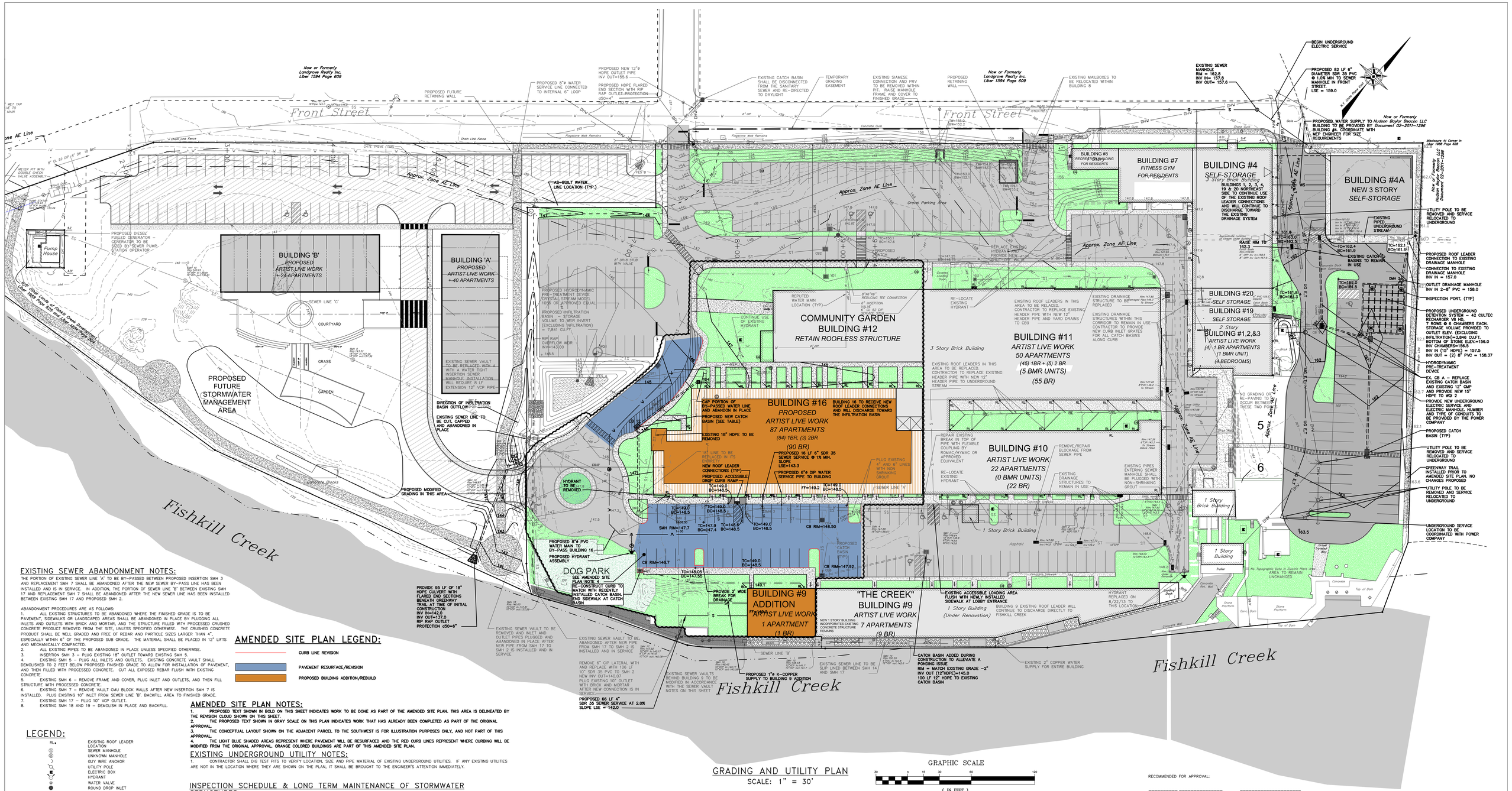

EXISTING SEWER ABANDONMENT NOTES:

THE PORTION OF EXISTING SEWER LINE 'A' TO BE BY-PASSED BETWEEN PROPOSED INSERTION SMH 3 AND REPLACEMENT SMH 7 SHALL BE ABANDONED AFTER THE NEW SEWER BY-PASS LINE HAS BEEN INSTALLED AND IS IN SERVICE. IN ADDITION, THE PORTION OF SEWER LINE 'B' BETWEEN EXISTING SMH 17 AND REPLACEMENT SMH 7 SHALL BE ABANDONED AFTER THE NEW SEWER LINE HAS BEEN INSTALLED BETWEEN EXISTING SMH 17 AND PROPOSED SMH 2.

ABANDONMENT PROCEDURES ARE AS FOLLOWS:

1. ALL EXISTING STRUCTURES TO BE ABANDONED WHERE THE FINISHED GRADE IS TO BE PAVEMENT, SIDEWALKS OR LANDSCAPED AREAS SHALL BE ABANDONED IN PLACE BY PLUGGING ALL INLETS AND OUTLETS WITH BRICK AND MORTAR, AND THE STRUCTURE FILLED WITH PROCESSED CRUSHED CONCRETE PRODUCT REMOVED FROM THE SITE, UNLESS SPECIFIED OTHERWISE. THE CRUSHED CONCRETE PRODUCT SHALL BE WELL GRADED AND FREE OF REBAR AND PARTICLE SIZES LARGER THAN 4", ESPECIALLY WITHIN 6" OF THE PROPOSED SUB GRADE. THE MATERIAL SHALL BE PLACED IN 12" LIFTS AND MECHANICALLY COMPACTED.
2. ALL EXISTING PIPES TO BE ABANDONED IN PLACE UNLESS SPECIFIED OTHERWISE.
3. INSERTION SMH 3 – PLUG EXISTING 18" OUTLET TOWARD EXISTING SMH 5.
4. EXISTING SMH 5 – PLUG ALL INLETS AND OUTLETS. EXISTING CONCRETE VAULT SHALL DEMOLISHED TO 2 FEET BELOW PROPOSED FINISHED GRADE TO ALLOW FOR INSTALLATION OF PAVEMENT, AND THEN FILLED WITH PROCESSED CONCRETE. CUT ALL EXPOSED REBAR FLUSH WITH EXISTING CONCRETE.
5. EXISTING SMH 6 – REMOVE FRAME AND COVER, PLUG INLET AND OUTLETS, AND THEN FILL STRUCTURE WITH PROCESSED CONCRETE.
6. EXISTING SMH 7 – REMOVE VAULT CMU BLOCK WALLS AFTER NEW INSERTION SMH 7 IS INSTALLED. PLUG EXISTING 10" INLET FROM SEWER LINE 'B'. BACKFILL AREA TO FINISHED GRADE.
7. EXISTING SMH 17 – PLUG 10" VCP OUTLET.
8. EXISTING SMH 18 AND 19 – DEMOLISH IN PLACE AND BACKFILL.

AMENDED SITE PLAN LEGEND:

- CURB LINE REVISION
- PAVEMENT RESURFACE/REVISION
- PROPOSED BUILDING ADDITION/REBUILD

AMENDED SITE PLAN NOTES:

1. PROPOSED TEXT SHOWN IN BOLD ON THIS SHEET INDICATES WORK TO BE DONE AS PART OF THE AMENDED SITE PLAN. THIS AREA IS DELINEATED BY THE REVISION CLOUD SHOWN ON THIS SHEET.
2. THE PROPOSED TEXT SHOWN IN GRAY SCALE ON THIS PLAN INDICATES WORK THAT HAS ALREADY BEEN COMPLETED AS PART OF THE ORIGINAL APPROVAL.
3. THE CONCEPTUAL LAYOUT SHOWN ON THE ADJACENT PARCEL TO THE SOUTHWEST IS FOR ILLUSTRATION PURPOSES ONLY, AND NOT PART OF THIS APPROVAL.
4. THE LIGHT BLUE SHADED AREAS REPRESENT WHERE PAVEMENT WILL BE RESURFACED AND THE RED CURB LINES REPRESENT WHERE CURBING WILL BE MODIFIED FROM THE ORIGINAL APPROVAL. ORANGE COLORED BUILDINGS ARE PART OF THIS AMENDED SITE PLAN.

EXISTING UNDERGROUND UTILITY NOTES:

1. 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.

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 BLOCKAGES OR OBSTRUCTIONS IN THE INLET OR SEPARATION SCREEN. THE INSPECTION 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 BASIN:

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 SHOULD BE REMOVED AS NECESSARY. PLANTINGS SHALL BE INSPECTED MONTHLY FOR HEIGHT, FERTILIZER, QUANTITY AND UNAUTHORIZED INVASIVE OR INAPPROPRIATE SPECIES. AFTER STORM EVENTS, THE INFILTRATION BASIN DEWATERING DURATION SHOULD ALSO BE MONITORED. THE BASIN FLOOR SHALL BE MOWED AS REQUIRED; HOWEVER, THE GRASS HEIGHT SHALL NOT EXCEED 18". SEDIMENT SHALL BE CLEANED OUT OF THE INFILTRATION BASIN ANNUALLY.

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 SHOULD BE REMOVED AS NECESSARY. PLANTINGS SHALL BE INSPECTED MONTHLY FOR HEIGHT, FERTILIZER, QUANTITY AND UNAUTHORIZED INVASIVE OR INAPPROPRIATE SPECIES. GRASS HEIGHT SHALL BE KEPT BELOW 6" IN HEIGHT. AFTER STORM EVENTS, THE BIORETENTION'S DEWATERING DURATION SHOULD ALSO BE MONITORED. SEDIMENT SHALL BE CLEANED OUT OF THE BIORETENTION AREA ANNUALLY.

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 WATERTIGHT, 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.

EXISTING SEWER VAULT NOTES:

1. ALL EXISTING SEWER VAULTS BEHIND BUILDING 9 (SMH 14, 15, 16, AND 17) ALONG FISHKILL CREEK SHALL BE MADE WATERTIGHT BY REPAIRING LEAKS WITH NON-SHRINKING GROUT, AND THEN BY APPLICATION OF TWO COATS OF BITUMINOUS COATING WITHIN THE VAULT.
2. ANY LATERAL CONNECTIONS TO SEWER VAULTS THAT WILL NOT BE USED SHALL BE PLUGGED WITH BRICK AND MORTAR FOR LARGER PIPES , OR NON-SHRINKING GROUT FOR SMALLER PIPES.
3. REFER TO SEWER INFILTRATION AND INFLOW REPORT AND SANITARY STRUCTURE REPAIR SCHEDULE ON THIS SHEET FOR ADDITIONAL REPAIRS AND CORRECTIVE MEASURES TO BE TAKEN.

LEGEND:

- EXISTING ROOF LEADER LOCATION
- SEWER MANHOLE
- UNKNOWN MANHOLE
- GUY WIRE ANCHOR
- UTILITY POLE
- ELECTRIC BOX
- HYDRANT
- WATER VALVE
- ROUND DROP INLET
- ELECTRIC METER
- UTILITY POLE WITH LIGHT
- COMMUNICATION BOX
- OVERHEAD WIRES
- FENCE
- DROP INLET
- GAS METER
- LAMP
- UNKNOWN VALVE
- EXISTING WATER EDGE
- PROPOSED EASEMENT LINE
- PROPOSED CATCH BASIN WITH INLET PROTECTION
- PROPOSED CLEANOUT
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED RETAINING WALL
- PROPOSED CULVERT
- PROPOSED UNDERDRAIN
- PROPOSED ROOF LEADER PIPE
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- PROPOSED CLEANOUT
- PROPOSED SEWER SERVICE LINE
- PROPOSED WATER SUPPLY LINE
- PROPOSED FENCE
- IMPERVIOUS SURFACE
- PROPOSED RIP RAP
- UTILITY CROSSING LOCATION
- PROPOSED ROOF LEADER LOCATION

GRADING AND UTILITY PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE ID	RIM ELEVATION (FT)	INVERT (FROM CB# OR PIPE#) IN (FT)	IN (FT)	OUT	LENGTH (FT)	SLOPE (%)	PIPE # (INCHES)	DOWNSTREAM STRUCTURE
WQI 1	145.0		140.54 (CB 11)	140.34	18	1.89	24	FES A
CB 1	146.8		142.13	141.88	110	0.50	18	CB 11
CB 2	145.8	142.9 (YD 1)	142.8 (CB 3)	142.7	105	0.54	15	CB 1
CB 3	147.3			143.7	18	5.63	15	CB 2
YD 1	146.2			143.5	25	1.00	12	CB 2
CB 4	147.5	144.30 (12" RL)	144.05 (CB 6)	144.05	170	0.50	15	DMH 1
DMH 1	147.8	144.0 (12" RL)	143.2 (CB 5)	143.2	82	0.95	18	CB 12
CB 5	146.6			143.6	53	0.75	15	DMH 1
DMH 2	145.0	142.30 (YD 4)	142.30 (12" RL)	141.80 (CB 12)	141.80	1.12	18	CB 11
CB 6	147.3			144.3	50	0.50	15	CB 4
CB 11	144.4		141.33 (CB 1)	141.33 (DMH 2)	140.83	57	0.50	24	WQI 1
CB 7	147.0			144.0	13	1.00	15	UG. STREAM
WQI 2	160.7	157.7 (CB 8)	157.95 (EX CB A)	156.6	5	2.00	15	UG. DETENTION
CB 8	162.5			159.5	102	1.76	15	WQI 3
CB 9	160.85		158.7	158.6	45	1.44	12	WQI 3
DMH 3	161.4		158.0	157.42	37	1.44	15	EX. DMH
CB 10	147.80		144.07	144.0	7	0.50	12	UG. STREAM
YD 2	147.0			145.1	166	0.50	12	YD 3
YD 3	147.8		144.27	144.17	20	0.50	12	CB 9
FES A				140.00				
UG DET.			156.5	158.37	7	2.37	(2) 8" PVC	DMH 3
CB 12	145.3	142.1 (DMH 1)		142.1	27	1.0	18	DMH 2
YD 4	146.0	142.7		142.7	41	1.0	12	DMH 2

NOTES:
1) ALL STORM SEWER PIPE SHALL BE HDPE SMOOTH INTERIOR UNLESS OTHERWISE NOTED.
2) CB = CATCH BASIN, OCS = OUTLET CONTROL STRUCTURE, YD = YARD DRAIN, WQI = HYDRODYNAMIC WATER QUALITY INLET, RL = ROOF LEADER.
3) ROOF LEADERS SHALL BE 10"ø HDPE @ 1.0% UNLESS SPECIFIED OTHERWISE.

FLOOD ELEVATION NOTES:

1. THE 100 YEAR FLOOD ELEVATION SHOWN ON THIS PLAN WAS TAKEN FROM FEMA FLOOD PANEL 360217 C0046E, COMPLETED IN MAY 2, OF 2012.
2. THE 100 YEAR FLOOD ELEVATION WITHIN THE VICINITY OF THE EXISTING BUILDINGS IS 147.0. THE LOWEST FINISHED FLOOR ELEVATION (FFE) OF THE BUILDINGS SHALL BE LOCATED A MINIMUM OF 2 FEET ABOVE THE 100 YEAR FLOOD ELEVATION.
3. THE FFE OF BUILDING 16 AND BUILDING 9 ADDITION ARE SET AT 149.2.

RECOMMENDED FOR APPROVAL:

_____ _____
MAYOR OF THE CITY OF BEACON DATE

APPROVED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEACON

ON THE _____ DAY OF _____, 20_____

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, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____ BY

_____ CHAIRMAN

_____ SECRETARY

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

STATE OF NEW YORK · JON D. BODENDORF · 076245 · LICENSED PROFESSIONAL ENGINEER

SEAL

JON D. BODENDORF, P.E.
NYS LICENSE NO. 076245
DANIEL G. KOEHLER, P.E.
NYS LICENSE NO. 082716

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	8/29/17	PER PLANNING BOARD COMMENTS	CMB
2	9/26/17	PER PLANNING BOARD COMMENTS	CMB
3	10/31/17	PER PLANNING BOARD COMMENTS	CMB
4	11/28/17	PER PLANNING BOARD COMMENTS	CMB
5	01/30/18	PER PLANNING BOARD COMMENTS	CMB
6	10/29/18	REVISED PER CITY COUNCIL COMMENTS	CMB

Amendment to Special Use Permit
Grading And Utility Plan

Sheet 6 of 10

Owner:
Beacon HIP Lofts, LLC
39 Front Street
Beacon, NY 12508

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

HUDSON LAND DESIGN

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

Landscape Design:
LQ Design
P.O. Box 244
Beacon, NY 12508

Surveyor:
TEC Land Surveying
Main Street
Beacon, New York 12508

Beacon HIP Lofts
Beacon, New York
Scale: As Noted
July 25, 2017