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

T.M. : 6054–02–535593

Closed by ______ On ______

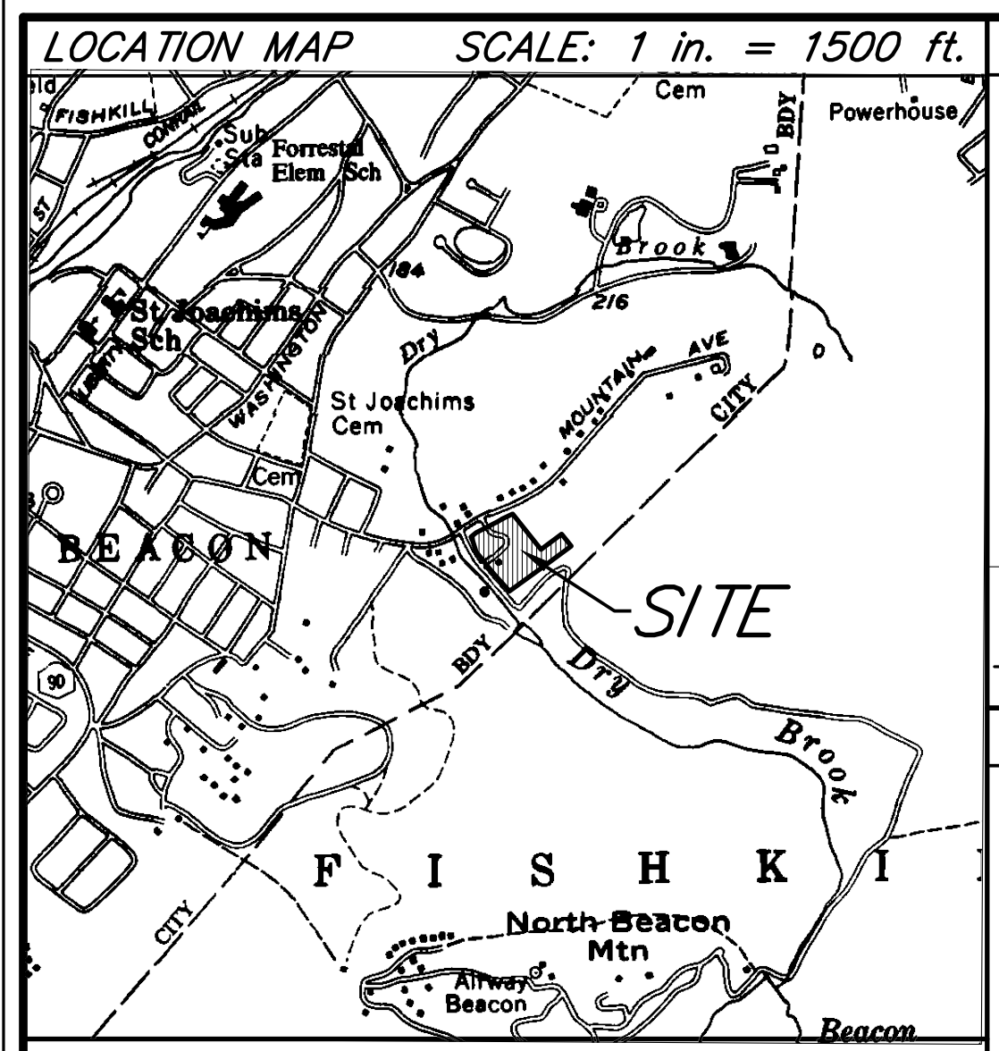
Drawn by JFT,NJM

Checked by GJW Spell checked by GJW

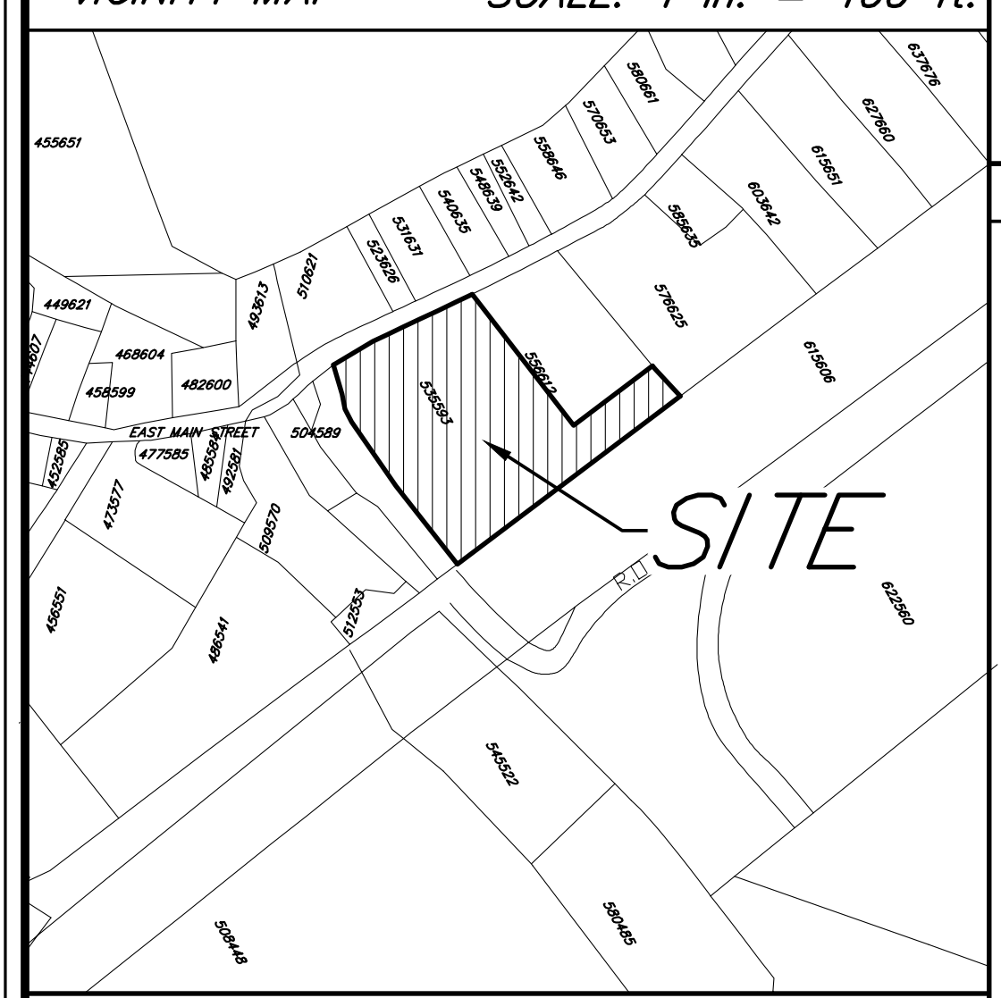
Layout: SB W.O. No. 23883

Drawing Name: SB23883__R01_V17

LOCATION MAP SCALE: 1 in. = 1500 ft.



VICINITY MAP SCALE: 1 in. = 400 ft.



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

ZONING TABLE

Lot No.	Area (SF) Required / Provided	Front YD (Ft) Required / Provided	Side YD (Ft) Required / Provided	Rear YD (Ft) Required / Provided	Lot Width Required / Provided	Lot Depth Required / 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

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 Plat.

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

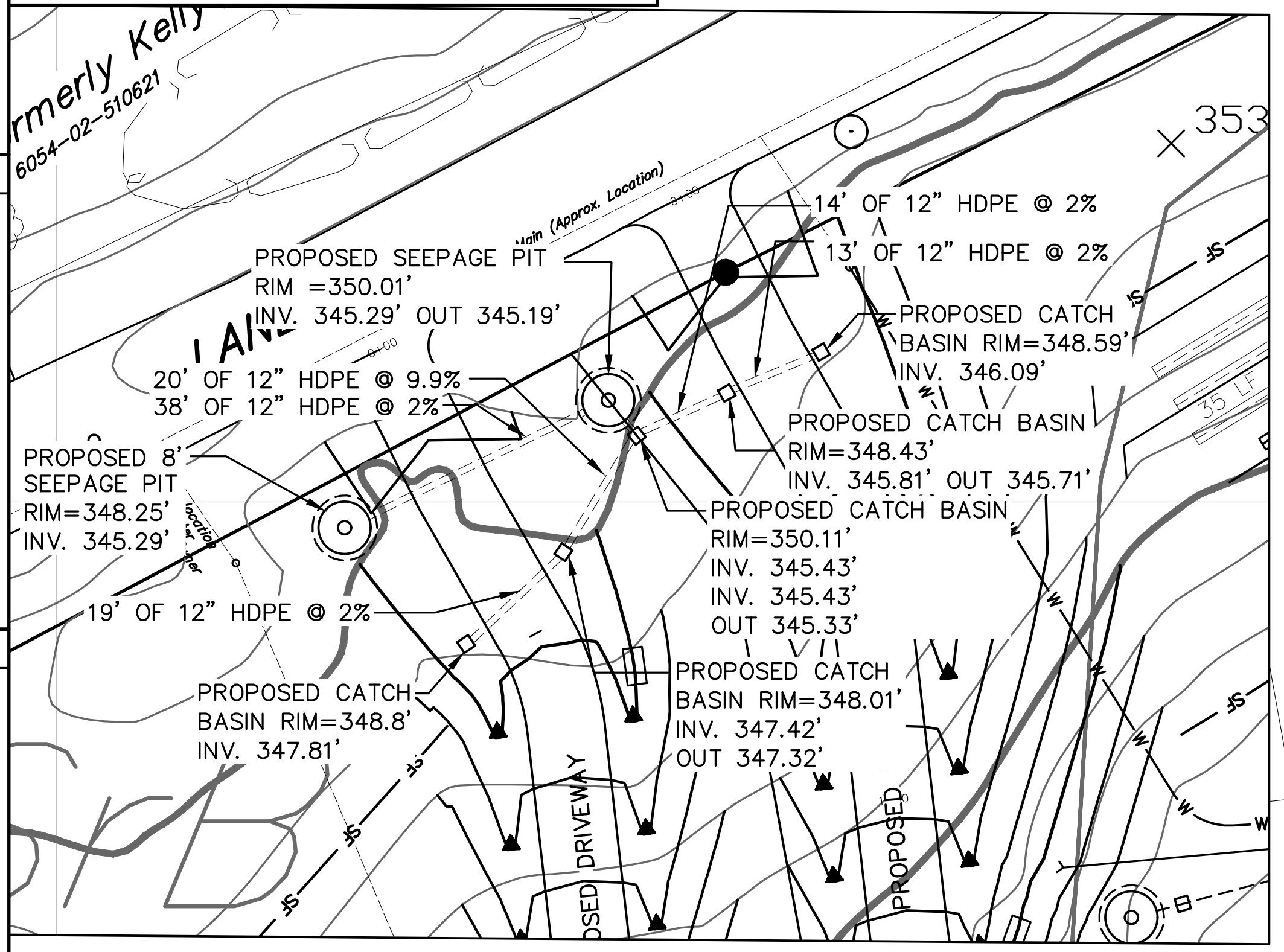
Approved by the Planning Board of the City of Beacon, Dutchess County, N.Y. by resolution dated ______________.
Subject to the requirements and conditions of said resolution. Any change, erasure, modification or revision to this Plat, as approved, shall void this approval.

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).



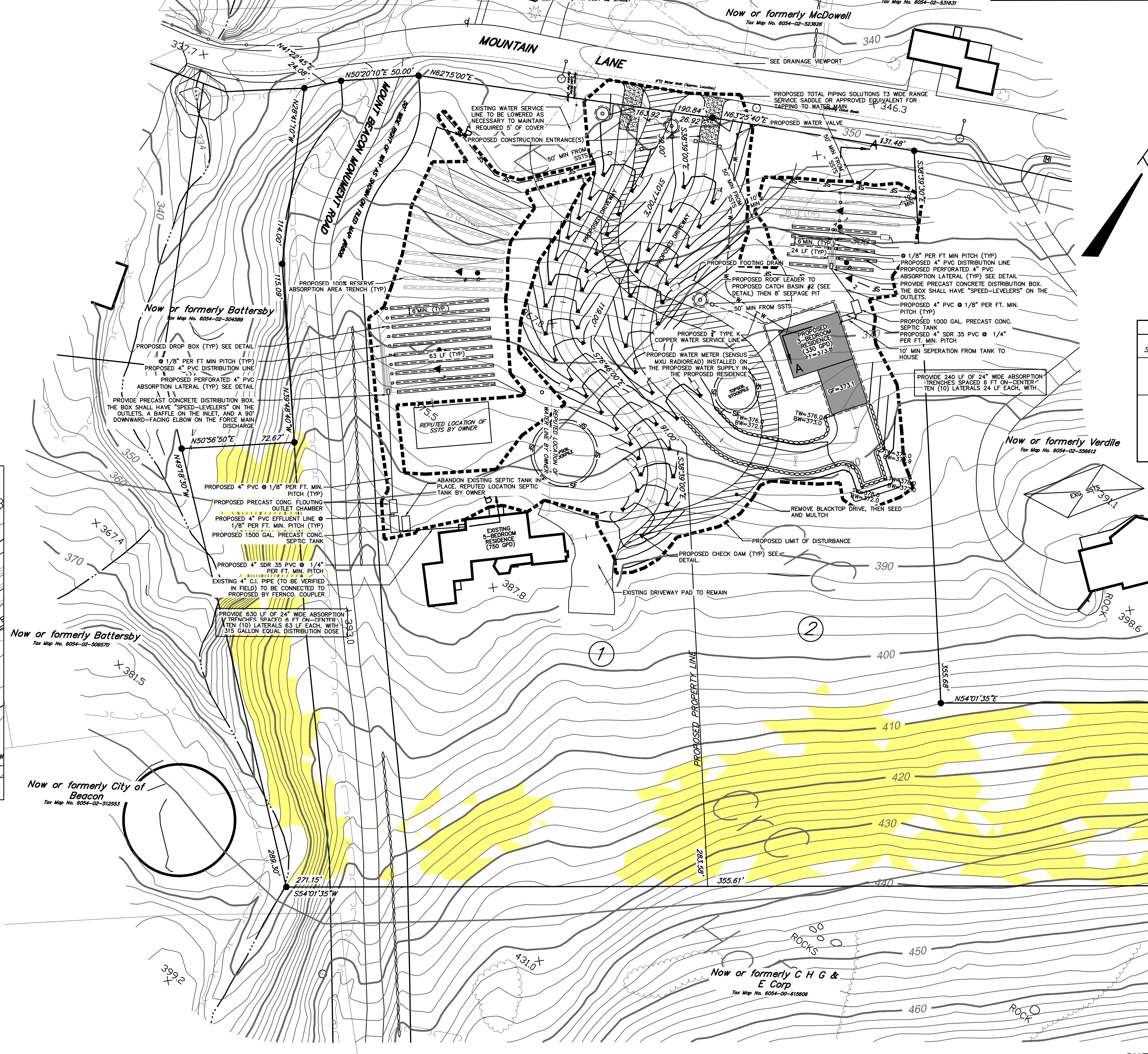
DRAINAGE DETAIL

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.


Now or formerly Quiana
Now or formerly Kelly
Now or formerly McDowell
Now or formerly McDowell
MOUNTAIN LANE
MOUNT BEACON MONUMENT ROAD
N41°22'45"E
N50°20'10"E 50.00'
N62°15'00"E
SEE DRAINAGE VIEWPORT
PROPOSED TOTAL PIPING SOLUTIONS T3 WIDE RANGE SERVICE SADDLE OR APPROVED EQUIVALENT FOR TAPPING TO WATER MAIN
EXISTING WATER SERVICE LINE TO BE LOWERED AS NECESSARY TO MAINTAIN REQUIRED 5' OF COVER
PROPOSED CONSTRUCTION ENTRANCE(S)
PROPOSED WATER VALVE
N63°25'40"E
Now or formerly Battersby
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
N50°56'50"E 72.67'
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" C.I. 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
REPUTED LOCATION OF SSTS BY OWNER
ABANDON EXISTING SEPTIC TANK IN PLACE. REPUTED LOCATION SEPTIC TANK BY OWNER
EXISTING 5–BEDROOM RESIDENCE (750 GPD)
EXISTING DRIVEWAY PAD TO REMAIN
PROPOSED CHECK DAM (TYP) SEE DETAIL
PROPOSED LIMIT OF DISTURBANCE
REMOVE BLACKTOP DRIVE, THEN SEED AND MULCH
PROPOSED FOOTING DRAIN
PROPOSED ROOF LEADER TO PROPOSED CATCH BASIN #2 (SEE DETAIL) THEN 8' SEEPAGE PIT
50' MIN FROM SSTS
PROPOSED 2" TYPE K COPPER WATER SERVICE LINE
PROPOSED WATER METER (SENSUS MXU RADIOREAD) INSTALLED ON THE PROPOSED WATER SUPPLY IN THE PROPOSED RESIDENCE
PROPOSED 3–BEDROOM RESIDENCE (330 GPD)
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.
PROPOSED 4" PVC @ 1/8" PER FT. MIN. PITCH (TYP)
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
PROVIDE 240 LF OF 24" WIDE ABSORPTION TRENCHES SPACED 6 FT ON–CENTER. TEN (10) LATERALS 24 LF EACH, WITH
63 LF (TYP)
24 LF (TYP)
Now or formerly Verdile
Now or formerly Battersby
Now or formerly City of Beacon
Now or formerly Hedges & Ciccone
Now or formerly C H G & E Corp
PROPOSED PROPERTY LINE
N54°01'35"E 200.00'
S54°01'35"W
355.61'
626.77'
271.15'
355.68'
1
2
390
400
410
420
430
440
450
460
ROCK
ROCKS
387.8
398.6
391.1
399.2
431.0
381.5
367.4

PROPOSED LOT 1 DESIGN

REQUIRED HYDRAULIC CAPACITY = 750 GPD
PERCOLATION RATE RANGE = 21–30 MIN/IN
SEWAGE APPLICATION RATE = 0.6 GPD/SF
REQUIRED ABSORPTION AREA = 1,260 SF
EFFECTIVE ABSORPTION RATE = 1.9 SF/LF
REQ'D ABSORPTION TRENCH LENGTH = 63 LF

PROPOSED LOT 2 DESIGN

REQUIRED HYDRAULIC CAPACITY = 330 GPD
PERCOLATION RATE RANGE = 16–20 MIN/IN
SEWAGE APPLICATION RATE = 0.7 GPD/SF
REQUIRED ABSORPTION AREA = 480 SF
EFFECTIVE ABSORPTION RATE = 1.9 SF/LF
REQ'D ABSORPTION TRENCH LENGTH = 24 LF

SOIL TESTING LEGEND

●A	PERC TEST LOCATION W/ DESIGNATION
▲5	DEEP TEST LOCATION W/ DESIGNATION

FIELD TEST RESULTS

DEEP TEST HOLES

NO. 1		NO. 2		NO. 3		NO. 4		SOIL LAYER DESCRIPTION
0	8	0	8	0	8	0	6	TOPSOIL
8	24	8	30	–	–	–	–	SILT LOAM
24	60	30	60	8	84	–	–	SILT LOAM W/GRAVEL & COBBLE
–	–	–	–	–	–	6	24	TAN SILT
–	–	–	–	–	–	24	84	COARSE SAND & GRAVEL

NOTE: ALL DEPTHS ARE IN INCHES FROM TOP OF HOLE.
NO GROUNDWATER OR MOTTLING ENCOUNTERED.
HOLES 1–4 DUG AND LOGGED ON 12/07/17.

PERCOLATION TESTS

NO.	DATE	DEPTH	RATE	COMMENTS
A	12/05/18	30"	18 MIN/IN	LOT 2 DESIGN 16–20 MIN/IN
B	12/05/18	30"	18 MIN/IN	LOT 2 DESIGN 16–20 MIN/IN
C	12/05/18	24"	19 MIN/IN	LOT 1 DESIGN 21–30 MIN/IN
D	12/05/18	30"	21 MIN/IN	LOT 1 DESIGN 21–30 MIN/IN

NOTE: ALL DEPTHS ARE IN INCHES FROM TOP OF HOLE.
ALL HOLES THOROUGHLY PRE–SOAKED.

SOILS LEGEND

Map Symbol	Hydrologic Group	Soil Name
CrC	B	CHARLTON–CHATFIELD complex, rolling, very rocky
HoF	C/D	HOLLIS–ROCK outcrop complex, very steep
SrB	C	STOCKBRIDGE silt loam, 2–8% Slopes

= Soil delineation (boundary) lines

Soils classifications and delineated lines have been derived from U.S. Department of Agriculture, Soil Conservation Service "Soil Survey of Putnam & Westchester Counties, New York" issued September 1994.

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
200	Contour line
X 100.0	Spotgrade

SLOPE LEGEND

☐ EXISTING SLOPES OF 0% TO 25%

🟨 EXISTING SLOPES OF 25% OR GREATER

WARNING STAMP

ALTERATION OF THIS DOCUMENT, IN ANY WAY, BY ANY PERSON NOT UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, AS APPROPRIATE, IS A VIOLATION OF THE EDUCATION LAW OF THE STATE OF NEW YORK

PRE–DEVELOPMENT RUNOFF DEPTH

COVER DESCRIPTION	CN		AREA (SF)
IMPERVIOUS SURFACE (DEVELOPMENT)	98	X	9,453
WOODS, FAIR CONDITION (B)	60	X	138,080
WOODS, FAIR CONDITION (C)	73	X	16,819
OPEN, FAIR CONDITION (B)	69	X	31,324
OPEN, FAIR CONDITION (C)	79	X	45,070
TOTAL			240,746

WEIGHTED CN => 67.1
100–YEAR, 24–HOUR STORM = 8.12"
RUNOFF DEPTH => 4.23"

TR55 Table 2–1 runoff depth for selected CN's and rainfall amounts was used to calculate the runoff depth

POST–DEVELOPMENT RUNOFF DEPTH

COVER DESCRIPTION	CN		AREA (SF)
IMPERVIOUS SURFACE (DEVELOPMENT)	98	X	16,215
WOODS, FAIR CONDITION (B)	60	X	107,035
WOODS, FAIR CONDITION (C)	73	X	10,049
OPEN, GOOD CONDITION (B)	61	X	55,358
OPEN, GOOD CONDITION (C)	74	X	52,089
TOTAL			240,746

WEIGHTED CN => 67.4
25–YEAR, 24–HOUR STORM = 8.12"
RUNOFF DEPTH => 4.26"

TR55 Table 2–1 runoff depth for selected CN's and rainfall amounts was used to calculate the runoff depth

PROPOSED STORMWATER MITIGATION

POST RUNOFF – PRE RUNOFF = 4.26–4.23 = 0.03" INCREASE

VOLUME OF RUNOFF = (0.03/12)*(240,746) = 602CU.FT. = 4,500 GALLONS

INSTALL THREE (3) 8' DIA 5' HIGH DRYWELL. 1,572 GALLONS EACH

PRINTED
April 24, 2018
BADEY & WATSON
Surveying & Engineering, P.C.

SHEET 1 OF 3
SUBDIVISION

PRELIMINARY

SUBDIVISION PLAT
PREPARED FOR

PENELOPE HEDGES

SITUATE IN THE

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

SCALE 1 in. = 30 ft. APRIL 19, 2018

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

I hereby certify that this subdivision plat was prepared by me, and was made from an actual survey completed by me in May of 2014. For latest issue date see revision box.

Gary LaTour, L.S.

by PRELIMINARY
NEW YORK STATE LICENSED LAND SURVEYOR
LICENSE No. 49457

FILE No. 83–9177

ENGINEER

BADEY & WATSON
Surveying & Engineering, P.C.
3063 Route 9
Cold Spring, NY 10516
www.Badey-Watson.com
845.265.9217
845.265.4428 (Fax)
877.3.141593 (Toll Free)

ENGINEER

PRELIMINARY
License No.

SURVEYOR

PRELIMINARY
License No.

OWNER & APPLICANT

PENELOPE HEDGES
31 MOUNTAIN LANE
BEACON, NY 12508

OWNER'S APPROVAL

The undersigned, owner of the property hereon, states that they are familiar with this map, its contents and its legends and hereby consents to the filing of this map.

Signed this ____ day of ______________, 20__.

____

PROPERTY DATA

Tax Map Designation:
6054–02–535593

Zoning District: R1–80

Total Area: 5.527 AC

ZONING REQUIREMENTS (R1–80)

Min. Lot Area :80,000 SF
Min. Lot Width :150 LF
Min. Lot Depth :200 LF
Min. Setback from Front Yard :50 LF
Min. Setback from Rear Yard :50 LF
Min. Setback from Side Yard :30 LF
Max. Building Height :35 LF
Max. Lot Coverage :N.A.