

**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.

**HYDROCARBON DEPLEURS:**

THE VORTEX UNITS SHALL BE INSPECTED QUARTERLY DURING THE FIRST YEAR OF OPERATION. THE MANUFACTURER RECOMMENDS THAT THE DDS UNITS BE INSPECTED BI-ANNUALLY (ONCE IN THE FIRST YEAR AND THE FOLLOWING YEAR). THE STRUCTURE SHALL BE VISUALLY INSPECTED FOR BULKHEADS 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 WHEN MORE FREQUENT CLEANINGS MAY BE REQUIRED).

**INFILTRATION BASINS:**

INFILTRATION BASINS 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 HEALTH. PLANTINGS SHOULD BE REPLANTED AS NEEDED. THE BASIN FLOOR SHALL BE MONITORED. THE BASIN FLOOR SHALL BE MOVED AS REQUIRED, HOWEVER, THE GRASS HEIGHT SHALL NOT EXCEED 18". SEDIMENT SHALL BE CLEANED OUT OF THE INFILTRATION BASIN ANNUALLY.

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.

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 CITY OF CHICAGO.
2. THE CONTRACTOR SHALL PERFORM A UTILITIES CUT-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING (800) 1-800-862-7962.
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).

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.

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

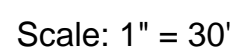
1. SITE CLEARING SHALL OCCUR BETWEEN OCTOBER 1ST THROUGH MARCH 31ST IN ACCORDANCE WITH NYSDEC REGULATIONS.

1. ROCK REMOVAL (IF NECESSARY) 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 WHICH ROCK REMOVAL IS PERMITTED.
2. ACCEPTABLE ROCK REMOVAL METHODS ARE RIPPING, HYDRAULIC HAMMER OR DRILLING HOLES WITH USE OF EXPANSIVE TOOLS AND/OR WEDGES.
3. 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.
4. BLASTING PROTOCOL SHALL BE IN ACCORDANCE WITH §111 OF THE CITY OF BEACON CODE.

1. HYDRANT FLOW TESTS IN THE VICINITY OF THE PROJECT REVEAL STATE PRESSURES RANGING FROM 88 PS TO 100 PSI. THEREFORE PRESSURE REDUCING VALVES WILL BE REQUIRED AT ALL PROPOSED DOMESTIC WATER CONNECTIONS TO BUILDINGS.
2. SPECIFICATIONS FOR THE PROPOSED HYDRANT FLOW TEST SHALL BE 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.
5. DOUBLE CHECK VALVES SHALL BE WATTS SERIES 909 OR APPROVED EQUAL ON DOMESTIC CONNECTIONS AND COORDINATED WITH THE MECHANICAL ENGINEERING CONSULTANT AS TO TYPE AND SIZE.
6. SPECIFICATIONS FOR THE PROPOSED DOUBLE CHECK VALVES SHALL BE PROVIDED TO THE CITY OF BEACON PRIOR TO INSTALLATION.

1. 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.

1. PARCEL 6054-37-066670 (7-15 CREEK DRIVE) IS CONVEYING 19,176.89 SQFT. (0.440 AC.) TO THIS PARCEL 6054-37-037625 (23-28 CREEK DRIVE).
2. THE RESULTANT AREA FOR PARCEL 6054-37-066670 (7-15 CREEK DRIVE) AFTER THE LOT LINE RE-ALIGNMENT IS ±1.503 AC.
3. THE RESULTANT AREA FOR PARCEL 6054-37-037625 (23-28 CREEK DRIVE) AFTER THE LOT LINE RE-ALIGNMENT IS ±3.246 AC.



## 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
	EXISTING PROPERTY LINE
	100-YEAR FLOOD LINE
	100-YEAR FLOODWAY LINE
	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 UNDERGROUND
	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
	PROPOSED WATER SERVICE LINE
	PROPOSED WATER SHUT-OFF VALVE

## STANDARD NOTES FOR PROJECTS W/CENTRAL WATER &amp; SEWER

THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARD PRACTICES IN EFFECT FOR THE DESIGN OF SUCH CONSTRUCTION WORKS.

THIS PLAN IS SUBJECT TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION'S STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS; NYSED's RECOMMENDED STANDARDS FOR SEWAGE TREATMENT WORKS; TEN STATES'; "RECOMMENDED STANDARDS FOR WATER WORKS, [TEN STATES]";

NEW YORK STATE DEPARTMENT OF HEALTH AND BUTTRESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION'S STANDARDS, PROCEDURES AND STANDARDS;

DUTCHESS COUNTY AND NEW YORK STATE SANITARY CODES;"

AND THE CURRENT ENVIRONMENTAL QUALITY IMPROVEMENT CERTIFICATE OF APPROVAL LETTER:

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

ANY CHANGES TO THIS PLAN MUST BE REQUESTED BY THE OWNER OR REVIEWED AND CERTIFIED COMPLETE TO THE DCD BY ONE OF THE NEW YORK STATE LICENSED PROFESSIONAL ENGINEERING SUPERVISING CONSULTANT. NO PART OF THE PLAN MAY BE ALTERED WITHOUT THE WRITTEN PERMISSION OF THE DCD.

APPROVAL OF ANY PLANS) OR AMENDMENT THERE-TO SHALL BE VALID FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF APPROVAL. FOLLOWING THE EXPIRATION OF SAID APPROVAL, THE PLANS) SHALL BE RE-SUBMITTED TO THE COMMISSIONER OF ENVIRONMENTAL CONSERVATION FOR REVIEW AND RE-CERTIFICATION. ANY CHANGES TO THE PLAN OR ANY ADDITIONAL DOCUMENTS SHALL BE SUBJECT TO COMPLIANCE WITH THE TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES IN ALL CELLAR, 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 MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

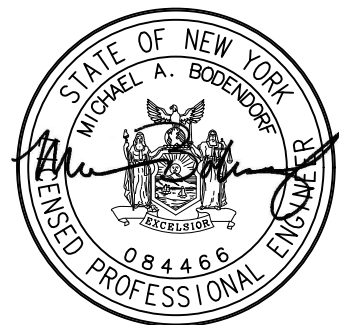
THE DCD SHALL BE NOTIFIED SIXTY DAYS PRIOR TO ANY CHANGE IN USE; USE CHANGES MAY REQUIRE RE-APPROVAL BY THE DCD.

NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WATER SYSTEM SHALL NOT BE PLACED INTO SERVICE, UNTIL A COMPLETE WORKS APPROVAL IS ISSUED UNDER SECTION 5-1.2(2)(f) OF PART 5 OF THE NEW YORK STATE SANITARY CODE (NYSDRVS).

NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WASTEWATER COLLECTION SYSTEM SHALL NOT BE PLACED INTO SERVICE UNTIL A COMPLETE WORKS APPROVAL IS ISSUED UNDER SECTION 5-1.2(2)(g) OF PART 5 OF THE NEW YORK STATE SANITARY CODE (NYSDRVS).

THE OWNER SHALL HAVE 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 HEREBY STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND THE INFORMATION HEREON AND THAT THEY AGREE TO HOLD THE SAME AS TRUE AND CORRECT.

[illegible]

## 23 - 28 Creek Drive

Beacon, New York  
Scale: 1" = 30'  
October 23, 2018

Owner:  
**Weber Projects III, LLC**  
11 Creek Drive  
Beacon, New York 12508

Architect:  
**Aryeh Siegel, Architect**  
84 Mason Circle  
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

*Landscape Designer:*  
**Landscape Restorations**  
P.O. Box 286  
Beacon, New York 12508