

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, 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, erratum, modification or revision to this Plan, as approved, shall void this approval.

Signed this _____ day of _____, 20____.

Chair of the Planning Board

NOTES

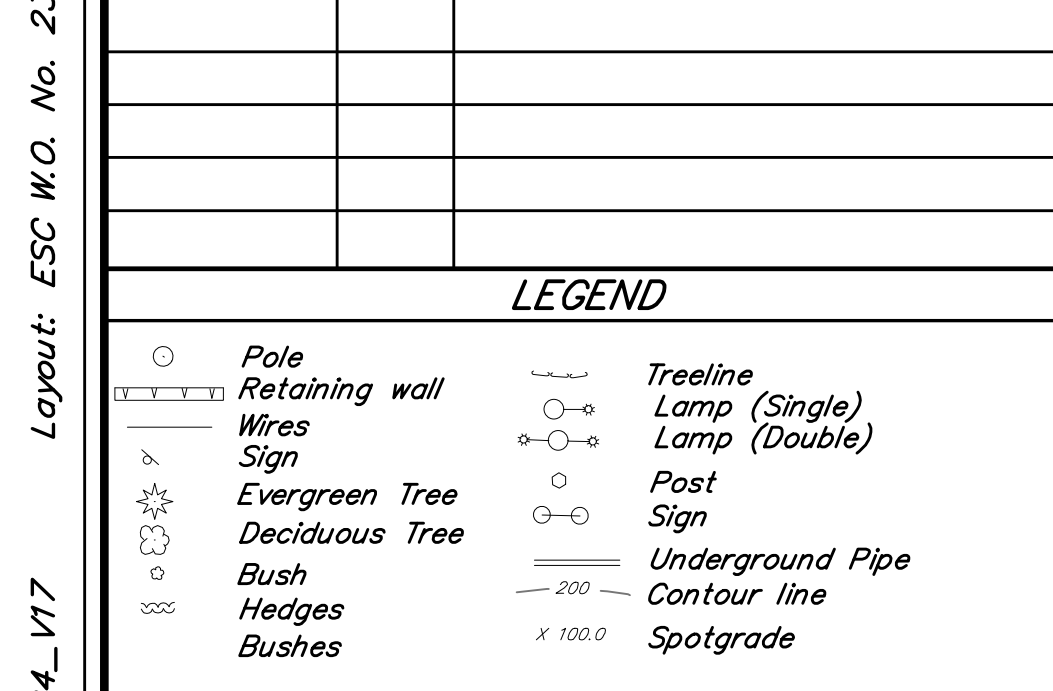
1. Unauthorized alteration or addition to a document prepared by a licensed Land Surveyor or licensed Professional Engineer is a violation of Section 2209, Sub-Division 2 of the New York State Education Law.
2. The topographic data hereon was compiled photographically from digital aerial photographs, 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 0.99898850. 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
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
08/28/18	R04	Revised in response to comments



ENGINEER

BADEY & WATSON
Surveying & Engineering, P.C.

3063 Route 9
Cold Spring, NY 10516
www.Badey-Watson.com

845-265-9317
845-265-4438 (Fax)
877.3.141593 (Toll Free)

ZONING TABLE & AREA CHART				
Lot No.	Required	Proposed	Proposed	
Area (SF)	80,000	122,824	117,923	
Steep Slopes > 10,000 (SF)		11,507	34,093	
Net Area (SF)	80,000	111,317	83,730	
Front YD (Ft)	50	±269	104.5	
Side YD One (Ft)	30	54	39	
Side YD Total (Ft)	70	±183	110	
Rear YD (Ft)	50	±179	303	
Lot Width (Ft)	150	237	239	
Lot Depth (Ft)	200	518	494	
Build. Height	35	n/a	<35	
Build. Coverage	<10%	1.9%	2.6%	

KEY

OK14TW
— ATTRIBUTE (TW = TWN)
— CALIPER (14 = 14")
— SPECIES (OK = OAK)
— TREE LOCATION

KEY

SEEDS

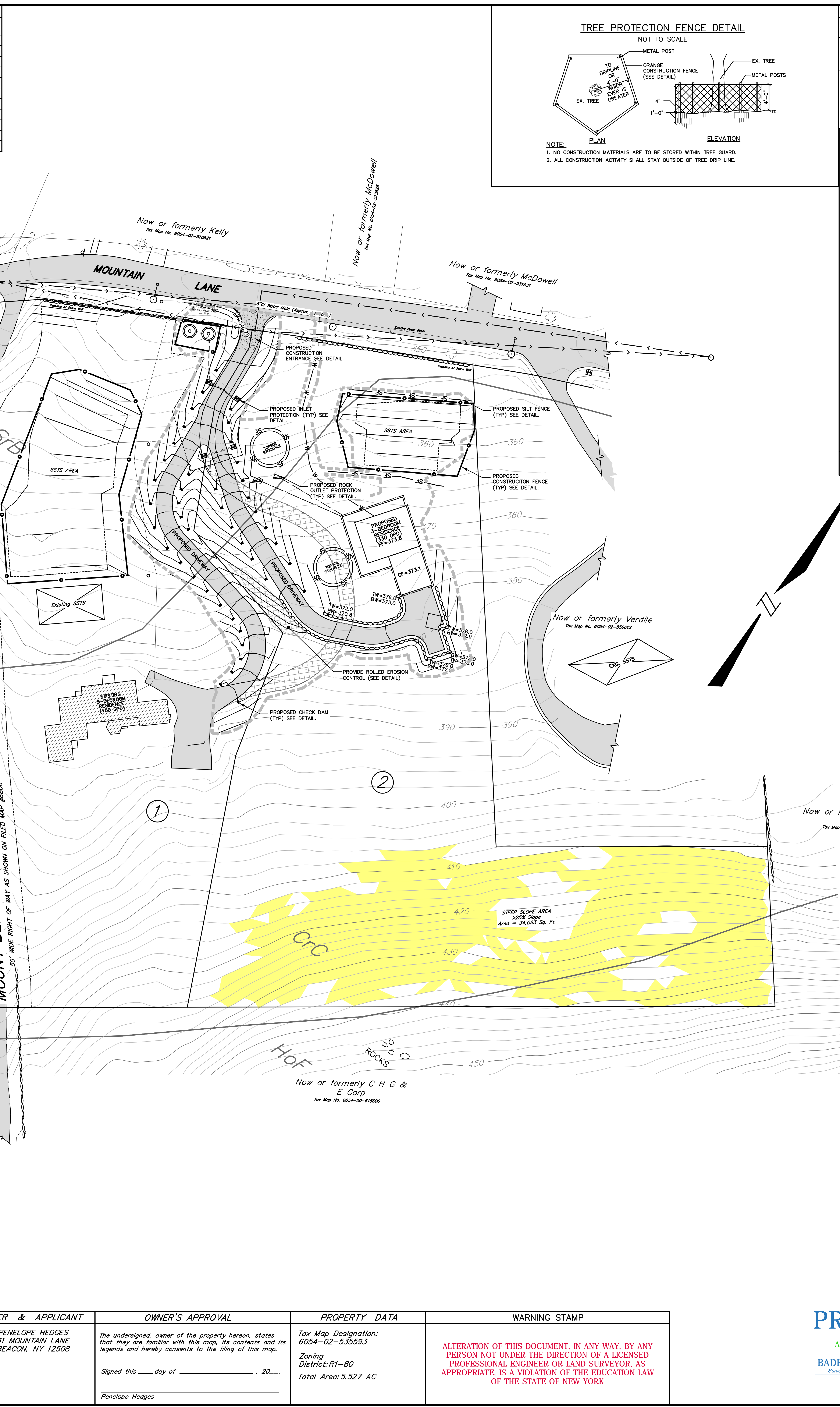
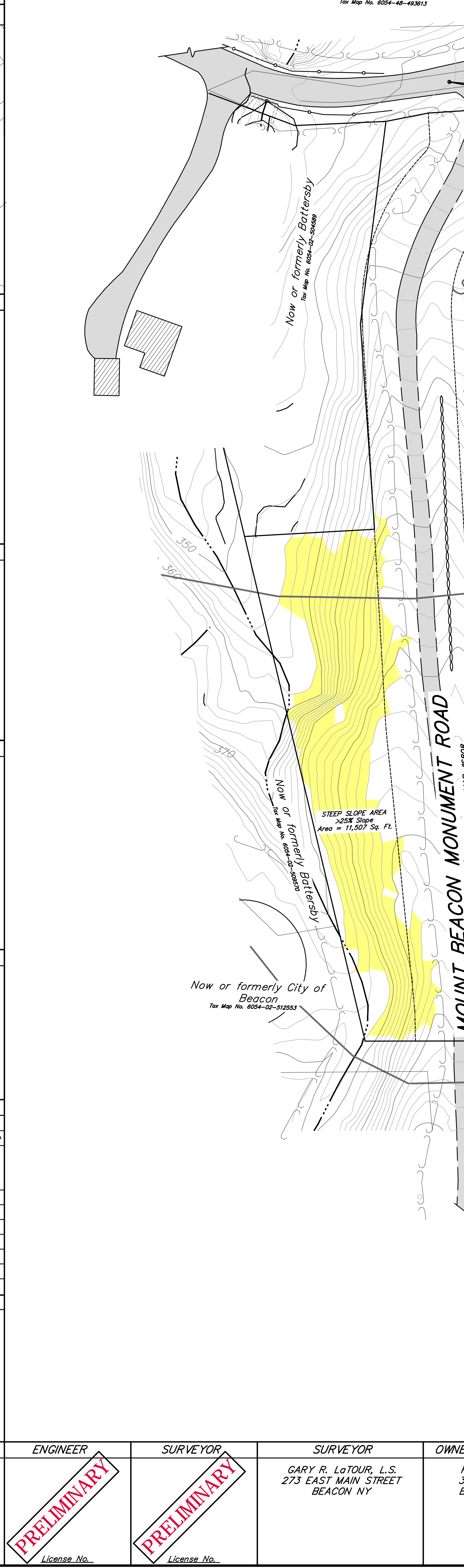
MA MAPLE
OK OAK
PE PINE
SP SPRUCE
UK UNKNOWN

ATTRIBUTES

OK BROKEN
OP CLUMP
DA DAMAGED
DB DEAD
DO DOUBLE
FW FALLEN

ON QUINQUEP
OU QUINQUEP
SB STUMP
TR TRIPLE
TW TWN

* DOUBLE TREES ARE THOSE WHERE THE TRUNK SPLIT AT 4.5 FEET OF HEIGHT. SINGLE TREES ARE THOSE WHERE THE TRUNK SPLIT BELOW 4.5 FEET.



SOILS LEGEND		
Map Symbol	Hydrologic Group	Soil Name
CrC Hof SfB	B C/D C	CHARLTON-CHATFIELD complex, rolling, very rocky HOLJUS-ROCK outcrop complex, very steep STOCKBRIDGE silt loam, 2-8% Slopes
Soil delineation (boundary) lines		
Soil classifications and delineated lines have been derived from U.S. Department of Agriculture, Soil Conservation Service "Soil Survey of Dutchess County, New York" issued September 1994.		
SYMBOL		
2"x4" WOOD FRAME 1.5' MAX. 3' MIN. DRAIN WITH GATE FRAME DRAIN INLET GATHER EXCESS AT CORNERS BURIED FABRIC 1' MIN.		
CONSTRUCTION SPECIFICATIONS		
1. FILTER FABRIC SHALL HAVE AN EGS OF 40-65. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS. 2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAGE. 3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET. 4. SPACE STAKES EVERY 10 FEET ALONG INLET 2 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. STAKES GREATER THAN 2 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT. 5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME. 6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY. MAXIMUM DRAINAGE AREA 1 ACRE		
FILTER FABRIC DROP INLET PROTECTION		
SLOPE LEGEND		
EXISTING SLOPES OF 0% TO 25% EXISTING SLOPES OF 25% OR GREATER		

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 DEPARTMENT OF HEALTH."
- "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 POLICES, PROCEDURES AND STANDARDS."
- "DUTCHESS COUNTY DEPARTMENT OF HEALTH SANITARY CODE, ARTICLE 10 AND ARTICLE 10.1."
- "DUTCHESS COUNTY DEPARTMENT OF HEALTH CERTIFICATE OF HEALTH."
2. THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICES 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 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 OR AMENDMENT HERETO SHALL BE VALID FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF APPROVAL. FOLLOWING THE EXPIRATION OF SAID APPROVAL, THE PLANS 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, POLICES 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 COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS HERETO AND GENERALLY ACCEPTED STANDARDS.
5. ALL EXISTING WELLS AND SITS, OR THOSE APPROVED, WITHIN 200 FEET OF THE PROPOSED SITS ARE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE SITS.
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.



NOTES

1. SEE DETAILS AND NOTES INCLUDED WITH OTHER SHEETS OF THIS PLAN SET.

SHEET 3 OF 5
EROSION & SEDIMENT CONTROL
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

1 inch = 30 ft.

PRINTED
AUGUST 09 2018
BADEY & WATSON
Surveying & Engineering, P.C.

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

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

ENGINEER
PENELOPE HEDGES
31 MOUNTAIN LANE
BEACON, NY 12508
Signed this _____ day of _____, 20____.
Penelope Hedges

ENGINEER
PENELOPE HEDGES
31 MOUNTAIN LANE
BEACON, NY 12508
Signed this _____ day of _____, 20____.
Penelope Hedges

SURVEYOR
GARY R. LATOUR, L.S.
273 EAST MAIN STREET
BEACON NY
Signed this _____ day of _____, 20____.
Gary R. LaTour

OWNER & APPLICANT
PENELOPE HEDGES
31 MOUNTAIN LANE
BEACON, NY 12508
Signed this _____ day of _____, 20____.
Penelope Hedges

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____.
Penelope Hedges

PROPERTY DATA
Tax Map Designation:
6054-02-535593
Zoning:
District: R1-80
Total Area: 5.527 AC

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