



DUTCHESS COUNTY DEPARTMENT OF BEHAVIORAL & COMMUNITY HEALTH
STANDARD NOTES FOR PROJECTS
W/CENTRAL WATER & SEWER

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:

- NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS; NYSDEC
- RECOMMENDED STANDARDS FOR SEWAGE TREATMENT WORKS, (TEN STATES);
- RECOMMENDED STANDARDS FOR WATER WORKS, (TEN STATES);
- NEW YORK STATE DEPARTMENT OF HEALTH AND DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION POLICIES, PROCEDURES AND STANDARDS;
- DUTCHESS COUNTY AND NEW YORK STATE SANITARY CODES;
- DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION CERTIFICATE OF APPROVAL LETTER.

THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND WATER SUPPLY FACILITIES.

UPON COMPLETION OF THE FACILITIES, THE FINISHED WORKS SHALL BE INSPECTED, TESTED, AND CERTIFIED COMPLETE TO THE DC DSD BY THE NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SUPERVISING CONSTRUCTION. NO PART OF THE FACILITIES SHALL BE PLACED INTO SERVICE UNTIL ACCEPTED BY THE DC DSD.

APPROVAL OF ANY PLANS OR AMENDMENT THEREOF SHALL BE VALID FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF APPROVAL. FOLLOWING THE EXPIRATION OF SAID APPROVAL, PLANS(S) 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, POLICIES AND PROCEDURES IN EFFECT AT THE TIME OF THE RE-SUBMISSION.

NO GRASS, FOOTING, FLOOR, GARAGE, COOLER OR ROOF DRAINS SHALL BE DISCHARGED INTO THE SEWAGE COLLECTION SYSTEM.

ALL BUILDINGS SHALL BE CONSTRUCTED AT AN ELEVATION HIGH ENOUGH TO ENSURE GRAVITY FLOW TO THE SEWAGE COLLECTION SYSTEM.

ALL REQUIRED EROSION & SEDIMENT CONTROL AND STORMWATER POLLUTION PREVENTION WATER QUALITY & QUANTITY CONTROL STRUCTURES, PERMANENT AND TEMPORARY, ARE SHOWN ON THE PLANS.

THE DC DSD SHALL BE NOTIFIED SIXTY DAYS PRIOR TO ANY CHANGE IN USE; USE CHANGES MAY REQUIRE RE-APPROVAL BY THE DC DSD.

NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WATER SYSTEM SHALL NOT BE PLACED INTO SERVICE UNTIL A "COMPLETED WORKS APPROVAL" IS ISSUED UNDER SECTION 5-122(2) OF PART 5 OF THE NEW YORK STATE SANITARY CODE (10NYSCRS).

NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WASTEWATER COLLECTION SYSTEM SHALL NOT BE PLACED INTO SERVICE UNTIL A "CERTIFICATE OF CONSTRUCTION COMPLIANCE" IS ISSUED UNDER SECTION 19.7 OF ARTICLE 19 OF THE DUTCHESS COUNTY SANITARY CODE.

ALL SERVICE LINES ARE THE RESPONSIBILITY OF THE OWNER UP TO THE PROPERTY LINE. THE WATER AND SEWER COMPANIES SHALL BE RESPONSIBLE FOR ALL VALVES AND PIPES WHICH ARE NOT ON THE OWNER'S PROPERTY.

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREOF STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

LEGEND:

RL

EXISTING ROOF LEADER LOCATION

SE

SEWER MANHOLE

UM

UNKNOWN MANHOLE

GA

GUY WIRE ANCHOR

UP

UTILITY POLE

EB

ELECTRIC BOX

HY

HYDRANT

WV

WATER VALVE

RI

ROUND DROP INLET

EM

ELECTRIC METER

UL

UTILITY TYPED WITH LIGHT

CB

COMMUNICATION BOX

OW

OVERHEAD WIRES

FE

FENCE

DI

DROP INLET

GM

GAS METER

LM

LAMP

UV

UNKNOWN VALVE

EW

EXISTING WATER EDOE

EL

PROPOSED EASEMENT LINE

CB

PROPOSED CATCH BASIN WITH INLET PROTECTION

CL

PROPOSED CLEANOUT

HY

PROPOSED HYDRANT

WV

PROPOSED WATER VALVE

SM

PROPOSED SANITARY MANHOLE

RW

PROPOSED RETAINING WALL

ST

PROPOSED CULVERT

UD

PROPOSED UNDERDRAIN

RL

PROPOSED ROOF LEADER PIPE

121

PROPOSED MINOR CONTOUR

120

PROPOSED MAJOR CONTOUR

+120.5

PROPOSED SPOT ELEVATION

CB

EXISTING CATCH BASIN

UP

EXISTING UTILITY POLE

CL

PROPOSED CLEANOUT

S

PROPOSED SEWER SERVICE LINE

W

PROPOSED WATER SUPPLY LINE

F

PROPOSED FENCE

IM

IMPERVIOUS SURFACE

RR

PROPOSED RIP RAP

UC

UTILITY CROSSING LOCATION

RL

PROPOSED ROOF LEADER LOCATION

WS

PROPOSED WATER SERVICE LINE

WS

PROPOSED WATER SHUT-OFF VALVE

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING.

ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED. ASSOCIATED PIPING SHALL BE INSPECTED ANNUALLY AND ACCUMULATED SEDIMENT SHALL BE REMOVED AS NEEDED.

HYDRODYNAMIC DEVICES.

THE VORTEX UNITS SHALL BE INSPECTED QUARTERLY DURING THE FIRST YEAR OF OPERATION. THE MANUFACTURER RECOMMENDS THAT THE CDS UNITS BE INSPECTED BI-ANNUALLY (ONCE IN THE SPRING AND ONCE IN THE FALL). THE STRUCTURE SHALL BE VISUALLY INSPECTED FOR OBSTRUCTIONS IN THE INLET OR SEPARATION SCREEN. THE INSPECTOR SHOULD ALSO QUANTIFY ACCUMULATION OF HYDROCARBONS, SEDIMENT AND TRASH WITHIN THE SYSTEM. INSPECTIONS AND MAINTENANCE SHALL BE PERFORMED BY QUALIFIED PERSONNEL WITH ADEQUATE TRAINING IN THESE TYPES OF UNITS. THE UNITS SHALL BE CLEANED BY VACUUM TRUCK ONCE A YEAR (EXCEPT FOR THE FIRST YEAR WHERE MORE FREQUENT CLEANINGS MAY BE REQUIRED).

INFILTRATION BASINS.

THE INFILTRATION BASIN SHALL BE INSPECTED MONTHLY FOR SEDIMENT AND DEBRIS ACCUMULATION. INFLOW PIPES, OUTLET STRUCTURES AND SPILLWAYS SHOULD ALSO BE INSPECTED FOR SEDIMENT AND DEBRIS MONTHLY. ANY ACCUMULATED SEDIMENT OR DEBRIS AS NECESSARY. PLANTINGS SHALL BE INSPECTED MONTHLY FOR HEIGHT, FERTILITY, QUANTITY AND UNAUTHORIZED INVASIVE OR INAPPROPRIATE SPECIES. GRASS SHALL MOWED ONCE A YEAR. AFTER STORM EVENTS, THE INFILTRATION BASIN DRAINING DURATION SHOULD ALSO BE MONITORED. IF IT TAKES LONGER THAN 24 HOURS TO DRAIN THE INFILTRATION AREA, THE VALUE ON THE UNDERSIGNED REPORT SHALL BE OPENED TO FULL DRAINING IN 24 HOURS. SEDIMENT SHALL BE CLEANED OUT OF THE INFILTRATION AREA ANNUALLY. REFER TO THE OPERATION AND MAINTENANCE PLAN FOR ADDITIONAL LONG TERM MAINTENANCE NOTES.

BIORETENTION AREAS.

BIORETENTION AREAS SHALL BE INSPECTED MONTHLY FOR SEDIMENT AND DEBRIS ACCUMULATION. INFLOW PIPES, OUTLET STRUCTURES AND SPILLWAYS SHOULD ALSO BE INSPECTED FOR SEDIMENT AND DEBRIS MONTHLY. ANY ACCUMULATED SEDIMENT OR DEBRIS AS NECESSARY. PLANTINGS SHALL BE INSPECTED MONTHLY FOR HEIGHT, FERTILITY, QUANTITY AND UNAUTHORIZED INVASIVE OR INAPPROPRIATE SPECIES. GRASS SHALL MOWED ONCE A YEAR. AFTER STORM EVENTS, THE BIORETENTION'S DRAINING DURATION SHOULD ALSO BE MONITORED. IF IT TAKES LONGER THAN 24 HOURS TO DRAIN THE BIORETENTION AREA, THE VALUE ON THE UNDERSIGNED REPORT SHALL BE OPENED TO FULL DRAINING IN 24 HOURS. SEDIMENT SHALL BE CLEANED OUT OF THE BIORETENTION AREA ANNUALLY. REFER TO THE OPERATION AND MAINTENANCE PLAN FOR ADDITIONAL LONG TERM MAINTENANCE NOTES.

LONG TERM MAINTENANCE OF BIORETENTION PLANTING NOTES:

INSTALLED PLANTS WITHIN THE STORMWATER FACILITIES SHALL BE EVALUATED FOR THEIR PHYSICAL CONDITION, PLACEMENT, SPECIES AND QUANTITY OF PLANTS. A REPORT LOG DESCRIBING THE INSTALLATION OF THE PLANTINGS AS DESCRIBED ABOVE SHALL BE ISSUED TO THE CITY BY THE SITE LANDSCAPE ARCHITECT SUPERVISING CONSTRUCTION. FOLLOWING SITE STABILIZATION, THE OWNER OR OWNER'S LANDSCAPE ARCHITECT (LA) SHALL PERIODICALLY INSPECT THE INSTALLED LANDSCAPING WITHIN THE STORMWATER PRACTICES. EACH NEWLY INSTALLED PLANT SHALL BE INSPECTED QUARTERLY DURING THE FIRST YEAR, AND ANNUALLY THEREAFTER FOR A PERIOD OF FIVE (5) YEARS, FOR INVASIVE SPECIES, OVERALL PLANT HEALTH, QUANTITY OF PLANTS, EVIDENCE OF EROSION AROUND ROOTS AND PLANT DAMAGE. ANY DAMAGED, DISEASED OR DEAD PLANTS SHALL BE REPLACED IN KIND. EVERY YEAR, DATING FROM THE START OF CONSTRUCTION FOR EACH PHASE, THE OWNER'S LA SHALL SUBMIT AN ANNUAL REPORT TO THE CITY OF BEACON. THE REPORTS SHALL INCLUDE PHOTOGRAPHS, FIELD LOGS AND PERCENTAGE OF PLANT SURVIVAL IN ALL STORMWATER FACILITIES.

THE POST MONITORING PLANS SHALL BE AS FOLLOWS:

- (a) THE FIRST INSPECTION OF NEWLY PLANTED AREAS SHALL BECOME THE BASELINE STANDARD FOR THE QUANTITY, DIVERSITY, SIZE AND AERIAL/GROUND COVERAGE OF NEW PLANTINGS. ALL SUBSEQUENT MONITORING SHALL SEE APPROPRIATE IMPROVEMENTS IN PLANT SIZES ACCORDING TO SPECIFIC GROWTH HABITS OF EACH SPECIES, NO APPRECIABLE CHANGES IN PLANT QUANTITY AND DIVERSITY, AND APPRECIABLE IMPROVEMENTS IN AERIAL AND GROUND COVERAGE.
- (b) THE MONITORING PLAN SHALL INCLUDE A DESCRIPTION OF TYPICAL MAINTENANCE PRACTICES AND SPECIFY REPAIRS FOR PLANTS LOST OR THOSE IN POOR HEALTH TO MAINTAIN STANDARDS OF SIZE, DIVERSITY, QUANTITY, AND COVERAGE. MINIMUM AERIAL/GROUND COVERAGE SHALL BE 80% AT MINIMUM. SPECIES DIVERSITY SHALL REMAIN AS DESIGNED. PLANT VIABILITY SHALL BE A MINIMUM OF 80% OF THE POST CONSTRUCTION BASELINE. INVASIVE PLANTS SHALL MAKE UP LESS THAN 10% OF THE TOTAL NUMBER OF PLANTS. NATURAL PLANT COLONIZERS SHALL BE COUNTED PROVIDED THEY DO NOT DECREASE THE PLANNED DIVERSITY AND THEY ARE NOT CONSIDERED INVASIVE PLANTS.
- (c) INSPECTIONS, MAINTENANCE AND REPORTING SHALL CONTINUE IN PERPETUITY AFTER THE END OF THE SEASON IN WHICH THE PLANT INSTALLATIONS ARE COMPLETED.
- (d) INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY A QUALIFIED PROFESSIONAL, ACCEPTABLE TO THE CITY.
- (e) THE PLAN SHALL INCLUDE A DESCRIPTION OF THE METHODOLOGY USED TO ASSESS CONDITIONS IN THE FIELD AND A SAMPLE FIELD-INSPECTION CHECK LIST TO BE USED DURING INSPECTIONS. FIELD CHECK LISTS AND PHOTOGRAPHS OF AREAS SUBJECT TO MONITORING SHALL BE SUBMITTED WITH EACH ANNUAL REPORT. REMEDIATION, SUCH AS REMOVAL OF INVASIVE SPECIES OR REPLACEMENT OF PLANTS SHALL BE REQUIRED IF THE POST-CONSTRUCTION STANDARDS ARE NOT MET.
- (f) MAINTENANCE SHALL INCLUDE MANUAL WATERING OF NEWLY INSTALLED PLANTS DURING THE GROWING-IN PERIOD IF AN AGREED-UPON STANDARD FOR NATURAL RAINFALL IS NOT MET DURING THE FIRST GROWING SEASON. REMOVAL OF INVASIVE SPECIES SHALL ALSO BE PART OF MANDATORY MAINTENANCE DURING THE GROWING-IN PERIOD.

ROOF DRAINAGE NOTES:

1. FINAL DOWNSPOUT LOCATIONS TO BE DETERMINED BASED ON FINAL ARCHITECTURAL PLANS.
2. DOWNSPOUTS SHALL BE DIRECTED TO THE INLINE DRAIN, YARD DRAIN OR CATCH BASIN AND ASSOCIATED PIPING SYSTEMS SURROUNDING THE BUILDINGS.

Grading and Utility Plan for Land Banked Parking Area A & B
Scale: 1" = 30'

PRESSURE REDUCING VALVE AND BACKFLOW PREVENTION NOTES:

1. HYDRANT FLOW TESTS IN THE VICINITY OF THE PROJECT REVEALED STATIC PRESSURES RANGING FROM 98 PSI TO 115 PSI. THEREFORE PRESSURE REDUCING VALVES WILL BE REQUIRED AT ALL PROPOSED DOMESTIC WATER CONNECTIONS TO BUILDINGS.
2. PRESSURE REDUCING VALVES (PRV) SHALL BE FURNISHED BY MUELLER OR WAITS AND COORDINATED WITH THE MECHANICAL ENGINEERING CONSULTANT AS TO TYPE AND SIZE.
3. SPECIFICATIONS FOR THE PROPOSED PRV SHALL BE PROVIDED TO THE CITY OF BEACON BUILDING DEPARTMENT PRIOR TO INSTALLATION.
4. DOUBLE CHECK VALVES SHALL BE PROVIDED ON ALL SERVICE CONNECTIONS TO THE ON-SITE BUILDINGS AND COORDINATED WITH THE MECHANICAL ENGINEERING CONSULTANT AS TO TYPE AND SIZE.
5. DOUBLE CHECK VALVES SHALL BE WAITS SERIES 909 OR APPROVED EQUAL ON DOMESTIC CONNECTIONS AND COORDINATED WITH THE MECHANICAL ENGINEERING CONSULTANT AS TO TYPE AND SIZE.

RETAINING WALL NOTES:

ALL RETAINING WALLS SHOWN ON THIS PLAN SHALL BE DESIGNED BY A NEW YORK STATE LICENSED ENGINEER AND PLANS SHALL BE SUBMITTED TO THE BEACON BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.

ROCK REMOVAL NOTES:

1. ROCK REMOVAL WILL BE NECESSARY IN SOME OUT AREAS WITHIN THE PROJECT BASED UPON PREVIOUS GEOTECHNICAL INVESTIGATIONS.
2. ROCK REMOVAL SHALL BE ACCOMPLISHED BY MECHANICAL METHODS AS MUCH AS POSSIBLE AND SHALL ONLY BE PERMITTED BETWEEN 8:00AM AND 5:00 PM ON ANY DAY WHEN ROCK REMOVAL IS PERMITTED.
3. ACCEPTABLE ROCK REMOVAL METHODS ARE RIPPING, HYDRAULIC HAMMER OR DRILLING HOLES WITH USE OF EXPANSIVE TOLLS AND/OR WEDGES.
4. IF MECHANICAL METHODS BECOME INEFFECTIVE DUE TO HARD ROCK, IT IS DETERMINED THAT BLASTING IS REQUIRED, IT SHALL BE BROUGHT TO THE ATTENTION OF THE CITY OF BEACON BUILDING DEPARTMENT. NO BLASTING SHALL COMMENCE UNTIL A BLASTING PROTOCOL IS SUBMITTED TO THE CITY OF BEACON BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
5. BLASTING PROTOCOL SHALL BE IN ACCORDANCE WITH §111 OF THE CITY OF BEACON CODE.

Grading and Utility Plan
Scale: 1" = 30'

EXISTING UNDERGROUND UTILITY NOTES:

CONTRACTOR SHALL DIG TEST PITS TO VERIFY LOCATION, SIZE AND PIPE MATERIAL OF EXISTING UNDERGROUND UTILITIES. IF ANY EXISTING UTILITIES ARE NOT IN THE LOCATION WHERE THEY ARE SHOWN ON THE PLAN, IT SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY.

GENERAL CONSTRUCTION NOTES:

1. 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.
2. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.
3. 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.
4. PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF SEWER MAINS (AND SERVICE LATERALS).

POST CONSTRUCTION NOTES:

1. 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.

SNOW STORAGE NOTES:

1. THE SITE OWNER WILL UTILIZE A LOADER TO MOVE SNOW TO THE AREAS DESIGNATED FOR SNOW STORAGE.

SITE CLEARING NOTES:

1. SITE SHALL OCCUR BETWEEN OCTOBER 1ST THROUGH MARCH 31ST IN ACCORDANCE WITH NYSDEC REGULATIONS.

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY CHANGE, ERRAND, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____ BY _____ CHAIRMAN

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

SECRETARY

Grading and Utility Plan
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Owner:
Scenic Beacon Developments, LLC
25 East Main Street
Beacon, NY 12508

Architect:
Aryeh Siegel, Architect
514 Main Street
Beacon, New York 12508

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
TEC Land Surveying, P.C.
15C Tioronda Avenue
Beacon, New York 12508

Edgewater
Beacon, New York
Scale: 1" = 30'
January 31, 2017