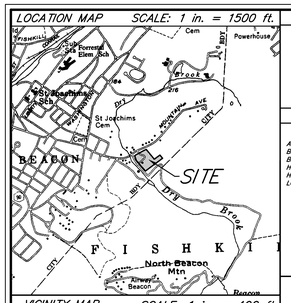
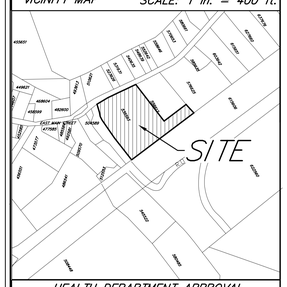
GEOGRAPHIC INDEX 41-29-52.7 -73-56-54.1

T.M. : 6054-02-535593 On ___ Closed by ___ Spell checked by GJW Checked by GJW Drawn by JFT/NJM Layout: SB W.O. No. 23883 Drawing Name: SB23883__R02_V17

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 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).*

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). 6054-02-535593

Signed: _____
Commissioner of Finance

REVISIONS

See Title	R01	Original Drawing.
06/26/18	R02	Revised per Planning Board Comment

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

TREE LEGEND

OK14TW
- ATTRIBUTE (TW = TWIN)
- CALIPER (14 = 14")
- SPECIES (OK = OAK)
- TREE LOCATION

KEY

SPECIES

AS	ASH	MA	MAPLE
BE	BEECH	OK	OAK
BI	BIRCH	PE	PINE
HC	HICKORY	SP	SPRUCE
HM	HEMLOCK	UK	UNKNOWN
LC	LOCUST		

ATTRIBUTES

BK	BROKEN	QN	QUINTUPLE
CP	CLUMP	QU	QUADRUPLE
DA	DAMAGED	SB	STUMP
DE	DEAD	TR	TRIPLE
DB	DOUBLE	TW	TWIN
*FN	FALLEN		

* DOUBLE TREES ARE THOSE WHERE THE TRUNK SPLITS AT 4.5 FEET OR HIGHER, TWIN TREES ARE THOSE WHERE THE TRUNK SPLITS BELOW 4.5 FEET.

ZONING TABLE

Lot No.	required	1 proposed	2 proposed
Area (SF)	80,000	138,677	104,069
Front YD (Ft)	50	265	104.5
Side YD (Ft)	30/40	80/82	37.8/72.9
Rear YD (Ft)	50	180	310
Lot Width	150	265	213
Lot Depth	200	515	488
Build. Height	35	n/a	<35
Build. Coverage	<10%	1.9%	2.6%

SOILS LEGEND

Map Symbol	Hydrologic Group	Soil Name
CrC, HoF, SrB	B C/D C	CHARLTON-CHATFIELD complex, rolling, very rocky HOLLIS-ROCK outcrop complex, very steep 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.

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

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

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 OR AS REQUIRED BY WATER DEPARTMENT.
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 CONSTRUC- TION 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.

FIELD TEST RESULTS

DEEP TEST HOLES

NO. 1	NO. 2	NO. 3	NO. 4			SOIL LAYER DESCRIPTION
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	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.

SOIL TESTING LEGEND

- PERC TEST LOCATION W/ DESIGNATION
- DEEP TEST LOCATION W/ DESIGNATION

SLOPE LEGEND

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

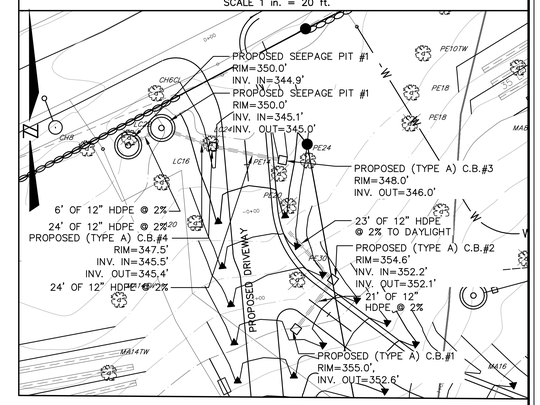
PROPOSED LOT 1 DESIGN

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
REQ'D NUMBER OF ABSORPTION TRENCHES = 10
REQ'D ABSORPTION TRENCH LENGTH = 63 LF

PROPOSED LOT 2 PRIMARY 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
REQ'D NUMBER OF ABSORPTION TRENCHES = 10
REQ'D ABSORPTION TRENCH LENGTH = 24 LF

DRAINAGE DETAIL
SCALE 1 in. = 20 ft.



SHEET 1 OF 3

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

PRINTED
JUNE 26 2018
BADEY & WATSON
Surveying & Engineering, P.C.

ENGINEER	ENGINEER	SURVEYOR	OWNER & APPLICANT	OWNER'S APPROVAL	PROPERTY DATA	WARNING STAMP
BADEY & WATSON Surveying & Engineering, P.C. 3063 Route 9 845.265.9217 Cold Spring, NY 10516 845.265.4428 (Fax) www.Badey-Watson.com 877.3.141593 (Toll Free)	PRELIMINARY License No.	PRELIMINARY License No.	PENELOPE HEDGES 31 MOUNTAIN LANE BEACON, NY 12508	*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___.* *Penelope Hedges*	*Tax Map Designation: 6054-02-535593* *Zoning District: R1-80* *Total Area: 5.527 AC*	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