

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

Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chair of the Planning Board

**NOTES**

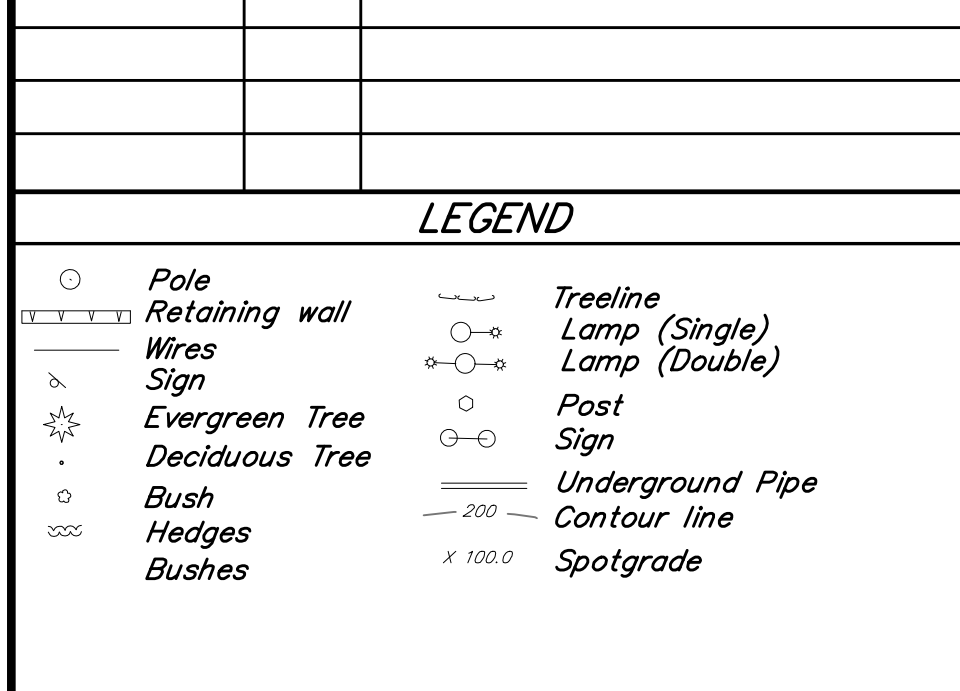
1. Unauthorized alteration or addition to a document prepared by a licensed Land Surveyor or licensee. Professional Engineer is a violation of Section 2209, Sub-Division 2 of the New York State Education Law.
2. The topographic data hereon was compiled photographically from digital aerial photographs, 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 0.99898650. 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). 6054-02-53593.

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



TREE LEGEND				
OK14TW	ATTRIBUTE (TW = THIN)	ZONING TABLE & AREA CHART		
OK14TW	CAULDER (14 = 14")	Lot No.	Required	Proposed
OK14TW	SPECIES (OK = OAK)	Area (SF)	80,000	122,824
OK14TW		Steep Slopes > 10,000 (SF)	11,507	34,093
OK14TW		Net Area (SF)	80,000	111,317
OK14TW		Front YD (FL)	50	±269
OK14TW		Side YD (FL)	30	54
OK14TW		Side YD Total (FL)	70	±183
OK14TW		Rear YD (FL)	50	±179
OK14TW		Lot Width (FL)	150	237
OK14TW		Lot Depth (FL)	200	518
OK14TW		Build. Height	35	n/a
OK14TW		Build. Coverage	<10%	1.9%

**KEY**

**SPECIES**

OK14TW MA MAPLE  
OK14TW OK OAK  
OK14TW PE PINE  
OK14TW SP SPRUCE  
OK14TW UN UNKNOWN  
OK14TW LC LOCUST

**ATTRIBUTES**

OK14TW BROKEN  
OK14TW CLUMP  
OK14TW DAMAGED  
OK14TW TRIMMED  
OK14TW DOUBLE  
OK14TW FALLEN

ON QUINQUEP  
ON QUINQUEP  
ON QUINQUEP  
ON QUINQUEP  
ON QUINQUEP  
ON QUINQUEP

\* DOUBLE TREES ARE THOSE WHERE THE TRUNK SPLITS AT 4.5 FEET OR MORE. TRIPLES ARE THOSE WHERE THE TRUNK SPLITS BELOW 4.5 FEET.



**BADEY & WATSON**  
Surveying & Engineering, P.C.

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**ENGINEER**

**PRELIMINARY**

License No. \_\_\_\_\_

**SURVEYOR**

**PRELIMINARY**

License No. \_\_\_\_\_

**OWNER & APPLICANT**

PENELOPE HEDGES  
31 MOUNTAIN LANE  
BEACON, NY 12508

**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**

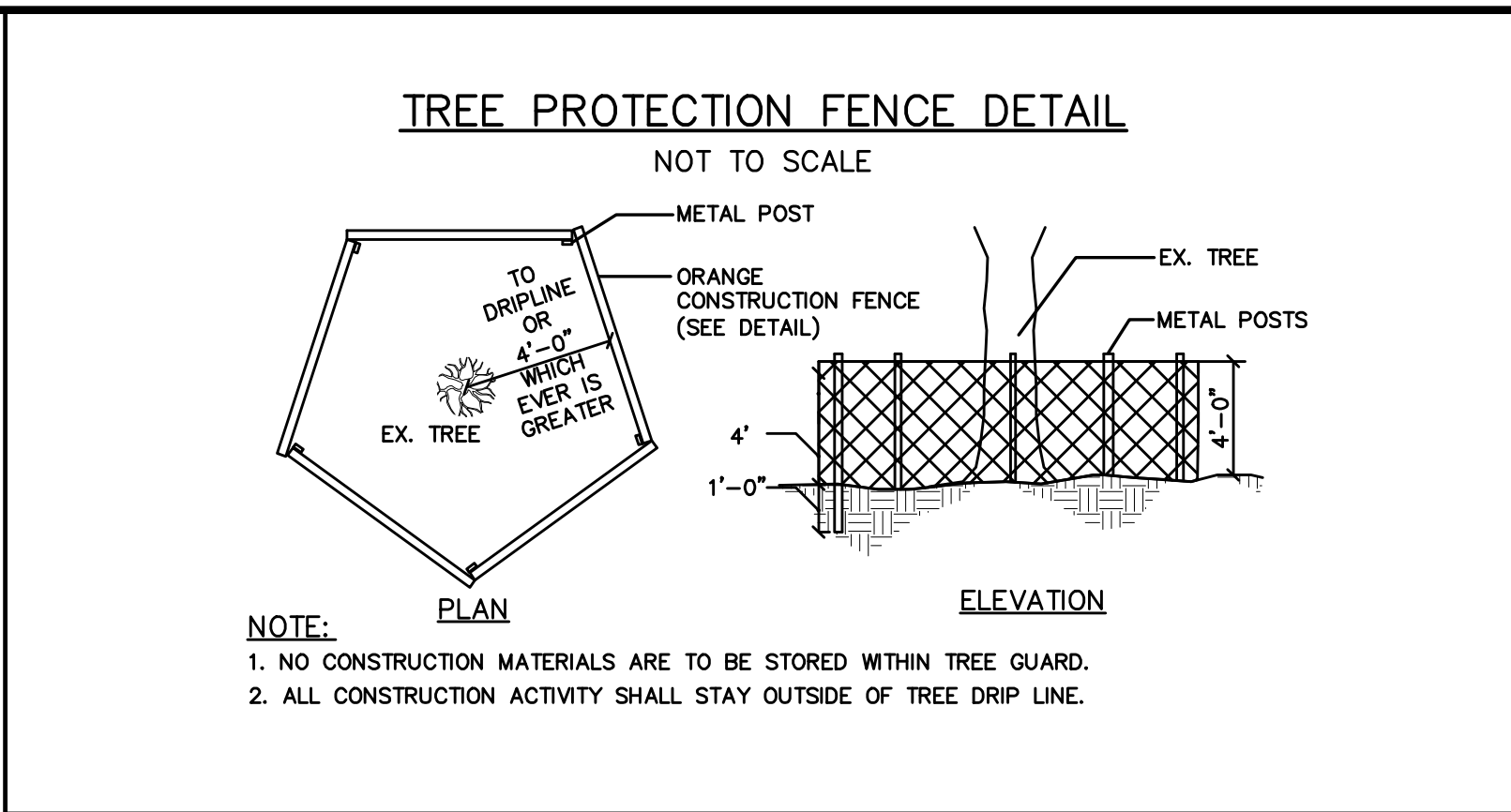
Tax Map Designation:  
6054-02-53593

Zoning:  
District: R1-80

Total Area: 5.527 AC

**WARNING STAMP**

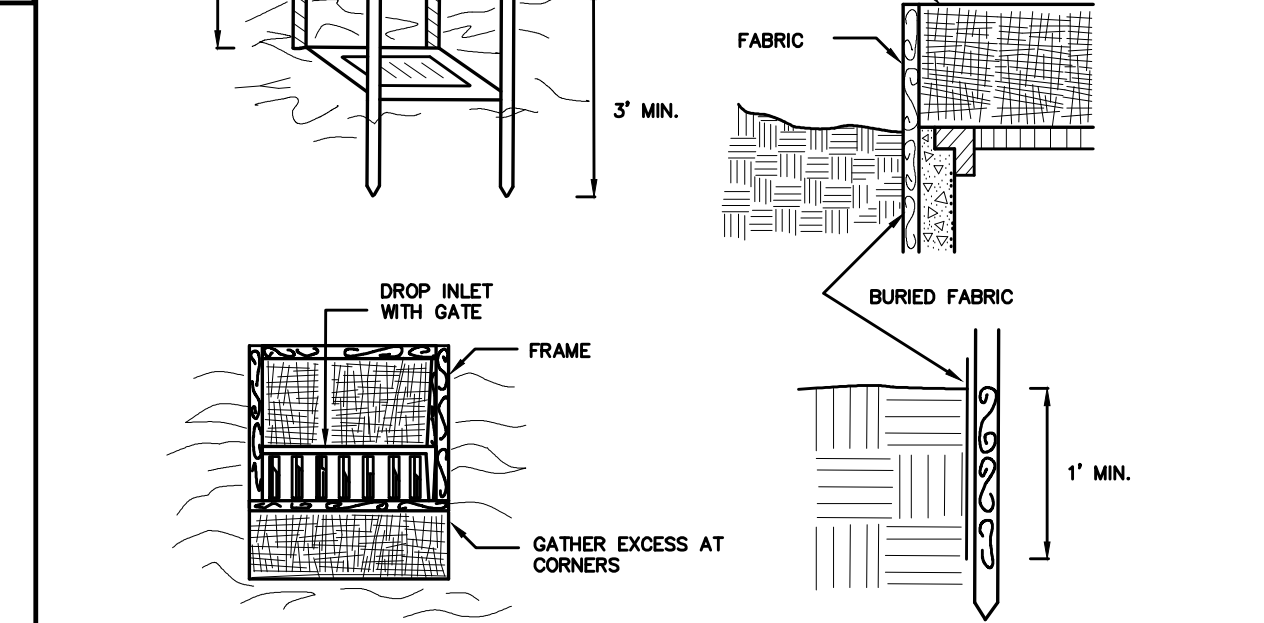
ALTERATION OF THIS DOCUMENT, IN ANY WAY, BY ANY PERSON NOT UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, AS APPROPRIATE, IS A VIOLATION OF THE EDUCATION LAW OF THE STATE OF NEW YORK



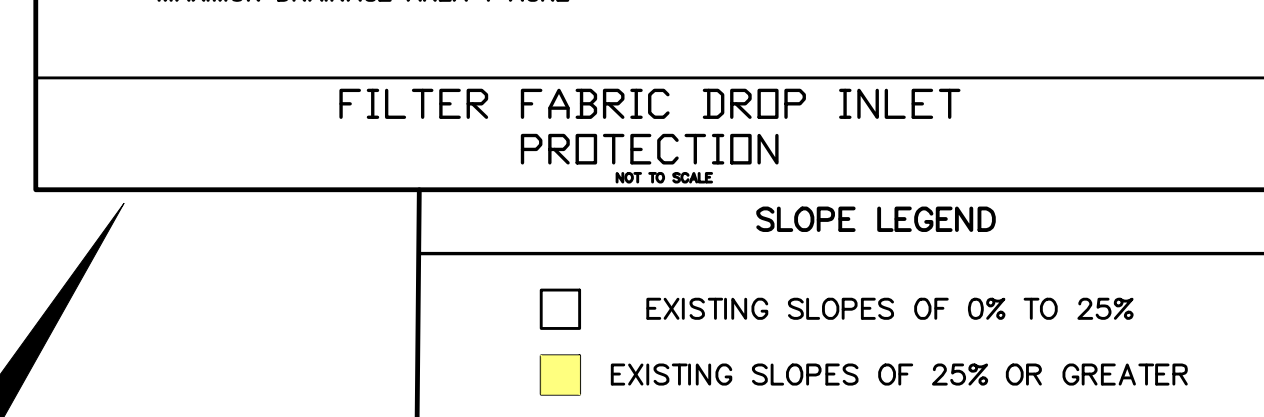
SOILS LEGEND		
Map Symbol	Hydrologic Group	Soil Name
CrC	B	CHARLTON-CHAFFIELD complex, rolling, very rocky
Hof	C/D	HOLJUS-ROCK outcrop complex, very steep
SfB	C	STOCKBRIDGE silt loam, 2-8% Slopes

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.



1. FILTER FABRIC SHALL HAVE AN EGG 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 STAKE.
  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 AROUND 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



**NOTICE TO OWNER**

NOTICE: DEVELOPMENT WITHIN THIS SUBDIVISION COULD HAVE THE POTENTIAL TO DISTURB MORE THAN ONE (1) ACRE. THE EVENT THIS THRESHOLD IS REACHED, A NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYDEC) "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 NYDEC.

ANTICIPATED LIMIT OF DISTURBANCE  
1.2 ACRES

**REALTY SUBDIVISION GENERAL NOTES**

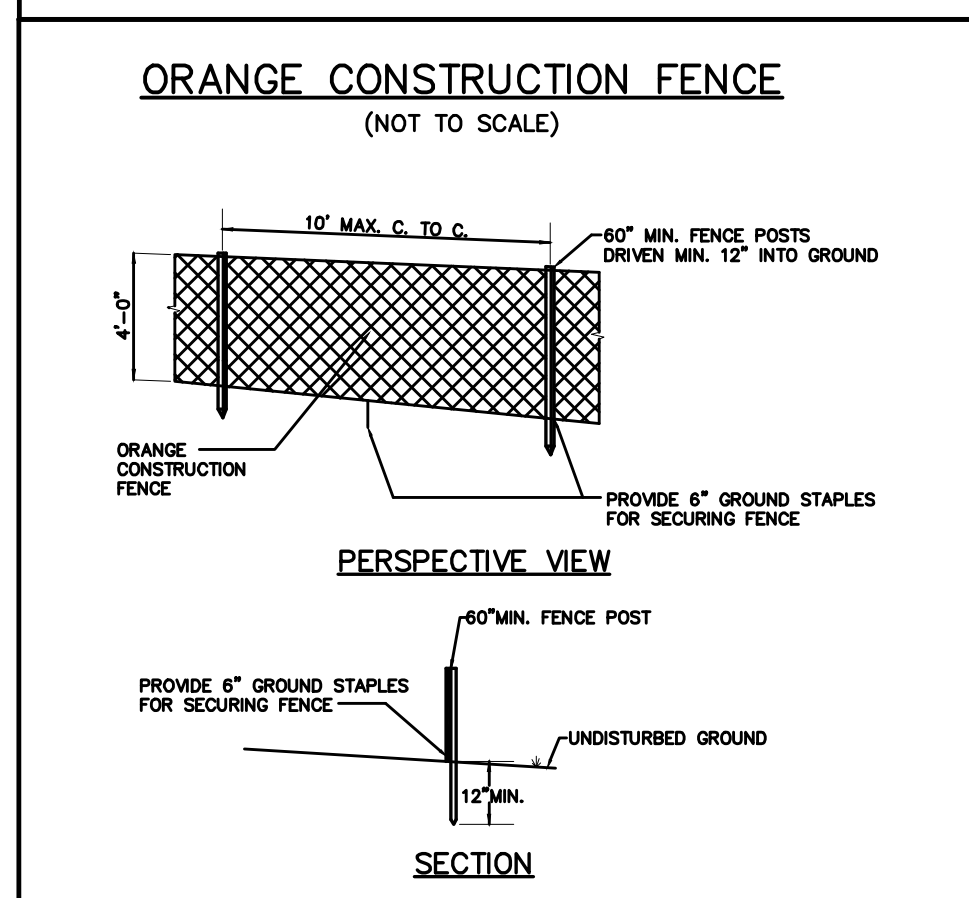
1. THE DUTCHESS COUNTY DEPARTMENT OF HEALTH REQUIRES A CONSTRUCTION PERMIT APPLICATION BE SUBMITTED FOR APPROVAL FOR EACH INDIVIDUAL SUBSURFACE SEWAGE TREATMENT SYSTEM (SSTS) PRIOR TO THE ISSUANCE OF BUILDING PERMITS BY THE LOCAL MUNICIPALITY.
2. ALL INDIVIDUAL WATER SERVICE LINES ARE TO BE 3/4" TYPE K COPPER LINES.
3. 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 MUST BE PROVIDED BY THE CURB STOP OR AS REQUIRED BY WATER DEPARTMENT.
4. 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 THIS DRAWING AFTER THE DATE OF DUTCHESS COUNTY HEALTH DEPARTMENT APPROVAL VOIDS SAID APPROVAL.
5. NO CUT OR FILL IS PERMITTED IN THE SSTS AREA, EXCEPT IF SO SPECIFIED ON THE APPROVED PLAN.
6. ALL STONE WALLS IN AND WITHIN 100 FEET OF THE SSTS AREA SHALL BE REPAIRED TO THEIR EXISTING DEPTH AND THE RESULTING VOID REPLACED WITH SIMILAR ON SITE SOIL.
7. DISSEMINATION OF A COPY OF THE CERTIFICATE OF APPROVAL OF THIS PLAN AS APPROVED BY THE DUTCHESS COUNTY DEPARTMENT OF HEALTH TOGETHER WITH A COPY OF THE CERTIFICATE OF APPROVAL OF THE CONDITIONS NOTED ON THE DUTCHESS COUNTY DEPARTMENT OF HEALTH'S APPROVAL OF THIS PLAN TO ALL ADJACENT PROPERTIES IS REQUIRED.
8. THE AREAS DELINEATED FOR PRIMARY BUILDING EQUIPMENT OR EXCAVATED EARTH IS TO BE ALLOWED IN THESE AREAS EXCEPT AS REQUIRED FOR CONSTRUCTION OF THE SYSTEM.
9. IT IS THE INTENTION OF THIS PLAN THAT WELLS ARE TO BE A MINIMUM OF 100 FEET FROM ADJACENT PROPERTIES EXCEPT WHEN A WELL IS DOWNHILL AND IN DIRECT LINE OF DRAINAGE WITH THE SSTS, THEN THE MINIMUM DISTANCE SHALL BE 50 FEET.
10. FLOW FROM ALL PROPOSED DWELLINGS TO THE SSTS AREAS TO BE BY GRAVITY AND NOT BY PUMP.
11. THE SSTS DESIGNS DO NOT PROVIDE FOR THE INSTALLATION OF SEWAGE SYSTEMS AND WELLS ON NEIGHBORING PROPERTIES WITHIN 200 FEET OF THE SSTS AREAS.
12. A BOOSTER PUMP WILL BE REQUIRED FOR WATER SERVICE AT THE NEW RESIDENCE ON LOT 2.

**ADDITIONAL NOTES**

16. NO CUT IS PERMITTED WITHIN 10 FEET OF A SEWAGE DISPOSAL AREA, 17. NO ADSORPTION TO DISTURB MORE THAN ONE (1) ACRE. THE EVENT THIS THRESHOLD IS REACHED, A NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYDEC) "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 NYDEC.
18. ALL EXISTING AND/OR PROPOSED SUBSURFACE SEWAGE TREATMENT SYSTEMS AND WELLS ON NEIGHBORING PROPERTIES WITHIN 200 FEET OF THE SSTS AREAS SHALL BE PHYSICALLY MARKED ON THE GROUND AND NO EARTH MOVING OR CONSTRUCTION SHALL BE ALLOWED IN THESE AREAS EXCEPT AS REQUIRED FOR CONSTRUCTION OF THE SYSTEM.
19. A BOOSTER PUMP WILL BE REQUIRED FOR WATER SERVICE AT THE NEW RESIDENCE ON LOT 2.

**STANDARD NOTES FOR RESIDENTIAL PROJECTS**

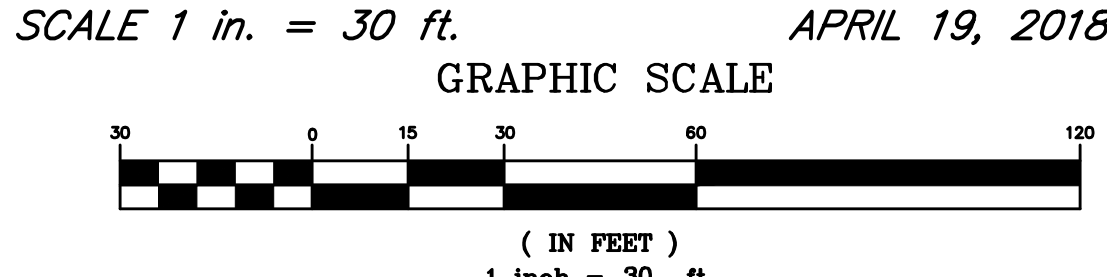
1. THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:
  - "APPENDIX 75-A, WASTE TREATMENT - INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE DEPARTMENT OF HEALTH."
  - "WASTE TREATMENT HANDBOOK, 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 15 AND ARTICLE 20."
  - "DUTCHESS COUNTY DEPARTMENT OF HEALTH CERTIFICATE OF APPROVAL LETTERS."
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 DEPARTMENT OF HEALTH 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 THEREOF SHALL BE VALID FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF APPROVAL FOLLOWING THE EXPIRATION OF SAID APPROVAL, RE-SUBMISSION OR REVISED SUBMISSION OF PLANS AND/OR ASSOCIATED DOCUMENTS TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH FOR REVIEW AND RE-APPROVAL. RE-SUBMISSION OF PLANS AND/OR ASSOCIATED DOCUMENTS TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH SHALL BE REQUIRED PRIOR TO THE COMMENCEMENT OF THE HOME CONSTRUCTION AND/OR ISSUANCE OF A BUILDING PERMIT FOR A RE-CONSTRUCTION INSPECTION TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THEREOF AND GENERALLY ACCEPTED STANDARDS.
5. ALL EXISTING WELLS AND SSTS, OR PROPOSED WITHIN 200 FEET OF THE PROPOSED SSTS ARE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE SSTS.
6. ALL PROPOSED WATER SERVICE LINES ON THIS PLAN ARE ACCESSIBLE FOR INSTALLATION AND PLACEMENT.
7. THERE SHALL BE NO MINIMUM TRAFFIC OVER THE SEWAGE DISPOSAL SYSTEM. PRIOR TO CONSTRUCTION, THE AREA OF THE SYSTEM SHALL BE STAKED AND FENCED TO PREVENT ACCESS.
8. SEWAGE DISPOSAL SYSTEMS SHALL NOT BE INSTALLED IN WET OR MOISTENED 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**

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**



**PRINTED**

SEPTEMBER 25, 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

FILE No. 83-9177