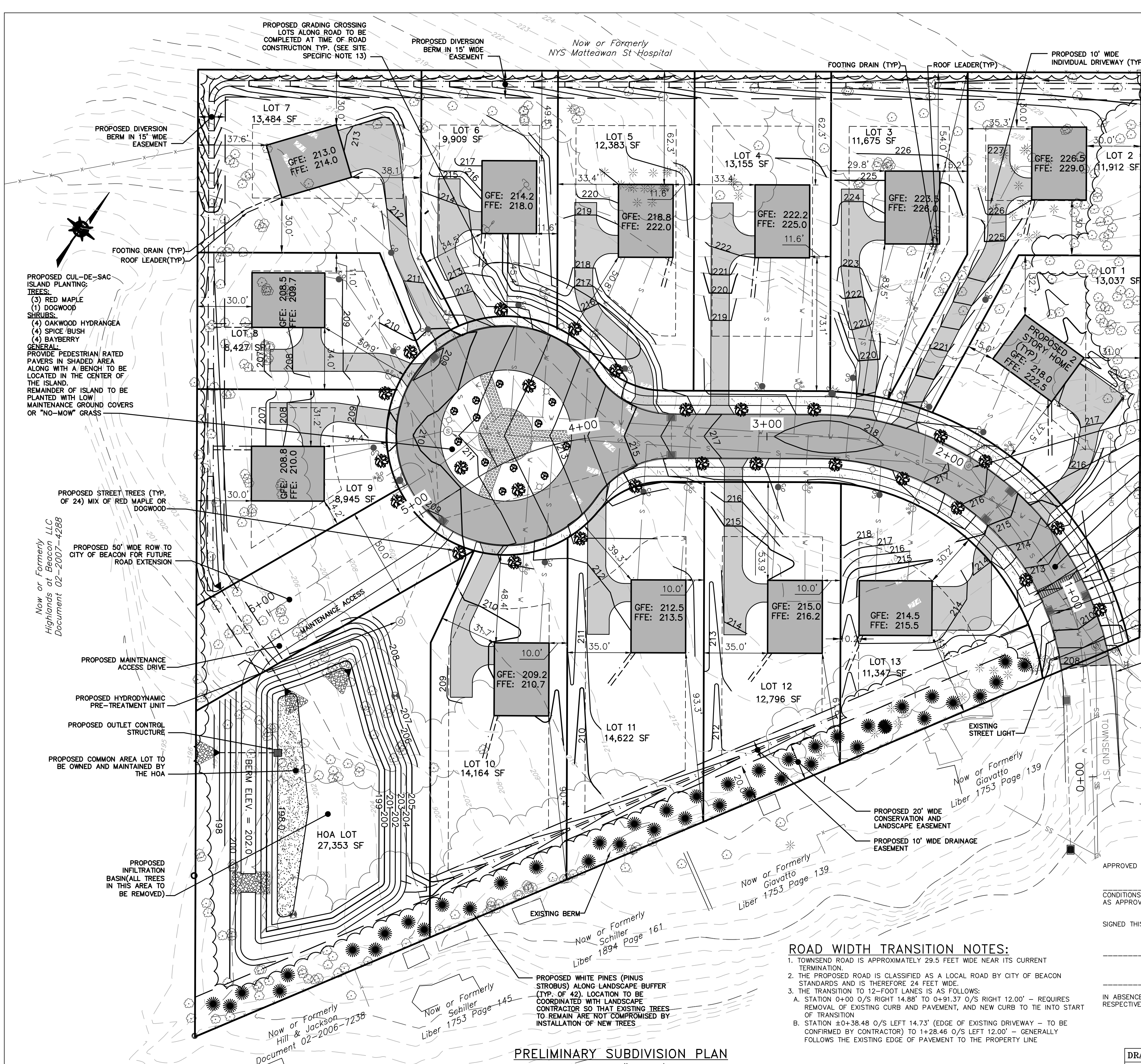




SITE SPECIFIC NOTES:

- 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.
- 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.
- THE PROPOSED LOTS SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
- THE WATER SERVICE LINES AND METERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
- THE WATER SERVICE LINES SHALL BE 1" K-COPPER.
- THE SEWER SERVICE LINES SHALL BE 4" SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF 1/4" PER FOOT SHALL BE MAINTAINED).
- A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE EXTENSION OF THE PROPOSED WATER AND SEWER MAINS TO SERVICE THE NEW LOTS. STREET CLOSURE FOR WATER AND SEWER CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
- ALL LEADER AND FOOTING DRAIN CONNECTIONS TO BE MINIMUM 4" PVC OR HDPE @ 0.5% MIN.
- 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.
- 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.
- THE HOA WILL BE RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF THE PLANTED ISLAND WITHIN THE CUL-DE-SAC.
- 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:

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

- 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	13,037 SF	11,912 SF	11,675 SF	13,155 SF	12,383 SF	9,909 SF
LOT WIDTH:	75 FEET MINIMUM	116.4 FT	95 FT	75 FT	75 FT	75 FT	75 FT
LOT DEPTH:	100 FEET MINIMUM	131 FT	100 FT	179 FT	175 FT	170 FT	141 FT
YARD SETBACKS (RESIDENTIAL USE):							
FRONT YARD:	30 FEET MINIMUM	37.5 FT	30 FT	84 FT	73 FT	50 FT	45 FT
SIDE YARD:	*10 FEET MINIMUM	15 FT	30 FT	15 FT	12 FT	12 FT	12 FT
REAR YARD:	*20 FEET MINIMUM TOTAL	46 FT	65 FT	45 FT	45 FT	45 FT	46 FT
BUILDING COVERAGE:	MAX 30%	9%	10%	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	13,484 SF	8,427 SF	8,945 SF	14,164 SF	14,622 SF	12,796 SF	11,347 SF
LOT WIDTH:	75 FEET MINIMUM	122 FT	75 FT	83 FT	104 FT	75 FT	75 FT	100 FT
LOT DEPTH:	100 FEET MINIMUM	100 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
REAR YARD (TOTAL OF TWO):	*20 FEET MINIMUM TOTAL	60 FT	45 FT	41 FT	45 FT	45 FT	45 FT	40 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	30	PROPOSED MAJOR CONTOUR
---	PROPOSED PROPERTY LINE	28	PROPOSED MINOR CONTOUR
---	EXISTING ADJOINER LINE	S	PROPOSED SEWER MAIN
---	EXISTING TREE	○	PROPOSED SILT FENCE
---	EXISTING MAJOR CONTOUR	---	EXISTING OVERHEAD WIRE
---	EXISTING MINOR CONTOUR	X	EXISTING FENCE
---	EXISTING WATER MAIN	---	EXISTING DRAINAGE LINE
---	EXISTING WATER SERVICE LINE	---	PROPOSED HYDRANT
---	PROPOSED WATER MAIN	---	PROPOSED SEWER MANHOLE
---	PROPOSED WATER SHUT-OFF VALVE	---	PROPOSED CATCH BASIN
---	PROPOSED ROOF LEADER	---	PROPOSED STREET TREE
---	PROPOSED FOOTING DRAIN	---	PROPOSED EVERGREEN
---		---	PROPOSED STREET LIGHT

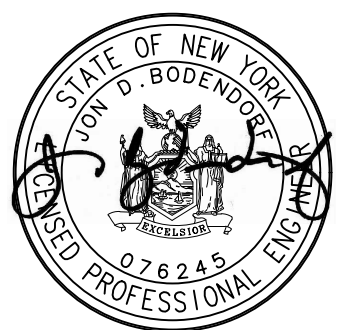
PRELIMINARY SUBDIVISION PLAN 25 TOWNSEND STREET

25 TOWNSEND STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-03-383149
SCALE: 1" = 30'
DECEMBER 7, 2015

HUDSON
LAND DESIGN

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.

174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926 F: 845-440-6637



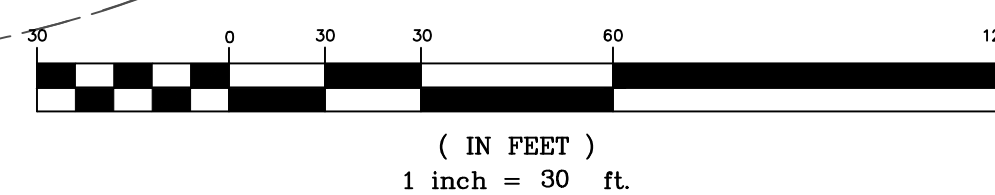
SEAL

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

SHEET: 2 OF 8

PRELIMINARY SUBDIVISION PLAN

SCALE: 1" = 30'
GRAPHIC SCALE



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

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