

PRELIMINARY SUBDIVISION PLAN

SCALE: 1" = 20'

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LEGEND:

- PROPOSED PROPERTY LINE
- 100 — PROPOSED MAJOR CONTOUR
- 97 — PROPOSED MINOR CONTOUR
- +95.5 — PROPOSED SPOT ELEVATION
- PROPOSED EASEMENT LINE
- PROPOSED RETAINING WALL
- WS — WS — PROPOSED WATER SERVICE LINE
- W — PROPOSED WATER SUPPLY LINE
- ☒ — PROPOSED WATER SHUTOFF VALVE
- ST — PROPOSED CULVERT
- RL — PROPOSED ROOF LEADER PIPE
- DB ● — PROPOSED DRAIN BASIN LOCATION
- YD ■ — PROPOSED YARD DRAIN
- — PROPOSED CLEANOUT
- SS — SS — PROPOSED SEWER SERVICE LINE
- ⊙ — PROPOSED SANITARY MANHOLE
- x — x — PROPOSED FENCE
- — IMPERVIOUS SURFACE
- — PROPOSED RIP RAP

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE

DAY OF 20, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS DAY OF 20, BY

CHAIRMAN

SECRETARY

OWNER'S CONSENT:

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

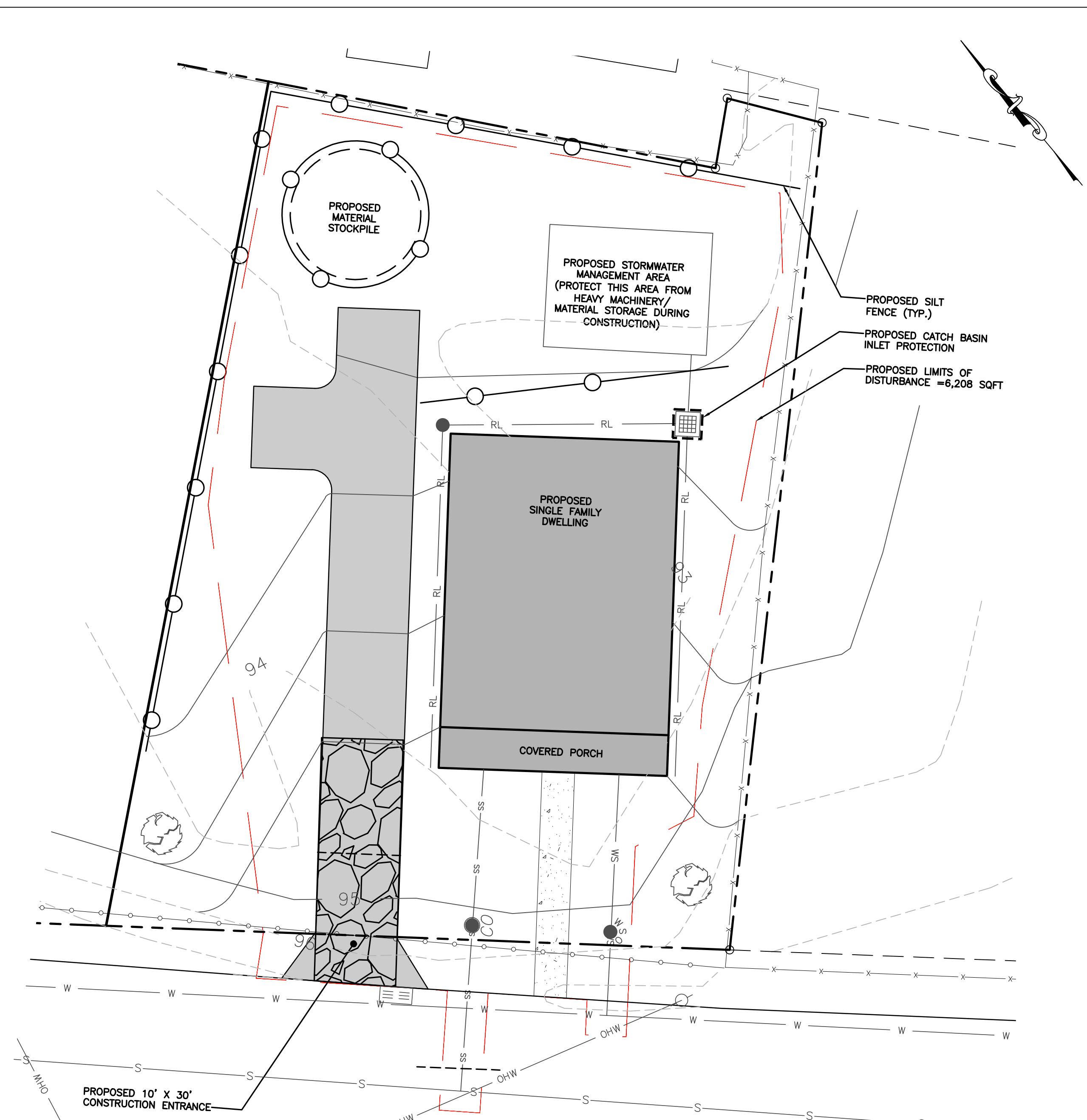
KARIC ASSOCIATES LLC DATE

PROJECT INFORMATION:

PARCEL OWNER:	KARIC ASSOCIATES, LLC; 4 SCHOEN LANE, NEW ROCHELLE, NY 10804
ENGINEER OF RECORD:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
SURVEYOR OF RECORD:	JOHN J. POST JR.; PO BOX 827, STONE RIDGE, NY 12484 (P) 845-331-3931
PROJECT LOCATION:	160 ROMBOULT AVENUE, BEACON NY 12508
TAX PARCEL ID:	CITY OF BEACON: 5954-35-853796
PARCEL AREA:	0.34 ACRES TOTAL
ZONING DISTRICT:	R1-5 ZONING DISTRICT
POTABLE WATER SUPPLY:	MUNICIPAL WATER
SEWAGE DISPOSAL:	MUNICIPAL SEWER

MAP REFERENCES:

1. EXISTING FEATURES AS SHOWN ON THIS SUBDIVISION PLAN PROVIDED BY MAPPING OBTAINED FROM JOHN J. POST JR., L.S. FROM NOVEMBER 21, 2019.



EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 10'

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

LEGEND:

- 120 — PROPOSED MAJOR CONTOUR
- 121 — PROPOSED MINOR CONTOUR
- +121.17 — PROPOSED SPOT ELEVATION
- ☒ — PROPOSED CATCH BASIN WITH INLET PROTECTION
- 120 — EXISTING MAJOR CONTOUR
- 121 — EXISTING MINOR CONTOUR
- +121.17 — EXISTING SPOT ELEVATION
- ☒ — EXISTING CATCH BASIN
- — EXISTING UTILITY POLE
- — PROPOSED SILT FENCE
- — IMPERVIOUS SURFACE
- — PROPOSED RIP RAP
- — PROPOSED CONSTRUCTION ENTRANCE

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

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



HUDSON LAND DESIGN
HUDSON LAND DESIGN
 PROFESSIONAL ENGINEERING P.C.
 174 MAIN ST., BEACON, NEW YORK 12508
 13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
 PH: 845-440-6926
 F: 845-440-6637

160 ROMBOULT AVENUE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
 160 ROMBOULT AVENUE
 CITY OF BEACON
 DUTCHESS COUNTY, NEW YORK
 TAX ID: 5954-35-853796

JOB #: 2019-050
 DATE: 12/31/19
 SCALE: AS NOTED
 TITLE: SP-1
 SHEET: 2 OF 4