

SURVEY NOTES

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2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.
4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.
5. The certifications herein are not transferable.
6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
7. Subject to the findings of a current title search.
8. Subject to covenants, easements, restrictions, conditions and agreements of record.
9. Subject to any right, title or interest the public may have for highway use.
10. Bearings and North shown hereon are referenced to NAD 83-NY East using NYSNET RIN GPS.
11. Contour interval is one foot. Elevations shown hereon are referenced to NAD 83 using NYSNET RIN GPS.
12. Area shown to be dedicated to the City of Beacon for highway use contains 900 ft², more or less.

FILED MAP REFERENCE

Map entitled "Map of Lots at Mottawson, N.Y. - Property of Mrs. Maria Robinson" prepared by S. Scofield, C.E. and filed with the Dutchess County Clerk's office on July 7, 1897 as Map No. 514.
 Map entitled "Map of Lands Belonging to Caroline R. Clark and Ors." prepared by W.R. Scofield and filed with the Dutchess County Clerk's office on November 15, 1916 as Map No. 1491.

DEED REFERENCE

Liber 1001 Page 311
 Clarence E. Wood
 Conveyed To
 Leroy Steinhart & Beryl Steinhart
 On July 15, 1959
 Liber 535 Page 414
 Thomas B. Finney & Theresa Finney
 Conveyed To
 Clarence Edward Wood & Florence May Wood
 On December 13, 1933

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
 130200-6054-38-158634-0000

AREA

Total
 17,635 ft²
 0.405 Acres

CERTIFICATIONS

Beacon 226 Main Street LLC

ZONING

Property shown hereon is located within the R1-5 (3,000 sq. ft. minimum) Residential District as shown on map entitled "Zoning" prepared by Frederick P. Clark Associates, Inc. and dated 6/7/1986, revised on 7/29/2014.

FLOOD ZONE

Property shown hereon is located within the Zone "X" Unshaded region and is determined to be outside the 0.2% annual chance floodplain as shown on Flood Insurance Rate Map (FIRM) No. 36027C057E (Effective Date: 05/02/2012).

OWNERS & APPLICANTS

Beacon 226 Main Street LLC

PLANNING BOARD

Approved by resolution of the Planning Board of the City of Beacon, New York, on the 21st day of year 2018. Subject to all requirements and conditions of said resolution. Any change, rescission, modification or revision of the plat as approved shall void the approval. Signed this 12/16th day of year 2018. RESIGNED: 3-29-2019

By:  Chairman

DCHDH STANDARD NOTE

FOR PERMISSION TO FILE
 This plan does not constitute a realty subdivision as defined by Article 16, Title II, Section 1115 of the Public Health Law of the State of New York, and Article 16, 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.

 P.E. 03/16/2019
 Authorized Representative of the Commissioner of Health Date

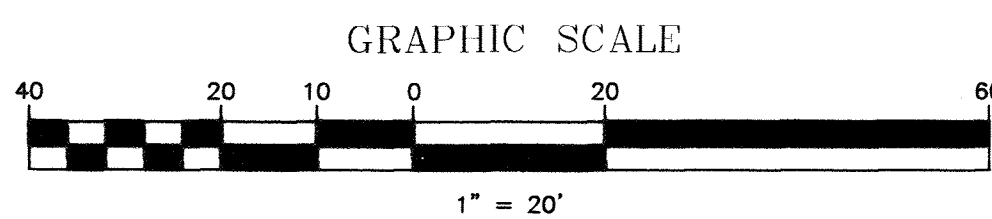
OWNER'S CONSENT

The undersigned owners of the property hereon state that they are familiar with this map, its contents and its legends and hereby consent to all said terms and conditions as stated hereon.

 12/11/18
 Date

rev.	date	description
4	11/2/18	Revised Metes and Bounds
3	7/13/18	Revised Road Dedication
2	6/20/18	Revised Subdivision and Easement Lines
1	5/29/18	Revisions Per Planning Board

TEC LAND SURVEYING
 150 TIORONDA AVE. BEACON, NY 12508
 PH: 845.445.6590 FX: 845.445.6591



SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT #1	LOT #2	LOT #3
LOT AREA:	5,000 SQUARE FEET MIN	5,270 S.F.	5,230 S.F.	6,235 S.F.
LOT WIDTH:	50 FEET MINIMUM	52.2 FEET	50.9 FEET (AVG)	61.0 FEET
LOT DEPTH:	100 FEET MINIMUM	100.0 FEET	101.5 FEET	100.2 FEET
YARD SETBACKS (RESIDENTIAL USE):				
FRONT YARD:	30 FEET MINIMUM	12.5 FEET*	12.5 FEET** (1)	8.8 FEET**
SIDE YARD:	10 FEET MINIMUM	10.0 FEET	13.4 FEET	15.0 FEET
SIDE YARD (TOTAL OF TWO):	20 FEET MINIMUM TOTAL	22.7 FEET	28.3 FEET	37.1 FEET
REAR YARD:	30 FEET MINIMUM	40.0 FEET	56.4 FEET	58.6 FEET
YARD SETBACKS (ACCESSORY STRUCTURE):				
SIDE YARD:	5 FEET MINIMUM	STRUCTURE TBR	N/A	N/A
REAR YARD:	5 FEET MINIMUM	STRUCTURE TBR	N/A	N/A
MAIN BUILDING HEIGHT:	MAX 35 FEET, 2.5 STORIES	42.7 FEET	43.6 FEET	43.6 FEET
MAIN BUILDING HEIGHT:	MIN 12 FEET, 1 STORY	4.27 FEET	2.12 FEET	2.12 FEET
ACCESSORY BLDG. HEIGHT:	MAX 15 FEET, 1 STORY	STRUCTURE TBR	N/A	N/A
BUILDING COVERAGE:	MAX 25%	21.1%	13.5%	11.5%
DWELLING UNITS PER LOT:	MAX 1	1	1	1

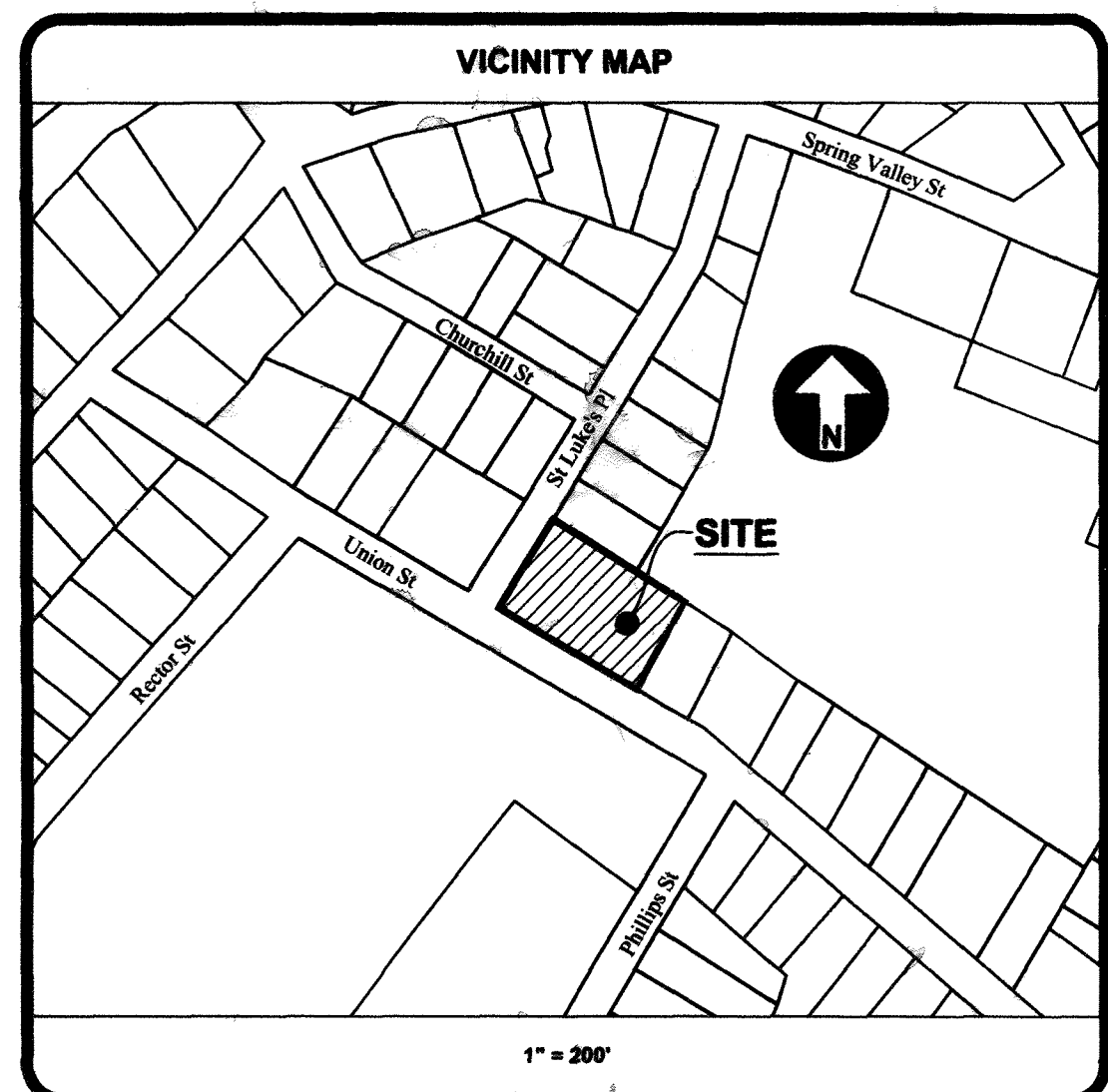
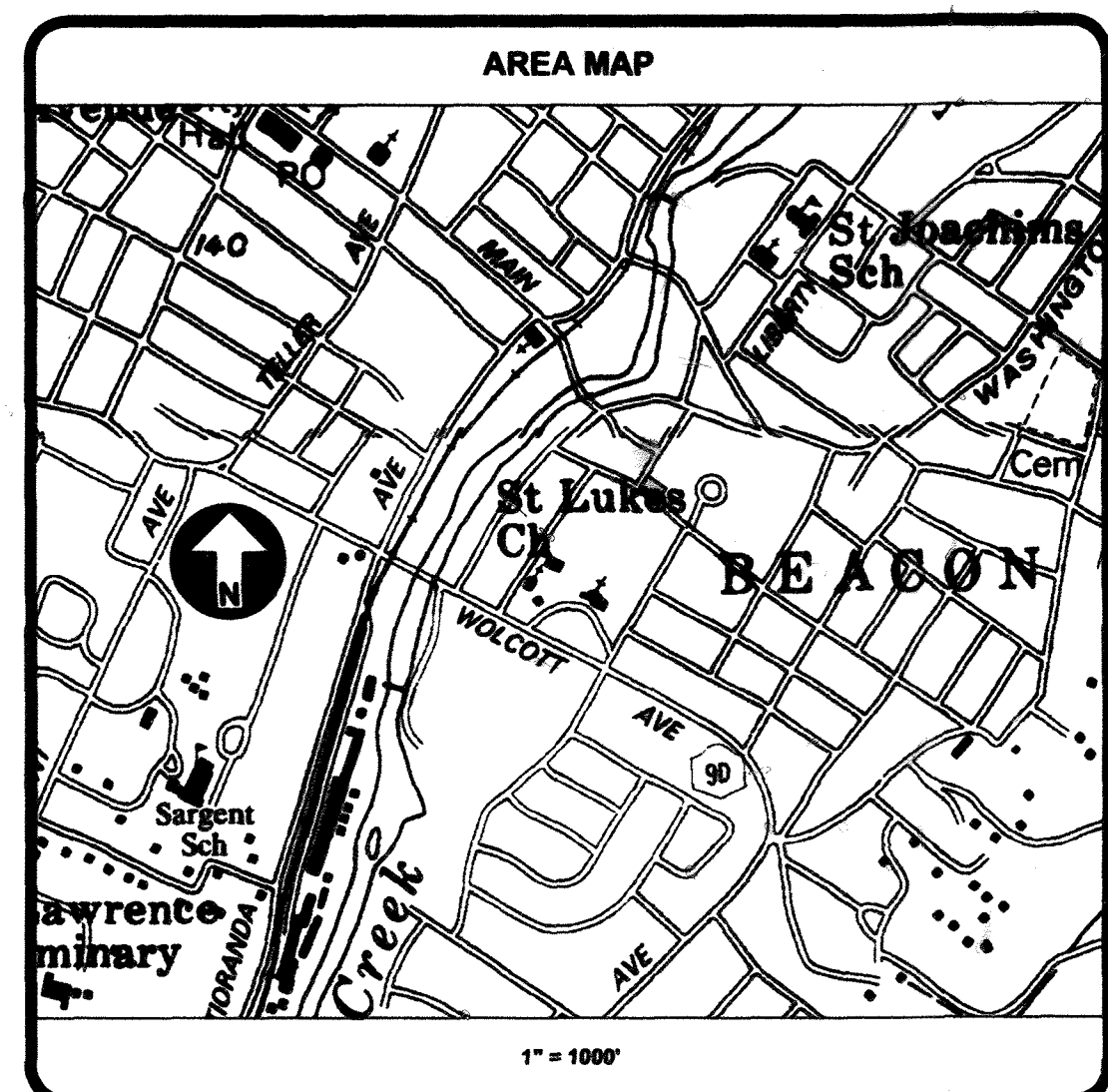
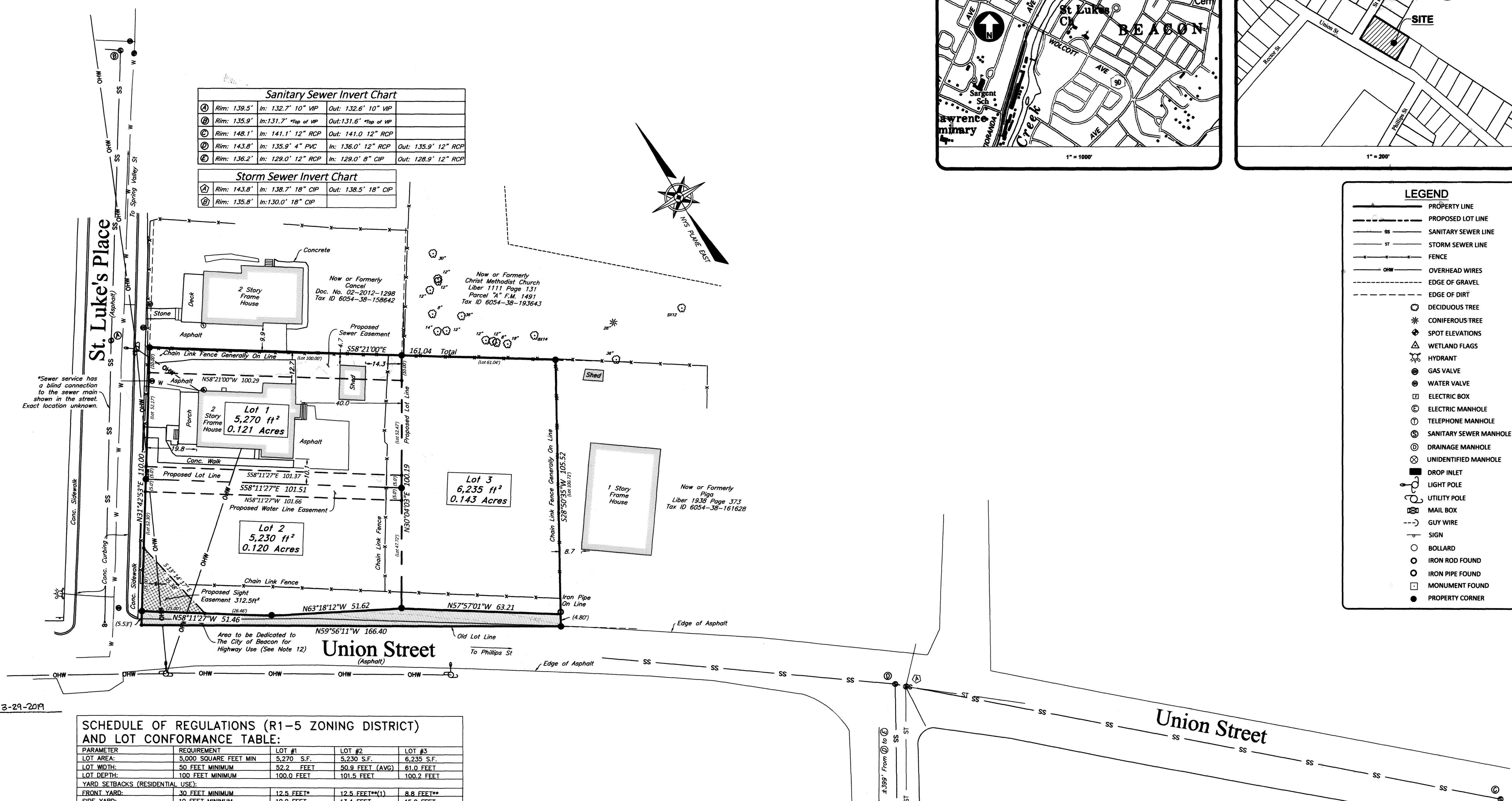
* EXISTING, NON-CONFORMING
 ** THE APPLICANT REQUESTS RELIEF FROM THE PLANNING BOARD FOR THE FRONT YARD REQUIREMENT ON LOT #2 AND LOT #3 (TO PROVIDE A CONSISTENT FRONT YARD SETBACK TO HOUSES ALONG ST. LUKES PLACE AND UNION STREET, RESPECTIVELY).
 (1) ASSUMES FULL FRONT YARD FROM ST. LUKES PLACE, WITH FRONT YARD ALONG UNION STREET REDUCED TO 0.25 X 52.0' = 13.0' (PER SECTION 223-13c. ON A CORNER LOT IN ANY RESIDENCE DISTRICT, THERE SHALL BE PROVIDED A SIDE YARD ON THE SIDE STREET EQUAL IN DEPTH TO THE REQUIRED FRONT YARD ON SAID LOT, OR, IF THE LOT IS OCCUPIED BY A ONE-FAMILY HOME, SUCH SIDE YARD MAY BE REDUCED TO 25% OF THE ACTUAL LOT WIDTH).

Sanitary Sewer Invert Chart

①	Rim: 139.5'	In: 132.7' 10" VP	Out: 132.6' 10" VP
②	Rim: 135.9'	In: 131.7' "top of VP"	Out: 131.6' "top of VP"
③	Rim: 148.1'	In: 141.1' 12" RCP	Out: 141.0' 12" RCP
④	Rim: 143.8'	In: 135.9' 4" PVC	Out: 135.9' 12" RCP
⑤	Rim: 136.2'	In: 129.0' 12" RCP	Out: 128.9' 12" RCP

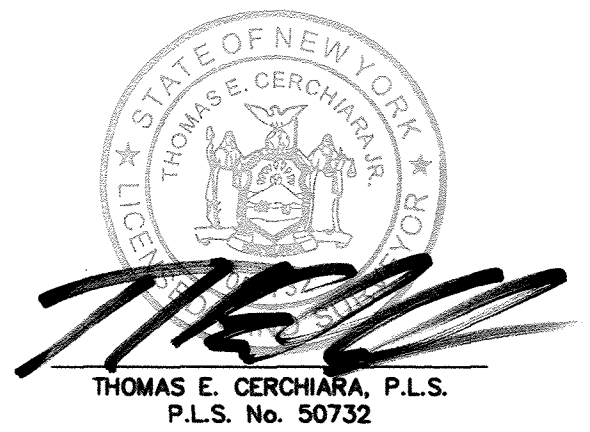
Storm Sewer Invert Chart

①	Rim: 143.8'	In: 138.7' 18" CIP	Out: 138.5' 18" CIP
②	Rim: 135.8'	In: 130.0' 18" CIP	Out: 129.8' 18" CIP



LEGEND

- PROPERTY LINE
- PROPOSED LOT LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- FENCE
- OHW
- EDGE OF GRAVEL
- EDGE OF DIRT
- DECIDUOUS TREE
- CONIFEROUS TREE
- SPOT ELEVATIONS
- WETLAND FLAGS
- HYDRANT
- GAS VALVE
- WATER VALVE
- ELECTRIC BOX
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- DRAINAGE MANHOLE
- UNIDENTIFIED MANHOLE
- DROP INLET
- LIGHT POLE
- UTILITY POLE
- MAIL BOX
- GUY WIRE
- SIGN
- BOLLARD
- IRON ROD FOUND
- IRON PIPE FOUND
- MONUMENT FOUND
- PROPERTY CORNER



38 ST LUKES PLACE
SUBDIVISION PLAT
 PREPARED FOR
BEACON 226 MAIN STREET LLC
 CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK

map no.	6054-38-158634
address	38 ST LUKES PLACE
date	04/05/2019
scale	1" = 20'
project no.	18-040
project name	38 ST LUKES PLACE
sheet	1 OF 5

FM # 514A
 Page 1 of 5
 FILED: 4/05/2019

PROJECT INFORMATION:	
PARCEL OWNERS:	BEACON 226 MAIN STREET LLC, 1 E MAIN ST, BEACON, NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	38 ST. LUKES PLACE, BEACON NY, 12508
TAX PARCEL ID:	6054-38-156634 (±0.405 AC)
TRACT AREA:	20.425 ACRES
WATER SUPPLY:	MUNICIPAL
SEWER DISPOSAL:	MUNICIPAL

MAP REFERENCES:
 1. EXISTING FEATURES AS SHOWN ON THIS SUBDIVISION PLAN PROVIDED BY MAPPING OBTAINED FROM REC LAND SURVEYORS, P.S., LLC.
 2. THE PROPOSED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.

SURVEY NOTES:
 1. SEE SHEET 1 FOR METES AND BOUNDS FOR EXISTING AND PROPOSED PROPERTY LINES.

SITE SPECIFIC NOTES:
 1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UPFO @ 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 SEWER 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 SERVICE REGULATIONS.
 5. THE WATER SERVICE LINE SHALL BE 3/4" K-COPPER.
 6. THE SEWER SERVICE LINE SHALL BE 4" SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF 1/8" 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. 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" PVC OR HOPE @ 2.0% MIN.
 10. JUMP 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 280 FEET TO THE LEFT AND 335 FEET TO THE RIGHT. THE MEASURED SIGHT DISTANCE IS AS FOLLOWS:
 LOT 2: SLSD LEFT = ±35 FEET (TO INTERSECTION OF ST. LUKES PLACE AND UNION STREET)
 SLSD RIGHT = ±342 FEET
 LOT 3: SLSD RIGHT = ±241 FEET
 SLSD LEFT = ±690 FEET (TO INTERSECTION OF UNION STREET AND RUSSELL AVE)

AS SLSD RIGHT FOR LOT 3 IS DEFICIENT, STOPPING SIGHT DISTANCE (SSD) WAS MEASURED TO BE 241, WHICH EXCEEDS THE MINIMUM REQUIRED 200 FEET WHEN APPROACHING THE PROPOSED DRIVEWAY FROM THE NORTH (SOUTHBOUND). STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE IN EXCESS OF THE REQUIRED 200 FEET WHEN APPROACHING THE PROPOSED DRIVEWAY FOR BOTH LOT 2 AND LOT 3 FROM THE LEFT AND RIGHT.
 12. 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 VERIFY LOCATIONS.
 13. TREES PLANTED ON EASTERN EDGE OF LOT 3 SHALL BE LIMITED TO SPECIES THAT WILL NOT EXCEED 20 FEET IN HEIGHT. TREES SHALL BE PRUNED AS NECESSARY TO ALLOW SUNLIGHT TO ACCESS SOLAR PANELS ON PARCEL 161628. THE STREET TREE IN THE FRONT YARD SETBACK SHALL NOT BE REPLACED BY SHRUBS IN ORDER TO MAINTAIN ADEQUATE SIGHT DISTANCE.

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 CONSTRUCTION.
 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.

SIGHT EASEMENT NOTES:
 1. THE HOLDER OF FEE TITLE TO THE ADJUTING STREETS SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREA FOR THE PURPOSE OF CLEARING, PRUNING OR REGRADING SO AS TO MAINTAIN A CLEAR LINE OF SIGHT IN EITHER DIRECTION ACROSS THE TRIANGULAR SIGHT EASEMENT AREA BETWEEN THE OBSERVERS EYE 3.5' ABOVE THE PAVEMENT SURFACE ON ONE STREET AND AN OBJECT ONE FOOT ABOVE THE PAVEMENT SURFACE ON THE OTHER.
 2. THE INITIAL ESTABLISHMENT OF CLEAR SIGHT LINES WITHIN THE SIGHT EASEMENT AREA SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER.

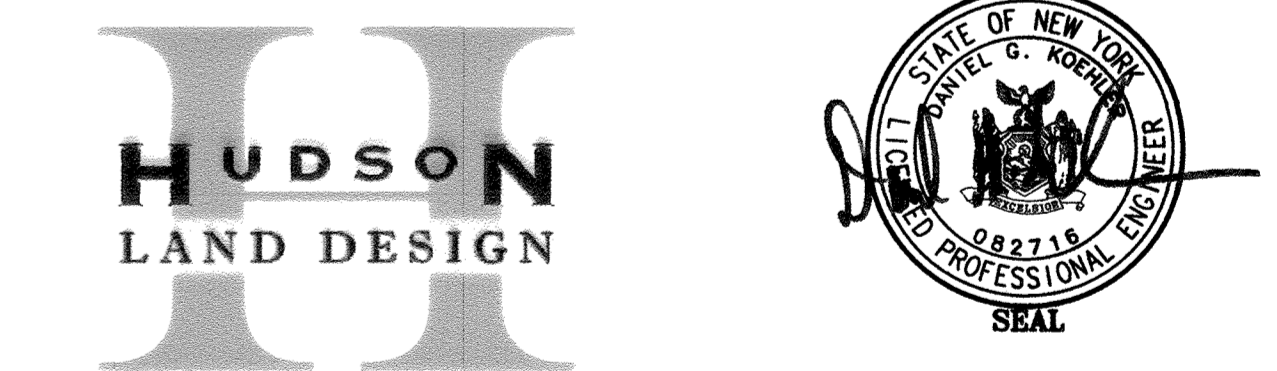
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE 14TH DAY OF AUGUST, 2018, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS 14TH DAY OF AUGUST, 2018, BY
 [Signature] CHAIRMAN RESIGNED, MARCH 29, 2019
 [Signature] SECRETARY

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

38 ST. LUKES SUBDIVISION

38 ST. LUKES PLACE
 CITY OF BEACON
 DUTCHESS COUNTY, NEW YORK
 TAX ID: 6054-38-156634
 SCALE: 1" = 20'
 APRIL 24, 2018

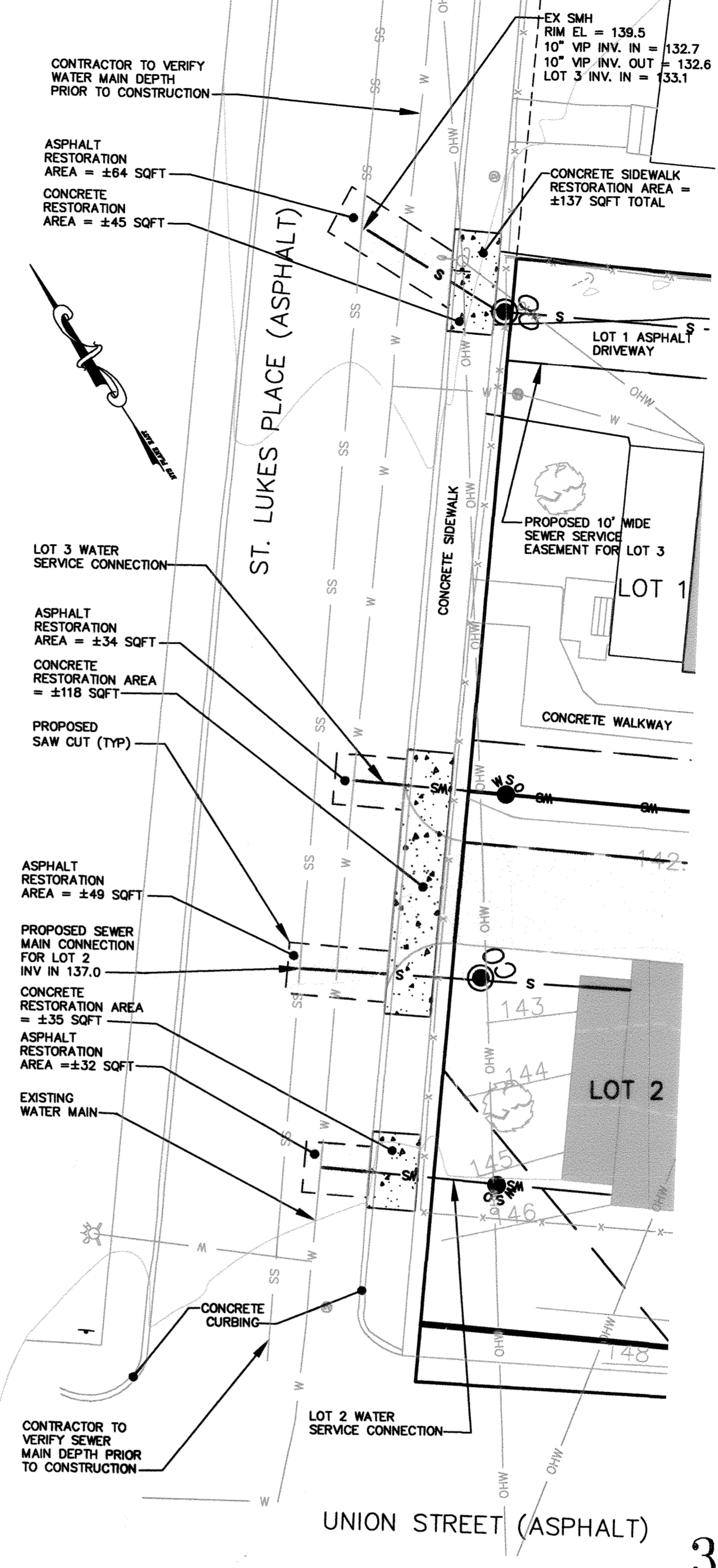


HUDSON LAND DESIGN
 PROFESSIONAL ENGINEERING P.C.
 174 MAIN STREET
 BEACON, NEW YORK 12508
 PH: 845-440-6926 F: 845-440-6637

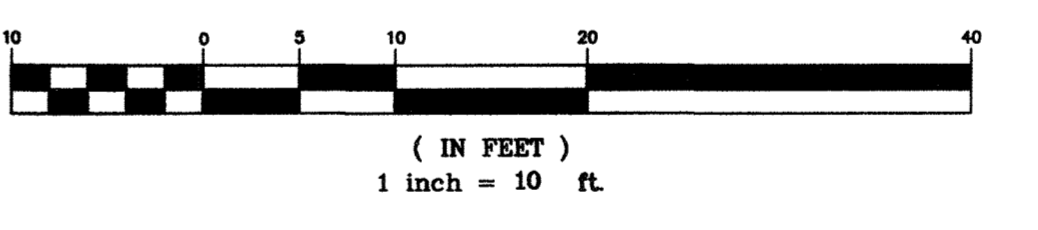


JON D. BODENDORF, P.E.
 NYS LICENSE NO. 076245
 DANIEL G. KOEHLER, P.E.
 NYS LICENSE NO. 082716

SHEET: 2 OF 5



ENLARGED UTILITY CONNECTION PLAN
 NORTHWEST CORNER OF LOT 1
 SCALE: 1" = 10'
 GRAPHIC SCALE



DRAWN BY:	AG	CHECKED BY:	DGK	JOB NO.:	2018-012
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REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/29/18	REVISED LAYOUT PER CONSULTANT COMMENTS	AG
2	06/26/18	PER CONSULTANT COMMENTS	AG
3	07/31/18	PER CONSULTANT COMMENTS	AG
4	09/04/18	FOR FINAL REVIEW	AG

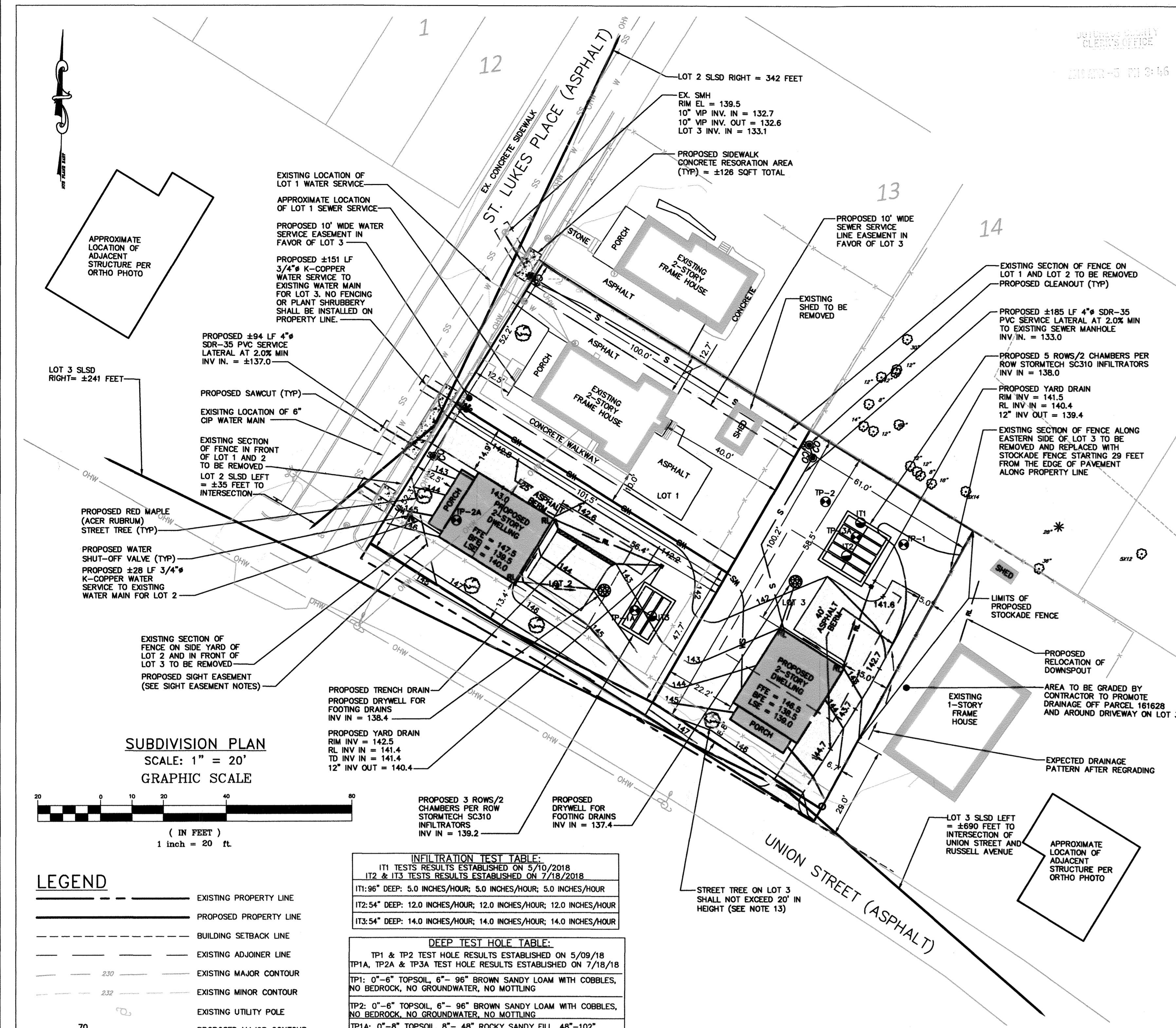
Dig Safely. New York
 800-962-7962
 www.digsafelynewyork.org

- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect The Marks
- Dig With Care

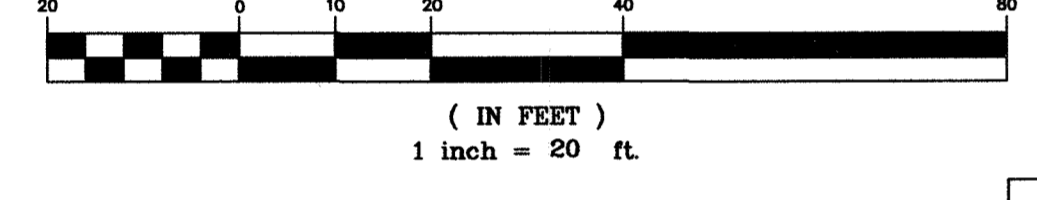
SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT #1	LOT #2	LOT #3
LOT AREA:	5,000 SQUARE FEET MIN	5,270 S.F.	5,230 S.F.	6,235 S.F.
LOT WIDTH:	50 FEET MINIMUM	52.2 FEET	50.9 FEET (AVG)	61.0 FEET
LOT DEPTH:	100 FEET MINIMUM	100.0 FEET	101.5 FEET	100.2 FEET
YARD SETBACKS (RESIDENTIAL USE):				
FRONT YARD:	30 FEET MINIMUM	12.5 FEET*	12.5 FEET** (1)	8.8 FEET**
SIDE YARD:	10 FEET MINIMUM	10.0 FEET	13.4 FEET (1)	15.0 FEET
SIDE YARD (TOTAL OF TWO):	20 FEET MINIMUM TOTAL	22.7 FEET	28.3 FEET	37.1 FEET
REAR YARD:	30 FEET MINIMUM	40.0 FEET	58.4 FEET	58.5 FEET
YARD SETBACKS (ACCESSORY STRUCTURE):				
SIDE YARD:	5 FEET MINIMUM	STRUCTURE TBR	N/A	N/A
REAR YARD:	5 FEET MINIMUM	STRUCTURE TBR	N/A	N/A
MAIN BUILDING HEIGHT:	MAX 36 FEET, 2.5 STORIES	±27 FEET	<36 FEET	<36 FEET
MAIN BUILDING HEIGHT:	MIN 12 FEET, 1 STORY	±27 FEET	>12 FEET	>12 FEET
ACCESSORY BLDG. HEIGHT:	MAX 18 FEET, 1 STORY	STRUCTURE TBR	N/A	N/A
BUILDING COVERAGE:	MAX 25%	21.1%	13.5%	11.5%
DWELLING UNITS PER LOT: MAX 1				

* EXISTING, NON-COMFORMING
 ** THE APPLICANT REQUESTS RELIEF FROM THE PLANNING BOARD FOR THE FRONT YARD REQUIREMENT ON LOT #2 AND LOT #3 (TO PROVIDE A CONSISTENT FRONT YARD SETBACK TO HOUSES ALONG ST. LUKES PLACE AND UNION STREET, RESPECTIVELY).
 (1) ASSUMES FULL FRONT YARD FROM ST. LUKES PLACE, WITH FRONT YARD ALONG UNION STREET REDUCED TO 0.25 X 50.9' = 12.7' (PER SECTION 223-13a ON A CORNER LOT IN ANY RESIDENCE DISTRICT, THERE SHALL BE PROVIDED A SIDE YARD ON THE SIDE STREET EQUAL IN DEPTH TO THE REQUIRED FRONT YARD ON SAID LOT, OR, IF THE LOT IS OCCUPIED BY A ONE-FAMILY HOME, SUCH SIDE YARD MAY BE REDUCED TO 25% OF THE ACTUAL LOT WIDTH).



SUBDIVISION PLAN
 SCALE: 1" = 20'
 GRAPHIC SCALE



- LEGEND**
- EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - BUILDING SETBACK LINE
 - EXISTING ADJOINER LINE
 - 2.00' --- EXISTING MAJOR CONTOUR
 - 2.52' --- EXISTING MINOR CONTOUR
 - 70' --- EXISTING UTILITY POLE
 - PROPOSED MAJOR CONTOUR
 - 66' --- PROPOSED MINOR CONTOUR
 - + 90.5 --- PROPOSED SPOT ELEVATION
 - S --- EXISTING SEWER MAIN
 - --- PROPOSED SEWER SERVICE LINE
 - W --- EXISTING WATER MAIN
 - WS --- PROPOSED WATER SERVICE LINE
 - --- PROPOSED WATER SHUT-OFF VALVE
 - --- PROPOSED SEWER CLEAN OUT
 - --- PROPOSED ROOF LEADER
 - --- DEEP TEST PIT
 - --- INFILTRATION TEST

INFILTRATION TEST TABLE:

IT1: TESTS RESULTS ESTABLISHED ON 5/19/2018
 IT2 & IT3: TESTS RESULTS ESTABLISHED ON 7/18/2018

IT1: 96" DEEP:	5.0 INCHES/HOUR; 5.0 INCHES/HOUR; 5.0 INCHES/HOUR
IT2: 54" DEEP:	12.0 INCHES/HOUR; 12.0 INCHES/HOUR; 12.0 INCHES/HOUR
IT3: 54" DEEP:	14.0 INCHES/HOUR; 14.0 INCHES/HOUR; 14.0 INCHES/HOUR

DEEP TEST HOLE TABLE:

TP1 & TP2 TEST HOLE RESULTS ESTABLISHED ON 5/09/18
 TP1A, TP2A & TP3A TEST HOLE RESULTS ESTABLISHED ON 7/18/18

TP1:	0"-6" TOPSOIL, 6"-96" BROWN SANDY LOAM WITH COBBLES, NO BEDROCK, NO GROUNDWATER, NO MOTTLING
TP2:	0"-6" TOPSOIL, 6"-96" BROWN SANDY LOAM WITH COBBLES, NO BEDROCK, NO GROUNDWATER, NO MOTTLING
TP1A:	0"-8" TOPSOIL, 8"-48" ROCKY SANDY FILL, 48"-102" BROWN SANDY LOAM, NO BEDROCK, NO GROUNDWATER, NO MOTTLING
TP2A:	0"-6" TOPSOIL, 6"-48" BROWN SANDY LOAM WITH COBBLES, BEDROCK @ 48", NO GROUNDWATER, NO MOTTLING
TP3A:	0"-6" TOPSOIL, 6"-30" ROCKY SANDY FILL, 30"-96" FINE SANDY LOAM, NO BEDROCK, NO GROUNDWATER, NO MOTTLING

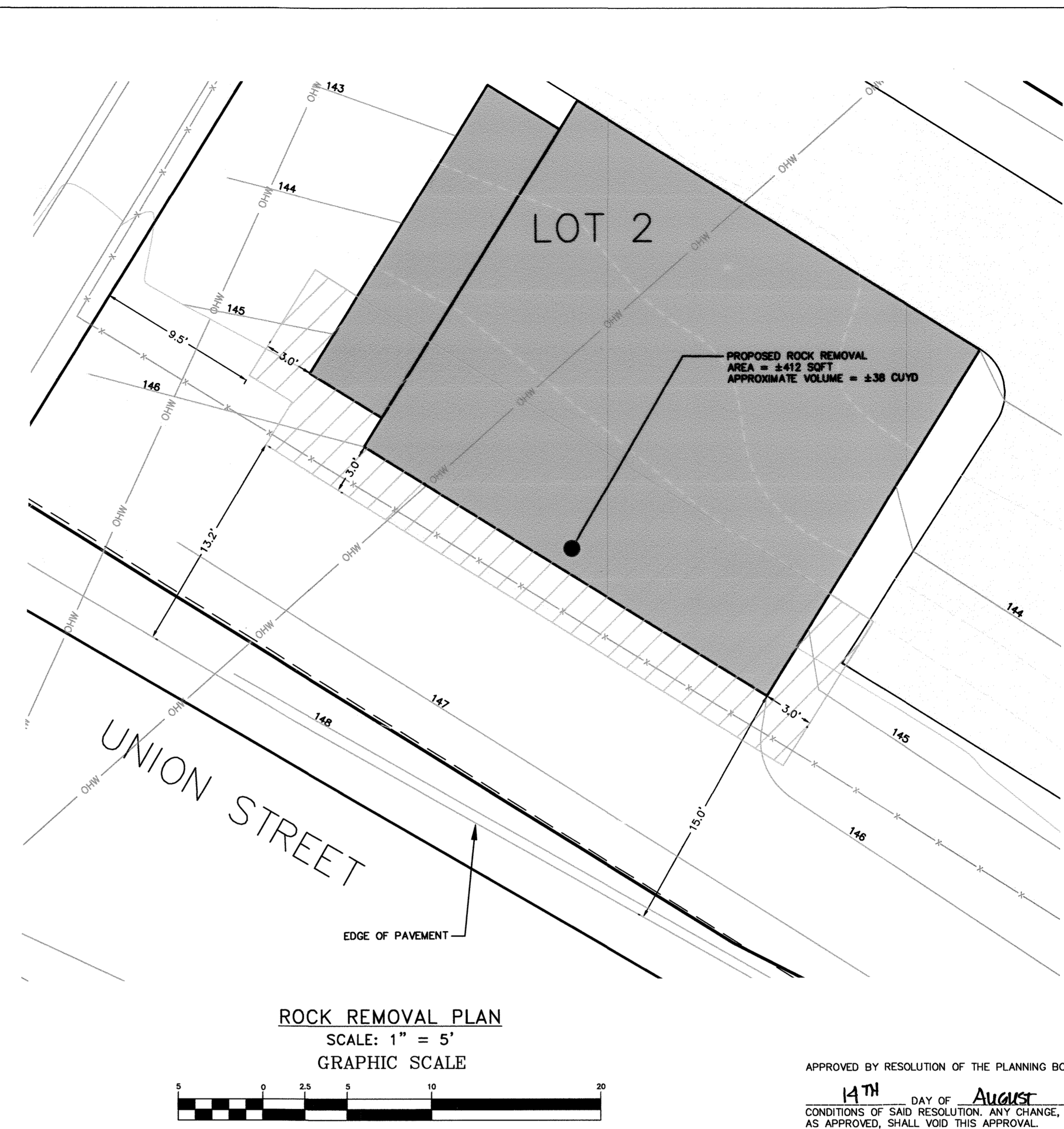
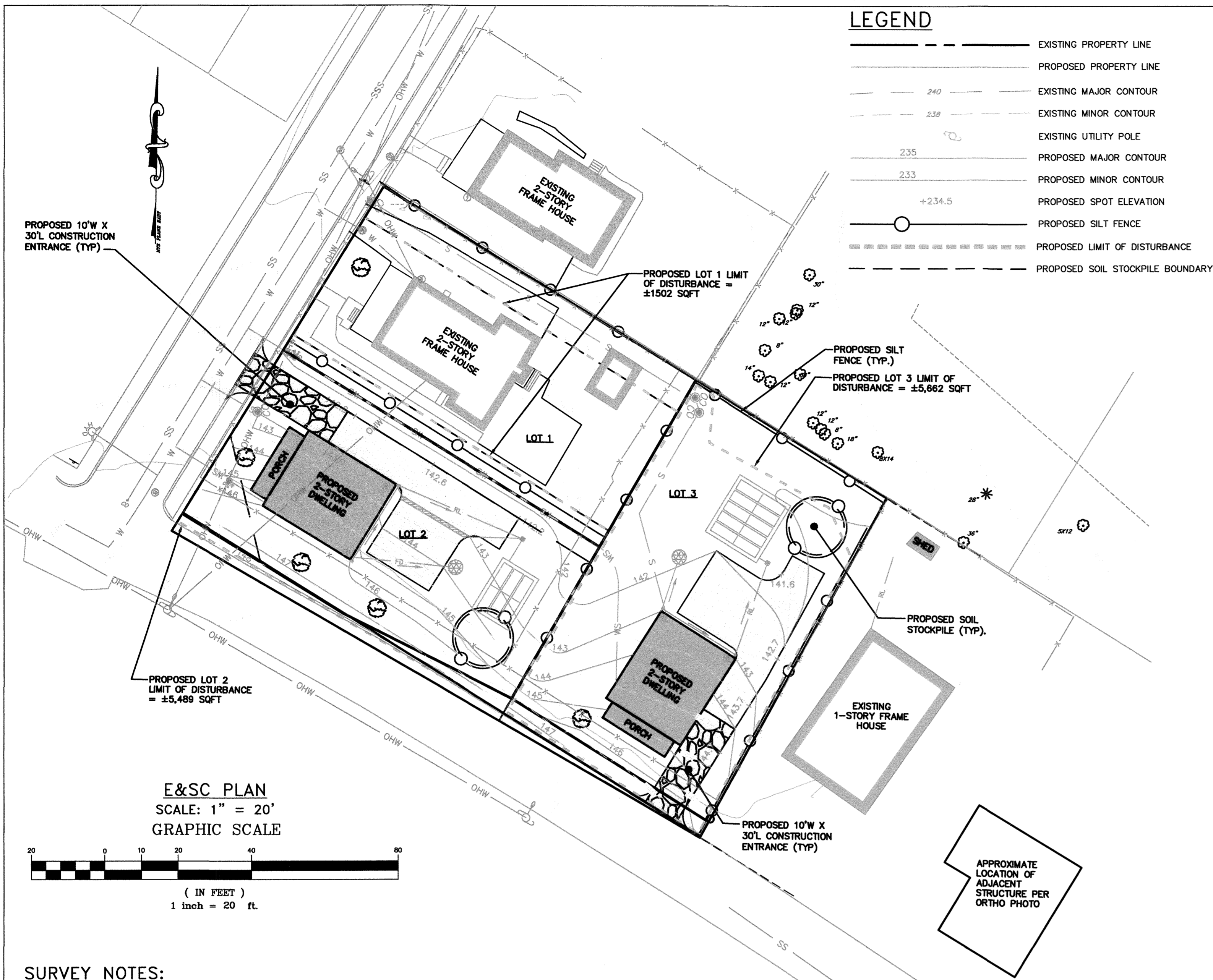
SOIL TESTING NOTES:
 1. SOIL TESTING DIRECTION AND PERFORMED BY HUDSON LAND DESIGN PERSONNEL, 7/18/2018 TESTING OBSERVED BY THE CITY ENGINEER'S OFFICE.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS COMPLETED ON OCTOBER 6, 2017.

[Signature]
 THOMAS CERCHARI, L.L.S.
 STATE OF NEW YORK
 LICENSED LAND SURVEYOR

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.
 [Signature]
 DATE: 12/11/18



SURVEY NOTES:
 1. SEE SHEET 1 FOR METES AND BOUNDS FOR EXISTING AND PROPOSED PROPERTY LINES.

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 (E.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 ERODIBLE 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 FENCE.
5. PERMANENT SEEDING AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THIS SHEET.
6. 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.
7. 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.
8. 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 WORK.
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 SUITABLE LOCATION.
11. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:
 ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED. ASSOCIATED PIPING SHALL BE INSPECTED ANNUALLY AND ACCUMULATED SEDIMENT SHALL BE REMOVED AS NEEDED.

UNDERGROUND INFILTRATION BASIN:
 THE UNDERGROUND INFILTRATION BASIN SHALL BE INSPECTED MONTHLY FOR SEDIMENT AND DEBRIS ACCUMULATION VIA THE INSPECTION PORTS. INFLOW PIPES AND OUTLET STRUCTURES SHOULD ALSO BE INSPECTED FOR SEDIMENT AND DEBRIS MONTHLY. ANY ACCUMULATED SEDIMENT OR DEBRIS SHOULD BE REMOVED AS NECESSARY. AFTER STORM EVENTS, THE INFILTRATION BASIN DEWATERING DURATION SHOULD ALSO BE MONITORED. SEDIMENT SHALL BE CLEANED OUT OF THE INFILTRATION BASIN ANNUALLY. THE CLEANING PROCEDURE FOR THE UNDERGROUND INFILTRATION CHAMBERS IS AS FOLLOWS:
 THE STORMTECH SYSTEM SHALL BE EQUIPPED WITH AN INSPECTION PORT LOCATED ON THE INLET ROW. THE INSPECTION PORT IS A CIRCULAR CAST BOX PLACED IN A RECTANGULAR CONCRETE COLLAR. WHEN THE LID IS REMOVED, A 6-INCH PIPE WITH A SCREW-IN PLUG WILL BE EXPOSED. REMOVE THE PLUG. THIS WILL PROVIDE ACCESS TO THE STORMTECH CHAMBER ROW BELOW. FROM THE SURFACE, THROUGH THIS ACCESS, THE SEDIMENT MAY BE MEASURED AT THIS LOCATION. A STADIA ROD MAY BE USED TO MEASURE THE DEPTH OF SEDIMENT IF ANY IN THIS ROW. ADDITIONALLY, CCTV INSPECTION OF THIS ROW CAN BE DEPLOYED THROUGH THIS ACCESS PORT TO DETERMINE IF ANY SEDIMENT HAS ACCUMULATED. IF THE DEPTH OF SEDIMENT IS IN EXCESS OF 3 INCHES, THEN THIS ROW SHOULD BE CLEANED WITH HIGH PRESSURE WATER THROUGH A CULVERT CLEANING NOZZLE. THIS WOULD BE CARRIED OUT THROUGH THE UPSTREAM YARD BASIN. THE INLET ROW IS PLACED ON A POLYETHYLENE LINER TO PREVENT SCOURING OF THE WASHED STONE BENEATH THIS ROW. THIS FACILITATES THE FLUSHING OF THIS ROW WITH HIGH PRESSURE WATER THROUGH A CULVERT CLEANING NOZZLE. THE NOZZLE IS DEPLOYED THROUGH THE YARD BASIN AND EXTENDED TO THE END OF THE ROW. THE WATER IS TURNED ON AND THE INLET ROW IS BACK-FLUSHED INTO THE YARD BASIN WHERE IT IS REMOVED BY USING A VACUUM TRUCK.

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.

[Signature]
 DATE: 12/11/18

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 Dig With Care

DRAWN BY: AG		CHECKED BY: DGK		JOB NO.: 2018-012	
REVISIONS:					
NO.	DATE	DESCRIPTION	BY		
1	05/29/18	REVISED LAYOUT PER CONSULTANT COMMENTS	AG		
2	06/26/18	PER CONSULTANT COMMENTS	AG		
3	07/31/18	PER CONSULTANT COMMENTS	AG		
4	09/04/18	FOR FINAL REVIEW	AG		

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE 14TH DAY OF August, 2018, 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 14TH DAY OF DECEMBER, 2018, BY

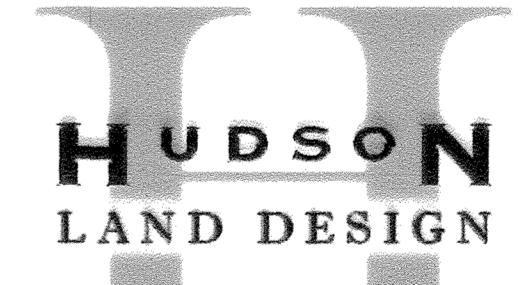
[Signature] CHAIRMAN RESIGNED: MARCH 29, 2019

[Signature] SECRETARY

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

EROSION & SEDIMENT CONTROL PLAN
38 ST. LUKES SUBDIVISION

38 ST. LUKES PLACE
 CITY OF BEACON
 DUTCHESS COUNTY, NEW YORK
 TAX ID: 6054-38-156634
 SCALE: 1" = 20'
 APRIL 24, 2018

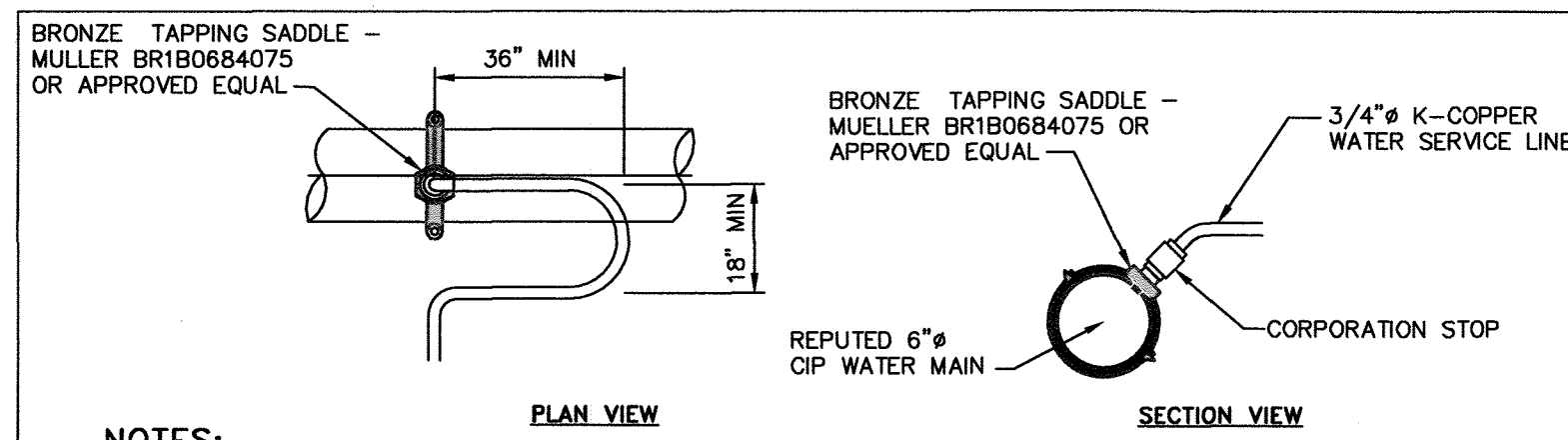


HUDSON LAND DESIGN
 PROFESSIONAL ENGINEERING P.C.
 174 MAIN STREET
 BEACON, NEW YORK 12508
 PH: 845-440-6926 F: 845-440-6637



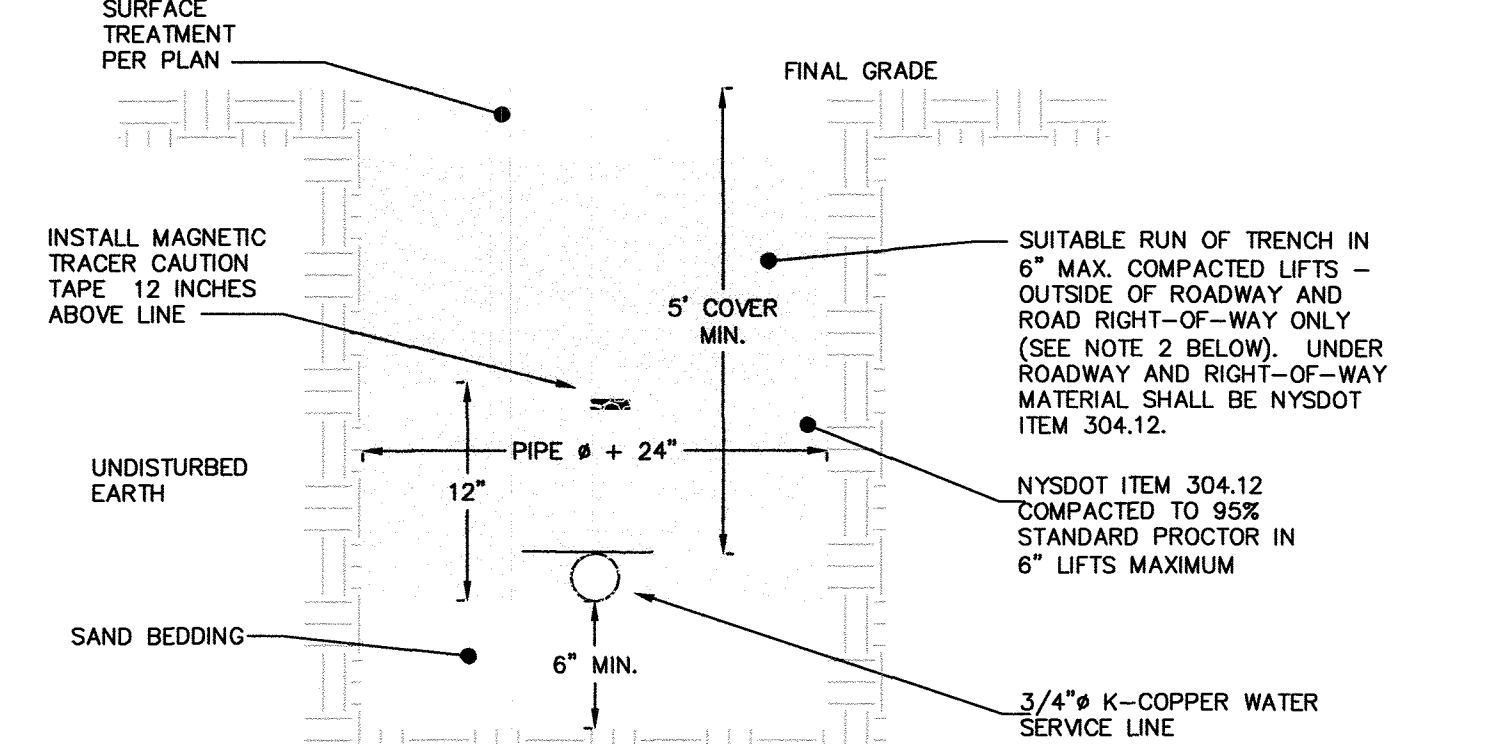
JON D. BODENDORF, P.E.
 NYS LICENSE NO. 076245
 DANIEL C. KOEHLER, P.E.
 NYS LICENSE NO. 082716

SHEET: 3 OF 5



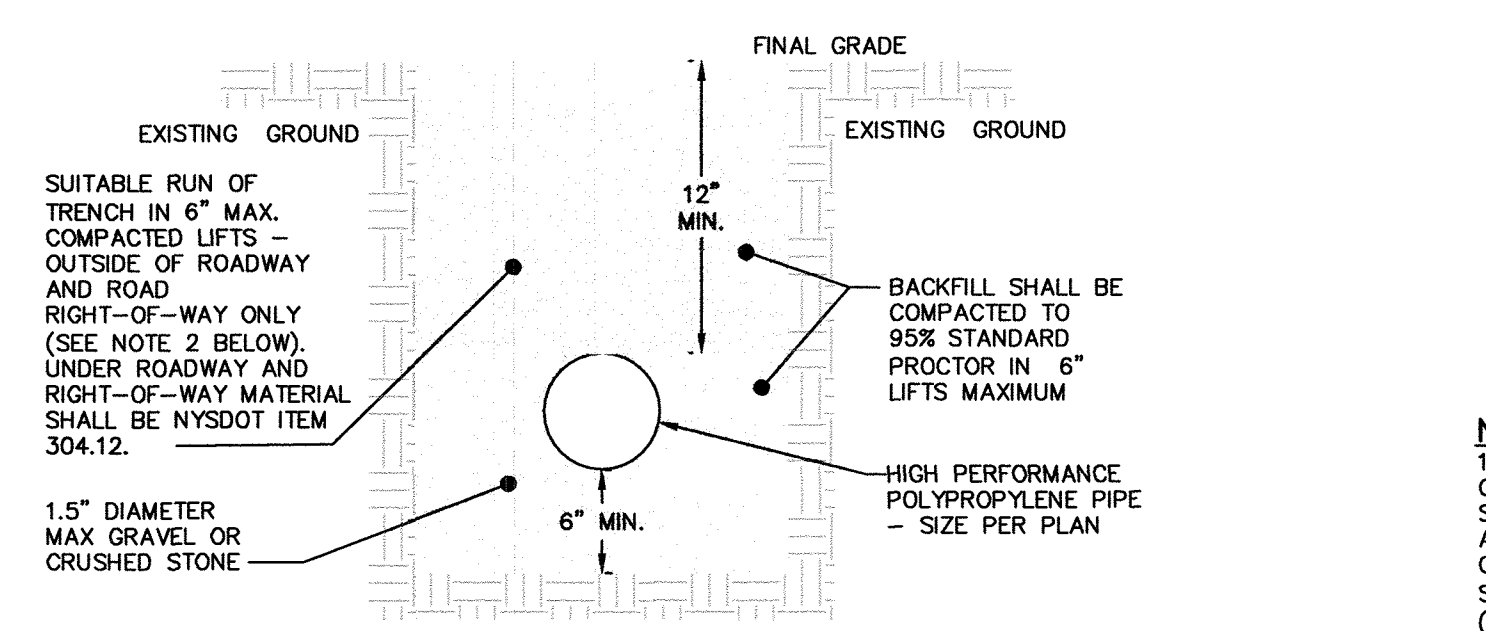
NOTES:
 1. A MINIMUM 5" COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL WATER MAIN DEPTH).
 2. CORPORATION STOP TO BE COMPRESSION TYPE BY MUELLER.
 3. WATER SERVICE LINE TO HAVE A 'GOOSENECK' NEAR CORPORATION STOP.
 4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF THE WATER MAIN AT AN ANGLE OF APPROXIMATELY 45° FROM HORIZONTAL.
 5. THE CONTRACTOR SHALL INSTALL A FULL BODIED STAINLESS STEEL TAPPING SLEEVE AT THE PROPOSED WATER SERVICE LOCATION.

WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



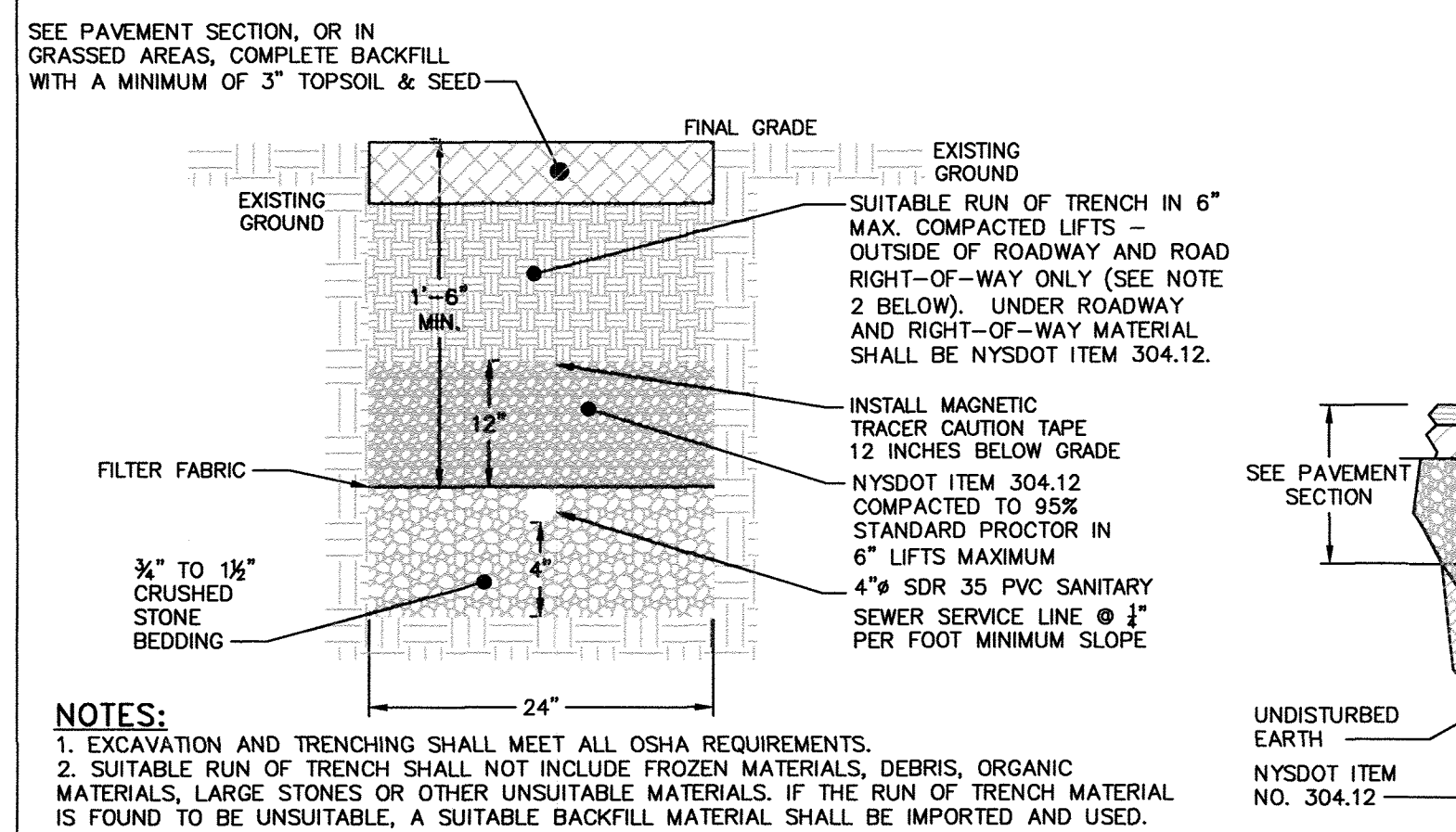
NOTES:
 1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
 2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
 3. IN AREAS WHERE 5" COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.
 4. IF WATER SERVICE AND SEWER SERVICE LINE CROSSINGS ARE NEEDED, PROVIDE 18" OF VERTICAL SEPARATION.

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:
 1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH DETAIL
NOT TO SCALE

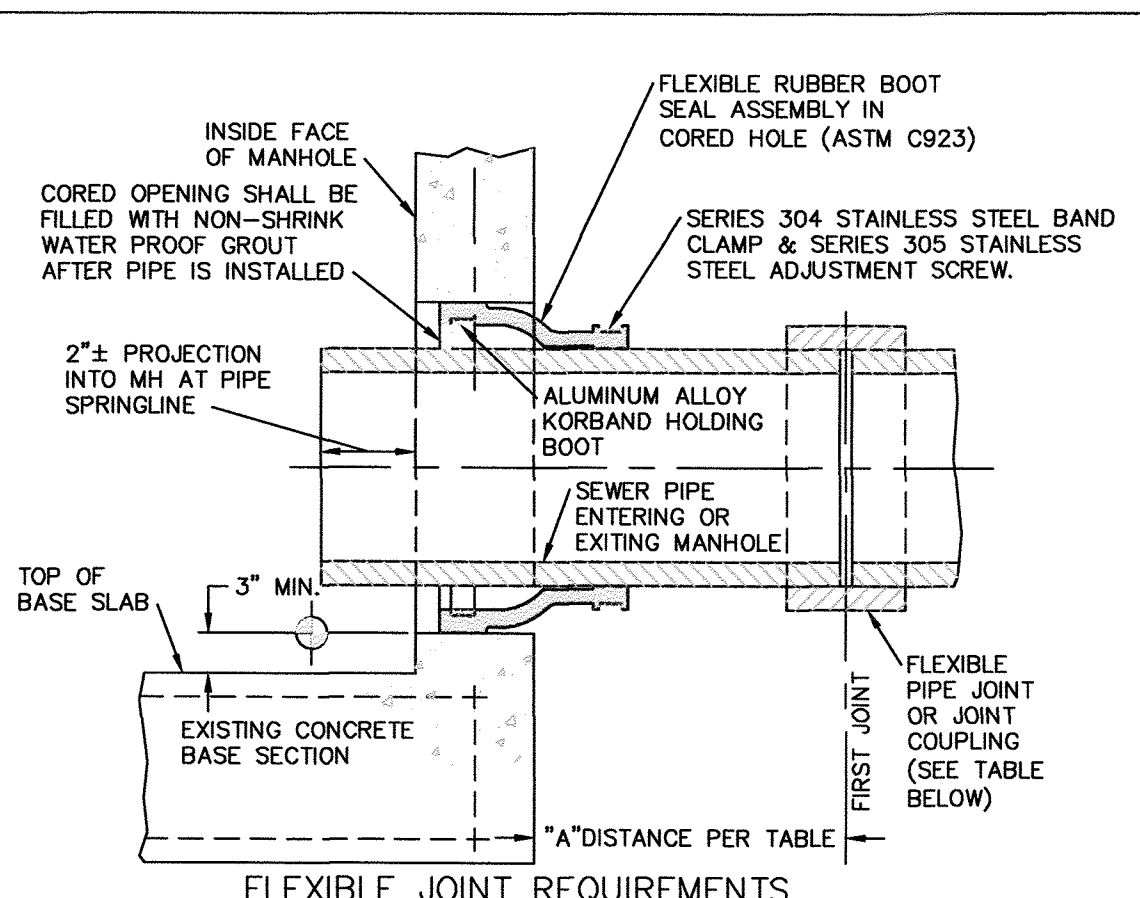


NOTES:
 1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
 2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE

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

JOSEPH J. OWEN
 DATE: 12/10/18

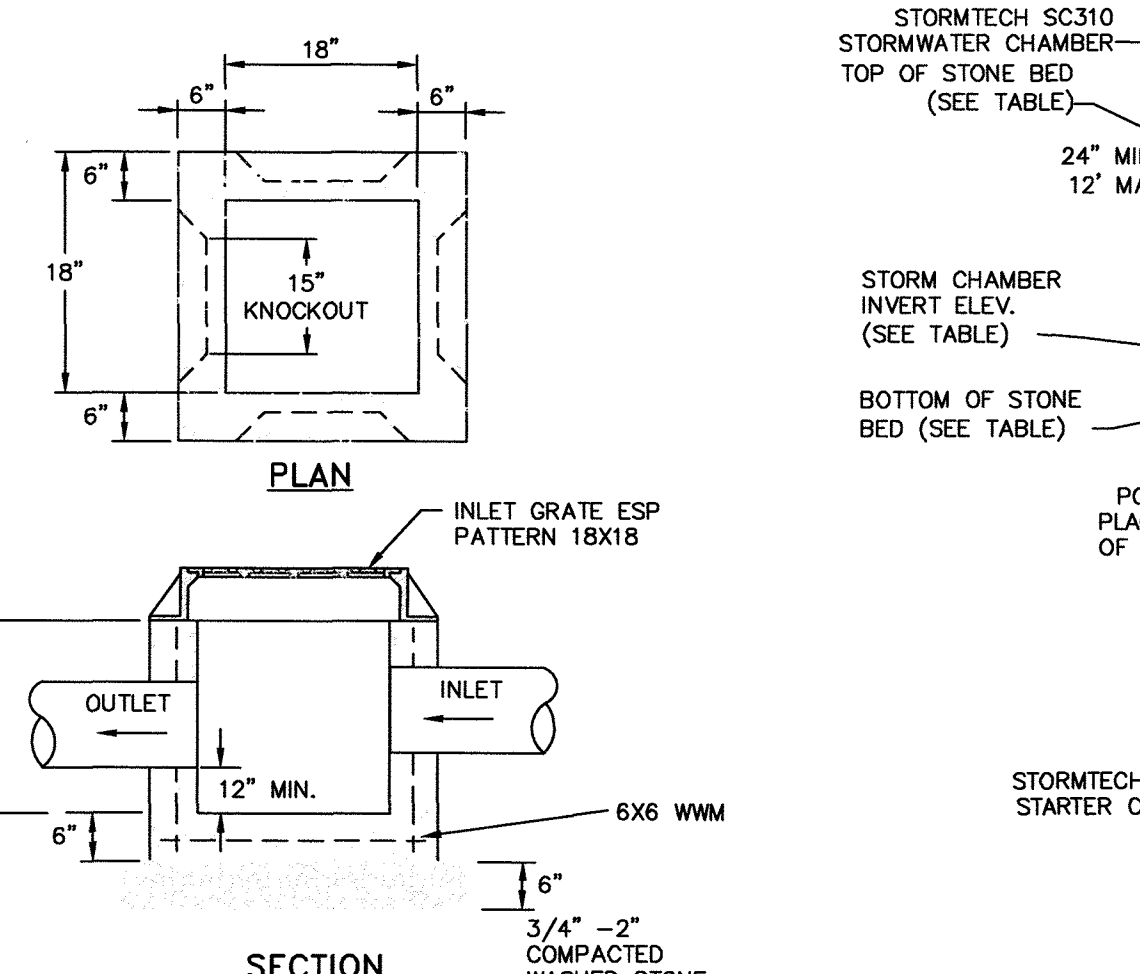


FLEXIBLE JOINT REQUIREMENTS

SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	A'DISTANCE (FEET)
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10' MAX
PVC	STD RUBBER GASKET PIPE JOINT ONLY	3' MAX

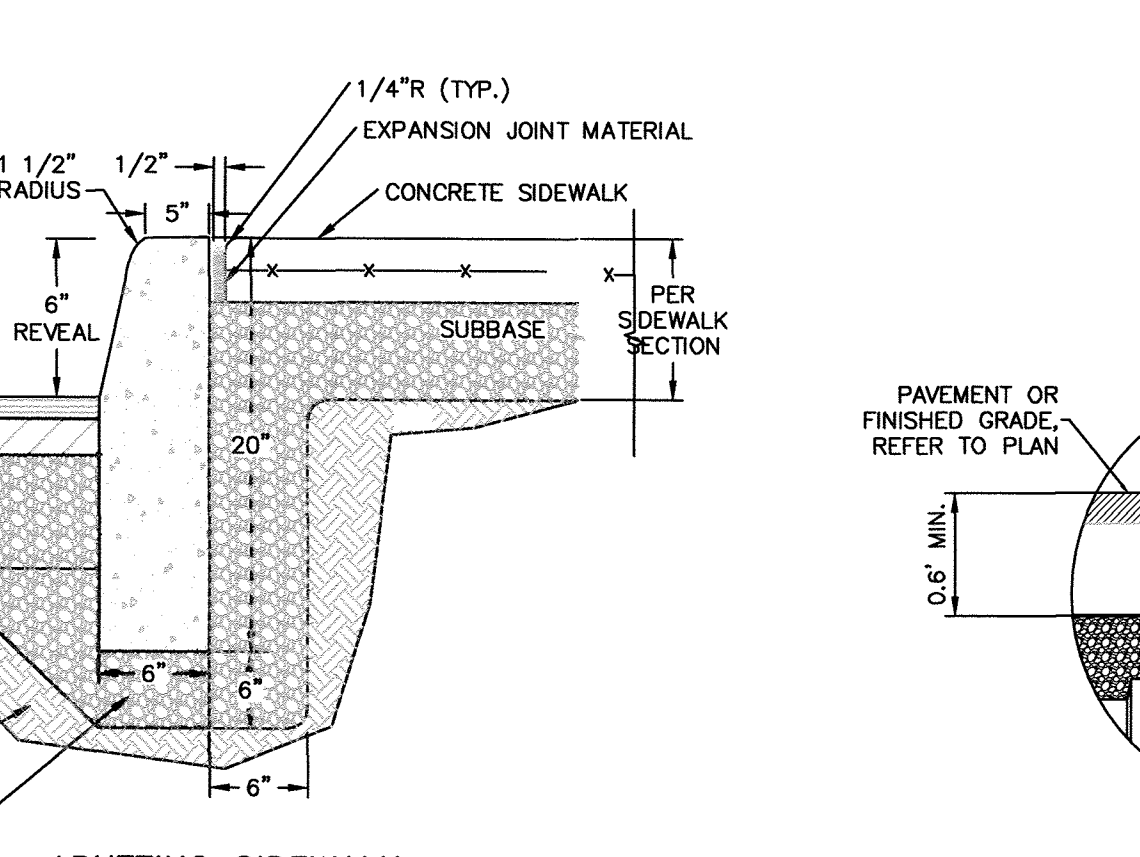
NOTE:
 REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

CORED HOLE AND INSERTED BOOT DETAIL
NOT TO SCALE



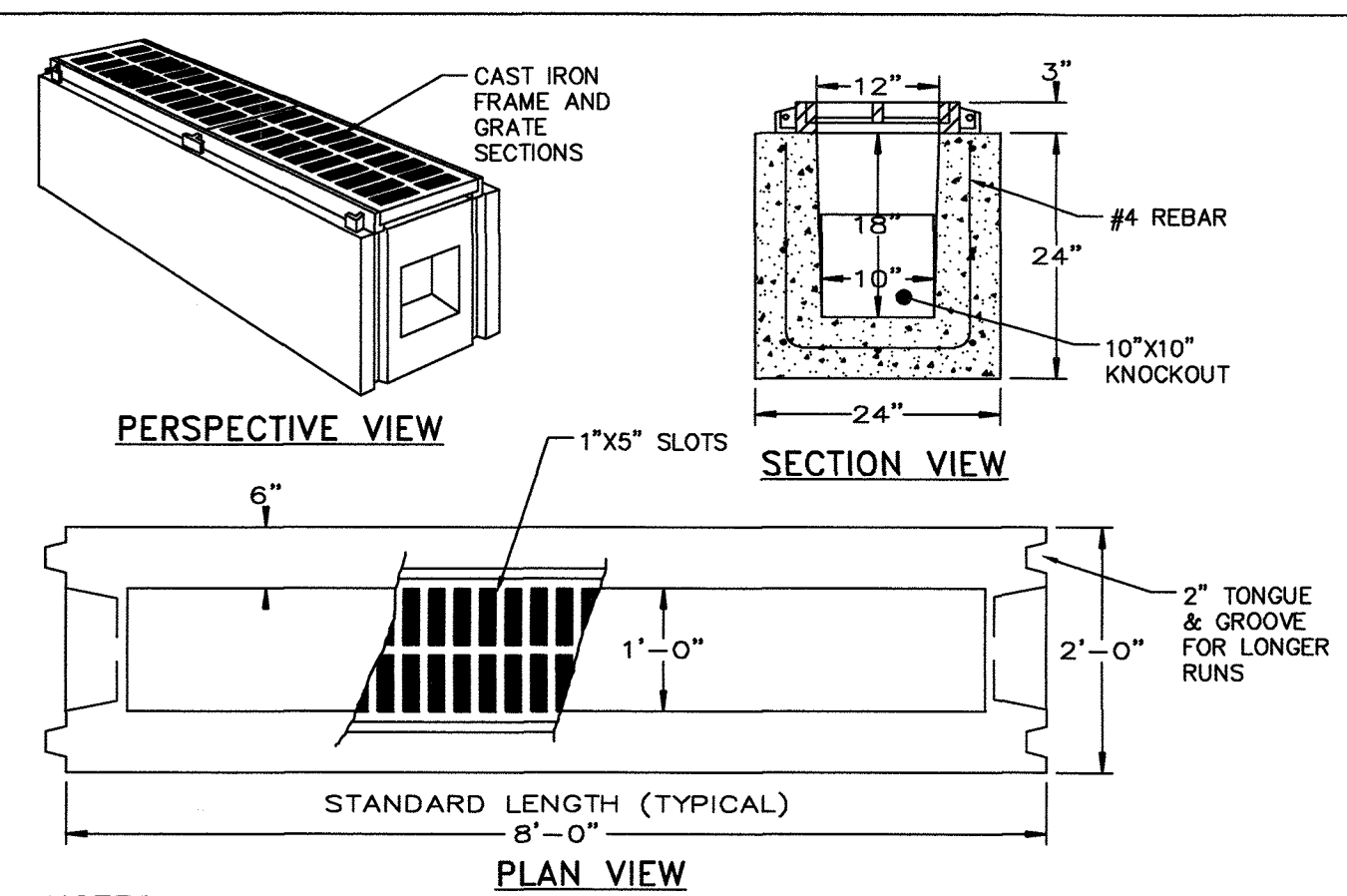
NOTES:
 1. YARD INLET BASINS SHALL BE PRE CAST REINFORCED CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE IN CONFORMANCE WITH ASTM 478-68. WALLS AND BASE SHALL BE ONE PIECE CONSTRUCTION. YARD INLET BASIN SHOWN BY EXPANDED SUPPLY PRODUCTS (ESP), 3330 ROUTE 9, COLD SPRING, NY (845) 265-3771.
 2. BACK FILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.
 3. SUMP SHALL BE 12".
 4. FRAMES AND GRATES SHALL BE SET IN A FULL BED OF MORTAR.

PRE-CAST CONCRETE YARD INLET DETAIL
NOT TO SCALE



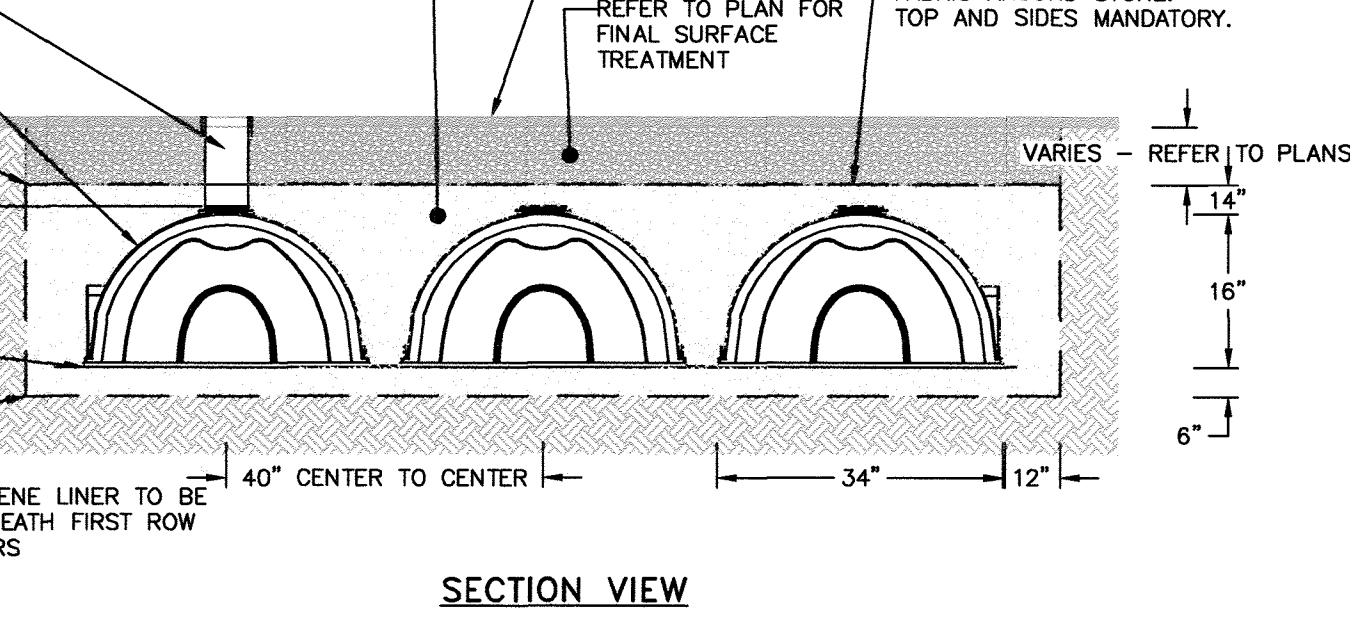
NOTES:
 1. CONCRETE CURB SHALL BE 4,000 PSI CAST-IN-PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
 2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
 3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO 'ABUTTING SIDEWALK' DETAIL.
 4. CONCRETE SHALL BE SEALED WITH A SALT RESISTANT SEALER.

CAST-IN-PLACE CONCRETE CURB DETAIL
NOT TO SCALE



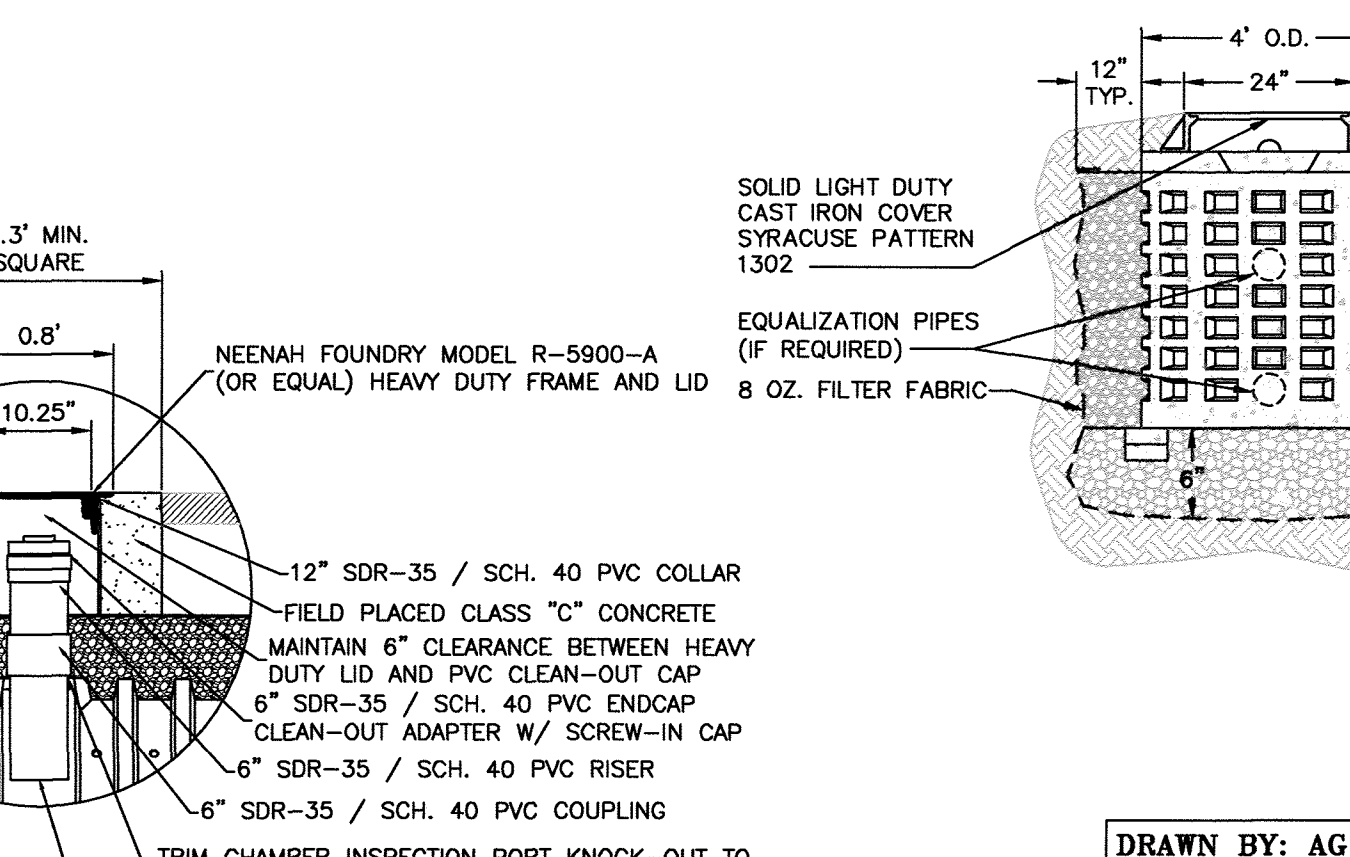
NOTES:
 1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST EDITION, AND ALL ADDENDA THERETO.
 2. REFER ALSO TO NYSDOT STANDARD SHEET 604-01.
 3. MINIMUM LOAD RATING TO BE H-20.

TRENCH DRAIN DETAIL
NOT TO SCALE



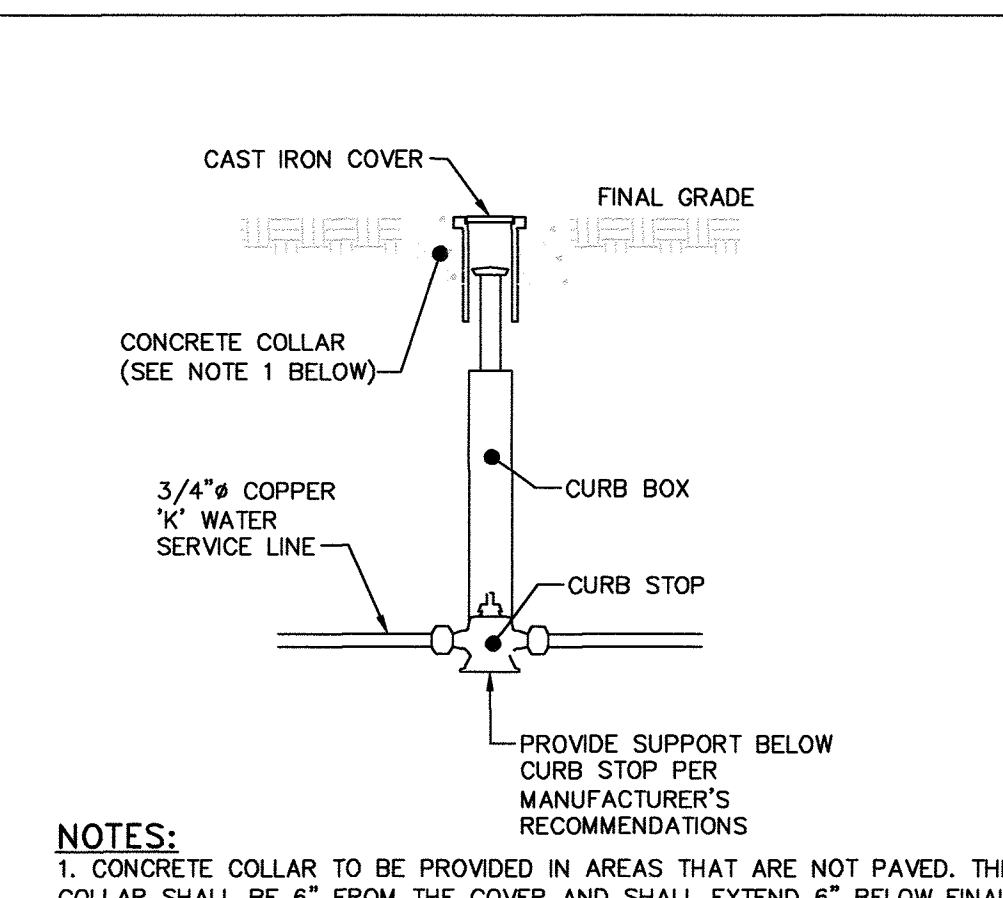
NOTES:
 1. STORMTECH SC310 CHAMBERS BY STORMTECH, INC. OF ROCKY HILL, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH STORMTECH INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
 2. THE BED OF THE SYSTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
 3. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IF SUBSURFACE CONDITIONS IN THE AREAS OF THE INFILTRATOR TRENCHES IS NOT CONSISTENT WITH THE TEST PIT OR PERCOLATION DATA (E.G. GROUNDWATER OR BEDROCK ENCOUNTERED, SOIL PROPERTIES ARE NOT CONSISTENT, ETC.).

UNDERGROUND DETENTION SYSTEM DETAIL
NOT TO SCALE



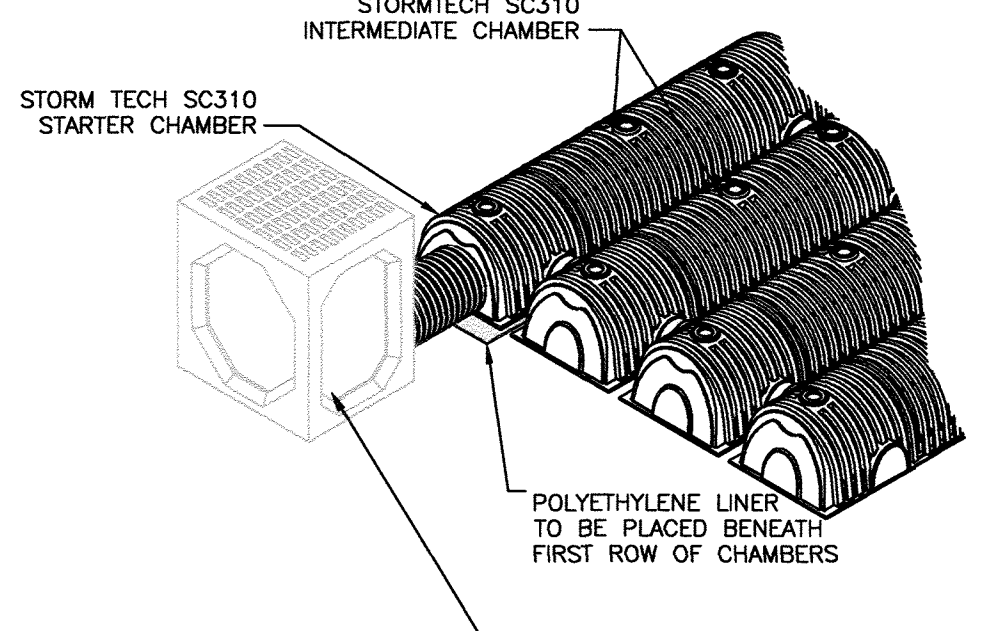
NOTES:
 1. PROVIDE AN INSPECTION PORT FOR THE INITIAL AND FINAL CHAMBER OF EACH ROW, AND FOR ROWS WITH MORE THAN 10 CHAMBERS, ONE IN AN INTERMEDIATE CHAMBER.

UNDERGROUND DETENTION SYSTEM INSPECTION PORT DETAIL
NOT TO SCALE



NOTES:
 1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
 2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
 3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

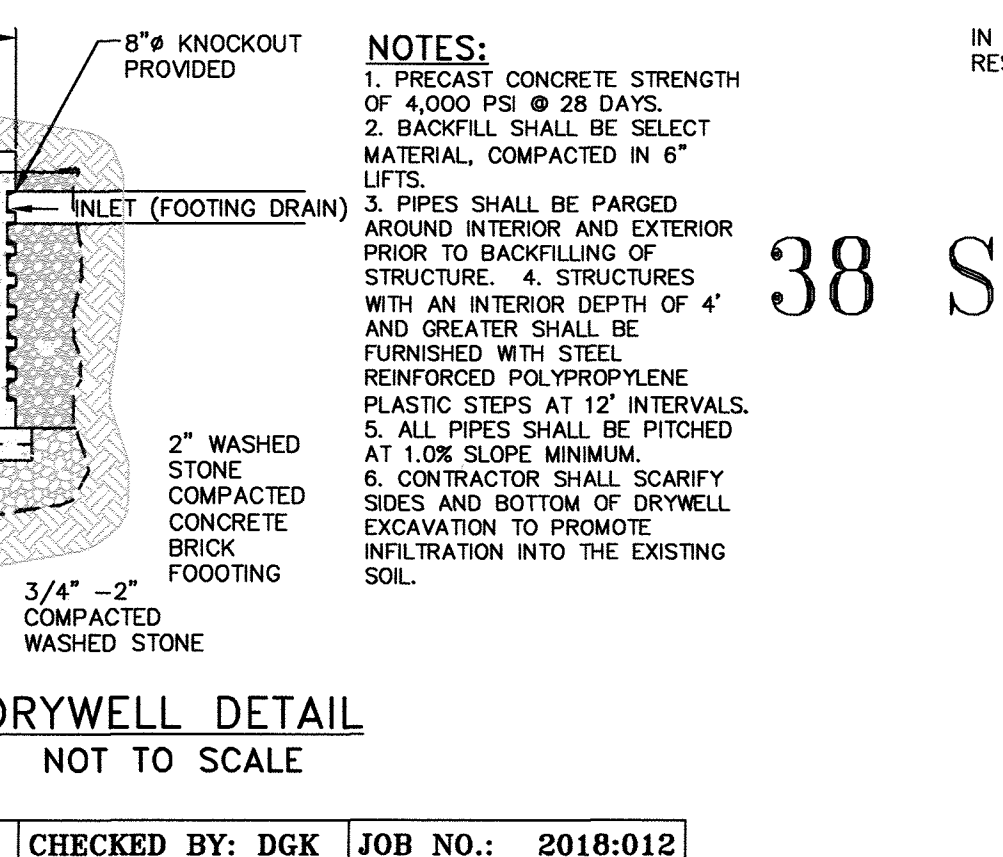
WATER SHUT-OFF VALVE DETAIL
NOT TO SCALE



NOTES:
 1. STORMTECH SC310 CHAMBERS BY STORMTECH, INC. OF ROCKY HILL, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH STORMTECH INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
 2. THE BED OF THE SYSTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
 3. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IF SUBSURFACE CONDITIONS IN THE AREAS OF THE INFILTRATOR TRENCHES IS NOT CONSISTENT WITH THE TEST PIT OR PERCOLATION DATA (E.G. GROUNDWATER OR BEDROCK ENCOUNTERED, SOIL PROPERTIES ARE NOT CONSISTENT, ETC.).

SYSTEM ID	BOTTOM OF STONE BED ELEVATION	CHAMBER INVERT ELEVATION	TOP OF STONE BED ELEVATION	STONE BED FOOTPRINT
LOT 2	138.7	139.2	141.7	186 S.F.
LOT 3	137.5	138.0	140.5	295 S.F.

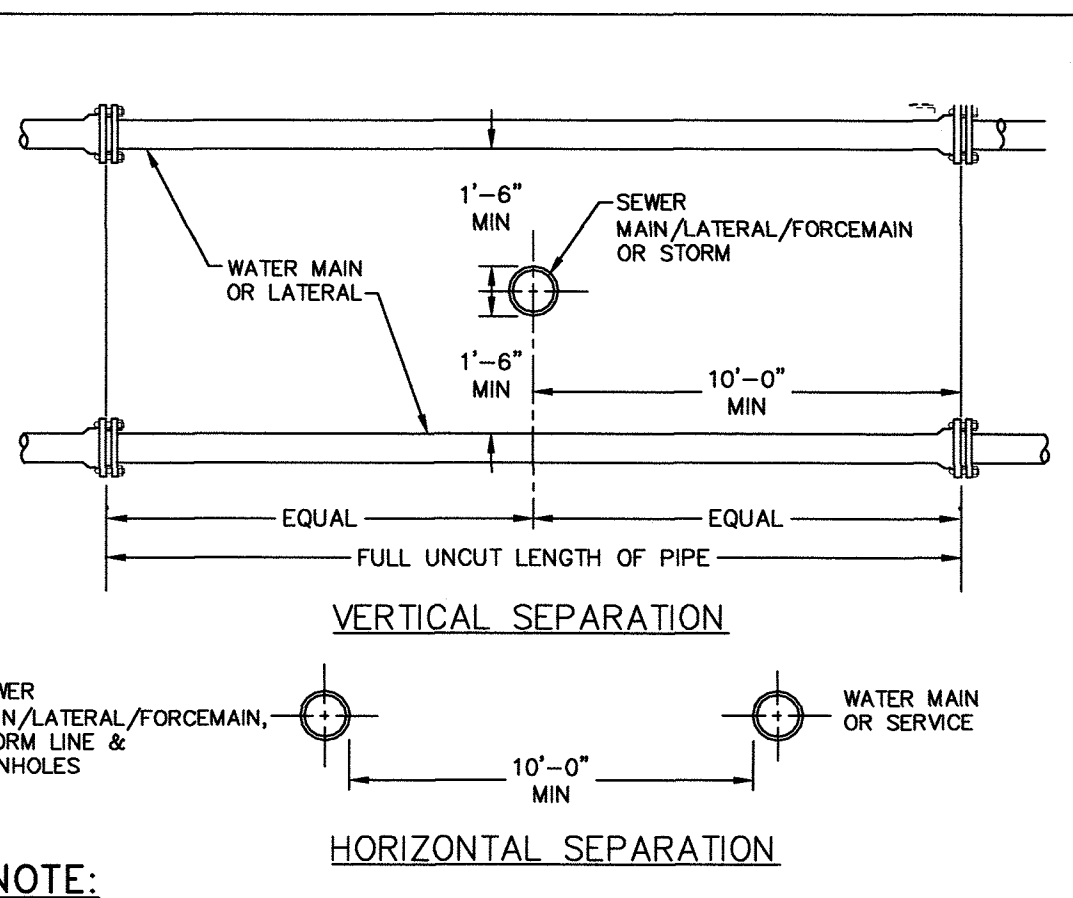
UNDERGROUND DETENTION SYSTEM DETAIL
NOT TO SCALE



NOTES:
 1. PRECAST CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
 2. BACKFILL SHALL BE SELECT MATERIAL, COMPACTED IN 6" LIFTS.
 3. PIPES SHALL BE PARGEED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE.
 4. STRUCTURES WITH AN INTERIOR DEPTH OF 4' AND GREATER SHALL BE FURNISHED WITH STEEL REINFORCED POLYPROPYLENE PLASTIC STEPS AT 12' INTERVALS.
 5. ALL PIPES SHALL BE PITCHED AT 1.0% SLOPE MINIMUM.
 6. CONTRACTOR SHALL SCARIFY SIDES AND BOTTOM OF DRYWELL EXCAVATION TO PROMOTE INFILTRATION INTO THE EXISTING SOIL.

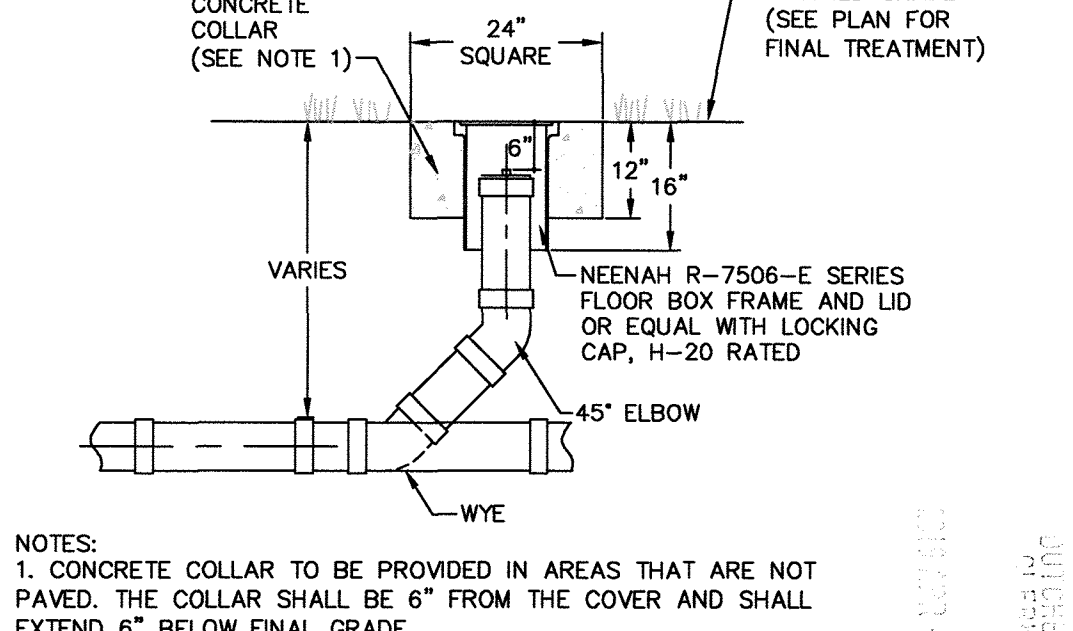
DRYWELL DETAIL
NOT TO SCALE

NO.	DATE	DESCRIPTION	BY
1	05/29/18	REVISED PER CONSULTANT COMMENTS	AG
2	06/26/18	PER CONSULTANTS COMMENTS	AG
3	07/31/18	PER CONSULTANT COMMENTS	AG
4	09/04/18	FOR FINAL REVIEW	AG



NOTE:
 NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL
NOT TO SCALE



NOTES:
 1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

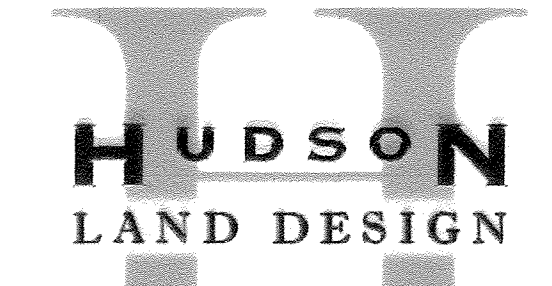
CLEANOUT DETAIL
NOT TO SCALE

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE 14TH DAY OF August 2018, 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 1st DAY OF December, 2018, BY
Elisa Lopez CHAIRMAN
 RESIGNED: MARCH 29, 2019
Elisa Lopez SECRETARY

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

DETAILS
38 ST. LUKES SUBDIVISION
 38 ST. LUKES PLACE
 CITY OF BEACON
 DUTCHESS COUNTY, NEW YORK
 TAX ID: 6054-38-156634
 SCALE: NTS
 APRIL 24, 2018

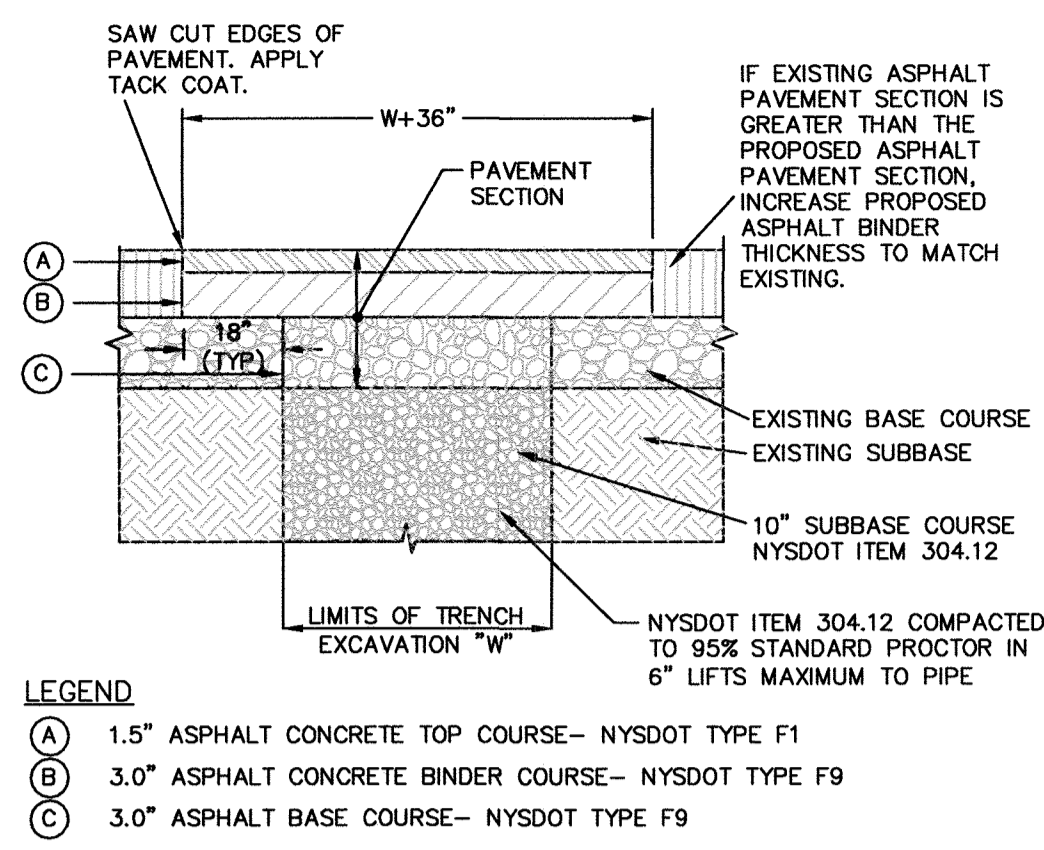


HUDSON LAND DESIGN
 PROFESSIONAL ENGINEERING P.C.
 174 MAIN STREET
 BEACON, NEW YORK 12508
 PH: 845-440-6926 F: 845-440-6637



JON D. BODENDORF, P.E.
 NYS LICENSE NO. 076245
 DANIEL G. KOEHLER, P.E.
 NYS LICENSE NO. 082716

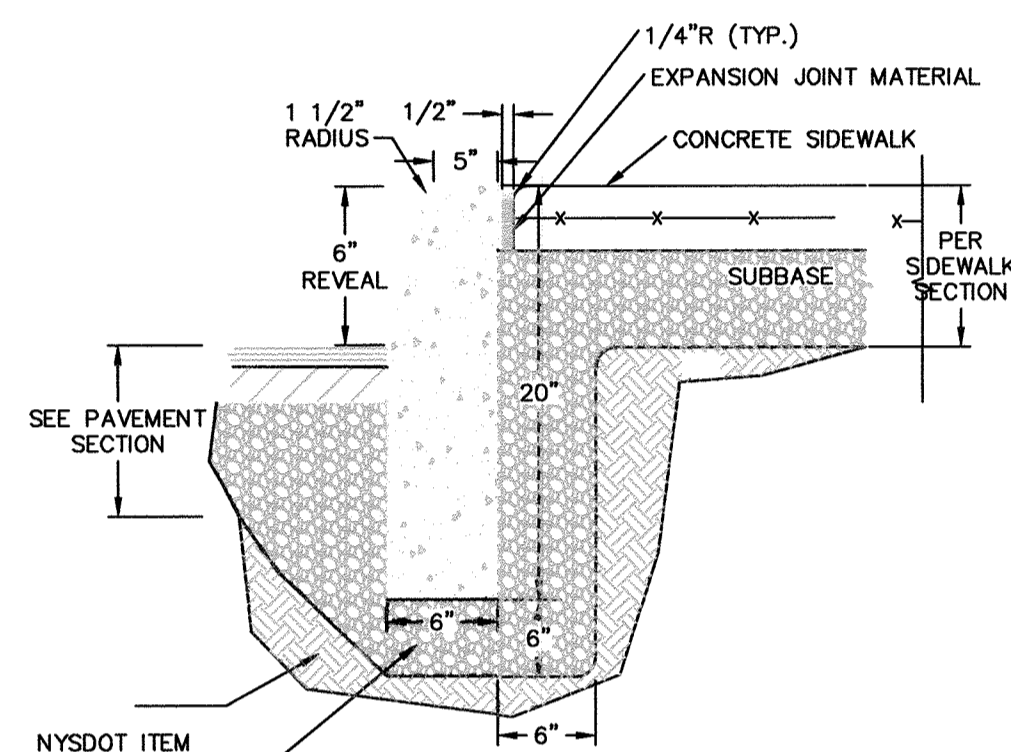
SHEET: 4 OF 5



- LEGEND**
- (A) 1.5" ASPHALT CONCRETE TOP COURSE - NYS DOT TYPE F1
 - (B) 3.0" ASPHALT CONCRETE BINDER COURSE - NYS DOT TYPE F9
 - (C) 3.0" ASPHALT BASE COURSE - NYS DOT TYPE F9

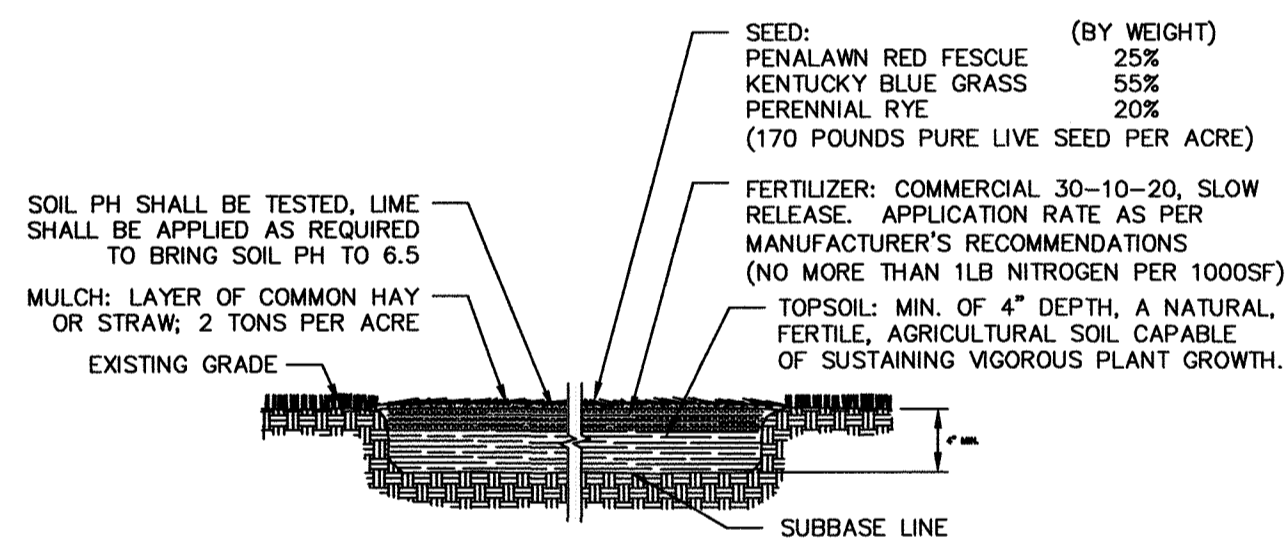
- NOTES:**
- SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
 - FURNISH, PLACE, AND COMPACT SUBBASE.
 - TACK COAT IN ACCORDANCE WITH NYS DOT STANDARD SPEC.
 - FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

PAVEMENT RESTORATION DETAIL
NOT TO SCALE

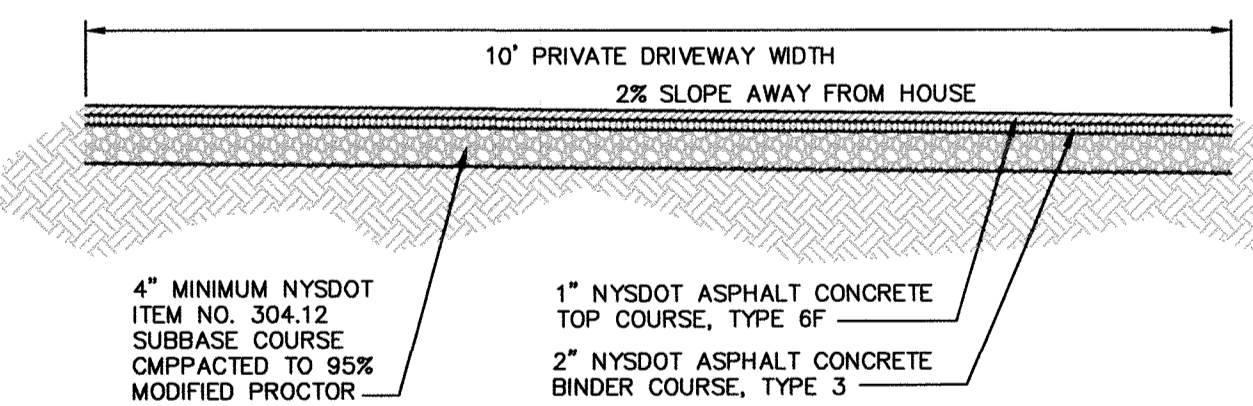


- NOTES:**
- CONCRETE CURB SHALL BE 4,000 PSI CAST-IN-PLACE, AND IN ACCORDANCE WITH NYS DOT STANDARD SPECIFICATION SECTION 609.
 - EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
 - FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK" DETAIL.
 - CONCRETE SHALL BE SEALED WITH A SALT RESISTANT SEALER.

CAST-IN-PLACE CONCRETE CURB DETAIL
NOT TO SCALE

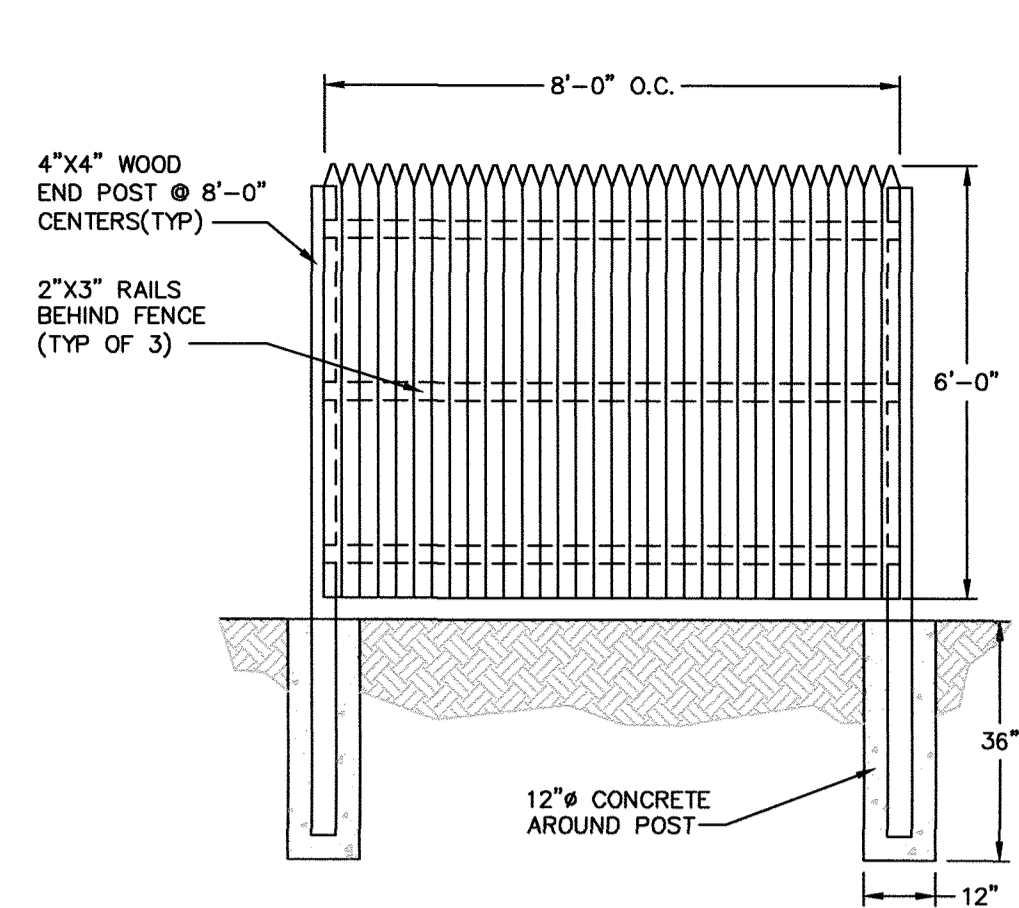


TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE

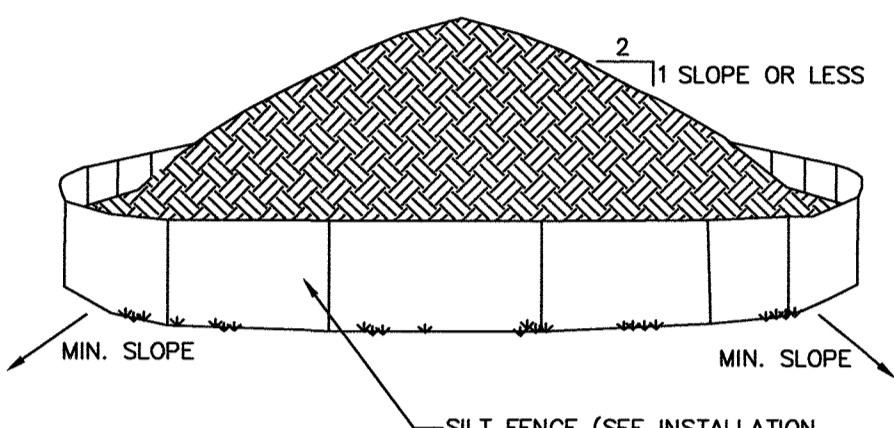


OWNER'S CONSENT:
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

J. Joseph
GARY JOSEPH OR TOWEN
DATE: 12/1/18

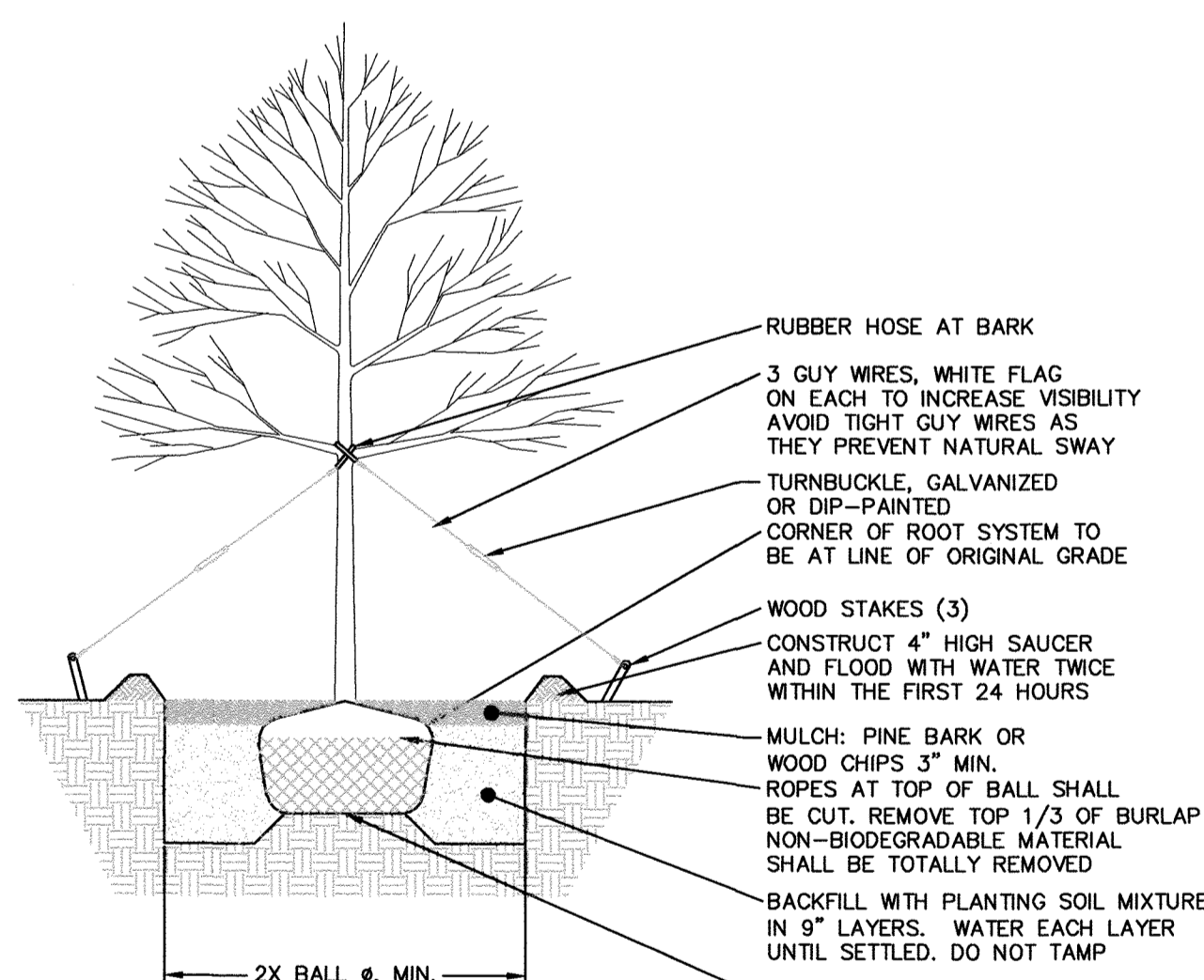


WOOD STOCKADE FENCE DETAIL
NOT TO SCALE



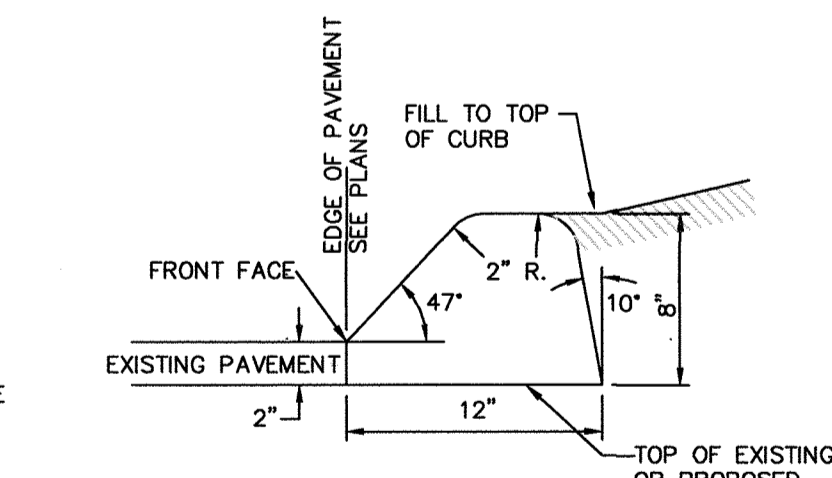
- NOTES:**
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 - EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



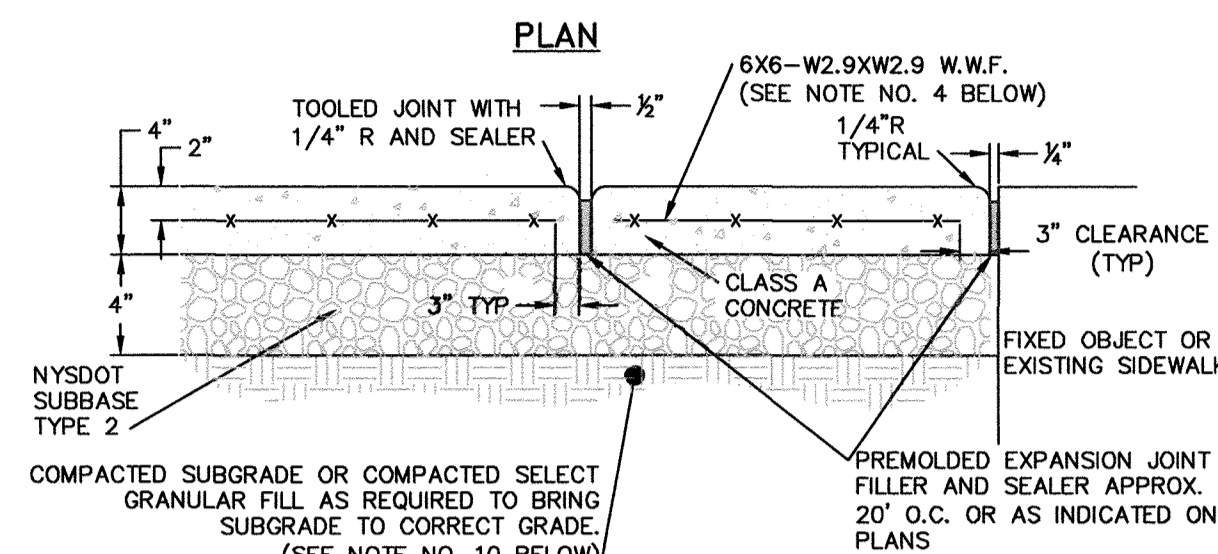
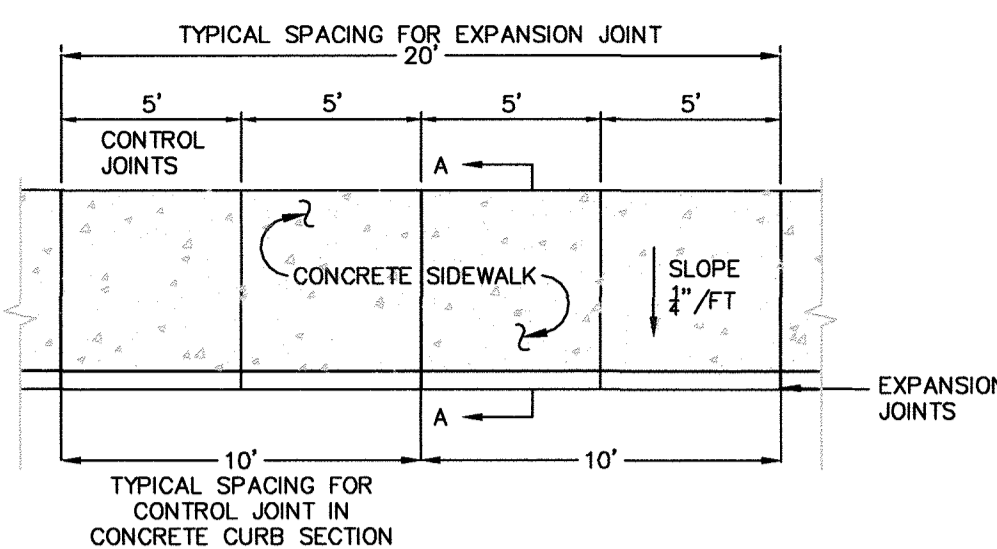
- NOTES:**
- PROPOSED TREES TO BE RED MAPLE. REFER TO SHEET 2 PLANS FOR LOCATIONS.

TREE PLANTING DETAIL
NOT TO SCALE



- NOTES:**
- DIMENSIONS SHOWN ARE STANDARD. ADJUSTMENTS TO THE ABOVE DIMENSIONS SHALL BE MADE TO MATCH EXISTING ASPHALT CURB.

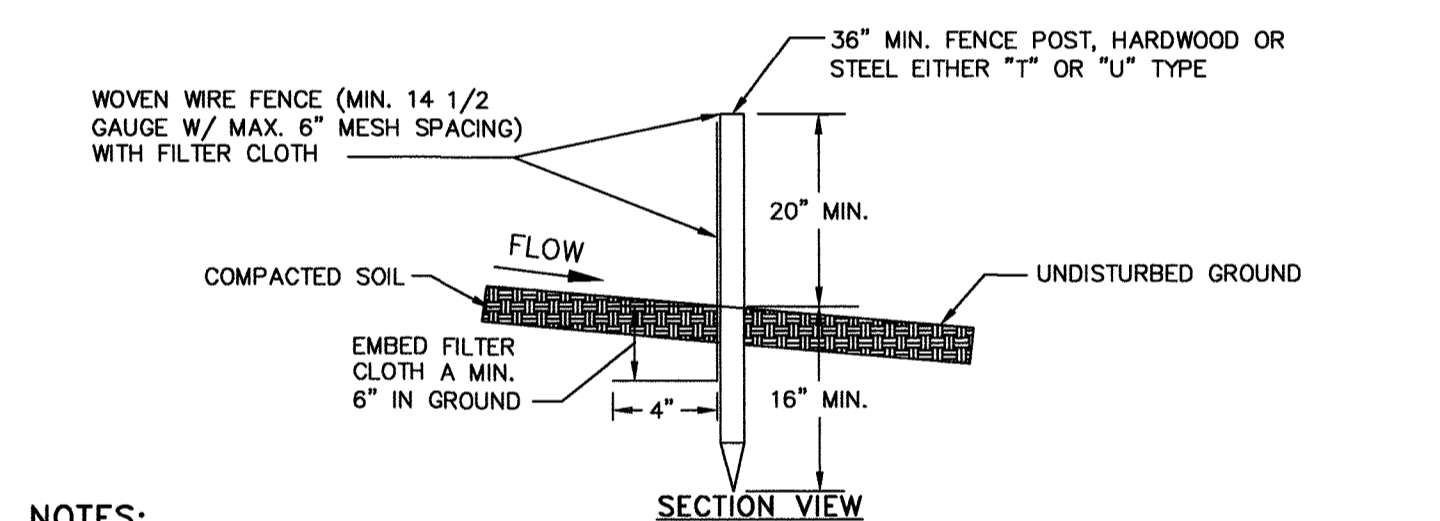
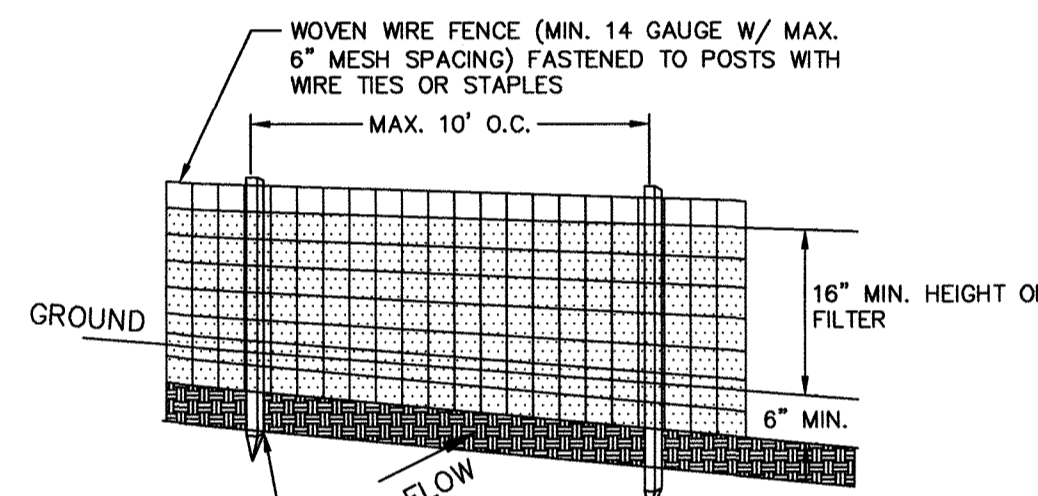
ASPHALT CURB DETAIL
NOT TO SCALE



EXPANSION JOINT

- NOTES:**
- 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
 - MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYS DOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002, AND ALL ADDENDA THEREIN, THE ONLY EXCEPTION BEING THAT THE WORK OF THIS CONTRACT SHALL BE MEASURED IN ENGLISH UNITS.
 - ALL CONCRETE SHALL BE 3,500 PSI CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYS DOT STANDARD SPECIFICATIONS.
 - REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 - REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYS DOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
 - ALL EXPOSED SURFACES SHALL HAVE A BROOM TEXTURED FINISH.
 - EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
 - JOINTS SHALL NOT BE SAW CUT.
 - EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFE BOND" SB-7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYS DOT STANDARD.
 - WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYS DOT STANDARD SPECIFICATIONS.
 - ALL WORK SHALL CONFORM WITH SECTION 608-SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYS DOT STANDARD SPECIFICATIONS.
 - CONCRETE SHALL BE SEALED WITH A SALT RESISTANT SEALER.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE



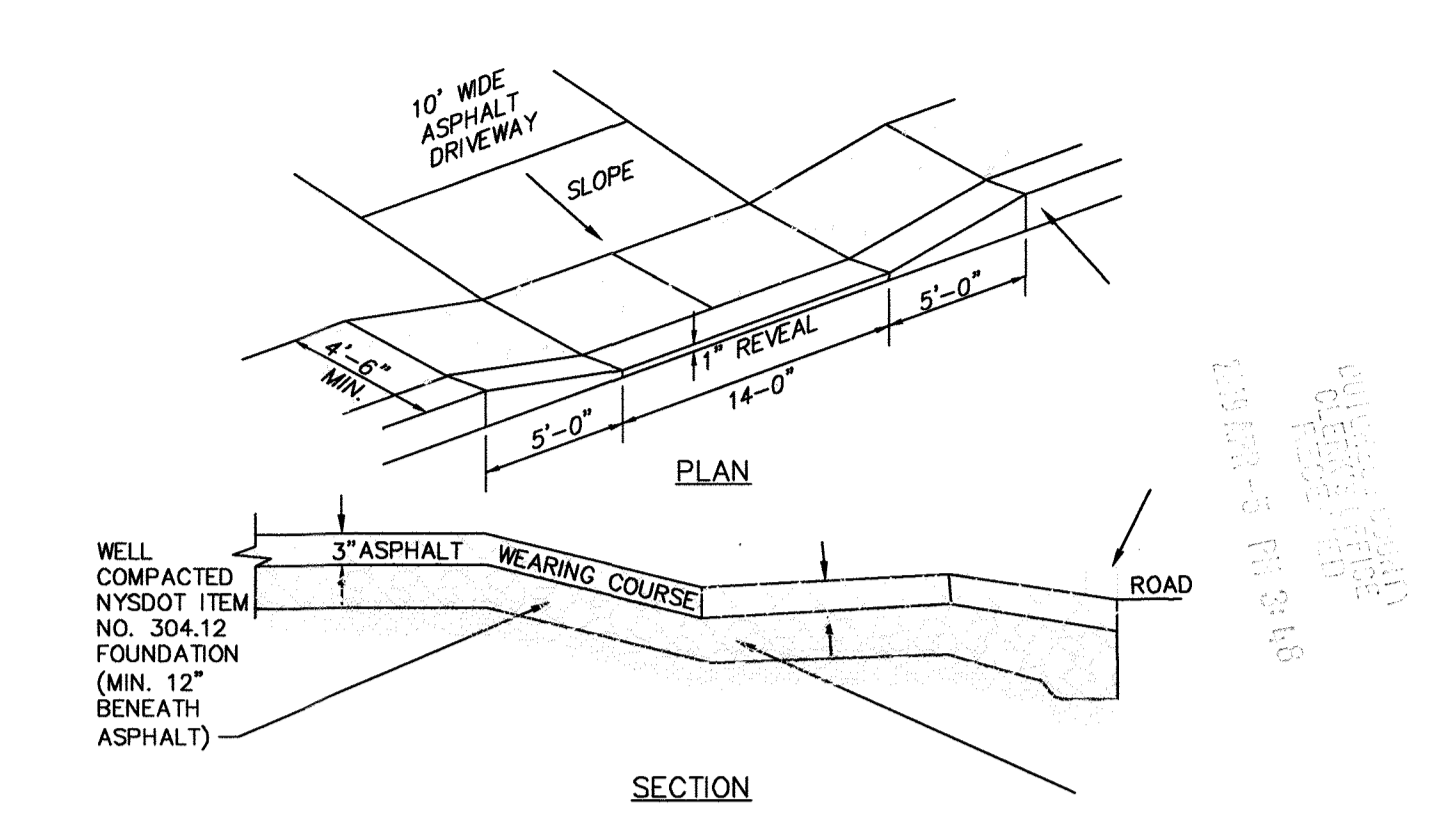
- NOTES:**
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
 - PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL
NOT TO SCALE

Dig Safely.
New York
800-962-7962
www.digsafely.com

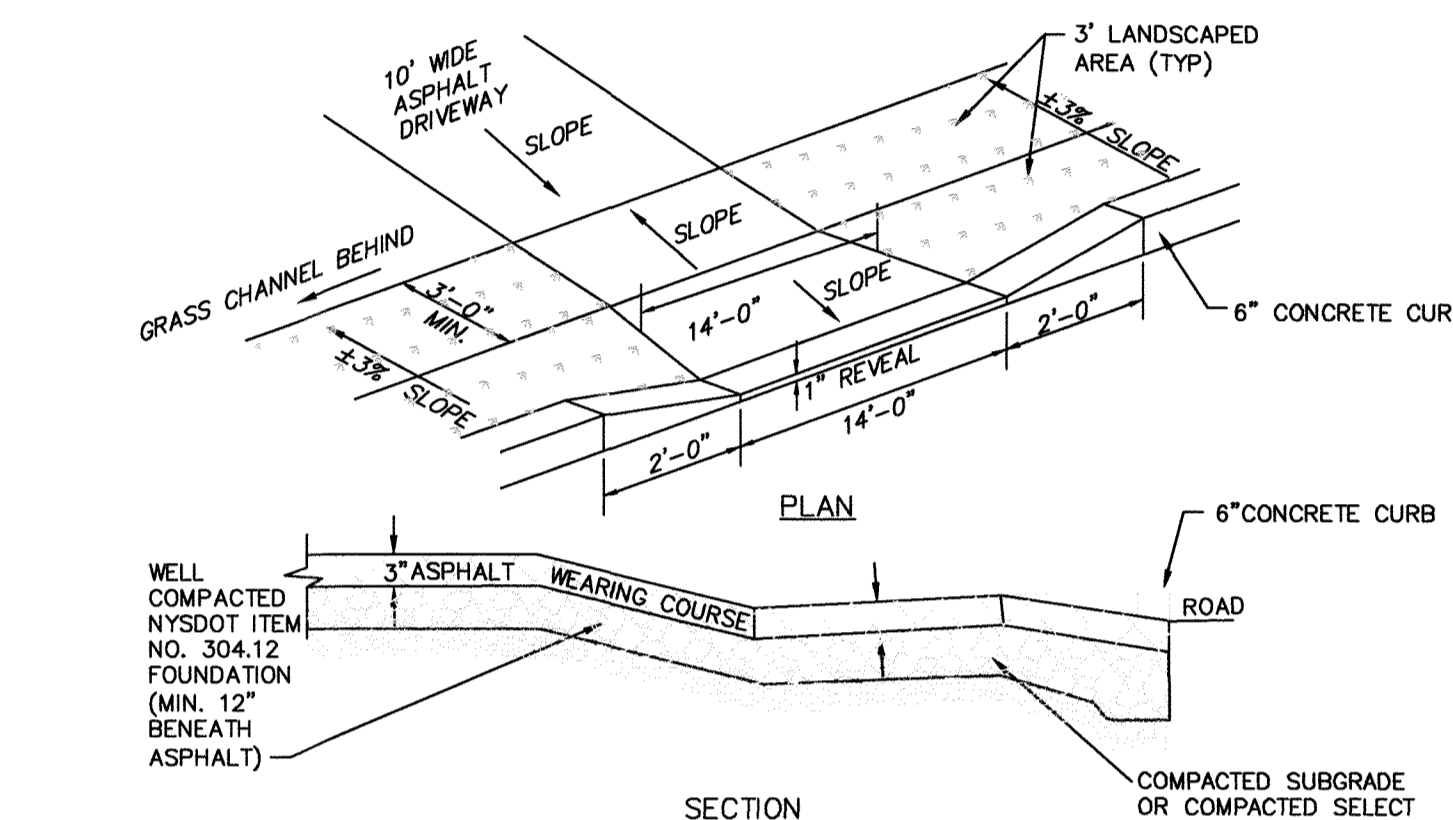
- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect The Marks
- Dig With Care

DRAWN BY: AG CHECKED BY: DGK JOB NO.: 2018-012			
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/29/18	REVISED PER CONSULTANT COMMENTS	AG
2	06/26/18	ADDED SHEET	AG
3	07/31/18	PER CONSULTANT COMMENTS	AG
4	09/04/18	FOR FINAL REVIEW	AG



- NOTE:**
- RESEED AND STABILIZE GRASS AREAS AFTER ASPHALT AND CONCRETE INSTALLATION.

LOT 2 DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE



- NOTE:**
- RESEED AND STABILIZE GRASS AREAS AFTER ASPHALT INSTALLATION.

LOT 3 DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE 14TH DAY OF August, 2018, 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 16th DAY OF DECEMBER, 2018, BY

[Signature] CHAIRMAN RESIGNED: MARCH 29, 2019
[Signature] SECRETARY

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

SITE DETAILS
38 ST. LUKES SUBDIVISION

38 ST. LUKES PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-38-156634
SCALE: NTS
APRIL 24, 2018



HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926 F: 845-440-6637



JON D. BODENDORF, P.E.
NYS LICENSE NO. 076245
DANIEL G. KOEHLER, P.E.
NYS LICENSE NO. 082716

SHEET: 5 OF 5