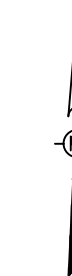


# MOUNT BEACON TRAILHEAD PARKING IMPROVEMENTS

CITY OF BEACON, DUTCHESS COUNTY, NY

JULY 24, 2017



LOCATION MAP  
SCALE: 1"=500'

**RECORD OWNER:**

SCENIC HUDSON LAND TRUST INC.  
ONE CIVIC CENTER PLAZA, SUITE 200  
POUGHKEEPSIE, NY 12601

**DEVELOPER / APPLICANT:**

SCENIC HUDSON LAND TRUST INC.  
ONE CIVIC CENTER PLAZA, SUITE 200  
POUGHKEEPSIE, NY 12601

**SITE CIVIL ENGINEER AND LANDSCAPE ARCHITECT:**

CHAZEN ENGINEERING, LAND SURVEYING &  
LANDSCAPE ARCHITECTURE CO., D.P.C.  
547 RIVER STREET, TROY, NY 12180  
PHONE: (518) 273-0055

**TAX MAP INFORMATION:**

CITY OF BEACON  
SECTION 6054, BLOCK 14, LOT 259407

**AREA:**

TOTAL PROJECT ACREAGE : 15.14 ACRES

**BULK TABLE:**

**ONE FAMILY ZONING DISTRICT: R1-80 (80,000 SQ. FT. / DWELLING)**

**ZONING REQUIREMENTS:**

	REQUIRED	PROPOSED
MINIMUM LOT AREA	80,000 SF	659,414 SF / 15.14 ACRES
MINIMUM LOT WIDTH	150 FT	N/A
MINIMUM LOT DEPTH	200 FT	N/A
MINIMUM YARDS		
FRONT	50 FT	24.5 FT (VARIANCE REQUESTED)
SIDE	30 FT	30 FT
TOTAL OF 2 SIDES	70 FT	109 FEET
REAR	50 FT	>50 FEET
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES / 35 FT	NA
MINIMUM BUILDING HEIGHT	1 STORY / 12 FT	NA
MAXIMUM BUILDING COVERAGE	10%	0%
PARKING SPACES	NOT SPECIFIED	77

INDEX OF DRAWINGS				
PAGE NO.	REV	SHEET NO.	DATE	DESCRIPTION
1	1	G001	7/24/2017	TITLE SHEET
2	1	C120	7/24/2017	SITE REMOVALS PLAN
3	1	C130	7/24/2017	PARKING LOT LAYOUT PLAN
4	1	C140	7/24/2017	GRADING, DRAINAGE & EROSION/SEDIMENT CONTROL PLAN
5	1	C530	7/24/2017	SITE DETAILS
6	1	C531	7/24/2017	SITE DETAILS
7	1	C550	7/24/2017	EROSION & SEDIMENT CONTROL DETAILS

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Phone: (315) 251-1013

rev.	date	description
1	7/24/2017	REVISED PER CLIENT COMMENTS

MOUNT BEACON TRAILHEAD PARKING IMPROVEMENTS

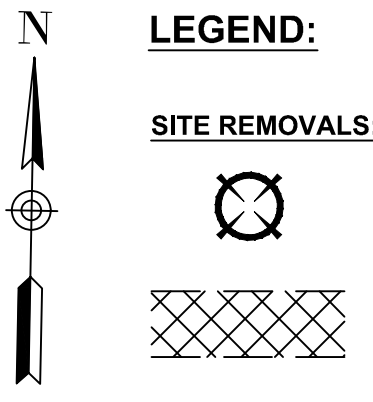
TITLE SHEET

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

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New York**  
Call Before You Dig  
Wait The Required Time  
Confirm Utility Response  
Respect The Marks  
Dig With Care  
**800-962-7962**  
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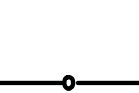




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designed	checked
LL	BB
7/5/2017	NA
project no.	31725.00
sheet no.	G001



**LEGEND:**

**SITE REMOVALS:**

-  EXISTING TREE TO BE REMOVED
-  EXISTING GRAVEL TO BE REMOVED
-  TREE PROTECTION
-  EROSION CONTROL BARRIER - SILT FENCE
-  SOIL STOCKPILE AREA
-  STABILIZED CONSTRUCTION ENTRANCE
-  STONE CHECK DAM
-  SILT SACK INLET PROTECTION



**BASE MAP REFERENCE:**  
 BASE MAP TAKEN FROM A SURVEY ENTITLED "MAP OF EXISTING CONDITIONS, PREPARED FOR SCENIC HUDSON LAND TRUST, INC." DRAWING NUMBER SVI, PREPARED BY THE CHAZEN COMPANIES, DATED 04/14/17

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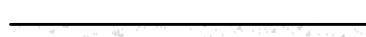
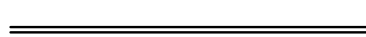
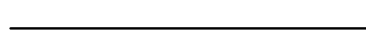

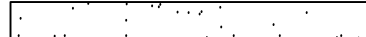

**MOUNT BEACON TRAILHEAD PARKING IMPROVEMENTS**

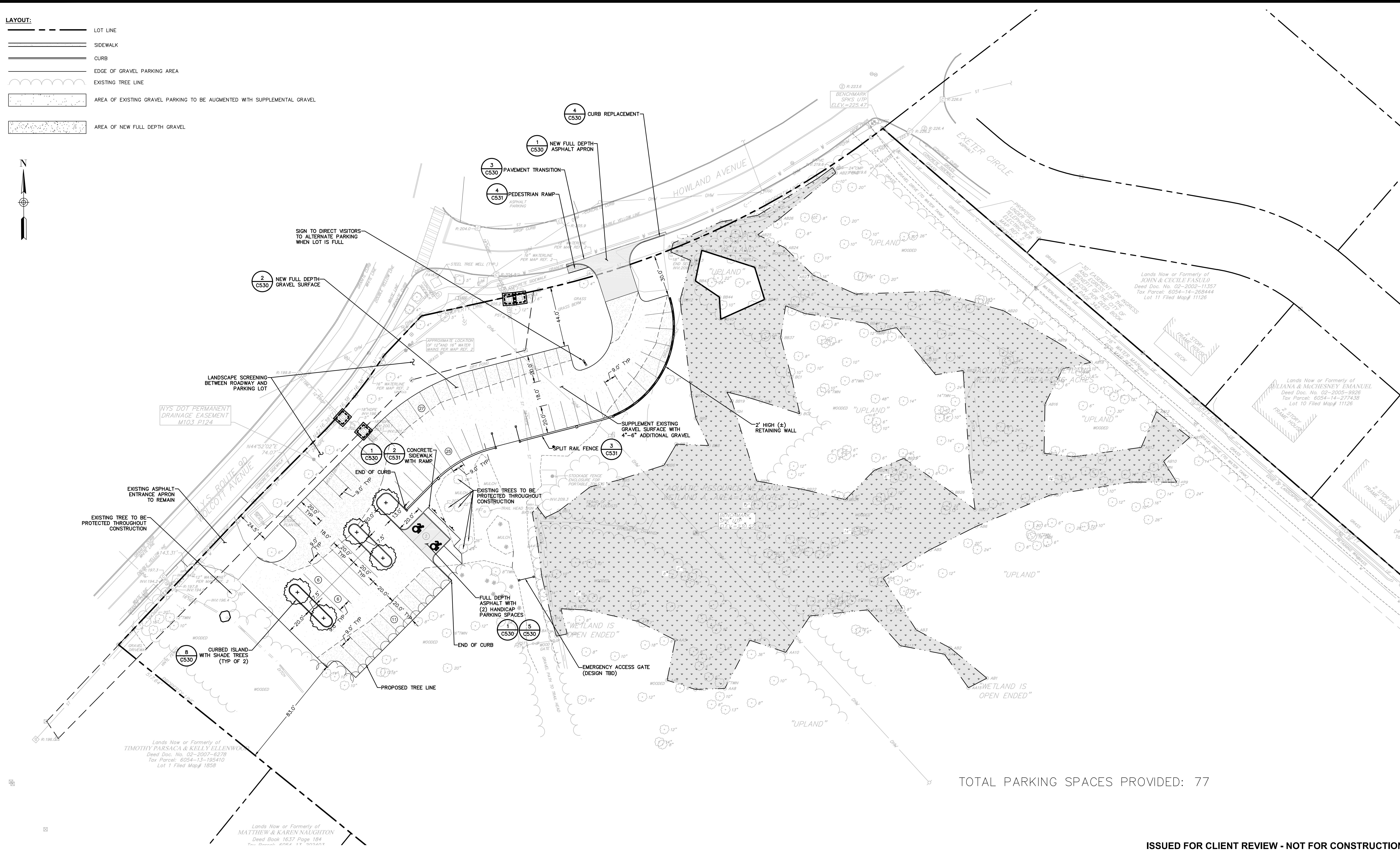
**SITE REMOVALS PLAN**

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	checked
LL	BB
7/5/2017	1"=30'
project no. 31725.00	
sheet no. <b>C120</b>	

LAYOUT:

-  LOT LINE
-  SIDEWALK
-  CURB
-  EDGE OF GRAVEL PARKING AREA
-  EXISTING TREE LINE
-  AREA OF EXISTING GRAVEL PARKING TO BE AUGMENTED WITH SUPPLEMENTAL GRAVEL
-  AREA OF NEW FULL DEPTH GRAVEL



TOTAL PARKING SPACES PROVIDED: 77

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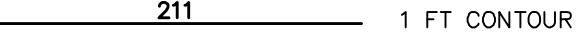


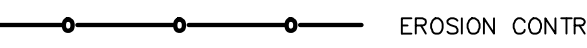




**MOUNT BEACON TRAILHEAD PARKING IMPROVEMENTS**

**PARKING LOT LAYOUT PLAN**

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	checked
LL	BB
7/5/2017	1"=30'
project no.	31725.00
sheet no.	<b>C130</b>

**GRADING & EROSION CONTROL:**

-  10 FT CONTOUR
-  1 FT CONTOUR
-  SPOT ELEVATIONS
-  DRAINAGE SWALE
-  EROSION CONTROL BARRIER - SILT FENCE
-  SOIL STOCKPILE AREA
-  STABILIZED CONSTRUCTION ENTRANCE
-  STONE CHECK DAM
-  SILT SACK INLET PROTECTION



- GRADING NOTES:**
1. PRIOR TO SITE DISTURBANCE, CONTRACTOR TO INSTALL EROSION & SEDIMENT CONTROL MEASURES.
  2. IF ROCK IS ENCOUNTERED DURING CONSTRUCTION & REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
  3. ALL BLASTING OPERATIONS WILL ADHERE TO NEW YORK STATE AND LOCAL AUTHORITY ORDINANCES GOVERNING THE USE OF EXPLOSIVES. THE STATE REGULATIONS ARE CONTAINED IN 12 NYCRR 39 AND INDUSTRIAL CODE RULE 753.
  4. STRIP ALL TOPSOIL PRIOR TO COMMENCING EARTHWORK OPERATIONS. TOPSOIL MAY BE STORED AND REUSED IN LAWN AND PLANTING AREAS ONLY. TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE TO REMAIN GREEN.
  5. BOX ALL TREES AND HOUSE ALL SHRUBS AND HEDGES BEFORE PLACING EARTH AGAINST OR NEAR THEM. ORNAMENTAL TREES, SHRUBS AND HEDGES WHICH MUST BE REMOVED DURING CONSTRUCTION SHALL BE HEALED IN AND RE-PLANTED IN AS GOOD A CONDITION AS THEY WERE BEFORE THEIR REMOVAL. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
  6. ALL EARTHWORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE BOUNDARIES OF ANY EASEMENT OR PROPERTY LINE.
  7. REMOVE ALL VEGETATION, TREES, STUMPS, GRASSES, ORGANIC SOILS, DEBRIS AND DELETERIOUS MATERIALS WITHIN THE AREAS SLATED FOR CONSTRUCTION.
  8. IF PREVIOUSLY UNKNOWN CULTURAL, ARCHEOLOGICAL, OR HISTORIC REMAINS OR ARTIFACTS ARE DISCOVERED IN THE COURSE OF CONSTRUCTION OF THIS PROJECT, THE PROJECT SPONSORS SHALL SUSPEND CONSTRUCTION OPERATIONS IN THE PERTINENT AREA AND SHALL NOTIFY THE PROJECT ENGINEER. CONSTRUCTION IN THAT AREA SHALL RESUME ONLY AFTER COMPLETION OF FEDERAL, TRIBAL, AND STATE COORDINATION TO DETERMINE WHETHER PROTECTION OR RECOVERY OF THE REMAINS IS WARRANTED, OR WHETHER THE SITE IS ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.

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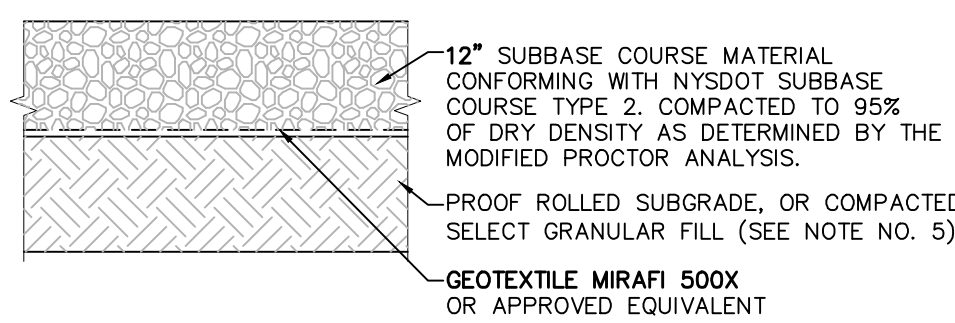
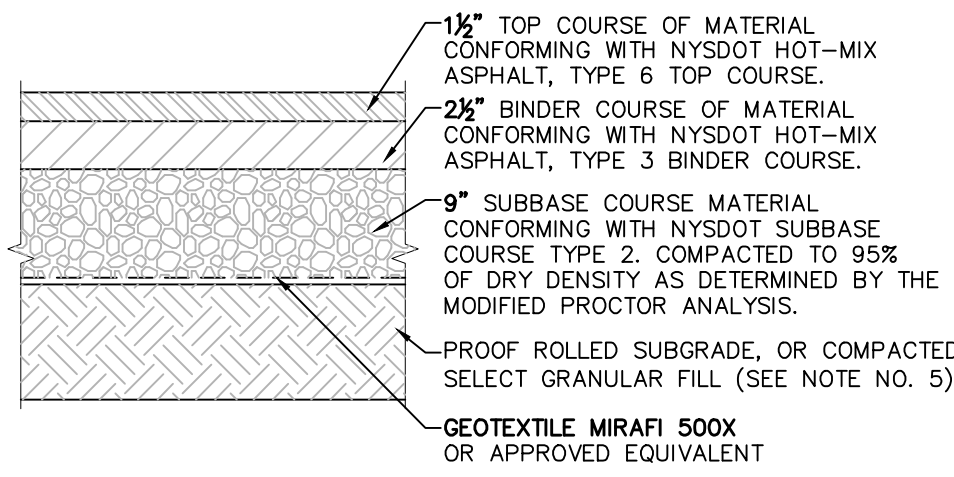
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1	7/24/2017	REVISED PER CLIENT COMMENTS

**MOUNT BEACON TRAILHEAD PARKING IMPROVEMENTS**

**GRADING, DRAINAGE AND EROSION/SEDIMENT CONTROL PLAN**

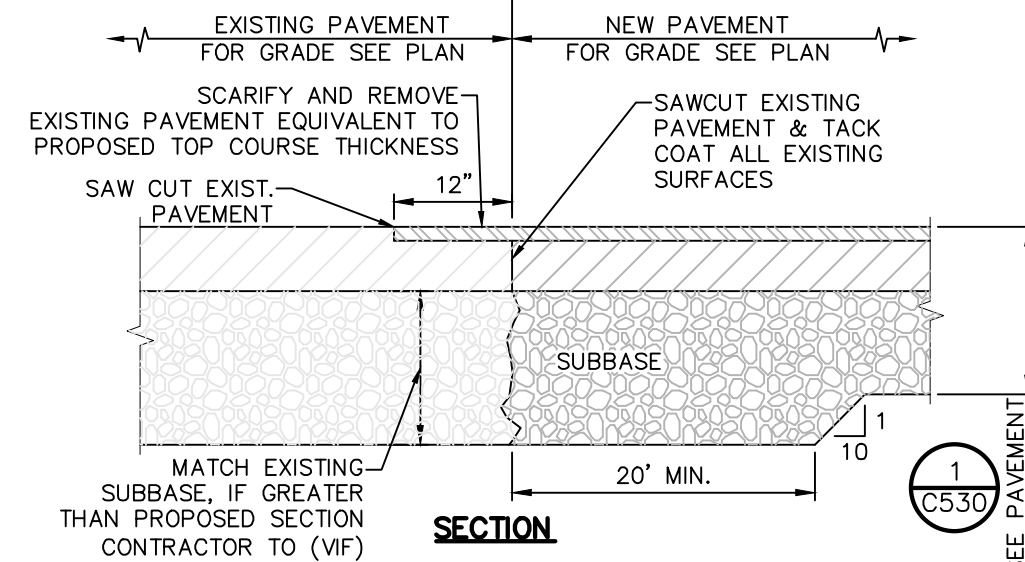
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	checked
LL	BB
7/5/2017	1"=30'
project no.	31725.00
sheet no.	<b>C140</b>

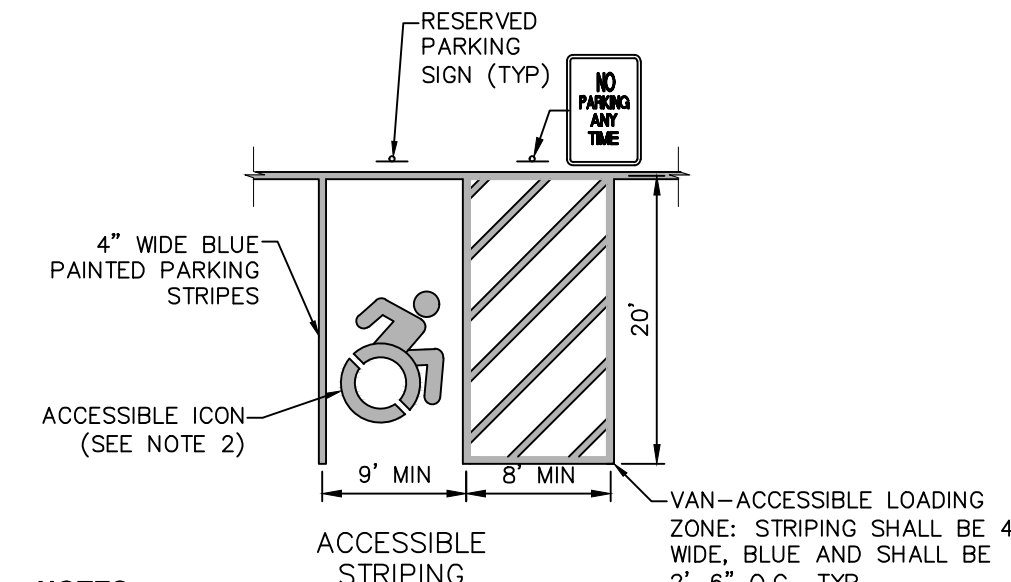


- NOTES:**
- MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERE TO.
  - SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 - SUBBASE COURSE OF THE ABOVE REFERENCED NYSOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS.
  - HOT MIX ASPHALT (HMA) PAVEMENT SHALL CONFORM WITH SECTION 400-HOT MIX ASPHALT OF THE ABOVE REFERENCED NYSOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS. ALTHOUGH SECTION 400 IN ITS ENTIRETY IS REFERENCED, THE HOT MIX ASPHALT (HMA) PAVEMENT(S) SPECIFIED FOR THIS CONTRACT SHALL BE AS SPECIFIED UNDER SECTION 403-HOT MIX ASPHALT (HMA) PAVEMENTS FOR MUNICIPALITIES.
  - TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407-TACK COAT OF THE ABOVE REFERENCED NYSOT STANDARD SPECIFICATIONS.
  - WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES 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 NYSOT STANDARD SPECIFICATIONS.

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  - WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES 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 NYSOT STANDARD SPECIFICATIONS.



**3 PAVEMENT TRANSITION DETAIL**  
SCALE: NOT TO SCALE



- NOTES:**
- ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH ADA STANDARD AND CURRENT ZONING AND SITE REGULATIONS.
  - PAINTED ACCESSIBLE LOGO TO BE IN ACCORDANCE W/ NEW YORK STATE LAW.
  - SLOPE OF PAVEMENT SURFACE IN HANDICAP PARKING AREA SHALL NOT EXCEED 2% IN ANY DIRECTION.
  - SEE PLAN FOR ACTUAL LOCATION OF SIGNAGE.

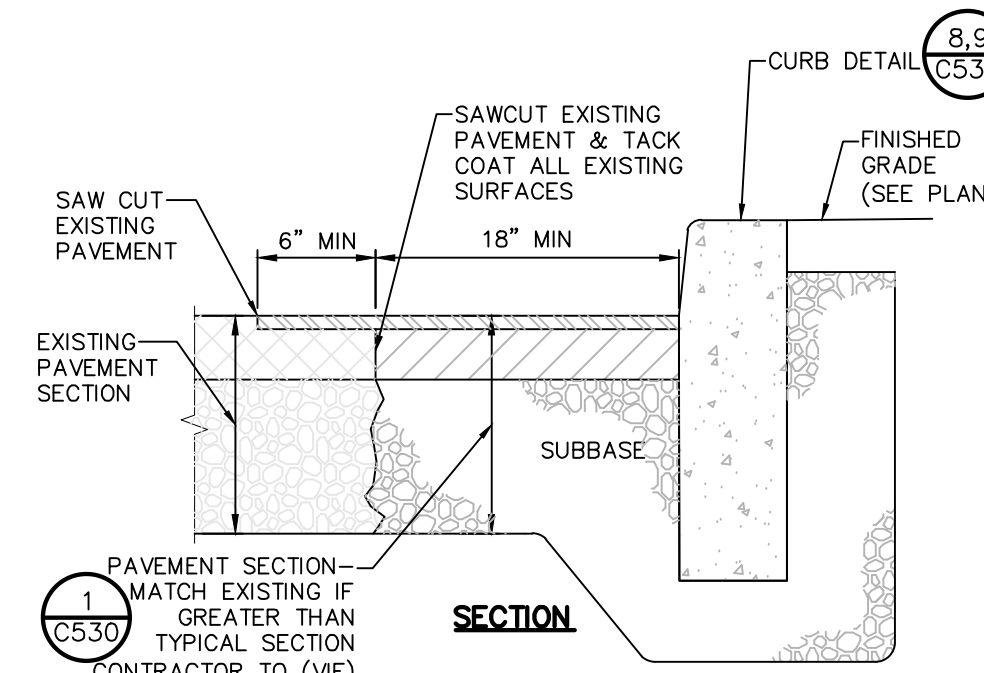
**5 PAVING MARKING DETAIL**  
SCALE: NOT TO SCALE

- SIGNAGE AND PAVEMENT MARKING NOTES:**
- ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE NYSOT STANDARD SPECIFICATIONS, SECTION 645 & 640 AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" - 2009 EDITION AND THE "NYS SUPPLEMENT".
  - STRIPING WORK WILL BE REVIEWED AND ACCEPTED BY THE AUTHORITY HAVING JURISDICTION.
  - SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'; MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" - 2009 EDITION AND THE "NYS SUPPLEMENT".
  - SIGN POST SHALL BE IN ACCORDANCE W/ NYSOT STANDARD SPECS SECTION 730.

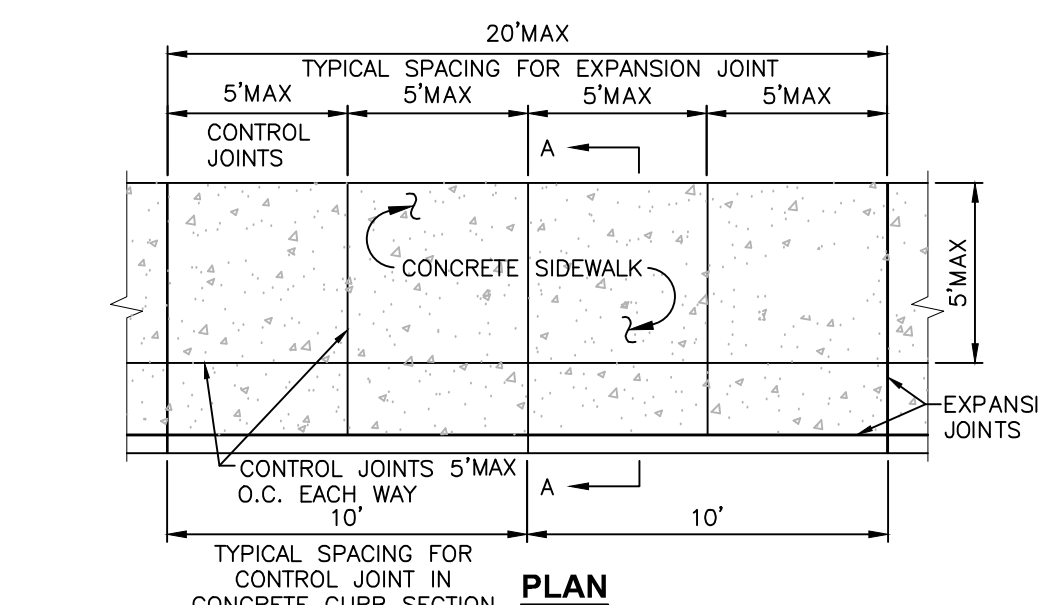
MUTCD SIGN SCHEDULE						
SIGN NO.	SIGN FACE	MUTCD NUMBER	MIN SIZE	COLORS	LEGEND	MOUNTING
10	RESERVED PARKING	R7-8	12"x18"	WHITE/BLUE	GREEN/WHITE	(C530)
10	VAN ACCESSIBLE	R7-8p	12"x6"	WHITE	BLUE	(C530)
10	NO PARKING ANY TIME	R7-1	12"x18"	WHITE	RED	(C530)

**6 MUTCD SIGN SCHEDULE**  
SCALE: NOT TO SCALE

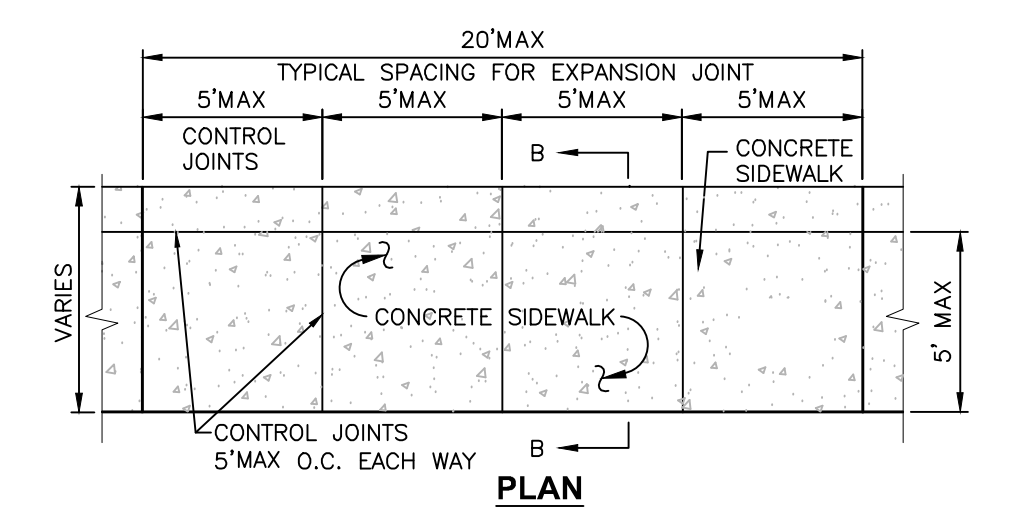
**1 PAVEMENT SECTION DETAIL**  
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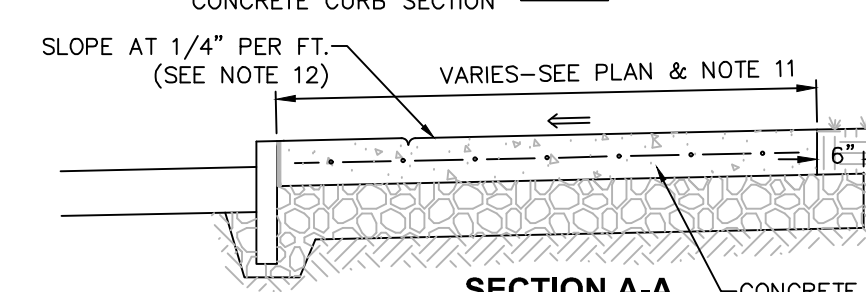
**4 CURB REPLACEMENT DETAIL**  
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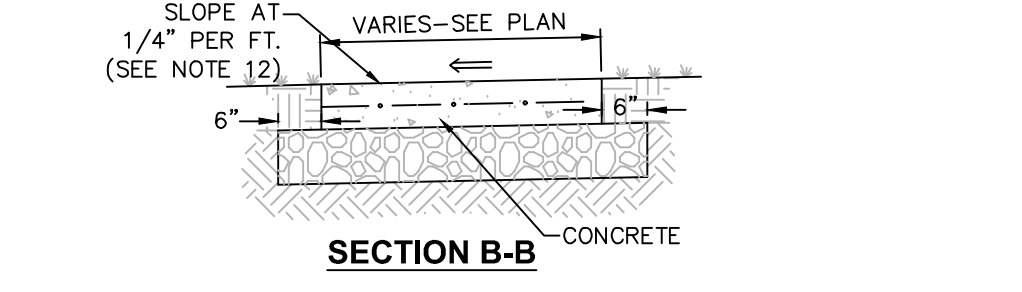
**PLAN**



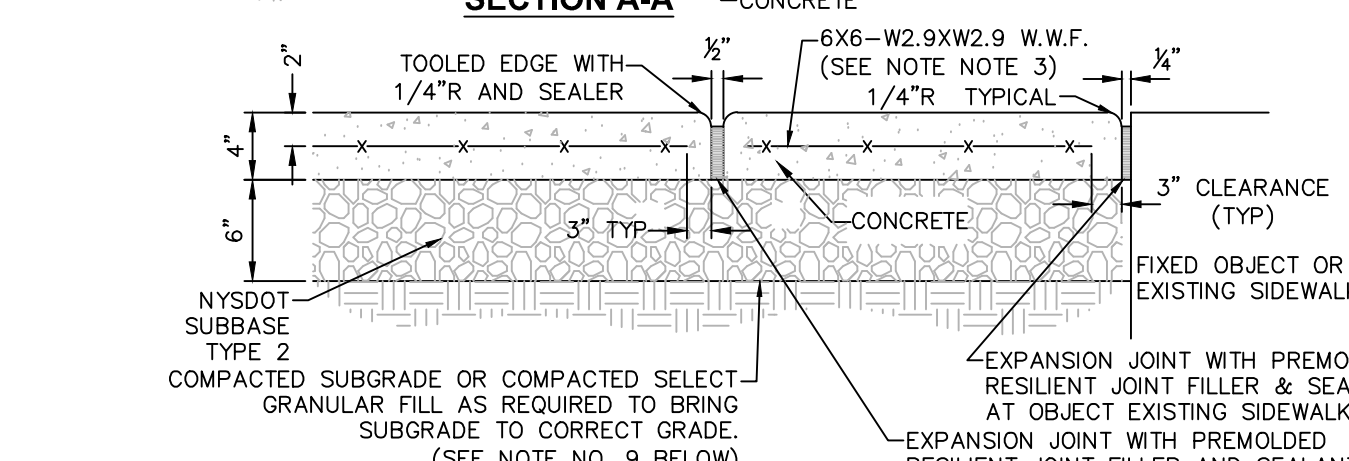
**PLAN**



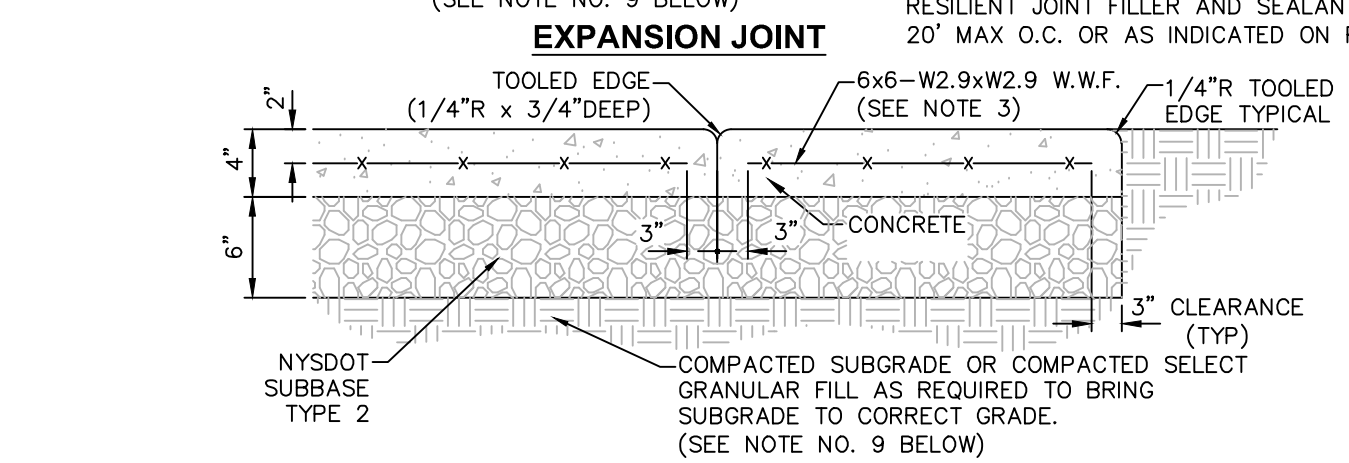
**SECTION A-A**



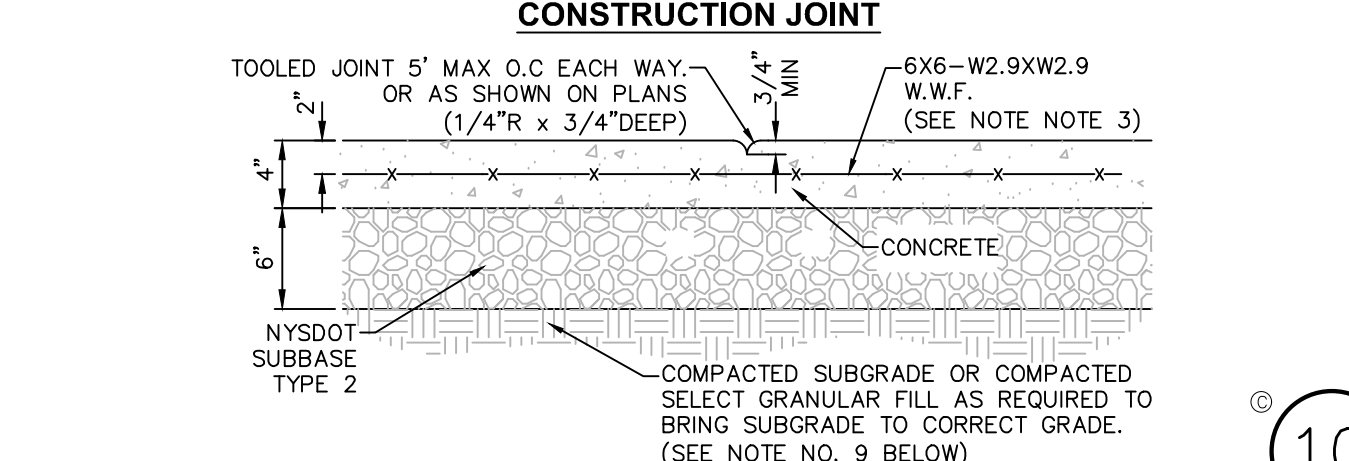
**SECTION B-B**



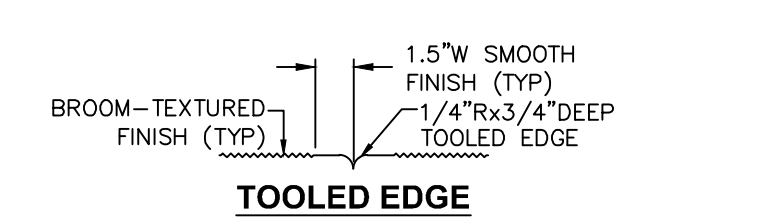
**EXPANSION JOINT**



**CONSTRUCTION JOINT**



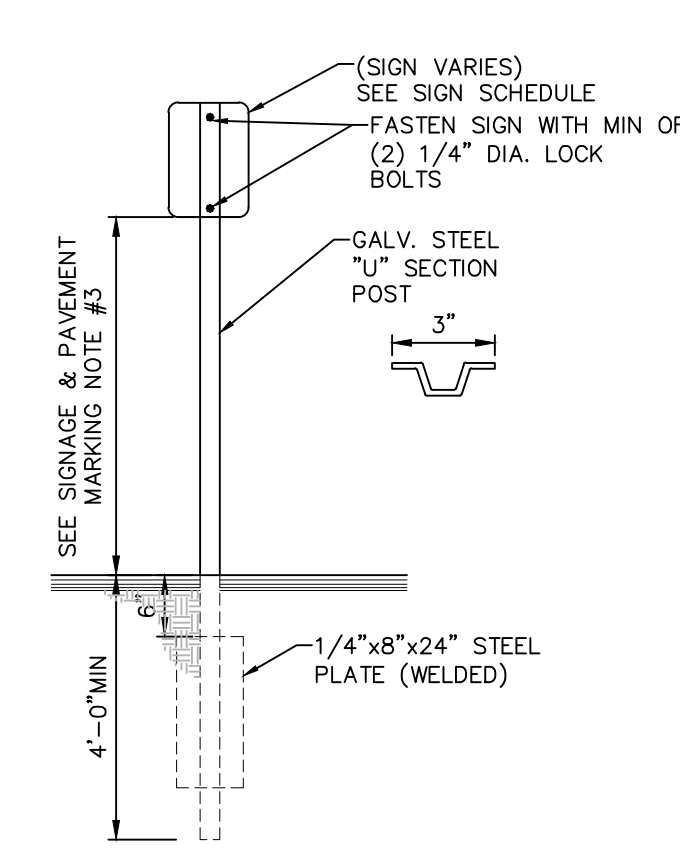
**CONTROL JOINT**



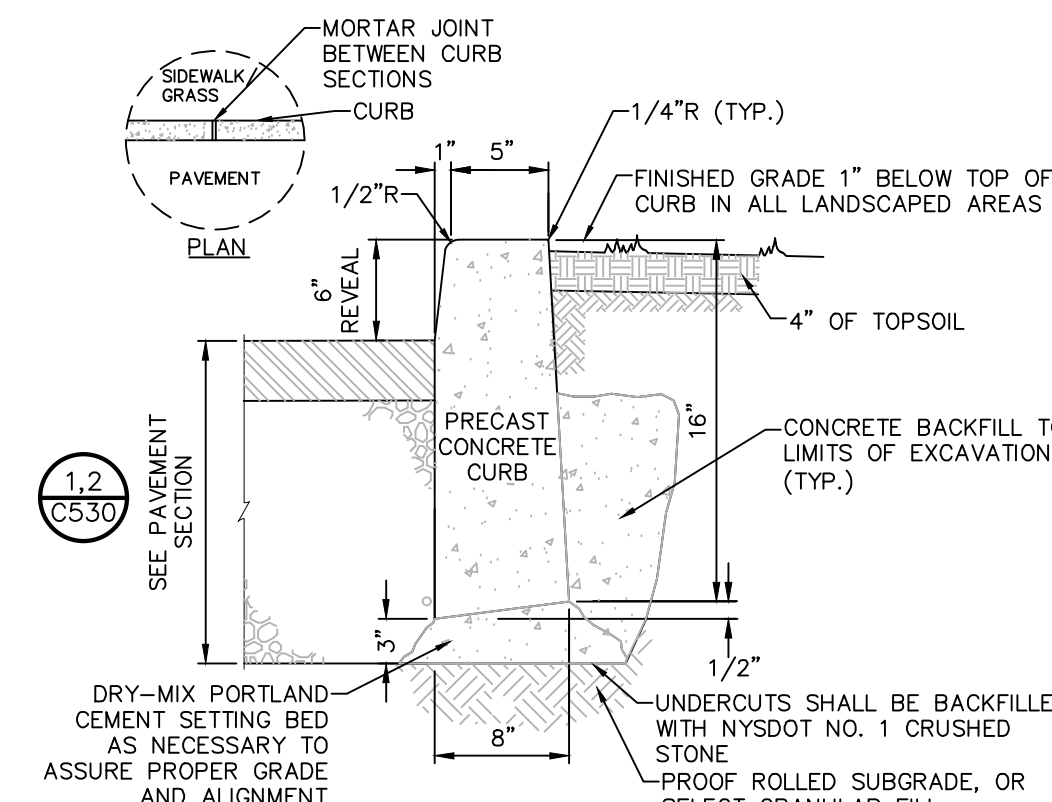
**TOOLED EDGE**

- NOTES:**
- MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERE TO.
  - ALL CONCRETE SHALL BE 4,500 CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSOT STANDARD SPECIFICATIONS.
  - REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 - REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
  - ALL EXPOSED SURFACES SHALL HAVE A BROOM TEXTURED FINISH & TOOLED EDGES. TOOL SHALL PROVIDE MAX 1-1/2" WIDE SMOOTH TROWEL FINISH AT JOINT.
  - 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 NYSOT 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 ACCORDANCE WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSOT STANDARD SPECIFICATIONS.
  - ALL WORK SHALL CONFORM WITH SECTION 608-SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSOT STANDARD SPECIFICATIONS.
  - SIDEWALK WIDTH SHOWN ON THE PLANS IS TO BE MEASURED FROM THE BACK OF THE CURB.
  - SIDEWALKS SHALL HAVE A CROSS SLOPE OF 1/4" PER FT. UNLESS OTHERWISE NOTED ON PLAN.

**10 CONCRETE SIDEWALK DETAIL**  
SCALE: NOT TO SCALE

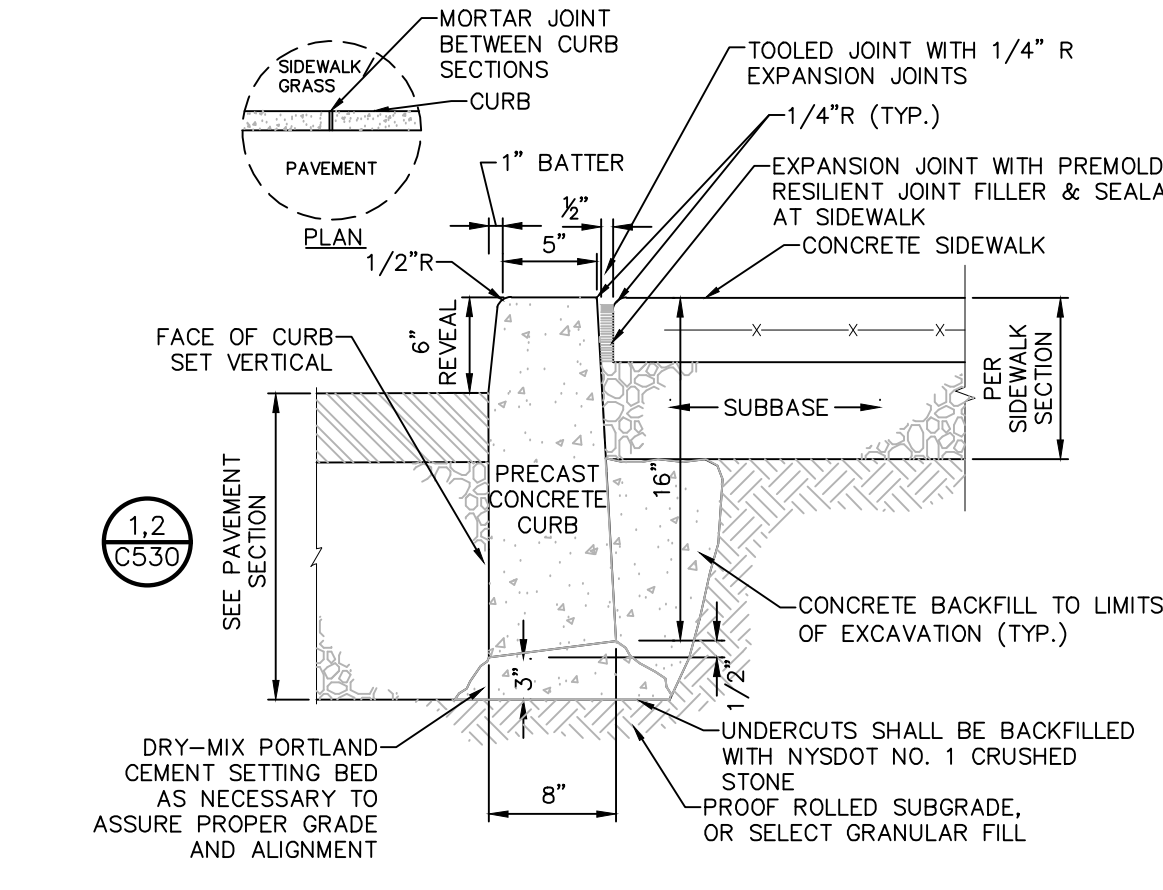


**7 SINGLE POST SIGN MOUNTING DETAIL**  
SCALE: NOT TO SCALE



- NOTES:**
- PRE-CAST CURB TO BE INSTALLED IN ACCORDANCE WITH NYSOT STANDARD SPECIFICATION SECTION 609.
  - CAST IN PLACE CONCRETE CURB MAY BE SUBSTITUTED, WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. ALTERNATE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSOT SPEC SECTION 609.

**8 PRECAST CONCRETE CURB**  
SCALE: NOT TO SCALE



- NOTES:**
- PRE-CAST CURB TO BE INSTALLED IN ACCORDANCE WITH NYSOT STANDARD SPECIFICATION SECTION 609.
  - CAST IN PLACE CONCRETE CURB MAY BE SUBSTITUTED, WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. ALTERNATE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSOT SPEC SECTION 609.

**9 PRECAST CONCRETE CURB AT SIDEWALK**  
SCALE: NOT TO SCALE

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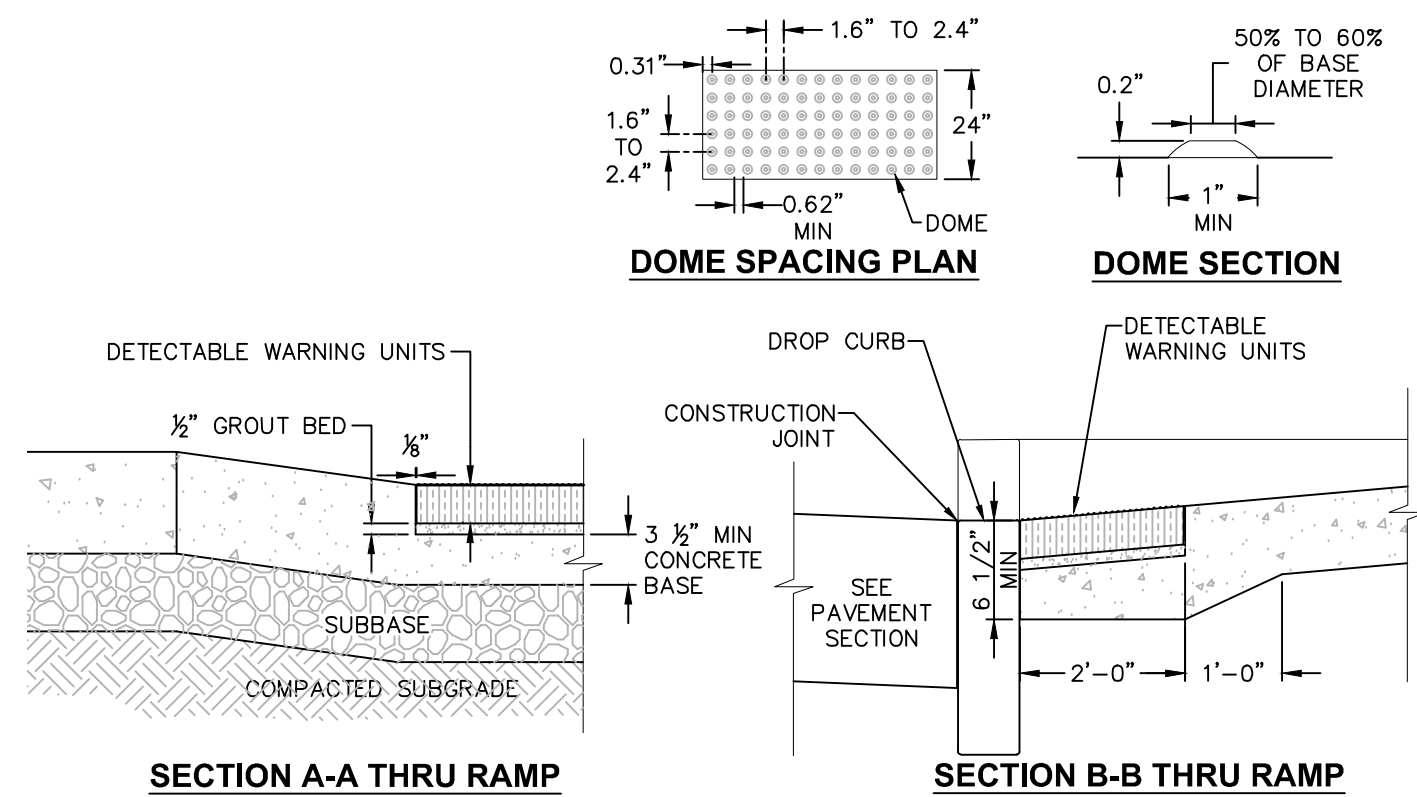
rev.	date	description
1	7/24/2017	REVISED PER CLIENT COMMENTS

**MOUNT BEACON TRAILHEAD PARKING IMPROVEMENTS**

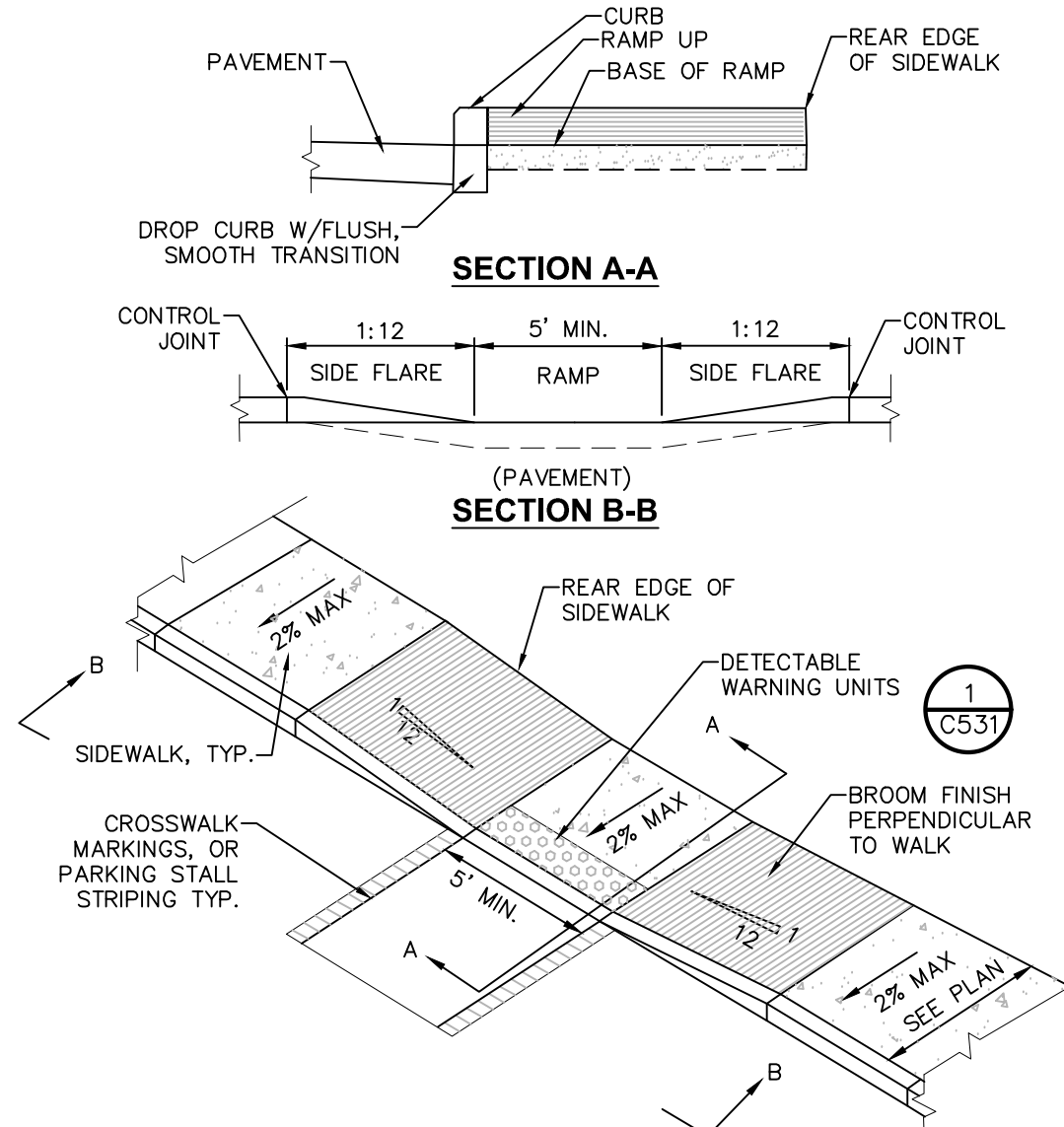
**SITE DETAILS**

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	checked
LL	BB
7/5/2017	AS NOTED
project no.	31725.00
sheet no.	<b>C530</b>

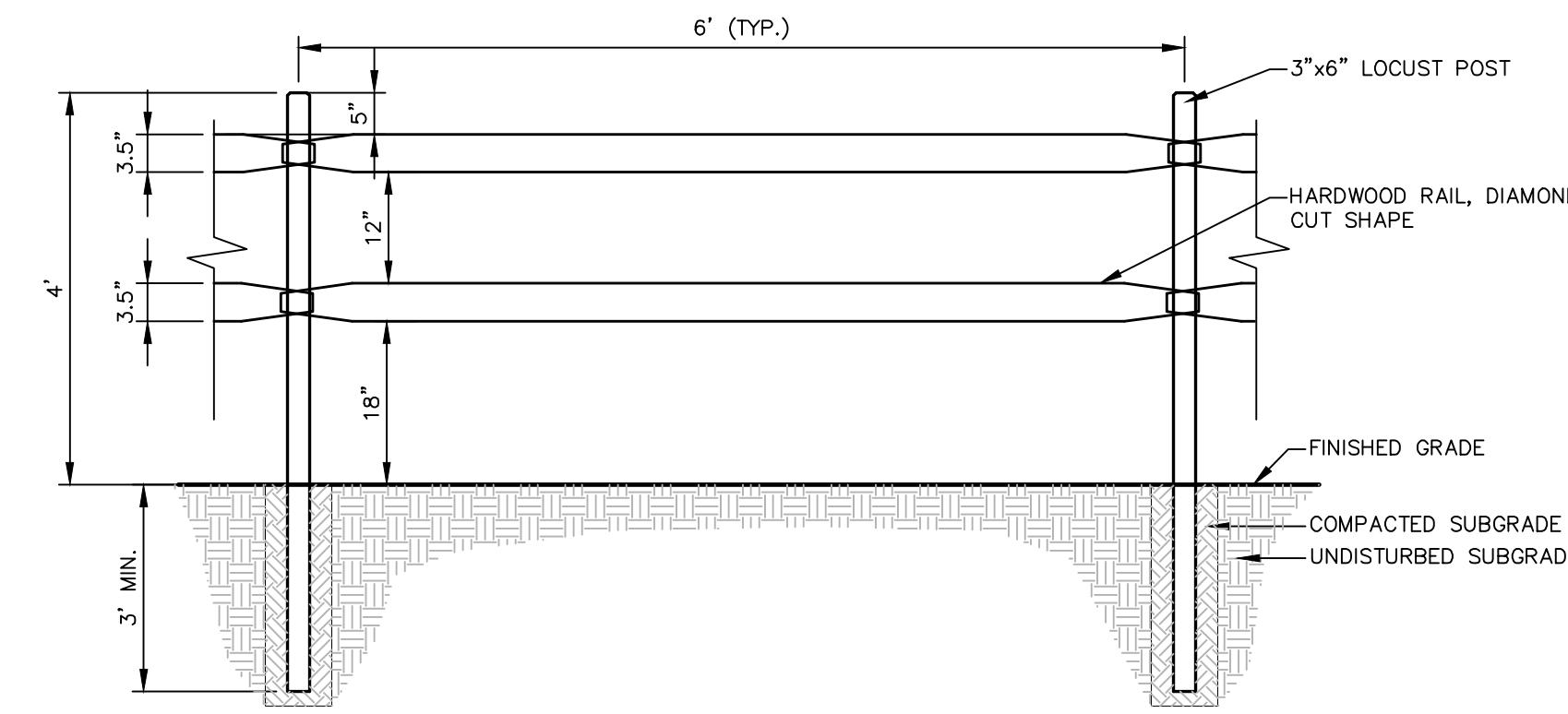


- NOTES:**
1. DETECTABLE WARNING UNIT SHALL BE ADA COMPLIANT INCLUDING THAT IT SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
  2. CAST IRON 2" TERRA PAVING TYPE THREE ADA COMPLIANT WARNING PAVER.
  3. COORDINATE W/ OWNER FOR COLOR.
- 1 DETECTABLE WARNING UNITS FOR RAMPS**  
 SCALE: NOT TO SCALE

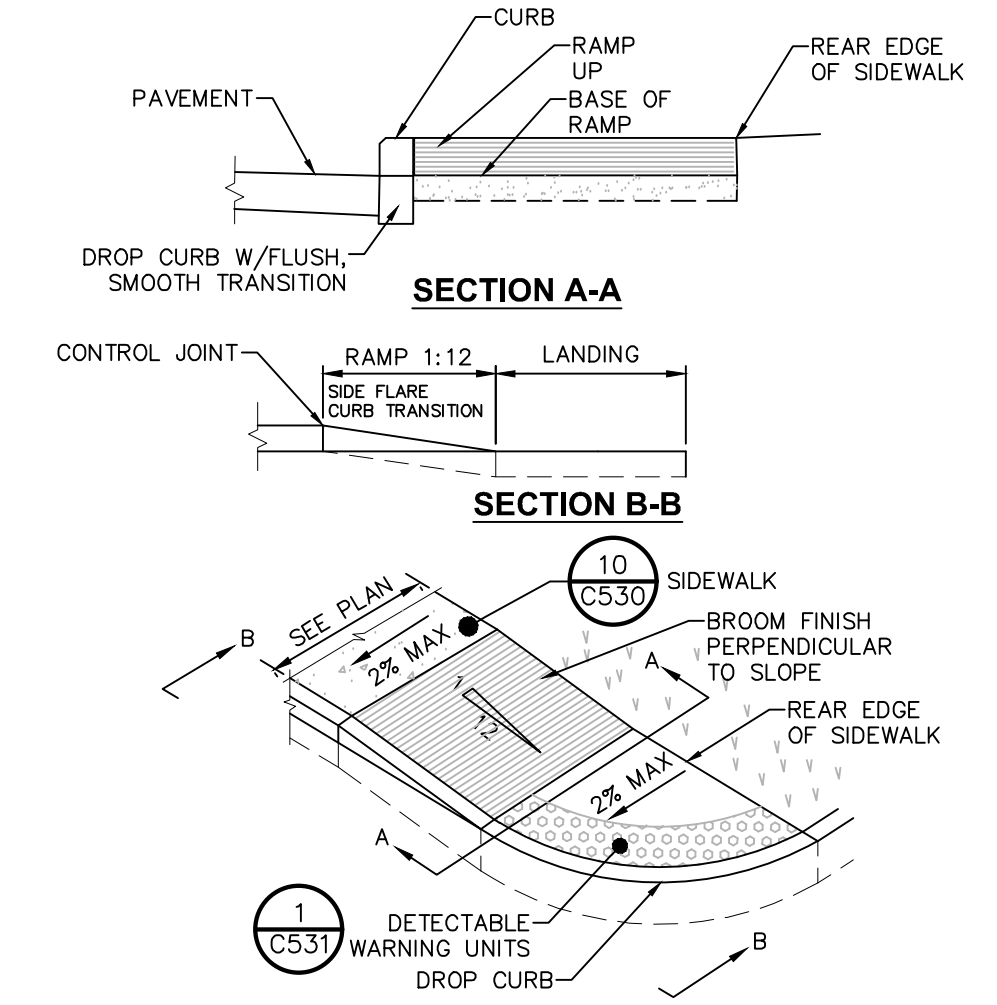


- NOTES:**
1. ALL WORK SHALL CONFORM WITH THE NYS DOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, MAY 1, 2008, AND ALL ADDENDA THERE TO; SPECIFICALLY SECTION 608- SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
  2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
  3. DETECTABLE WARNING UNITS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

**2 PEDESTRIAN RAMP SECTION - DROP CURB**  
 SCALE: NOT TO SCALE



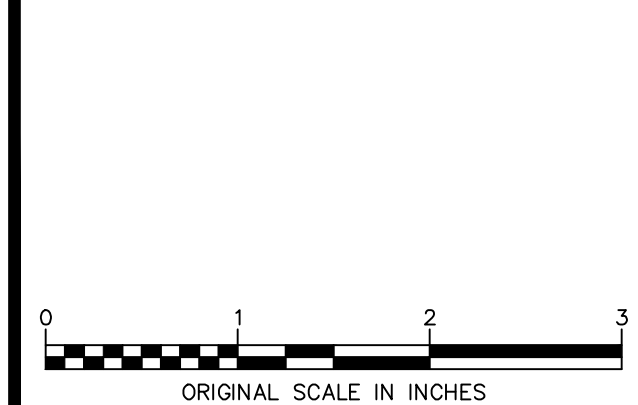
**3 SPLIT RAIL FENCE - 2 RAIL**  
 SCALE: NOT TO SCALE



- NOTES:**
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  3. DETECTABLE WARNING UNITS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

**4 PEDESTRIAN RAMP SECTION - DROP CURB**  
 SCALE: NOT TO SCALE

ISSUED FOR CLIENT REVIEW - NOT FOR CONSTRUCTION



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**SITE DETAILS**

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

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LL	BB
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sheet no.	C531

