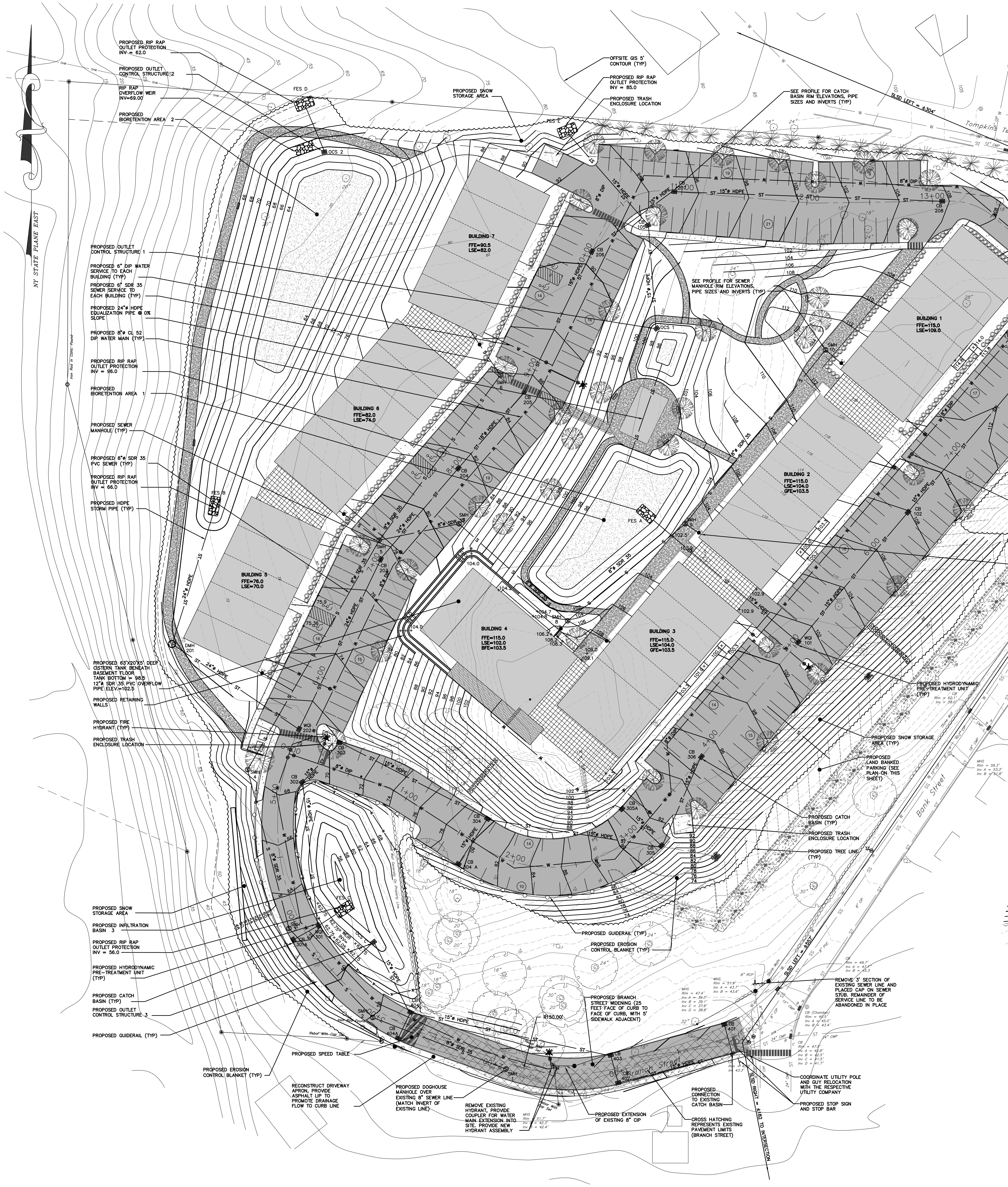
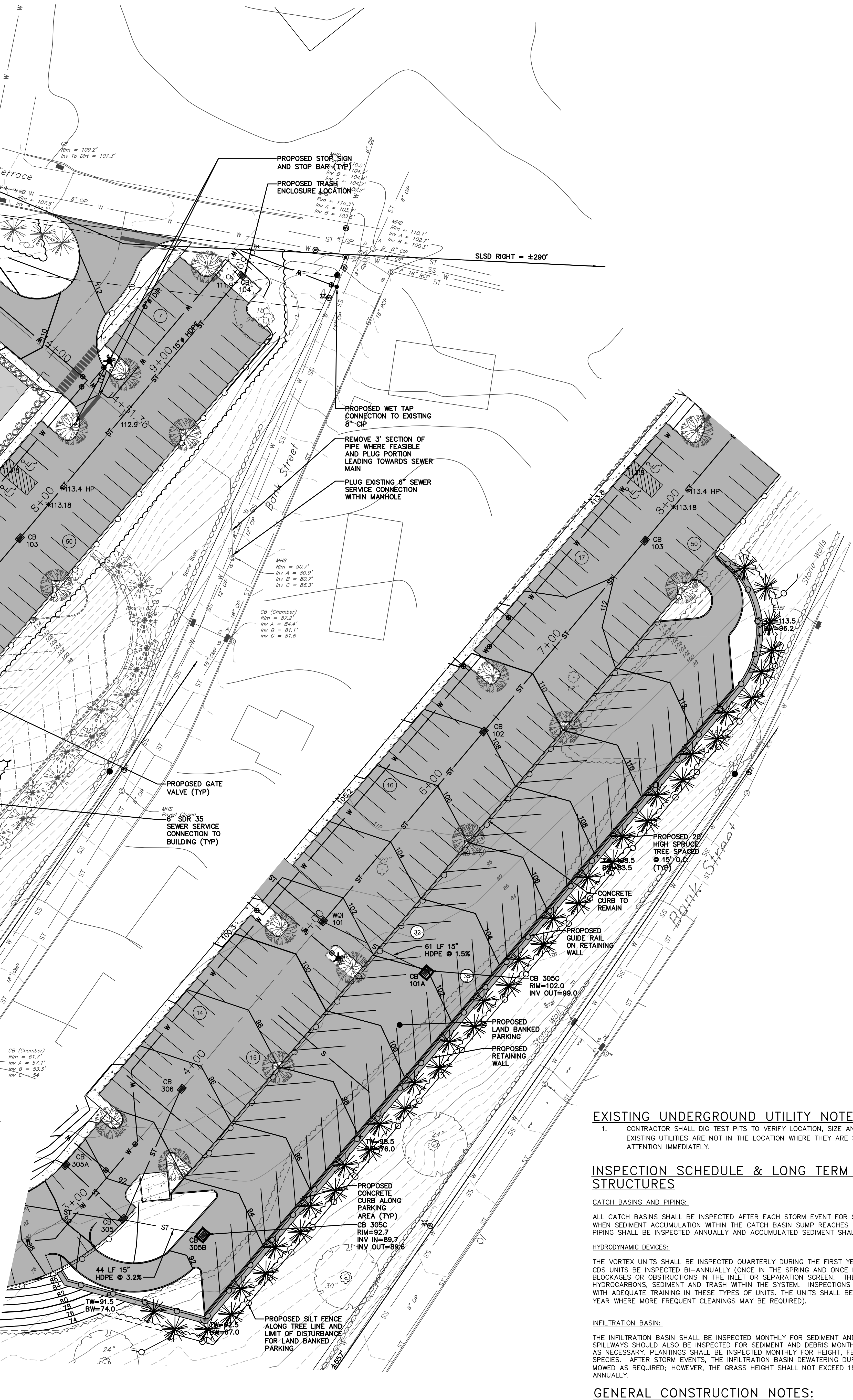

NY STATE PLANE EAST
PROPOSED RIP RAP OUTLET PROTECTION INV.= 62.0
PROPOSED OUTLET CONTROL STRUCTURE 2
RIP RAP OVERFLOW WEIR INV=69.00
PROPOSED BIORETENTION AREA 2
OFFSITE GIS 5' CONTOUR (TYP)
PROPOSED RIP RAP OUTLET PROTECTION INV = 85.0
PROPOSED TRASH ENCLOSURE LOCATION
PROPOSED SNOW STORAGE AREA
SEE PROFILE FOR CATCH BASIN RIM ELEVATIONS, PIPE SIZES AND INVERTS (TYP)
SEE PROFILE FOR SEWER MANHOLE RIM ELEVATIONS, PIPE SIZES AND INVERTS (TYP)
Tompkins Terrace
PROPOSED OUTLET CONTROL STRUCTURE 1
PROPOSED 6" DIP WATER SERVICE TO EACH BUILDING (TYP)
PROPOSED 6" SDR 35 SEWER SERVICE TO EACH BUILDING (TYP)
PROPOSED 24"Ø HDPE EQUALIZATION PIPE @ 0% SLOPE
PROPOSED 8"Ø CL 52 DIP WATER MAIN (TYP)
PROPOSED RIP RAP OUTLET PROTECTION INV = 96.0
PROPOSED BIORETENTION AREA 1
PROPOSED SEWER MANHOLE (TYP)
PROPOSED 8"Ø SDR 35 PVC SEWER (TYP)
PROPOSED RIP RAP OUTLET PROTECTION INV = 66.0
PROPOSED HDPE STORM PIPE (TYP)
PROPOSED 63'X20'X5' DEEP CISTERN TANK BENEATH BASEMENT FLOOR TANK BOTTOM = 98.5 12"Ø SDR 35 PVC OVERFLOW PIPE (ELEV.=102.5
PROPOSED RETAINING WALLS
PROPOSED FIRE HYDRANT (TYP)
PROPOSED TRASH ENCLOSURE LOCATION
BUILDING 7 FFE=90.5 LSE=82.0
BUILDING 6 FFE=82.0 LSE=74.0
BUILDING 5 FFE=78.0 LSE=70.0
BUILDING 4 FFE=115.0 LSE=102.0 BFE=103.5
BUILDING 3 FFE=115.0 LSE=104.0 GFE=103.5
BUILDING 2 FFE=115.0 LSE=104.0 GFE=103.5
BUILDING 1 FFE=115.0 LSE=109.0
PROPOSED STOP SIGN AND STOP BAR (TYP)
PROPOSED TRASH ENCLOSURE LOCATION
SLSD LEFT = ±304'
SLSD RIGHT = ±290'
PROPOSED WET TAP CONNECTION TO EXISTING 8" CIP
REMOVE 3' SECTION OF PIPE WHERE FEASIBLE AND PLUG PORTION LEADING TOWARDS SEWER MAIN
PLUG EXISTING 6" SEWER SERVICE CONNECTION WITHIN MANHOLE
PROPOSED GATE VALVE (TYP)
6" SDR 35 SEWER SERVICE CONNECTION TO BUILDING (TYP)
PROPOSED HYDRODYNAMIC PRE-TREATMENT UNIT (TYP)
PROPOSED SNOW STORAGE AREA
PROPOSED LAND BANKED PARKING (SEE PLAN ON THIS SHEET)
PROPOSED CATCH BASIN (TYP)
PROPOSED TRASH ENCLOSURE LOCATION
PROPOSED TREE LINE (TYP)
Bank Street
PROPOSED SNOW STORAGE AREA
PROPOSED INFILTRATION BASIN 3
PROPOSED RIP RAP OUTLET PROTECTION INV = 56.0
PROPOSED HYDRODYNAMIC PRE-TREATMENT UNIT (TYP)
PROPOSED CATCH BASIN (TYP)
PROPOSED OUTLET CONTROL STRUCTURE 3
PROPOSED GUIDERAIL (TYP)
PROPOSED GUIDERAIL (TYP)
PROPOSED EROSION CONTROL BLANKET (TYP)
PROPOSED SPEED TABLE
PROPOSED EROSION CONTROL BLANKET (TYP)
PROPOSED BRANCH STREET WIDENING (25 FEET-FACE OF CURB TO FACE OF CURB, WITH 5' SIDEWALK ADJACENT)
R150.00'
REMOVE 3' SECTION OF EXISTING SEWER LINE AND PLACED CAP ON SEWER STUB. REMAINDER OF SERVICE LINE TO BE ABANDONED IN PLACE
SLSD LEFT = ±300'
RECONSTRUCT DRIVEWAY APRON, PROVIDE ASPHALT LIP TO PROMOTE DRAINAGE FLOW TO CURB LINE
PROPOSED DOGHOUSE MANHOLE OVER EXISTING 8" SEWER LINE (MATCH INVERT OF EXISTING LINE)
REMOVE EXISTING HYDRANT, PROVIDE COUPLER FOR WATER MAIN EXTENSION INTO SITE. PROVIDE NEW HYDRANT ASSEMBLY
PROPOSED EXTENSION OF EXISTING 8" CIP
PROPOSED CONNECTION TO EXISTING CATCH BASIN
CROSS HATCHING REPRESENTS EXISTING PAVEMENT LIMITS (BRANCH STREET)
COORDINATE UTILITY POLE AND GUY RELOCATION WITH THE RESPECTIVE UTILITY COMPANY
PROPOSED STOP SIGN AND STOP BAR
SLSD RIGHT = ±192' TO INTERSECTION

Grading And Utility Plan

Scale: 1" = 30'


PROPOSED 20' HIGH SPRUCE TREES SPACED @ 15' O.C. (TYP)
CONCRETE CURB TO REMAIN
61 LF 15" HDPE @ 1.5%
PROPOSED GUIDE RAIL ON RETAINING WALL
CB 305C RIM=100.2 INV OUT=99.0
PROPOSED LAND BANKED PARKING
PROPOSED RETAINING WALL
PROPOSED CONCRETE CURB ALONG PARKING AREA (TYP)
CB 305C RIM=92.7 INV IN=89.7 INV OUT=89.6
44 LF 15" HDPE @ 3.2%
PROPOSED SILT FENCE ALONG TREE LINE AND LIMIT OF DISTURBANCE FOR LAND BANKED PARKING
Bank Street

Grading And Utility Plan for Land Banked Parking Area

Scale: 1" = 30'

LEGEND:

RL●	EXISITNG ROOF LEADER LOCATION
Ⓢ	SEWER MANHOLE
⊗	UNKNOWN MANHOLE
◗	GUY WIRE ANCHOR
⚲	UTILITY POLE
◧	ELECTRIC BOX
⊙	HYDRANT
Ⓦ	WATER VALVE
●	ROUND DROP INLET
Ⓔ	ELECTRIC METER
⚲	UTILITY POLE WITH LIGHT
▣	COMMUNICATION BOX
———	OVERHEAD WIRES
——x——	FENCE
▬	DROP INLET
GM	GAS METER
☼	LAMP
Ⓥ	UNKNOWN VALVE
▨	EXISTING WATER EDGE
—— —— ——	PROPOSED EASEMENT LINE
CB 3 ▣	PROPOSED CATCH BASIN WITH INLET PROTECTION
CO ●	PROPOSED CLEANOUT
●	PROPOSED HYDRANT
⊗	PROPOSED WATER VALVE
Ⓢ	PROPOSED SANITARY MANHOLE
═══	PROPOSED RETAINING WALL
—— ST ——	PROPOSED CULVERT
- - - - - -	PROPOSED UNDERDRAIN
—— · —— · ——	PROPOSED ROOF LEADER PIPE
121	PROPOSED MINOR CONTOUR
120	PROPOSED MAJOR CONTOUR
+1120.5	PROPOSED SPOT ELEVATION
□	EXISTING CATCH BASIN
⚲	EXISTING UTILITY POLE
—— CO ——	PROPOSED CLEANOUT
—— S ——	PROPOSED SEWER SERVICE LINE
—— W ——	PROPOSED WATER SUPPLY LINE
——x——x——	PROPOSED FENCE
▬	IMPERVIOUS SURFACE
▨	PROPOSED RIP RAP
◌	UTILITY CROSSING LOCATION
RL●	PROPOSED ROOF LEADER LOCATION
—— WS ——	PROPOSED WATER SERVICE LINE
WSO ●	PROPOSED WATER SHUT-OFF VALVE

EXISTING UNDERGROUND UTILITY NOTES:

1. CONTRACTOR SHALL DIG TEST PITS TO VERIFY LOCATION, SIZE AND PIPE MATERIAL OF EXISTING UNDERGROUND UTILITIES. IF ANY EXISTING UTILITIES ARE NOT IN THE LOCATION WHERE THEY ARE SHOWN ON THE PLAN, IT SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY.

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.

HYDRODYNAMIC DEVICES:

THE VORTEX UNITS SHALL BE INSPECTED QUARTERLY DURING THE FIRST YEAR OF OPERATION. THE MANUFACTURER RECOMMENDS THAT THE CDS UNITS BE INSPECTED BI-ANNUALLY (ONCE IN THE SPRING AND ONCE IN THE FALL). THE STRUCTURE SHALL BE VISUALLY INSPECTED FOR BLOCKAGES OR OBSTRUCTIONS IN THE INLET OR SEPARATION SCREEN. THE INSPECTION SHOULD ALSO QUANTIFY ACCUMULATION OF HYDROCARBONS, SEDIMENT AND TRASH WITHIN THE SYSTEM. INSPECTIONS AND MAINTENANCE SHALL BE PERFORMED BY QUALIFIED PERSONNEL WITH ADEQUATE TRAINING IN THESE TYPES OF UNITS. THE UNITS SHALL BE CLEANED BY VACUUM TRUCK ONCE A YEAR (EXCEPT FOR THE FIRST YEAR WHERE MORE FREQUENT CLEANINGS MAY BE REQUIRED).

INFILTRATION BASIN:

THE INFILTRATION BASIN SHALL BE INSPECTED MONTHLY FOR SEDIMENT AND DEBRIS ACCUMULATION. INFLOW PIPES, OUTLET STRUCTURES AND SPILLWAYS SHOULD ALSO BE INSPECTED FOR SEDIMENT AND DEBRIS MONTHLY. ANY ACCUMULATED SEDIMENT OR DEBRIS SHOULD BE REMOVED AS NECESSARY. PLANTINGS SHALL BE INSPECTED MONTHLY FOR HEIGHT, FERTILIZER, QUANTITY AND UNAUTHORIZED INVASIVE OR INAPPROPRIATE SPECIES. AFTER STORM EVENTS, THE INFILTRATION BASIN DEWATERING DURATION SHOULD ALSO BE MONITORED. THE BASIN FLOOR SHALL BE MOWED AS REQUIRED; HOWEVER, THE GRASS HEIGHT SHALL NOT EXCEED 18". SEDIMENT SHALL BE CLEANED OUT OF THE INFILTRATION BASIN ANNUALLY.

GENERAL CONSTRUCTION NOTES:

1. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED PRIOR TO CONSTRUCTION. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.

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

3. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS & STORM SEWER LINES, SANITARY MANHOLES & SEWER LINES, WATERLINES AND OTHER 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.

4. PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERTIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF SEWER MAINS (AND SERVICE LATERALS).

POST CONSTRUCTION NOTES:

1. UPON COMPLETION OF CONSTRUCTION OF THE STORMWATER FACILITIES, AS-BUILT DRAWINGS OF ALL STORMWATER PRACTICES AND AN OPERATION AND MAINTENANCE PLAN MANUAL SHALL BE PROVIDED TO THE CITY OF BEACON.

SNOW STORAGE NOTES:

1. THE SITE OWNER WILL UTILIZE A LOADER TO MOVE SNOW TO THE AREAS DESIGNATED FOR SNOW STORAGE.

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	2/28/17	PER PLANNING BOARD COMMENTS	CMB
2	3/28/17	PER PLANNING BOARD COMMENTS	MAB
3	4/24/17	PER PLANNING BOARD COMMENTS	MAB
4	5/30/17	PER PLANNING BOARD COMMENTS	MAB

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.

DANIEL G. KOEHLER
082716

Grading And Utility Plan

Sheet 10 of 15

Owner:
Scenic Beacon Developments, LLC
25 East Main Street
Beacon, NY 12508

Architect:
Aryeh Siegel, Architect
514 Main Street
Beacon, New York 12508

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
TEC Land Surveying, P.C.
15C Tioronda Avenue
Beacon, New York 12508

Edgewater

Beacon, New York
Scale: 1" = 30'
January 31, 2017