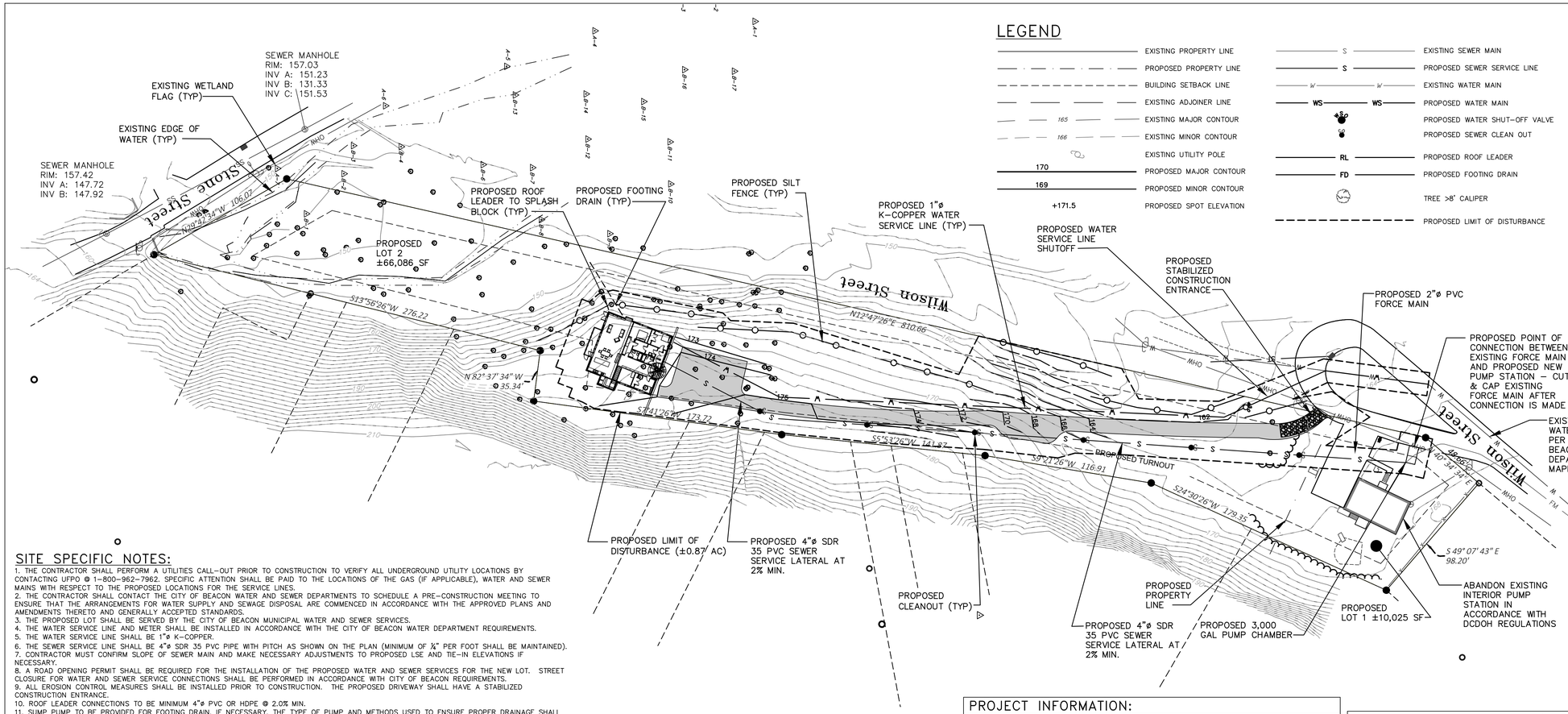
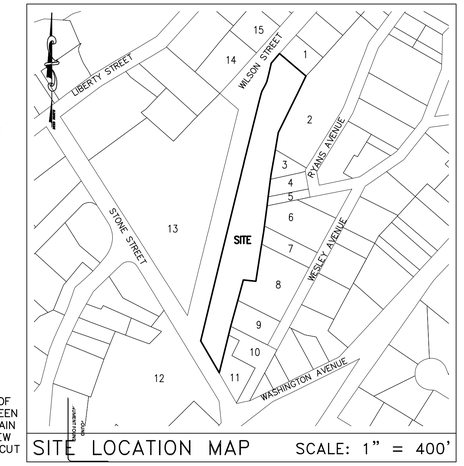


LEGEND

EXISTING PROPERTY LINE	EXISTING SEWER MAIN
PROPOSED PROPERTY LINE	PROPOSED SEWER SERVICE LINE
BUILDING SETBACK LINE	EXISTING WATER MAIN
EXISTING ADJOINER LINE	PROPOSED WATER MAIN
EXISTING MAJOR CONTOUR	PROPOSED WATER SHUT-OFF VALVE
EXISTING MINOR CONTOUR	PROPOSED SEWER CLEAN OUT
EXISTING UTILITY POLE	PROPOSED ROOF LEADER
PROPOSED MAJOR CONTOUR	PROPOSED FOOTING DRAIN
PROPOSED MINOR CONTOUR	TREE >8' CALIPER
PROPOSED SPOT ELEVATION	PROPOSED LIMIT OF DISTURBANCE



SITE LOCATION MAP SCALE: 1" = 400'

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 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 1"ø K-COPPER.
6. THE SEWER SERVICE LINE SHALL BE 4"ø SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED).
7. 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"ø 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. INSTALLATION AND DESIGN OF SANITARY SEWER LINE IS SUBJECT TO VERIFICATION OF THE CITY OF BEACON MUNICIPAL SEWER SYSTEM.
13. THE CITY OF BEACON BUILDING DEPARTMENT IS GRANTED PERMISSION TO VERIFY THE LOCATION AND DISCHARGE POINTS OF ALL ROOF LEADERS.

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.

2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G. CATCH BASINS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF ONE-HALF THE AVAILABLE SUMP DEPTH.

3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.

5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THE DETAILS SHEET.

6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.

7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.

8. THE CITY ENGINEER AND PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.

9. THE CITY AND/OR ITS REPRESENTATIVES MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE PROJECT ENGINEER SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS.

10. THE CONTRACTOR/OWNER SHALL MAINTAIN A RECORD OF ALL EROSION AND SEDIMENT CONTROL INSPECTION REPORTS AT THE SITE IN A LOG BOOK. THE SITE LOG BOOK SHALL BE MAINTAINED ON SITE AND BE MADE AVAILABLE TO THE PERMITTING AUTHORITY. THE OWNER/CONTRACTOR SHALL, ON A MONTHLY BASIS, POST AT THE SITE A SUMMARY OF THE SITE INSPECTION ACTIVITIES IN A PUBLICLY ACCESSIBLE LOCATION.

11. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.

12. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED PER THE APPROVAL OF THE TOWN ENGINEER AND QUALIFIED PROFESSIONAL.

ADJOINING OWNERS:

PARCEL: OWNER, MAILING ADDRESS, TAX ID
1: POWLIS, JOHN JR., 19 WILSON ST. BEACON, NY 12508, TAX ID 6054-24-484976
2: CERVONE, GERARDO J., 14 COMMERCE ST BEACON, NY 12508, TAX ID 6054-24-493972
3: BAXTER, MAURICE, 7 RYANS AVE. BEACON, NY 12508, TAX ID 6054-24-481950
4: KEENAN, MICHAEL C., 3 RYANS AVE. BEACON, NY 12508, TAX ID 6054-24-480938
5: KEENAN, MICHAEL C., 3 RYANS AVE. BEACON, NY 12508, TAX ID 6054-24-480934
6: GIANNONI, MICHAEL J., 116 WESLEY AVE. BEACON, NY 12508, TAX ID 6054-24-482927
7: JOHNSTON, THOMAS E., 37 WESLEY AVE. BEACON, NY 12508, TAX ID 6054-24-480919
8: BACHMANN, HARRY, 29 WESLEY AVE. BEACON, NY 12508, TAX ID 6054-24-476909
9: PENNACHIO, PAULETTE, 17 WESLEY AVE. BEACON, NY 12508, TAX ID 6054-24-471897
10: PENNACHIO, PAULETTE, 17 WESLEY AVE. BEACON, NY 12508, TAX ID 6054-24-469890
11: BRADY, THOMAS, 76 GREENWOOD DR. BEACON, NY 12508, TAX ID 6054-24-465883
12: BROCK, RICKEY J., 25 STONE ST. BEACON, NY 12508, TAX ID 6054-24-439879
13: GEBMAN, REBECCA MARRERO, PO BOX 11 BEACON, NY 12508, TAX ID 6054-24-446939
14: ZEMBA, ALLEN J., 8 WILSON ST. BEACON, NY 12508, TAX ID 6054-24-463973
15: STEVENS, BRIAN R., 20 WILSON ST. BEACON, NY 12508. TAX ID 6054-24-471983

PROJECT INFORMATION:

PARCEL OWNER:	JON MOSS, 427 MAIN ST. NO 104 BEACON, NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET BEACON, NY 12508
PARCEL LOCATION:	17 WILSON STREET BEACON, NY 12508
TAX PARCEL ID:	6054-24-469931
PARCEL AREA:	±1.747 ACRES
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL

SCHEDULE OF REGULATIONS (R1-10 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT #1	LOT #2
LOT AREA:	10,000 SQUARE FEET MIN	10,025	66,086
LOT WIDTH:	85 FEET MINIMUM	100	85
LOT DEPTH:	100 FEET MINIMUM	100	>100
YARD SETBACKS (RESIDENTIAL	USE):		
FRONT YARD:	35 FEET MINIMUM	>35	>35
SIDE YARD:	15 FEET MINIMUM	>15	>15
SIDE YARD (TOTAL OF TWO):	40 FEET MINIMUM TOTAL	>40	>40
REAR YARD:	35 FEET MINIMUM	>35	>35
MAXIMUM BUILDING COVERAGE	25%	<25%	<25%
MAXIMUM NUMBER OF DWELLING UNITS PER BUILDING	1	1	1

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.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS COMPLETED ON MAY 30, 2017.

_____ TOM CERCHIARA

_____ P.L.S. SEAL

PRELIMINARY SUBDIVISION PLAN
17 WILSON STREET

17 WILSON ST
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-24-469931
SCALE: 1" = 40'
MAY 30, 2017

MAP REFERENCES:

1. EXISTING FEATURES AS SHOWN ON THIS PLAN ARE PER AN ACTUAL FIELD SURVEY PERFORMED BY TEC LAND SURVEYING ON APRIL 20, 2017 AND UPDATED ON JULY 10, 2017. SEE SEPARATE SURVEY SHEET FOR APPLICABLE SURVEY NOTES.
2. PROPOSED BUILDINGS, DRIVEWAY, SETBACKS AND ASSOCIATED GRADING PROVIDED BY CLIENT (JON MOSS). HUDSON LAND DESIGN, PC IS ONLY RESPONSIBLE FOR PROPOSED UTILITIES AND EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON PLAN.

SUBDIVISION PLAN

SCALE: 1" = 40'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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.

_____ JON MOSS

_____ _____ DATE

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DRAWN BY: CMB	CHECKED BY: JDB	JOB NO.: 2017:017

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	7/25/17	PER CONSULTANT REVIEW	JDB
2	8/29/17	PER CONSULTANT REVIEW	CMB

HUDSON LAND DESIGN
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926 F: 845-440-6637

STATE OF NEW YORK · JON D. BODENDORF · 076245 · LICENSED PROFESSIONAL ENGINEER

SEAL

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