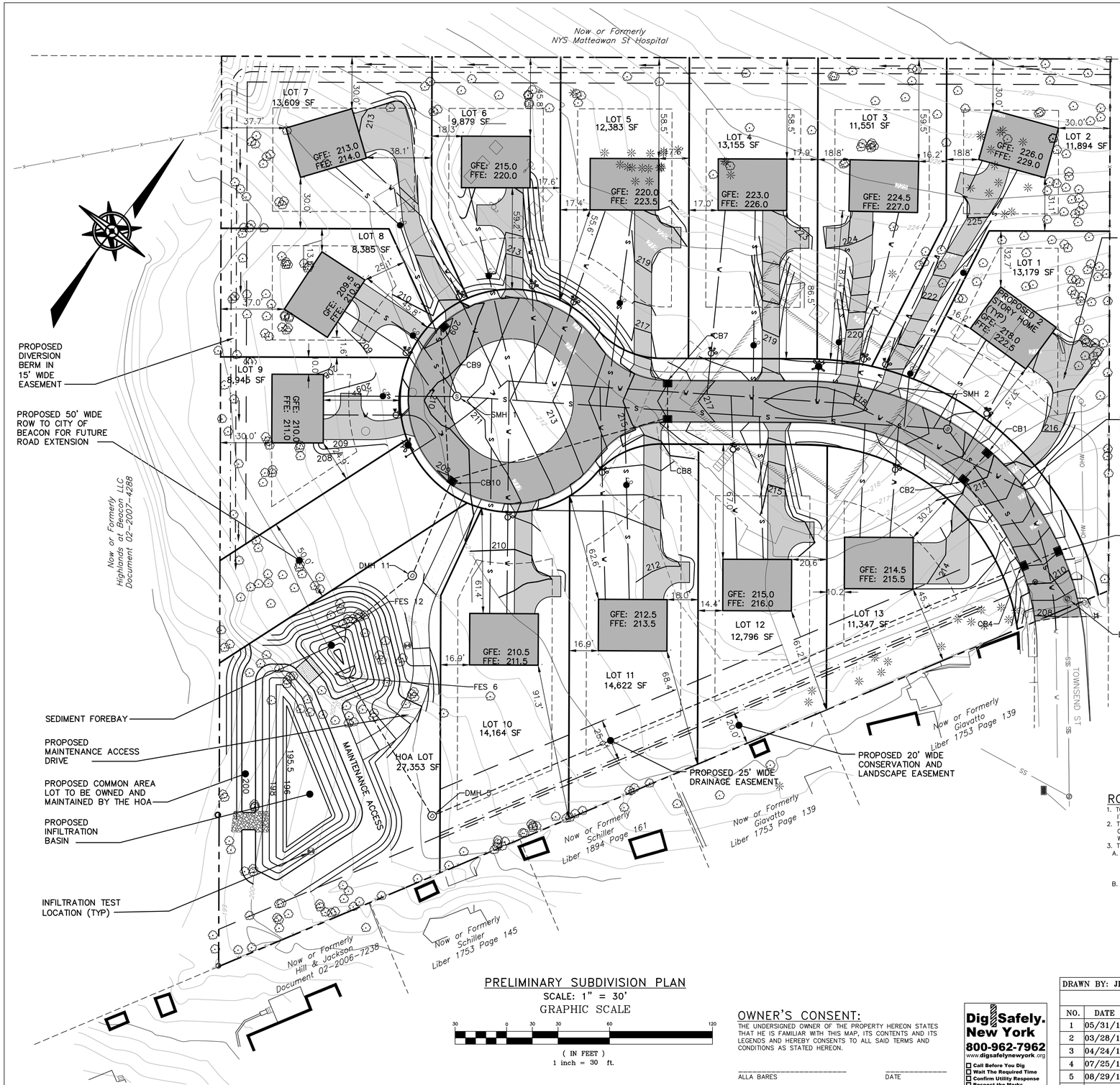


LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING ADJOINER LINE
- EXISTING TREE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SEWER MAIN
- PROPOSED SILT FENCE
- EXISTING OVERHEAD WIRE
- EXISTING FENCE
- EXISTING WATER MAIN
- EXISTING WATER SERVICE LINE
- PROPOSED DRAINAGE LINE
- PROPOSED WATER MAIN
- PROPOSED WATER SHUT-OFF VALVE
- PROPOSED HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED CATCH BASIN

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 LOTS SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
4. THE WATER SERVICE LINES AND METERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE WATER SERVICE LINES SHALL BE 1"ø K-COPPER.
6. THE SEWER SERVICE LINES SHALL BE 4"ø SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED).
7. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE EXTENTION OF THE PROPOSED WATER AND SEWER MAINS TO SERVICE THE NEW LOTS. STREET CLOSURE FOR WATER AND SEWER CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
9. ROOF LEADER AND FOOTING DRAIN CONNECTIONS TO BE MINIMUM 4"ø PVC OR HDPE @ 0.5% MIN.
10. SUMP PUMPS TO BE PROVIDED FOR FOOTING DRAINS, IF NECESSARY. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.
11. A HOMEOWNER'S ASSOCIATION (HOA) WILL BE FORMED AND WILL OWN AND MAINTAIN THE HOA LOT, INCLUDING THE STORMWATER MANAGEMENT FACILITY AND ALL PIPES, SWALES AND STRUCTURES THAT CONVEY STORMWATER THROUGH THE SITE.
12. THE HOA WILL BE RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF THE PLANTED ISLAND WITHIN THE CUL-DE-SAC.

SCHEDULE OF REGULATIONS (R1-7.5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	ALL PROPOSED LOTS
LOT AREA:	7,500 SQUARE FEET MIN.	>7,500 SF
LOT WIDTH:	75 FEET MINIMUM	>75 FT
LOT DEPTH:	100 FEET MINIMUM	>100 FT
YARD SETBACKS (RESIDENTIAL USE):		
FRONT YARD:	30 FEET MINIMUM	>30 FT
SIDE YARD:	*10 FEET MINIMUM	>10 FT
SIDE YARD (TOTAL OF TWO):	20 FEET MINIMUM TOTAL	>20 FT
REAR YARD:	*30 FEET MINIMUM	>30 FT
BUILDING COVERAGE:	MAX 30%	<30%
DWELLING UNITS PER LOT:	MAX 1	1

* 5' MINIMUM FOR ACCESSORY BUILDINGS

ROAD WIDTH TRANSITION NOTES:

1. TOWNSEND ROAD IS APPROXIMATELY 29.5 FEET WIDE NEAR ITS CURRENT TERMINATION.
2. THE PROPOSED ROAD IS CLASSIFIED AS A LOCAL ROAD BY CITY OF BEACON STANDARDS AND IS THEREFORE 24 FEET WIDE.
3. THE TRANSITION TO 12-FOOT LANES IS AS FOLLOWS:
   A. STATION 0+00 O/S RIGHT 14.88' TO 0+91.37 O/S RIGHT 12.00' - REQUIRES REMOVAL OF EXISTING CURB AND PAVEMENT, AND NEW CURB TO TIE INTO START OF TRANSITION
   B. STATION ±0+38.48 O/S LEFT 14.73' (EDGE OF EXISTING DRIVEWAY - TO BE CONFIRMED BY CONTRACTOR) TO 1+28.46 O/S LEFT 12.00' - GENERALLY FOLLOWS THE EXISTING EDGE OF PAVEMENT TO THE PROPERTY LINE

PRELIMINARY SUBDIVISION PLAN
SCALE: 1" = 30'
GRAPHIC SCALE

30 0 30 30 60 120
(IN FEET)
1 inch = 30 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.

ALLA BARES _____ DATE _____

Dig Safely. New York
800-962-7962
www.digsafelynewyork.org
- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect the Marks
- Dig With Care

DRAWN BY: JDB	CHECKED BY: MAB	JOB NO.: 2015:025	
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/31/16	PER PLANNING BOARD COMMENTS	CMB
2	03/28/17	PER PLANNING BOARD COMMENTS	DGK
3	04/24/17	PER PLANNING BOARD COMMENTS	DGK
4	07/25/17	PER PLANNING BOARD COMMENTS	JDB
5	08/29/17	PER PLANNING BOARD COMMENTS	JDB
6	11/28/17	PER PLANNING BOARD COMMENTS	JDB

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.

PRELIMINARY SUBDIVISION PLAN
25 TOWNSEND STREET

25 TOWNSEND STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-03-383149
SCALE: 1" = 30'
DECEMBER 7, 2015

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