

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

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2023 12" MAPL LOT 1 SLSD RIGHT = 561 FEET ----Drop Inlet Rim: 94.85 Inv to Debris: 92.47 -0 Paved Over Manhole SMH + 95.2 Rim: 86.77 Paved Over —Drop Inlet Rim: 94.32 Inv to Debris: 91.36

PROJECT INFORMATION:

PARCEL OWNERS:	LORI JOSEPH BUILDERS INC. (6055–82–645105)		
	RINA SHUMAN (6055-82-656107)		
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508		
PARCEL LOCATION:	446 WASHINGTON AVE, BEACON NY, 12508		
TAX PARCEL IDS:	6055-82-656107 (±0.11AC) & 6055-82-645105 (±0.77AC)		
PARCEL AREA:	±.0.88 ACRES		
WATER SUPPLY:	MUNICIPAL		
SEWAGE DISPOSAL:	MUNICIPAL		

MAP REFERENCES:

1. EXISTING FEATURES AS SHOWN ON THIS SUBDIVISION PLAN PROVIDED BY MAPPING OBTAINED FROM TEC LAND SURVEYORS, PS, LLC.

LEGEND

	- EXISTING PROPERTY LINE
	- PROPOSED PROPERTY LIN
	- BUILDING SETBACK LINE
	- EXISTING ADJOINER LINE
230	- EXISTING MAJOR CONTOUR
232	- EXISTING MINOR CONTOUR
\mathcal{O}	EXISTING UTILITY POLE
70	- PROPOSED MAJOR CONTO
66	- PROPOSED MINOR CONTOL
+ 90.5	PROPOSED SPOT ELEVATIO
S	- EXISTING SEWER MAIN
S	- PROPOSED SEWER SERVIC
———— W ————— W ————	- EXISTING WATER MAIN
——— ws——— ws———	- PROPOSED WATER SERVICE
₩ So	PROPOSED WATER SHUT-
e	PROPOSED SEWER CLEAN
RL	- PROPOSED ROOF LEADER
	- PROPOSED FOOTING DRAIN
	EXISTING TREE
TBR	TO BE REMOVED

OPOSED PROPERTY LINE ILDING SETBACK LINE ISTING ADJOINER LINE ISTING MAJOR CONTOUR ISTING MINOR CONTOUR ISTING UTILITY POLE OPOSED MAJOR CONTOUR OPOSED MINOR CONTOUR OPOSED SPOT ELEVATION ISTING SEWER MAIN OPOSED SEWER SERVICE LINE ISTING WATER MAIN OPOSED WATER SERVICE LINE OPOSED WATER SHUT-OFF VALVE OPOSED SEWER CLEAN OUT OPOSED ROOF LEADER OPOSED FOOTING DRAIN ISTING TREE BE REMOVED

SURVEY NOTES:

1. SEE SHEET 1 FOR METES AND BOUNDS FOR EXISTING AND PROPOSED PROPERTY LINES.

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 3/4"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 4" PER FOOT SHALL BE

MAINTAINED). 7. 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. 8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.

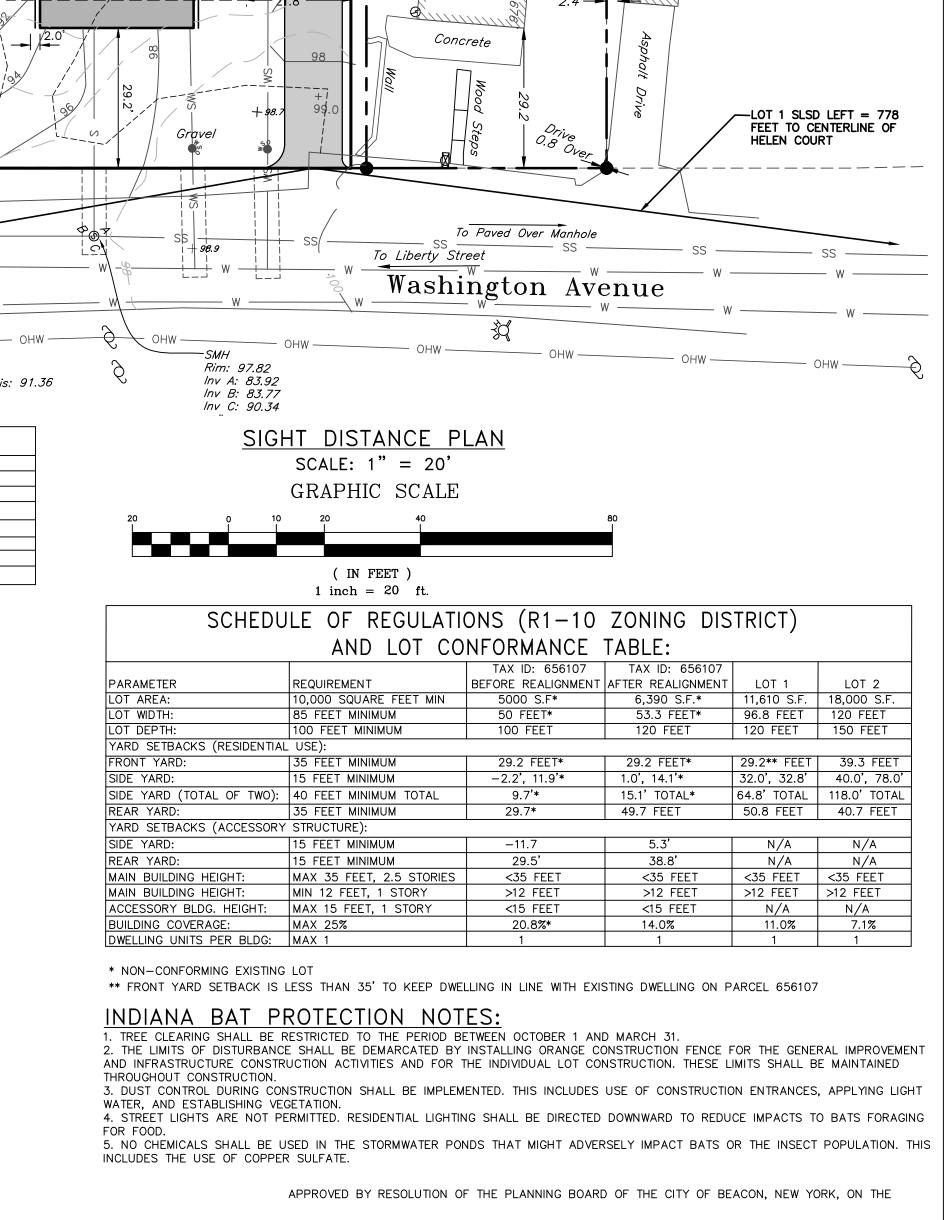
9. ROOF LEADER CONNECTIONS TO BE MINIMUM 4" PVC OR HDPE @ 2.0% MIN. 10. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAIN, IF NECESSARY. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT. 11. THE REQUIRED SIGHT DISTANCE SHALL MEET OR EXCEED 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 OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT. THE MEASURED SIGHT DISTANCE IS AS FOLLOWS: LOT 1: SLSD RIGHT = $\pm 561'$ FEET

SLSD LEFT = ± 778 FEET (TO INTERSECTION WITH HELEN COURT) STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE IN EXCESS OF THE REQUIRED 200 FEET WHEN APPROACHING THE PROPOSED DRIVEWAY FROM THE LEFT AND RIGHT.

12. INSTALLATION AND DESIGN OF SANITARY SEWER LINE IS SUBJECT TO VERIFICATION OF THE CITY OF BEACON MUNICIPAL SEWER SYSTEM.

	DRAW	DRAWN BY: AG		
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Dia	N0.	DATE		
Dig Safely. New York	1	01/30/18	REV	
800-962-7962 www.digsafelynewyork.org				
Call Before You Dig Wait The Required Time Confirm Utility Response				
Respect the Marks Dig With Care				

AWN BY: AG		CHECKED BY: DGK JOB NO.: 201	17:038					
	REVISIONS:							
).	DATE	DESCRIPTION						
	01/30/18	REVISED LAYOUT PER UPDATED SURVEY	AG					



DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT,

____ CHAIRMAN

___ SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY

PRELIMINARY SUBDIVISION PLAN

FAIRVIEW SUBDIVISION

AS APPROVED, SHALL VOID THIS APPROVAL.

RESPECTIVELY MAY SIGN IN THIS PLACE.

SIGNED THIS ______ DAY OF _____, 20____, BY

446 WASHINGTON AVE CITY OF BEACON DUTCHESS COUNTY, NEW YORK TAX ID: 6055-82-656107 & 645105 SCALE: 1'' = 20'**DECEMBER 26, 2017**



HUDSON LAND DESIGN



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

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

SHEET: 2 OF 4