SURVEY NOTES: I. MAP REFERENCE: FILED MAP 579, LOTS 8,9,&10. 2. SURVEYED AS PER RECORD DESCRIPTIONS AND EXISTING MONUMENTATION. 3. SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW. MAP REFERENCE: I. "EXISTING CONDITIONS SURVEY OF 160 ROMBOUT AVE" DATED NOVEMBER 21, 2019 AS PREPARED BY JOHN J. POST JR., LAND SURVEYOR, N.Y.S. LICENSE NO. 50643. TOTAL PARCEL AREA: ±14,500.5 S.F. OR ± 0.33 ACRE NOW OR FORMERLY & TAX MAP REFERENCE: ROLAND CITY OF BEACON 5954-35-853796 VERTICAL DATUM: NOW OR FORMERLY CRAWFORD ADJ. SHED STANEV **FLOOD BOUNDARY:** N 49°39'10" F 1. SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) PER PANEL 36027C0463E DATED MAY 2, 2012. WETLAND NOTE: PROPOSED PROPERTY LINE -1. NO NYSDEC OR FEDERAL WETLANDS WERE FOUND ONSITE. 6,926 SQFT NOW OR FORMERLY CADER (63.61') N 47°47'20" W W REPUTED 6" DIP WATER MAIN REPUTED 12"

PVC SEWER MAIN EX. SEWER ROMBOUT AVE. $RIM = \pm 98.21$ INV. IN=90.91 OPHW OPHW OPHW EX. SEWER EX. CATCH BASIN INV.=93.85' 15"HDPE PRELIMINARY SUBDIVISION PLAT SCALE: 1" = 20'GRAPHIC SCALE DCDOH STANDARD NOTE: FOR PERMISSION TO FILE (IN FEET) THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II, 1 inch = 20 ft.SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE XI OF THE DUTCHESS COUNTY SANITARY CODE. PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED. AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL. SIGNED THIS _____, 20___, BY OWNER'S CONSENT: I HEREBY CERTIFY THAT THE SURVEY SHOWN CHAIRMAN HEREON IS BASED ON AN ACTUAL FIELD SURVEY THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES COMPLETED ON NOVEMBER 21, 2019. THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND __ SECRETARY CONDITIONS AS STATED HEREON. IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE. DATE John J. Post, Jr., L.L.S. N.Y. State Lic. no. 50643 KARIC ASSOCIATES LLC DRAWN BY: CMB CHECKED BY: DGK





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

LEGEND:

—×——×——×—— EXISTING CHAINLINK FENCE ——

——

EXISTING WOOD FENCE

- EXISTING WATER LINE - EXISTING SEWER LINE

EXISTING GAS LINE

EXISTING GAS VALVE EXISTING UTILITY POLE

 EXISTING OVERHEAD WIRE EXISTING WATER VALVE

EXISTING SEWER MANHOLE EXISTING CATCH BASIN

PROPOSED PROPERTY LINE

DRAWING INDEX:

SHEET 1: PRELIMINARY SUBDIVISION PLAT (PL-1) SHEET 2: PRELIMINARY SUBDIVISION PLAN (SP-1)

SHEET 3: CONSTRUCTION DETAILS (CD-1)

SHEET 4: CONSTRUCTION DETAILS & NOTES (CD-2)

SITE LOCATION MAP

160 ROMBOUT AVENUE, BEACON NY 12508

LOT #1 6,926 S.F.

62.6 FEET

105.4 FEET

CITY OF BEACON: 5954-35-853796

0.33 ACRES TOTAL

MUNICIPAL WATER

MUNICIPAL SEWER

R1-5 ZONING DISTRICT

SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT)

KARIC ASSOCIATES, LLC: 4 SCHOEN LANE, NEW ROCHELLE, NY 10804

JOHN J. POST JR; PO BOX 827, STONE RIDGE, NY 12484 (P) 845-331-3931

HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508

PROJECT INFORMATION:

AND LOT CONFORMANCE TABLE:

REQUIREMENT

50 FEET MINIMUM

100 FEET MINIMUM

5,000 SQUARE FEET MIN

PARCEL OWNER:

ENGINEER OF RECORD:

SURVEYOR OF RECORD:

POTABLE WATER SUPPLY:

PROJECT LOCATION:

TAX PARCEL ID:

ZONING DISTRICT:

SEWAGE DISPOSAL:

PARCEL AREA:

PARAMETER

LOT AREA:

LOT WIDTH:

LOT DEPTH:

SCALE: 1" = 200'

74.9 FEET

PRELIMINARY SUBDIVISION PLAT

160 ROMBOUT AVENUE SUBDIVISION

160 ROMBOUT AVENUE CITY OF BEACON DUTCHESS COUNTY, NEW YORK TAX ID: 5954-35-853796

SCALE: 1" = 20TITLE: PL-1

JOB #: 2019:050

DATE: 12/31/19

SHEET: 1 OF 4

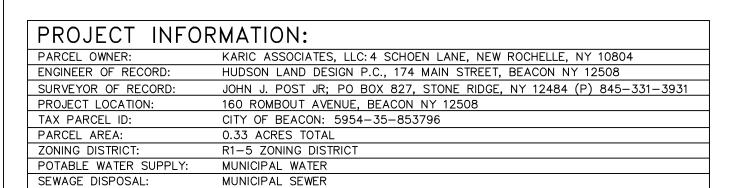
F: 845-440-6637 UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

REVISIONS: REVISIONS: NO. DATE DESCRIPTION BY NO. DATE DESCRIPTION BY 1 2/25/2020 PER PLANNING BOARD COMMENTS 2 | 3/31/2020 | PER PLANNING BOARD COMMENTS

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

811 OR WWW.CALL811.COM

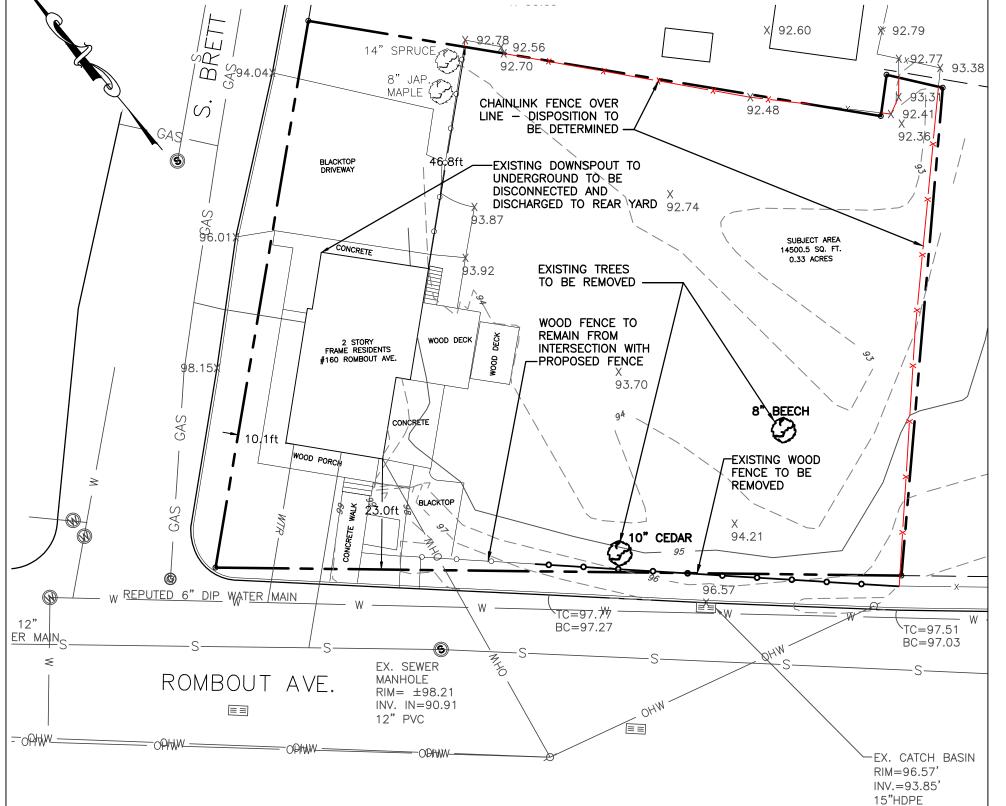




MAP REFERENCES:

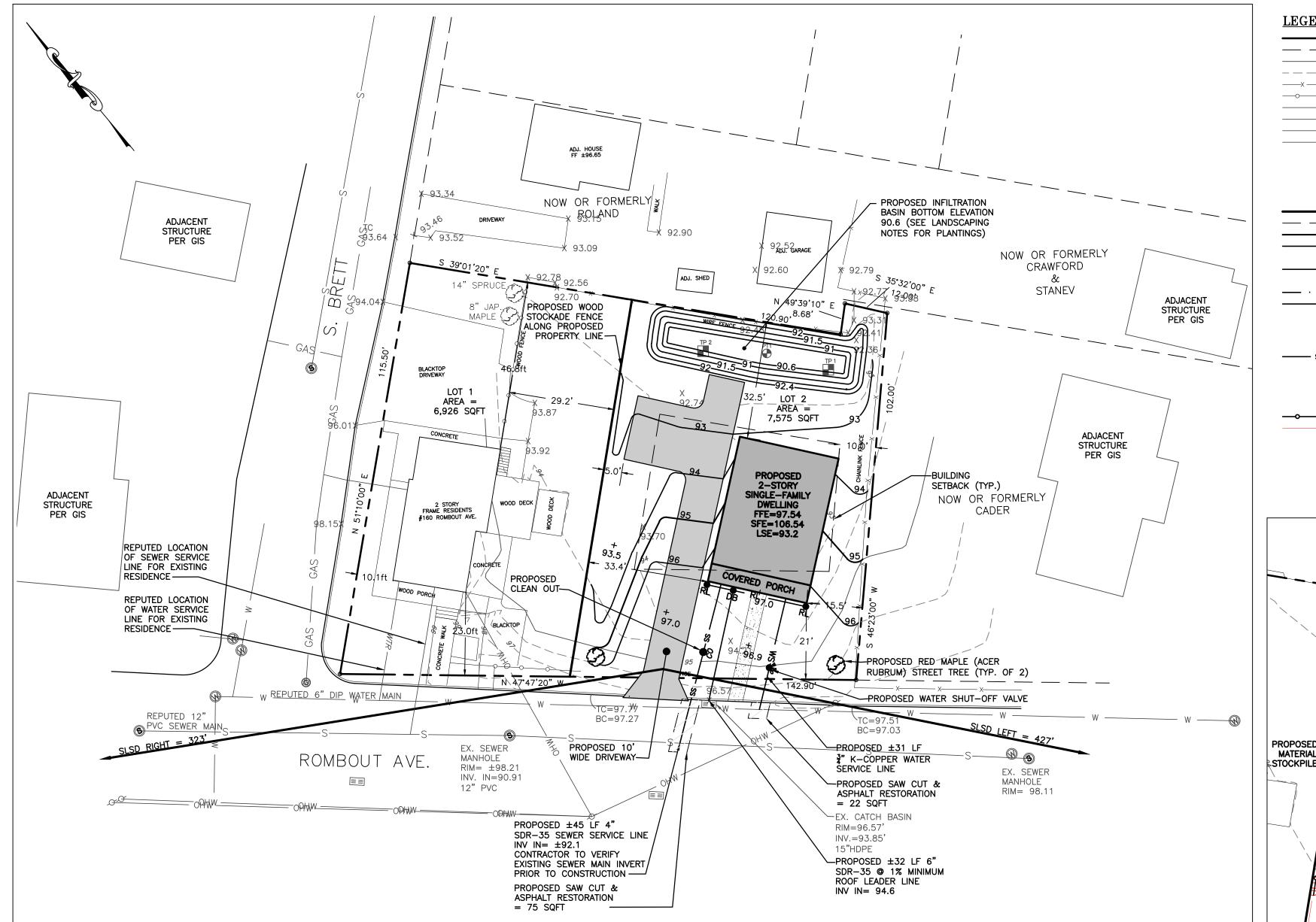
1. EXISTING FEATURES AS SHOWN ON THIS SUBDIVISION PLAN PROVIDED BY MAPPING OBTAINED FROM JOHN J. POST JR., LS. FROM NOVEMBER 21, 2019.

92.60 CHAINLINK FENCE OVER LINE - DISPOSITION TO BE DETERMINED -



EXISTING CONDITIONS & REMOVALS PLAN

SCALE: 1" = 20'GRAPHIC SCALE (IN FEET) 1 inch = 20 ft.



PRELIMINARY SUBDIVISION PLAN SCALE: 1" = 20'

GRAPHIC SCALE (IN FEET) 1 inch = 20 ft.

SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT)							
AND LOT CONFORMANCE TABLE:							
PARAMETER	REQUIREMENT	LOT #1	LOT #2				
LOT AREA:	5,000 SQUARE FEET MIN	6,926 S.F.	7,575 S.F.				
LOT WIDTH:	50 FEET MINIMUM	62.6 FEET	74.9 FEET				
LOT DEPTH:	100 FEET MINIMUM	105.4 FEET	101.0 FEET (AVG)				
YARD SETBACKS (RESIDENTIA	L USE):						
FRONT YARD:	30 FEET MINIMUM	23 FEET*	21.0 FEET**				
SIDE YARD:	10 FEET MINIMUM	10.1 FEET***	10.0 FEET				
SIDE YARD (TOTAL OF TWO):	20 FEET MINIMUM TOTAL	39.3 FEET	43.4 FEET				
REAR YARD:	30 FEET MINIMUM	46.8 FEET	32.5 FEET				
YARD SETBACKS (ACCESSORY STRUCTURE):							
SIDE YARD:	5 FEET MINIMUM	N/A	N/A				
REAR YARD:	5 FEET MINIMUM	N/A	N/A				
MAX. BUILDING HEIGHT:	MAX 35 FEET, 2.5 STORIES	<35 FEET	<35 FEET				
MIN. BUILDING HEIGHT:	MIN 12 FEET, 1 STORY	>12 FEET	>12 FEET				
ACCESSORY BLDG. HEIGHT:	MAX 15 FEET, 1 STORY	N/A	N/A				
DWELLING UNITS PER LOT:	MAX 1	1	1				
* FXISTING. NON-CONFORMING							

- ** THE APPLICANT REQUESTS RELIEF FROM THE PLANNING BOARD FOR THE FRONT YARD REQUIREMENT
- ON LOT #2 (TO PROVIDE A CONSISTENT FRONT YARD SETBACK TO HOUSES ALONG ROMBOUT AVE.)
- *** LOT 1 IS A CORNER LOT. IT IS ASSUMED THAT THE FRONT YARD ALONG SOUTH BRETT STREET IS REDUCED TO 0.25 X LOT WIDTH = 15.7'. THE YARD FROM SOUTH BRETT STREET IS CURRENTLY NON-CONFORMING, AND REMAINS SO FOLLOWING SUBDIVISION.

DEEP TEST HOLE TABLE: DEEP TEST HOLE RESULTS ESTABLISHED ON 2/21/2020				
TEST PIT ID	EX. ELEVATION	DESCRIPTION		
TP-A1	92.4	0'-2" TOPSOIL; 2"-16" SAND; 16"-18" ASH; 18"-60" SANDY CLAY LOAM GROUNDWATER @ 60", NO MOTTLING, NO BEDROCK		
TP-A2	92.6	0'-2" TOPSOIL; 2"-16" SAND; 16"-18" ASH; 18"-60" SANDY CLAY LOAM GROUNDWATER @ 60", NO MOTTLING, NO BEDROCK		

	1			
				INFILTRATION TEST TABLE:
OAM				ION TESTS RESULTS ESTABLISHED ON 2/21/2020 ALL TESTS PRESOAKED 24 HOURS PRIOR
0.111		TEST ID	TEST HOLE BOTTOM ELEVATION	RESULTS
MAC DAM		IT-1	90.4	11: 31-11: 57 24"/26 MINUTES; 11: 58-12: 36 24"/38 MINUTES; 12: 37-13: 15 24"/38 MINUTES







HUDSON LAND DESIGN

KARIC ASSOCIATES LLC

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

		(IN FEE	т)
		1 inch = 2	0 ft.
	APPROVED BY RESOLUTIO	N OF THE PLANNING BOARD OF	THE CITY OF BEACON, NEW YORK, ON THE
	CONDITIONS OF SAID RES	DLUTION. ANY CHANGE, ERASURE	, SUBJECT TO ALL REQUIREMENTS AND , MODIFICATION OR REVISION OF THIS PLAT,
	SIGNED THIS	DAY OF	, 20, BY
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.		CHAIRMAN	
SOURCE THE THE SOURCE		SECRETARY	

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

PRELIMINARY SUBDIVISION PLAN

160 ROMBOUT AVENUE SUBDIVISION

160 ROMBOUT AVENUE CITY OF BEACON DUTCHESS COUNTY, NEW YORK TAX ID: 5954-35-853796

SCALE: AS NOTED

TITLE: SP-1 SHEET: 2 OF 4

JOB #: 2019:050

DATE: 12/31/19

PROPOSED SILT FENCE (TYP.)

PROPOSED LIMITS

OF DISTURBANCE

 $=\pm7,790$ SQFT

-PROPOSED INLET PROTECTION DURING CONSTRUCTION

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

LEGEND:

PROPOSED

MATERIAL

PROPOSED 10' X 30' CONSTRUCTION ENTRANCE -

—— ОНW —

EXISTING PROPERTY LINE

--- --- ADJOINING PROPERTY LINE

----- EXISTING MINOR CONTOUR

— — — SETBACK LINE

——×———×———×—— EXISTING CHAINLINK FENCE

EXISTING WOOD FENCE

- EXISTING WATER LINE

EXISTING SEWER LINE

EXISTING OVERHEAD WIRE

EXISTING SEWER MANHOLE EXISTING CATCH BASIN

PROPOSED PROPERTY LINE

- PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

PROPOSED SPOT ELEVATION

PROPOSED WATER SERVICE LINE

PROPOSED ROOF LEADER PIPE

PROPOSED CLEANOUT

PROPOSED SILT FENCE

--- SS------ PROPOSED SEWER SERVICE LINE

PROPOSED WATER SHUT OFF VALVE

PROPOSED ROOF LEADER LOCATION

PROPOSED DRAIN BASIN LOCATION

PROPOSED IMPERVIOUS SERVICE

PROPOSED DEEP TEST PIT LOCATION

INFILTRATION TEST HOLE LOCATION

PROPOSED LIMIT OF DISTURBANCE

PROPOSED CONSTRUCTION ENTRANCE

DWELLING FFE=97.54 SFE=106.54 LSE=93.2

EROSION & SEDIMENT CONTROL PLAN SCALE: 1" = 20'

GRAPHIC SCALE

PROPOSED INLET PROTECTION

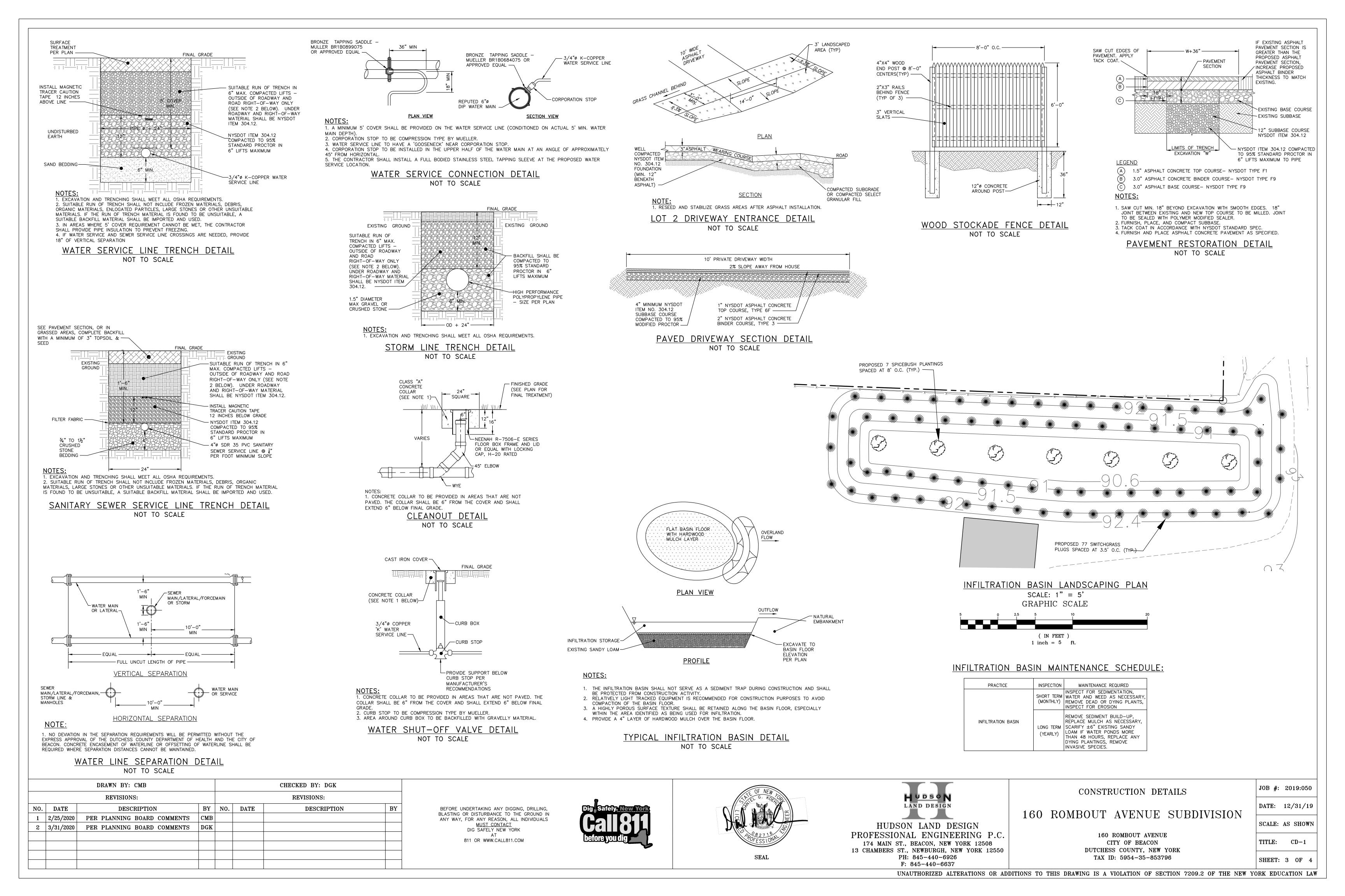
EXISTING WATER VALVE

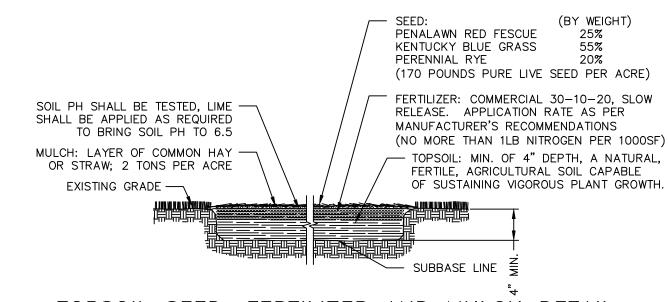
EXISTING GAS VALVE

EXISTING UTILITY POLE

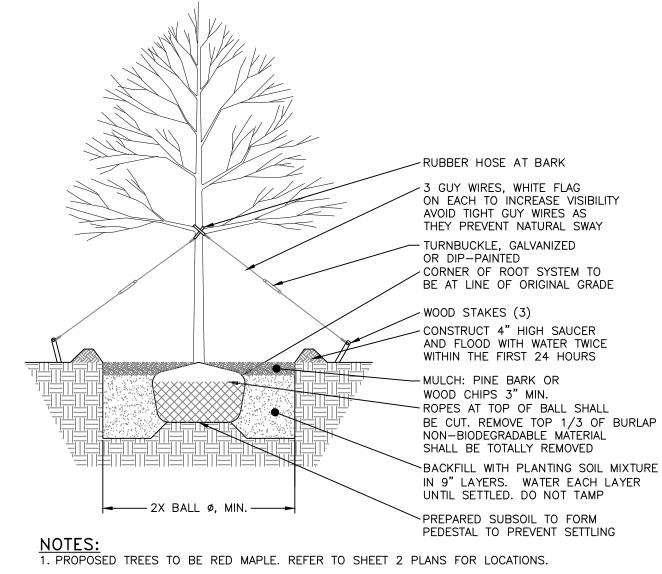
EXISTING GAS LINE

DRAWN BY: CMB			CHECKED BY: DGK REVISIONS:				
REVISIONS:							
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/25/2020	PER PLANNING BOARD COMMENTS	СМВ				
2	3/31/2020	PER PLANNING BOARD COMMENTS	DGK				





TOPSOIL SEED, FERTILIZER AND MULCH DETAIL NOT TO SCALE



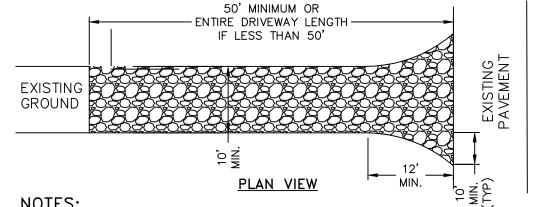
TREE PLANTING DETAIL NOT TO SCALE

-2" STRAW MULCH INSTALLED BEFORE PLANTS SUBSOIL TO BE -2" DEEP TOPSOIL PLANTING BED BROKEN WITH -SCARIFY SUB-SOIL TO A A PICK AXE -DEPTH OF 1" MINIMUM

1. HERBACEOUS PLANTS SHOULD BE PEAT POT GROWN. PLANT PLUGS WITH PEAT POT INTACT. 2. REMOVE ALL UNDESIRABLE PLANTS OR WEEDY VEGETATION FROM THE PLANTING BED. 3. HERBICIDES SHALL NOT BE USED TO REMOVE EXISTING WEED GROWTH 4. PREPARE BED BY TILLING THE SOIL ONE INCH DEEP 5 TO 7 DAYS AFTER A RAINFALL EVENT. THEN PREPARE PLANTING SOIL. 5. PLANTING SHALL TAKE PLACE IMMEDIATELY AFTER SOIL PREPARATION IF NECESSARY, UTILIZE JUTE NETTING TO STABILIZE SOIL UNTIL PLANTING CAN BE ACCOMPLISHED.

PLUG PLANTING DETAIL

NOT TO SCALE



1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.

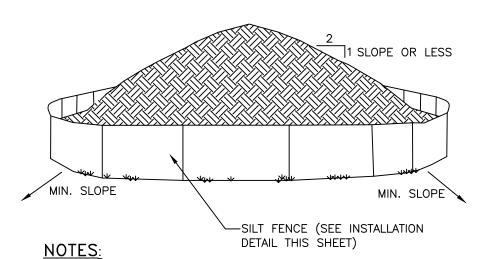
2. THICKNESS - NOT LESS THAN SIX (6) INCHES. 3. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.

4. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING 5. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED

6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. 7. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING 8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER

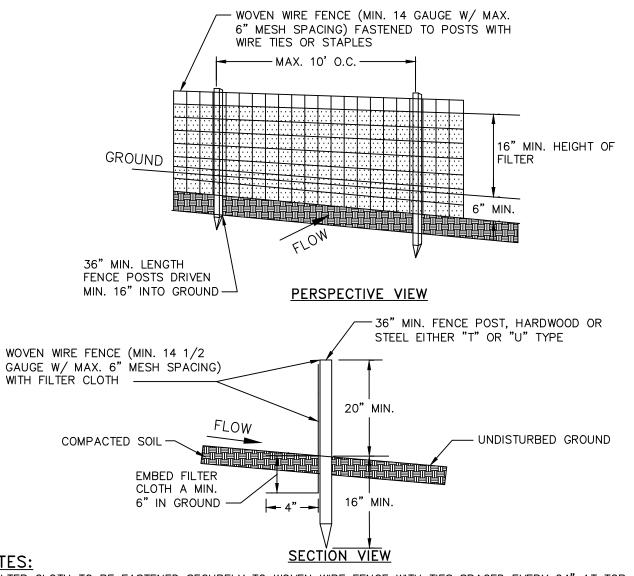
> STABILIZED CONSTRUCTION ENTRANCE DETAIL NOT TO SCALE

EACH RAIN.



AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND 2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL



I. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID 2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL. 3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL

> SILT FENCE DETAIL NOT TO SCALE

4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR. 2. ALL STORMWATER MANAGEMENT STRUCTURES (F.G. CATCH BASINS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH

BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF ONE—HALF THE AVAILABLE SUMP DEPTH.

3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. 4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT

PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THIS PLAN. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING. THE CITY ENGINEER AND PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND

BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH 9. THE CITY AND/OR ITS REPRESENTATIVES MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE PROJECT ENGINEER SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS. 10. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL TO FILTER WATER FOR PUMPING TO A

11. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. REGRADE PAD AS NEEDED FOR 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 SITE AS DIRECTED BY PROJECT ENGINEER.

SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE FENCE. IF 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) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY, REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCKPILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORKS. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED, REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

INDIANA BAT PROTECTION NOTES:

1. TREE CLEARING SHALL BE RESTRICTED TO THE PERIOD BETWEEN OCTOBER 1 AND MARCH 31.

2. THE LIMITS OF DISTURBANCE SHALL BE DEMARCATED BY INSTALLING ORANGE CONSTRUCTION FENCE FOR THE GENERAL IMPROVEMENT AND INFRASTRUCTURE CONSTRUCTION ACTIVITIES AND FOR THE INDIVIDUAL LOT CONSTRUCTION. THESE LIMITS SHALL BE MAINTAINED THROUGHOUT

3. DUST CONTROL DURING CONSTRUCTION SHALL BE IMPLEMENTED. THIS INCLUDES USE OF CONSTRUCTION ENTRANCES, APPLYING LIGHT WATER, AND ESTABLISHING VEGETATION. 4. STREET LIGHTS ARE NOT PERMITTED. RESIDENTIAL LIGHTING SHALL BE DIRECTED DOWNWARD TO REDUCE IMPACTS TO BATS FORAGING FOR FOOD.

SITE SPECIFIC NOTES:

. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS (IF APPLICABLE), WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.

2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE

COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS. 3. THE PROPOSED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES. 4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT

REQUIREMENTS. 5. THE WATER SERVICE LINE SHALL BE 3/4" Ø K-COPPER.

6. THE SEWER SERVICE LINE SHALL BE 4"Ø SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF 1/4" PER FOOT SHALL BE MAINTAINED). 7. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES FOR

THE NEW LOT. STREET CLOSURE FOR WATER AND SEWER SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS. 8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.

9. ROOF LEADER CONNECTIONS TO BE MINIMUM 4"0 PVC OR HDPE @ 2.0% MIN. 10. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAIN, IF NECESSARY. THE TYPE OF PUMP AND METHODS USED TO ENSURE

PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT. 11. THE DRIVEWAY SIGHT DISTANCE MEETS OR EXCEEDS COMPLIANCE WITH THE CITY OF BEACON'S 192-9(B) CODE AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 290 FEET TO THE LEFT AND 335 FEET TO THE

LOT 2: SLSD LEFT = ± 427 FEET

RIGHT. THE MEASURED SIGHT DISTANCE IS AS FOLLOWS:

SLSD RIGHT = ±81 FEET (TO INTERSECTION OF S. BRETT STREET AND ROMBOUT AVE)

±323 FEET (TO VERTICAL CURVE ON ROMBOUT AVE) STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE IN EXCESS OF THE REQUIRED 200 FEET WHEN APPROACHING THE PROPOSED DRIVEWAY FOR LOT 2 FROM RIGHT AND LEFT. 13. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS, STORM SEWER LINES, SANITARY MANHOLES, SEWER LINES, WATERLINES, AND UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO

GENERAL NOTES:

VERIFY LOCATIONS.

1. EXISTING PLANIMETRIC INFORMATION FOR THE OVERALL SITE WAS TAKEN FROM A MAP PREPARED BY JOHN J. POST JR, LS. IN

NOVEMBER OF 2019. THE SITE DOES NOT CONTAIN ANY WETLANDS OR FLOODPLAINS PER AVAILABLE GIS MAPPING

3. THE PROJECT IS SERVICED BY PUBLIC WATER AND SEWER FROM THE CITY OF BEACON WATER AND SEWER DISTRICTS, RESPECTIVELY.

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.

2. WATER, SEWER AND STORM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED FOLLOWING SITE PLAN APPROVAL. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.

3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION, DEPTH AND CONDITION OF ALL UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE

4. THE CONTRACTOR SHALL CONSTRUCT ALL IMPROVEMENTS AS SHOWN ON PLANS. ANY FIELD CONDITIONS THAT MAY RESULT IN A

VARIATION FROM THE PLAN SET SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IN WRITING. VARIATIONS FROM THE PLAN WITHOUT APPROVAL FROM THE ENGINEER WILL BE CONSIDERED DEFICIENT.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ON-SITE OR OFF-SITE DAMAGES TO VEGETATION OR PROPERTY CAUSED BY HIS OPERATIONS. SUCH DAMAGES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS COST TO THE SATISFACTION OF THE ENGINEER, PROPERTY OWNER OR AGENCY HAVING JURISDICTION.

THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. 7. THE CONTRACTOR SHALL SECURE THE WORK LIMITS OF THE SITE BY INSTALLATION OF CONSTRUCTION FENCING AND OTHER

MEASURES, AS NECESSARY TO PREVENT NON-AUTHORIZED ENTRY.

THE CONTRACTOR SHALL KEEP THE SITE IN A CLEAN AND ORDERLY MANNER. 9. THE CONTRACTOR SHALL NOT INTERRUPT EXISTING ACCESS OR OPERATIONS FOR THE REMAINDER OF THE SITE.

CONSTRUCTION SEQUENCING SCHEDULE: (FOR STORMWATER MANAGEMENT AND EROSION/SEDIMENT CONTROL PURPOSES)

1. ROUGH GRADE AS NECESSARY TO ESTABLISH DRIVEWAY GRADE. PREPARE A STABILIZED CONSTRUCTION ENTRANCE AS SHOWN. 2. INSTALL SILT FENCE PER THE PLAN AND AS NEEDED TO PROTECT THE ADJACENT PROPERTIES. 3. CONSTRUCT THE HOUSE AND ALL ASSOCIATED UTILITY SERVICE CONNECTIONS. FINE GRADE AROUND THE HOUSE TO ESTABLISH

FINISHED GRADES. 4. TOPSOIL, SEED AND MULCH THE DISTURBED AREAS TO ESTABLISH VEGETATION

5. REMOVE THE STABILIZED CONSTRUCTION ENTRANCE AND CONSTRUCT THE DRIVEWAY TO FINAL TOP TREATMENT.

6. REMOVE SILT FENCE WHEN 80% STABILIZATION IS ACHIEVED. 7. CONSTRUCT THE INFILTRATION BASIN WHEN THE CONTRIBUTING DRAINAGE AREA IS 80% STABILIZED

UTILITY NOTES:

1. ALL WATER & SEWER CONNECTIONS SHALL COMPLY WITH CITY WATER AND SEWER DISTRICT REQUIREMENTS. 2. THE PROPOSED BUILDING SHALL BE SET AT SUCH ELEVATION TO ENSURE GRAVITY FLOW FROM THE RAW SEWER LINE TO THE POINT OF CONNECTION WITH THE EXISTING SEWER MAIN, WHILE MAINTAINING PROPER EARTH COVER ABOVE ALL PIPING. 3. NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

INFILTRATION BASIN:

REFER TO THE TABLE ON SHEET CD-1.

DRAWN BY: CMB						CHECKED BY: DGK	
REVISIONS:				REVISIONS:			
NO.	NO. DATE DESCRIPTION BY				DATE	DESCRIPTION	BY
1	2/25/2020	PER PLANNING BOARD COMMENTS	СМВ				
2	3/31/2020	PER PLANNING BOARD COMMENTS	DGK				

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

811 OR WWW.CALL811.COM







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 ROMBOUT AVENUE SUBDIVISION

TAX ID: 5954-35-853796

CONSTRUCTION DETAILS & NOTES

160 ROMBOUT AVENUE CITY OF BEACON DUTCHESS COUNTY, NEW YORK

SCALE: AS SHOWN TITLE: CD-2

SHEET: 4 OF 4

JOB #: 2019:050

DATE: 12/31/19

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW