LEGEND

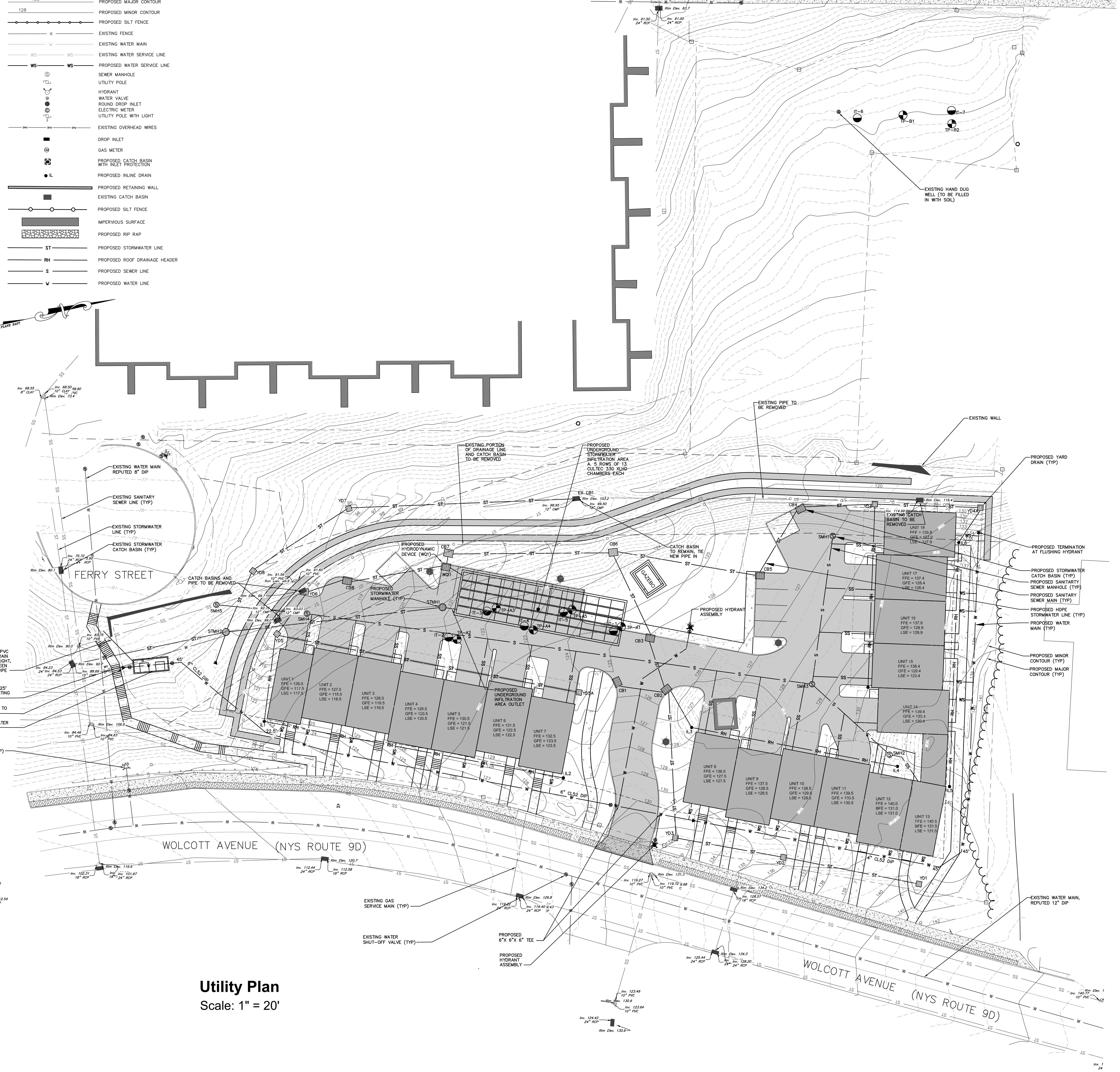
- EXISTING PROPERTY LINE
- EXISTING ADJOINER LINE
- EXISTING TREE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SILT FENCE
- EXISTING FENCE
- EXISTING WATER MAIN
- EXISTING WATER SERVICE LINE
- PROPOSED WATER SERVICE LINE
- SEWER MANHOLE
- UTILITY POLE
- HYDRANT
- WATER VALVE
- ROUND DROP INLET
- ELECTRIC METER
- UTILITY POLE WITH LIGHT
- EXISTING OVERHEAD WIRES
- DROP INLET
- GAS METER
- PROPOSED CATCH BASIN WITH INLET PROTECTION
- PROPOSED INLINE DRAIN
- PROPOSED RETAINING WALL
- EXISTING CATCH BASIN
- PROPOSED SILT FENCE
- IMPERVIOUS SURFACE
- PROPOSED RIP RAP
- PROPOSED STORMWATER LINE
- PROPOSED ROOF DRAINAGE HEADER
- PROPOSED SEWER LINE
- PROPOSED WATER LINE

WATER SERVICE NOTES:

1. WATER SERVICE LINES TO BE 3/4"ø COPPER K.
2. INDIVIDUAL WATER SERVICES TO BE EQUIPPED WITH PRESSURE REDUCING VALVES.

ROOF DRAINAGE NOTES:

1. FINAL DOWNSPOUT LOCATIONS TO BE DETERMINED BASED ON FINAL ARCHITECTURAL PLANS.
2. DOWNSPOUTS SHALL BE DIRECTED TO THE INLINE DRAIN, YARD DRAIN, CATCH BASIN AND ASSOCIATED PIPING SYSTEMS SURROUNDING THE BUILDINGS.



Utility Plan

Scale: 1" = 20'

EXISTING UNDERGROUND UTILITY NOTES:

1. 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.

GENERAL CONSTRUCTION NOTES:

1. 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.
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.
2. 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.
3. 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:

1. 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.

STORM SEWER STRUCTURE TABLE

STRUCTURE	STRUCTURE DETAILS
CB1	RIM = 125.40 SUMP = 121.10 CB1–CB2 INV OUT = 122.10
CB2	RIM = 125.35 SUMP = 120.60 CB1–CB2 INV IN = 121.70 YD3–CB2 INV IN = 121.70 IL3–CB2 INV IN = 122.30 CB2–CB3 INV OUT = 121.60
CB3	RIM = 125.50 SUMP = 120.20 CB2–CB3 INV IN = 121.30 CB3–CB6 INV OUT = 121.20
CB4	RIM = 126.00 SUMP = 122.00 YD4–CB4 INV IN = 123.10 CB4–CB5 INV OUT = 123.00
CB5	RIM = 125.90 SUMP = 121.40 CB4–CB5 INV IN = 122.50 CB5–CB6 INV OUT = 122.40
CB6	RIM = 123.50 SUMP = 119.40 CB5–CB6 INV IN = 120.50 CB3–CB6 INV IN = 120.50 CB6–CB7 INV OUT = 120.40
CB7	RIM = 121.08 SUMP = 117.00 CB6–CB7 INV IN = 118.10 CB7–WQI1 INV OUT = 118.00
CB8	RIM = 118.40 SUMP = 112.50 YD6–CB8 INV IN = 113.60 CB8–WQI1 INV OUT = 113.50
EX CB1	RIM = 103.16 SUMP = 97.90 Pipe – (40) INV IN = 99.50 EX CB1–YD7 INV OUT = 98.90 Pipe – (41) INV OUT = 98.95
EX CB2	RIM = 92.68 SUMP = 83.23 STMH2–EX CB2 INV IN = 84.75 Pipe – (37) INV IN = 84.53 Pipe – (39) INV IN = 88.69 Pipe – (38) INV OUT = 84.23

STORM SEWER STRUCTURE TABLE

STRUCTURE	STRUCTURE DETAILS
IL1	RIM = 122.94 SUMP = 120.30 IL2–IL1 INV IN = 121.40 IL1–YD5 INV OUT = 121.30
IL2	RIM = 128.94 SUMP = 125.60 IL2–IL1 INV OUT = 126.60
IL3	RIM = 127.66 SUMP = 124.00 IL4–IL3 INV IN = 125.10 IL3–CB2 INV OUT = 125.00
IL4	RIM = 130.40 SUMP = 127.00 IL4–IL3 INV OUT = 128.00
IL5	RIM = 140.30 SUMP = 136.60 IL5–IL6 INV OUT = 137.60
IL6	RIM = 135.50 SUMP = 125.53 IL5–IL6 INV IN = 133.10 IL6–YD4A INV OUT = 126.53
STMH1	RIM = 121.00 SUMP = 110.60 INF A OUT–STMH1 INV IN = 111.90 STMH1–STMH2 INV OUT = 111.60
STMH2	RIM = 102.29 SUMP = 84.35 YD8–STMH2 INV IN = 85.70 STMH1–STMH2 INV IN = 89.70 ES1–STMH2 INV IN = 97.10 STMH2–EX CB2 INV OUT = 85.35
WQI1	RIM = 120.50 SUMP = 111.80 CB7–WQI1 INV IN = 117.60 CB8–WQI1 INV IN = 112.90 WQI1–CULTEC INV OUT = 112.80
YD1	RIM = 139.80 SUMP = 135.00 YD1–YD2 INV OUT = 136.00

STORM SEWER STRUCTURE TABLE

STRUCTURE	STRUCTURE DETAILS
YD2	RIM = 135.90 SUMP = 131.90 YD1–YD2 INV IN = 133.00 YD2–YD3 INV OUT = 132.90
YD3	RIM = 131.99 SUMP = 127.70 YD2–YD3 INV IN = 128.80 YD3–CB2 INV OUT = 128.70
YD4	RIM = 127.05 SUMP = 122.60 YD4A–YD4 INV IN = 123.70 YD4–CB4 INV OUT = 123.60
YD4A	RIM = 129.00 SUMP = 123.30 IL6–YD4A INV IN = 124.90 YD4A–YD4 INV OUT = 124.30
YD5	RIM = 117.16 SUMP = 113.30 YD5A–YD5 INV IN = 114.55 IL1–YD5 INV IN = 114.80 YD5–YD6 INV OUT = 114.30
YD5A	RIM = 124.00 SUMP = 119.50 YD5A–YD5 INV OUT = 120.50
YD6	RIM = 117.20 SUMP = 112.90 YD5–YD6 INV IN = 114.00 YD6–CB8 INV OUT = 113.90
YD7	RIM = 94.50 SUMP = 90.50 EX CB1–YD7 INV IN = 91.60 YD7–YD8 INV OUT = 91.50
YD8	RIM = 88.88 SUMP = 84.90 YD7–YD8 INV IN = 86.00 YD8–STMH2 INV OUT = 85.90

STORM SEWER PIPE TABLE

PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
CB1–CB2	28 LF	15" ø CORR HDPE	1.42%
CB2–CB3	30 LF	15" ø CORR HDPE	0.99%
CB3–CB6	53 LF	15" ø CORR HDPE	1.33%
CB4–CB5	44 LF	15" ø CORR HDPE	1.14%
CB5–CB6	84 LF	15" ø CORR HDPE	2.27%
CB6–CB7	93 LF	15" ø CORR HDPE	2.48%
CB7–WQI1	8 LF	15" ø CORR HDPE	5.07%
CB8–WQI1	56 LF	15" ø CORR HDPE	1.07%
ES1–STMH2	17 LF	15" ø CORR HDPE	16.58%
EX CB1–YD7	128 LF	15" ø CORR HDPE	5.70%

STORM SEWER PIPE TABLE

PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
IL1–YD5	48 LF	8" ø CORR HDPE	13.66%
IL2–IL1	172 LF	8" ø CORR HDPE	3.03%
IL3–CB2	24 LF	8" ø CORR HDPE	11.31%
IL4–IL3	118 LF	8" ø CORR HDPE	2.46%
IL5–IL6	138 LF	8" ø CORR HDPE	3.27%
IL6–YD4A	22 LF	8" ø CORR HDPE	7.55%
INF A OUT–STMH1	8 LF	12" ø CORR HDPE	1.32%
STMH1–STMH2	124 LF	15" ø CORR HDPE	17.72%
STMH2–EX CB2	87 LF	18"ø CORR HDPE	0.69%
WQI1–CULTEC	11 LF	15" ø CORR HDPE	16.52%

STORM SEWER PIPE TABLE

PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
YD1–YD2	78 LF	15" ø CORR HDPE	3.85%
YD2–YD3	62 LF	15" ø CORR HDPE	6.64%
YD3–CB2	84 LF	15" ø CORR HDPE	8.36%
YD4–CB4	42 LF	15" ø CORR HDPE	1.19%
YD4A–YD4	57 LF	15" ø CORR HDPE	1.05%
YD5–YD6	29 LF	15" ø CORR HDPE	1.04%
YD5A–YD5	173 LF	12" ø CORR HDPE	3.44%
YD6–CB8	24 LF	15" ø CORR HDPE	1.24%
YD7–YD8	64 LF	15" ø CORR HDPE	8.54%
YD8–STMH2	38 LF	15" ø CORR HDPE	0.53%

SANITARY SEWER STRUCTURE TABLE

STRUCTURE	STRUCTURE DETAILS
EX SMH	RIM = 89.97 SMH5 TO EX SMH INV IN = 83.75 EX–SAN(1) INV IN = 83.75 EX SAN (2) INV IN = 83.75 EX SAN (3) INV OUT = 83.75
SMH1	RIM = 126.95 SMH1–SMH3 INV OUT = 121.20
SMH2	RIM = 130.31 UNIT 13 INV IN = 124.40 SMH2–SMH3 INV OUT = 124.30
SMH3	RIM = 128.54 SMH1–SMH3 INV IN = 120.30 SMH2–SMH3 INV IN = 120.30 SMH3–SMH4 INV OUT = 120.20
SMH4	RIM = 117.77 SMH3–SMH4 INV IN = 111.80 SMH4–SMH5 INV OUT = 97.57
SMH5	RIM = 92.53 SMH4–SMH5 INV IN = 87.30 SMH5 TO EX SMH INV OUT = 87.20

SANITARY SEWER PIPE TABLE

PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
SMH1–SMH3	84 LF	8" SDR–35 PVC	1.07%
SMH2–SMH3	59 LF	8" SDR–35 PVC	6.78%
SMH3–SMH4	287 LF	8" SDR–35 PVC	2.92%
SMH4–SMH5	51 LF	8" SDR–26 PVC	20.00%
SMH5 TO EX SMH	81 LF	8" SDR–35 PVC	4.26%

SANITARY SEWER SERVICE

PIPE	SIZE/MATERIAL	RAW INVERT
UNIT 1 SS	4" SDR–35 PVC	113.00'
UNIT 2 SS	4" SDR–35 PVC	114.00'
UNIT 3 SS	4" SDR–35 PVC	114.90'
UNIT 4 SS	4" SDR–35 PVC	115.70'
UNIT 5 SS	4" SDR–35 PVC	116.60'
UNIT 6 SS	4" SDR–35 PVC	117.50'
UNIT 7 SS	4" SDR–35 PVC	118.20'
UNIT 8 SS	4" SDR–35 PVC	122.00'
UNIT 9 SS	4" SDR–35 PVC	123.00'
UNIT 10 SS	4" SDR–35 PVC	124.00'
UNIT 11 SS	4" SDR–35 PVC	125.00'
UNIT 12 SS	4" SDR–35 PVC	126.00'
UNIT 13 SS	4" SDR–35 PVC	127.00'
UNIT 14 SS	4" SDR–35 PVC	125.00'
UNIT 15 SS	4" SDR–35 PVC	124.00'
UNIT 16 SS	4" SDR–35 PVC	123.50'
UNIT 17 SS	4" SDR–35 PVC	123.00'
UNIT 18 SS	4" SDR–35 PVC	122.50'

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.

STATE OF NEW YORK · DANIEL G. KOEHLER · 082716 · LICENSED PROFESSIONAL ENGINEER

SEAL

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

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	8/29/2017	PER PLANNING BOARD COMMENTS	DGK
2	9/26/2017	PER PLANNING BOARD COMMENTS	DGK
3	10/31/2017	REVISED RETAINING WALL	DGK
4	11/28/2017	REVISED STAIRWAY TO FERRY STREET	DGK
5	12/22/2017	REMOVED INTERNAL PATH AND POCKET PARK	DGK
6	01/30/2018	PER PLANNING BOARD COMMENTS	DGK

Utility Plan

Sheet 8 of 14

Owner:
River Ridge Views, LLC
445 Main Street
Beacon, NY 12508

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

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

Surveyor:
TEC Land Surveying, P.C.
15C Tioronda Avenue
Beacon, New York 12508

River Ridge Townhouses

Beacon, New York
Scale: As Noted
July 25, 2017