

SEAL

THOMAS CERCHIARA P.L.S.

BRENT OR ALISON SPODEK

	SCHEDULE OF	REGULATIONS (R1-7.5 ZC	NING		
	DISTRICT) AND LOT CONFORMANCE TABLE:					
	PARAMETER	REQUIREMENT	LOT #1	LOT #2		
	LOT AREA:	7,500 SQUARE FEET MIN	11,067 S.F.	9,274 S.F.		
	LOT WIDTH:	75 FEET MINIMUM	75.1 FEET **	68 FEET**		
	LOT DEPTH:	100 FEET MINIMUM	139.1 FEET	136.3 FEET		
	YARD SETBACKS (RESIDENTIA	L USE):				
Ī	FRONT YARD:	30 FEET MINIMUM	5.9 FEET*	9.8 FEET***		
	SIDE YARD:	10 FEET MINIMUM	10.1 FEET	10.0 FEET		
	SIDE YARD (TOTAL OF TWO):	20 FEET MINIMUM TOTAL	53.5 FEET	33.2 FEET		
Ī	REAR YARD:	30 FEET MINIMUM	93.1 FEET	81.8 FEET		
	MAIN BUILDING HEIGHT:	MAX 35 FEET, 2.5 STORIES	±25 FEET	<35 FEET		
	BUILDING COVERAGE:	MAX 30%	14.5%	19.2%		
	DWELLING UNITS PER LOT:	MAX 1	1	1		
	GARAGE SETBACKS					
	SIDE YARD	5 FEET	N/A	5.0 FEET		
	REAR YARD	5 FEET	N/A	46.4 FEET		
	MAX CUMULATIVE AREA	720 SQFT	N/A	480 SQFT		
	% OF PRIMARY HOUSE AREA	40%	N/A	22.0%		

* PRE-EXISTING NON-CONFORMANCE ** AVERAGE LOT WIDTH SHOWN. THE HOUSE AND SHEDS ON LOT 1 ARE ALL LOCATED ON PORTIONS OF THE LOT WHERE THE MINIMUM LOT WIDTH IS MET. THE PROPOSED HOUSE ON LOT 2 IS SHOWN

ZONING BOARD APPEALS MEETING, TWO VARIANCES WERE GRANTED: 1. LOT WIDTH ON LOT 2; ZBA GRANTED VARIANCE FOR LOT 2'S WIDTH AT 68 FEET WHERE

75 FEET IS REQUIRED. LOCATION OF PROPOSED RESIDENCE AT A POINT ON LOT 2 WHERE THE LOT WIDTH IS 63 FEET WHERE 75 FEET IS REQUIRED.

*** THE APPLICANT REQUESTS RELIEF FROM THE PLANNING BOARD FOR THE FRONT YARD REQUIREMENT ON LOT #2 (TO PROVIDE A CONSISTENT FRONT YARD SETBACK TO HOUSES ALONG ALICE STREET).

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.

<u>UNDERGROUND INFILTRATION BASIN:</u>

THE UNDERGROUND INFILTRATION BASIN SHALL BE INSPECTED MONTHLY FOR SEDIMENT AND DEBRIS ACCUMULATION VIA THE INSPECTION PORTS. INFLOW PIPES AND OUTLET STRUCTURES SHOULD ALSO BE INSPECTED FOR SEDIMENT AND DEBRIS MONTHLY. ANY ACCUMULATED SEDIMENT OR DEBRIS SHOULD BE REMOVED AS NECESSARY. AFTER STORM EVENTS, THE INFILTRATION BASIN DEWATERING DURATION SHOULD ALSO BE MONITORED. SEDIMENT SHALL BE CLEANED OUT OF THE INFILTRATION BASIN ANNUALLY. THE CLEANING PROCEDURE FOR THE UNDERGROUND INFILTRATION CHAMBERS IS

THE STORMTECH SYSTEM SHALL BE EQUIPPED WITH AN INSPECTION PORT LOCATED ON THE INLET ROW. THE INSPECTION PORT IS A CIRCULAR CAST BOX PLACED IN A RECTANGULAR CONCRETE COLLAR. WHEN THE LID IS REMOVED, A 6-INCH PIPE WITH A SCREW-IN PLUG WILL BE EXPOSED. REMOVE THE PLUG. THIS WILL PROVIDE ACCESS TO THE STORMTECH CHAMBER ROW BELOW. FROM THE SURFACE, THROUGH THIS ACCESS, THE SEDIMENT MAY BE MEASURED AT THIS LOCATION. A STADIA ROD MAY BE USED TO MEASURE THE DEPTH OF SEDIMENT IF ANY IN THIS ROW. ADDITIONALLY, CCTV INSPECTION OF THIS ROW CAN BE DEPLOYED THROUGH THIS ACCESS PORT TO DETERMINE IF ANY SEDIMENT HAS ACCUMULATED. IF THE DEPTH OF SEDIMENT IS IN EXCESS OF 3 INCHES, THEN THIS ROW SHOULD BE CLEANED WITH HIGH IMPACTS TO BATS FORAGING FOR FOOD. PRESSURE WATER THROUGH A CULVERT CLEANING NOZZLE. THIS WOULD BE CARRIED OUT THROUGH THE UPSTREAM YARD BASIN. THE INLET ROW IS PLACED ON A POLYETHYLENE LINER TO PREVENT SCOURING OF THE WASHED STONE BENEATH THIS ROW. THIS FACILITATES THE FLUSHING OF THIS ROW WITH HIGH PRESSURE WATER THROUGH A CULVERT CLEANING NOZZLE. THE NOZZLE IS DEPLOYED THROUGH THE YARD BASIN AND EXTENDED TO THE END OF THE ROW. THE WATER IS TURNED ON AND THE INLET ROW IS BACK-FLUSHED INTO THE YARD BASIN WHERE IT IS REMOVED BY USING A VACUUM

RAIN GARDEN:

RAIN GARDENS SHALL BE INSPECTED MONTHLY AND/OR AFTER EVERY STORM EVENT TO MONITOR SEDIMENT BUILD UP WHICH CAN PROHIBIT INFILTRATIVE CAPACITY OF THE RAIN GARDEN. THE TOP FEW INCHES OF PLANTING SOIL SHALL BE REMOVED AND REPLACED WHEN STANDING WATER POOLS FOR MORE THAN 48 HOURS.

ROUTINE MAINTENANCE MAY INCLUDE OCCASIONAL REPLACEMENT OF PLANTINGS, MULCHING, WEEDING, THINNING AND

TREE TABLE		
NUMBER	DESCRIPTION	
1 (TBR)	12" CEDAR	
2	16" SPRUCE	
3	8" DOGWOOD	
4	8" DOGWOOD	
5	12" SPRUCE	
6	10" SPRUCE	
7	22" SPRUCE	
8	24" MAPLE	
9	18" MAPLE	
10	16" MAPLE	
11	22" MAPLE	
12	30" MAPLE	
13	10" SPRUCE	
14 (TBR)	4" CEDAR	
15 (TDD)	00" 00005	

INFILTRATION TEST TABLE: INFILTRATION TESTS RESULTS ESTABLISHED ON 7/24/2018
INFILTRATION TESTS RESULTS ESTABLISHED ON 7/24/2018
TESING OBSERVED BY LANC & TULLY, P.C. ON 7/24/2018
IT-2A: 48" DEEP: 10.5 INCHES/HOUR; 10.5 INCHES/HOUR; 10.25 INCHES/HOUR

DEEP TEST HOLE TABLE: TP1-1 & TP2-1 TEST HOLE RESULTS ESTABLISHED ON 7/24/18 TESTING OBSERVED BY LANC & TULLY, P.C. ON 7/24/2018
TP1-1: 0"-14" TOPSOIL, 14"- 60" BROWN SANDY LOAM WITH COBBLES, 60+" POSSIBLE BEDROCK, NO GROUNDWATER, NO MOTTLING

TP2-1: 0"-11" TOPSOIL, 11"- 84" MEDIUM GRADE SAND WITH SOME COBBLES, NO BEDROCK, NO GROUNDWATER, NO MOTTLING

PROJECT INFORMATION.

TROSECT IN ORMATION.			
	PARCEL OWNERS:	BRENT & ALISON SPODEK, 2 GREEN STREET, BEACON NY 12508	
	PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508	
	PROJECT SURVEYOR:	TEC LAND SURVEYING, 15C TIORONDA AVENUE, BEACON NY 12508	
	PARCEL LOCATION:	32 ALICE STREET, BEACON NY, 12508	
	TAX PARCEL IDS:	6054-47-320616	
	PARCEL AREA:	± 0.467 ACRES	
	WATER SUPPLY:	MUNICIPAL	
	SEWAGE DISPOSAL:	MUNICIPAL	

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS (IF APPLICABLE), WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES. 2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO

SCHEDULE A PRE-CONSTRUCTION MEETING 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.

3. THE PROPOSED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER

4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS. 5. THE WATER SERVICE LINE SHALL BE 3/4" Ø K-COPPER.

6. THE SEWER SERVICE LINE SHALL BE 4"\$\sigma\$ SCH-40 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF 1/4" PER FOOT SHALL BE MAINTAINED).

7. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES FOR THE NEW LOT. STREET CLOSURE FOR WATER AND SEWER SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.

8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.

9. ROOF LEADER CONNECTIONS TO BE MINIMUM 4" PVC OR HDPE @ 2.0% MIN. 10. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAIN, IF NECESSARY. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING

11. THE DRIVEWAY SIGHT DISTANCE MEETS OR EXCEEDS COMPLIANCE WITH THE CITY OF BEACON'S 192-9(B) CODE AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT. THE MEASURED SIGHT DISTANCE IS AS FOLLOWS:

LOT 2: SLSD LEFT = ±273 FEET (TO INTERSECTION OF DEAD END OF ALICE STREET) SLSD RIGHT = ±324 FEET (TO INTERSECTION OF ALICE STREET AND PROSPECT STREET) SLSD LEFT AND RIGHT FOR LOT 2 ARE SLIGHTLY DEFICIENT HOWEVER THESE WERE THE MAXIMUM ACHIEVABLE LENGTHS AS THE SLSD LEFT WAS MEASURED TO THE ALICE STREET TERMINATION AND THE SLSD RIGHT WAS MEASURED TO THE T-TYPE INTERSECTION WITH JUDSON STREET. STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE IN EXCESS OF THE REQUIRED 200 FEET WHEN APPROACHING THE PROPOSED DRIVEWAY FOR LOT 2 FROM THE LEFT AND RIGHT. 12. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS, STORM SEWER LINES, SANITARY MANHOLES, SEWER LINES, WATERLINES, AND 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 AND DEPTHS. 13. THE CITY OF BEACON BUILDING DEPARTMENT SHALL BE PROVIDED ACCESS TO VERIFY THE LOCATION OF THE EXISTING ROOF LEADERS AND SUMP PUMPS AND THE AREA THEY DRAIN TO.

INDIANA BAT PROTECTION NOTES:

I. TREE CLEARING SHALL BE RESTRICTED TO THE PERIOD BETWEEN OCTOBER 1 AND MARCH 31. 2. THE LIMITS OF DISTURBANCE SHALL BE DEMARCATED BY INSTALLING ORANGE CONSTRUCTION FENCE FOR THE GENERAL IMPROVEMENT AND INFRASTRUCTURE CONSTRUCTION ACTIVITIES AND FOR THE INDIVIDUAL LOT CONSTRUCTION. THESE LIMITS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. 3. DUST CONTROL DURING CONSTRUCTION SHALL BE IMPLEMENTED. THIS INCLUDES USE OF CONSTRUCTION ENTRANCES, APPLYING LIGHT WATER, AND ESTABLISHING VEGETATION. 4. STREET LIGHTS ARE NOT PERMITTED. RESIDENTIAL LIGHTING SHALL BE DIRECTED DOWNWARD TO REDUCE

MAP REFERENCES:

1. EXISTING FEATURES AS SHOWN ON THIS SUBDIVISION PLAN PROVIDED BY MAPPING OBTAINED FROM TEC LAND SURVEYORS, PS, LLC.

1. SEE SHEET 1 FOR METES AND BOUNDS FOR EXISTING AND PROPOSED PROPERTY LINES.

PRELIMINARY SUBDIVISION PLAN 32 ALICE ST. SUBDIVISION

32 ALICE STREET CITY OF BEACON DUTCHESS COUNTY, NEW YORK TAX ID: 6054-47-320616 SCALE: 1" = 20'JUNE 26, 2018



__ SECRETARY

RESPECTIVELY MAY SIGN IN THIS PLACE.

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY

DRAWN BY: CB		CHECKED BY: DGK	JOB NO.: 2	2018:014
		REVISIONS:		
NO.	DATE	DESCRIPTION		BY
1	07/31/18	REVISED LAYOUT CONSULTANTS COMMENTS		S AG
2	09/25/18	REVISED PER CONSULTANTS COMMENTS		AG



HUDSON LAND DESIGN PROFESSIONAL ENGINEERING P.C. 174 MAIN STREET BEACON, NEW YORK 12508 PH: 845-440-6926 F: 845-440-6637



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SHEET: 2 OF 5