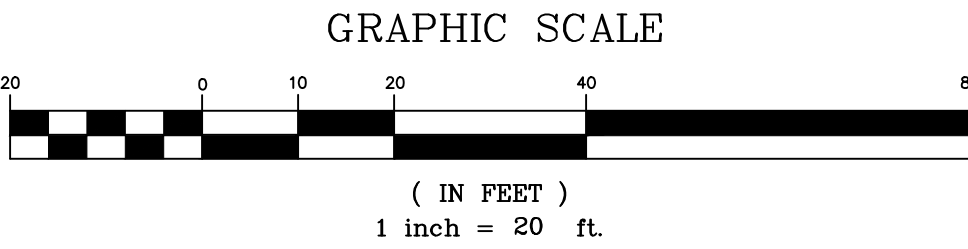


Grading And Utility Plan

Scale: 1" = 20'



LEGEND:

EXISTING PROPERTY LINE	EXISTING RETAINING WALL
EXISTING EASEMENT LINE	EXISTING MAJOR CONTOUR
EXISTING CATCH BASIN	EXISTING MINOR CONTOUR
EXISTING UTILITY POLE	EXISTING SPOT ELEVATION
PROPOSED PROPERTY LINE	PROPOSED SEWER SERVICE LINE
PROPOSED EASEMENT LINE	PROPOSED WATER SUPPLY LINE
PROPOSED MINOR CONTOUR	PROPOSED FENCE
PROPOSED MAJOR CONTOUR	PROPOSED SILT FENCE
PROPOSED SPOT ELEVATION	PROPOSED CULVERT
PROPOSED CATCH BASIN WITH INLET PROTECTION	PROPOSED ROOF LEADER PIPE
PROPOSED CLEANOUT	IMPERVIOUS SURFACE
PROPOSED HYDRANT	PROPOSED SNOW STORAGE
PROPOSED WATER VALVE	
PROPOSED SANITARY MANHOLE	

EXISTING UNDERGROUND UTILITY NOTES:

- 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.

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:

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

- 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:

- SNOW STORAGE AREAS ARE SHOWN ON THIS PLAN. SNOW SHALL BE REMOVED FROM STORAGE AREAS WHEN THE AREA REACHES 50% OF ITS CAPACITY.
- IF SNOW STORAGE AREA IS FULL, SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF WITHIN 24 HOURS OF A SNOWFALL.

WATER SERVICE LINE NOTES:

- THE CONTRACTOR SHALL EXCAVATE A HOLE TO THE EXISTING LINE SERVICING THE HYDRANT TO VERIFY THE PIPE SIZE AND LOCATION PRIOR TO ORDERING WATER SERVICE PIPE. DUE TO THE AGE OF THE WATER LINES IN THIS AREA, IT IS POSSIBLE THAT THE SPUR TO THE EXISTING HYDRANT IS 4" DIAMETER. THE SERVICE LINE DIAMETER SHALL MATCH THE EXISTING HYDRANT SPUR DIAMETER.

SIGHT DISTANCE NOTES:

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 (SLSD) OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT, AND 200 FEET IN BOTH DIRECTIONS FOR STOPPING SIGHT DISTANCE (SSD). THE MEASURED SLSD AND SSD FOR EACH DRIVEWAY IS AS FOLLOWS:

WEST INGRESS ONLY:	SLSD LEFT = ±250' (263' TO STOP BAR AT INTERSECTION WITH SCHOOL STREET) SLSD RIGHT = ±320'
EAST INGRESS/EGRESS ONLY:	SLSD LEFT = ±313' SLSD RIGHT = ±295' (437' TO INTERSECTION WITH S. BRETT STREET)

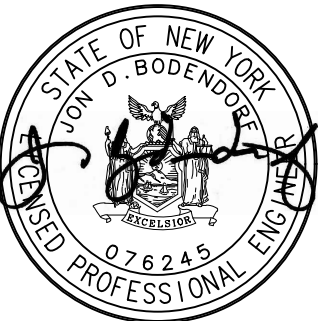
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

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.



REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	7/25/17	ADDED SHEET	CMB
2	8/29/17	REVISED PER PLANNING BOARD COMMENTS	CMB
3	9/26/17	REVISED PER PLANNING BOARD COMMENTS	CMB

Owner:
My Four Daughters Realty Corp.
5-44 74th Ave.
Long Island City, New York 11101

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Surveyor:
TEC Surveying
15c Tioronda Avenue
Beacon, New York 12508

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



Grading And Utility Plan

Sheet 5 of 8

123 Rombout Avenue
Beacon, New York
Scale: 1" = 20'
March 28, 2017