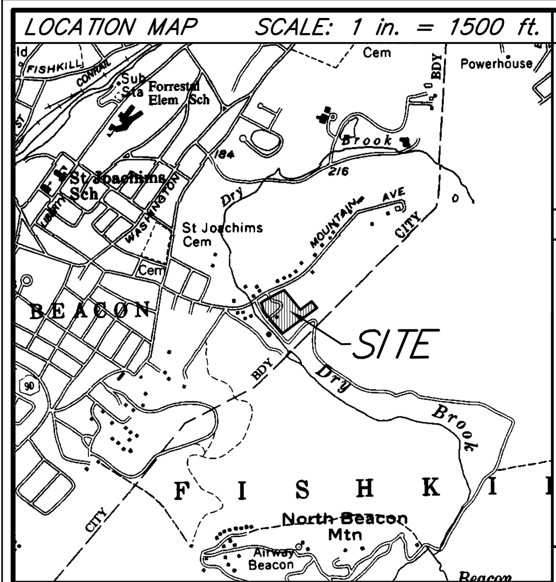
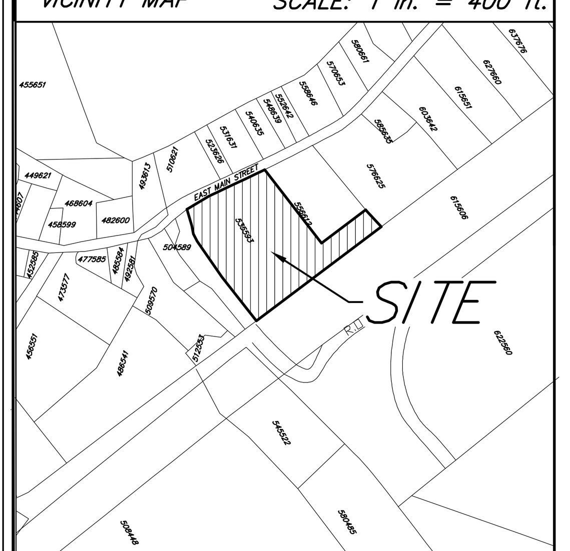
GEOGRAPHIC INDEX 41–29–52.7 –73–56–54.1

LOCATION MAP SCALE: 1 in. = 1500 ft.



VICINITY MAP SCALE: 1 in. = 400 ft.



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 & AREA CHART

Lot No.	Required	1 Proposed	2 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	38
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%

SOILS LEGEND

Map Symbol	Hydrologic Group	Soil Name
CrC	B	CHARLTON–CHATFIELD complex, rolling, very rocky
HoF	C/D	HOLLIS–ROCK outcrop complex, very steep
SrB	C	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 Dutchess County, New York" issued September 1994.

SLOPE LEGEND

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

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
1.12 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.
19. A BOOSTER PUMP WILL BE REQUIRED FOR WATER SERVICE AT THE NEW RESIDENCE ON LOT 2.

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

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
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
09/10/18	R05	Revised in response to comments

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	

T.M. : 6054–02–535593 Closed by ____ On ____ Drawn by JFT,NJM Checked by GJW Spell checked by GJW Layout: SB W.O. No. 23883 Drawing Name: SB23883__R05_V17

ENGINEER	ENGINEER	SURVEYOR	SURVEYOR	OWNER & APPLICANT	OWNER'S APPROVAL	PROPERTY DATA	WARNING STAMP
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__. 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

PRINTED
SEPTEMBER 25, 2018
BADEY & WATSON Surveying & Engineering, P.C.

SHEET 1 OF 5

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