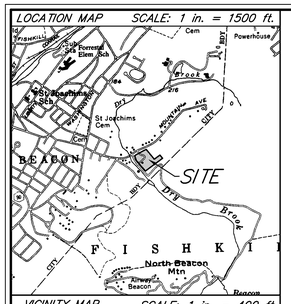
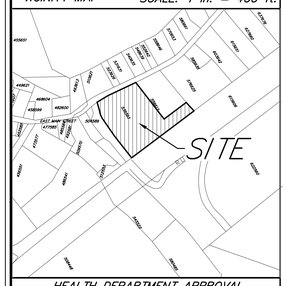
GEOGRAPHIC INDEX 41-29-52.7 -73-56-54.1

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

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

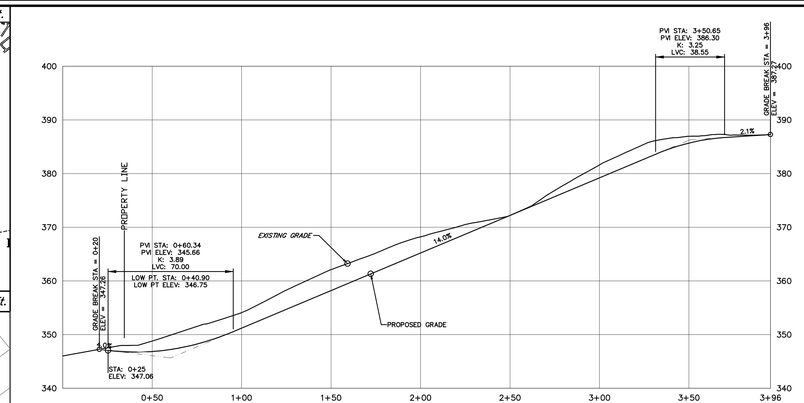
1. *Unauthorized alteration or addition to a document prepared by a licensed Land Surveyor or licensed Professional Engineer is a violation of Section 7209, Sub-Division 2 of the New York State Education Law.*
2. *The topographic data hereon was compiled photogrammetrically from digital aerial photographs,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

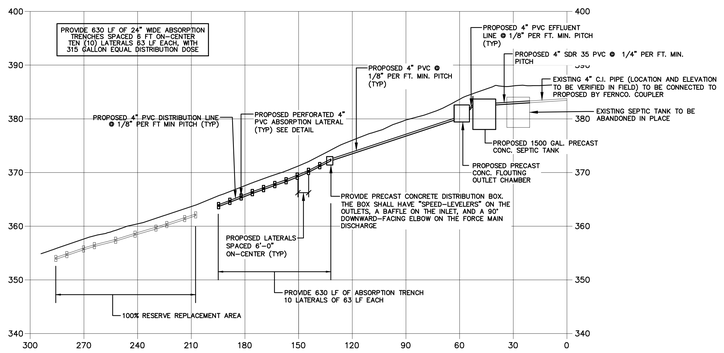
See Title	R01	Original Drawing.
06/26/18	R02	Revised per Planning Board Comment
07/30/18	R03	--Segregated Subdivision map from Integrated Plot Plan by creating 4th Sheet --Responses to City Engineer's and Planner's comment letters
08/28/18	R04	Revised in response to comments

LEGEND

- Pole
- Retaining wall
- Wires
- Sign
- Evergreen Tree
- Deciduous Tree
- Bush
- Hedges
- Bushes
- Treeline
- Lamp (Single)
- Lamp (Double)
- Post
- Sign
- Underground Pipe
- Contour line
- Spotgrade



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



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

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

FOOD 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 FLUIDS 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.

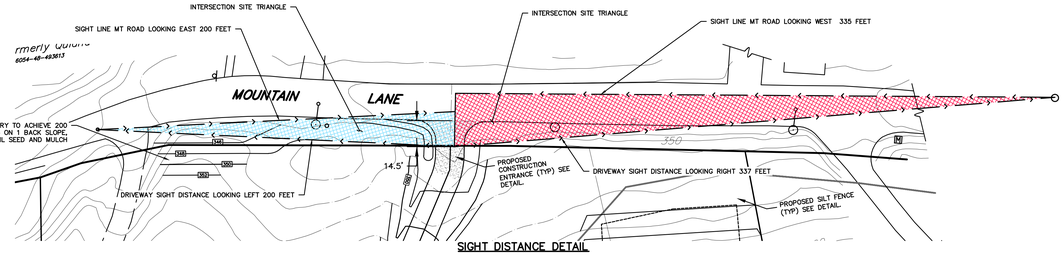
EROSION & SEDIMENT CONTROL NOTES

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 112 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, MULCHING MAY BE REQUIRED TO ACHIEVE FINAL STABILIZATION.
16. HAY OR STRAW MULCH SHALL BE APPLIED TO ALL DISTURBED 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 THAT IS 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.

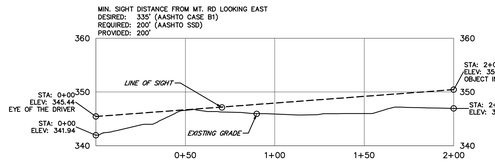
CONSTRUCTION SEQUENCE

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. INCLUDING CONSTRUCTION FENCE AROUND PROPOSED DRYWELL LOCATIONS.
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. INSTALL DRYWELLS AND CONNECT TO DRAINAGE.
9. COMPLETE FINAL GRADING OF DRIVEWAY AND HOUSE SITE.
10. 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.
11. ONCE FINAL STABILIZATION HAS BEEN ACHIEVED, REMOVE ALL EROSION AND SEDIMENT CONTROLS. RAKE, SEED, AND MULCH AREAS DISTURBED FROM SILT FENCE REMOVAL.

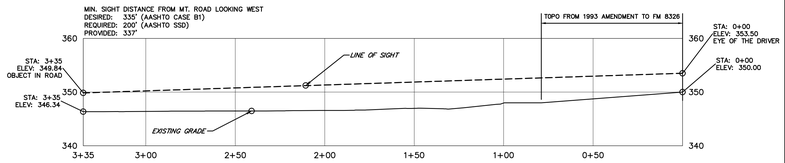
ENGINEER	SURVEYOR	OWNER & APPLICANT	OWNER'S APPROVAL	PROPERTY DATA
BADEY & WATSON Surveying & Engineering, P.C. 3063 Route 9 Cold Spring, NY 10516 www.Badey-Watson.com 845.265.9217 845.265.4428 (Fax) 877.3.141593 (Toll Free) PRELIMINARY License No.	PRELIMINARY License No.	GARY R. LaTOUR, L.S. 273 EAST MAIN STREET BEACON NY 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*



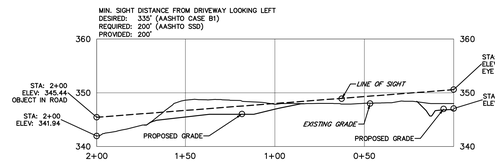
SIGHT DISTANCE DETAIL
SCALE 1 in. = 30 ft.



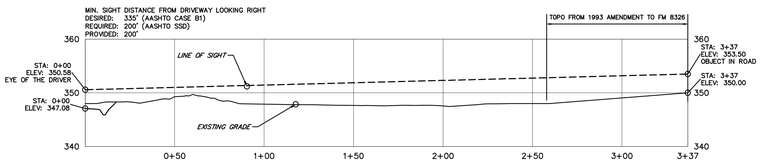
MT. ROAD LOOKING EAST
SCALE: V:1"=10
H:1"=30



MT. ROAD LOOKING WEST
SCALE: V:1"=10
H:1"=30



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



DRIVEWAY SIGHT DISTANCE LOOKING RIGHT
SCALE: V:1"=10
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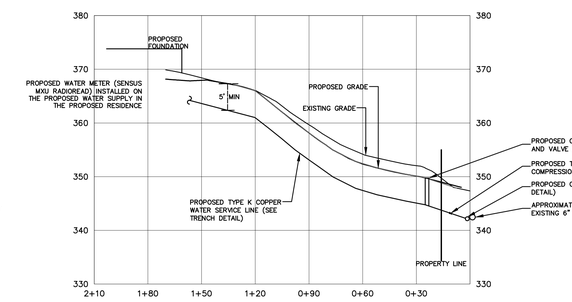
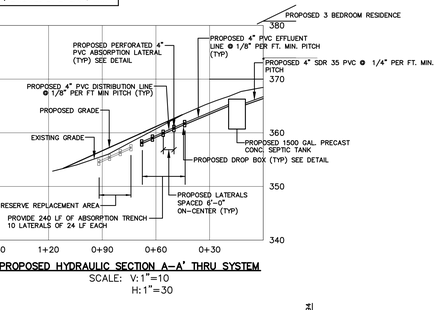
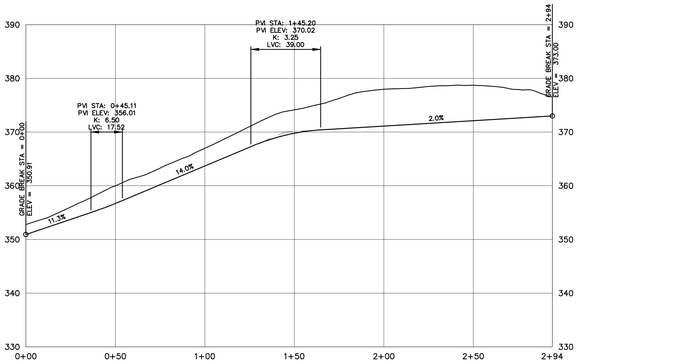


PROPOSED WATER LINE SECTION THRU SYSTEM TO NEW HOUSE (LOT 2)
SCALE: V:1"=10
H:1"=30



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



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

SHEET 5 OF 5
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

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

FILE No. 83-9177

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

Drawing Name: SB23883__R04_V17