

PROJECT INFORMATION:

PARCEL OWNER:	PROSPECT REALTY SYNDICATE, INC., 1100 ROUTE 9, FISHKILL NY 12524
ENGINEER OF RECORD:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
SURVEYOR OF RECORD:	WALDEN POST LAND SURVEYING, P.C., 380 MAIN STREET, BEACON NY 12508
PROJECT LOCATION:	JUDSON STREET & HOWLAND AVENUE, BEACON NY
TAX PARCEL ID:	6054-17-265505; 6054-14-260488; 6054-14-250484
PARCEL AREA:	±0.68-ACRE (265505); ±0.59-ACRE (260488); ±0.38-ACRE (250484)
ZONING DISTRICT:	R1-7.5 SINGLE-FAMILY RESIDENCE DISTRICT
TOTAL PROPOSED LOTS:	FIVE (TWO ADDITIONAL LOT)
POTABLE WATER SUPPLY:	CITY OF BEACON WATER
SEWAGE DISPOSAL:	CITY OF BEACON SEWER

MAP REFERENCES:

- REFERENCE IS HEREBY MADE TO A MAP ENTITLED "TOPOGRAPHICAL SURVEY, PREPARED FOR ARTHUR DEDOMINICIS AND MICHAEL DE DEDOMINICIS, SITUATED IN CITY OF BEACON, DUTCHESS COUNTY, NY", PREPARED BY DENNIS E. WALDEN, L.S. AND DATED 2007.
- ALL EXISTING FEATURES AS SHOWN ON THIS PLAN WERE TAKEN FROM THE REFERENCED MAP, EXCEPT AS NOTED.
- PARCEL 250484 OUTBOUNDS UPDATED PER FILED MAP 12358A.

REMOVALS NOTES:

- THE EXISTING PIPE TO THE EXISTING CATCH BASIN ON THE SOUTH SIDE OF JUDSON STREET BETWEEN PROPOSED LOTS 2 & 3) SHALL BE REMOVED.
- CONSTRUCTION DEBRIS AND ANY OTHER DELETERIOUS MATERIAL ONSITE SHALL BE REMOVED AND DISPOSED OF PROPERLY. A GEOTECHNICAL ENGINEER SHALL PROVIDE FOUNDATION PREPARATION RECOMMENDATIONS FOR EACH HOUSE.

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 PLAN, 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.

DCDOH APPROVAL BLOCK

DUTCHESS COUNTY DEPARTMENT OF HEALTH
POUGHKEEPSIE, NEW YORK
RECOMMENDED FOR APPROVAL BY:

THIS IS TO CERTIFY THAT THE PROPOSED ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL FOR THE RESIDENTIAL SUBDIVISION TO BE KNOWN AS
JUDSON STREET SUBDIVISION

IN THE CITY OF BEACON WERE APPROVED ON _____ IN ACCORDANCE WITH PLANS ON FILE IN THE OFFICE OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH. CONSENT IS HEREBY GIVEN TO THE FILING OF THE MAP ON WHICH THIS ENDORSEMENT APPEARS IN THE OFFICE OF THE COUNTY CLERK OF DUTCHESS COUNTY IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 TITLE 2 OF THE NEW YORK STATE PUBLIC HEALTH LAW AND ARTICLE 17 TITLE 15 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW, AND ARTICLE 11 OF THE DUTCHESS COUNTY SANITARY CODE.

SUPERVISING PUBLIC HEALTH ENGINEER



SITE LOCATION MAP SCALE: 1" = 400'

ADJOINING OWNERS:

PARCEL:	OWNER, MAILING ADDRESS, TAX ID
1:	RUTH A. ENGLISH, 114 HOWLAND AVE, BEACON NY 12508, TAX ID 6054-47-294473
2:	NEIL CAPLAN, PO BOX 1078, BEACON NY 12508, TAX ID 6054-47-314454
3:	FC PROPERTIES OF BEACON, PO BOX 1174, PORT EWEN 12466, TAX ID 6054-47-331434
4:	JAMES P. HEMON, 133 HOWLAND AVE, BEACON NY 12508, TAX ID 6054-47-259478
5:	ROBERT DRYFOOS, 43 JEFF MILL RD, NEW CANTON CT 06840, TAX ID 6054-14-253475
6:	NICHOLAS ROTUNDO, 139 HOWLAND AVE, BEACON NY 12508, TAX ID 6054-47-244476
7:	CHARLES ZUMBRO, 141 HOWLAND AVE, BEACON NY 12508, TAX ID 6054-47-241468
8:	ARTHUR DEDOMINICIS, 1100 ROUTE 9, FISHKILL NY 12524, TAX ID 6054-47-223470
9:	ARTHUR DEDOMINICIS, 1100 ROUTE 9, FISHKILL NY 12524, TAX ID 6054-47-232492
10:	FIRST PRESBYTERIAN CHURCH, 50 LIBERTY ST, BEACON NY 12508, TAX ID 6054-47-244514
11:	CARMIN LAPINE, 78 VAIL AVE, BEACON NY 12508, TAX ID 6054-47-259526
12:	MICHAEL BLAIR, 58 JUDSON ST, BEACON NY 12508, TAX ID 6054-47-227518
13:	LORI JOSEPH BUILDERS, 445 MAIN ST, BEACON NY 12508, TAX ID 6054-47-282511
14:	JONATHAN MILLER, 451 MAIN ST, BEACON NY 12508, TAX ID 6054-47-278498

YARD DRAIN SCHEDULE

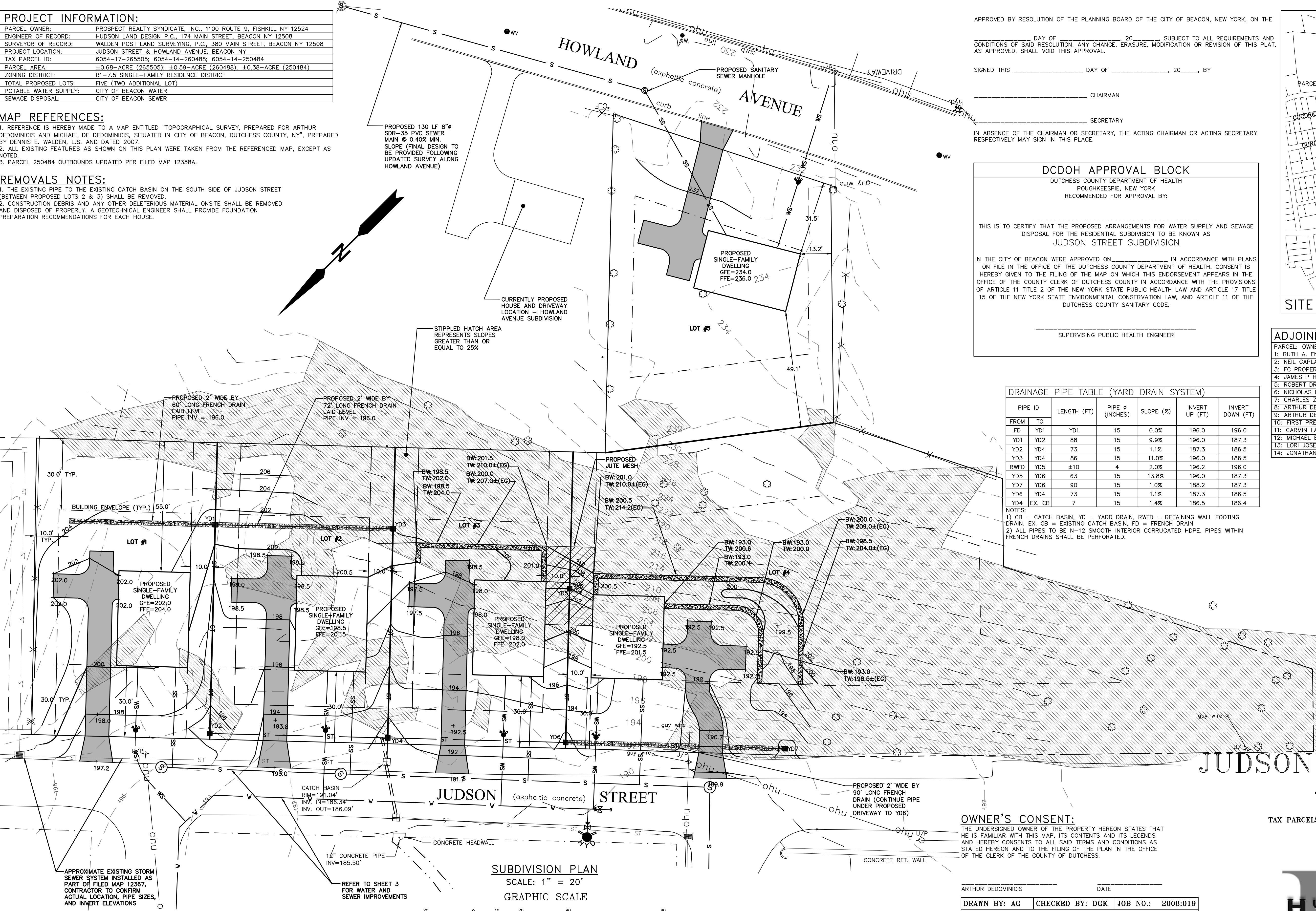
STRUCTURE ID	RIM ELEVATION (FT)	STRUCTURE ID	RIM ELEVATION (FT)
YD1	201.0	YD5	204.0
YD2	195.5	YD6	191.5
YD3	204.0	YD7	191.5
YD4	191.2		

NOTES:
1) YD = YARD DRAIN

DRAINAGE PIPE TABLE (YARD DRAIN SYSTEM)

PIPE ID	LENGTH (FT)	PIPE Ø (INCHES)	SLOPE (%)	INVERT UP (FT)	INVERT DOWN (FT)
FROM TO					
FD YD1	88	15	0.0%	196.0	196.0
YD1 YD2	88	15	9.9%	196.0	187.3
YD2 YD4	73	15	1.1%	187.3	186.5
YD3 YD4	86	15	11.0%	196.0	186.5
RWFD YD5	±10	4	2.0%	196.2	196.0
YD5 YD6	63	15	13.8%	196.0	187.3
YD7 YD6	90	15	1.0%	188.2	187.3
YD6 YD4	73	15	1.1%	187.3	186.5
YD4 EX. CB	7	15	1.4%	186.5	186.4

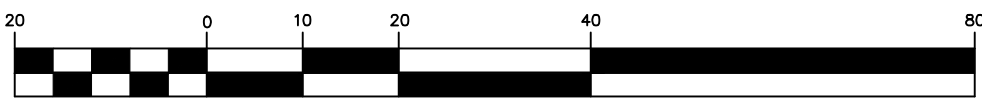
NOTES:
1) CB = CATCH BASIN, YD = YARD DRAIN, RWFD = RETAINING WALL FOOTING DRAIN, EX. CB = EXISTING CATCH BASIN, FD = FRENCH DRAIN
2) ALL PIPES TO BE N-12 SMOOTH INTERIOR CORRUGATED HOPE. PIPES WITHIN FRENCH DRAINS SHALL BE PERFORATED.



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 IN 2007.

JOHN J. POST, JR., NYSLS #50643

SEAL

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 AND TO THE FILING OF THE PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF DUTCHESS.

ARTHUR DEDOMINICIS

DATE

DRAWN BY: AG CHECKED BY: DGK JOB NO.: 2008-019

REVISIONS:

NO.	DATE	DESCRIPTION	BY

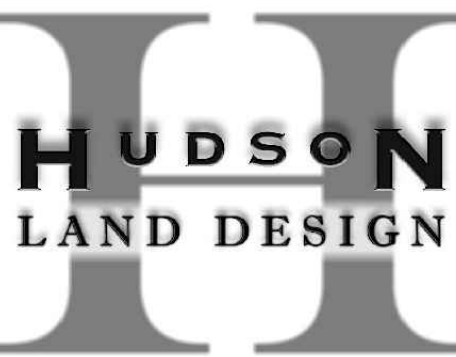
SHEET INDEX:

- SUBDIVISION PLAN
- SUBDIVISION PLAN
- OFFSITE WATER AND SEWER IMPROVEMENT PLAN
- WATER DETAILS
- SEWER DETAILS
- CONSTRUCTION & EROSION AND SEDIMENT CONTROL DETAILS

SUBDIVISION PLAN

JUDSON ST SUBDIVISION

JUDSON STREET & HOWLAND AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX PARCELS: 6054-17-265505; 6054-14-260488 & 250484
SCALE: 1" = 20'
APRIL 25, 2017



HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.

174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926 F: 845-440-6637



SEAL

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

SHEET: 1 OF 6