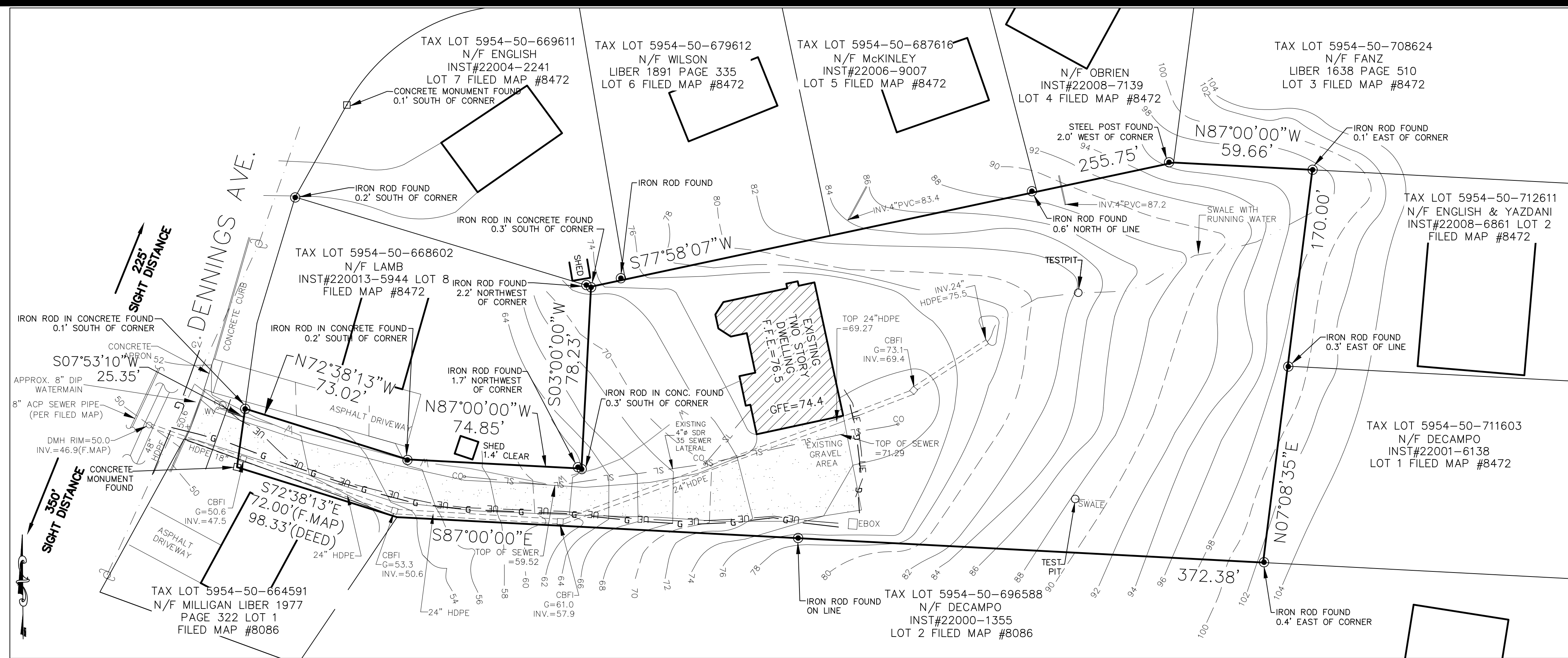
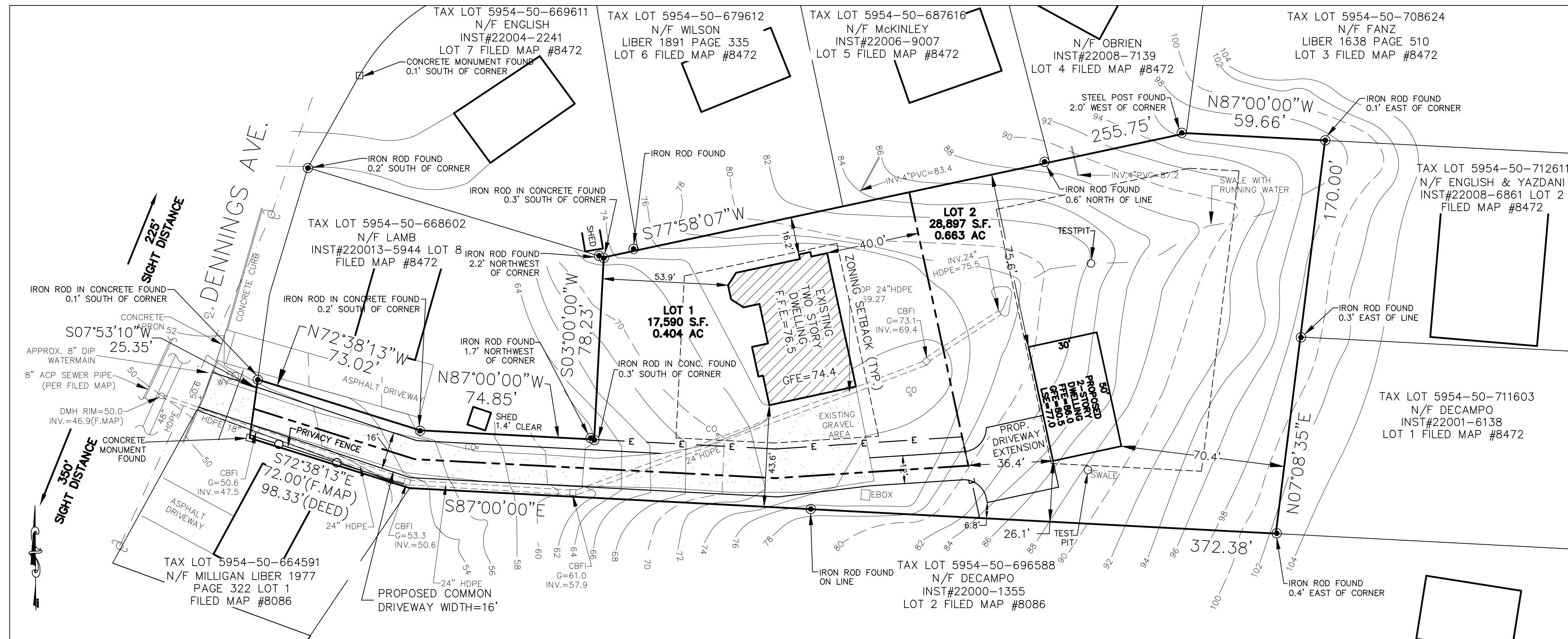




EXISTING CONDITIONS

SCALE: 1"=30'



Dig Safely. New York
Call 811
before you dig

WARNING - IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

ABBREVIATIONS

CBFI CATCH BASIN FIELD INLET
BFE BASEMENT FLOOR ELEVATION
CB CATCH BASIN
EX EXISTING
FFE FLEET FLOOR ELEVATION
GFE GARAGE FLOOR ELEVATION
FT FEET
INV INVERT ELEVATION
LF LINEAR FEET
LSE LOWEST SEWERABLE ELEVATION
MAX. MAXIMUM
MH MANHOLE
MIN. MINIMUM OR MINUTE
N/F NOW OR FORMERLY
NTS NOT TO SCALE
PROP. PROPOSED
REF. REFERENCE
REV. REVISION
SF SQUARE FOOT
SQ. SQUARE
STD. STANDARD
TYP. TYPICAL

LEGEND

EXISTING UTILITY POLE
EXISTING OVERHEAD WIRES
EXISTING 4" SDR35 SEWER LATERAL
EXISTING WATER SERVICE LINES
EXISTING UNDERGROUND ELECTRIC
EXISTING GAS SERVICE LINE
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING HDPE PIPE
EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
PROPOSED EASEMENT LINE
EXISTING ADJACENT DWELLING

SUBDIVISION PLAT

SCALE: 1"=30'

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED IN FEBRUARY 2014.

TOPOGRAPHICAL SURVEY AS PER APPROXIMATED USGS DATUM.

DARREN J. STRIDIRON, P.L.S.
NYS LICENSE NO. 050487

CITY OF BEACON PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20____.

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.

OWNER CONSENT

THE UNDERSIGNED OWNER OF THIS PROPERTY HERON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS, LEGENDS AND NOTATIONS, AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS STATED HEREON.

APPROVED FOR FILING:
A. DELLAPORTAS DATE _____

GENERAL NOTES:

1. SITE TO BE SERVED BY CITY OF BEACON PUBLIC SEWER & WATER.
2. LIMITS OF DISTURBANCE = 0.71 ACRES.
3. CALL BEFORE YOU DIG UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION 2 FULL WORKING DAYS BEFORE YOU DIG. TELEPHONE NUMBER: 1-800-952-7962.
4. UNDERGROUND IMPROVEMENTS, STRUCTURES, UTILITIES OR ENCROACHMENTS, AND ANY EASEMENTS RELATED THERETO, ARE NOT SHOWN HEREON UNLESS OTHERWISE NOTED. ANY UNDERGROUND UTILITIES SHOWN HAVE LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS AND IS NOT CERTIFIED TO ACCURACY OR COMPLETENESS.
5. FOR INCOMING ELECTRIC SERVICE COORDINATE ALL REQUIREMENTS WITH LOCAL UTILITY CO. IF REQUIRED, ELECTRIC SERVICE FOR RESIDENTIAL HOMES SHALL BE UNDERGROUND (IF AVAILABLE) OR CONNECTED TO THE NEAREST OVERHEAD CONNECTION POINT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS, QUANTITIES, AND LOCATIONS OF UNDERGROUND UTILITIES AND LIMITS OF WORK. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK WITHIN THE CITY RIGHT OF WAY. ALL DIMENSIONS, LOCATIONS, GRADES, ETC OF PROPOSED CITY WORK ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT LOCATIONS OF ALL UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
7. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR SETUP AND COSTS OF ALL TEMPORARY UTILITY SERVICES (INCLUDING TEMPORARY POWER).
8. RETAINING WALLS THAT EXCEED A HEIGHT OF 4-FEET SHALL BE DESIGNED AND SEALED BY A LICENSED ENGINEER IN THE STATE OF NEW YORK.
9. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS AND SHALL IMMEDIATELY REPORT ANY AND ALL DISCREPANCIES TO ENGINEER.
10. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
11. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
12. ROOF LEADERS FOR THE PROPOSED HOME SHALL BE DIRECTED TOWARDS PROPOSED DRAINAGE SWALES AND DRAINAGE STRUCTURES.
13. THE ORIGINAL PARCEL WAS ESTABLISHED AS LOT #9 OF FILED MAP #8472.
14. AS PER NOTE #2 OF FILED MAP #8472, ANY LOT WITHIN THE ORIGINAL SUBDIVISION HAS THE RIGHT TO DISCHARGE SURFACE WATER ACROSS ANOTHER LOT IN THIS SUBDIVISION TO THE STORM WATER SYSTEM.
15. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
16. DENNING AVENUE LANE CLOSURE FOR THE WATER SERVICE AND SEWAGE LATERAL CONNECTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BEACON REQUIREMENTS.
17. AN OPERATION AND MAINTENANCE AGREEMENT WILL BE REQUIRED FOR THE SHARED DRIVEWAY.
18. EXISTING UTILITY LOCATIONS WERE FIELD SURVEYED AND MAPPED BY HERITAGE LAND SURVEYING ON 10/20/2016.
19. PRIOR TO CONSTRUCTION, THE PROPERTY LINES SHALL BE STAKED OUT BY A NYS LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
20. SERVICE LINES MUST BE CONTINUOUS FROM THE HOUSE TO THE PUBLIC UTILITY.
21. ANY PROPOSED RETAINING WALLS SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER PRIOR TO A BUILDING PERMIT BEING ISSUED.

ADJOINING PROPERTY OWNERS

INFORMATION TAKEN FROM DUTCHESS COUNTY PARCEL ACCESS

- | | |
|---|---|
| 1) BARBARA LAMB
48 DENNING AV
BEACON, NY 12508
FORTPROPERTY:130200005954005068602 | 7) RONALD ENGLISH
129 SOUTH AVE
BEACON, NY 12508
FORTPROPERTY:130200005954005071261 |
| 2) HERBERT G. ENGLISH
8) DAVID DE CAMPO
129 SOUTH AVE
BEACON, NY 12508
FORTPROPERTY:130200005954005068611 | 8) DAVID DE CAMPO
129 SOUTH AVE
BEACON, NY 12508
FORTPROPERTY:130200005954005071261 |
| 3) WENDY A. WILSON
36 DENNING AV
BEACON, NY 12508
FORTPROPERTY:1302000059540050679612 | 9) DAVID DE CAMPO
129 SOUTH AVE
BEACON, NY 12508
FORTPROPERTY:130200005954005068658 |
| 4) DONNA MCKINLEY
38 DENNING AV
BEACON, NY 12508
FORTPROPERTY:130200005954005068716 | 10) MURRAY J. MILLIGAN
58 DENNING AV
BEACON, NY 12508
FORTPROPERTY:130200005954005068491 |
| 5) KAREN M. OBRIEN
24 DENNING AV
BEACON, NY 12508
FORTPROPERTY:1302000059540050694621 | 11) JOHN H. WILKINS
43 DENNING AV
BEACON, NY 12508
FORTPROPERTY:130200005954005068492 |
| 6) DIETER E. FANZ
123 SOUTH AVE
BEACON, NY 12508
FORTPROPERTY:1302000059540050708624 | 12) GINA M. LAYNE
43 DENNING AV
BEACON, NY 12508
FORTPROPERTY:130200005954005068702 |

OWNER/APPLICANT:

1. RECORD OWNER & APPLICANT:
DELLAPORTAS ENTERPRISES I
17 AETHENIAN LANE
HOPEWELL JUNCTION, NY 12533

REFERENCES:

1. CITY OF BEACON TAX MAP SBL 5954-50-687603.
2. SURVEY REFERENCES:
- INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A SURVEY ENTITLED "EXISTING FOUNDATION LOCATION PREPARED FOR 52 DENNING AVENUE." LAST REVISED NOVEMBER 12, 2015 PREPARED BY HERITAGE LAND SURVEYING, P.C. - P.O. BOX 579 PLATEKILL, NY 12568.
3. PARCEL ADDRESS: 52 DENNING AVENUE, BEACON, NY 12508
4. TOTAL PARENT PARCEL AREA: 1.07 ACRES
5. POTABLE WATER SUPPLY: CITY OF BEACON WATER
6. SEWAGE DISPOSAL: CITY OF BEACON SEWER

SURVEY REFERENCES:

1. CITY OF BEACON TAX MAP SECTION 5954.
2. DEEDS FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS:
LIBER 1638 PAGE 510
INST#22013-5944
INST#22004-2241
LIBER 1891 PAGE 335
INST#22006-9007
INST#22008-7139
LIBER 1638 PAGE 510
INST#22008-6861
INST#22001-6138
INST#22000-1355
LIBER 1977 PAGE 322
FILED MAP #8472
FILED MAP #8086
3. MAPS FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS:
FILED MAP #8472
FILED MAP #8086

TABLE OF ZONING REQUIREMENTS:

ZONE:	ZONING PARAMETERS									
	MINIMUM AREA (SQ. FT.)	LOT AREA PER UNIT (SQ. FT.)	MINIMUM LOT WIDTH (FT.)	MINIMUM LOT DEPTH (FT.)	MINIMUM FRONT YARD (FT.)	MINIMUM SIDE YARD EA. (FT.)	MINIMUM REAR YARD (FT.)	BUILDING COVERAGE	DWELLING UNITS PER LOT	
R1-10	10,000	10,000	85	100	35	15	40	35	25% MAX.	MAX 1
REQUIRED	10,000	10,000	85	100	35	15	40	35	25% MAX.	MAX 1
PROVIDED LOT 1	17,590 ±	17,590 ±	127.5' ±	147.1' ±	53.9' ±	16.2' ±	47.5' ±	40.0' ±	11.8%	1
PROVIDED LOT 2	28,897 ±	28,897 ±	157.3' ±	153.9' ±	36.4' ±	26.1' ±	101.7' ±	70.4' ±	7.6%	1

REVISION	BY	DATE	DESCRIPTION
5	MM	1/28/18	REVISIONS PER 1/22/18 DOH LETTER
4	MM	12/30/17	REVISIONS PER 4/17/17 DOH LETTER
3	MM	2/13/17	REVISIONS PER 2/7/17 DOH LETTER
2	MM	10/25/16	REVISIONS PER FPC 1/8/16 LETTER & 1/7/16 L&T LETTER
1	MM	1/14/16	REVISIONS PER FPC 1/8/16 LETTER & 1/7/16 L&T LETTER

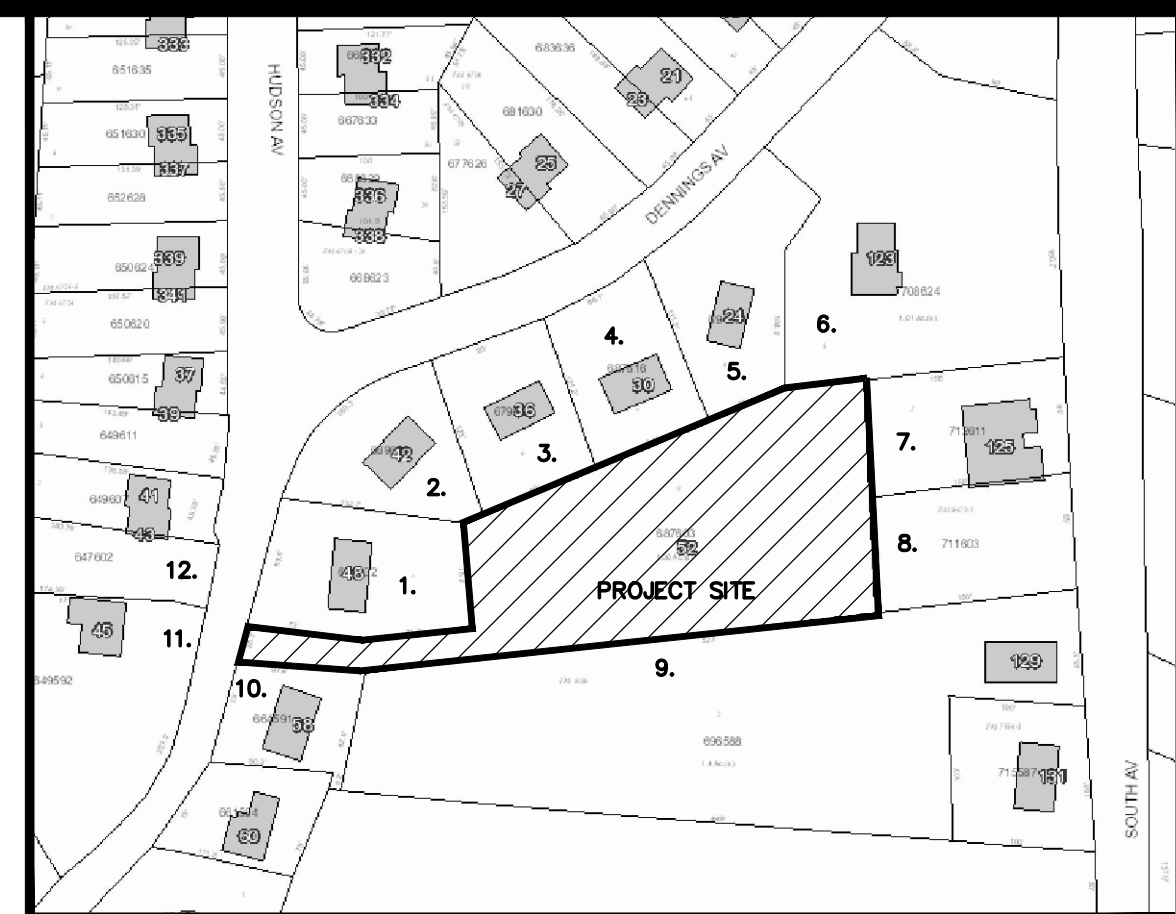
THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

ARDEN CONSULTING ENGINEERS, PLLC
P.O. BOX 340 MONROE, N.Y.
TEL: (845) 782-8114 FAX: (845) 238-3527
WWW.ARDENCONSULTING.NET

2-LOT SUBDIVISION FOR
DELLAPORTAS ENTERPRISES I
CITY OF BEACON
COUNTY OF DUTCHESS, NEW YORK

2-LOT SUBDIVISION

JOB#: 14-006
SCALE: AS NOTED
DATE: 11-30-15
DRAWN: MM
CHECKED: MM
SHEET NO. 1 of 3



LOCATION MAP

SCALE: 1"=200'
SOURCE: DUTCHESS COUNTY
PARCEL ACCESS

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:

"NYSDEC DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS"

"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 EHS 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 EHS.

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.

NO 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 STRUCTURES, PERMANENT AND TEMPORARY, ARE SHOWN ON THE PLANS.

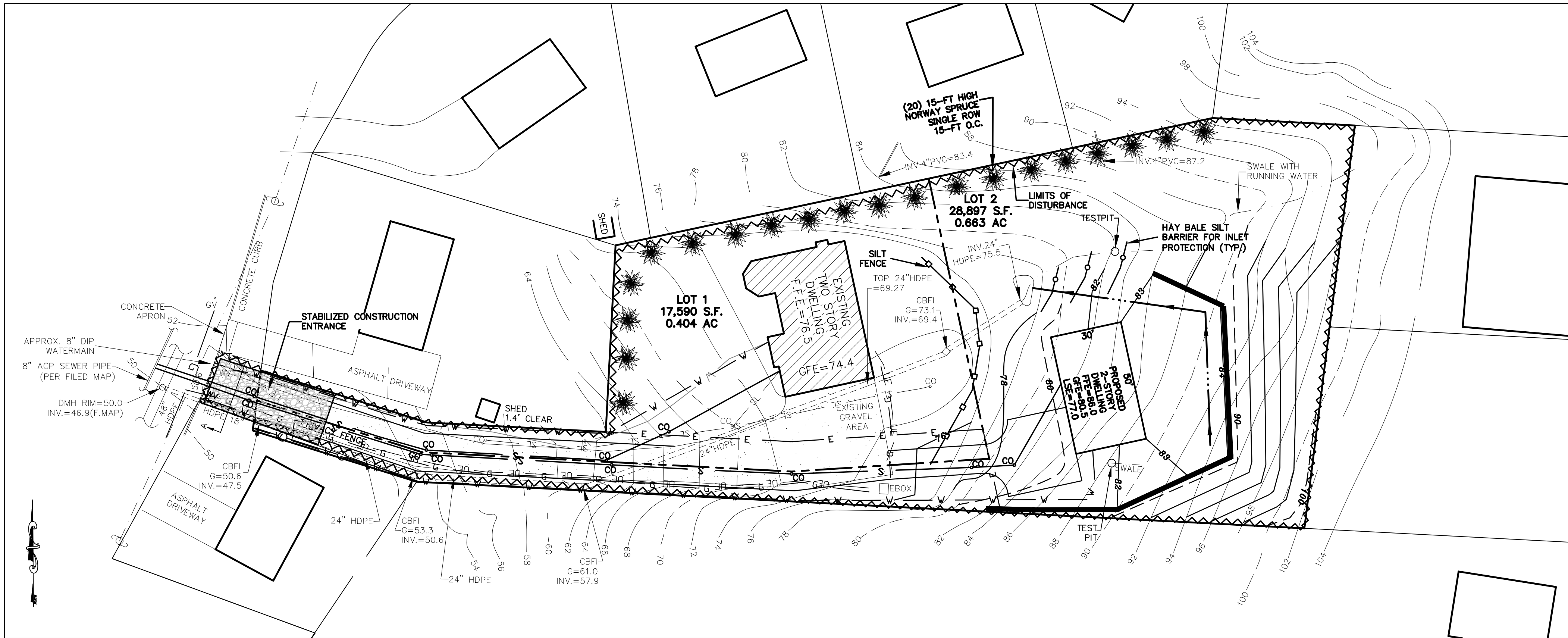
THE DC EHS SHALL BE NOTIFIED SIXTY DAYS PRIOR TO ANY CHANGE IN USE; USE CHANGES MAY REQUIRE RE-APPROVAL BY THE DC EHS.

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 5-1.11(d) OF PART 5 OF THE NEW YORK STATE SANITARY CODE (10NYCRR5).

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 HERON 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.

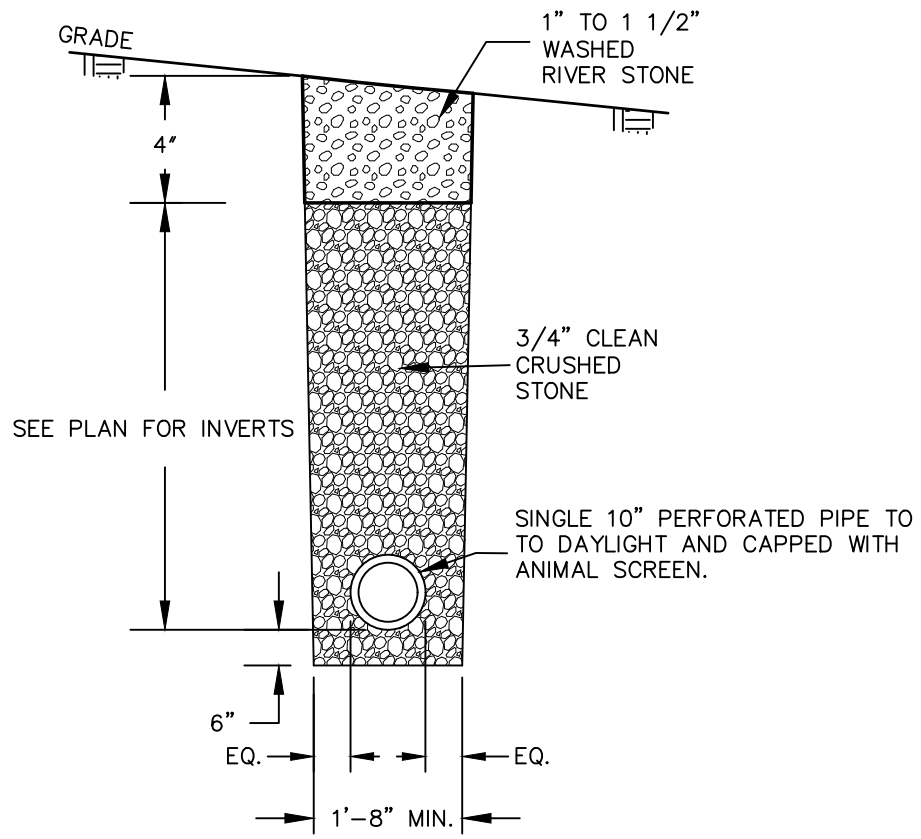


EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=30'

LIMITS OF DISTURBANCE = 38,000 SF or 0.87 AC.

NOTE: INCLUDES APPROXIMATE SOIL DISTURBANCE LIMITS FROM PREVIOUSLY CONSTRUCTED DWELLING.



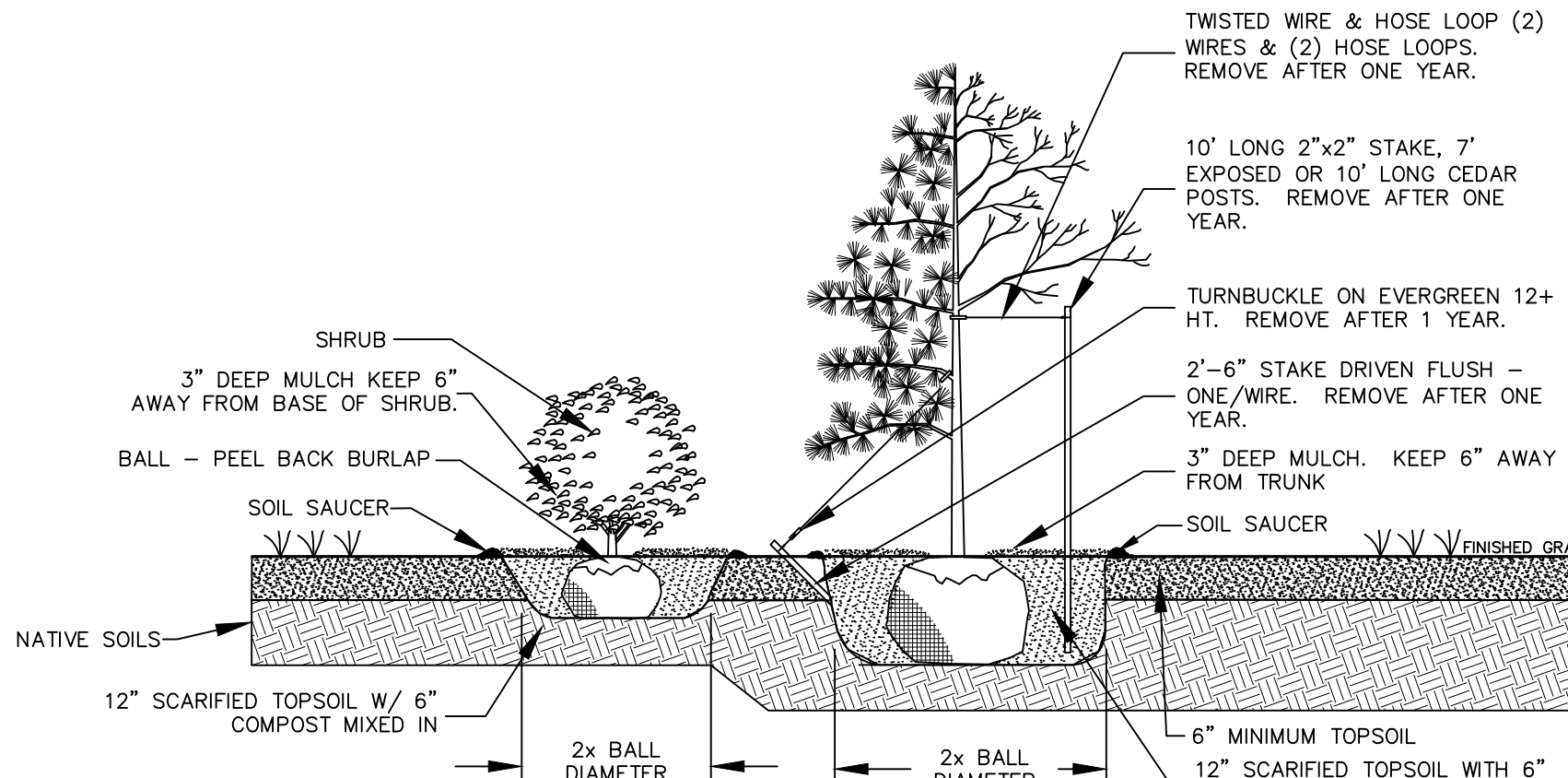
FRENCH DRAIN DETAIL

NOT TO SCALE

- NOTES:
1. INSTALL CLEANOUT AT HIGHEST INVERT ELEVATION
 2. WRAP ENTIRE TRENCH IN FILTER FABRIC WHERE PERFORATED PIPE IS CALLED FOR.
 3. GRAVEL COVER OVER PIPE SHALL BE ONLY 8" IN TRENCHES WHERE SOLID PIPE IS SPECIFIED, COMMON BACKFILL SHALL EXTEND FROM GRAVEL COVER TO 4" TOPSOIL IN TRENCHES WHERE SOLID PIPE IS SPECIFIED.

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

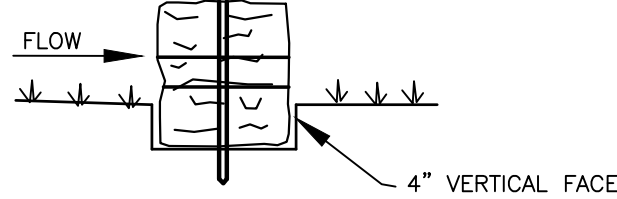
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PLANTING DETAIL

NOT TO SCALE

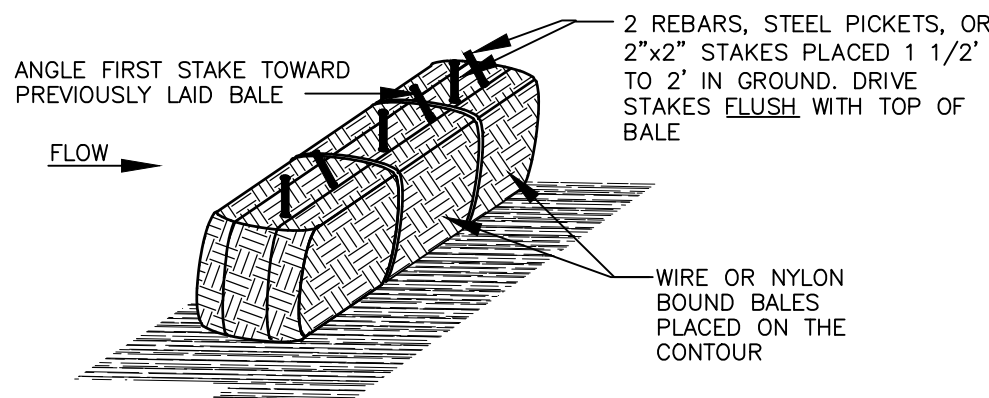
- NOTES:
1. OPPOSITE HALF OF DECIDUOUS AND EVERGREEN TREE IS SIMILAR.



BEDDING DETAIL

NOT TO SCALE

DRAINAGE AREA NO MORE THAN 1/4 ACRE PER 100 FEET OF STRAW BALE DIKE FOR SLOPES LESS THAN 25%



ANCHORING DETAIL

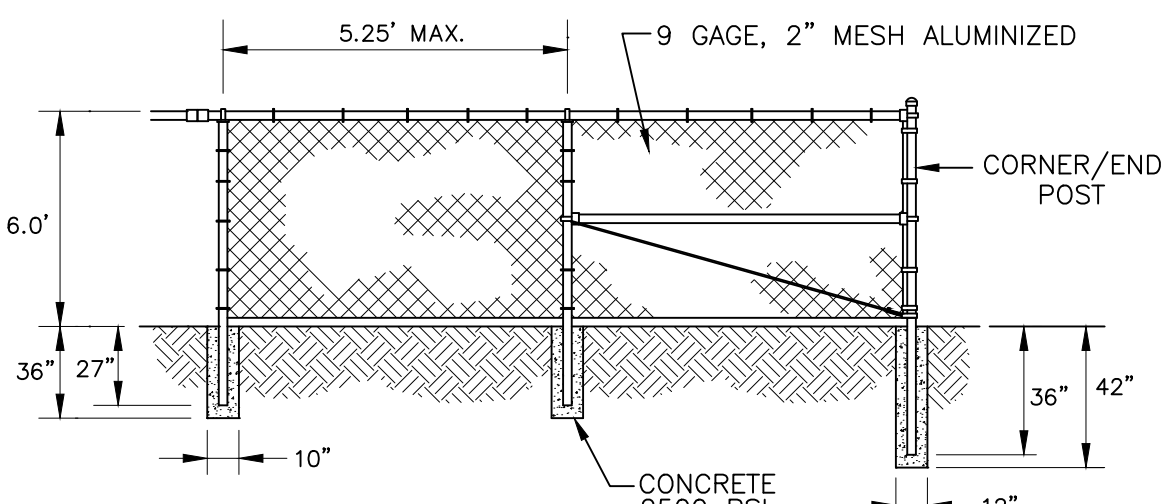
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4", AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

STRAW BALE DIKE

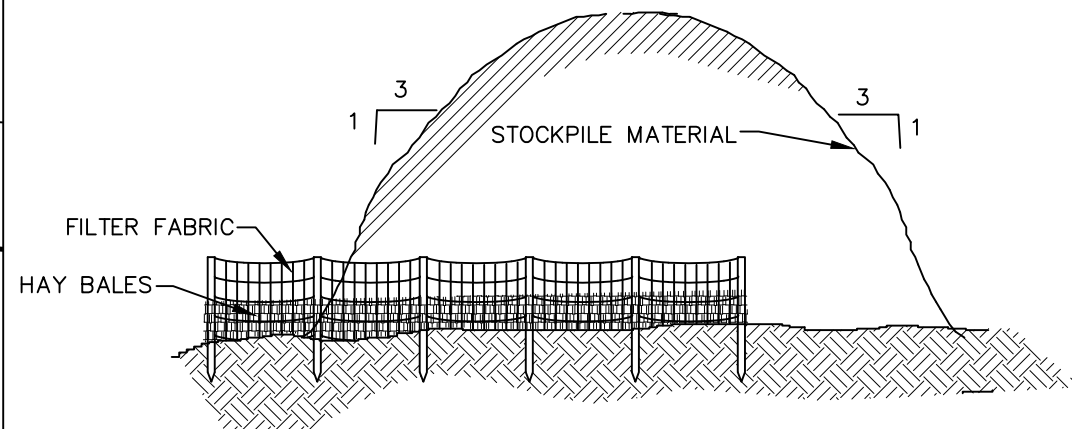
NOT TO SCALE



CHAIN LINK PRIVACY FENCE DETAIL

NOT TO SCALE

- NOTES:
1. PRIVACY SLATS SHALL BE INSTALLED FOR SCREENING.



TYPICAL STOCKPILE DETAIL

NOT TO SCALE

CONSTRUCTION SEQUENCE

1. CLEAR ALL AREAS OF THE SITE THAT WILL BE AFFECTED BY THE PROPOSED DRIVEWAY AND BUILDING CONSTRUCTION. [3 DAYS]
2. INSTALL SEDIMENT BARRIERS AS SHOWN ON THESE PLANS AND DETAIL SHEETS. [1 DAY]
3. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE AS SHOWN. [1 DAY]
4. STRIP AND GRADE DRIVEWAY TO SUBGRADE AND STOCKPILE TOPSOIL IN APPROVED LOCATIONS. STABILIZE STOCKPILE WITH TEMPORARY SEEDING AND CONSTRUCTION SEDIMENT BARRIER AROUND STOCKPILE. TOPSOIL STOCKPILES SHOWN ARE LOCATED 10-FEET FROM THE DWELLING TO PERMIT CONSTRUCTION ACTIVITIES AND ARE OF ADEQUATE SIZE TO ACCOMMODATE ALL REQUIRED TOPSOIL THAT IS STRIPPED. [3 DAYS]
5. STABILIZE ALL DISTURBED AREAS NOT AFFECTED BY BUILDING CONSTRUCTION WITH TEMPORARY SEEDING AND MULCHING MIXTURE. INSTALL EROSION CONTROL MATTING ON SEED STEEP SLOPES. [2 DAYS]
6. CONSTRUCT ALL UNDERGROUND UTILITIES AND DRAINAGE FACILITIES WITHIN THE PROPOSED ROADWAYS, REPLACING CONSTRUCTION PAD ENTRANCE AS REQUIRED. INSTALL SILTATION BARRIERS AROUND ANY INLETS. [3 DAYS]
7. BEGIN CONSTRUCTION OF INDIVIDUAL DWELLING. [120 DAYS]
8. AFTER COMPLETION OF INDIVIDUAL LOT IMPROVEMENTS, REPLACE TOPSOIL STOCKPILES, INSTALL DRIVEWAY BASE AND SURFACE COURSE. [7 DAYS]
9. PERFORM FINE GRADING, CONSTRUCT RAIN GARDEN AND INSTALL TREES. [5 DAYS]
10. AFTER PERMANENT PLANTING & SEED HAVE BECOME ESTABLISHED, REMOVE SEDIMENT BARRIERS AND PERMANENTLY SEED ANY REMAINING DISTURBED AREAS. [2 DAYS]

LEGEND

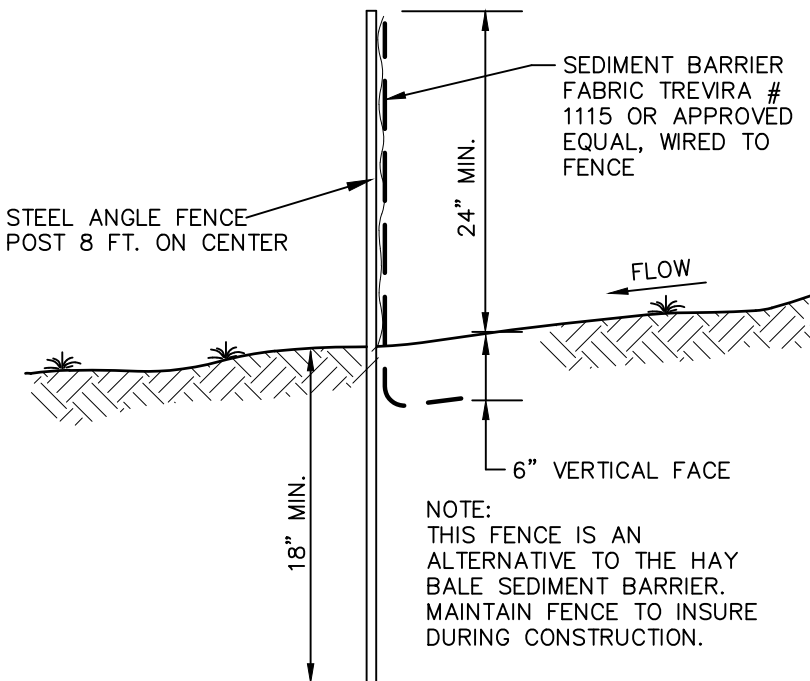
CO	EXISTING UTILITY POLE
---	EXISTING OVERHEAD WIRES
70	EXISTING MAJOR CONTOUR
72	EXISTING MINOR CONTOUR
----	EXISTING HDPE PIPE
---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
70	PROPOSED MAJOR CONTOUR
72	PROPOSED MINOR CONTOUR
W	PROPOSED 3/4" WATER SERVICE LINE
S	PROPOSED 4" SDR 35 SEWAGE DISPOSAL LATERAL
---	PROPOSED ZONING SETBACK
---	PROPOSED DRIVEWAY
[Box]	EXISTING ADJACENT DWELLING

FOR ALL CONSTRUCTION SPECIFICATIONS REFER TO "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL"

THIS EROSION CONTROL PLAN SHALL BE USED FOR EROSION CONTROL METHODS AND LOCATIONS ONLY. DO NOT USE THIS PLAN FOR BUILDING, PAVED AREA, UTILITY LOCATIONS, etc.

THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR THE CONSTRUCTION & MAINTENANCE OF THE MEASURES AS DETAILED ON THIS PLAN INCLUDING THE TECHNICAL SPECIFICATIONS ON THIS PLAN

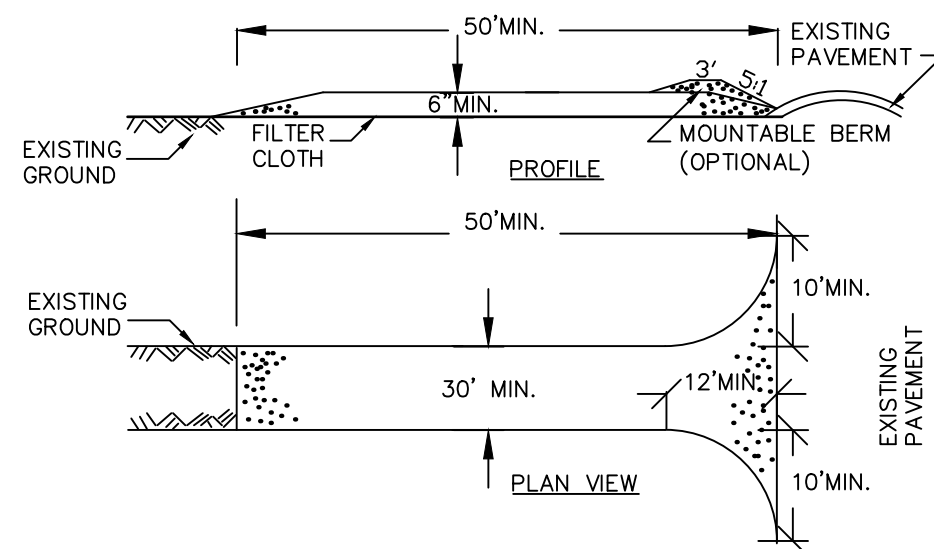
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SILT FENCE

NOT TO SCALE

- CONSTRUCTION SPECIFICATIONS
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
 2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
 4. PREFABRICATED UNITS SHALL BE GEOTAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
 5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS, TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



Dig Safely. New York
Call 811
before you dig

REVISION	BY	DATE	DESCRIPTION
2	MM	10/25/16	REVISIONS PER FPC 1/8/16 LETTER & 1/7/16 L&T LETTER
1	MM	1/14/16	REVISIONS PER FPC 1/8/16 LETTER & 1/7/16 L&T LETTER

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2-LOT SUBDIVISION FOR
DELLAPORTAS ENTERPRISES I
CITY OF BEACON
COUNTY OF DUTCHESS, NEW YORK

EROSION & SEDIMENT CONTROL PLAN
& LANDSCAPING DETAILS

JOB#:
14-006
SCALE:
AS NOTED
DATE:
11-30-15
DRAWN:
MM
CHECKED:
MM
SHEET NO.
3 of 3