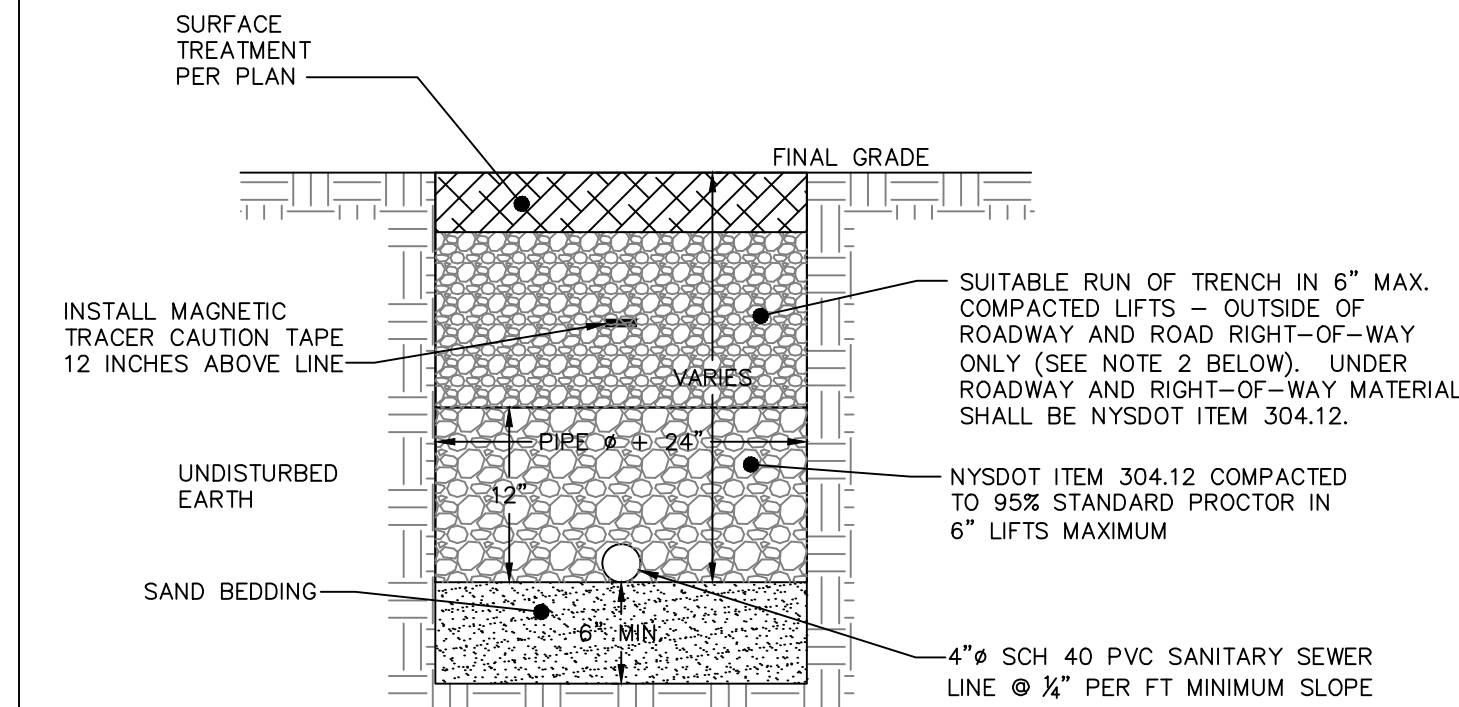
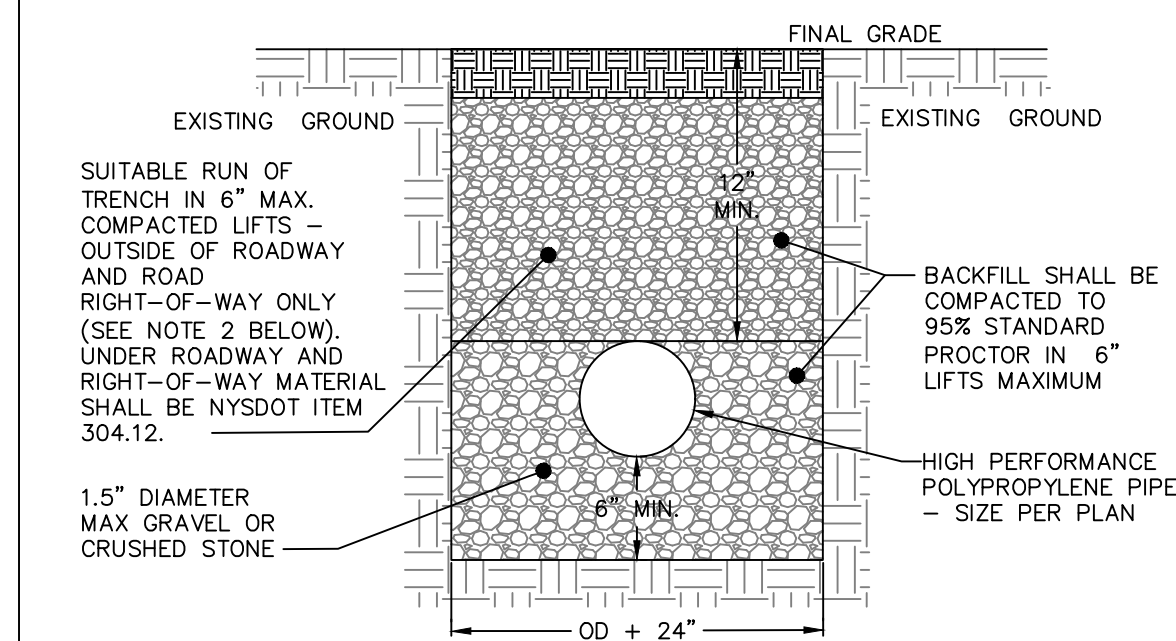


PAVED DRIVEWAY SECTION DETAIL  
NOT TO SCALE



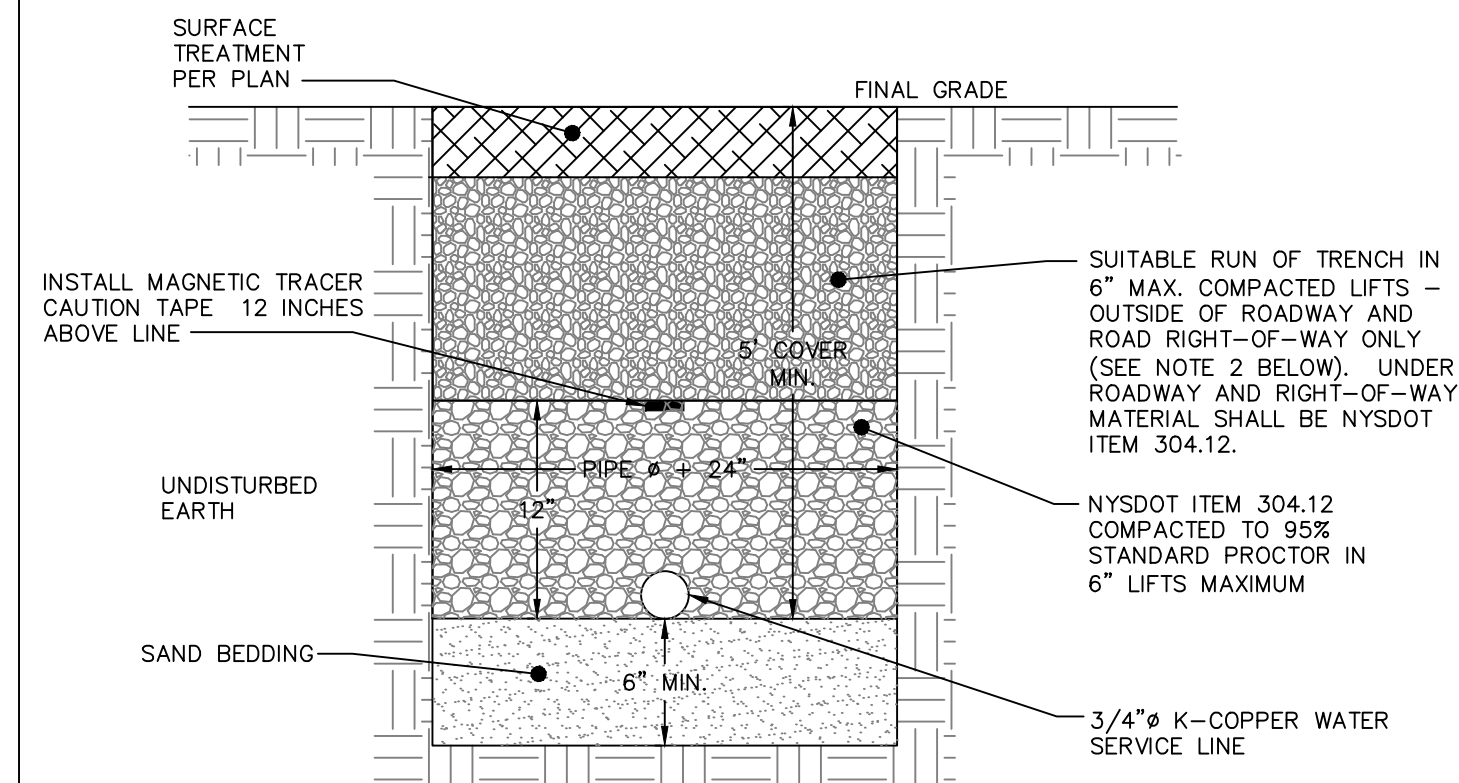
- NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
  2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER SERVICE TRENCH DETAIL  
NOT TO SCALE



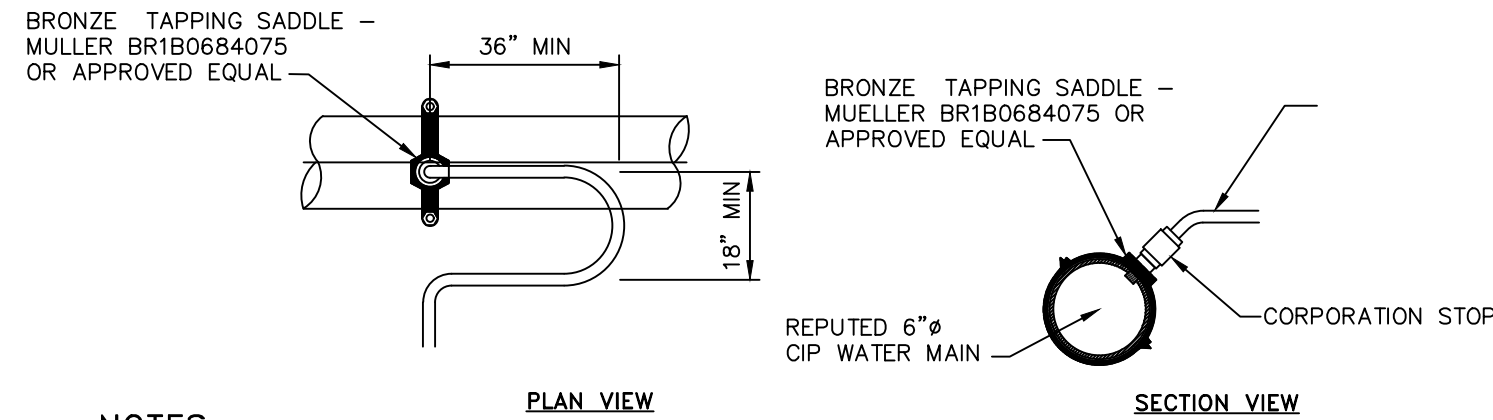
- NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH DETAIL  
NOT TO SCALE



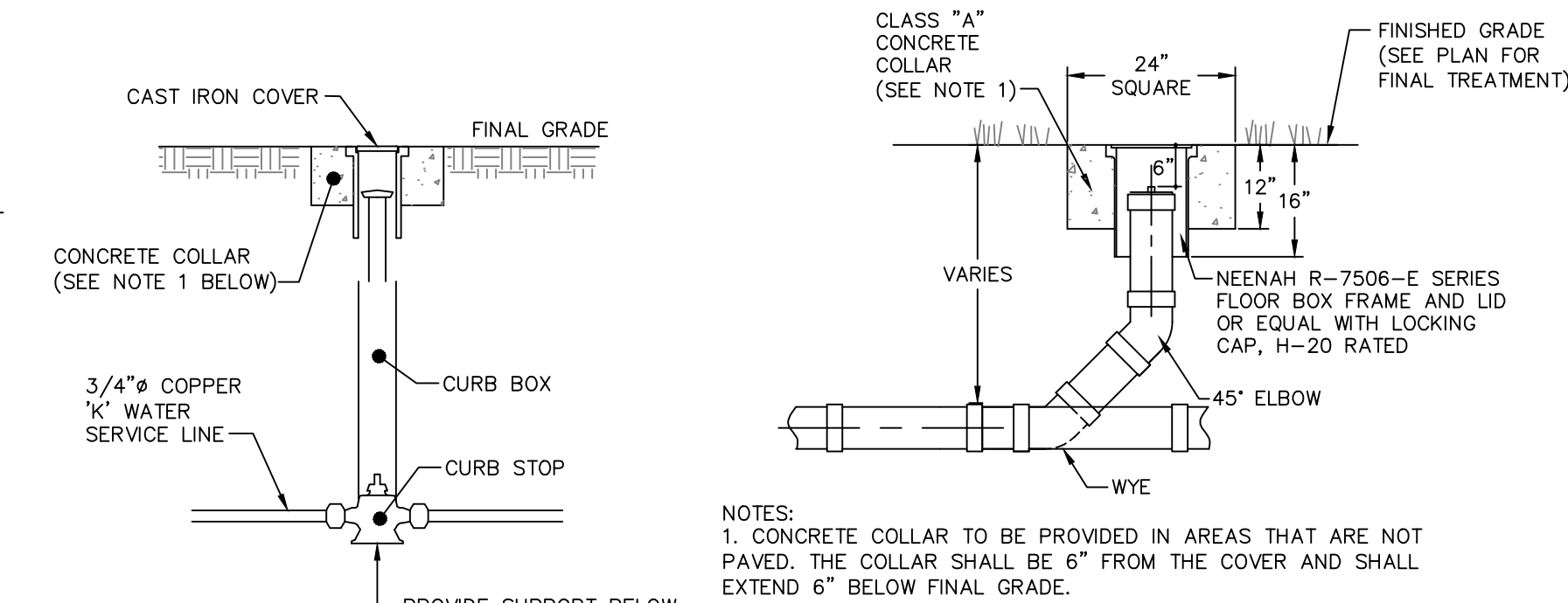
- NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
  2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLARGED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
  3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.
  4. IF WATER SERVICE AND SEWER SERVICE LINE CROSSINGS ARE NEEDED, PROVIDE 18" OF VERTICAL SEPARATION.

WATER SERVICE LINE TRENCH DETAIL  
NOT TO SCALE



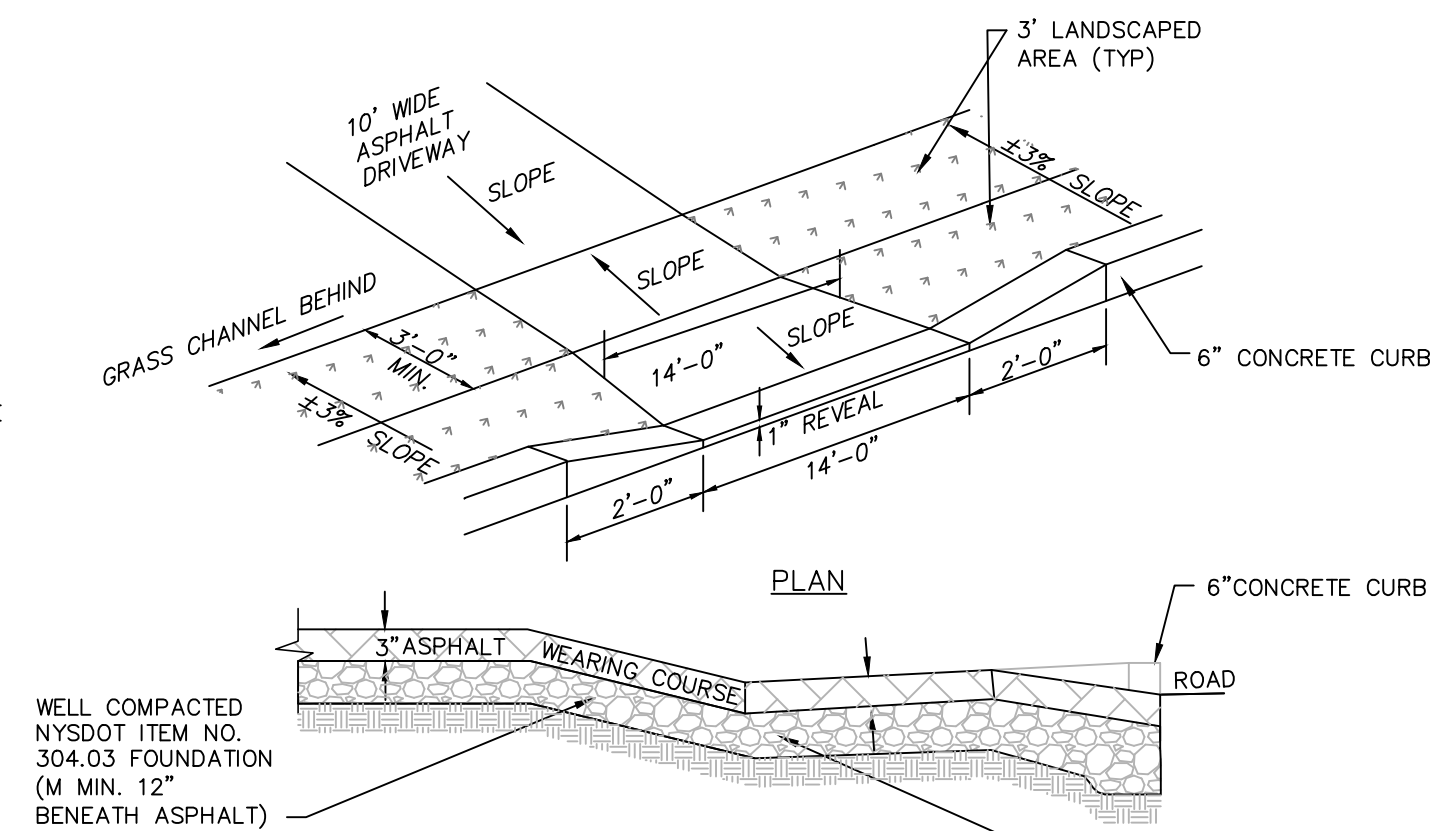
- NOTES:
1. A MINIMUM 5' COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL WATER MAIN DEPTH).
  2. CORPORATION STOP TO BE COMPRESSION TYPE BY MUELLER.
  3. WATER SERVICE LINE TO HAVE A 'GOOSENECK' NEAR CORPORATION STOP.
  4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF THE WATER MAIN AT AN ANGLE OF APPROXIMATELY 45° FROM HORIZONTAL.
  5. THE CONTRACTOR SHALL INSTALL A FULL BODIED STAINLESS STEEL TAPPING SLEEVE AT THE PROPOSED WATER SERVICE LOCATION.

WATER SERVICE CONNECTION DETAIL  
NOT TO SCALE



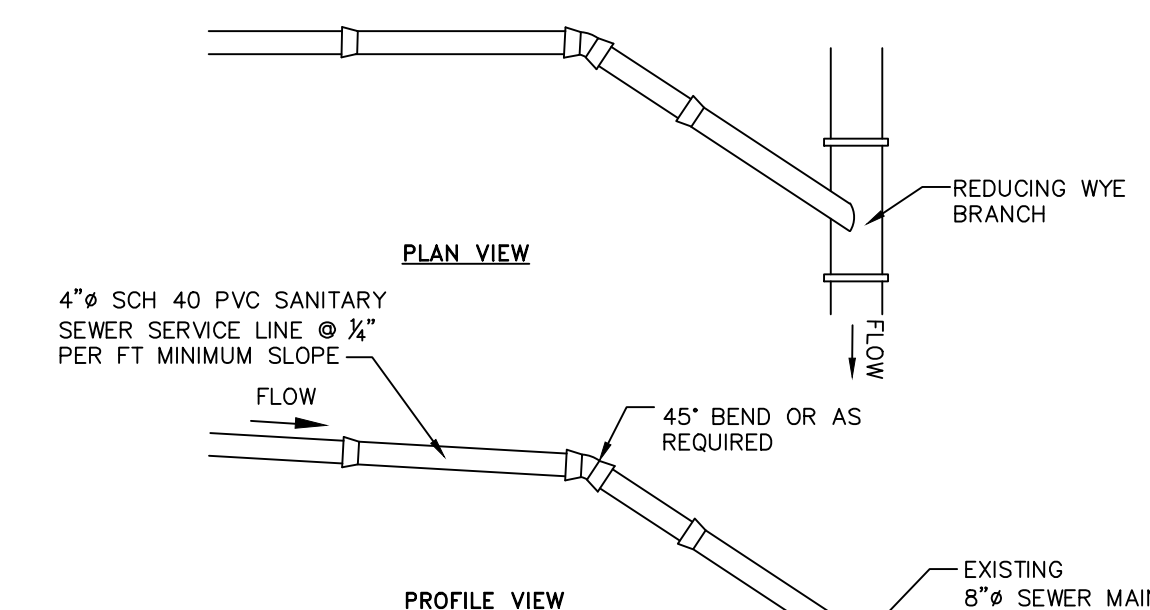
- NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
  2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
  3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

WATER SHUT-OFF VALVE DETAIL  
NOT TO SCALE



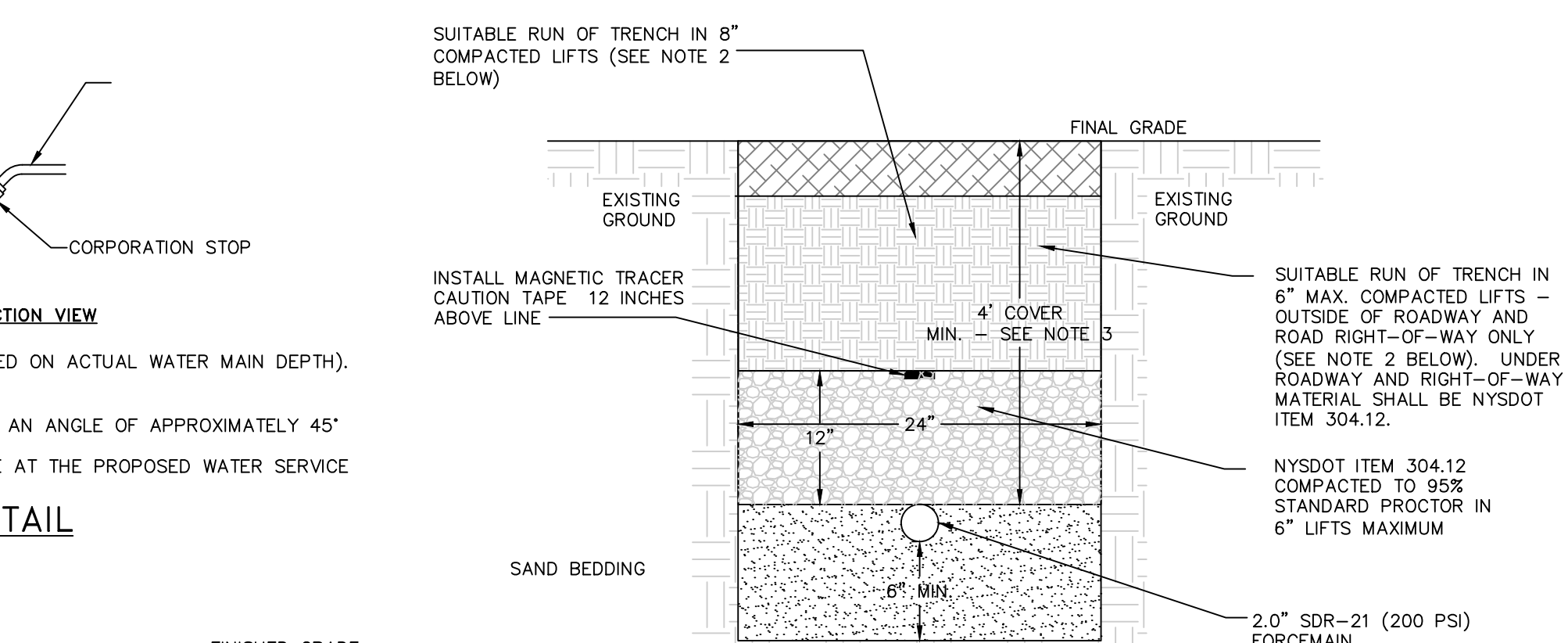
- NOTE:
1. RESEED AND STABILIZE GRASS AREAS AFTER ASPHALT INSTALLATION

DRIVEWAY ENTRANCE DETAIL  
NOT TO SCALE



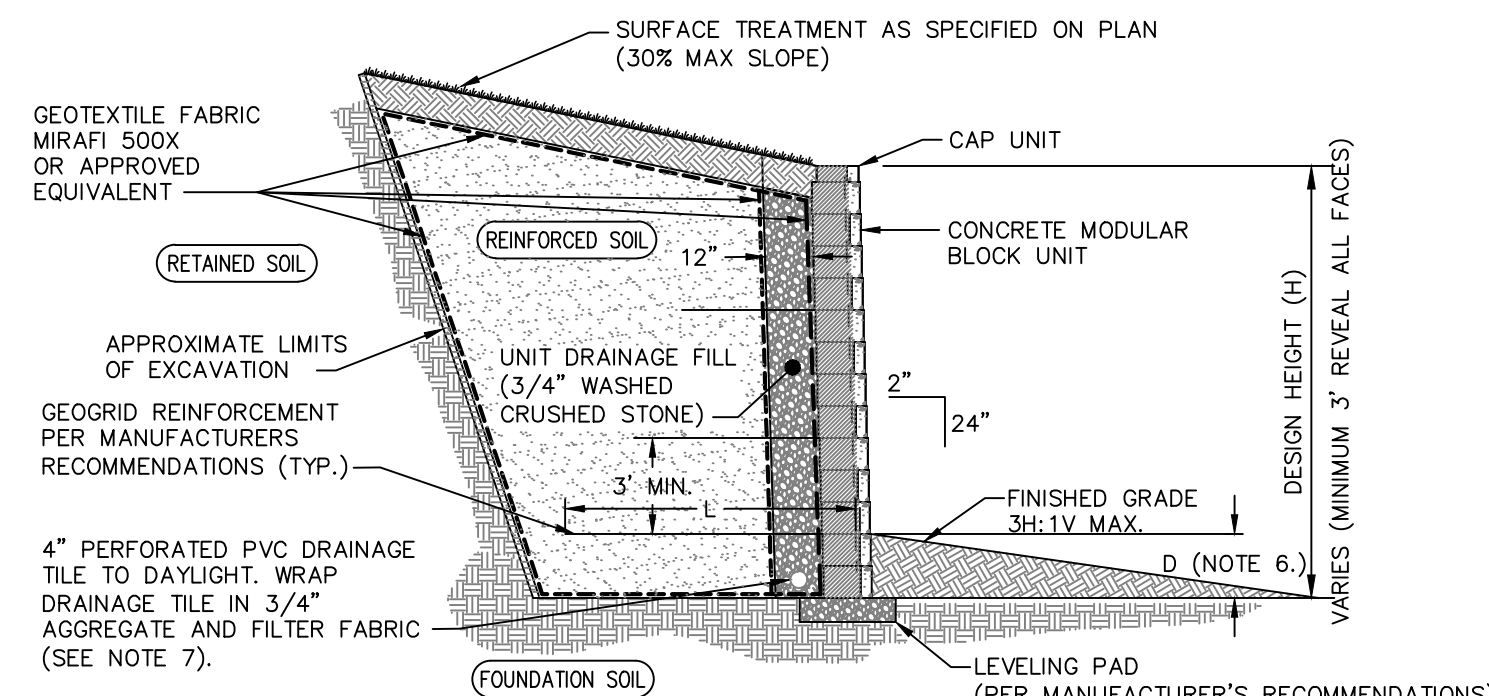
- NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
  2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
  3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE A 4" PREDCO HUB TAP SADDLE - MODEL #HTS4/E.

SANITARY SEWER SERVICE CONNECTION DETAIL  
NOT TO SCALE



- NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
  2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLARGED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
  3. FOR PORTIONS OF FORCE MAIN THAT DRAIN BACK TO PUMP CHAMBER, COVER DEPTH CAN BE LESS THAN 4'.

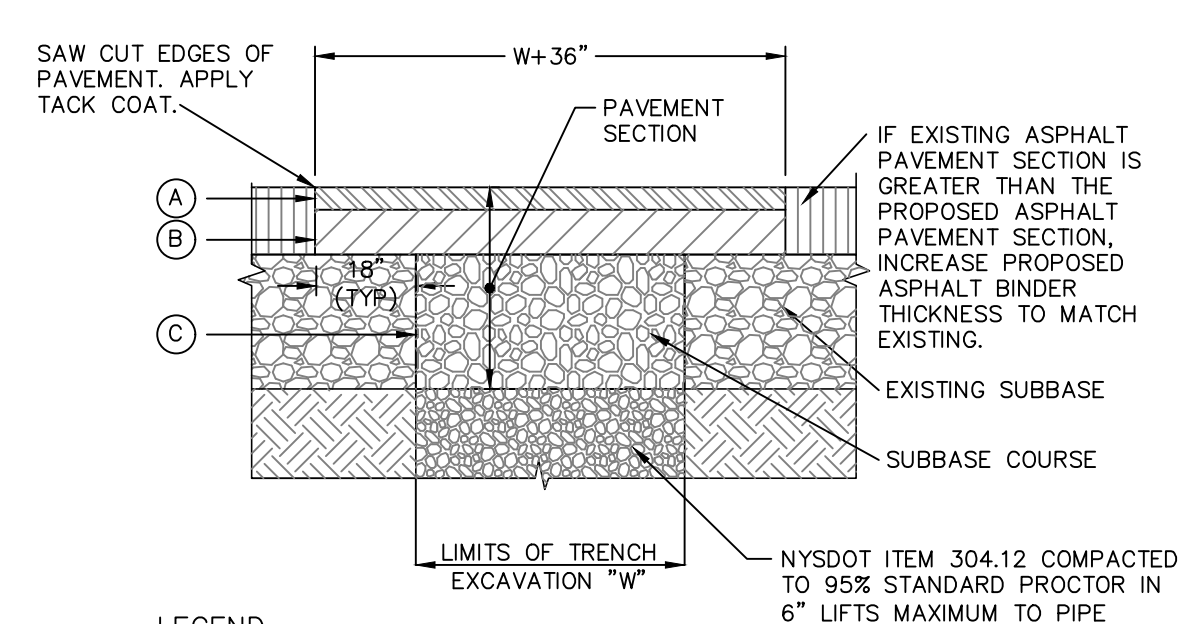
SEWER FORCEMAIN TRENCH DETAIL  
NOT TO SCALE



CONCRETE MODULAR RETAINING WALL DETAIL  
NOT TO SCALE

- NOTES:
1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
  2. THICKNESS - NOT LESS THAN SIX (6) INCHES.
  3. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
  4. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
  5. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
  6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
  7. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

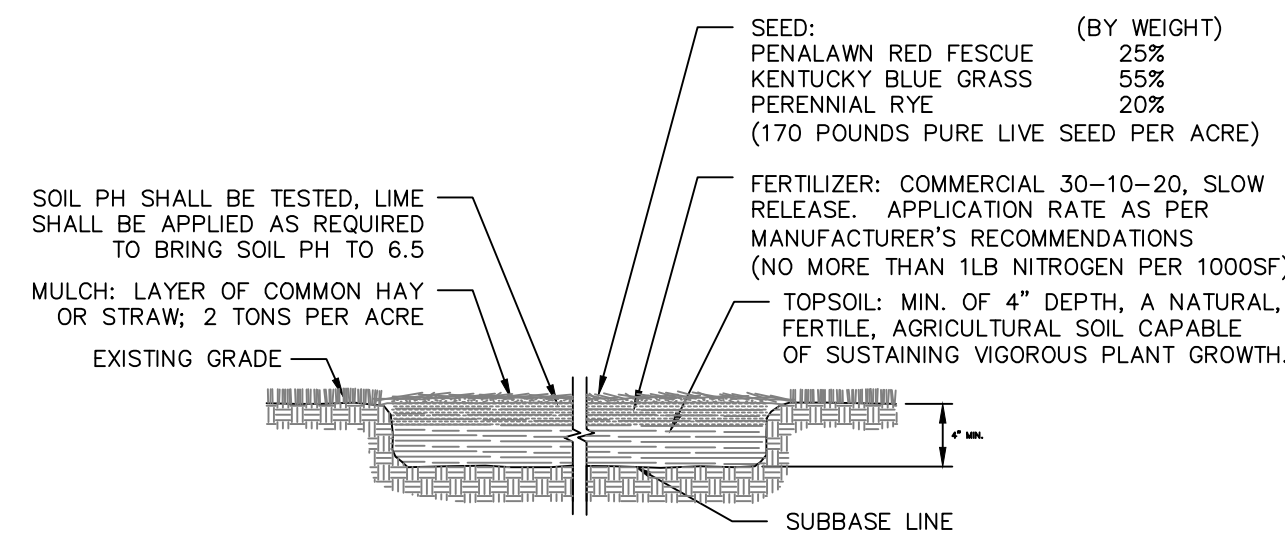
STABILIZED CONSTRUCTION ENTRANCE DETAIL  
NOT TO SCALE



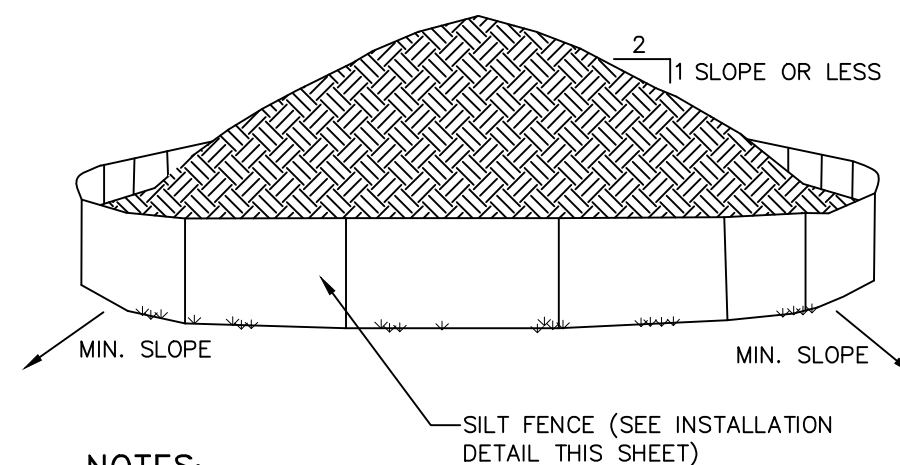
- LEGEND
- 1-1/2" ASPHALT CONCRETE TOP COURSE - NYSDOT TYPE 6F
  - 3.5" ASPHALT CONCRETE BINDER COURSE - NYSDOT TYPE 3
  - 10" GRANULAR SUBBASE COURSE - NYSDOT ITEM 304.12

- NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
  2. FURNISH, PLACE, AND COMPACT SUBBASE.
  3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
  4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

PAVEMENT RESTORATION DETAIL  
NOT TO SCALE



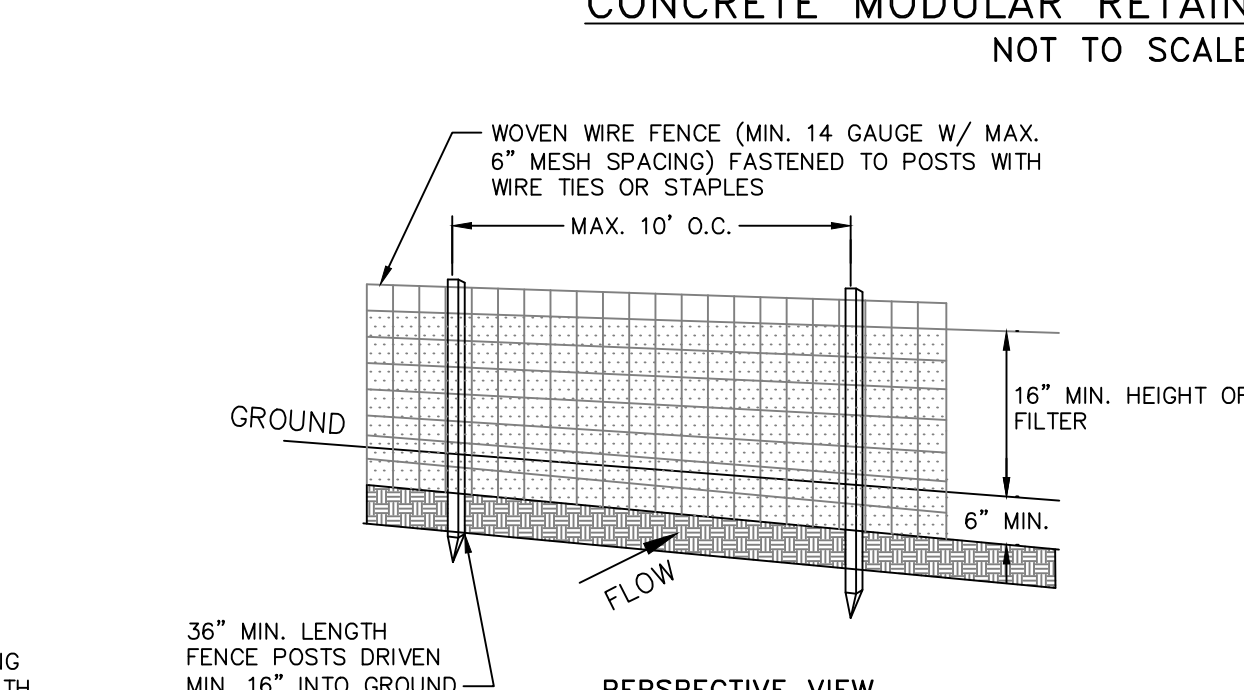
TOPSOIL SEED, FERTILIZER AND MULCH DETAIL  
NOT TO SCALE



- NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
  2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL  
NOT TO SCALE

- MODULAR RETAINING WALL NOTES:
1. MODULAR RETAINING WALL - MANUFACTURED BY WOODARD'S OR APPROVED EQUAL.
  2. GRID TYPE SHALL BE AS SPECIFIED BY THE MANUFACTURER.
  3. GRID SPACING AND LENGTH VARY BASED ON OVERALL WALL HEIGHT, SOIL AND LOADING CONDITIONS. WALLS OF LIMITED HEIGHT (I.E., 4' OR LESS) MAY NOT REQUIRE THE INSTALLATION OF GRID.
  4. LEVELING PAD DEPTH SHALL BE SPECIFIED BY THE MANUFACTURER BASED ON ENGINEERING DESIGN SPECIFIC FOR THE SITE.
  5. MANUFACTURER TO PROVIDE FINAL ENGINEERING CALCULATIONS AND DETAILS TO THE OWNER FOR REVIEW BY THE OWNER'S ENGINEER.
  6. D SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
  7. RELOCATE PERFORATED PIPE WITHIN STONE CROSS SECTION FOR STEPPED WALLS TO ACHIEVE CONTINUOUS FLOW TOWARD DISCHARGE POINT.
  8. SEE MANUFACTURER'S DETAILS AND INSTALLATION GUIDELINES FOR FURTHER REQUIREMENTS.



- NOTES:
1. REFER TO THE PLANS FOR TREES TO REMAIN. NOT ALL TREES TO REMAIN REQUIRE PROTECTION. TREE PROTECTION TO BE UTILIZED ON TREES WHERE CONSTRUCTION TRAFFIC WOULD COMPACT THE ROOT ZONE OF THE TREE.

TEMPORARY TREE PROTECTION DETAIL  
NOT TO SCALE

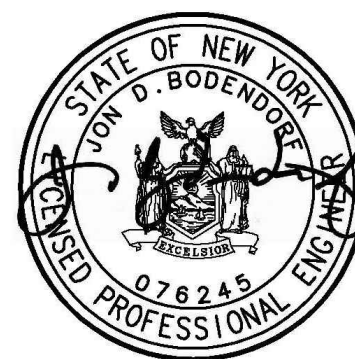
## CONSTRUCTION DETAILS 17 WILSON STREET

17 WILSON ST  
CITY OF BEACON  
DUTCHESS COUNTY, NEW YORK  
TAX ID: 6054-24-469931  
AS NOTED  
MAY 30, 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. KORHLER, P.E.  
NYS LICENSE NO. 082716

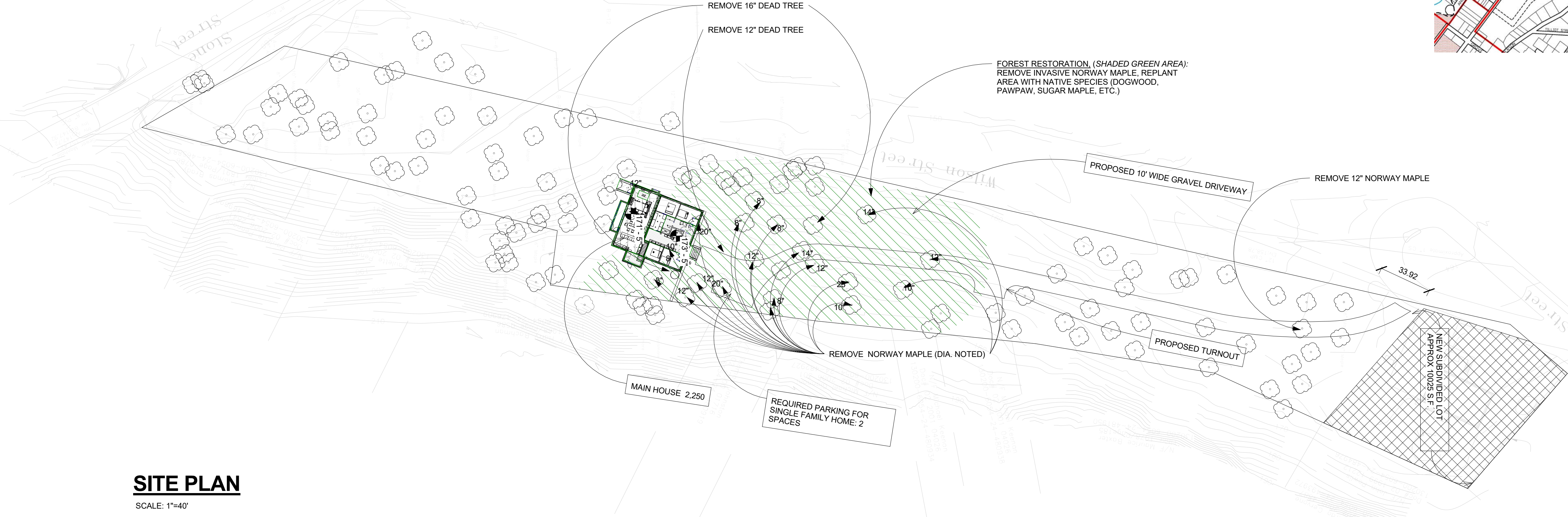
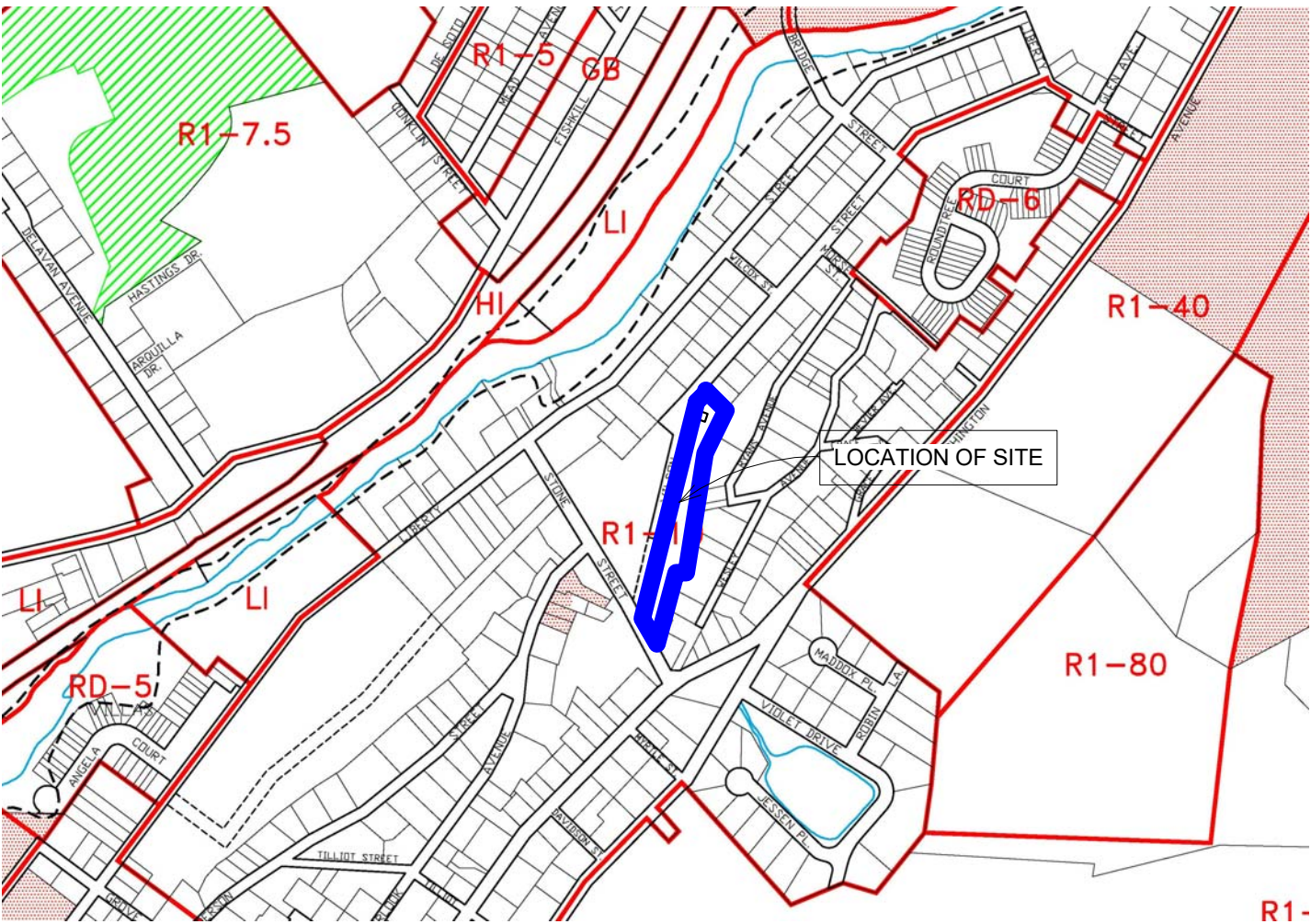
SHEET: 2 OF 6

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	JDB



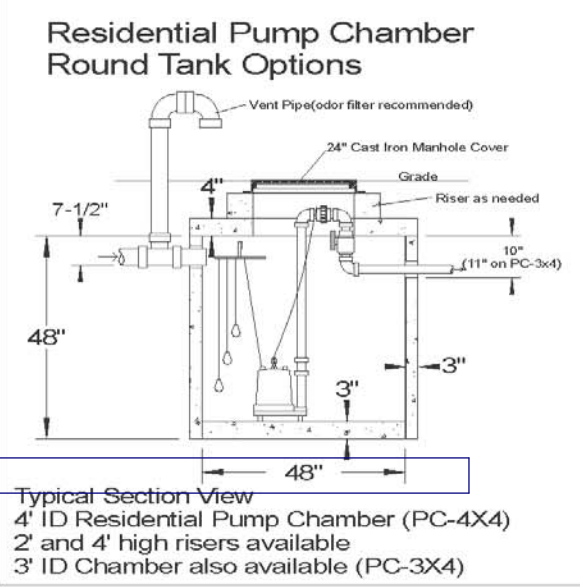
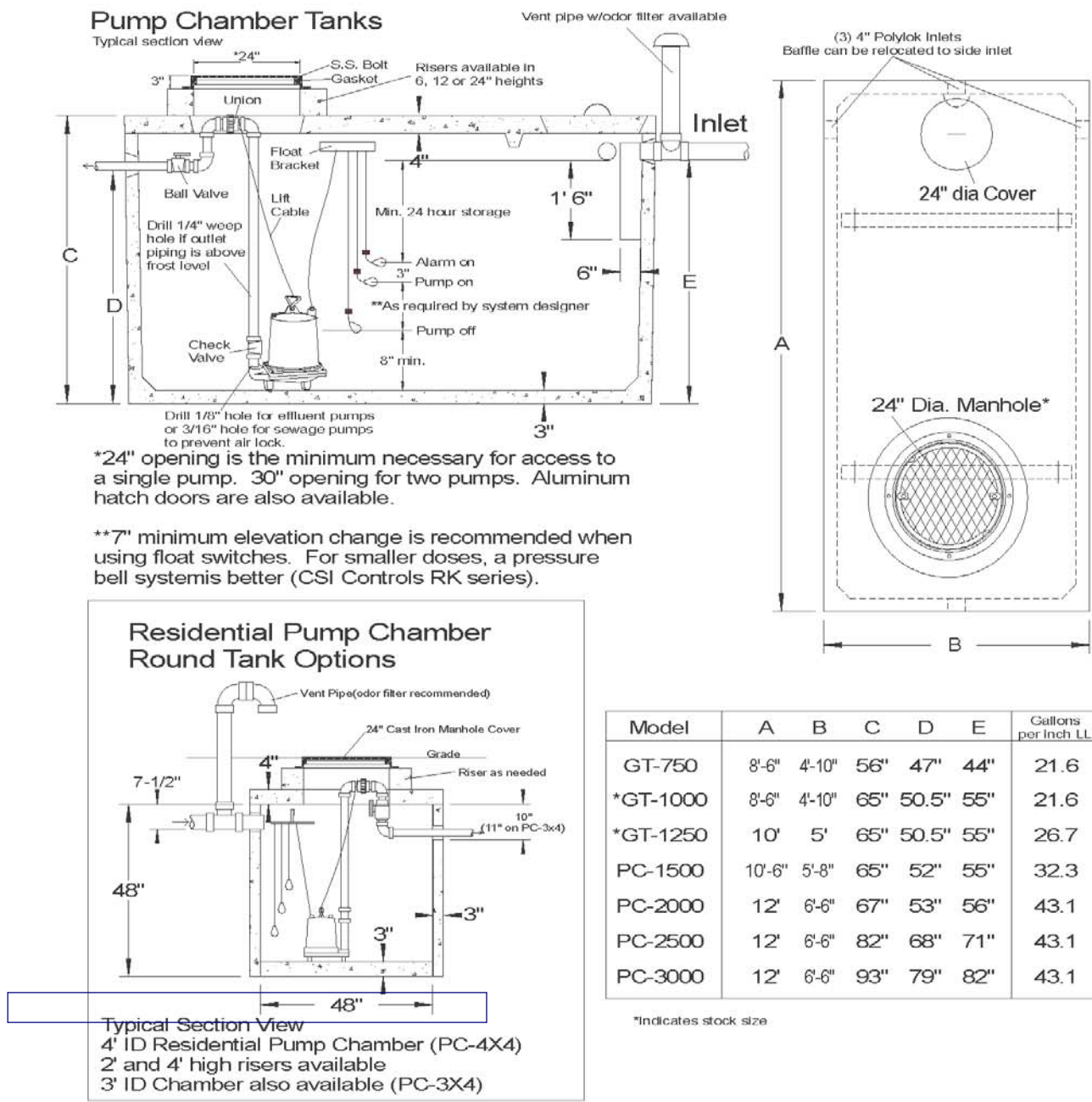
Zoning District	No building or premises shall be used and no building or part of a building shall be erected or altered, which is arranged, intended or designated to be used, in whole or in part, for any uses except the following. Any use not specifically listed shall be deemed to be prohibited. A use marked with an asterisk (*) is subject to the special permit approval procedure set forth in §§ 223-18 and 223-19 and shall conform to any additional requirements made in connection with such approval. All flood-prone areas shall be subject to additional standards as set forth in § 223-23.											Maximum Height (see also § 223-13) <sup>18</sup>		Maximum Building Coverage		Maximum Number of Dwelling Units per Building	Refer Also to These Pertinent Sections	Zoning District	
	Permitted Principal Uses	Permitted Accessory Uses	Area	Lot Area per Dwelling Unit (square feet)	Width (feet)	Depth (feet)	Minimum Yard <sup>18</sup>			Minimum Distance Between Buildings on the Same Lot	Main Building		Minimum Height	Multi-family (percent)	All Other Uses (percent)				
							Front (feet)	Residential Uses			Stories	Feet							
								Minimum (feet)	Side <sup>b</sup>										
									Total of 2 (feet)										Rear <sup>b</sup> (feet)
R1-10 1-Family Residence District	4. Church or other place of worship, convent, rectory or religious institution.	4. Customary home occupation.	10,000 square feet	10,000	85	100	35	15	40	35	None			N.A.	25	1	§ 223-27, Conformance to performance standards required	R1-10	

PARKING CALCULATION	
Use	required spaces
RESIDENCE	2
TOTAL REQUIRED	2
TOTAL PROVIDED	5



SITE PLAN

SCALE: 1"=40'



Model	A	B	C	D	E	Galtons and BOLL
GT-750	8'-0"	4'-10"	56"	47"	44"	21.6
*GT-1000	8'-0"	4'-10"	65"	50.5"	55"	21.6
*GT-1250	10'	5'	65"	50.5"	55"	26.7
PC-1500	10'-6"	5'-8"	65"	52"	55"	32.3
PC-2000	12'	6'-8"	67"	53"	56"	43.1
PC-2500	12'	6'-8"	82"	68"	71"	43.1
PC-3000	12'	6'-8"	93"	79"	82"	43.1

**SPECIFICATIONS**

Concrete Min. Strength: 4,000 psi at 28 days  
Reinforcement: WWM & Rebar  
Air Entrainment: 6%  
Pipe Connection: Polylok Seal or Pipe Boots  
Volume: 3' ID = 53 gal/vf, 4' ID = 94 gal/vf  
Load Rating: 300 psf

PRECAST PUMP CHAMBERS  
RESIDENTIAL GRADE

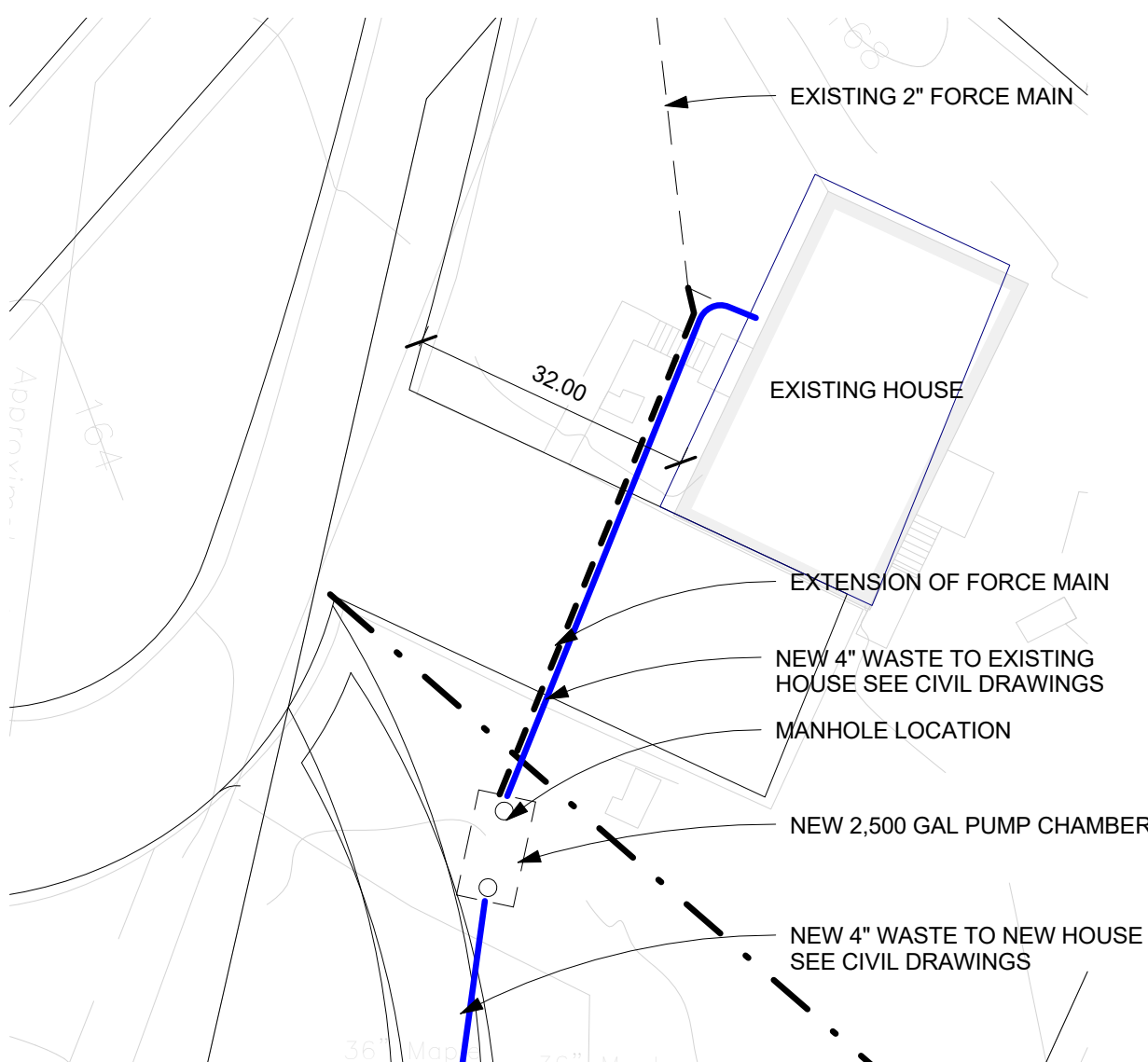
Woodard's Concrete Products, Inc.  
629 Lybolt Road, Bullville, NY 13015  
(845) 361-3471 / Fax: 361-1050

Page 5C 5/18/12

PUMP CHAMBER CUT

SCALE: 1"=40'

EXCAVATION OF ROCK NOT ANTICIPATED AT THIS TIME



PUMP CHAMBER CONNECTION DIAGRAM

SCALE: 1"=20'

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.

Berg + Moss Architects

BMA

BERG + MOSS ARCHITECTS PC  
THE BEACON BUILDING  
427 MAIN STREET No. 104  
BEACON, NY 12508  
T: 845 831 1318  
INFO@BERGMOSS.COM

STRUCTURAL ENGINEERS

MECHANICAL ENGINEERS

01	REVISIONS PER CONSULTANTS COMMENTS	8/25/17
NO.	REVISION/SUBMISSION NAME	DATE

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PRELIMINARY  
SUBDIVISION PLAN  
17 WILSON STREET

BEACON, NEW YORK 12508

DRAWING TITLE

SITE PLAN, SITE  
SECTION

DRAWING NO.

A100

SEAL & SIGNATURE



DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
DWG BY: \_\_\_\_\_  
CHK BY: \_\_\_\_\_

As indicated  
Author  
Checker

SHEET 3 OF 6



STRUCTURAL ENGINEERS

MECHANICAL ENGINEERS

01	REVISIONS PER CONSULTANTS COMMENTS	8/25/17
NO.	REVISION/SUBMISSION NAME	DATE


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## PRELIMINARY SUBDIVISION PLAN 17 WILSON STREET

BEACON, NEW YORK 12508

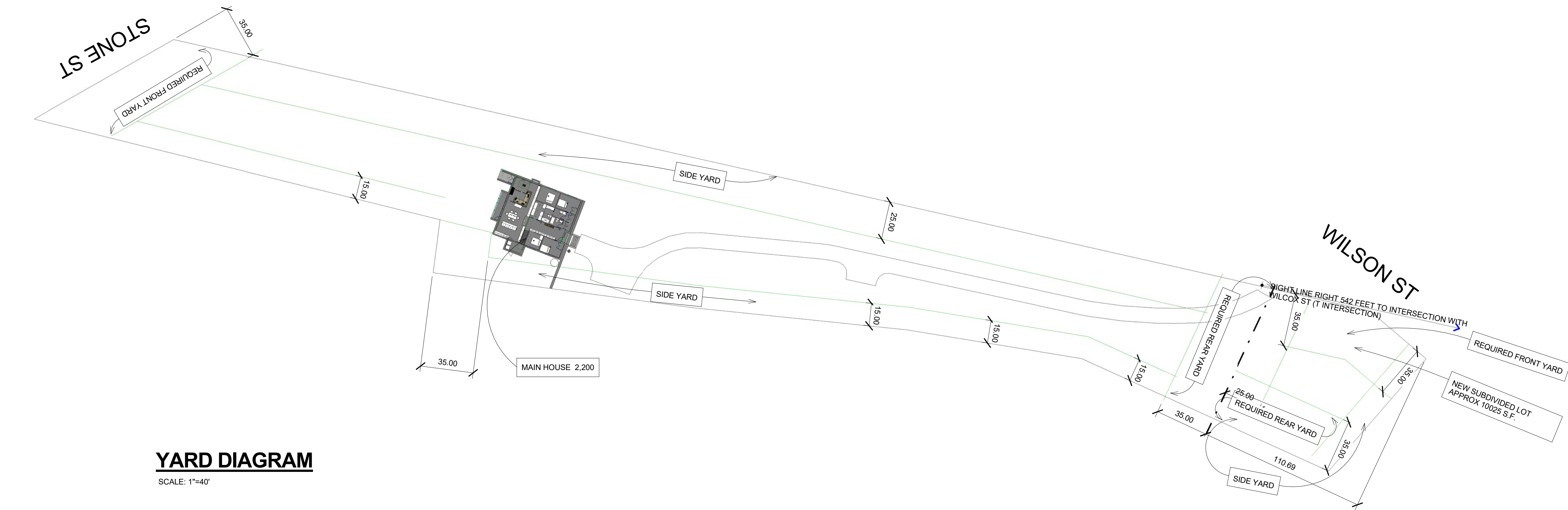
DRAWING TITLE  
YARD DIAGRAM, LOT  
AREA WIDTH  
DIAGRAM

DRAWING NO.  
A101

SEAL & SIGNATURE  


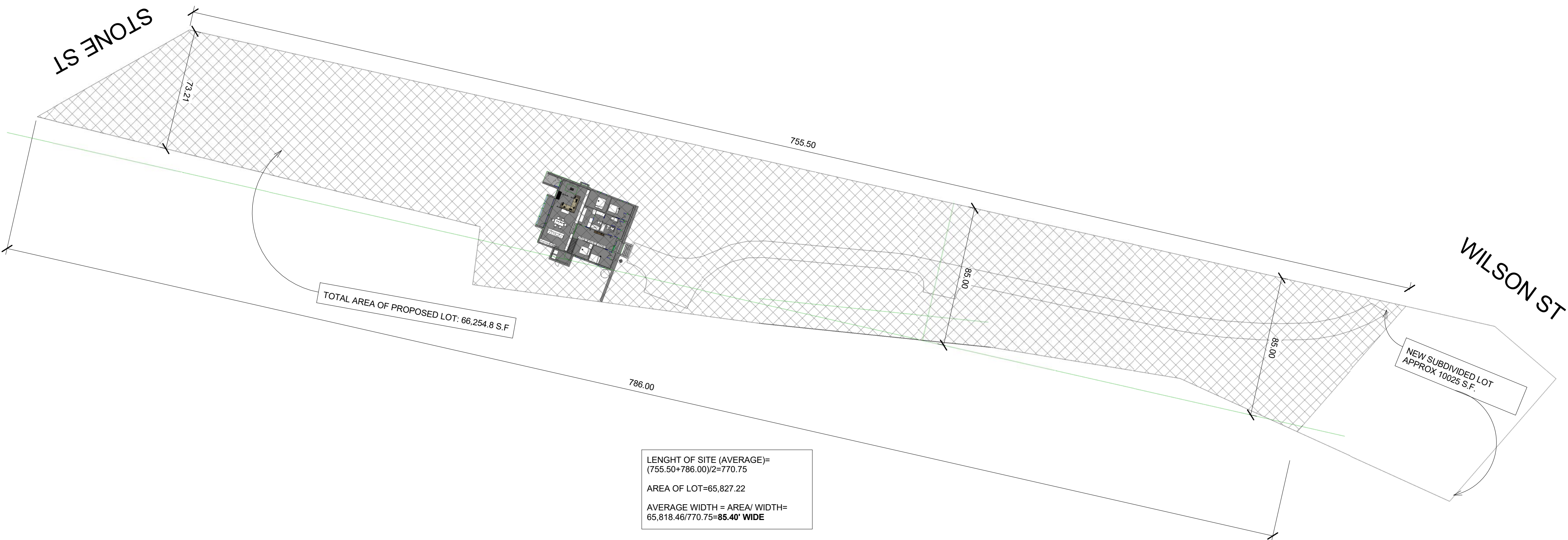
DATE: \_\_\_\_\_  
SCALE: 1" = 40'-0"  
DWG BY: \_\_\_\_\_ Author  
CHK BY: \_\_\_\_\_ Checker

SHEET 4 OF 6



### YARD DIAGRAM

SCALE: 1"=40'



### LOT WIDTH AREA DIAGRAM

SCALE: 1"=40'

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_

CHAIRMAN

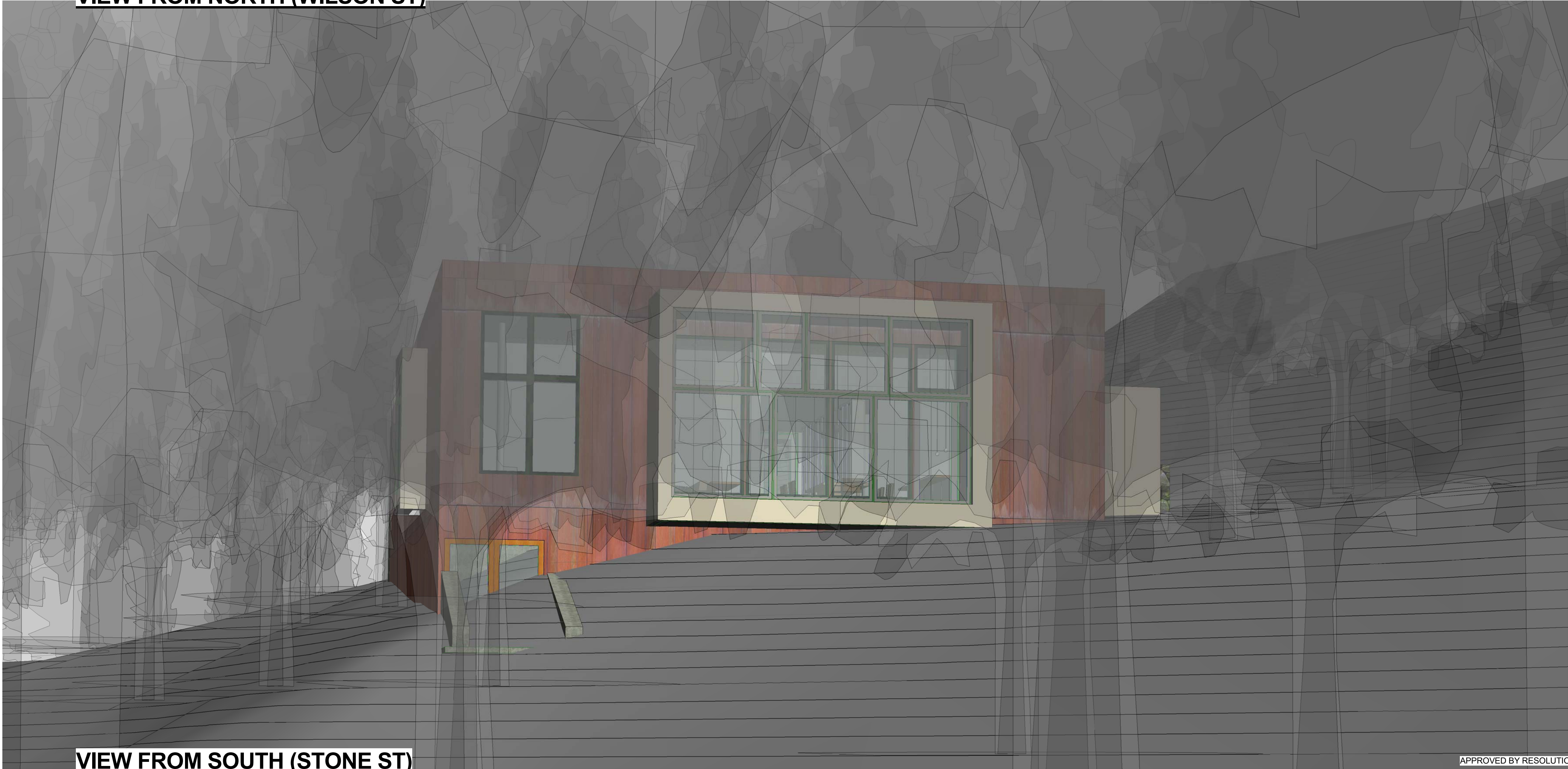
SECRETARY

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VIEW FROM NORTH (WILSON ST)



VIEW FROM SOUTH (STONE ST)

FOR INFORMATLIONAL PURPOSES TO ESTABLISH STREET FRONTAGE ON STONE 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

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Berg + Moss Architects

BMA

BERG + MOSS ARCHITECTS PC  
THE BEACON BUILDING  
427 MAIN STREET No. 104  
BEACON, NY 12508  
T: 845 831 1318  
INFO@BERGMOSS.COM

STRUCTURAL ENGINEERS

MECHANICAL ENGINEERS

NO.	REVISION/SUBMISSION NAME	DATE
01	REVISIONS PER CONSULTANTS COMMENTS	8/25/17

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PRELIMINARY  
SUBDIVISION PLAN  
17 WILSON STREET

BEACON, NEW YORK 12508

DRAWING TITLE

SITE VIEWS

DRAWING NO.

A102

SEAL & SIGNATURE

DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
DWG BY: \_\_\_\_\_  
CHK BY: \_\_\_\_\_

Author  
Checker

SHEET 5 OF 6

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## BEACON, NEW YORK 12508

A103

SHEET 6 OF 6

FOR INFORMATIONAL PURPOSES TO ESTABLISH STREET FRONTAGE ON STONE STREET