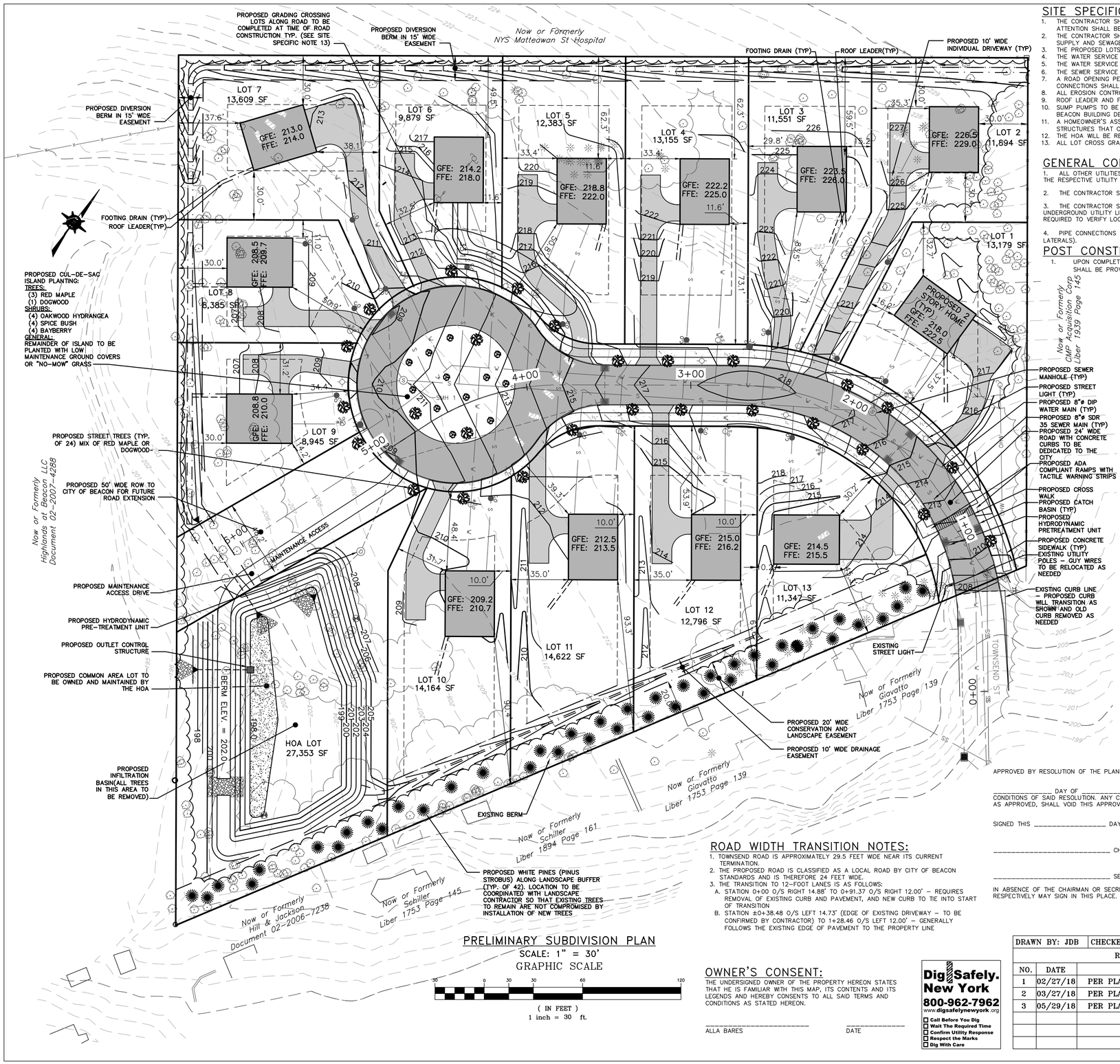

SITE SPECIFIC NOTES:

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 CONNECTION 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.
13. ALL LOT CROSS GRADING SHALL BE COMPLETED AT THE TIME OF ROAD CONSTRUCTION, AND PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.

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.
2. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.
3. 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.
4. 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.

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

PARAMETER	REQUIREMENT	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	
LOT AREA:	7,500 SQUARE FEET MIN	13,179 SF	11,894 SF	11,551 SF	13,155 SF	12,383 SF	9,879 SF	
LOT WIDTH:	75 FEET MINIMUM	103 FT	96 FT	75 FT	75 FT	75 FT	75 FT	
LOT DEPTH:	100 FEET MINIMUM	131 FT	100 FT	179 FT	175 FT	170 FT	135 FT	
YARD SETBACKS (RESIDENTIAL USE):								
FRONT YARD:	30 FEET MINIMUM	37 FT	30 FT	75 FT	73 FT	50 FT	34 FT	
SIDE YARD:	*10 FEET MINIMUM	16 FT	30 FT	10 FT	12 FT	12 FT	12 FT	
SIDE YARD (TOTAL OF TWO):	20 FEET MINIMUM TOTAL	47 FT	65 FT	39 FT	45 FT	45 FT	45 FT	
REAR YARD:	*30 FEET MINIMUM	32 FT	30 FT	62 FT	62 FT	62 FT	62 FT	
BUILDING COVERAGE:	MAX 30%	9%	11%	10%	9%	9.6%	12%	
DWELLING UNITS PER LOT:	MAX 1	1	1	1	1	1	1	

PARAMETER	REQUIREMENT	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13
LOT AREA:	7,500 SQUARE FEET MIN	13,609 SF	8,385 SF	8,945 SF	14,164 SF	14,622 SF	12,796 SF	11,347 SF
LOT WIDTH:	75 FEET MINIMUM	104 FT	75 FT	83 FT	104 FT	75 FT	75 FT	100 FT
LOT DEPTH:	100 FEET MINIMUM	122 FT	123 FT	104 FT	195 FT	200 FT	170 FT	144 FT
YARD SETBACKS (RESIDENTIAL USE):								
FRONT YARD:	30 FEET MINIMUM	38 FT	50 FT	35 FT	46 FT	40 FT	54 FT	30 FT
SIDE YARD:	*10 FEET MINIMUM	30 FT	11 FT	10 FT	10 FT	10 FT	10 FT	10 FT
SIDE YARD (TOTAL OF TWO):	20 FEET MINIMUM TOTAL	60 FT	45 FT	41 FT	45 FT	45 FT	45 FT	40 FT
REAR YARD:	*30 FEET MINIMUM	37 FT	30 FT	30 FT	93 FT	91 FT	61 FT	45 FT
BUILDING COVERAGE:	MAX 30%	8.8%	14%	13.4%	8.4%	8%	9%	10.5%
DWELLING UNITS PER LOT:	MAX 1	1	1	1	1	1	1	1

* 5' MINIMUM FOR ACCESSORY BUILDINGS

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING ADJOINER LINE
- EXISTING TREE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WATER MAIN
- EXISTING WATER SERVICE LINE
- PROPOSED WATER MAIN
- PROPOSED WATER SHUT-OFF VALVE
- PROPOSED ROOF LEADER
- PROPOSED FOOTING DRAIN
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SEWER MAIN
- PROPOSED SILT FENCE
- EXISTING OVERHEAD WIRE
- EXISTING FENCE
- PROPOSED DRAINAGE LINE
- PROPOSED HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED STREET TREE
- PROPOSED EVERGREEN
- PROPOSED STREET LIGHT

PRELIMINARY SUBDIVISION PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 30 60 120

(IN FEET)
1 inch = 30 ft.

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

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

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.

DRAWN BY: JDB	CHECKED BY: MAB	JOB NO.: 2015:025

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	02/27/18	PER PLANNING BOARD COMMENTS	CMB
2	03/27/18	PER PLANNING BOARD COMMENTS	CMB
3	05/29/18	PER PLANNING BOARD COMMENTS	AG

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
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. KOEHLER, P.E.
NYS LICENSE NO. 082716