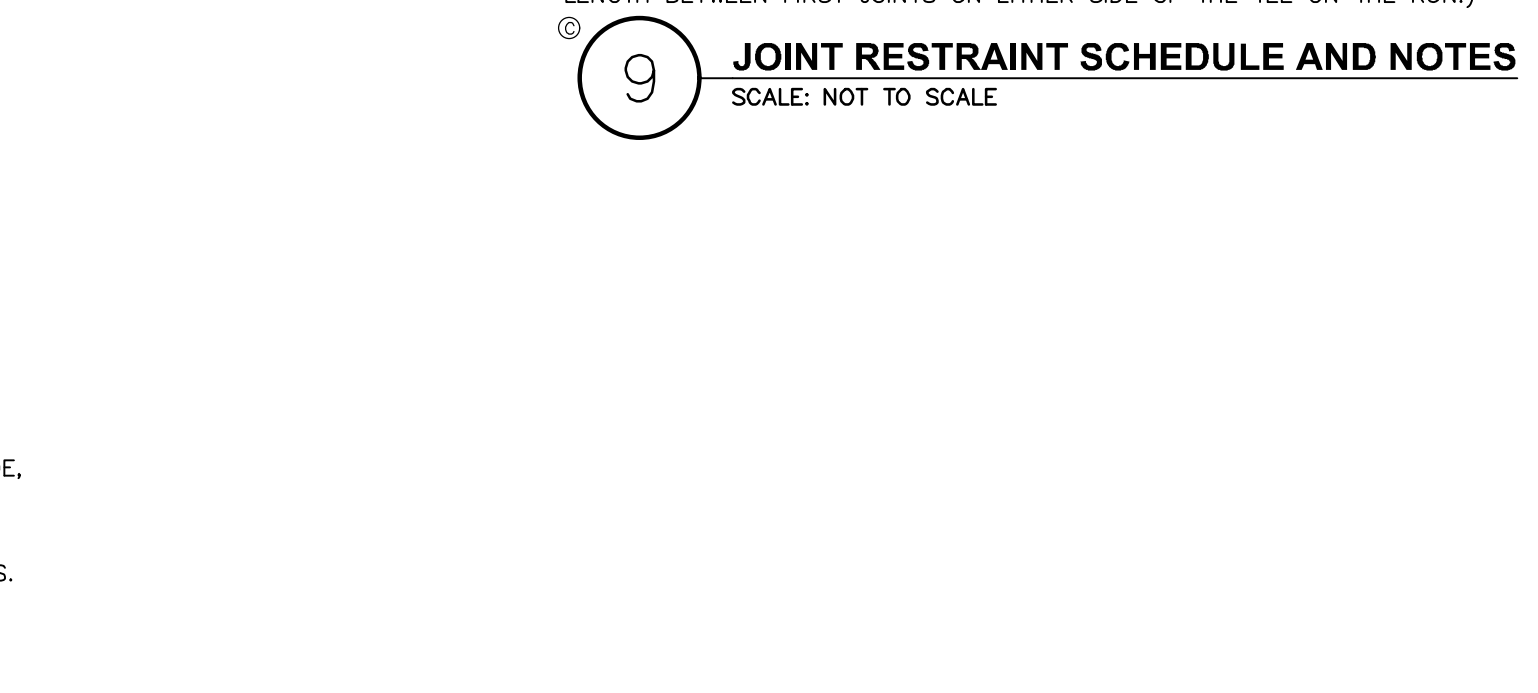
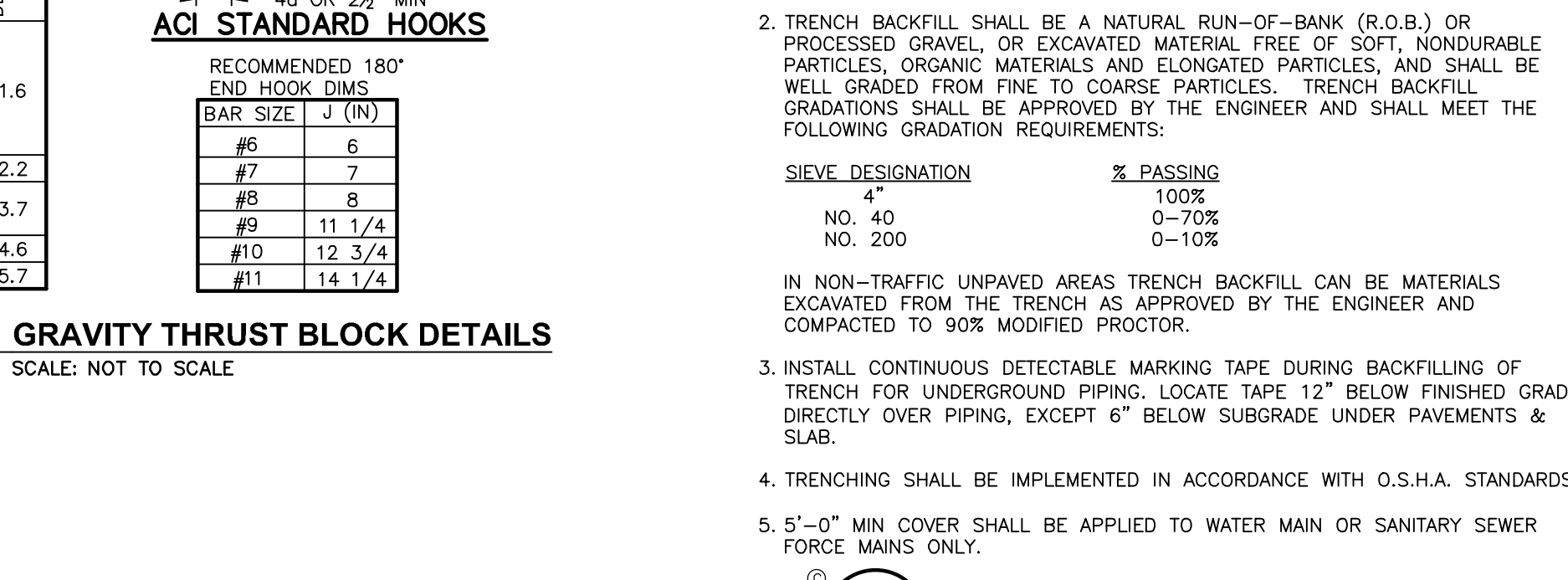
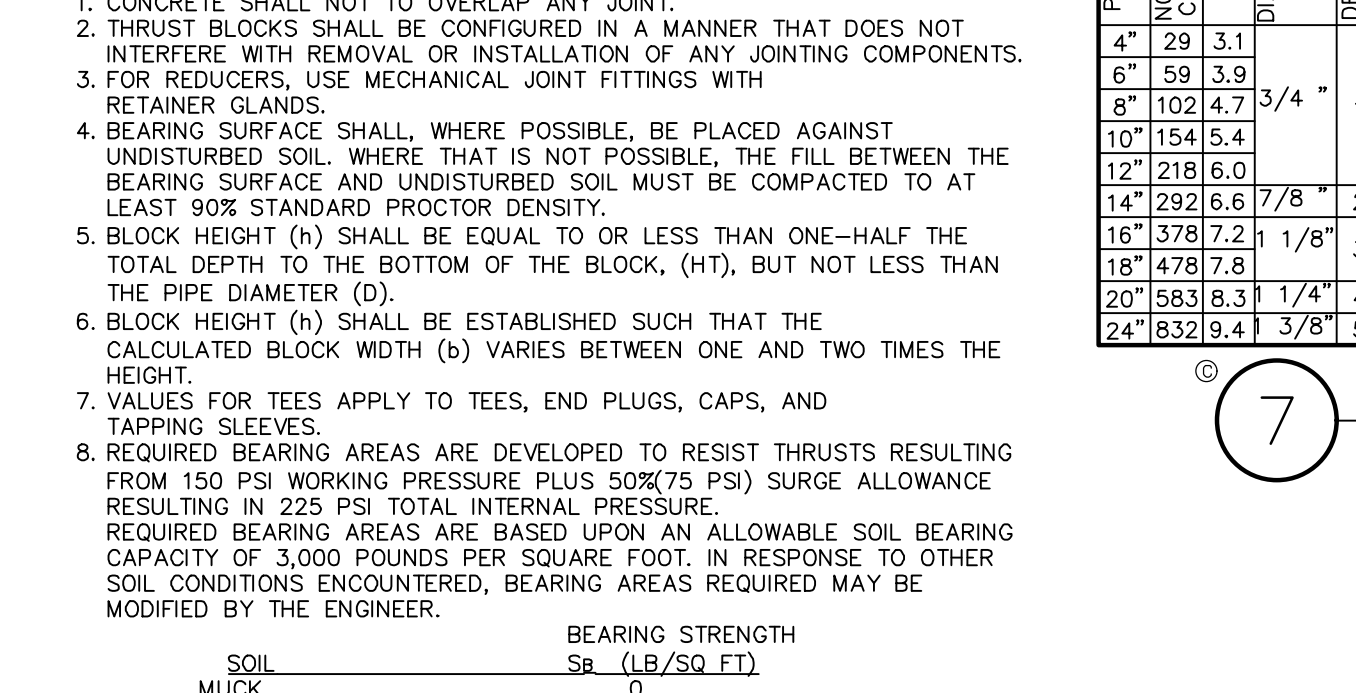
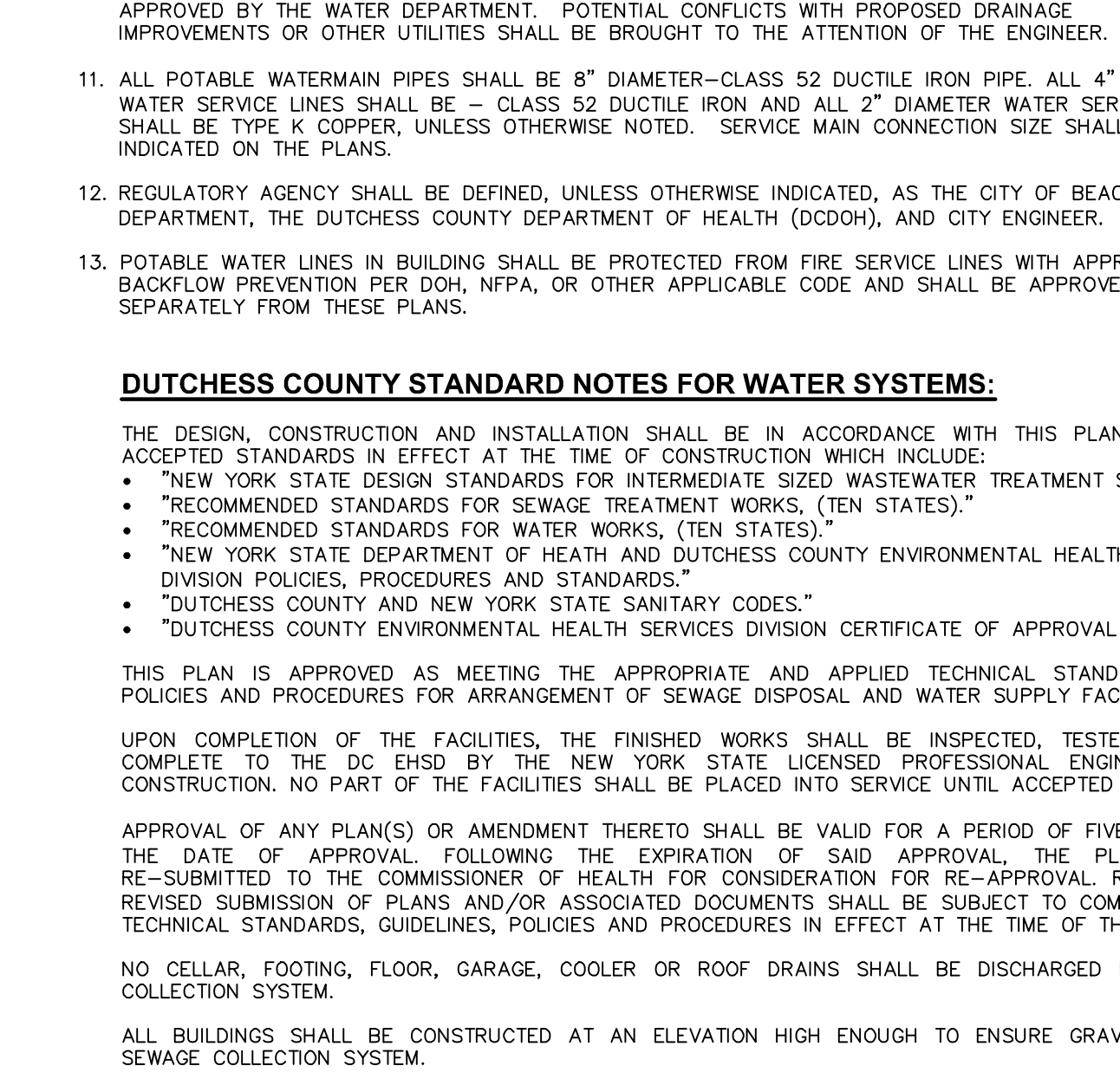
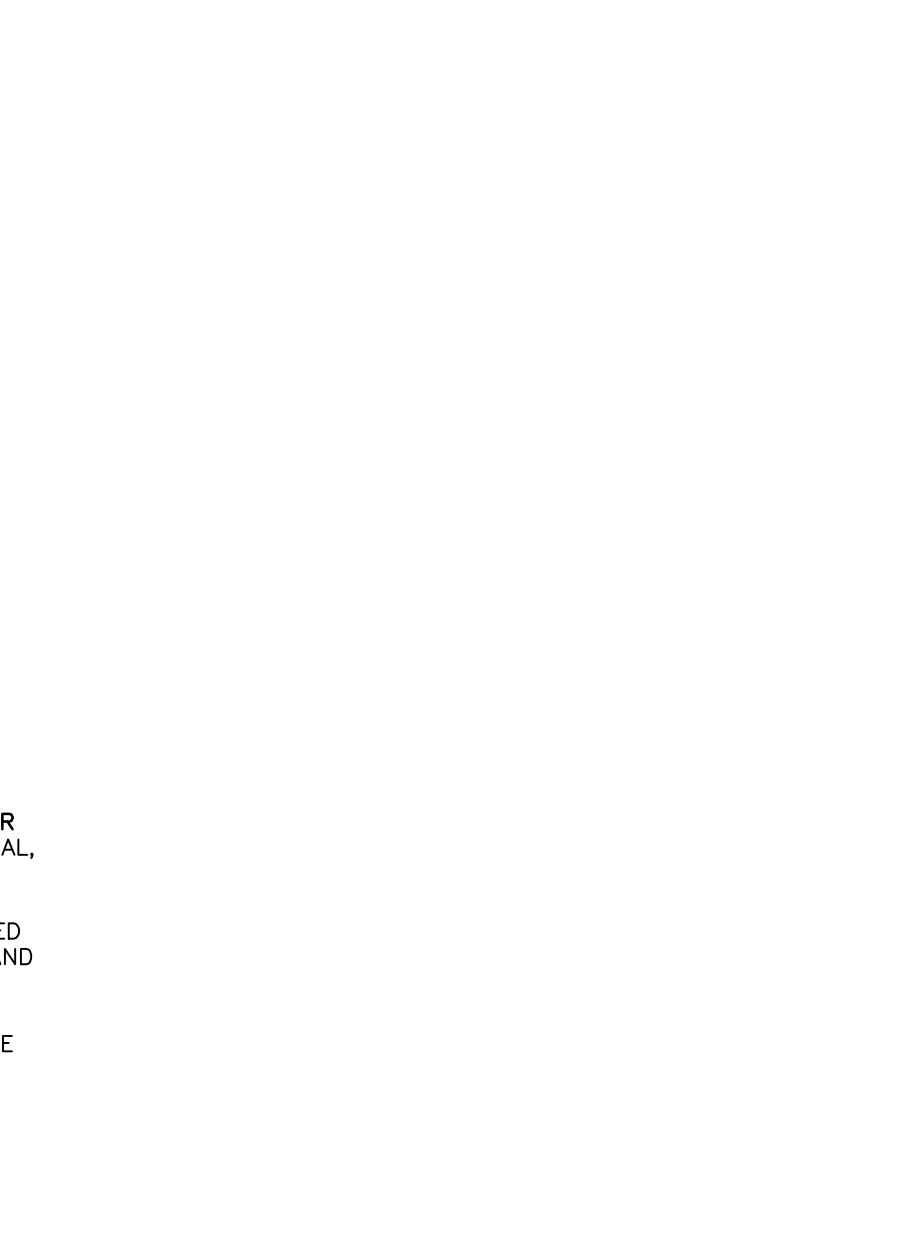
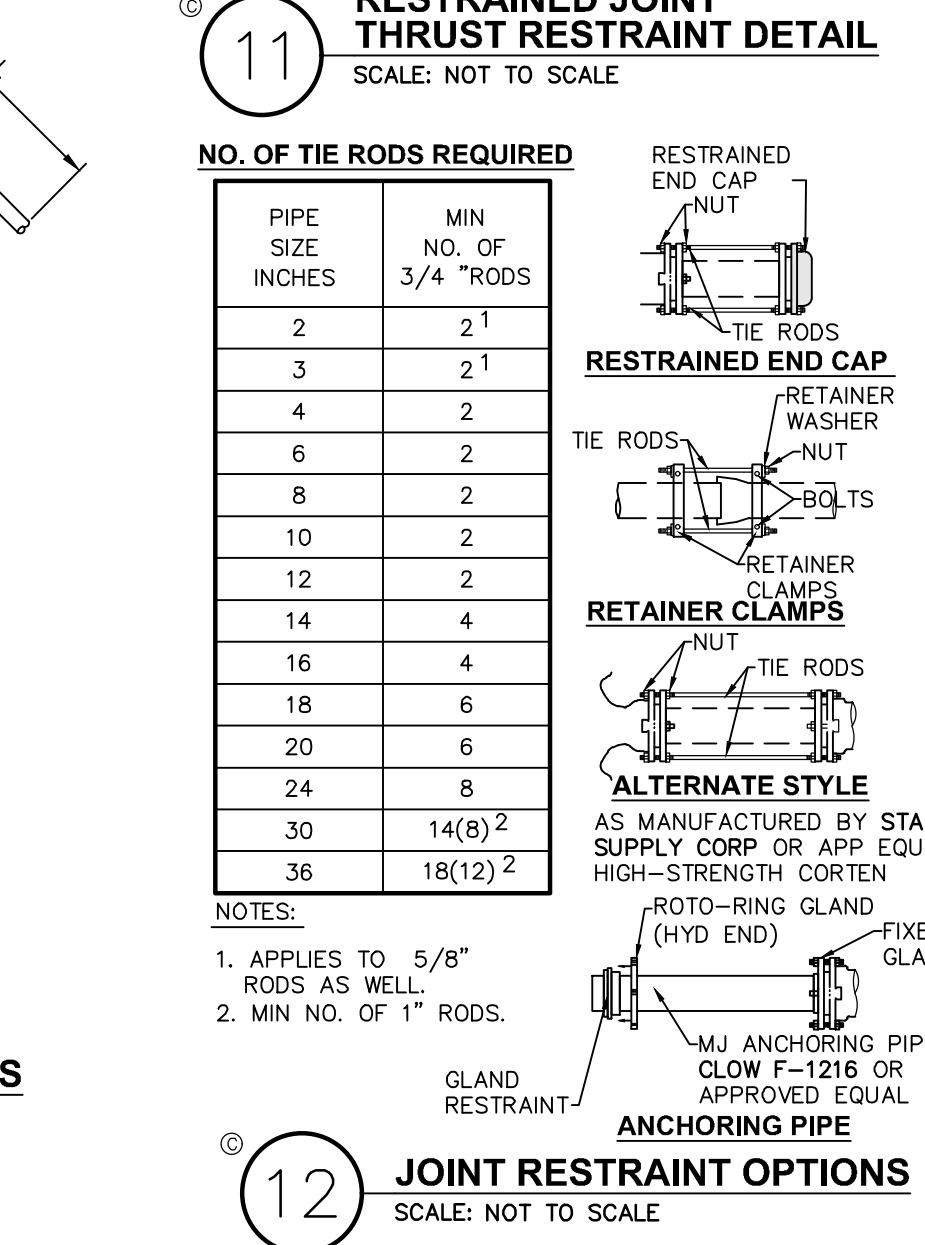
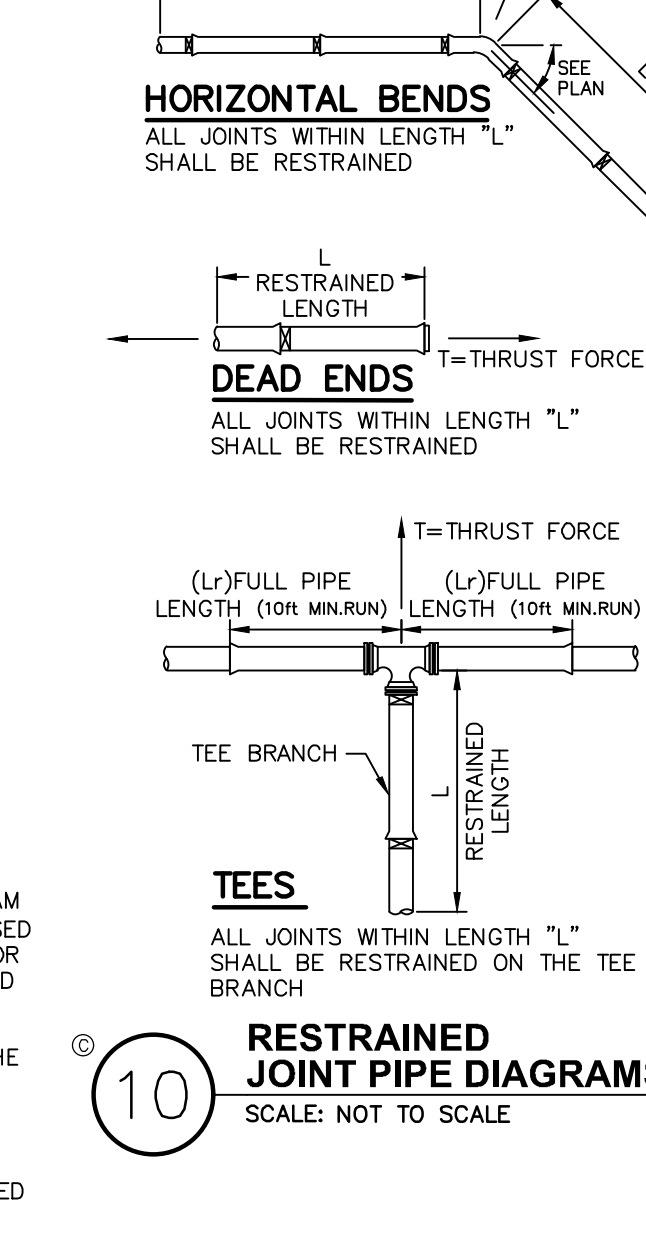
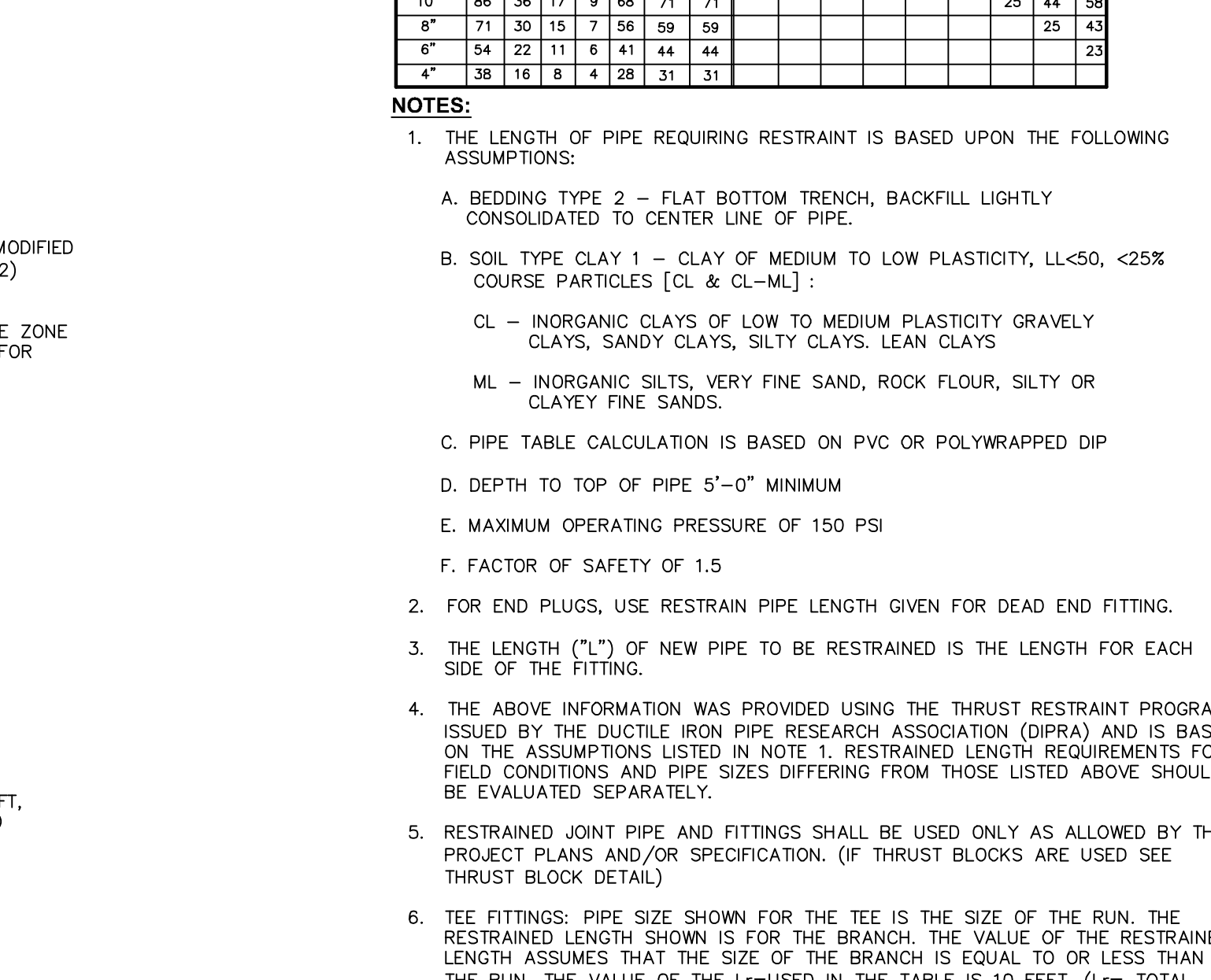
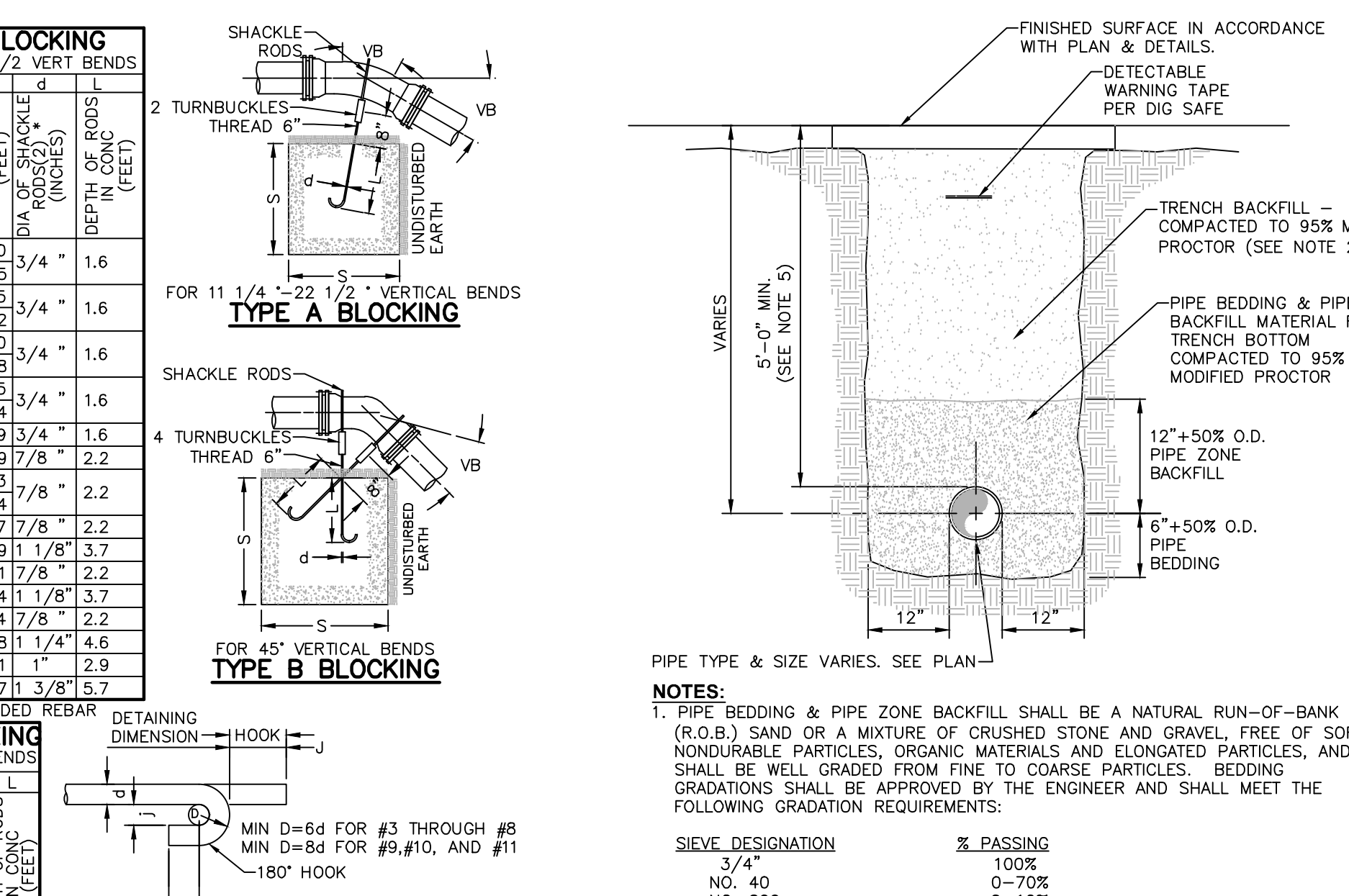
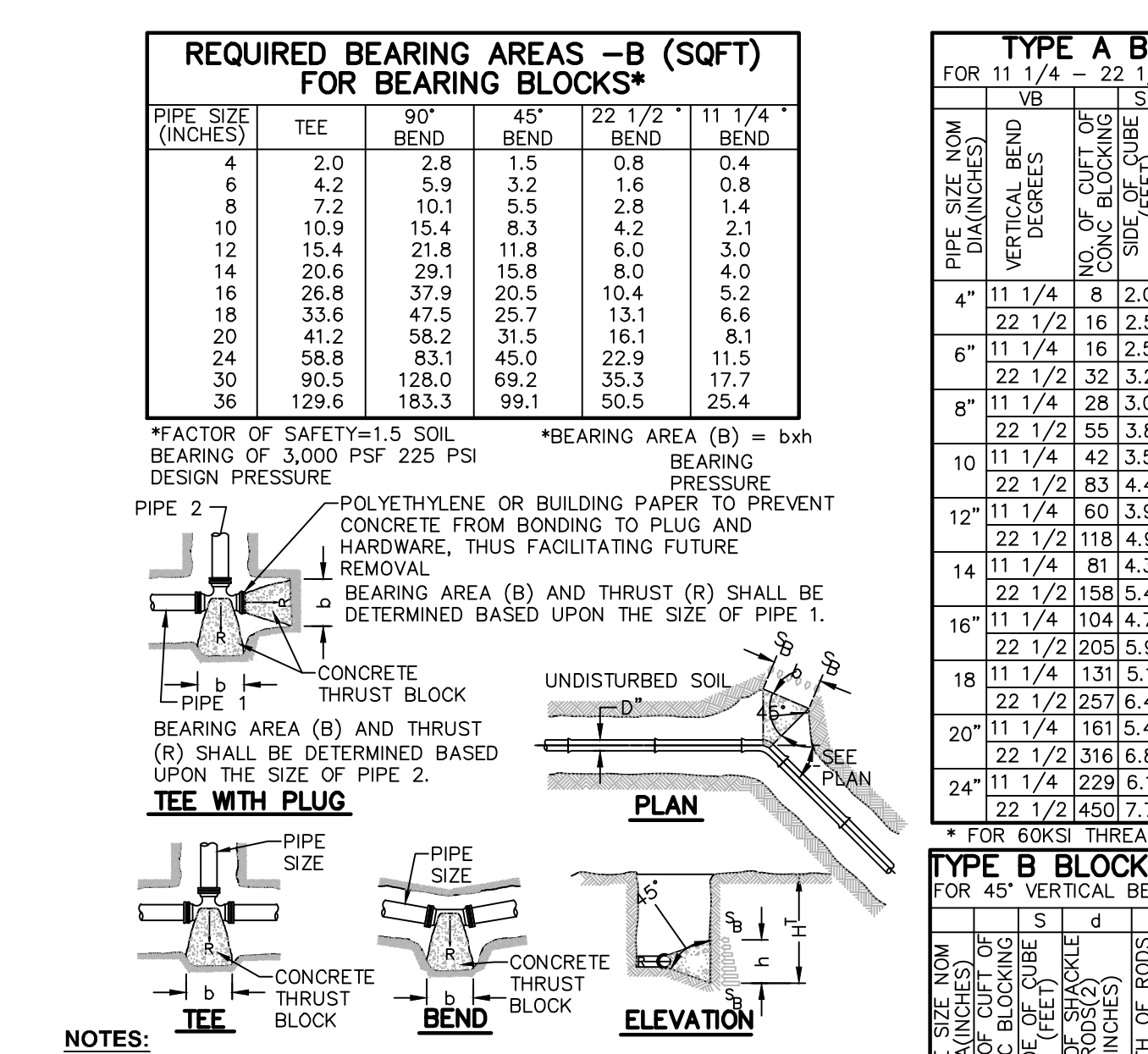
**EROSION & SEDIMENT CONTROL DETAILS & NOTES**  
 CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

248 TIRONDA AVE., BEACON, N.Y.  
 designed: C.L. LAD  
 checked: C.L. LAD  
 date: 09/10/18  
 project no.: 81750.00  
 sheet no.: C550  
 of 16



- NOTES**
- WATER METER PIT AND ASSEMBLY SHALL BE SUBJECT TO REVIEW AND FINAL APPROVAL BY THE CITY OF BEACON WATER DEPARTMENT.
  - WATER METER SHALL BE PROVIDED WITH A RADIO READ SYSTEM WITH BRONZE WATER TIGHT ENCLOSURE AND SHALL BE COMPATIBLE WITH EXISTING CITY RADIO READ SYSTEM. WATER PROOF REGISTERS SHALL BE PROVIDED. LOCATION SHALL BE APPROVED BY THE CITY OF BEACON WATER DEPARTMENT PRIOR TO CONSTRUCTION.
  - AN ALUMINUM WARNING PLATE SHALL BE RIVETED OR OTHERWISE PERMANENTLY ATTACHED TO THE MANHOLE COVER. THE PLATE SHALL BE A MINIMUM OF 12" X 12" AND SHALL BE ENGRAVED WITH THE FOLLOWING LANGUAGE: "WARNING: CONFIDENT SPACE - ENTRY PROHIBITED WITHOUT AUTHORIZATION - CALL OWNER FOR APPROVAL TO ACCESS"
  - PREPARED SURFACE (I.E., BOTTOM) OF EXCAVATION FOR PLACEMENT OF WATER METER PIT SHALL CONSIST OF A MINIMUM 6" DEPTH OF 3/4" CRUSHED STONE, LEVELED AND LAID OVER STABLE NATIVE SOIL. UNSTABLE SOIL MATERIAL SHALL BE MODIFIED BY THE PROJECT ENGINEER.
  - WHEN INSTALLING TURBO METERS WITH A STRAINER, A MINIMUM OF FIVE (5) PIPE DIAMETERS OF STRAIGHT RUN PIPE OR EQUIVALENT FULL OPEN COMPONENTS IS REQUIRED UPSTREAM OF THE METER INLET FLANGE. A MINIMUM OF THREE (3) PIPE DIAMETERS OF STRAIGHT RUN PIPE OR EQUIVALENT IS REQUIRED DOWN STREAM OF THE METER - UNLESS SPECIFIED OTHERWISE BY THE MANUFACTURER IN THE IOM.
  - DO NOT INSTALL ELBOWS, BENDS, NONCONCENTRIC REDUCERS, CHECK VALVES, BACK FLOW PREVENTERS AND/OR PRESSURE REDUCING DEVICES WITHIN TEN (10) PIPE DIAMETERS UPSTREAM OR FIVE (5) PIPE DIAMETERS DOWNSTREAM OF THE METER.
  - VENTILATION SHALL CONFORM TO EXISTING LOCAL AND/OR STATE CODES AND AS PER SECTION 612.5 OF "RECOMMENDED STANDARDS FOR WATER WORKS - 2013" (TEN STATES STANDARDS).
  - PRESSURE REDUCING VALVE SHALL BE A MODEL 40WR, 8" BY ROSS VALVE OR EQUAL. OUTLET PRESSURE OF THE PRESSURE REDUCING VALVE SHALL BE SET TO 70 PSIG.

**1 WATER METER PIT DETAIL TYPICAL WATER SERVICE - 1" MAX SCALE: NOT TO SCALE**



Original Scale in Inches

Original Scale in Inches

Original Scale in Inches

Original Scale in Inches

Original Scale in Inches

Original Scale in Inches

Original Scale in Inches

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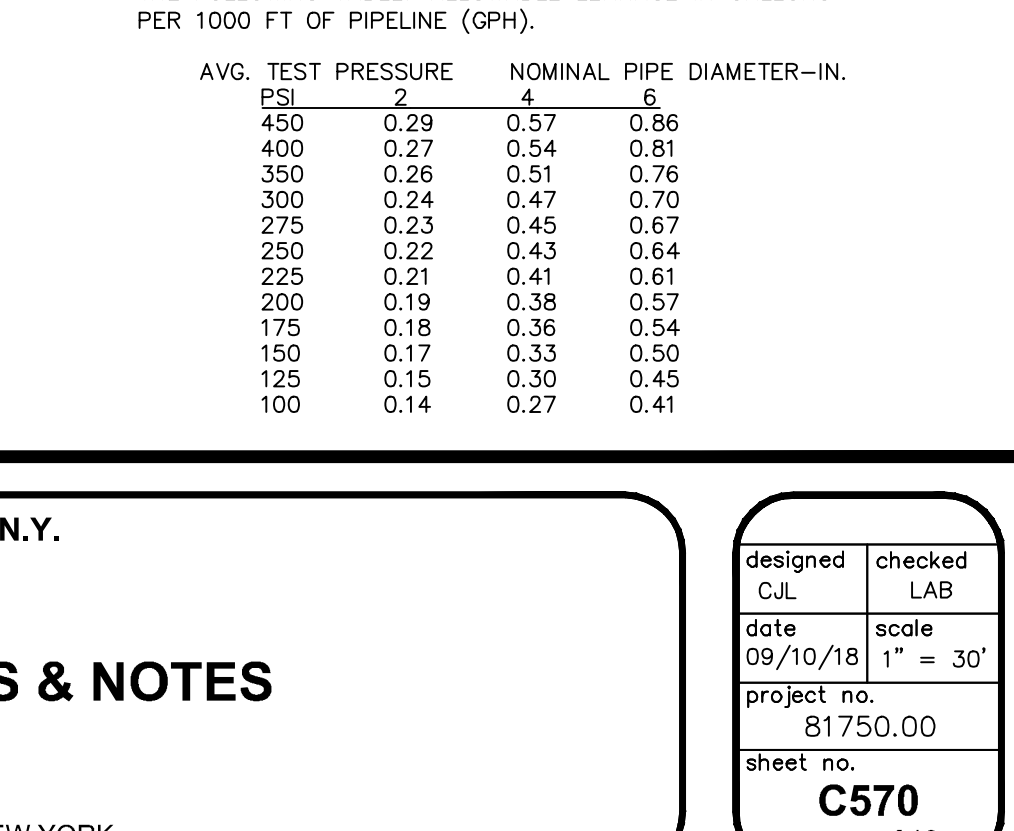
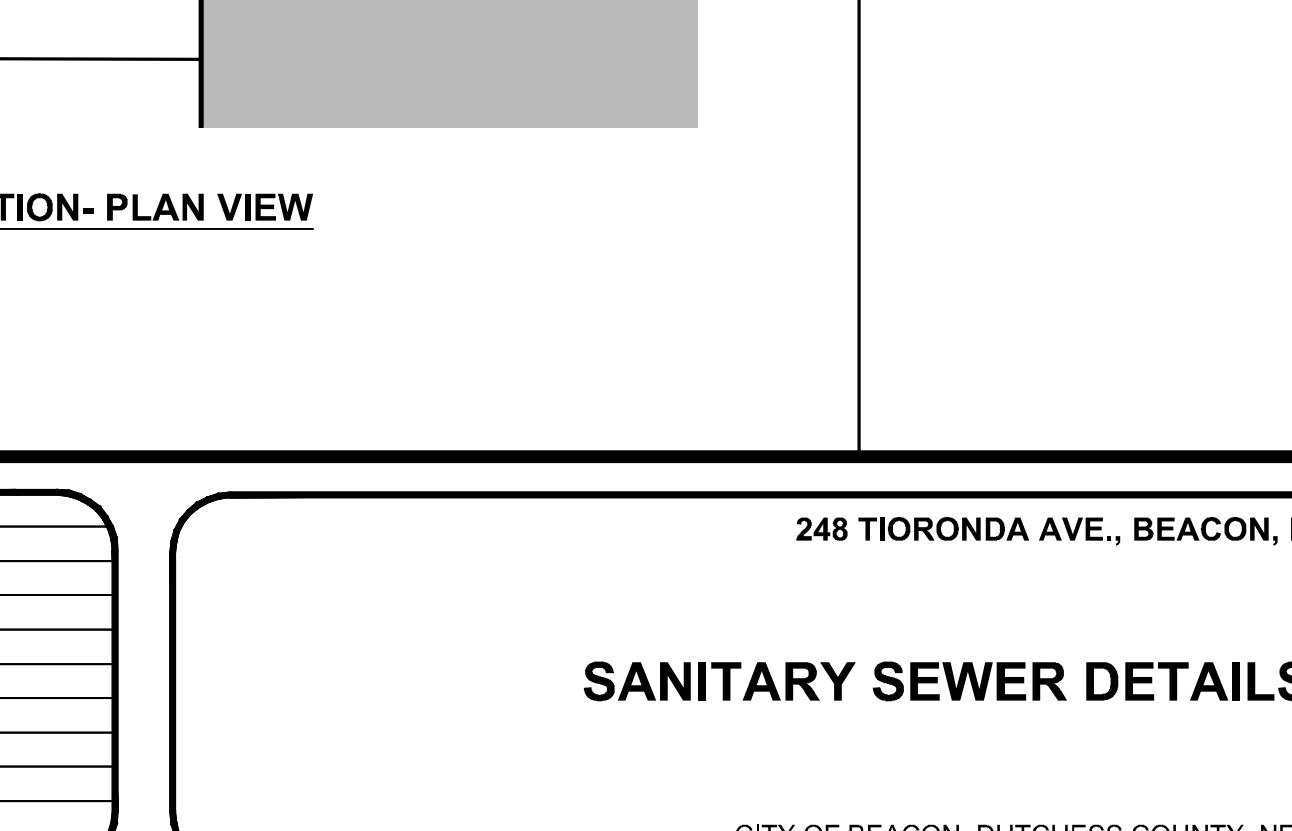
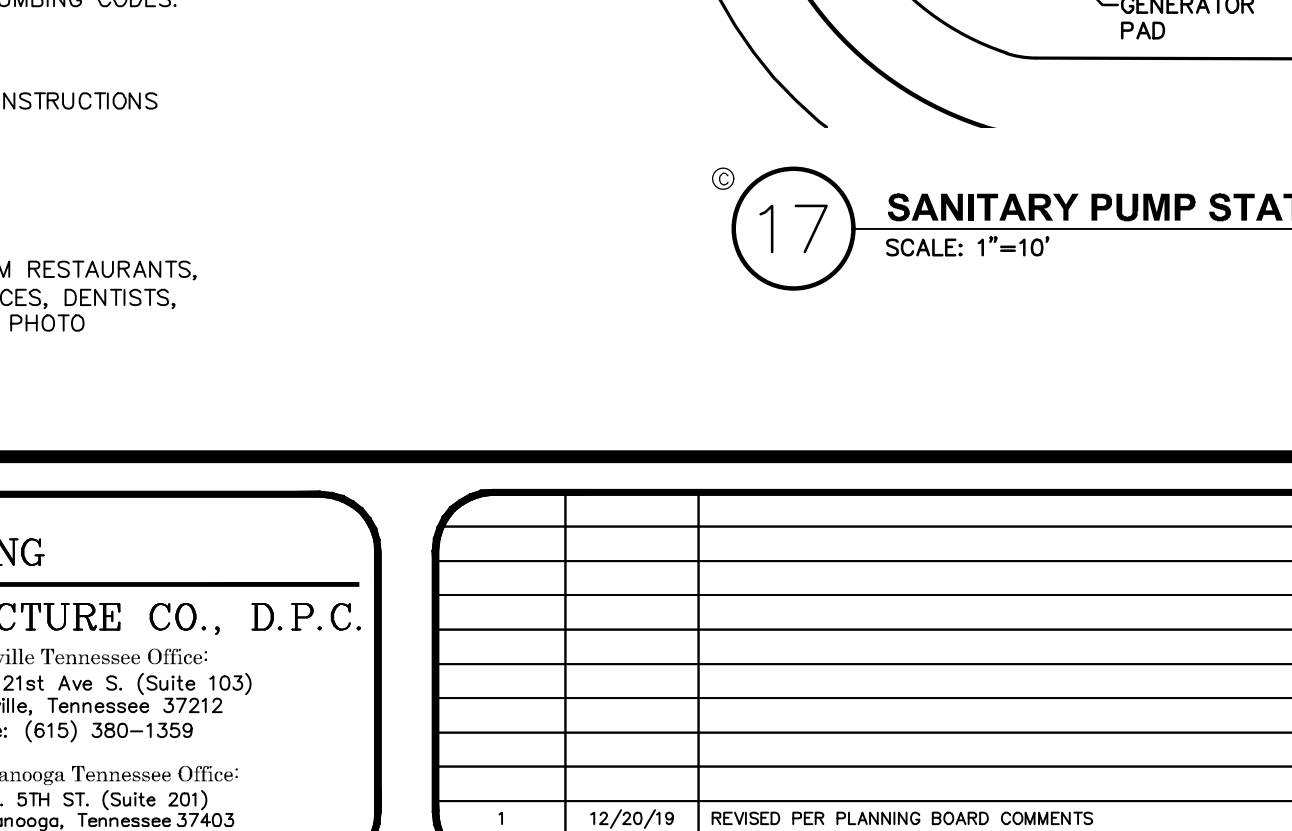
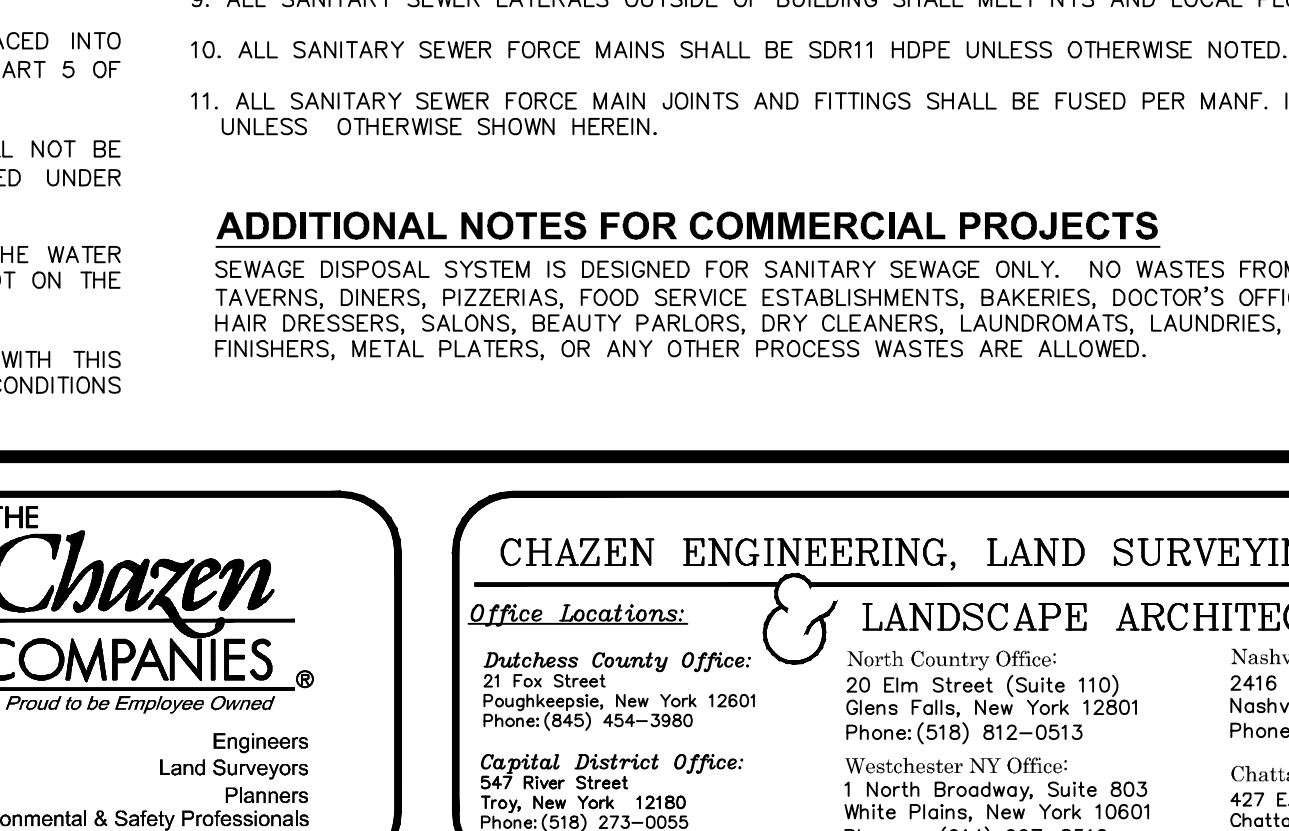
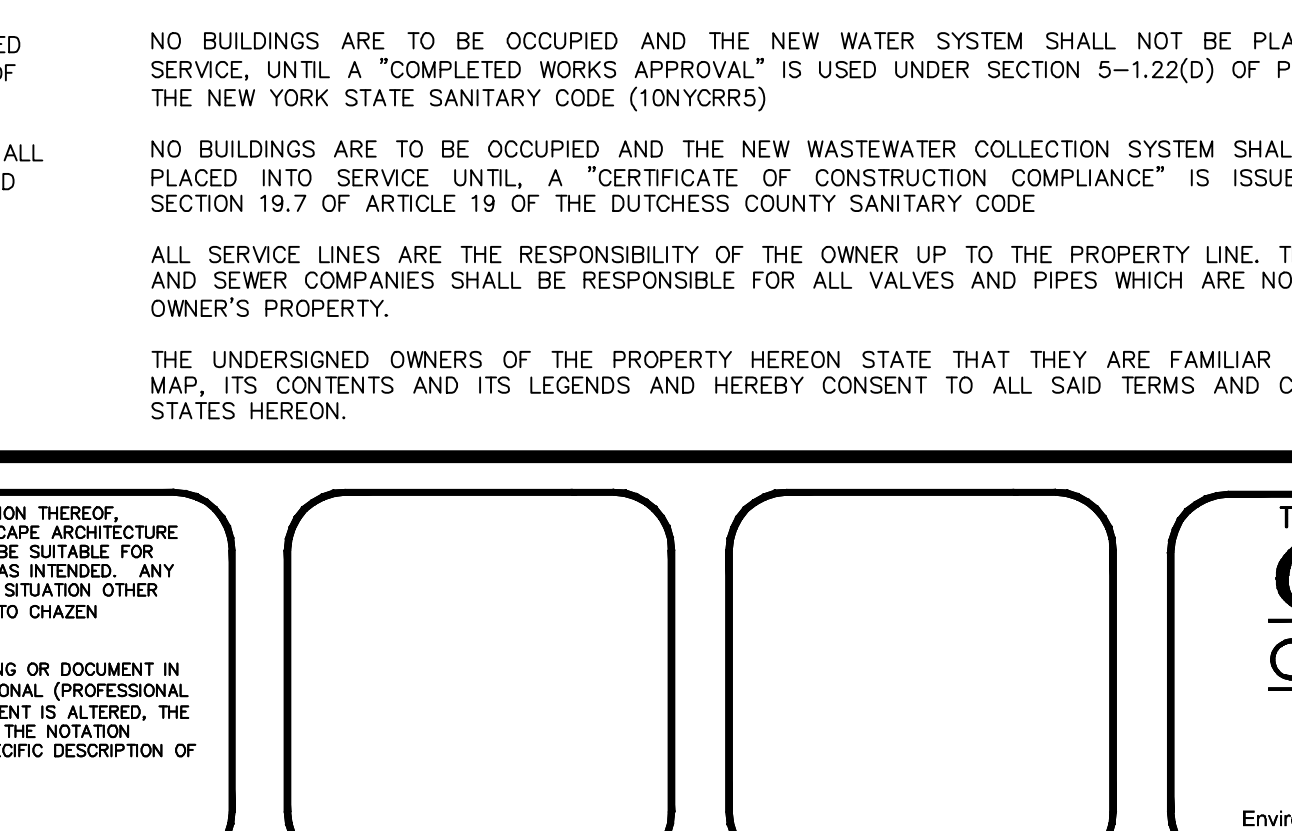
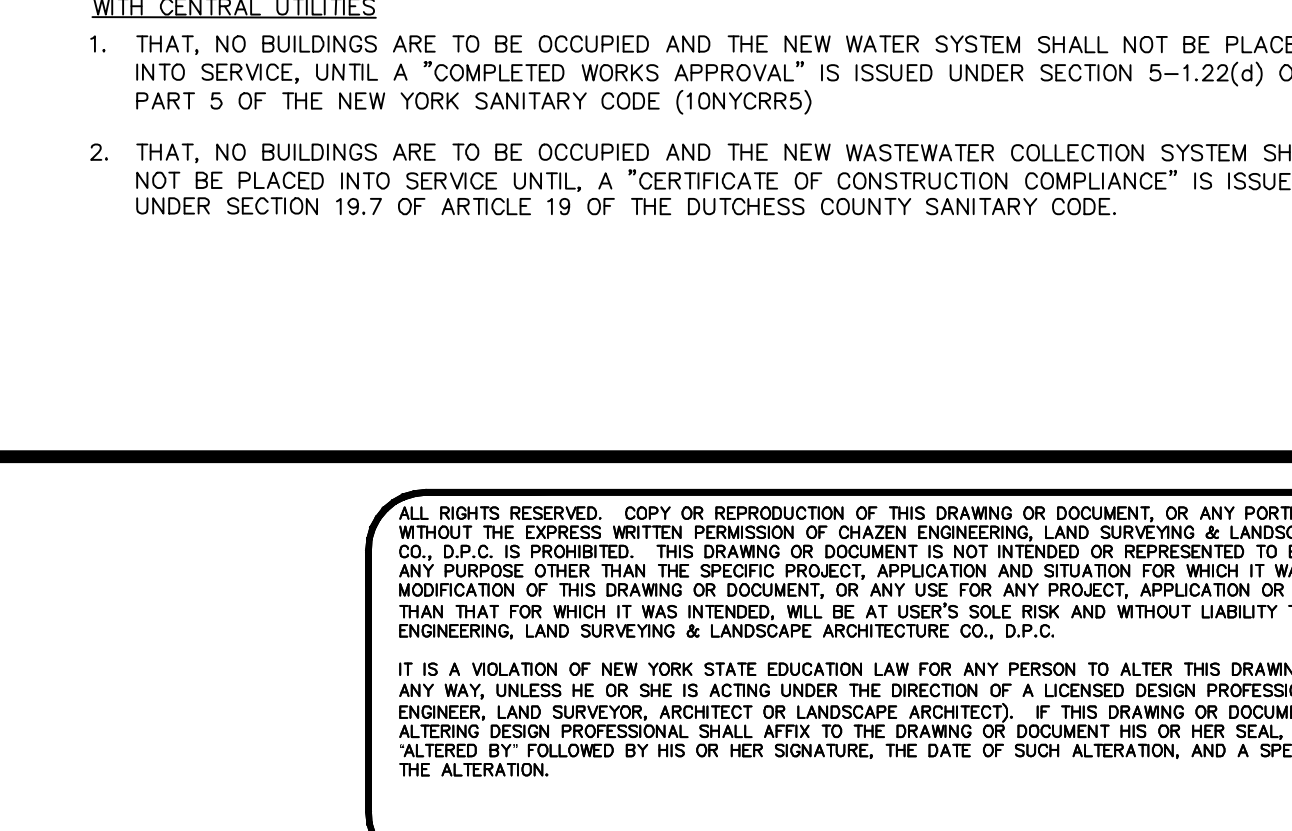
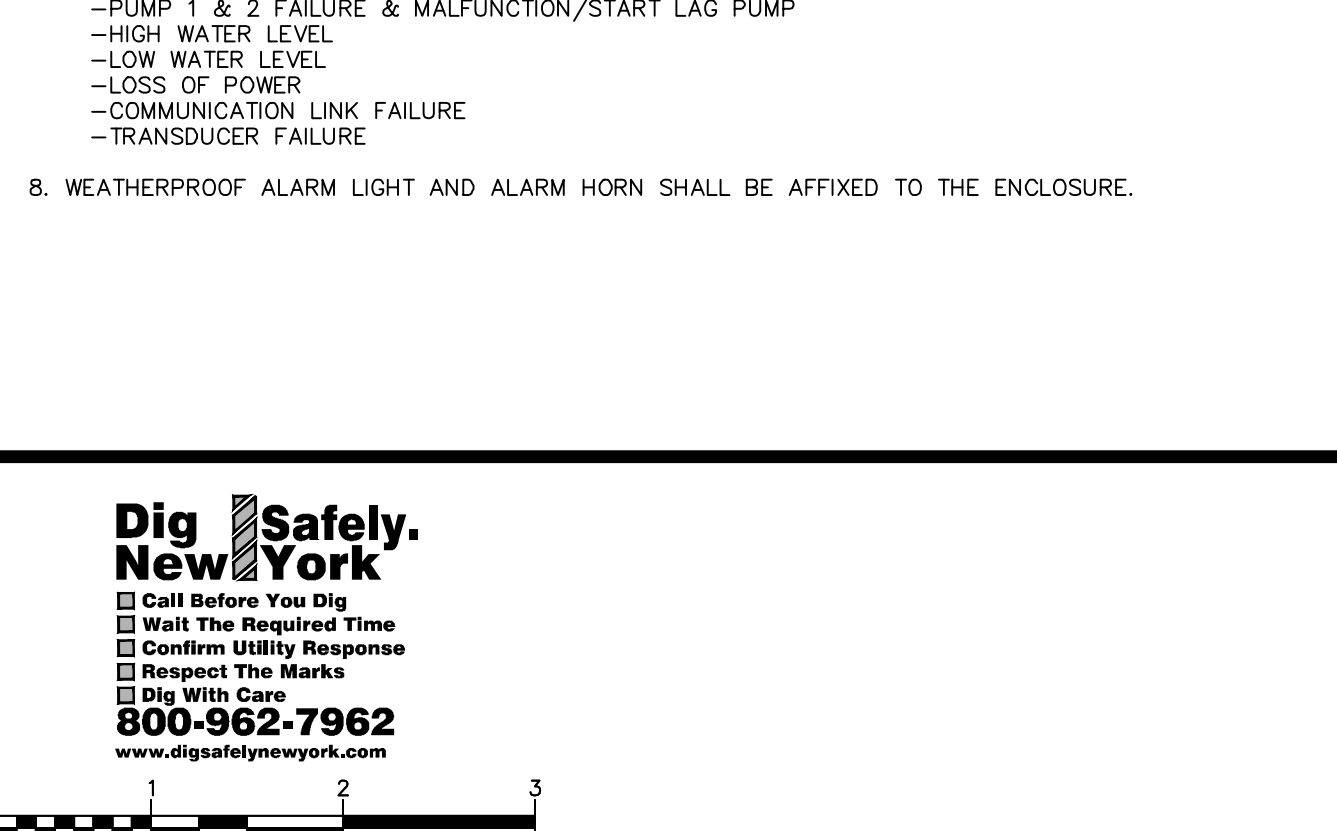
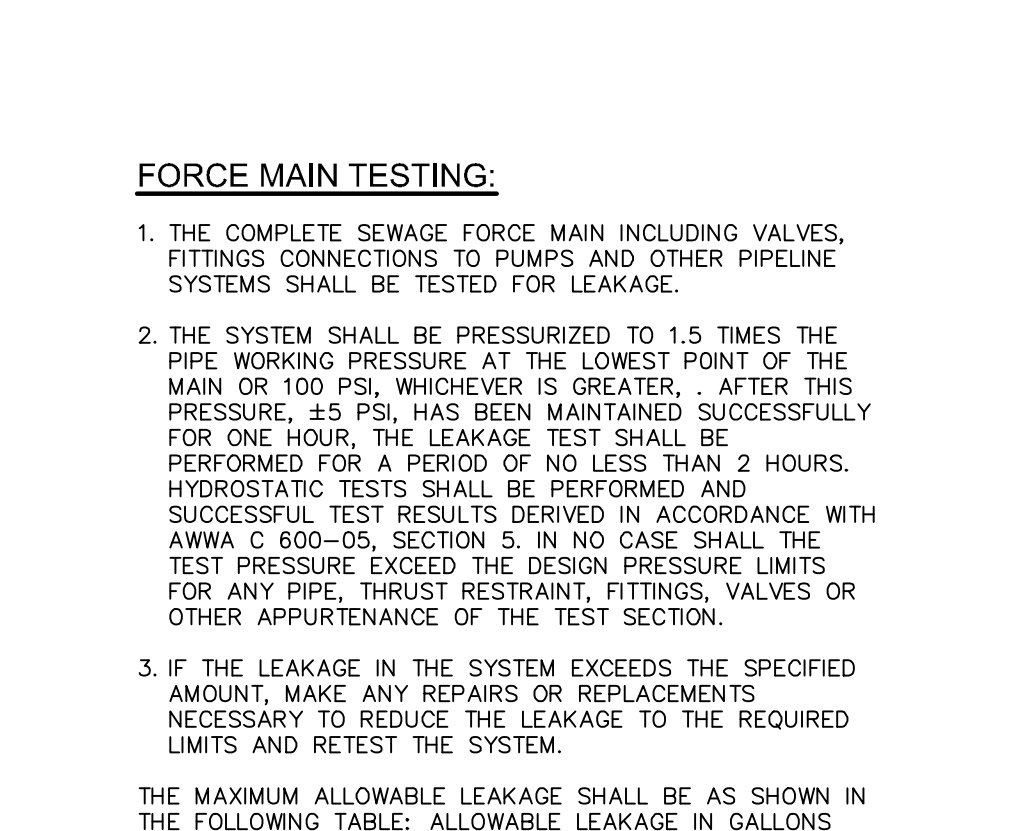
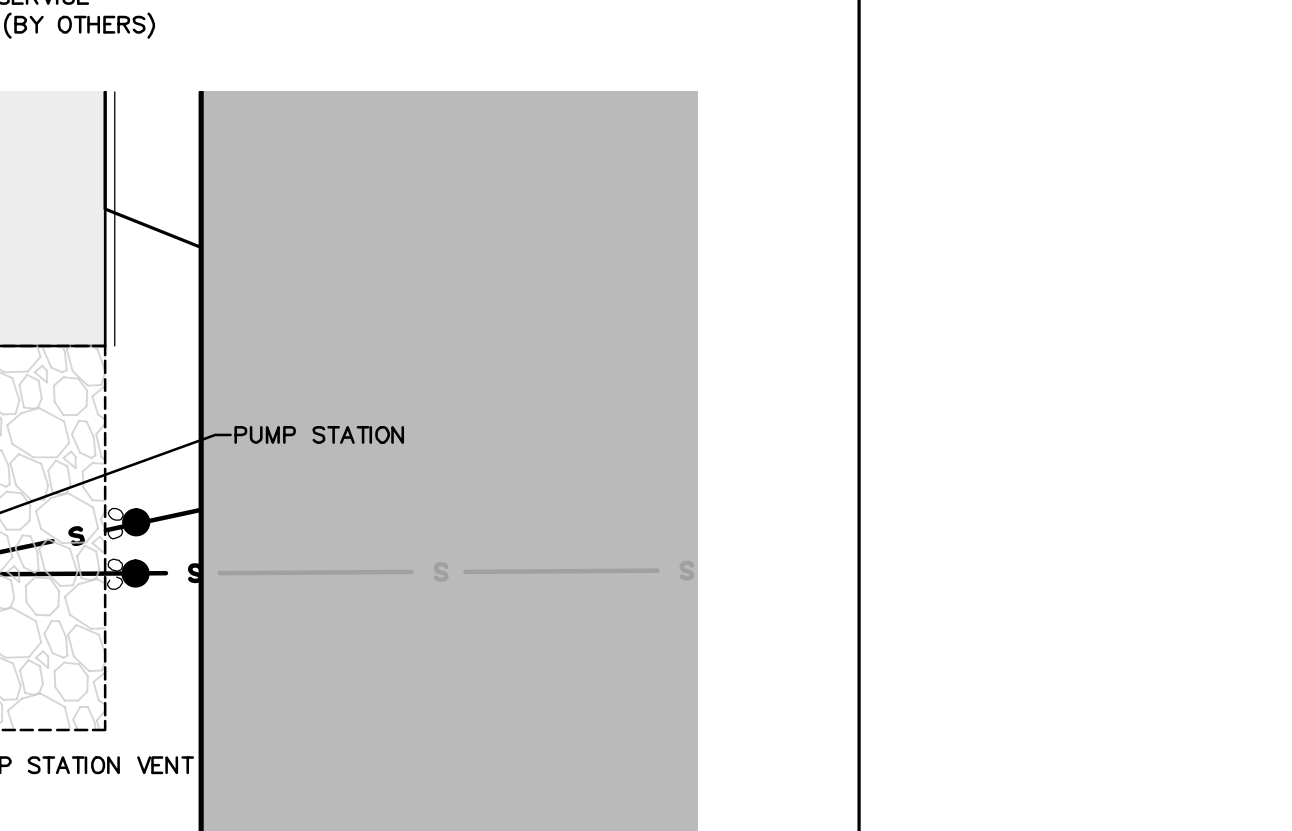
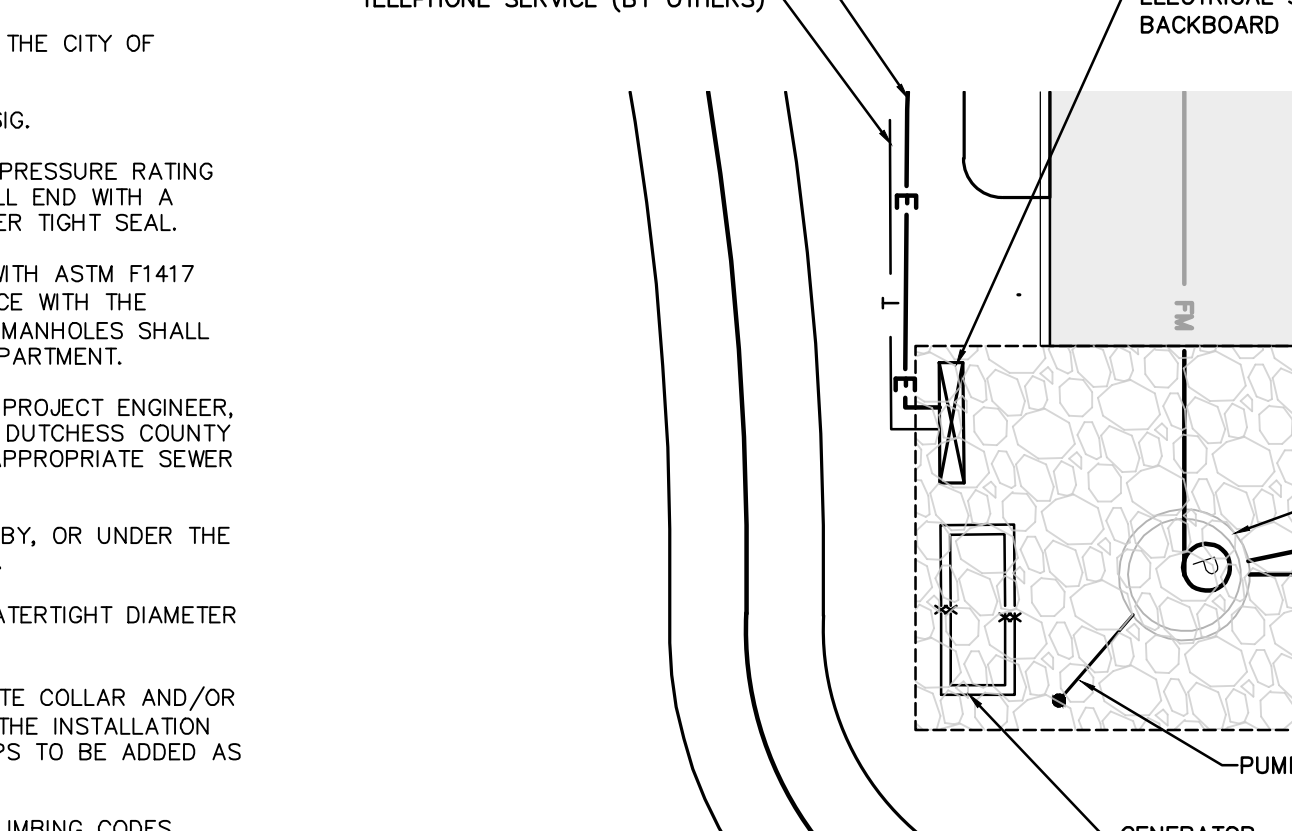
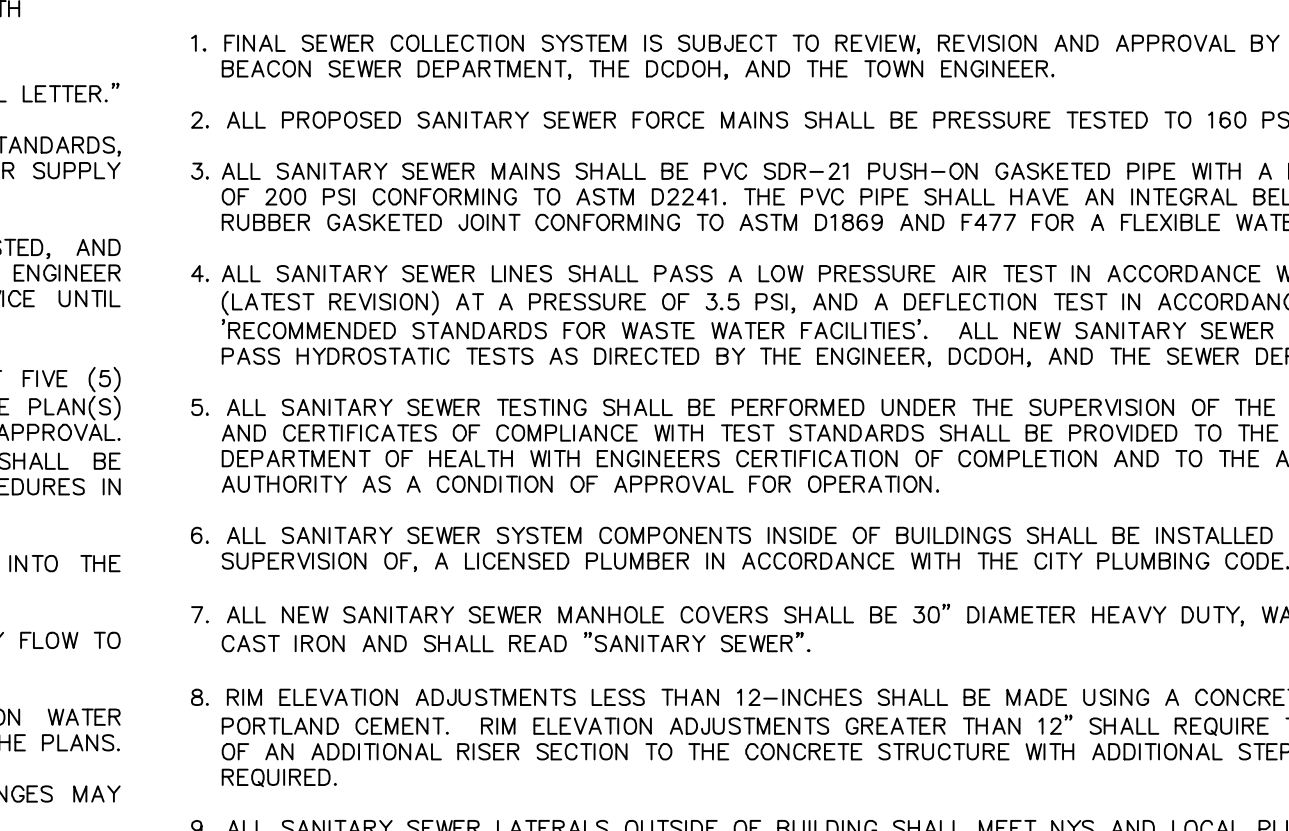
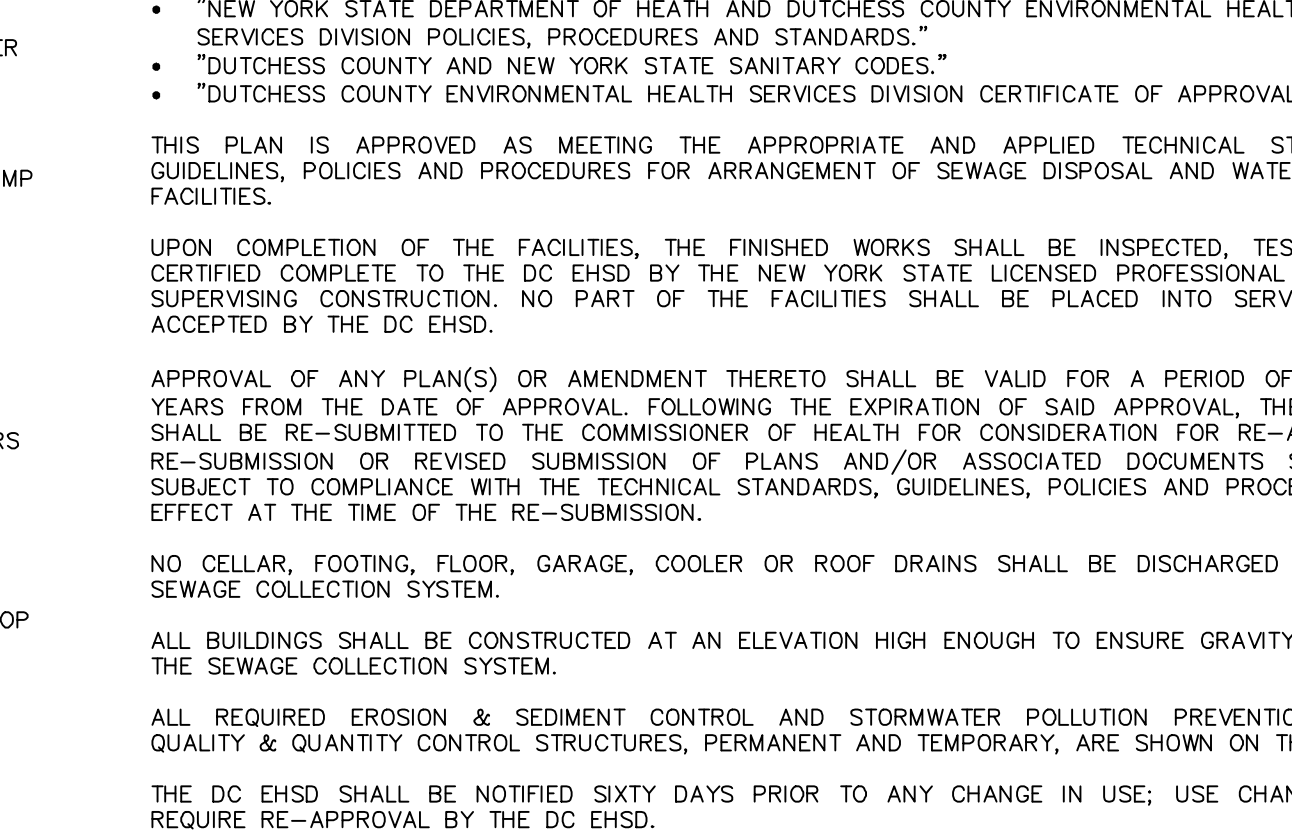
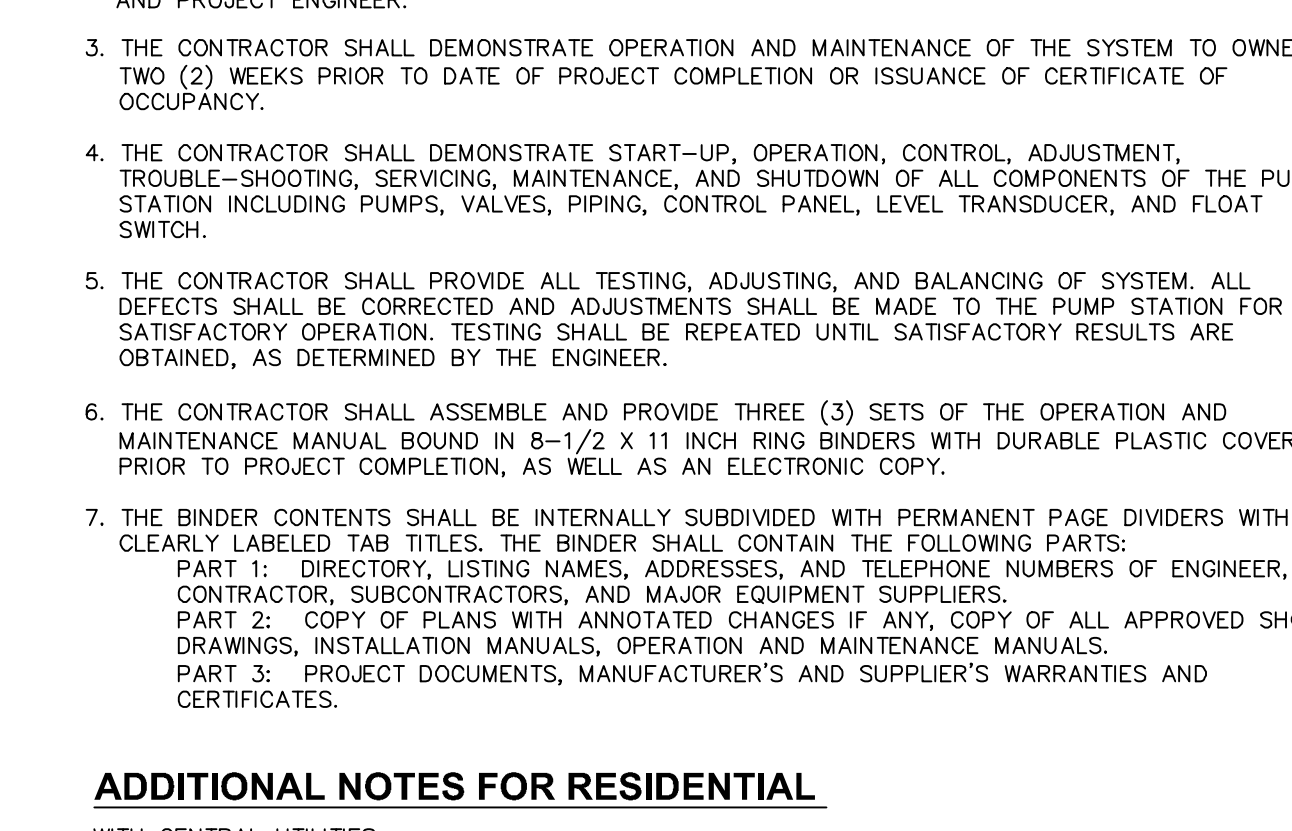
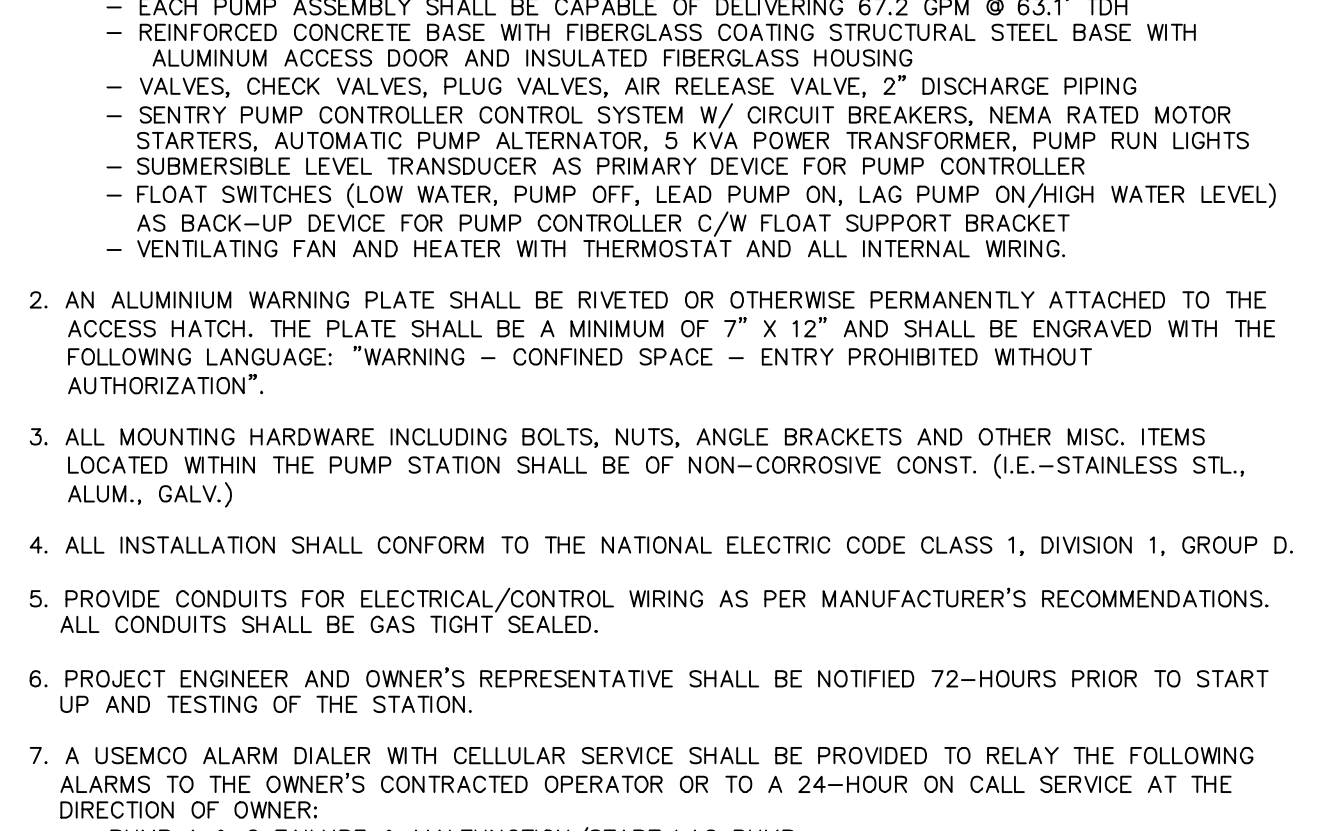
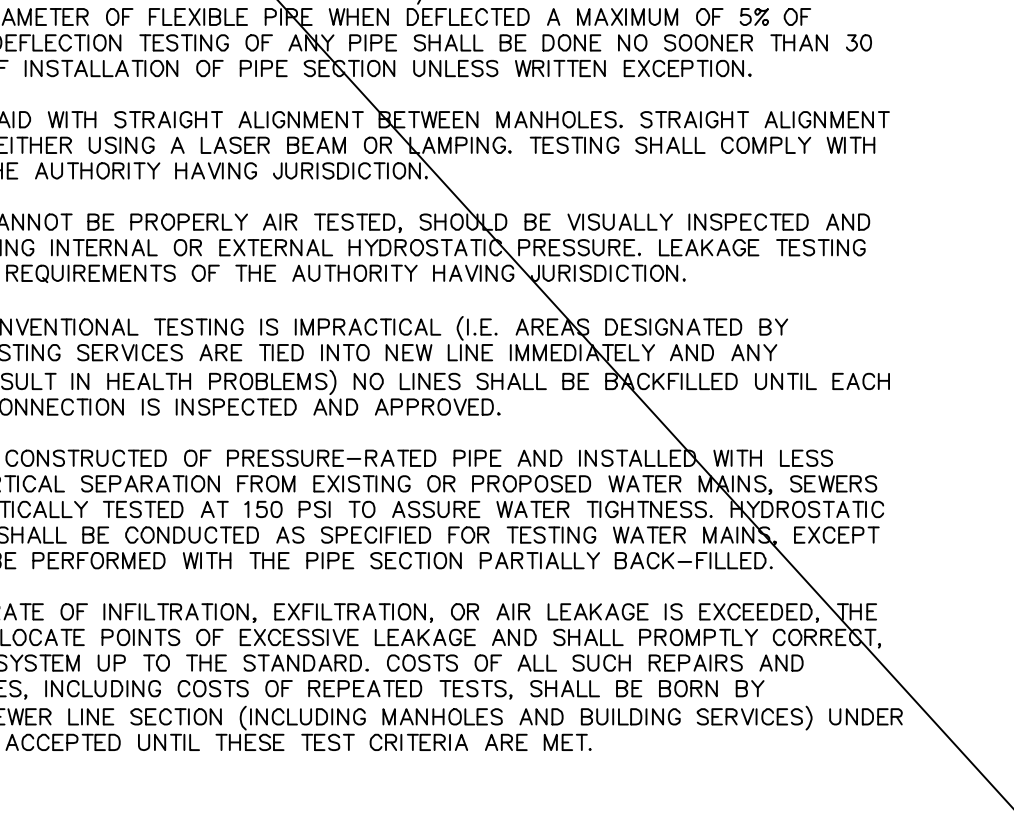
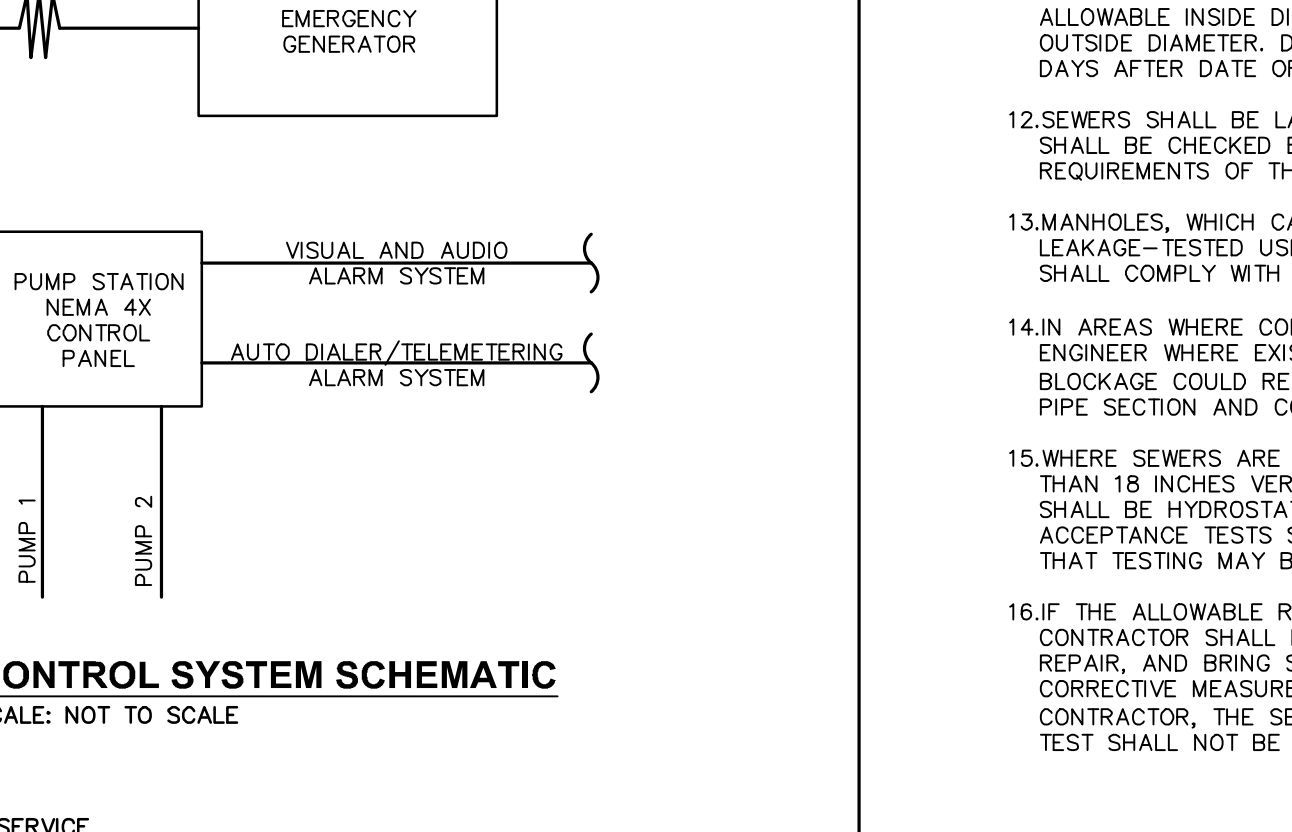
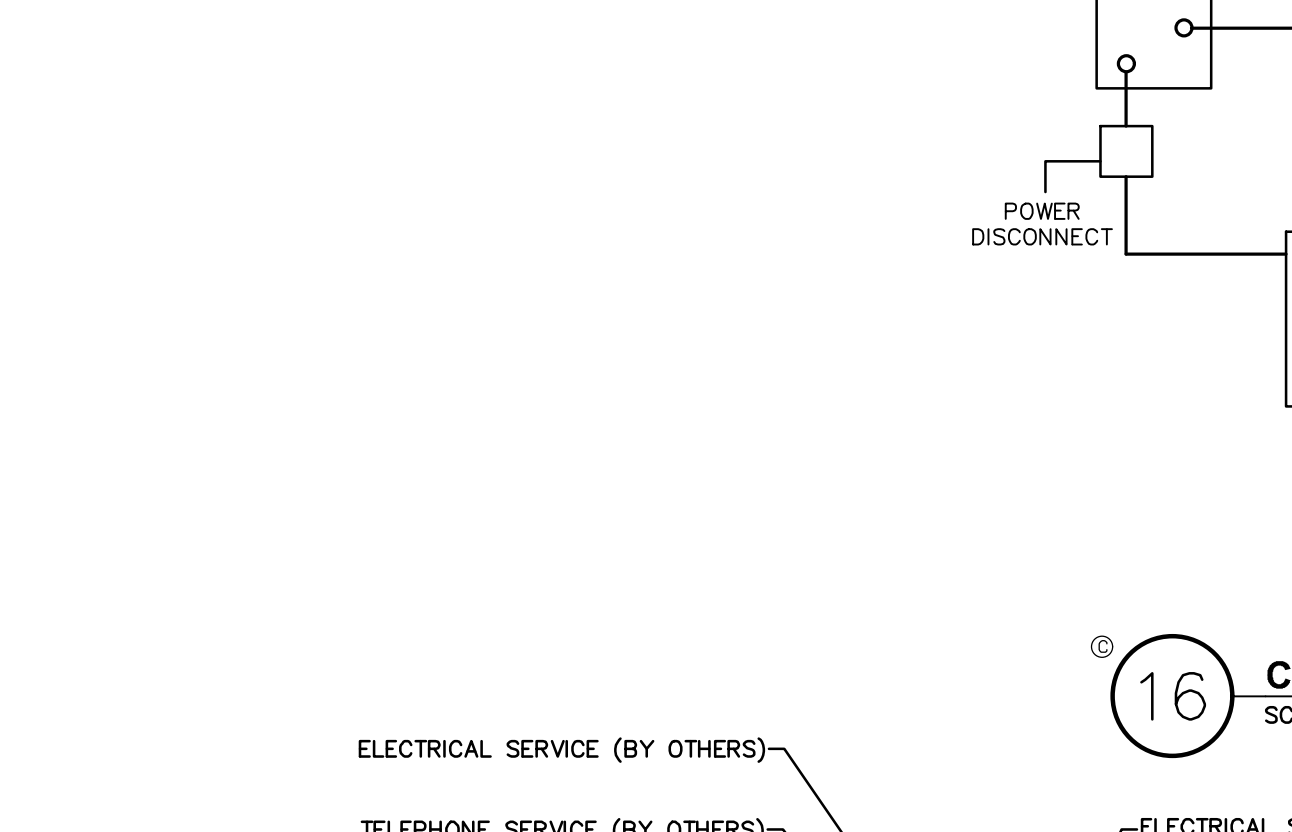
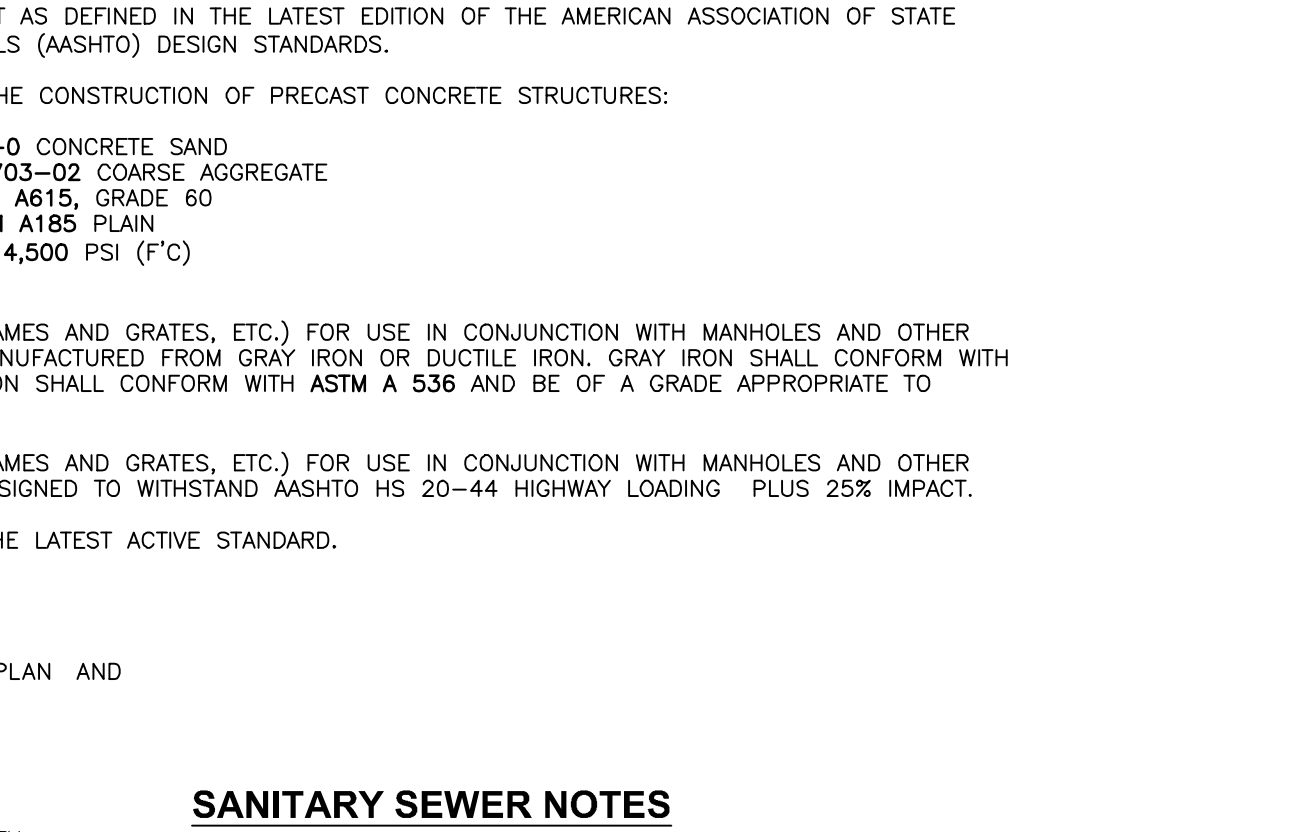
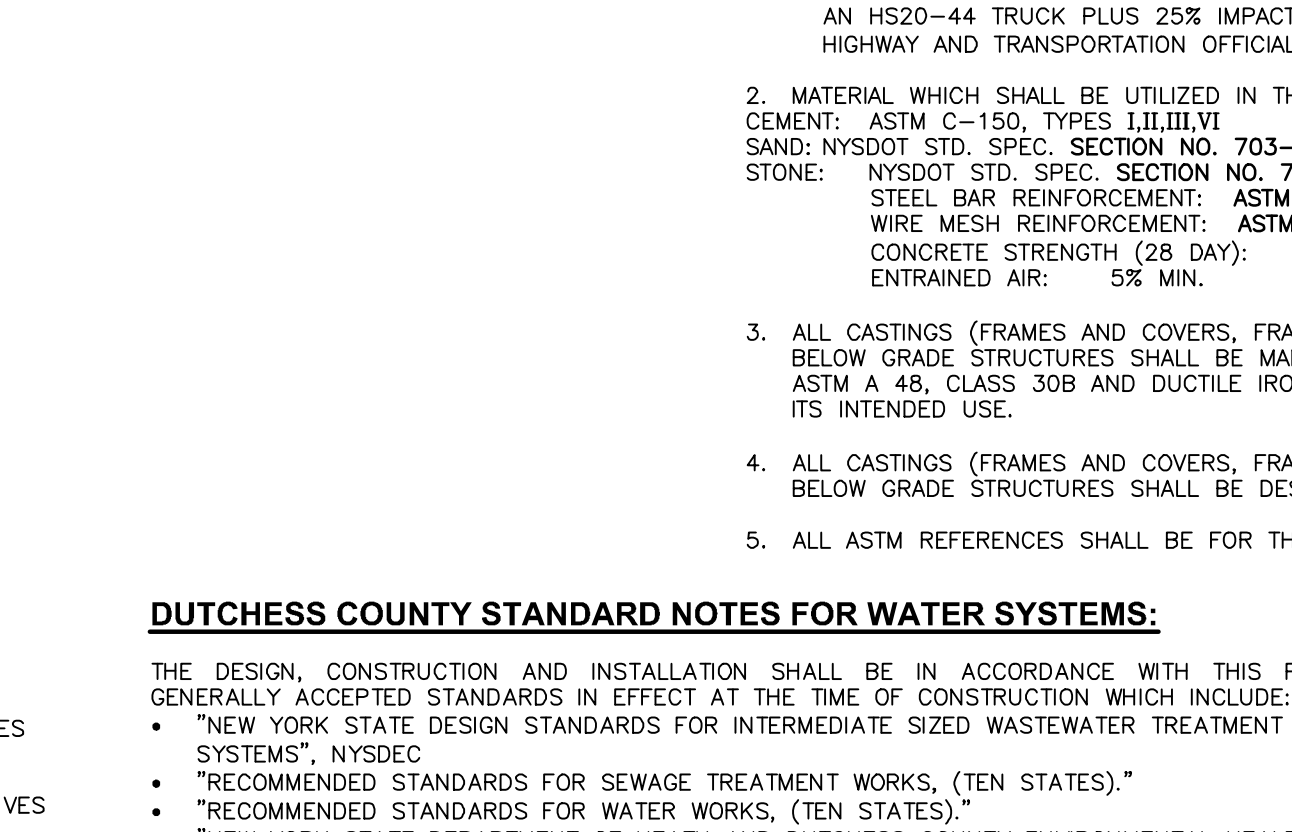
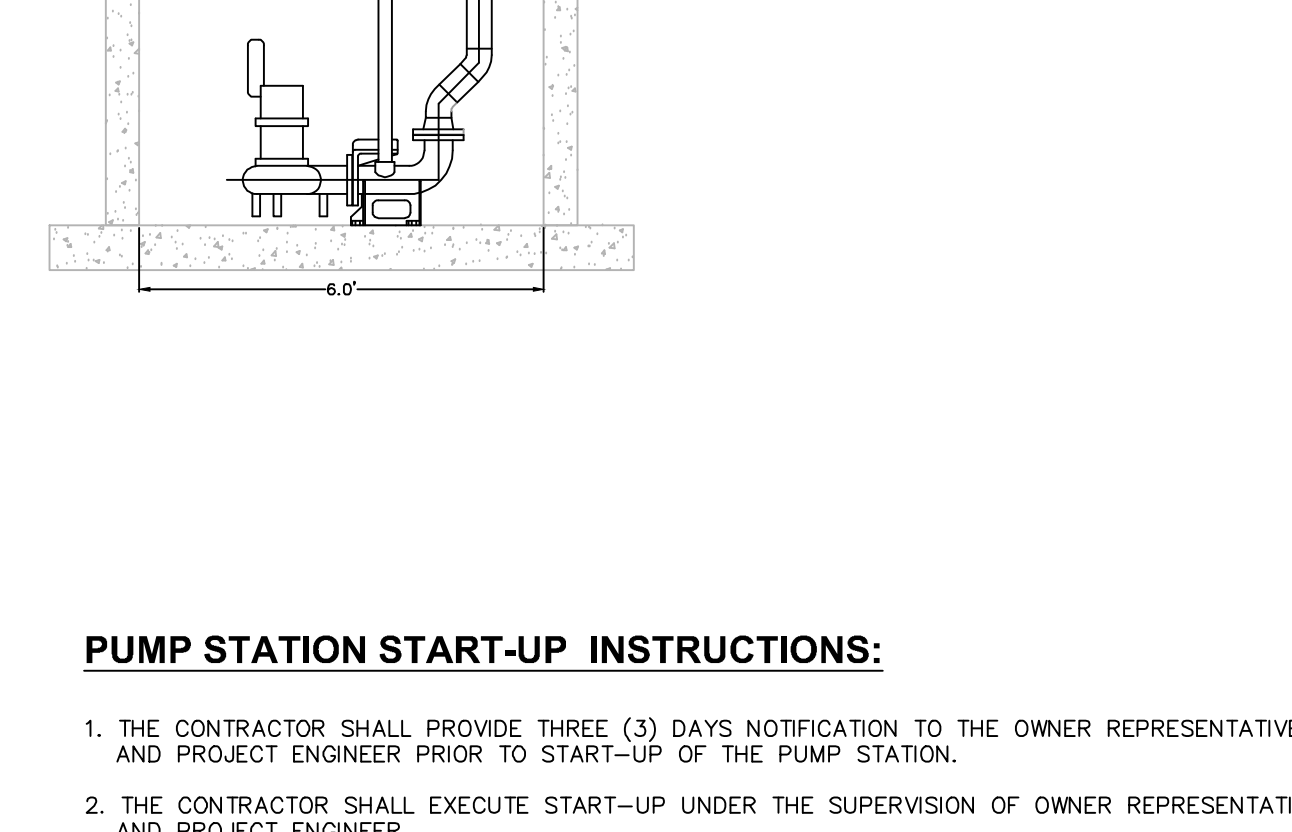
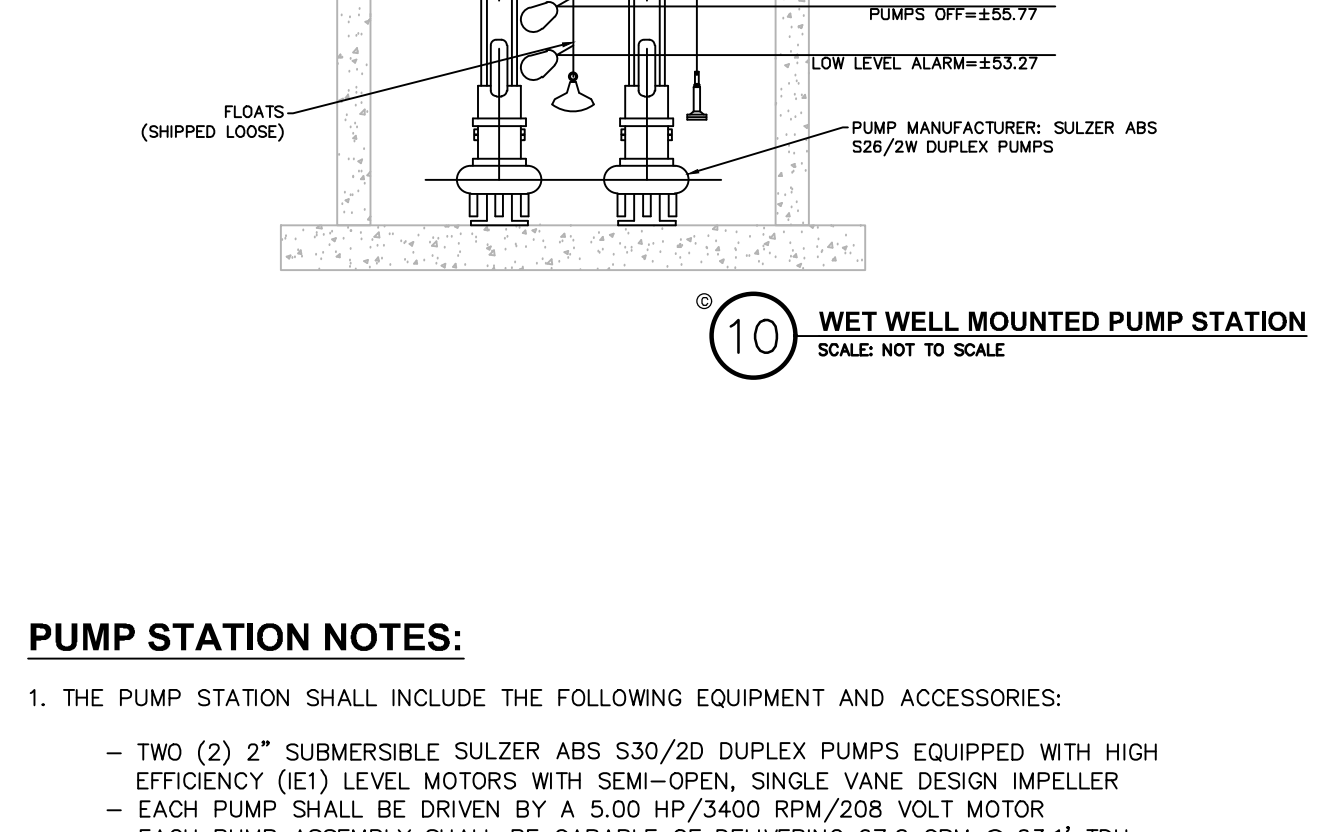
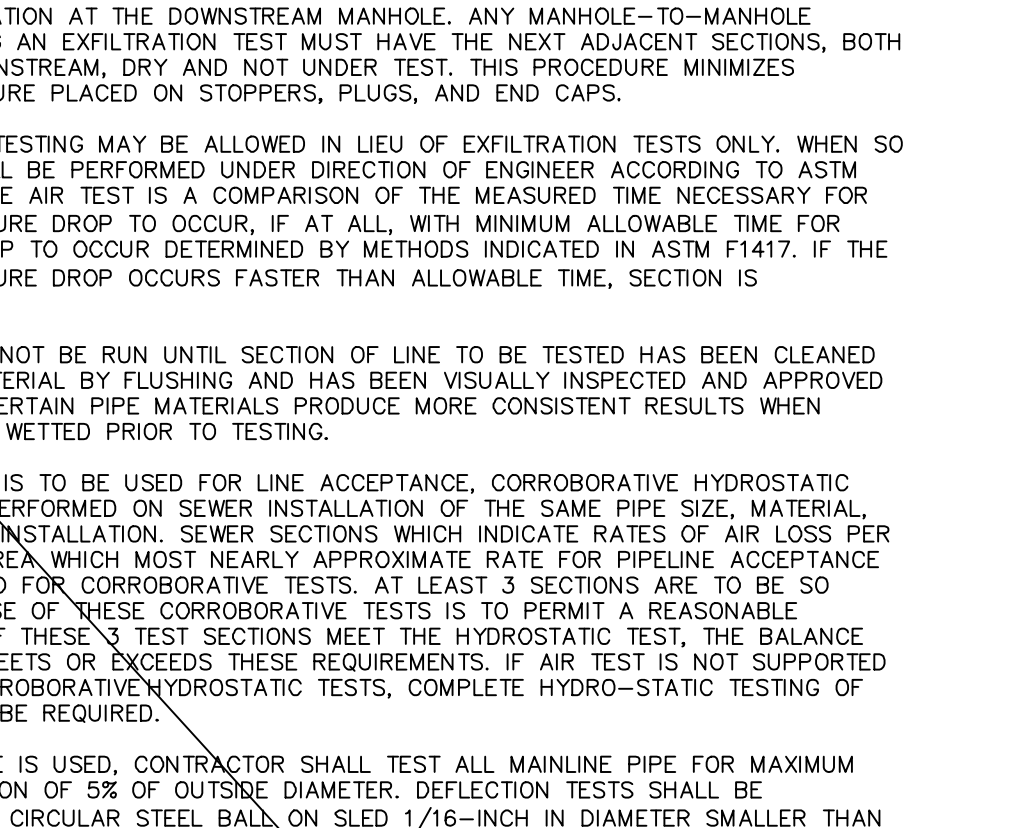
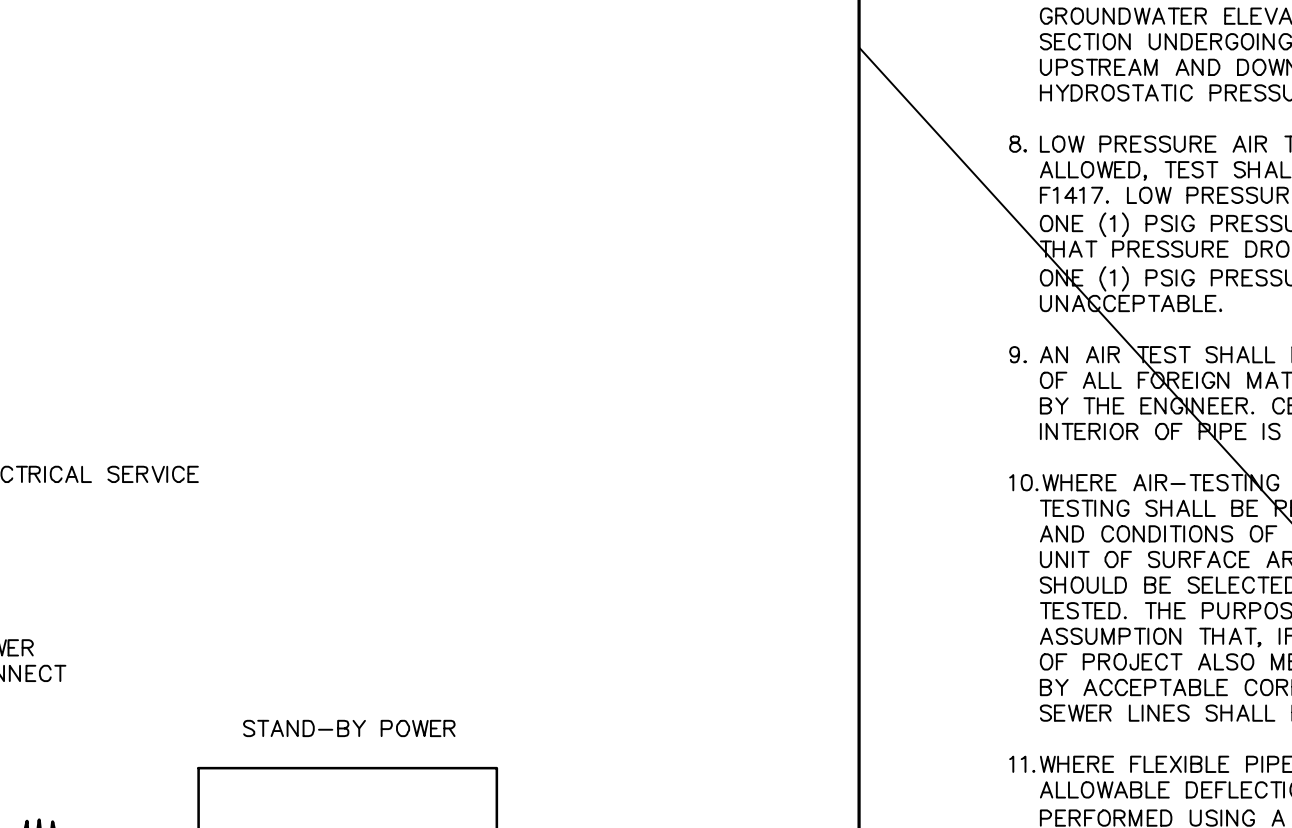
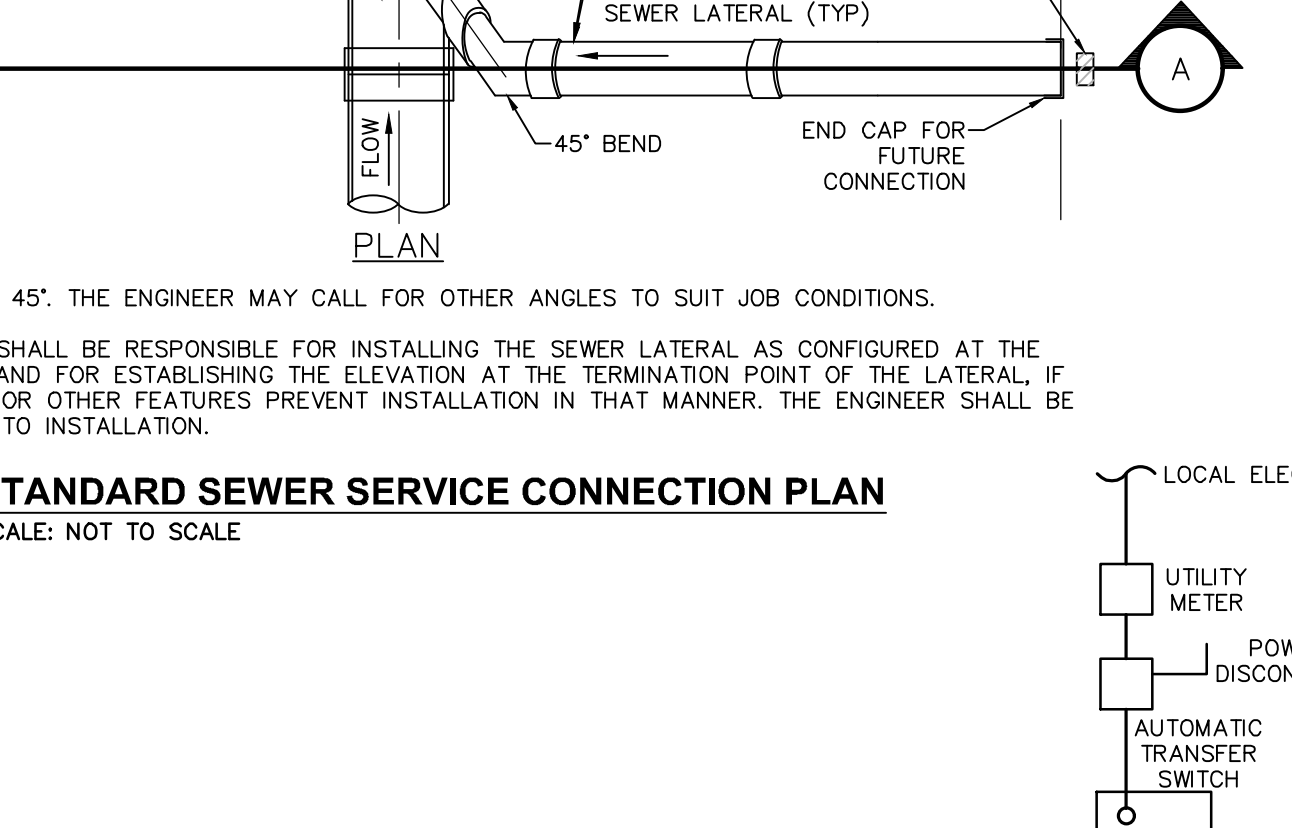
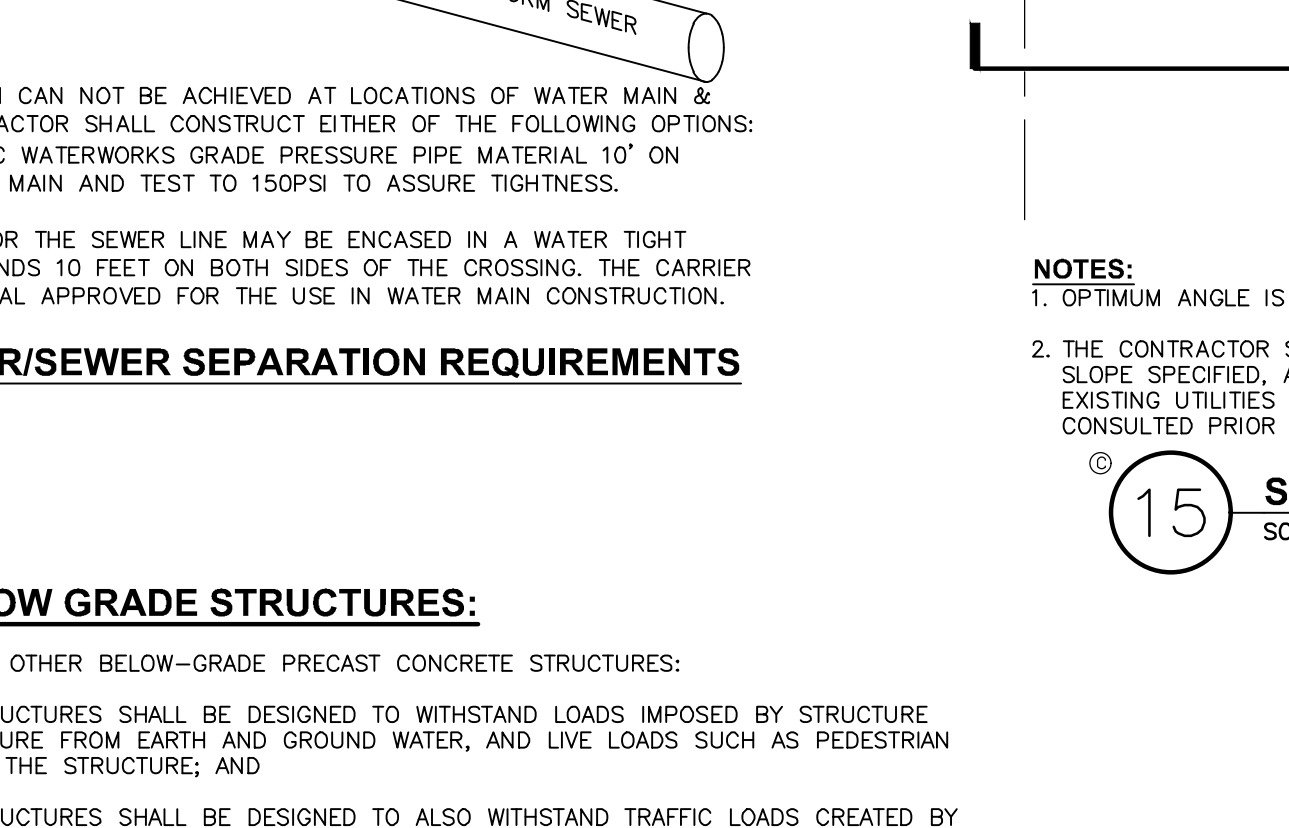
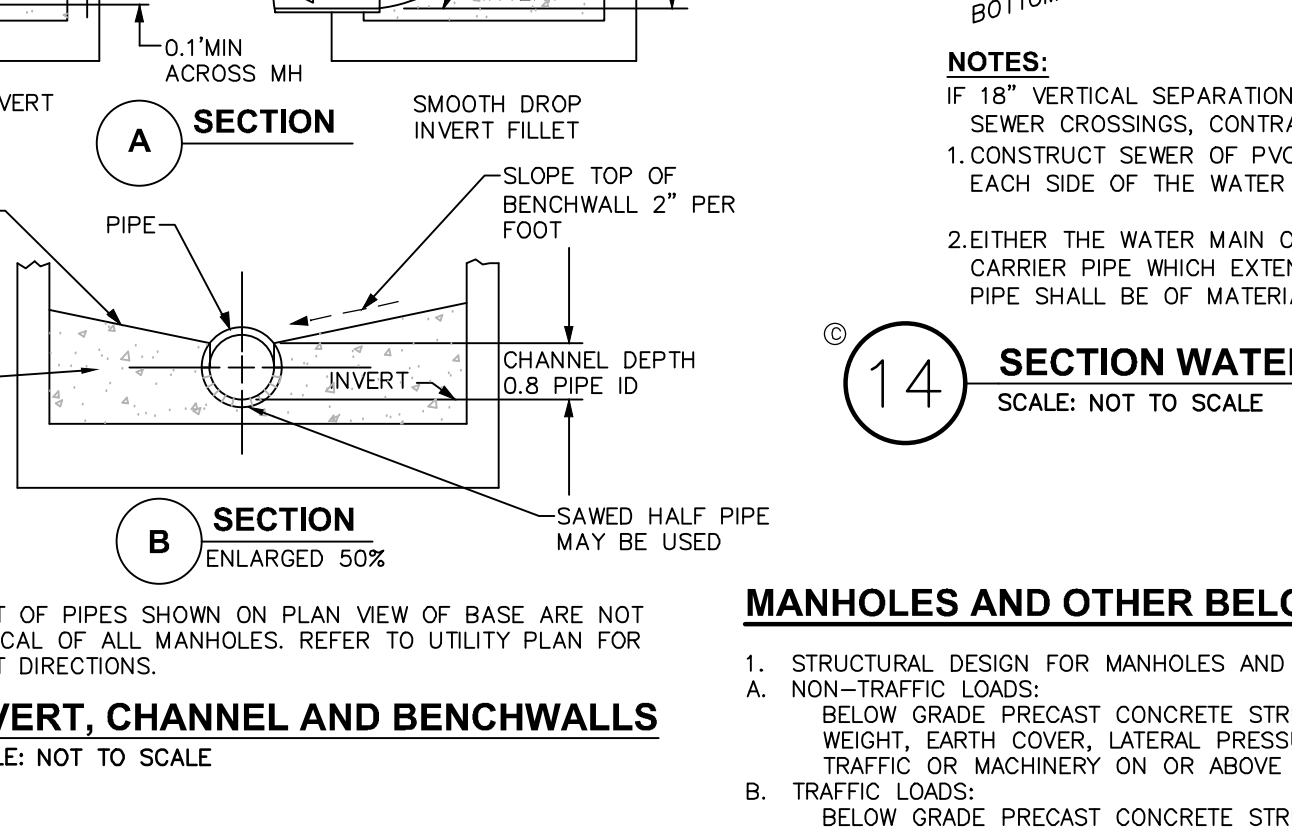
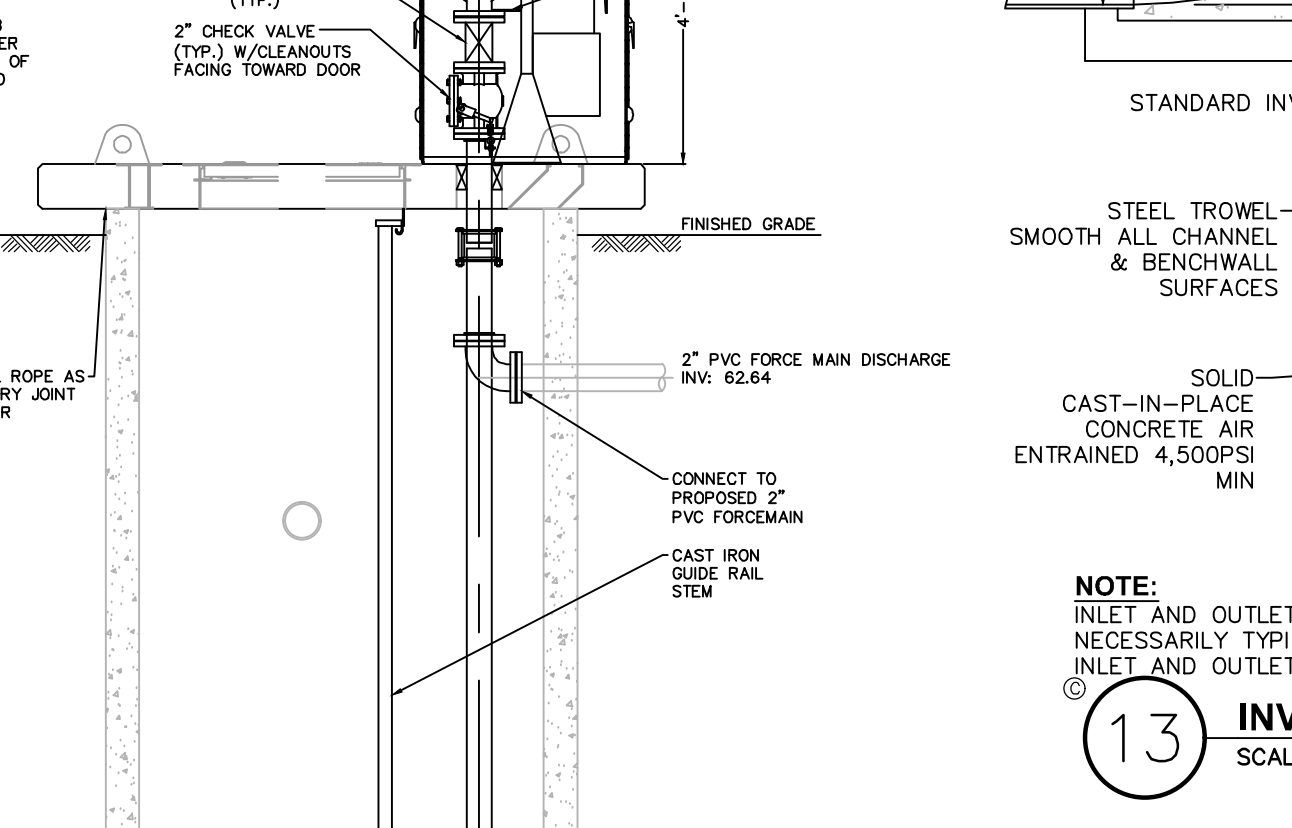
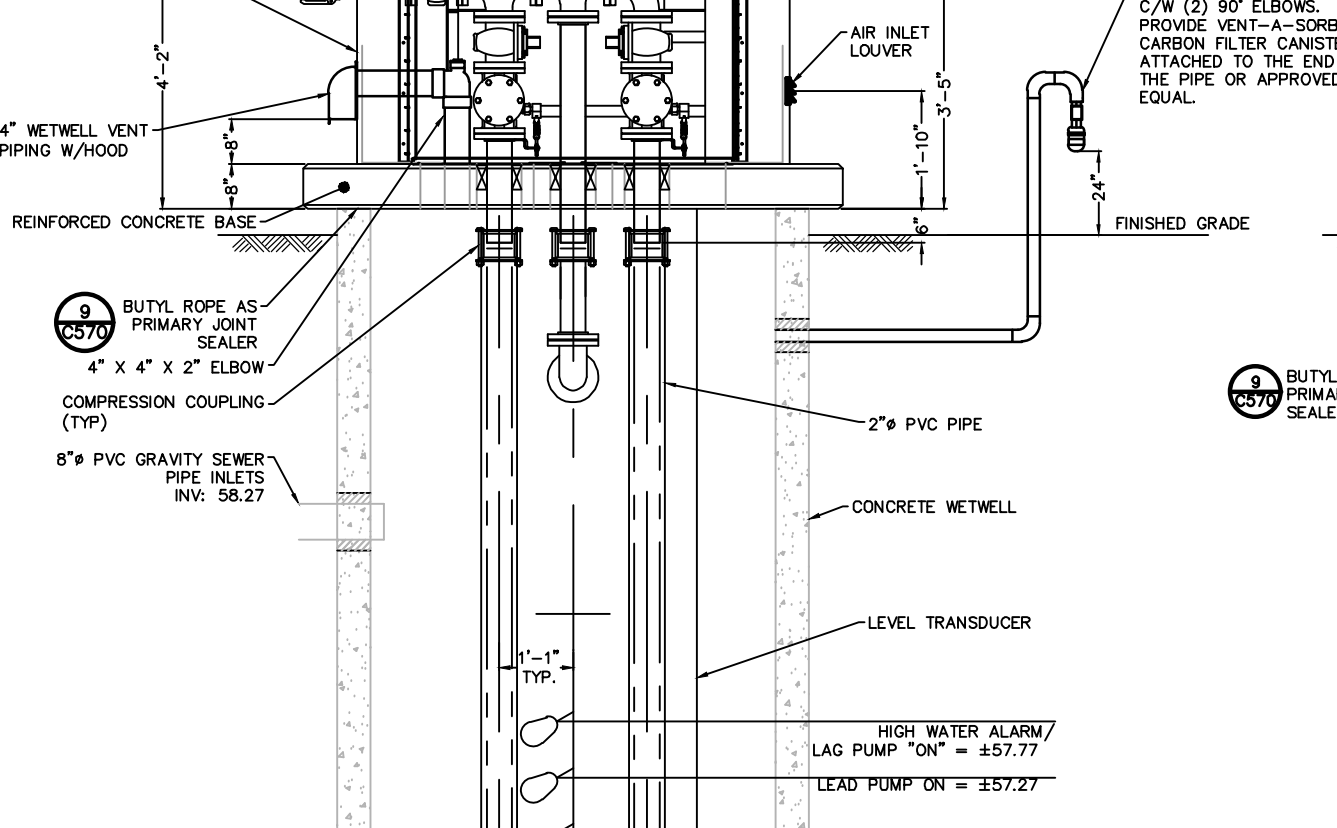
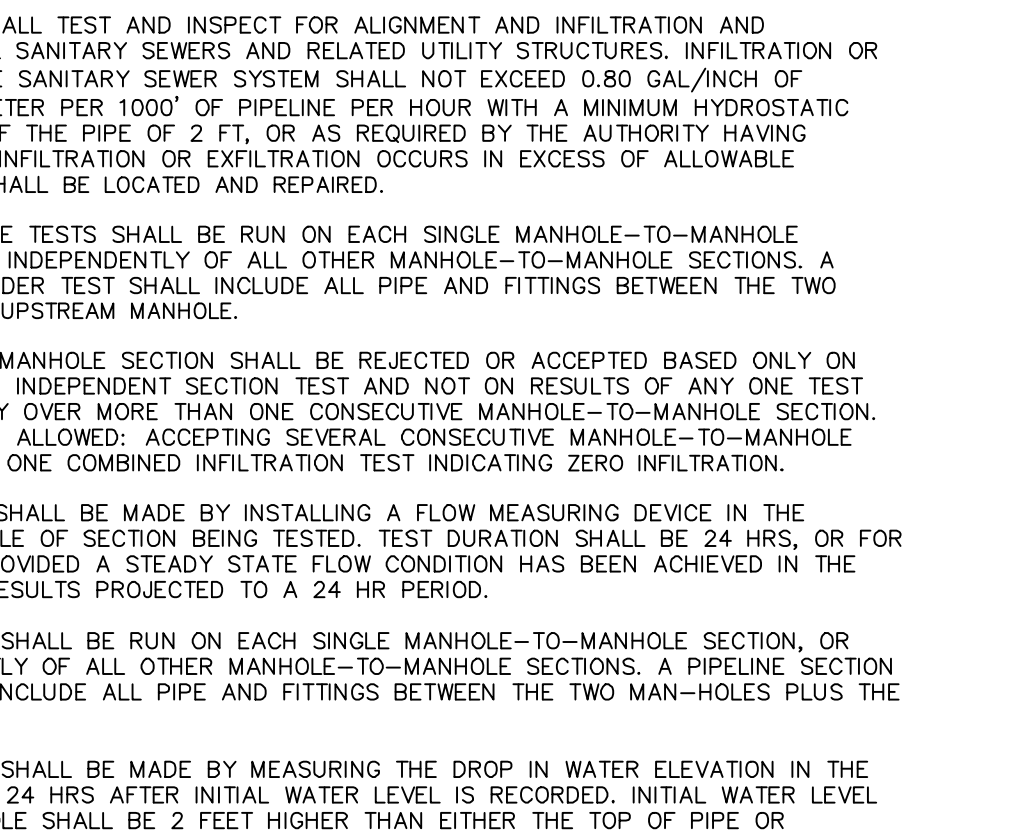
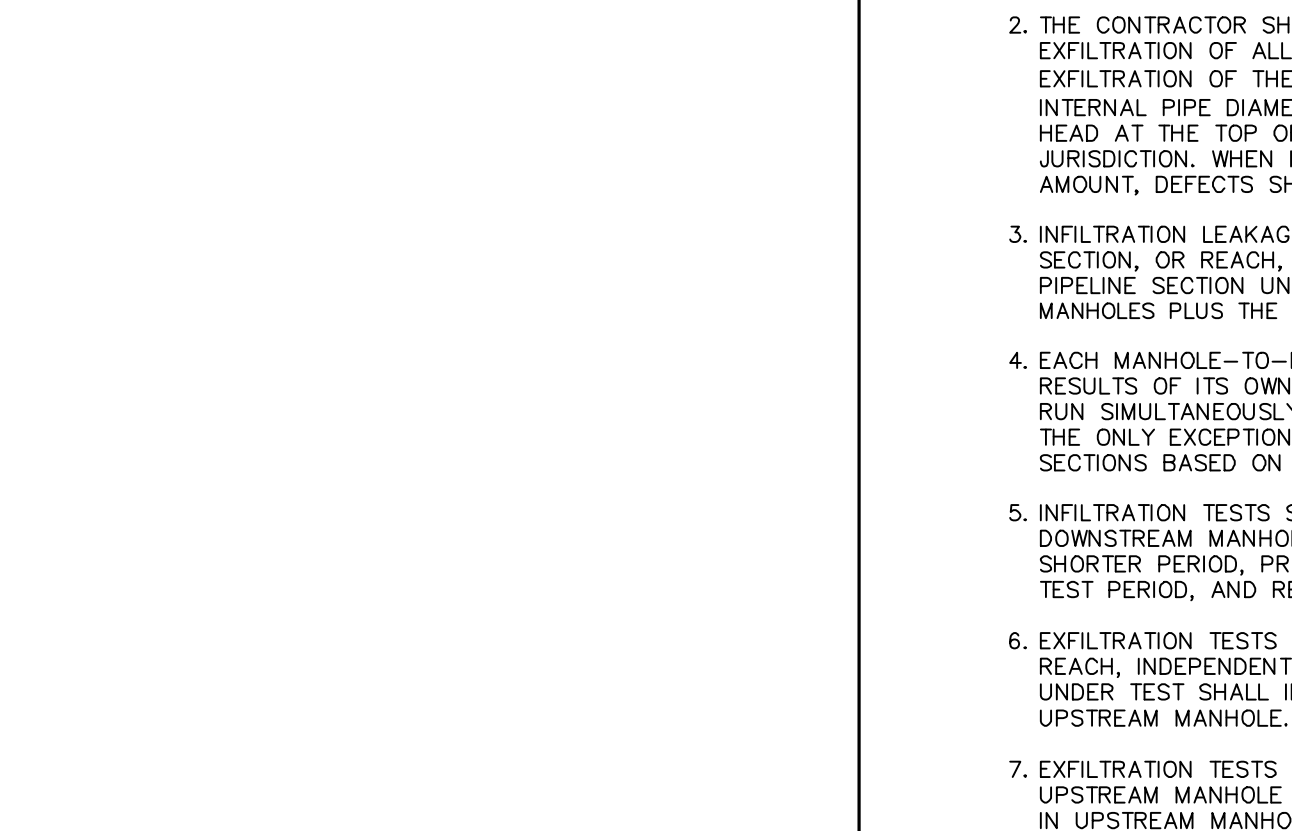
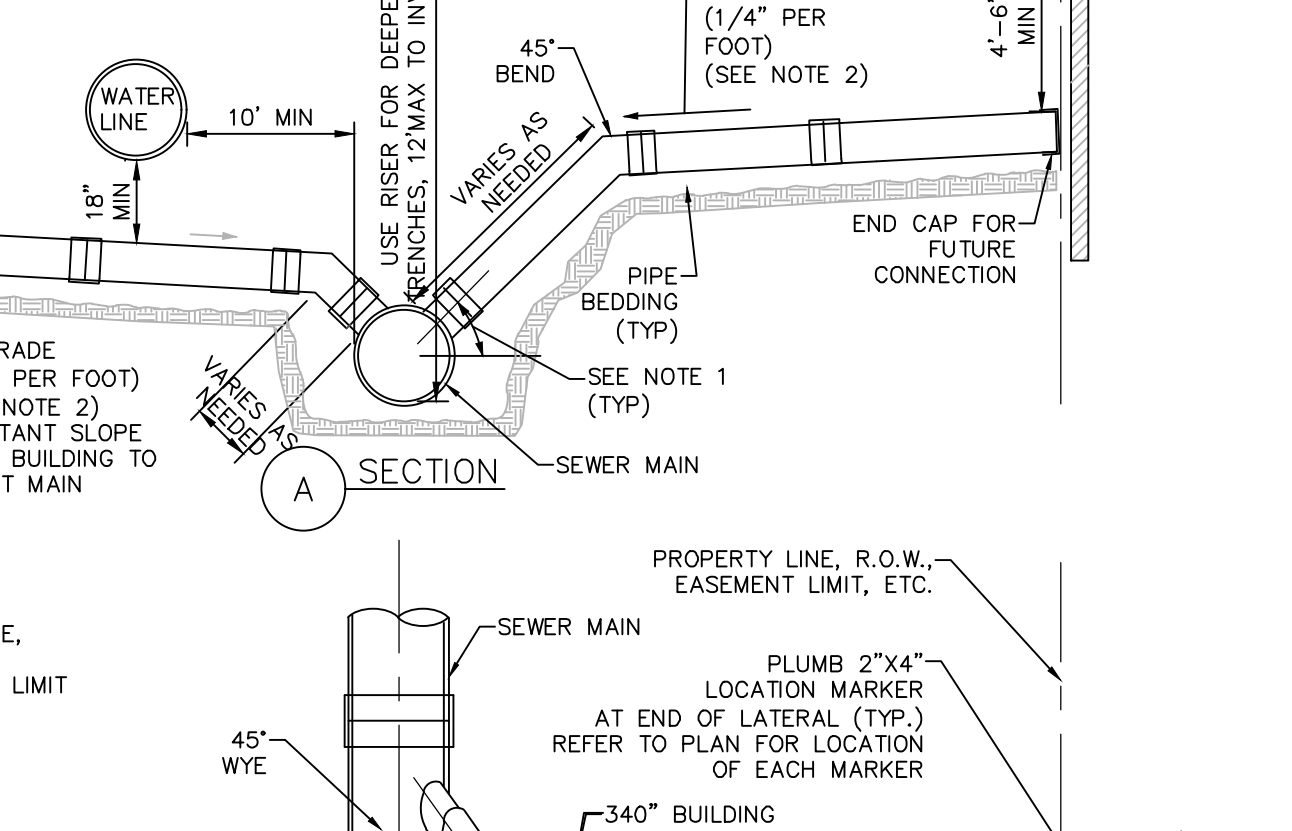
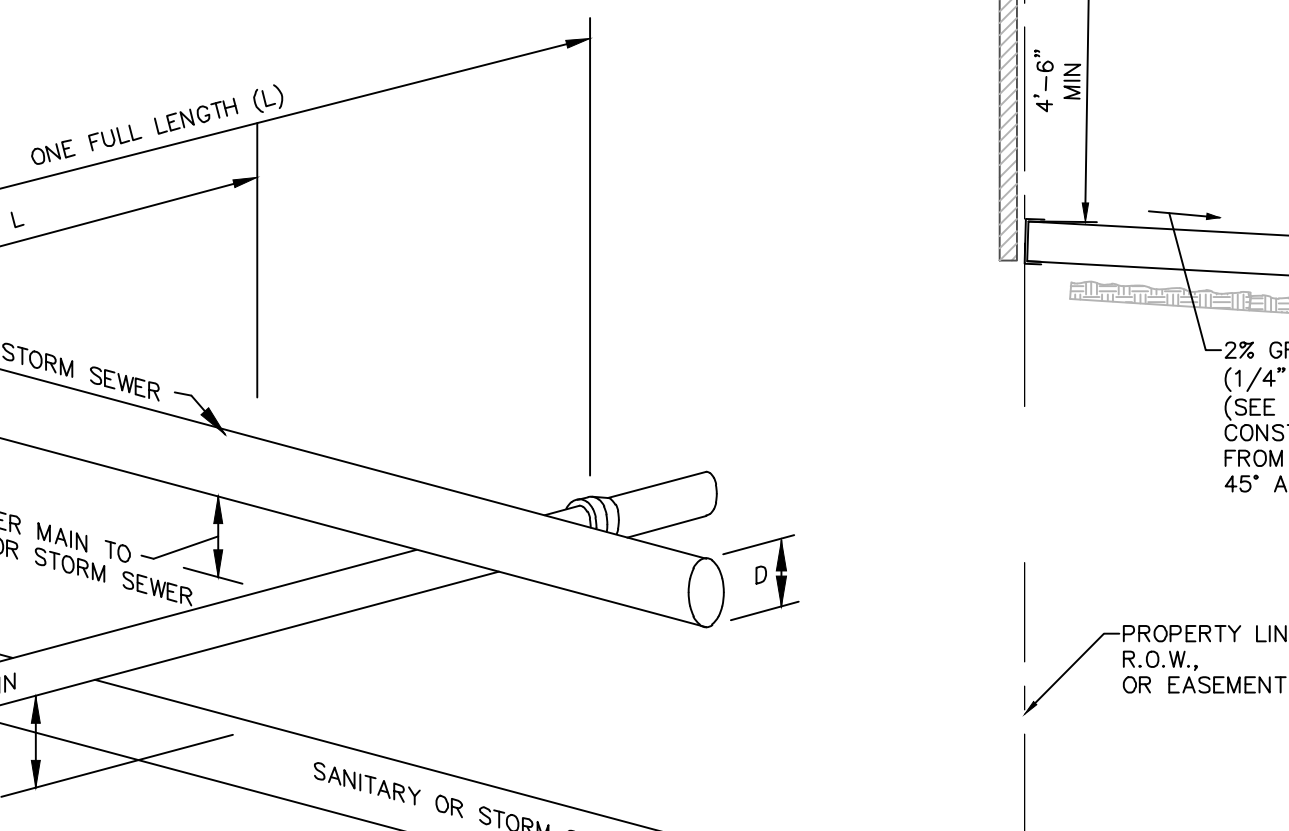
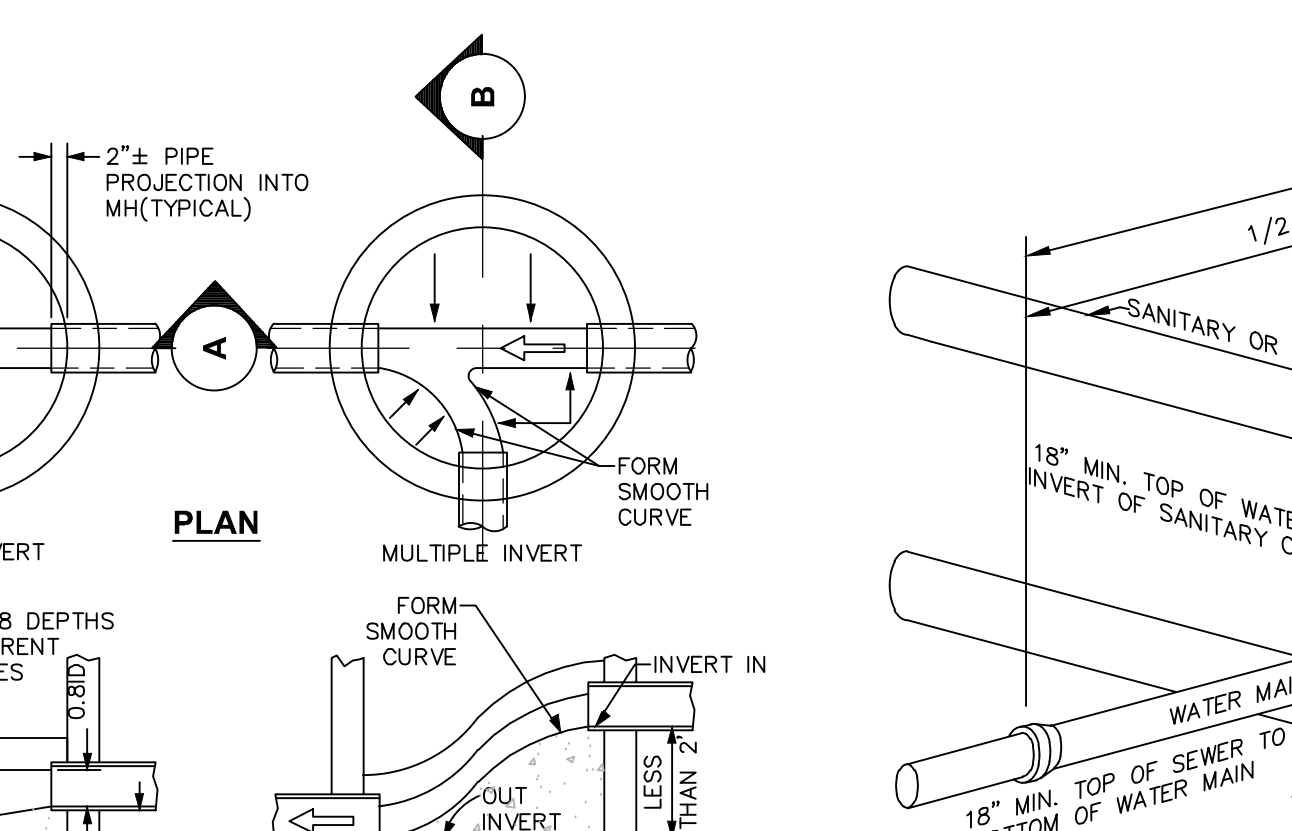
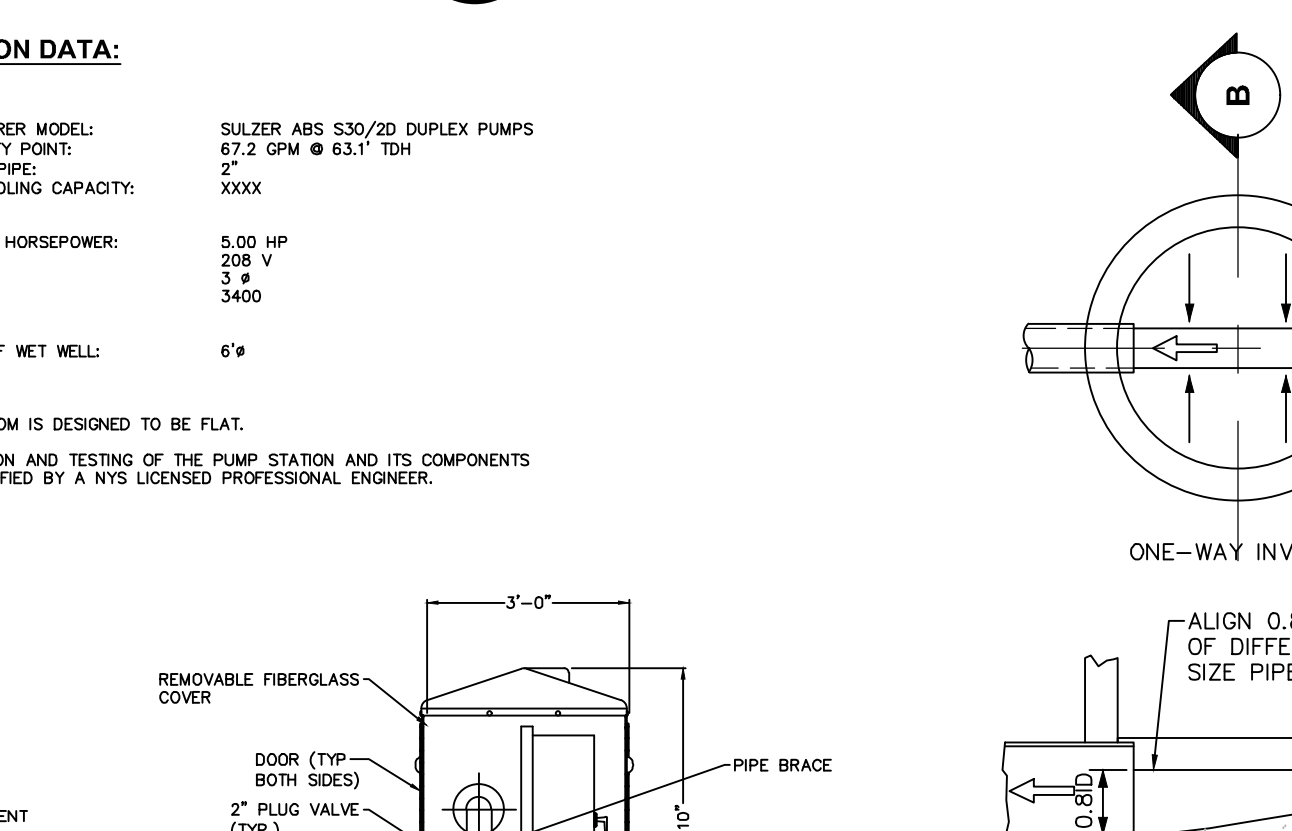
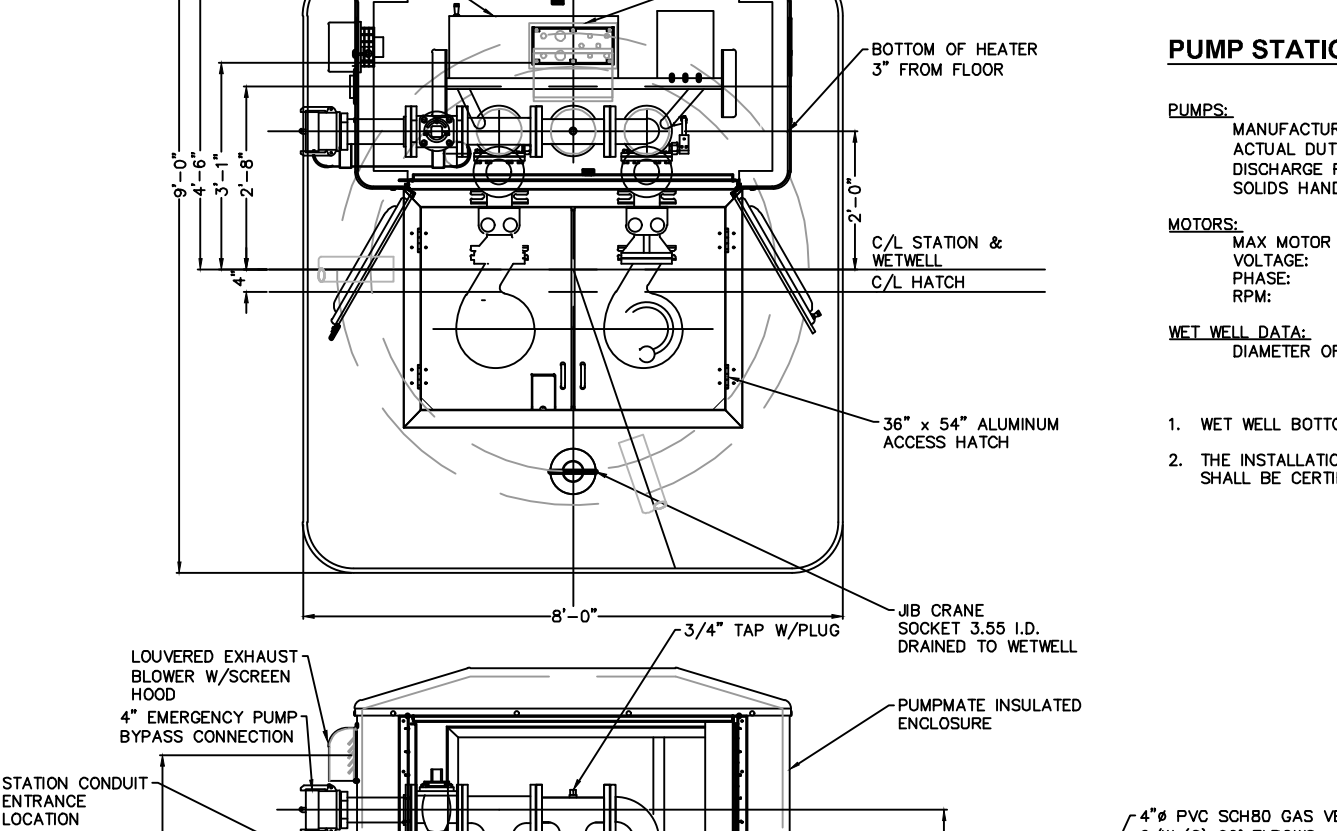
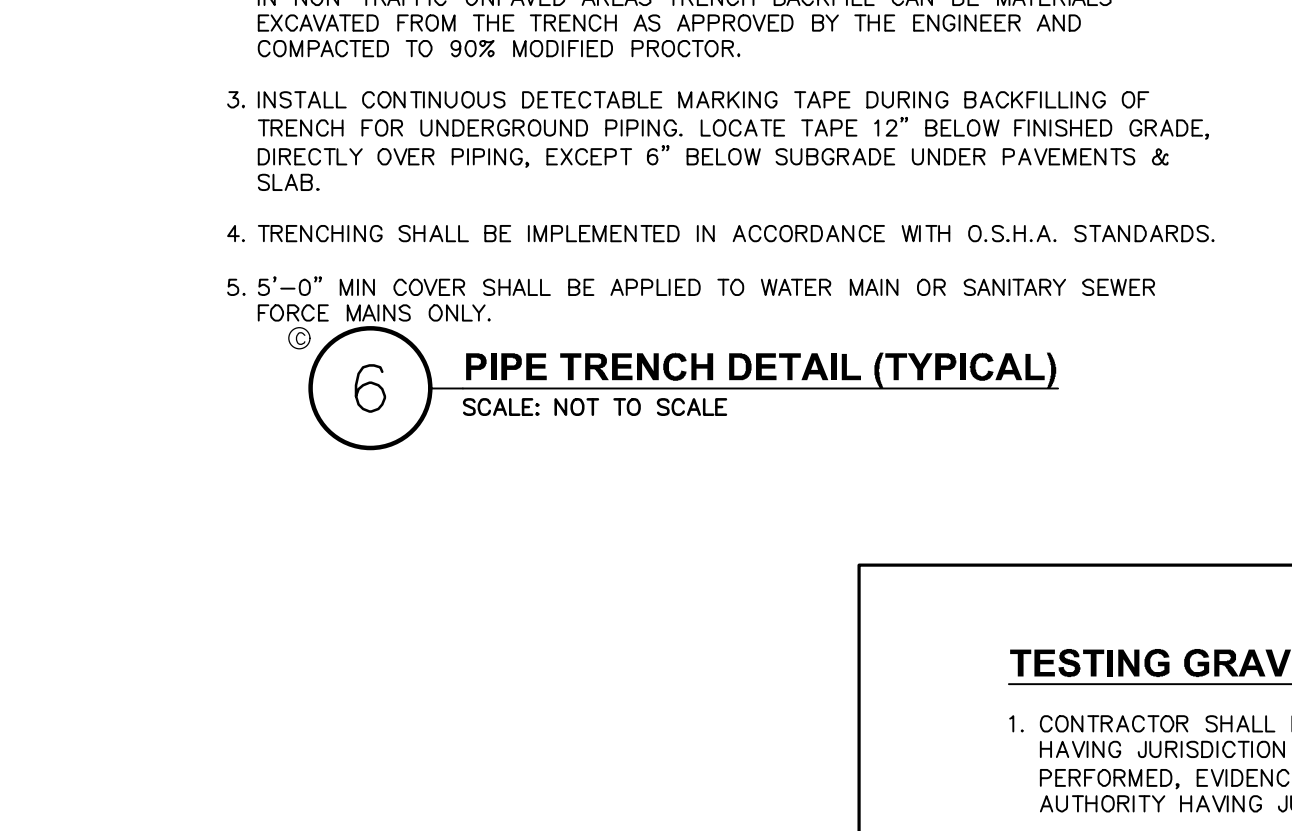
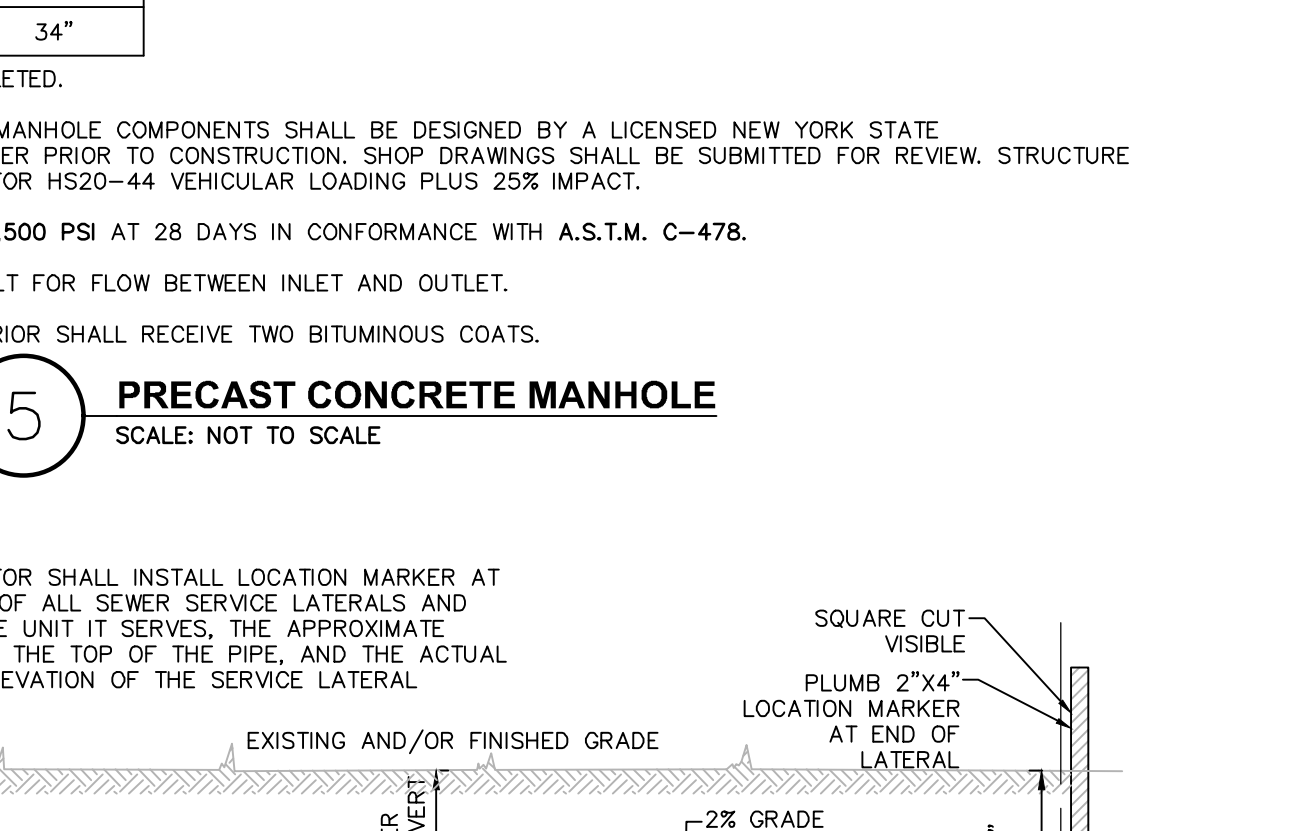
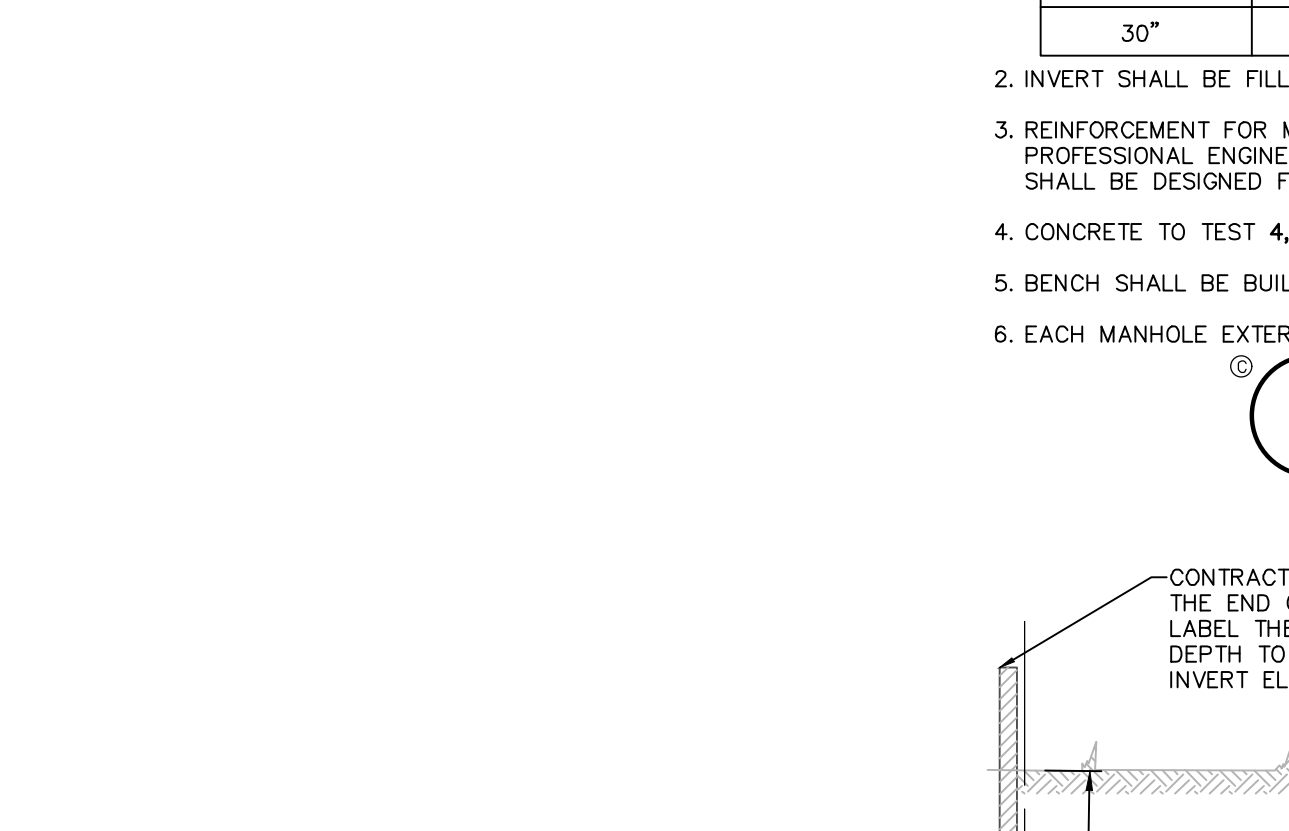
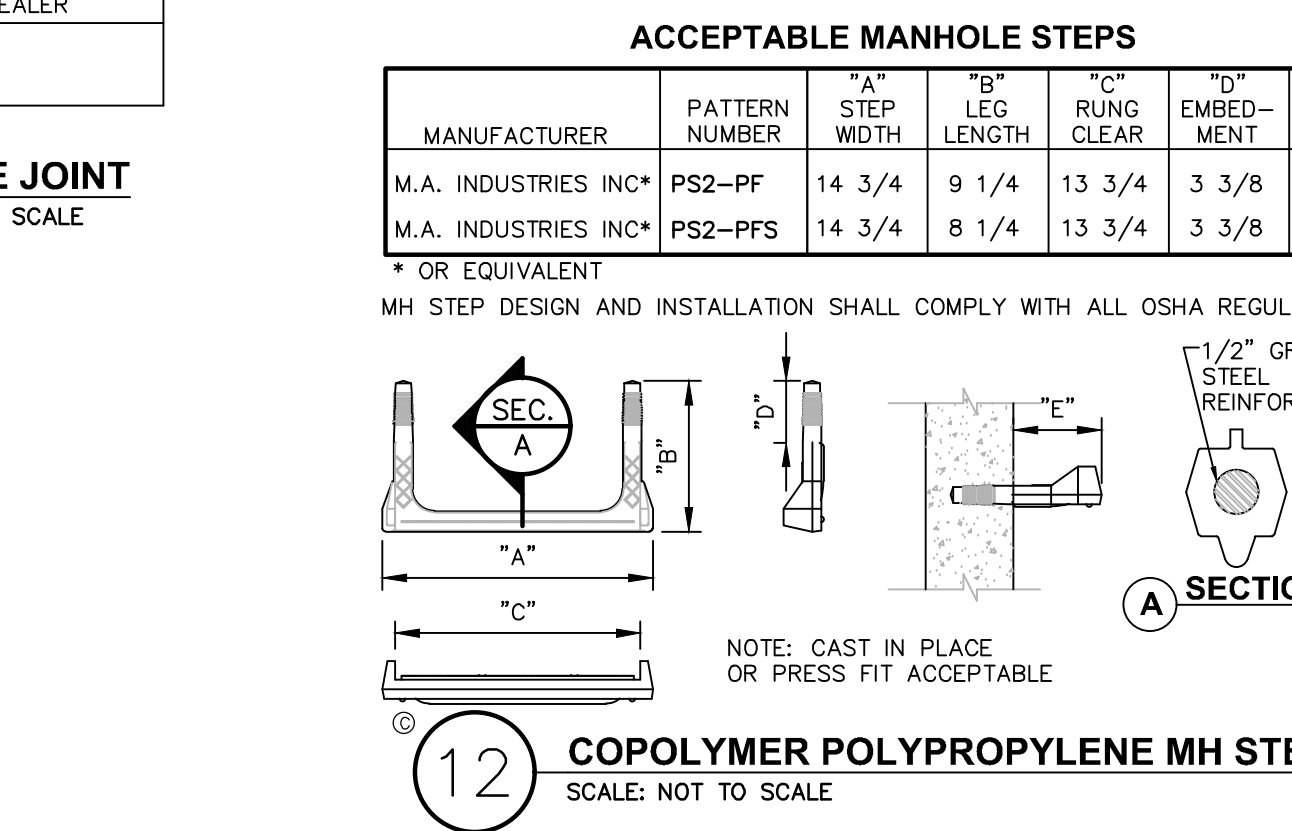
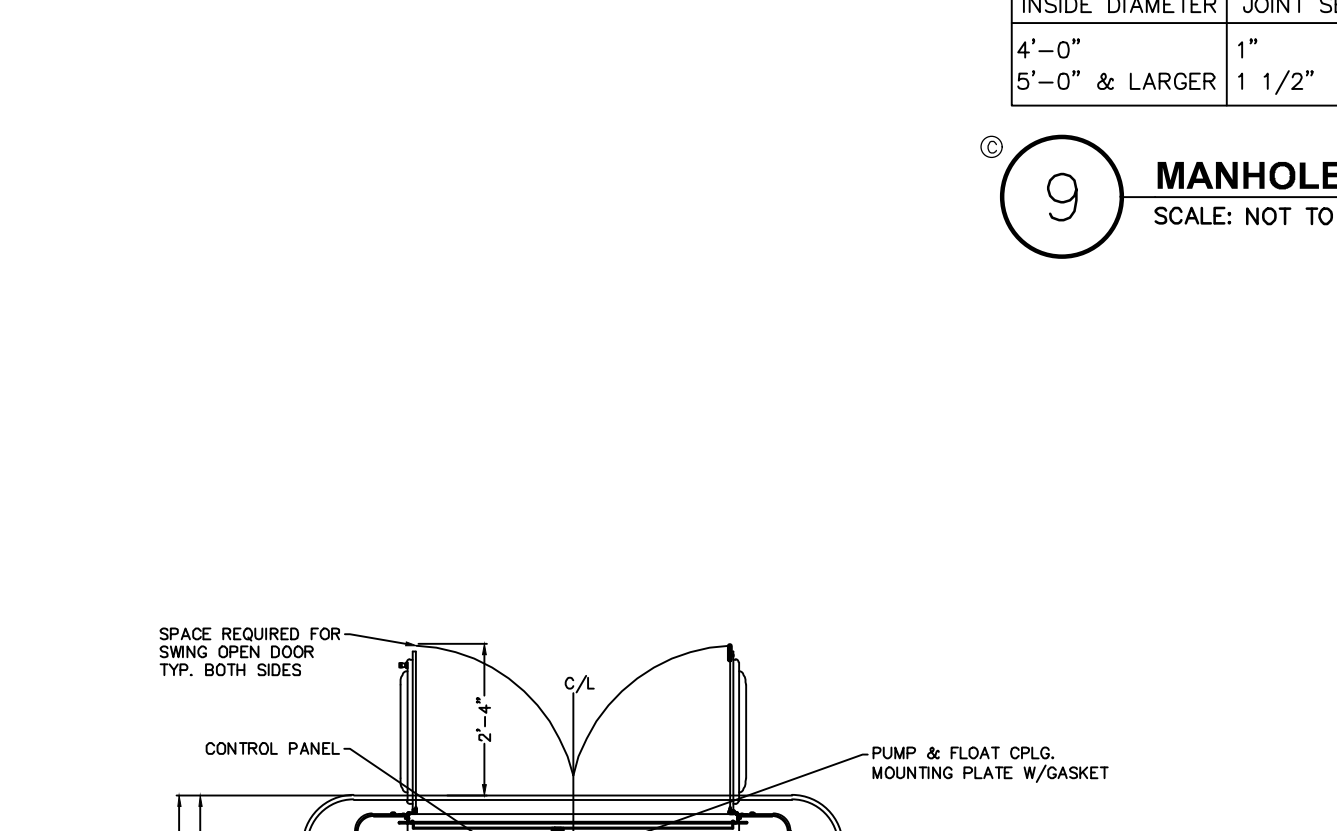
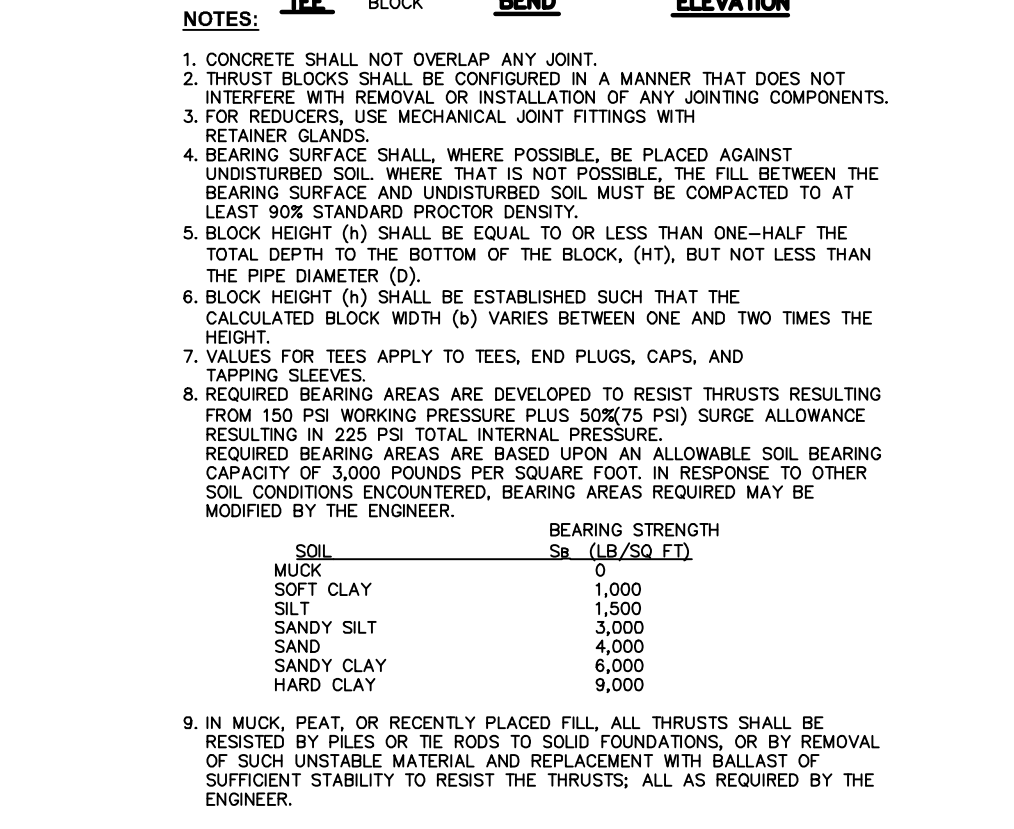
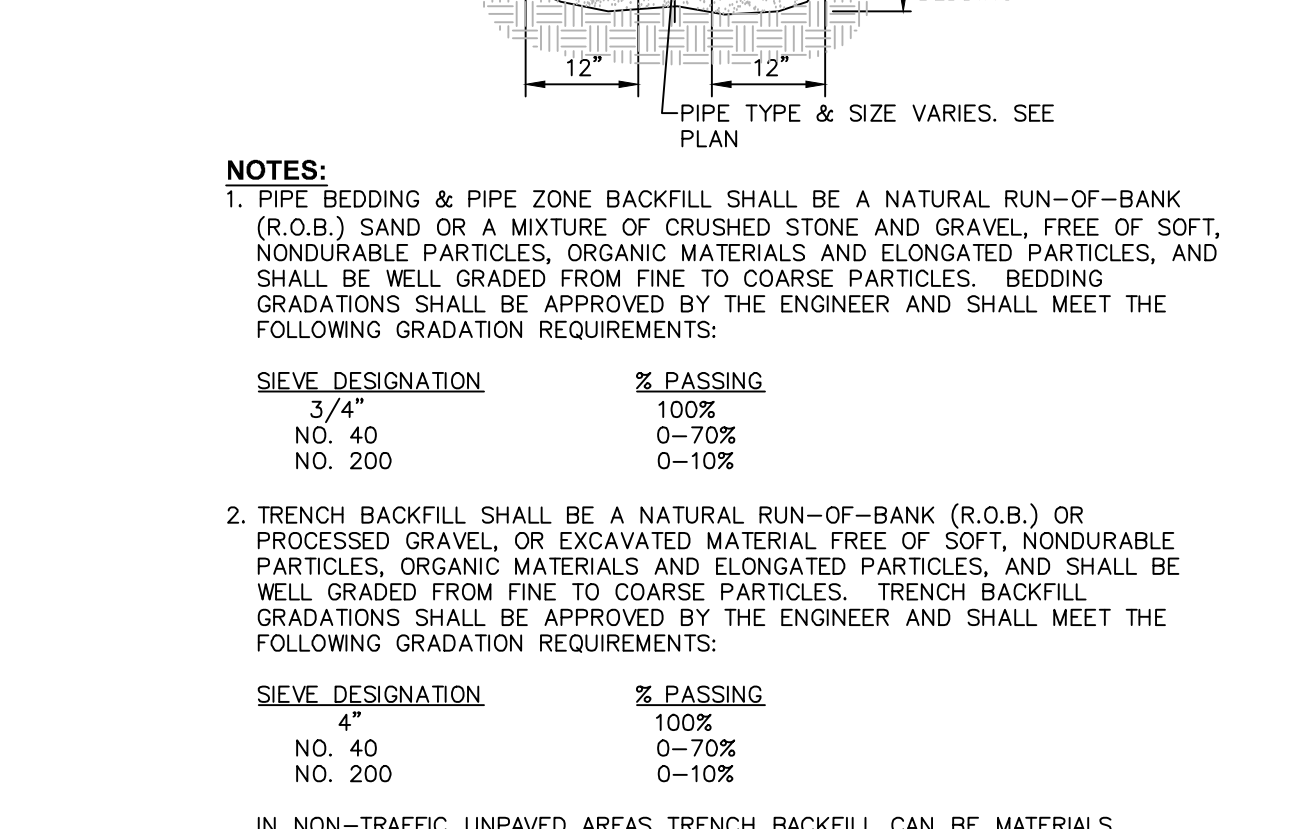
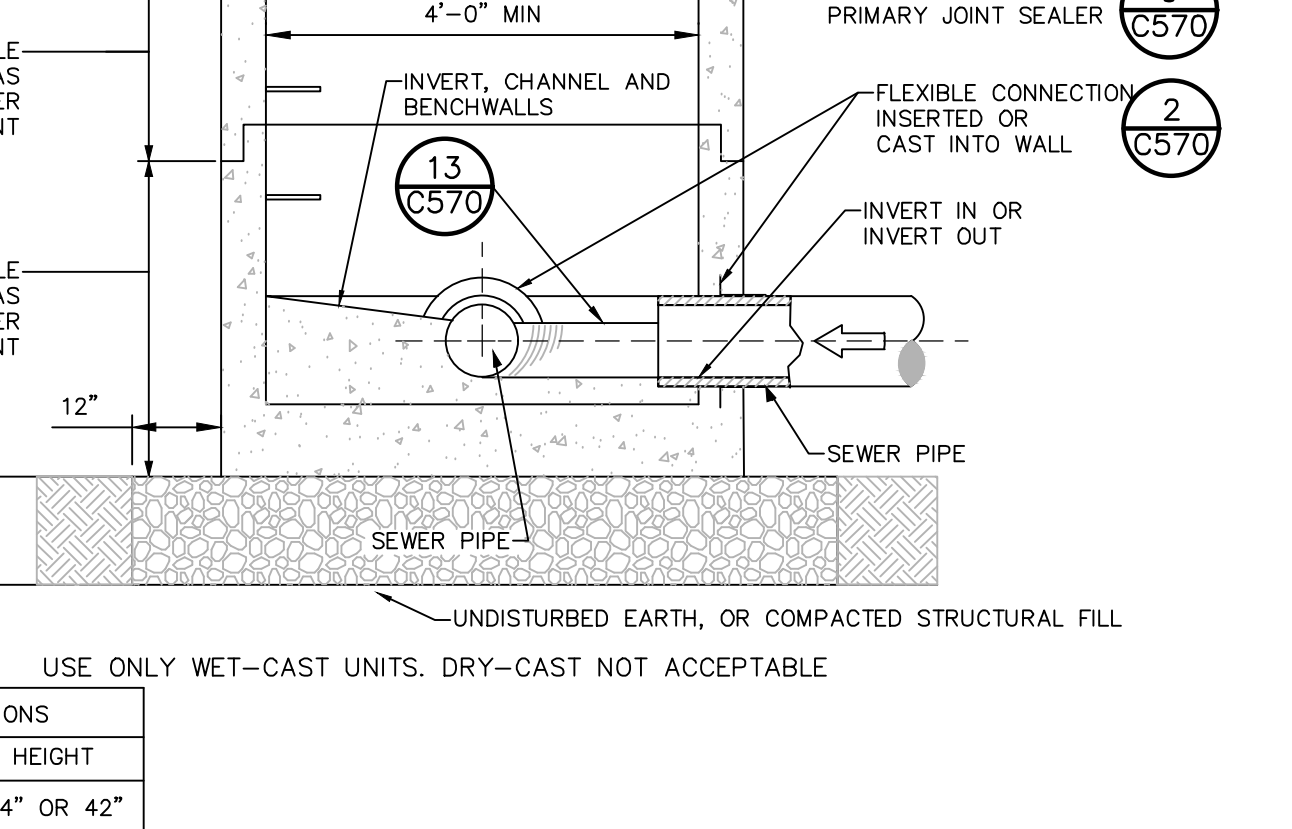
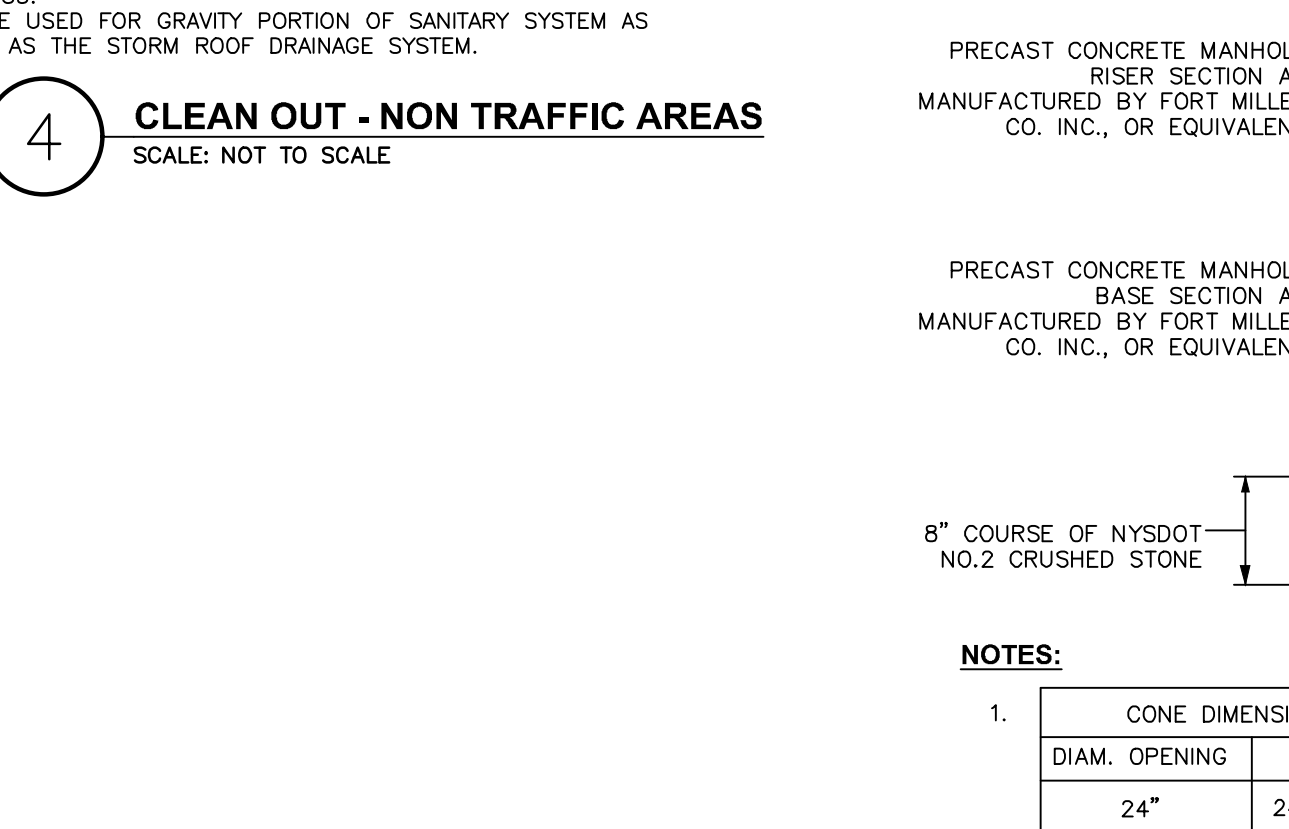
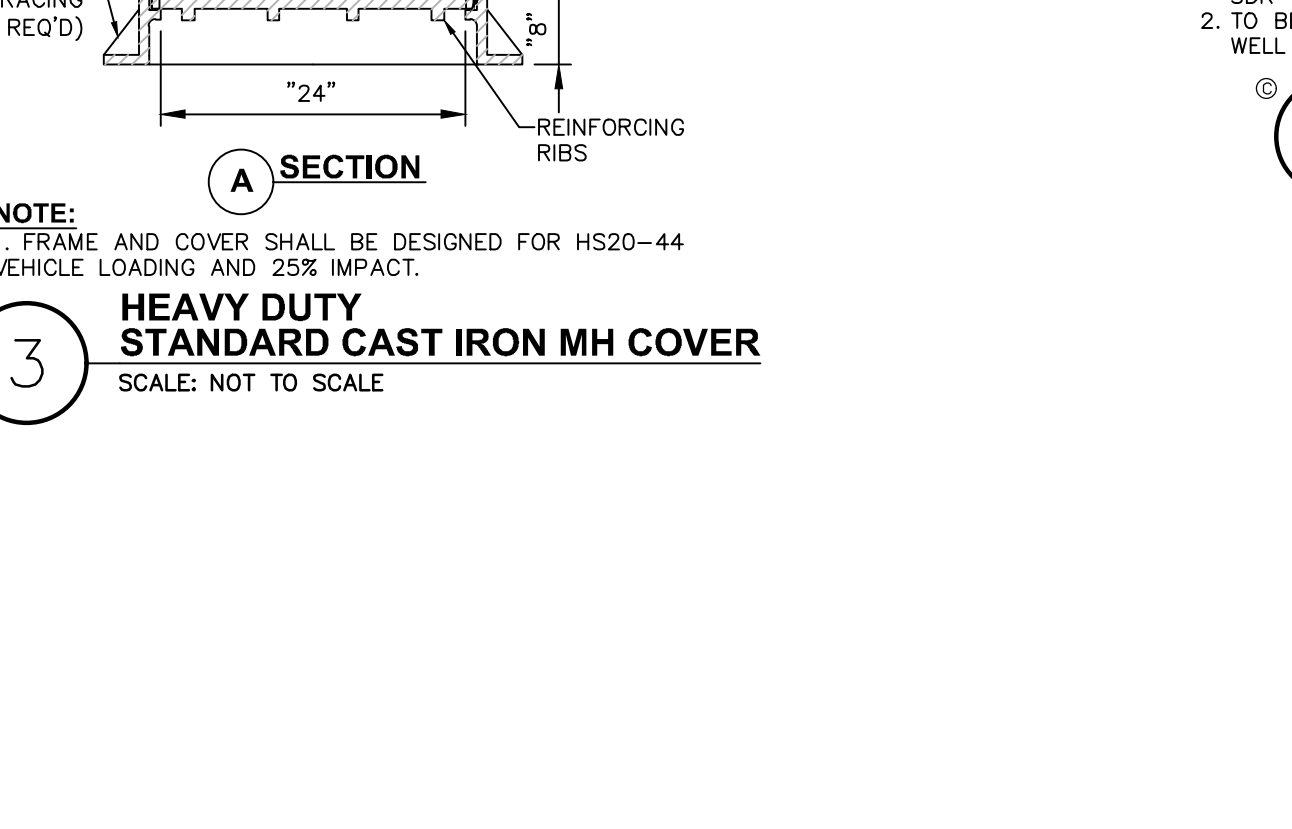
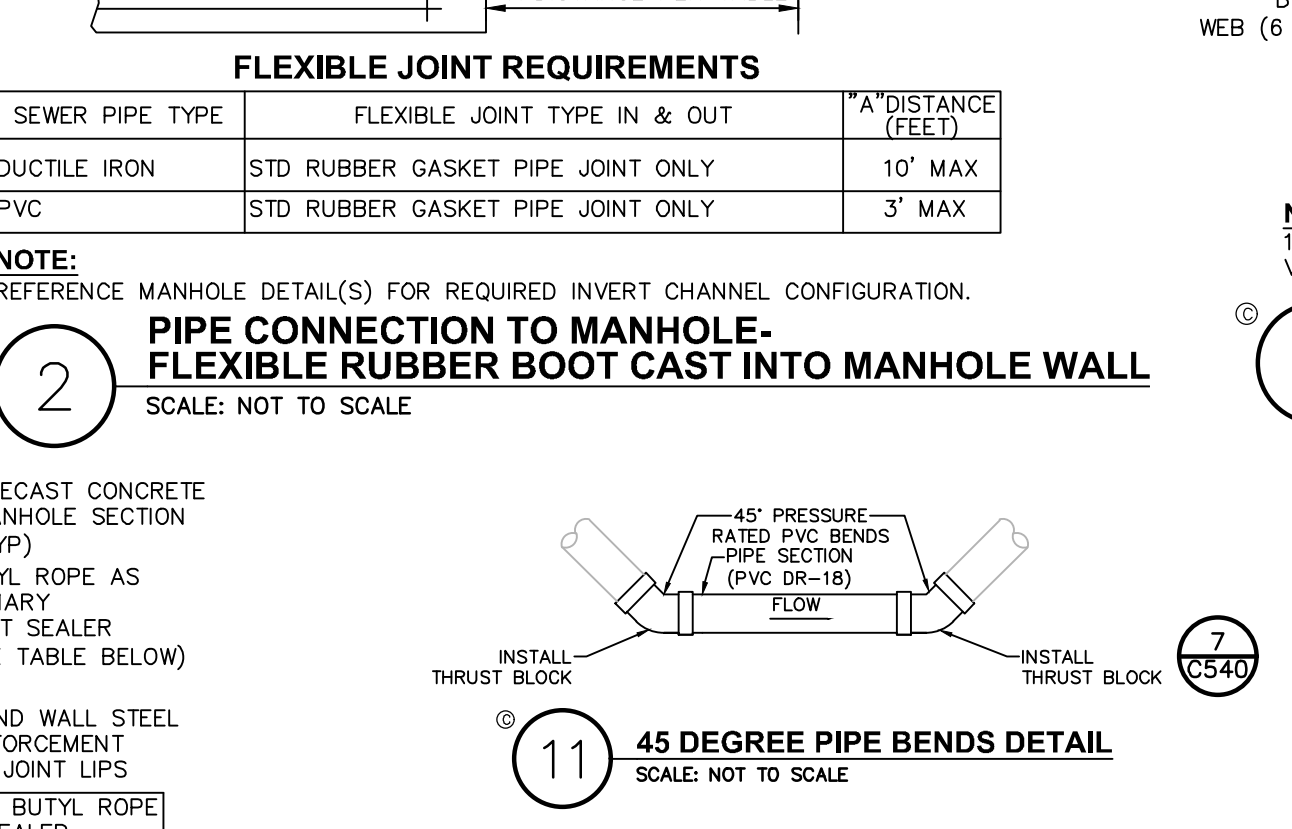
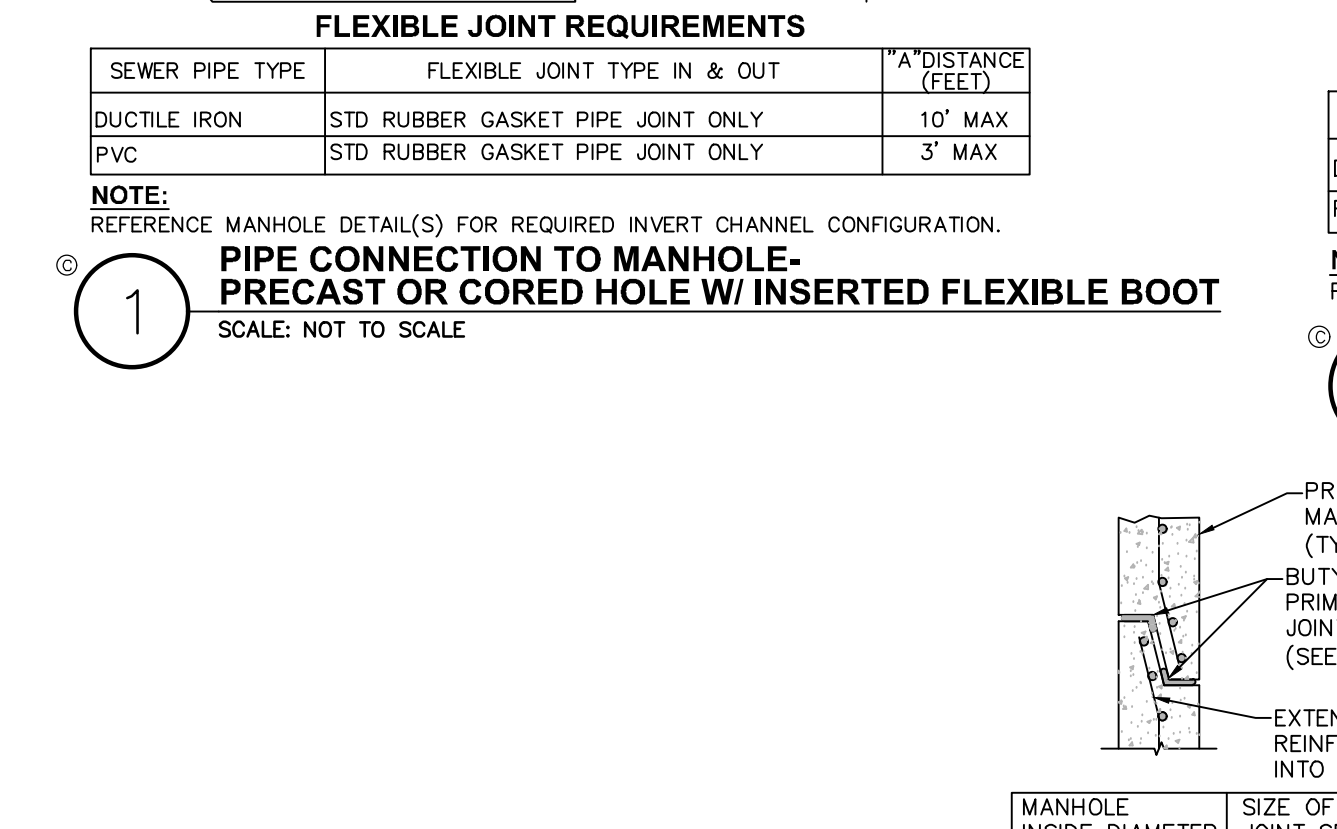
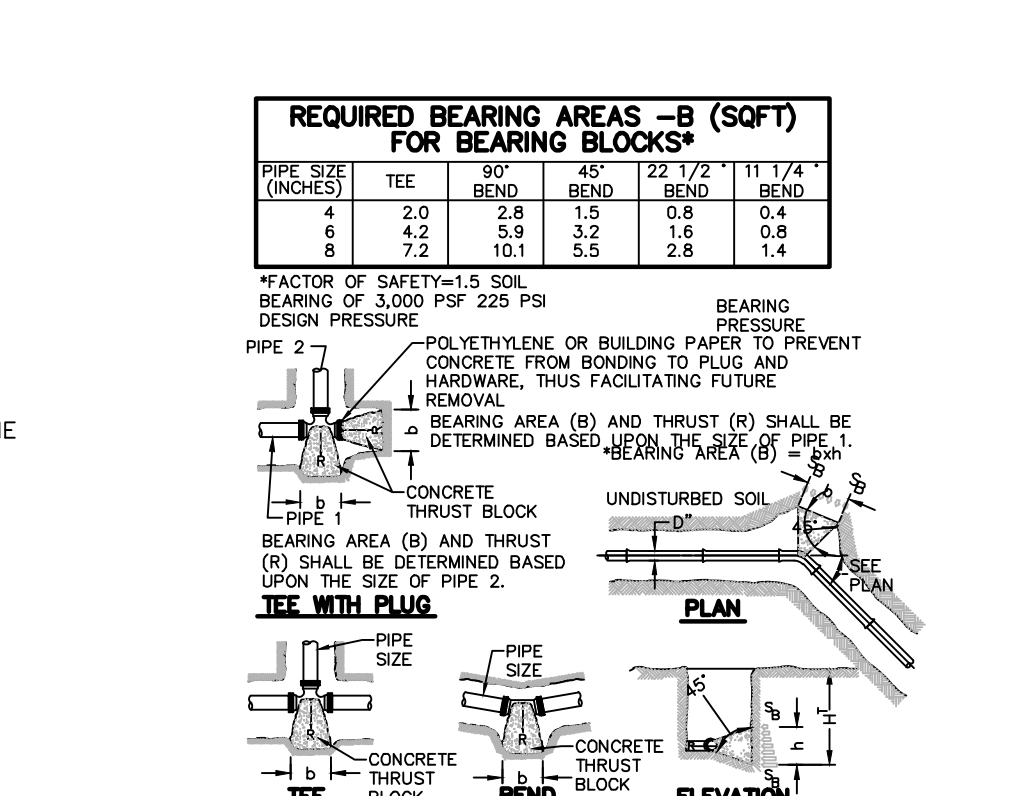
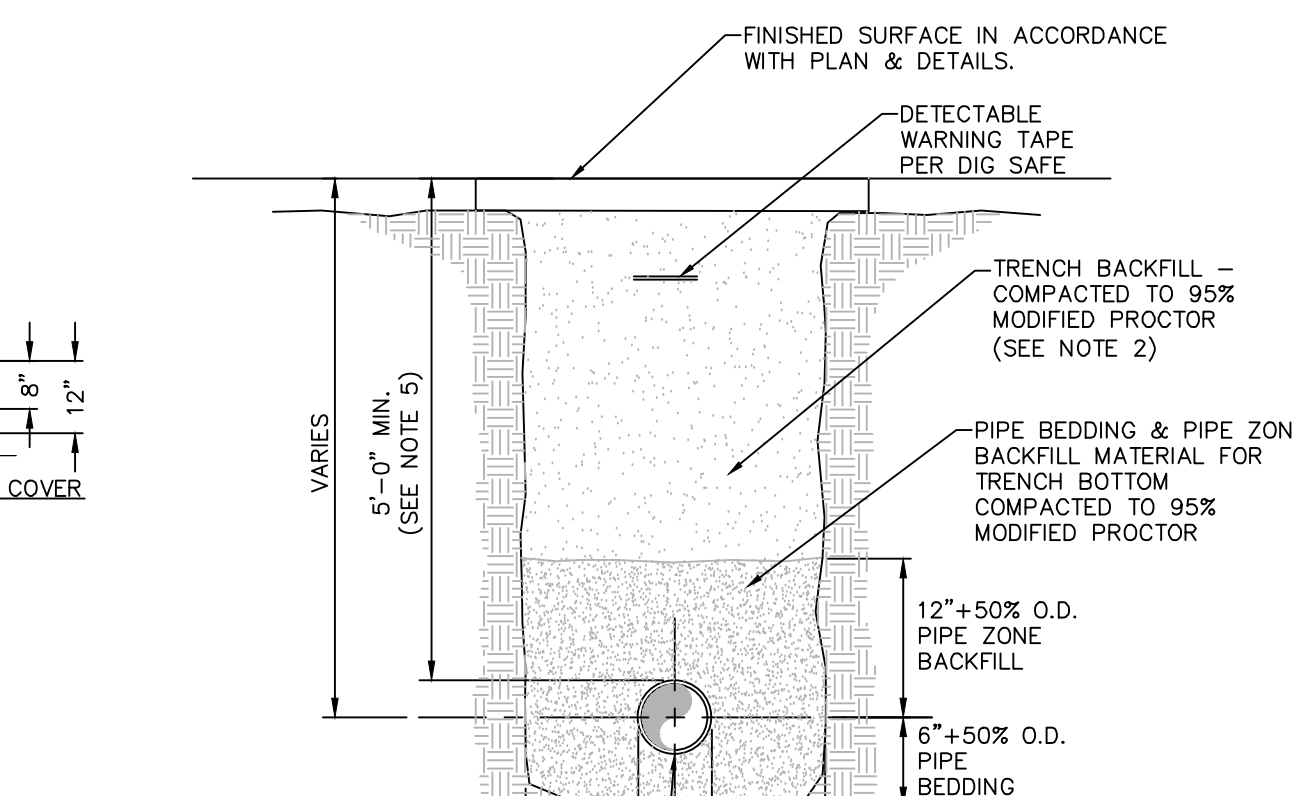
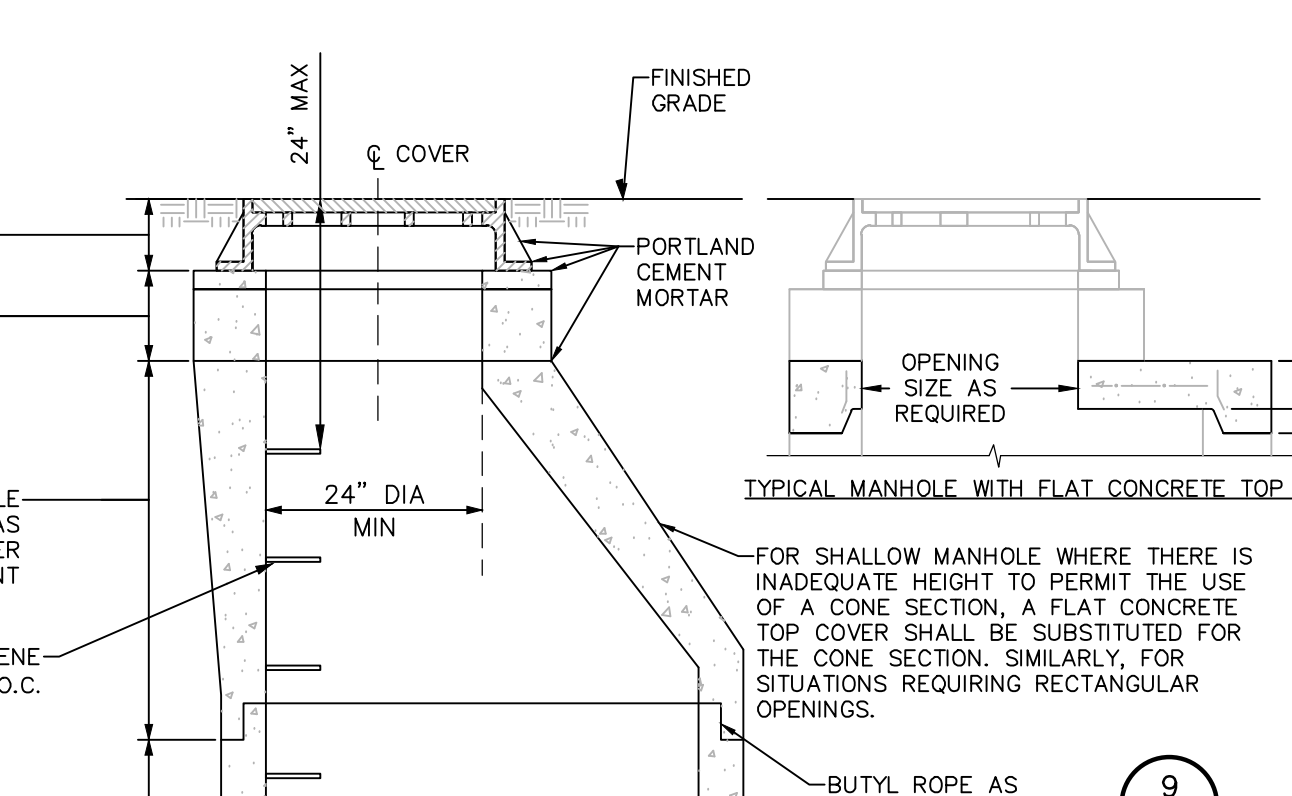
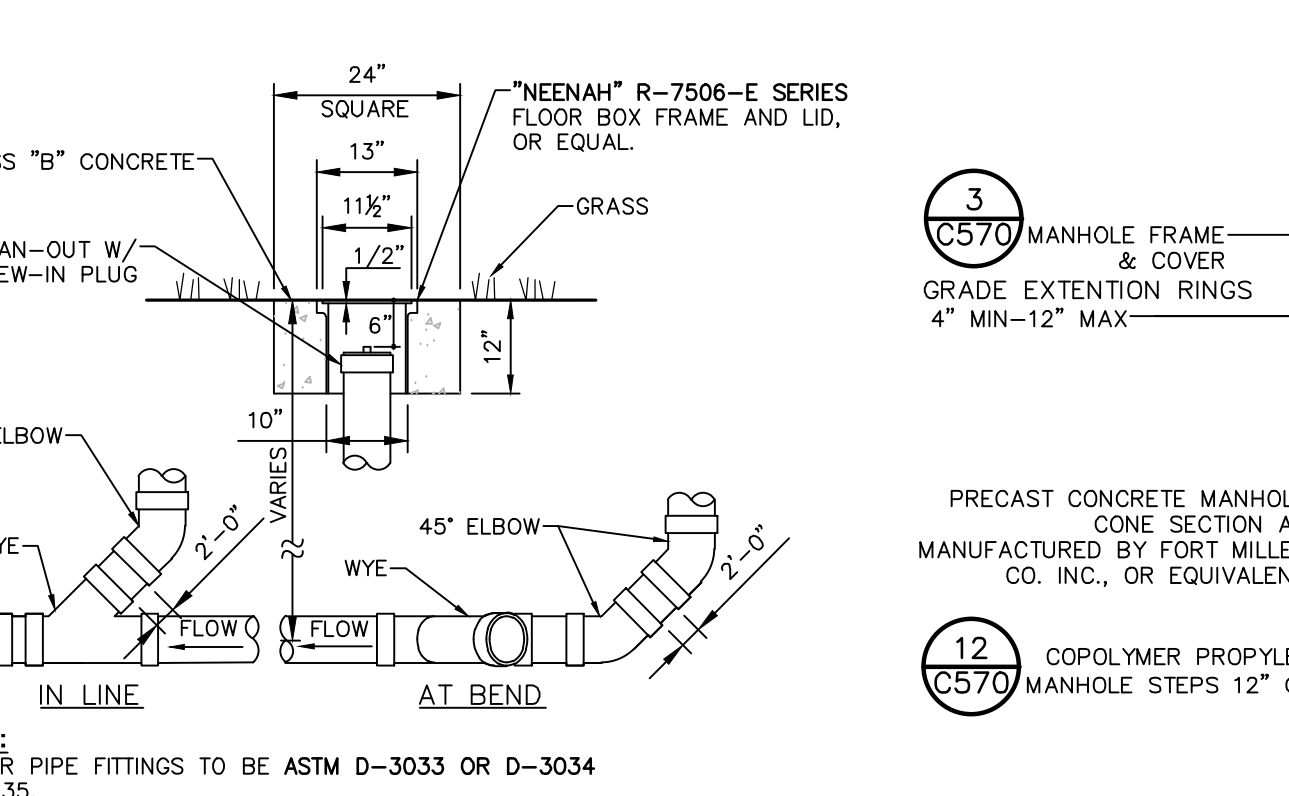
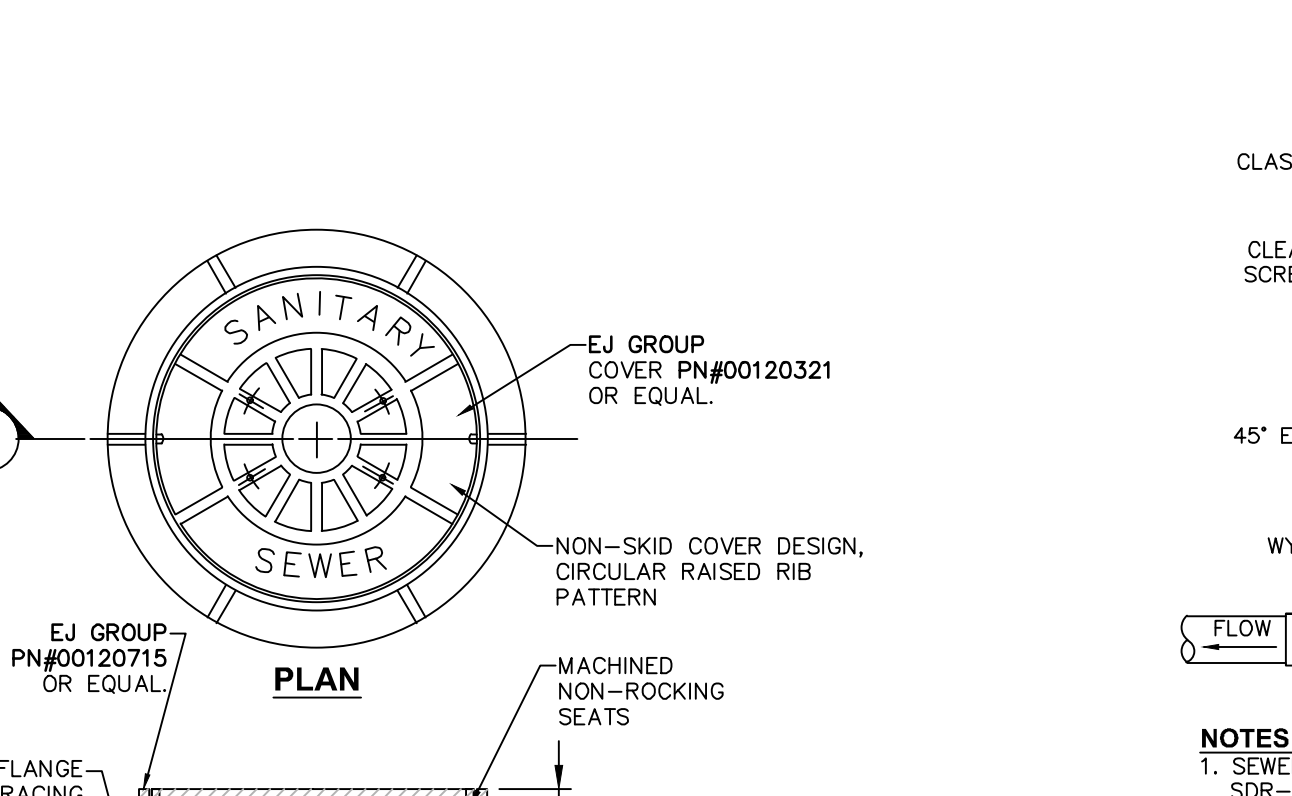
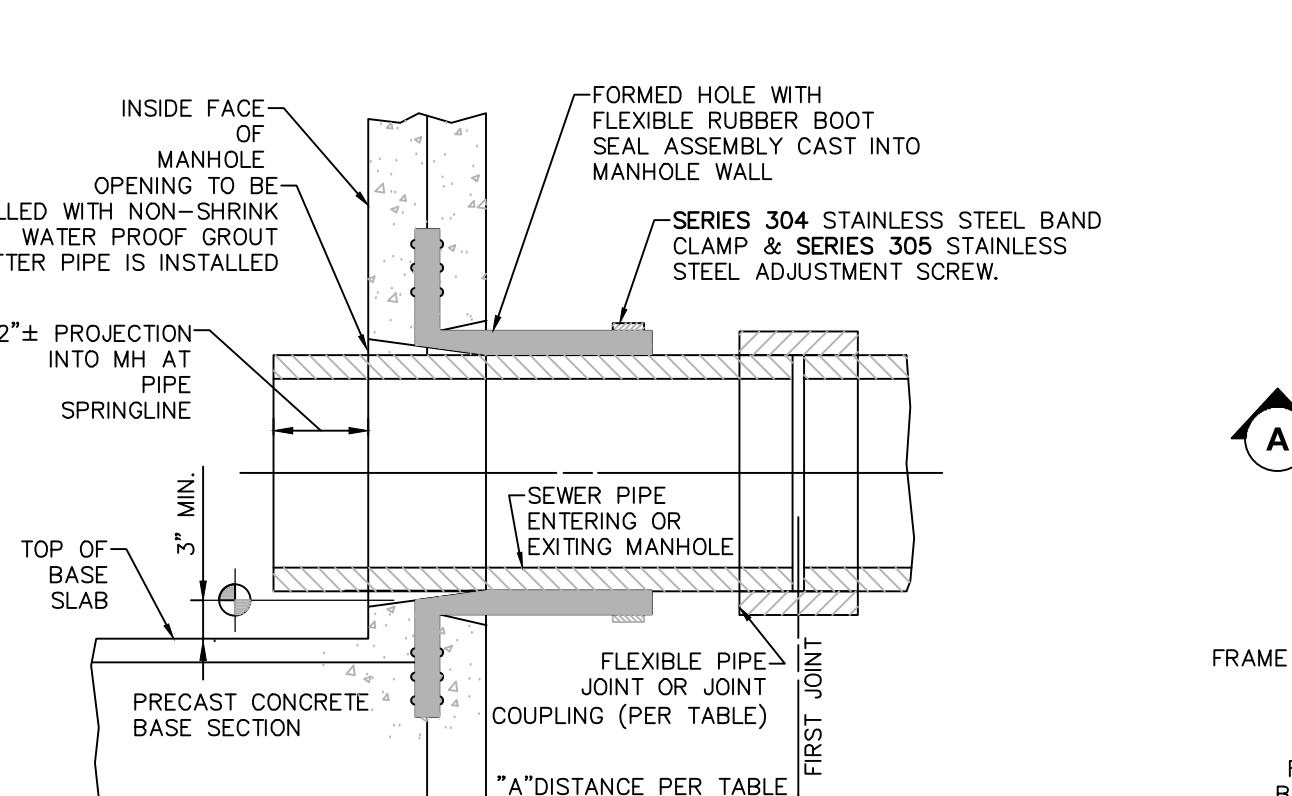
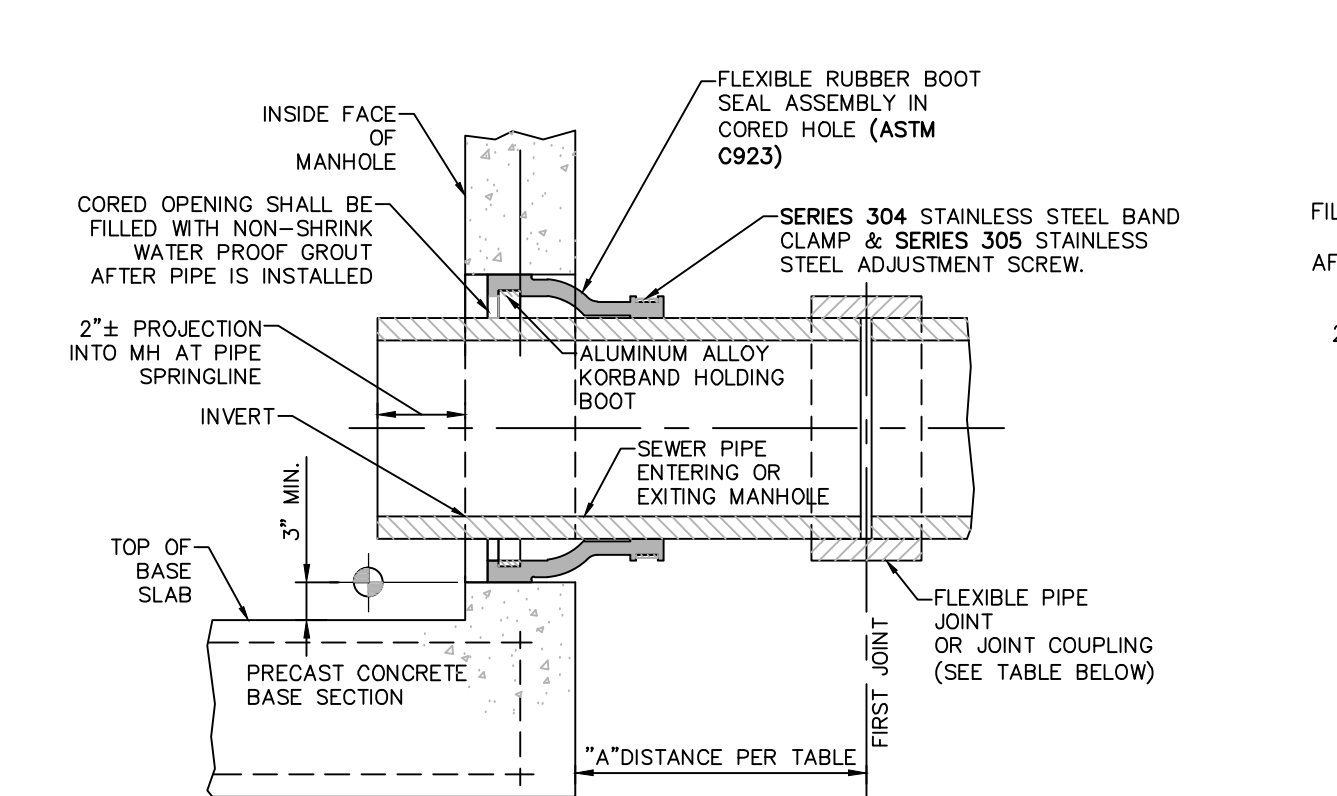
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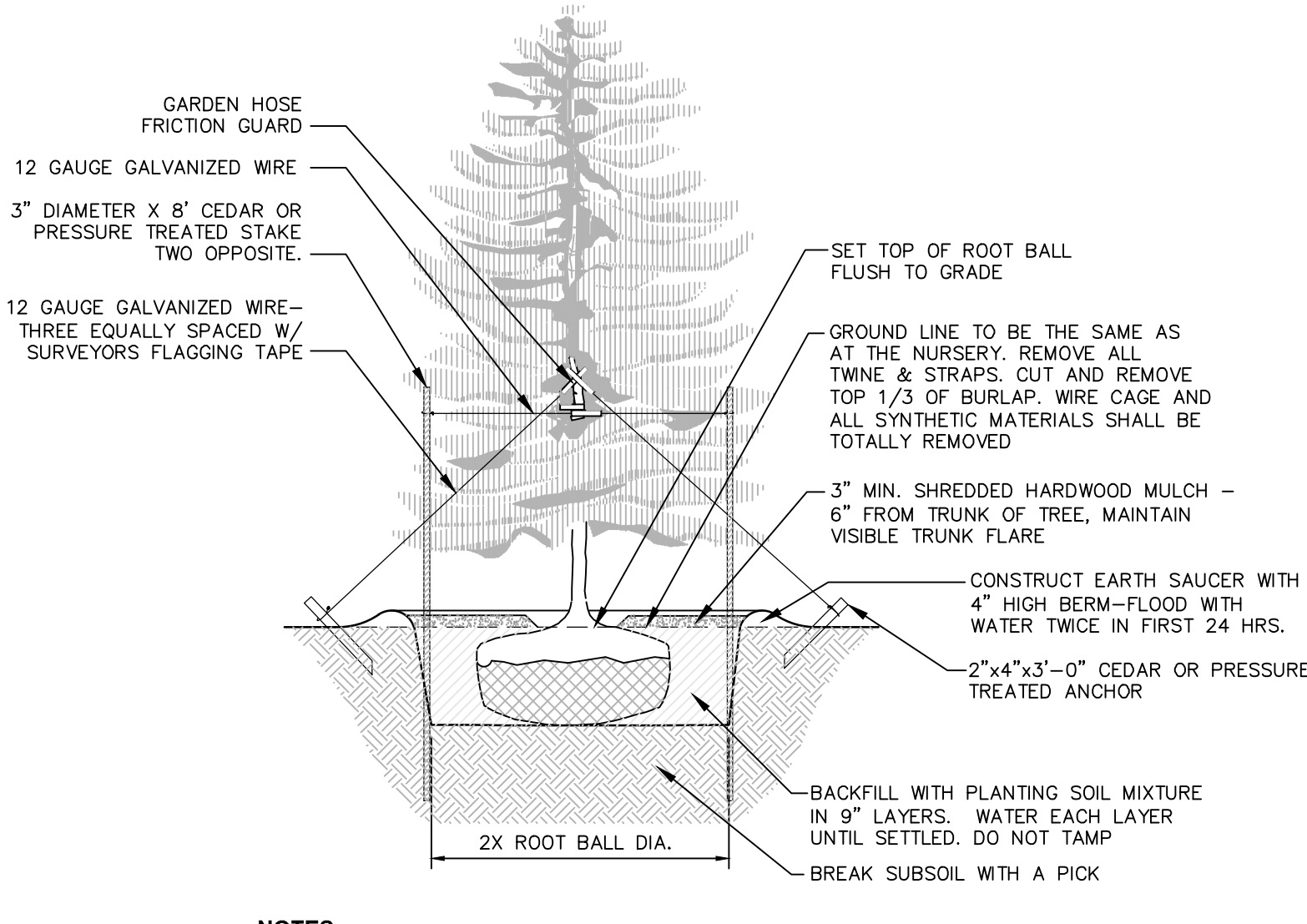
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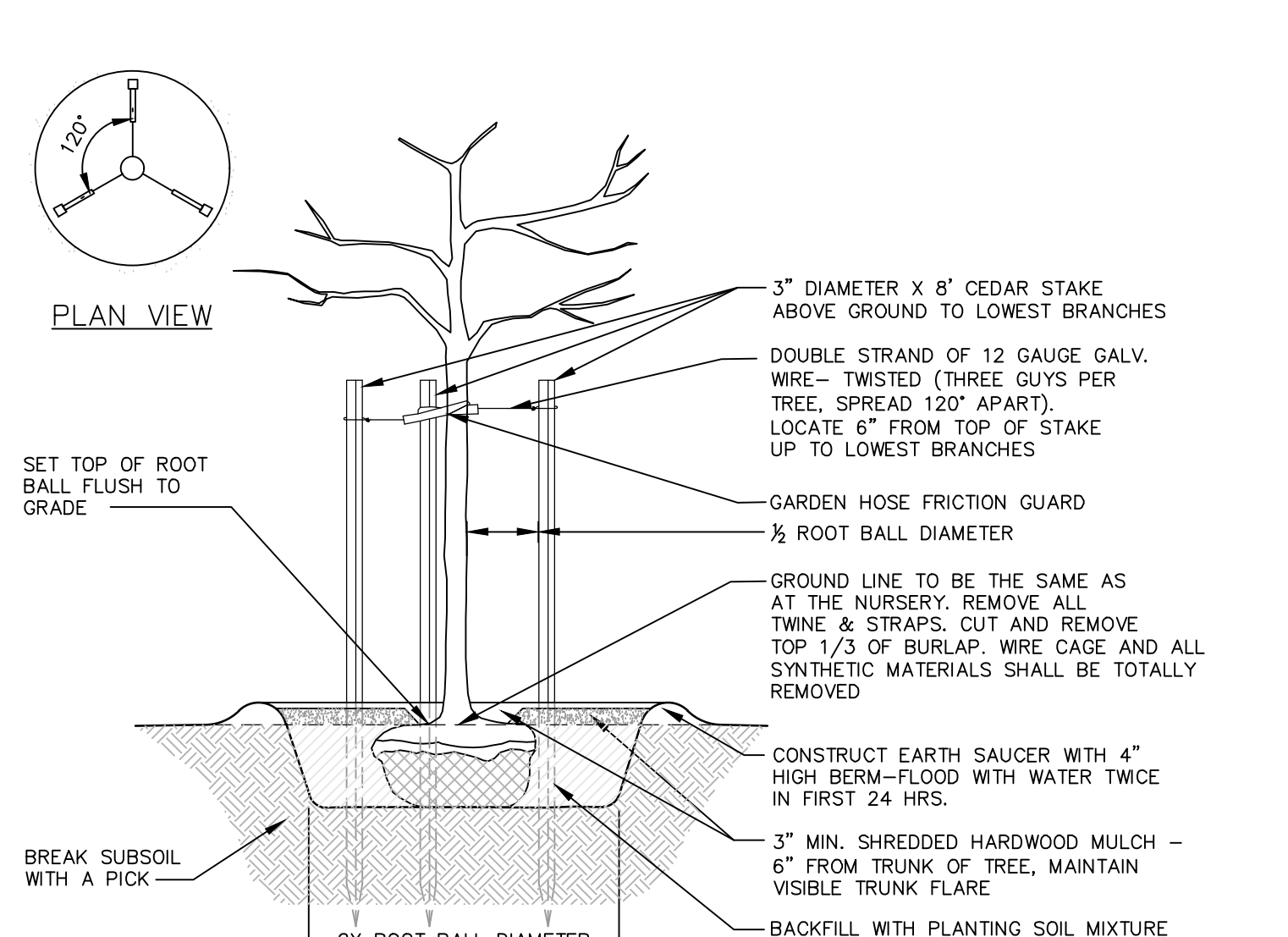
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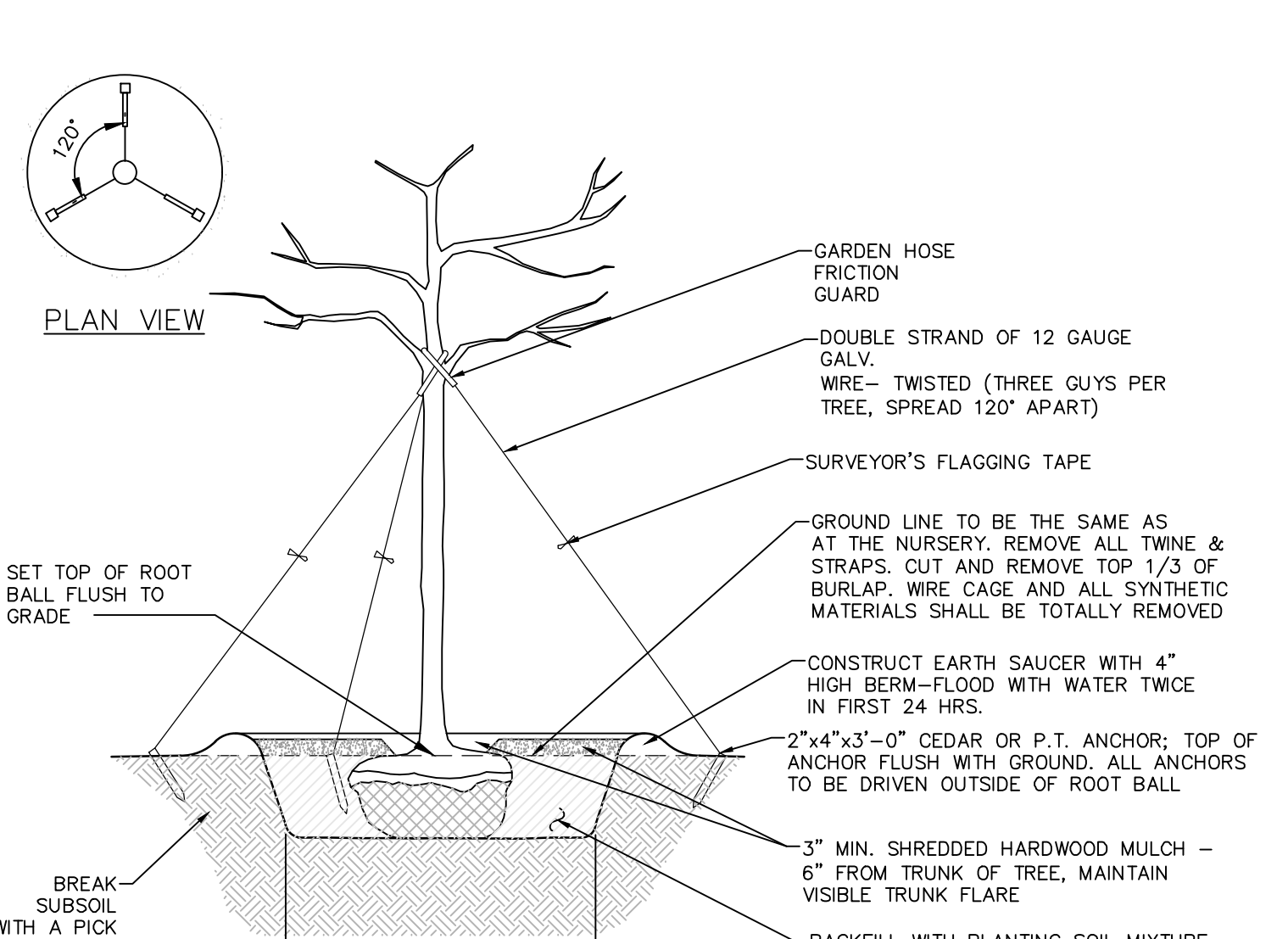
- NOTES:**
1. SPRAY WITH ANTI-DESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS.
  2. TREES LESS THAN 3" CALIPER SHALL BE STAKED.
  3. TREES GREATER THAN 3" CALIPER AND UP SHALL BE GUYED AND ANCHORED.
  4. STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

**1 EVERGREEN PLANTING DETAIL**  
SCALE: NOT TO SCALE LAST REVISED:



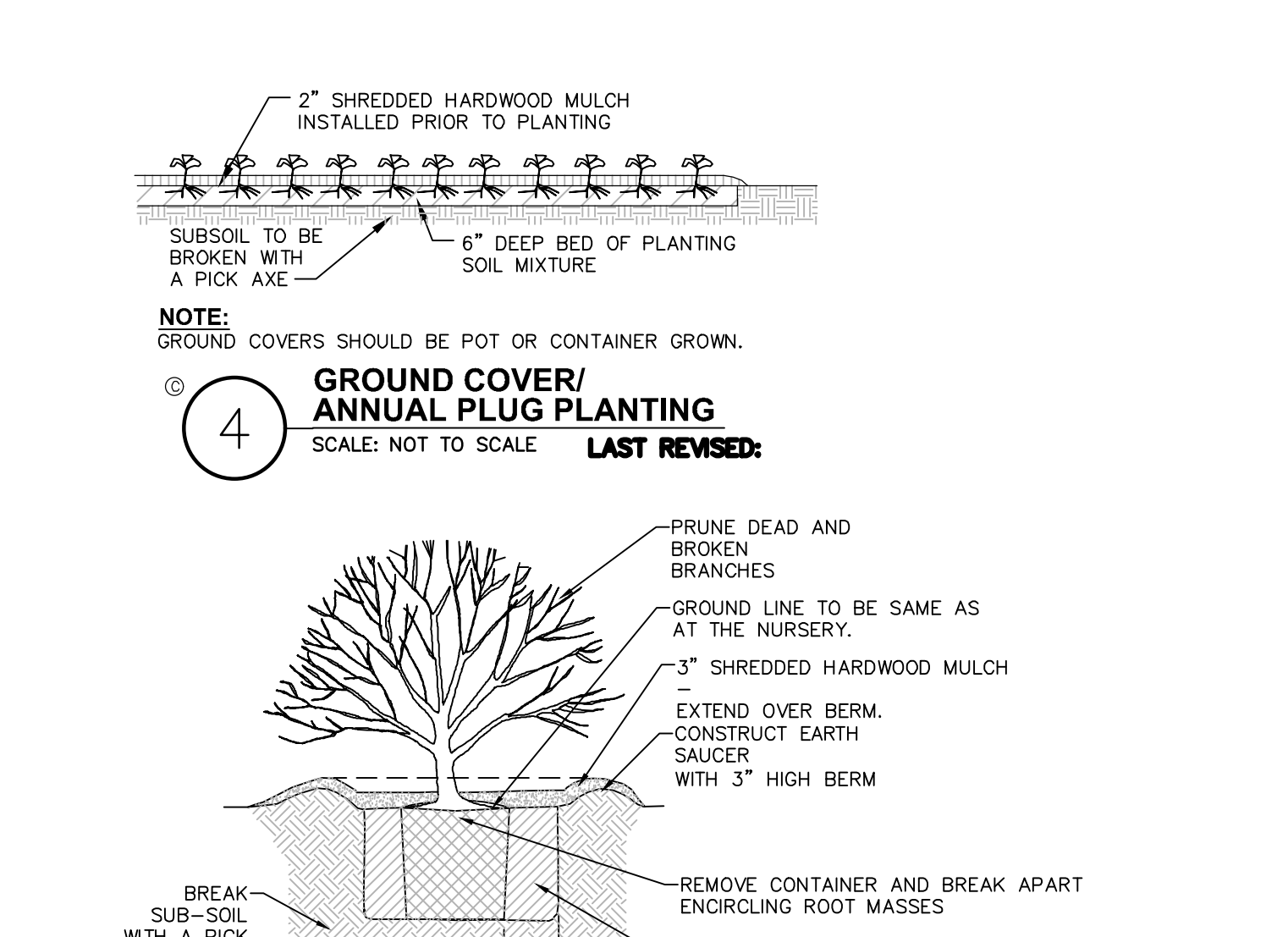
- NOTE:** STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

**2 PLANTING AND GUYING DETAILS-FOR TREES SMALLER THAN 3\"/>**



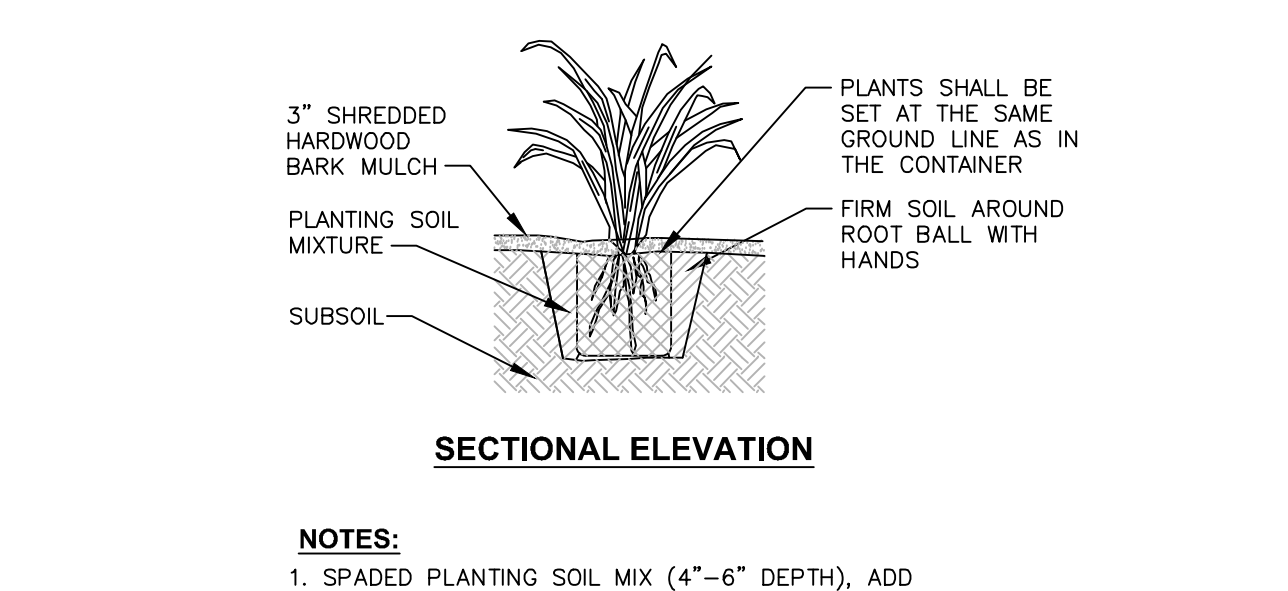
- NOTE:** STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

**3 PLANTING AND GUYING DETAILS-FOR TREES 3\"/>**



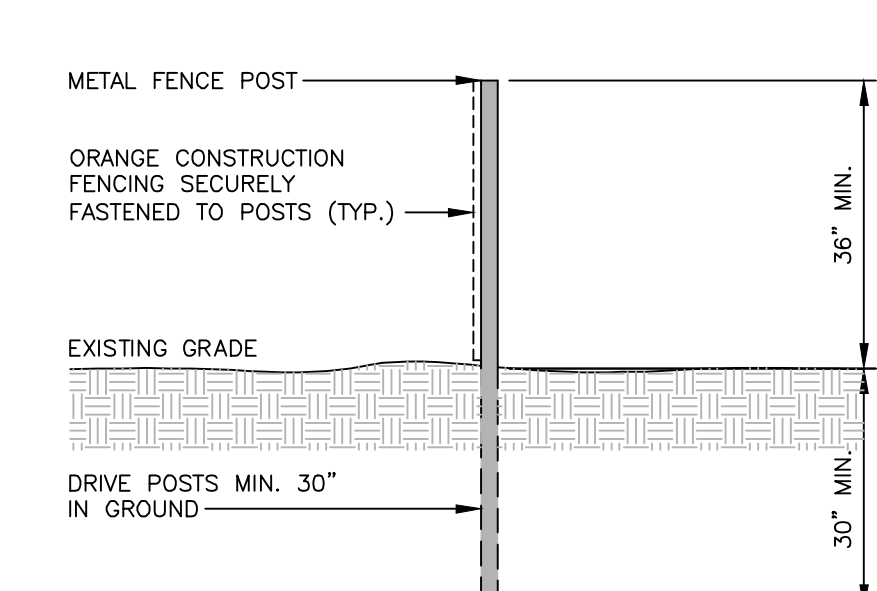
- NOTE:** SPRAY WITH ANTI-DESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS IF FOLIAGE IS PRESENT.

**4 GROUND COVER/ANNUAL PLUG PLANTING**  
SCALE: NOT TO SCALE LAST REVISED:



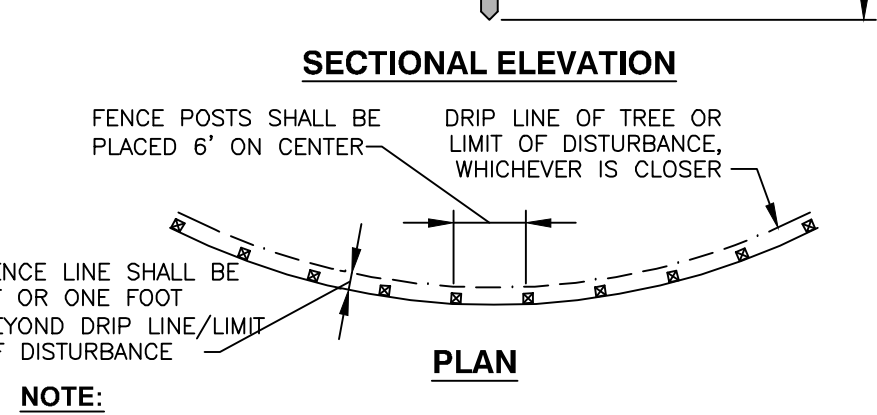
- NOTES:**
1. SPRAY WITH ANTI-DESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS.
  2. TREES LESS THAN 3" CALIPER SHALL BE STAKED.
  3. TREES GREATER THAN 3" CALIPER AND UP SHALL BE GUYED AND ANCHORED.
  4. STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

**5 SHRUB PLANTING DETAIL FOR CONTAINERIZED SHRUBS**  
SCALE: NOT TO SCALE LAST REVISED:



- NOTES:**
1. SPRAY WITH ANTI-DESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS.
  2. TREES LESS THAN 3" CALIPER SHALL BE STAKED.
  3. TREES GREATER THAN 3" CALIPER AND UP SHALL BE GUYED AND ANCHORED.
  4. STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

**6 CONTAINERIZED PERENNIAL PLANTING DETAIL**  
SCALE: NOT TO SCALE LAST REVISED:



**7 TREE PROTECTION FENCING DETAIL**  
SCALE: NOT TO SCALE LAST REVISED:

- LANDSCAPING NOTES:**
1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
  2. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA.
  3. THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
  4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNWASHED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
  5. NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.
  6. QUALITY ASSURANCE:
    - A. Nomenclature: Plant names shall conform to the latest edition of "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
    - B. 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 NURSEMEN, INC. (AAN), UNLESS OTHERWISE SPECIFIED.
    - C. NURSERY SOURCES: OBTAIN FRESHLY DUG, HEALTHY, MOISTUROUS PLANTS NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 4 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES. ALL PLANTS SHALL HAVE BEEN TRANSPORTED OR ROOT PRUNED AT LEAST ONE YEAR IN THE PAST 3 YEARS BARRIERS AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
    - D. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROPOSAL FOR EQUIVALENT MATERIAL. WHEN AUTHORIZED, ADJUSTMENTS OF CONTRACT AMOUNT (IF ANY) WILL BE MADE BY CHANGE ORDER.
  7. SEEDING & PLANTING BEHAVIOR AND TIMING CONDITIONS:
    - A. UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
    - B. UNLESS OTHERWISE DIRECTED IN WRITING, SEED TREES AND SHRUBS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 30.
    - C. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, WHETHER LAINING OR PLANTING ARE TO BE ESTABLISHED AND WORK IS COMPLETE, SHALL BE RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS FEASIBLE AND 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.
  8. PRODUCTS:
    - A. TOPSOIL:
      - i. EXISTING EXCESS TOPSOIL SHALL BE REMOVED AND STORED IN TOPSOIL STOCKPILES SUFFICIENTLY REMOVED FROM OTHER EXCAVATION OR DISTURBANCE TO AVOID MIXING. SOIL FENCE SHALL BE INSTALLED AROUND TOPSOIL STOCKPILE AREAS.
      - ii. IMPORTED TOPSOIL: PROVIDE TOPSOIL CONFORMING TO THE FOLLOWING:
        - i. LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF BENS, MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
        - ii. 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.
        - iii. 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.
        - iv. CONTAINING THE FOLLOWING WASHED GRADATIONS:
 

SEIVE DESIGNATION	% PASSING
1"	100
1/4" 97-100	NO 200 20-60
    - B. SITE PREPARATION:
      - i. COMPLETE ROUGH GRADING AND FINAL GRADE, ALLOWING FOR DEPTH OF TOPSOIL TO BE ADDED.
      - ii. 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%.
      - iii. REMOVE REFUSE, WOODY PLANT PARTS, STONES OVER 3 INCHES IN DIAMETER, AND OTHER LITTER.
      - iv. TOPSOIL MATERIALS:
        - a. NEW TOPSOIL SHALL BE BETTER THAN OR EQUAL TO THE QUALITY OF THE EXISTING ADJACENT TOPSOIL. IT SHALL MEET THE FOLLOWING CRITERIA:
          - i. 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.
          - ii. 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.

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 Phone: (423) 241-6255

REV.	DATE	DESCRIPTION
1	12/20/19	REVISED PER PLANNING BOARD COMMENTS

SEIVE DESIGNATION	% PASSING
1"	100
1/4" 97-100	NO 200 20-60

248 TIORONDA AVE., BEACON, N.Y.

**LANDSCAPING DETAILS AND NOTES**

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	checked
cal	lad
date	scale
09/10/18	1" = 30'
project no.	
81750.00	
sheet no.	

**C580**  
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