

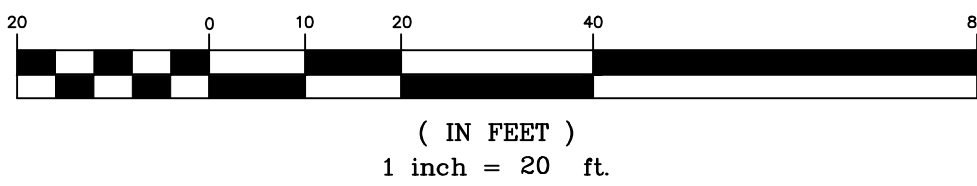
SURVEY NOTES:

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 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" K-COPPER.
 6. THE SEWER SERVICE LINE SHALL BE 4" SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF 1/4" PER FOOT SHALL BE MAINTAINED).
 7. PROPOSED 4" LSE AND TIE-IN ELEVATION IS BASED ON FIELD MEASURED 0.3% SLOPE FOR THE EXISTING 8" SEWER MAIN. CONTRACTOR MUST CONFIRM SLOPE OF SEWER MAIN AND MAKE NECESSARY ADJUSTMENTS TO PROPOSED LSE AND TIE-IN ELEVATIONS IF NECESSARY.
 8. 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.
 9. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
 10. ROOF LEADER CONNECTIONS TO BE MINIMUM 4" PVC OR HDPE @ 2.0% MIN.
 11. 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.
 12. THE SIXTEEN (16) PROPOSED ARBORVITAE (THUJA OCCIDENTALIS EMERALD GREEN) SHALL HAVE A HEIGHT OF 6 FEET AT PLANTING, AND SHALL BE LOCATED GENERALLY AS SHOWN ON THE PLAN WITH 8-FOOT SPACING.
 13. THE REQUIRED SIGHT DISTANCE SHALL MEET OR EXCEED 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 RIGHT. THE MEASURED SIGHT DISTANCE IS AS FOLLOWS:
LOT 1: SLSD RIGHT = ±636' FEET (TO INTERSECT OF MADISON AVENUE)
SLSD LEFT = ±532' FEET (TO CENTERLINE OF ALICE STREET)
LOT 2: SLSD RIGHT = ±534 FEET (TO INTERSECTION OF MADISON AVENUE)
SLSD LEFT = ±630 FEET (TO CENTERLINE OF ALICE STREET)

- STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE IN EXCESS OF THE REQUIRED 200 FEET WHEN APPROACHING ALICE STREET FROM THE LEFT, AND MADISON AVENUE FROM THE RIGHT, FOR BOTH LOT 1 AND LOT 2.
14. TO ACHIEVE SLSD LEFT FROM LOT 2, AND SLSD RIGHT FROM LOT 1, LANDSCAPING NEEDS TO BE TRIMMED OR REMOVED, AND HEDGES ON LOT 1 SHALL BE TRIMMED TO 36" HIGH OR LESS.
 15. INSTALLATION AND DESIGN OF SANITARY SEWER LINE IS SUBJECT TO VERIFICATION OF THE CITY OF BEACON MUNICIPAL SEWER SYSTEM.
 16. THE CITY OF BEACON BUILDING DEPARTMENT IS GRANTED PERMISSION TO VERIFY THE LOCATION AND DISCHARGE POINTS OF ALL ROOF LEADERS.
 17. CONTRACTOR SHALL CONFIRM EXISTING GRADE OF ROAD PRIOR TO CONSTRUCTION OF PROPOSED SEWER MANHOLE.

PRELIMINARY SUBDIVISION PLAN

SCALE: 1" = 20'
GRAPHIC SCALE



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS COMPLETED ON FEBRUARY 21, 2016.

THOMAS CERCHIARA

P.L.S. SEAL

MAP REFERENCES:

1. EXISTING FEATURES AS SHOWN ON THIS PLAN ARE PER THE SURVEY PROVIDED BY TEC LAND SURVEYING.

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.

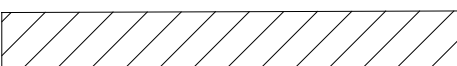
BARBARA O'DELL

DATE

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING ADJOINER LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING UTILITY POLE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING SEWER MAIN
- PROPOSED SEWER SERVICE LINE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED WATER SHUT-OFF VALVE
- PROPOSED SEWER CLEAN OUT
- PROPOSED ROOF LEADER
- PROPOSED FOOTING DRAIN
- PROPOSED ARBORVITAE (THUJA OCCIDENTALIS EMERALD GREEN) SEE SITE SPECIFIC NOTE 12
- EXISTING LANDSCAPING

SIDEWALK REPLACEMENT AREA



REPLACE CONCRETE SIDEWALK = ±41 SQFT
REPLACE CONCRETE CURB
SAW CUT

EXISTING 6" CIP WATER MAIN
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EXISTING LANDSCAPING TO BE TRIMMED OR REMOVED TO ACHIEVE ADEQUATE SIGHT DISTANCE. (SEE NOTE 14).
EXISTING 8" VIT SEWER LINE

PROPOSED CONCRETE WALKWAY

PROPOSED 15 LF 4" SDR 35 FOOTING DRAIN @ 1.0% SLOPE MIN. TO DAYLIGHT (TYP)

PROPOSED 8 ARBORVITAE SPACED 8' O.C. AND 6' HIGH

PROPOSED 21 LF 4" SDR 35 ROOF LEADER @ 2.0% SLOPE MIN. (TYP)

PROPOSED 4" SDR 35 PVC SERVICE LATERAL AT 2.0% MIN TO PROPOSED SEWER MANHOLE
INV IN. = 173.0

PROPOSED CLEANOUT (TYP)

PROPOSED SEWER MANHOLE
RM EL = 175.1
INVERT OUT = 172.8
(SEE NOTE 17)

PROPOSED 141 LF 8" SDR 35 PVC SEWER MAIN EXTENSION FROM INTERSECTION OF UNION STREET AND PROSPECT STREET

REPLACE CONCRETE SIDEWALK = ±56 SQFT
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