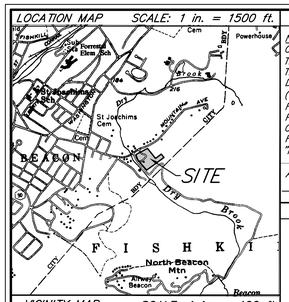
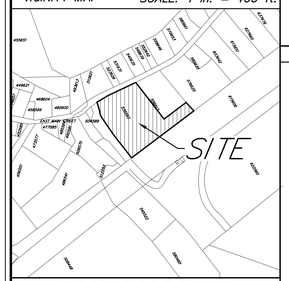
GEOGRAPHIC INDEX 41-29-52.7 -73-56-54.1

LOCATION MAP SCALE: 1 in. = 1500 ft.



VICINITY MAP SCALE: 1 in. = 400 ft.



HEALTH DEPARTMENT APPROVAL

This is to certify that the proposed arrangements for water supply and sewage disposal for PENELOPE HEDGES SUBDIVISION in the CITY OF BEACON were approved on in accordance with plans on file in the Office of the Dutchess County Department of Health. Consent is hereby given to the filing of the map on which this endorsement appears in the Office of the County Clerk of Dutchess County in accordance with the provisions of Article 11, Title 2 of the New York State Public Health Law and Article 17, Title 15 of the New York State Environmental Conservation Law, and Article 11 of the Dutchess County Sanitary Code.

Supervising Public Health Engineer

PLANNING BOARD APPROVAL

Approved by the Planning Board of the City of Beacon, Dutchess County, N.Y. by resolution dated
Subject to the requirements and conditions of said resolution. Any change, erasure, modification or revision to this Plot, as approved, shall void this approval.

Signed this ____ day of _____, 20___.

Chair of the Planning Board

NOTES

1. *Unauthorized alteration or addition to a document prepared by a licensed Land Surveyor or licensed Professional Engineer is a violation of Section 7209, Sub-Division 2 of the New York State Education Law.*
2. *The topographic data hereon was compiled photogrammetrically from digital aerial photographs, dated April 2003, with 2 inch pixels. The compilation scale was 1 inch to 550 feet.*
3. *The area, meridian, distances and coordinate values shown hereon refer to the New York Coordinate System, East Zone (NAD 83), expressed in feet. The distances shown on this map are grid distances. They have been scaled by a grid factor (scale factor x sea level factor) of 0.99989850. To obtain ground distances divide the distances on this map by the grid factor. To obtain ground area divide the area on this map by the square of the grid factor.*
4. *The vertical datum hereon is North American Vertical Datum of 1988 (NAVD 1988).*

REVISIONS

See Title	R01	Original Drawing.

LEGEND

Pole, Retaining wall, Wires, Sign, Evergreen Tree, Deciduous Tree, Bush, Hedges, Bushes, Treeline, Lamp (Single), Lamp (Double), Post, Sign, Underground Pipe, Contour line, Spotgrade

NOTICE TO OWNER

NOTICE: DEVELOPMENT WITHIN THIS SUBDIVISION COULD HAVE THE POTENTIAL TO DISTURB MORE THAN ONE (1) ACRE. IN THE EVENT THIS THRESHOLD IS REACHED, A NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) "NOTICE OF INTENT" (NOI) MUST BE FILED NOT LESS THAN FIVE (5) BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF IT IS REQUIRED, IT IS THE RESPONSIBILITY OF THE OWNER TO FILE THE "NOTICE OF INTENT" WITH THE NYSDEC.

ANTICIPATED LIMIT OF DISTURBANCE 1.77 ACRES

COMMISSIONER OF FINANCE CERTIFICATION

The Commissioner of Finance hereby certifies that all Town, County and Village Real Property Taxes forwarded to this office for collection as of _____ have been paid for the parcel or parcels described as:

Tax Map No(s). _____

Signed: _____
Commissioner of Finance

REALTY SUBDIVISION GENERAL NOTES

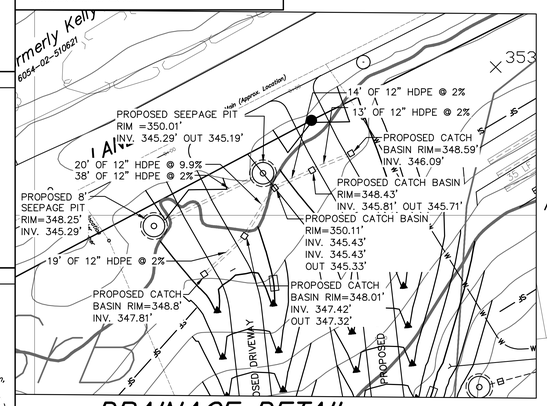
1. *The Dutchess County Department of Health requires a Construction Permit Application be submitted for approval for each individual subsurface sewage treatment system (SSTS) prior to the issuance of building permits by the local municipality.*
2. *All individual water supplies shall be from the public water supply.*
3. *All proposed water service lines are to be 3/4" type K copper lines.*
4. *If the house is closer than 100' from the road, the meter can be installed in the residence. If it's greater than 100' a water meter pit will be required by the curb stop.*
5. *The Dutchess County Department of Health approval is based on locations of SSTS, wells, house and driveway locations being maintained as shown. All modifications to have prior Dutchess County Department of Health approval.*
6. *Unauthorized modifications made to this drawing after the date of Dutchess County Health Department approval voids said approval.*
7. *No cut or fill is permitted in the SSTS area, except if so specified on the approved plan.*
8. *All stone walls in and within 10 feet of the SSTS area shall be removed to their entire depth and the resulting void replaced with similar on site soil.*
9. *Purchasers of lots to be furnished with a true copy of this plan as approved by the Dutchess County Department of Health together with a copy of the Certificate of Approval.*
10. *The conditions noted on the Dutchess County Department of Health Certificate of Approval are an integral part of this subdivision approval and compliance is required.*
11. *The areas delineated for primary and reserve SSTS areas are to be physically marked on the ground and no earth moving or construction equipment, building equipment or excavated earth is to be allowed in these areas except as required for construction of the system.*
12. *It is the intention of this plan that wells are to be a minimum of 100 feet from absorption trenches, except when a well is downhill and in direct line of drainage with the SSTS, then the minimum distance shall be 200 feet.*
13. *Flow from all proposed dwellings to the SSTS areas to be by gravity except if so noted in the SSTS Schedule.*
14. *The SSTS designs do not provide for the installation of garbage grinders. Such installations require additional design and the approval of the Dutchess County Health Department.*
15. *Approval is herewith granted for a total of 2 lots only, namely lots ___1 and 2___ and these lots only.*

ADDITIONAL NOTES

16. *No cut is permitted within 10 feet of a sewage disposal area.*
17. *No absorption trench to be less than 100 feet from any lake, stream or water course.*
18. *All existing and/or proposed Subsurface Sewage Treatment Systems and Wells on neighboring properties within 200 feet of the proposed SSTS are shown on this Plot.*

ZONING TABLE

Lot No.	Area (SF) Required	Front YD (Ft) Required	Side YD (Ft) Required	Rear YD (Ft) Required	Lot Width Required	Lot Depth Required
	Provided	Provided	Provided	Provided	Provided	Provided
1	80,000	40	30/40	50	150	200
	136,677	>40	>30/>40	>50	>150	>200
2	80,000	40	30/40	50	150	200
	104,069	104.5	37.8/72.9	>50	158.4	>200



DRAINAGE DETAIL

SCALE 1 in. = 20 ft.

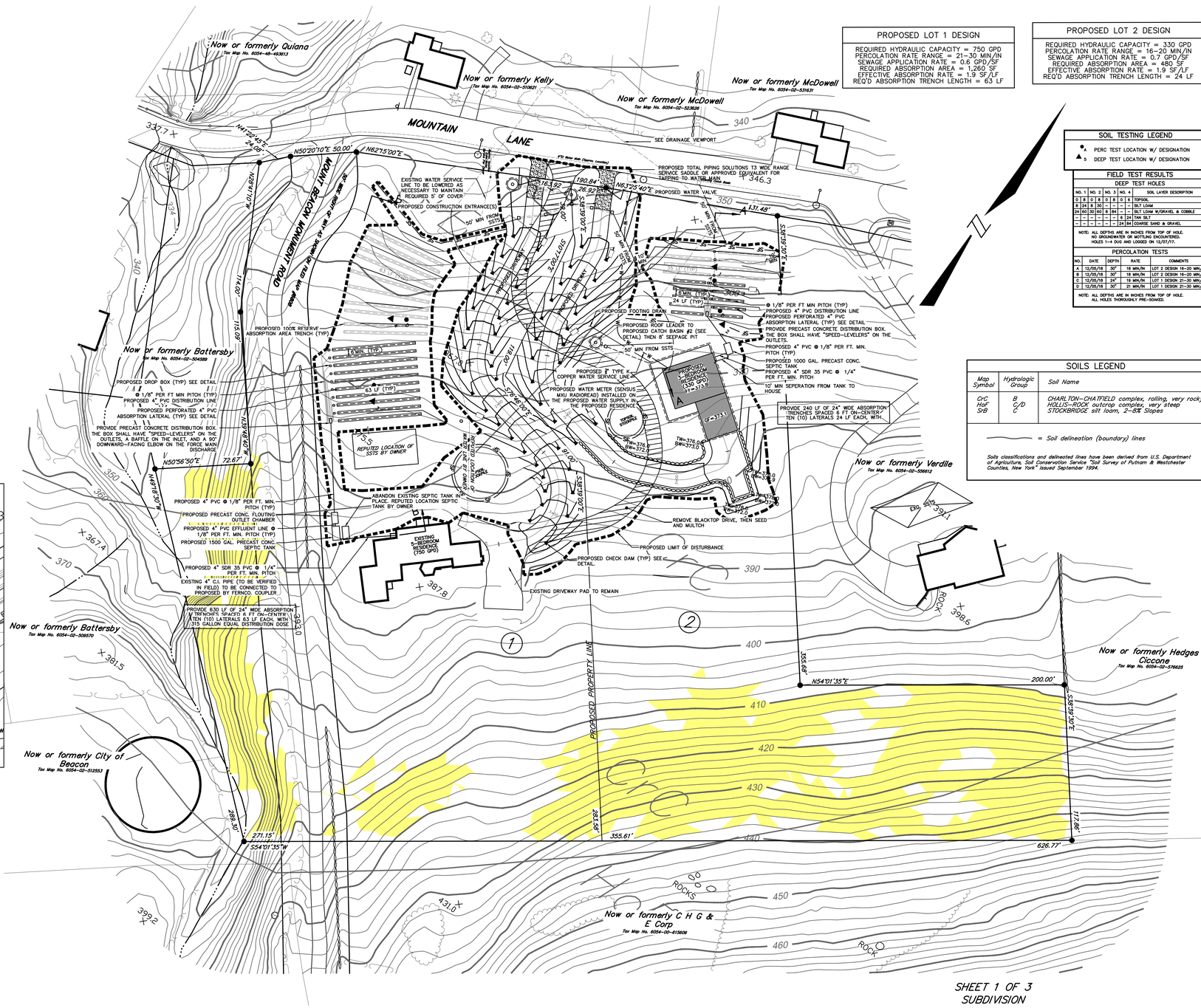
0 20 40 Feet

STANDARD NOTES FOR RESIDENTIAL PROJECTS

1. THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:
   - "APPENDIX 75-A, WASTE TREATMENT – INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE SANITARY CODE."
   - "WASTE TREATMENT HANDBOOK, INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE DEPARTMENT OF HEALTH."
   - "RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH."
   - "PLANNING THE SUBDIVISION AS PART OF THE TOTAL ENVIRONMENT, NEW YORK STATE DEPARTMENT OF HEALTH."
   - "NEW YORK STATE DEPARTMENT OF HEALTH AND DUTCHESS COUNTY DEPARTMENT OF HEALTH POLICIES, PROCEDURES AND STANDARDS."
   - "DUTCHESS COUNTY DEPARTMENT OF HEALTH SANITARY CODE, ARTICLE XI AND ARTICLE XIX."
   - "DUTCHESS COUNTY DEPARTMENT OF HEALTH CERTIFICATE OF APPROVAL LETTER."
2. THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND TREATMENT AND WATER SUPPLY FACILITIES; AND, AS A CONDITION OF THIS APPROVAL, A CONSTRUCTION INSPECTION BY A REPRESENTATIVE OF THE DUTCHESS COUNTY HEALTH DEPARTMENT SHALL BE DONE TO DETERMINE THAT CONSTRUCTION AT THE TIME OF INSPECTION WAS COMPLETED IN GENERAL CONFORMANCE WITH THE APPROVED PLANS AND ANY AMENDMENT THEREOF.
3. APPROVAL OF ANY PLAN(S) OR AMENDMENT THERETO SHALL BE VALID FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF APPROVAL. FOLLOWING THE EXPIRATION OF SAID APPROVAL, THE PLAN(S) SHALL BE RE-SUBMITTED TO THE COMMISSIONER OF HEALTH FOR CONSIDERATION FOR RE-APPROVAL. RE-SUBMISSION OR REVISED SUBMISSION OF PLANS AND/OR ASSOCIATED DOCUMENTS SHALL BE SUBJECT TO COMPLIANCE WITH THE TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES IN EFFECT AT THE TIME OF THE RE-SUBMISSION.
4. THE DUTCHESS COUNTY DEPARTMENT OF HEALTH SHALL BE CONTACTED PRIOR TO THE COMMENCEMENT OF THE HOME CONSTRUCTION AND/OR ISSUANCE OF A BUILDING PERMIT FOR A PRE-CONSTRUCTION INSPECTION 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.
5. ALL EXISTING WELLS AND SDS, OR THOSE APPROVED, WITHIN 200 FEET OF THE PROPOSED SDS ARE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE SDS.
6. ALL PROPOSED WATER SERVICE LINES ON THIS PLAN ARE ACCESSIBLE FOR INSTALLATION AND PLACEMENT.
7. THERE SHALL BE NO VEHICULAR TRAFFIC OVER THE SEWAGE DISPOSAL SYSTEM. PRIOR TO CONSTRUCTION, THE AREA OF THE SYSTEM SHALL BE STAKED OUT AND FENCED OFF.
8. SEWAGE DISPOSAL SYSTEMS SHALL NOT BE INSTALLED IN WET OR FROZEN SOIL.
9. ALL REQUIRED EROSION & SEDIMENT CONTROL AND STORMWATER POLLUTION PREVENTION, WATER QUALITY & QUANTITY CONTROL STRUCTURES, PERMANENT AND TEMPORARY, ARE SHOWN ON THE PLANS.

SLOPE LEGEND

- EXISTING SLOPES OF 0% TO 25%
- EXISTING SLOPES OF 25% OR GREATER


Now or formerly Quiana
Tax Map No. 6054-48-493813
Now or formerly Kelly
Tax Map No. 6054-02-510621
Now or formerly McDowell
Tax Map No. 6054-02-531631
Now or formerly McDowell
Tax Map No. 6054-02-523626
MOUNTAIN LANE
MONT BEACON MOUNTAIN ROAD
SEE DRAINAGE VIEWPORT
EXISTING WATER SERVICE LINE TO BE LOWERED AS NECESSARY TO MAINTAIN REQUIRED 5' OF COVER
PROPOSED CONSTRUCTION ENTRANCE(S)
PROPOSED TOTAL PIPING SOLUTIONS T3 MDE RANGE SERVICE SADDLE OR APPROVED EQUIVALENT FOR TAPPING TO WATER MAIN
PROPOSED WATER VALVE
PROPOSED FOOTING DRAIN
PROPOSED ROOF LEADER TO PROPOSED CATCH BASIN #2 (SEE DETAIL) THEN 8' SEEPAGE PIT
PROPOSED 1000 GAL. PRECAST CONC. SEPTIC TANK
PROPOSED 4" SDR 35 PVC @ 1/4" PER FT. MIN. PITCH
"10" MIN SEPERATION FROM TANK TO HOUSE
PROPOSED 5-BEDROOM RESIDENCE (750 GPD)
PROPOSED 3" TYPE K COPPER WATER SERVICE LINE
PROPOSED WATER METER (SENSUS MXU RADIO READ) INSTALLED ON THE PROPOSED WATER SUPPLY IN THE PROPOSED RESIDENCE
PROVIDE 240 LF OF 24" WIDE ABSORPTION TRENCHES SPACED 6 FT ON-CENTERS TEN (10) LATERALS 24 LF EACH, WITH
PROPOSED 100% RESERVE ABSORPTION AREA TRENCH (TYP)
PROPOSED DROP BOX (TYP) SEE DETAIL
@ 1/8" PER FT MIN PITCH (TYP)
PROPOSED 4" PVC DISTRIBUTION LINE
PROPOSED PERFORATED 4" PVC ABSORPTION LATERAL (TYP) SEE DETAIL
PROVIDE PRECAST CONCRETE DISTRIBUTION BOX. THE BOX SHALL HAVE "SPEED-LEVELERS" ON THE OUTLETS, A BAFFLE ON THE INLET, AND A 90° DOWNWARD-FACING ELBOW ON THE FORCE MAIN DISCHARGE
REPUTED LOCATION OF SSTS BY OWNER
ABANDON EXISTING SEPTIC TANK IN PLACE. REPUTED LOCATION SEPTIC TANK BY OWNER
PROPOSED 4" PVC @ 1/8" PER FT. MIN. PITCH (TYP)
PROPOSED PRECAST CONC. FLOATING OUTLET CHAMBER
PROPOSED 4" PVC EFFLUENT LINE @ 1/8" PER FT. MIN. PITCH (TYP)
PROPOSED 1500 GAL. PRECAST CONC. SEPTIC TANK
PROPOSED 4" SDR 35 PVC @ 1/4" PER FT. MIN. PITCH
EXISTING 4" CI. PIPE (TO BE VERIFIED IN FIELD) TO BE CONNECTED TO PROPOSED BY FERNCO. COUPLER
PROVIDE 630 LF OF 24" WIDE ABSORPTION TRENCHES SPACED 6 FT ON-CENTER TEN (10) LATERALS 63 LF EACH, WITH 315 GALLON EQUAL DISTRIBUTION DOSE
Now or formerly Battersby
Tax Map No. 6054-02-504589
Now or formerly Battersby
Tax Map No. 6054-02-508370
Now or formerly City of Beacon
Tax Map No. 6054-02-512553
Now or formerly Verdile
Tax Map No. 6054-02-556612
Now or formerly Hedges & Ciccone
Tax Map No. 6054-02-576625
Now or formerly C H G & E Corp
Tax Map No. 6054-00-515606
PROPOSED LIMIT OF DISTURBANCE
PROPOSED CHECK DAM (TYP) SEE DETAIL
EXISTING DRIVEWAY PAD TO REMAIN
REMOVE BLACKTOP DRIVE, THEN SEED AND MULCH
PROPOSED PROPERTY LINE
ROCKS
N50°20'10"E 50.00'
N62°15'00"E
N41°29'45"E 24.08'
N54°01'35"E 200.00'
S54°01'35"W 271.15'
N63°25'40"E 190.84'
S39°06'25"E 355.68'
S39°06'25"E 626.77'
S39°06'25"E 355.61'
S39°06'25"E 282.58'
S76°46'10"E 91.10'
N40°18'40"W 150.00'
N40°18'40"W 72.67'
N13°18'40"W 130.00'
S39°06'25"E 289.50'
S39°06'25"E 177.38'
S39°06'25"E 3.06'
50' MIN FROM SSTS
10' MIN FROM SSTS
24' WIDE ACCESS DRIVE
24 LF (TYP)
63 LF (TYP)
SEPTIC TANK
DISTRIBUTION BOX
SEEPAGE PIT
RESERVE AREA
SEE DETAIL
SEE DETAIL
SEE DETAIL