



FISHKILL CREEK
a.k.a. 'the mill pond'
a.k.a. Matteawan Creek

LEGEND:

---	EXISTING PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING SEWER LINE
OH UTIL	EXISTING OVERHEAD UTILITY LINE
---	EXISTING CHAIN LINK FENCE
⊙	EXISTING TREE
⊙	EXISTING UTILITY POLE
---	EXISTING ZONING BOUNDARY
---	EXISTING 100-YEAR FLOOD BOUNDARY
---	EXISTING WATER LINE
---	PROPOSED PROPERTY LINE
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED ROOF LEADER LINE
---	PROPOSED FOOTING DRAIN LINE
---	PROPOSED SILT FENCE
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED EROSION CONTROL BLANKET
⊙	PROPOSED TREE

PROJECT INFORMATION:

APPLICANT:	POK BEACON, LLC, 3 WATER STREET BEACON, NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PROJECT ARCHITECT:	ARYEH SIEGEL ARCHITECT, 84 MASON CIRCLE, BEACON NY 12508
PARCEL LOCATION:	3 WATER STREET, BEACON, NY 12508
TAX PARCEL ID:	6054-38-170722
PARCEL AREA:	±0.53-ACRES
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL

MAP REFERENCES:

- EXISTING FEATURES AS SHOWN ON THIS PLAN PROVIDED BY A SURVEY ENTITLED "SURVEY OR PROPERTY PREPARED FOR POK BEACON, LLC" COMPLETED ON JULY 14, 2011, BY BADEY & WATSON.
- THE LOCATION OF THE WATER MAIN SHOWN IN WATER STREET HAS NOT BEEN SURVEYED AND THE LOCATION IS CONSIDERED REPUTED.

SITE SPECIFIC NOTES:

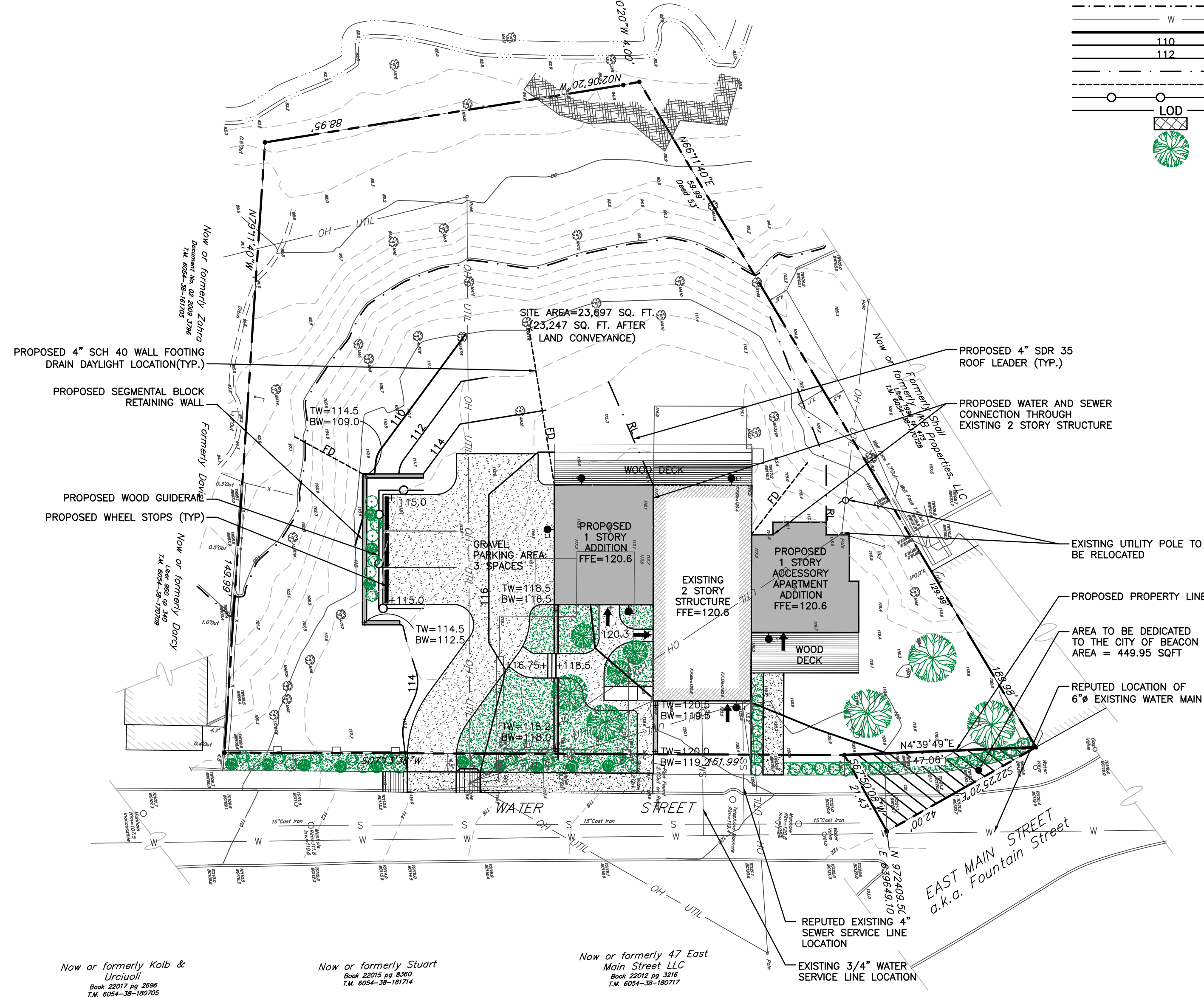
- THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS (IF APPLICABLE), WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
- 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.
- THE EXISTING LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
- THE WATER AND SEWER SERVICE LINES FOR THE BUILDING ADDITION AND ACCESSORY APARTMENT TO BE MADE VIA CONNECTION THROUGH THE EXISTING STRUCTURE. SEE ARCHITECTURAL DRAWINGS FOR LOCATION.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
- ROOF LEADER CONNECTIONS TO BE MINIMUM 4" PVC OR HDPE @ 2.0% MIN.
- 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.
- THE CITY OF BEACON BUILDING DEPARTMENT SHALL BE PROVIDED ACCESS TO VERIFY THE LOCATION OF THE EXISTING ROOF LEADERS AND SUMP PUMPS AND THE AREA THEY DRAIN TO.

INDIANA BAT PROTECTION NOTES:

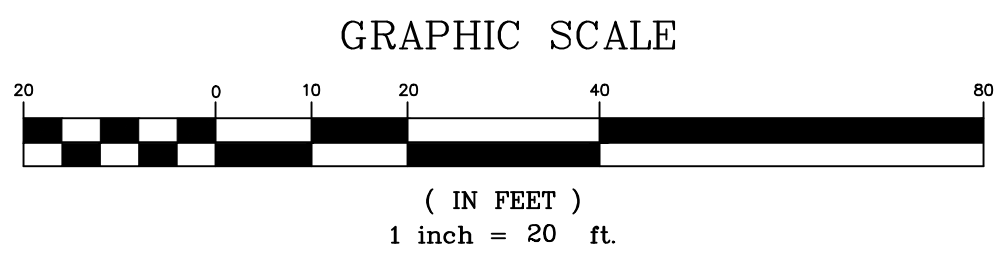
- TREE CLEARING SHALL BE RESTRICTED TO THE PERIOD BETWEEN OCTOBER 1 AND MARCH 31.
- THE LIMITS OF DISTURBANCE SHALL BE DEMARCATED BY INSTALLING ORANGE CONSTRUCTION FENCE FOR THE GENERAL IMPROVEMENT AND INFRASTRUCTURE CONSTRUCTION ACTIVITIES AND FOR THE INDIVIDUAL LOT CONSTRUCTION. THESE LIMITS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- DUST CONTROL DURING CONSTRUCTION SHALL BE IMPLEMENTED. THIS INCLUDES USE OF CONSTRUCTION ENTRANCES, APPLYING LIGHT WATER, AND ESTABLISHING VEGETATION.
- STREET LIGHTS ARE NOT PERMITTED. RESIDENTIAL LIGHTING SHALL BE DIRECTED DOWNWARD TO REDUCE IMPACTS TO BATS FORAGING FOR FOOD.

FLOOD BOUNDARY:

- A PORTION OF THE SUBJECT PARCEL IS LOCATED IN ZONE AE (AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) PER PANEL 36027C0464E DATED MAY 2, 2012.



GRADING AND UTILITY PLAN
SCALE: 1"=20'



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 _____ DAY OF _____, 20____, BY _____
CHAIRMAN
SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	04/28/2020	PER PLANNING BOARD COMMENTS	MAB				



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GRADING AND UTILITY PLAN
3 WATER STREET SITE PLAN
3 WATER STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-38-170722

JOB #:	2020:013
DATE:	3/31/2020
SCALE:	1" = 20'
TITLE:	GD-1
SHEET:	3 OF 6