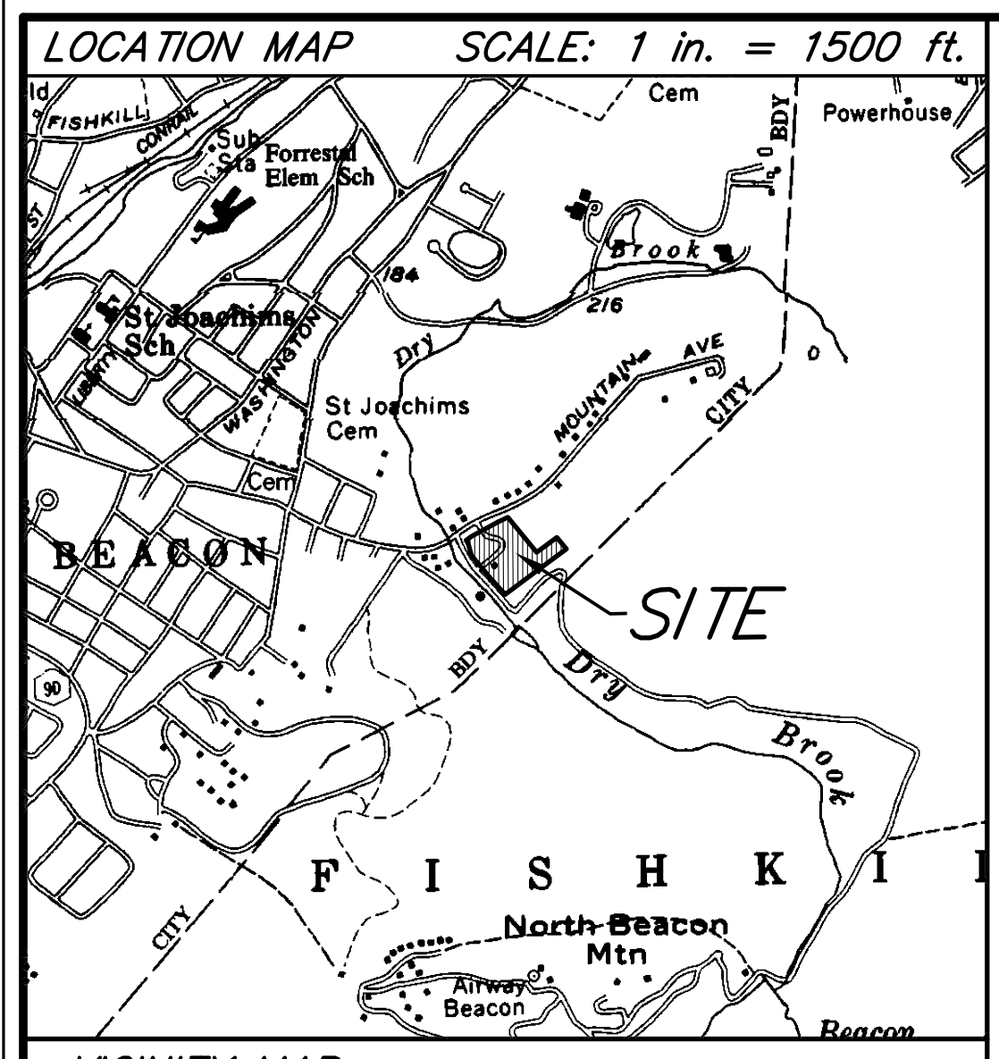
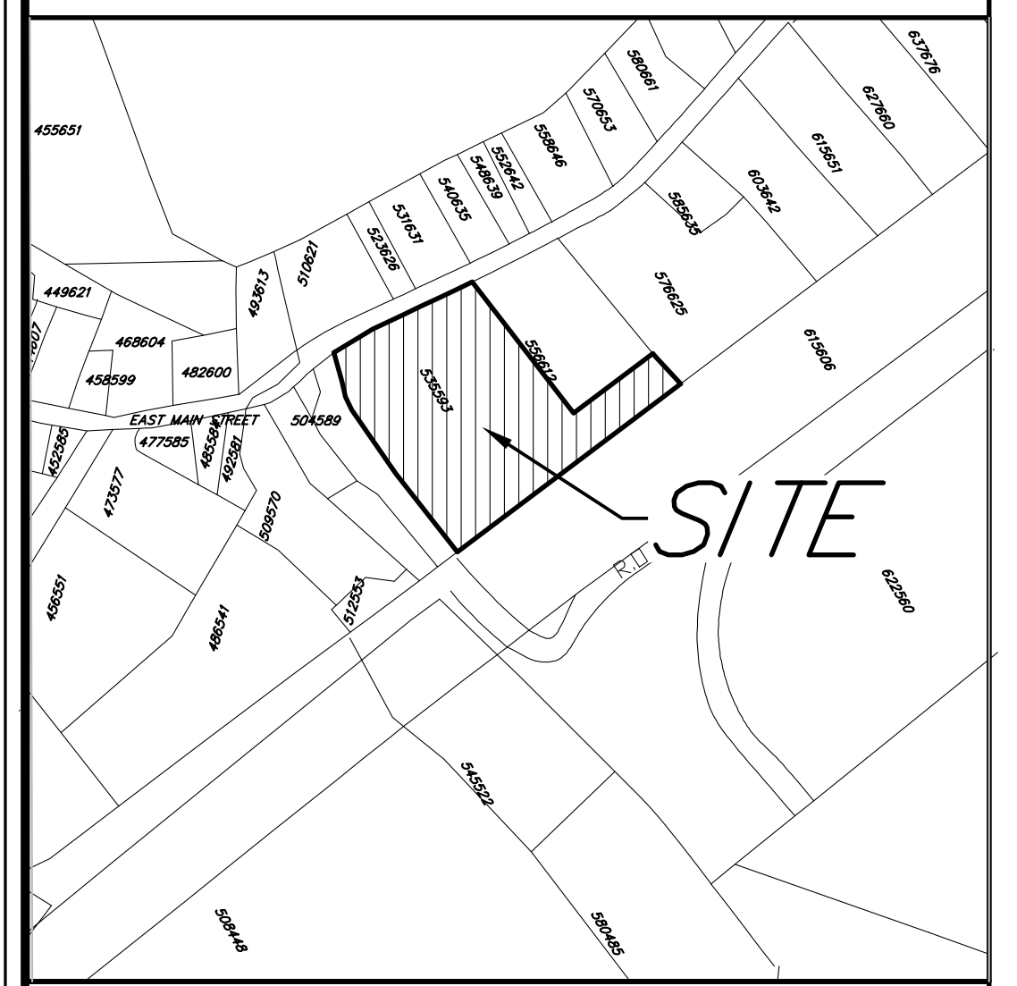
GEOGRAPHIC INDEX 41-29-52.7 -73-56-54.1

Drawing Name: SB23883__R03_V17 Layout: PROFILE W.O. No. 23883 Checked by GJW Spell checked by NJM Drawn by JFT,NJM Closed by ____ On ____ T.M. : 6054-02-535593

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

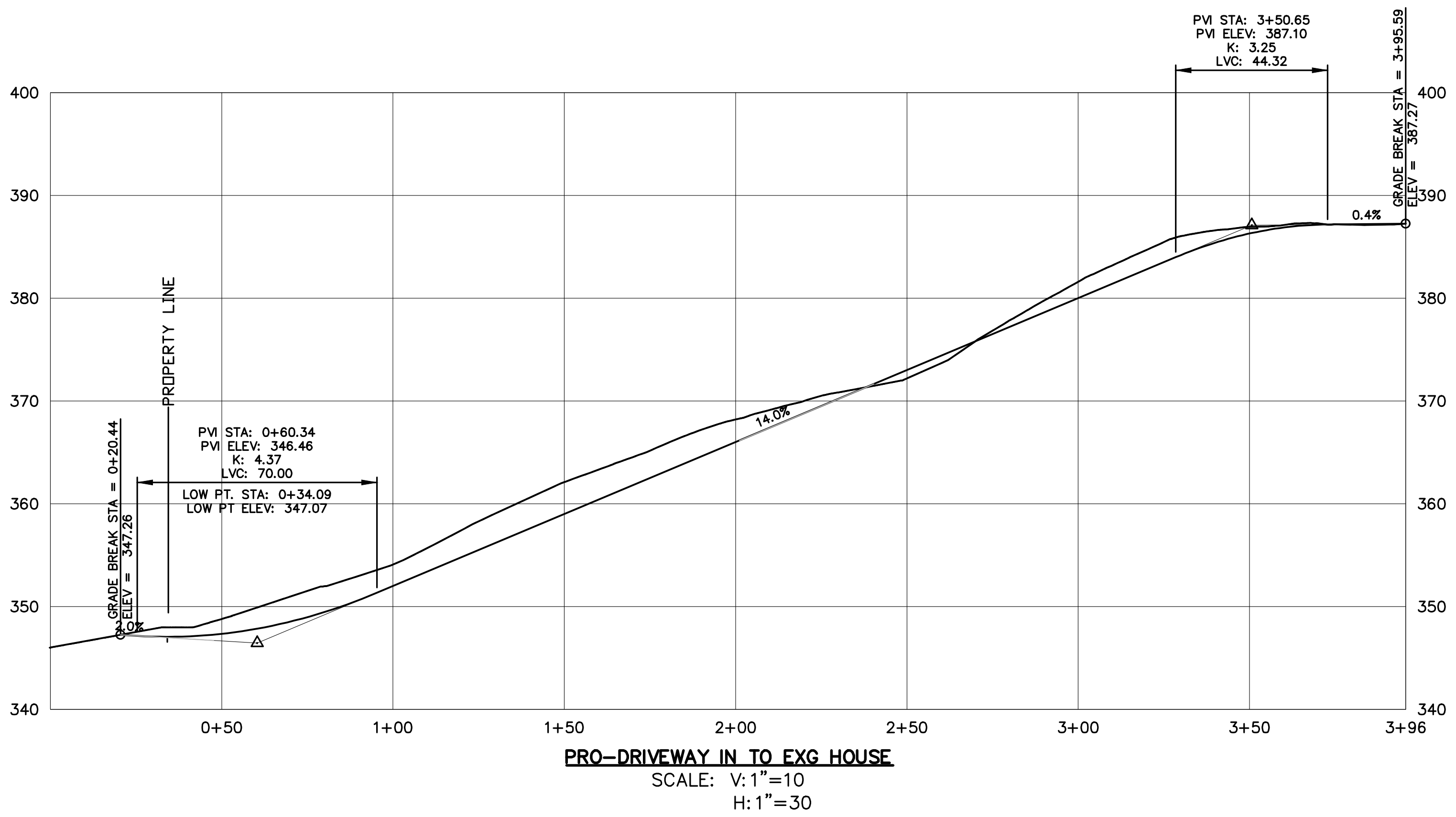
1. Unauthorized alteration or addition to a document prepared by a licensed Land Surveyor or licensed Professional Engineer is a violation of Section 7209, Sub-Division 2 of the New York State Education Law.
2. The topographic data hereon was compiled photogrammetrically from digital aerial photographs, 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).

REVISIONS

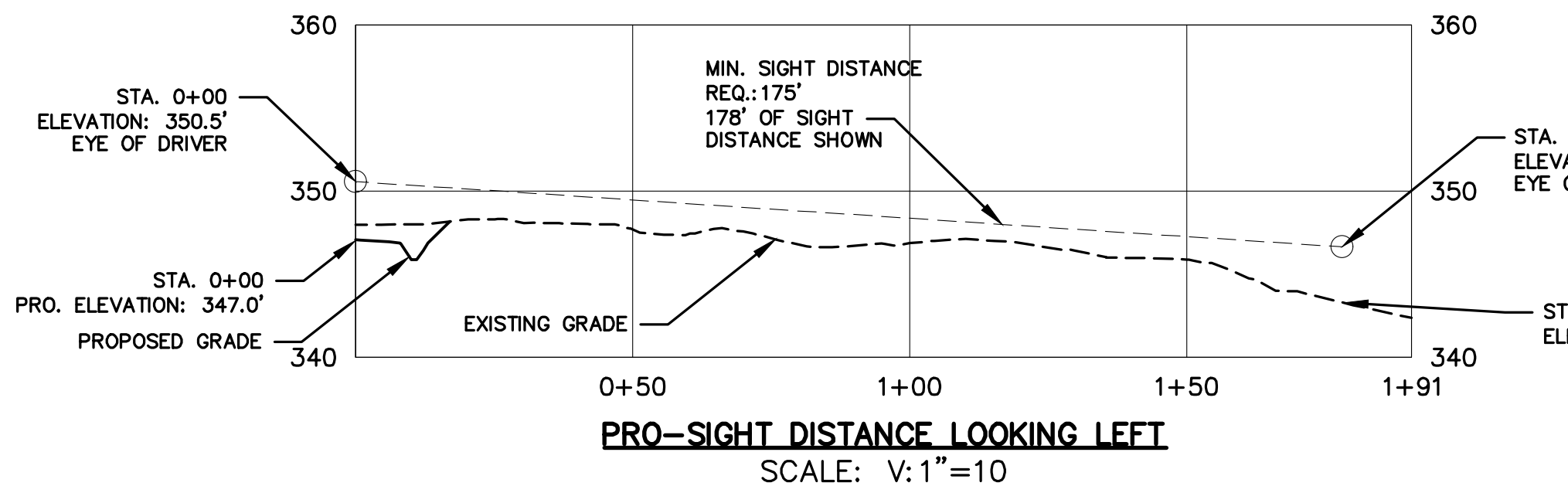
See Title	R01	Original Drawing.
06/26/18	R02	Revised per Planning Board Comment
07/30/18	R03	–Segregated Subdivision map from integrated Plot Plan by creating 4th Sheet –Responses to City Engineer's and Planner's comment letters

LEGEND

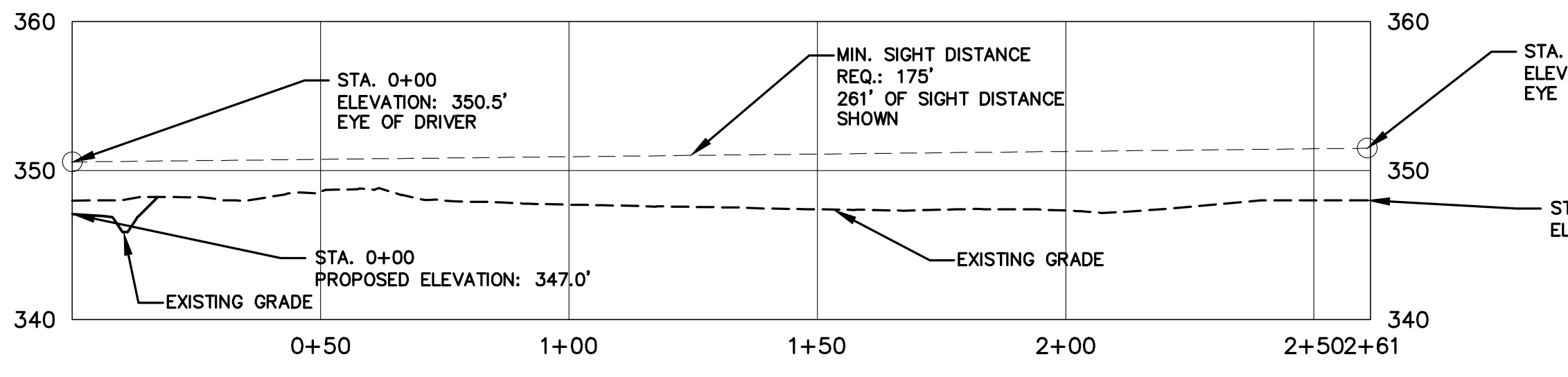
⊙	Pole		Treeline
	Retaining wall		Lamp (Single)
	Wires		Lamp (Double)
	Sign	⬡	Post
	Evergreen Tree		Sign
	Deciduous Tree		Underground Pipe
	Bush	200	Contour line
	Hedges	X 100.0	Spotgrade
	Bushes		



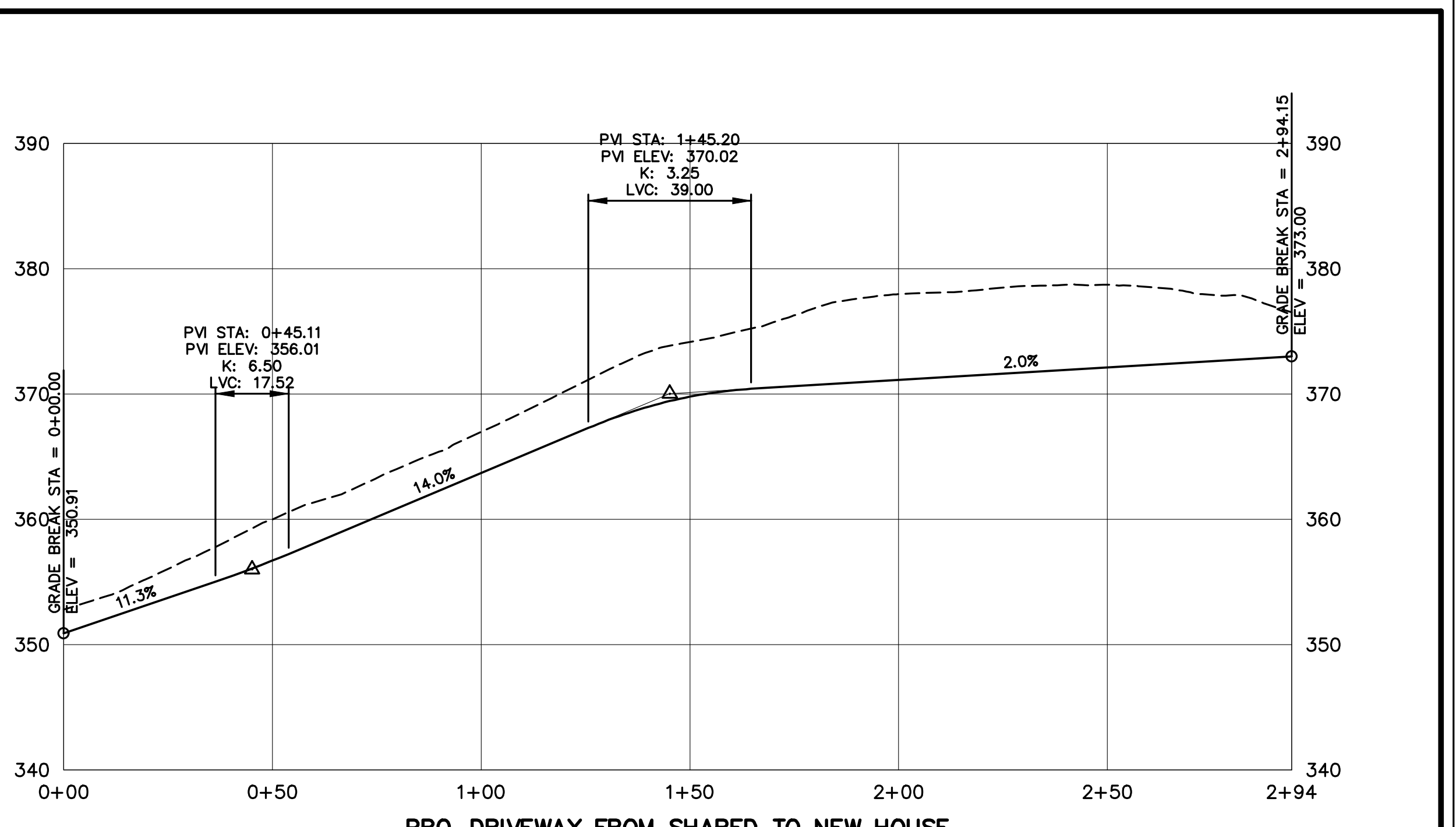
PRO-DRIVEWAY IN TO EXG HOUSE
SCALE: V:1"=10
H:1"=30



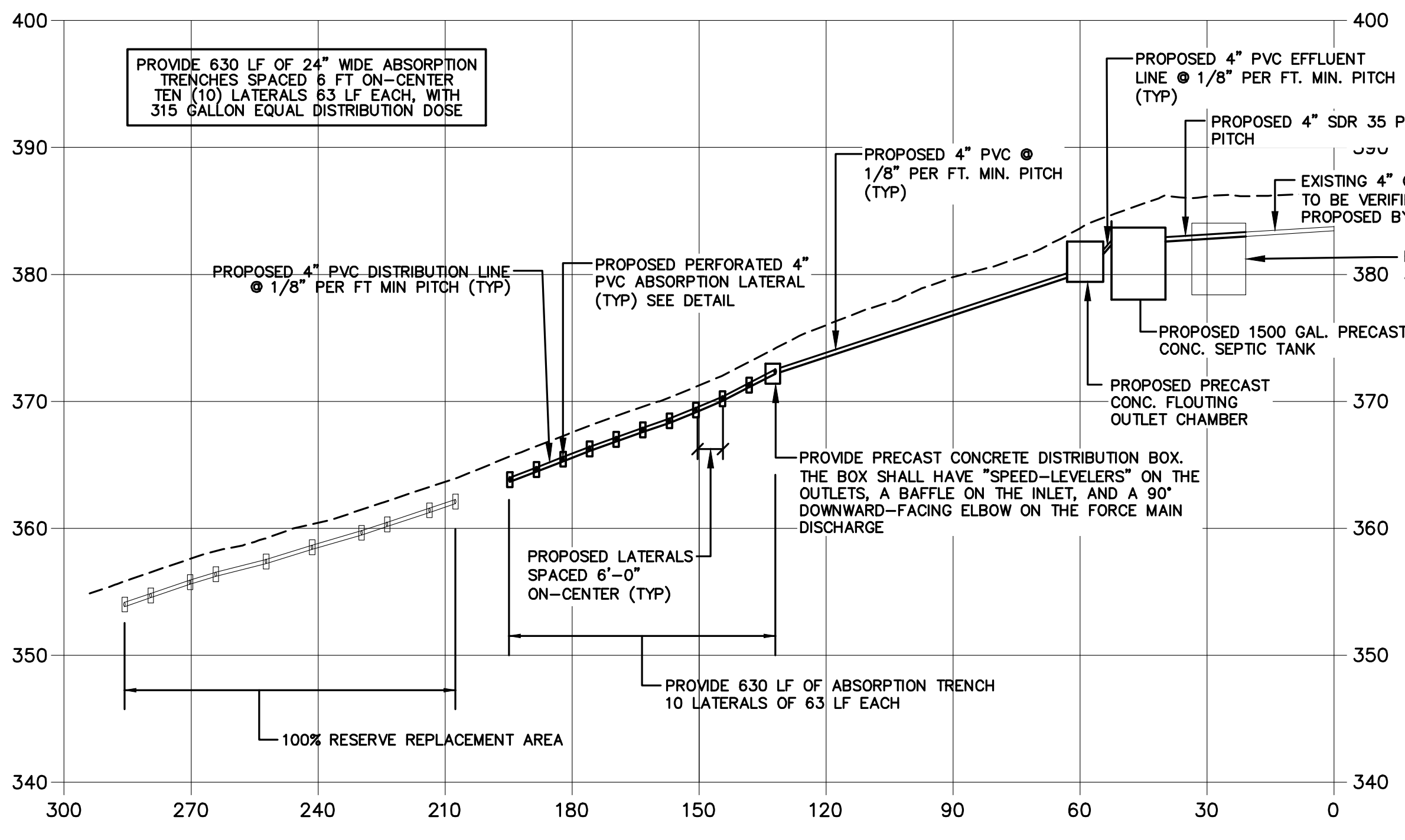
PRO-SIGHT DISTANCE LOOKING LEFT
SCALE: V:1"=10
H:1"=30



PRO-SIGHT DISTANCE LOOKING RIGHT
SCALE: V:1"=10
H:1"=30

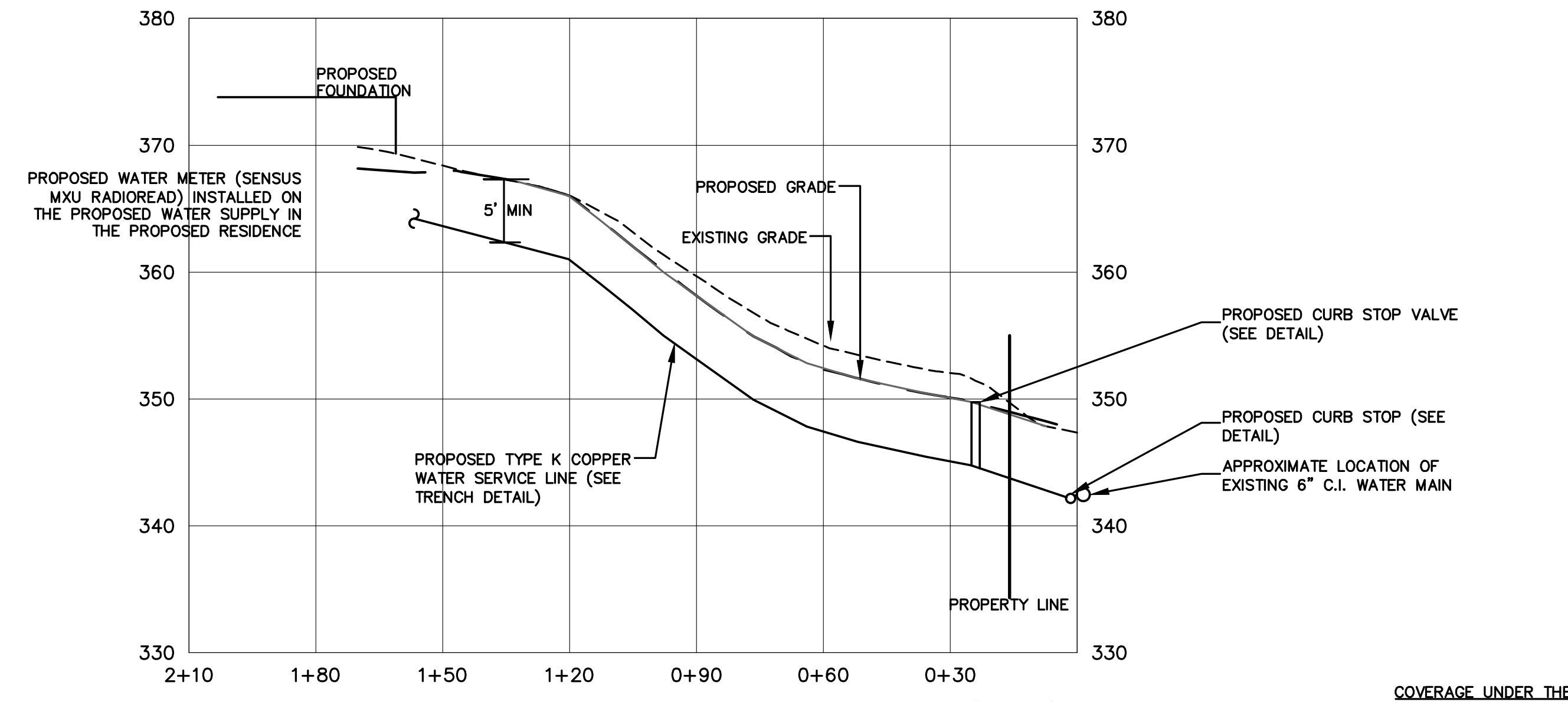


PRO-DRIVEWAY FROM SHARED TO NEW HOUSE
SCALE: V:1"=10
H:1"=30



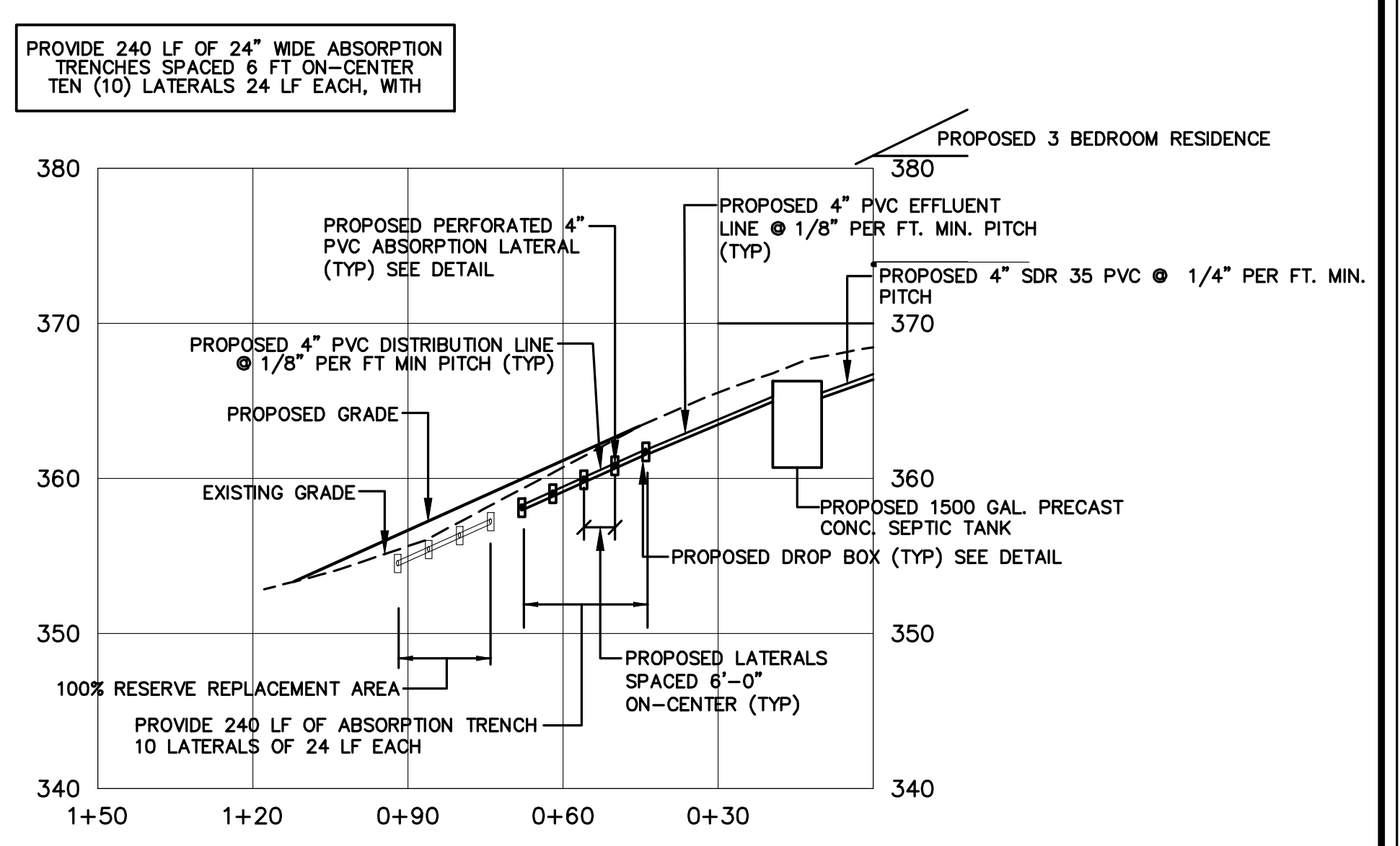
PROVIDE 630 LF OF 24" WIDE ABSORPTION TRENCHES SPACED 6 FT ON-CENTER TEN (10) LATERALS 63 LF EACH, WITH 315 GALLON EQUAL DISTRIBUTION DOSE
PROPOSED 4" PVC EFFLUENT LINE @ 1/8" PER FT. MIN. PITCH (TYP)
PROPOSED 4" SDR 35 PVC @ 1/4" PER FT. MIN. PITCH
EXISTING 4" C.I. PIPE (LOCATION AND ELEVATION TO BE VERIFIED IN FIELD) TO BE CONNECTED TO PROPOSED BY FERNCO. COUPLER
EXISTING SEPTIC TANK TO BE ABANDONED IN PLACE
PROPOSED 4" PVC @ 1/8" PER FT. MIN. PITCH (TYP)
PROPOSED 4" PVC DISTRIBUTION LINE @ 1/8" PER FT MIN PITCH (TYP)
PROPOSED PERFORATED 4" PVC ABSORPTION LATERAL (TYP) SEE DETAIL
PROPOSED 1500 GAL. PRECAST CONC. SEPTIC TANK
PROPOSED PRECAST CONC. FLOUTING OUTLET CHAMBER
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
PROPOSED LATERALS SPACED 6'-0" ON-CENTER (TYP)
PROVIDE 630 LF OF ABSORPTION TRENCH 10 LATERALS OF 63 LF EACH
100% RESERVE REPLACEMENT AREA
400
390
380
370
360
350
340
300
270
240
210
180
150
120
90
60
30
0

PROPOSED HYDRAULIC SECTION B-B' THRU SYSTEM
HORIZONTAL SCALE 1" = 10'
VERTICAL SCALE 1" = 30'



PROPOSED FOUNDATION
PROPOSED WATER METER (SENSUS MXU RADIOREAD) INSTALLED ON THE PROPOSED WATER SUPPLY IN THE PROPOSED RESIDENCE
5' MIN
PROPOSED GRADE
EXISTING GRADE
PROPOSED CURB STOP VALVE (SEE DETAIL)
PROPOSED CURB STOP (SEE DETAIL)
APPROXIMATE LOCATION OF EXISTING 6" C.I. WATER MAIN
PROPOSED TYPE K COPPER WATER SERVICE LINE (SEE TRENCH DETAIL)
PROPERTY LINE
380
370
360
350
340
330
2+10
1+80
1+50
1+20
0+90
0+60
0+30

PROPOSED WATER LINE SECTION THRU SYSTEM TO NEW HOUSE (LOT 2)
SCALE: V:1"=10
H:1"=30



PROVIDE 240 LF OF 24" WIDE ABSORPTION TRENCHES SPACED 6 FT ON-CENTER TEN (10) LATERALS 24 LF EACH, WITH
PROPOSED 3 BEDROOM RESIDENCE
PROPOSED PERFORATED 4" PVC ABSORPTION LATERAL (TYP) SEE DETAIL
PROPOSED 4" PVC EFFLUENT LINE @ 1/8" PER FT. MIN. PITCH (TYP)
PROPOSED 4" SDR 35 PVC @ 1/4" PER FT. MIN. PITCH
PROPOSED 4" PVC DISTRIBUTION LINE @ 1/8" PER FT MIN PITCH (TYP)
PROPOSED GRADE
EXISTING GRADE
PROPOSED 1500 GAL. PRECAST CONC. SEPTIC TANK
PROPOSED DROP BOX (TYP) SEE DETAIL
PROPOSED LATERALS SPACED 6'-0" ON-CENTER (TYP)
100% RESERVE REPLACEMENT AREA
PROVIDE 240 LF OF ABSORPTION TRENCH 10 LATERALS OF 24 LF EACH
380
370
360
350
340
1+50
1+20
0+90
0+60
0+30

PROPOSED HYDRAULIC SECTION A-A' THRU SYSTEM
SCALE: V:1"=10
H:1"=30

GOOD HOUSEKEEPING

1. ALL WASTE MATERIAL WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER SUPPLIED BY A WASTE HANDLER THAT IS A LICENSED SOLID WASTE MANAGEMENT COMPANY. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER(S). THE DUMPSTER SHALL BE EMPTIED ON AN AS-NEEDED BASIS AND THE TRASH WILL BE HAULED TO AN APPROVED LANDFILL. NO CONSTRUCTION MATERIALS WILL BE BURIED ON-SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL.

2. ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF TWO TIMES PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

3. GOOD HOUSEKEEPING AND SPILL CONTROL PRACTICES WILL BE FOLLOWED DURING CONSTRUCTION TO MINIMIZE STORMWATER CONTAMINATION FROM PETROLEUM PRODUCTS, FERTILIZERS, PAINTS, AND CONCRETE. TO PREVENT STORMWATER CONTAMINATION FROM THE SITE, GOOD HOUSEKEEPING PRACTICES ARE LISTED BELOW:
   - FERTILIZERS WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER, UNLESS SPECIFIED OTHERWISE BY THE ENGINEER AND WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER.
   - FERTILIZERS WILL BE STORED IN A COVERED SHED AND PARTIALLY USED BAGS WILL BE TRANSFERRED TO A SEALABLE BIN TO AVOID SPILLS.
   - A COVERED DUMPSTER WILL BE USED FOR ALL WASTE MATERIALS.
   - MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN-UP WILL BE KEPT IN THE TEMPORARY MATERIAL STORAGE TRAILER ON-SITE. EQUIPMENT WILL INCLUDE BUT NOT BE LIMITED TO: BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, FAST ABSORBENT MATERIAL, SAND, SAW DUST, AND PLASTIC AND METAL TRASH CONTAINERS.
   - CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.
   - WHEN TESTING/CLEANING OF WATER SUPPLY LINES, THE DISCHARGE FROM THE TESTED PIPE WILL BE COLLECTED AND CONVEYED TO A COMPLETED STORMWATER COLLECTION SYSTEM.
   - A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENT.
   - DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.
   - ALL RUTS CAUSED BY EQUIPMENT USED FOR SITE CLEARING AND GRADING WILL BE ELIMINATED BY RE-GRADING.

4. VEHICLE MAINTENANCE – ALL ON-SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. ANY VEHICLE LEAKING FUEL OR HYDRAULIC FUEL WILL BE IMMEDIATELY SCHEDULED FOR REPAIRS AND USE WILL BE DISCONTINUED UNTIL REPAIRS ARE MADE.

5. SPILL PREVENTION AND RESPONSE – THE FOLLOWING CONTROLS AND PROCEDURES SHALL BE USED TO MINIMIZE THE POTENTIAL FOR LEAKS, SPILLS AND OTHER RELEASES:
   - PERSONNEL WILL BE MADE AWARE OF EMERGENCY TELEPHONE NUMBERS.
   - THE OWNER/OPERATOR AND OR CONTRACTOR SHALL IMMEDIATELY CONTACT NYSDEC IN THE EVENT OF A SPILL, AND SHALL TAKE ALL APPROPRIATE STEPS TO CONTAIN THE SPILL, INCLUDING CONSTRUCTION OF A DIKE AROUND THE SPILL AND PLACING ABSORBENT MATERIAL OVER THIS SPILL.
   - THE OWNER/OPERATOR AND OR CONTRACTOR SHALL INSTRUCT PERSONNEL THAT SPILLAGE OF FUELS, OILS, AND SIMILAR CHEMICALS MUST BE AVOIDED.
   - OILS AND CHEMICALS WILL BE STORED IN APPROPRIATE AND TIGHTLY CAPPED CONTAINERS. CONTAINERS SHALL NOT BE DISPOSED OF ON THE PROJECT SITE.
   - OILS, CHEMICALS, MATERIAL, EQUIPMENT, AND SANITARY FACILITIES WILL BE STORED/LOCATED AWAY FROM TREES AND AT LEAST 100 FEET FROM STREAMS, WELLS, WET AREAS, AND OTHER ENVIRONMENTALLY SENSITIVE SITES.
   - DISPOSE OF CHEMICAL CONTAINERS AND SURPLUS CHEMICALS OFF THE PROJECT SITE IN ACCORDANCE WITH LABEL DIRECTIONS AND LEGAL REQUIREMENTS.
   - USE TIGHT CONNECTIONS AND HOSES WITH APPROPRIATE NOZZLES IN ALL OPERATIONS INVOLVING FUELS.
   - USE FUNNELS WHEN POURING FUELS, LUBRICATING MATERIALS OR CHEMICALS.
   - REFUELING OF CONSTRUCTION EQUIPMENT WILL TAKE PLACE IN PARKING AREAS TO PROVIDE RAPID RESPONSE TO EMERGENCY SITUATIONS.
   - PETROLEUM SPILLS AND MOST HAZARDOUS MATERIALS SPILLS MUST BE REPORTED TO THE NYS DEC HOTLINE (1-800-457-7362), UNLESS THEY MEET ALL OF THE FOLLOWING CRITERIA:

     THE SPILL IS KNOWN TO BE LESS THAN 5 GALLONS; AND

     THE SPILL IS CONTAINED AND UNDER THE CONTROL OF THE SPILLER; AND

     THE SPILL HAS NOT AND WILL NOT REACH THE STATE'S WATER OR ANY LAND; AND

     THE SPILL IS CLEANED UP WITHIN 2 HOURS OF DISCOVERY.
   - SPILLS SHALL ALSO BE REPORTED TO THE LOCAL AUTHORITIES, IF REQUIRED. FOR SPILLS NOT DEEMED REPORTABLE, THE FACTS CONCERNING THE INCIDENT SHALL BE DOCUMENTED BY THE SPILLER, AND A RECORD MAINTAINED FOR ONE YEAR.

CONSTRUCTION SEQUENCE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. FLAG THE WORK LIMITS AND MARK TREES TO BE REMOVED.
3. HOLD PRE-CONSTRUCTION CONFERENCE WITH INVOLVED AGENCIES AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION ACTIVITY.
4. INSTALL SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, AND SEDIMENT CONTROLS.
5. CLEAR AND GRUB ANTICIPATED WORK AREA.
6. ROUGH GRADE SITE, STOCKPILE TOPSOIL, GRADE/INSTALL DRAINAGE AND INLET/OUTLET PROTECTION, MAINTAIN SOIL STABILIZATION OF EXPOSED SOILS.
7. CONSTRUCT HOUSE AND INSTALL SITE UTILITIES.
8. COMPLETE FINAL GRADING OF DRIVEWAY AND HOUSE SITE.
9. PREPARE SITE FOR FINAL STABILIZATION: PAVE, OR DRESS WITH GRAVEL, THE DRIVEWAY; PREPARE ANY REMAINING LAWN AREAS WITH PERMANENT VEGETATION; DRESS STONE CHANNELS AND APRONS WITH FRESH RIP-RAP; DRESS PLANTING BEDS, TREES AND SHRUBS WITH SHREDDED HARDWOOD.
10. ONCE FINAL STABILIZATION HAS BEEN ACHIEVED, REMOVE ALL EROSION AND SEDIMENT CONTROLS. RAKE, SEED, AND MULCH AREAS DISTURBED FROM SILT FENCE REMOVAL.

CONSTRUCTION SPECIFICATIONS

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN AND THE 'STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS'.
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
5. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
6. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
7. ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
8. EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
9. FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
10. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
11. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
12. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
13. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
14. STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

LANDGRADING SPECIFICATIONS

EROSION & SEDIMENT CONTROL NOTES

1. PRIOR TO THE START OF CONSTRUCTION ACTIVITY, THE TEMPORARY STRUCTURAL SEDIMENT CONTROLS (SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, ETC.) FOR THE ANTICIPATED WORK MUST BE INSTALLED.
2. THE LIMITS OF LAND DISTURBANCE MUST BE PHYSICALLY MARKED ON-SITE WITH ORANGE CONSTRUCTION FENCE. SILT FENCE MUST BE INSTALLED ON-CONTOUR AND SHALL NOT BE USED TO DELINEATE THE LIMIT OF CONTRACT, OR PROPERTY LINE.
3. MASS CLEARINGS AND GRADING MUST BE AVOIDED. CLEAR AND GRUB ONLY WHAT IS REQUIRED FOR IMMEDIATE CONSTRUCTION ACTIVITY.
4. EXPOSED SOILS ANTICIPATED TO REMAIN IDLE FOR MORE THAN FOURTEEN (14) DAYS SHALL BE IMMEDIATELY STABILIZED WITH TEMPORARY SEED AND MULCH.
5. WHEREVER POSSIBLE, NATURAL VEGETATION IS TO BE PROTECTED BY LIMITING THE CLEARING AND GRUBBING OPERATION, AS WELL AS RESTRICTING CONSTRUCTION EQUIPMENT TO THE WORK AREA.
6. WHERE FEASIBLE, LARGE TREES TO BE PRESERVED SHALL BE FENCED OFF SO THAT THE ROOT SYSTEM AND OVERHANGING BRANCHES ARE PROTECTED FROM CONSTRUCTION EQUIPMENT.
7. OFF-SITE RUNOFF SHOULD BE DIVERTED FROM HIGHLY ERODIBLE SOILS AND STEEP SLOPES TO STABLE AREAS WITH TEMPORARY DIKES AND/OR SWALES.
8. PERMANENT SEEDING SHOULD OPTIMALLY BE UNDERTAKEN IN THE SPRING FROM MARCH THROUGH MAY, AND IN LATE SUMMER AND EARLY FALL FROM SEPTEMBER TO OCTOBER 15. PERMANENT SEEDING MAY BE UNDERTAKEN DURING THE SUMMER, PROVIDING AN ADEQUATE WATERING SCHEDULE IS MAINTAINED.
9. DURING THE PEAK SUMMER MONTHS AND IN THE FALL AFTER OCTOBER 15, WHEN SEEDING IS OTHERWISE FOUND TO BE IMPRACTICABLE, AN APPROPRIATE TEMPORARY MULCH SHALL BE APPLIED. TEMPORARY SEEDING WITH RYE CAN BE UTILIZED THROUGH NOVEMBER.
10. ALL SLOPES STEEPER THAN 3H:1V AS WELL AS PERIMETER DIKES, SEDIMENT BASINS OR TRAPS, AND EMBANKMENTS SHALL, UPON COMPLETION, BE IMMEDIATELY STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES (RECP).
11. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION. AREAS OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM SHALL NOT BE DISTURBED.
12. AREAS WHERE PERMANENT VEGETATION IS TO BE ESTABLISHED SHALL BE DRESSED WITH A MINIMUM OF 4 INCHES OF TOPSOIL. COMPACTED SUB-SOILS SHALL BE DISKED OR TILLED PRIOR TO PLACEMENT OF TOPSOIL. SURFACE SHALL BE RAKED SMOOTH, REMOVING STICKS, FOREIGN MATTER, AND STONES OVER 1" IN DIAMETER.
13. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. IT SHALL HAVE NOT LESS THAN 20% OF MATERIAL PASSING THE NO. 200 SIEVE, AND NOT MORE THAN 15% CLAY. IT SHALL BE RELATIVELY FREE OF STONES OVER 1-1/2" INCHES IN DIAMETER, TRASH, NOXIOUS WEEDS, AND SHALL HAVE LESS THAN 10% GRAVEL.
14. SEEDING FOR TEMPORARY STABILIZATION OR IN PREPARATION OF WINTER SHUTDOWN SHALL BE APPLIED AT THE FOLLOWING RATE AND SCHEDULE: SPRING OR SUMMER OR EARLY FALL, USE RYEGRASS AT 30 LBS PER ACRE. LATE FALL OR EARLY WINTER, USE WINTER RYE AT 100 LBS PER ACRE.
15. PERMANENT SEEDING FOR FINAL STABILIZATION SHOULD BE APPLIED EITHER FROM SPRING-THAW TO MID-MAY OR MID-AUGUST TO EARLY OCTOBER WITH A 65/20/15 MIX OF KENTUCKY BLUEGRASS/PERENNIAL RYEGRASS/FINE FESCUE AT 160 LBS. PER ACRE. IF SEEDING IS DONE BETWEEN MID-MAY AND MID-AUGUST, IRRIGATION MAY BE REQUIRED TO ACHIEVE FINAL STABILIZATION.
16. HAY OR STRAW MULCH SHALL BE APPLIED TO ALL SEEDED AREAS, TEMPORARY OR PERMANENT, AT A RATE OF 2 TONS PER ACRE (OR 3 BALES PER 1,000 SQ FT).
17. WHEN SPECIFIED, ROLLED EROSION CONTROL BLANKET SHALL BE STRAW BIODEGRADABLE DOUBLE-NET BLANKET (EBX-S2 NN) AS MANUFACTURED BY CARTHAGE MILLS, SHALL BE PROVIDED ON ALL FINAL GRADES STEEPER THAN 1 VERTICAL OVER 3 HORIZONTAL (UP TO 2H:1V).
18. WHEN SPECIFIED, INLET PROTECTION SHALL BE INSTALLED CONCURRENTLY WITH CATCH BASIN INSTALLATION. IN THE SAME MANNER, ROCK OUTLET PROTECTION SHALL BE INSTALLED CONCURRENTLY WITH PIPE DISCHARGE INSTALLATION.
19. EROSION AND SEDIMENT CONTROL PRACTICES WITHIN THE ACTIVE WORK AREA SHALL BE INSPECTED DAILY TO ENSURE THAT THEY ARE BEING MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES.
20. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CLEARED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN FOURTEEN (14) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED.
21. DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS, MUST BE MANAGED BY APPROPRIATE CONTROL MEASURES.
22. STABILIZED CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED SO AS TO PREVENT THE TRACKING OF SEDIMENT OFF-SITE. SEDIMENT TRACKED ONTO PAVED RIGHTS-OF-WAY SHALL BE SWEPT CLEAN AT THE END OF EACH WORK DAY.
23. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT BECOMES 6" DEEP AT THE FABRIC. SILT FENCE SHALL BE REPLACED WHEN FABRIC BECOMES RIPPED OR FRAYED.
24. SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPPING DEVICES WHEN ACCOMMODATION REACHES 50% OF DESIGN CAPACITY. STONE SHALL BE CLEANED OR REPLACED WHEN SEDIMENT POOL NO LONGER DRAINS PROPERLY.

STANDARD PLAN NOTATIONS

1. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
2. ALL EXISTING TREES TO BE SAVED SHALL BE FLAGGED AND SNOW FENCE IS TO BE ERECTED AROUND TREES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
3. PRIOR TO THE INITIATION OF CONSTRUCTION THE APPLICANT OR HIS REPRESENTATIVE WILL MEET WITH THE TOWN ENGINEER, HIGHWAY SUPERINTENDENT, BUILDING INSPECTOR, SITE CONTRACTOR, AND/OR ANY ADDITIONAL OUTSIDE AGENCIES THAT MAY HAVE JURISDICTION FOR A PRE-CONSTRUCTION CONFERENCE TO REVIEW ALL FACETS OF CONSTRUCTION AND REQUIRED INSPECTIONS.
4. ALL EROSION CONTROLS ARE TO BE SET IN PLACE PRIOR TO ANY LAND DISTURBANCES ON THE SITE.
5. DURING THE COURSE OF CONSTRUCTION, WHEREVER THE TOWN HIGHWAY SUPERINTENDENT AND/OR TOWN ENGINEER DETERMINE THAT ADDITIONAL DRAINAGE FACILITIES ARE REQUIRED TO PROVIDE POSITIVE DRAINAGE WITHIN THE RIGHT-OF-WAY OR ADJACENT PROPERTY, THEY SHALL BE INSTALLED BY THE DEVELOPER AT NO COST TO THE TOWN.
6. PER NEW YORK STATE LAW, THE CONTRACTOR SHALL CALL THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (UFPO) AT 1-800-962-7962 TWO (2) FULL DAYS PRIOR TO PERFORMING ANY EXCAVATION WORK.
7. ALL EMBANKMENTS ARE TO BE GRADED AND SEEDED IMMEDIATELY UPON BEING LAID BACK.
8. STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL DRIVEWAY ENTRANCES AND SHALL CONFORM TO NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
9. STONE WALLS SHALL BE PRESERVED WHEREVER POSSIBLE.
10. NO MECHANICAL EQUIPMENT SHALL BE MOUNTED ON THE ROOF IF VISIBLE FROM THE STREET.
11. ALL WALL MOUNTED LIGHTING FIXTURES SHALL BE SHIELDED OR DIRECTED DOWNWARD TO PREVENT LIGHT SOURCE FROM BEING VISIBLE FROM ADJACENT AREAS.
12. ALL AREAS SHOWN BY LIMITS OF DISTURBANCE SHALL BE FLAGGED AND SUITABLE BARRIERS ERECTED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
13. TRAILERS SHALL NOT BE PERMITTED AS OUTDOOR STORAGE AREAS. ANY TRAILER WHICH HAS REMAINED SUBSTANTIALLY ON THE SITE FOR A PERIOD OF THIRTY DAYS SHALL BE CONSIDERED OUTDOOR STORAGE.
14. PRIOR TO COMMENCEMENT OF ANY CLEARING, GRADING, OR EXCAVATION IN CONNECTION WITH THE PROPOSED CONSTRUCTION ACTIVITY, THE OWNER OF RECORD SHALL FILE A "NOTICE OF INTENT" WITH THE NYS DEC AND THE TOWN OF . WHEN ALL CONSTRUCTION HAS BEEN COMPLETED AND THE SITE HAS REACHED FINAL STABILIZATION THE OWNER SHALL SUBMIT A "NOTICE OF TERMINATION" TO THE NYS DEC AND THE TOWN OF .
15. NO SUBSTITUTIONS, ALTERATIONS, DEVIATIONS OR OTHER CHANGES TO ANY OF THE IMPROVEMENTS SHOWN ON THE APPROVED SITE PLAN SHALL BE MADE DURING CONSTRUCTION, OR SHALL BE ACCEPTED BY THE TOWN OF UNLESS PRIOR APPROVAL IN WRITING HAS BEEN RECEIVED BY THE PROJECT OWNER OR HIS ASSIGNED REPRESENTATIVE.
16. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY THE PROJECT OWNER SHALL DELIVER TO THE PLANNING DEPARTMENT AN AS-BUILT SURVEY SHOWING THE LOCATION OF ANY BUILDINGS, AND THE LOCATION AND ELEVATION OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDING OUTLET CONTROL STRUCTURES, WEIR WALLS, OUTFALL PIPES AND OVERFLOW SPILLWAYS.

COVERAGE UNDER THE GENERAL STORMWATER PERMIT

1. BASED ON THE PROPOSED AREA OF SOIL DISTURBANCE SHOWN HEREON, THIS PROJECT REQUIRES COVERAGE UNDER THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION'S S.P.D.E.S. GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY (PERMIT NO. GP-0-15-002).
2. A NOTICE OF INTENT (NOI) MUST BE FILED WITH THE NYSDEC AT THE ADDRESS ON THE NOI FORM TEN (10) BUSINESS DAYS BEFORE CONSTRUCTION ACTIVITIES TAKE PLACE, WHICH INCLUDES ANY CLEARING, GRADING, EXCAVATION, FILLING, DEMOLITION OR STOCKPILING ACTIVITIES THAT RESULT IN SOIL DISTURBANCE.
3. THIS PLAN, OR SET OF PLANS, SHALL CONSTITUTE AS THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND HAS BEEN PREPARED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE PERMIT. IN THE CASE OF PROJECTS WHICH REQUIRE POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES (STORMWATER MITIGATION), THIS PLAN OR SET OF PLANS, MAY BE ACCOMPANIED BY A REPORT AND/OR OTHER DOCUMENTATION.
4. THE OWNER MUST HAVE THE SWPPP REVIEWED AND APPROVED BY THE REGULATED TRADITIONAL LAND USE CONTROL MS4 (TOWN), PRIOR TO SUBMITTING THE NOI TO THE NYSDEC.
5. THE OWNER SHALL ALSO HAVE THE TOWN SIGN THE "MS4 ACCEPTANCE FORM", WHICH IS SUBMITTED WITH THE NOI.
6. THE OWNER SHALL MAINTAIN A COPY OF THE PERMIT, NOI, NOI ACKNOWLEDGMENT LETTER, SWPPP, MS4 ACCEPTANCE FORM, INSPECTION REPORTS, AND ALL DOCUMENTATION NECESSARY TO DEMONSTRATE ELIGIBILITY WITH THE PERMIT AT THE CONSTRUCTION SITE UNTIL ALL DISTURBED AREAS HAVE ACHIEVED FINAL STABILIZATION AND THE NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED TO THE NYSDEC. THE DOCUMENTS MUST BE MAINTAINED IN A SECURE LOCATION ON-SITE, AND MUST BE ACCESSIBLE DURING NORMAL BUSINESS HOURS TO AN INDIVIDUAL PERFORMING A COMPLIANCE INSPECTION.
7. THE NOT CANNOT BE SUBMITTED UNTIL THE SITE HAS ACHIEVED FINAL STABILIZATION. FINAL STABILIZATION MEANS THAT ALL SOIL DISTURBANCE ACTIVITIES HAVE CEASED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF EIGHTY (80) PERCENT OVER THE ENTIRE PERVIOUS SURFACE HAS BEEN ESTABLISHED; OR OTHER EQUIVALENT STABILIZATION MEASURES, SUCH AS PERMANENT LANDSCAPE MULCHES, ROCK RIP-RAP OR WASHED CRUSHED STONE HAVE BEEN APPLIED ON ALL DISTURBED AREAS THAT ARE NOT COVERED BY PERMANENT STRUCTURES, CONCRETE OR PAVEMENT.
8. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITY THE OWNER MUST IDENTIFY THE CONTRACTOR(S) AND/OR SUBCONTRACTOR(S) THAT WILL BE RESPONSIBLE FOR INSTALLING, CONSTRUCTING, REPAIRING, REPLACING, INSPECTING AND MAINTAINING THE EROSION AND SEDIMENT CONTROL PRACTICES INCLUDED IN THE SWPPP, AND IN THE CASE OF PROJECTS WHICH REQUIRE STORMWATER MITIGATION, THE CONTRACTOR(S) AND/OR SUBCONTRACTOR(S) THAT WILL BE RESPONSIBLE FOR CONSTRUCTION OF THE POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES. EACH CONTRACTOR SHALL BE KNOWN AS THE TRAINED CONTRACTOR.
9. THE TRAINED CONTRACTOR(S) MUST SIGN A CERTIFICATION STATEMENT(S) FOR THE STATE, AND IN MOST CASES THE TOWN OR VILLAGE, MUST HAVE A CURRENT 4-HOUR NYSDEC ENDORSED TRAINING COURSE, AND MUST BE ON-SITE ANY TIME THERE IS SOIL DISTURBING ACTIVITIES TAKING PLACE.
10. THE OWNER MUST ENSURE THAT ALL EROSION AND SEDIMENT CONTROL PRACTICES, AND IN THE CASE OF PROJECTS WHICH REQUIRE STORMWATER MITIGATION, THE POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES, ARE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE PERMIT.
11. THE OWNER SHALL HAVE THE TRAINED CONTRACTOR INSPECT THE EROSION AND SEDIMENT CONTROLS, AND IN THE CASE OF PROJECTS WITH STORMWATER MITIGATION, THE POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES, WITHIN THE ACTIVE WORK AREA DAILY TO ENSURE THAT THEY ARE BEING MAINTAINED IN EFFECTIVE OPERATING CONDITIONS AT ALL TIMES.
12. THE SCOPE OF THE PROJECT MAY ALSO REQUIRE THE OWNER TO HAVE A QUALIFIED INSPECTOR CONDUCT SITE INSPECTIONS AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS. GENERALLY, THE QUALIFIED INSPECTOR IS THE PREPARER OF THE SWPPP.
13. ONCE THE SITE HAS ACHIEVED FINAL STABILIZATION, AND IN THE CASE OF PROJECTS THAT REQUIRE STORMWATER MITIGATION, ALL POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES HAVE BEEN CONSTRUCTED, COVERAGE UNDER THE PERMIT MUST BE TERMINATED.
14. IF PART OF THE SWPPP, THE OWNER MUST IDENTIFY THE ENTITY, AND HAVE A MECHANISM IN-PLACE FOR LONG-TERM OPERATION AND MAINTENANCE OF THE POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICE(S).
15. THESE NOTES ARE NOT COMPREHENSIVE OF THE REQUIREMENTS OF THE SUBJECT PERMIT.

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

PRINTED
JULY 31 2018
BADEY & WATSON
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SHEET 4 OF 4
PROFILES & NOTES

PRELIMINARY

SUBDIVISION PLAT
PREPARED FOR

PENELOPE HEDGES

SITUATE IN THE

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

SCALE AS NOTED APRIL 19, 2018

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	ENGINEER	SURVEYOR	OWNER & APPLICANT	OWNER'S APPROVAL	PROPERTY DATA
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)	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__.	Tax Map Designation: 6054-02-535593 Zoning District: R1-80 Total Area: 5.527 AC